

EMAAR



MARINA VISTA

LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR COMPLETED: Q4 2022

Marina Vista enables its residents to live a seafront dream right on their doorstep. Each apartment shares a visual connection to the water and every detail embodies easygoing elegance, perfectly complementing the beachfront-setting. Choose between 1-4 bedroom beachfront apartments with uninterrupted views of Dubai Marina and the Arabian Gulf.

FACILITIES



SIZES & PRICES

1 BR – FROM 650 SQFT	FROM AED 1,160,888
2 BR – FROM 1,132 SQFT	FROM AED 2,450,888
3 BR – FROM 1,762 SQFT	FROM AED 3,980,888
4 BR – FROM 2,249 SQFT	FROM AED 5,900,888

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Caramel Center, Carrefour Marina Crown, Atlantis, Fresh Plus

PUBLIC TRANSPORT: METRO- Sobha Realty

SCHOOLS/NURSERIES: Art Basis School, Raffles Nursery, iCademy Middle East, Regents International School

PETROL STATION: Dubai Harbour

MEDICAL FACILITIES: King's Marina Medical Centre, Top Medical Centre, Medcar Medical Center JBR

RETAIL/F&B: Dubai Harbour, Nakheel Mall, Dubai Marina, MOE

LANDMARKS: Ain Dubai, Bluewaters Island, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- ULTIMATE ISLAND LIVING – RESIDENCES
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- NEAR TO DUBAI MARINA & THE PALM
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SITUATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 30 MINS TO DXB AIRPORT



+7 969 179 97 79



Marina Vista is conceived with true lovers of summer in mind. Clean lines and expansive glass panels give its reputation as the most contemporary of the collection. Rooms bask in sunlight and has easy textures and a shore-inspired palette of white, beige and blues which further contributes to its 'endless summer' vibe.

PITCH POINTS / WHY BUY?

- BRAND NEW AREA AND COMMUNITY
- APARTMENTS COME FULLY FURNISHED
- YACHT CLUB IS ALREADY OPERATING
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH & AL AIN FERRIS WHEEL
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- EXCELLENT LOCATION & INFRASTRUCTURE
- HIGHEST LUXURY BRANDS IN RETAIL
- GREAT OFF-PLAN PAYMENT PLAN
- LARGEST AND MOST ADVANCED MARINA IN THE REGION

PROMOTION:	50% DLD waiver
PAYMENT PLAN:	60/40 2yr post handover plan
ROI:	8%

DEVELOPER OVERVIEW

EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large scale projects, including The Dubai Mall and The Address Hotels.

THINGS TO KNOW

SERVICE CHARGE:	AED 14 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 850m CAMEL CENTER SUPERMARKET
- 1.1km KING'S MEDICAL CENTRE
- 1.2km PETROL STATION
- 1.5km RAFFLES NURSERY
- 2.1km METRO – SOBHA REALTY
- 2.7km MARINA MALL
- 3.5km iCADEMY MIDDLE EAST
- 4.6km SHEIKH ZAYED RD
- 21km DOWNTOWN DUBAI



KEY FEATURES

- 3 FIVE STAR HOTELS CLOSEBY
- THREE EXCELLENT LOCATION
- INFINITY POOL
- WATERFRONT VIEWS FROM ALL BALCONIES
- CAFES AND RESTAURANTS ALL WITHIN THE COMMUNITY
- EVERYTHING IS ON YOUR DOORSTEP
- ACCESS TO PRIVATE BEACH (MARINA 700M / PALM 800M)
- INCREDIBLE VIEWS OF THE SEA, DUBAI MARINA, THE PALM & AIN DUBAI