

PALACE BEACH RESIDENCE

EMAAR BEACHFRONT



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LOCATION: EMAAR BEACHFRONT, DUBAI HARBOUR COMPLETED: Q3 2025

The first Palace branded residence on Emaar Beachfront with 1-4 bedroom apartments, townhouses and penthouses. Curated for those with a true taste for the finer things in life, Palace Beach Residence offers residents an affluent lifestyle experience on the shore's edge with private beach access, world-class amenities and unparalleled views of the city's skyline.

FACILITIES



SIZES & PRICES

1 BR – FROM 598 SQFT	FROM AED 1,700,000
2 BR – FROM 1,235 SQFT	FROM AED 3,100,000
3 BR – FROM 1,855 SQFT	FROM AED 4,700,000
4 BR – FROM 2,525 SQFT	FROM AED 6,400,000

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

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

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

PETROL STATION: Dubai Harbour

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

LOCATION FACTORS

- ULTIMATE ISLAND LIVING
- 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

EMAAR



+7 969 179 97 79



Apartments in Palace Beach Residence are delivered furnished. Open-plan living areas are enlarged with balconies for seamless indoor-outdoor living. In addition, the layouts feature a separate laundry area and spacious bedrooms with floor-to-ceiling windows. The Art Deco style interiors perfectly reflect the sea surroundings.

PITCH POINTS / WHY BUY?

- BRAND NEW AREA AND COMMUNITY
- GREAT OFF-PLAN PAYMENT PLAN
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH & AL AIN FERRIS WHEEL
- EXCELLENT LOCATION & INFRASTRUCTURE
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION

PAYMENT PLAN: 70/30 2yr post handover plan

ROI: 8-12%

DEVELOPER OVERVIEW

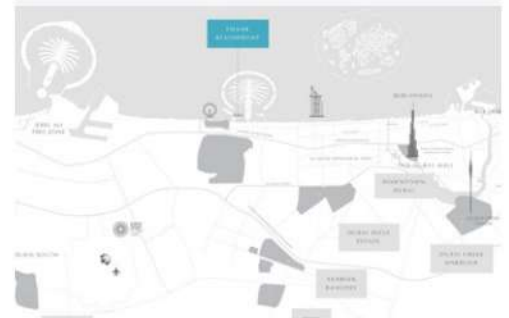
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large scale projects, including The Dubai Mall and The Address Hotels.

THINGS TO KNOW

SERVICE CHARGE:	AED 18-22 PER SQFT
ALLOCATED PARKING:	YES (1 per unit)
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

- EXCELLENT LOCATION
- APARTMENTS, TOWNHOUSES AND PENTHOUSES (TWO TOWERS)
- INFINITY POOL
- CHILDREN'S PLAY AREA
- CAFES AND RESTAURANTS ALL WITHIN THE COMMUNITY
- EVERYTHING IS ON YOUR DOORSTEP
- ACCESS TO PRIVATE BEACH
- INCREDIBLE VIEWS OF THE SEA, DUBAI MARINA, THE PALM & AIN DUBAI