

A World of Beachfront Bliss

EMAAR BEACHFRONT



An Exclusive Privilege
for the Chosen Few

EMAAR BEACHFRONT

EMAAR





An Exclusive Address For The Discerning Elite



2 KM PRIVATE BEACH



YACHT CLUB



THE PALM JUMEIRAH



DUBAI MARINA

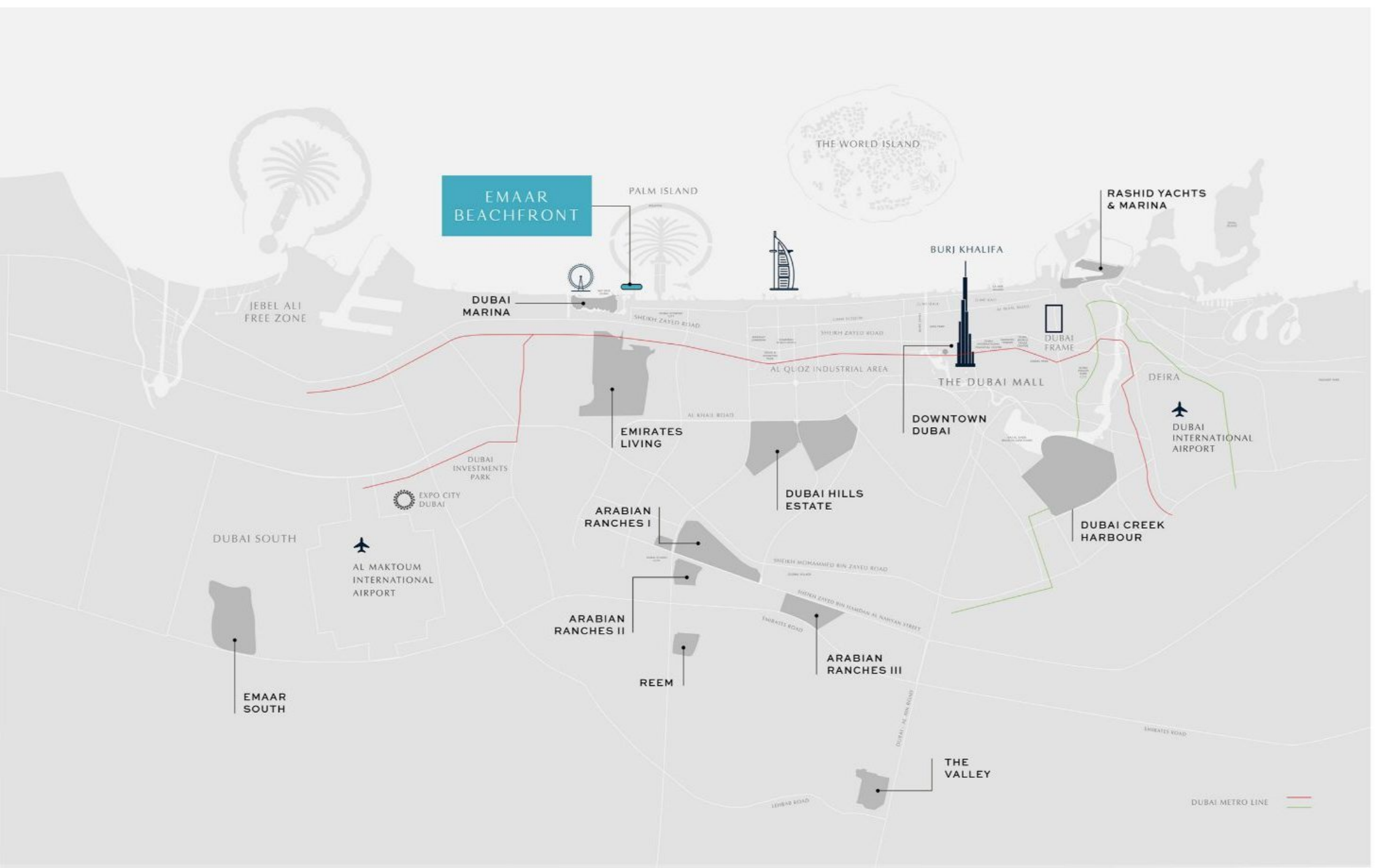


TOURIST DESTINATIONS



RENOWNED RESORTS





**EMAAR
BEACHFRONT**

THE WORLD ISLAND

PALM ISLAND

RASHID YACHTS
& MARINA

JEBEL ALI
FREE ZONE

DUBAI
MARINA

BURJ KHALIFA

EMIRATES
LIVING

DOWNTOWN
DUBAI

THE DUBAI MALL

DUBAI INTERNATIONAL
AIRPORT

DEIRA

DUBAI INVESTMENTS
PARK

DUBAI HILLS
ESTATE

DUBAI CREEK
HARBOUR

DUBAI SOUTH

AL MAKTOUM
INTERNATIONAL
AIRPORT

ARABIAN
RANCHES I

ARABIAN
RANCHES II

ARABIAN
RANCHES III

REEM

THE
VALLEY

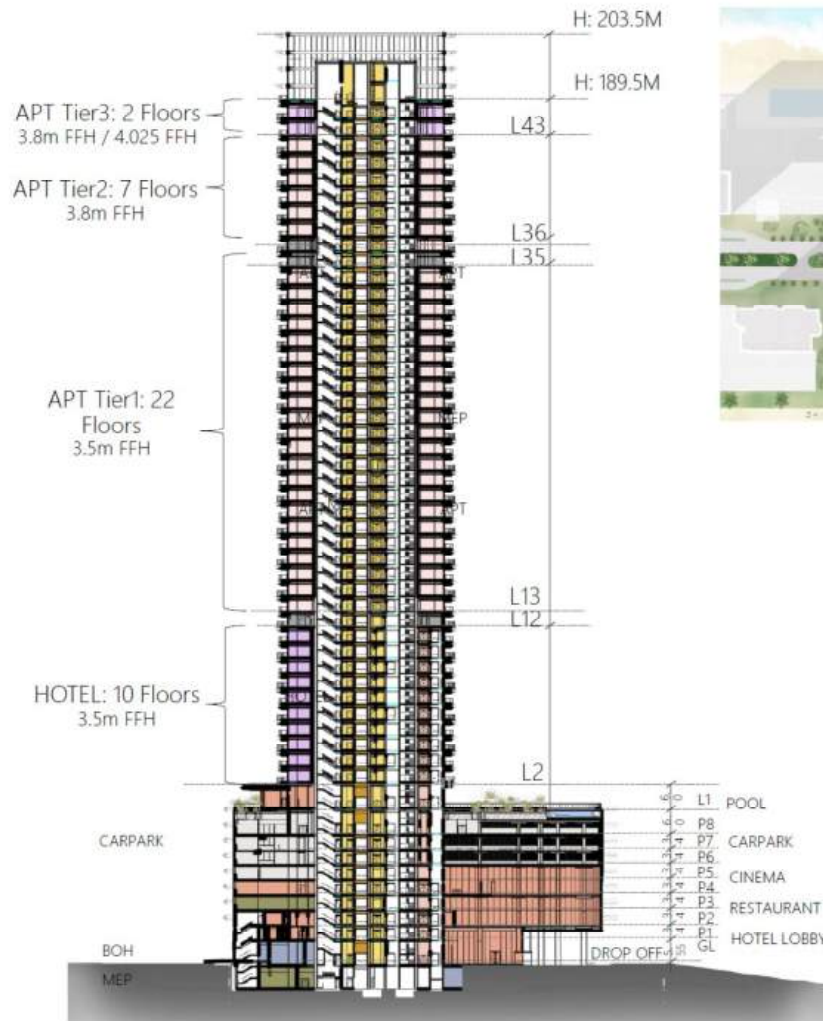
EMAAR
SOUTH

DUBAI METRO LINE

Configuration in Detail


In terms of the program, the 44-storey tower is divided as follows:

- The 8-storey podium consists of hotel amenities, management office and car park.
- The ground floor comprises the entrance lobby for branded apartment and hotel respectively, while BOH services are allocated away from the main entrance and frontage.
- The hotel occupies the lowest 10 floors, resting above the podium, while the branded apartments occupies the upper 30 floors, organized into three tiers of typical levels.
- Floor 12 and 35 are allocated to the transfer of MEP services.



LEGENDS

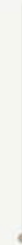
Light Yellow	APARTMENT TIER 1
Yellow	APARTMENT TIER 2
Light Green	APARTMENT TIER 3
Light Blue	APARTMENT TIER 4
Purple	HOTEL
Blue	GYM
Orange	BOWLING
Red	SPA
Light Orange	DESTINATION RESTAURANT/BAR
Light Blue	HOTEL MEETING ROOM
Yellow	CINEMA
Light Green	KID'S ROOM
Light Blue	BOH KITCHEN
Light Green	STORE/BOH SPACE
Light Blue	MEP SPACE
Grey	PARKING

A modern, curved balcony with glass railings is visible on the left side of the image. The balcony has a white railing and a dark floor. Inside the balcony, there are some plants and furniture. The background shows a cityscape at sunset, with buildings and water. The sky is a mix of orange and blue. The text "Mesmerizing Panoramas That Take Your Breath Away" is overlaid on the right side of the image in a white, serif font.

Mesmerizing Panoramas That
Take Your Breath Away



Relax & Revitalise



The world of experiences it has to offer is not limited to the obvious comforts. They expand far beyond to bring all the elements of Dubai's iconic lifestyle under one roof making it impossible to leave the grandeur of this place which you will call home.



Infinity Pool
& Kids' Pools



Kids' Play
Area



Fully Equipped
Gym



Signature
F&B



Spa & Wellness
Facility

Ultra Luxury Comforts -

A Lifestyle Beyond Compare



TERRACE DECK WITH SEATINGS



MAIN POOL



POOL BAR



KID'S PLAYGROUND



ZEN DECK

- 1 Gym
- 2 Spa & Wellness
- 3 Restaurant
- 4 BOH Kitchen
- 5 Bar Lounge
- 6 Sun Beds
- 7 Pool Bar
- 8 Main Pool
- 9 Kids Pool
- 10 Kid's Play Area
- 11 Outdoor Gym
- 12 Juice Bar
- 13 Yoga Terrace
- 14 Spill Out Area



SUN BEDS



RESTAURANT OUTDOOR SEATING

A high-angle photograph of a modern, curved building with glass balconies overlooking a city and a large body of water. In the foreground, there is a rooftop pool with a lounge area featuring a bar, umbrellas, and people. The sky is clear and blue, and the city below is visible in the distance.

Experiences That Surpass
All Expectations

World-class Health Facilities



Nature Inspired Interiors

FEATURE TILE IN THE SHOWERS

WALL PAINT FINISH

BRONZE METAL FINISH

TIMBER FINISH FOR JOINERY

RIBBED GLASS FOR KITCHEN CABINETS

MARBLE FLOORING



TIER 1
LEVEL 13 - 34

SEA VIEW



ISLAND & CITY VIEW



BEACH VIEW



HARBOUR VIEW



LEGEND:

- 1 Bedroom (2units)
- 2 Bedroom (4units)
- 3 Bedroom (2units)



Typical Floor Plan

1 Bedroom Units

Fully Fitted Kitchens

Area : 825 - 835 Sqft



Typical Floor Plan

2 Bedroom Units

Fully Fitted Kitchens

Area : 1,459 - 1,546 Sqft

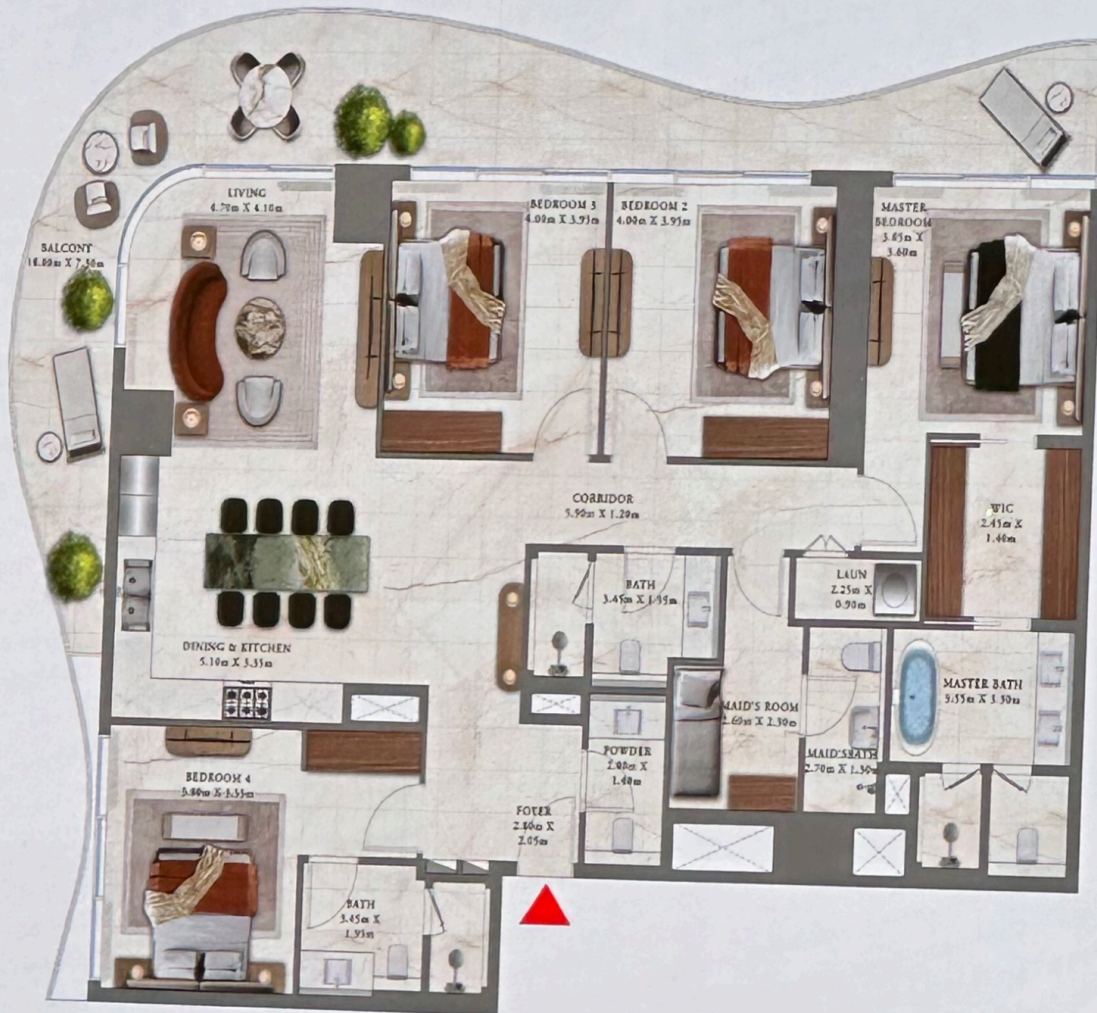


Typical Floor Plan

3 Bedroom Units

Fully Fitted Kitchens

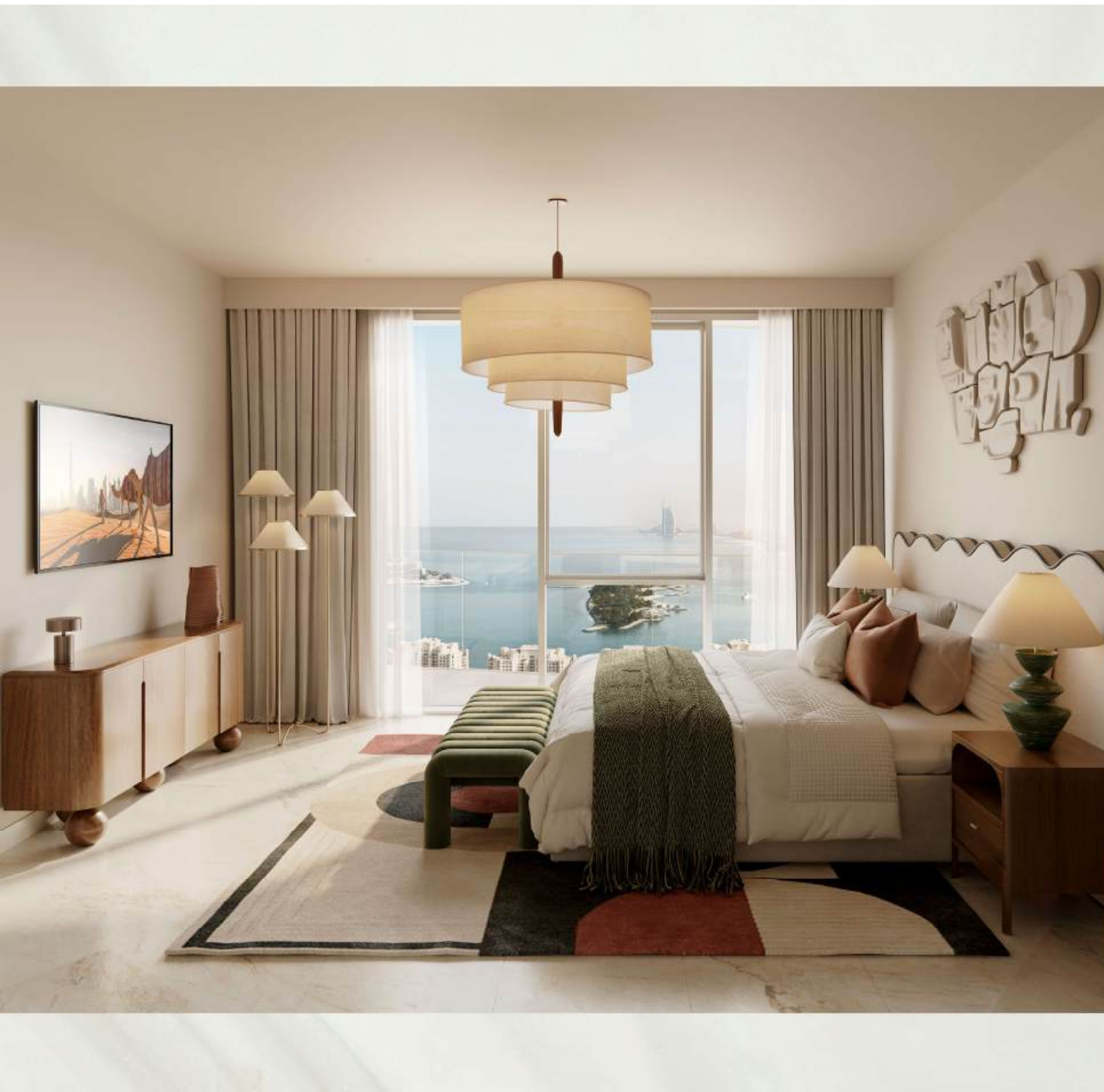
Area :1,912 - 2,074 Sqft



Typical Floor Plan

4 Bedroom Units

Fully Fitted Kitchens
 Area :2,501 - 2,617 Sqft



Extraordinary Privilege,
Limited to the Select Few

Exclusive One Bedroom Residences

Total Units 58

Min Price – AED 3.66 Mn

Max Price – AED 4.64 Mn



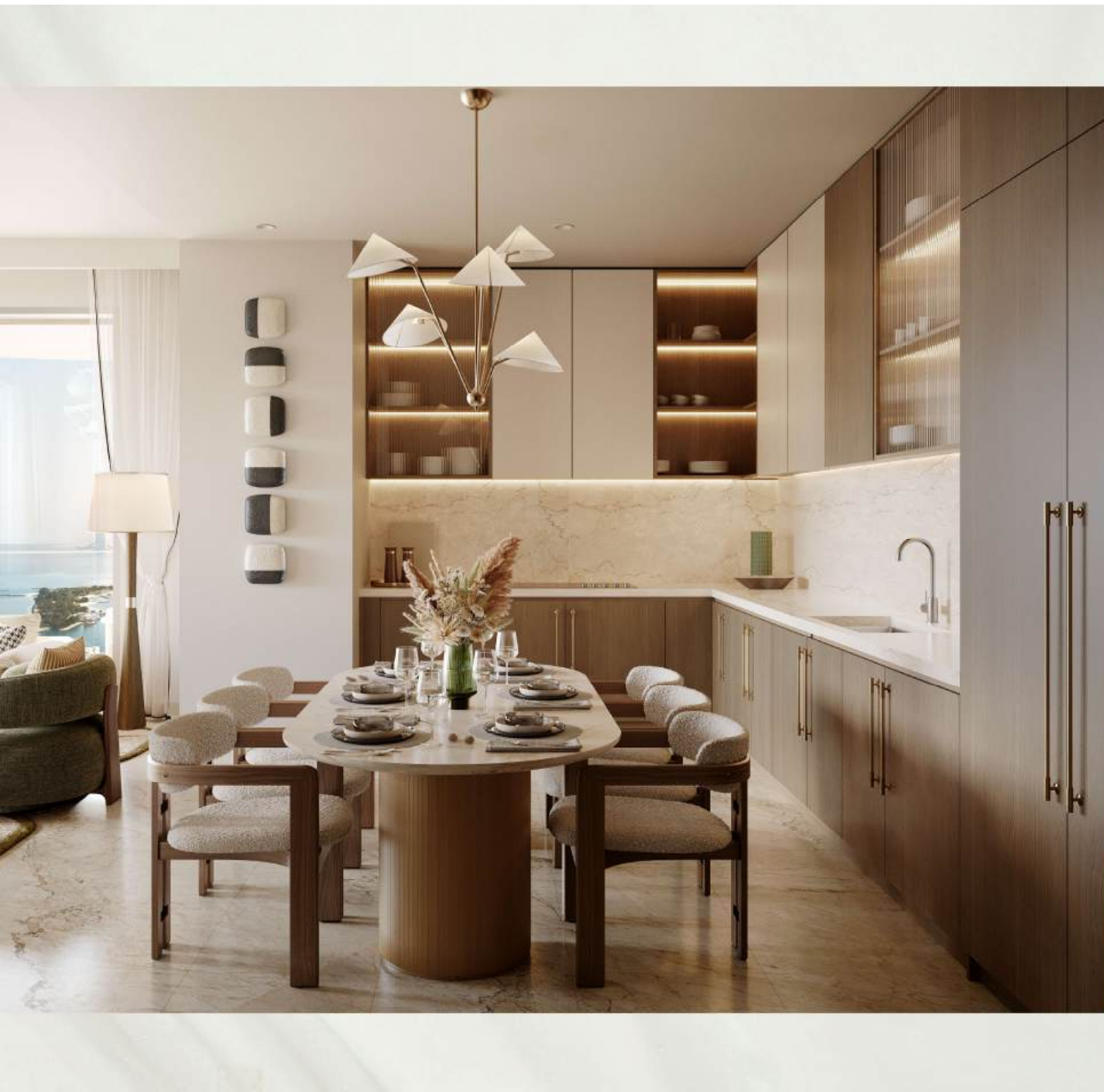
Extraordinary Privilege,
Limited to the Select Few

Bespoke Two Bedroom Residences

Total Units 100

Min Price – AED 6.36 Mn

Max Price – AED 8.59 Mn



Extraordinary Privilege,
Limited to the Select Few

Lavish Three Bedroom Residences

Total Units 51

Min Price – AED 10.38 Mn

Max Price – AED 11.33 Mn

What Makes This Landmark Unique

Ultra-Luxury Branded Residences Like No Other



ICONIC LANDMARK AT EMAAR BEACHFRONT



SITUATED AT THE MOST SECLUDED PART OF THE BEACHFRONT, GRANTING MORE PRIVACY & EXCLUSIVITY



UNOBSTRUCTED & BREATHTAKING VIEWS



DIRECT ACCESS TO THE BEACH AND WALKING DISTANCE TO THE MARINA



A WIDE ARRAY OF FACILITIES UNDER ONE ROOF



SPACIOUS LAYOUTS & TASTEFUL INTERIORS EVOKING LUXURIOUS TIMELESSNESS

Extraordinary Privilege

Limited to the Select Few

EOI Registration - 13th Dec 2024

1 Bedroom

AED 500,000

2 Bedroom

AED 900,000

AED 1.2 Mn

3 Bedroom

AED 1.5 Mn

4 Bedroom