

## The Community

Come home to Dubai's most exclusive island, located within the new maritime centre of the UAE, Dubai Harbour. Emaar Beachfront is a meticulously master-planned waterfront haven – a unique blend of cosmopolitan living, prime location and a luxury seaside lifestyle.

## Why Beach Gate?

- Branded luxury apartments, penthouses and duplex penthouses
- Offering a tasteful blend of intuitive design, luxurious comfort and breath-taking views living
- 1.5 KM of pristine beach
- Urban convenience effortlessly blends with breath-taking beauty and seaside sophistication
- Direct access to the Promenade, with a wide array of retail and dining destinations
- World-class amenities



## Location & Views

- Located at the heart of an exclusive island community: Emaar Beachfront
- Steps from Marina & Yacht Club; 5 mins to Dubai Marina; direct access to Sheikh Zayed Rd
- Captivating views of the Arabian Sea and Dubai Marina's iconic skyline
- Situated alongside pristine sands and the shimmering waters of the Arabian Gulf

## Residential Units

- Branded 1, 2, 3, & 4-bedroom apartments, 4-bedroom penthouses and 4-bedroom duplex penthouses
- Style, space and seaside serenity in luxury, open-plan living spaces designed to suit your urban lifestyle
- Majestic views through floor-to-ceiling windows that allow radiant natural light to fill each home



Instalment	Payment Percentage	Due Date
Down Payment	10%	AUG 2022
1st Instalment	10%	OCT 2022
2nd Instalment	10%	APR 2023
3rd Instalment	5%	OCT 2023
4th Instalment 10% Construction Completion*	5%	APR 2024
5th Instalment 20% Construction Completion*	10%	SEP 2024
6th Instalment 40% Construction Completion*	10%	APR 2025
7th Instalment 60% Construction Completion*	10%	SEP 2025
8th Instalment 80% Construction Completion*	10%	MAR 2026
9th Instalment 100% Construction Completion*	20%	DEC 2026

\*Estimated Construction Completion Date

Available Units	Area Sq. ft.		Starting Price (in AED mn)
	Min.	Max.	
1-Bedroom	787	795	2.97
2-Bedroom	1,233	1,809	4.68
3-Bedroom	1,595	2,224	6.43
4-Bedroom	2,420	2,421	10.67
4-Bedroom Penthouse	3,047	7,038	11.91

## Facts

- 1, 2, 3 & 4-bedroom apartments : **242 Units**
- 4-bedroom penthouses: **8 Units**
- Secure podium car parking



## Amenities



- Private Beach
- Community Park
- Swimming Pool & Kids' Pool
- Fully Equipped Gym
- Multi-Purpose Room
- Direct access to retail on Ground Level

## The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.