

SUNRISE BAY

— AT —

EMAAR
BEACHFRONT

EMAAR



TABLE OF CONTENTS

03

ABOUT EMAAR

04

DESTINATION

07

PROJECT OVERVIEW

08

LOCATION

10

INTERIOR DESIGN

15

AMENITIES

17

FLOOR PLANS

33

CONTACT US

An aerial photograph of the Dubai skyline, featuring the Burj Khalifa as the central focus. The city is densely packed with modern skyscrapers and buildings, with a clear blue sky above. The Burj Khalifa stands prominently on the left side of the frame, reaching towards the top. Other notable buildings include the BurjDubai and the BurjDubai. The city extends to the right, where a large highway interchange is visible. The overall scene is a vibrant and modern urban landscape.

ABOUT EMAAR

Emaar is the world-renowned developer of iconic structures and integrated communities in the UAE. The group's boundary-pushing projects include Burj Khalifa, The Dubai Mall and The Dubai Fountain. Emaar's premium neighbourhoods include Downtown Dubai, Emirates Living, Dubai Marina, Arabian Ranches, The Greens & The Views, and a new concept of affluent beachfront living in Dubai, Emaar Beachfront.

EMAAR BEACHFRONT

AN ISLAND WITH A CITY ADDRESS

Nothing says luxury coastal lifestyle like a home at Emaar Beachfront – a collection of 27 glistening towers standing out against the crystal blue waters of the Arabian Gulf. Regardless of style or scale, each of the towers calls to mind the sense of relaxation that comes with beachside living. However, due to Emaar Beachfront's outstanding location, the escapist island atmosphere blends seamlessly with city convenience and charm.





27

Beachfront Residential Towers



10,000

Residential Units



13,000

Sq.M Retail Mall



1.5KM

Pristine Beach



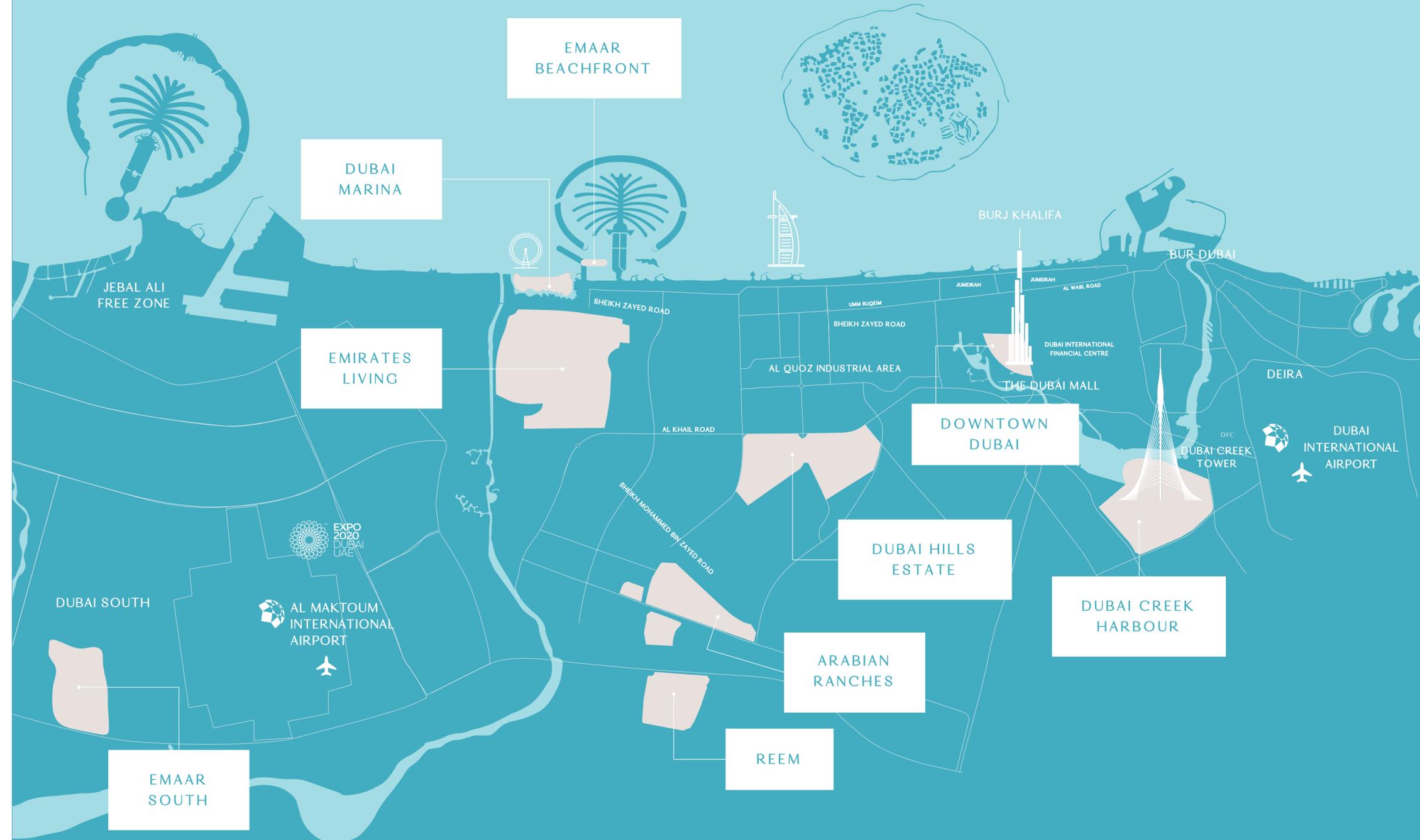
20

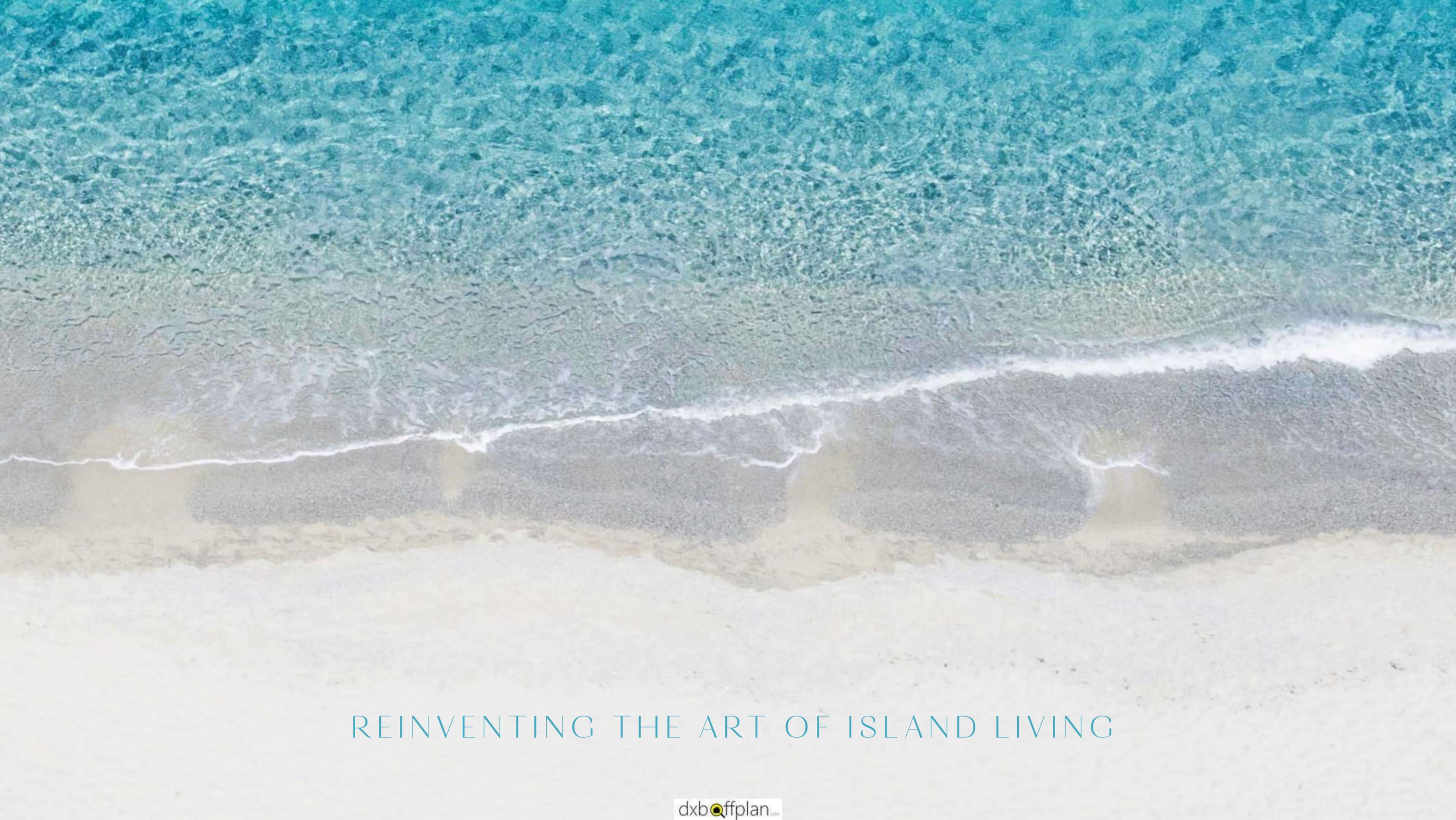
Minutes to Dubai Int'l Airport



45

Minutes to Al Maktoum Airport





REINVENTING THE ART OF ISLAND LIVING



COME HOME TO BAYSIDE PERFECTION

Just like Miami Beach is the getaway destination for the privileged Floridians so will Emaar Beachfront be touted as the preferred resort-style community among Dubai's elite. Sunrise Bay perfectly encapsulates the Emaar Beachfront ideology. A premium twin tower of 26 storeys, it is only a few steps away from a glimmering bay and a vibrant marina. The beautifully crafted building blends artfully with its beachfront setting.

SUNRISE BAY



SUNRISE BAY

EMAAR
BEACHFRONT

DUBAI
MEDIA
CITY

SHEIKH ZAYED ROAD

DUBAI
INTERNET
CITY

THE GREENS
&
THE VIEWS

EMIRATES
HILLS 2

DUBAI
MARINA

EMIRATES
LIVING

EMIRATES
HILLS

A WELL- CONNECTED PARADISE

The meticulously master-planned Emaar Beachfront is cradled between two of Dubai's most desirable destinations, Dubai Marina and areas of new Dubai. Due to the prime location, residents of Sunrise Bay will have easy access to the shimmering beaches, marinas, yacht clubs, malls and dining venues of the Marina and surrounding neighbourhoods. Sunrise Bay also allows for easy access to Sheikh Zayed Road and the city.

SUNRISE BAY

A BROAD RANGE OF APARTMENTS AND AMENITIES

The apartments range from 670 sq. ft. for 1-bedroom homes to 2,150 sq. ft. for 4-bedroom residences. The two towers are conveniently connected to each other through a podium deck with world-class sports facilities and private parking spaces. All residents of Sunrise Bay will have access to several retail and healthcare facilities at the ground level.

SUNRISE BAY





CAPTURING THE ESSENCE OF MARITIME LIVING

The positioning and orientation of the apartments has been carefully orientated to best capture the open views of the waterfront and marina location. The breathtaking vistas are second only to the highest quality of fixtures and finishings that are the characteristic of all Emaar properties. The overall design was inspired by modern yachting culture and loft style living.



PROOF THAT SOPHISTICATION AND LUXURY CAN GO HAND IN HAND

Taking cues from the surrounding material context and reinterpreting this palette into an understated yet elegant form, Sunrise Bay is built for homeowners with a refined, modern taste. Easy-going textures and a refreshing palette of creams, greys, and tons of white are at the heart of Sunrise Bay's sophisticated design.

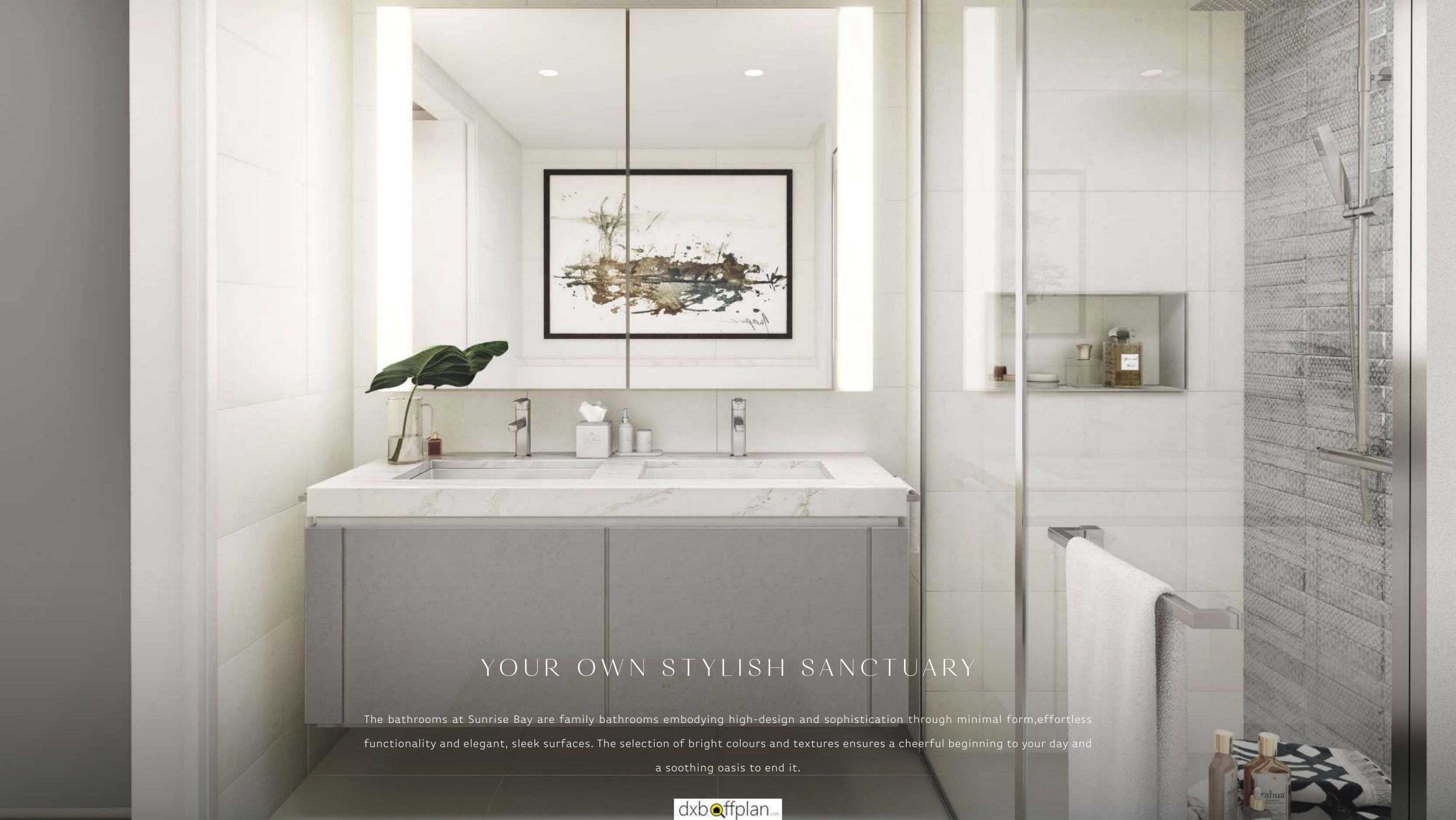
SUNRISE BAY

NOTHING IS OUT OF PLACE IN THE SERENE MASTER BEDROOM

The Sunrise Bay master bedrooms are designed to create a sense of calm and beauty so immersive you'll never want to leave. It's glamorous and sophisticated in its simplicity, with unexpected textures and colour tones and with attention to details that provide interest and a total respite from city life.

SUNRISE BAY





YOUR OWN STYLISH SANCTUARY

The bathrooms at Sunrise Bay are family bathrooms embodying high-design and sophistication through minimal form,effortless functionality and elegant, sleek surfaces. The selection of bright colours and textures ensures a cheerful beginning to your day and a soothing oasis to end it.



A TRUE EXPRESSION OF YACHTING CULTURE

With panoramic balconies that extend the perceptual depth of each apartment and a material composition that references the striking white fibreglass of superyachts – the architecture both physically and perceptually connects the building with the surrounding clear blue waters.

SUNRISE BAY

THE PLACE TO SEE AND BE SEEN

In addition to having access to 750 m of sandy beach on either side of their home, residents will have a vibrant boulevard at their doorstep. The promenade will be dotted with the finest restaurants, retail outlets and chic cafés. However, despite the wide array of gastronomic choices and urban entertainment, Emaar Beachfront retains a family-friendly atmosphere.

SUNRISE BAY





ADMIRE THE MARINA AND HARBOUR IN STYLE

The most sought-after amenity of them all is taken to a new level at Sunrise Bay's podium deck. The state-of-the-art infinity pool spills over the awe-inspiring cityscape of the Dubai Marina, the world's tallest residential block that enchants during the day and comes alive at night.

SUNRISE BAY

— AT —

EMAAR
BEACHFRONT

TOWER I

FLOOR PLAN

EMAAR
BEACHFRONT

SUNRISE BAY

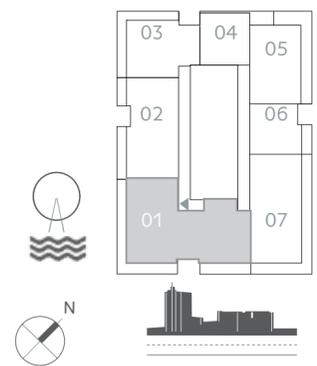
TOWER I

4 BEDROOM

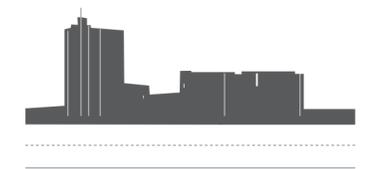
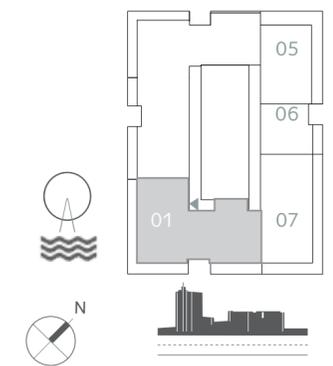
UNIT 01 | LEVEL 19-26

SUITE AREA	2192.18 SQ.FT.	203.66 SQ.M.
BALCONY AREA	535.50 SQ.FT.	49.75 SQ.M.
TOTAL AREA	2727.68 SQ.FT.	253.41 SQ.M.

KEY PLAN LEVEL 19-25



KEY PLAN LEVEL 26



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

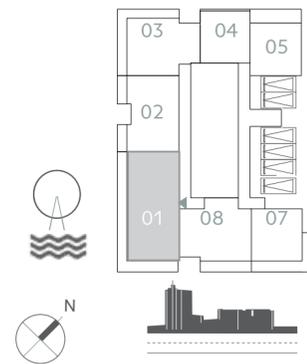
TOWER I

3 BEDROOM

UNIT 01 | LEVEL PODIUM 01-05

SUITE AREA	1448.93 SQ.FT.	134.61 SQ.M.
BALCONY AREA	450.68 SQ.FT.	41.87 SQ.M.
TOTAL AREA	1899.61 SQ.FT.	176.48 SQ.M.

KEY PLAN LEVEL PODIUM 01-05



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

TOWER I

3 BEDROOM

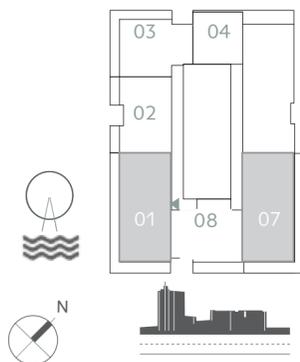
UNIT 01 | LEVEL 01-17

SUITE AREA	1448.93 SQ.FT.	134.61 SQ.M.
BALCONY AREA	460.37 SQ.FT.	42.77 SQ.M.
TOTAL AREA	1909.30 SQ.FT.	177.38 SQ.M.

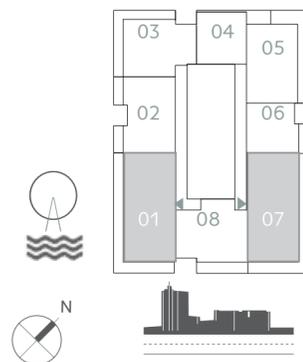
UNIT 07 | LEVEL 01-17

SUITE AREA	1450.11 SQ.FT.	134.72 SQ.M.
BALCONY AREA	471.78 SQ.FT.	43.83 SQ.M.
TOTAL AREA	1921.89 SQ.FT.	178.55 SQ.M.

KEY PLAN LEVEL 01



KEY PLAN LEVEL 02-17



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

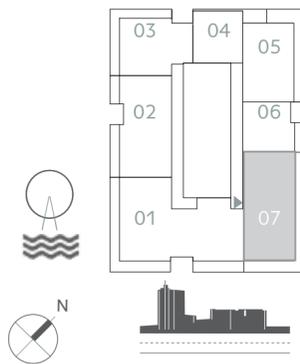
TOWER I

3 BEDROOM

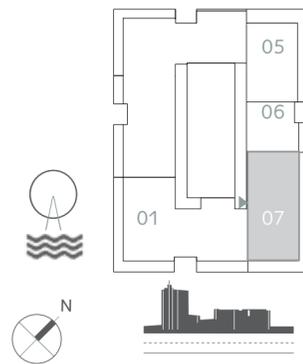
UNIT 07 | LEVEL 19-26

SUITE AREA	1444.84 SQ.FT.	134.23 SQ.M.
BALCONY AREA	471.46 SQ.FT.	43.80 SQ.M.
TOTAL AREA	1916.30 SQ.FT.	178.03 SQ.M.

KEY PLAN LEVEL 19-25



KEY PLAN LEVEL 26



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

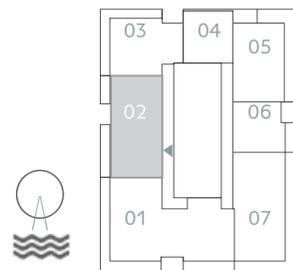
TOWER I

3 BEDROOM

UNIT 02 | LEVEL 19-25

SUITE AREA	1325.47 SQ.FT.	123.14 SQ.M.
BALCONY AREA	208.17 SQ.FT.	19.34 SQ.M.
TOTAL AREA	1533.64 SQ.FT.	142.48 SQ.M.

KEY PLAN LEVEL 19-25



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

TOWER 1

2 BEDROOM

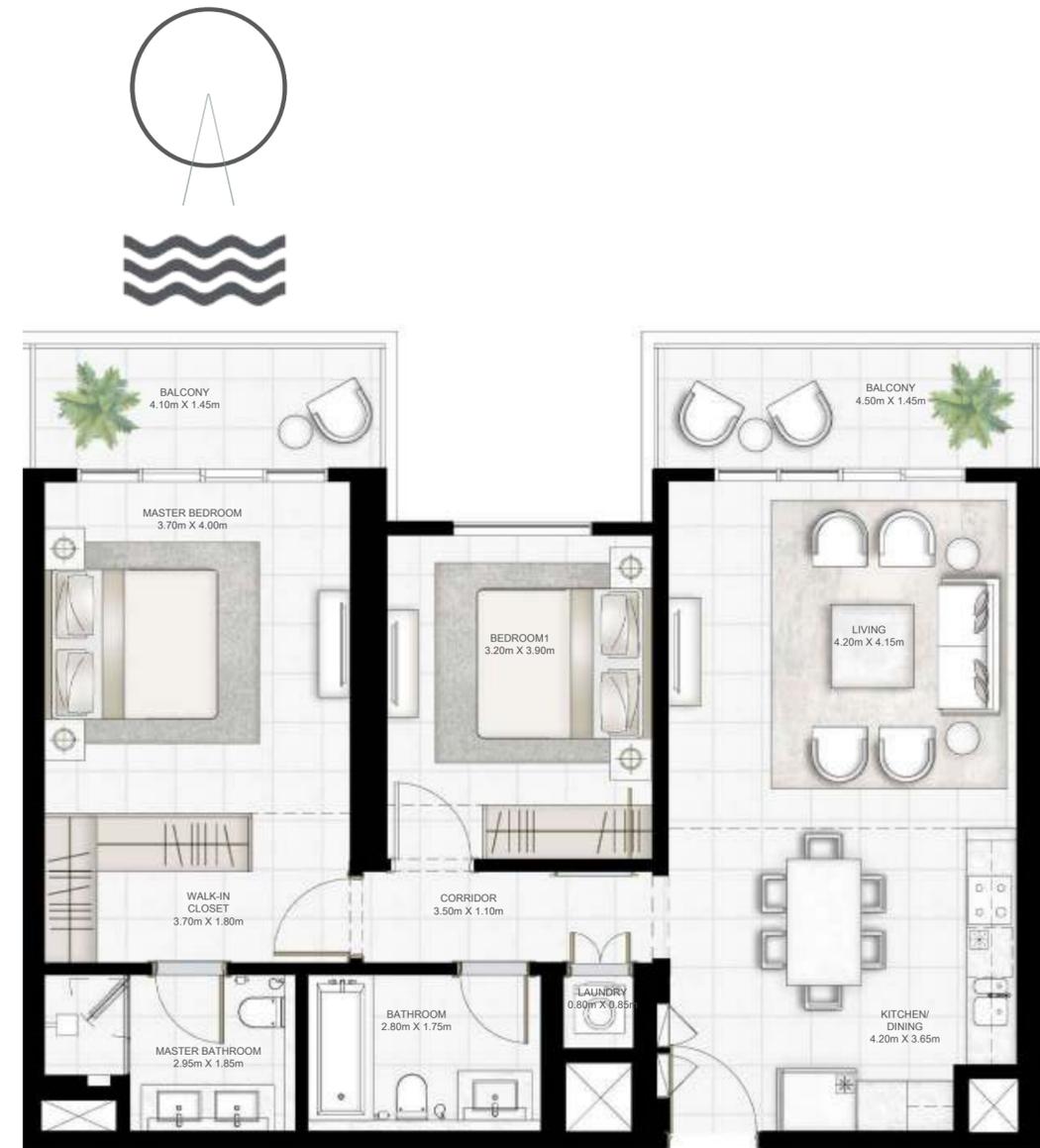
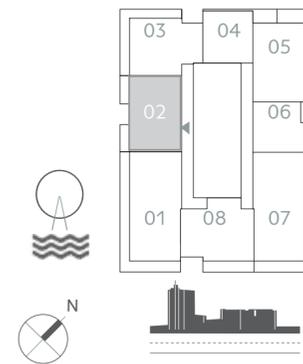
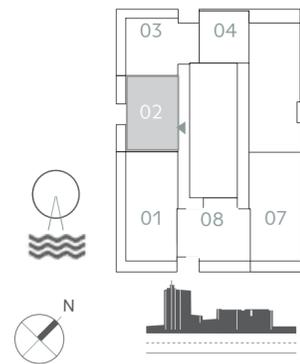
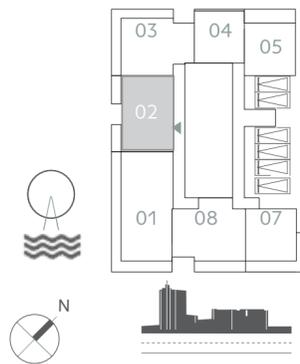
UNIT 02 | LEVEL 01-17 & PODIUM 01-05

SUITE AREA	997.92 SQ.FT.	92.71 SQ.M.
BALCONY AREA	144.34 SQ.FT.	13.41 SQ.M.
TOTAL AREA	1142.26 SQ.FT.	106.12 SQ.M.

KEY PLAN LEVEL PODIUM 01-05

KEY PLAN LEVEL 01

KEY PLAN LEVEL 02-17



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

TOWER I

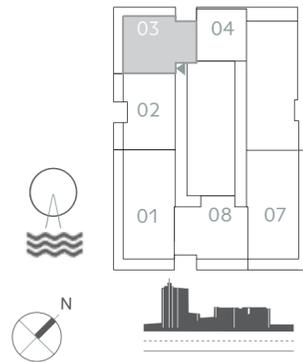
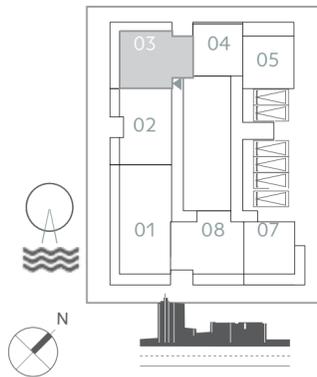
2 BEDROOM

UNIT 03 | LEVEL 01 & PODIUM 01-05

SUITE AREA	978.12 SQ.FT.	90.87 SQ.M.
BALCONY AREA	306.02 SQ.FT.	28.43 SQ.M.
TOTAL AREA	1284.14 SQ.FT.	119.30 SQ.M.

KEY PLAN LEVEL PODIUM 01-05

KEY PLAN LEVEL 01



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

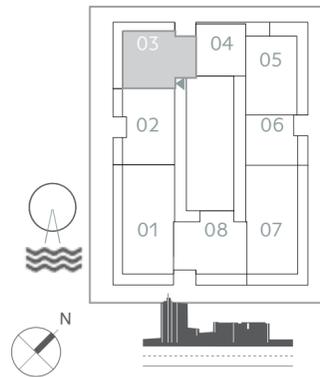
TOWER 1

2 BEDROOM

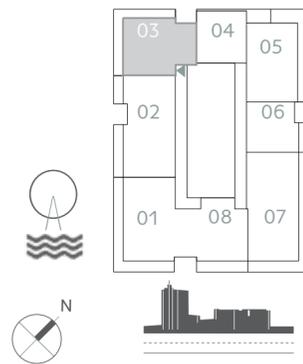
UNIT 03 | LEVEL 02-17&19-25

SUITE AREA	976.50 SQ.FT.	90.72 SQ.M.
BALCONY AREA	311.4 SQ.FT.	28.93 SQ.M.
TOTAL AREA	1287.90 SQ.FT.	119.65 SQ.M.

KEY PLAN LEVEL 02-17



KEY PLAN LEVEL 19-25



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

TOWER I

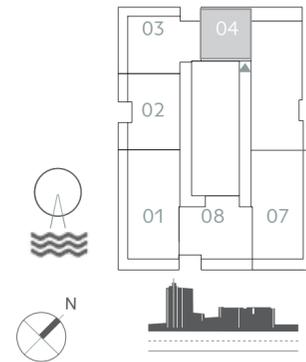
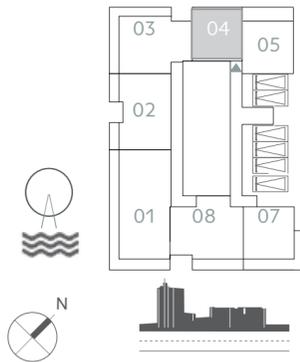
1 BEDROOM

UNIT 04 | LEVEL 01 & PODIUM 01-05

SUITE AREA	673.39 SQ.FT.	62.56 SQ.M.
BALCONY AREA	31.32 SQ.FT.	2.91 SQ.M.
TOTAL AREA	704.71 SQ.FT.	65.47 SQ.M.

KEY PLAN LEVEL PODIUM 01-05

KEY PLAN LEVEL 01



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

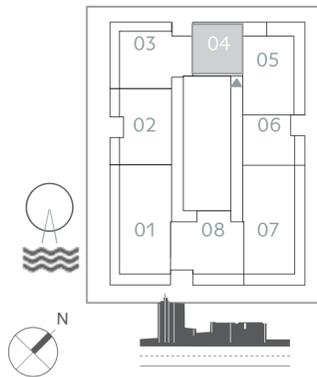
TOWER I

1 BEDROOM

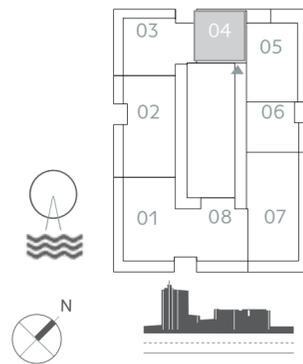
UNIT 04 | LEVEL 02-17 & 19-25

SUITE AREA	675.44 SQ.FT.	62.75 SQ.M.
BALCONY AREA	122.92 SQ.FT.	11.42 SQ.M.
TOTAL AREA	798.36 SQ.FT.	74.17 SQ.M.

KEY PLAN LEVEL 02-17



KEY PLAN LEVEL 19-25



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

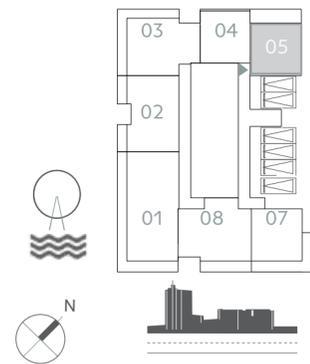
TOWER I

1 BEDROOM

UNIT 05 | LEVEL PODIUM 01-05

SUITE AREA	626.46 SQ.FT.	58.20 SQ.M.
BALCONY AREA	186.75 SQ.FT.	17.35 SQ.M.
TOTAL AREA	813.21 SQ.FT.	75.55 SQ.M.

KEY PLAN LEVEL PODIUM 01-05



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

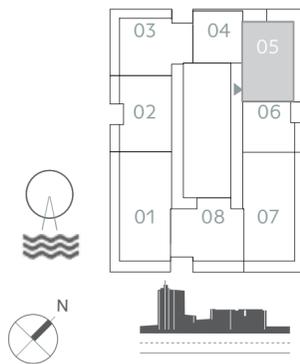
TOWER 1

2 BEDROOM

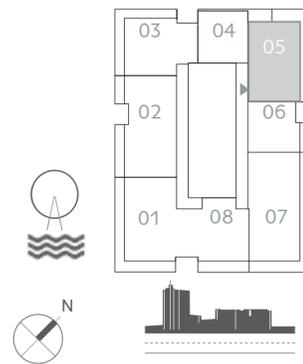
UNIT 05 | LEVEL 02-17&19-26

SUITE AREA	1020.20 SQ.FT.	94.78 SQ.M.
BALCONY AREA	360.91 SQ.FT.	33.53 SQ.M.
TOTAL AREA	1381.11 SQ.FT.	128.31 SQ.M.

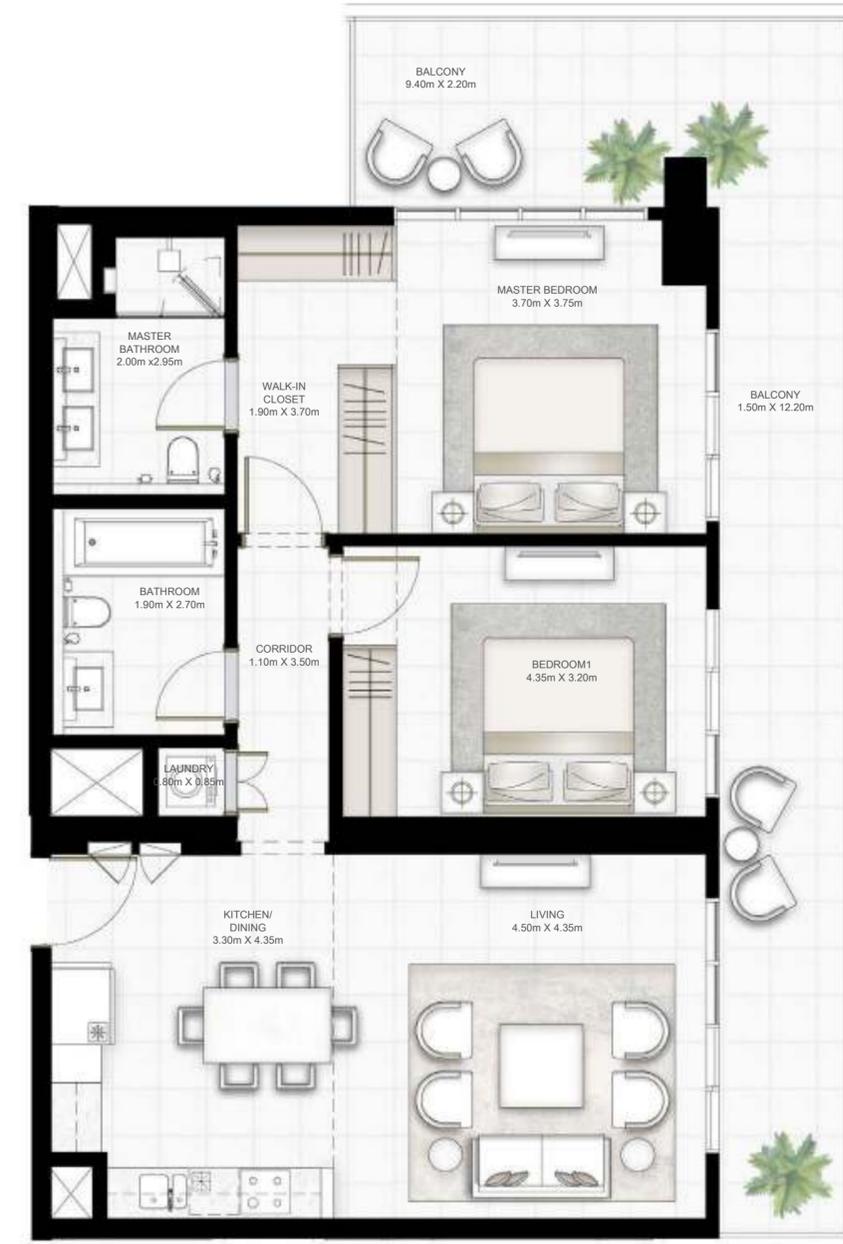
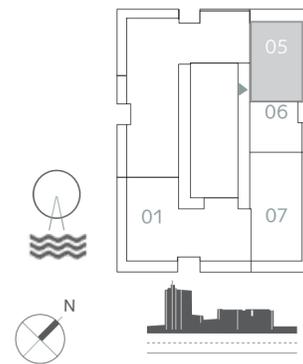
KEY PLAN LEVEL 02-17



KEY PLAN LEVEL 19-25



KEY PLAN LEVEL 26



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

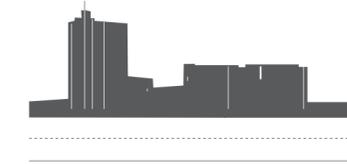
SUNRISE BAY

TOWER I

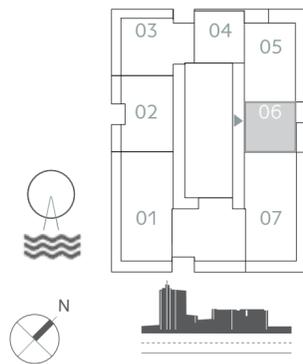
1 BEDROOM

UNIT 06 | LEVEL 02-17 & 19-26

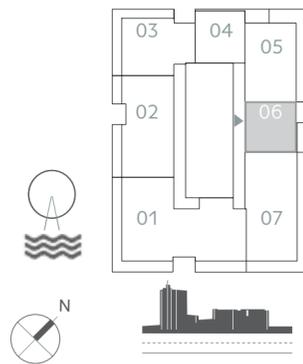
SUITE AREA	653.15 SQ.FT.	60.68 SQ.M.
BALCONY AREA	79.98 SQ.FT.	7.43 SQ.M.
TOTAL AREA	733.13 SQ.FT.	68.11 SQ.M.



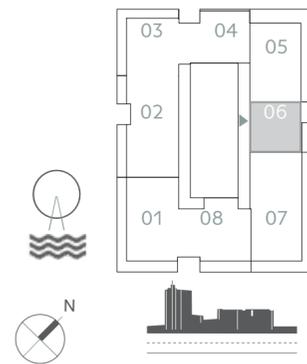
KEY PLAN LEVEL 02-17



KEY PLAN LEVEL 19-25



KEY PLAN LEVEL 26



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

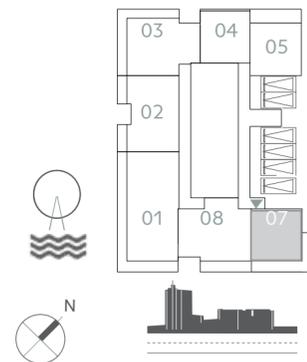
TOWER I

1 BEDROOM

UNIT 07 | LEVEL PODIUM 01-05

SUITE AREA	665.75 SQ.FT.	61.85 SQ.M.
BALCONY AREA	238.64 SQ.FT.	22.17 SQ.M.
TOTAL AREA	904.39 SQ.FT.	84.02 SQ.M.

KEY PLAN LEVEL PODIUM 01-05



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

EMAAR
BEACHFRONT

SUNRISE BAY

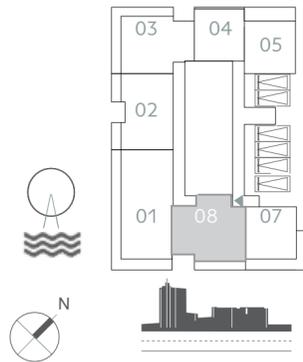
TOWER 1

2 BEDROOM

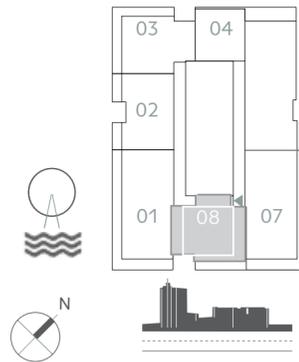
UNIT 08 | LEVEL 01-17 & PODIUM 01-05

SUITE AREA	1077.79 SQ.FT.	100.13 SQ.M.
BALCONY AREA	138.53 SQ.FT.	12.87 SQ.M.
TOTAL AREA	1216.32 SQ.FT.	113.00 SQ.M.

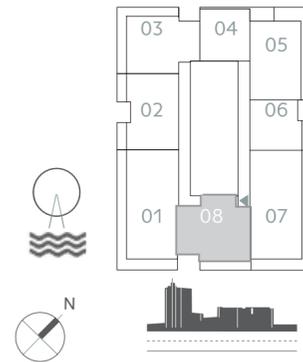
KEY PLAN LEVEL PODIUM 01-05



KEY PLAN LEVEL 01



KEY PLAN LEVEL 02-17



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

For more information on SUNRISE BAY AT EMAAR BEACHFRONT,
please call our 24 hour hotline 800 36227 (UAE) or +971 4 366 1688 (International).
Visit our online sales centre at emaar.com or any of our sales centres across the UAE.

DUBAI

Dubai Hills Estate Sales Pavillion | Umm Suqeim Road

Emaar Sales Centre | Downtown Dubai

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor,
4th Street, Corniche, Al Muroor Road

Open from Saturday - Thursday, from 8.30am - 6pm

emaar.com

**CLICK HERE TO
REGISTER YOUR INTEREST**

EMAAR