

## 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 Seapoint?

- ◆ Landmark towers with state-of-the-art design.
- ◆ Direct access to the Promenade, with a wide array of retail and dining destinations.
- ◆ Luxury apartments & penthouses.
- ◆ Ground-floor amenities platform.
- ◆ Offering a tasteful blend of intuitive design, luxurious comfort and uninterrupted views.
- ◆ Exclusive 9th floor amenities floor.
- ◆ Pristine private beach.



## Location & Views

- ◆ Located at the heart of an exclusive island community; Emaar Beachfront.
- ◆ The Palm Jumeirah, Ain Dubai, Cruise Terminal, Dubai Marina and Dubai Harbour Boulevard.
- ◆ Steps from Marina & Yacht Club; 5 mins to Dubai Marina; direct access to Sheikh Zayed Rd.
- ◆ Situated alongside pristine sands and the shimmering waters of the Arabian Gulf.

Instalment	Payment Percentage	Due Date
Down Payment	10%	April 2023
1st Instalment	10%	June 2023
2nd Instalment	10%	January 2024
3rd Instalment	10%	July 2024
4th Instalment 10% Construction Completion	10%	May 2025
5th Instalment 20% Construction Completion	10%	November 2025
6th Instalment 40% Construction Completion	10%	June 2026
7th Instalment 60% Construction Completion	10%	December 2026
8th Instalment 80% Construction Completion	10%	June 2027
9th Instalment 100% Construction Completion	10%	April 2028

Apartments	Area Sq. ft.		Starting Price (In AED Mn)
	Min.	Max.	
1-Bedroom	572	764	2.7
2-Bedroom	1,107	1,635	4.5
3-Bedroom	1,829	1,855	9.1
5-Bedroom Penthouses	5,257		27.7
6-Bedroom Penthouses	11,738		53.6

## Facts

- ◆ 305 units: 1, 2 & 3-bedroom apartments & 5 & 6-bedroom penthouses
- ◆ State-of-art amenities platform
- ◆ Podium roof garden with world class amenities
- ◆ Waterfront urban plaza
- ◆ Covered car park



## Residential Units

- ◆ 1, 2 & 3-bedroom apartments and 5 & 6-bedroom penthouses
- ◆ Style, space and seaside serenity in luxury, sophisticated living spaces designed to suit your urban lifestyle with full peripheral balconies
- ◆ Majestic views through floor-to-ceiling windows that allow radiant natural light to fill each home

## Amenities



- ◆ Infinity Pool
- ◆ Raised Lawn
- ◆ Wet Deck
- ◆ Shaded Communal Areas
- ◆ Shaded Pool Deck
- ◆ BBQ Pods
- ◆ Sun Loungers
- ◆ Ground-Level Boutiques & Cafes
- ◆ Shaded Kids' Pool Area & Play Area
- ◆ Landscaped Garden

## The Developer

EMAAR REVENUE FOR 2022 – AED 24.9BN

With a proven track-record in delivery, Emaar has delivered over 85,000+ residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.