

THE COMMUNITY

Emerging as one of Dubai's most dynamic communities, your family will thrive at THE COVE with the nearby schools, hotels, shopping, and leisure amenities, including a yacht marina, a central park and elegant waterfront promenades. Choose a life in the most exciting new leisure destination in Dubai, a place created outside convention, offering an irresistible investment opportunity and a genuinely unique lifestyle experience.

WHY THE COVE?

- A wide array of world-class amenities
- Modern architectural style perfectly complements THE COVE's modern surroundings.
- A close distance to Creek Marina and Central Park.
- Slightly elevated from the pedestrian level, THE COVE's stylish townhouses fronting the promenade provide a sense of privacy, providing residents with a layer of privacy while still celebrating the alfresco outdoor communal spaces.
- THE COVE offers perfectly appointed homes ranging from 1, 2 & 3-bedroom apartments to 2 & 3-bedroom duplexes and 2, 3 & 4-bedroom townhouses.
- Explore a bustling promenade and an impressive skyline as you sit back and relax on the Harbour Promenade's observation deck. Set sail across Dubai Creek's glistening waters and take in the city's cityscape from a unique vantage point. Enjoy a wonderful meal while taking in the breathtaking views between shopping and boating.



LOCATION & VIEWS

- Located in Creek Island, an integral part of Dubai Creek Harbour, THE COVE benefits from a fully integrated transport system so you can get around Dubai with ease.
- Beautiful view over Dubai Creek.
- Captivating views of the Arabian Sea and Dubai Marina's iconic skyline
- 10 min from Burj Khalifa, 15 min from Dubai International Airport, 40 min from Al Maktoum International Airport.

RESIDENTIAL UNITS

- Modern architectural design that blends with the surroundings of THE COVE.
- 1, 2, & 3-bedroom apartments and 3 & 4-bedroom duplexes.
- 3-bedroom townhouse and 3 & 4-bedroom penthouse.



Instalment	Payment Percentage	Due Date
Down Payment	10%	NOV 2022
1st Instalment	10%	JAN 2023
2nd Instalment	10%	JUL 2023
3rd Instalment	10%	JAN 2024
4th Instalment 20% Construction Completion*	10%	JUL 2024
5th Instalment 40% Construction Completion*	10%	FEB 2025
6th Instalment 60% Construction Completion*	10%	AUG 2025
7th Instalment 80% Construction Completion*	10%	FEB 2026
8th Instalment 100% Construction Completion*	20%	DEC 2026

*Estimated Construction Completion Date

Available Units	Area Sq. ft.	
	Min.	Max.
1-Bedroom Apartment	628	1,095
2-Bedroom Apartment	1,107	1,785
3-Bedroom Apartment	1,564	1,871
3-Bedroom Duplex	2,355	2,838
4-Bedroom Duplex	3,388	6,927
3-Bedroom Penthouse	2,051	3,321
4-Bedroom Penthouse	3,024	4,951
3-Bedroom Townhouse	2,469	2,470

FACTS

- 1-Bedroom Apartment: **189 Units**
- 2-Bedroom Apartment: **372 Units**
- 3-Bedroom Apartment: **186 Units**
- 3-Bedroom Duplex: **13 Units**
- 3-Bedroom Penthouse: **10 Units**
- 3-Bedroom Townhouse: **12 Units**
- 4-Bedroom Duplex: **14 Units**
- 4-Bedroom Penthouse: **10 Units**



AMENITIES



- Water promenade
- Dining at The Creek Promenade
- Breathtaking Sunset Views
- Views of Wildlife Sanctuary
- Creek Marina Yacht Club
- 3 Hotels in the Vicinity
- Licensed Bars & Restaurants

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.