

#### EMAAR BEACHFRONT

Come home to Dubai's most exclusive island.

Located within the new maritime centre of
the UAE, Emaar Beachfront is a meticulously
master-planned beachside haven – a unique
blend of cosmopolitan living, prime location
and a luxury urban lifestyle.



#### YOUR PREMIUM BEACH ADDRESS



Pristine Beach



Panoramic Views of the Sea & Marina



Steps Away from
Marina & Yacht Club



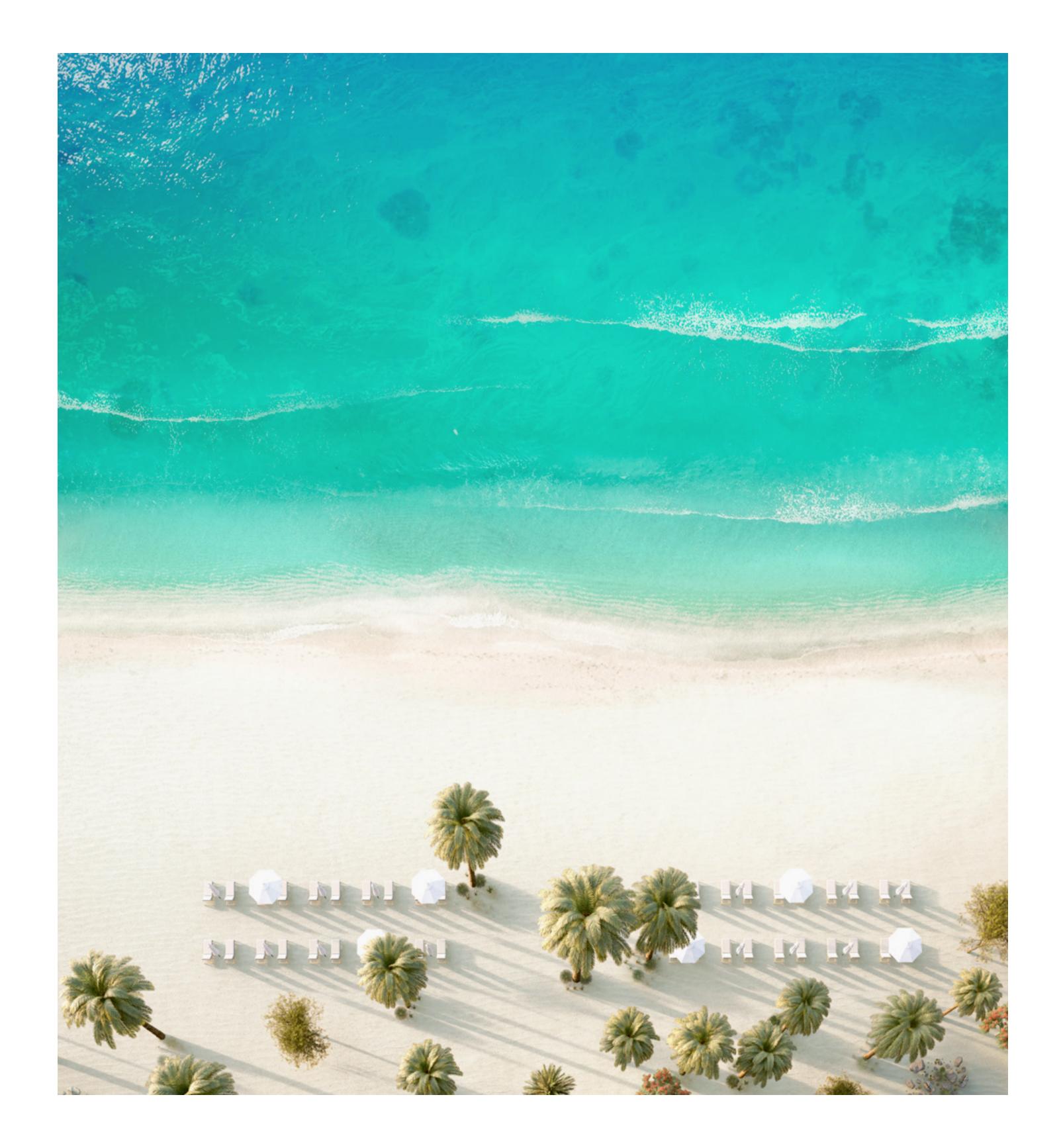
Direct Access to Sheikh Zayed Road

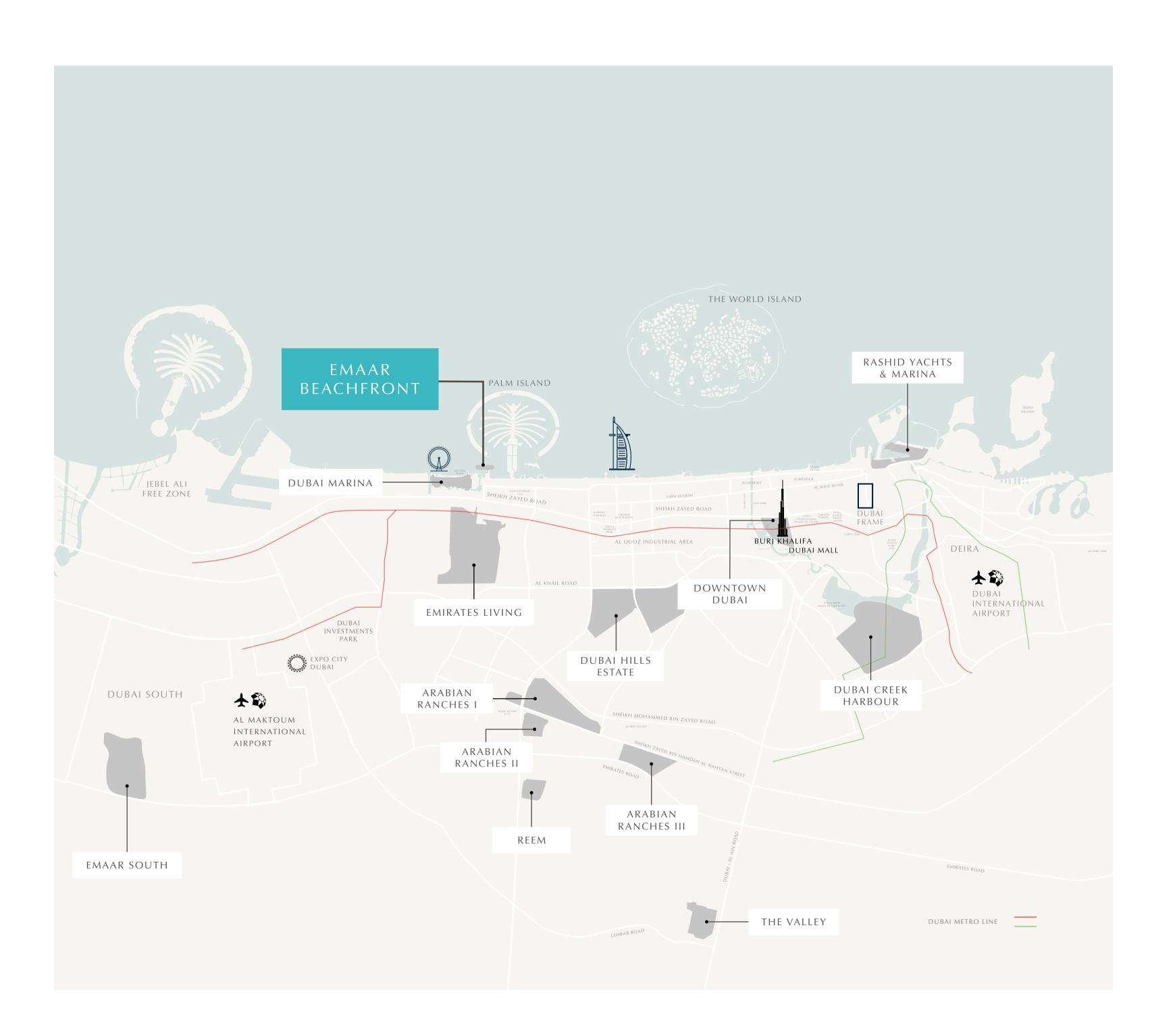


の公 Community Parks



Nearby Licensed





# AN EXCLUSIVE BEACHFRONT LOCATION

Mins to
Dubai Marina

Mins to
Sheikh Zayed Road

15 Mins to
Downtown Dubas

Mins to
Dubai Intl. Air



### ADDRESS RESIDENCES - THE BAY THE EPITOME OF 5-STAR LIVING

Situated at the water's edge, along Emaar Beachfront's pristine sands, Address Residences – The Bay comprises branded apartments, penthouses and townhouses.

Offering residents the ideal urban island lifestyle, Address Residences – The Bay will set new standards of luxury.











## YOUR IDEAL LIFESTYLE, REDEFINED

With world-class dining experiences and retail destinations just footsteps away, Address
Residences – The Bay elevates your everyday
living experience with truly exceptional amenities.

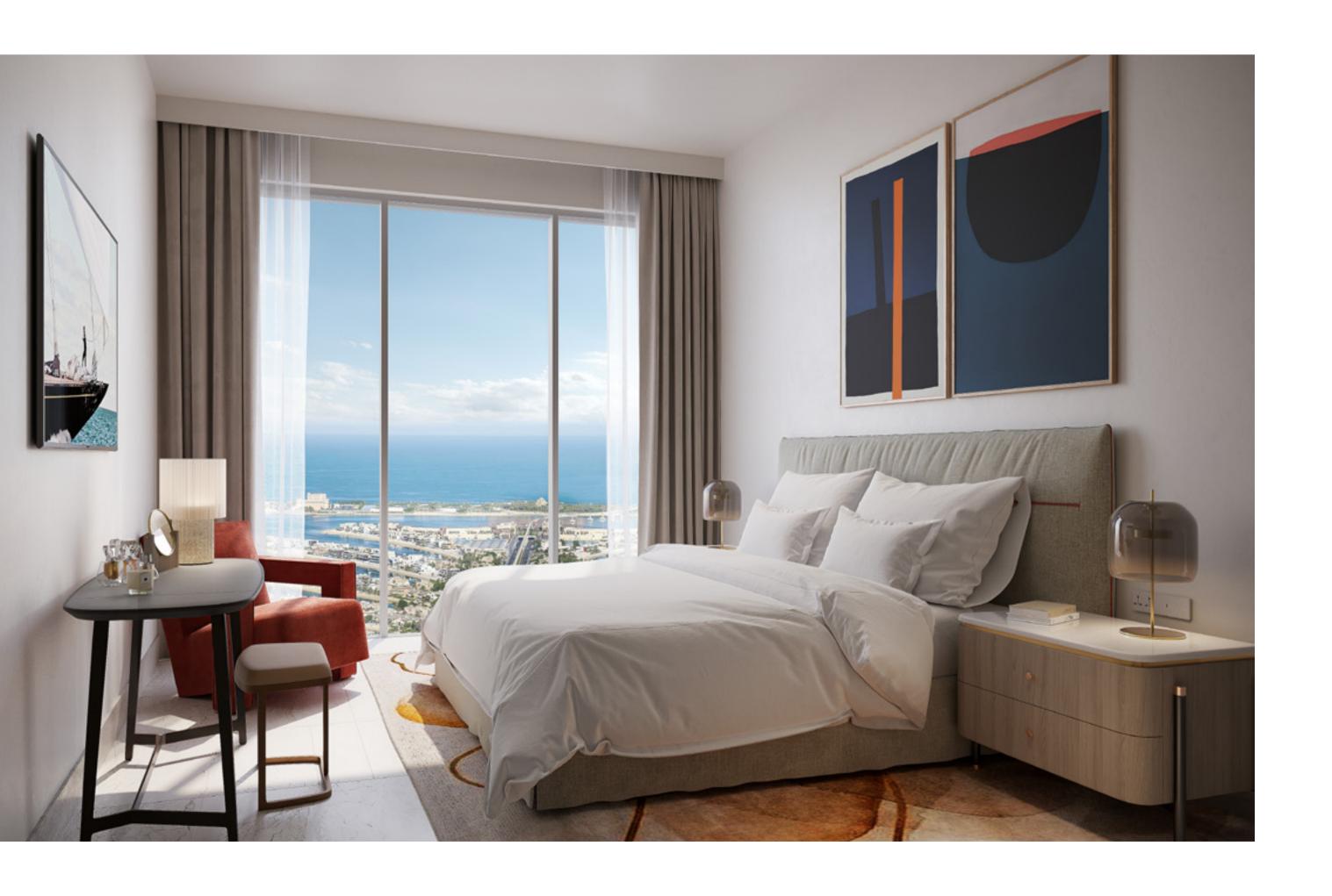


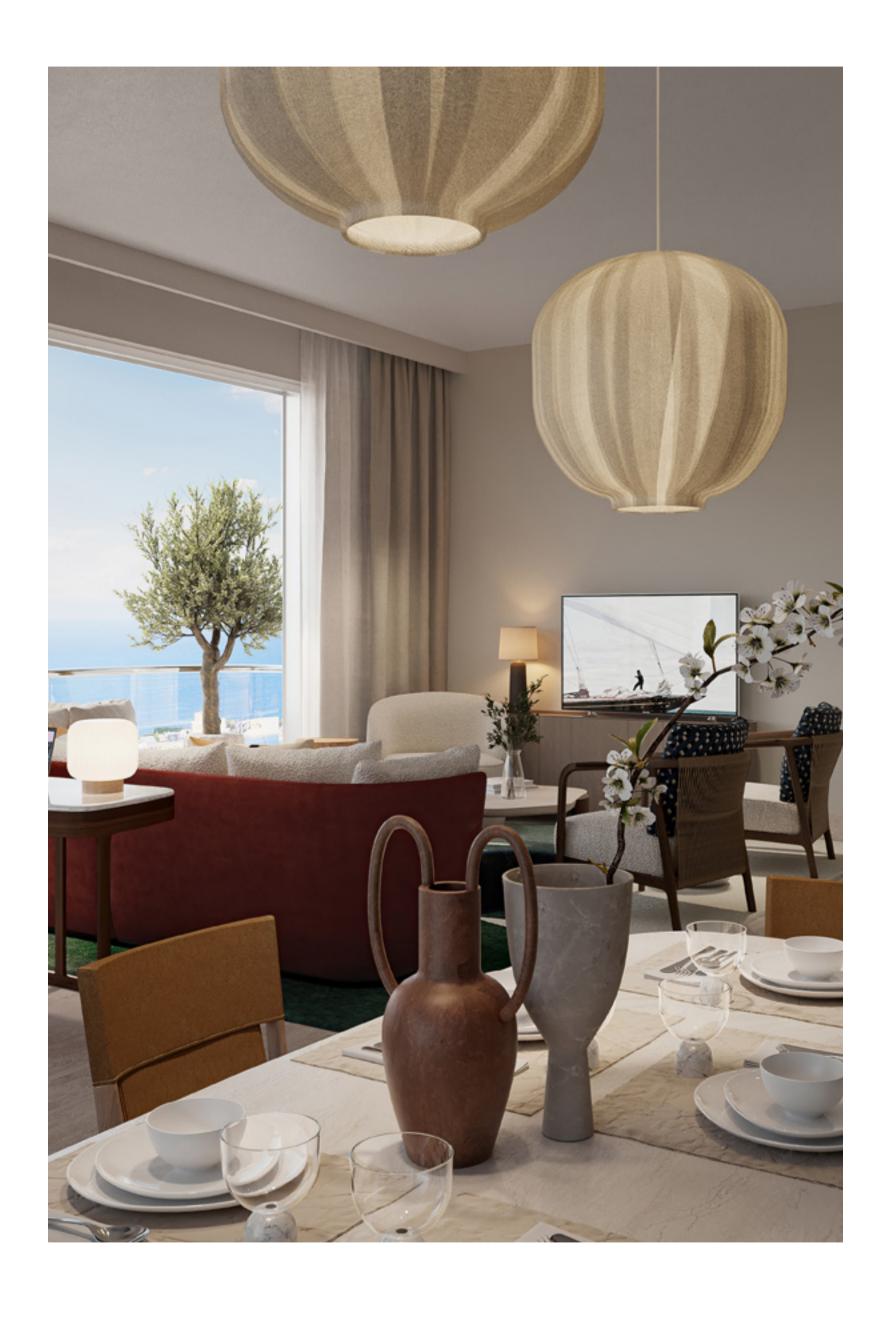


IMPECCABLE DESIGN FOR AN INCREDIBLE LIFESTYLE

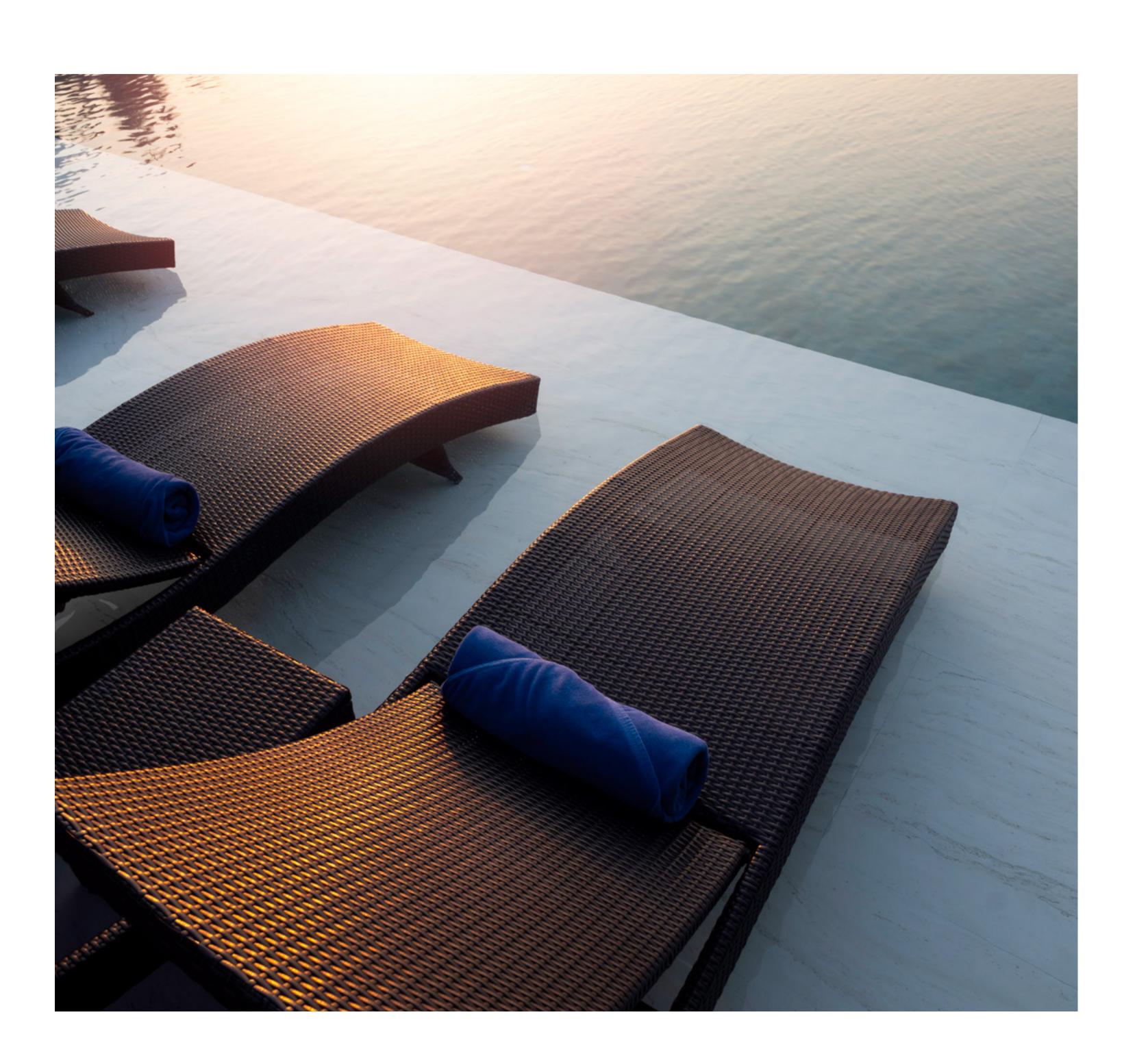
### A TOUCH OF CLASS IN EVERY DETAIL

Unbridled luxury, effortless elegance and impeccable design create an aesthetic that beautifully complements the idyllic beachfront setting outside.









#### AVIBRANT ARRAY OF WORLD-CLASS AMENITIES

Shop, dine, play, and relax, with the perfect blend of world-class amenities at your doorstep. Whether your idea of beachside bliss is leisure and recreation or rest and relaxation – you'll find everything you need to fulfil your dream lifestyle.









Barbecue
Area

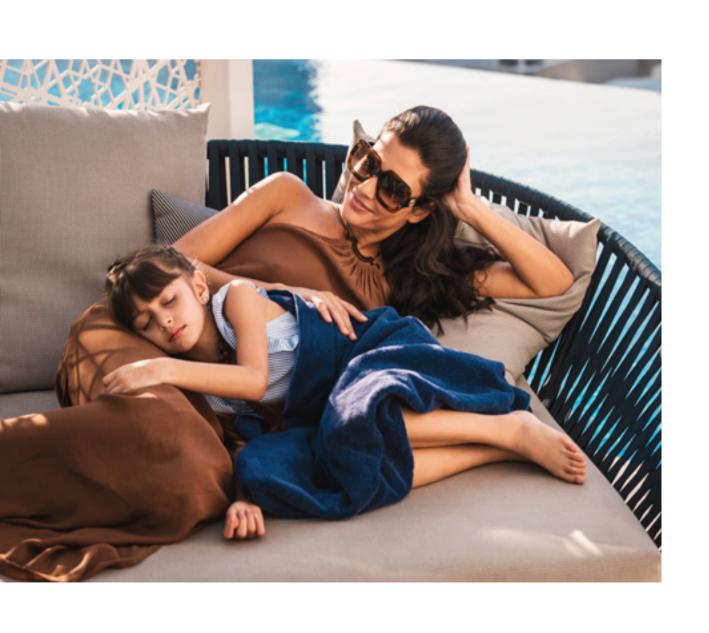


Community



Gourmet Dining Options

#### EMBRACE ABEACH RESORT LIFESTYLE







#### SUN-SOAKED PROMENADE

Explore an eclectic selection of dining, retail and leisure experiences along Emaar Beachfront's picturesque promenade.



#### YOUR OWN PRIVATE BEACH

Soak in the sun, take a dip or build sandcastles with your kids amidst the pristine sands of the 1.5 km long stretch of private beach.







#### **EMAAR**

#### GLOBAL LIFESTYLE DEVELOPER

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

MARKET CAP AED

51.8BN FY 2022

REVENUE

AED 24.9BN NET PROFIT

AED

6.8BN FY 2022

RESIDENTIAL UNITS DELIVERED

85,000

UNITS UNDER

FY 2022

27,000

DEVELOPMENT



\*As in 31 December 2022