



ADDRESS  
RESIDENCES  
THE BAY

EMAAR





# 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



1.5 KM of  
Pristine Beach



Panoramic Views  
of the Sea & Marina



Steps Away from  
Marina & Yacht Club



Direct Access to  
Sheikh Zayed Road



Community  
Parks



Nearby Licensed  
Restaurants







# AN EXCLUSIVE BEACHFRONT LOCATION

**05** Mins to Dubai Marina

**05** Mins to Sheikh Zayed Road

**15** Mins to Downtown Dubai

**25** Mins to Dubai Intl. Airport





YOUR DREAM  
BEACHSIDE LIFESTYLE,  
REALISED



# 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.







ADDRESS  
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THE BAY



# SEA, SAND & SPECTACULAR VIEWS







# 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.











# A VIBRANT 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.



Beach Pool  
& Kids' Pools



Kids' Play  
Area



Fully Equipped  
Gym



Barbecue  
Area



Community  
Park



Gourmet Dining  
Options



# EMBRACE A BEACH 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**

FY 2022

NET PROFIT  
AED

**6.8BN**

FY 2022

RESIDENTIAL  
UNITS  
DELIVERED

**85,000**

UNITS  
UNDER  
DEVELOPMENT

**27,000**

\*As in 31 December 2022



Source: Emaar Group  
International 2018  
report