

# BAYVIEW

BY ADDRESS RESORTS

TOWER 2

EMAAR

## 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 Bayview?

- ◆ Landmark tower with state-of-the-art design.
- ◆ Direct access to the Promenade, with a wide array of retail and dining destinations.
- ◆ Address Resorts branded and fully furnished 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%                | August 2023    |
| 1st Instalment                                  | 10%                | October 2023   |
| 2nd Instalment                                  | 10%                | March 2024     |
| 3rd Instalment                                  | 5%                 | September 2024 |
| 4th Instalment                                  | 5%                 | March 2025     |
| 5th Instalment<br>10% Construction Completion   | 10%                | August 2025    |
| 6th Instalment<br>20% Construction Completion   | 10%                | February 2026  |
| 7th Instalment<br>40% Construction Completion   | 10%                | September 2026 |
| 8th Instalment<br>60% Construction Completion   | 10%                | March 2027     |
| 9th Instalment<br>80% Construction Completion   | 10%                | September 2027 |
| 10th Instalment<br>100% Construction Completion | 10%                | July 2028      |

| Apartments              | Area Sq. ft. |        | Starting Price<br>(In AED Mn) |
|-------------------------|--------------|--------|-------------------------------|
|                         | Min.         | Max.   |                               |
| 1-Bedroom               | 731          | 764    | 2.9                           |
| 2-Bedroom               | 1,107        | 1,656  | 5.1                           |
| 3-Bedroom               | 1,829        | 1,855  | 10.7                          |
| 5-Bedroom<br>Penthouses | 5,257        | 5,257  | 33.6                          |
| 6-Bedroom<br>Penthouses | 11,738       | 11,738 | 64.5                          |

## Facts

- ◆ 308 units: 1, 2, 3-bedroom apartments and 5 & 6-bedroom penthouses. All luxuriously furnished and carrying the prestigious Address Resorts brand.
- ◆ State-of-art amenities platform
- ◆ Podium roof garden with world class amenities
- ◆ Waterfront urban plaza



## Residential Units

- ◆ 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.