

# MARINA SHORES AT DUBAI MARINA

EMAAR

## THE COMMUNITY

As one of the largest and most carefully planned waterfront communities in the world, Dubai Marina is a marvel to behold. Its cosmopolitan, free-spirited vibe and singular character come from the fact that it combines the best of both the city and the water. Over 200 residential towers and 8 kilometres of landscaped public walkways with water features, benches, and play areas make up the three-kilometre-long development. The luxury master-planned community boasts cutting-edge design and a wide range of upscale amenities.

## WHY MARINA SHORES?

- An elegant 53-floor tower consisting of one to five-bedroom apartments and a 5-bedroom penthouse.
- Innovative design and world-class interiors make it the perfect home for vibrant seaside living.
- Perfectly positioned at the centre of a bustling community.
- Direct access to the promenade which features a whole array of amenities
- Footsteps away from the nearby beach and a variety of luxury dining, shopping, and leisure facilities.



## LOCATION & VIEWS

- 20 mins from Burj Khalifa, 25 mins from Dubai Int'l Airport, and 15 mins from Al Maktoum Int'l Airport.
- Unparalleled views of the sea, Dubai Marina, and The Palm Island.
- Convenient interchanges, bus network, and ferry or water bus transportation.
- Easy access to the city's most popular attractions

## RESIDENTIAL UNITS

- One to five-bedroom apartments
- Five-bedroom Penthouse
- Elegant, chic, and sophisticated layout and design.
- Innovative architecture and world-class interiors



Instalment	Payment Percentage	Due Date
Down Payment	10%	JUL 2022
1st Instalment	10%	SEP 2022
2nd Instalment	10%	MAR 2023
3rd Instalment 10% Construction Completion*	5%	DEC 2023
4th Instalment 20% Construction Completion*	10%	JUN 2024
5th Instalment 30% Construction Completion*	10%	OCT 2024
6th Instalment 50% Construction Completion*	10%	MAY 2025
7th Instalment 70% Construction Completion*	10%	OCT 2025
8th Instalment 80% Construction Completion*	5%	FEB 2026
9th Instalment 100% Construction Completion*	20%	DEC 2026

\*Estimated Construction Completion Date

Available Units	Area Sq. ft.		Starting Price (in AED mn)
	Min.	Max.	
1-Bedroom	745	878	1.50
2-Bedroom	1,113	1,224	2.56
3-Bedroom	1,541	1,848	3.35
4-Bedroom	2,410	2,749	6.82
5-Bedroom Penthouse	8,161	8,161	20.58

## FACTS

- 1 Bedroom: **180 Units**
- 2 Bedroom: **172 Units**
- 3 Bedroom: **62 Units**
- 4 Bedroom: **22 Units**
- 5 Bedroom Penthouse: **1 Unit**



## AMENITIES



- Fully equipped gym
- Multi-purpose room
- Swimming pool and children's pool
- Landscaped outdoors area
- BBQ

## 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.