# 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.
- Convenient interchanges, bus network, and ferry or water bus transportation.
- Unparalleled views of the sea, Dubai Marina, and The Palm Islan
- Easy access to the city's most popular attraction

# RESIDENTIAL UNITS

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

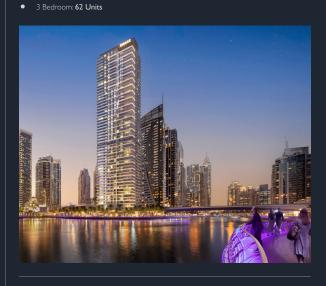


Instalment	Payment Percentage	Due Date
Down Payment	10%	JUL 2022
lst Instalment	10% SEP 2022	
2nd Instalment	10%	MAR 2023
3rd Instalment 10% Construction Completion*	5%	DEC 2023
4th Instalment 20% Construction Completion*	10%	JUN 2024
5th Instalment 30% Construction Completion*	10%	OCT 2024
6th Instalment 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

Area Sq. ft. <i>Min. Max.</i>		Starting Price (in AED mn)
745	878	1.50
1,113	1,224	2.56
1,541	1,848	3.35
2,410	2,749	6.82
8,161	8,161	20.58
	Min. 745 1,113 1,541 2,410	Min.         Max           745         878           1,113         1,224           1,541         1,848           2,410         2,749

### FAC1S

- I Bedroom: 180 Units
- 2 Bedroom: **172 Units**
- 4 Bedroom: 22 Units
- 5 Bedroom Penthouse: I Unit



#### AMENITIES



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

## 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.