



MARINA VISTA

— AT —

EMAAR
BEACHFRONT

EMAAR



ABOUT EMAAR

Marina Vista is wholly owned by Emaar Properties PJSC www.emaar.com and extends Emaar's success in developing master planned prestige properties. Amongst Emaar's crowning achievements are:

The tallest building in the world, Burj Khalifa.

The world's most visited shopping and entertainment destination, The Dubai Mall.

The world's first Armani hotel.

FACTSHEET

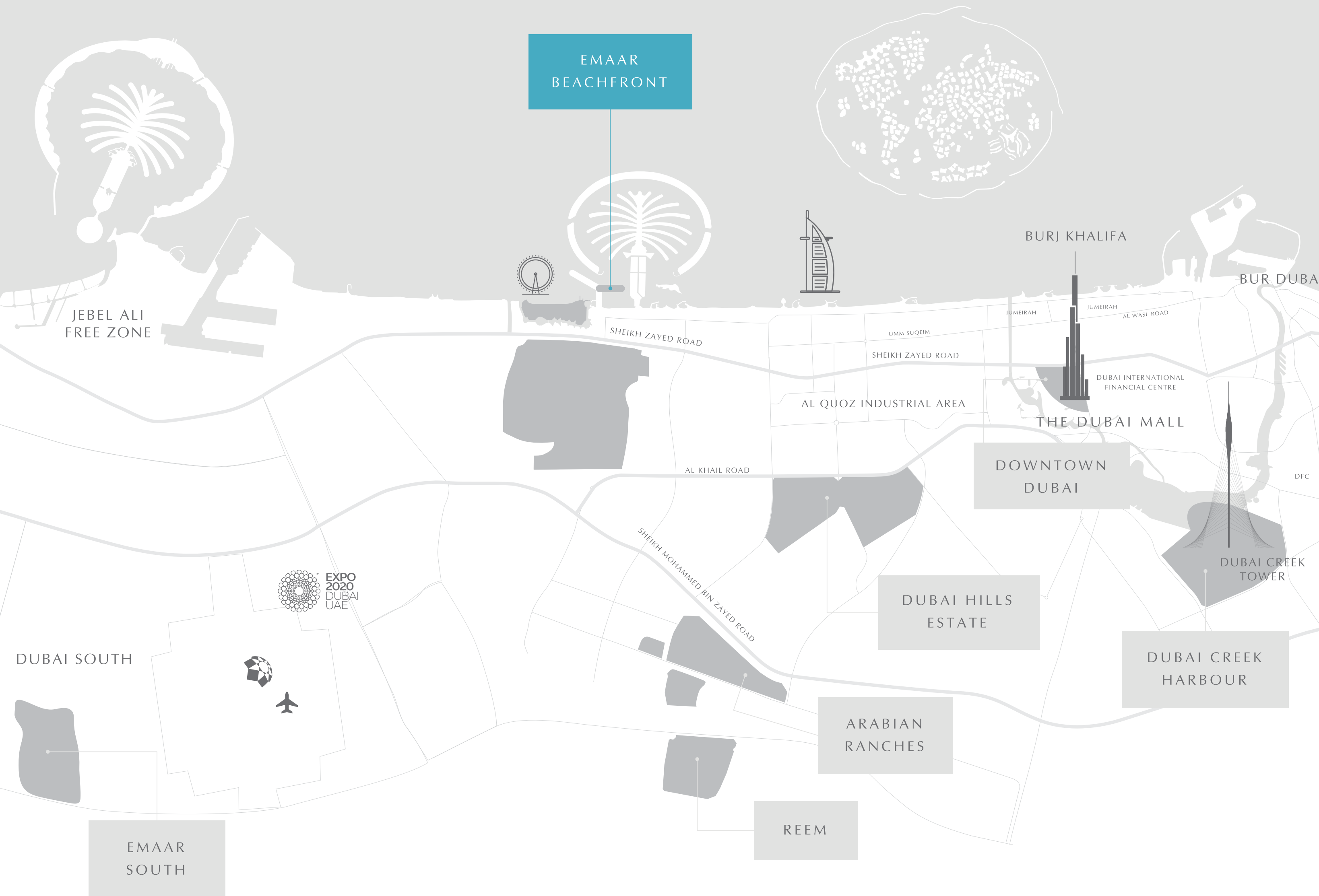
- Most exclusive residential community in Dubai
- The Best Location, Gated man-made island “ EMAAR BEACHFRONT “
- Located between Dubai Marina & Palm Jumeirah
- Breath-taking views of Dubai Marina Skyline, Palm Jumeirah and Sea
- The best investment
- Excepted high capital appreciation
- Expected rental income of up to 11%
- Direct access to private beach
- Easy access (exit and entry) via Sheikh Zayed Road
- Access to your own Marina / Yacht berths
- Direct access to high-end retail shops, luxury hotels, boutiques, restaurants, cafes, private beaches, & monorail.
- High-End fittings and finishing
- 20 minutes drive to DXB airport
- 2 residential towers of 28 & 37 story
- Consists of 1,2,3 and 4BR Penthouses
- Miami Style tower with big terraces and Floor to ceiling windows
- Easy and flexible payment plan
- Free Hold
- All unit comes with 1 to 2 parking



EMAAR BEACHFRONT

PRIVATE BEACH LIVING

Lose yourself in the beauty of a private gated island. Take your pick between 27 glistening towers rising above the azure blue waters of the Arabian Gulf, each one more stunning than the next. Wake up to soothing sounds of waves; sail into the open horizon; or take a relaxing dip in the open sea. At Emaar Beachfront, your every day is a beach day.



27
Beachfront
Residential Towers



10,000
Residential
Units



1.5 KM
Pristine
Beach



13,000 SQ.M
Retail
Mall



20
Minutes to
Dubai Int'l Airport



45
Minutes to
Al Maktoum Airport



DISCOVER THE CHARMS OF A GATED PRIVATE ISLAND



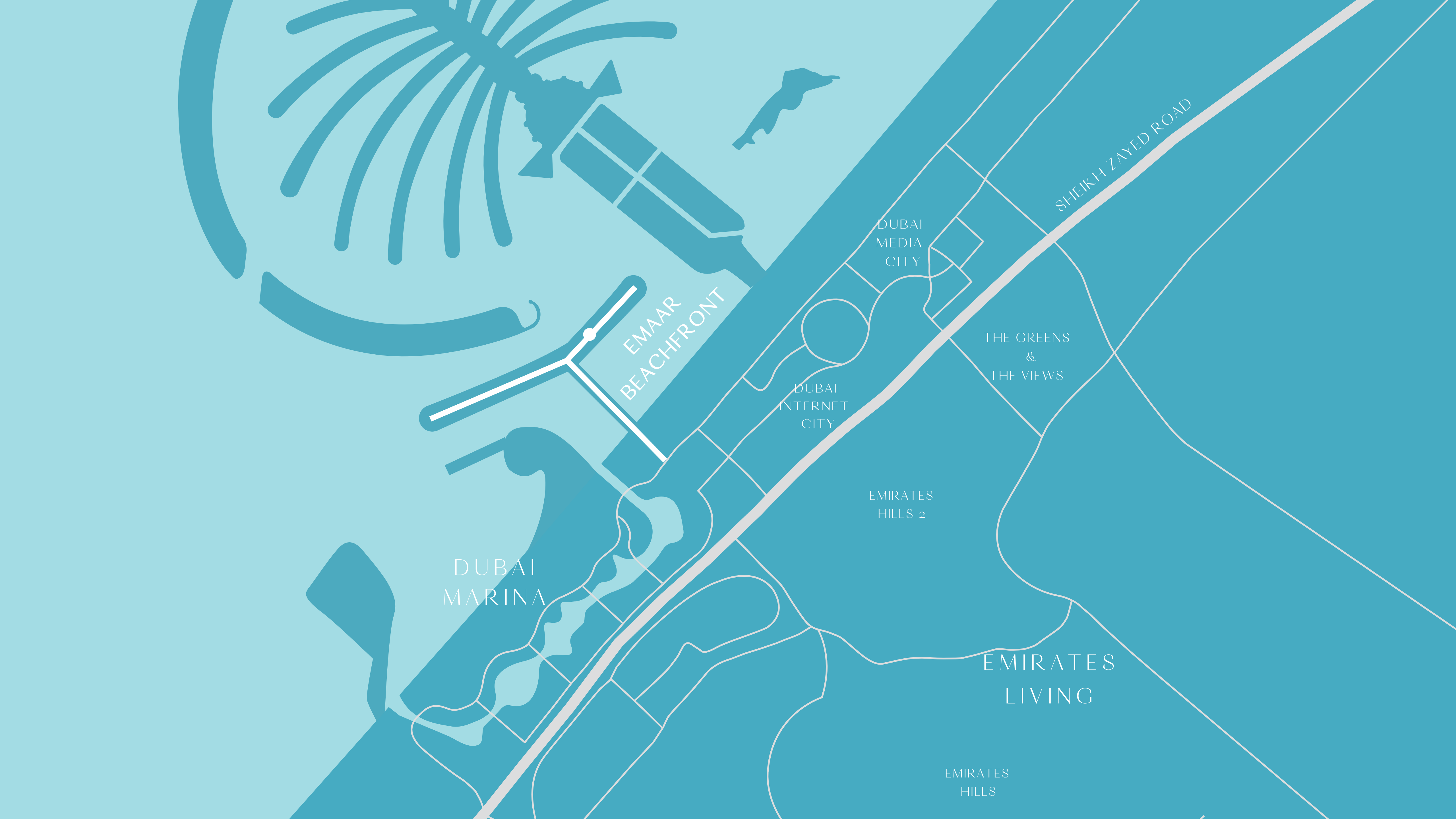
SAIL INTO YOUR DREAM HOME

At Marina Vista, live a seafront dream right from your door. Each apartment shares a visual connection to the water. Every detail embodies easygoing elegance, perfectly complementing the beachfront setting. Choose between one, two, three and four bedroom beachfront apartments with uninterrupted views of Dubai Marina and the Arabian Gulf. Live life inspired.

DISCOVER MARINA VISTA

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SHEIKH ZAYED ROAD

DUBAI
MEDIA
CITY

THE GREENS
&
THE VIEWS

DUBAI
INTERNET
CITY

EMIRATES
HILLS 2

EMIRATES
LIVING

EMIRATES
HILLS

DUBAI
MARINA

EMAAR
BEACHFRONT

CALM AND SERENE
BEACH LIVING





A SANCTUARY OF ESCAPISM

Marina Vista occupies the most prestigious location. It's one of the first residences at the entry point to the island and nearest to Dubai Marina. Visit the marina by foot, car or yacht, or slip into a city adventure via Sheikh Zayed Road, which is just an interchange and two traffic lights away. Or simply spend a day on the delicate white beach lapped by the azure blue sea.



CAPTIVATING PANORAMIC VIEWS

Wake up to the sunrise over a bay filled with sailboats. Throw a memorable dinner party social gathering with the backdrop of the alluring Dubai Marina and its shimmering lights. Or revel in the sunset vistas over the glimmering Arabian Sea. All apartment views at Marina Vista are unmatched and enchantingly beautiful.





EXQUISITE BEYOND WORDS

Marina Vista is conceived with true lovers of summer in mind. Clean lines and expansive glass panels give it its reputation as the most contemporary of the collection. Rooms basking in sunlight, easygoing textures and a shore-inspired palette of white, beige and blues further contributes to its 'endless summer' vibe.

A rooftop pool with lounge chairs and a city skyline in the background. The scene is captured in a monochromatic blue color scheme. In the foreground, there are two lounge chairs with white cushions and dark frames, positioned on a wooden deck. The pool is in the middle ground, with a person swimming. In the background, a dense city skyline with various skyscrapers is visible under a clear sky. The text is overlaid in the center of the image.

VIBRANT BY DAY,
ENCHANTING
AT NIGHT





MIAMI STYLE LIVING

With ready access to beach sports, yachting and an on-site gym, enjoy the healthiest of lifestyles at Marina Vista. The beautifully positioned swimming pool is the perfect place to unwind after a long day's work and simply take in the views. What's more, a host of world-class dining, shopping and entertainment awaits on the Emaar Beachfront Boulevard.

