



# EMAAR BEACHFRONT

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BEACH ISLE

EMAAR



THERE'S NO PLACE  
LIKE HOME

EXCEPT FOR  
THE BEACH







## BEACH ISLE

# BEACH ISLE

*Where Luxury Flows*

Discover the true meaning of luxury at Dubai's most exclusive island; where the blue sky is an extension of the open sea; where exceptional entertainment venues are a delightful stroll away; and time is measured by the sound of waves rolling into the shore. This is Beach Isle.



Premium  
1, 2, 3 & 4-bedroom  
Apartments



Luxurious  
4-bedroom Villas



Private Beach  
Access



Infinity-edge  
Swimming Pool



Unparalleled Views  
of The Palm



Uninterrupted  
Views of the Sea





COME  
HOME TO

YOUR OWN  
BEACH RESORT



# A SEA OF POSSIBILITY

Set your sights on a glorious strip of sunshine overflowing with sensational amenities.



Miami-style  
Pool Deck



Tropical  
Garden Rooms



Spacious  
Cabanas



Retail Front at  
Ground Level



Dedicated  
Fitness Area



Kids' Splash Pads &  
Play Area





THOSE WHO LIVE  
LIFE ON THE EDGE

HAVE THE  
BEST VIEW





An aerial architectural rendering of the Emaar Beachfront development. The image shows a cluster of modern, high-rise apartment buildings along a curved beach. To the left of the buildings is a large, landscaped area with palm trees and a small lagoon. To the right is a marina filled with numerous yachts and sailboats. The water is a deep blue, and the sky is clear. A teal-colored rectangular box is overlaid on the left side of the image, containing the text 'EMAAR BEACHFRONT' and 'BEACH ISLE'. A thin teal line with a dot at the end points from the text box to one of the buildings in the development.

*Location*

EMAAR  
BEACHFRONT

BEACH ISLE

## A WELL-CONNECTED PARADISE

The sweet life starts with a tropical breeze.  
And with direct access to Dubai Marina and  
a swift connection to Sheikh Zayed Road,  
your every day can only get sweeter.



# PERFECTLY CONNECTED

**05**

Mins to  
Dubai Marina

**05**

Mins to  
Sheikh Zayed Road

**25**

Mins to  
Downtown Dubai

**25**

Mins to  
Dubai Int'l Airport

**25**

Mins to  
Al Maktoum Int'l Airport





# IN HARMONY WITH NATURE

Light, spacious, modern. Every aspect of your Beach Isle apartment is constructed to mimic the freedom and serenity felt when your toes are in the sand and eyes are on the open water.



Miami Beach-inspired  
Architecture



Floor-to-ceiling  
Windows



Master Bedroom with  
En-suite Bathroom



Open Kitchen with  
Built-in Cabinets















*Townhouses*

# THE BEACH IS YOUR FRONT YARD

Thoughtfully designed 4-bedroom family villas that balance location, luxury and functionality so that you don't have to compromise meaningful downtime.

Trade-in your work shoes for one of life's simplest, most exclusive pleasures — a barefoot stroll on the beach with loved ones.



# EMAAR BEACHFRONT

## *Private Beach Living*

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 luxury seaside lifestyle.







# FEATURES



1.5 KM of  
Pristine Beach



Panoramic Views  
of the Sea



Steps Away from  
Marina & Yacht Club



Upcoming  
Mall



Nearby Licensed  
Restaurants



2 Neighbourhood  
Parks



# YOUR DREAM HOME, SOON TO BE A REALITY

With construction expressly underway,  
Emaar Beachfront's first four towers are  
scheduled for completion in August 2021\*.

\*Estimated completion date







# FROM THE DEVELOPER OF DUBAI MARINA

*Dubai's most sought-after enclave*

Famous for its vibrant nightlife, exceptional dining venues and an abundance of activities that will satiate your every desire.



5-star Premium Hotel,  
**The Address Dubai Marina**



150,000 Sqm  
**Marina Mall**



Global Culinary Hub  
**Pier 7**



Most Popular  
Among Renters  
& Buyers



50 Million Sqft  
Waterfront  
Community



5 Minutes from  
Emaar Beachfront



# THE STRENGTH OF EMAAR

An undisputed leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of mainland China. You will be investing with one of the most-loved brands in the world.

REVENUE  
AED  
**11.6BN**  
H1 2019

NET PROFIT  
AED  
**3.1BN**  
H1 2019

MARKET CAP  
AED  
**32BN**  
30 JUNE 2019

PROPERTY  
SALE IN UAE  
↑  
**52%**  
H1 2019

NET PROFIT  
MARGIN  
↑  
**27%**  
H1 2019

YOY BRAND  
VALUE  
↑  
**39%**





# EMAAR BEACHFRONT

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BEACH ISLE



FIDU PROPERTIES

菲 | 度 | 房 | 地 | 产

CHINA - DUBAI



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EMAAR