CREEK BEACH

SURF

EMAAR
Ride the Wave of Wonderful Moments

Warm golden sands.
A plaza full of unique experiences.
And a boutique Vida hotel.

These are just some of the discoveries that will capture your heart at SURF. A magical place where family living feels like a never-ending holiday.

1, 2 & 3 BEDROOM APARTMENTS
STEPS AWAY FROM CREEK BEACH & WATER CANAL
WALKING DISTANCE TO DUBAI CREEK TOWER
CLOSE PROXIMITY TO WILDLIFE SANCTUARY
A VIBRANT COMMUNITY PLAZA
10 MINUTES TO DOWNTOWN DUBAI
Your Last Chance to Own a Home
Steps from Creek Beach

With the surrounding clusters already launched, SURF is the last mid-rise cluster within the west edge of Creek Beach.

Don’t let the sun set on the last opportunity to enjoy the true beauty of Creek Beach.

- STEPS FROM DUBAI’S ONLY MAN-MADE BEACH
- NEXT DOOR TO A LICENSED VIDA HOTEL
- DUBAI’S RICH WATERWAY AT YOUR DOORSTEP
- 5 MINUTES’ WALK FROM DUBAI SQUARE
- 5 MINUTES’ WALK FROM CREEK MARINA
Enjoy a Dazzling Plaza at your Doorstep
The Lively Waterfront Plaza

Creek Beach is full of surprises, including a dazzling plaza.

Only a few steps from SURF, the plaza has a beautiful water feature at its heart, surrounded by promenades, farmers markets and other events that foster a sense of community.

- 2650 SQM PLAZA - LARGER THAN 5 BASKETBALL COURTS
- 40M FROM CREEK BEACH
- VIEWS OF DUBAI CREEK TOWER
- OPENING ONTO THE WATERFRONT PROMENADE
- PEDESTRIAN BRIDGE TO CREEK ISLAND DUBAI
- 5 MINUTES’ WALK TO CREEK MARINA
Walk through the landscaped courtyard to the licensed bars and restaurants at the Vida Hotel.

Or simply spend quality time with family among your resort-style amenities.
You Could Not Ask for a Better Location

- Burj Khalifa
- Creek Marina
- Creek Beach
- Ras Al Khor Wildlife Sanctuary
- Pedestrian Bridge
- Dubai Creek Tower
- Dubai Square
- Dedicated Metro

SURF AT CREEK BEACH
Your Perfect Retreat

You will love coming home to SURF. Each building has one, two and three-bedroom apartments designed to maximise, light and views.

Imagine yourself with your loved ones, right here.

- WONDERFUL FLOOR-TO-CEILING WINDOWS
- INTERIORS TO SUIT EVERY STYLE
- VIEWS OF THE PLAZA, POOL AND GREEN SPACES
- PLUSH PRIVATE BALCONIES
- SIZES RANGING FROM 64 SQM - 125 SQM
Reasons to Believe in Dubai Creek Harbour
Dubai Creek Harbour is at the heart of our bold new vision for Dubai. The six square kilometre waterfront destination (2x the size of Downtown Dubai) is bound to push the frontiers of architecture, design and the quality of life.

Residents of Dubai Creek Harbour enjoy close proximity to:

- **Dubai Creek Tower**: New Global Icon
- **Dubai Square**: Mega-Retail District
- **Wildlife Sanctuary**: Home of Pink Flamingos
- **10 Mins from Burj Khalifa**
- **15 Mins from Dubai Int’l Airport**
- **40 Mins from Al Maktoum Int’l Airport**
Perfectly Connected

Dubai Creek Harbour features a fully-integrated transport system so you can get around Dubai with ease.

Residents and visitors will enjoy:

- An efficient road & bus network
- 4 metro stations
- 3 bridges connecting to Creek Island
- A convenient interchange
- Water taxis to Downtown Dubai

The new interchange at Ras Al Khor Road, which directly connects Dubai Creek Harbour to the city, is scheduled for completion in 2019.

Connectivity to Al Jaddaf
Nearest metro station
Bridge (Scheduled completion 2019)
Pedestrian Bridge
Access from Ras Al Khor Rd (Now open)
Imagine living near water and nature in remarkable surroundings, yet still be able to reach Downtown Dubai and Dubai International Airport within just 10-15 minutes.

What’s more, close proximity to Dubai Metro is proven to boost the nearby property value by more than 50%.*

*2018 report by Knight Frank
CREEK BEACH

Where the City Meets the Beach

Creek Beach is bound to deliver excellent financial returns for our investors. Its key attraction is a fresh wave of beach activities, gourmet restaurants and world-class entertainment venues.

- 300-METRE BEACH
- DINING AT THE WATERFRONT VIDA HOTEL
- LICENSED BARS & RESTAURANTS
- 5 MIN FROM CREEK MARINA YACHT CLUB
- BREATHTAKING SUNSET VIEWS
A Contemporary Old Town with a Touch of Heritage
Vida means ‘life’ in Spanish; befitting its name, the boutique Vida hotel just steps away from SURF is set to become the beating pulse of Creek Beach.

Positioned as a lively and vibrant hub, style meets convenience here in an interactive environment.
Exhale Spa

Discover the true meaning of wellness and comfort in one of Dubai’s most luxurious spas.

With services ranging from spa treatments to anti-ageing facials and full body massages, Exhale Spa will leave you and your loved ones feeling more rested and radiant than ever.
Welcoming Our First Residents in 2019

The first residents of Dubai Creek Harbour are all set to move into their new homes at the 6-tower Dubai Creek Residences.

They will be welcomed by a range of art installations adorning the boardwalks of Creek Marina, including a sculpture by the renowned South Korean artist Choi Jeong Hwa.

From art installations to live entertainment, there’s something for everyone.

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Residents in Creek Marina</th>
<th>Total Number of Residents in Dubai Creek Harbour</th>
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<tbody>
<tr>
<td>2019</td>
<td>5,335</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>12,750</td>
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Why Invest in Dubai?

In line with being one of the most visited countries in the world, the Dubai Chamber of Commerce has predicted the city's tourism and travel sector to reach more than $56Bn in 2022 - an ideal investment climate for you to take advantage of.

As a Dubai resident you benefit from:

- **TAX-FREE INCOME**
- **HIGH RETURNS ON INVESTMENT**
- **ONE OF SAFEST NATIONS**
- **0% PROPERTY AND INHERITANCE TAX**
- **ICONIC LANDMARKS**
- **GOLD CARD PERMANENT RESIDENCY VISA**

*Source: global market research provider Euromonitor International.
** Terms & Conditions apply.
The Strength of Emaar

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

| MARKET CAP | USD  | 2.7BN   | FY 2018 |
| REVENUE    | USD  | 6.99BN  | FY 2018 |
| NET PROFIT  | USD  | 1.96BN  | FY 2018 |
| LAND BANK  | SQM  | 167MN   | FY 2018 |
| TOTAL UNITS DELIVERED FY 2017 | 45,900+ |
| RESIDENTIAL UNITS DELIVERED SINCE 2002 |
| UNITS UNDER CONSTRUCTION | 43,000+ |
| FY 2017 |