



## ADDRESS RESIDENCES THE BAY

AED 2 924 888 - 13 303 000

### PARAMETERS

City	Dubai
Type	Development
To sea	100 m
To city center	21100 m
Completion date	IV quarter, 2026



### ADDRESS RESIDENCE THE BAY ON EMAAR BEACHFRONT ISLAND, DUBAI

Address Residence The Bay is a 60-story residential complex that is currently under construction. Dubai's major luxury real estate developer Emaar Properties began construction in May 2022. The building is to be located on the island of Emaar Beachfront, which is characterized by impeccable sandy beaches and excellent infrastructure for beachfront recreation.

### APARTMENTS IN ADDRESS RESIDENCE THE BAY

The new complex includes the following apartment options:

- 1-bedroom apartments with a total area from 70 square meters to 75 square meters with a bathroom, an open-plan kitchen combined with a dining-living area, and access to a balcony.
- 2-bedroom apartments with a total area from 117 square meters to 171 square meters with three bathrooms, an open-plan kitchen combined with a dining and living area, and access to a large balcony.
- 3-bedroom apartments with a total area of 181 square meters to 191 square meters with two large bathrooms, a guest toilet, a maid's room with a separate bathroom, and a large common dining room combined with a living room, from which there is access to a spacious corner balcony.

### KEY AMENITIES IN ADDRESS RESIDENCE THE BAY

This up-and-coming residential complex will become the tallest building in the Emaar Beachfront community. According to the master plan, excellent infrastructure will be created here so that residents and guests can enjoy a great holiday without leaving their comfort zone.

The key amenities are:

- Luxurious lobby with seating areas
- Large infinity-edge pool with areas for walking and relaxing

- Cafes
- Fine dining restaurants
- Conference hall for business meetings and events
- Sales outlets (within the territory) of 18,000 square meters
- Fitness room
- Access to a gated private beach 1.5 km long
- Security and video surveillance
- Access to a private yacht club
- Barbecue areas
- Parking lot

## TRAFFIC CONVENIENCE

The small peninsula of Emaar Beachfront is connected to the mainland of Dubai via a road that provides quick access to one of the city's main highways, Sheikh Zayed Road.

The island community is bordered by large-scale areas such as Dubai Marina with a marina, Dubai Media City, and the Palm Jumeirah archipelago. Near the community, there are bus stops, tram stations, and a ferry pier.

Sobha Realty metro station is seven kilometers away from the complex.

Downtown Dubai is a 20-minute drive away.

The international airport (DXB) is located 25 minutes away from the residential complex.

### Nearby Malls

Address Residence The Bay is planned to host numerous branded boutiques and grocery stores. Residents will also be able to visit large trading platforms located on the mainland.

The long Dubai Marina Walk with branded shops, restaurants, and numerous cafes is situated within walking distance (about two kilometers). There is also a large shopping center, the Dubai Marina Mall.

Ibn Battuta Mall is just a 12-minute drive from the complex and is a popular place for its majestic architecture in the classical Arabic style.

### Nearby Schools

There are several good schools near Emaar Beachfront. A popular top-listed school, Emirates International School in the Meadows area, is located at a distance of five kilometers away from the residential complex.

It takes 16 to 18 minutes to travel to Nord Anglia and GEMS Founders.

## INVESTING IN ADDRESS RESIDENCE THE BAY, DUBAI

The Emaar Beachfront area has been actively developing since 2018 and today it ranks first in the real estate market in Dubai. When the new complex's construction is completed, excellent places for recreation, marine entertainment, and sports will be developed here, and this will attract even more tourists. All this affects the gradual increase in the value of the real estate as well as rental rates in the area.

Investing in real estate Address Residence The Bay has a return of 5% per year when renting the property out. It should be taken into account that a sea-front apartment in Dubai is a highly liquid property, and you can always sell the purchased apartments at a profit.

## PROPERTY FEATURES

### LOCATION

- |                        |                            |                              |                             |
|------------------------|----------------------------|------------------------------|-----------------------------|
| • Close to the beach   | • Close to the countryside | • Close to shopping malls    | • Close to the kindergarten |
| • Prestigious district | • Great location           | • Direct access to the beach | • Sea nearby                |
| • First sea line       | • Sea view                 | • City view                  | • Panoramic view            |
| • Beautiful view       |                            |                              |                             |

### FEATURES

- Terrace
- Finished
- Good quality
- Luxury real estate
- New project
- Tap water
- Electricity
- Driveway to the land plot

## INDOOR FACILITIES

- Children's playroom
- Child-friendly
- Restaurant
- Cafe
- Bar
- Reception
- Recreation area
- Fitness room
- Elevator

## OUTDOOR FEATURES

- Barbecue area
- CCTV
- Security
- Landscaped garden
- Landscaped green area
- Private yacht club
- No industry facilities
- Social and commercial facilities
- Car park
- Private beach
- Swimming pool
- Shop
- Supermarket

## PHOTO GALLERY

