

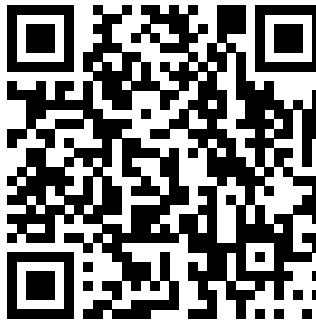


## BEACH ISLE

AED 1 924 888 - 4 695 000

### PARAMETERS

City	Dubai
Type	Development
To sea	20 m
Completion date	III quarter, 2023



### BEACH ISLE RESIDENTIAL COMPLEX IN EMAAR BEACHFRONTS, DUBAI

Beach Isle is a large luxury real estate complex in the Emaar Beachfronts. Here you can buy not only luxurious apartments but also individual townhouses on the first coastline of the Persian Gulf.

### LOCATION AND TRANSPORT ACCESSIBILITY OF BEACH ISLE

The complex is located on one of Dubai's new man-made islands, where all the infrastructure is created for quality beach recreation and life by the sea in a closed island area.

Emaar Beachfronts is located between the Palm Jumeirah island complex and Dubai Marina, with easy access to Dubai Internet City commercial park and other areas of Dubai. The area offers quick access to Sheikh Zayed Road and a major highway interchange, making it easy to reach any part of the city by personal vehicle. There are also public transport and metro stations close to Beach Isle.

### Beach Isle's internal infrastructure

Beach Isle offers the best conditions for a comfortable stay on the shores of the Persian Gulf, where you can enjoy your time without leaving the boundaries of the residential complex.

Here you will be welcomed by:

- A modern spa complex with a huge variety of relaxing treatments
- Large fitness center
- Outdoor pool with loungers for relaxation
- Enclosed outdoor area for children at podium level with pool and amusement area
- Beautiful garden with seating areas at 4<sup>th</sup>-floor level
- Covered parking
- 24-hour security service

### Commercial facilities near Beach Isle in Emaar Beachfronts, Dubai

Just three kilometers from the residential complex is a major shopping street, The Walk, where a huge number of stores, fast food outlets, cafes, and restaurants operate.

The convenient location of Beach Isle and its excellent transport accessibility allow you to quickly get to the largest shopping facilities in Dubai:

- Dubai Marina Mall (11 minutes by car)
- Ibn Battuta Mall and The Springs Souk (13 minutes)
- Mall of the Emirates (20 minutes)

### Schools in Beach Isle

Since there are many ex-pats living in Dubai, there is a wide variety of international schools in the city. As a rule, most of them have a British educational program.

The schools closest to the Beach Isle residential complex are:

- JSS (18 minutes by car)
- Sunmarke (20 minutes)
- GEMS Metropole (23 minutes)

### RESIDENTIAL PROPERTIES IN BEACH ISLE

There are two main options in the residential complex. You can choose classic apartments of 231 m<sup>2</sup> to 547 m<sup>2</sup> or large townhouses with a maximum area of 779 m<sup>2</sup>. Villas usually have three or four bedrooms. Smaller one and two-bedroom apartments are also available.

### BEACH ISLE INVESTMENT IN EMAAR BEACHFRONTS, DUBAI

Today, the infrastructure of the new island community Emaar Beachfronts is under active development. Given the fact that the project is being developed by Emaar, a major developer of international fame, the near future could see this place becoming a hive of activity. Investing in luxury real estate in Beach Isle at the stage of construction of the residential complex is a way to purchase housing at the most favorable price. Many investors are opting to do so, making money on the resale of the property. A good option would be to buy an apartment or townhouse to rent to tourists or locals, as demand for rent in the coastal residential complexes is traditionally high.

## PROPERTY FEATURES

### LOCATION

- Close to the beach
- Great location
- Direct access to the beach
- Sea nearby
- First sea line
- Sea view
- Panoramic view
- Beautiful view

### FEATURES

- Smart Home system
- Panoramic windows
- Terrace
- Internet
- Built-in kitchen
- Finished
- Premium class

### INDOOR FACILITIES

- Recreation area
- SPA centre
- Fitness room
- Marina

### OUTDOOR FEATURES

- CCTV
- Children's playground
- Landscaped green area
- Private yacht club
- Transport accessibility
- Social and commercial facilities
- Car park
- Concierge
- Equipped beach
- Private beach
- Well-developed facilities



## PHOTO GALLERY

