



## SEAGATE

AED 1 110 888 - 6 998 888

### PARAMETERS

City	Dubai
District	Mina Rashid (Port Rashid)
Type	Development
To sea	400 m
To city center	13300 m
Completion date	III quarter, 2025



### SEAGATE RESIDENTIAL COMMUNITY IN MINA RASHID YACHTS & MARINA AREA, DUBAI

Seagate is the first residential complex in the Mina Rashid Yachts & Marina yachting community on the Gulf coast. The complex includes 4 buildings and is being developed by Emaar Properties, a company specializing in luxury real estate in Dubai.

### SEAGATE PENTHOUSES AND APARTMENTS

According to the master plans, the building will house 1, 2 and 3 bedroom apartments and 4 bedroom penthouses.

All the apartments have floor-to-ceiling windows and top-quality finishes in bright colors. The layouts include an open kitchen, a large dining and living area, bedrooms with built-in wardrobes and storage rooms.

2 and 3 bedroom apartments have walk-in closets.

4 bedroom apartments additionally include a room with a bathroom for a maid or nanny.

### KEY AMENITIES IN SEAGATE:

- Large swimming pool with canals, 500 meters long, surrounded by recreation areas with lush green shrubs and palm trees;
- Sports grounds;
- Sea berths;
- Walking embankment;
- Public park;
- Water park;
- Access to a private beach;
- Gym with exercise machines;

- Children's playground;
- Retail outlets and restaurants within the complex territory;
- 6 parks within the area;
- Boutique hotel next to the residential complex;
- Ferry pier.

### Seagate Location

The complex is located on the small peninsula of Mina Rashid Yachts & Marina, which is a perfect place for yachting enthusiasts. Next to the new residential properties there will be a 430-berth marina and a yacht club on the water.

The peninsula neighbors the large urban community of Deira, which has numerous upmarket amenities, metro stations and a well-established public transport system.

Al Ghubaiba metro station is located 6 kilometers away from the residential community.

It takes about half an hour to get to the Downtown area and the Burj Khalifa skyscraper.

The international airport is 25 minutes away.

### Malls and Supermarkets Nearby (10-12 minutes away):

On the peninsula there are several shops with sailing equipment and accessories. Shops selling essentials are also planned to be built in the area.

Currently the nearest shopping centers are 13 to 20 minutes away from the new residential complex:

- Al Madina supermarket;
- Baqer Mohebi supermarket;
- Mercato shopping center;
- Karama Centre mall.

### INVESTING ATTRACTIVENESS OF SEAGATE RESIDENTIAL COMPLEX

Investing in under-construction Seagate Mina Rashid Yachts & Marina property is a great opportunity. Buying at a reduced price directly from the developer will allow you to save significantly, because after the complex is completed and the area infrastructure is developed, housing prices will become significantly higher.

The complex will be in high demand among tourists who wish to relax by the sea, as well as among fans of sea regattas, who will be able to stop here to carry out maintenance of their yachts and take a break from a sea voyage.

By renting a property out, you can get a good passive income, which ranges from 4% to 9% of the property value per annum.

Please feel free to contact our experts in case you have any questions regarding prices and the possibility of purchasing in installments.

### PROPERTY FEATURES

#### LOCATION

- |                      |                    |                             |                        |
|----------------------|--------------------|-----------------------------|------------------------|
| • Close to the beach | • Close to schools | • Close to the kindergarten | • Prestigious district |
| • Great location     | • Sea nearby       | • Sea view                  | • Beautiful view       |

#### FEATURES

- |                     |                      |                             |               |
|---------------------|----------------------|-----------------------------|---------------|
| • Panoramic windows | • Panoramic glazing  | • Terrace                   | • Finished    |
| • Good quality      | • Luxury real estate | • Premium class             | • New project |
| • Tap water         | • Electricity        | • Driveway to the land plot |               |

## INDOOR FACILITIES

- Child-friendly
- Restaurant
- Cafe
- Recreation area
- Fitness room
- Marina

## OUTDOOR FEATURES

- Children's playground
- School
- Landscaped garden
- Landscaped green area
- Private yacht club
- Fresh sea air
- No industry facilities
- Social and commercial facilities
- Car park
- Garden
- Well-developed facilities
- Swimming pool
- Shop
- Supermarket

## PHOTO GALLERY

