



PALACE
BEACH RESIDENCE

EMAAR BEACHFRONT

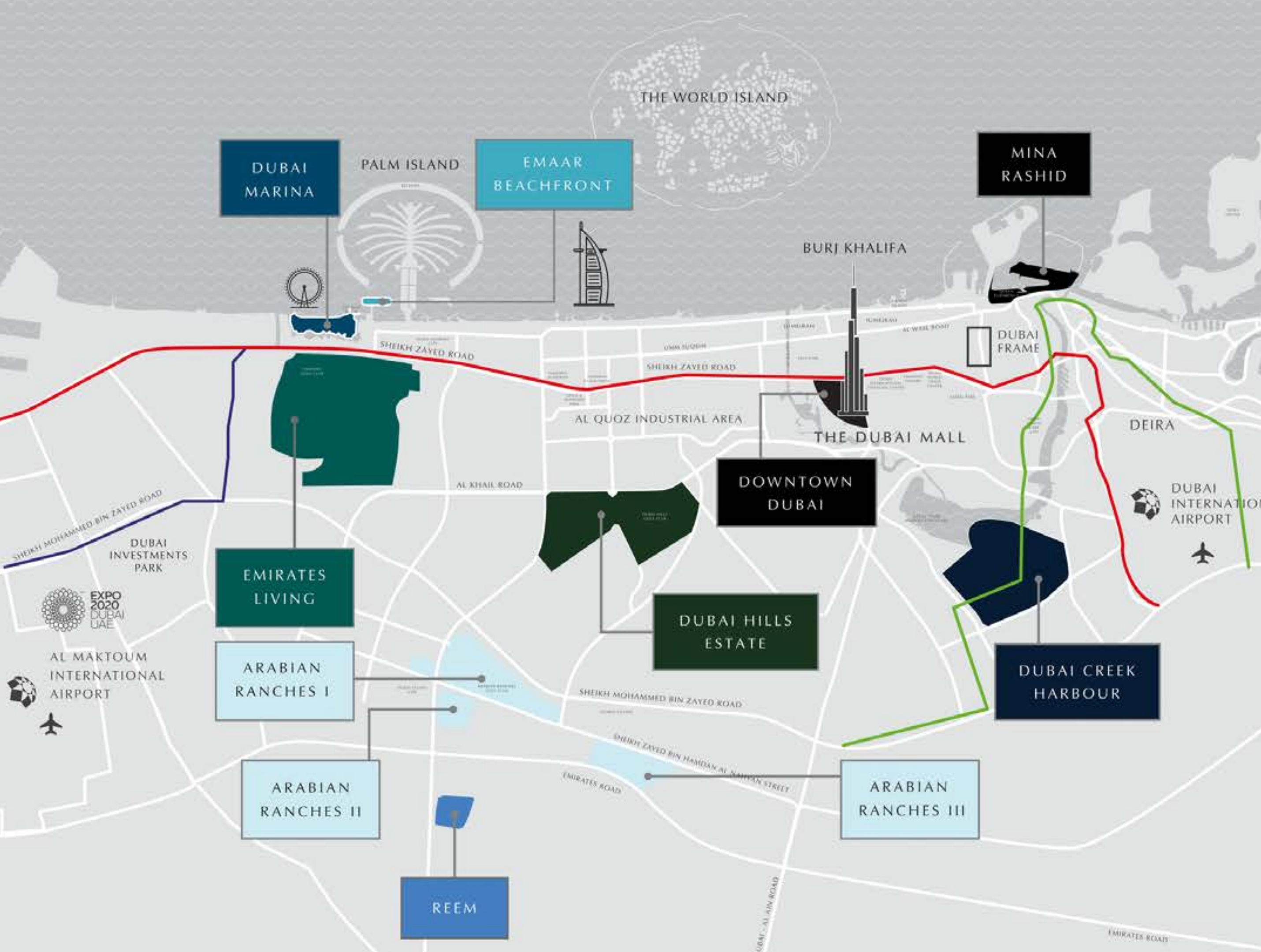


Emaar Beachfront lies between two of Dubai's most desirable neighbourhoods – Dubai Marina and The Palm Jumeirah. With its prime location, you can enjoy easy access to pristine beaches, a Marina with a private yacht club, retail and dining venues, as well as seamless access to Sheikh Zayed Road and Dubai Marina.

- Panoramic views of Dubai skyline and sea
- Private beach access
- Access to a Marina promenade with shops, cafes & restaurants
- Concierge services
- Lap pool, fully equipped gym, valet parking
- 1,500 Meters of Beach Front
- 20 minutes from Dubai International

Emaar Beachfront is the exclusive residential community between the Palm and Marina. The meticulously master-planned beachfront development represents a unique blend of cosmopolitan living in a prime location and a serene seaside lifestyle.





You are here.

This beachfront development represents a unique blend of cosmopolitan luxury living and a serene seaside lifestyle in one of Dubai's prime locations.



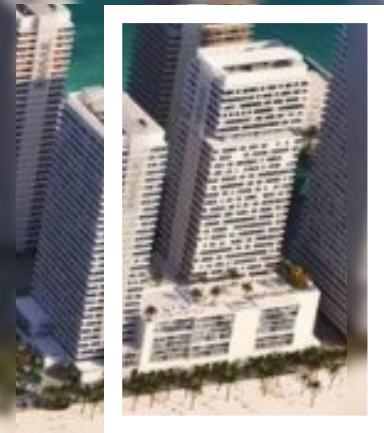
What To Know

- Located in the upcoming biggest Marina in the MENA region
- Luxury beachfront living with impressive Arabian Gulf views
- Developed by the UAEs leading Developer EMAAR





PALACE
BEACH RESIDENCE





HEALTH CLUB
& RECREATIONAL
FACILITIES



PODIUM DECK
WITH SWIMMING POOL
& KIDS POOL



BBQ SPACES



UNINTERRUPTED
VIEWS OF MARINA,
PAR & DUBAI SKYLINE



CHILDREN'S
PLAY ZONE



COMMUNITY
RETAIL

**Exquisite lifestyle.
Exceptional amenities.**

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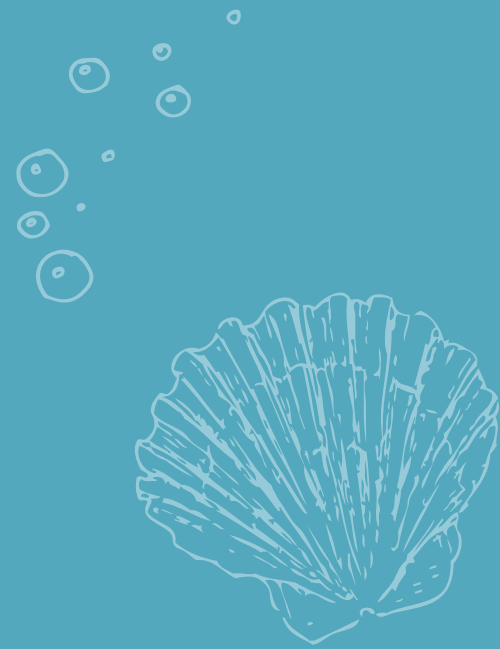
EMAAR BEACHFRONT



Life at the water's edge would not be complete without the spectacular amenities at your iconic residence.



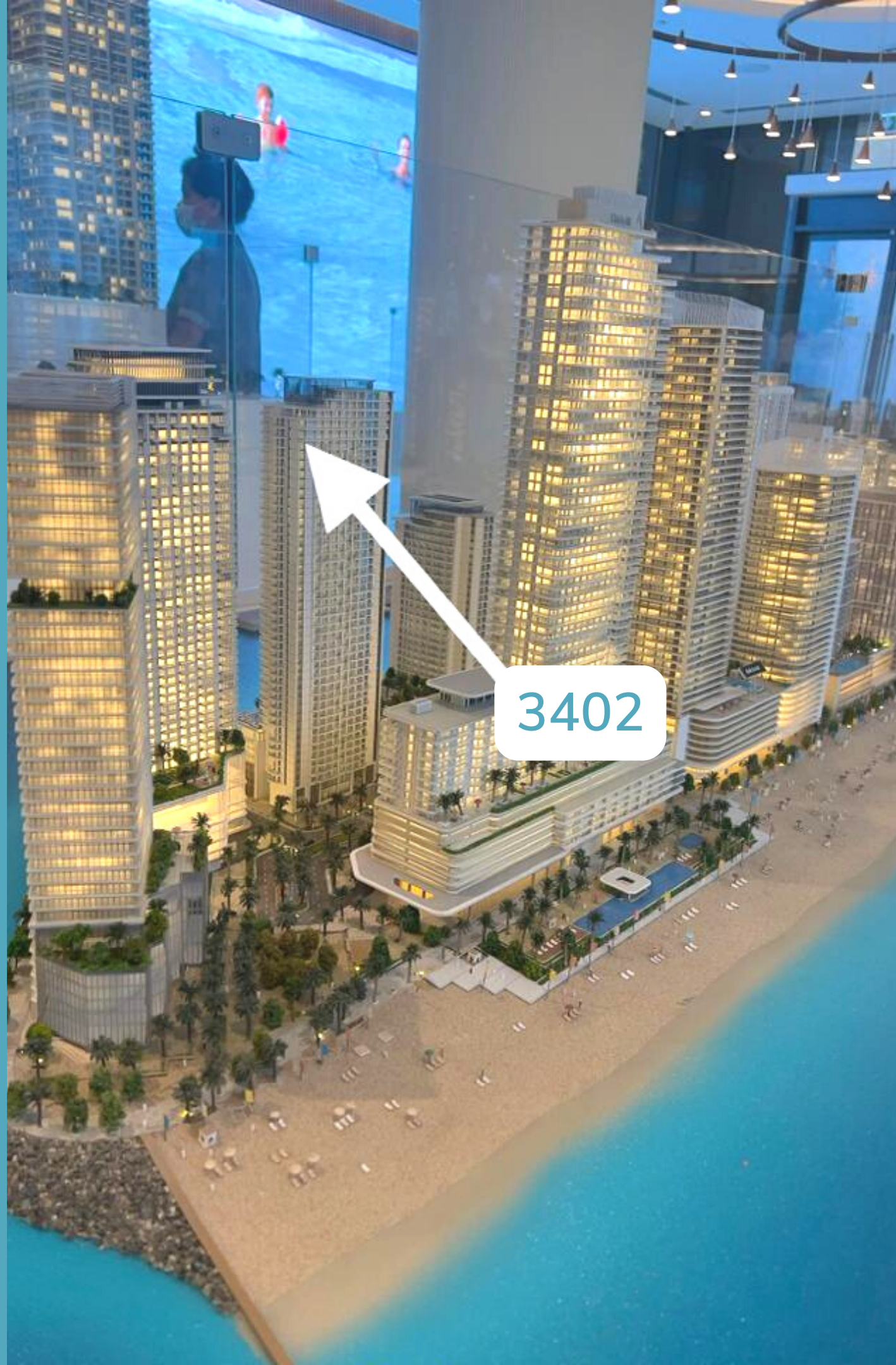
3 Bedroom Unit



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View & Location

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TOWER 2

3 BEDROOM TYPE 2A

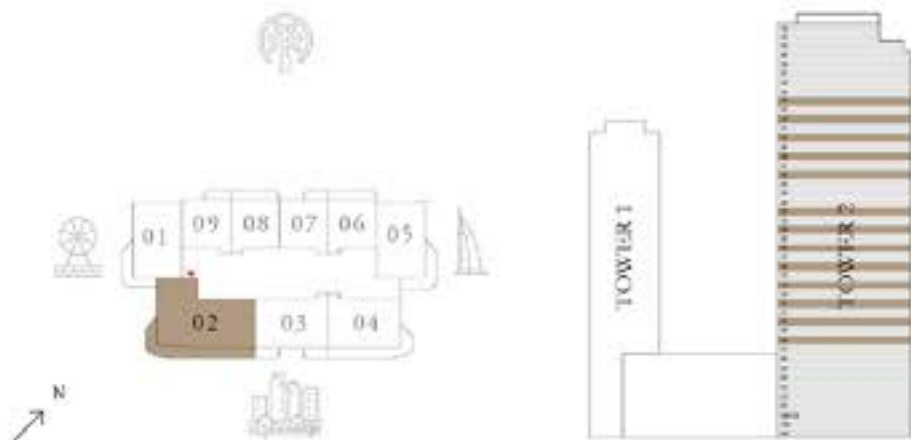
LEVEL 08,10,12,14,16
18,20,22,26,28,30
32,34

UNIT 02

SUITE AREA	1538.59 SQ.FT.	142.94 SQ.M.
BALCONY AREA	405.15 SQ.FT.	37.64 SQ.M.
TOTAL AREA	1943.74 SQ.FT.	180.58 SQ.M.

KEY PLAN

KEY SECTION



3 Bedroom

Unit 3402

AED 7,828,773.00
EUR € 2,087,672.80

SERVICE CHARGES

AED 17 / sqft
AED 33,048 (AED 8,812 / month)
EUR € 2,754 (€734 / month)

Payment Plan

3 Bedroom | 3402

AED 3,736,460.00

EUR € 996,389.00

Balance amount of
4.5-Year Payment Plan

Installment	Due Date	Milestone	Amount (AED)	Amount (EUR)
1	Initial	Down Payment + DLD & Other Fees	5,170,778.94	€ 1,378,874.39
3	28-Feb-2024	2nd Installment	593,089.00	€ 158,157.07
4	28-Aug-2024	3rd Installment	474,471.00	€ 126,525.60
5	31-Oct-2025	100% Construction	296,544.00	€ 79,078.40
6	28-Feb-2026	4 months after completion	296,544.00	€ 79,078.40
7	28-Jun-2026	8 months after completion	296,544.00	€ 79,078.40
8	28-Oct-2026	12 months after completion	296,544.00	€ 79,078.40
9	28-Feb-2027	16 months after completion	296,544.00	€ 79,078.40
10	28-Jun-2027	20 months after completion	296,544.00	€ 79,078.40
11	28-Oct-2027	24 months after completion	296,548.00	€ 79,079.47

Payment Plan

Initial Payment Breakdown

3 Bedroom | 3402

Payable / Fee	Amount (AED)	Amount (EUR)
Down Payment	4,685,402.56	€ 1,249,440.69
Land Department Transfer Fee	313,150.92	€ 83,506.91
Commission	156,575.46	€41,753.46
Emaar NOC Fee	5,250.00	€ 1,400.00
Conveyancer Fee	6,200.00	€ 1,653.33
Trustee Registration Fee	4,200.00	€ 1,120.00
TOTAL	5,170,778.94	€ 1,378,874.39