

# B E A C H G A T E

BY ADDRESS

EMAAR

# Emaar Beachfront

Come home to Dubai's most exclusive island, located within the new maritime centre of the UAE, Dubai Harbour. Emaar Beachfront is a meticulously master-planned waterfront haven – a unique blend of cosmopolitan living, prime location and luxury seaside lifestyle.

 1.5 KM of  
Pristine Beach

 Panoramic Views of  
the Sea & Marina

 Nearby Licensed  
Restaurant

 Steps Away from  
Marina & Yacht Club

 2 Neighbourhood  
Parks

 Direct Access to  
Sheikh Zayed Road





# Private Beach Living

Where the sea greets you every morning, and pristine white sand welcomes you home—on an island with a statement address in Dubai. Awaken your senses with every breath as you redefine your premium lifestyle, overlooking the majestic Arabian Sea at Emaar Beachfront.



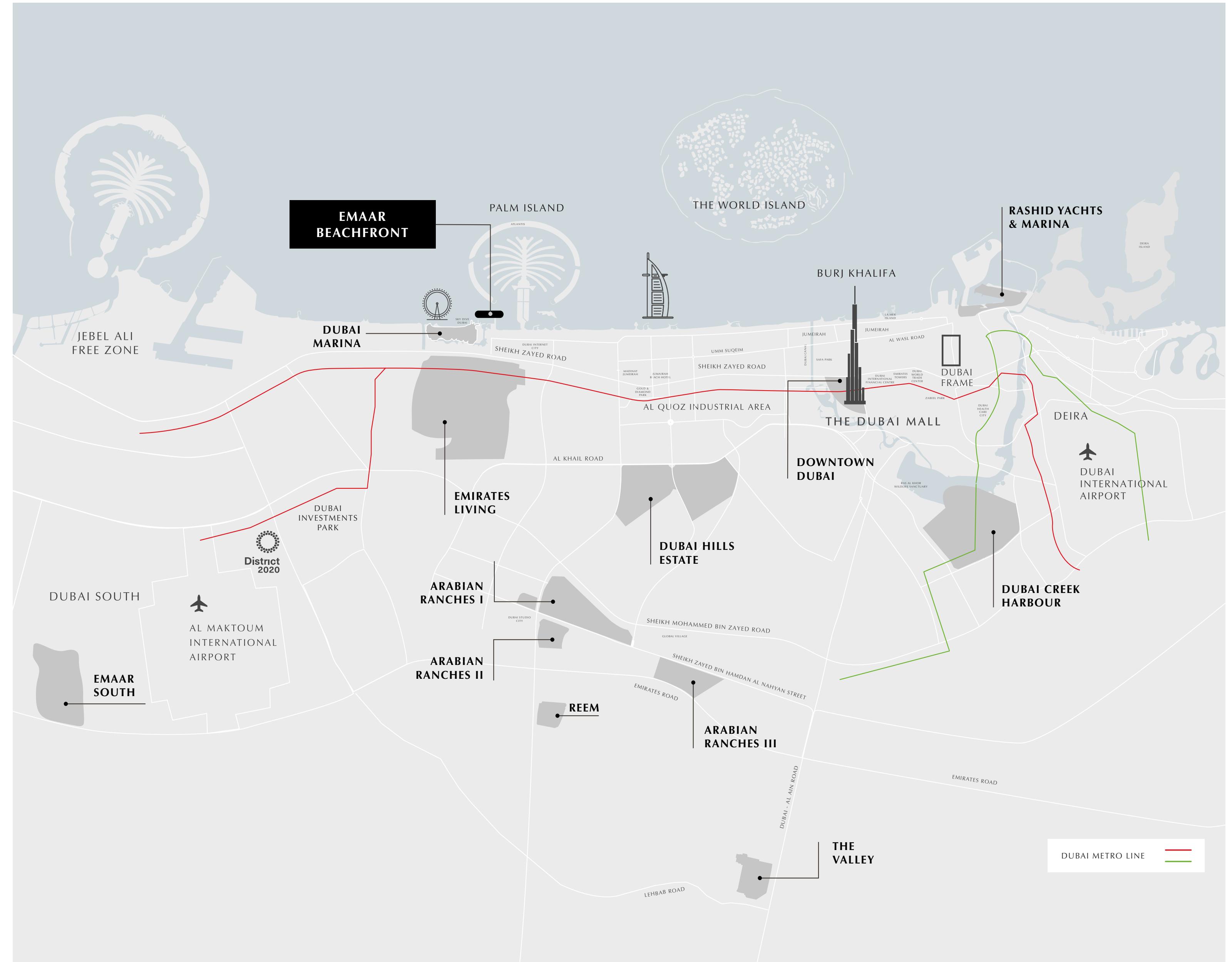
# Prime Location

05 mins from  
Dubai Marina

05 mins from  
Sheikh Zayed Road

15 Mins from  
Downtown Dubai

25 Mins from  
Dubai Int' Airport



An aerial photograph capturing the transition between a light beige sandy beach on the left and a vibrant turquoise ocean on the right. The ocean's surface is textured with white-capped waves crashing onto the shore. A single, long, thin shadow of a person is cast onto the sand, positioned near the center-left of the frame.

Sun-Soaked  
Sands & Seaside  
Serenity

Welcome to

# Beachgate By Address

An urban beachside haven where your dream lifestyle is made a reality, Beachgate By Address is situated alongside pristine sands and the shimmering waters of the Arabian Gulf. With the best of new Dubai on your doorstep and captivating sea and skyline views all around, these luxury branded residences place you at the centre of modern beachfront living.



A Lifestyle  
Less Ordinary





# An Exclusive Beachfront Location

Excellent Connectivity

Ideal Location

Convenient Interchanges



# Exceptional Amenities for Elevated Living

At Beachgate By Address, you'll have easy access to everything you could possibly need for a truly elevated living experience. From dining and retail, to health and wellness, this perfectly positioned residential tower epitomises the essence of contemporary convenience by the sea.



Swimming Pool &  
Kids' Pool



Multi-Function  
Room



Fully Equipped  
Gym



Retail Options  
at Ground Level



Your Own  
Luxury Resort

# Sea, Sand & City in Harmony

Comprising branded one, two, three, and four-bedroom apartments, four-bedroom penthouses and duplex penthouses, Beachgate By Address is where the city meets the sea and harmoniously combines the best of both worlds.



Absolute Luxury Amidst  
Shimmering Sands





## Stylish Living Spaces

Come home to style, space and seaside serenity in exquisite, open-plan living spaces designed to suit your urban lifestyle. Enjoy the aesthetic finesse of light tones and elegant finishes as you marvel at majestic views through floor-to-ceiling windows that allow radiant natural light to fill your luxurious Address Hotels + Resorts-branded home.

# Exquisite Apartments



The Essence of  
Sophistication





A photograph of a tropical beach at sunset. In the foreground, the dark trunk and fronds of a palm tree are visible. Behind it, another palm tree's fronds are silhouetted against a bright, orange and yellow sky. The ocean is visible in the background, meeting the horizon.

The Gateway To Your  
Dream Beach Lifestyle

# An Urban Beachside Haven

The focal point of modern beachfront living, Beachgate By Address is at the heart of an exclusive island community. Situated just footsteps away from a pristine private beach, a lush community park, and a host of exceptional dining, retail and leisure experiences, Beachgate By Address effortlessly complements urban convenience with breath-taking beauty and seaside sophistication.

 Close to the  
Community Park

 Direct access to  
the Promenade

 A short walk to  
the Private Beach





## Your Own Private Beach

Soak in the sun, take a dip or build sandcastles with your kids amidst the pristine sands of the 1.5 km long stretch of private beach.



# Sun-Soaked Promenade

Explore an eclectic selection of dining, retail and leisure experiences along Emaar Beachfront's picturesque promenade.





# Community Park

Beachgate By Address is strategically located alongside a beautifully landscaped park.

Providing a resort-style experience every day, this family-friendly park, with direct access to the beach, is the perfect place to relax and spend quality time out in the fresh air, right outside your home.



Where  
Life Happens



EMAAR

# Global Lifestyle Developer

A leader in the global real estate market, Emaar has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world.

**40BN AED\***

Market Cap

**28.27BN AED**

Revenue

**3.8BN AED**

Net Profit

**81,600+**

Residential Units Delivered

**35,200+**

Residential Units

Currently Under Development

\* As of 31 December 2021



## **FOR MORE INFORMATION**

Please call 800 36227 (UAE) / +971 4 366 1688 (International)  
or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.

Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

### **DUBAI**

Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai  
9:30 AM to 10 PM, Sunday - Friday  
9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road  
Dubai Creek Harbour Sales Pavilion | Ras Al Khor  
From 9:30 AM to 7 PM, Sunday - Saturday

### **ABU DHABI**

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road  
From 9:30 AM to 7 PM, Sunday - Friday

# **EMAAR**