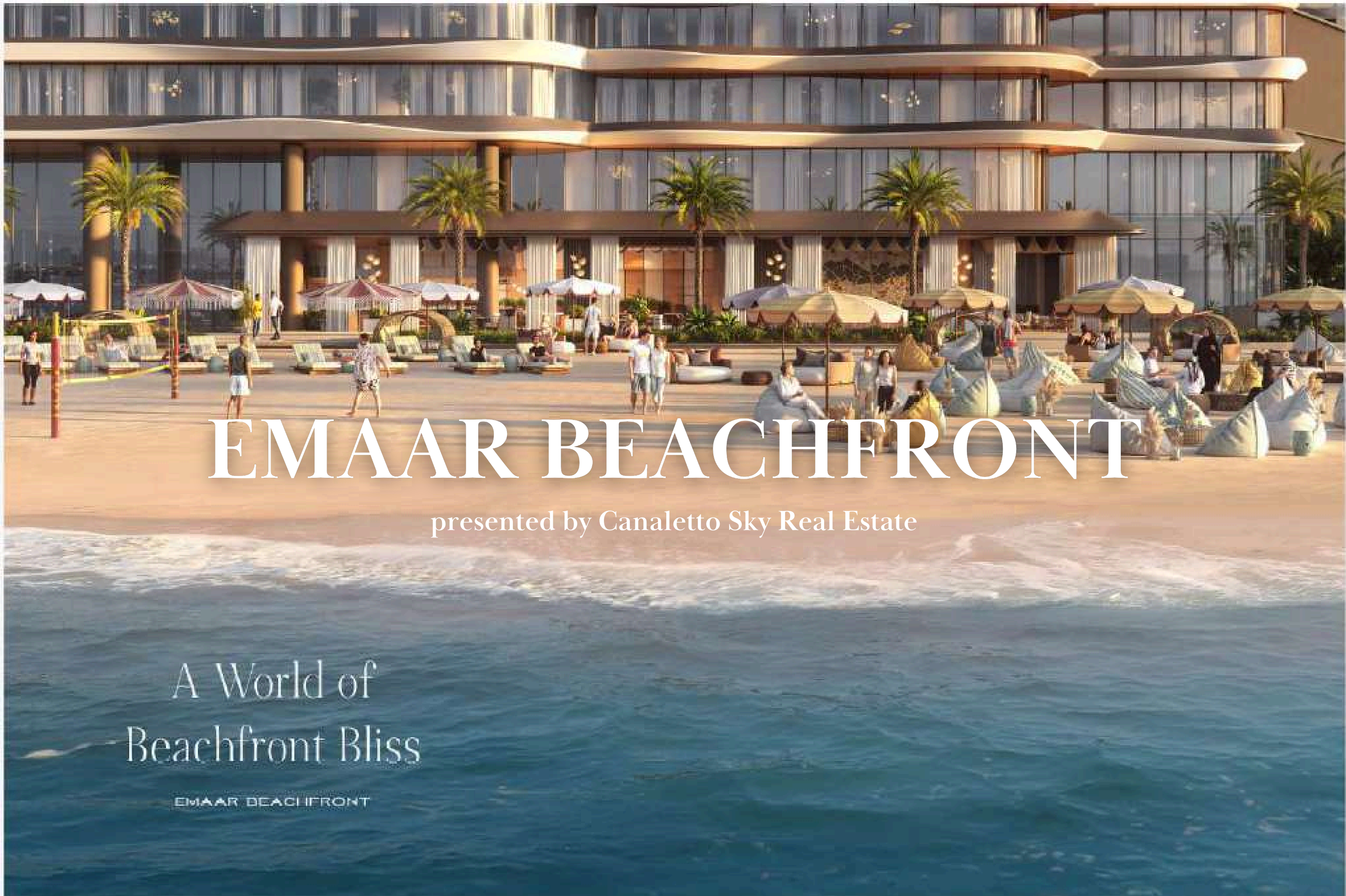




EMAAR BEACHFRONT

presented by Canaletto Sky Real Estate

A World of
Beachfront Bliss

EMAAR BEACHFRONT



An Exclusive Privilege
for the Chosen Few

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER



CANALETTO SKY
REAL ESTATE

EMAAR BEACHFRONT

EMAAR



An Exclusive Address For The Discerning Elite



2 KM PRIVATE BEACH



YACHT CLUB



THE PALM JUMEIRAH



DUBAI MARINA



TOURIST DESTINATIONS



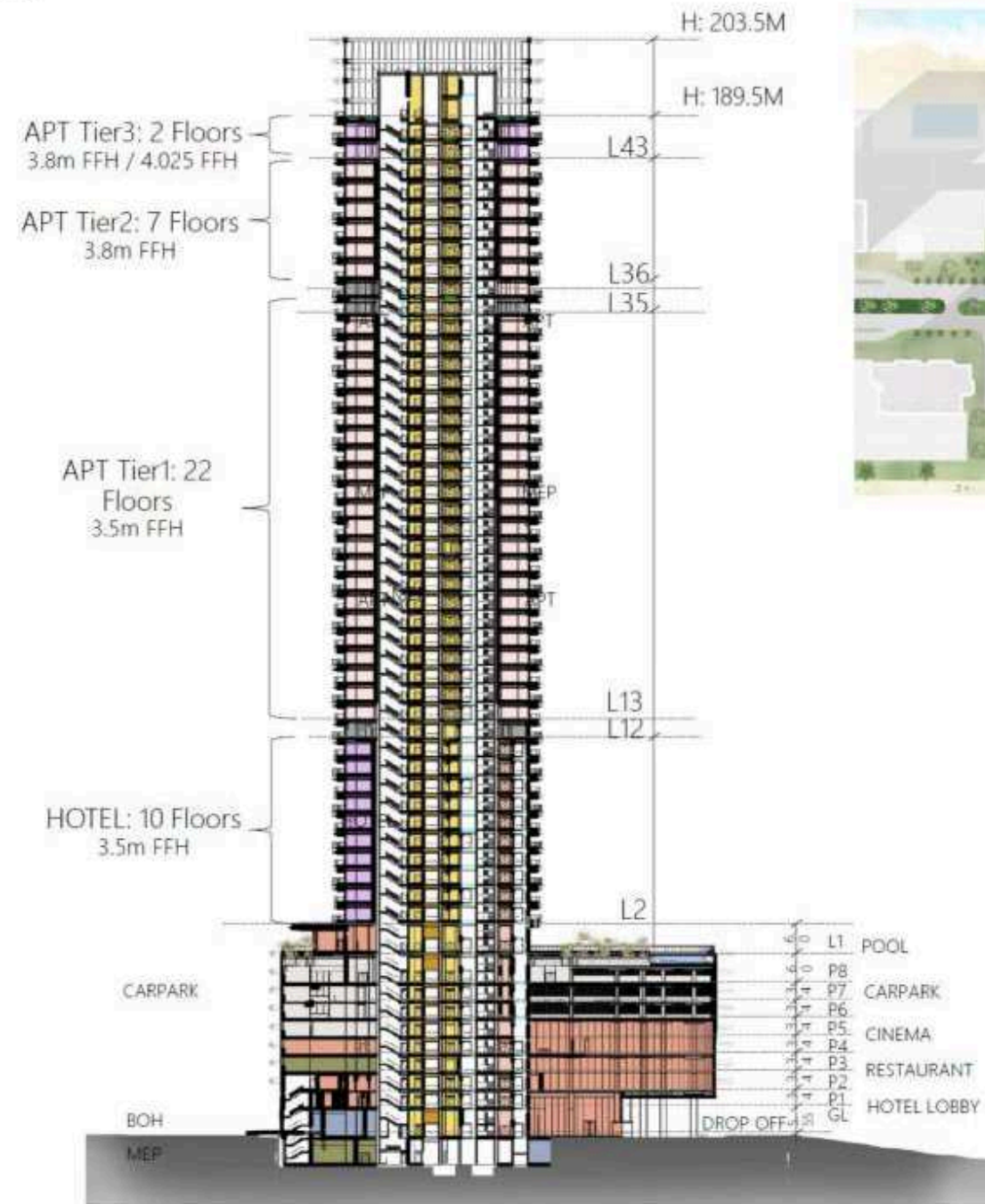
RENOWNED RESORTS



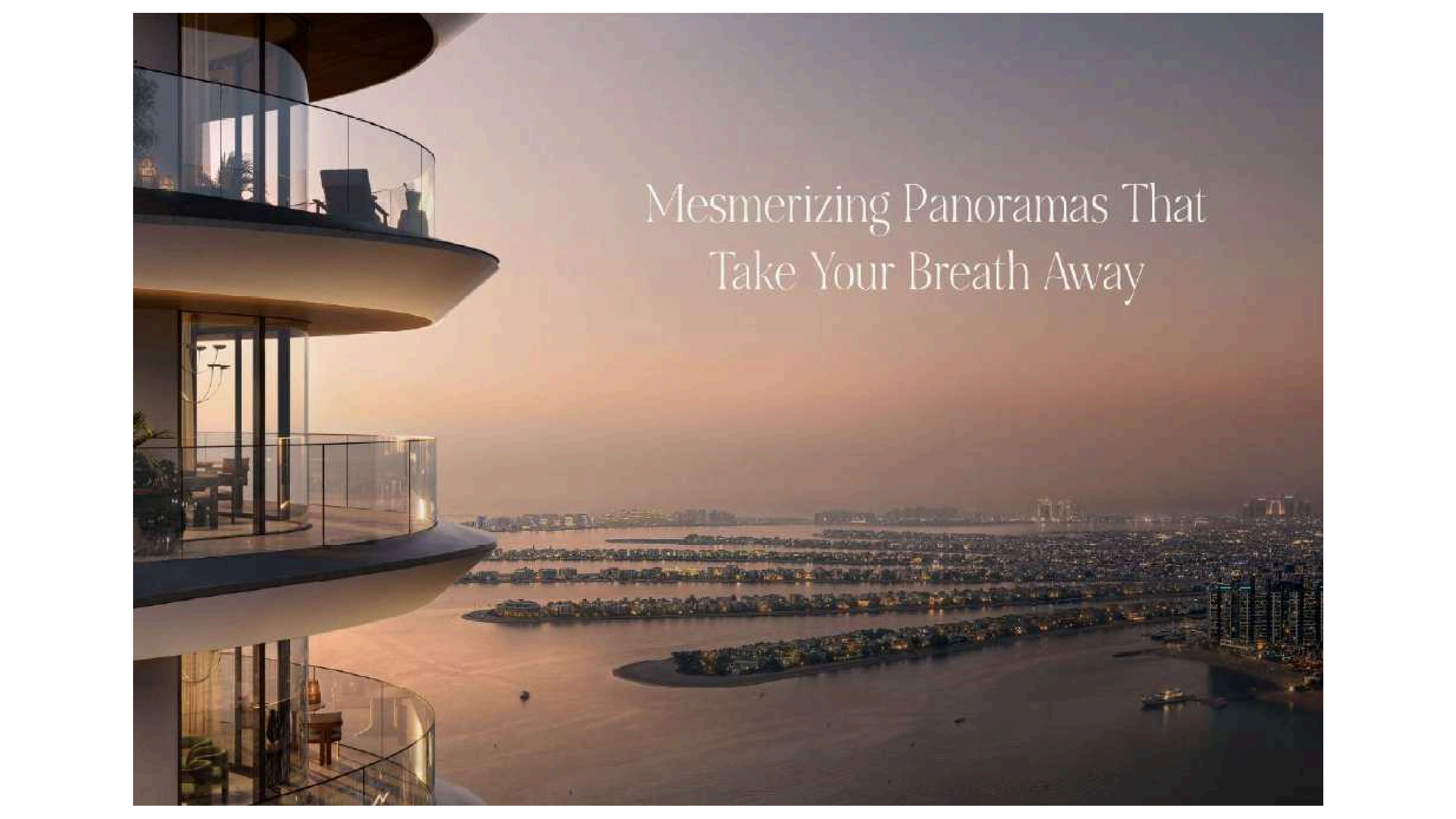
Configuration in Detail

In terms of the program, the 44-storey tower is divided as follows:

- The 8-storey podium consists of hotel amenities, management office and car park.
- The ground floor comprises the entrance lobby for branded apartment and hotel respectively, while BOH services are allocated away from the main entrance and frontage.
- The hotel occupies the lowest 10 floors, resting above the podium, while the branded apartments occupies the upper 30 floors, organized into three tiers of typical levels.
- Floor 12 and 35 are allocated to the transfer of MEP services.



- LEGENDS
- APARTMENT TIER 1
 - APARTMENT TIER 2
 - APARTMENT TIER 3
 - APARTMENT TIER 4
 - HOTEL
 - GYM
 - BOWLING
 - SPA
 - DESTINATION RESTAURANT/BAR
 - HOTEL MEETING ROOM
 - CINEMA
 - KID'S ROOM
 - BOH KITCHEN
 - STORE/BOH SPACE
 - MEP SPACE
 - PARKING

A photograph of a modern, curved balcony with glass railings, overlooking a city at sunset. The balcony is on the left side of the frame, and the city is visible in the background. The sky is a mix of orange and blue, and the city lights are visible in the distance. The balcony has a white railing and a glass railing. The city is a mix of low-rise and high-rise buildings, and the water is visible in the foreground.

Mesmerizing Panoramas That
Take Your Breath Away



Relax & Revitalise

The world of experiences it has to offer is not limited to the obvious comforts. They expand far beyond to bring all the elements of Dubai's iconic lifestyle under one roof making it impossible to leave the grandeur of this place which you will call home.



Infinity Pool
& Kids' Pools



Kids' Play
Area



Fully Equipped
Gym



Signature
F&B



Spa & Wellness
Facility

Ultra Luxury Comforts –

A Lifestyle Beyond Compare



TERRACE DECK WITH SEATINGS



MAIN POOL



POOL BAR



KID'S PLAYGROUND



ZEN DECK

- | | |
|------------------|--------------------|
| 1 Gym | 8 Main Pool |
| 2 Spa & Wellness | 9 Kids Pool |
| 3 Restaurant | 10 Kid's Play Area |
| 4 BOH Kitchen | 11 Outdoor Gym |
| 5 Bar Lounge | 12 Juice Bar |
| 6 Sun Beds | 13 Yoga Terrace |
| 7 Pool Bar | 14 Spill Out Area |

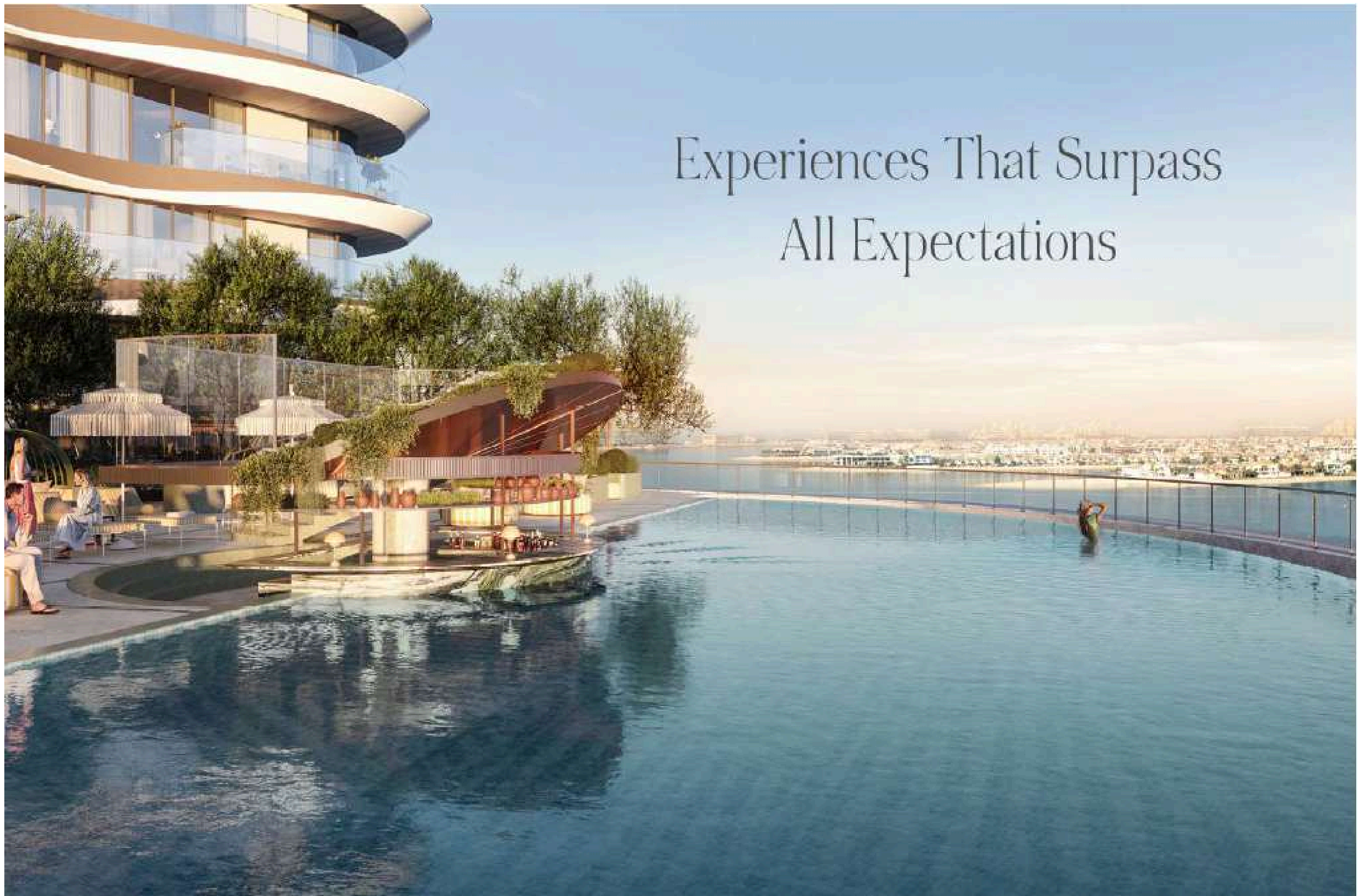


SUN BEDS



RESTAURANT OUTDOOR SEATING

Experiences That Surpass
All Expectations



World-class Health Facilities



Nature Inspired Interiors

FEATURE TILE IN THE SHOWERS

WALL PAINT FINISH

BRONZE METAL FINISH

TIMBER FINISH FOR JOINERY

RIBBED GLASS FOR KITCHEN CABINETS

MARBLE FLOORING





Typical Floor Plan

1 Bedroom Units

Fully Fitted Kitchens

Area : 825 - 835 Sqft



Typical Floor Plan

2 Bedroom Units

Fully Fitted Kitchens

Area : 1,459 - 1,546 Sqft

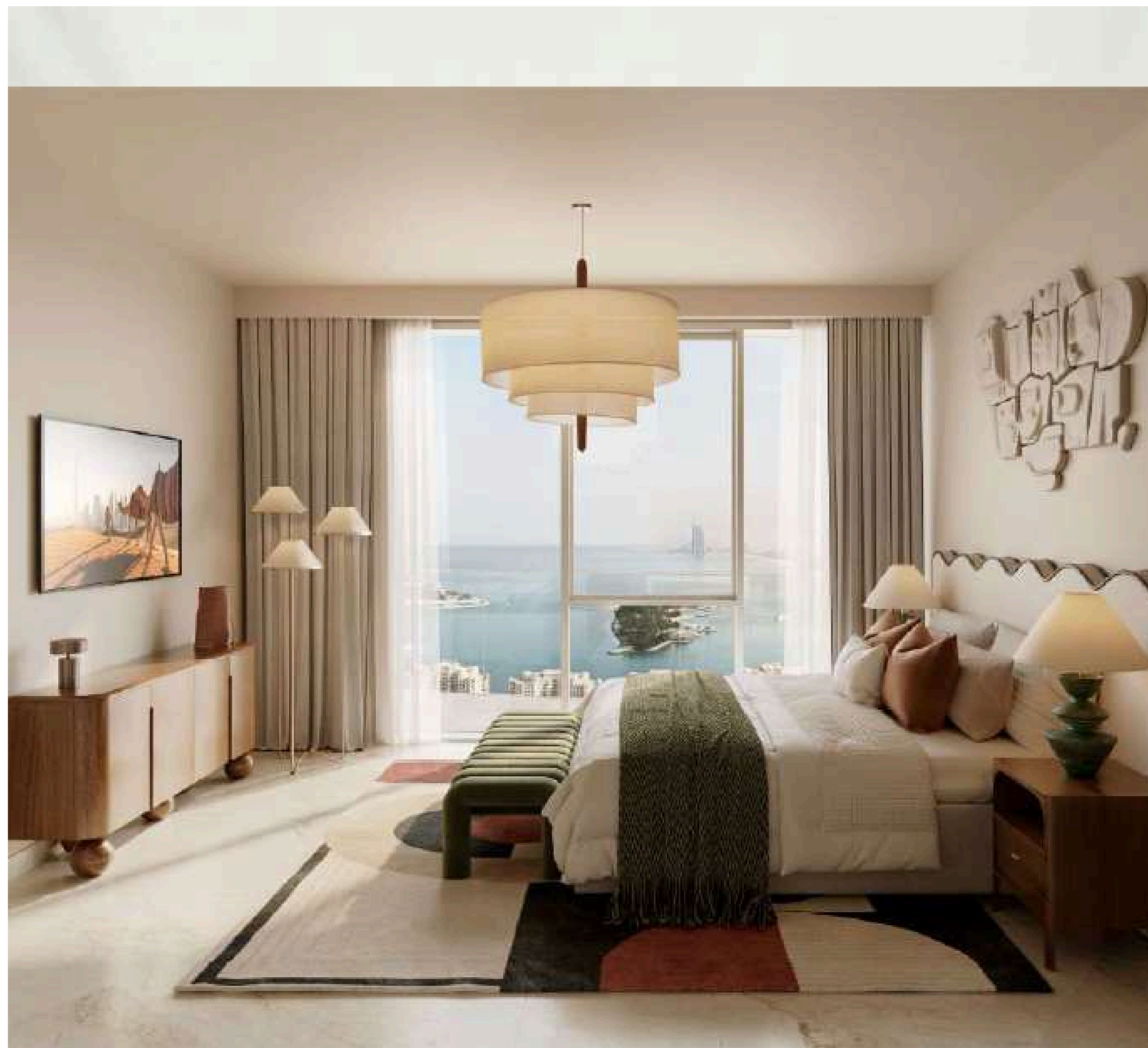


Typical Floor Plan

3 Bedroom Units

Fully Fitted Kitchens

Area :1,912 - 2,074 Sqft



Extraordinary Privilege,
Limited to the Select Few

Exclusive One Bedroom Residences

Total Units 58

Min Price – AED 3.66 Mn

Max Price – AED 4.64 Mn



Extraordinary Privilege,
Limited to the Select Few

Bespoke Two Bedroom Residences

Total Units 100

Min Price – AED 6.36 Mn

Max Price – AED 8.59 Mn



Extraordinary Privilege,
Limited to the Select Few

Lavish Three Bedroom Residences

Total Units 51

Min Price – AED 10.38 Mn

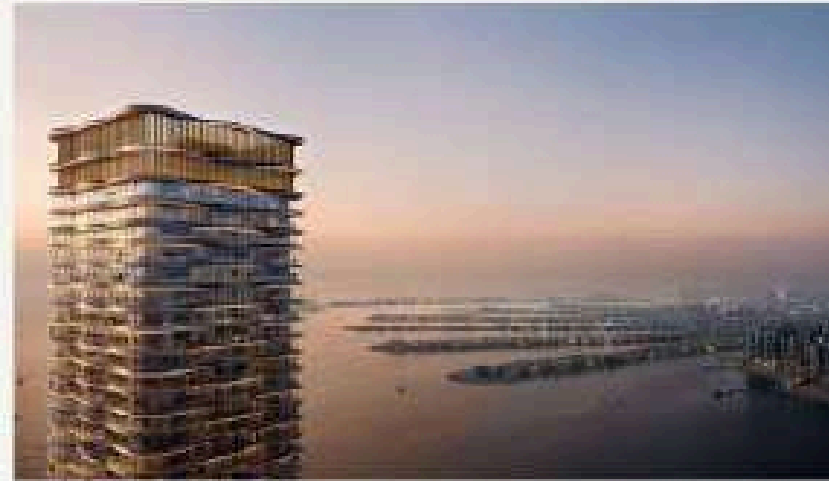
Max Price – AED 11.33 Mn

What Makes This Landmark Unique

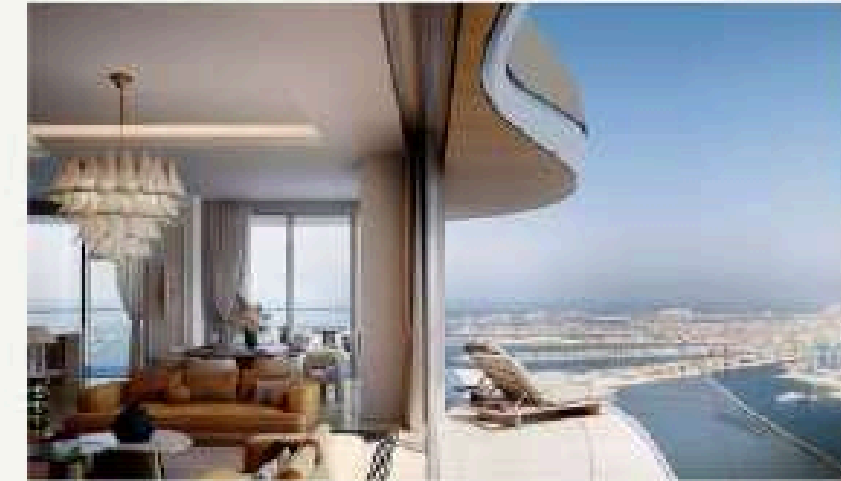
Ultra-Luxury Branded Residences Like No Other



ICONIC LANDMARK AT EMAAR BEACHFRONT



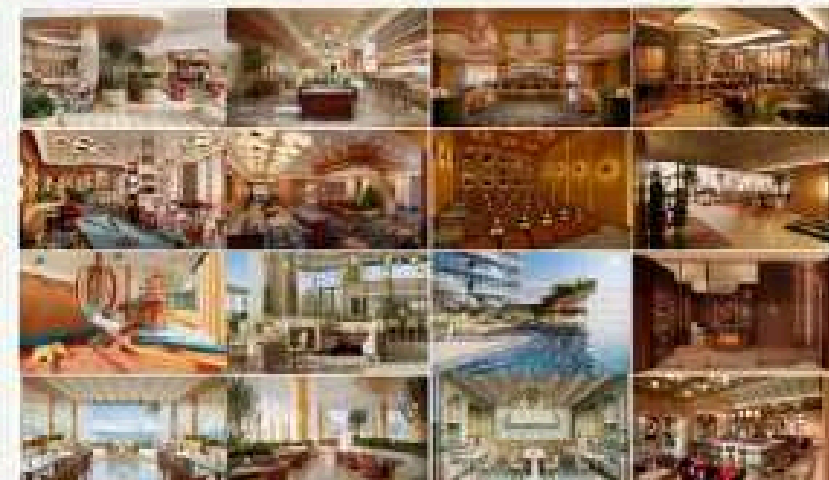
SITUATED AT THE MOST SECLUDED PART OF THE BEACHFRONT, GRANTING MORE PRIVACY & EXCLUSIVITY



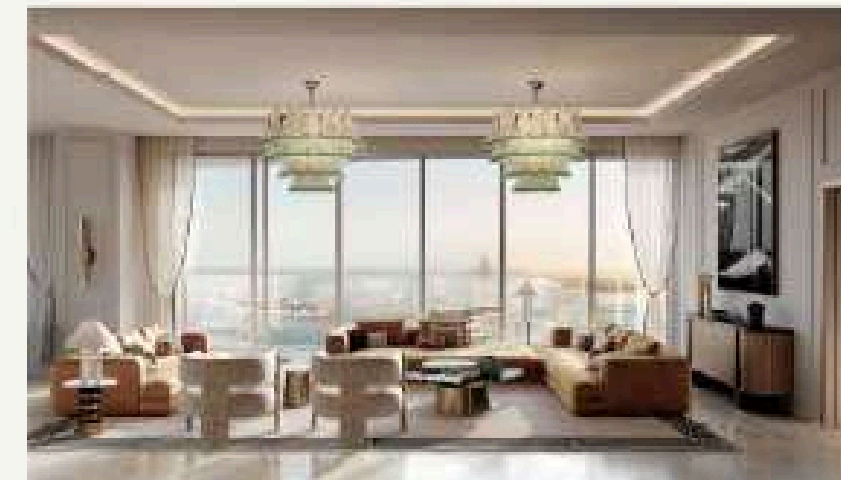
UNOBSTRUCTED & BREATHTAKING VIEWS



DIRECT ACCESS TO THE BEACH AND WALKING DISTANCE TO THE MARINA



A WIDE ARRAY OF FACILITIES UNDER ONE ROOF



SPACIOUS LAYOUTS & TASTEFUL INTERIORS EVOKING LUXURIOUS TIMELESSNESS

Extraordinary Privilege

Limited to the Select Few

EOI Registration -13thDec 2024

1 Bedroom

AED 500,000

2 Bedroom

AED 900,000

AED 1.2 Mn

3 Bedroom

AED 1.5 Mn

4 Bedroom

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



CANALETTO SKY REAL ESATE LLC

dubai@canalettosky.com

+971 56 589 1112