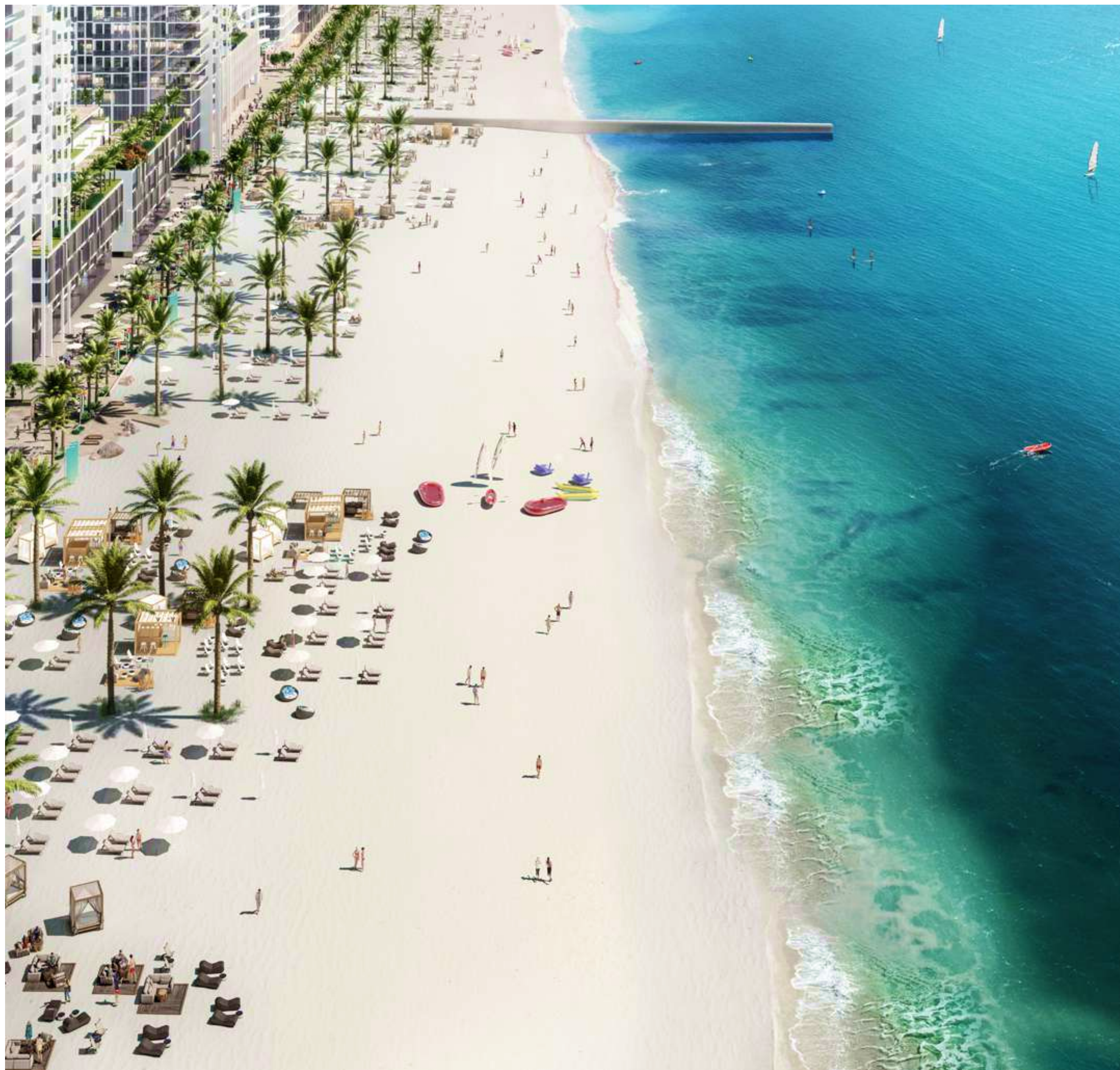




ADDRESS  
RESIDENCES  
THE BAY

EMAAR





# EMAAR BEACHFRONT

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





# YOUR PREMIUM BEACH ADDRESS



15 KM of  
Pristine Beach



Steps A way from  
Marina & Yacht Club



Community  
Parks



Panoramic Views  
of the Sea & Marina



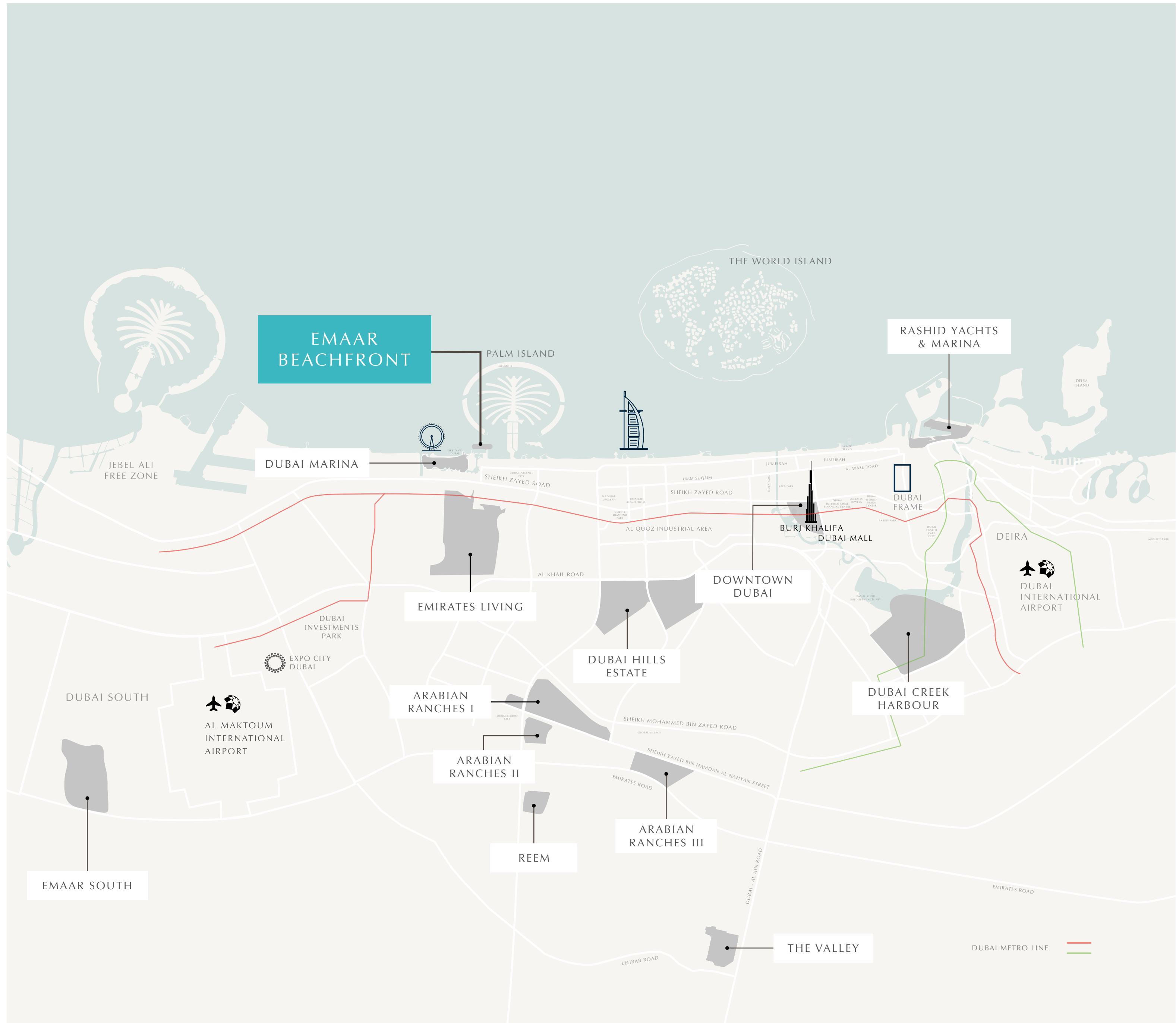
Direct Access to  
Sheikh Zayed Road



Nearby Licensed  
Restaurants







# AN EXCLUSIVE BEACHFRONT LOCATION

- |    |                           |    |                                |
|----|---------------------------|----|--------------------------------|
| 05 | Mins to<br>Dubai Marina   | 05 | Mins to<br>Sheikh Zayed Road   |
| 15 | Mins to<br>Downtown Dubai | 25 | Mins to<br>Dubai Intl. Airport |



YOUR DREAM  
BEACHSIDE LIFESTYLE,  
REALISED



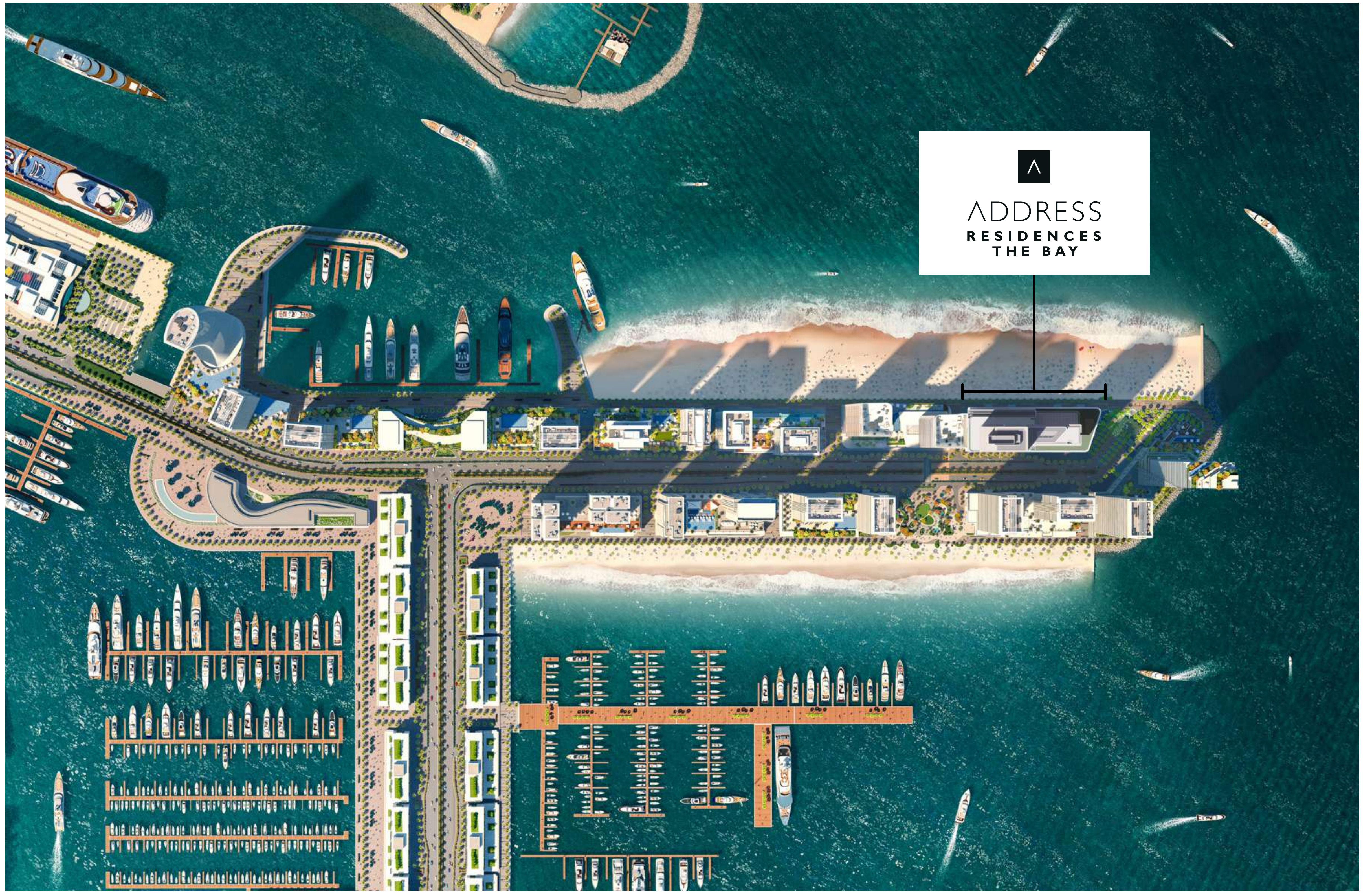
# ADDRESS RESIDENCES – THE BAY

## THE EPITOME OF 5-STAR LIVING

Situated at the water's edge, along Emara Beachfront's pristine sands, Address Residences – The Bay comprises branded apartments, penthouses and townhouses. Offering residents the ideal urban island lifestyle, Address Residences – The Bay will set new standards of luxury.







ADDRESS  
RESIDENCES  
THE BAY



# SEA, SAND & SPECTACULAR VIEWS







# YOUR IDEAL LIFESTYLE, REDEFINED

With world-class dining experiences and retail destinations just footsteps away, Address Residences – The Bay elevates your everyday living experience with truly exceptional amenities.





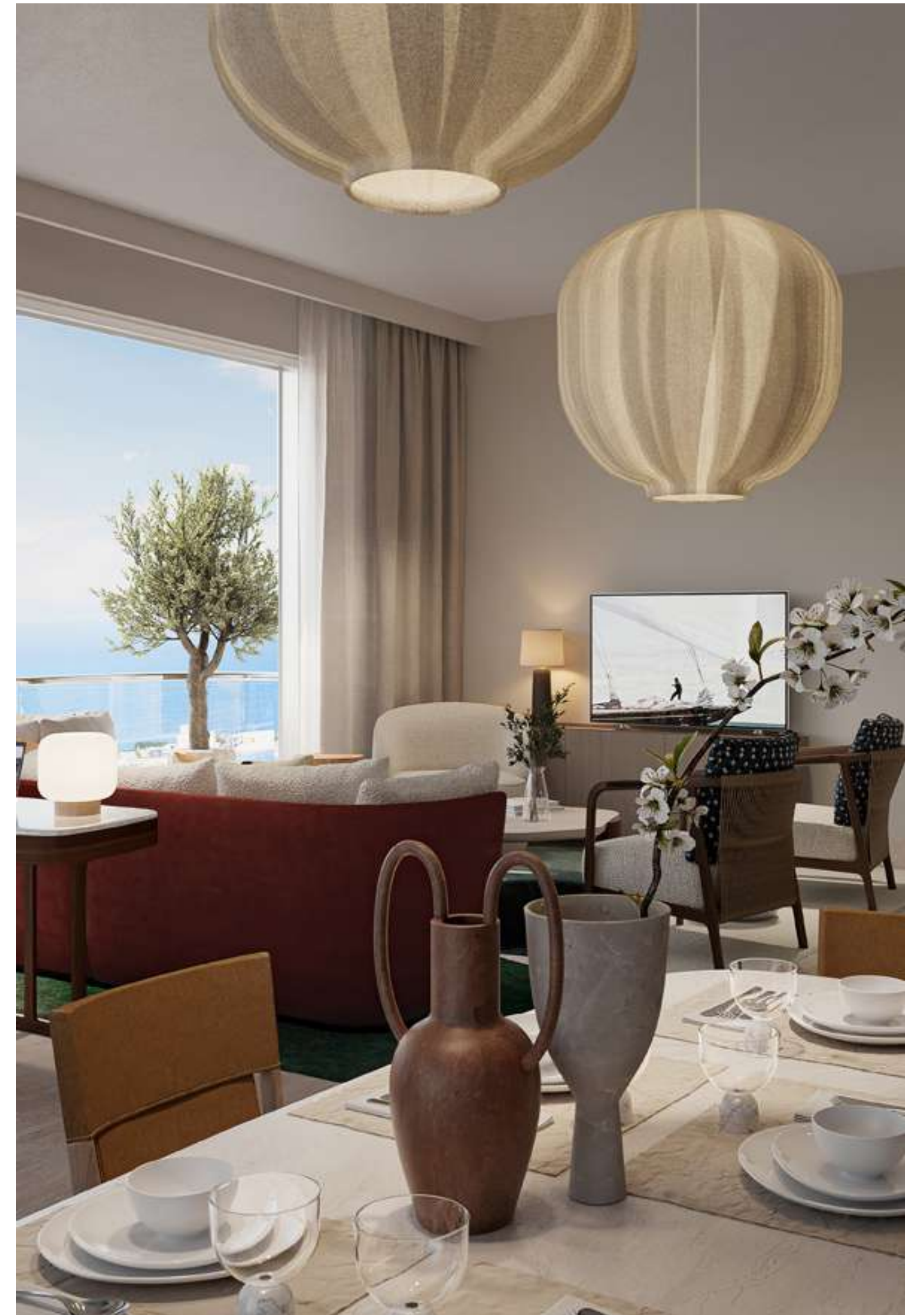


IMPECCABLE DESIGN  
FOR AN INCREDIBLE  
LIFESTYLE



# A TOUCH OF CLASS IN EVERY DETAIL

Unbridled luxury, effortless elegance and impeccable design create an aesthetic that beautifully complements the idyllic beachfront setting outside.











# A VIBRANT ARRAY OF WORLD-CLASS AMENITIES

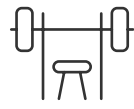
Shop , dine, p lay, and relax, with the perf ect b lend of world-class a men ities a t your doorst ep . Whether your idea o f be achside b liss is leisure and recreation or rest a nd relaxation – y ou’ll find e verything you need to fu lf il your dream lifesty le.



Beach Pool  
& Kids’ P oo ls



Kids’ Pl ay  
Area



Fully Equipped  
Gym



Barbe cue  
Area



Community  
Park



Gour met Dining  
Opti ons



# EMBRACE A BEACH RESORT LIFESTYLE







# SUN-SOAKED PROMENADE

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





# 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.









EMAAR

GLOBAL LIFESTYLE  
DEVELOPER

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

MARKET CAP  
AED

51.8 BN

FY 2022

REVENUE  
AED

24.9 BN

FY 2022

NET PROFIT  
AED

6.8 BN

FY 2022

RESIDENTIAL  
UNITS  
DELIVERED

85,000

UNITS  
UNDER  
DEVELOPMENT

27,000

\*As in 31 December 2022



Source: Euromonitor  
International 2018  
report