

**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

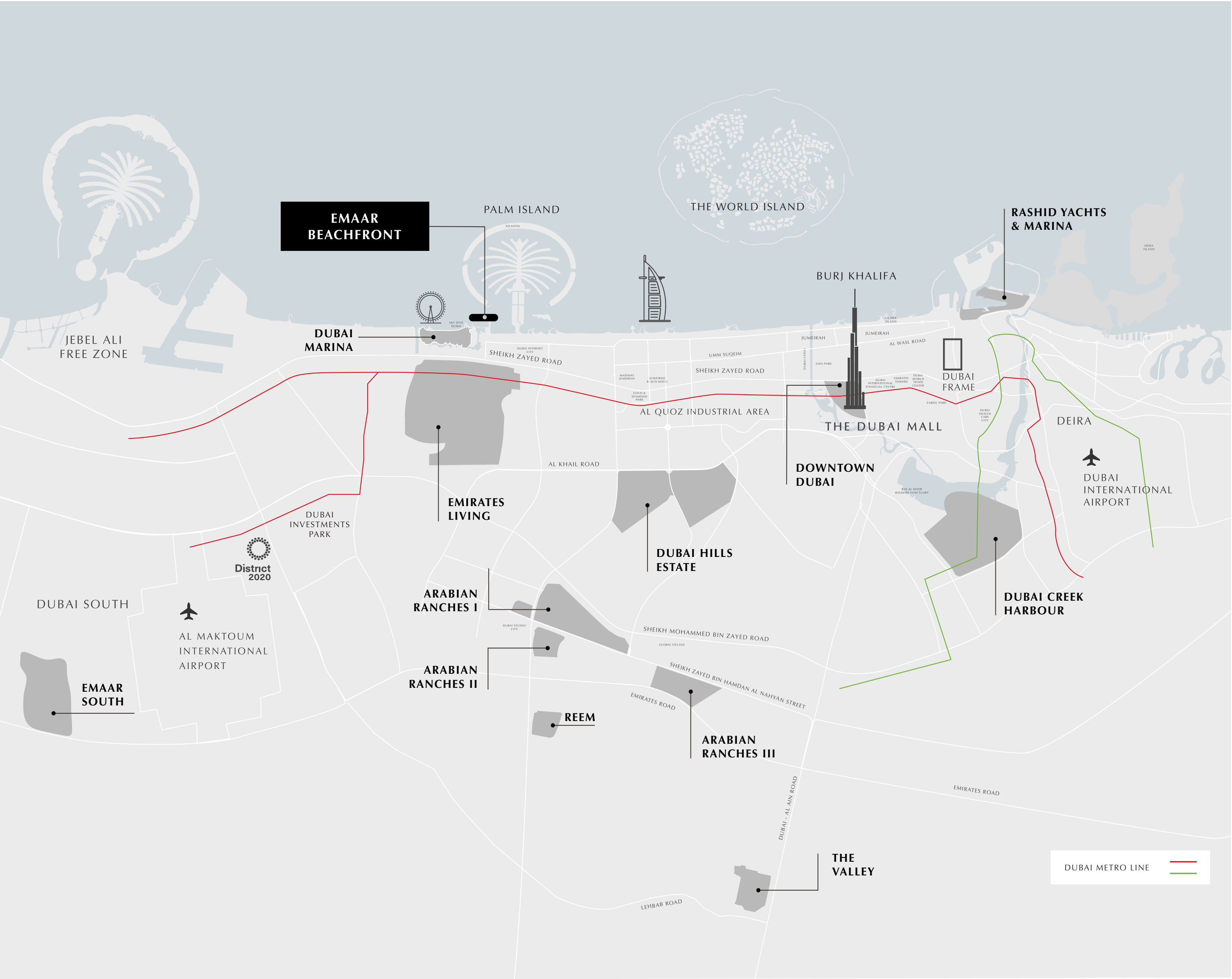
Where the sea greets you every morning, and pristine white sand welcomes you home—on an island with a statement address in Dubai. Awaken your senses with every breath as you redefine your premium lifestyle, overlooking the majestic Arabian Sea at Emaar Beachfront.



# Prime Location

-  05 mins from Dubai Marina
-  15 Mins from Downtown Dubai

-  05 mins from Sheikh Zayed Road
-  25 Mins from Dubai Int' Airport



An aerial photograph of a beach. The left side of the image shows a wide expanse of golden sand. A person is walking along the shoreline, leaving a long shadow. The right side of the image shows the ocean with vibrant turquoise water and white foam from the waves washing onto the beach.

# Sun-Soaked Sands & Seaside Serenity

Welcome to

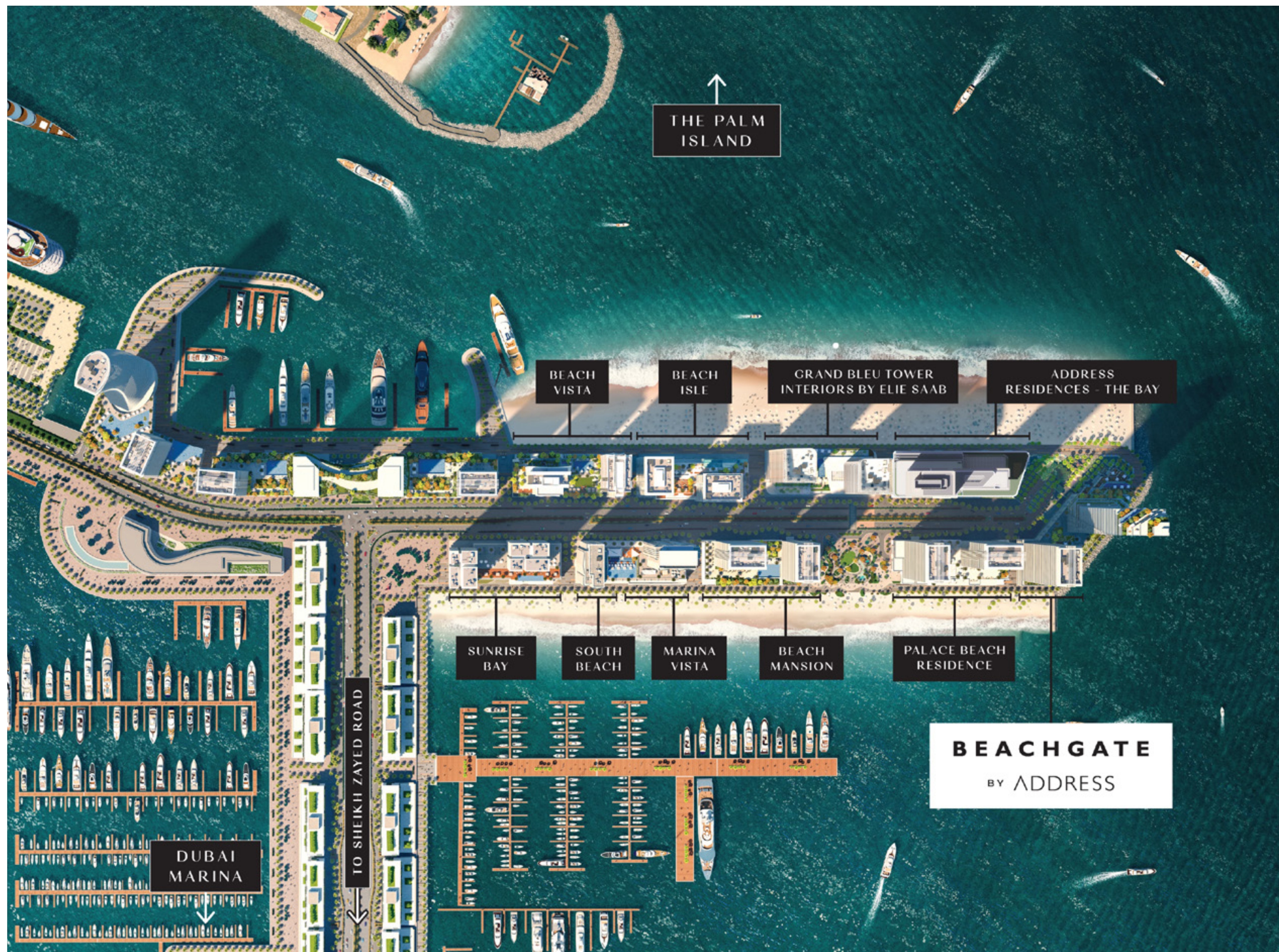
# Beachgate By Address

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 centre of modern beachfront living.



A Lifestyle  
Less Ordinary





# An Exclusive Beachfront Location



Excellent Connectivity



Ideal Location



Convenient Interchanges



# Exceptional Amenities for Elevated Living

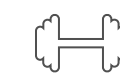
At Beachgate By Address, you'll have easy access to everything you could possibly need for a truly elevated living experience. From dining and retail, to health and wellness, this perfectly positioned residential tower epitomises the essence of contemporary convenience by the sea.



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 scene viewed through a doorway. Two palm trees are visible against a backdrop of the ocean and a soft, hazy sky. The doorway's frame is visible on the left and right sides of the image.

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.



A woman with long dark hair, wearing a long-sleeved, flowing orange dress and sunglasses, stands on the white deck of a sailboat. She is barefoot and looking out over a vast, blue ocean with white-capped waves. The sun is shining brightly, creating a shimmering reflection on the water's surface. A large, white sail is visible on the left side of the frame, partially obscuring the view. The sky is a pale blue with soft, white clouds. The overall mood is serene and romantic.

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*





**HOMELAND**

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**EMAAR**

