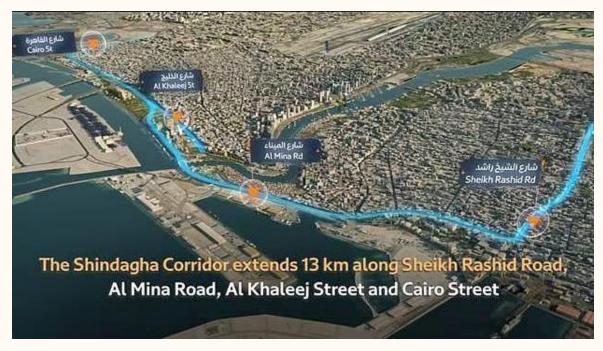




### **CONNECTIVITY & INFRASTRUCTURE**



### SHINDAGHA CORRIDOR PROJECT

- Strategic 13 km corridor connecting historic Shindagha (Bur Dubai) and Deira
- Upgrades 15 key intersections (Sheikh Rashid Rd, Al Mina, Al Khaleej, Cairo St.)
- Improves mobility for 1M residents and major developments
- Total investment AED 5.3 Billion; Phases 1-3 completed

PHASE 1

# WAFI INTERCHANGE IMPROVEMENTS (SHEIKH RASHID & OUD METHA STREETS)

- Enhanced connectivity at Wafi intersection (Sheikh Rashid & Oud Metha)
- New 700m, 3-lane flyover (Oud Metha onto Sheikh Rashid Rd)
- Two additional bridges and an underpass at

  Al Mankhool junction
- Total investment: AED 699 million
- Project fully completed (2015–2017)



# DEIRA ISLANDS ACCESS & AL KHALEEJ STREET IMPROVEMENTS

- Improved access: Northern Deira–Dubai Islands
- **Five new ramp bridges** (2.57 km total length)
- Enhanced Al Khaleej Street connectivity
- Strategically connects key areas (Waterfront Market/Shindagha Tunnel)
- Status: Completed (2017–2020)

Cutting travel time from 104 to 16 minutes by 2030



### **CONNECTIVITY & INFRASTRUCTURE**



# INFINITY BRIDGE & FALCON INTERCHANGE (SHINDAGHA CROSSING AREA)

- Infinity Bridge (295m, 12 lanes, 24,000 vehicles/hour)
- Upgraded Falcon Interchange improving traffic flow
- New bridges (1.8 km total) and dedicated tunnels
- Fully operational since mid-2023



### SHEIKH RASHID ROAD AND AL MINA CORRIDOR

- Strategic 4.8 km road improvement (Sheikh Rashid Rd–Al Mina–Jumeirah)
- 3 new bridges (total 3.1 km) enhancing traffic flow
- Capacity up to ~19,400 vehicles/hour
- Improved intersections and surface road alignments
- Project timeline: Ongoing (2022–2025)

- Al Khaleej Street Tunnel (1.65 km, 6 lanes) ensuring free-flow traffic (12,000 vehicles/hour)
- Links Infinity Bridge to busy Al Khaleej—Cairo Street intersection
- Transforms Cairo—Al Wuheida roundabout into signalized junction
- Status: Under construction (2022–2025), 90%
   complete by March 2025



### **PUBLIC TRANSPORTATION & METRO CONNECTION**



DMC sits within "Zone 1" of the plan, meaning it will benefit from public investments (parks, transport, etc.) aimed at making Old Dubai more attractive and liveable.

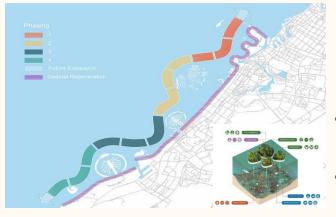
Source: DDA



### LEISSURE & TOURISM DEVELOPMENT INFRASTRUCTURE



- Dubai Master Plan for Public Beaches
- Blue Flag accreditation for 5 years in a row.
- 400% increase in the length of public beaches
- 300% raise of services



### **Dubai Reef Project (**under **Dubai Can)**

- To develop one of the world's largest artificial reef systems (200 sq km)
- To support marine biodiversity and promote eco-tourism.
- Projected to create over 30,000 green jobs



- Dubai's cruise numbers: 900,000+ cruise tourists
   annually the busiest cruise hub in Middle East
- World's Leading Cruise Port at the World Travel
   Awards (2020)
- Middle East's Leading Cruise Port for 13 consecutive years
- DMC adjacent to Port Rashid direct access to maritime tourism



### **BALANCED URBAN PLANNING**

ZONETYPE	%OF TOTAL PLOTS
Service Offices	~36.2%
Residential (inc. Mixed Use)	~32.5%
Commercial	~5.5%
Hospitality	~1.2%
Educational Facility	~0.6%
Public Facilities	~3.1%
Transport and Parking	~6.7%
Utilities	~14.1%

- ✓ Strong Residential Foundation
- ✓ Powerful Economic Engine
- ✓ Efficient Infrastructure
- ✓ Lean but Smart Commercial Use

Source: Dubai Maritime Authority

Dual-purpose district: one-part residential lifestyle, one part employment/economy.





### **TARGET AUDIENCE**

Maritime and Trading Sector Professionals

Engineers, managers, and technicians Dubai Drydocks

Senior employees of DD

Staff of shipping companies,

Freight forwarders,

Marine insurance firms' staff,

Ship classification societies,

Maritime law firms

Dubai Maritime City Authority's

international staff from DMCA

visiting maritime delegations

Port Rashid & Cruise Industry

> Cruise terminal staff (Dubai's home port operations)

The QE2 floating hotel staff

Marina operations crew,

Yacht charter companies employees,

Cruise liners docking at Port Rashid

Cruise passengers spending additional nights pre- or post-cruise Old Dubai's Commercial Centres

> People working in Deira and Bur Dubai

- traditional trading companies
- banks
- government departments
- wholesalers and retailers
- consulates
- tourism-related jobs
- textile traders

DIFC and Downtown

White-collar segment

Nearby infrastructure and freezones

DWTC

One Za'abeel

Dubai Healthcare City in Oud Metha

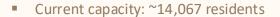
DAFZA

Local UAE Nationals and Long-time Residents



### MARITIME CITY - YOY SUPPLY





Target Capacity as per DMC: 26,236 residents

■ Shortfall: ~12.169 residents

~4000 additional units needed\*

Following occupancy rate assumed: ST-1.5, 1BR-2.0, 2BR-3.0, 3BR-4.0, 4BR-5.0, 5BR-6.0

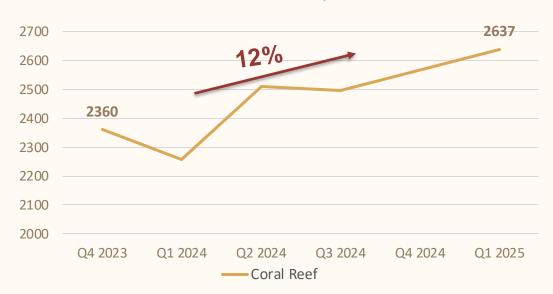
### NUMBER OF TRANSACTIONS IN THE PRIMARY MARKET

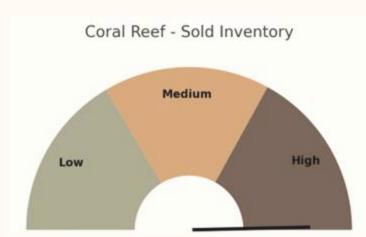


Typology	Transaction Share%	Absorption Rate %	Comments
1BR	45%	75%	Most popular overall – both most transacted and strongly absorbed. Buyers clearly prefer 1BR units.
2BR	28%	71%	Strong demand and healthy absorption. Not as dominant as 1BR, but still well-performing and in demand.
3BR	7%	62%	Moderate absorption, but low volume. Some demand exists, but it's a more niche segment.



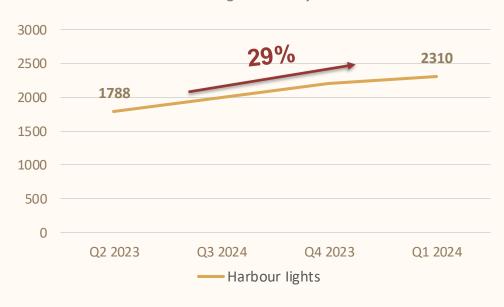
### **Coral Reef - Primary Growth**





277 out of 279 units sold 99.28% of inventory sold

### **Harbour Lights - Primary Growth**





285 out of 294 units sold 96.94% of inventory sold



### **Limited Competing Supply**

Few competing projects in Old Dubai ensure high demand and potential for rapid price growth.

### **Early Investment Upside**

Entering early captures future capital appreciation as infrastructure and market recognition increase.

### Central Urban Location

Minutes from DIFC, Downtown, Bur Dubai, and key commercial hubs (10-15 mins).

### **Integrated Maritime Economy**

**Hub** Economic zone anchored by maritime industry (DMCA HQ, marine insurers, logistics firms).



WHY

**MARITIME PROJECT** 

### **Established Infrastructure Advantage**

Major infrastructure already operational, reducing future investment risks.

### **Clear Target Audience**

Appeals primarily to young professionals, small families, and working-age population.

# 3

Attractive pricing combined with potential for solid yields and capital growth.

**Competitive Pricing & Yield** 

### **Government-Backed Regeneration Momentum**

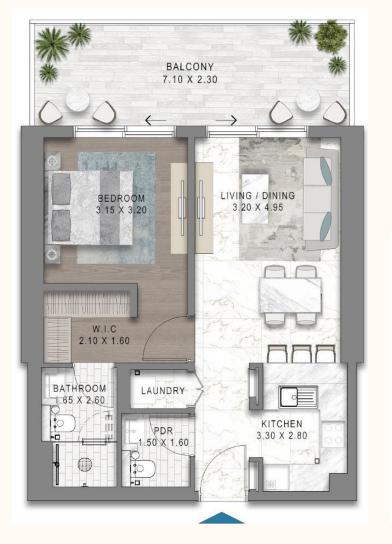
Central to Port Rashid and Old Dubai revitalization, benefiting from ongoing public investment.



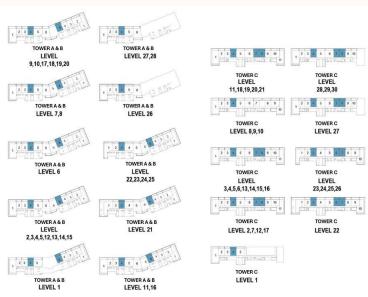
# UNIT LAYOUT







Avg Se lable Area
72.06 sqm | 775.64 sqft

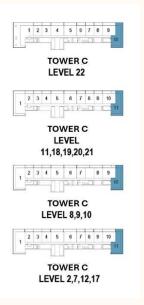








Avg Se lable Area 150.56 sqm | 1,620.61 sqft



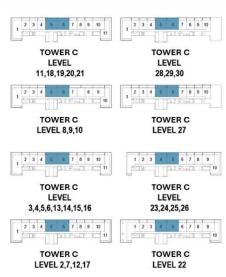






Avg Se lable Area

107.80 sqm | 1,160.35 sqft

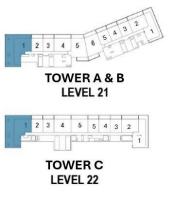








Avg Se lable Area
264.05 sqm | 2,842.21 sqft



# COMMERCIAL TERMS

Description	Milestone Event	Value (%)
Deposit	Immediate	24
1 <sup>st</sup> Installment	Within 3 months of booking	1
2 <sup>nd</sup> Installment	Within 4 months of booking	1
3 <sup>rd</sup> Installment	Within 5 months of booking	1
4 <sup>th</sup> Installment	Within 6 months of booking	1
5 <sup>th</sup> Installment	Within 7 months of booking	1
6 <sup>th</sup> Installment	Within 8 months of booking	1
7 <sup>th</sup> Installment	Within 9 months of booking	1
8 <sup>th</sup> Installmant	Within 10 months of booking	1
9 <sup>th</sup> Installment	Within 11 months of booking	1
10 <sup>th</sup> Installment	Within 12 months of booking	1
11 <sup>th</sup> Installment	Within 13 months of booking	1
12 <sup>th</sup> Installment	Within 14 months of booking	1
13 <sup>rd</sup> Installment	Within 15 months of booking	1
14 <sup>th</sup> Installment	Within 16 months of booking	1
15 <sup>th</sup> Installment	Within 17 months of booking	1
16 <sup>th</sup> Installment	Within 18 months of booking	1
17 <sup>th</sup> Installment	Within 19 months of booking	1
18 <sup>th</sup> Installmant	Within 20 months of booking	1
19 <sup>th</sup> Installment	Within 21 months of booking	1
20 <sup>th</sup> Installment	Within 22 months of booking	1
21 <sup>st</sup> Installment	Within 23 months of booking	1
22 <sup>nd</sup> Installment	Within 24 months of booking	1
23 <sup>rd</sup> Installment	Within 25 months of booking	1
24 <sup>th</sup> Installment	Within 26 months of booking	1
25 <sup>th</sup> Installment	Within 27 months of booking	1
26 <sup>th</sup> Installment	Within 28 months of booking	1
27 <sup>th</sup> Installment	Within 29 months of booking	1
28 <sup>th</sup> Installmant	Within 30 months of booking	1
29 <sup>th</sup> Installment	Within 31 months of booking	1
30 <sup>th</sup> Installment	Within 32 months of booking	1
31st Installment	Within 33 months of booking	1
32 <sup>nd</sup> Installment	Within 34 months of booking	1
33 <sup>rd</sup> Installment	Within 35 months of booking	1
34 <sup>th</sup> Installment	Within 36 months of booking	1
35 <sup>th</sup> Installment	Within 37 months of booking	1
36 <sup>th</sup> Installment	Within 38 months of booking	1
37 <sup>th</sup> Installment	Within 39 months of booking	1
38 <sup>th</sup> Installmant	Within 40 months of booking	1
39 <sup>th</sup> Installment	Within 41 months of booking	1
40 <sup>th</sup> Installment	Within 42 months of booking	1
41 <sup>st</sup> Installment	On Completion	40
	Total	104

Starting Price

Average Price

AED 2.16 M

**AED 2.46 M** 

### 2 BEDROOM

Starting Price

Average Price

AED 3.10 M

AED 4.26 M

### 3 BEDROOM

Starting Price

Average Price

AED 4.77 M

AED 5.89 M

