



2024

Apartment Projects

Investments
starts from \$250 000



NUCASSA



Beach Walk Residence

Imtiaz - Q2 2026

Investing in Dubai Islands offers luxurious living and smart financial growth. With waterfront residences, diverse housing options, and world-class amenities, it ensures unmatched convenience. Ongoing developments and infrastructure enhancements promise value appreciation over time. Its strategic location provides easy access to key attractions, Dubai International Airport, and Downtown Dubai, making it ideal for residents and tourists. Whether seeking a dream home or a lucrative investment, Dubai Islands combines exclusivity, convenience, and upscale living.



Places nearby:

- | | | | | |
|--------------------------|--------------------------|---------------------------------|--|----------------------|
| 2 min
Mall by Nakheel | 8 min
Al Mamzar Beach | 10 min
International Airport | 15 min
Cruise Terminal & La Mer Beach | 24 min
Dubai mall |
|--------------------------|--------------------------|---------------------------------|--|----------------------|



Beach Walk Residence

Why investors choose this project:

Expected ROI 12%

- ✓ Prime beachfront location will have high demand on short term rentals
- ✓ Expected capital appreciation minimum 25% by the time of handover
- ✓ New development masterplan with brand new social infrastructure

By 2030 will be new touristic destination



Facilities:

- Family swimming pool
- Zen garden
- Adult only BBQ rooftop infinity pool area
- Grand entrance with club meet & greet lounge room
- Outdoor yoga retreat
- Extra visitor parking
- Kids play area
- Rooftop garden
- Fully equipped gym



Beach Walk Residence

Studio 628 sqft

1 470 000 AED

1 b 1253 sqft

2 493 477 AED

2 b 1549 sqft

3 215 260 AED



Payment plan:

20%	40%	40%
on booking	during the construction	on completion



Tonino Lamborghini

Gulf Land - Q4 2026

Tonino Lamborghini Residences Dubai, where power meets luxury. Our emblem, inspired by the Lamborghini brand iconic bull, symbolizes strength, passion, and indomitable spirit of resilience. Here we have crafted an extraordinary lifestyle that mirrors these values, offering a living experience that is as unmatched as it is unforgettable.



Places nearby:

10 min

Dubai Mall

10 min

Meydan One Mall

12 min

Dubai Opera

15 min

Dubai Frame

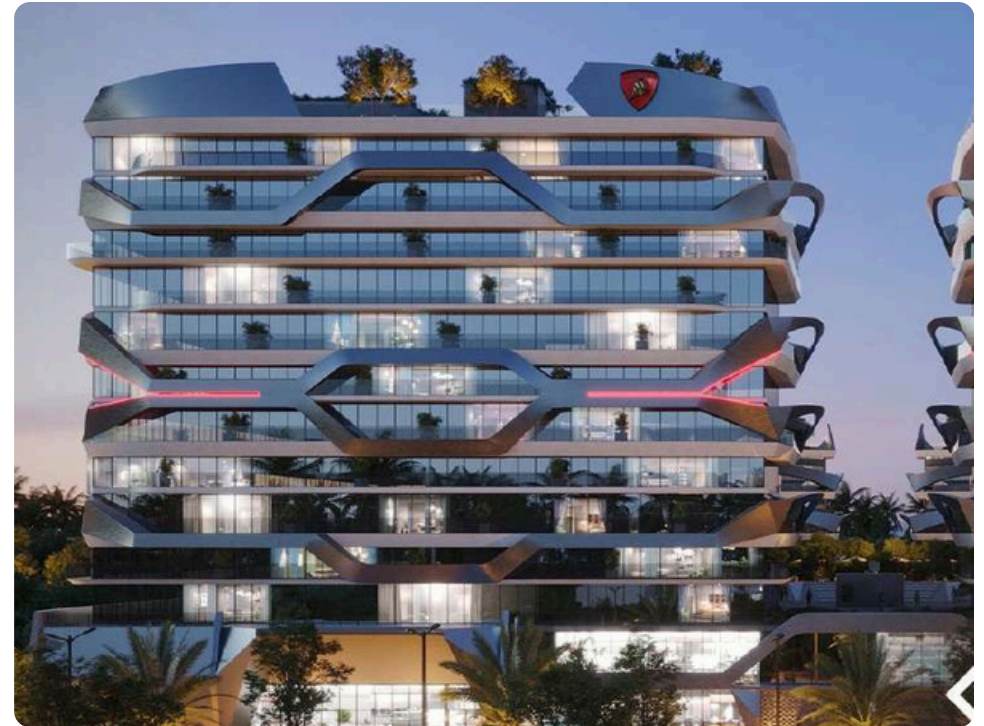


Tonino Lamborghini

Why investors choose this project:

Expected ROI 7-8%

- ✓ New developing community in close proximity to Downtown and Burj Khalifa
- ✓ Branded Residences have high capital appreciation, compensating any location and adding value



Facilities:

- Branded fitness center
- Cinema
- Pool and kids pool
- Paddle tennis
- Clubhouse
- Indoor cycling



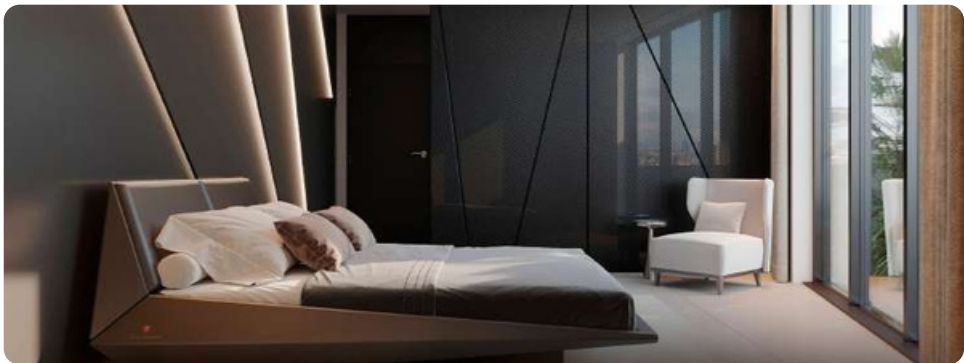
Tonino Lamborghini

1 b 1253 sqft

1.9M AED

Price Range: AED 2,300 - 2,500 per sq. ft.

Sizes: 790- 4708 sq. ft. (approx.)



Payment plan:

70%

during construction

30%

upon key handover



Terrazzo Residences

Taraf Holding - Q4 2025

Terrazzo Residences is a project in the JVC area from the developer Taraf Holding, famous for its unique approach to objects' design.

This complex will consist of 2 buildings of medium height.



Places nearby:

3 min
JVC Mall

11 min
Butterfly Garden

12 min
Sufouh Beach



Terrazzo Residences

Why investors choose this project:

Expected ROI 8%

- ✓ Location in the JVC area provides high demand to rent and purchase
- ✓ Developed social infrastructure attracts future residents
- ✓ By 2030, it is planned to open a purple metro line in the area; this will make the demand for real estate even higher



Facilities:

- Swimming pool
- Children's pool and playground
- Gym
- Yoga area
- Outdoor sports area



Terrazzo Residences

1 b

from 961 540 AED

2 b

from 1 368 910 AED

3 b

from 2 117 590 AED



Payment plan:

10%

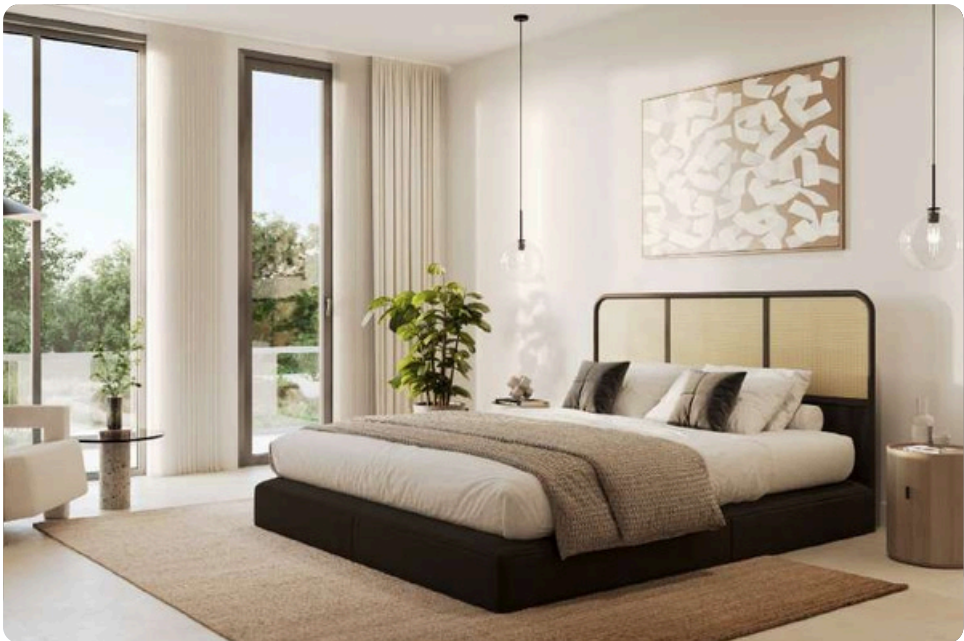
down payment

40%

during the
construction

50%

at handover





Ocean Cove

EMAAR - Q3 2028

Ocean Cove, presented by Emaar Properties, is a luxurious waterfront development within the prestigious Rashid Yachts & Marina, featuring an exclusive selection of 1-3 bedroom apartments.

As of Q3 2024, properties start at a launching price of AED 1.76M (USD 476K).



Places nearby:

10 min

Dubai Frame

10 min

Sheikh Zayed Road

15 min

Dubai Creek Harbour

20 min

Dubai Mall



Ocean Cove

Why investors choose this project:

Expected up to ROI 12%

- ✓ New developing area from one of the biggest developers
- ✓ Prime beachfront location
- ✓ Very high potential for capital appreciation due to initial phase of construction
- ✓ High quality new developing area with modern social infrastructure



Facilities:

- Family swimming pool
- Gym
- Community park
- Boardwalk promenade
- Recreational courts



Ocean Cove

1 b 786 sqft

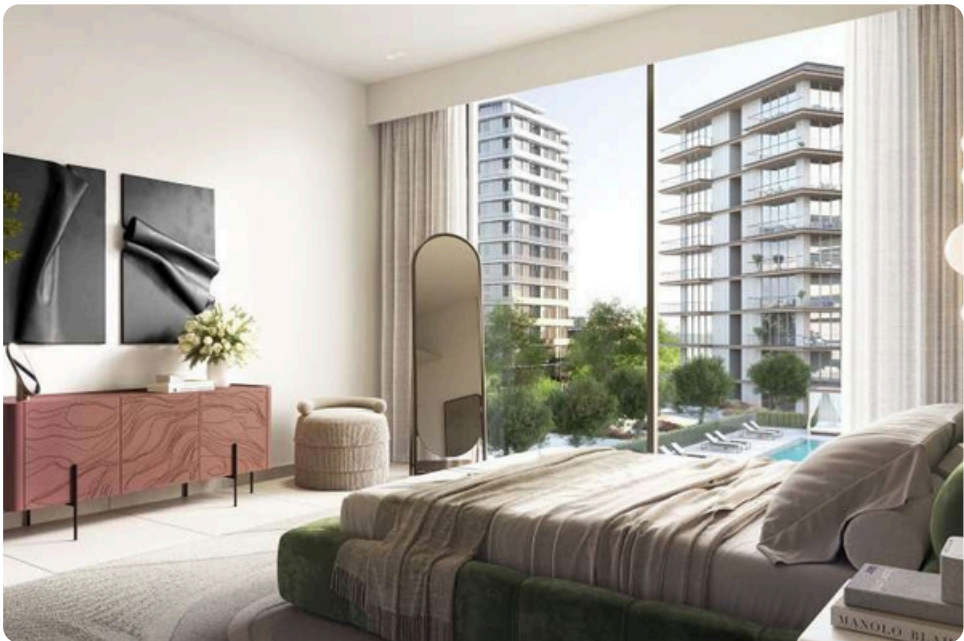
1.76 M AED

2 b 1152 sqft

2.5M AED

2.5 b 1649 sqft

3.44M AED



Payment plan:

10%

on booking

70%

during the
construction

20%

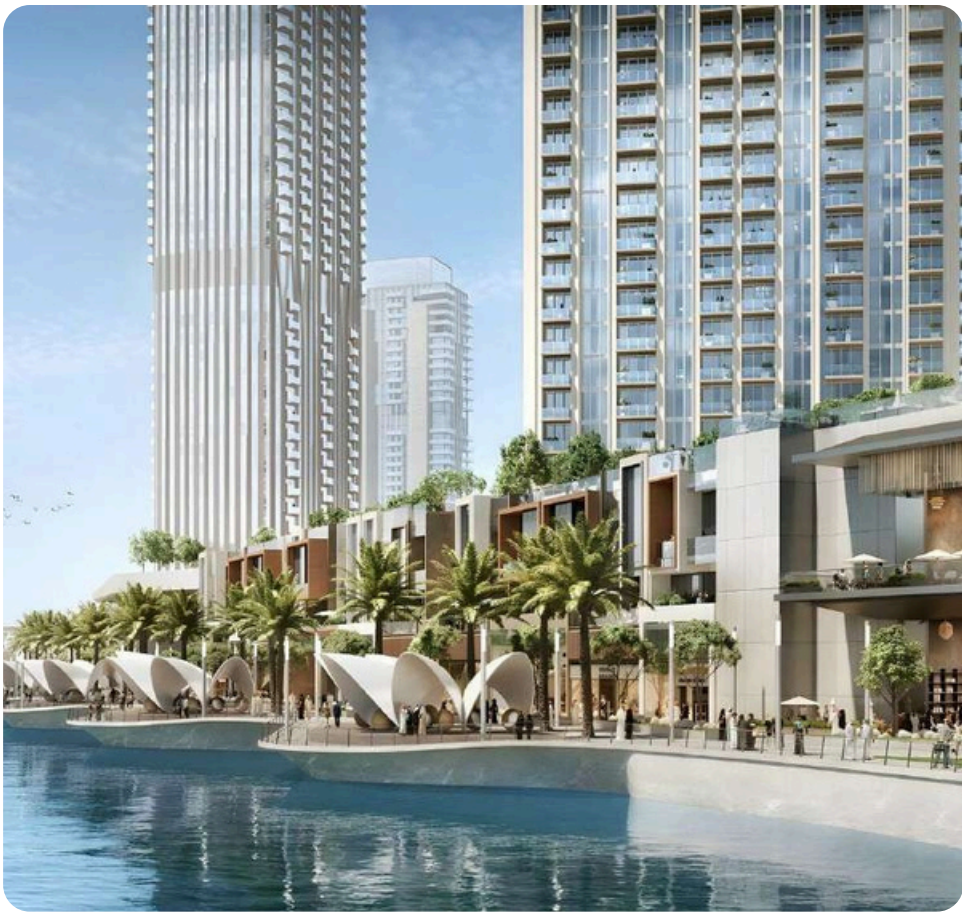
on completion



Mangrove Creek Beach

EMAAR - Q3 2026

Enjoy a hassle-free living in the heart of the vibrant city near a park and half-mile beach. Emaar Properties, one of Dubai's leading developers, presents Mangrove, a new luxury project located in Dubai Creek Harbour.



Places nearby:

5 min
Ras Al Khor Road

10 min
Meydan One Mall

15 min
Dubai Mall

15 min
Dubai Opera



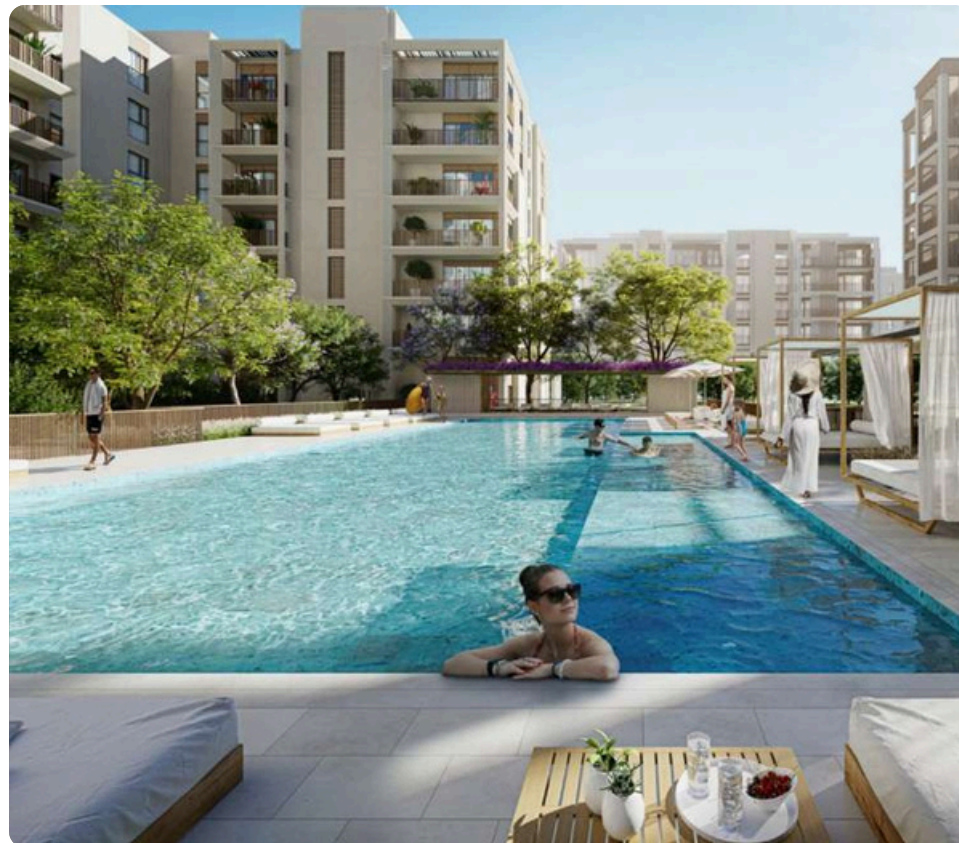
Mangrove Creek Beach

Why investors choose this project:

Rental returns currently show 10%

Ready property show appreciation of 20%

- ✓ Partially developed area which has already now high demand for rentals and sale



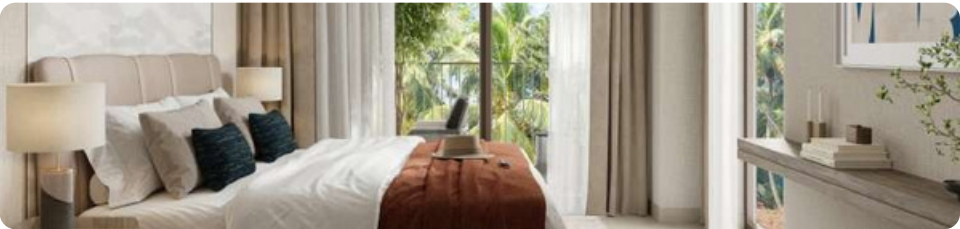
Facilities:

- Swimming pool
- Gym
- BBQ area
- Outdoor play area



Mangrove Creek Beach

1 b 724 sqft	1.60M AED
2 b 1220 sqft	2.31M AED
3 b 1687sqft	4.49M AED



Payment plan:

10%	70%	20%
on booking	during the construction	on completion

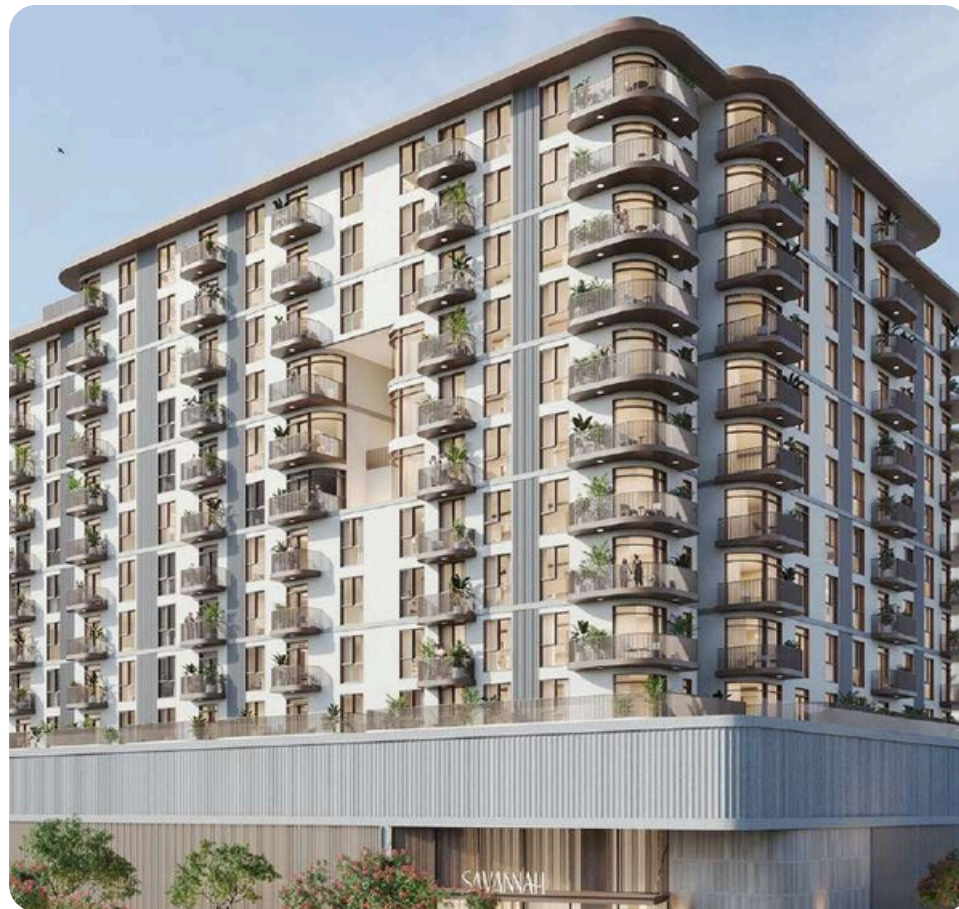




Savannah

NSHAMA - Q3 2027

Introducing a selection of apartments featuring 1, 2, and 3 bedrooms, along with 3-bedroom duplexes, these modern designs prioritize serenity and comfort. Indulge in the allure of your spacious, well-lit home, boasting porcelain floors, built-in wardrobes, and a fully equipped kitchen.



Places nearby:

20 min
Dubai Hills Mall

24 min
Burj Al Arab

28 min
International Airport

29 min
Dubai Mall



Savannah

Why investors choose this project:

Expected ROI 7-8% from rental returns in the current market

- ✓ Fully developed master community offering best price on the market
- ✓ Developed area already famous for rental and sale
- ✓ Family-oriented social infrastructure
- ✓ Convenient payment plan to use mortgage on key handover



Facilities:

- Family swimming pool
- Gym
- Carousel
- Kids train
- Padel court
- BBQ area
- Dog park



Savannah

1 b 650 sqft

809 000 AED

2 b 982 sqft

1.15M AED

3 b 1381 sqft

1.8M AED



Payment plan:

10%

on booking

50%

during the
construction

40%

on completion





LUM1NAR

OBJECT 1 - Q3 2026

Welcome to LUM1NAR, where every corner is infused with an enchanting ambiance, inviting you into a world of timeless elegance and modern allure.

Matte glass panels, softly lit from within, welcome you with a shimmering embrace, blending the warmth of wood with the bold sophistication of dark accents.



Places nearby:

9 min Dubai Miracle Garden	15 min Golf clubs	20 min The Walk JBR	22 min Palm Jumeirah	27 min Legoland Dubai
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LUM1NAR

Why investors choose this project:

High ROI up to 8%

- ✓ Famous developed area
- ✓ Potential capital appreciation due to one metro line in the area



Facilities:

- Outdoor yoga lounge
- Clubhouse
- Outdoor lounge
- Sauna
- Prayer rooms
- Outdoor dining
- Gaming room
- Outdoor BBQ & kitchen



LUM1NAR

1 b from 589 sqft

887 000 AED

1,5 b from 772 sqft

1 185M AED



Payment plan:

10%
on
booking

40%
during
construction

50%
at
handover





Takaya

Union Properties - Q4 2027

TAKAYA is the harmonious union of 744 apartments, 39 townhouses, 5 villas, retail shops, and an abundance of luxurious amenities. Here you can find the ideal space you need to enjoy upscale family living to the fullest with a choice of studios; one, two, or three-bedroom apartments; special terracing units; penthouse duplexes and simplexes; and four or five-bedroom townhouses and villas.



Places nearby:

1 min
Dubai Autodrome

11 min
Dubai
International
Cricket Stadium

13 min
Miracle Garden

15 min
Dubai Hills Mall /
Arabian Ranches

29 min
Trump
International Golf
Club



Takaya

Why investors choose this project:

Up to 10% high potential for rental returns

- ✓ Convenient 6-year payment plan with 40% payment in 4 years after key handover



Facilities:

- Laps pool
- Leisure pool
- Kids pool
- Jogging track
- Water stream
- Basketball half court
- Paddle tennis court
- Outdoor sports courtyard
- Kids play area
- BBQ areas
- Gym
- Multipurpose room
- Kids day care
- Arcade lounge
- Co-working spaces
- Squash courts
- Cinema / AV room



Takaya

Studio 379 sqft

750 777 AED

1 b 848 sqft

750 777 AED

2 b 1205 sqft

1 150 777 AED

3 b 1683 sqft

2 200 777 AED

Payment plan:

10%

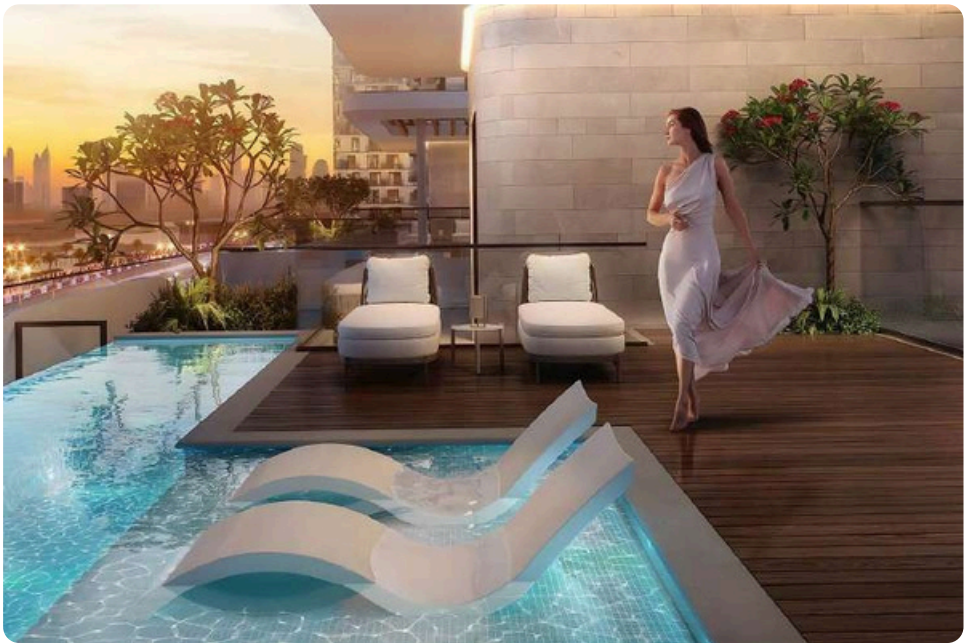
on booking

50%

during the
construction

40%

post handover
3 years





Royal Park

Reportage roperties - Q2 2027

Royal Park - The Majesty of Living, where luxury reaches new heights. Nestled in the heart of the city with scenic views of Masdar Central Park, this community is a royal haven. Comprising 6 clusters, it is the largest community in Masdar city. The buildings and townhouses blend timeless elegance with modern design, offering world-class amenities and an exceptional living experience. Each residence exudes opulence and sophistication, promising a truly regal lifestyle.



Places nearby:

15 min

Abu Dhabi International Airport

19 min

Grand Mosque Abu Dhabi

27 min

Saadiyat Island



Royal Park

Why investors choose this project:

High ROI up to 8% - limited availability units



Facilities:

- Swimming pool
- Gym
- Kids play area
- Giant chess play area
- Landscape area
- BBQ area



Royal Park

1 b 486 - 636 sqft

811 348 AED

2 b 840-1016 sqft

1 329 674 AED



Payment plan:

10%

down
payment

48%

during the
construction

42%

on key
handover





Nautica

Select Group - Q4 2026

Nautica Towers by Select Group is a new coastal residential complex in the Dubai Maritime City districts, which will consist of 2 high-rise towers equipped with first-class facilities.



Places nearby:

9 min
Dubai Miracle
Garden

15 min
Golf clubs

20 min
The Walk JBR

22 min
Palm Jumeirah

27 min
Legoland Dubai



Nautica

Why investors choose this project:

Expected ROI 7%

- ✓ Closeness to key landmarks will ensure popularity among tenants
- ✓ The coastal location guarantees attractiveness among purchasers



Facilities:

- Infinity pool with terrace
- Jacuzzi
- Gym
- Yoga ground
- Basketball court



Nautica

1 b from 1 350 560 AED

2 b from 1 999 150 AED



Payment plan:

20%

down
payment

60%

during
construction

20%

handover

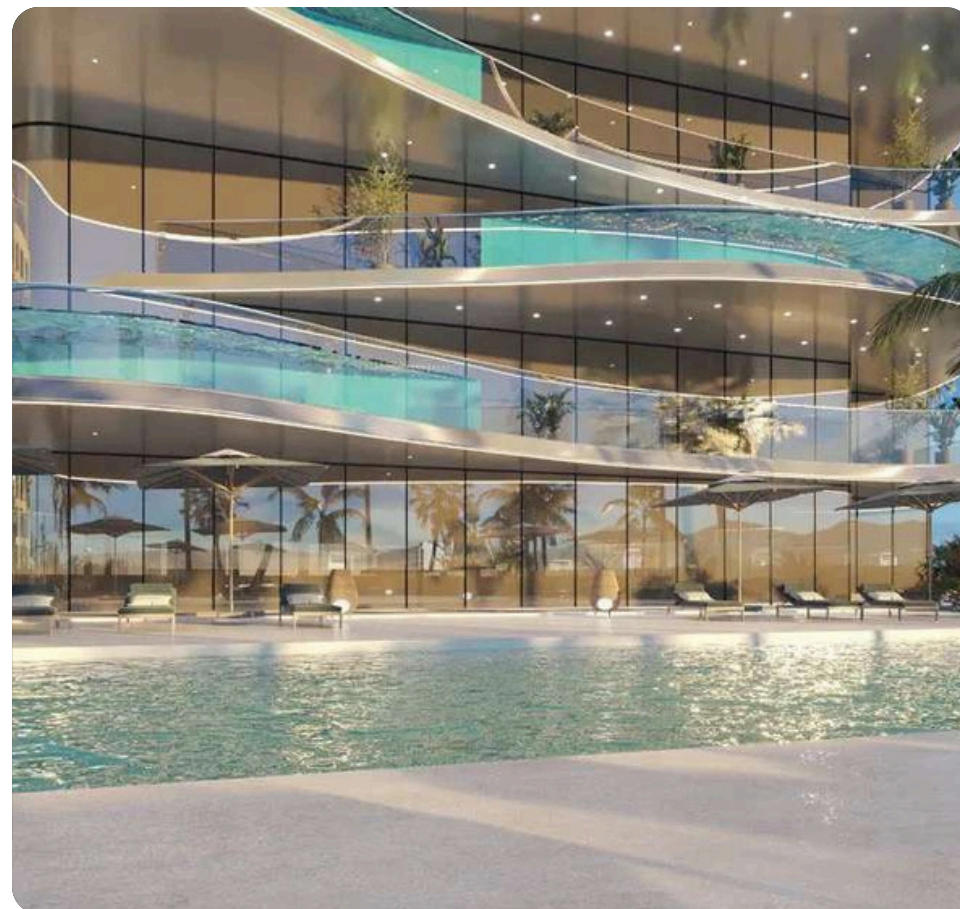


Volga Tower

Tiger Properties - Q4 2026

Volga Tower is a project from the developer Tiger Properties.

It is created using advanced technologies and innovative design, which give it a unique look and attractiveness. The residential complex will be located in the ecological area of JVT, where comfort and family atmosphere reign.



Places nearby:

17 min
Mall of Emirates

17 min
Marina Beach

19 min
Palm Jumeirah



Volga Tower

Why investors choose this project:

Rental income up to 8%

- ✓ Fully furnished apartments
- ✓ Flexible payment plan for 7 years
- ✓ Zero interest rate



Facilities:

- Private swimming pools
- Gym
- Barbecue area
- Health Club
- Children's playground
- Running and Walking Track



Volga Tower

1 b

from 1 497 360 AED

2 b

from 1 797 150 AED

3 b, 4 b

price on request

Payment plan:

20% down payment

60% monthly payment during the

20% construction at handover

10% monthly payment during 4 years after the construction is completed





NUCASSA

www.nucassa.com

info@nucassa.com