



MARINA VISTA

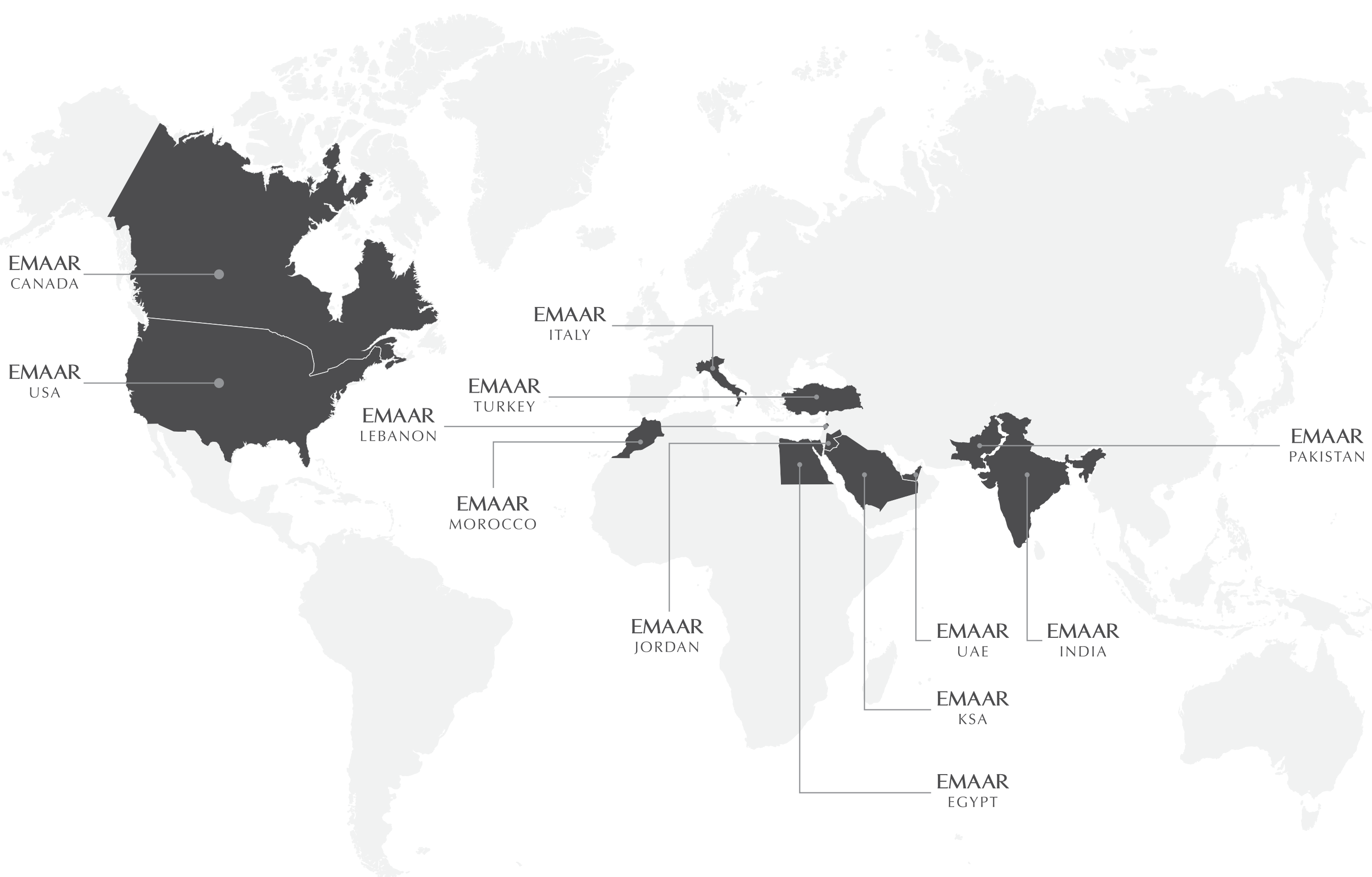
— AT —

EMAAR  
BEACHFRONT

EMAAR



# EMAAR HAS A PRESENCE IN 12 COUNTRIES





## ABOUT EMAAR

Marina Vista is wholly owned by Emaar Properties PJSC and extends Emaar's success in developing master planned prestige properties. Amongst Emaar's crowning achievements are:

The tallest building in the world,  
Burj Khalifa.

The world's most visited shopping and  
entertainment destination,  
The Dubai Mall.

The world's first Armani hotel.



EMAAR  
BEACHFRONT  
PRIVATE BEACH LIVING







## ABOUT EMAAR BEACHFRONT

Lose yourself in the beauty of a private gated island. Take your pick between 27 glistening towers rising above the azure blue waters of the Arabian Gulf, each one more stunning than the next.





10,000  
Residential  
Units



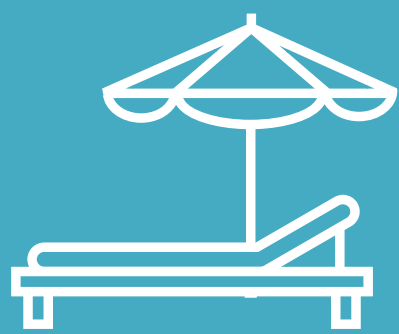
27  
Beachfront  
Residential Towers



25,000 sq m  
Amenities



85,000 sq m  
Hotel Space

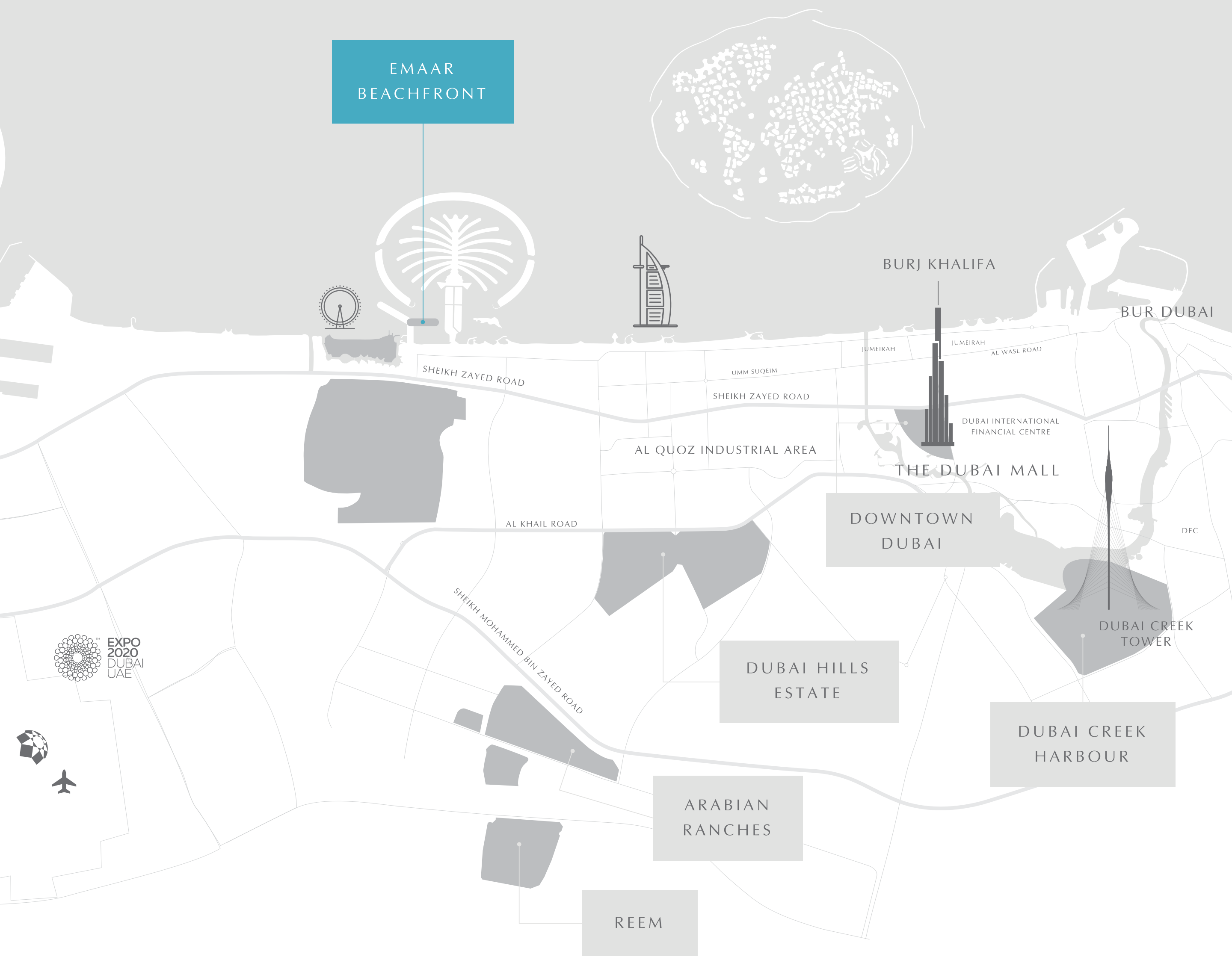


1.5 km  
Direct Access  
to Pristine Beach



13,000 sq m  
Retail  
Mall





Dubai

Int'l Airport

(20 minutes)



Al Maktoum

Int'l Airport

(45 minutes)



Expo

2020

(35 minutes)



An aerial photograph of a tropical beach, overlaid with a semi-transparent teal filter. The scene shows a wide expanse of white sand, numerous palm trees, and rows of lounge chairs with umbrellas. The text is centered over the image.

DISCOVER

THE

CHARMS

OF A

GATED

PRIVATE

ISLAND



SAIL INTO  
YOUR DREAM  
HOME







At Marina Vista, live a seafront dream right from your door. Each apartment shares a visual connection to the water. Every detail embodies easygoing elegance, perfectly complementing the beachfront setting. Choose between one, two, three and four bedroom beachfront apartments with uninterrupted views of Dubai Marina and the Arabian Gulf. Live life inspired.



A stylized map of Dubai Marina and Internet City. The map features a prominent road network in white and light blue, with a specific area highlighted in a darker blue and labeled 'EMAAR BEACHFRONT'. A white text box is positioned at the top center, containing the text 'MARINA VISTA AT EMAAR BEACHFRONT'. The background is a solid teal color with abstract, organic shapes in various shades of blue and white, suggesting a coastal or urban environment. A palm tree silhouette is visible in the upper left corner.

MARINA VISTA

— AT —

EMAAR  
BEACHFRONT

EMAAR  
BEACHFRONT

DUBAI  
INTERNET  
CITY

DUBAI  
MARINA



CALM  
AND  
SERENE  
BEACH  
LIVING







VIBRANT BY DAY,  
ENCHANTING  
AT NIGHT





# MIAMI STYLE LIVING





# UNSTINTING LUXURY









# A SANCTUARY OF ESCAPISM





# SOUTH BEACH

HOLIDAY HOMES

AT

EMAAR  
BEACHFRONT

MARINA VISTA BY

EMAAR





SOUTH BEACH

# FIRST-EVER HOLIDAY HOMES

BY EMAAR

SOUTH BEACH is the perfect holiday home,  
just a few steps away from the beach, offering you:



Fully furnished  
waterfront homes



Private beach  
access



Infinity-edge  
swimming pool



1-, 2- & 3-bedroom  
apartments

Property management by   
BY EMAAR







AMENITIES

# WHERE HOME MEETS LUXURIOUS AMENITIES

Whether you choose to make amazing seaside memories there, or turn a profit, SOUTH BEACH comes with a slew of luxury hotel-style amenities:



On-demand luxury  
hotel service



Valet  
parking



24/7 concierge  
service



Views of Dubai  
Marina & The Palm



Shopping & dining  
by the sea









HIGHLIGHTS

# A PRIME LOCATION

At SOUTH BEACH, you get the best of both worlds – calm and serene resort-style living and easy access to all the sights and sounds of Dubai.



Exclusive access to  
750m long beach strip



Closest to Dubai Marina  
& The Palm



5 mins from  
Sheikh Zayed Road



Walking  
distance to parks







EMAAR BEACHFRONT

# PERFECTLY CONNECTED

**05**  
Mins to  
Dubai Marina

**05**  
Mins to  
The Palm

**25**  
Mins to  
Downtown  
Dubai

**25**  
Mins to  
Dubai Int'l  
Airport

**25**  
Mins to  
Al Maktoum Int'l Airport



INTERIORS

# SEA-INSPIRED LUXURY

Come home to your contemporary and timeless waterfront apartment.

With interiors draped in sandy colours and aquamarine hues, you and your guests will be transported to a state of true beach bliss.











INTRODUCING

*ease*

BY EMAAR

Our game-changing property management service that allows you to rent your Emaar property as a holiday home, hassle-free.



EASE BY EMAAR

# WHAT OUR HOMEOWNERS LOVE THE MOST

When you become a holiday homeowner with Ease, you will be guaranteed a hassle-free, hands-off and all-inclusive holiday home management, complemented by:



Property listing & advertising



Expert pricing strategy



Reservations management



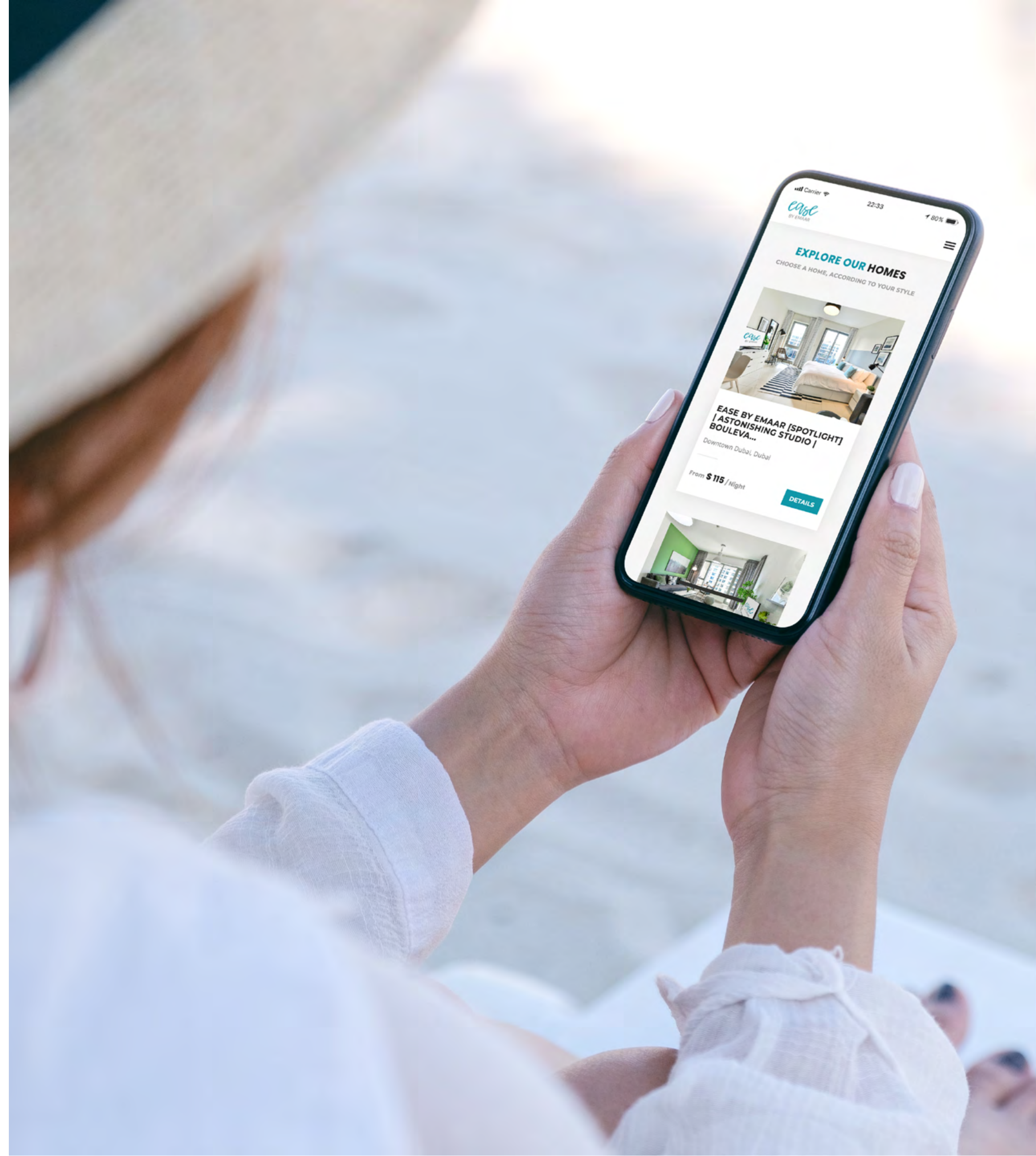
Guest hosting & hospitality



Hotel-grade housekeeping



Hassle-free paperwork







EASE BY EMAAR

# HOW WE SPREAD THE WORD

We don't just advertise your home on ease.ae, we aim for optimum performance. That's why we distribute your listing across over 50 channels\*.

 **airbnb** **Booking.com**  **Expedia®**  
& 50 more

What's more, your guests will have exclusive access to over 50 special deals & offers with Emaar Entertainment.



DUBAI

# THE IDEAL INVESTMENT CLIMATE

In 2018, Dubai welcomed a staggering 15.92 million tourists, led by visitors from Saudi Arabia, India, China, UK and Russia.



Among top 10  
most visited cities



8.36 Mn tourists  
in first half 2019



1st most visited  
city by 2025



30 Mn yearly  
tourists by 2030



Avg. tourist spend  
of \$537 p/day



Easy visa on arrival  
& transit visa







EMAAR

# REIMAGING LIFESTYLES

When you invest with Emaar, you choose to invest with one of the largest real estate companies outside of China and one of the most valuable developers worldwide.

BRAND  
VALUE USD  
**2.7 Bn+**  
FY 2018

REVENUE  
USD  
**6.99 Bn**  
FY 2018

NET  
PROFIT USD  
**1.96 Bn**  
FY 2018

YOY BRAND  
VALUE  
**39%**

YOY  
REVENUE  
**37%**

YOY NET  
PROFIT  
**30%**

Act now to secure your holiday home at Emaar Beachfront.





SUNRISE BAY

— AT —

EMAAR  
BEACHFRONT

EMAAR





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An aerial photograph of the Dubai skyline, featuring the Burj Khalifa as the central focus. The city is densely packed with modern skyscrapers and buildings, with a clear blue sky above. The Burj Khalifa stands prominently on the left side of the frame, reaching towards the top. Other notable buildings include the BurjDubai and the BurjDubai. The city extends to the horizon, showing a mix of high-rise and lower-rise structures. The overall scene is a vibrant representation of a modern, developed city.

## ABOUT EMAAR

Emaar is the world-renowned developer of iconic structures and integrated communities in the UAE. The group's boundary-pushing projects include Burj Khalifa, The Dubai Mall and The Dubai Fountain. Emaar's premium neighbourhoods include Downtown Dubai, Emirates Living, Dubai Marina, Arabian Ranches, The Greens & The Views, and a new concept of affluent beachfront living in Dubai, Emaar Beachfront.



# EMAAR BEACHFRONT

## AN ISLAND WITH A CITY ADDRESS

Nothing says luxury coastal lifestyle like a home at Emaar Beachfront – a collection of 27 glistening towers standing out against the crystal blue waters of the Arabian Gulf. Regardless of style or scale, each of the towers calls to mind the sense of relaxation that comes with beachside living. However, due to Emaar Beachfront's outstanding location, the escapist island atmosphere blends seamlessly with city convenience and charm.







27

Beachfront Residential Towers



10,000

Residential Units



13,000

Sq.M Retail Mall



1.5KM

Pristine Beach



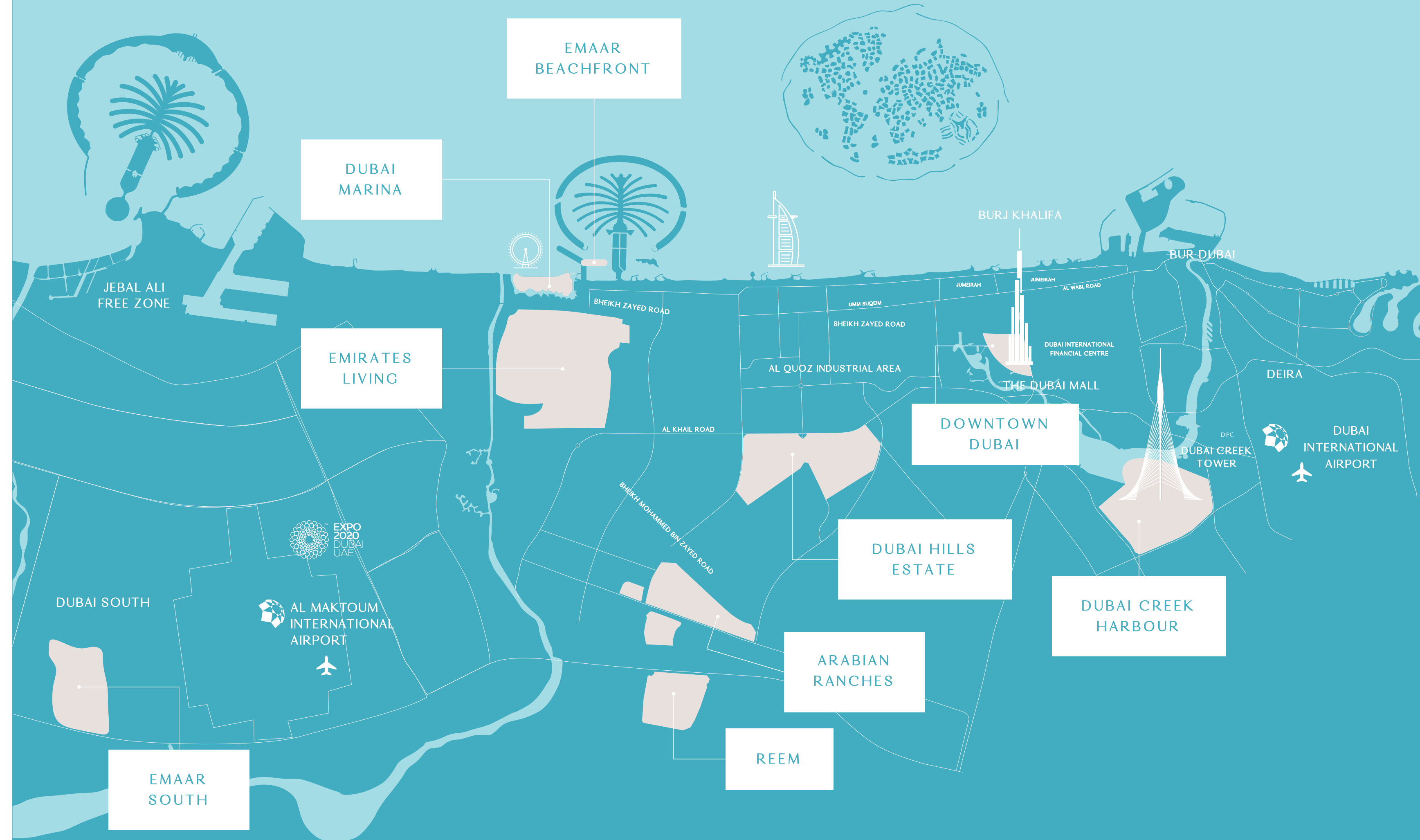
20

Minutes to Dubai Int'l Airport



45

Minutes to Al Maktoum Airport







REINVENTING THE ART OF ISLAND LIVING





## COME HOME TO BAYSIDE PERFECTION

Just like Miami Beach is the getaway destination for the privileged Floridians so will Emaar Beachfront be touted as the preferred resort-style community among Dubai's elite. Sunrise Bay perfectly encapsulates the Emaar Beachfront ideology. A premium twin tower of 26 storeys, it is only a few steps away from a glimmering bay and a vibrant marina. The beautifully crafted building blends artfully with its beachfront setting.

SUNRISE BAY





SUNRISE BAY

EMAAR  
BEACHFRONT

DUBAI  
MEDIA  
CITY

SHEIKH ZAYED ROAD

DUBAI  
INTERNET  
CITY

THE GREENS  
&  
THE VIEWS

EMIRATES  
HILLS 2

DUBAI  
MARINA

EMIRATES  
LIVING

EMIRATES  
HILLS

## A WELL- CONNECTED PARADISE

The meticulously master-planned Emaar Beachfront is cradled between two of Dubai's most desirable destinations, Dubai Marina and areas of new Dubai. Due to the prime location, residents of Sunrise Bay will have easy access to the shimmering beaches, marinas, yacht clubs, malls and dining venues of the Marina and surrounding neighbourhoods. Sunrise Bay also allows for easy access to Sheikh Zayed Road and the city.

SUNRISE BAY



## A BROAD RANGE OF APARTMENTS AND AMENITIES

The apartments range from 670 sq. ft. for 1-bedroom homes to 2,150 sq. ft. for 4-bedroom residences. The two towers are conveniently connected to each other through a podium deck with world-class sports facilities and private parking spaces. All residents of Sunrise Bay will have access to several retail and healthcare facilities at the ground level.

SUNRISE BAY







## CAPTURING THE ESSENCE OF MARITIME LIVING

The positioning and orientation of the apartments has been carefully orientated to best capture the open views of the waterfront and marina location. The breathtaking vistas are second only to the highest quality of fixtures and finishings that are the characteristic of all Emaar properties. The overall design was inspired by modern yachting culture and loft style living.





## PROOF THAT SOPHISTICATION AND LUXURY CAN GO HAND IN HAND

Taking cues from the surrounding material context and reinterpreting this palette into an understated yet elegant form, Sunrise Bay is built for homeowners with a refined, modern taste. Easy-going textures and a refreshing palette of creams, greys, and tons of white are at the heart of Sunrise Bay's sophisticated design.

SUNRISE BAY



## NOTHING IS OUT OF PLACE IN THE SERENE MASTER BEDROOM

The Sunrise Bay master bedrooms are designed to create a sense of calm and beauty so immersive you'll never want to leave. It's glamorous and sophisticated in its simplicity, with unexpected textures and colour tones and with attention to details that provide interest and a total respite from city life.

SUNRISE BAY







## YOUR OWN STYLISH SANCTUARY

The bathrooms at Sunrise Bay are family bathrooms embodying high-design and sophistication through minimal form,effortless functionality and elegant, sleek surfaces. The selection of bright colours and textures ensures a cheerful beginning to your day and a soothing oasis to end it.





## A TRUE EXPRESSION OF YACHTING CULTURE

With panoramic balconies that extend the perceptual depth of each apartment and a material composition that references the striking white fibreglass of superyachts – the architecture both physically and perceptually connects the building with the surrounding clear blue waters.

SUNRISE BAY



## THE PLACE TO SEE AND BE SEEN

In addition to having access to 750 m of sandy beach on either side of their home, residents will have a vibrant boulevard at their doorstep. The promenade will be dotted with the finest restaurants, retail outlets and chic cafés. However, despite the wide array of gastronomic choices and urban entertainment, Emaar Beachfront retains a family-friendly atmosphere.

SUNRISE BAY







## ADMIRE THE MARINA AND HARBOUR IN STYLE

The most sought-after amenity of them all is taken to a new level at Sunrise Bay's podium deck. The state-of-the-art infinity pool spills over the awe-inspiring cityscape of the Dubai Marina, the world's tallest residential block that enchants during the day and comes alive at night.



SUNRISE BAY

— AT —

EMAAR  
BEACHFRONT

TOWER I

FLOOR PLAN



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BEACHFRONT

# SUNRISE BAY

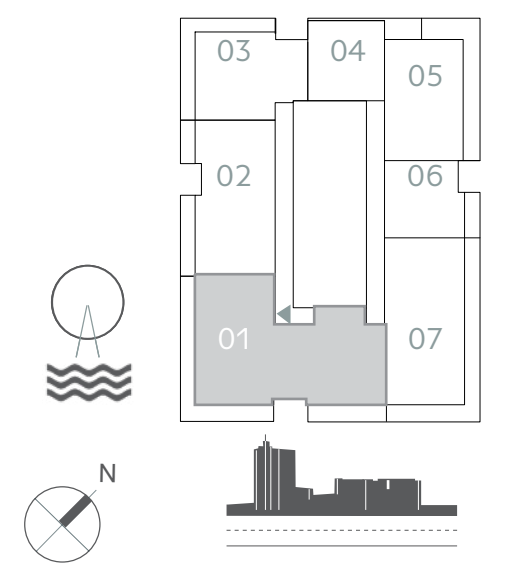
TOWER I

## 4 BEDROOM

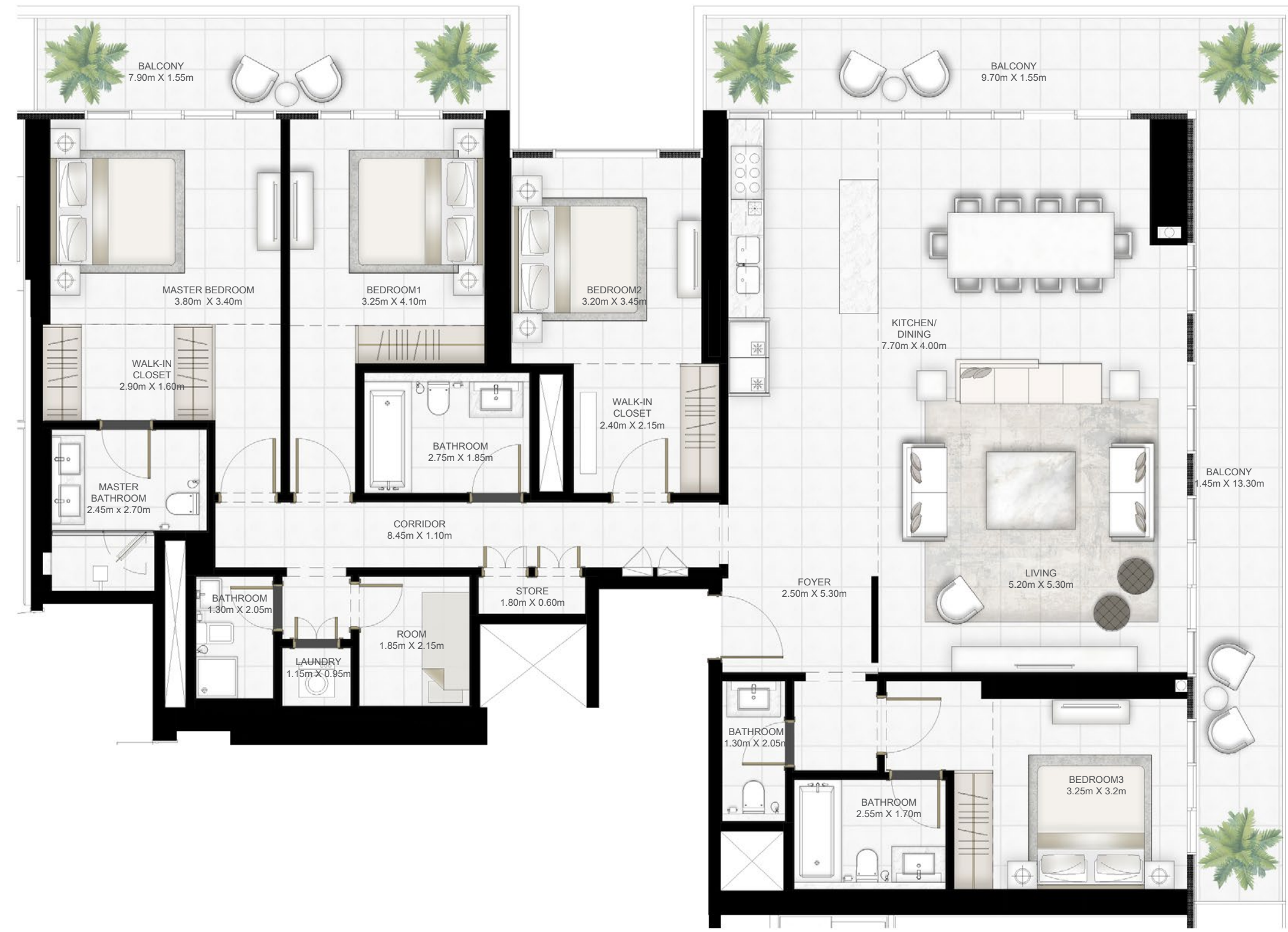
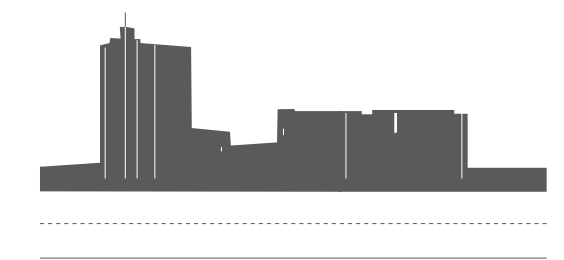
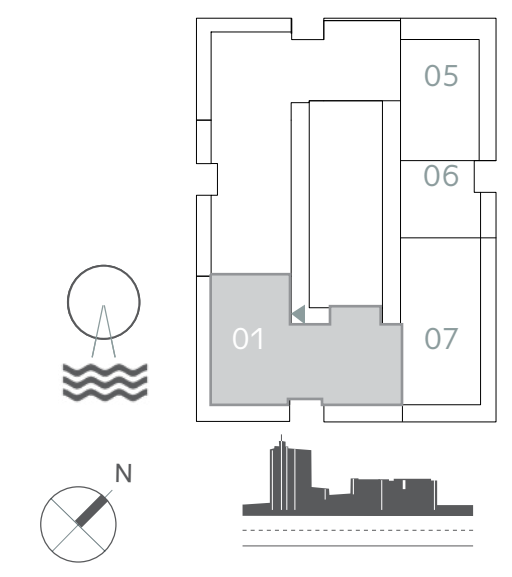
UNIT 01 | LEVEL 19-26

SUITE AREA	2192.18 SQ.FT.	203.66 SQ.M.
BALCONY AREA	535.50 SQ.FT.	49.75 SQ.M.
TOTAL AREA	2727.68 SQ.FT.	253.41 SQ.M.

KEY PLAN LEVEL 19-25



KEY PLAN LEVEL 26



**FLOOR PLAN 1.** All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.



EMAAR  
BEACHFRONT

# SUNRISE BAY

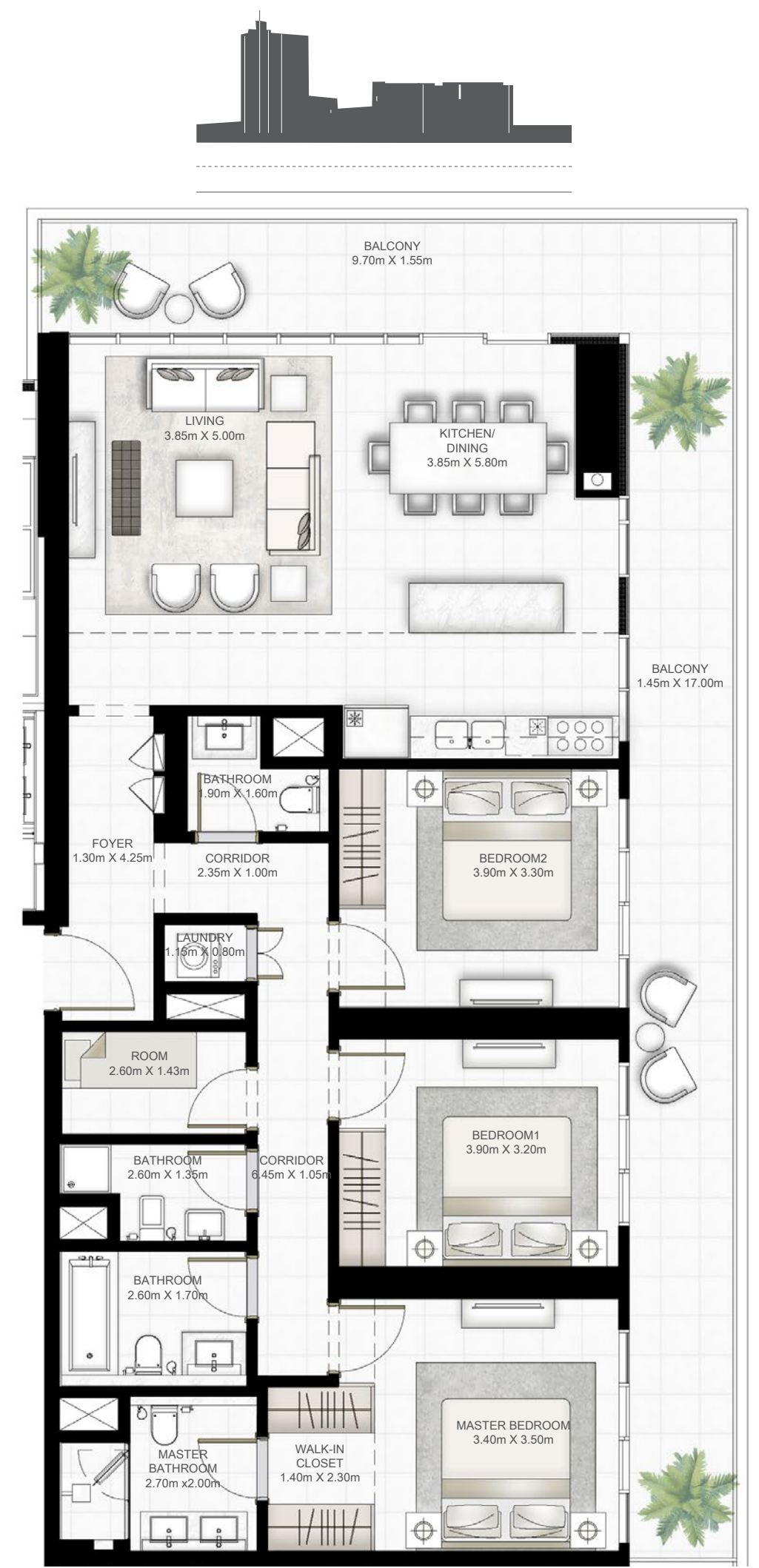
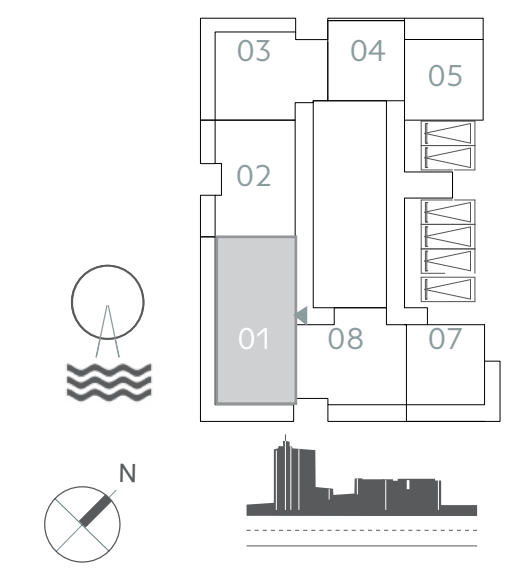
TOWER I

## 3 BEDROOM

UNIT 01 | LEVEL PODIUM 01-05

SUITE AREA	1448.93 SQ.FT.	134.61 SQ.M.
BALCONY AREA	450.68 SQ.FT.	41.87 SQ.M.
TOTAL AREA	1899.61 SQ.FT.	176.48 SQ.M.

KEY PLAN LEVEL PODIUM 01-05



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EMAAR  
BEACHFRONT

# SUNRISE BAY

TOWER I

## 3 BEDROOM

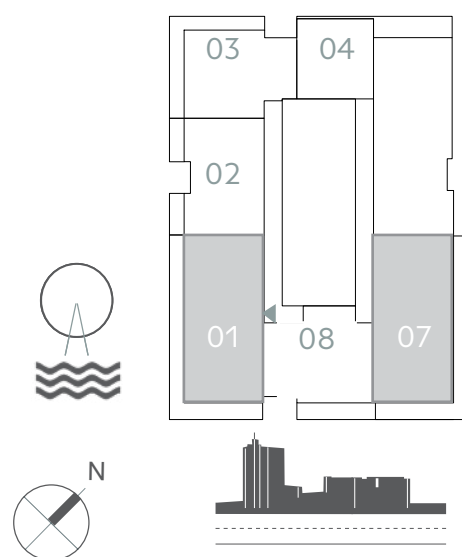
UNIT 01 | LEVEL 01-17

SUITE AREA	1448.93 SQ.FT.	134.61 SQ.M.
BALCONY AREA	460.37 SQ.FT.	42.77 SQ.M.
TOTAL AREA	1909.30 SQ.FT.	177.38 SQ.M.

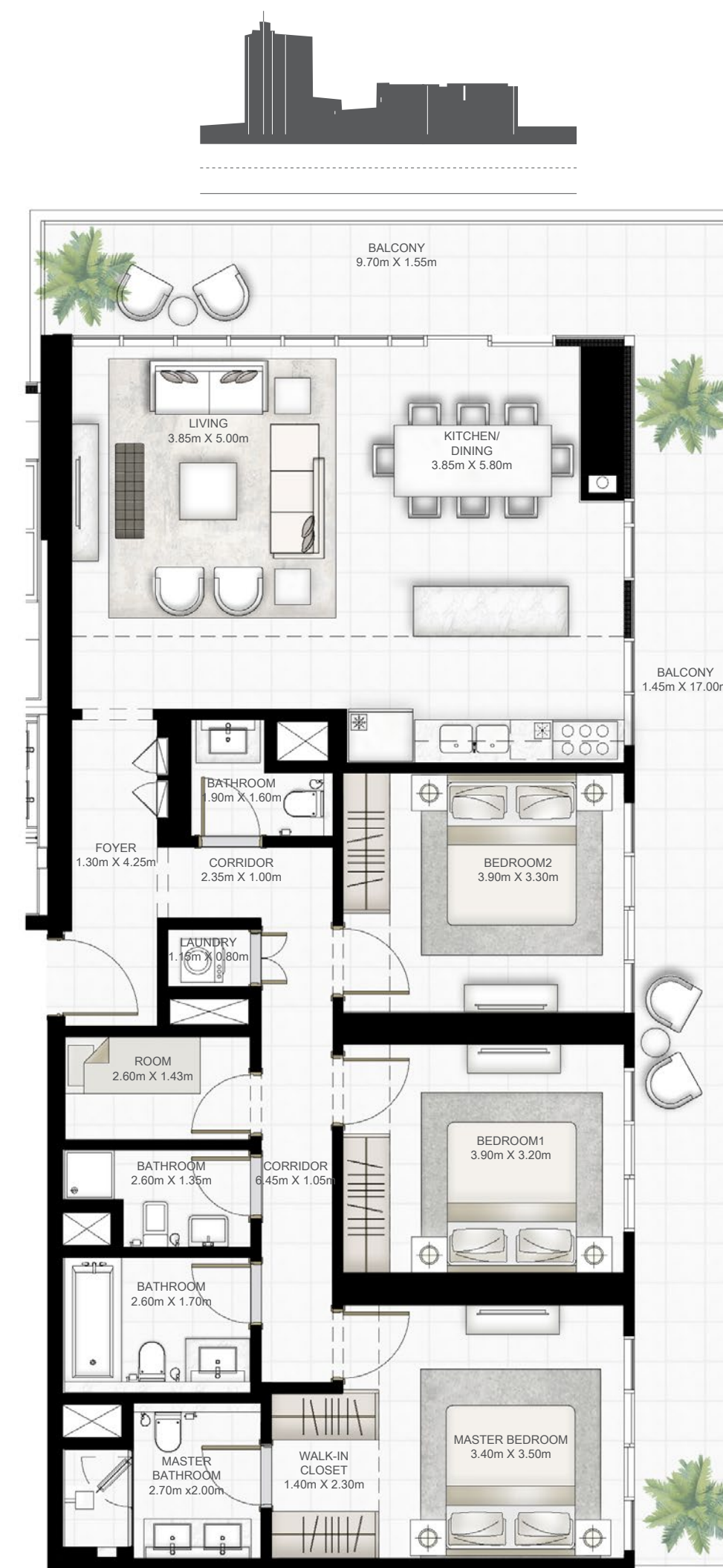
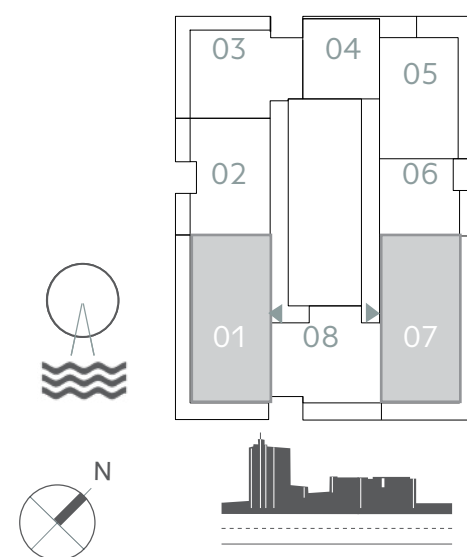
UNIT 07 | LEVEL 01-17

SUITE AREA	1450.11 SQ.FT.	134.72 SQ.M.
BALCONY AREA	471.78 SQ.FT.	43.83 SQ.M.
TOTAL AREA	1921.89 SQ.FT.	178.55 SQ.M.

KEY PLAN LEVEL 01



KEY PLAN LEVEL 02-17



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EMAAR  
BEACHFRONT

# SUNRISE BAY

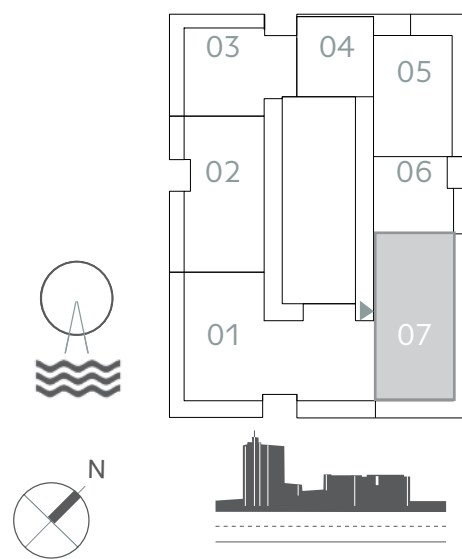
TOWER I

## 3 BEDROOM

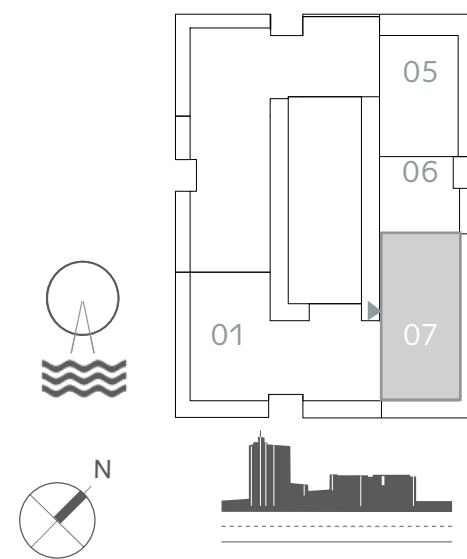
UNIT 07 | LEVEL 19-26

SUITE AREA	1444.84 SQ.FT.	134.23 SQ.M.
BALCONY AREA	471.46 SQ.FT.	43.80 SQ.M.
TOTAL AREA	1916.30 SQ.FT.	178.03 SQ.M.

KEY PLAN LEVEL 19-25



KEY PLAN LEVEL 26



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EMAAR  
BEACHFRONT

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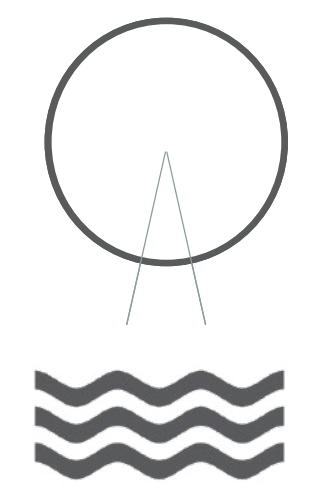
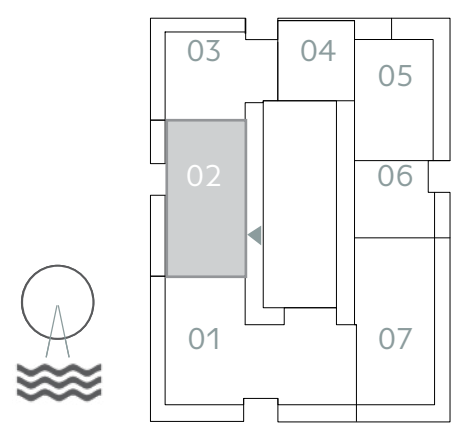
TOWER I

## 3 BEDROOM

UNIT 02 | LEVEL 19-25

SUITE AREA	1325.47 SQ.FT.	123.14 SQ.M.
BALCONY AREA	208.17 SQ.FT.	19.34 SQ.M.
TOTAL AREA	1533.64 SQ.FT.	142.48 SQ.M.

KEY PLAN LEVEL 19-25



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EMAAR  
BEACHFRONT

# SUNRISE BAY

TOWER I

## 2 BEDROOM

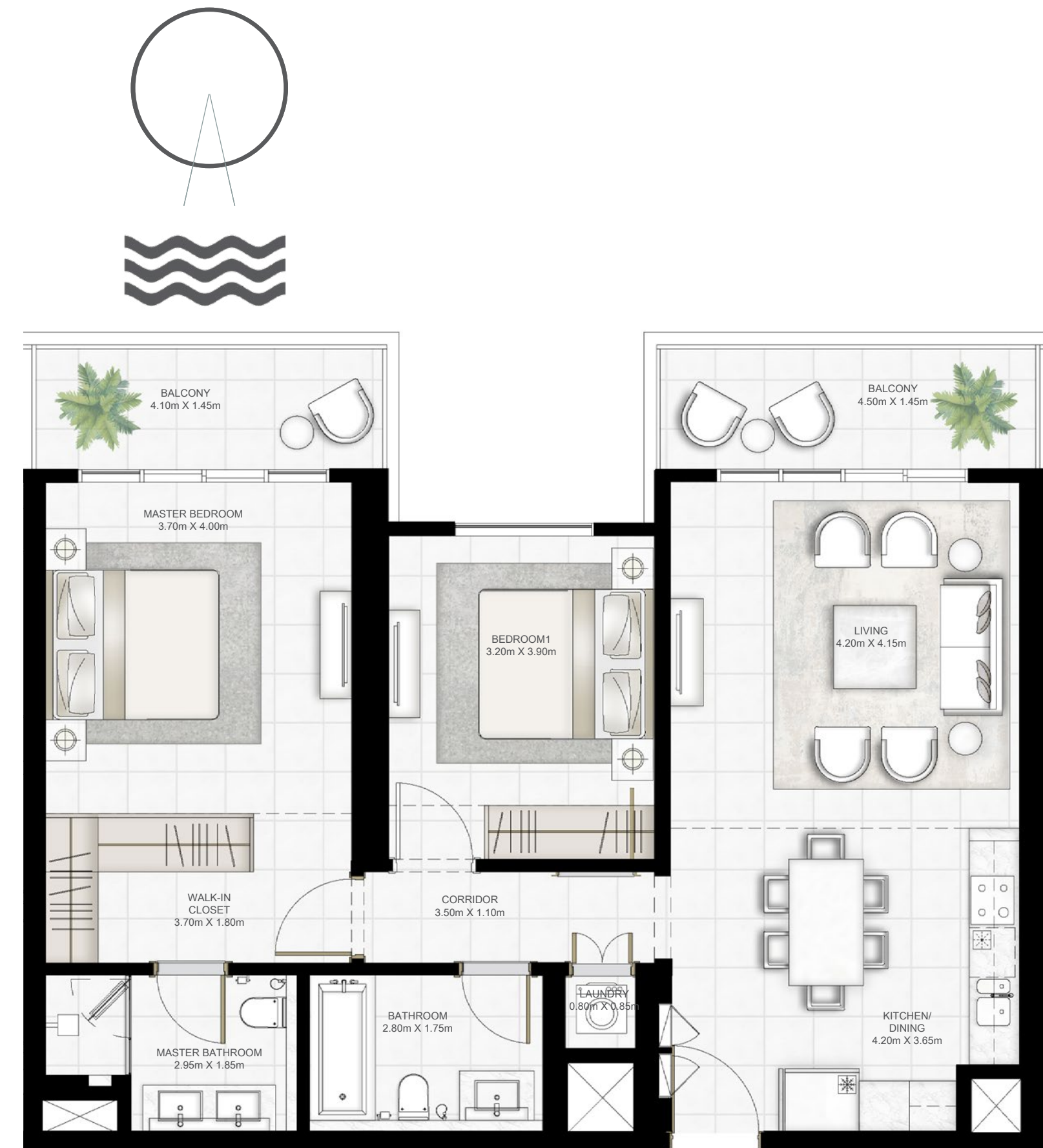
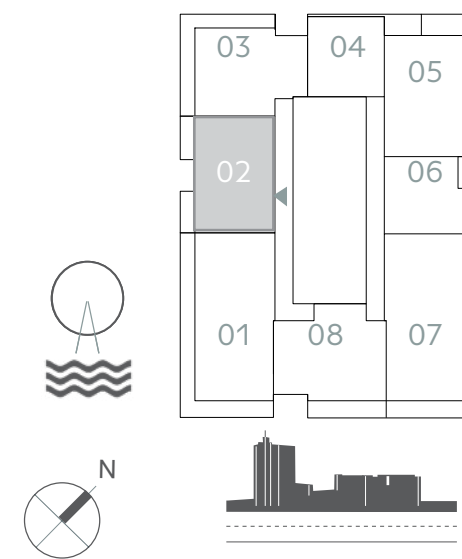
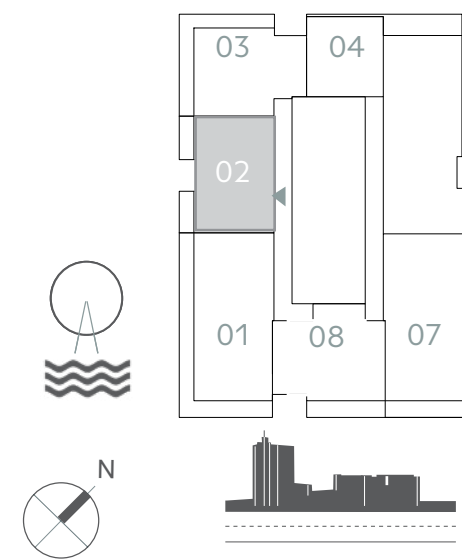
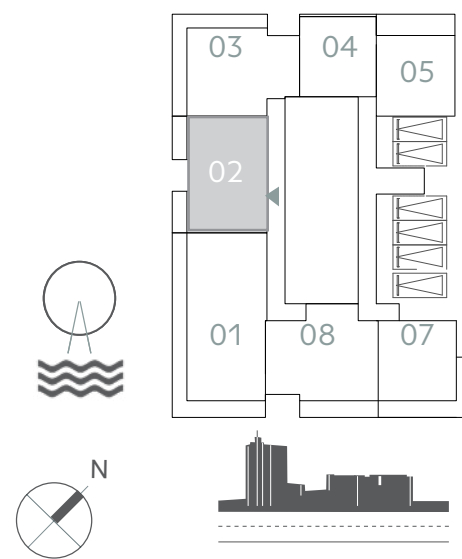
UNIT 02 | LEVEL 01-17 & PODIUM 01-05

SUITE AREA	997.92 SQ.FT.	92.71 SQ.M.
BALCONY AREA	144.34 SQ.FT.	13.41 SQ.M.
TOTAL AREA	1142.26 SQ.FT.	106.12 SQ.M.

KEY PLAN LEVEL PODIUM 01-05

KEY PLAN LEVEL 01

KEY PLAN LEVEL 02-17



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EMAAR  
BEACHFRONT

# SUNRISE BAY

TOWER I

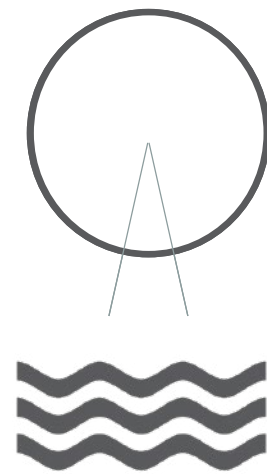
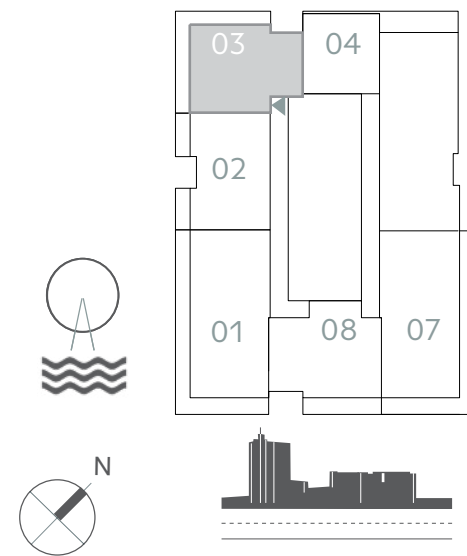
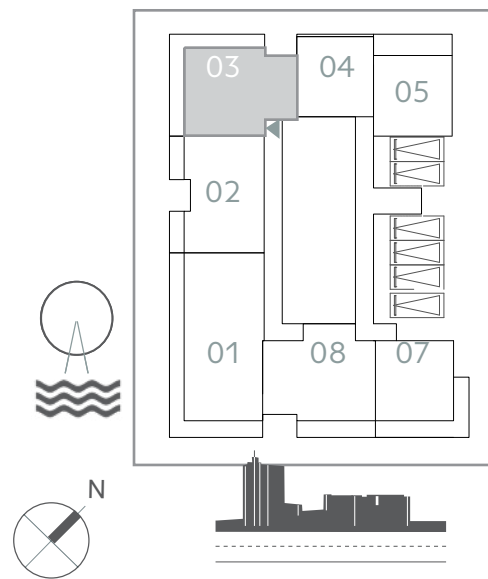
## 2 BEDROOM

UNIT 03 | LEVEL 01 & PODIUM 01-05

SUITE AREA	978.12 SQ.FT.	90.87 SQ.M.
BALCONY AREA	306.02 SQ.FT.	28.43 SQ.M.
TOTAL AREA	1284.14 SQ.FT.	119.30 SQ.M.

KEY PLAN LEVEL PODIUM 01-05

KEY PLAN LEVEL 01



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EMAAR  
BEACHFRONT

# SUNRISE BAY

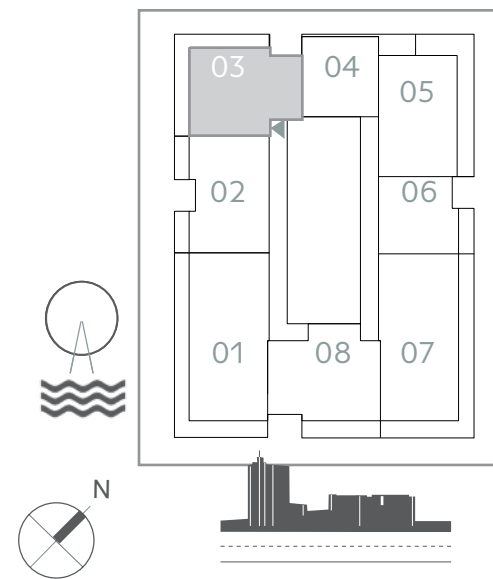
TOWER I

## 2 BEDROOM

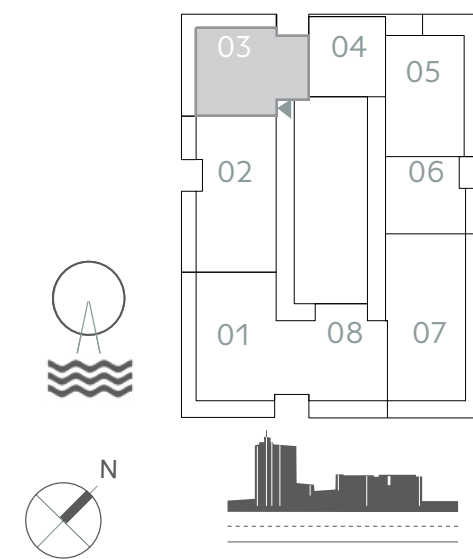
UNIT 03 | LEVEL 02-17&19-25

SUITE AREA	976.50 SQ.FT.	90.72 SQ.M.
BALCONY AREA	311.4 SQ.FT.	28.93 SQ.M.
TOTAL AREA	1287.90 SQ.FT.	119.65 SQ.M.

KEY PLAN LEVEL 02-17



KEY PLAN LEVEL 19-25



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EMAAR  
BEACHFRONT

# SUNRISE BAY

TOWER I

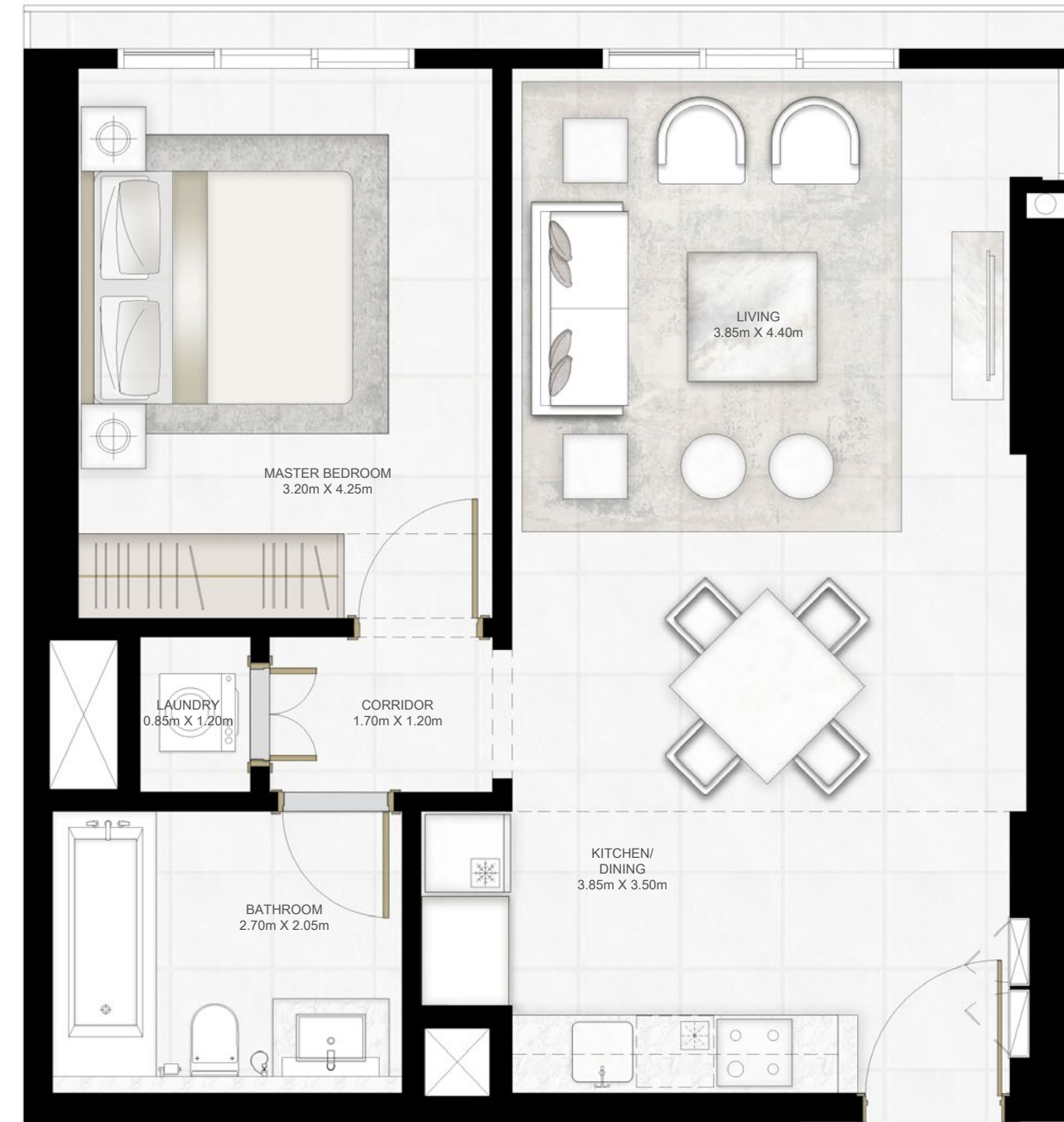
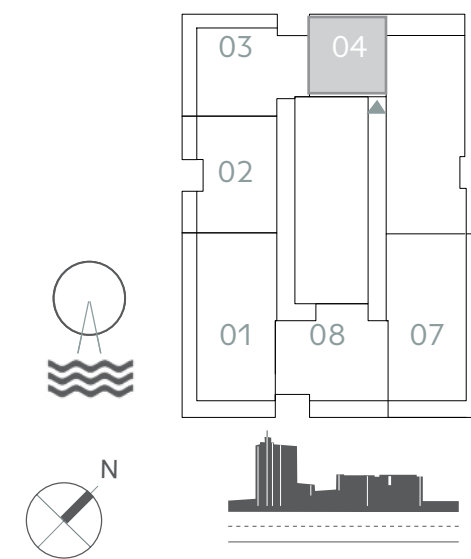
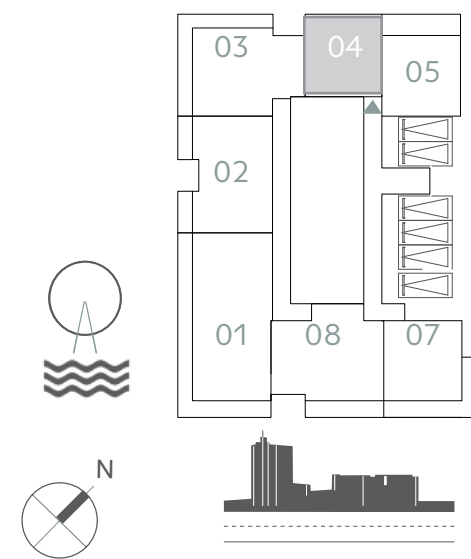
## 1 BEDROOM

UNIT 04 | LEVEL 01 & PODIUM 01-05

SUITE AREA	673.39 SQ.FT.	62.56 SQ.M.
BALCONY AREA	31.32 SQ.FT.	2.91 SQ.M.
TOTAL AREA	704.71 SQ.FT.	65.47 SQ.M.

KEY PLAN LEVEL PODIUM 01-05

KEY PLAN LEVEL 01



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EMAAR  
BEACHFRONT

# SUNRISE BAY

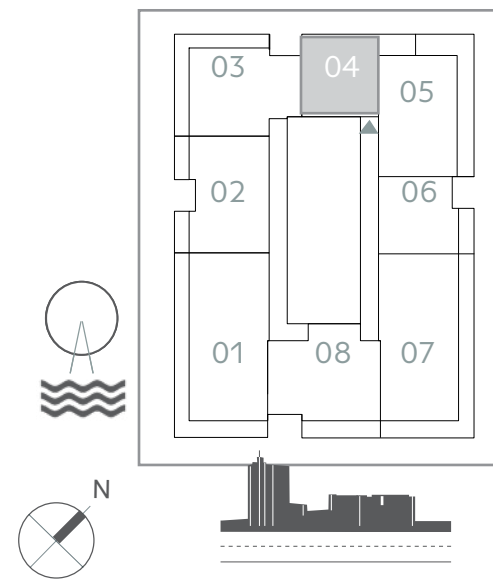
TOWER I

## 1 BEDROOM

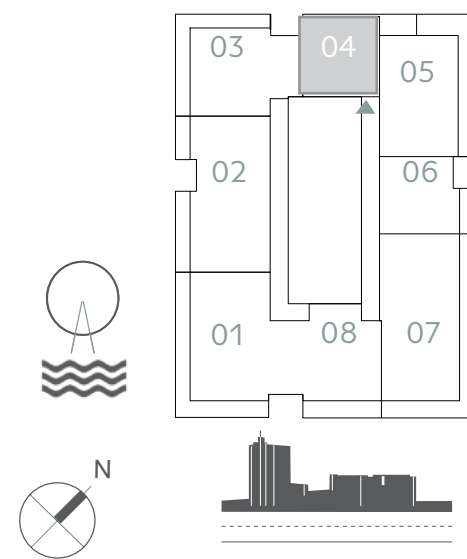
UNIT 04 | LEVEL 02-17 & 19-25

SUITE AREA	675.44 SQ.FT.	62.75 SQ.M.
BALCONY AREA	122.92 SQ.FT.	11.42 SQ.M.
TOTAL AREA	798.36 SQ.FT.	74.17 SQ.M.

KEY PLAN LEVEL 02-17



KEY PLAN LEVEL 19-25



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BEACHFRONT

# SUNRISE BAY

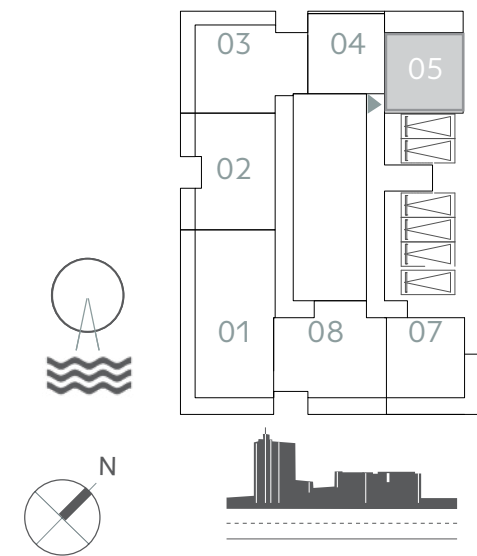
TOWER I

## 1 BEDROOM

UNIT 05 | LEVEL PODIUM 01-05

SUITE AREA	626.46 SQ.FT.	58.20 SQ.M.
BALCONY AREA	186.75 SQ.FT.	17.35 SQ.M.
TOTAL AREA	813.21 SQ.FT.	75.55 SQ.M.

KEY PLAN LEVEL PODIUM 01-05



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# SUNRISE BAY

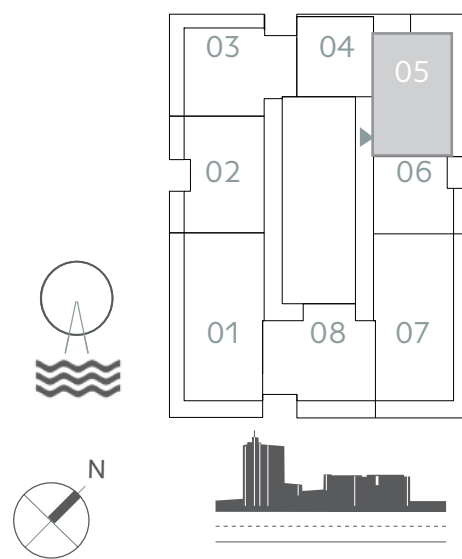
TOWER 1

## 2 BEDROOM

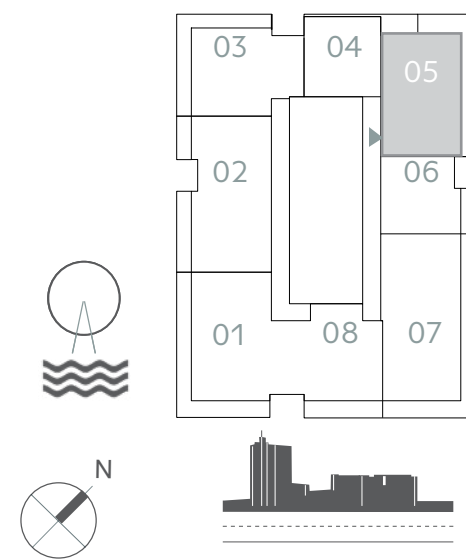
UNIT 05 | LEVEL 02-17&19-26

SUITE AREA	1020.20 SQ.FT.	94.78 SQ.M.
BALCONY AREA	360.91 SQ.FT.	33.53 SQ.M.
TOTAL AREA	1381.11 SQ.FT.	128.31 SQ.M.

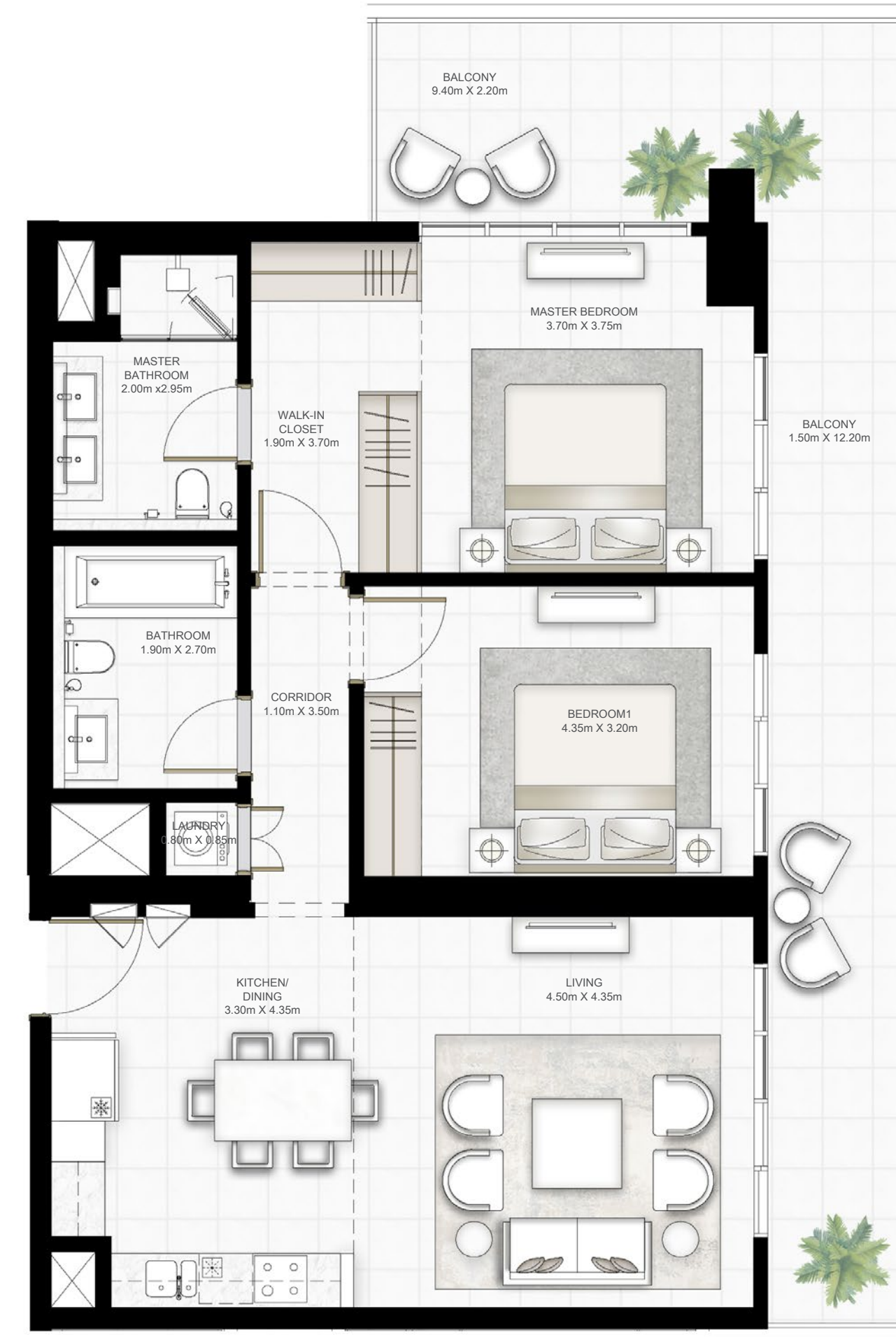
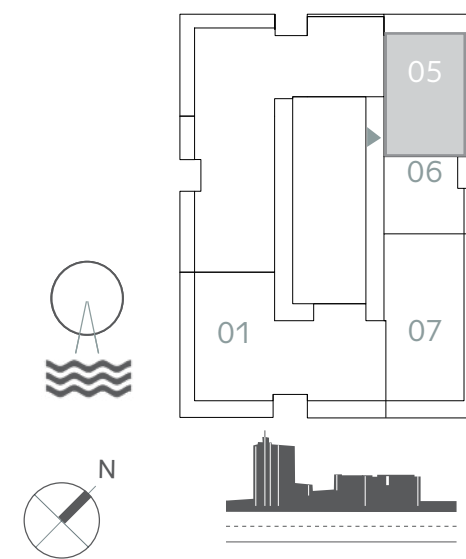
KEY PLAN LEVEL 02-17



KEY PLAN LEVEL 19-25



KEY PLAN LEVEL 26



**FLOOR PLAN 1.** All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.



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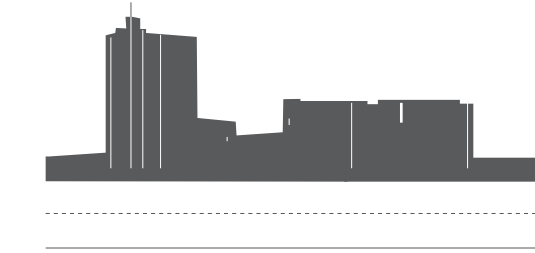
# SUNRISE BAY

TOWER I

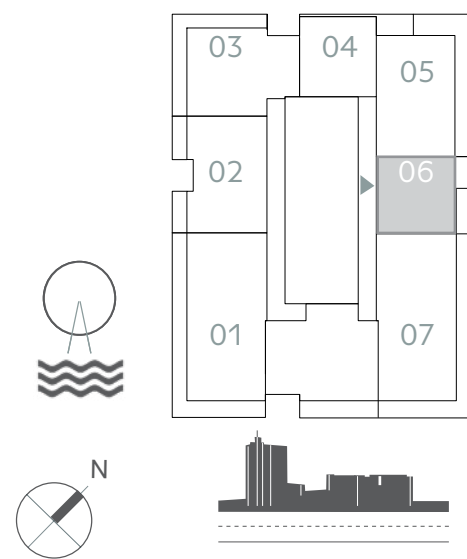
## 1 BEDROOM

UNIT 06 | LEVEL 02-17 & 19-26

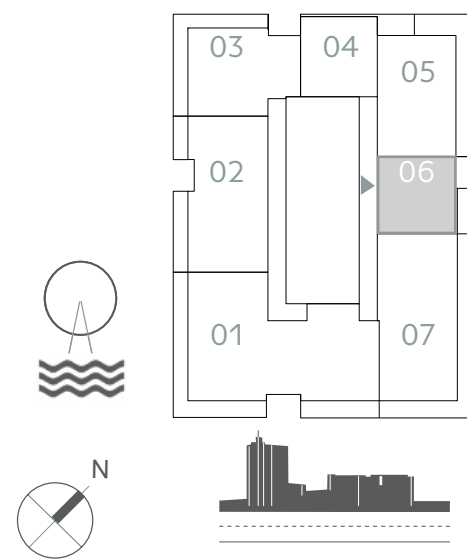
SUITE AREA	653.15 SQ.FT.	60.68 SQ.M.
BALCONY AREA	79.98 SQ.FT.	7.43 SQ.M.
TOTAL AREA	733.13 SQ.FT.	68.11 SQ.M.



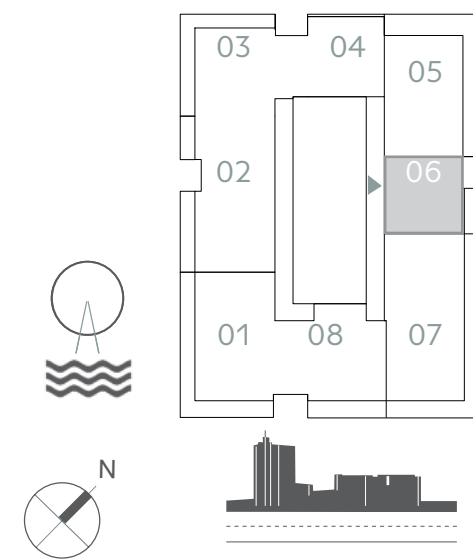
KEY PLAN LEVEL 02-17



KEY PLAN LEVEL 19-25



KEY PLAN LEVEL 26



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BEACHFRONT

# SUNRISE BAY

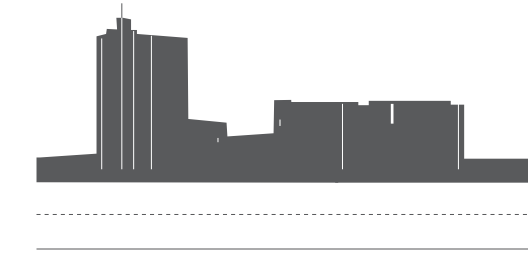
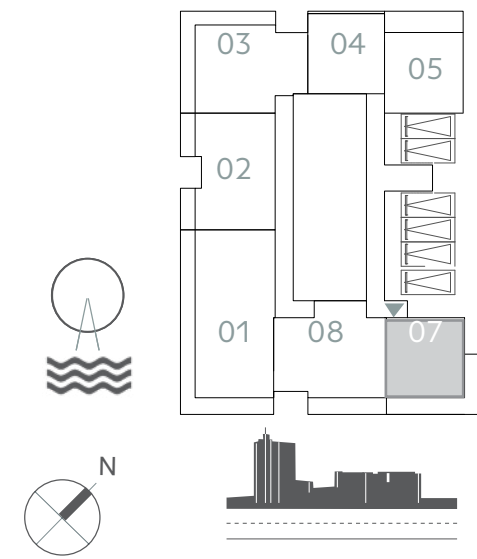
TOWER I

## 1 BEDROOM

UNIT 07 | LEVEL PODIUM 01-05

SUITE AREA	665.75 SQ.FT.	61.85 SQ.M.
BALCONY AREA	238.64 SQ.FT.	22.17 SQ.M.
TOTAL AREA	904.39 SQ.FT.	84.02 SQ.M.

KEY PLAN LEVEL PODIUM 01-05



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# SUNRISE BAY

TOWER 1

## 2 BEDROOM

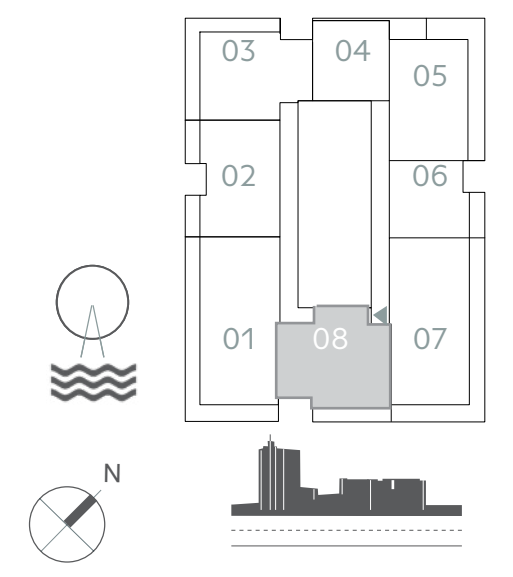
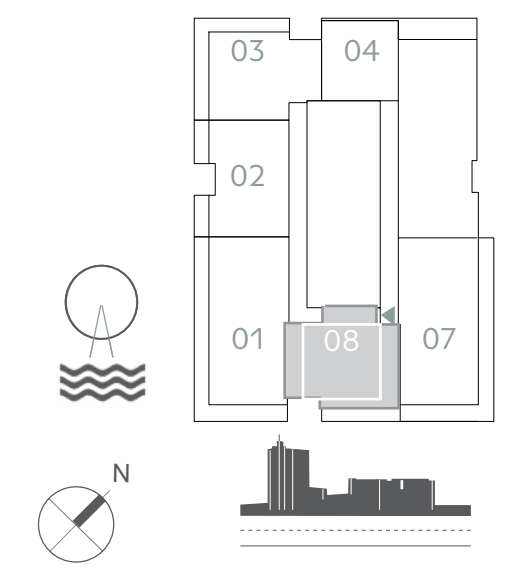
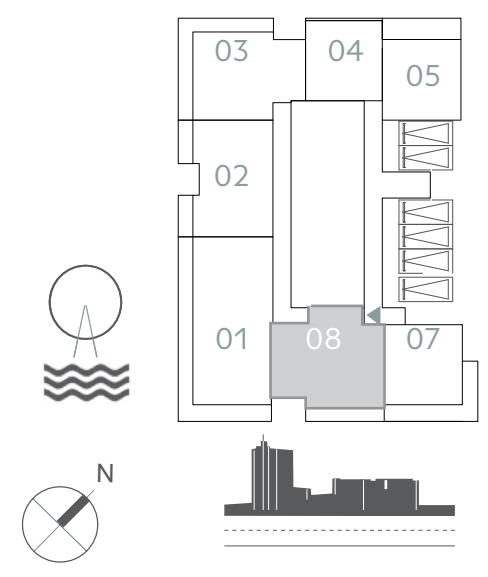
UNIT 08 | LEVEL 01-17 & PODIUM 01-05

SUITE AREA	1077.79 SQ.FT.	100.13 SQ.M.
BALCONY AREA	138.53 SQ.FT.	12.87 SQ.M.
TOTAL AREA	1216.32 SQ.FT.	113.00 SQ.M.

KEY PLAN LEVEL PODIUM 01-05

KEY PLAN LEVEL 01

KEY PLAN LEVEL 02-17



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