EMAAR BEACHFRONT

SEAPOINT TOWER 1

UNIT 5003

4 BEDROOM

4462 SQFT

26,189,888 AED

EMAAR BEACHFRONT

EMAAR

THE ADDRESS JUMEIRAH GAYE 305M

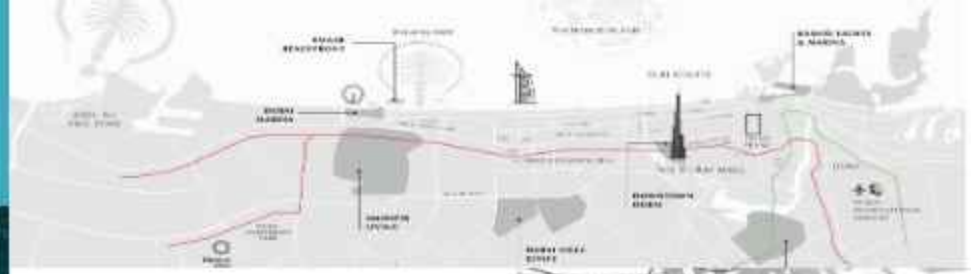
AIN DUBAI 210M

CRUISE SHIPS 70M

G+7 PALM DEVELOPMENTS 40M

MARINA SKYLINE 31, 380M

VICEROY, THE PALM 65M



No. Of Towers
24

Total Plot Area
88,262.0 sqm

Total GFA
931,826.8 sqm

Total Residential GFA
885,018.1 sqm

Total Commercial GFA
Retail 13,025.3 sqm
Mosque 1,961.3 sqm

Total Hospitality GFA
30,006.0 sqm

Total Religious GFA
1,816.0 sqm

Total Landscape Plot Area
4,053.0 sqm

Total Residential/ Hospitality Plot Area
84,207.0 sqm

Location & Views

- Located at the heart of an exclusive island community: Emaar Beachfront.
- Steps from Marina & Yacht Club; 5 mins to Dubai Marina; direct access to Sheikh Zayed Rd.
- The Palm Jumeirah, Ain Dubai, Cruise Terminal, Dubai Marina and Dubai Harbour Boulevard.
- Situated alongside pristine sands and the shimmering waters of the Arabian Gulf.

SEAPOINT

EMAAR BEACHFRONT

TOWER 1

4 BEDROOM | PENTHOUSE

LEVEL 49-53 UNIT 03

SUITE AREA	3693.64 SQ.FT.	343.15 SQ.M.
BALCONY AREA	768.54 SQ.FT.	71.40 SQ.M.
TOTAL AREA	4462.18 SQ.FT.	414.55 SQ.M.

KEY PLAN LEVEL 49-53

KEY SECTION

MULTIPLE BALCONIES ON ALL SIDES FOR MAXIMIZING THE VIEWS

WRAP AROUND BALCONY TOWARDS PALM

EXPANSIVE LOUNGE

FORMAL LIVING & DINING

SHOW KITCHEN

COOKING KITCHEN

FAMILY LIVING & DINING

1ST WALK IN WARDROBE IN MASTER

WRAP AROUND BALCONY TOWARDS MARINA

2ND WALK IN WARDROBE IN MASTER

MAIN ENTRANCE

COMFORTABLE LAUNDRY

PRIVATE ENTRY

STORAGE MAIDS WITH BATH

- 50th Floor
- 3 units / floor
- Views on both sides Palm & Marina
- Multiple balconies
- Formal & Family living
- Show Kitchen
- Main Kitchen
- Separate Store
- 2 Walk in Closets in Master Bedroom

TENTATIVE VIEW palm

TENTATIVE VIEW skyline

EB Seapoint T1-50-5003	Apartment	3	4 Bedrooms	4462	-	26,189,888

Project	Unit Number	Estimated Completion Date
Emaar Beachfront	EB Seapoint T1-50-5003	2028-04-30

Type	Unit Model	Bed Rooms	Property Status	Total Area (SQ. FT)	Plot Area (SQ. FT)	Selling Price (AED)
Apartment	3	4 Bedrooms		4462	NA	26,189,888.00

*Applicable fees to Dubai Land Department are: 4% of the property net price + AED 3,000 oqood fee
*Prices and availability are subject to change without notice
*The Estimated Completion Date is a mere estimate and subject to change from time to time

SCHEDULE OF INSTALMENT PAYMENTS

Instalment	Milestone	Percentage (%)	Date	Amount (AED)	VAT Rate (%)	VAT Amount (AED)	Total Amount (AED)
1	1st Installment	10 %	2024-11-06	2618989	0	0.00	2,618,989.00
2	2nd Installment	10 %	2024-12-02	2618989	0	0.00	2,618,989.00
3	3rd Installment	10 %	2025-03-02	2618989	0	0.00	2,618,989.00
4	4th Installment	10 %	2025-08-02	2618989	0	0.00	2,618,989.00
5	5th Installment	10 %	2026-03-02	2618989	0	0.00	2,618,989.00
6	40% Construction	10 %	2026-06-20	2618989	0	0.00	2,618,989.00
7	60% Construction	10 %	2027-01-01	2618989	0	0.00	2,618,989.00
8	80% Construction	10 %	2027-06-23	2618989	0	0.00	2,618,989.00
9	100% Construction and Handover	20 %	2028-04-30	5237976	0	0.00	5,237,976.00
					Purchase Price (AED)		26,189,888.00

Cash Flow

2024
AED 6,288,574

2025
AED 5,237,978

2026
AED 5,237,978

2027
AED 5,237,978

2028
AED 5,237,976

Emaar Beach Front

- Private beach access
- Limited supply
- Close to yacht terminal .
- Close to cruise terminal
- Close to skydive dubai
- Integrated masterplan

EMAAR BEACHFRONT Buyer Nationalities @

Data on File

SEAPOINT
EMAAR BEACHFRONT

ICONIC LANDMARK AT EMAAR BEACHFRONT

A PRIVATE PRISTINE BEACH IS EXCLUSIVELY FOR RESIDENTS !

ULTRA LUXURY PENTHOUSE

ONE OF THE TALLEST TOWERS IN EMAAR BEACHFRONT CAPTIVATING PANORAMIC VIEWS

MORE THAN 3000 SQM OF PODIUM ROOF GARDEN WITH WORLD CLASS AMENITIES

ADJACENT TO A WATERFRONT URBAN PLAZA, MORE THAN 1600SQM OF WATERSIDE F&B AND RETAIL AT DOORSTEP

The Family Heart Plaza - Concept Design
Design Inspiration

TOP POPS
Toddler Play

GREEN HEART
Multifunctional Open Lawn

FALAJ FUN
Kids Wet Play

SCOOTER SWEEP
Kids Scooter Play

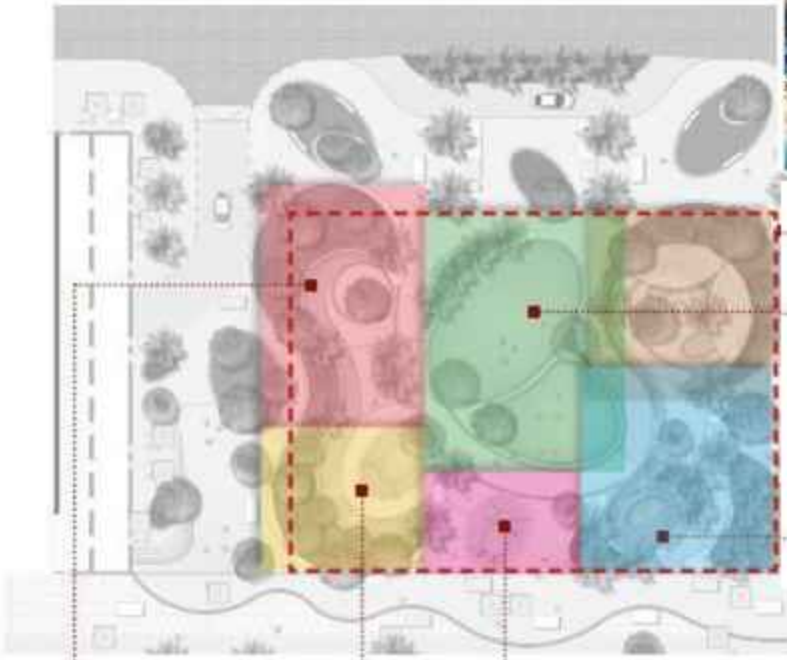
FAMILY FIT
Urban Fitness

THE SWINGS
Active Sculpture

The Family Heart Plaza Programme
Concept Seating Distribution

Item	People Capacity
Seats	440

The Family Heart Plaza - Concept Design
Place Making



EMAAR BEACHFRONT PARK	2000 sqm

PREMIUM RETAIL @ DOORSTOP

AMENITIES
BEACHFRONT BOUTIQUES
COZY CAFÉ, PREMIERE F&B

The Community

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 a luxury seaside lifestyle.

Why Seapoint?

- Landmark towers with state-of-the-art design.
- Luxury apartments & penthouses.
- Offering a tasteful blend of intuitive design, luxurious comfort and uninterrupted views.
- Direct access to the Promenade, with a wide array of retail and dining destinations.
- Ground-floor amenities platform.
- Exclusive 9th floor amenities floor.
- Pristine private beach.

- Infinity Pool
- Wet Deck
- Shaded Pool Deck
- Sun Loungers
- Shaded Kids' Pool Area & Play Area
- Raised Lawn
- Shaded Communal Areas
- BBQ Pods
- Ground-Level Boutiques & Cafes
- Landscaped Garden

Payment Plan: 80 – 20
20% each year – cashflow
Each Installment = 10%
Estimated completion = APR 2028

Instalment	*Milestone*	*Percentage (%)*	*Date*
1	1st Instalment	10 %	2024-10-12
2	2nd Instalment	10 %	2024-12-02
3	3rd Instalment	10 %	2025-03-02
4	4th Instalment	10 %	2025-09-02
5	5th Instalment	10 %	2026-03-02
6	40% Construction	10 %	2026-06-20
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8	80% Construction	10 %	2027-06-23
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SEAPOINT
EMAAR BEACHFRONT