

# BEACHGATE

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



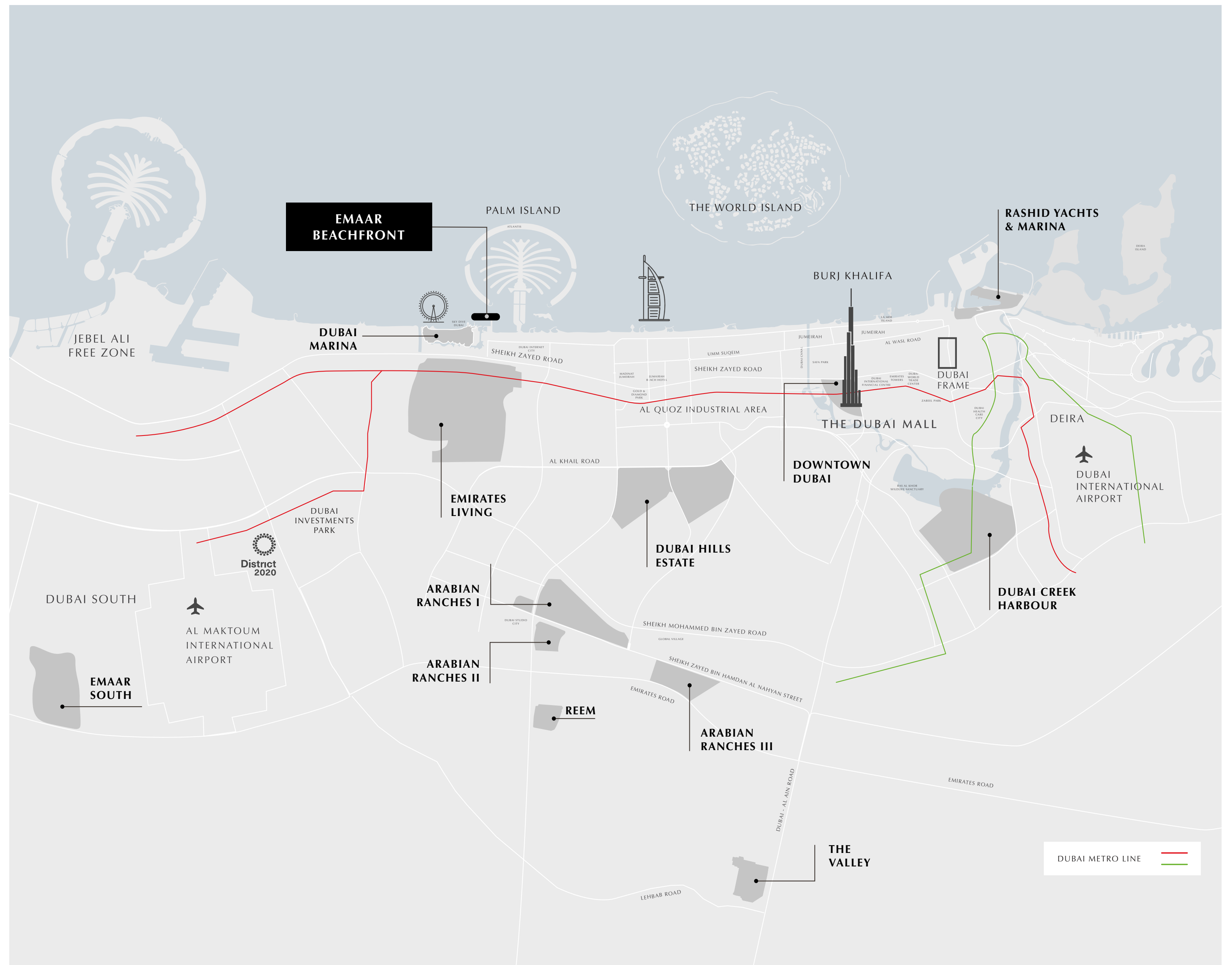
05 mins from  
Sheikh Zayed Road



15 Mins from  
Downtown Dubai



25 Mins from  
Dubai Int' Airport



An aerial photograph of a beach. The left side is a wide expanse of golden sand. A person is standing on the sand, and their long shadow is cast to the left. The right side of the image shows the ocean with clear turquoise water and white foam from waves washing onto the shore.

Sun-Soaked  
Sands & Seaside  
Serenity

Welcome to

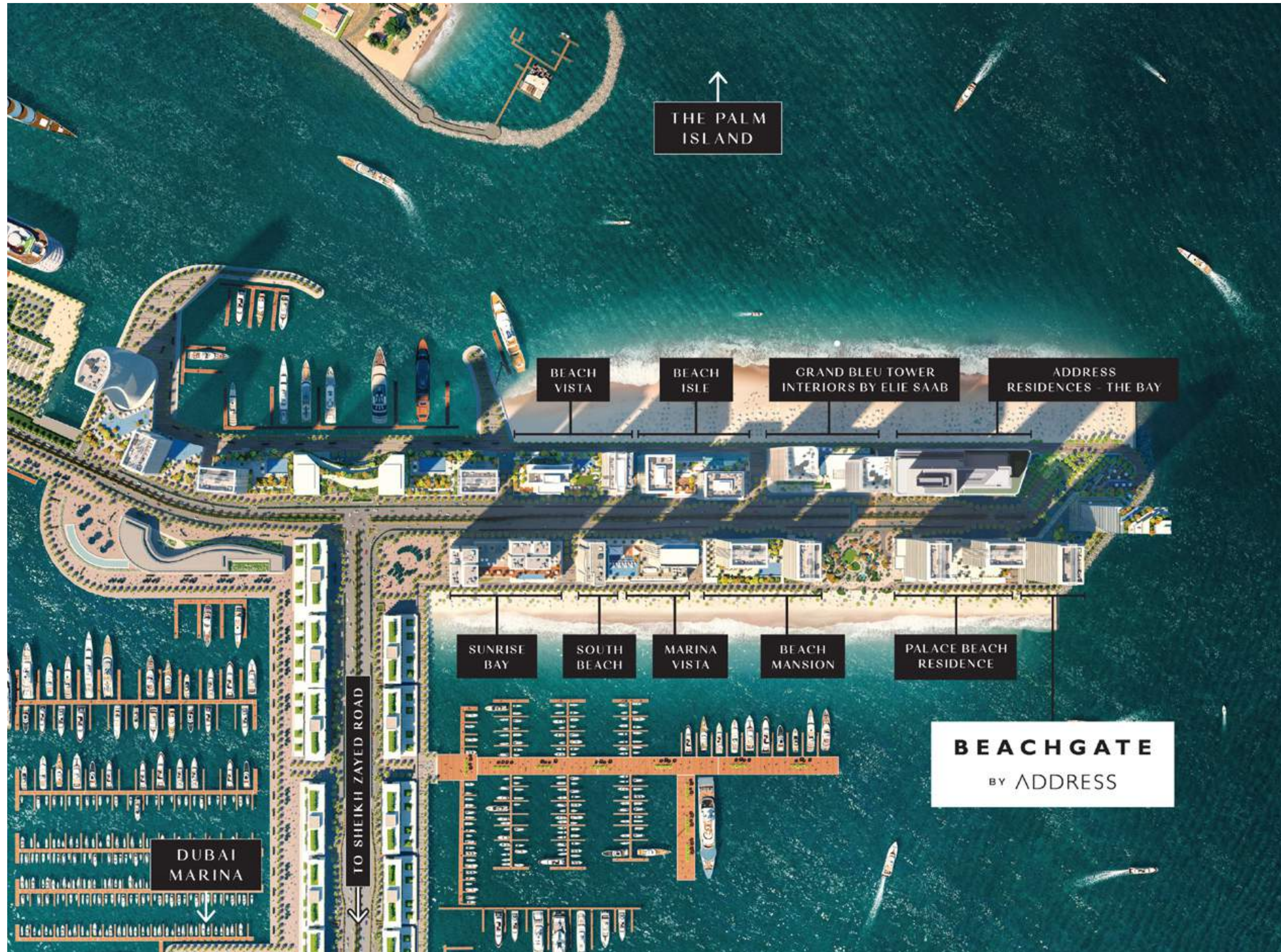
# Beachgate By Address

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

**BEACHGATE**  
BY ADDRESS





# Exceptional Amenities for Elevated Living

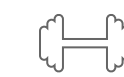
At Beachgate By Address, you'll have easy access to everything you could possibly need for a truly elevated living experience. From dining and retail, to health and wellness, this perfectly positioned residential tower epitomises the essence of contemporary convenience by the sea.



Swimming Pool &  
Kids' Pool



Multi-Function  
Room

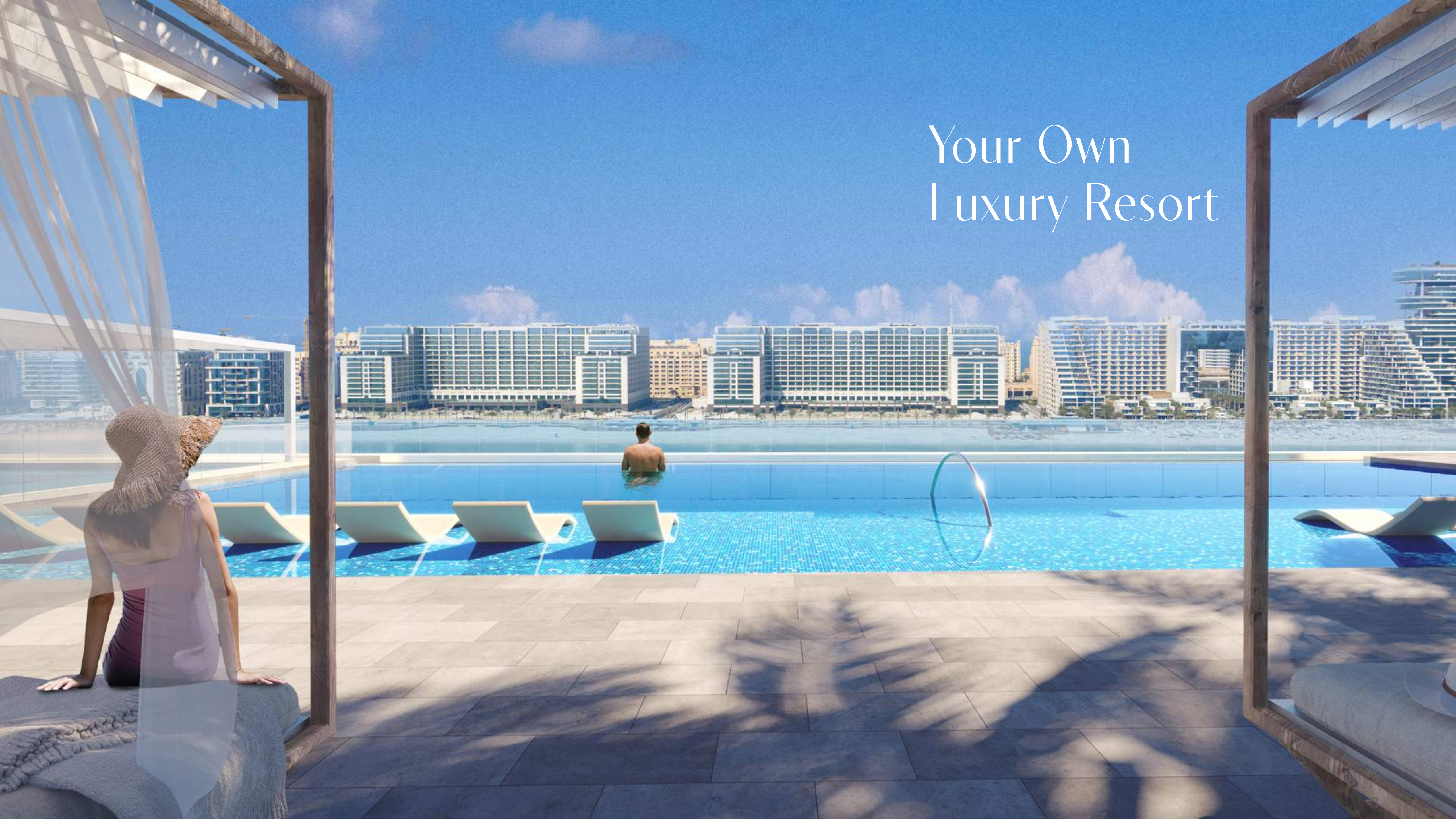


Fully Equipped  
Gym



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 taken from inside a building, looking out through a window. The window frame is visible as a dark border. Outside, two palm trees are silhouetted against a bright, hazy sky, likely during sunset or sunrise. The ocean is visible in the background, meeting the horizon. The overall mood is serene and tropical.


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.





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*

