

# NAUTICA

A development by





## Nautical Vibe

Pulsating an eclectic nautical vibe through its waterfront location, architecture and design, Nautica One & Nautica Two are located in the newest up-and-coming Dubai waterfront hotspot, Dubai Maritime City.

Embodying the spirit of one of the most charismatic port cities in the world, Nautica Towers feature vibrantly designed one and two-bedroom apartments with uninterrupted waterfront vistas and panoramic city views.

With the recently completed infrastructure and superb roadways allowing seamless access to main expressways, Dubai Maritime City is set to become the city's new residential hotspot and the ultimate opportunity for early investors.



# Maritime Community

Dubai Maritime City is strategically located on a man-made peninsula, cleverly nestled between Port Rashid and Dubai Drydocks World. This rapidly expanding development encompasses a thriving commercial district featuring offices and retail spaces dedicated to the maritime, commerce and trade industries and a vibrant residential community.

**20**  
minutes from  
The Dubai Mall  
Dubai International Airport

**15**  
minutes from  
Gold Souk  
Creek Tower

**10**  
minutes from  
Jumeirah Beach Coastline  
Pearl Jumeirah

**20**  
minutes from  
DIFC  
(Dubai International Financial Centre)



# Dubai Maritime City

The 227-acre development is set to lead the way in international design excellence, advanced technologies and sustainability, outstanding dining and retail, educational innovation, public art and cultural programs.

Linked to both the historic charm of the Old and the bustling of the New, Dubai Maritime City boasts convenient access to Sheikh Zayed Road and the city's primary expressways, as well as close proximity to Dubai International Airport and Dubai Downtown, home to iconic landmarks including The Dubai Mall and the Burj Khalifa.





## On the Horizon

The design philosophy for both Nautica Towers focuses on magnifying the picturesque views of the surrounding sea vistas, enhancing the natural beauty of their waterfront location.

The strategic rotation of the Towers to optimize views is a clever architectural move, ensuring residents impressive panoramas of the nearby waterways, the bustling marina, and the lush, low-rise green residential areas.

The result is a seamless blend of urban living with the tranquillity of nature, offering an unparalleled connection to the surrounding environment and a refreshing daily infusion of natural beauty.





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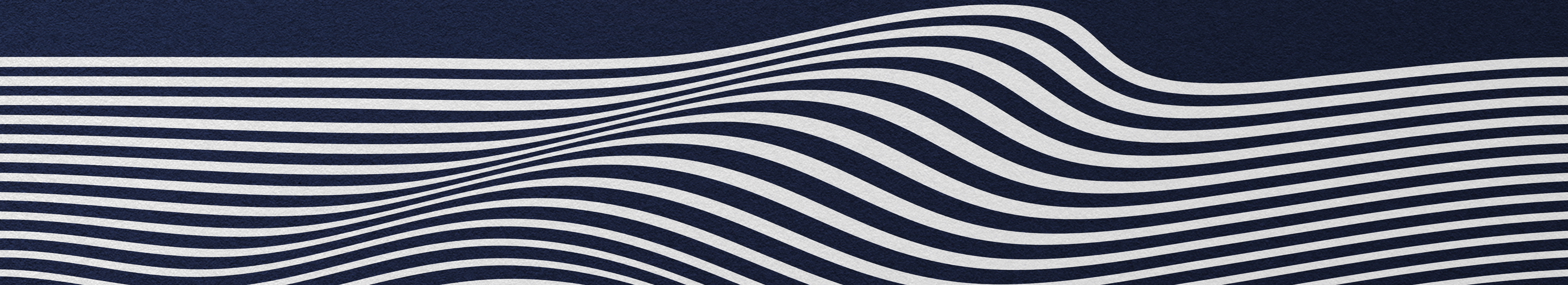




# Making Waves in Waterfront Living

Setting the new benchmark for waterfront living in Dubai Maritime City, Nautica Towers feature a selection of expertly designed one and two-bedroom apartments dressed in palettes of slate, cool grey and sapphire, juxtaposed with warm timber tones and accents of copper to create a contemporary and vibrant setting.

A perfect fusion of style and function, the bathroom has been crafted for comfort and thoughtfully designed for ease of living. Its minimal and striking design creates a unique space, complemented by colourful accents in the finishings.







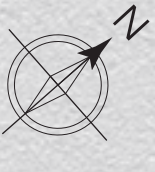




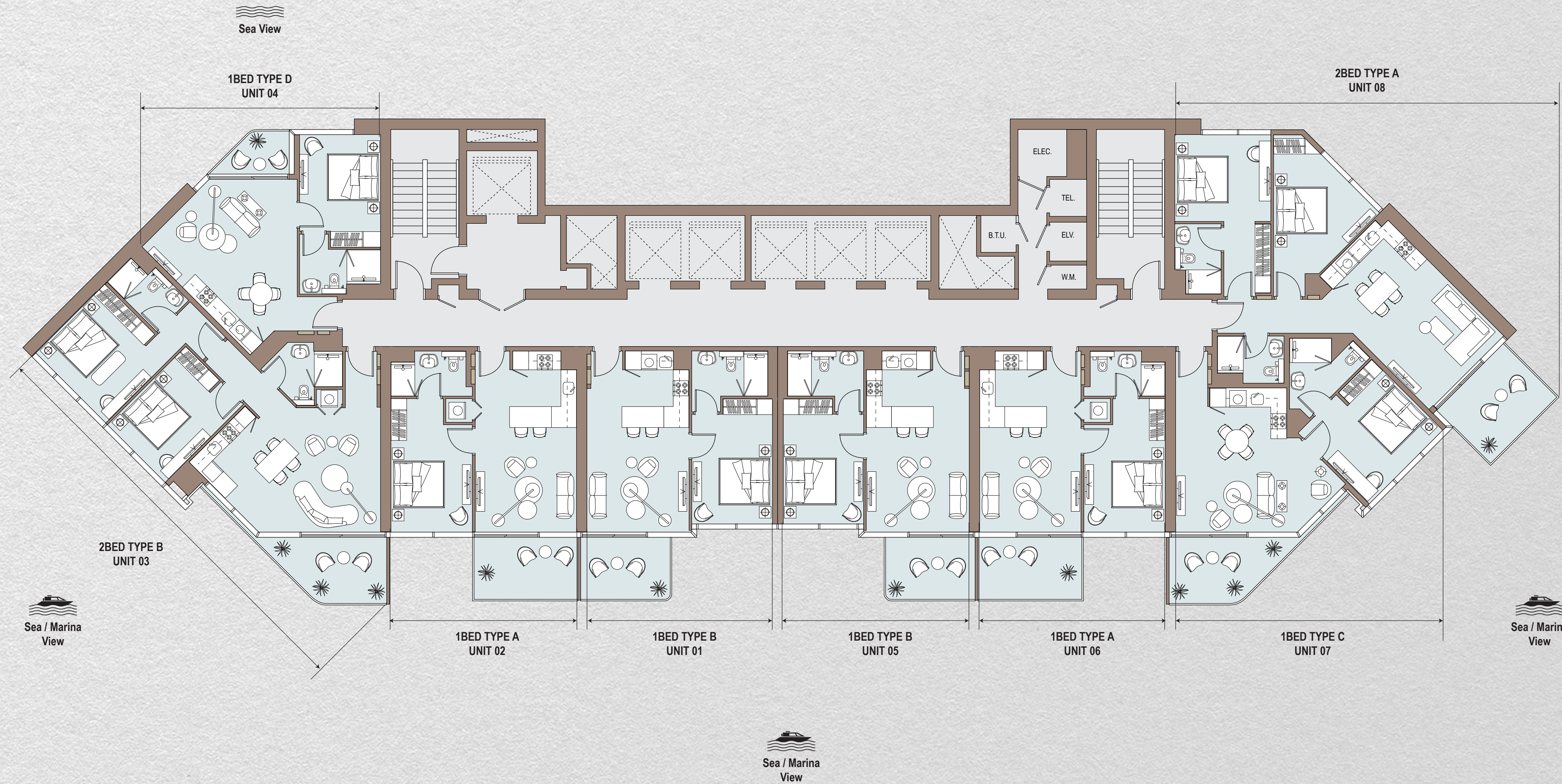


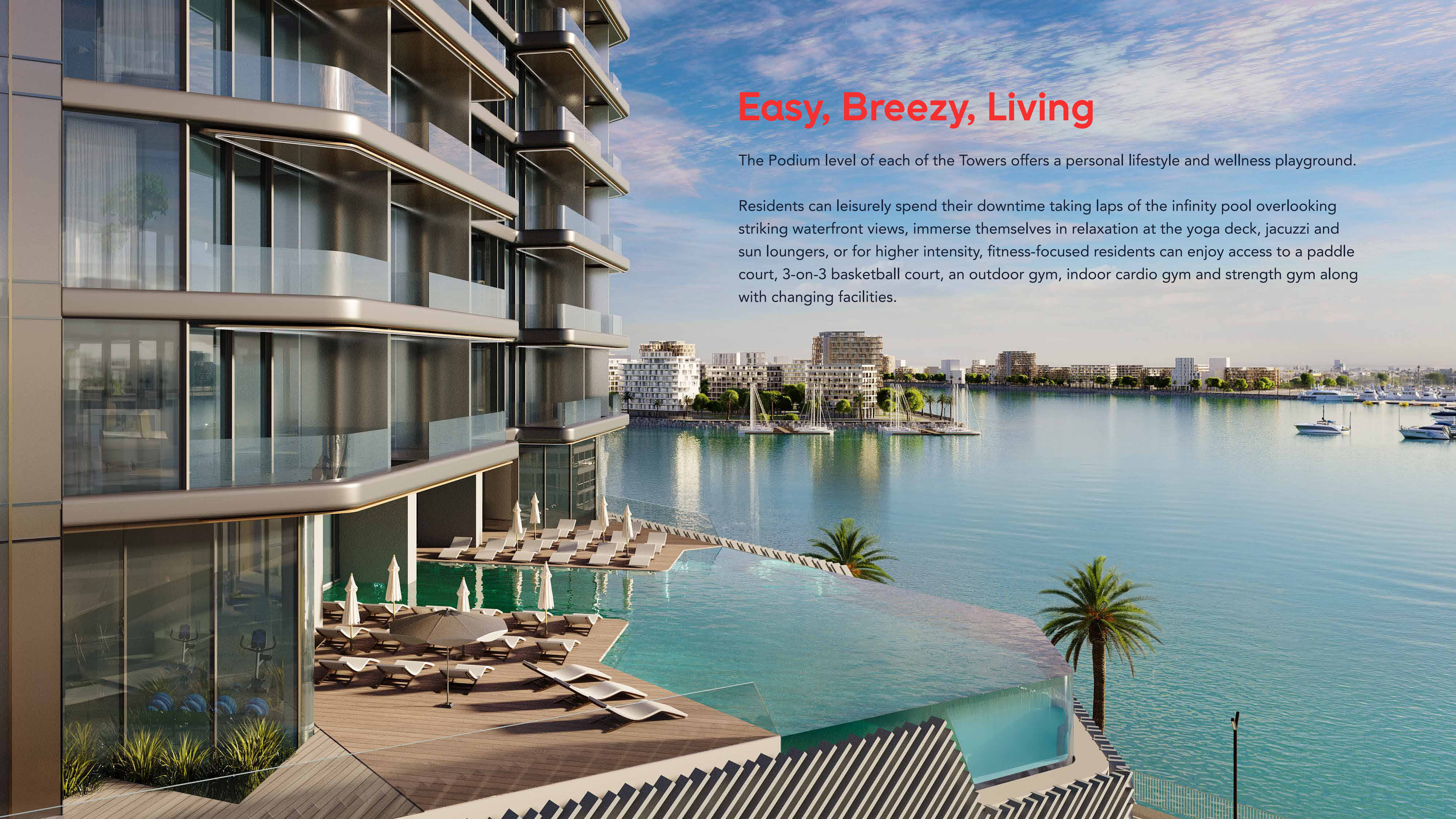


Tower One



Tower Two





## Easy, Breezy, Living

The Podium level of each of the Towers offers a personal lifestyle and wellness playground.

Residents can leisurely spend their downtime taking laps of the infinity pool overlooking striking waterfront views, immerse themselves in relaxation at the yoga deck, jacuzzi and sun loungers, or for higher intensity, fitness-focused residents can enjoy access to a paddle court, 3-on-3 basketball court, an outdoor gym, indoor cardio gym and strength gym along with changing facilities.





**1**  
 Infinity Pool

**2**  
 Jacuzzi

**3**  
 Pool Deck

**4**  
 Changing Rooms

**5**  
 Cardio Gym

**6**  
 Strength Gym

**7**  
 Outdoor Gym

**8**  
 Yoga Lawn

**9**  
 Basketball Court

**10**  
 Padel Court







## Payment Plan

AED  
**50K**

Upon  
Reservation

Balance of  
**20%**

Registration within  
14 days of reservation

**20%**

Within 6 months of  
reservation

**60%**

Upon  
completion

# Development Timeline

52 Avenue Road The EDGE	London, UK Dubai, UAE	Under Development Under Development	2023
Six Senses Residences The Palm, Dubai Jumeirah Living Business Bay Peninsula Four, The Plaza Peninsula Three Velocity Tower	Dubai, UAE Dubai, UAE Dubai, UAE Dubai, UAE London, UK	Under Development Under Development Under Development Under Development	2022
15 Northside 98 Baker Street Echo Building Peninsula One Peninsula Two Peninsula Five, The Signature Collection	Dubai, UAE London, UK Liverpool, UK Dubai, UAE Dubai, UAE Dubai, UAE	Under Development Under Development Under Development	2021
Jumeirah Living Marina Gate Niu Air	Dubai, UAE Frankfurt, Germany		2020
Studio One Marina Gate II Ibis Hotel	Dubai, UAE Dubai, UAE Sheffield, UK		2019
Marina Gate I No. 9 The Hive	Dubai, UAE Dubai, UAE Dubai, UAE		2018
Pacific	Ras Al Khaimah, UAE		2017
Ballochmyle Estate	Scotland, UK		2016
InterContinental Dubai Marina Alexandra Tower Radisson Blu Hotel Velocity Tower	Dubai, UAE Liverpool, UK Birmingham, UK Sheffield, UK		2015
West Avenue Nottingham One	Dubai, UAE Nottingham, UK		2014
Bay Central	Dubai, UAE		2012
Botanica The Torch	Dubai, UAE Dubai, UAE		2011
The Point Royal Oceanic	Dubai, UAE Dubai, UAE		2009
Yacht Bay	Dubai, UAE		2007
SELECT GROUP	Dubai, UAE		2002



Founded in 2002, Select Group is a dynamic and diverse corporation with premium property development at its core.

Select Group operates a portfolio of investments in various sectors across the Middle East, the United Kingdom and Europe, supported by a global talent pool of over 750 employees.

Select Group's development portfolio comprises over 20 million square feet of award-winning residential, commercial, hospitality and retail developments, delivering over 7,000 homes, with another 5,000 units in the pipeline, a combined Gross Development Value (GDV) of over AED 20 billion.

Diversification has been a critical strategy for sustainable growth for Select Group with several other investment ventures within the fitness, wellness, technology and asset management sectors.





**CONSTRUCTION** | **2022**  
Innovation Awards





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WhatsApp: +971 58 645 1714

Toll Free: 800-100-001

Email: [sales@select-group.ae](mailto:sales@select-group.ae)

[select-group.ae/nautica](https://select-group.ae/nautica)