



PENINSULA

FIVE

The Signature Collection

a development by



AN EMERGING OASIS ON THE DOORSTEP OF DOWNTOWN

Peninsula is a thoughtfully designed, and strategically located, master-planned community in the heart of Business Bay.

Surrounded by the majestic Dubai Canal on three sides, Peninsula will create an oasis of serenity in a truly unique setting and will be a spectacular addition to the world-renowned Downtown Skyline.

Precise planning has ensured each individual development within the master community will have access to stunning, unobstructed views, maximising Peninsula's unique waterfront location on the doorstep of Downtown.





PENINSULA

The Heart of Dubai

Peninsula is situated in Business Bay, one of the most well-connected locations within the city of Dubai. Located in close proximity to Dubai's Old Town, Downtown, and The Marina, it offers residents unrestricted access to all of the city's most recognisable landmarks.

Peninsula can be accessed directly off Sheik Zayed Road, First Al Khail Street and Marasi Drive, it is within a short walking distance of the Business Bay Metro Station and is serviced by an array of bus routes and by the Dubai water taxi service.

LANDMARK	DISTANCE	DRIVE
The Dubai Mall/Burj Khalifa	2 km	7 min
Business Bay Metro Station	2 km	7 min
Dubai Opera	2 km	7 min
Dubai Design District	6 km	11 min
Meydan	10 km	12 min
DIFC	6 km	12 min
Dubai Healthcare City	11 km	14 min
Ras Al Khor Wildlife Sanctuary	9 km	15 min
Jumeirah Beach	9 km	15 min
Dubai International Airport	15 km	16 min
La Mer	12 km	18 min



PROFESSIONAL CONNECTIVITY

Located in the heart of Business Bay, Peninsula is surrounded by many of the city's most populated working destinations such as Business Bay, DIFC, Dubai Design District and Healthcare City, all of which are home to over 40,000 professionals combined across a wide range of industries.



DIFC is a leading financial hub in the Middle East, Africa and South Asia (MEASA) region. As a dynamic business ecosystem of over 26,000 working professionals, it is home to some of the largest global players in the finance industry in addition to being a thriving social hotspot that hosts some of the finest bars and restaurants in the city.



Dubai Design District (d3), is a space where the world of design, art and fashion collide, presenting people with the opportunity to tap into the seriously underrated art scene of Dubai. As the region's first and largest design district, it's where the biggest global and local brands within the creative industries reside. Not only is d3 a thriving work environment for over 10,000 people, but it's also a must-visit destination for those on the lookout for independent and emerging F&B outlets.



Dubai Healthcare City (DHCC) is the world's first enabling healthcare and wellness free zone, operating with an independent regulatory framework in the heart of Dubai. DHCC is home to over 4,000 healthcare professionals who practice in a setting that values their expertise, all of whom are supported by a strong infrastructure that spans pharmacies, retail outlets and F&B destinations.



ENVIABLE LIFESTYLE ATTRACTIVE

Situated on the doorstep of Downtown, Peninsula is perfectly located for residents to take advantage of Dubai's spectacular range of world famous attractions. The Dubai Mall, The Fountains, The Burj Khalifa and Dubai Frame are just some of the impressive landmarks in the immediate vicinity of Peninsula. Additionally, many of Dubai's magnificent and pristine beaches are in close proximity to the development, allowing residents to unwind on the coast of the majestic Arabian Gulf.



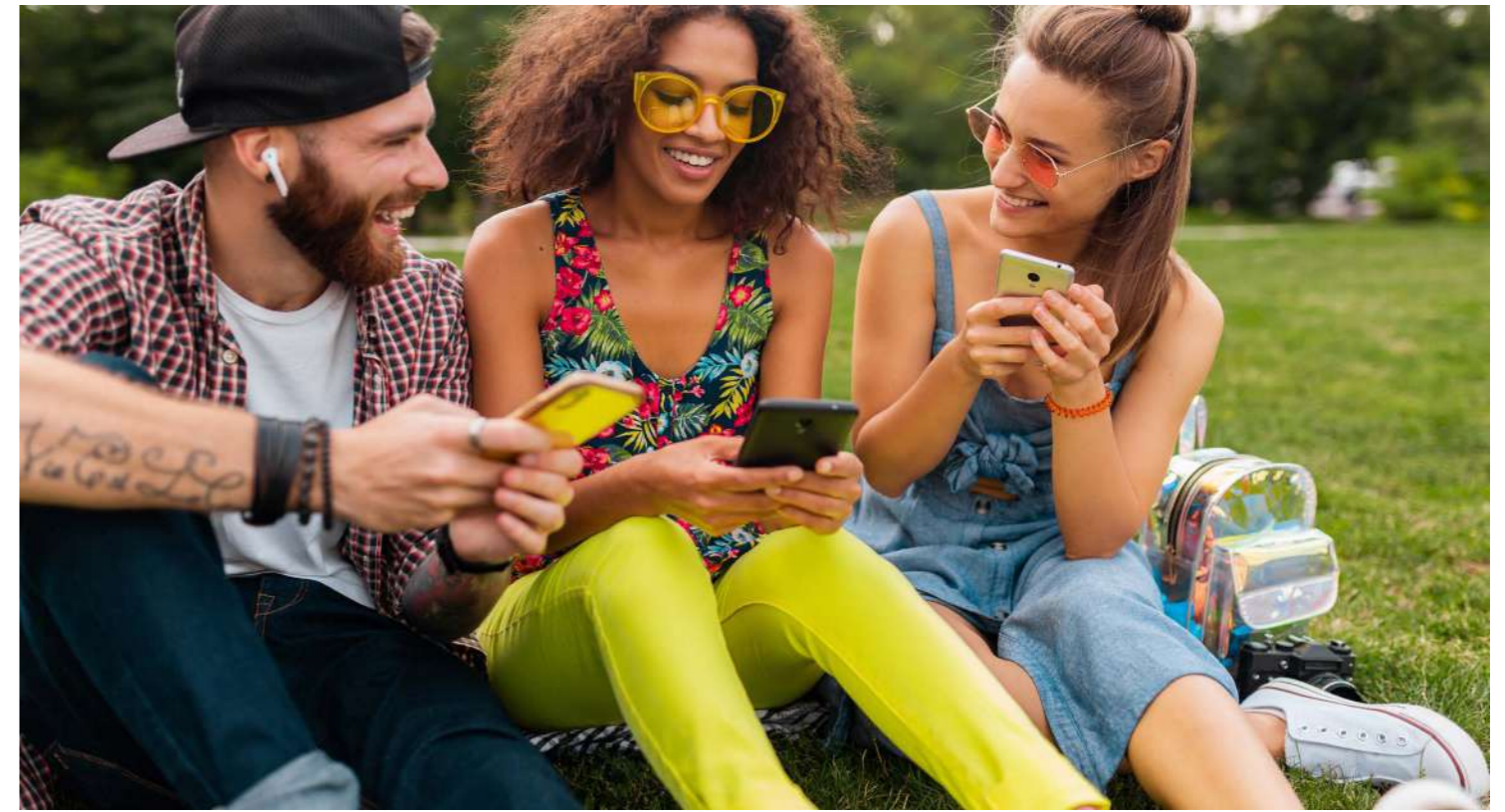
THE COMMUNITY

A NEIGHBOURHOOD LIKE NO OTHER



Peninsula is the first community-focused, master planned waterfront development in Business Bay. It has been designed to promote and foster an active and engaging lifestyle across all walks of life.

With access to numerous manicured parks, unrivalled communal sporting amenities, a waterfront marketplace with an array of restaurants, cafes and dining outlets, a variety of entertainment venues and hotels. Peninsula presents the only lifestyle enriched community in Business Bay.



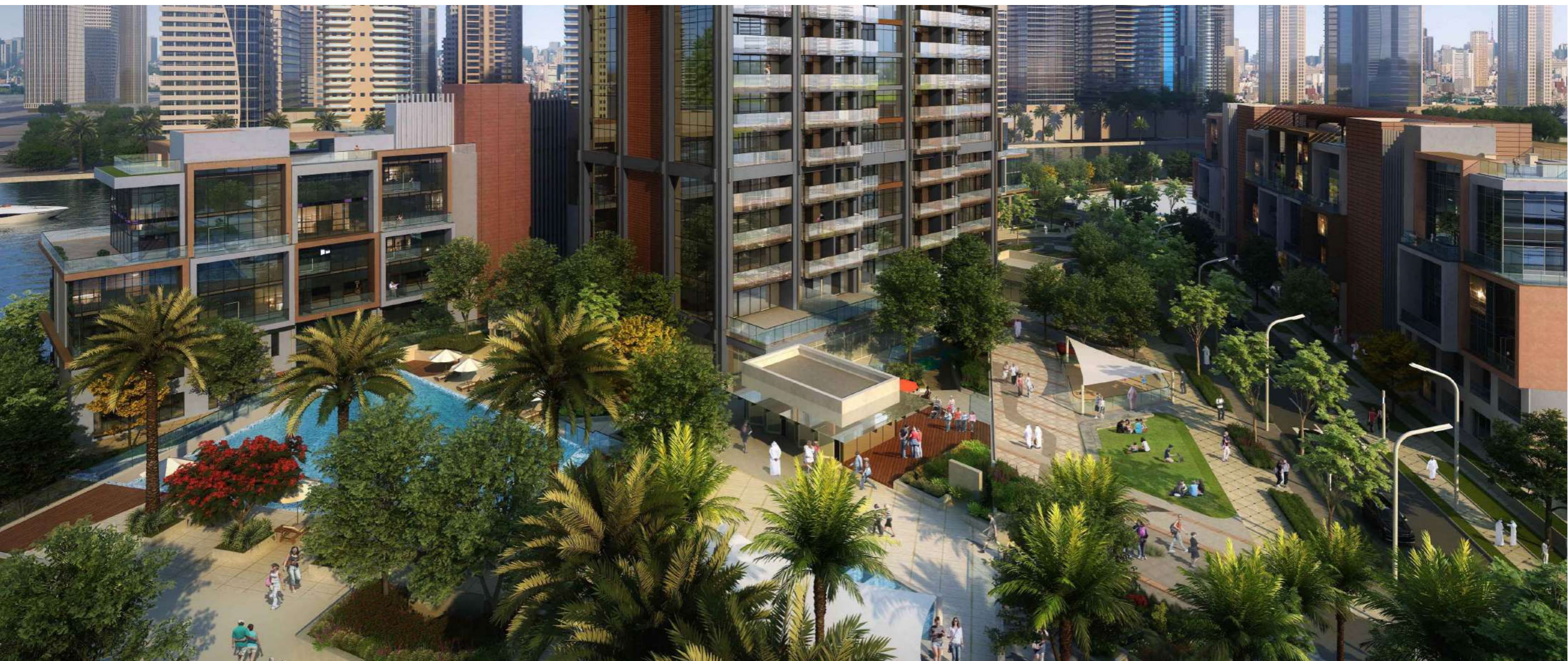


Peninsula contains an extensive range of dining outlets to cater for the discerning tastes of all its residents. With lifestyle focused destinations at its core, Peninsula will offer popular convenience dining, trendy boutique cafes, craft eateries and sophisticated restaurants, all set in stunning waterfront surroundings.





Peninsula's meticulous design has been developed to offer residents immediate access to an abundance of spacious open parks, creating a distinctly urban feel in the heart of one of the world's most thriving cities.



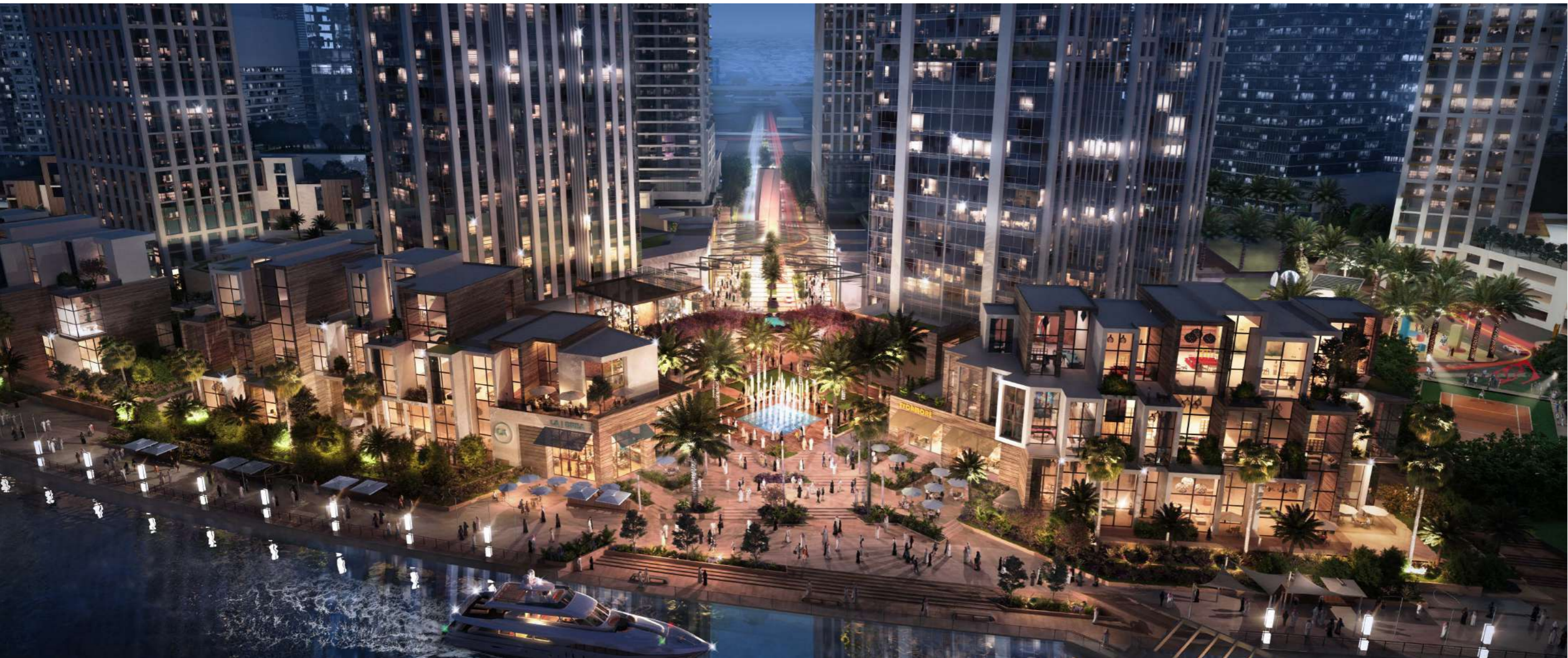


Peninsula provides residents with exceptional sports and recreational facilities, including squash, tennis and basketball courts, a unique skate park and family-friendly walking and cycling tracks throughout the community.





Directly overlooking the Dubai Canal waterfront, Peninsula Promenade will be the entertainment hub of the community. Facilities are in place to provide residents with access to an outdoor cinema, events venue, concert space, an art park and pop jet fountains, with direct views of the Burj Khalifa and Downtown Dubai's famous skyline.





The Community Mall is an enviable central attraction within the Peninsula development. The 66,000 square foot mall will contain 23 individual retail units catering for all requirements, while ample parking will be provided to serve the community. From supermarket chains and famous fashion brands, to personal care amenities such as salons, barbers and pharmacies, The Community Mall will act as an active and cosmopolitan social hotspot in the heart of this vibrant waterfront community.





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INTRODUCING

The Signature Collection

The Signature Collection by Select Group embodies a superior and sophisticated series of luxurious residences. Showcasing a formidable array of highly refined homes, thoughtfully designed and planned with meticulous attention to detail. They are crafted to ensure every home provides residents with unparalleled elegance and an upscale comfort level.

The Signature Collection has been expertly devised to appeal to the most discerning of buyers, reinforcing Select Group's commitment to elevated excellence and creating truly iconic homes. Combining spectacular locations with the most exceptional finishes, The Signature Collection is a residential proposition like no other.






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BRINGING LUXURY TO BUSINESS BAY

Peninsula Five heralds the arrival of superior and sophisticated residences in the heart of Business Bay. Following the delivery of the highly acclaimed and award-winning Jumeriah Living Marina Gate in Dubai Marina, Select Group is proud to introduce Peninsula Five, The Signature Collection.

Peninsula Five, The Signature Collection offers an unrivalled array of residences to choose from, ranging from spacious studios to luxurious four bedroom duplexes that showcase the finest views over the sweeping waterways of the Dubai Canal.

Situated in the heart of a thriving community and located on the doorstep of Downtown, Peninsula Five is the latest addition to the stunning waterfront masterplan - Peninsula. Sitting directly on the Dubai Canal waterfront, it will become the most desirable and sought-after address in Business Bay.






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RESIDENTIAL TOWER

The magnificent tower at Peninsula Five affords owners the opportunity to step into the most luxurious of surroundings in one of the city's most unique locations. With an array of beautiful, elegant and spacious units to choose from, Peninsula Five showcases a heightened sense of living at its very best.

The 36-storey tower delivers the widest range of luxury residences, each meticulously planned to maximise the spectacular views available in the Downtown district, including unimpeded sightlines of the Burj Khalifa and the famous Downtown Skyline, as well unrivalled panoramas of the glistening Dubai Canal, and striking views through the heart of the city to the Arabian Gulf.

Apartment types will range from sleek & spacious studios starting at 513 square feet, to enthralling and sophisticated three-bed apartments of up to 1,815 square feet.

Completion for Peninsula Five will be Q4 2024.

APARTMENT TYPE	RANGING FROM
Studio	513 - 543 ft ²
One Bedroom	702 - 1,438 ft ²
Two Bedroom	1,161 -1,864 ft ²
Three Bedroom	1,1683 -1,815 ft ²





SPACIOUS STUDIO APARTMENTS



FULL-LENGTH WINDOWS TO MAXIMISE NATURAL LIGHT



PANORAMIC VIEWS OF THE DOWNTOWN SKYLINE



ELEGANT INTERIOR FINISHES



IMMACULATE MODERN DESIGNS



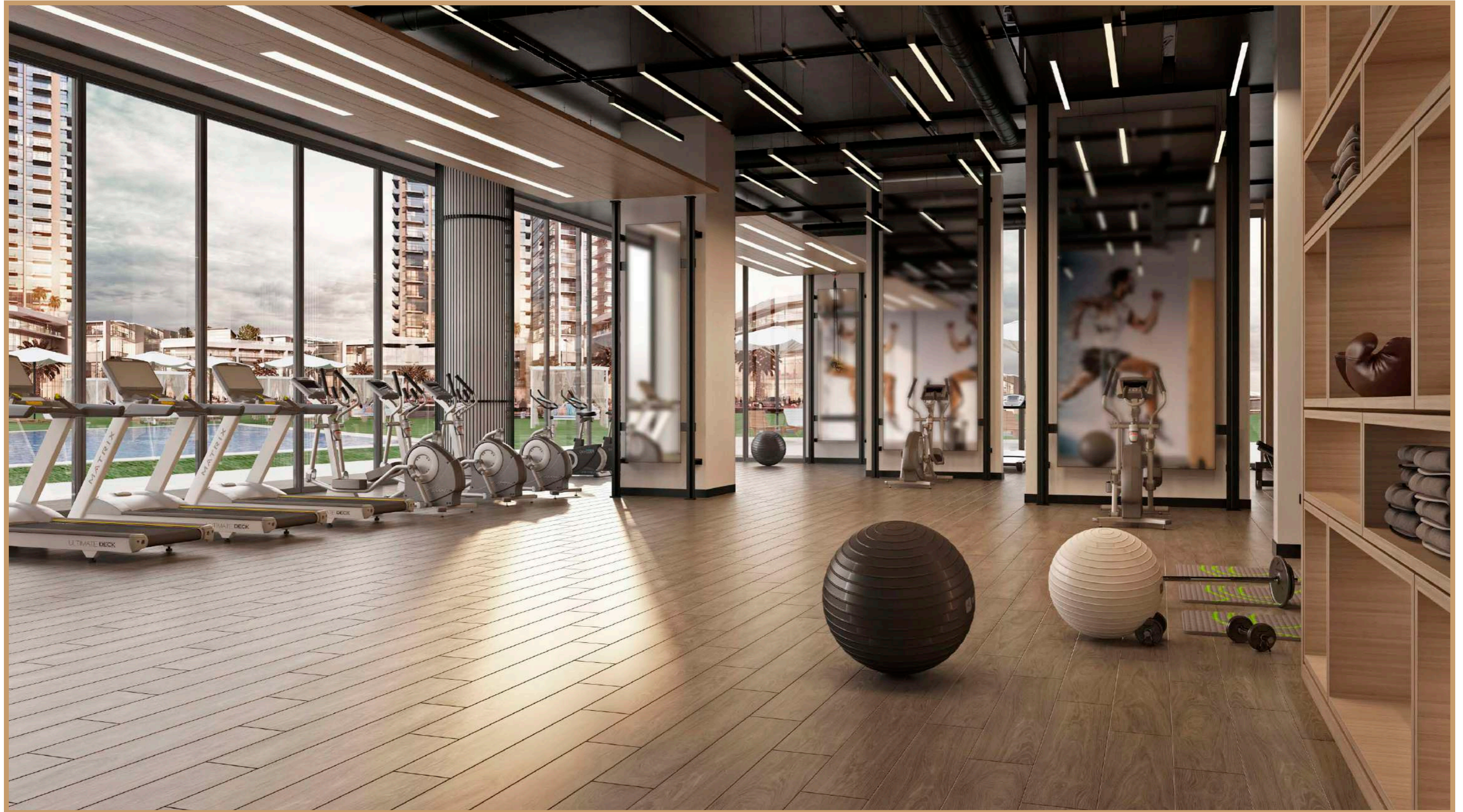
PREMIUM DECOR



COMFORTABLE & EXPANSIVE LOBBY

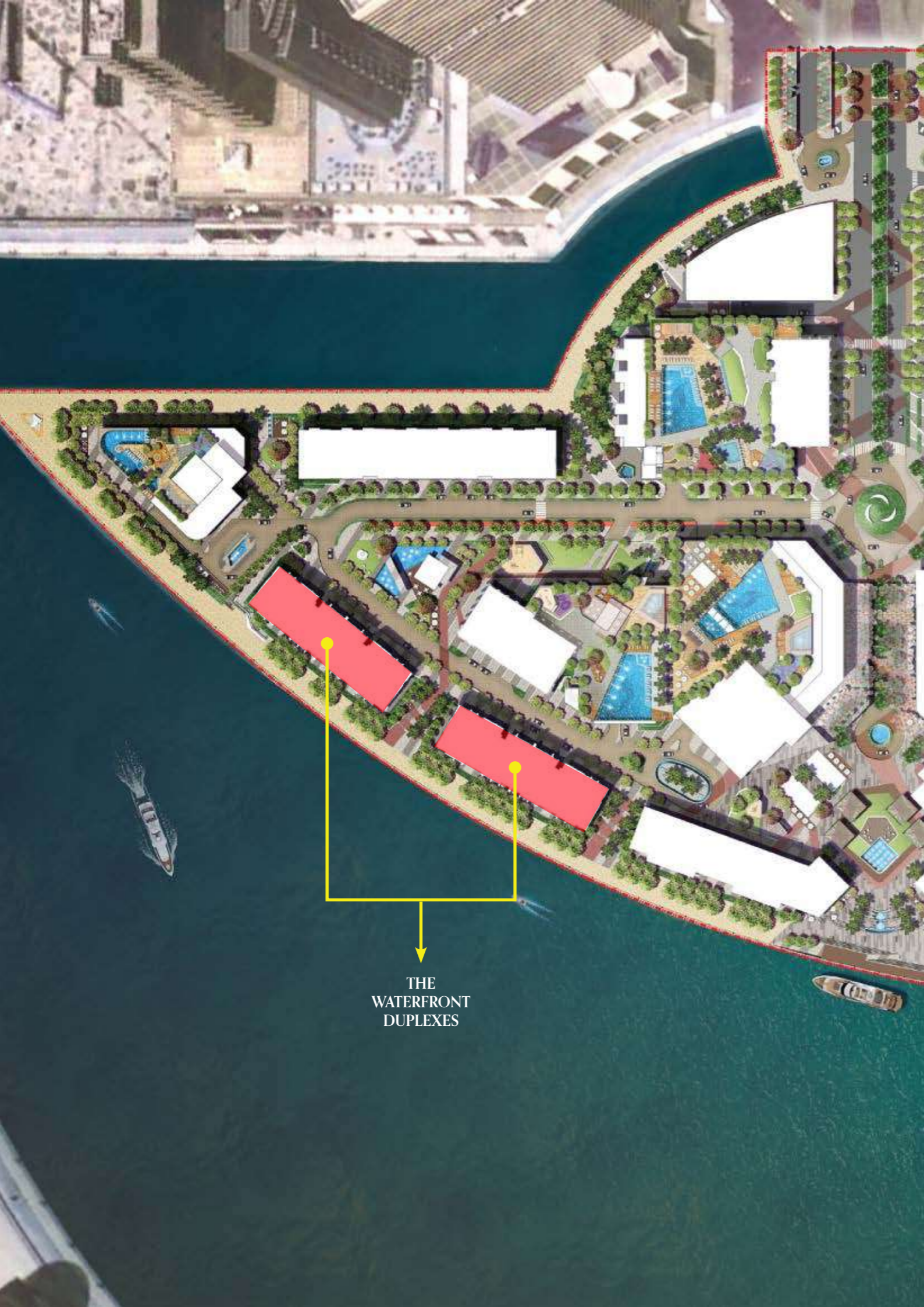


VAST POOL DECK WITH DOWNTOWN SKYLINE VIEWS



STATE OF THE ART LIFESTYLE FACILITIES





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THE WATERFRONT DUPLEXES

Peninsula is the most sought-after waterfront community within Business Bay and the wider Downtown District. Peninsula Five, The Signature Collection promises to be the most enviable of residences in the area. Combining the glorious location with Select Group's unrivalled reputation for delivering superior waterfront homes, Peninsula Five presents a fantastic proposition for homeowners and investors alike.

Located to the forefront of the master plan, directly on the most expansive section of the canal and with stunning interrupted views along the entire waterways, no other residences in the Downtown District can compare to the location of the Peninsula Five's Waterfront Duplexes.

The Waterfront Duplexes will epitomise modern living, with glorious full-length window façades designed to maximise the surrounding water views. Featuring exclusive and premium units ranging from one to four-bedroom duplex apartments, These residences are perfectly suited for families and those who thrive in the comfort of larger homes and who are looking to immerse themselves in a truly luxurious surroundings in the heart of a unique residential community.

Peninsula Five is scheduled for completion in Q4 2024.

APARTMENT TYPE	RANGING FROM
One Bedroom	794 - 1,209 ft ²
Two Bedroom	1,623 - 2,407 ft ²
Three Bedroom	1,801 - 2,767 ft ²
Four Bedroom	4,710 - 4,730 ft ²

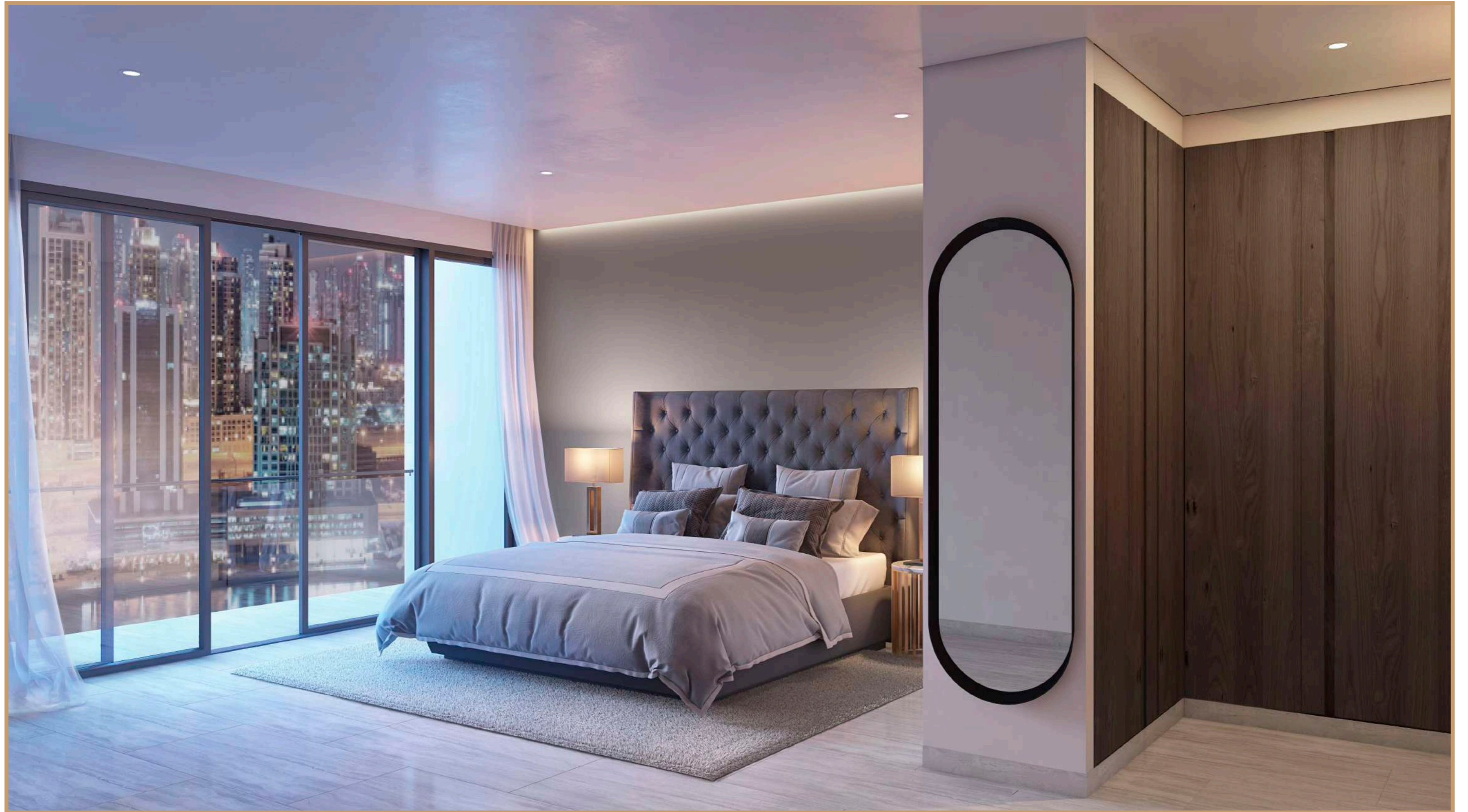
THE
WATERFRONT
DUPLEXES



SPECTACULAR PANORAMIC SETTING



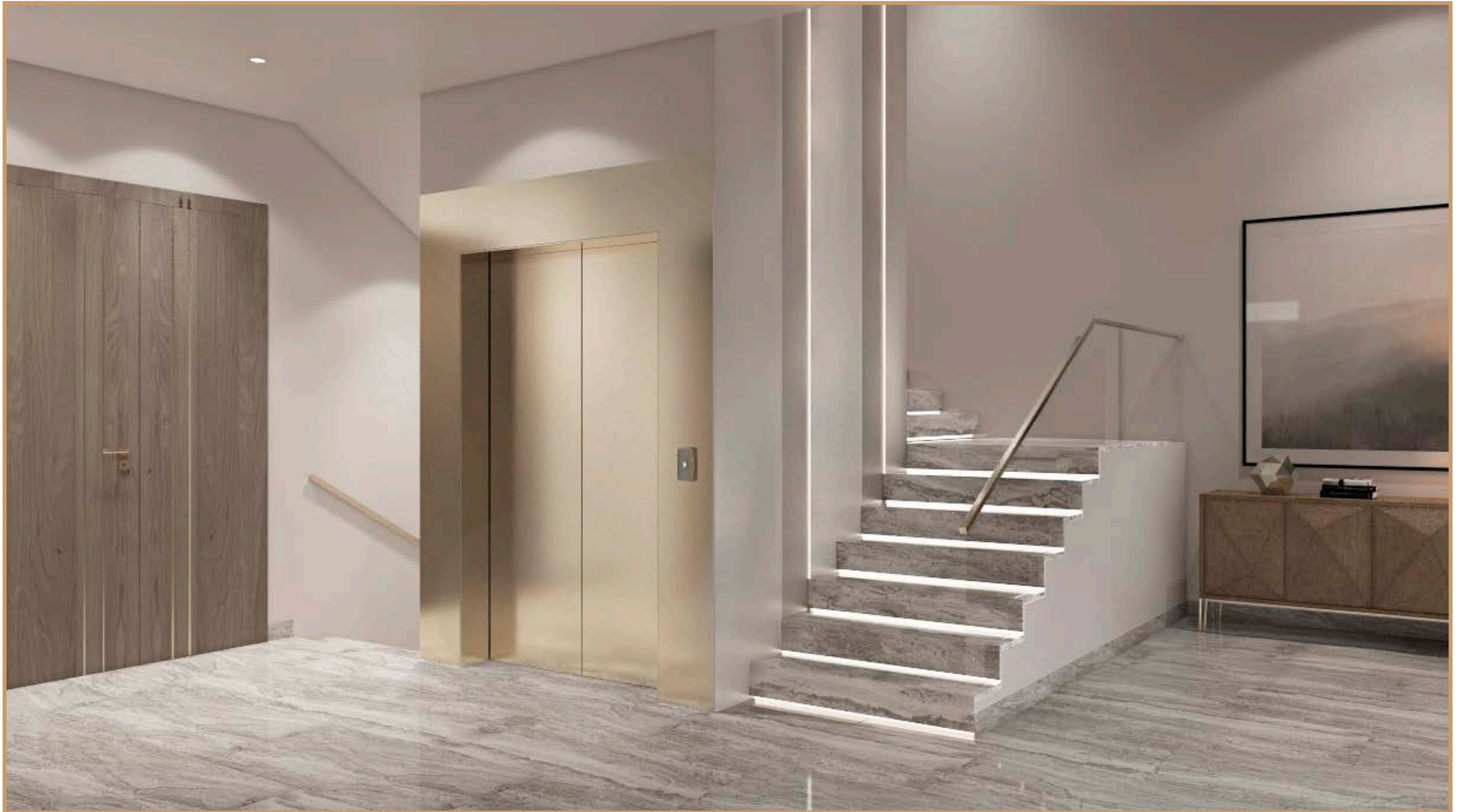
LUXURIOUS FAMILY ORIENTATED SURROUNDINGS



UNRIVALLED WATERFRONT VISTAS



SOPHISTICATED & ELEGANT MATERIALITY



METICULOUSLY DETAILED DESIGNS



Crafting a Secure Tomorrow since 2002

Select Group is a multidisciplinary group with real estate and property development at its core, setting industry standards since its inception in 2002. Today, it is one of the region's largest privately-owned real estate developers with a highly experienced and committed workforce.

Select Group's projects comprise award-winning residential, commercial, hospitality, retail and mixed-use developments. The group boasts 20 million square feet of development, with a combined Gross Development Value (GDV) in excess of AED 17 billion. A total of 7,000 homes have been delivered, accounting for over 13.5 million square feet of Built-Up Area (BUA), with a further 6.5 million square feet at various stages of development. Through astute financial planning, technical expertise and strong asset management, the group is committed to identifying, executing and delivering real estate projects that generate maximum return for all stakeholders.

With diversification being a key component of its DNA, Select Group is engaged in both real estate and direct investments, while its reach goes well beyond the UAE, extending into Croatia, Germany and the UK. Passive investment doesn't have a place at Select Group - as it is actively involved in the day-to-day control of assets to not only grow its portfolio, but also improve its performance. Partnering with world-renowned brands like InterContinental, Radisson Blu, Jumeirah™ Group, Ibis, Meliá Hotels International and Niu Air Hospitality reflects the hospitality division's continuous quest for quality.

The group's direct investment interests extend further into the realms of leisure, health and fitness, and digital technology. With expertise in development, redevelopment, regeneration and investment, Select Group is focused on a value investing approach and works with the best in the industry - whether that's suppliers, partners or employees - for unparalleled results.

DEVELOPMENT TIMELINE

Peninsula One Peninsula Two 15 Northside 98 Baker Street Echo Building Avenue Road	Dubai, UAE Dubai, UAE Dubai, UAE London, UK Liverpool, UK London, UK	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, UAE	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



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