

# CREEK PALACE

O LOCATION: DUBAI CREEK HARBOUR



Find yourself in a branded waterfront home, located next to the Palace Hotel and infuse your lifestyle with an array of world-class amenities and 5-star hotel services. Potential buyers can select either 1, 2 or 3-bedroom apartments for sale, or gorgeous 3-bedroom waterfront villas by Emaar. All residences come with mesmerizing views of the Dubai skyline and Creek Beach.

### **FACILITIES**

INFINITY POOL

HOTEL SERVICES/ AMENITIES







GYM

ON-DEMAND HOUSEKEEPING



VALET/CONCIERGE



**SIZES & PRICES** 

1 BR FROM 642 SQFT	FROM AED 1,130,000	
2 BR 1,053 SQFT TO 1,116 SQFT	FROM AED 1,570,000	
3 BR 1,651 SQFT TO 2,287 SQFT	FROM AED 2,760,000	
3 BR WATERFRONT VILLAS 1,902 SQFT TO 1,926 SQFT	FROM AED 3,690,000	

### **LOCAL AMENITIES / INFRASTRUCTURE**

SUPERMARKETS: W Mart Supermarket, Geant Supermarket, Carrefour Hypermarket, Daily Fresh Minimart

**PUBLIC TRANSPORT: METRO - Creek** Metro Station, Al Jadaf, Centerpoint/ Rashadiya, BUS - Dubai Festival City 1

SCHOOLS/NURSERIES: Nadd Al Hamar School, Deira International School, Duck International School, Swiss International School,

**MEDICAL FACILITIES:** Index Medical Center, Nadd Al Hammar Health Center, Aster Clinic

RETAIL/F&B: On-site, all areas in Dubai Creek Harbour

**PETROL STATION:** Emarat RasvAl Khor Road

LANDMARKS: Ras Al Khor Wildlife Sanctuary, Dubai Design District, Dubai Festival City, Dubai Creek

### LOCATION FACTORS

GATEWAY TO ISLAND DISTRICT

DUBAL CREEK HARBOUR

- SURROUNDING AREAS INCLUDE DUBAI DESIGN DISTRICT, DUBAI FESTIVAL CITY, ZA'ABEEL 2 AND RAS AL KHOR ROAD
- ADJACENT TO ONE OF THE CITY'S MAJOR HIGHWAYS - RAS AL KHOR ROAD
- GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS -**FULLY INTEGRATED TRANSPORT SYSTEM**
- PLENTY OF SCHOOLS, MEDICAL CENTERS AND RETAIL/F&B AMENITIES IN THE SURROUNDING AREAS
- 5 MINUTES WALK TO CENTRAL PARK
- 10 MINUTES WALK TO CREEK MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 35 MINUTES TO DUBAI MARINA



+7 969 179 97 79









Taking cues from natural elements and combining them with modern design, the luxurious interiors exude an aura of sophistication. Interiors are clean line and use light colours throughout to give an even bigger feeling of space and light.

### PITCH POINTS / WHY BUY?

- 700M BEACH / BREATHTAKING SUNSET VIEWS
- HIGHLY ANTICIPATED DEVELOPMENT AREA
- RESIDENTIAL BUILDINGS AND VILLAS WILL BE MANAGED BY ADDRESS HOTELS & RESORTS
- EMAAR IS THE BIGGEST DEVELOPER IN THE WORLD OUTSIDE OF CHINA
- EXCELLENT DUBAI CREEK
   COMMUNITY AMENITIES
   INCLUDING: A DOG PARK,
   SKATING AREAS, AMPHITHEATER,
   CHILDREN'S PLAY AREA, SPLASH
   PAD, FITNESS PLAZA, 300M BEACH
- GREAT ROI POTENTIAL
- EMAAR PROVIDES A 5 YEAR PROPERTY MANAGEMENT SERVICE FOR ALL ITS RESIDENCES

## PAYMENT PLAN: 70/30 ROI: Up to 10%

### **DEVELOPER OVERVIEW**

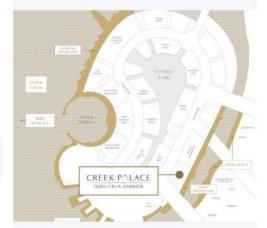
EMAAR PROPERTIES IS AN EMIRATI MULTINATIONAL COMPANY AND ONE OF THE LARGEST REAL ESTATE DEVELOPERS IN THE UAE. EMAAR IS PRESENT IN 36 MARKETS ACROSS THE MIDDLE EAST, NORTH AFRICA, ASIA, EUROPE AND NORTH AMERICA, AND IS FAMOUS FOR ITS LARGE SCALE PROJECTS, INCLUDING THE DUBAI MALL, THE ADDRESS HOTELS AND EMAAR BEACHFRONT.

### THINGS TO KNOW

SERVICE CHARGE:	AED TBC PER SQFT	
ALLOCATED PARKING:	YES	
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME	

### IN CLOSE PROXIMITY

- ON-SITE RETAIL & F&B
- 210M GEANT SUPERMARKET
- 2.4KM INDEX MEDICAL CENTER
- 3.1KM PETROL STATION RAS AL KHOR
- 3.6KM NADD AL SHEBA SCHOOL
- 7KM CREEK METRO STATION



### **KEY FEATURES**

- EACH UNIT COMES WITH SPACIOUS BALCONIES
- BBQ AREAS AND LAWNS
- INFINITY EDGE POOL / KIDS POOL
- EXCELLENT ON-SITE AMENITIES, AS WELL AS COMMUNITY AMENITIES AND RETAIL PROMENADE
- DEDICATED LIFT TO THE RETAIL AREA
- ACCESS TO 5\* HOTEL AMENITIES
   WITH SPECIAL DISCOUNTS
- INTERIORS ARE MODERN AND DESIGNED IN LIGHT COLOURS