15

NORTHSIDE

FROM THE DEVELOPER BEHIND

JUMEIRAH LIVING MARINA GATE

WELCOME TO 15 NORTHSIDE

BRINGING THE SELECT GROUP STANDARD
OF AFFORDABLE LUXURY

TO BUSINESS BAY

15 NORTHSIDE

A COMPELLING INVESTMENT

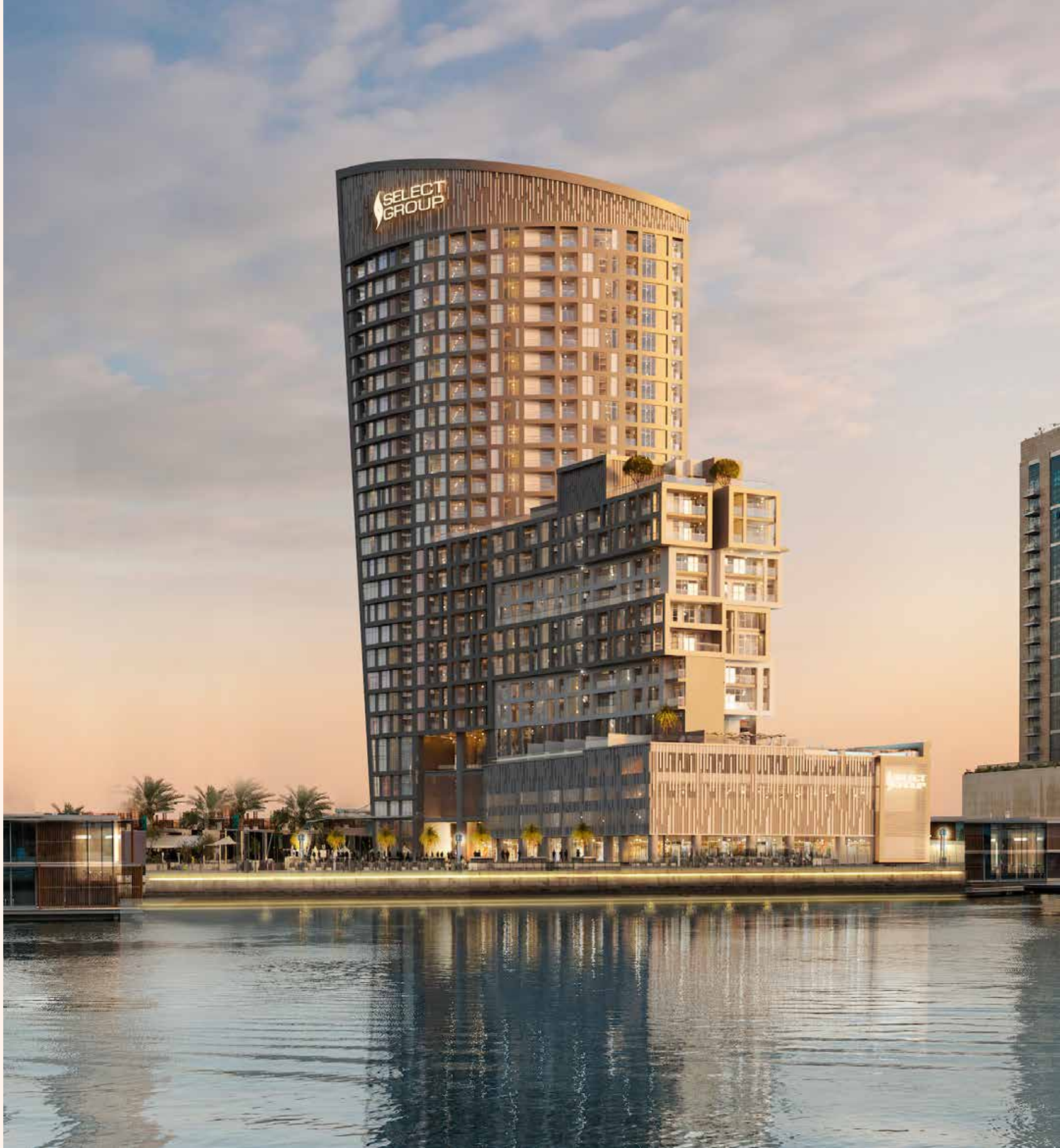
Ideally nestled alongside the scenic Dubai Canal, 15 Northside is the fifteenth development by pioneering and award-winning Dubai real estate developer Select Group - the developer behind The Residences at Marina Gate.

Spread over 21 floors, the development offers 349 apartments, featuring studio, one, two and a select number of three - bedroom apartments.

15 Northside presents panoramic waterfront vistas, efficiently designed layouts, premium finishes and full floor to ceiling windows which allows for bright natural lighting in these affordably luxurious homes.

Apartment sizes in the development range from 370 square feet to 1,764 square feet.

Anticipated completion date for the development is 2022.



AN IDYLLIC LOCATION

BUSINESS BAY DISTRICT

15 Northside is located on the doorstep of Downtown Dubai, Design District and DIFC, three of the trendiest and most popular districts in Dubai for young, modern working professionals.

Set to become a major future landmark, the development is mere steps away from jogging and cycling tracks along the Dubai Canal, a wide variety of restaurants and cafes. and a range of entertainment and leisure facilities.

Business Bay is one of the most sought-after communities for real estate investors due to its popularity with residents, ideal location, easy accessibility and high rental returns.

CONNECTION AND CONNECTIVITY

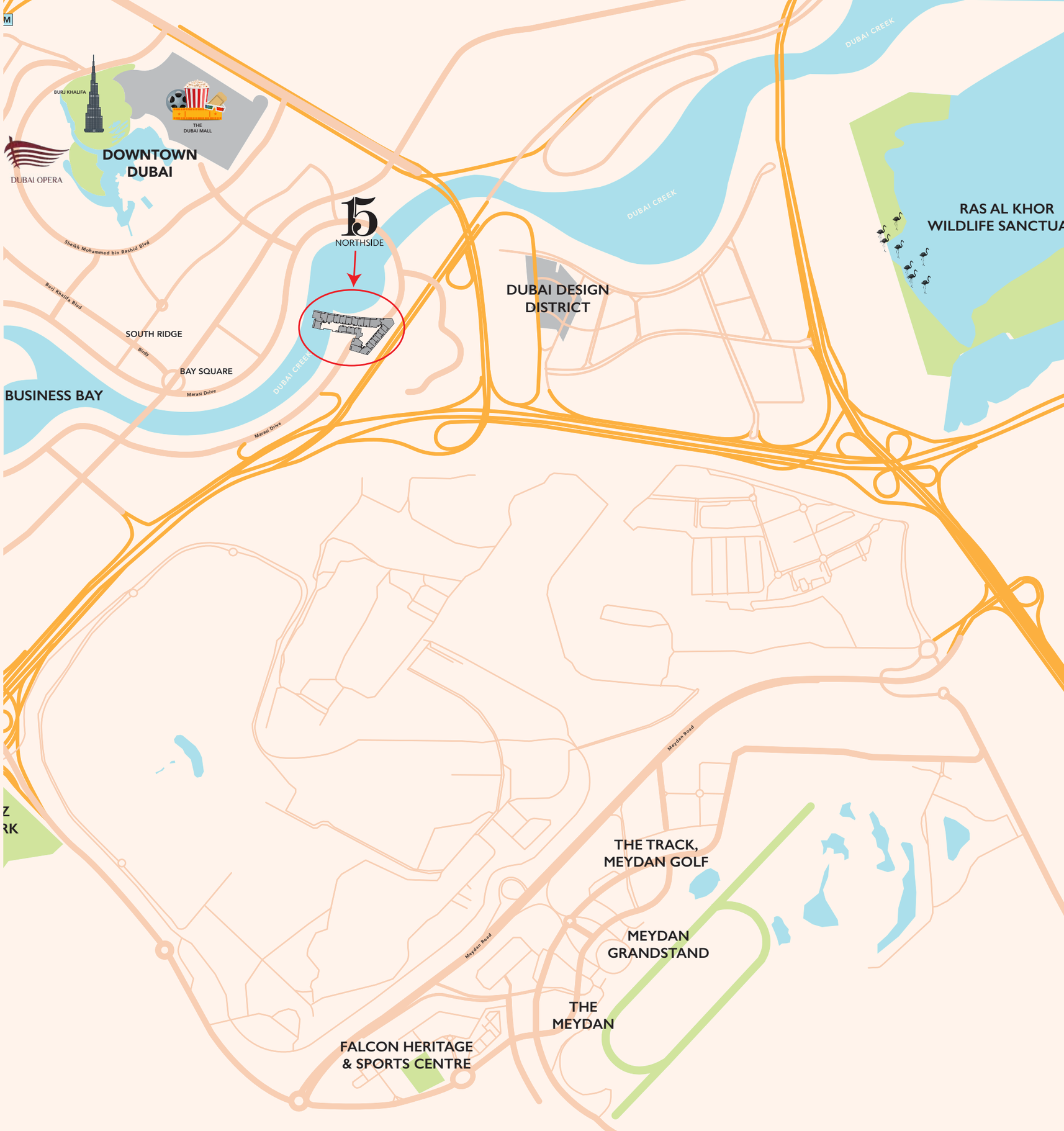
CONVENIENT ACCESSIBILITY

The sprawling Business Bay district is well serviced by a plethora of public transportation options. The Business Bay Metro Station on the red line provides direct access to major areas and landmarks of Dubai including Dubai Marina, The Dubai Mall, Mall of the Emirates and Dubai International Airport amongst others.

Readily available taxis and RTA feeder buses provide additional road transportation options for Business Bay residents. Various RTA approved car sharing operators have pay-per-minute car rental services and have over 200 cars that can be found at major Dubai Metro stations, including the Business Bay Metro Station.

The community is also serviced by two water taxi stations in Business Bay and the Al Marasi station is located at a mere walking distance from 15 Northside.

Landmark	Distance	Drive
Dubai Mall/Burj Khalifa	5 km	10 min
Business Bay Metro Station	5 km	10 min
Dubai Opera	5.5 km	12 min
Design District	7 km	10 min
Meydan	9 km	12 min
DIFC	11 km	13 min
Dubai Healthcare City	12 km	15 min
Ras al Khor Wildlife Sanctuary	18 km	10 min
Dubai International Airport	21 km	18 min



THE WATERSIDE WALKWAY

A RUN ALONG THE CANAL

Dubai Canal stretches from Business Bay to Jumeirah, and alongside Safa Park.

15 Northside is ideally situated with direct access to this buzzing waterside walkway that runs 3.2 km each way.

Residents can enjoy an early morning jog, an evening stroll or go cycling with the entire family.

THE CONTEMPORARY LOBBY

STRIKING FIRST IMPRESSIONS

DESIGN LED HOMES

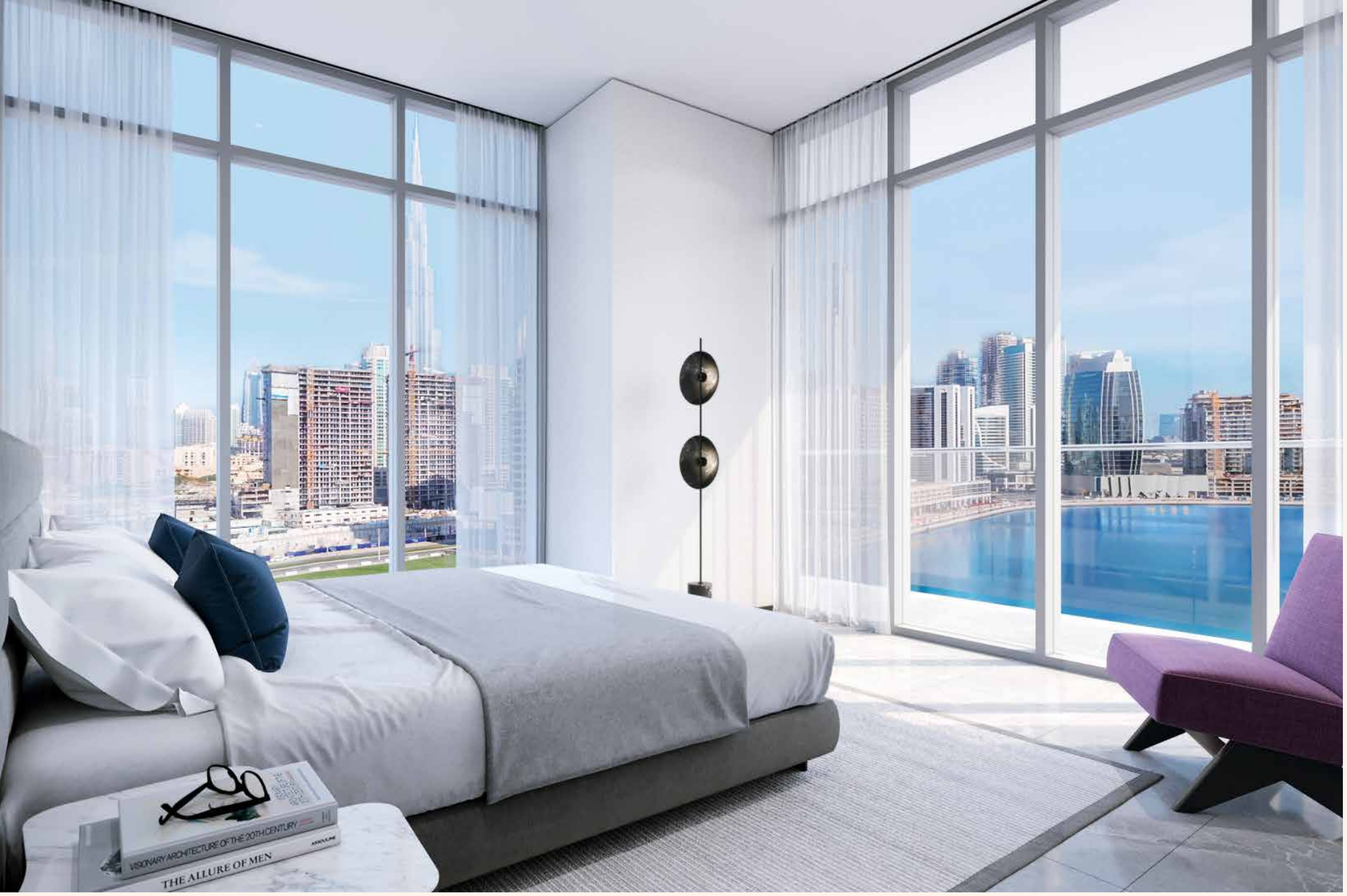
THE APARTMENTS

EPITOME OF URBAN LIVING

THE FUNCTIONAL STUDIO

DESIGN LED HOMES

BRIGHTLY LIT PANORAMAS



WATERFRONT VISTAS

PICTURESQUE VIEWS OF THE CANAL

PREMIUM RESIDENCES

AFFORDABLE SPACIOUS LIVING

HEART OF YOUR HOME

ELEGANT KITCHENS WITH SUPERIOR FINISHES

AWAKEN YOUR SENSES IN ELEGANTLY APPOINTED BATHROOMS

AN INDULGENT ESCAPE

ENJOY A LUXURIOUS LIFESTYLE

THE AMENITIES

LUXURIOUS AMENITIES

FUN IN THE SUN

The podium level deck features a stunning Infinity pool, gloriously overlooking the scenic Dubai Canal and the majestic skyline of Downtown Dubai featuring unrivalled views. A dedicated children's pool is provided on the same level to ensure that kids join in the fun while staying safe. A state-of-the-art outdoor gym is available for fitness enthusiasts whilst sports lovers would be able to enjoy an enthusiastic game of Table Tennis in the fully equipped play area.

LUXURIOUS AMENITIES

FITNESS CENTRIC LIFESTYLE

With great attention to detail, the development has been designed to cater to a wide array of lifestyles. A state of the art, dual level gymnasium fitted out with the latest equipment, steam & sauna facilities, and elegantly appointed changing locker rooms are available for the exclusive use of the residents.

LUXURIOUS AMENITIES

SANCTUARY IN THE SKY

The scenic sky deck located on the 9th floor is ideal for residents to get together with friends and family to enjoy a barbeque while overlooking the stunning Dubai Canal and twinkling cityscape views. Available for hosting parties or a private movie viewing session under the stars, the sky deck provides a perfect escape after a long day.

LUXURIOUS AMENITIES

CONVENIENCE RETAIL & DINING

Ground level retail has been designed to ensure every possible convenience is available to residents. Ideal for supermarkets, salons, F&B outlets and cafes, the retail outlets have direct access to the Dubai Canal walk and easy accessibility.

ABOUT THE DEVELOPER

CRAFTING A SECURE TOMORROW SINCE 2002

Select Group, a multi-disciplinary real estate development and investment company, has proven itself to be a dynamic and progressive enterprise. Positioning itself as one of the leading privately-owned real estate developers in the region since inception in 2002, the group has a work force of over 750 employees across GCC and Europe. Select Group's projects comprise award-winning residential, commercial, hospitality, retail and mixed-use real estate developments.

With the development division at the core of the business, Select Group's portfolio includes 20 million square feet of property with a combined GDV in excess of 17 billion dirhams. Astute financial planning, technical expertise and strong asset management allows the group to identify, execute and deliver real estate projects that generate maximum return for all stakeholders to the highest possible standard.

7,000 homes with a BUA of 13.5 million square feet, worth GDV of AED 11.5 billion, have been delivered to date. Another 3,750 homes with a BUA of 6.5 million square feet, worth GDV of AED 6 billion, are currently at various stages of development.

Expansion within the hospitality industry is another key element of Select Group's diversification and growth strategy. Partnering with world renowned brands like InterContinental, Radisson Blue, Jumeirah™ Group, Ibis Hotels, Melia Hotels and most recently Novum Hospitality reflects the continuous quest for quality within the hospitality division of the group.

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.

NORTHSIDE

RERA Reg. No.: 2214