BAYVIEW

BY ADDRESS RESORTS

EMAAR

Like a rising wave

reaching the shore,
life in balance is the journey and the destination

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.

- 2 KM of Pristine Beach
- Panoramic Views of the Sea & Marina
- Direct Access to Sheikh Zayed Road
- 2 Neighbourhood Parks
- Steps Away from Marina & Yacht Club
- Nearby Licensed Restaurants





Part of the big picture

Whether you want to celebrate the high-octane excitement of urban living in the new Dubai or soak in the laid-back atmosphere of old-Dubai charm, living in Emaar Beachfront means you can seamlessly straddle two sides of life, at any time, at any moment, as you live in the spectacular coastal development, only minutes from Dubai's historical and cultural centre.

05 Mins to Dubai Marina

05 Mins to Sheikh Zayed Road

15 Mins to Downtown Dubai

25 Mins to Dubai Intl. Airport

20 minutes from Al Fahidi District

30 mins to DWC


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Bring home

the ocean's graceful motions

Inviting in

the ever-changing
hues of the sea and sky

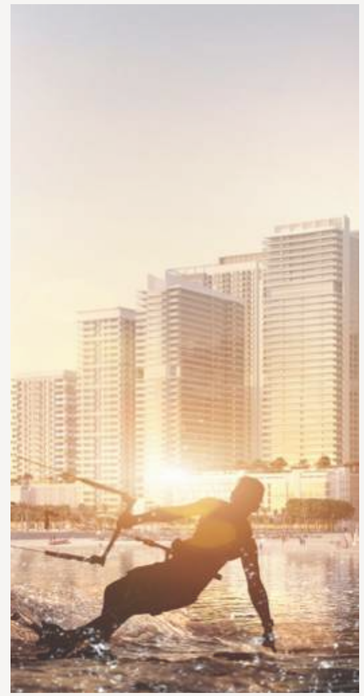
A new wave in luxury living



Ethereal waves adorn stylishly crafted façades reflecting the Arabian Gulf's rippling waters. A luxury vocabulary inspired by the splendour and glamour of Dubai, translated in the smallest details, inside and out. Exquisite facilities inspired by Address Hotels + Resorts mastery of fine living, tailored to your needs.

Bayview by Address Resorts at Emaar Beachfront carries the future in its details and promises a life that will fulfil your dreams of luxurious living by the sea in your luxurious, fully- furnished Address Hotels + Resorts-branded home. A one-of-a-kind opportunity to celebrate the Dubai Life in the city's most exclusive coastal development.









Transcending the exceptional



Bayview by Address Resorts is a true gem of luxury living, overlooking the azure waters of the Arabian Gulf. With breathtaking panoramas and an awe-inspiring setting, this residential landmark offers a curated collection of luxuriously furnished branded apartments and penthouses, as well as a private beach and a cutting-edge platform of amenities designed to cater to your every desire.

Discover Bayview by Address Resorts, Emaar's latest masterpiece in the flourishing Emaar Beachfront, where all the essentials for a fulfilling lifestyle are within reach. Here, the gentle rhythm of the sea sets the pace for a life lived in full.



Your place in the sun

Indulge in a plethora of amenities conveniently located near you. Unwind at the immaculate exclusive beach just steps away from your home or revitalise at the adjacent communal park. Savour the pleasures of retail therapy at the promenade or indulge in leisurely lunches at sophisticated restaurants and cafes. Benefit from a selection of esteemed educational and medical facilities, ranging from local to global, just a short distance from Emaar Beachfront.





Immaculate quality



Bayview by Address Resorts offers a diverse selection of apartments, varying in size and type from one to four bedrooms, and a luxurious four and five-bedroom penthouse, all boasting magnificent views. Residents can relish beachfront living in a tranquil and serene ambience, thanks to the exceptional coastal location, architectural vision, innovative interiors, and luxurious furnishings.

The apartments' layouts are designed to offer a timeless lifestyle with their seamless flow, spacious living areas, and carefully selected natural materials and luxurious finishes. Sophisticated elevators, top-notch security measures, restricted access, a sheltered parking area, and exceptional amenities combine to offer absolute tranquilly and privacy.

Exceptional Refinement

The amenities podium is an exclusive haven reserved for residents. It provides ample opportunities for leisure and rejuvenation amidst the serene blue skies. Experience the ultimate resort-like lifestyle with a harmonious blend of luxurious amenities and breathtaking outdoor activities. Enjoy convenient access to chic boutiques, cafes, and the bustling promenade just steps away.

Rejuvenate your body and mind in the state-of-the-art fitness centre on the ninth floor. Alternatively, immerse yourself in the serene ambience of the infinity pool, offering breathtaking vistas of the azure sea and the panoramic Palm Jumeirah. A meticulously designed list of amenities and a dedicated children's pool ensure you can enjoy hours of elevated pleasure in a tranquil oasis.

- Infinity Pool and Wet Deck
- Shaded Pool Deck
- Sun Loungers
- Shaded Kids' Pool Area & Play Area
- Raised Lawn and BBQ Pods
- Shaded Communal Areas
- Ground-Level Boutiques & Cafes
- Landscaped Garden



A fulfilling

and rewarding lifestyle tailored for you

Unmatched luxury

Penthouses represent the ultimate accomplishment of a life of great prosperity and fulfilment. Atop the exquisitely crafted towers of Bayview by Address Resorts lies the pinnacle of Emaar Beachfront's lifestyle. The lavishly furnished penthouses, with 4, 5 & 6 bedrooms, represent the ultimate in luxurious high-rise living, offering a stunning display of opulence against the backdrop of the Arabian Gulf's horizon.

The penthouse residences are truly exceptional, boasting breathtaking 360-degree views and a contemporary design that seamlessly merges with premium materials, resulting in a sanctuary of unparalleled luxury.



Crème de la crème

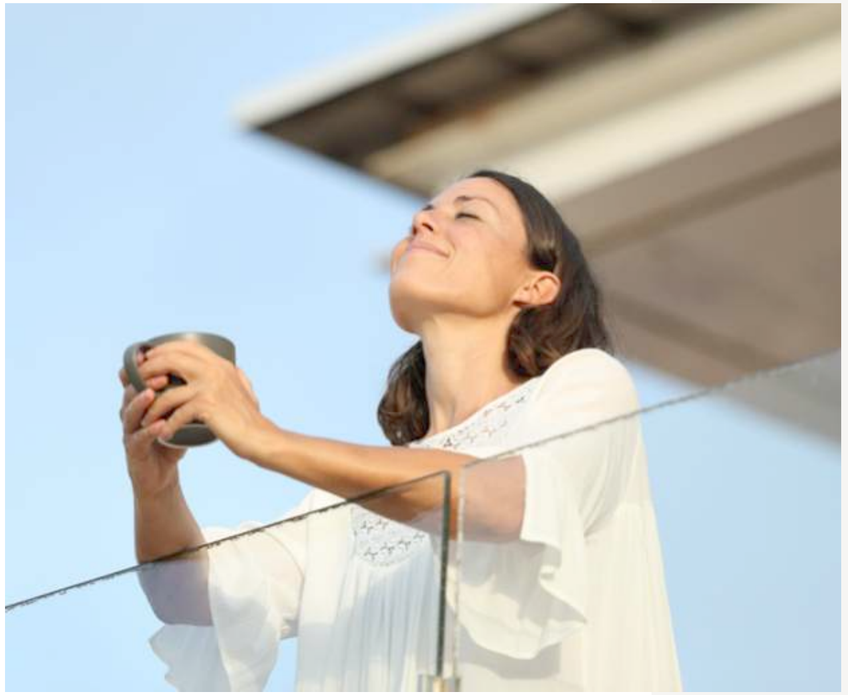
The luxurious penthouse atop Bayview by Address Resorts's tallest tower offers unrivalled views from every direction. On the expansive terrace, the private swimming pool offers breathtaking views of Palm Jumeirah. You can hear and feel the ocean, surrounded by the clouds and the blue sky.



Grounded in sustainability

Balconies and perforated panels provide protection from the sun while allowing natural light and ventilation to enter the building. These elements can also be used to create a more aesthetically pleasing environment.

Extensive landscaping with native plants or adaptable species enhances the property's beauty and value while reducing its environmental impact. Other environmentally friendly features include advanced waste management and water reuse solutions, as well as a bicycle storage area and EV parking to encourage residents to use less traditional combustion engines.







- Sun shading elements (balconies & perforated panels)
- EV parking and Bicycle storage
- Extensive landscaping (25 of native plants or adaptive species)
- Waste management (recyclable and non-recyclable waste refuse shuts)
- Water reuse (ac condensate drain reused for irrigation of landscaped areas)
- Energy efficiency
- Green building envelope performance

Exceptional facilities





A comprehensive guide

Apartments of discerning taste

Spectacular layouts

High standards of quality and design

24-hour security

Private covered parking

360˚ views

Ground-floor level

Waterfront urban plaza

Pristine private beach

Retail and F&B

Level nine

State-of-art amenities platform

Podium roof garden with world class amenities

Infinity pool

Active area

Lawn activaton

Outdoor kitchen

Gym

Kids' pool

BBQ pods



EMAAR

Global lifestyle developer

As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Market Cap AED
51.8Bn
FY 2022

Net Profit AED
6.8Bn
FY 2022

Revenue AED
24.9Bn
As of Dec. 2022

Under Development
27,000
Residential Units

Presence in
12+
Global Markets

Delivered
85,000
Residential Units

*As in 31 December 2022