Marina VIEWS

RASHID YACHTS & MARINA

EMAAR

Marina Living
in Dubai

DRAFT

Rashid Yachts & Marina

The new global destination for discerning yacht owners to experience Dubai's buzzing scene in an elegant environment where beauty and luxury collide. Designed to encapsulate the ultimate modern waterfront architecture, it combines luxury residences and a full-service marina with an appealing mix of restaurants and shops, creating a unique definition of living at sea.

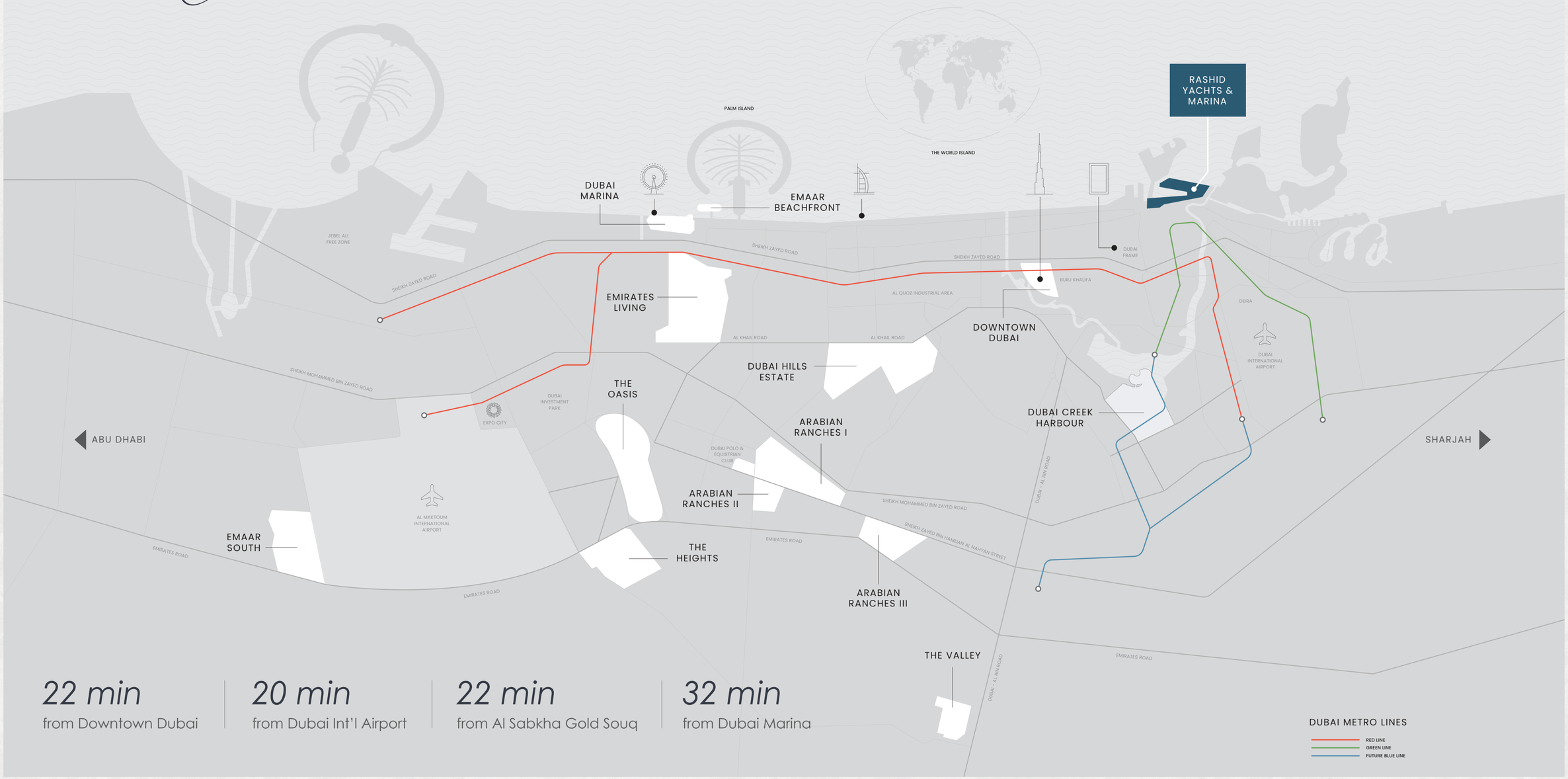
Generous Promenades

World-Class Superyacht Marina

Signature Hotels

QE2 Hotel

Perfectly *Connected*



22 min
from Downtown Dubai

20 min
from Dubai Int'l Airport

22 min
from Al Sabkha Gold Souq

32 min
from Dubai Marina

Welcome to

Marina Views

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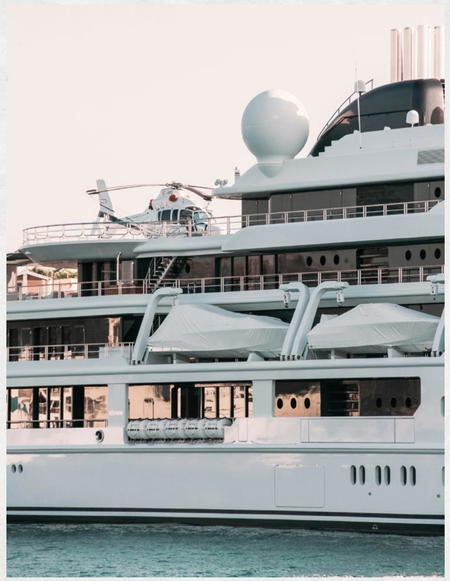
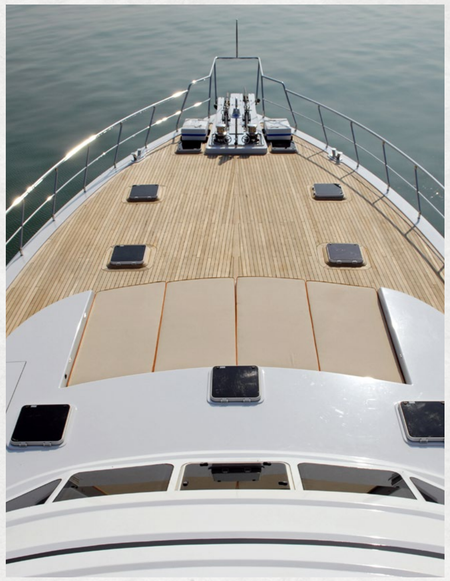
World *Class* *Super* Yacht Hub





The new Marina at Rashid Yachts & Marina offers convenient, hassle-free access to Dubai, accommodating 430 wet berths for yachts up to 100m long with a range of flexible berthing options, from a single night through to seasonal and annual stays.

The Ultimate in Coastal Living

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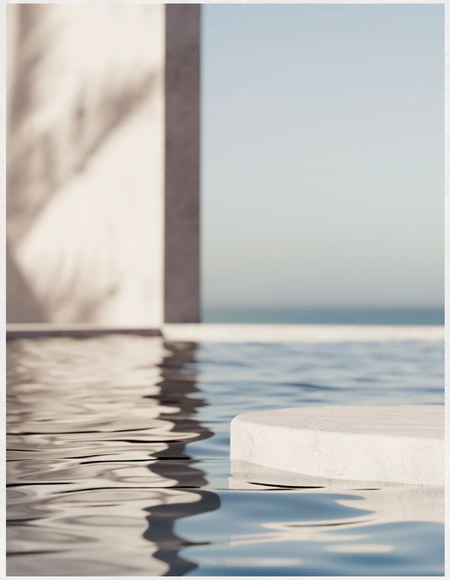
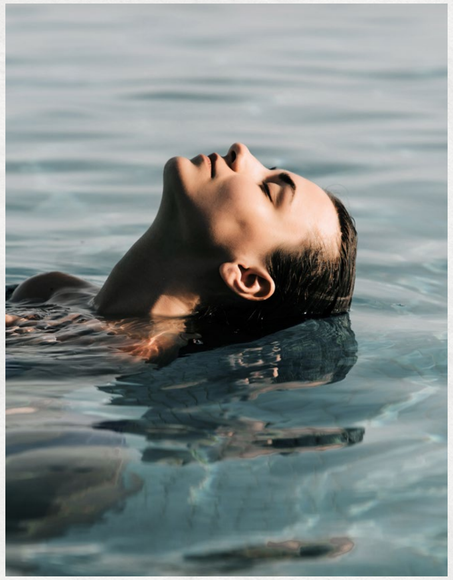
A Haven of

Serene Elegance





Indulge in the exquisite experience of Marina Views at Rashid Yachts & Marina, where opulence and serenity collide. Located at the heart of both old and new Dubai, this development provides residents with a seamless combination of charm and contemporary convenience.

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Awe Inspiring *Vistas*

Experience breathtaking views that will leave you in awe. Marvel at the beauty of the surroundings and let your eyes wander over the stunning landscapes. Immerse yourself in the tranquilly and serenity that these views offer, creating a sense of peace and relaxation.

EMAAR
boutique
XYZ
COFFEE
RESTAURANT
VARGAMI

In the Heart *of it All*

Marina Views is a luxurious residential haven nestled in the coveted Rashid Yachts & Marina community, complemented with modern amenities, beautiful scenery, and access to exciting local hotspots. It is the perfect place to relax and explore in proximity to some of Dubai's most exciting attractions.

Downtown Dubai

Dubai Mall

Dubai Int'l Airport

Al Sabkha Gold Souq

Dubai Museum

Heritage Village

Marina VIEWS

RASHID YACHTS & MARINA

A Gateway to Timeless Elegance

Immerse yourself in the rich history of Dubai and indulge in the convenience of being just a stone's throw away from Downtown. Marina Views offers unrivalled proximity to the city's most renowned landmarks. Indulge in the captivating blend of timeless traditions and modern dynamism that Dubai has to offer.

Every Destination

Moments Away

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Timeless Luxury

Experience a new level of modern living at Marina Views, where meticulously designed high-rise buildings effortlessly combine functionality with style. Indulge in the carefully designed homes that maximise space, invite abundant natural light, and prioritise your comfort. These residences effortlessly blend beauty and functionality.

Where Luxury

Embraces Functionality

A Sanctuary *of Elegance*

Discover a range of exquisite residences at Marina Views, from intimate 1-bedroom apartments to expansive 4-bedroom homes. Every unit is meticulously designed, ensuring meticulous attention to detail and an emphasis on optimising space and allowing natural light to flood in. Impeccable craftsmanship and cutting-edge design guarantee that each residence is a haven of opulence and relaxation.

Elevated Indulgences

At Marina Views, you will experience the highest standards of modern living, with an array of luxurious amenities to meet your every need. Enjoy top-of-the-line fitness facilities, engaging children's recreational areas, and versatile event spaces. Embrace a world where relaxation, entertainment, and vibrant social experiences are just steps away.

- State-of-the-art gym
- Versatile multipurpose rooms
- Lush green landscapes
- Infinity pool with marina views
- Kids' pool
- Comprehensive amenity platform
- Stylish retail area

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Elevated Living

Experience

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Boardwalk Promenade

During the day or long after the sun dips beyond the sea's horizon, the Promenade is the essence of the Marina's thriving life with a rich variety of dining options and an eclectic selection of stylish shops that will accommodate your every need.

Exclusive F&B Options

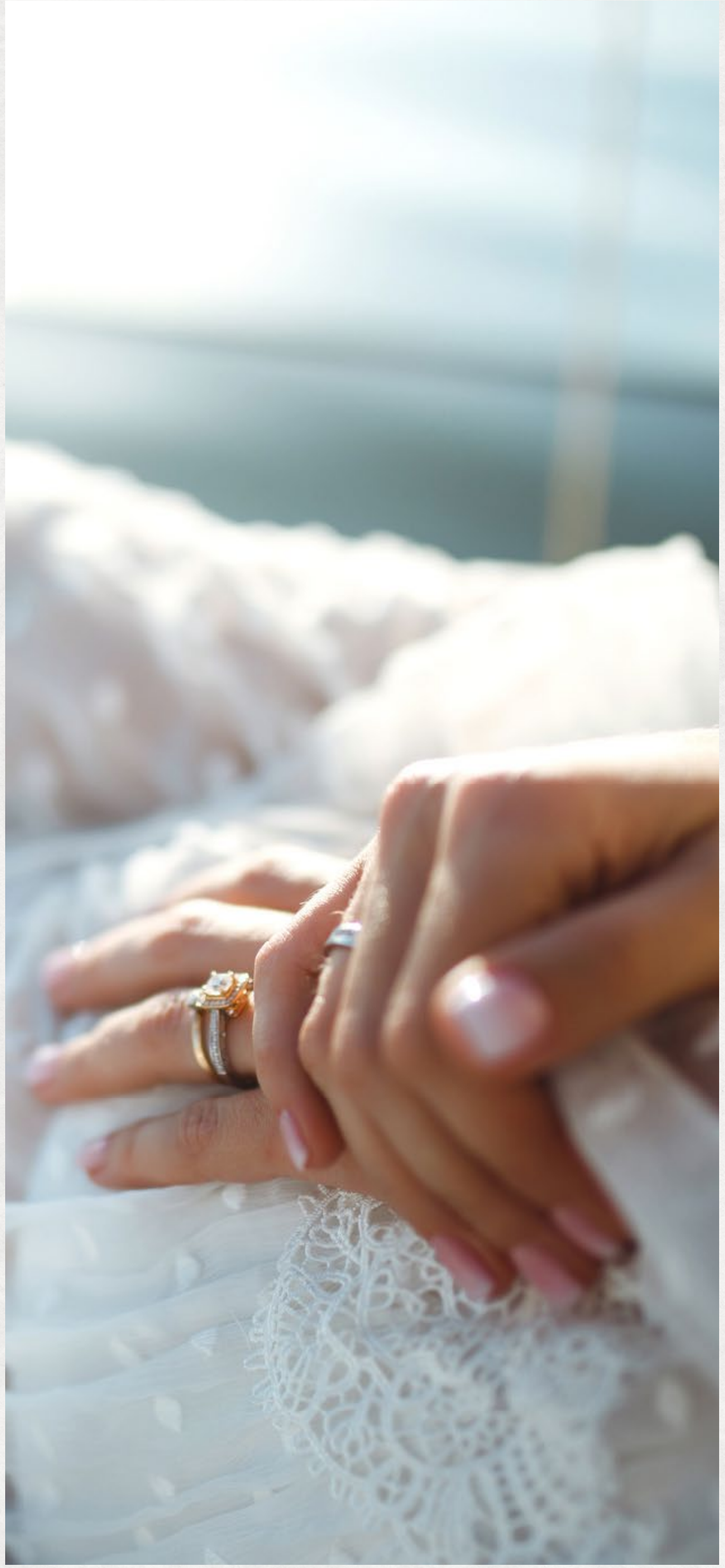
Shopping & Retail

Views of Burj Khalifa & The Sea

Thriving Marina

Dubai's Signature

Waterfront Luxury



Shopping, Dining & Inspiration

When it comes to retail therapy, nobody does it better than Dubai. The nearby Downtown Dubai is a famous shopping district in Dubai, and it is filled with hip stores that cater to your every whim. Restaurants, cafes, lounges, can all be found in Rashid Yachts & Marina's Promenade.

Located in one of Dubai's oldest neighbourhoods, every day brings fresh inspiration, thanks to the proximity of several cultural institutions, including a theatre, a museum, and the former residence of Sheikh Saeed Al Maktoum.

Global Lifestyle Developer

A leader in the global real estate market, **EMAAR** has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world*.

70.09 Bn AED

Market Cap - FY 2023

108,000

Residential Units Delivered

26.7 Bn AED

Revenue – FY 2023

+12

Global Market Presence

11.6 Bn AED

Net Profit - FY 2023

+25,500

Residential Units Currently Under Development

*As on 31 December 2023

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