



DECEMBER 2025

BROCHURE OF TOP NEW LAUNCH DEVELOPMENTS IN THE UAE



New developments in Dubai

from \$465,000

1. Palace Residences Hillside	465,000	●●
2. Creek Bay	490,000	●
3. The Edit	545,000	●
4. The Symphony	545,000	●
5. Eltiera Views	599,000	●
6. LIV Oceanside	650,000	●
7. Avarra by Palace	735,000	●
8. The Cape	925,000	●
9. EQUITERRA	980,000	●
10. Nad Al Sheba Gardens, Phase 11	1,674,000	●
11. 31 Above	2,097,000	●
12. Rosewood Residences Jumeirah	5,990,000	●
13. Aman Dubai Residences	12,500,000	●

Click on the complex name or its number
on the map to go to the project page

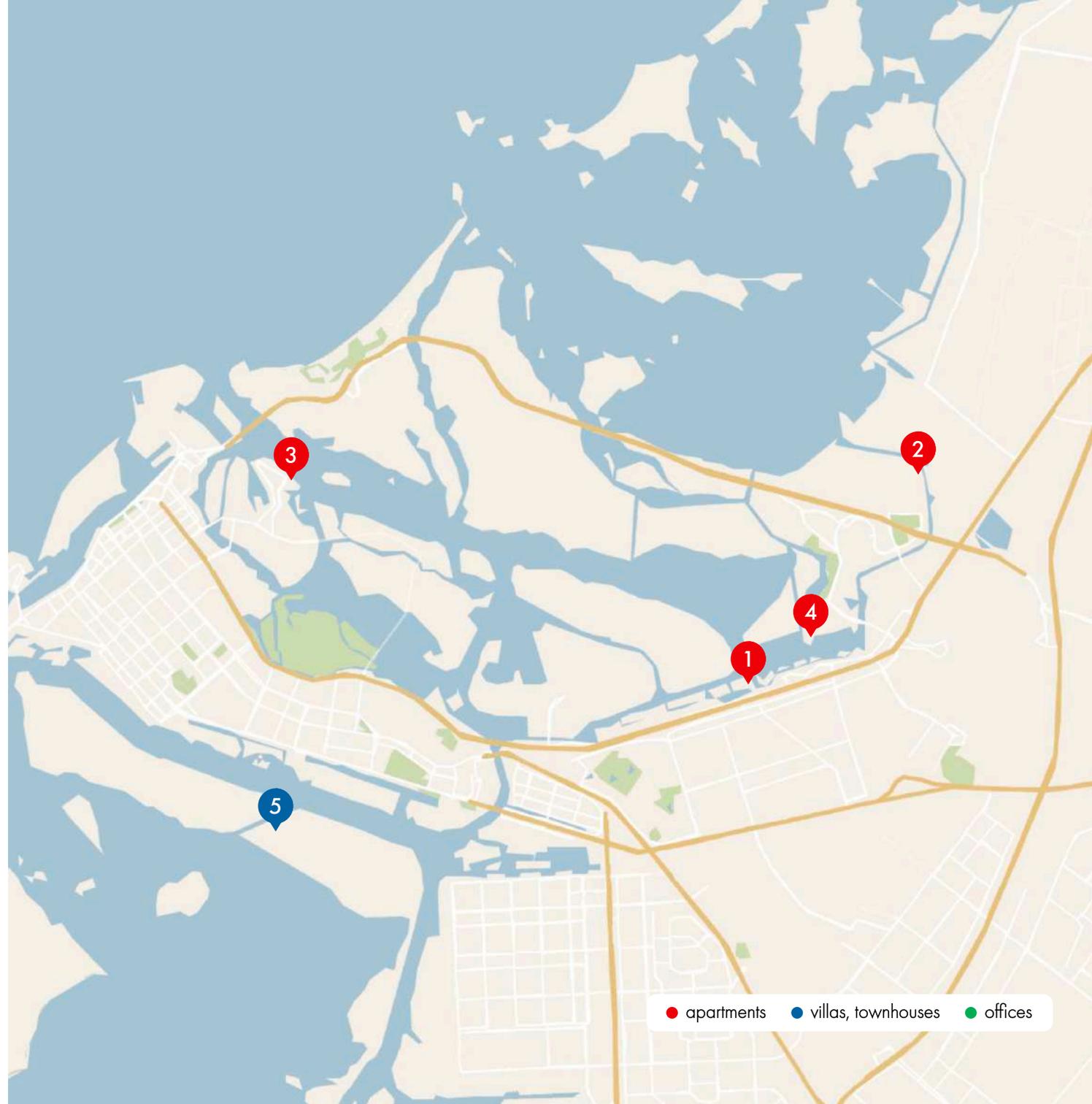


New development in Abu Dhabi

from \$300,000

- | | |
|-------------------------------|-------------|
| 1. Juman 3 | 300,000 ● |
| 2. Yas Riva Residences | 367,000 ● |
| 3. Sunstown Towers | 381,000 ● |
| 4. Stellar by Elie Saab | 599,000 ● |
| 5. Wadeem | 1,020,000 ● |

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on the map to go to the project page





FROM \$465,000

NEW DEVELOPMENTS IN DUBAI



Palace Residences Hillside



Q2 2029

Emaar

📍 Dubai Hills

apartments from \$465,000 / 1,710,000 AED
townhouses from \$1,726,000 / 6,340,000 AED

Family-oriented community with a courtyard park set on an elevated landscape in one of Dubai's greenest and most convenient districts

Project highlights

Payment plan: 80/20 with 3.5-year installment and 10% down payment.

20 minutes to Burj Khalifa, 20 minutes to Jumeirah beaches. Nearby are GEMS schools, Dubai Hills Park with playgrounds and sports areas, Dubai Hills Mall, and a golf club.

Apartments with 1 to 3 bedrooms ranging from 62 to 196 sqm, as well as 3-bedroom townhouses, are available for sale. All units feature premium finishes, balconies, and terraces. Most residences offer views of Dubai Canal and Downtown skyscrapers.

Relax in landscaped gardens, swim in the outdoor swimming pool, enjoy the beach nearby, and stay active in the fitness club.

The complex features padel courts, workout area, barbecue zones, ping pong tables, and other amenities.

To schedule a viewing, please contact the manager who sent you this presentation



Creek Bay



Q2 2030

Emaar

📍 Creek Harbour

apartments from **\$490,000** / 1,800,000 AED

Club-style community with a green podium and swimming pools on the waterfront of Dubai Canal near the beach in a family-friendly district

Project highlights

Payment plan: 80/20 with 4.5-year installment and 10% down payment.

20 minutes to Burj Khalifa, 5 minutes to Creek Beach. Nearby are Ras Al Khor Wildlife Sanctuary, Creek Island waterfront promenades with waterfront restaurants, marinas, yacht clubs, Al Badi Golf Course, and D3 creative cluster.

Apartments with 1 to 3 bedrooms ranging from 61 to 226 sqm are available for sale. All units come with balconies and offer views of Dubai Canal, Burj Khalifa, or the city's new landmark Creek Tower.

Relax on the beach just a 5-minute walk from home, play padel on the courts, practice yoga in zen gardens, and swim in the refreshing swimming pools.

The complex features a children's swimming pool, landscaped gardens, event room, fitness club, workout area.

To schedule a viewing, please contact the manager who sent you this presentation



The Edit



Q2 2030

Meraas

📍 D3

apartments from \$545,000 / 2,000,000 AED

Three resort-style towers with swimming pools and gardens on the shore of Dubai Canal in the D3 creative cluster

Project highlights

Payment plan: 75/25 with 4.5-year installment and 20% down payment.

12 minutes to Burj Khalifa, 15 minutes to Jumeirah beaches. Nearby are Ras Al Khor Sanctuary, Dubai's new landmark Creek Tower, yacht clubs in Business Bay, designer boutiques, recording studios, concert venues, creative workshops, the royal racetrack, and Meydan Golf Club.

Apartments with 1 to 4 bedrooms ranging from 70 to 261 sqm are available for sale. All units feature cozy balconies and picturesque water views.

Stroll along the new waterfront promenade, relax in the landscaped park by the canal, swim in outdoor swimming pools, and play tennis on the courts.

The complex features wellness spaces, barbecue zones, a children's playground, and over 15 additional amenities.

To schedule a viewing, please contact the manager who sent you this presentation



The Symphony



Q2 2029

Imtiaz

📍 Meydan Horizon

apartments from \$545,000 / 2,000,000 AED

Tower with terraces and gardens on the shore of a lagoon with a beach facing the Ras Al Khor Wildlife Sanctuary

Project highlights

Payment plan: 60/40 with 3.5-year installment and 10% down payment.

15 minutes to Burj Khalifa, 20 minutes to Jumeirah beaches. Nearby are the D3 creative cluster, Meydan racetrack, golf club, royal racetrack, and Creek district with scenic promenades.

Apartments with 1 to 3 bedrooms ranging from 60 to 394 sqm are available for sale, along with offices and retail spaces. All units feature cozy balconies or spacious terraces. Enjoy views of Downtown skyscrapers, Dubai Canal, and pink flamingos in the Ras Al Khor Sanctuary.

Relax on the beach right by your home, swim in the outdoor swimming pools, unwind in landscaped gardens, and stay fit in the panoramic fitness club.

The complex features a yoga studio, spa area with steam rooms and saunas, barbecue zones, game room, and over 20 additional amenities.

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Eltiera Views



Q4 2029

Ellington

📍 Jumeirah Islands

apartments from \$599,000 / 2,200,000 AED

Four towers with a shared podium featuring gardens, swimming pools, and lounges near the JLT business district with parks and lakes

Project highlights

Payment plan: 70/30 with 4-year installment and 20% down payment.

20 minutes to Burj Khalifa, 15 minutes to Dubai Marina beaches. Nearby are Emirates Golf Club, a landscaped park with three lakes, Pier 7 dining cluster, Palm Jumeirah, and Dubai Marina Mall.

Apartments with 1 to 3 bedrooms are available, including units with additional study rooms. All residences feature balconies or terraces overlooking the lagoon and the Jumeirah islands.

The podium rooftop is a true landscaped park with plenty of spaces for relaxation, sports, children's play, work, and gatherings with friends. Swim in the swimming pools, play tennis, and enjoy barbecue evenings.

The complex features a children's room, fitness club, cinema, and over 15 other amenities.

To schedule a viewing, please contact the manager who sent you this presentation



LIV Oceanside



Q4 2027

LIV Developers

📍 Dubai Islands

apartments from \$650,000 / 2,390,000 AED

Compact resort-style building with a green podium on the seafront, surrounded by a marina and yacht clubs

Project highlights

Payment plan: 40/60 with 2-year installment and 10% down payment.

20 minutes to Burj Khalifa, 30 minutes to Palm Jumeirah. Nearby are Gold Souk, Dubai Museum, waterfront promenades, stadium, golf club, yacht clubs, and marinas.

Apartments with 1 to 3 bedrooms ranging from 82 to 344 sqm are available for sale. All residences offer views of the Persian Gulf and sea sunsets.

Enjoy yacht cruises from the marina right next to your home, relax on the beach just 7 minutes on foot, and unwind in the outdoor swimming pools.

The complex features a library, business lounge with meeting rooms, game room, cinema, kids' room, fitness club, yoga studio, men's and women's spa areas, and over 15 additional amenities.

To schedule a viewing, please contact the manager who sent you this presentation



Avarra by Palace



Q2 2031

Emaar

📍 Business Bay

apartments from **\$735,000** / 2,700,000 AED

Branded tower with a green podium and hotel-style services in the business district near the metro and Dubai Canal

Project highlights

Payment plan: 80/20 with 5.5-year installment and 10% down payment.

10 minutes to Burj Khalifa, 15 minutes to Jumeirah beaches. Nearby are Dubai Mall, Dubai Opera, Coca-Cola Arena, canal promenades, Safa Park, and the City Walk urban quarter.

Apartments with 1 to 4 bedrooms ranging from 73 to 412 sqm, as well as a 6-bedroom penthouse of 1380 sqm, are available for sale. All units feature terraces and balconies with views of the Persian Gulf and Burj Khalifa. Options with private gyms, staff quarters, and swimming pools on the terraces are available.

Swim in the infinity swimming pool, unwind in the barbecue area with outdoor dining and friendly gatherings, practice yoga in zen gardens, and train in the panoramic fitness club.

The complex features a children's playground, clubhouse, workout zone, picnic area, and landscaped gardens.

To schedule a viewing, please contact the manager who sent you this presentation



The Cape



Q4 2028

Al Barari Development

📍 Al Barari

apartments from **\$925,000** / 3,400,000 AED

Club-style community with rooftop swimming pools in a lush green neighborhood surrounded by forests and lakes

Project highlights

Payment plan: 50/50 with 3-year installment and 5% down payment.

35 minutes to Burj Khalifa, the same to Palm Jumeirah. Nearby are Global Village, IMG Worlds theme parks, and Hamdan Sports Complex.

Apartments with 1 to 4 bedrooms ranging from 109 to 412 sqm are available for sale. All units feature European finishes, spacious living rooms, and balconies overlooking green alleys and rich flora.

Relax in landscaped gardens, stroll along the lakes with lounges and flowerbeds, unwind by the open-air swimming pools, stay fit in the wellness club, and enjoy the spa and sauna.

The complex features a clubhouse, farm-to-table restaurant, cafés and bakeries, children's playgrounds, kids' club, game room, and over 15 other amenities.

To schedule a viewing, please contact the manager who sent you this presentation



EQUITERRA



Q3 2029

Emaar

📍 Grand Polo Club & Resort

townhouses from \$980,000 / 3,600,000 AED

A collection of family townhouses in a club community with stables, horse racing, and polo grounds

Project highlights

Payment plan: 80/20 with 4-year installment and 10% down payment.

35 minutes to Burj Khalifa, 30 minutes to Dubai Marina beaches. Nearby are EXPO exhibition center, Tommy Fleetwood Academy golf club, and AUH Airport.

Townhouses with 3 to 4 bedrooms ranging from 201 to 281 sqm are available for sale. All units feature premium finishes, patios, terraces, and balconies, a maid's room, and a garage for two cars.

Ride horses and master your gallop or trot, relax in the landscaped park, stay active in the fitness club, and enjoy the elegance of the equestrian lifestyle among like-minded neighbors.

The complex features a clubhouse, stables, equestrian arenas, and over 10 additional amenities.

To schedule a viewing, please contact the manager who sent you this presentation



Nad Al Sheba Gardens, Phase 11



Q2 2029

Meraas

📍 Nad Al Sheba

townhouses from \$1,674,000 / 6,150,000 AED
villas from \$3,689,000 / 13,550,000 AED

**An exclusive community with suburban lifestyle,
a park, swimming pools, a school and a clubhouse
near D3**

Project highlights

Payment plan: 80/20 with 3.5-year installment and 20% down payment.

20 minutes to Burj Khalifa, 25 minutes to Jumeirah beaches. Nearby are the creative hub D3, the Meydan racecourse, a golf club, the Ras Al Khor Wildlife Sanctuary and the Creek Tower.

3-bedroom townhouses of 305 sqm and 4- to 5-bedroom villas from 445 to 524 sqm are available for sale. All homes come with terraces, patios, balconies, a maid's room and garages. The villas feature swimming pools on their plots.

Relax in landscaped parks and enjoy the aqua zone. Green alleys, gazebos and barbecue areas offer plenty of spaces for leisure, recreation, sports and children's play.

The complex features a retail promenade with a food court and markets, a school, a clubhouse with a fitness club and a lounge.

To schedule a viewing, please contact
the manager who sent you this presentation



31 Above



Q1 2029

Beyond

📍 Maritime City

offices from \$2,097,000 / 7,701,000 AED

Business center with green gardens and views of the Persian Gulf, located on a promising peninsula with a park and waterfront promenade

Project highlights

This is the first office tower in the area. Payment plan: 50/50 with 3.5-year installment and 10% down payment.

20 minutes to Burj Khalifa, 8 minutes to the nearest beach. Nearby are waterfront promenades, Gold Souk, Dubai Museum, yacht clubs, a new green park, and beach clubs in J1.

There are 116 offices ranging from 204 to 418 sqm, as well as full-floor units up to 1138 sqm. Ceilings are 3.2 meters high, with sea and horizon views, terraces, and a fresh coastal breeze — the perfect setting for productive work with a resort vibe.

Host important meetings in the conference hall, work out in the fitness club, and dine in local restaurants.

The complex features a grand lobby with 7-meter ceilings, 400 meters of retail space, zen gardens for yoga, and a scenic waterfront promenade.

To schedule a viewing, please contact the manager who sent you this presentation



Rosewood Residences Jumeirah



Q4 2029

H&H

📍 Jumeirah 2

apartments from \$5,990,000 / 22,000,000 AED

Branded tower with hotel-style amenities, private beach, and lush gardens on the seafront in one of Dubai's most authentic districts

Project highlights

Payment plan: 50/50 with 4-year installment and 10% down payment.

15 minutes to Burj Khalifa, 30 minutes to DXB Airport. Nearby are beach clubs and restaurants in J1, Bvlgari Hotel, Coca-Cola Arena, Safa Park, and City Walk Mall.

Apartments with 2 to 5 bedrooms ranging from 234 to 3405 sqm are available for sale. All units feature high-end finishes, spacious terraces, and views of the Persian Gulf. Ceilings reach up to 8.3 meters. Sea breeze, resort lifestyle, and complete privacy.

Relax on the private beach right by your home, enjoy hotel services by Rosewood, unwind in landscaped gardens, and rejuvenate in the spa area with saunas and hammam.

The complex features zen gardens for yoga, sports and children's playgrounds, a game room, and over 10 other amenities.

To schedule a viewing, please contact the manager who sent you this presentation



Aman Dubai Residences



2029

H&H

📍 Jumeirah Bay 2

apartments from \$12,500,000 / 45,000,000 AED

Luxury branded residences with a private beach on the seafront of a private peninsula

Project highlights

Payment plan: 60/40 with 4-year installment and 10% down payment.

20 minutes to Burj Khalifa, 30 minutes to DXB Airport. Nearby are beach clubs in J1, prestigious British schools, Emirates Hospital, Safa Park, yacht clubs, and Bvlgari hotels.

Apartments with 2 to 5 bedrooms starting from 288 sqm are available for sale. All residences feature large terraces and private swimming pools, premium finishes with stone, wood, and marble, views of the Persian Gulf, and staff quarters.

Relax on the 350-meter private beach by your home, dine at signature restaurants, enjoy live music at the jazz club, and unwind in the cigar lounge. Residents will have access to the brand's largest spa complex of 2900 sqm with massage cabins, hammam, bathhouse, cryotherapy, and private spa capsules.

The complex features luxury hotel services, tennis courts, a 50-meter swimming pool, cocktail bar, business lounge, and over 20 premium amenities.

To schedule a viewing, please contact the manager who sent you this presentation





FROM \$300,000

NEW DEVELOPMENTS IN ABU DHABI

Juman 3



Q3 2029

ICT ReD

📍 Al Raha

apartments from \$300,000 / 1,100,000 AED

Club-style building with an infinity swimming pool on the seafront next to a marina and yacht club on a small island

Project highlights

Payment plan: 50/50 with 4-year installment and 5% down payment.

10 minutes to Disneyland, 25 minutes to Louvre Abu Dhabi. Nearby are the mangrove island reserve, Al Raha Mall, headquarters of the capital's main developer, Aldar, and GEMS school.

Studios and apartments with 1 to 3 bedrooms ranging from 38 to 290 sqm are available for sale. All units feature cozy balconies and offer views of the sea, yachts, or green islands with mangrove trees.

Set out on yacht cruises, unwind in the infinity swimming pool, relax in the sauna, and watch movies in the private cinema.

The complex features children's playgrounds, fitness club, landscaped gardens, and scenic promenades.

To schedule a viewing, please contact the manager who sent you this presentation



Yas Riva Residences



Q4 2029

Aldar

📍 Yas Island

apartments from **\$367,000** / 1,350,000 AED

Six boutique buildings on the canal waterfront on the entertainment island near Disneyland

Project highlights

Payment plan: 65/35 with 4-year installment and 5% down payment.

10 minutes to Disneyland and the beach, 20 minutes to Louvre Abu Dhabi. Nearby are Yas Links Golf Club, Etihad Arena, Formula 1 racetrack, Ferrari World and Warner Bros. theme parks, and SeaWorld aquarium.

Apartments with 1 to 3 bedrooms are available for sale — a total of 950 units. Residences feature balconies and terraces with views of the sea, green alleys, and scenic landscapes of the emirate.

Play tennis on the courts, swim in the outdoor swimming pools, unwind with spa treatments in the wellness area, and relax in the library.

The complex features a yoga площадка, running and cycling tracks, clubhouse, workout zone, waterfront promenade, and over 10 amenities.

To schedule a viewing, please contact the manager who sent you this presentation



Sunstown Towers



Q3 2028

Imkan

📍 Al Reem Island

apartments from **\$381,000** / 1,400,000 AED

Two seaside towers in a resort community with a private beach, trendy urban districts and office clusters

Project highlights

Payment plan: 50/50 with 3-year installment and 10% down payment.

12 minutes to Louvre Abu Dhabi, 10 minutes to the Corniche waterfront. Nearby are Reem Mall, a marina and yacht clubs, the Mangrove National Park, Sorbonne University Abu Dhabi and Reem Central Park.

1- to 4-bedroom apartments from 99 to 352 sqm are available for sale. Every residence comes with a cosy balcony or terrace where you can enjoy breakfast with a sea breeze and views of the Persian Gulf.

Relax on the beach next to your home, stroll along the new waterfront, dine at waterside restaurants, swim in the swimming pools and enjoy the landscaped gardens.

The complex features a cinema under the open sky, business lounge with meeting rooms, fitness club, children's playgrounds and 10+ more amenities.

To schedule a viewing, please contact the manager who sent you this presentation



Stellar by Elie Saab



Q1 2029

Emirates Development

📍 Yas Island

apartments from \$599,000 / 2,200,000 AED

Branded tower near the beach with designer apartments by a Lebanese fashion house on the entertainment island

Project highlights

Payment plan: 40/60 with 3.5-year installment and 5% down payment.

10 minutes to Disneyland, 20 minutes to Louvre Abu Dhabi. Nearby are Yas Links Golf Club, Etihad Arena, Formula 1 racetrack, and the Ferrari World and Warner Bros theme parks.

Apartments with 1 to 4 bedrooms are available for sale. All units feature premium finishes with marble, fine wood, stone, and brass details — interiors by Elie Saab. Enjoy views of the Persian Gulf and the mangrove reserve from every window. Luxurious 5-bedroom penthouses with large panoramic terraces are also available.

Relax at Yas Beach, just 8 minutes on foot from home, swim in the refreshing outdoor swimming pools, stroll along the promenade, and practice yoga in the zen gardens.

The complex features hotel services, indoor and outdoor cinemas, fitness club, barbecue area, and over 15 other amenities.

To schedule a viewing, please contact the manager who sent you this presentation



Wadeem



Q4 2028

Modon

📍 Hodayriyat Island

plots from \$1,020,000 / 3,746,000 AED

A limited collection of over 20 plots for villa construction on a new island with a sports theme and beaches

Project highlights

Payment plan: 50/50 with 3-year installment and 30% down payment.

12 minutes to Corniche promenade, 25 minutes to Louvre Abu Dhabi. Nearby are a cycling track, tennis academy, football fields, and a cricket ground. The nearest beach can be reached in 10 minutes by bike or 3 minutes by car.

Plots ranging from 704 to 1232 sqm are available for sale, designated for building villas. Each plot can accommodate a 4- to 6-bedroom home with a private swimming pool. The cluster of 20+ plots is located within a green community offering all the comforts of urban living.

Relax in the landscaped park with a 16-hectare network of green squares, swim in refreshing swimming pools, and stay active in workout areas.

The complex features a shopping mall, schools, kindergartens, restaurants, and other essential infrastructure.

To schedule a viewing, please contact the manager who sent you this presentation

