



MAY 2025

# CATALOGUE OF DISTRESS UNITS IN DUBAI



# 1-bedroom apartment



79 m<sup>2</sup>

2 bathrooms

📍 Business Bay

Canal Heights

## \$516,000

The apartment features a fully equipped kitchen with essential appliances and a built-in wardrobe for additional storage. Floor-to-ceiling windows fill the space with natural light, while the spacious balcony offers views of Dubai's central districts.

Canal Heights is a residential complex developed in collaboration with the luxury jewelry brand de GRISOGONO, located on the banks of the Al Jadaf Canal in Business Bay.

All essential infrastructure and the city's major attractions are just a short drive away, while the apartment offer stunning views of Burj Khalifa and the scenic canal.

The complex is scheduled for completion in Q2 2027.

15 minutes to Jumeirah Beaches and Ras Al Khor Wildlife Sanctuary.

Amenities for residents include an infinity swimming pool, wave pool, yoga zones, spa, Pearl Snorkeling Museum, restaurant, and a rooftop observation deck.

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



# 1-bedroom apartment



82 m<sup>2</sup> 2 bathrooms

Al Habtoor City Al Habtoor Tower

## \$539,000

The apartment features an open-plan kitchen seamlessly integrated with the living area, creating a cozy and functional space for everyday living and family gatherings.

It includes built-in wardrobes, a guest bathroom, and a walk-in closet.

Panoramic windows fill the interior with natural light, while the spacious balcony offers views of Al Safa Park and the sea.

Al Habtoor Tower is a majestic high-rise on the bank of the Dubai Water Canal.

Handover is scheduled for Q3 2026.

10 minutes to Jumeirah beaches, 12 minutes to Burj Khalifa.

The complex features a landscape swimming pool with a 270-degree view of Dubai's skyline, children's play areas, gyms, spa salon, steam rooms and saunas, a private residents' library and quiet lounge, as well as event and networking rooms.

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



# 1-bedroom apartment



77 m<sup>2</sup>

2 bathrooms

📍 Business Bay

DG1 Living

## \$544,000

The apartment is located on a high floor and features a spacious private balcony.

The master bedroom includes a walk-in wardrobe and an en-suite bathroom.

The kitchen comes fully fitted with cabinetry and appliances. The open-plan layout connects the living and dining areas, creating a comfortable space for both everyday living and entertaining.

A guest bathroom and laundry room are also provided.

Floor-to-ceiling panoramic windows allow for abundant natural light and offer impressive views.

DG1 Living is a waterfront apartment complex in Business Bay, set along a picturesque canal.

Handover is scheduled for Q4 2026.

10 minutes to Jumeirah beaches, 10 minutes to Burj Khalifa.

The complex features a modern fitness studio, infinity swimming pool, landscaped podium area, 24/7 reception desk, sky garden, yoga studio.

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



## 2-bedroom apartment



88 m<sup>2</sup>

2 bathrooms

📍 Sobha Hartland II

330 Riverside Crescent

### \$562,000

The apartment is located on a high floor and features two balconies with breathtaking views of the lagoon.

The layout includes an open-plan kitchen, living and dining area, a master bedroom, a second bedroom, two balconies, and a laundry room.

One parking space is included in the price.

330 Riverside Crescent is a refined 55-storey residential tower in the Hartland II community.

Handover is scheduled for Q2 2027.

10 minutes to Ras Al Khor Wildlife Sanctuary, 20 minutes to Burj Khalifa.

The complex features an open-air gym, yoga and kids' play areas, barbecue zone, infinity swimming pool and kids' pool, sky gardens on the 18th and 43rd floors, cinema, library, clubhouse, sports courts and skate park, pet zone, walking and jogging trails, cycling tracks.

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



# 1-bedroom apartment



92 m<sup>2</sup>

2 bathrooms

📍 Business Bay

Peninsula Four, The Plaza

## \$572,000

An apartment featuring an extra room suitable for use as a laundry or storage space, built-in wardrobes, floor-to-ceiling windows, and a balcony with city views.

Peninsula Four, The Plaza is a residential complex consisting of two 52-storey skyscrapers located on the shimmering Dubai Canal.

Part of the Peninsula development, it offers a resort-like lifestyle surrounded by palm trees and swimming pools, with majestic towers and well-developed infrastructure.

The complex is scheduled for completion in Q2 2026.

12 minutes to Jumeirah Beaches, 18 minutes to DXB Airport.

The complex features a sauna and steam room, indoor and outdoor gyms, squash court, swimming pool with sun terrace, two jacuzzis, children's swimming pool and play area, waterfront promenade, as well as shops and restaurants within walking distance.

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



# 1-bedroom apartment



77 m<sup>2</sup>

2 bathrooms

📍 Business Bay

Peninsula Four, The Plaza

## \$599,000

The apartment is located on a high floor and includes an additional room that can be used as a laundry or storage space, along with a built-in wardrobe, floor-to-ceiling panoramic windows, and a spacious balcony overlooking the canal.

One parking space is included in the price.

Peninsula Four, The Plaza is a residential complex of two 52-storey skyscrapers on the shimmering Dubai Canal.

Part of a master-planned peninsula development, the towers are surrounded by lush palm trees, swimming pools, and a resort-style atmosphere with well-developed infrastructure.

Handover is scheduled for Q2 2026.

12 minutes to Jumeirah beaches, 18 minutes to DXB Airport.

The complex features a sauna and steam room, indoor and outdoor gyms, squash court, swimming pool with sun terrace, two jacuzzis, children's pool and playground, waterfront promenade, shops and restaurants within walking distance.

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## 2-bedroom apartment



120 m<sup>2</sup>

2 bathrooms

📍 Business Bay

Safa Two

### \$612,000

The apartment is located on a high floor and features luxurious finishes and high-quality built-in appliances.

It offers a spacious layout, a fully equipped open-plan kitchen, and a balcony with stunning views.

One parking space is included in the price.

Safa Two is a residential complex of two towers connected by a shared podium and a rooftop deck.

A transparent infinity pool known as the “Ruby Heart” is suspended between the buildings on the 60th floor.

The refined interiors reflect the signature style of renowned Swiss jeweller de GRISOGONO.

Handover is scheduled for Q1 2027.

7 minutes to Jumeirah beaches, 11 minutes to Burj Khalifa.

The complex features a fully equipped gym, spa, clubhouse, infinity pool on the 60th floor, artificial sandy beach with podium-level swimming pool, private pools, dining areas, cafés and restaurants.

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



## 2-bedroom apartment



103 m<sup>2</sup>

2 bathrooms

📍 Dubai Creek Harbour

Palace Residences

### \$613,000

The corner apartment features an open-plan kitchen combined with dining and living areas, a separate laundry room, and a balcony.

Floor-to-ceiling windows fill the space with natural light and offer views of the park.

Palace Residences is a 46-storey residential tower with five-star hotel service, located on the beachfront of Creek Island.

10 minutes to Ras Al Khor Wildlife Sanctuary, 20 minutes to Burj Khalifa.

Residents enjoy full hotel-style services including 24-hour concierge, valet parking, and a meeting room.

Unwind after a hot day in the outdoor swimming pool, treat yourself at the spa, grab a bite at the grill bar, or enjoy a family dinner at one of the nearby restaurants.

For fitness enthusiasts, a gym with state-of-the-art equipment is available on site.

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# 1-bedroom apartment



81 m<sup>2</sup>

1 bathroom

City Walk

Plaza

## \$715,000

The open-plan kitchen is seamlessly integrated with a spacious living room, creating a bright and functional space.

The apartment features built-in wardrobes, a separate room that can be used as a laundry or storage area, a balcony, and floor-to-ceiling panoramic windows.

One parking space is included in the price.

Plaza is a residential complex of two skyscrapers located in the City Walk community, next to the iconic Coca-Cola Arena.

7 minutes to Jumeirah beaches, 12 minutes to Burj Khalifa.

Atop the podium roof, an infinity swimming pool offers views of lush greenery and shaded communal areas for relaxation.

For the little ones, there's a shaded kids' swimming pool and an open-air playground.

Work out in the fully equipped gym with panoramic views, then unwind with treatments in the modern spa.

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



# 1-bedroom apartment



77 m<sup>2</sup>

1 bathroom

📍 Dubai Marina

DAMAC Bay by Cavalli

## \$738,000

The apartment features high-quality finishes, a U-shaped kitchen seamlessly integrated with the living and dining area, and built-in wardrobes.

Floor-to-ceiling panoramic windows fill the space with natural light, while the balcony offers a pleasant view.

One parking space is included in the price.

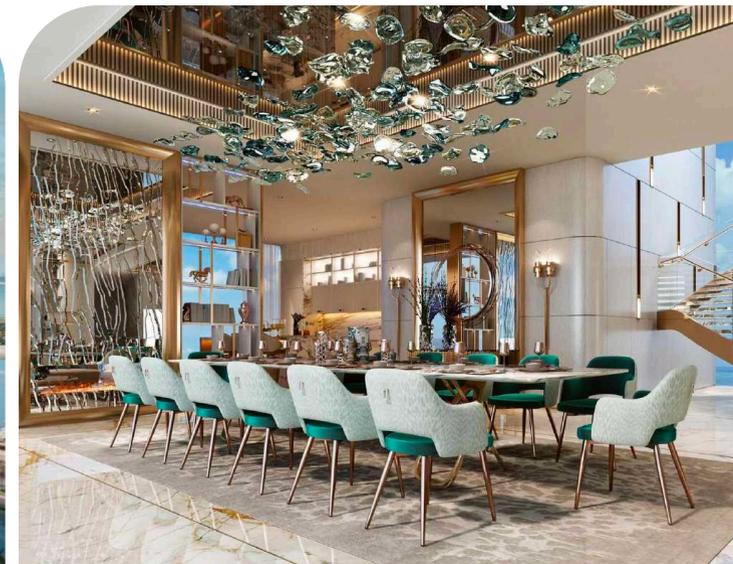
DAMAC Bay by Cavalli is a complex of three towers located on the shores of the Persian Gulf.

The handover of the complex is scheduled for Q1 2027.

5 minutes to Dubai Marina, 35 minutes to DXB Airport. Nearby are Emirates Golf Club, Palm Jumeirah, and the Pier 7 restaurant complex.

The complex offers direct access to a private beach, three infinity pools, landscaped gardens, wellness club with sauna, water fountain, rooftop opera pavilion, and Cavalli Lounge.

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



## 2-bedroom apartment



110 m<sup>2</sup>

2 bathrooms

📍 Dubai Hills

Club Drive

### \$762,000

Corner apartment on a mid-floor with a spacious balcony overlooking the golf course.

The well-thought-out layout includes an open-plan kitchen, laundry room, walk-in closet, and built-in wardrobes.

Floor-to-ceiling panoramic windows bring in plenty of natural light and create a sense of openness.

Club Drive is a residential complex of two towers, rising 15 and 17 storeys high, connected by a shared podium that hosts leisure areas and resident amenities.

Dubai Hills Golf Club, one of the city's premier golf destinations, is just a short walk away.

18 minutes to Dubai Marina, 20 minutes to Burj Khalifa.

A large infinity swimming pool with soft loungers offers the perfect setting for relaxation.

On the 17th floor, a spacious lounge terrace invites residents to enjoy open-air movie nights under the stars.

Shaded green alleys provide a calm, cool escape, while sports courts atop the podium encourage an active lifestyle.

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



## 2-bedroom apartment



106 m<sup>2</sup>

3 bathrooms

📍 Downtown

Elegance Tower

### \$762,000

2-bedroom apartment in a complex co-designed with the legendary fashion designer Zuhair Murad.

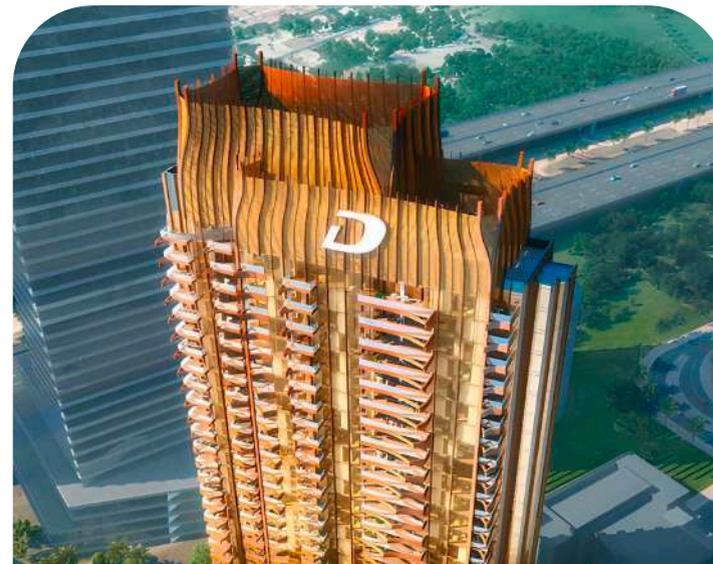
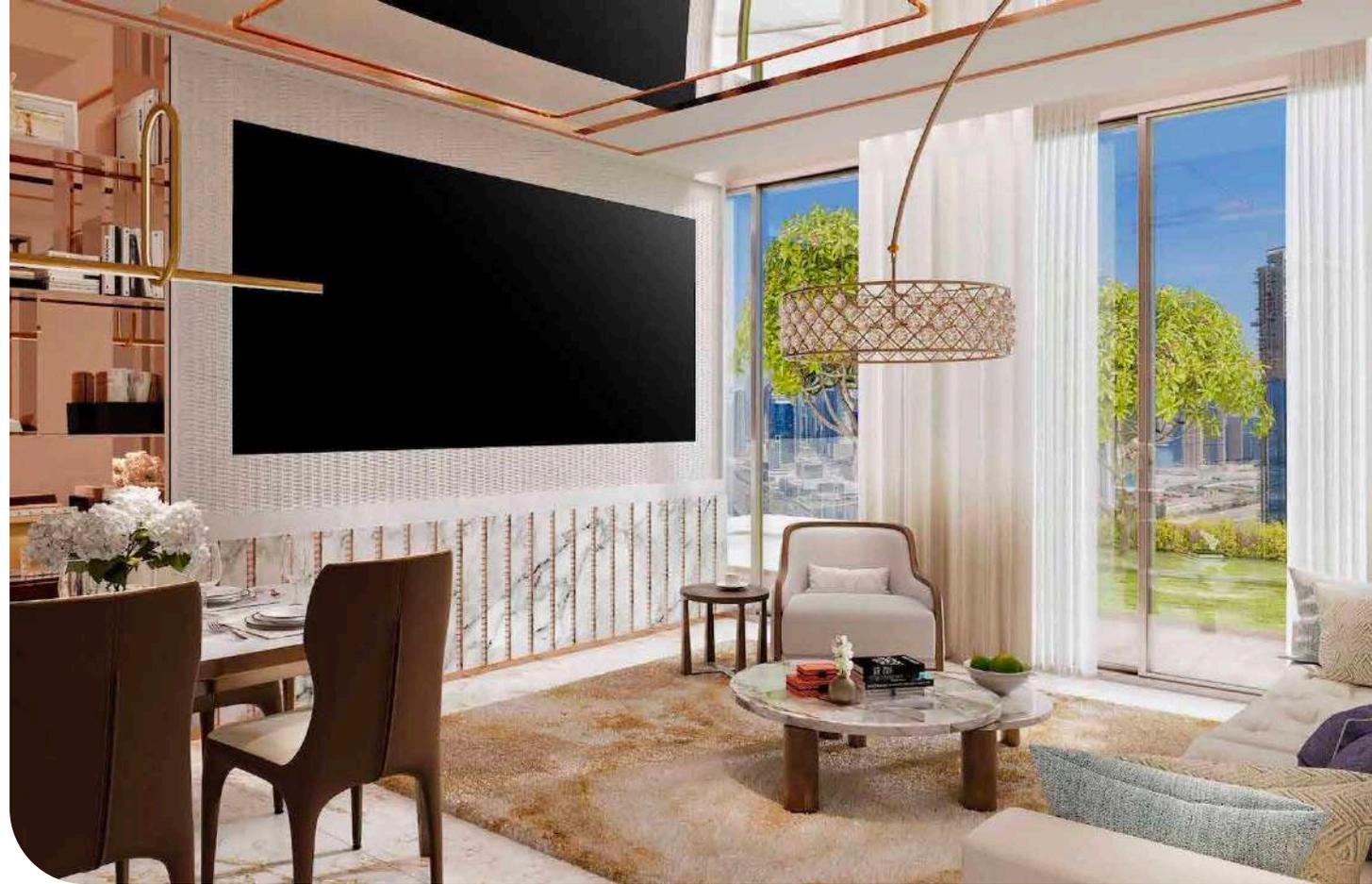
The apartment features breathtaking views of Downtown Dubai from both balconies.

The layout includes two bathrooms and a guest powder room.

Spacious rooms, built-in wardrobes, and floor-to-ceiling windows create an atmosphere of comfort and coziness.

20 minutes to Dubai Marina, 18 minutes to DXB Airport.

The podium level features leisure areas, including a swimming pool with lounge zone and network of pedestrian walkways.



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

# 1-bedroom apartment



78 m<sup>2</sup>

1 bathrooms

📍 Dubai Marina

DAMAC Bay by Cavalli

## \$769,000

A luxurious one-bedroom apartment designed by Roberto Cavalli.

The apartment features a huge balcony, panoramic windows, a fully equipped kitchen-living room, master bedroom with ensuite bathroom, built-in wardrobes, and a powder room.

The price includes one parking space.

DAMAC Bay by Cavalli is a complex of three towers located on the shores of the Persian Gulf.

The handover of the complex is scheduled for Q1 2027.

5 minutes to Dubai Marina, 35 minutes to DXB Airport. Nearby are Emirates Golf Club, Palm Jumeirah, and the Pier 7 restaurant complex.

The complex offers direct access to a private beach, three infinity pools, landscaped gardens, wellness club with sauna, water fountain, rooftop opera pavilion, and Cavalli Lounge.

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# 1-bedroom apartment



73 m<sup>2</sup>

2 bathrooms

📍 Dubai Marina

DAMAC Bay by Cavalli

## \$800,000

A luxurious one-bedroom apartment designed by Roberto Cavalli.

The apartment offers a sea view, a spacious balcony, panoramic windows, a fully equipped kitchen, a bathroom, and a guest powder room.

DAMAC Bay by Cavalli is a complex of three towers located on the shores of the Persian Gulf.

The handover of the complex is scheduled for Q1 2027.

5 minutes to Dubai Marina, 35 minutes to DXB Airport. Nearby are Emirates Golf Club, Palm Jumeirah, and the Pier 7 restaurant complex.

The complex offers direct access to a private beach, three infinity pools, landscaped gardens, wellness club with sauna, water fountain, rooftop opera pavilion, and Cavalli Lounge.

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# 1-bedroom apartment



73 m<sup>2</sup>

1 bathroom

📍 Emaar Beachfront

Beachgate by Address

## \$803,000

The apartment features a balcony with unique views of Palm Jumeirah, built-in wardrobes, an open kitchen seamlessly connected to the living and dining areas, as well as a utility room.

Floor-to-ceiling panoramic windows flood the space with light, creating a sense of openness.

Beachgate by Address is a 37-storey residential tower located in the heart of the island community Emaar Beachfront on the shores of the Persian Gulf.

The completion of the development is scheduled for December 2026.

The residential complex will offer a wide range of amenities, including shopping malls, a gym, fitness studios, various services, sandy beaches, marina and yacht club, as well as retail outlets and restaurants on the ground floor.

The complex is conveniently located: 35 minutes to DXB Airport, 25 minutes to Downtown, and just 5 minutes to Dubai Marina.

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



## 2-bedroom apartment



110 m<sup>2</sup>

2 bathrooms

📍 Design District

Design Quarter

### \$814,000

A spacious corner apartment featuring an additional room that can be used as a laundry or storage space, built-in wardrobes for extra storage, floor-to-ceiling windows, and a balcony offering stunning views of the canal and Ras Al Khor Wildlife Sanctuary.

Design Quarter is a residential complex located in Dubai's creative hub, Design District — a center for design, fashion, contemporary art, and innovative startups.

The complex is scheduled for completion in Q1 2027.

12 minutes to Ras Al Khor Wildlife Sanctuary, 15 minutes to Jumeirah Beaches.

Residents will enjoy access to a green promenade, tennis court, sports courts, gym, children's playground, two-level infinity swimming pool, and barbecue area.

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



# 1-bedroom apartment



81 m<sup>2</sup> 2 bathrooms

📍 Dubai Marina Sobha Seahaven

## \$844,000

Floor-to-ceiling panoramic windows fill the space with natural light, while the balcony offers breathtaking views.

The living and dining areas are thoughtfully separated, making the layout especially comfortable.

Built-in wardrobes, a laundry room, and one parking space are included.

SeaHaven is a residential complex of three towers overlooking a scenic seafront panorama, just moments from Dubai's most iconic landmarks and within easy reach of both international airports.

Handover is scheduled for Q4 2026.

20 minutes to Burj Khalifa and Downtown Dubai.

Residents enjoy access to a gym, wellness club, open-air cinema, family zone with a barbecue area, water sports, valet service, and concierge.

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



# 1-bedroom apartment



81 m<sup>2</sup> 2 bathrooms

📍 Dubai Marina DAMAC Bay by Cavalli

## \$918,000

High-floor apartment with direct sea views, floor-to-ceiling panoramic windows, and a balcony overlooking the seascape.

The kitchen comes fully equipped, with an en-suite bathroom in the bedroom and a guest powder room.

DAMAC Bay by Cavalli is a three-tower complex on the shores of the Persian Gulf.

Handover is scheduled for Q1 2027.

5 minutes to Dubai Marina, 35 minutes to DXB Airport. Nearby: Emirates Golf Club, Palm Jumeirah, and Pier 7 dining destination.

The complex features direct access to a private beach, three infinity swimming pools, landscaped gardens, wellness club with sauna, water fountain, rooftop opera pavilion, and Cavalli Lounge.

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



# 1-bedroom apartment



107 m<sup>2</sup>

2 bathrooms

📍 Palm Jumeirah

Palm Beach Towers

## \$951,000

The layout includes a spacious living room, separate study, walk-in closet, and guest bathroom.

The kitchen is fully equipped with built-in appliances.

Built-in wardrobes provide additional storage space.

The apartment is unfurnished, allowing you to design the interior to your taste.

A highlight of the apartment is the balcony, offering panoramic views of the sea, Palm Jumeirah, and Ain Dubai.

The price includes one designated parking space.

Palm Beach Towers is a residential complex on the picturesque Palm Jumeirah Island, one of Dubai's most recognizable landmarks.

Estimated handover – Q1 2026.

10 minutes to Dubai Marina, 30 minutes to DXB Airport.

On the 15th floor, the complex features a landscaped podium with infinity swimming pool, sports courts, and retail spaces.

Meditate in the serene atmosphere of the yoga center, work out in the state-of-the-art fitness club, or indulge in exceptional treatments at the spa.

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



## 2-bedroom apartment



147 m<sup>2</sup>

4 bathrooms

Al Safa

Safa One

### \$1,127,000

High floor luxurious 2-bedroom apartment with a maid's room and separate bathroom.

The apartment will feature designer finishes, a central air conditioning system, built-in wardrobes, and a fully equipped kitchen.

Floor-to-ceiling windows fill the space with natural light, while a spacious balcony offers breathtaking views of the surroundings.

Safa One is a residential complex created in collaboration with Swiss jeweler de GRISOGONO. The design of both the towers and their interiors is inspired by the favorite gemstones of Fawaz Gruosi, the brand's founder—emeralds and diamonds.

Handover is scheduled for Q1 2026.

10 minutes to Burj Khalifa, 20 minutes to Dubai Marina.

The complex features cafés and restaurants, two temperature-controlled sandy swimming pools, a spa center, gym, exclusive club, and tropical rooftop island.

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



# 1-bedroom apartment



99 m<sup>2</sup>

1 bathroom

📍 Palm Jumeirah

Palm Beach Towers

## \$1,141,000

The apartment is fully furnished, and the kitchen is equipped with built-in premium brand appliances.

The layout includes 1 bedroom, a study, 1 bathroom, a guest powder room, and a utility room.

A spacious balcony, accessible from both the living room and the bedroom, allows you to enjoy fresh air and picturesque views.

The windows offer stunning views of Ain Dubai, the Persian Gulf, and Palm Jumeirah.

Palm Beach Towers is a residential complex on the picturesque Palm Jumeirah Island, one of Dubai's most recognizable landmarks.

The complex is scheduled for handover in the first quarter of 2026.

It is just 10 minutes to Dubai Marina and 30 minutes to DXB Airport.

On the 15th floor of the complex, you'll find a well-designed podium with a landscaped pool, sports courts, and retail spaces.

You can meditate in the serene atmosphere of the yoga center, train in the state-of-the-art fitness club, or indulge in exceptional treatments at the spa center.

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



## 2-bedroom apartment



126 m<sup>2</sup>

3 bathrooms

📍 Palm Jumeirah

Palm Beach Towers

### \$1,246,000

Apartment with breathtaking views of Ain Dubai and the Dubai Marina skyline. Fully furnished and equipped with premium-brand appliances, the kitchen features built-in fittings for seamless convenience.

Each of the two bedrooms comes with an en-suite bathroom, complemented by a guest powder room, utility room, and one dedicated parking space.

Palm Beach Towers is a residential development on the iconic Palm Jumeirah island, one of Dubai's most recognizable landmarks.

Handover is scheduled for Q1 2026.

10 minutes to Dubai Marina, 30 minutes to DXB Airport.

The 15th-floor podium is designed as a leisure and retail hub with a landscaped swimming pool, sports courts, and shopping outlets.

Meditate in the serene yoga center, work out in the state-of-the-art fitness club, or unwind with bespoke treatments in the spa.

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



## 2-bedroom apartment



126 m<sup>2</sup>

3 bathrooms

EMAAR Beachfront

Seapoint

### \$1,865,000

Corner apartment with panoramic views of the sea and Palm Jumeirah, featuring a spacious balcony and an open-plan living and dining area.

The modern kitchen with an island countertop comes fully equipped with premium appliances.

The master bedroom includes a walk-in wardrobe and an en-suite bathroom. A laundry room and guest powder room are also provided.

Seapoint is a premium residential development on Emaar Beachfront — an exclusive island community within the new maritime hub of Dubai Harbour.

Handover is scheduled for Q2 2028.

5 minutes to Dubai Marina, 25 minutes to Burj Khalifa.

Enjoy lush gardens and a breathtaking infinity swimming pool on the rooftop podium.

Take a seaside stroll along the promenade lined with boutiques and restaurants.

Unwind on a private beach with crystal-clear waters and soft white sand — your serene retreat in the heart of Dubai.

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



# 3-bedroom apartment



232 m<sup>2</sup>

5 bathrooms

📍 Dubai Marina

Sobha SeaHaven

## \$2,654,000

Luxurious three-bedroom apartment with a maid's room on a high floor.

The apartment features panoramic sea views and a well-thought-out layout.

It includes a staff room, spacious living area with high ceilings and balcony access, and kitchen equipped with state-of-the-art built-in appliances.

The Flexi Track lighting system creates a comfortable ambiance, while built-in wardrobes with leather and veneer finishes provide convenient storage.

A smart home system allows you to control lighting, climate, and other functions.

The apartment also includes a separate laundry room.

The price includes one parking space.

SeaHaven is a residential complex of three towers set against a picturesque sea panorama. Nearby – Emirates Golf Club, Palm Jumeirah, and the Pier 7 dining complex.

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



## 3-bedroom apartment



226 m<sup>2</sup>

3 bathrooms

📍 Palm Jumeirah

Muraba Residences

### \$2,845,000

Low-floor apartment with two spacious balconies and floor-to-ceiling windows offering breathtaking views of Burj Al Arab and the landscaped grounds of the complex.

The layout includes a dedicated maid's room with a private bathroom, a walk-in wardrobe, and built-in storage.

A generously sized terrace invites you to unwind outdoors and enjoy the view.

The apartment is fully furnished and move-in ready, with a kitchen equipped with all necessary appliances.

Muraba Residences is a boutique 10-storey development on the eastern crescent of Palm Jumeirah.

25 minutes to Dubai Marina, 35 minutes to Burj Khalifa.

Residents enjoy access to a fully equipped indoor gym, swimming pool, therapeutic Aqua Tonic vitality pool, crystal steam room with showers, and a serene spa area with a refreshing experience shower.

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

