

BEACH  
VISTA

— AT —

EMAAR  
BEACHFRONT

EMAAR



A NEW VISION FOR COSMOPOLITAN LIVING BY THE SEA

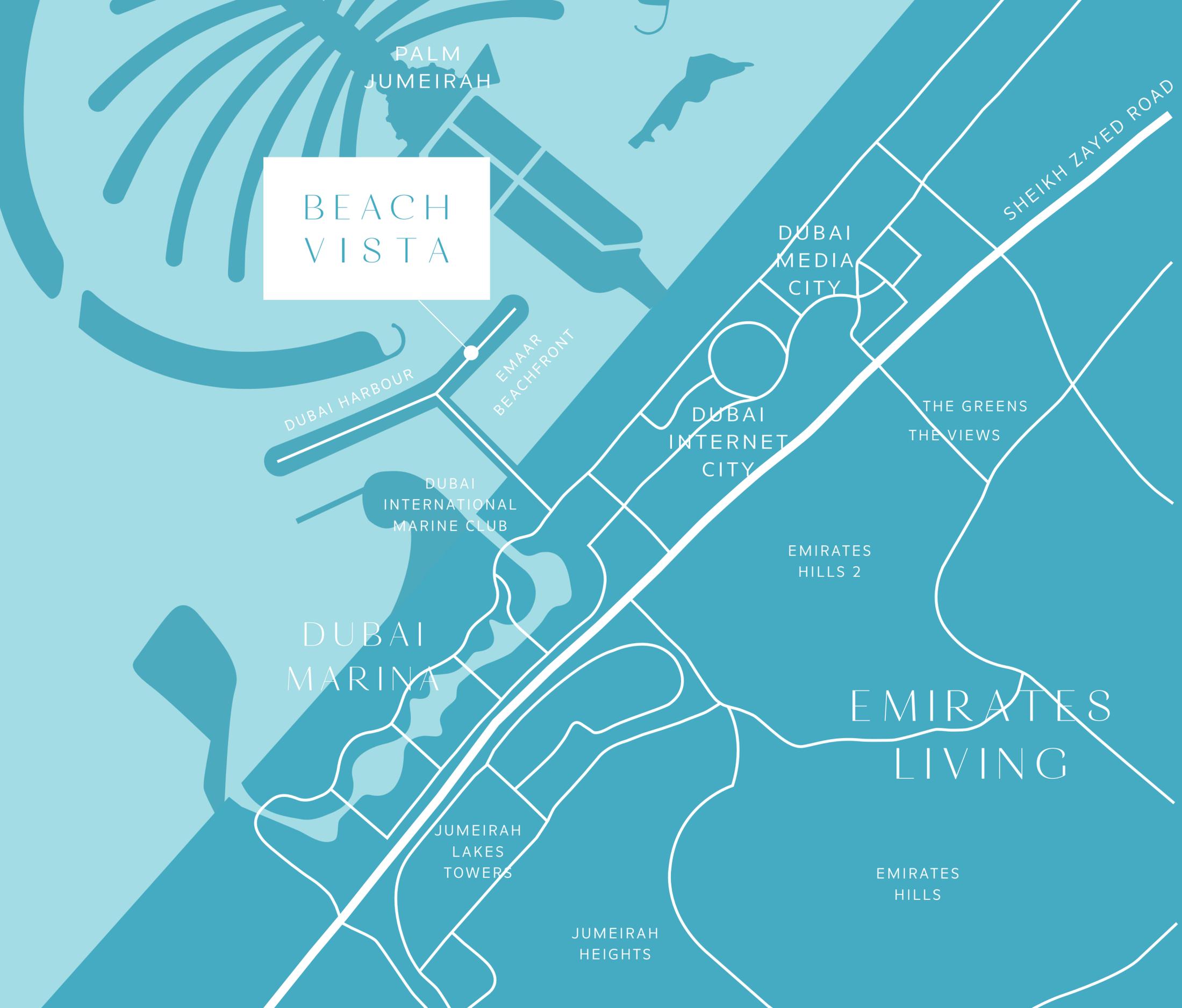
# EMAAR BEACHFRONT

Ultra-modern living  
at a leisurely pace

Located in the new vibrant Dubai Harbour, EMAAR Beachfront is an exclusive coastal community comprising 27 exceptional towers. Unlike anywhere else in Dubai, residents will have 750 metres of pristine white-sand beach on either side of their home.

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VISTA





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## THE LOCATION

An island with a central  
Dubai address

Nestled between Jumeirah Beach Residence (JBR) and Palm Jumeirah, Emaar Beachfront is an island destination with an accessible, well-connected location.

Dubai Marina, the Palm and JBR will all be accessible within minutes, while the main areas of the city like Downtown Dubai and Dubai International Airport will be only a joyride away.

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## BEACH VISTA AT EMAAR BEACHFRONT

The next level of refined  
beachfront living

The first estate to be launched at EMAAR Beachfront is Beach Vista – a state-of-the-art apartment building comprising two stately towers connected by a podium level with a swimming pool.

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## SEA POINT LIVING AT ITS FINEST

Beach Vista will offer 1, 2, 3, and 4-bedroom apartments all of which will embody refined, understated luxury. Apartments in Beach Vista will feature views of the crystal-blue waters of the Arabian Gulf.

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# PANORAMIC SUNSET VIEWS AS A WAY OF LIFE

Revel in the views of Dubai Lighthouse and the new,  
record-breaking observation wheel, Ain Dubai.





CONTEMPORARY  
BEACHFRONT  
ARCHITECTURE

Floor-to-ceiling windows and vast terraces will be an integral part of the sleek Beach Vista.

# MODERN AND INVITING KITCHENS

The open-plan kitchen will be a space where cooking and socialising combine seamlessly.





A SOPHISTICATED  
BEDROOM FOR  
SERENITY AND CALM



## A BLISSFUL HAVEN

The bathrooms will feature an elegant, sophisticated design that is simultaneously modern and timeless.



# TAKE A PLUNGE IN THE AQUATIC PARADISE

Dip your toes in the sea or relax in the Beach Vista swimming pool with wondrous views.

With close proximity to other leisure and sports facilities at EMAAR Beachfront, Beach Vista residents will be truly spoilt for choice.

BEACH  
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## A WORLD OF ENTERTAINMENT AT YOUR DOORSTEP

Step outside your home and stumble upon a wide array of resort-style amenities, recreational facilities, stylish restaurants, and trendy cafes.

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VISTA

TOWER I

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FLOOR PLAN

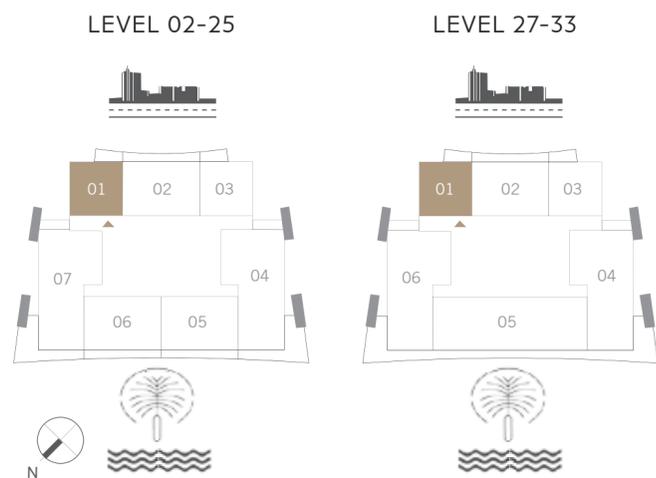
# BEACH VISTA

TOWER I

## I BEDROOM

UNIT 01 | LEVEL 02-25 & 27-33

SUITE AREA	666.18 SQ.FT.	61.89 SQ.M.
BALCONY AREA	79.01 SQ.FT.	7.34 SQ.M.
TOTAL AREA	745.19 SQ.FT.	69.23 SQ.M.



**FLOOR PLAN 1.** All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

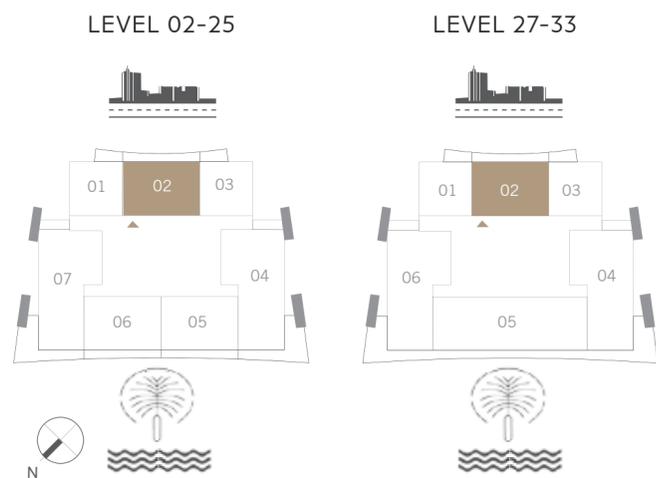
# BEACH VISTA

TOWER I

## 2 BEDROOM

UNIT 02 | LEVEL 02-25 & 27-33

SUITE AREA	1015.79 SQ.FT.	94.37 SQ.M.
BALCONY AREA	171.15 SQ.FT.	15.90 SQ.M.
TOTAL AREA	1186.94 SQ.FT.	110.27 SQ.M.



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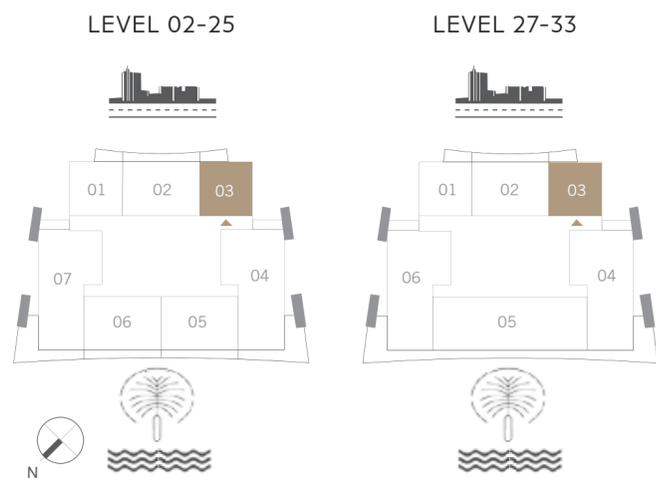
# BEACH VISTA

TOWER I

## I BEDROOM

UNIT 03 | LEVEL 02-25 & 27-33

SUITE AREA	666.18 SQ.FT.	61.89 SQ.M.
BALCONY AREA	79.01 SQ.FT.	7.34 SQ.M.
TOTAL AREA	745.19 SQ.FT.	69.23 SQ.M.



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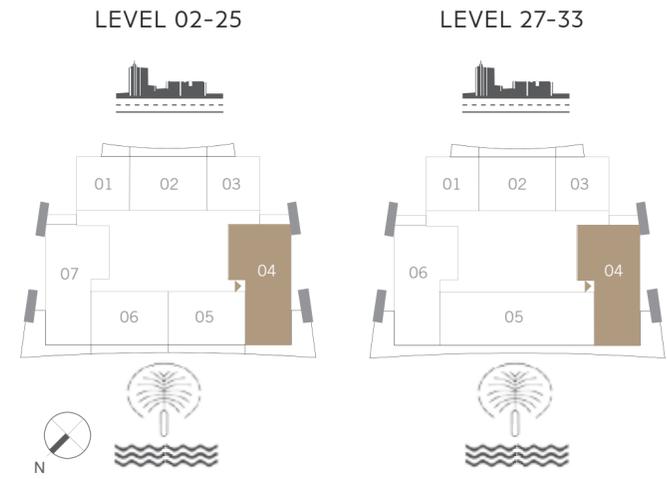
# BEACH VISTA

TOWER I

## 3 BEDROOM

UNIT 04 | LEVEL 02-25 & 27-33

SUITE AREA	1636.87 SQ.FT.	152.07 SQ.M.
BALCONY AREA	451.55 SQ.FT.	41.95 SQ.M.
TOTAL AREA	2088.42 SQ.FT.	194.02 SQ.M.



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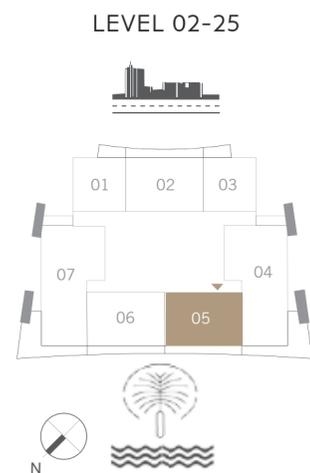
# BEACH VISTA

TOWER I

## 2 BEDROOM

UNIT 05 | LEVEL 02-25

SUITE AREA	1015.68 SQ.FT.	94.36 SQ.M.
BALCONY AREA	162.97 SQ.FT.	15.14 SQ.M.
TOTAL AREA	1178.65 SQ.FT.	109.50 SQ.M.



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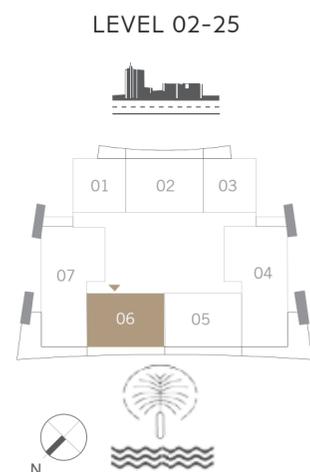
# BEACH VISTA

TOWER I

## 2 BEDROOM

UNIT 06 | LEVEL 02-25

SUITE AREA	1015.68 SQ.FT.	94.36 SQ.M.
BALCONY AREA	162.97 SQ.FT.	15.14 SQ.M.
TOTAL AREA	1178.65 SQ.FT.	109.50 SQ.M.



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# BEACH VISTA

TOWER I

## 3 BEDROOM

UNIT 07 | LEVEL 02-25 & UNIT 06 | LEVEL 27-33

SUITE AREA	1629.66 SQ.FT.	151.40 SQ.M.
BALCONY AREA	451.55 SQ.FT.	41.95 SQ.M.
TOTAL AREA	2081.21 SQ.FT.	193.35 SQ.M.



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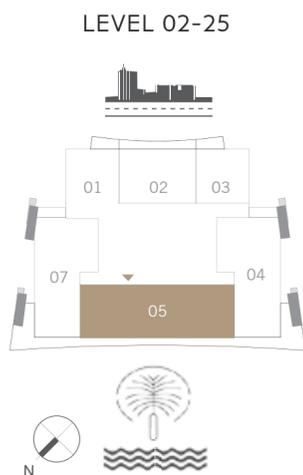
# BEACH VISTA

TOWER I

## 4 BEDROOM

UNIT 05 | LEVEL 27-33

SUITE AREA	1929.97 SQ.FT.	179.30 SQ.M.
BALCONY AREA	438.20 SQ.FT.	40.71 SQ.M.
TOTAL AREA	2368.17 SQ.FT.	220.01 SQ.M.



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BEACH  
VISTA

TOWER 2

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FLOOR PLAN

# BEACH VISTA

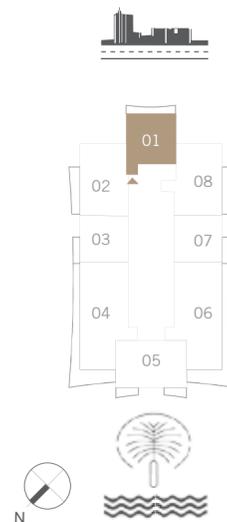
TOWER 2

## 1 BEDROOM

UNIT 01 | LEVEL 02-14 & 16-26

SUITE AREA	746.37 SQ.FT.	69.34 SQ.M.
BALCONY AREA	120.02 SQ.FT.	11.15 SQ.M.
TOTAL AREA	866.39 SQ.FT.	80.49 SQ.M.

LEVEL 02-14 & 16-26



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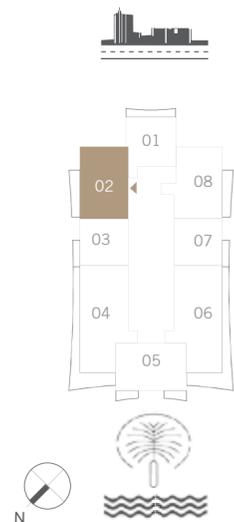
TOWER 2

## 2 BEDROOM

UNIT 02 | LEVEL 02-14 & 16-26

SUITE AREA	1019.67 SQ.FT.	94.73 SQ.M.
BALCONY AREA	142.51 SQ.FT.	13.24 SQ.M.
TOTAL AREA	1162.18 SQ.FT.	107.97 SQ.M.

LEVEL 02-14 & 16-26



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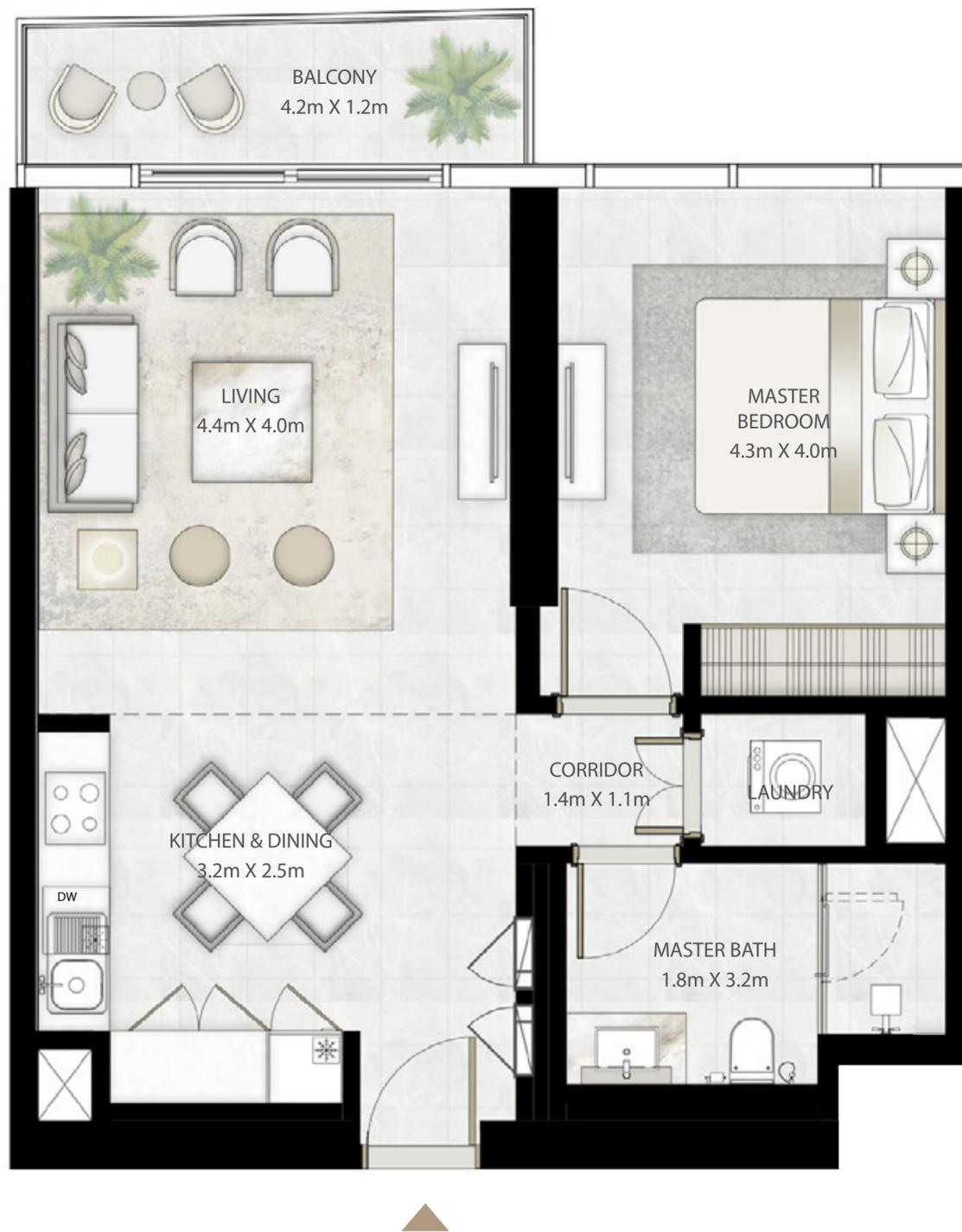
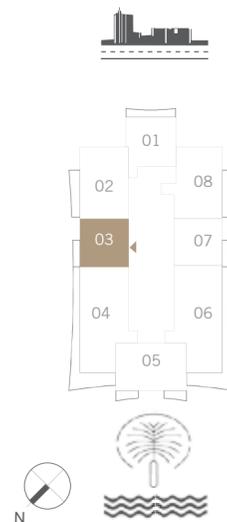
TOWER 2

## 1 BEDROOM

UNIT 03 | LEVEL 02-14 & 16-26

SUITE AREA	664.99 SQ.FT.	61.78 SQ.M.
BALCONY AREA	56.83 SQ.FT.	5.28 SQ.M.
TOTAL AREA	721.82 SQ.FT.	67.06 SQ.M.

LEVEL 02-14 & 16-26



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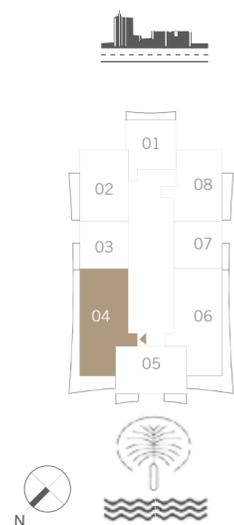
TOWER 2

## 3 BEDROOM

UNIT 04 | LEVEL 02-14 & 16-26

SUITE AREA	1487.79 SQ.FT.	138.22 SQ.M.
BALCONY AREA	480.18 SQ.FT.	44.61 SQ.M.
TOTAL AREA	1967.97 SQ.FT.	182.83 SQ.M.

LEVEL 02-14 & 16-26



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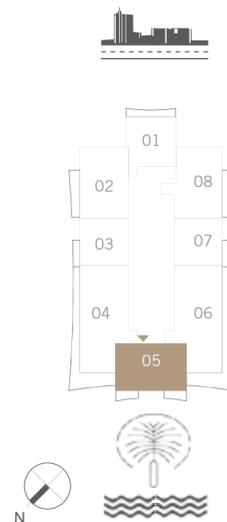
TOWER 2

## 2 BEDROOM

UNIT 05 | LEVEL 02-14 & 16-26

SUITE AREA	1023.76 SQ.FT.	95.11 SQ.M.
BALCONY AREA	123.35 SQ.FT.	11.46 SQ.M.
TOTAL AREA	1147.11 SQ.FT.	106.57 SQ.M.

LEVEL 02-14 & 16-26



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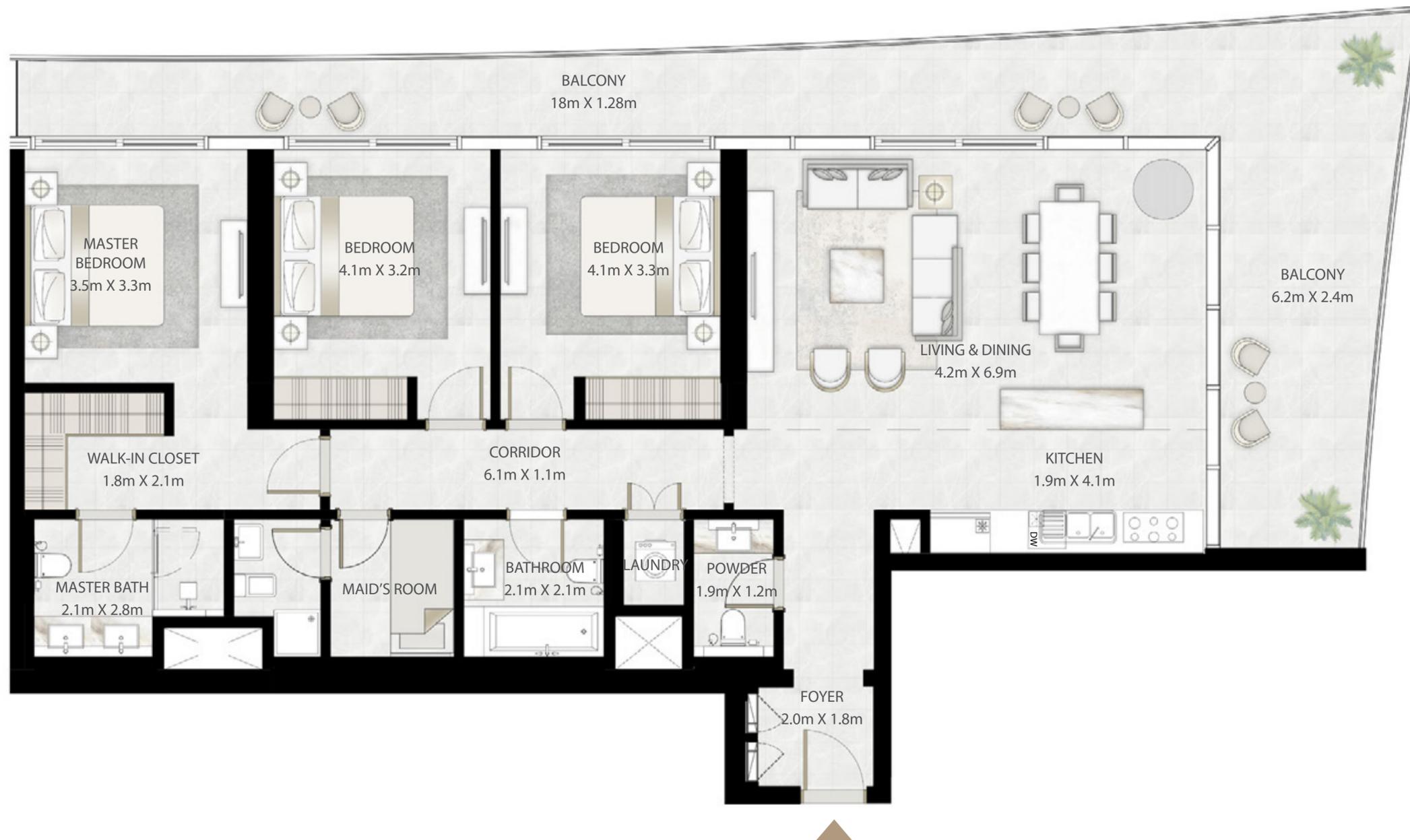
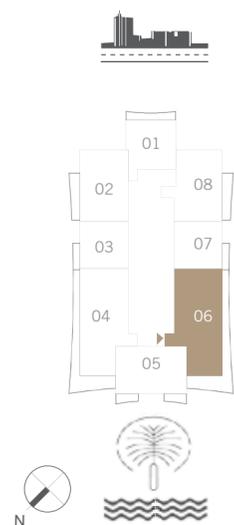
TOWER 2

## 3 BEDROOM

UNIT 06 | LEVEL 02-14 & 16-26

SUITE AREA	1498.44 SQ.FT.	139.21 SQ.M.
BALCONY AREA	480.18 SQ.FT.	44.61 SQ.M.
TOTAL AREA	1978.62 SQ.FT.	183.82 SQ.M.

LEVEL 02-14 & 16-26



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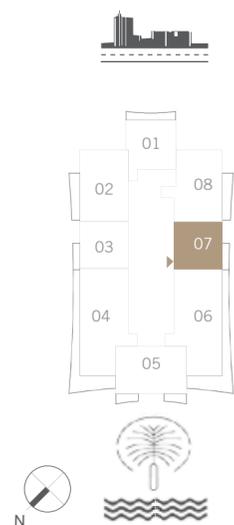
TOWER 2

## 1 BEDROOM

UNIT 07 | LEVEL 02-14 & 16-26

SUITE AREA	665.42 SQ.FT.	61.82 SQ.M.
BALCONY AREA	56.83 SQ.FT.	5.28 SQ.M.
TOTAL AREA	722.25 SQ.FT.	67.10 SQ.M.

LEVEL 02-14 & 16-26



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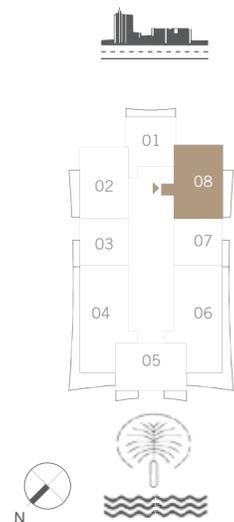
TOWER 2

## 2 BEDROOM

UNIT 08 | LEVEL 02-14 & 16-26

SUITE AREA	1081.02 SQ.FT.	100.43 SQ.M.
BALCONY AREA	142.51 SQ.FT.	13.24 SQ.M.
TOTAL AREA	1223.53 SQ.FT.	113.67 SQ.M.

LEVEL 02-14 & 16-26



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