

The Community

Dubai Marina is an iconic waterfront community, where sleek skyscrapers rise beside a shimmering 3.5 km canal, lined with luxury yachts. By day, the vibrant 7 km Marina Walk buzzes with cafes, boutique shops, and al fresco dining. Whether it's watersports, yacht charters, or simply strolling along the marina promenade, Dubai Marina is a place where elegance meets adventure. As night falls, the area transforms into one of Dubai's most vibrant nightlife destinations, with rooftop lounges and fine dining that offer an atmosphere of excitement and celebration.

Why Marina Cove?

- Located in the heart of Dubai Marina, one of the city's most sought-after communities.
- Offers 1- to 4-bedroom apartments with spacious layouts and modern finishes.
- Just a 2-minute walk to Dubai Marina Mall and Pier 7.
- Panoramic views of Dubai Marina and JLT from most apartments.
- Features energy-efficient LED lighting and eco-friendly design elements.
- Includes a healthcare clinic on the ground floor for residents' convenience.
- Amenities include a fully equipped gym, outdoor pool, and landscaped terrace.
- Designed with bicycle parking facilities and double refuse chutes for recycling.
- Extensive greenery and landscaped areas provide a peaceful environment.
- Easy access to Metro, Tram, and Sheikh Zayed Road for seamless connectivity.



Location and Views

- 2-minute walk to Dubai Marina Mall, Marina Promenade and Pier 7
- 30 minutes to Al Maktoum International Airport
- 25 minutes to Dubai International Airport

Payment Plan

Payment Plan	Payment Percentage	Date
Down Payment	10%	OCT 2024
1st Instalment	10%	DEC 2024
2nd Instalment	10%	MAY 2025
3rd Instalment	10%	OCT 2025
4th Instalment	5%	MAR 2026
5th Instalment 10% Construction Completion	10%	NOV 2026
6th Instalment 30% Construction Completion	10%	SEP 2027
7th Instalment 50% Construction Completion	10%	MAR 2028
8th Instalment 70% Construction Completion	5%	SEP 2028
9th Instalment 100% Construction Completion	20%	OCT 2029

Residential Units

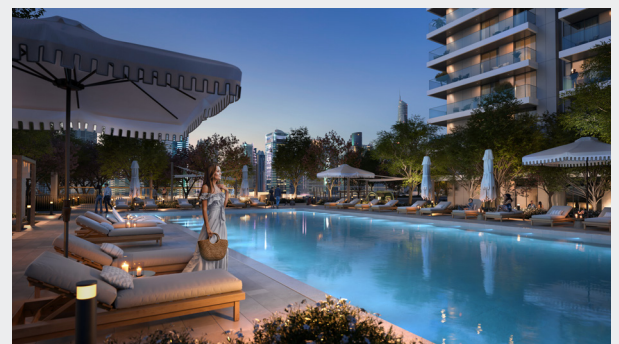
- 1, 2, 3 and 4-bedroom apartments.
- Contemporary architectural design and interiors.

Apartments	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED Mn)
1 -Bedroom	65	790	970	2.03 Mn
2 -Bedroom	90	1,235	1,660	2.95 Mn
3 -Bedroom	62	1,604	2,006	4.05 Mn
4 -Bedroom	9	2,404	2,419	6.67 Mn



Amenities

- Fully equipped gym
- Children's play area
- Landscaped terrace with panoramic views
- Outdoor swimming pool
- BBQ and dining area
- Relaxation garden and outdoor gym area



The Developer

EMAAR'S REVENUE FOR H1 2024 – AED 14.4 Bn

With a proven track-record in delivery, Emaar has delivered approximately 115,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.