



# CHELSEA RESIDENCES



***DAMAC***

# CONNECTIVITY & INFRASTRUCTURE



## SHINDAGHA CORRIDOR PROJECT

- **Strategic 13 km corridor** connecting historic Shindagha (Bur Dubai) and Deira
- **Upgrades 15 key intersections** (Sheikh Rashid Rd, Al Mina, Al Khaleej, Cairo St.)
- Improves mobility for 1M residents and major developments
- **Total investment AED 5.3 Billion**; Phases 1-3 completed

Cuts travel time dramatically (104 mins to 16 mins by 2030)



## PHASE 1

### WAFI INTERCHANGE IMPROVEMENTS (SHEIKH RASHID & OUD METHA STREETS)

- Enhanced **connectivity at Wafi intersection** (Sheikh Rashid & Oud Metha)
- **New 700m, 3-lane flyover** (Oud Metha onto Sheikh Rashid Rd)
- **Two additional bridges** and an underpass at Al Mankhool junction
- **Total investment: AED 699 million**
- Project fully completed (2015–2017)



## PHASE 2

### DEIRA ISLANDS ACCESS & AL KHALEEJ STREET IMPROVEMENTS

- **Improved access:** Northern Deira–Dubai Islands
- **Five new ramp bridges** (2.57 km total length)
- Enhanced Al Khaleej Street connectivity
- **Strategically connects key areas** (Waterfront Market/Shindagha Tunnel)
- Status: Completed (2017–2020)

# CONNECTIVITY & INFRASTRUCTURE

## PHASE 3



## INFINITY BRIDGE & FALCON INTERCHANGE

(SHINDAGHA CROSSING AREA)

- **Infinity Bridge (295m, 12 lanes, 24,000 vehicles/hour)**
- Upgraded Falcon Interchange improving traffic flow
- New bridges **(1.8 km total)** and dedicated tunnels
- Fully **operational since mid-2023**

Source: Dubai Media Office, RTA, Arabian business, Gulf news

## PHASE 4



## SHEIKH RASHID ROAD AND AL MINA CORRIDOR

- **Strategic 4.8 km road** improvement (Sheikh Rashid Rd–Al Mina–Jumeirah)
- **3 new bridges (total 3.1 km)** enhancing traffic flow
- Capacity up to **~19,400 vehicles/hour**
- Improved intersections and surface road alignments
- Project timeline: **Ongoing (2022–2025)**
- Al Khaleej Street Tunnel (**1.65 km, 6 lanes**) ensuring free-flow traffic (12,000 vehicles/hour)
- **Links Infinity Bridge** to busy Al Khaleej–Cairo Street intersection
- Transforms Cairo–Al Wuheida roundabout into signalized junction
- Status: Under construction (2022–2025), **90% complete by March 2025**

# PUBLIC TRANSPORTATION & METRO CONNECTION



DMC sits within "Zone 1" of the plan, meaning it will benefit from public investments (parks, transport, etc.) aimed at making Old Dubai more attractive and liveable.

# DUBAI REEF PROJECT



- Dubai Master Plan for Public Beaches
- Blue Flag accreditation for 5 years in a row.
- 400% increase in the length of public beaches
- 300% raise of services



## Dubai Reef Project (under Dubai Can)

- To develop one of the world's largest artificial reef systems (200 sq km)
- To support marine biodiversity and promote eco-tourism.
- Projected to create over 30,000 green jobs



- Dubai's cruise numbers: 900,000+ cruise tourists annually – the busiest cruise hub in Middle East
- World's Leading Cruise Port at the World Travel Awards (2020)
- Middle East's Leading Cruise Port for 13 consecutive years
- DMC adjacent to Port Rashid - direct access to maritime tourism

# BALANCED URBAN PLANNING

| ZONE TYPE                    | % OF TOTAL PLOTS |
|------------------------------|------------------|
| Service Offices              | ~36.2%           |
| Residential (inc. Mixed Use) | ~32.5%           |
| Commercial                   | ~5.5%            |
| Hospitality                  | ~1.2%            |
| Educational Facility         | ~0.6%            |
| Public Facilities            | ~3.1%            |
| Transport and Parking        | ~6.7%            |
| Utilities                    | ~14.1%           |

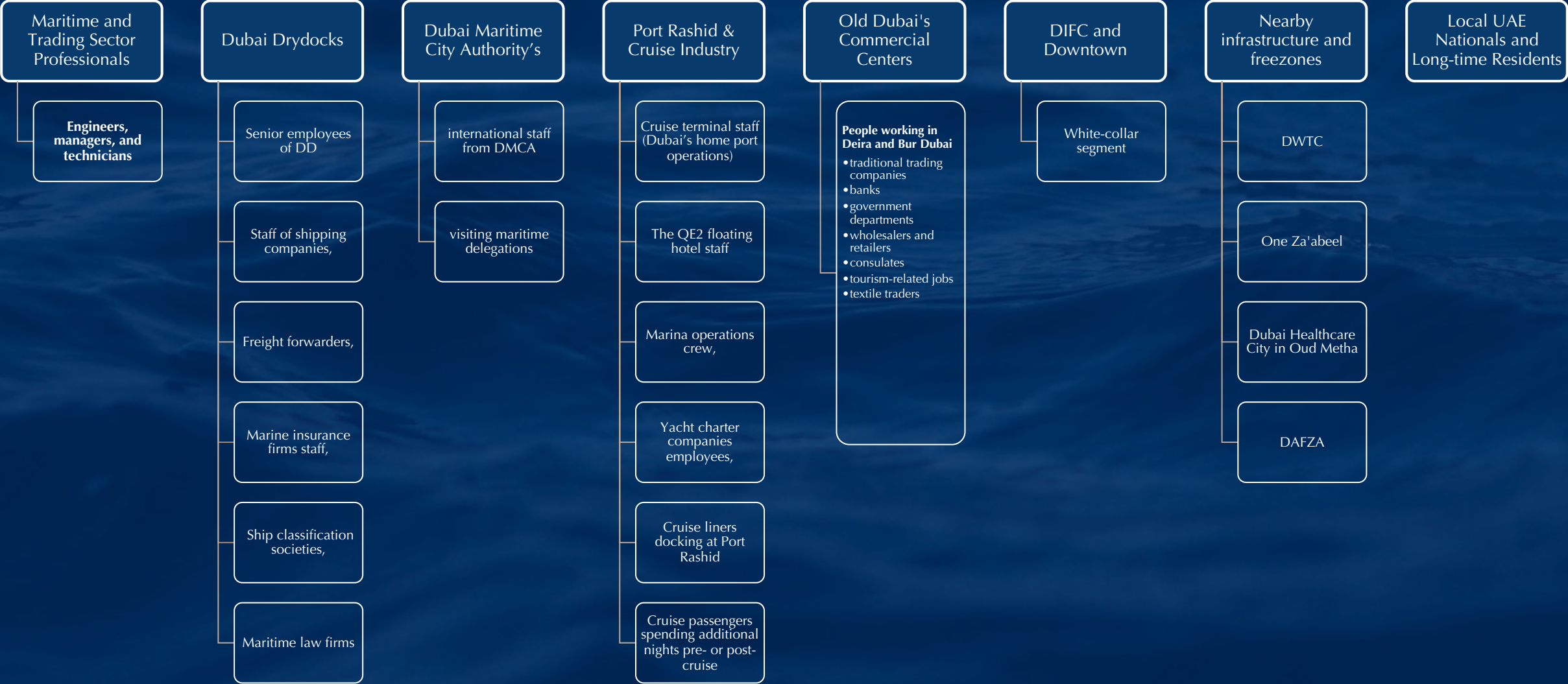
- ✓ Strong Residential Foundation
- ✓ Powerful Economic Engine
- ✓ Efficient Infrastructure
- ✓ Lean but Smart Commercial Use

Source: Dubai Maritime Authority

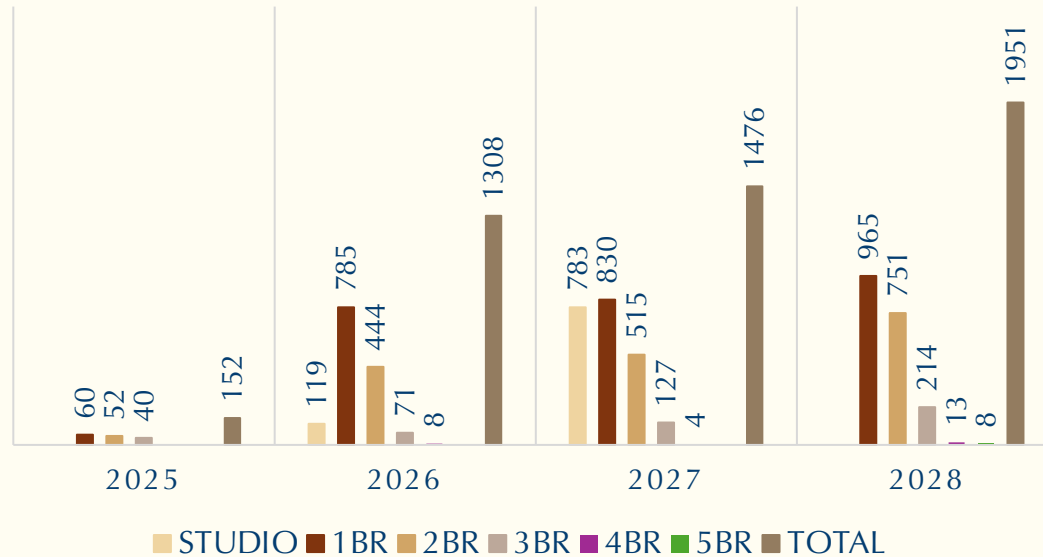
Dual-purpose district: one-part **residential lifestyle**, one part **employment/economy**.



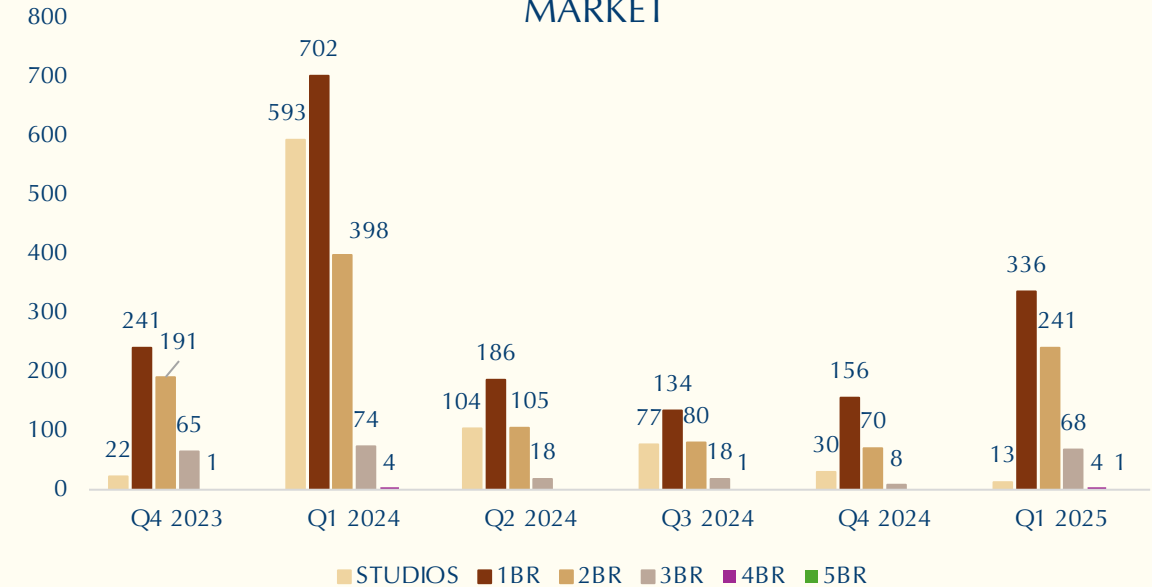
# TARGET AUDIENCE



## MARITIME CITY - YOY SUPPLY



## NUMBER OF TRANSACTIONS IN THE PRIMARY MARKET

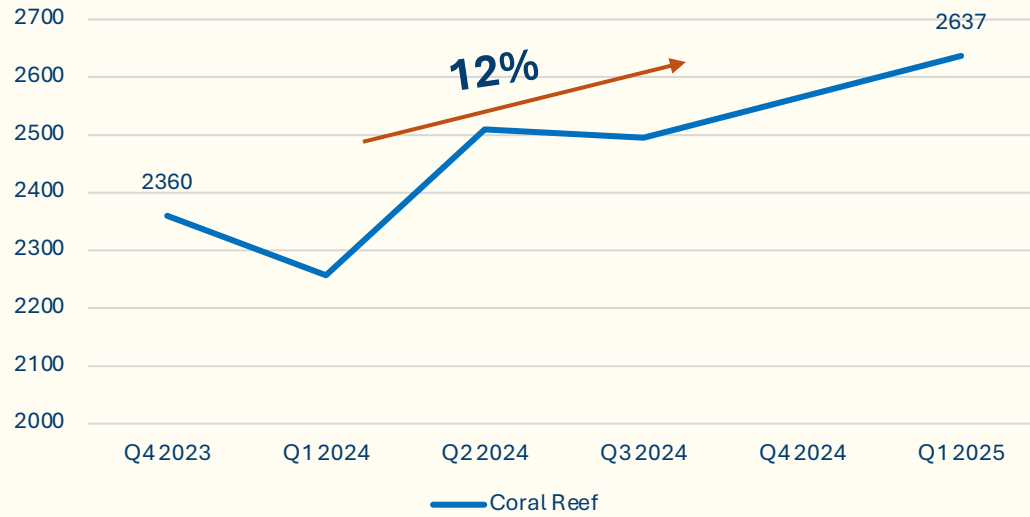


- Current capacity: ~14,067 residents
- Target Capacity as per DMC: 26,236 residents
- Shortfall: ~12,169 residents
- ~4000 additional units needed\*

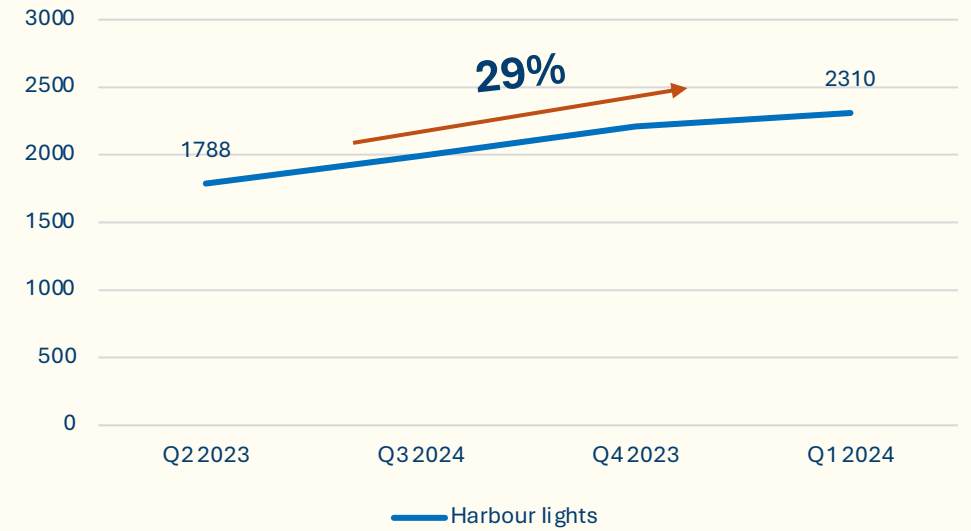
Following occupancy rate assumed: ST – 1.5, 1BR – 2.0, 2BR – 3.0, 3BR – 4.0, 4BR – 5.0, 5BR – 6.0

| Typology | Transaction Share% | Absorption Rate % | Comments                                                                                               |
|----------|--------------------|-------------------|--------------------------------------------------------------------------------------------------------|
| 1BR      | 45%                | 75%               | Most popular overall – both most transacted and strongly absorbed. Buyers clearly prefer 1BR units.    |
| 2BR      | 28%                | 71%               | Strong demand and healthy absorption. Not as dominant as 1BR, but still well-performing and in demand. |
| 3BR      | 7%                 | 62%               | Moderate absorption, but low volume. Some demand exists, but it's a more niche segment.                |

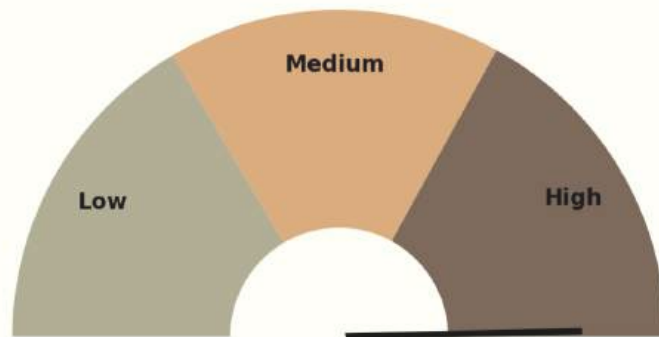
Coral Reef - Primary Growth



Harbour Lights - Primary Growth



Coral Reef - Sold Inventory



277 out of 279 units sold  
99.28% of inventory sold

Harbour Lights - Sold Inventory



| Project Name        | Developer Name             | Owner Name (Nationality)  | Tower Configuration                                                                                      | Launch Date                              | Total Units | Main Contractor                     | Architect                                        | ACD       | Starting Price Avg PSF                                                                                                                                                                                                                                                                                   | Secondary Market PSF                                                                                                                                                                                                                                                                                                                                         | Payment Plan                                                                                                                                                                                                               | Key Amenities                                                                                                                                                                                                                                                                  |
|---------------------|----------------------------|---------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------|-------------|-------------------------------------|--------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Mural           | Beyond by Omniyat          | Mahdi Amjad (Iraqi)       | G+36                                                                                                     | April 2025                               | 265         | -                                   | -                                                |           | -                                                                                                                                                                                                                                                                                                        | -                                                                                                                                                                                                                                                                                                                                                            | 50/50                                                                                                                                                                                                                      | Infinity Edge Pool, Sky Terrace, Lawn, Bosque Plaza, Sky Pool + Bar, Jacuzzi, Tea Alcove, Gym, Cinema, Chef's Kitchen, Spin Studio, Yoga Studio, Sports Simulator                                                                                                              |
| Anwa Aria           | Omniyat                    | Mahdi Amjad (Emirati)     | G+P4+32+R                                                                                                | Q2 2023                                  | 191         | General Construction Company        | Naga Architects                                  | Q4 2026   | Studio: AED1.0 - 1.8m<br>1 Bedroom: AED2.3 - 3.2m<br>2 Bedroom: AED 3.6 - 5.5m<br>3 Bedroom: AED 5.9 - 8.5m<br>4 Bedroom: AED 9.5 - 14m<br>Penthouses: AED 16 - 24+m<br>1BR-PSF:2242<br>2BR - PSF:2386<br>3BR - PSF:2573<br>4BR- PSF:3066<br>2BR DUP -PSF:3073<br>3BR DUP - PSF:3341<br>5BR dup PSF:5420 | Not yet available                                                                                                                                                                                                                                                                                                                                            | 60/40 (15% DP)                                                                                                                                                                                                             | - Swimming pool with sea view<br>- Podium roof deck with sea view and promenade, Yoga studio, Retail, Kids' play area                                                                                                                                                          |
| Saria               | Beyond by Omniyat          | Mahdi Amjad (Iraqi)       | G+4P+38                                                                                                  | Q2 2024                                  | 368         | National Piling Company             | Arch Group Consultants                           | Q1 2028   | 1BR-PSF:2242<br>2BR - PSF:2386<br>3BR - PSF:2573<br>4BR- PSF:3066<br>2BR DUP -PSF:3073<br>3BR DUP - PSF:3341<br>5BR dup PSF:5420                                                                                                                                                                         | 2 BR - 1,258 sqft 2759/SQFT ,<br>3 BR3 ,947 sqft 3310/SQFT<br>5BR : 5419                                                                                                                                                                                                                                                                                     | 50/50 10%DP<br>40% PREHANDOVER<br>50% ON COMPLETION                                                                                                                                                                        | Infinity pool, BBQ Area and outdoor dining, gym & yoga studio, family lounge, sauna, cinema, children's play area, CINEMA ROOM                                                                                                                                                 |
| Orise               | Beyond by Omniyat          | Mahdi Amjad (Iraqi)       | <b>Tower 1:</b> G+4P+46<br><b>Tower 2:</b> G+4P+27                                                       | Q4 2024                                  | 530         | Not defined yet                     | Nabil Gholam Architects                          | Q1 2028   | 1BR - 753sqft – 1.92M AED to 2.7M AED – AVG 2.9K PSF<br>2 BR - 1286sqft - 2.95M to 4,12 – AVG 2.8k<br>2BR Chalet - 2023sqft – 5.16M to 5.41M - AVG – 2.6K<br>3BR - 2,475sqft - 3K AVG                                                                                                                    | Not on secondary market yet, launched Q4 2024                                                                                                                                                                                                                                                                                                                | 50/50                                                                                                                                                                                                                      | Extensive Indoor Gym/ Creative Centre/ Think & Thrive Suite/ Kid's Corner/ Sauna & Steam Rooms/ Verdant Oasis and Olive Orchard/ Outdoor Leisure Pool and Lap Pool/ Indoor Adults Lounge and Game Zone/ Indoor Yoga and Pilates Rooms/ Grill & Chill/ Vitality Hub/ Zen Garden |
| Sensia              | Beyond DRE (Omniyat Group) | Mahdi Amjad (Emirati)     | G + 3P + 35 floors                                                                                       | Q1 2025                                  | 275         | TBC                                 | Hirsch Bedner Associates                         | Q3 2028   | Approx. - 1 BR : 2515 AED PSF<br>2BR : 2918 AED PSF<br>3BR : 3218 PSF<br>4BR :5478 AED PSF                                                                                                                                                                                                               | AED 3,200                                                                                                                                                                                                                                                                                                                                                    | 50/50                                                                                                                                                                                                                      | Art deco inspired adults and kids pool, indoor seaside gym club yoga/Pilates zone, lounge shaded retreat, open BBQ & dining, outdoor lounge area, outdoor kids play area, indoor co-working space, designated power stations, designated concierge                             |
| Oceanz              | Danube Properties          | Rizwan Sajjan (Indian)    | Tower 1<br>(B + G + 6P + 44 + R)<br>Tower 2<br>(B + G + 6P + 44 + R)<br>Tower 3<br>(B + G + 6P + 42 + R) | Oceanz 1 & 2- Q3 2023/ Oceanz 3- Q1 2024 | 1691        | RAQ Contracting Company             | NEB (National Engineering Bureau)                | Q1 2027   | Studio- 1.1 M<br>Presidential Suite- 1.25 M.<br>1 BHK- 1.9 M/ Presidential Suite- 1.99 M<br>2 BHK- 2.6 M<br>3 BHK- 3.8 M/Oceanic Villa with Tonino Lamborghini Furniture- 8 M - AED 2200                                                                                                                 | Studio- AED 2796: 1 Bed- AED 2854: 2 Bed- AED 2510: 3 Bed- AED 2782// 2736                                                                                                                                                                                                                                                                                   | 10% DP, 55% during, 35% post (35 months)                                                                                                                                                                                   | 40+ Amenities: Golf Simulator, Bowling, Pool, Trampoline, Tennis, Zumba, Skating Rink, Wall Climbing, Cabana Seating                                                                                                                                                           |
| The Pier Residences | LMD (Landmark Sabbour)     | Amr Sultan (Egyptian)     | G+4P+HC+23+R                                                                                             | 2024                                     | 274         | Devmark (sales/marketing)           | Arkiplan Consulting                              | Q2 2027   | Starting from 1.2 Million                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>1 BR AED 1,670,000 691 sq. ft</li> <li>2 BR AED 2,554,000 1,022 sq. ft</li> <li>3 BR AED 6,988,000 1,965 sq. ft</li> </ul>                                                                                                                                                                                            | 60/40                                                                                                                                                                                                                      | Infinity pool, Padel court, Rooftop deck & pool, Jogging & Walking track<br>Yoga studio<br>Residents lounge, Kids play area<br>Smart home systems<br>Spa inspired bathrooms                                                                                                    |
| Nautica             | Select Group               | Rahail Aslam (British)    | G+5P+44+R                                                                                                | Oct-23                                   | 328         | Bu Haleeba Contracting              | National Engineering Bureau                      | Dec-26    | 1 BR - Avg PSF - 2500aed/sqft<br>Price - 1.7 M AED<br>2BR - Avg PSF - 2273aed/sqft<br>Price - 2.3 M AED                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>1 BR 6 Months Approximately AED 1,832,223<br/>Average Transaction Price: Around 12months - 1,769,817</li> <li>2 BR 6 months approximately AED 2,549,631</li> </ul>                                                                                                                                                    | <ul style="list-style-type: none"> <li>AED 50K Upon reservation.</li> <li>Balance of 20% registration within 14 days of reservation.</li> <li>20% Within 6 months of reservation.</li> <li>60% Upon completion.</li> </ul> | Infinity Pool, Jacuzzi, Pool Deck, Gym, Yoga Lawn, Padel Court                                                                                                                                                                                                                 |
| Coral Reef          | DAMAC                      | Hussain Sajwani (Emirati) | G+6P+48+R                                                                                                | August 2023                              | 279         | Modern Building Contracting Company | Buro Kling Architectural Engineering Consultants | Mar-2028  | 1,112                                                                                                                                                                                                                                                                                                    | 2,408                                                                                                                                                                                                                                                                                                                                                        | 70/30                                                                                                                                                                                                                      | Infinity pool, Coral beach, Movie night                                                                                                                                                                                                                                        |
| Harbour Lights      | DAMAC                      | Hussain Sajwani (Emirati) | B+G+52+R                                                                                                 | Q1 2023                                  | 294         | Modern Building Contracting Company | Buro Kling Architectural Engineering Consultants | Jun -2027 | 2 BR - 2.6 M AED to 3.0 M AED<br>Area Range 1,091 sq.ft to 2,051 sq.ft<br>3 BR - 2.7 M AED to 3.9 M AED<br>Area Range 1,503 sq.ft - 2,542 sq.ft                                                                                                                                                          | <ul style="list-style-type: none"> <li>1BR - 1.4 M AED to 1.8 M AED 816 sq. ft to 869 sq. ft<br/>Price per sq.ft,810 per sq. ft - 1,970 per sq. ft</li> <li>2BR 2.65 M AED to 6.6 M AED 1,091 sq.ft to 2,051 sq.ft<br/>Price per sq.ft,1,100 - 2,010</li> <li>3BR - 2.8 M AED to 4.5 M AED 1,507 sq. ft - 1,701 sq. ft<br/>Price per sq. ft 1,970</li> </ul> | 20% Down Payment/ 60% During Construction /20% On Completion                                                                                                                                                               | Floating pool, Sea Facing pools, Gym & F&B Offerings                                                                                                                                                                                                                           |

### Limited Competing Supply

Few competing projects in Old Dubai ensure high demand and potential for rapid price growth.

### Established Infrastructure Advantage

Major infrastructure already operational, reducing future investment risks.

### Clear Target Audience

Appeals primarily to young professionals, small families, and working-age population.

### Competitive Pricing & Yield

Attractive pricing combined with potential for solid yields and capital growth.

## WHY CHELSEA RESIDENCES

### Government-Backed

### Regeneration Momentum

Central to Port Rashid and Old Dubai revitalization, benefiting from ongoing public investment.

### Early Investment Upside

Entering early captures future capital appreciation as infrastructure and market recognition increase.

### Central Urban Location

Minutes from DIFC, Downtown, Bur Dubai, and key commercial hubs (10-15 mins).

### Integrated Maritime Economy Hub

Economic zone anchored by maritime industry (DMCA HQ, marine insurers, logistics firms).

# LOCATION



J1 BEACH  
14 MINUTES



METRO  
18 MINUTES



DUBAI INTERNATIONAL AIRPORT  
20 MINUTES



CITY WALK  
15 MINUTES



PROJECT SITE



THE WORLD ISLANDS



PALM JUMEIRAH



DUBAI HARBOUR



BURJ AL ARAB

JUMEIRAH BEACH



SAFA PARK



BURJ KHALIFA

BUSINESS BAY

DUBAI MALL



DIFC

DUBAI CREEK GOLF & YACHT CLUB



DUBAI MARITIME CITY



DUBAI INTERNATIONAL AIRPORT

DUBAI



ENTICING. EXCITING. EPIC.  
RESIDENCES IN  
DUBAI MARITIME CITY





# INSPIRATION

*Where aquatic  
serenity embraces  
urban vitality*





LAUNCHING NOW

TOWER C

TOWER B

TOWER A

TOWER A

TOWER B

TOWER C

132.10m

17.5m

125.30m

132.10m

30.1m

107.40m

115.10m

16.1m

121.90m

## CHELSEA RESIDENCES 2

TOWER C

TOWER B

TOWER A

G+ 2 P+ 33

G+ 2 P+ 30

G+ 2 P+ 33

## CHELSEA RESIDENCES 1

TOWER A

TOWER B

TOWER C

G+ 2 P+ 25

G+ 2 P+ 28

G+ 2 P+ 30

INTERIOR



CHELSEA RESIDENCES

# INTERIOR DESIGN

## LIVING

Floor to ceiling height : 3.4m



DUBAI MARITIME CITY

# INTERIOR DESIGN

## DINING & KITCHEN

Floor to ceiling height : 3.4m



DUBAI MARITIME CITY

# INTERIOR DESIGN

## MASTER BEDROOM

Floor to ceiling height : 3.4m



# INTERIOR DESIGN

## MASTER BATHROOM

Floor to ceiling height : 2.4m



DUBAI MARITIME CITY

# INTERIOR DESIGN

## WALK-IN CLOSET

Floor to ceiling height : 2.4m

DUBAI MARITIME CITY



# AMENITIES

## HALOTHERAPY

BREATHING IN TINY SALT PARTICLES TO IMPROVE YOUR BREATHING IS CONSIDERED AN ALTERNATIVE TREATMENT FOR LUNG PROBLEMS SUCH AS ASTHMA, BRONCHITIS AND MORE...



WELLNESS



# AMENITIES



CHELSEA RESIDENCES

# AMENITIES



## 1. FITNESS

CHELSEA LION BEACH  
'CHELSEA BLUE' BEACH CLUB  
THE PRIDE OF THE OCEAN — CORAL REEF  
SWING ON THE CORAL  
INFINITY POOL  
KIDS POOL  
KIDS PLAY UNDERWATER THEME  
THE STAMFORD SUMMIT - ROOFTOP PITCH  
VICTORY BEACON - CELEBRATION LIGHT  
SHOW  
JOGGING TRACK  
OUTDOOR GYM  
CHELSEA ATHLETE PERFORMANCE TRAINING  
CHELSEA FOOTBALL SIMULATION ROOM  
THE LEGENDS' WALKWAY



## 2. WELLNESS

OUTDOOR YOGA  
AERIAL YOGA ROOM  
SERENITY-CHELSEA ATHLETE SPA  
COUPLE'S TREATMENT  
STARLIT WELLNESS CENTRE  
FOREST RELAXATION PODS  
KNEIPP PARKOUR THERAPY  
FIVE SENSES GROUNDING PATH  
WATER TREATMENT TUNNEL  
RAIN THERAPY  
WATERFALL SOUND THERAPY  
TRANQUILITY FALLS  
CHELSEA BLUE AQUARIUM LOUNGE  
SENSORIAL CORRIDORS  
A PURE AND VITAL LIFESTYLE  
HALOTHERAPY  
CHELSEA SPORT BAR  
CRYOTHERAPY



## 3. DINING

DUBAI'S FIRST HEALTHY FINE DINING  
MONO DIET CAFÉ  
CAPTAINS TABLE-DINE WITH LEGENDS  
SUNSET BAR

## INFINITY BEACH POOL

Level 1 | CHR1 275 SQM & CHR2 1700 SQM



## CHELSEA LION BEACH

Level 1 | CHR1 275 SQM & CHR2 1700 SQM



## CHELSEA BLUE BEACH CLUB



## CORAL BEACH (THE PROUD OF OCEAN)



## SWING ON THE CORAL



## KIDS POOL



## KIDS PLAY AREA (UNDERWATER THEMED)

CHR1 TOWER C – 56 SQM



## CHELSEA ATHLETIC TRAINING CENTRE (AQUA THEMED)

CHR1 TOWER C – 223 SQM | CHR2 TOWER A & B 200 SQM



## OUTDOOR GYM

CHR2 TOWER A & B 265 SQM



## JOGGING TRACK



## CHELSEA FOOTBALL SIMULATION ROOM

CHR2– 51 SQM



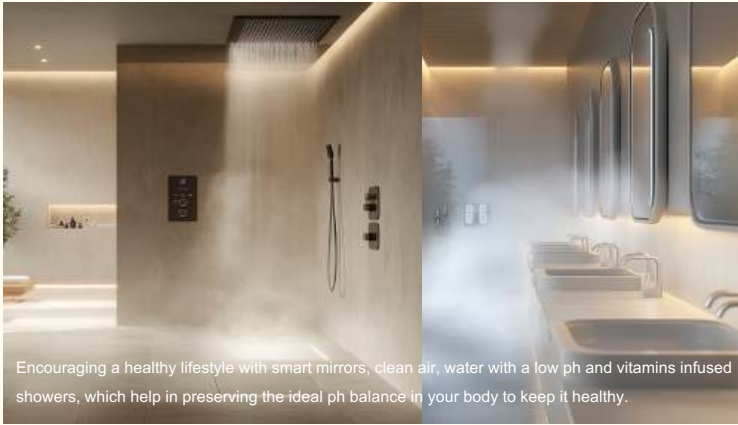
## THE STAMFORD SUMMIT – ROOFTOP PITCH



**THE VICTORY BEACON**  
(CELEBRATION LIGHT SHOW)



**A PURE & VITAL LIFESTYLE**



Encouraging a healthy lifestyle with smart mirrors, clean air, water with a low ph and vitamins infused showers, which help in preserving the ideal ph balance in your body to keep it healthy.

**CRYOTHERAPY**

CHR1 TOWER A & B 50 SQM



**OUTDOOR YOGA**



**AERIAL YOGA ROOM**

CHR2 TOWER A & B 32 SQM



**THE SERENITY SPA** (CHELSEA ATHLETE TREATMENT SPA)

CHR1 TOWER A & B 121 SQM



## COUPLE'S TREATMENT



## STARLITE WELLNESS CENTER



## FOREST RELAXATION PODS

CHR1 TOWER A & B 25 SQM



## KNEIPP PARKOUR THERAPY

Level 1 | CHR1 310 SQM & CHR2 465 SQM



## WATER TREATMENT TUNNEL

Level 1 | CHR2 50 SQM



## RAIN THERAPY



## WATERFALL SOUND THERAPY

CHR1 A & B 18 SQM



## TRANQUILITY FALLS



## THE LEGENDS' WALKWAY

CHR1 A & B 25 SQM



## POWERHOUSE LOUNGE

LEVEL1 | CHR2 A & B 107 SQM

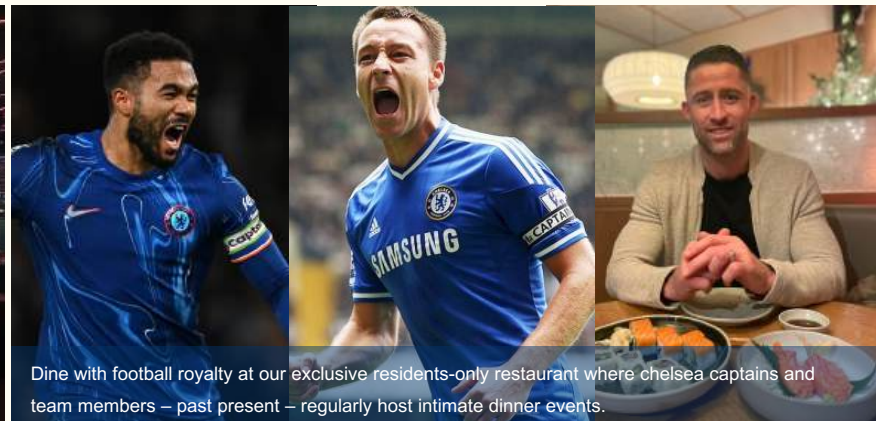


## STAMFORD CINEMA (THE PRIDE LOUNGE)

LEVEL1 | CHR2 A & B 51 SQM



## THE CAPTAINS TABLE - DINE WITH LEGENDS



DUBAI'S 1<sup>st</sup> HEALTHY FINE DINING



SUNSET BAR



CHELSEA BLUE ARRIVING IN DUBAI



AQUA LOUNGE - CHELSEA BLUE AQUARIUM LOUNGE



POWERHOUSE LOUNGE



# F & A

## **Apartment features:**

- All rooms feature double glazed windows
- Balconies as per layout
- Central air conditioning
- TV/phone infrastructure
- Built-in wardrobes, where applicable

## **Convenience:**

- Elevators
- Security access control

## **Living and Dining:**

- Porcelain tiled floors
- Painted plastered walls
- Painted gypsum ceiling

## **Bedrooms:**

- Painted plastered walls
- Built-in wardrobes, where applicable

## **Balcony:**

- Porcelain flooring.

## **Kitchen:**

- Fitted kitchens with refrigerator, cooker, hood, washing machine and RO System
- Porcelain tiled floors
- Painted plastered walls
- Kitchen cabinets
- Counter tops and backsplash

## **Bathrooms**

- Porcelain tiled walls and floors
- Sanitary fittings and accessories
- Sanitary ware
- Vanity unit
- Mirror

## **Common building services & amenities:**

- Drop-off area and entrance
- Concierge desk
- Pool and landscaped plaza
- Gymnasium
- Spa
- Calm Club
- Saloon
- Multi-Function Room
- Indoor Kids' Play

# CHR 1

| Typology | Units | Avg Saleable Area | Min Price | Max Price | Avg Price | Avg PSF |
|----------|-------|-------------------|-----------|-----------|-----------|---------|
| Tower A  | 146   | 1,121             | 2.17M     | 4.91M     | 3.26M     | 2,911   |
| 1 BR     | 72    | 775               | 2.17M     | 2.51M     | 2.34M     | 3,019   |
| 2 BR     | 74    | 1,457             | 3.14M     | 4.91M     | 4.16M     | 2,854   |
| Tower B  | 162   | 1,193             | 2.24M     | 7.03M     | 3.55M     | 2,978   |
| 1 BR     | 79    | 776               | 2.24M     | 2.62M     | 2.42M     | 3,121   |
| 2 BR     | 55    | 1,369             | 3.22M     | 5.49M     | 4.13M     | 3,019   |
| 3 BR     | 28    | 2,027             | 4.94M     | 7.03M     | 5.61M     | 2,768   |
| TOTAL    | 308   |                   |           |           |           |         |

# Floor Configuration

| TOWER A |    |    |  |     |
|---------|----|----|--|-----|
| TOTAL   | 72 | 74 |  | 146 |
| 1       | 3  | 2  |  | 5   |
| 2       | 3  | 3  |  | 6   |
| 3       | 3  | 3  |  | 6   |
| 4       | 3  | 3  |  | 6   |
| 5       | 3  | 3  |  | 6   |
| 6       | 2  | 3  |  | 5   |
| 7       | 2  | 3  |  | 5   |
| 8       | 2  | 3  |  | 5   |
| 9       | 3  | 3  |  | 6   |
| 10      | 3  | 3  |  | 6   |
| 11      | 3  | 3  |  | 6   |
| 12      | 3  | 3  |  | 6   |
| 13      | 3  | 3  |  | 6   |
| 14      | 3  | 3  |  | 6   |
| 15      | 3  | 3  |  | 6   |
| 16      | 3  | 3  |  | 6   |
| 17      | 3  | 3  |  | 6   |
| 18      | 3  | 3  |  | 6   |
| 19      | 3  | 3  |  | 6   |
| 20      | 3  | 3  |  | 6   |
| 21      | 3  | 3  |  | 6   |
| 22      | 3  | 3  |  | 6   |
| 23      | 3  | 3  |  | 6   |
| 24      | 3  | 3  |  | 6   |
| 25      | 3  | 3  |  | 6   |

| TOWER B |    |    |    |     |
|---------|----|----|----|-----|
| TOTAL   | 79 | 55 | 28 | 162 |
| 1       | 3  | 1  | 1  | 5   |
| 2       | 3  | 2  | 1  | 6   |
| 3       | 3  | 2  | 1  | 6   |
| 4       | 3  | 2  | 1  | 6   |
| 5       | 3  | 2  | 1  | 6   |
| 6       | 3  | 2  | 1  | 6   |
| 7       | 3  | 2  | 1  | 6   |
| 8       | 3  | 2  | 1  | 6   |
| 9       | 3  | 2  | 1  | 6   |
| 10      | 3  | 2  | 1  | 6   |
| 11      | 3  | 2  | 1  | 6   |
| 12      | 3  | 2  | 1  | 6   |
| 13      | 3  | 2  | 1  | 6   |
| 14      | 3  | 2  | 1  | 6   |
| 15      | 3  | 2  | 1  | 6   |
| 16      | 3  | 2  | 1  | 6   |
| 17      | 3  | 2  | 1  | 6   |
| 18      | 3  | 2  | 1  | 6   |
| 19      | 3  | 2  | 1  | 6   |
| 20      | 3  | 2  | 1  | 6   |
| 21      | 2  | 2  | 1  | 5   |
| 22      | 2  | 2  | 1  | 5   |
| 23      | 2  | 2  | 1  | 5   |
| 24      | 2  | 2  | 1  | 5   |
| 25      | 2  | 2  | 1  | 5   |
| 26      | 3  | 2  | 1  | 6   |
| 27      | 3  | 2  | 1  | 6   |
| 28      | 3  | 2  | 1  | 6   |

# PRICING & PAYMENT PLAN



CHELSEA RESIDENCES

| Description                  | Milestone Event             | Value (%)  |
|------------------------------|-----------------------------|------------|
| Deposit                      | Immediate                   | 24         |
| 1 <sup>st</sup> Installment  | Within 3 months of booking  | 1          |
| 2 <sup>nd</sup> Installment  | Within 4 months of booking  | 1          |
| 3 <sup>rd</sup> Installment  | Within 5 months of booking  | 1          |
| 4 <sup>th</sup> Installment  | Within 6 months of booking  | 1          |
| 5 <sup>th</sup> Installment  | Within 7 months of booking  | 1          |
| 6 <sup>th</sup> Installment  | Within 8 months of booking  | 1          |
| 7 <sup>th</sup> Installment  | Within 9 months of booking  | 1          |
| 8 <sup>th</sup> Installment  | Within 10 months of booking | 1          |
| 9 <sup>th</sup> Installment  | Within 11 months of booking | 1          |
| 10 <sup>th</sup> Installment | Within 12 months of booking | 1          |
| 11 <sup>th</sup> Installment | Within 13 months of booking | 1          |
| 12 <sup>th</sup> Installment | Within 14 months of booking | 1          |
| 13 <sup>rd</sup> Installment | Within 15 months of booking | 1          |
| 14 <sup>th</sup> Installment | Within 16 months of booking | 1          |
| 15 <sup>th</sup> Installment | Within 17 months of booking | 1          |
| 16 <sup>th</sup> Installment | Within 18 months of booking | 1          |
| 17 <sup>th</sup> Installment | Within 19 months of booking | 1          |
| 18 <sup>th</sup> Installment | Within 20 months of booking | 1          |
| 19 <sup>th</sup> Installment | Within 21 months of booking | 1          |
| 20 <sup>th</sup> Installment | Within 22 months of booking | 1          |
| 21 <sup>st</sup> Installment | Within 23 months of booking | 1          |
| 22 <sup>nd</sup> Installment | Within 24 months of booking | 1          |
| 23 <sup>rd</sup> Installment | Within 25 months of booking | 1          |
| 24 <sup>th</sup> Installment | Within 26 months of booking | 1          |
| 25 <sup>th</sup> Installment | Within 27 months of booking | 1          |
| 26 <sup>th</sup> Installment | Within 28 months of booking | 1          |
| 27 <sup>th</sup> Installment | Within 29 months of booking | 1          |
| 28 <sup>th</sup> Installment | Within 30 months of booking | 1          |
| 29 <sup>th</sup> Installment | Within 31 months of booking | 1          |
| 30 <sup>th</sup> Installment | Within 32 months of booking | 1          |
| 31 <sup>st</sup> Installment | Within 33 months of booking | 1          |
| 32 <sup>nd</sup> Installment | Within 34 months of booking | 1          |
| 33 <sup>rd</sup> Installment | Within 35 months of booking | 1          |
| 34 <sup>th</sup> Installment | Within 36 months of booking | 1          |
| 35 <sup>th</sup> Installment | Within 37 months of booking | 1          |
| 36 <sup>th</sup> Installment | Within 38 months of booking | 1          |
| 37 <sup>th</sup> Installment | Within 39 months of booking | 1          |
| 38 <sup>th</sup> Installment | Within 40 months of booking | 1          |
| 39 <sup>th</sup> Installment | Within 41 months of booking | 1          |
| 40 <sup>th</sup> Installment | Within 42 months of booking | 1          |
| 41 <sup>st</sup> Installment | <b>On Completion</b>        | <b>40</b>  |
| <b>Total</b>                 |                             | <b>104</b> |

**STARTING FROM**

**1 BEDROOM**

**AED 2.17M**

**PSF - 2,807**

**2 BEDROOM**

**AED 3.13M**

**PSF- 2,579**

**3 BEDROOM**

**AED 4.94M**

**PSF- 2,474**

**ACD: DECEMBER 2029**

| S.No                                                                     | Bulk Discounts for Chelsea Residences | Minimum Deal Value | Discount % |
|--------------------------------------------------------------------------|---------------------------------------|--------------------|------------|
| 1                                                                        | Full Floor                            |                    | 1.0%       |
| 2                                                                        | >=6 Units, with min 2 2/3 BRs         | 19 Mn              | 2.0%       |
| 3                                                                        | >=10 Units, with min 4 2/3 BRs        | 30 Mn              | 3.0%       |
| 4                                                                        | >=20 Units, with min 6 2/3 BRs        | 40 Mn              | 4.0%       |
| 5                                                                        | >=30 Units, with min 10 2/3 BRs       | 50 Mn+             | 5.0%       |
| Note: Scheme is valid for bookings closed within 7 days from launch date |                                       |                    |            |

The background is a deep blue, textured image resembling an underwater scene with bubbles and light rays. A thin, vertical white line runs down the left side of the frame.

THANK YOU

# FAQ

Distance between:

- Tower C to Tower B in Chelsea Residences 2

17.5m

- Tower A (Chelsea Residences 2) to Tower A (Chelsea Residences 1)

30.1m

- Tower B to Tower C in Chelsea Residences 1

16.1m

Branded elements within the common areas and amenities of the towers

Current intent is as shown in the development brief

Will each of the six towers have a separate lobby?

Chelsea Residences 1: Towers A, B and C all have separate entrance lobbies

Chelsea Residences 2: Towers A & B have a common entrance lobby. Tower C has its own lobby

Difference between the Infinity Pool and Chelsea Lion Beach – they appear similar in renders

Beach is adjacent with the pool, hence cannot be separated out in the renders

Size and location on the plot of the Chelsea Lion Beach

Level 1 for both plots. Beach area cannot be separated out from the pools. Hence, approximate area allocation for pool and beach is 1700 SQM in CHR2 and 275 SQM in CHR1

Exclusive services, size, and plot location of the Chelsea Blue Beach Club

No dedicated indoor space provisioned for this. The sunbeds and parasols adjoining the pools on both plots are inspired and will be dressed in Chelsea colors as shown in the renders to match the branding theme

#### Details on the Chelsea Football Simulation Room – operator, services offered, location, and size

No details available for the operator. 51 Sq. Mts. space has been allocated to be fitted out for an indoor football simulator on CHR2 to create an interactive football experience for the residents.

#### Is “A Pure and Vital Lifestyle” an amenity? If yes, please elaborate

This refers to offerings which encourage living a healthy lifestyle. RO system proposed to be included as shown in the F&A.

#### Location and sizes of the following wellness amenities:

Cryotherapy : CHR1 Tower A & B (50 Sq Mts)

Aerial Yoga Room: CHR2 Tower A & B (32 Sq Mts)

Serenity Spa: CHR1 Tower A & B has the Spa for resident use only which includes Couples’ treatment, Starlit wellness and Rain Therapy. Total area of the Spa is 121 Sq. Mts.

Forest Relaxation Pod: CHR1 Tower A & B (25 Sq Mts)

Kneipp Parkour: Level 1 of both plots. CHR1 (310 Sq Mts) and CHR2 (465 Sq Mts)

Water Treatment: Level 1 of CHR2 (50 Sq Mts)

Rain Therapy Waterfall: Refer Spa

Legends Walkway: Corridors leading to Spa Reception on CHR1 Tower A & B (25 Sq Mts)

Powerhouse Lounge Cinema: Powerhouse Lounge and Cinema are different spaces.

Powerhouse lounge is located on Level 1 of CHR2 Tower A & B (107 Sq Mts). Cinema is also at Level 1 of CHR2 Tower A & B (51 Sq Mts)

#### Noise protection measures from Drydocks, buffer zones within the plot, and any special materials used

Acoustic consultant will be appointed in technical design stage. Depending upon their assessment of the external noise level, suitable measures will be adopted as part of the design criteria in order to ensure the internal ambient noise levels are not exceeded. Benchmarks are usually followed from UAE Federal Environment agency and international standards such as BS and ISO.

16. Total number of units per tower

CHR1 Tower A: 146

CHR1 Tower B: 162

CHR1 Tower C: 312

CHR2 Tower A: 227

CHR2 Tower B: 263

CHR2 Tower C: 346

17. LEED and Wellness certifications – will these be pursued? Is it part of DAMAC's sustainability strategy?

Project will comply with the authority mandated standards for energy and environmental efficiency to promote sustainable development.

29. Height of each tower

All heights mentioned till the top of the Crown -

CHR1:

Tower A & B:

Tower A - 107.40m

Tower B - 115.10m

Tower C: 121.90m

CHR2:

Tower A & B:

Tower A - 132.10m

Tower B - 125.30m

Tower C: 138.10m

30. Are there any retail spaces on the ground or other floors?

No

#### Location and size of Kids Play Area, Indoor Gym, and Outdoor Gym

**Indoor Kids Play:** Only at CHR1 Tower C (56 Sq Mts.)

**Indoor Gym:** CHR2 Tower A & B (200 Sq Mts) + CHR1 Tower C (223 Sq Mts)

**Outdoor Gym:** CHR2 Tower A & B (265 Sq Mts)

All of the above are located at Level 1 for both the plots.

#### Location of MEP levels in each tower

There is no dedicated MEP floor. However, space has been allocated for Fire pump room as mentioned below –

CHR1 Tower A & B: Levels 6-8

CHR1 Tower C: Levels 8-10

CHR2 Tower A & B: Levels 11-13

CHR2 Tower C: Levels 9-11

In addition, MEP will also be using the roof area to locate their air handling equipment.

#### Location and size of Kids Play Area, Indoor Gym, and Outdoor Gym

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Indoor Gym: CHR2 Tower A & B (200 Sq Mts) + CHR1 Tower C (223 Sq Mts)

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CHR1 Tower C: Levels 8-10

CHR2 Tower A & B: Levels 11-13

CHR2 Tower C: Levels 9-11

In addition, MEP will also be using the roof area to locate their air handling equipment.

#### What are the dimensions (depth, length, and width) of the following pools?

##### **Infinity Pool**

Chelsea Residences 2: Pool is not rectangular. However, dimensions roughly 38mx55m.

Chelsea Residences 1: 6.5mx40m

##### **Kids Pool**

Chelsea Residences 2: Pool is not rectangular. However, dimensions roughly 14mx27m.

Chelsea Residences 1 : 10mx15m

#### What is the total length of the jogging track within the project?

CHR 2: 230m

CHR 1: 350m

#### What is the balcony percentage on average?

Chelsea Residences 2 Tower A & B: 32%

Chelsea Residences 2 Tower C: 33%

Chelsea Residences 1 Tower A & B: 34%

Chelsea Residences 1 Tower C: 34%