

The Community

Welcome to Rashid Yachts & Marina — a visionary haven along the Arabian Gulf, where daring design meets azure horizons. Sweeping marina vistas unfold alongside a promenade lined with curated retail and dining destinations, whilst yachts gently berth at your doorstep, moments become a celebration of opulent waterfront living.

Why Aurea?

- **Prestigious Waterfront Living:** Direct access to a world-class superyacht club, scenic promenades, and vibrant marina lifestyle, an address framed by both heritage and modern luxury.
- **Panoramic Views:** Stunning views of the marina, Downtown Dubai's skyline, and lush green parks, Aurea's contemporary architecture and elegant interiors bring light, space, and sophistication.
- **Curated Wellness & Leisure:** From infinity-edge pools and yoga lawns to outdoor gyms, padel courts, and BBQ areas, amenities are designed for holistic wellbeing.
- **Iconic Location:** Set in the heart of Mina Rashid, Aurea connects old Dubai's heritage with the city's modern pulse. Enjoy access to historic landmarks & world-class attractions.
- **Inspired Apartments:** Spacious layouts, floor-to-ceiling windows, and premium finishes, creating havens of comfort that balance modern elegance with natural serenity.
- **Lifestyle Beyond Ordinary:** Steps from retail, dining, and promenades, Aurea turns daily living into extraordinary experiences – where culture & community come alive.



LOCATION & VIEWS

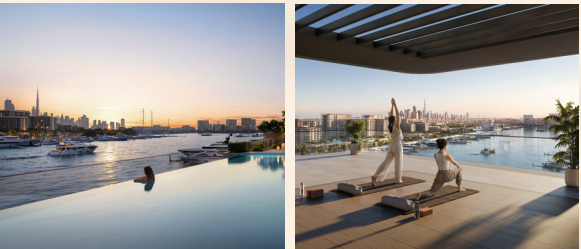
- **Perfectly Connected:** 15 mins to Al Shindagha Heritage District, 20 mins to Dubai International Airport, 25 mins to Downtown Dubai, 30 mins to Dubai Marina.
- **Gateway to the City:** Located in Rashid Yachts & Marina offering an unparalleled location that blends serene waterfront living with seamless access to Dubai's key hubspot.
- **Connected to Everything:** Seamless access via Sheikh Rashid and Al Mina Roads to Dubai Int'l Airport, Downtown, DIFC, Dubai Mall, World Trade Centre, Heritage Village, Creek Harbour, and Port Rashid.
- **Marina at Your Doorstep:** Access to a world-class superyacht club, vibrant promenade, boutique retail, and gourmet dining, all just steps away.

| Instalment | Payment Percentage | Date |
|--|--------------------|------------|
| Downpayment | 10% | ON BOOKING |
| 1st Instalment | 10% | NOV 2025 |
| 2nd Instalment | 10% | MAY 2026 |
| 3rd Instalment | 10% | NOV 2026 |
| 4th Instalment 10% Construction Completion | 10% | JUL 2027 |
| 5th Instalment 30% Construction Completion | 10% | MAR 2028 |
| 6th Instalment 50% ConstructionCompletion | 10% | SEP 2028 |
| 7th Instalment 70% Construction Completion | 10% | JAN 2029 |
| 8th Instalment 100% Construction Completion | 20% | JUN 2030 |

| Bedrooms | Units | Min. Area (sq. ft.) | Max. Area (sq. ft.) | Starting Price (in AED) |
|-----------|-------|---------------------|---------------------|-------------------------|
| 1-Bedroom | 83 | 799 | 988 | 2.31 Mn |
| 2-Bedroom | 65 | 1,229 | 1,426 | 3.32 Mn |
| 3-Bedroom | 21 | 1,698 | 2,484 | 4.89 Mn |

RESIDENTIAL UNITS

- Total Units: 169
- Discover a curated collection of 1, 2, and 3 bedroom apartments, thoughtfully designed for comfort and well-being.
- Spacious layouts invite natural light and stunning waterfront views.
- Nature-inspired design elements bring a sense of calm and connection to the outdoors.
- Every detail infused with elegance, from interiors to bespoke touches that embody the essence of modern living.



AMENITIES

- State-of-the-art gymnasiums
- Kids' play areas
- Multipurpose rooms
- Padel court
- BBQ Area
- Infinity edge pool
- Yoga Area
- Lawn area

THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ 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.