

## The Community

Rashid Yachts & Marina is the new global destination for discerning yacht owners to experience Dubai's buzzing scene in an elegant environment where beauty and luxury collide. Designed to encapsulate the ultimate modern architecture, it combines luxury residences and a full-service marina with an appealing mix of restaurants and shops.

## Why Bayline?

- Choose between masterfully detailed and expansive 1-, 2-, 3-bedroom apartments and 3-bedroom duplexes with panoramic windows offering endless outdoor living space views.
- Boasts a cutting-edge platform offering a variety of world-class amenities.
- Designed to be a contemporary residential oasis which offers tranquil surroundings and exciting nearby attractions.
- Premier residences thoughtfully designed with elegance and style.
- Moments away from beautiful dining, retail, shopping, cultural and leisure experiences.



## Location & Views

- 10 min to Sheikh Zayed Road, 20 min to Dubai International Airport, 22 min to Downtown Dubai, 22 min to the Dubai Mall/Burj Khalifa, and 20 min to Dubai Creek Harbour.
- Endless outdoor living space views.
- Prime view of the Marina and the Dubai Downtown Skyline.

## Residential Units

- 1-, 2-, 3-bedroom apartments.
- 3-bedroom duplex units.
- Designed masterfully to be detailed.
- Boasts a contemporary design aesthetic.

Instalment	Payment Percentage	Due Date
Down Payment	10%	On Booking
1st Instalment	10%	JAN 2024
2nd Instalment	10%	MAY 2024
3rd Instalment	10%	SEP 2024
4th Instalment <small>10% Construction Completion*</small>	10%	JUL 2025
5th Instalment <small>20% Construction Completion*</small>	10%	DEC 2025
6th Instalment <small>40% Construction Completion*</small>	10%	MAY 2026
7th Instalment <small>60% Construction Completion*</small>	10%	OCT 2026
8th Instalment <small>80% Construction Completion*</small>	10%	MAR 2027
9th Instalment <small>100% Construction Completion*</small>	10%	NOV 2027

\*Estimated Construction Completion Date

Available Units	Area Sq. ft.		Starting Price (in AED Mn.)
	Min.	Max.	
1-Bedroom	814	956	1.6
2-Bedrooms	1,209	1,442	2.3
3-Bedrooms	1,691	1,950	3.3
3-Bedroom duplexes	2,721	2,776	5.3

## Facts

- 1-bedroom apartments: 66 Units
- 2-bedroom apartments: 65 Units
- 3-bedroom apartments: 14 Units
- 3-bedroom duplexes: 6 Units



## Amenities



- Swimmable Canal Pool
- Community Park
- Gym
- Splash Pad
- Swimming Pool
- Boardwalk Promenade
- Retail & Dining Options

## The Developer

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track record in delivery, Emaar has delivered over 85,000 residential units in Dubai and other key 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.

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Available Units	Area Sq. ft.		Starting Price (in AED Mn.)
	Min.	Max.	
1-Bedroom	814	964	1.6
2-Bedrooms	1,219	1,573	2.4
3-Bedrooms	1,663	1,926	3.6

## Facts

- 1-bedroom apartments: 60 Units
- 2-bedroom apartments: 79 Units
- 3-bedroom apartments: 22 Units



## Amenities



- Swimmable Canal Pool
- Swimming Pool
- Community Park
- Recreational Courts
- Gym
- Retail & Dining Options
- Splash Pad

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