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OFF PLAN

Marina Cove

Location: Dubai Marina, Dubai

Starting From: AED 2,030,000

Permit No: 2

Marina Cove

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments**	**—**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Marina Cove is a premium waterfront residential development by Emaar Properties in the heart of **Dubai Marina**, one of Dubai's most established and internationally recognised waterfront communities. Designed to combine vibrant city living with the tranquillity of the marina, the development occupies a particularly convenient location near Dubai Marina Mall, Pier 7 and Marina Walk. Contemporary architecture, expansive glazing and carefully planned residences create a sophisticated addition to the Dubai Marina skyline.

The development offers an exclusive collection of **1, 2, 3 and 4-bedroom apartments**. Published floor plans indicate residences beginning at approximately **790 sq. ft.**, while four-bedroom layouts extend to around **2,404 sq. ft.** Homes are designed around open-plan living, generous windows and efficient layouts, with selected apartments capturing views across Dubai Marina, the surrounding skyline and Jumeirah Lakes Towers. The variety of configurations allows Marina Cove to appeal to professionals, couples, families and investors seeking newer residential inventory in an otherwise mature community.

A comprehensive amenity programme supports the project's upscale positioning. Residents will have access to an **outdoor swimming pool, children's pool, fully equipped gymnasium, outdoor fitness area, landscaped terrace, relaxation garden, children's play area, multipurpose room, and dedicated barbecue and dining spaces**. These facilities have been designed to provide opportunities for wellness, recreation and socialising without leaving the development.

Location is one of Marina Cove's strongest advantages. According to Emaar, **Dubai Marina Mall and Pier 7 are approximately a two-minute walk away**, while Marina Walk is immediately accessible. Residents

also benefit from connectivity through the **Dubai Metro, Dubai Tram and Sheikh Zayed Road**, providing convenient links to **JBR, Bluewaters Island, Dubai Harbour, Palm Jumeirah, Dubai Media City, Dubai Internet City, DIFC and Downtown Dubai**.

Marina Cove is scheduled for completion in **September 2029** and was launched with a **10/70/20 payment structure**, comprising 10% at launch, 70% during construction and 20% at handover. Property Finder currently identifies the original developer inventory as sold out, meaning prospective buyers may increasingly need to consider resale or assignment opportunities where available.

From an investment perspective, Marina Cove stands apart because it introduces new Emaar inventory into the mature **Dubai Marina** market. Unlike emerging waterfront districts where surrounding infrastructure remains under development, Dubai Marina already provides established transport, retail, hospitality, leisure and rental infrastructure. This combination of a recognised developer, limited new-build supply and a highly established location may support long-term demand, although investors should assess individual units based on acquisition price, view, floor, layout efficiency and prevailing resale premiums.

Why Buy Marina Cove Through A1 Properties?
Purchasing **Marina Cove** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with detailed knowledge of Dubai Marina, Emaar developments and the premium waterfront market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help identify available resale and assignment opportunities while comparing units according to original purchase price, current asking price, payment status, floor, layout and view.

For investors, our advisors can benchmark Marina Cove against established and newer properties across **Dubai Marina, Dubai Harbour, Emaar Beachfront and JBR**, evaluating price per square foot, rental positioning, competing supply and potential resale strategies. End-users can receive guidance focused on practical considerations such as usable living space, orientation, marina views, proximity to transport and access to everyday amenities.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive assistance throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	70%	20%
Down Payment	During Construction	On Handover

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