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OFF PLAN

Sera 1

Location: Mina Rashid, Dubai

Starting From: AED 2,100,000

Permit No: 2

Sera 1

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**Q4 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Sera 1 is a resort-inspired waterfront residential development by **Emaar Properties** at **Rashid Yachts & Marina** in Mina Rashid. The project combines contemporary marina living with water gardens, pools, landscaped spaces and direct access to a waterfront environment designed around yachting, leisure and hospitality.

The residential collection includes **1, 2 and 3-bedroom apartments alongside a limited collection of 3-bedroom townhouses**. This mix provides smaller residences suitable for investors and professionals while the larger townhouse configurations offer a more spacious option for families seeking waterfront living.

Published project inventory places residences between approximately **728 and 2,583 sq. ft.** The largest configurations are associated with the three-bedroom collection, making the overall project significantly more varied in size than an apartment-only development.

Sera 1's architecture draws heavily on its maritime setting. Emaar uses **sand-toned finishes, reflective light-blue glazing and champagne-coloured accents** across the façade, creating a contemporary nautical character. Textured materials add depth while allowing the building to remain visually connected to its marina surroundings.

Inside, the residences continue the resort-inspired aesthetic through **natural tones, warm textures and subtle metallic accents**. Sunlit interiors and connections between indoor and outdoor areas are intended to maximise the project's waterfront setting and create a relaxed residential atmosphere.

The project's confirmed amenity programme includes a **water garden, gym facilities, children's play areas, expansive landscaped amenity podium, multipurpose rooms and retail outlets**. Pools and landscaped water features form an important part of the overall resort-style concept.

Residents also benefit from the broader infrastructure of **Rashid Yachts & Marina**. Emaar confirms a marina capable of accommodating yachts up to **100 metres**, approximately **400 wet berths**, six interconnected district parks, a floating yacht club and views toward the Arabian Sea and Dubai skyline. The historic **Queen Elizabeth 2** is also located within the wider destination.

Connectivity is another advantage. Emaar places Rashid Yachts & Marina approximately **15 minutes from Dubai International Airport and 20 minutes from Downtown Dubai and Burj Khalifa**, allowing Sera 1 to combine a coastal setting with relatively convenient access to central Dubai.

Sera 1 is scheduled for **Q4 2029**, with current project information specifying **November 2029**. Its payment structure is **80/20**, comprising 10% at booking, 70% through construction instalments and 20% upon completion.

From an investment perspective, Sera 1 combines **Emaar branding, waterfront positioning, marina infrastructure and a relatively central coastal location**. Its apartment-and-townhouse mix also provides more product diversity than many neighbouring apartment-only projects.

Buyers should compare individual residences according to **floor, marina or water view, orientation, balcony or terrace size, layout efficiency and acquisition price per square foot**. The three-bedroom townhouses should be assessed separately from apartments because their larger format and more limited supply may create a different resale profile.

Why Buy Sera 1 Through A1 Properties?
Purchasing **Sera 1 at Rashid Yachts & Marina** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare apartments and townhouses according to square footage, floor, orientation, waterfront views, price per square foot and payment status. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark Sera 1 against Sera 2 and other Emaar waterfront releases within Rashid Yachts & Marina.

For investors, our advisors can evaluate Sera 1 against the wider Mina Rashid pipeline, considering entry pricing, waterfront positioning, competing supply and potential rental and resale demand. For end-users, the selection process can focus on usable space, marina views, outdoor areas and proximity to the promenade and community amenities.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support 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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