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OFF PLAN

# Sera 2

**Location:** Mina Rashid, Dubai

**Starting From:** AED 2,100,000

**Permit No:** 2

Sera 2

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

## ABOUT THE PROJECT

**Sera 2** is a premium waterfront residential development by **Emaar Properties** within **Rashid Yachts & Marina**, Emaar's marina-focused master community in Mina Rashid. The project builds on the resort-inspired concept of the Sera collection, combining contemporary residences with landscaped water features, marina surroundings and an extensive lifestyle offering.

The residential collection consists of **1, 2 and 3-bedroom apartments alongside 3-bedroom townhouses**. Published floor-plan information places residences from approximately **758 sq. ft. to 2,588 sq. ft.**, with the largest configurations found within the townhouse collection. This gives Sera 2 a broader residential mix than a conventional apartment-only waterfront project.

Architecture is heavily influenced by the project's coastal setting. Emaar describes the façade through **soft sand-toned finishes, reflective blue glazing and champagne-coloured detailing**, producing a contemporary maritime aesthetic that complements the surrounding marina.

The interiors continue this restrained waterfront design language. Natural tones, textured finishes and generous glazing create bright living environments, while balconies and terraces strengthen the relationship between individual residences and the surrounding water and landscaped areas.

A defining feature of Sera 2 is its **resort-style water garden concept**. Residents have access to swimming and leisure environments complemented by landscaped areas, fitness facilities, children's

recreation spaces, multipurpose areas and social spaces. This amenity programme is designed to create a lifestyle closer to a waterfront resort than a conventional residential building.

The wider **Rashid Yachts & Marina** community adds significantly to the project's appeal. The master development incorporates a major yacht marina, waterfront promenade, retail and dining destinations, landscaped parks and hospitality facilities. Emaar's marina infrastructure is designed to accommodate yachts of up to **100 metres**, reinforcing the destination's positioning as a premium maritime community.

Rashid Yachts & Marina also benefits from its relatively central location. Unlike some of Dubai's newer coastal master communities, Mina Rashid provides convenient access to the city's established districts, including Downtown Dubai, DIFC and Dubai International Airport.

Sera 2 is scheduled for **Q4 2029**, with current project information indicating **November 2029** as the expected completion period. The development follows Emaar's **80/20 payment structure**, with 10% payable at booking, 70% during construction and the remaining 20% upon handover.

From an investment perspective, Sera 2 combines **Emaar branding, waterfront positioning, marina infrastructure and proximity to central Dubai**. The availability of both apartments and a limited townhouse collection also gives buyers different investment profiles within the same development.

For individual unit selection, buyers should compare **floor, orientation, marina or water views, internal area, balcony or terrace size and acquisition price per square foot**. The three-bedroom townhouses should be evaluated separately from the apartments because their larger layouts and more limited supply can influence both pricing and future resale demand.

Why Buy Sera 2 Through A1 Properties?
Purchasing **Sera 2 at Rashid Yachts & Marina** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available apartments and townhouses according to square footage, floor, orientation, waterfront views, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers make a direct comparison between **Sera 1 and Sera 2**, including layout differences, positioning and available inventory.

For investors, our advisors can benchmark Sera 2 against other developments throughout **Rashid Yachts & Marina**, assessing entry pricing, future supply, marina positioning, rental demand and potential resale performance. For end-users, the selection process can focus on usable space, waterfront views, outdoor areas and proximity to the marina promenade and community facilities.

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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