

HARBOUR LIGHTS

de GRISOGONO
GENEVE

DAMAC



SAILING TOWARD LUXURY

For those looking to be transported into a lifestyle of quintessential grandeur, this is the destination for you. A place with endless opportunities to pursue an exquisitely limitless existence.



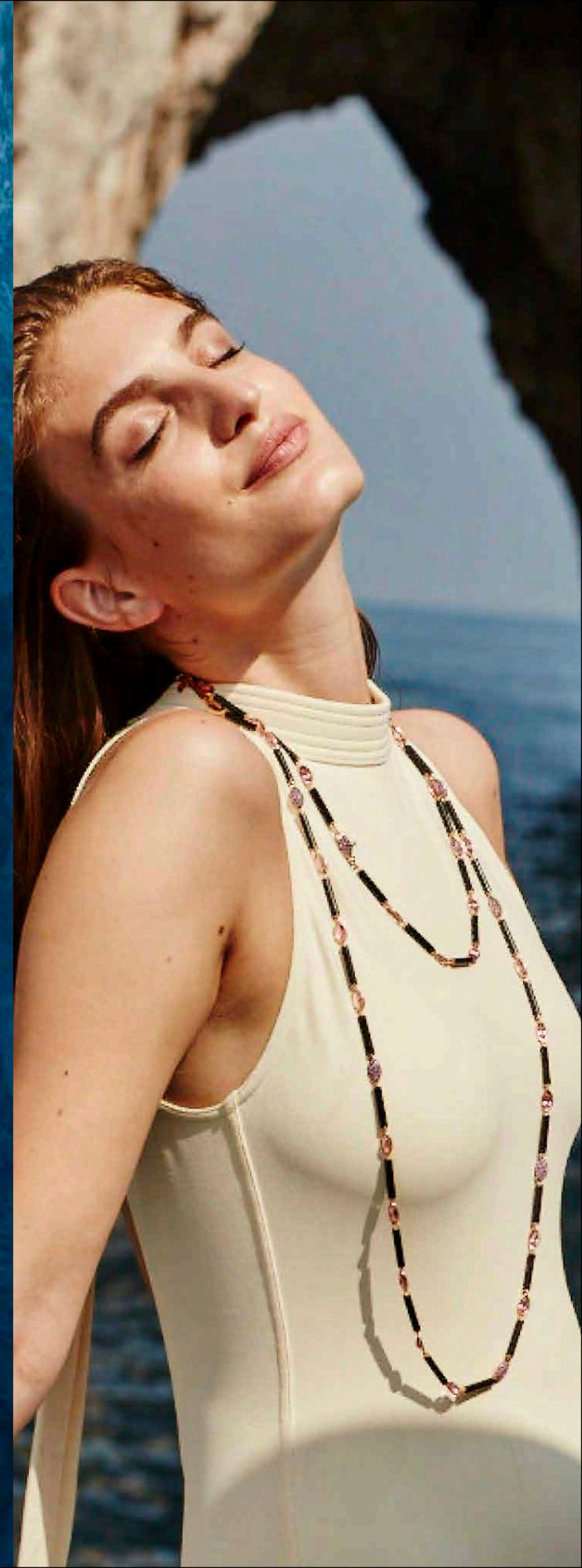
SEAFRONT
LIVING
IS RISING



INSPIRED BY SPLENDOUR

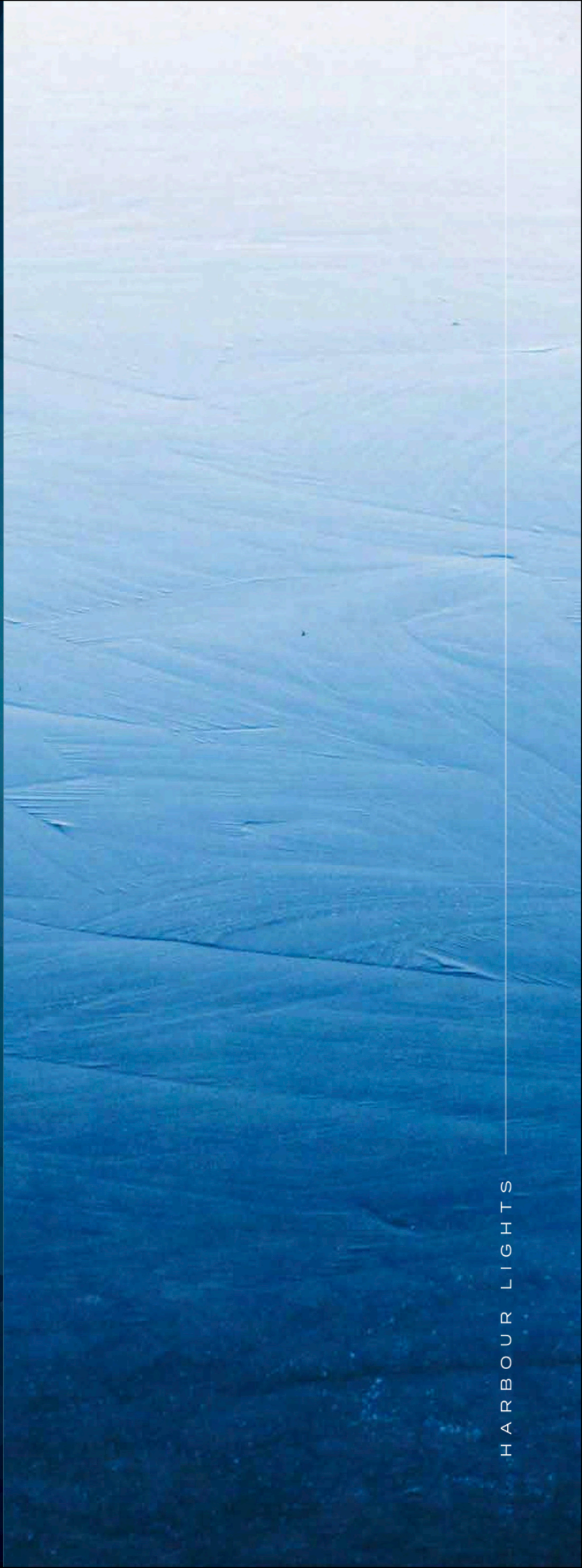
Harbour Lights boasts designs based on the prowess of high-end luxury and fashion brand de GRISOGONO. Its signature style brings an exclusivity and elegance to the property's common areas, with captivating and flowing elements seamlessly transporting you through the property.

de GRISOGONO
GENEVE





LOCATION



A COMMERCE & TRADE HUB

Strategically located between Port Rashid and Dubai's Drydocks World, Dubai Maritime City capitalises on its strengths, bringing together the entire maritime industry and offering residents a dynamic, urban lifestyle.





مدينة دبي الملاحية
Dubai Maritime City

HARBOUR LIGHTS

de GRISOGONO

DUBAI MARITIME
CITY



- 01 MINA RASHID MARINA
- 02 MRM - RETAIL/RESIDENCES
- 03 SHED - FAMILY MARKET/SPORTS/ ENTERTAINMENT
- 04 MIXED USE PLOTS - RESIDENTIAL/OFFICES
- 05 HEADQUARTER - PCFC
- 06 GARDENS - FRUITS & VEGETABLES
- 07 MOSQUE
- 08 MARINA VIEW
- 09 QE - 2
- 10 MARINA BAY
- 11 HORSE STABLES
- 12 COASTER BERTHS
- 13 SHOWROOMS
- 14 RETAIL
- 15 FERRY TERMINAL
- 16 CRUISE TERMINAL
- 17 HOTEL
- 18 HELIPORTS
- 19 LOW RISE RESIDENTIAL
- 20 CONNECTING BRIDGE
- 21 SUPER YACHTS MARINA
- 22 LUXURY LIVING RESIDENCE
- 23 COMPOUND RESIDENCE
- 24 BEACH
- 25 MARINA
- 26 WATERFRONT PROMENADE
- 27 TOWER DISTRICT
- 28 SHOWROOM AND RETAIL AREA
- 29 PARK ZONES
- 30 ANWA BY OMNIYAT



DUBAI MARITIME CITY AND MINA RASHID

MASTER PLAN

KEY FEATURES



AMENITIES

- 51st floor gym
- 24th floor swimming pool

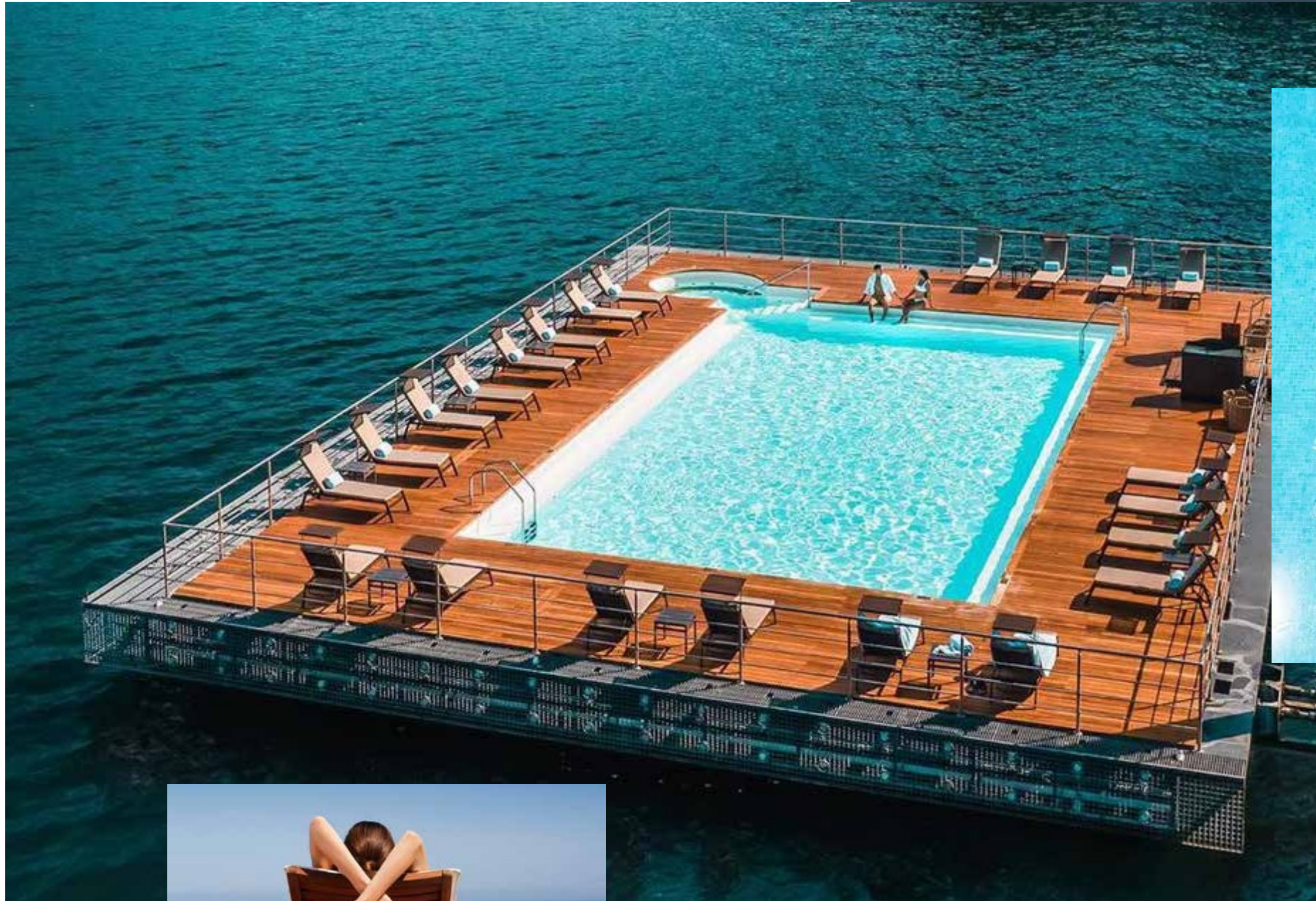


KEY FEATURES

- Luxury 1-, 2- and 3-bedroom apartments
- Prime Maritime City location
- G + 52 floors
- Grand lobby
- Floating pool
- F&B offerings



DUBAI MARITIME CITY



A UNIQUE
FLOATING
POOL IN
THE SEA



Floating Pool Size: 1,400 SQF (18 x 8 meters)

H A R B O U R L I G H T S



THE SEA IS
ONLY THE
BEGINNING



HARBOUR LIGHTS

DUBAI MARITIME CITY



OUR LIGHTS

DUBAI MALL CITY



Lobby Height:5 Meters



HARBOUR LIGHTS

DUBAI MARITIME CITY



G

2



ELEGANCE TOWER

HARBOUR LIGHTS

DUBAI MARITIME CITY

















A white boat is shown from a side-on perspective, moving across a vast, calm blue sea. The sky is a clear, light blue. In the distance, a small island or headland is visible on the horizon. The boat's hull and rigging are visible on the left side of the frame.

PROJECT INSIGHTS

- Floor to Ceiling Height – 3.4 Meters
- Lobby Height – 5 Meters
- No. of Podiums – 5
- No. of Parking – 391 (1 -1BR & 2 BR, 2 - 3BR)
- Mechanical Floor – Level 24
- No. of elevators – 5 +1 Service Lift
- ACD – 30 June 2027

Amenities	Total Area
Retail, F&B - Ground floor	9,687ft ² / 900m ²
Swimming Pool - Level 24	1,400ft ² / 129m ²
Gym - Level 51	1,700ft ² / 161m ²

Unit Type	Luxury Units	Super Luxury Units
1 BR	115	
2 BR	116	2
3 BR	60	1
Total	291	3



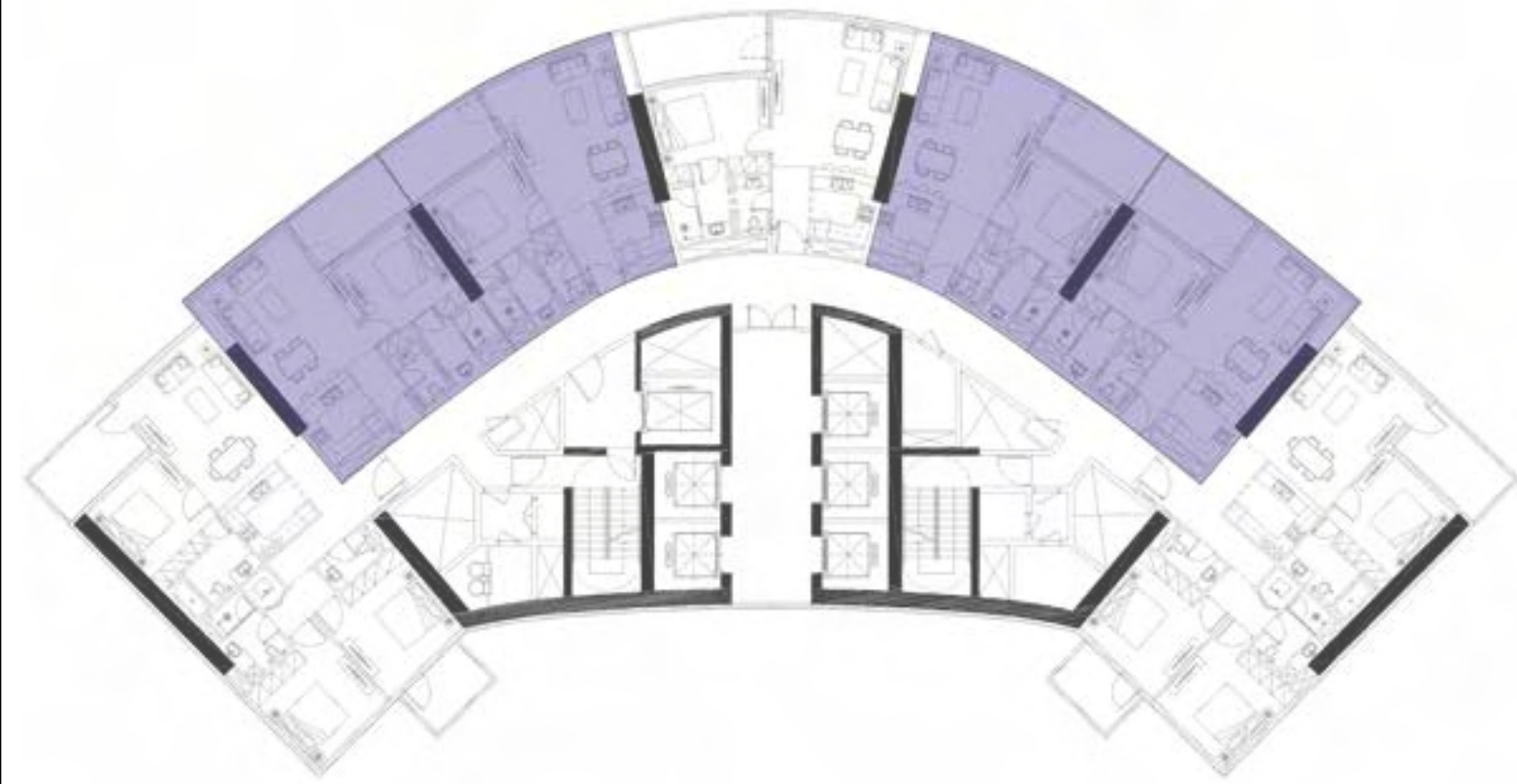
FLOOR PLANS

FLOOR PLAN

1-BEDROOM
TYPE 1

FLOOR PLAN

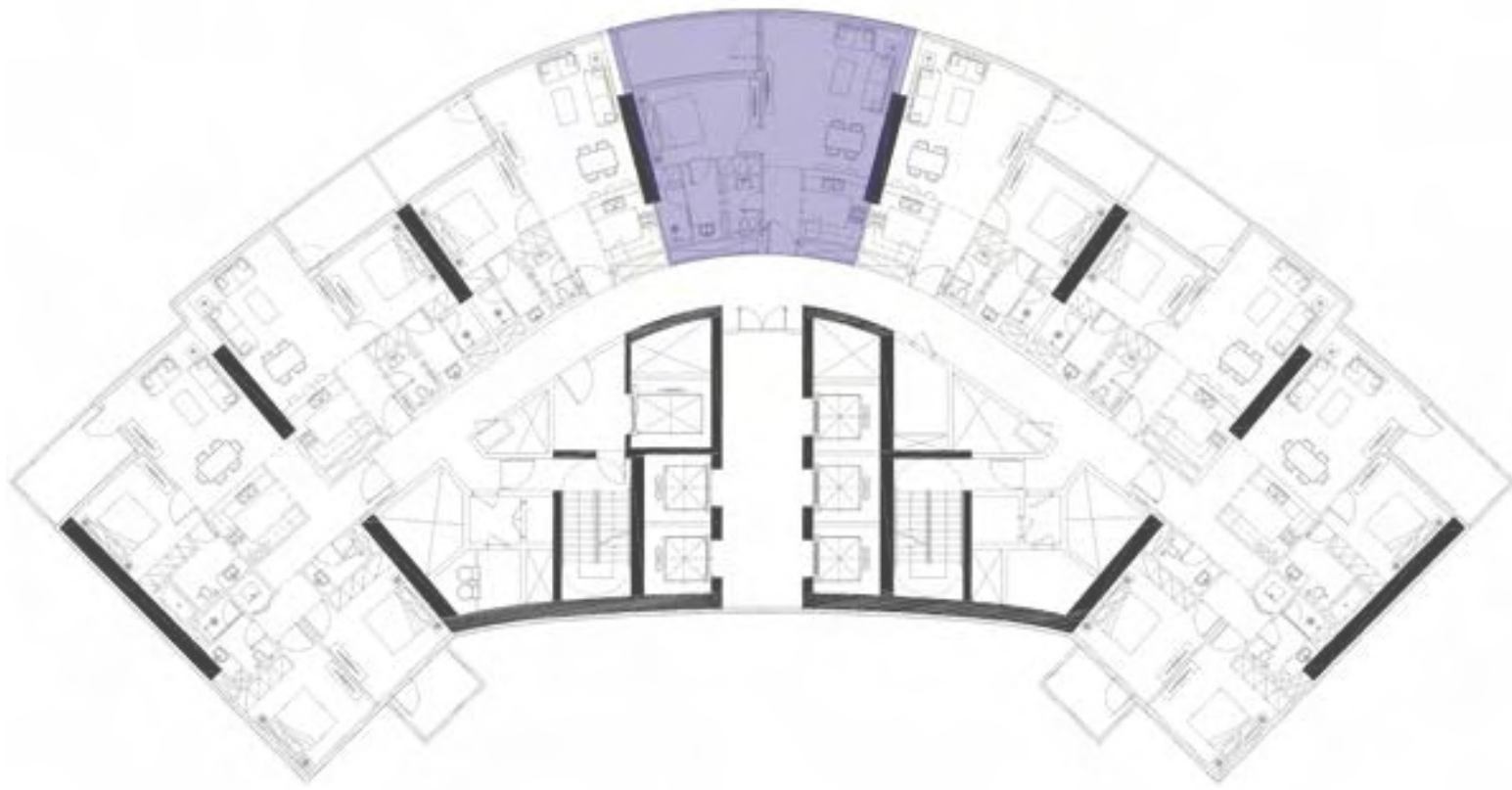
1-BEDROOM
TYPE 1



FLOORS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21, 22, 23

FLOOR PLAN

1-BEDROOM
TYPE 2



FLOORS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21, 22, 23

H A R B O U R L I G H T S

FLOOR PLAN

1-BEDROOM
TYPE 2



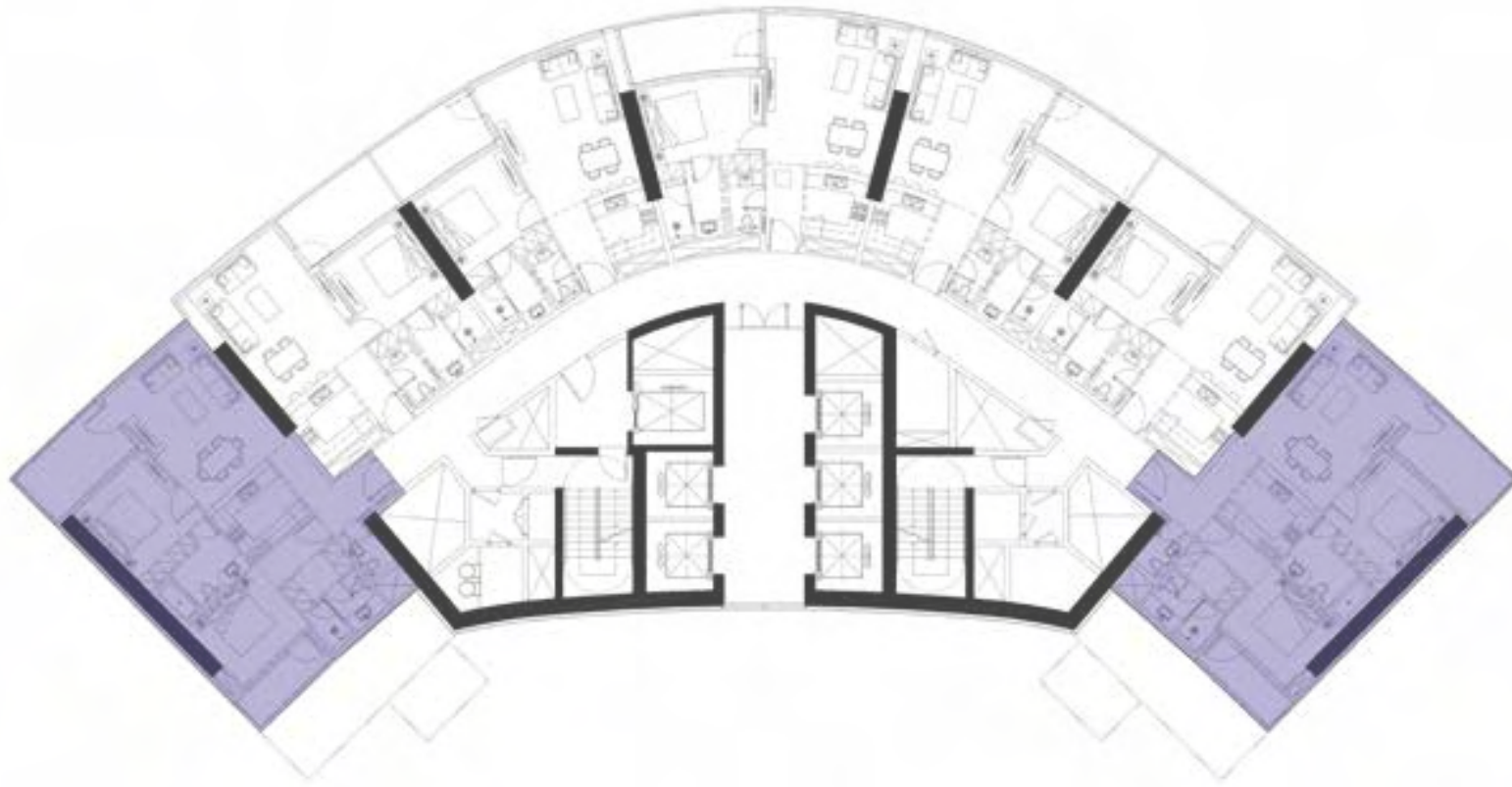
D U B A I M A R I T I M E C I T Y

FLOOR PLAN

2-BEDROOM
TYPE 1

FLOOR PLAN

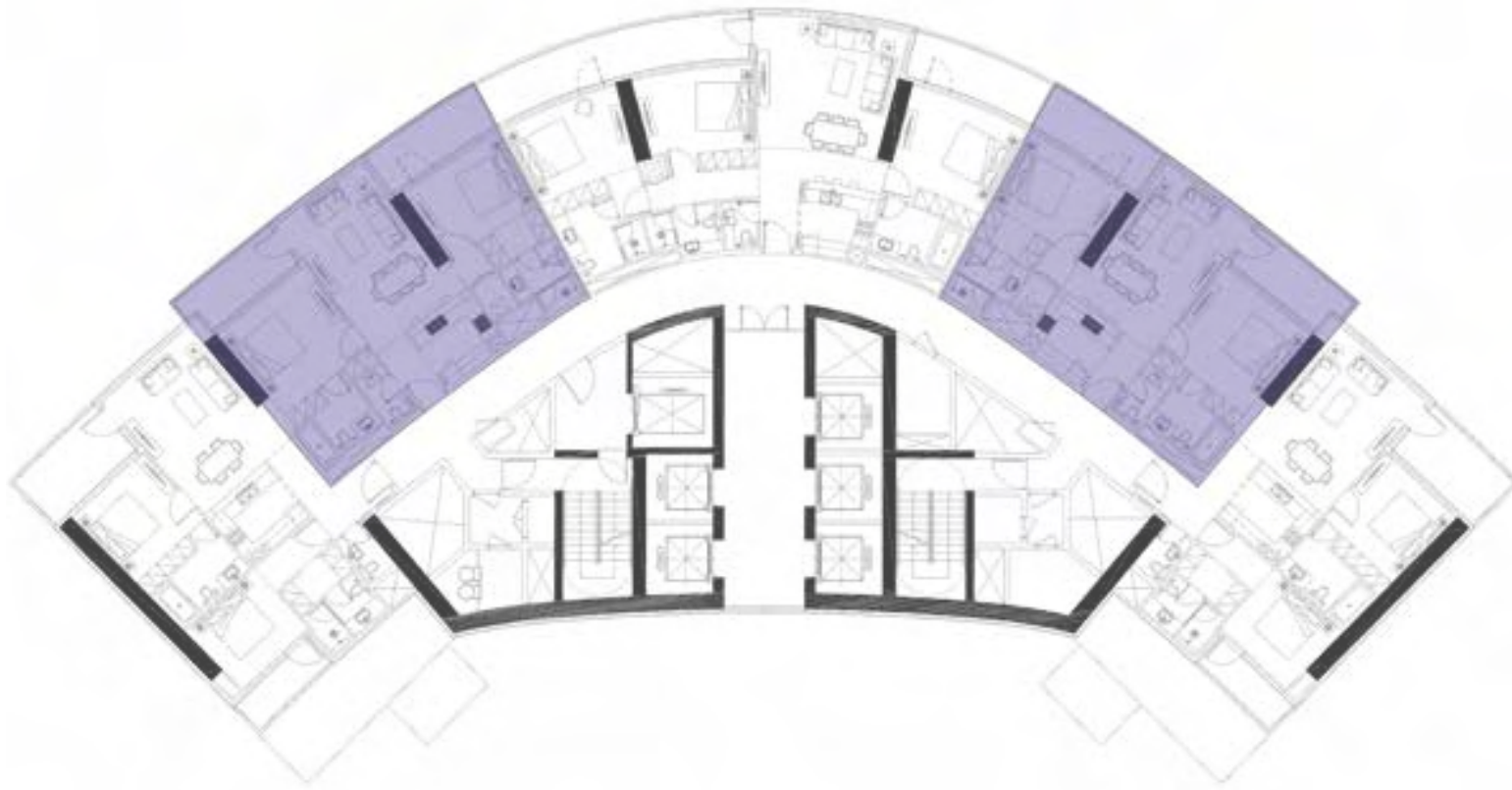
2-BEDROOM
TYPE 1



FLOORS: 18, 19, 20, 21, 22, 23,
25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36,
37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50

FLOOR PLAN

2-BEDROOM
TYPE 2



FLOORS: 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36,
37, 38, 39, 40, 41, 42, 43,44, 45, 46, 47, 48, 49, 50

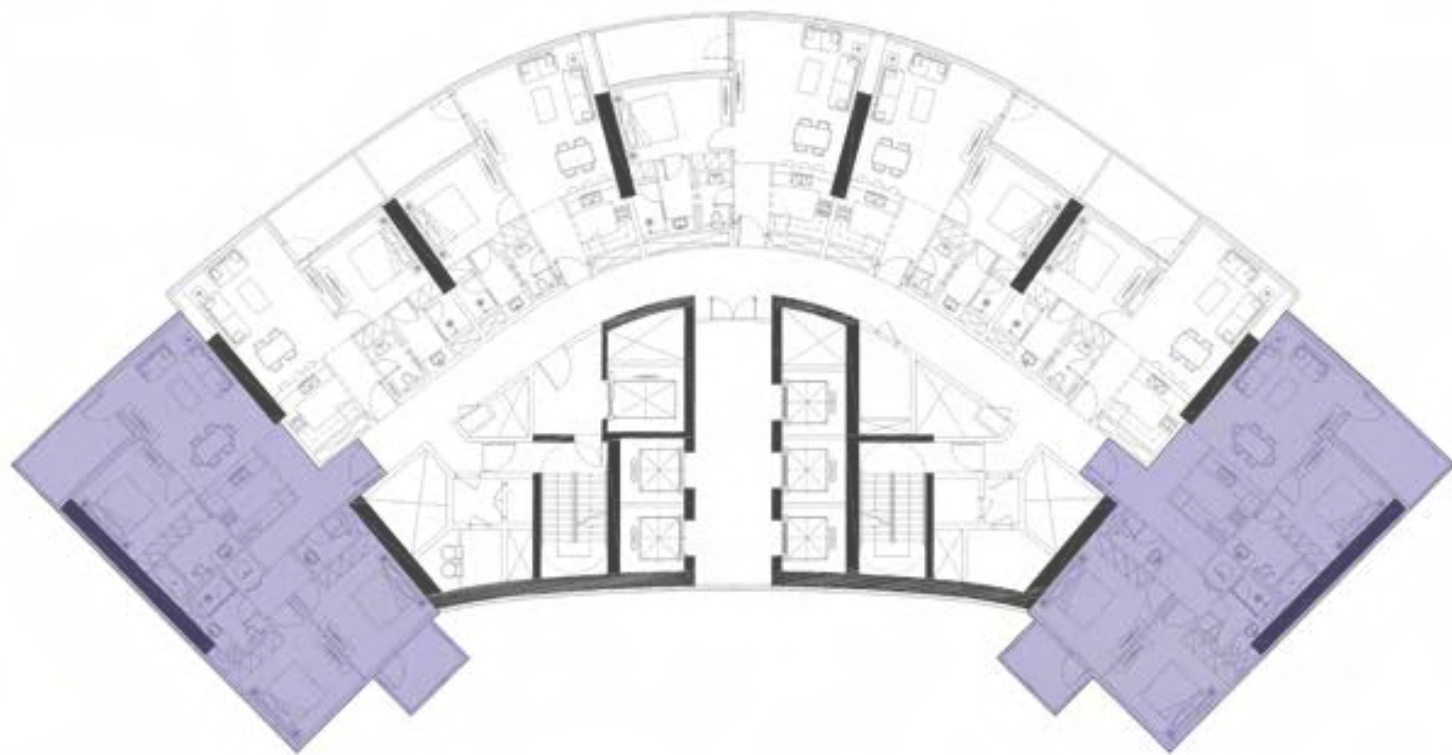
FLOOR PLAN

2-BEDROOM
TYPE 2



FLOOR PLAN

3-BEDROOM
TYPE 1



FLOORS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,
13, 14, 15, 16, 17

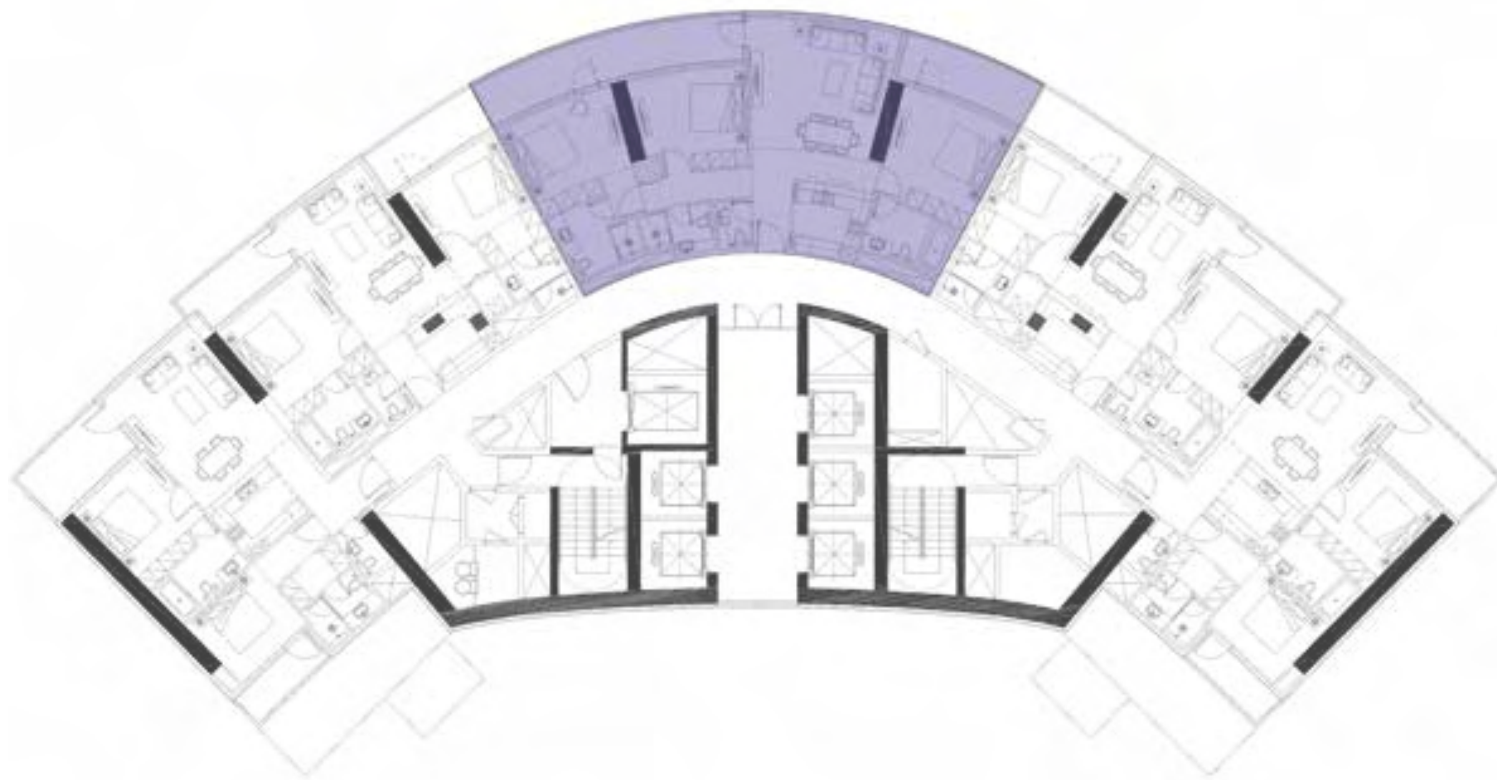
FLOOR PLAN

3-BEDROOM
TYPE 1



FLOOR PLAN

3-BEDROOM
TYPE 2



FLOOR PLAN

3-BEDROOM
TYPE 2



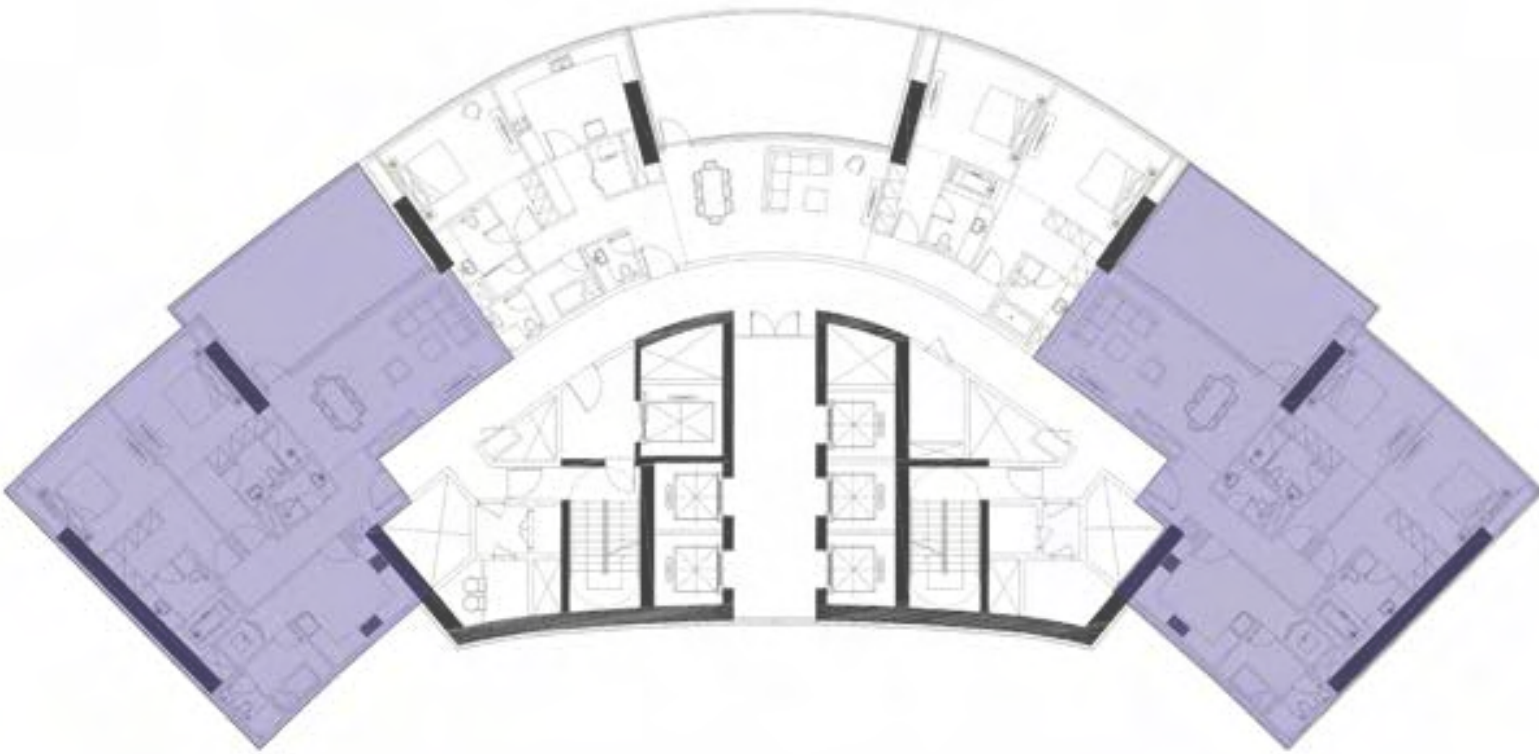
FLOORS: 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36,
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FLOOR PLAN

2-BEDROOM
TYPE 1 (LUXURY)

FLOOR PLAN

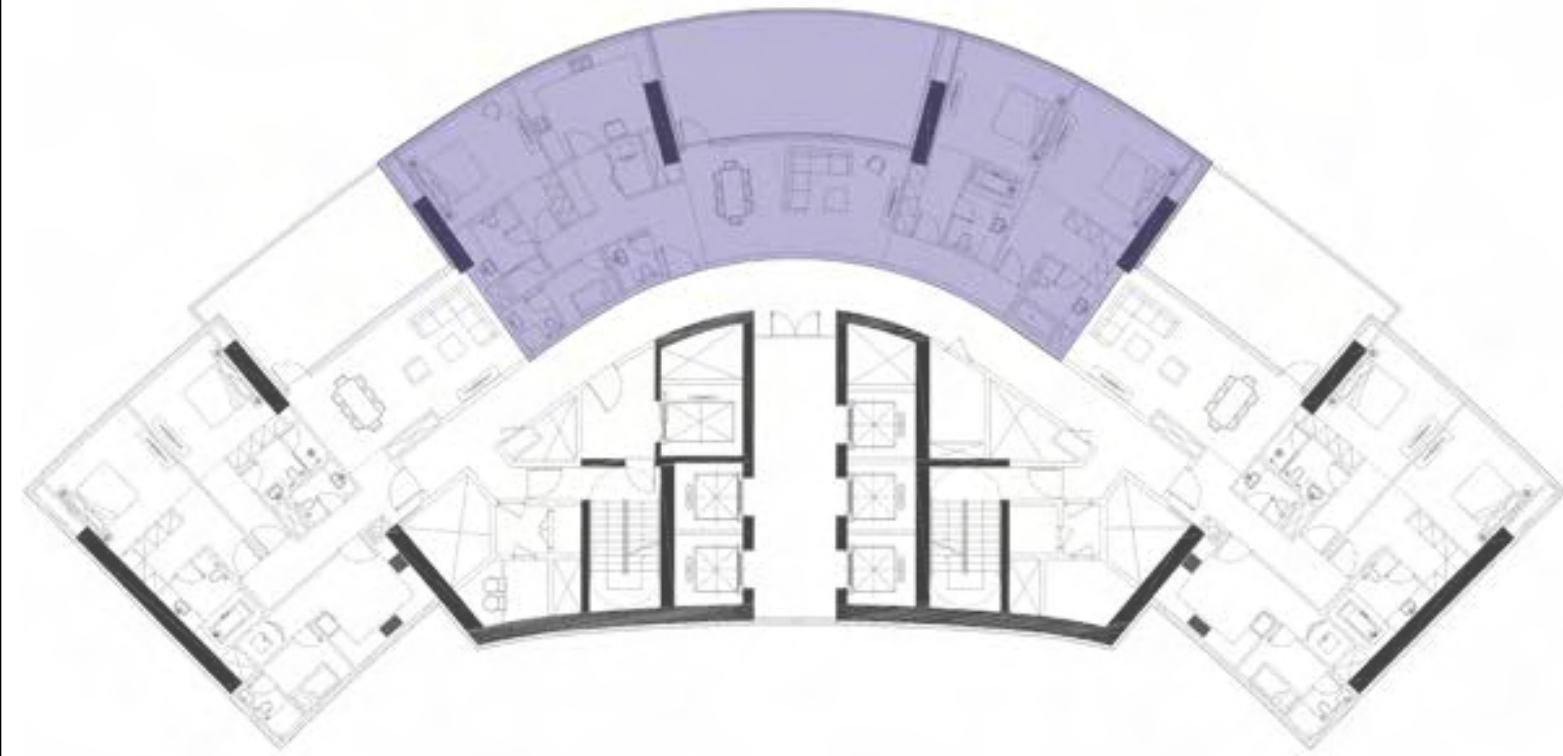
2-BEDROOM
TYPE 1 (LUXURY)



FLOORS: 52

FLOOR PLAN
3-BEDROOM
TYPE 1 (LUXURY)

FLOOR PLAN
3-BEDROOM
TYPE 1 (LUXURY)



FLOORS: 52



FEATURES & AMENITIES

Living and Dining:

- Porcelain tile flooring.
- Painted walls
- Feature Wallpaper on selected walls

Bedrooms:

- Porcelain tile flooring.
- Wardrobes in all bedrooms
- Painted walls
- Feature Wallpaper on selected walls

Kitchen:

- Kitchens fitted with cabinets and stone counter top.
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator, washing machine & dishwasher)
- Porcelain tile flooring
- Painted walls
- Stainless steel sink with fittings

Bathroom Features:

- Porcelain tile flooring
- Porcelain vanity top in all bathroom
- Standard Sanitary ware/s with fittings and accessories.
- Mirror in all bathroom
- Shower enclosure
- Bath tub in Master Bath

Amenities in the building:

- Grand drop-off
- Gymnasium
- Resident's swimming pool

LUXURY UNITS

Living and Dining:

- Porcelain tile flooring.
- Painted walls

Bedrooms:

- Porcelain tile flooring.
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- Kitchens fitted with cabinets and stone counter top.
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- Stainless steel sink with fittings

Bathroom Features:

- Porcelain tile flooring
- Porcelain vanity top in all bathroom
- Standard Sanitary ware/s with fittings and accessories.
- Mirror in all bathroom
- Shower enclosure
- Bath tub in Master Bath (2BR / 3BR units only)

Amenities in the building:

- Grand drop-off
- Gymnasium
- Resident's swimming pool

SUPER LUXURY UNITS

A white boat is shown from a side-on perspective, moving across a vast, calm blue sea. The sky is a clear, light blue. In the distance, a small island or headland is visible on the horizon. The boat's hull is white with a dark stripe near the waterline. The text 'COMMERCIAL TERMS' is overlaid in the center of the image in a white, bold, serif font.

COMMERCIAL TERMS

UNITS CONFIGURATION:

Harbour Lights		Saleable Area (Sq. Ft.)			Price (AED)			SA PSF (AED)		
Type	Total Units	Min	Max	Average	Min	Max	Average	Min	Max	Average
1BR	115	801	869	821	1,322,000	1,643,000	1,452,235	1,650	1,891	1,769
2BR	76	1,189	1,233	1,214	2,199,000	2,503,000	2,335,579	1,790	2,031	1,925
3BR	50	1,507	1,700	1,573	2,336,000	3,282,000	2,685,380	1,550	1,930	1,702

EOI AMOUNT

Harbour Lights EOI amount	
Type	Total Units
1BR	AED 75,000
2BR	AED 120,000
3BR	AED 150,000

MARKET INSIGHTS

Primary Sale						
	The Anwa		Seagate		Harbour Lights	
Unit Type	Avg Unit Size SQF	Avg PSF	Avg Unit Size SQF	Avg PSF	Avg Unit Size SQF	Avg PSF
1 BR	956	1746	737	1581	821	1769
2 BR	1508	1691	1192	1617	1214	1925
3 BR	2024	1825	1726	2040	1573	1702

Secondary Sale				
	The Anwa		Harbour Lights	
Unit Type	Average Unit Size SQF	Average PSF	Average Unit Size SQF	Average PSF
1 BR	988	1613	821	1769
2 BR	1388	1693	1214	1925

A white boat is seen from the side, moving across a vast, calm blue sea. The sky is a clear, light blue. In the distance, a small island is visible on the horizon. The water shows gentle ripples and a slight wake from the boat.

SUMMERY

SELLING POINTS

- 1- BRANDED RESIDENCES @ THE BEST PSF
- 2- ENDLESS OCEAN VIEWS
- 3- BEST PRICED SEAFRONT PROPERTIES IN THE ENTIRE MARKET
- 4- PROMISING FUTURE FOR MARITIME CITY AREA
- 5- FLEXIBLE PAYMENT STRUCTURE
- 6- VIEWS ACROSS ALL UNITS FROM FIRST FLOOR ONWARDS
- 7- PERFECT INVESTMENT OPPORTUNITY FOR BULK BUYERS (FLOORS PRICE RANGE BETWEEN 11.5M to 13.2M)
- 8- ACCESSIBILITY TO DOWNTOWN - SZR - DXB AIRPORT

DAMAC