



THE RESIDENCES AT
MARINA
GATE

A development by



DUBAI MARINA LIFESTYLE

Dubai Marina, the largest man made Marina in the world, is an affluent residential neighborhood known for its stunning skyscrapers, panoramic waterfront views and buzzing lifestyle. Home to the tallest residential block in the world, Dubai Marina features 7kms of walkways known as the Marina Walk.

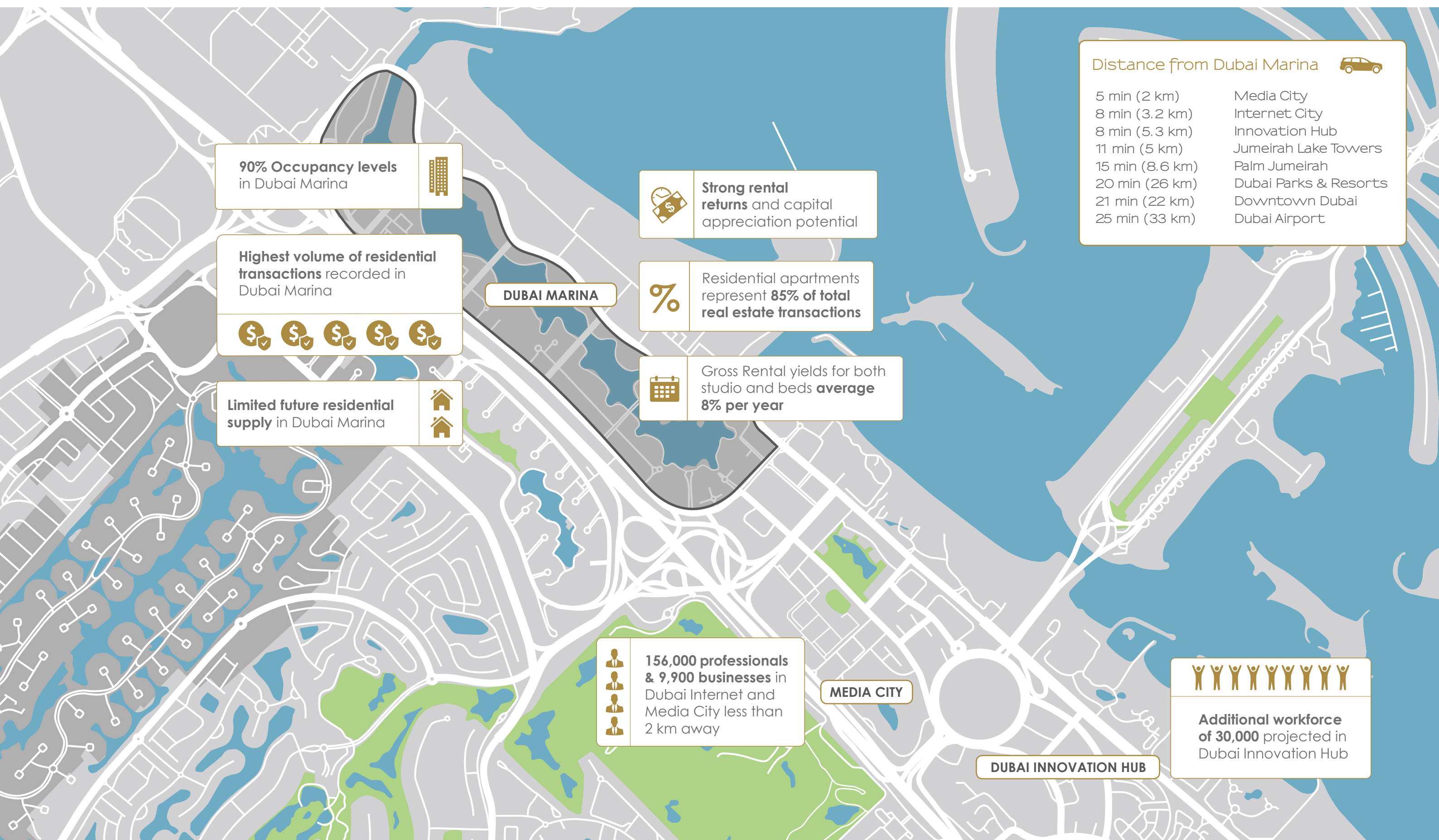
Smart cafés and pop up craft markets line waterside promenade Dubai Marina Walk, while Dubai Marina Mall is packed with chain and luxury fashion brands. Upscale yachts cruise through the large man made marina, where activities range from jet skiing to skydiving.

Residents of Dubai Marina enjoy an unrivalled lifestyle with abundant sunshine all year long. The nearby JBR promenade offers a wide array of recreational facilities like an extensive selection of restaurants & cafés offering cuisines from all over the world, a popular cinema playing the latest blockbusters, shopping arcades featuring your favourite brands and a host of neighbouring 5 star hotel resorts.

Water sports, Dubai Sky Dive and easy accessibility to public transportation including Metro and Tram means that this lifestyle is truly a dream come true.



REASONS TO INVEST IN DUBAI MARINA



90% Occupancy levels in Dubai Marina



Highest volume of residential transactions recorded in Dubai Marina



Limited future residential supply in Dubai Marina



Strong rental returns and capital appreciation potential



Residential apartments represent **85% of total real estate transactions**



Gross Rental yields for both studio and beds **average 8% per year**



156,000 professionals & 9,900 businesses in Dubai Internet and Media City less than 2 km away



Distance from Dubai Marina 	
5 min (2 km)	Media City
8 min (3.2 km)	Internet City
8 min (5.3 km)	Innovation Hub
11 min (5 km)	Jumeirah Lake Towers
15 min (8.6 km)	Palm Jumeirah
20 min (26 km)	Dubai Parks & Resorts
21 min (22 km)	Downtown Dubai
25 min (33 km)	Dubai Airport

MEDIA CITY

DUBAI INNOVATION HUB


Additional workforce of 30,000 projected in Dubai Innovation Hub



THE RESIDENCES AT MARINA GATE

Marking the Northern entrance to the towering Dubai Marina community, The Residences at Marina Gate is a three tower development located at one of the best locations in Dubai Marina. Positioned close to the bridge that connects the island to the mainland on its Northern side, the property provides easy access and parking for residents. On foot, you can step out directly onto the original Marina Walk, the most established part of the district, and take a stroll or jog around the entire perimeter of the water's edge.

Marina Gate has been conceptualized with great attention to detail. In keeping with needs of the residents, the building integrates all its functions into a sequence of inviting spaces, which permits a proper progression from public to private areas, from active to quiet uses, and from utilitarian functions to presentation areas.

The scenic podium levels house a retail colonnade and villas coupled with tree lined communal spaces and infinity pools to complete the contemporary facade.



MARINA GATE I

Spread over 51 floors, the first tower in the development is now complete and apartments are ready to move in.

Designed from the inside out, every apartment in The Residences at Marina Gate is planned to maximize indoor space with high ceilings and right angles. Beautifully appointed ensuite bathrooms and built in wardrobes add to the comfort of spacious bedrooms. The highly functional kitchens are equipped with premium fixtures and state of the art appliances.

Spacious balconies and floor to ceiling windows offer stunning views whether you focus on the distant horizon, the city skyline or the tranquil waters of the Marina.



THE AMENITIES

- Breathtaking infinity pool with temperature control
- Children's pool area
- Spectacular dual level gymnasium overlooking the Marina
- Championship level, illuminated squash and paddle tennis courts
- 8 high speed elevators with a dedicated service elevator
- Direct access loading dock for hassle free moving in
- Dedicated security with integrated CCTV coverage
- 24 hours concierge services
- Secure resident parking

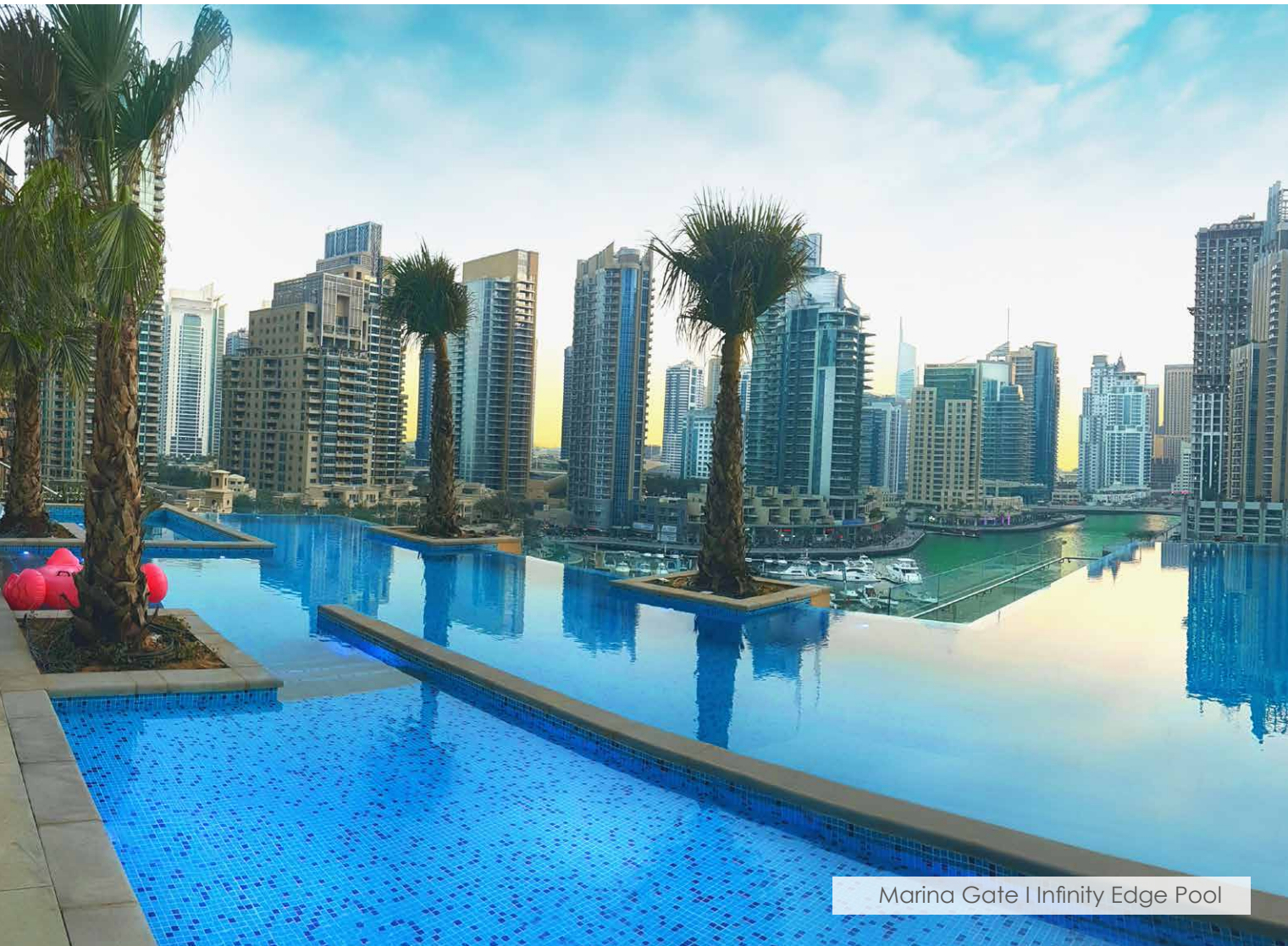
PAYMENT PLAN

Payment Percentage	Payment Timeline
10%	On Reservation*
90%	On Completion

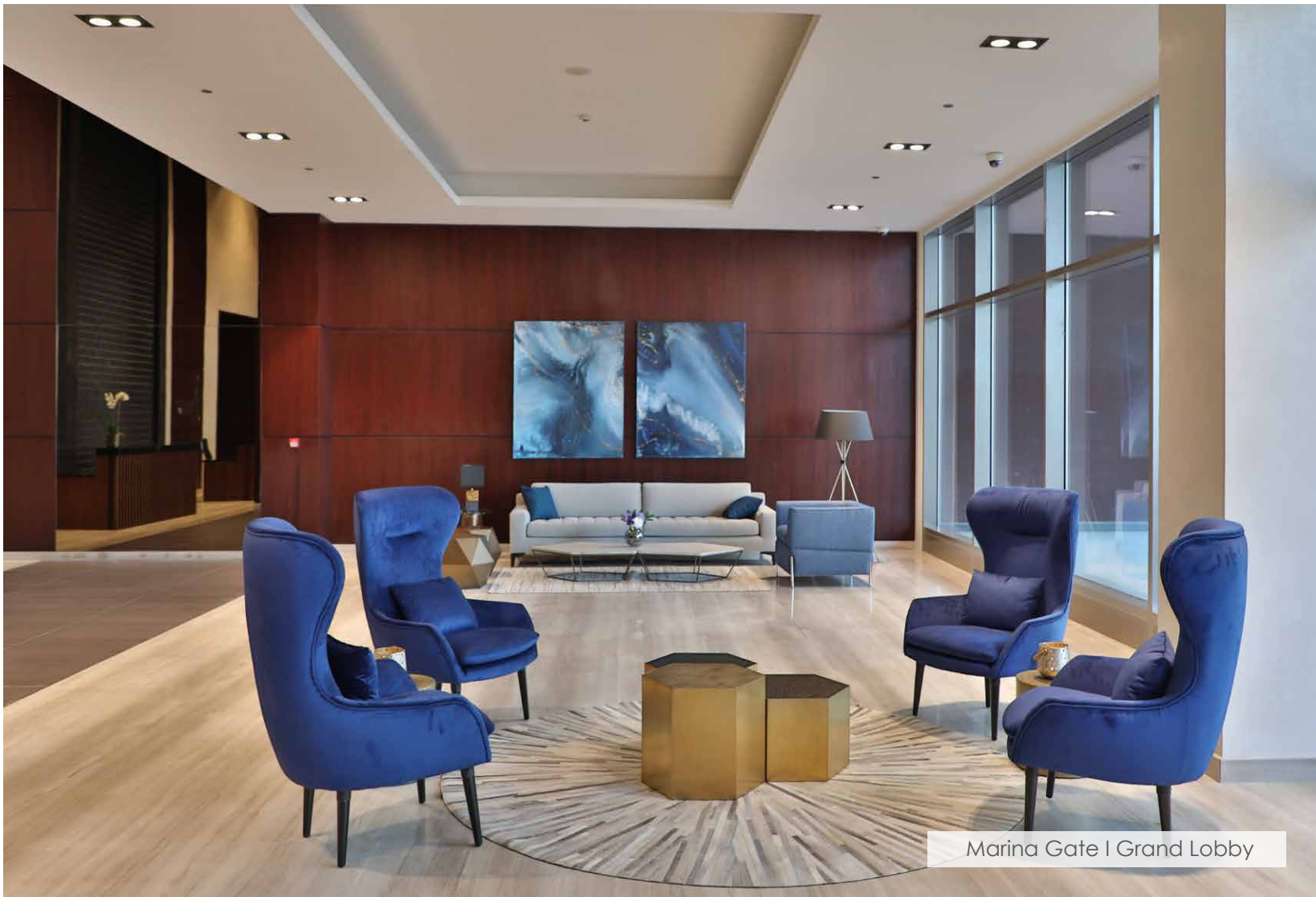
*With (a) 4% + AED 40 registration fees payable to Dubai Land Department (b) AED 787.50 DSR administration fees payable to the developer.



Marina Gate I Gymnasium



Marina Gate I Infinity Edge Pool



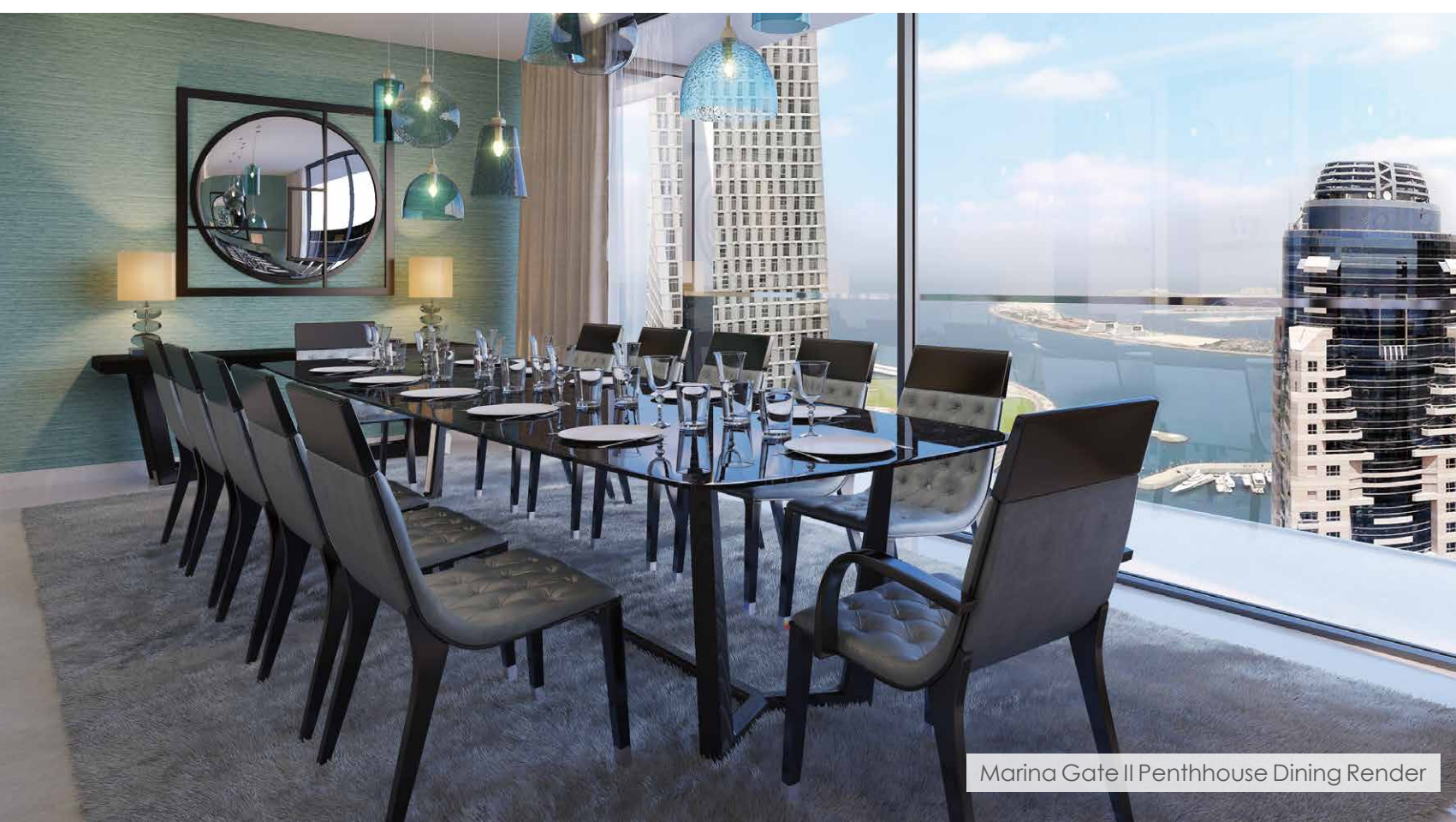
Marina Gate I Grand Lobby



Marina Gate II Living Room Render



Marina Gate II Exterior Render



Marina Gate II Penthouse Dining Render

MARINA GATE II

The Residences at Marina Gate II is scheduled for completion in Q1, 2019 and is spread over 64 floors.

Stunning residences will feature modern layouts with efficient space utilization. Premium finishes, generous built-in closets and panoramic views from spacious balconies are some of the features that residents will enjoy in this luxurious development. Floor-to-ceiling windows allow abundant natural light to flow throughout the open and airy layouts.

Other highlights of the residences include ample storage, laundry, dedicated parking and 24-hour security for homeowners.

THE AMENITIES

- Lounge pool with temperature control
- Children's pool area
- Spectacular dual level gymnasium with steam & sauna facilities
- Full sized basketball court
- 9 high speed elevators with a dedicated service elevator
- Direct access loading dock for hassle free moving in
- Dedicated security with integrated CCTV coverage
- 24 hours concierge services
- Secure resident parking

PAYMENT PLAN

Payment Percentage	Payment Timeline
10%	Unit Reservation*
10%	6 Months Later
80%	On Completion

* With (a) 4% + AED 40 registration fees payable to Dubai Land Department (b) AED 1,055 Oqood administration fees payable to the developer.



Marina Gate II Lobby Render



Marina Gate II Pool Deck Render



Marina Gate II Gymnasium Render

ABOUT SELECT GROUP



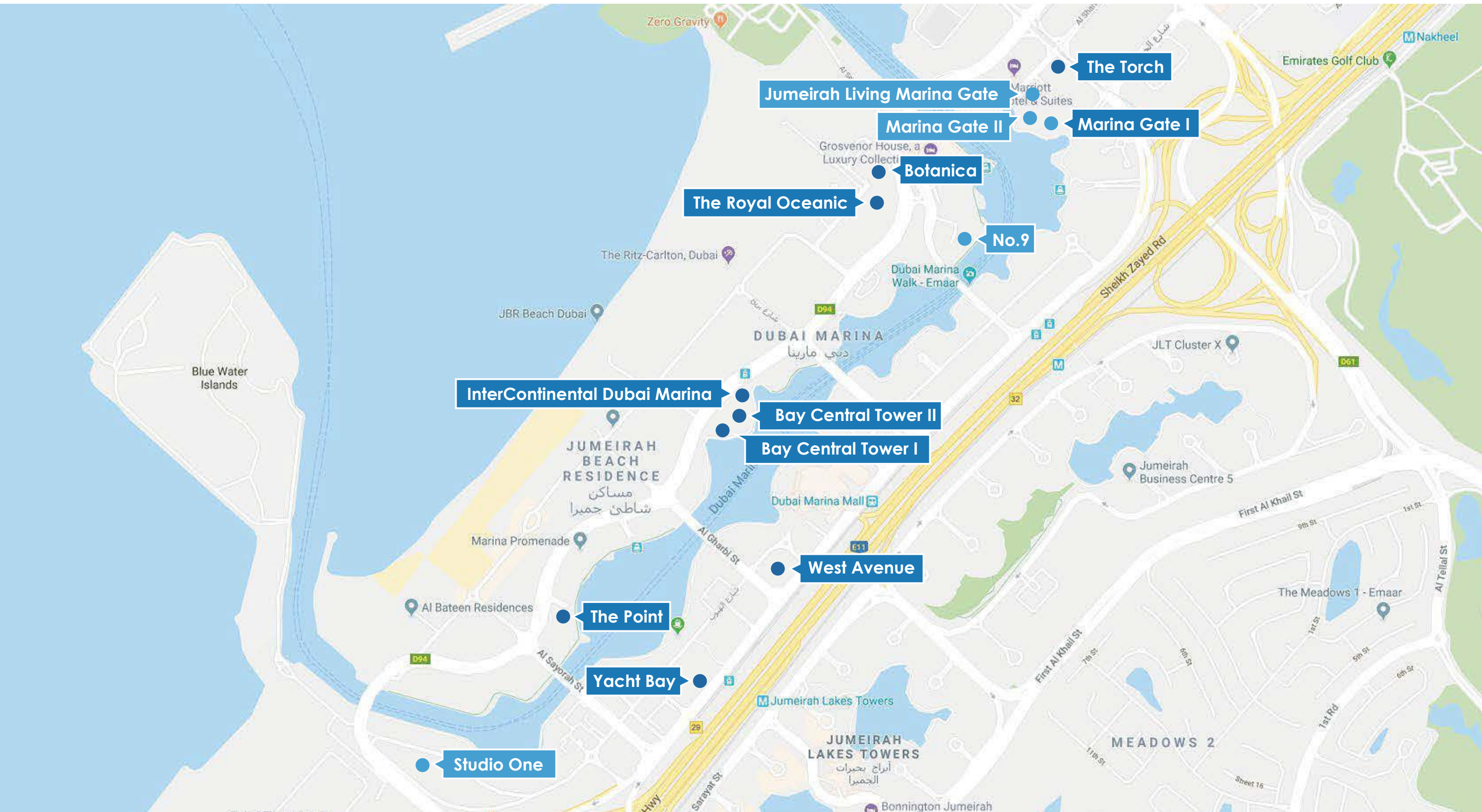
Select Group had created an outstanding reputation for credibility and quality. The group's projects comprise award winning real estate developments in the GCC and Europe, continually emphasizing on quality, guaranteeing customers an exceptional experience in the portfolio of residential, commercial, hospitality and mixed use projects.

- One of the largest private developers in the GCC
- Total BUA delivered and under development: 19.5 million square feet
- Total units delivered and under development: 10,300
- Projects delivered and under development worth GDV in excess of AED 17 billion
- 550 employees across GCC and Europe



OUR DEVELOPMENTS

Under Development Developed





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