

## The Community

Dubai Creek Harbour is an ultra-modern, stylish, and pedestrian-friendly neighbourhood that integrates with Dubai's sustainable urban character. Situated along the historic Dubai Creek, Dubai Creek Harbour consists of 7.4 million sqm of residential space and 500,000 sqm of parks & open spaces with a viable mix of retail, business, recreation, and community facilities, all within walking distance. With endless amenities, diverse recreational opportunities and a community filled with fun-loving, like-minded people, there is something for everyone.

## Why ARLO?

ARLO is nestled in a special district near Creek Beach, ideal for those looking for an active way of life. Explore the scenic waterfront promenade, enjoy play areas and an adventure playground, and go on thrilling adventures at the cycling track and skate park. Sports courts await your competitive spirit, and connections to the RTA ferry terminal and metro station promise seamless mobility.

## Key Features

- **Scenic Waterfront Living:** Nestled on historic Dubai Creek, ARLO provides tranquil, picturesque waterfront views that redefine urban serenity.
- **Seamless Connectivity:** Just a four-minute walk from the metro, ARLO offers effortless access to Dubai's attractions and major roads for easy city navigation.
- **Lush Green Spaces:** Steps from verdant parks and a lively promenade, ARLO blends natural tranquillity with urban convenience.
- **Luxurious Design:** Featuring sleek architecture with expansive windows and balconies, ARLO extends living spaces into the outdoors, mirroring the creek's natural beauty.
- **Exclusive Amenities:** ARLO promotes wellness with its yoga room, fitness centre, and expansive pool area, fostering a vibrant community lifestyle.
- **Sustainable Living:** Committed to eco-friendliness, ARLO integrates energy-efficient systems and smart waste management, meeting high sustainability standards.
- **Diverse Residential Options:** ARLO offers a variety of 1, 2, and 3-bedroom apartments and exclusive townhouses with rooftop terraces.
- **Proximity to Leisure and Recreation:** Close to Creek Island's leisure amenities like a marina, yacht club, and fine dining, ARLO enhances residential life with luxury and leisure.

## Nearby Attractions

- **Creek Island:** Upscale residences with breath-taking views and world-class amenities.
- **Creek Marina:** Retail, dining, and artistic expressions with mesmerizing views of Downtown Dubai.
- **Harbour Promenade:** A bustling hotspot offering unique cityscape views.
- **Creek Side Park:** A lush oasis packed with amenities, from fitness centres to an amphitheatre.
- **Viewing Point:** A 70-meter marvel offering unparalleled views of Downtown and the Address Grand towers.
- **Central Park:** A sprawling green space with activities for the entire family.

Payment Plan	Payment Percentage	Date
Down Payment	10%	May 2024
1st Instalment	10%	Jul 2024
2nd Instalment	10%	Jan 2025
3rd Instalment	10%	Jun 2025
4th Instalment 20% Construction Completion	10%	Apr 2026
5th Instalment 40% Construction Completion	10%	Nov 2026
6th Instalment 60% Construction Completion	10%	Jun 2027
7th Instalment 80% Construction Completion	10%	Dec 2027
8th Instalment 90% Construction Completion	10%	Apr 2028
9th Instalment 100% Construction Completion	10%	Oct 2028

## Residential Units

Apartments	Area Sq. ft.		Starting Price (in AED Mn)
No. of Bedrooms	Min. Area (sq. ft.)	Max. Area (sq. ft.)	From
1-Bedroom	705	829	1.7 M
2-Bedroom	1,209	1,261	2.7 M
3-Bedroom	1,745	1,745	4.7 M
3-Bedroom Townhouse	3,263	3,276	5.6 M

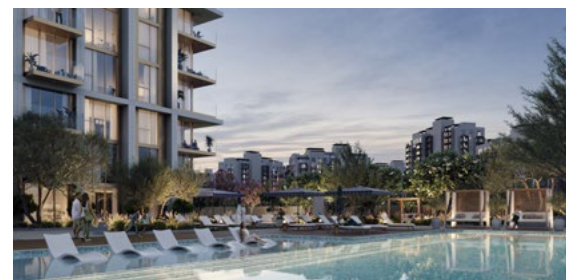
## Facts

- 431 units
- 1, 2 & 3-bedroom apartments
- 3-bedroom townhouses



## Premier Amenities

The amenities podium features a versatile multipurpose room, a state-of-the-art gym, elegant pool areas and wellness spaces, all fostering a strong sense of community and enriching the ARLO



- Kids Play Area
- Pool & Pool Area
- Indoor and Outdoor Gym
- Kids' Pool Area
- Multipurpose Room
- Yoga Area
- Amenities Platform

## The Developer

EMAAR'S REVENUE FOR 2023 – AED 26.7 billion (US\$ 7.3 billion)

With a proven track-record in delivery, Emaar has delivered approximately 108,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.