

BLUEWATERS *bay*





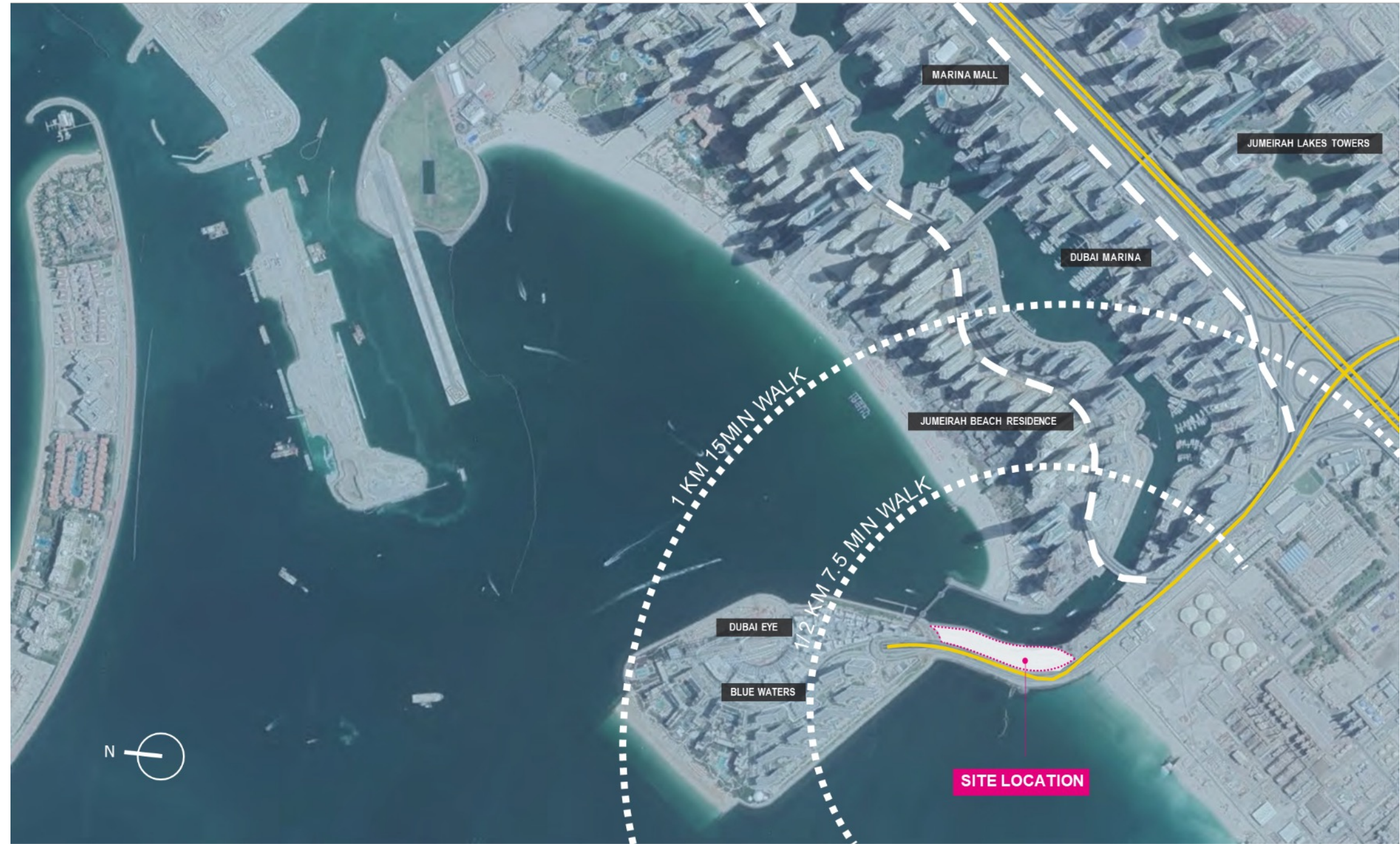
## A SEASIDE ADDRESS UNLIKE ANY OTHER

Surrounded by Bluewaters island, The Palm and JBR, Bluewaters Bay is set to be the new benchmark in waterfront living.



# CONNECTIVITY

It's unique location in one of the popular areas the city enables residents to access well established destinations and iconic landmarks in Dubai through major highways, road networks and pedestrian friendly connections.



5

MINUTE WALK FROM  
BLUEWATERS ISLAND

10

MINUTE WALK FROM  
THE BEACH at JBR

5

MINUTE DRIVE FROM  
DUBAI MARINA

10

MINUTE DRIVE FROM  
THE PALM

15

MINUTE DRIVE FROM  
DOWNTOWN DUBAI

30

MINUTE DRIVE FROM  
DUBAI INTERNATIONAL  
AIRPORT

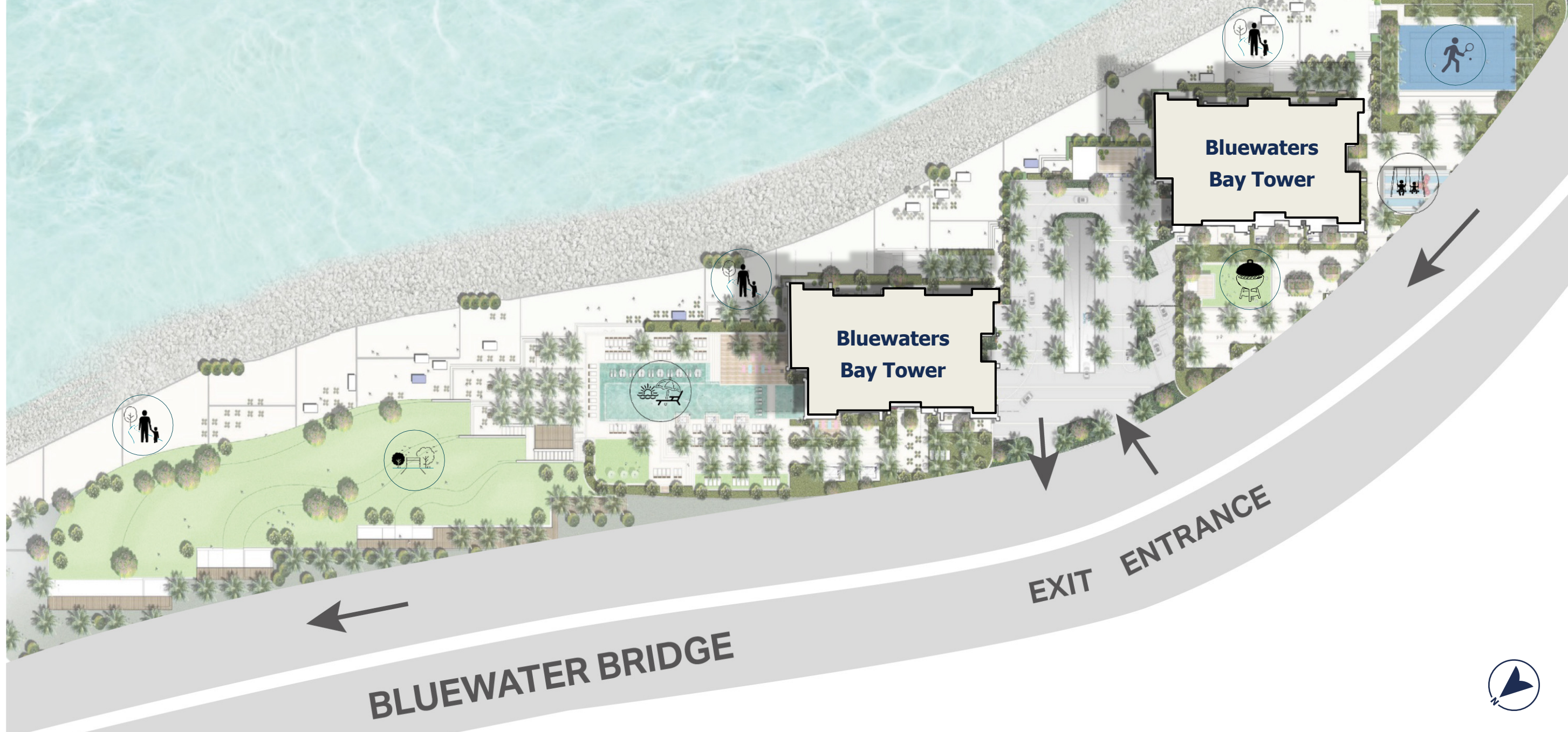




## BLUEWATERS BAY

Conceived to reimagine resort inspired lifestyle, Bluewaters Bay epitomizes a new version of luxury seaside living. The design is inspired by the Dubai lifestyle capturing the spectacular waterfront and city views

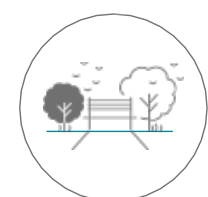




# MAIN FACILITIES



GENEROUS & WELCOMING  
MAIN ARRIVAL  
DROP- OFF AREAS



ELEVATED  
COMMUNITY  
GARDEN



INFINITY POOL  
WITH FABULOUS  
SEA-VIEWS



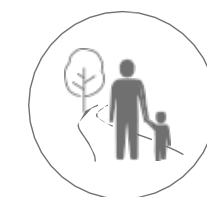
CLOSE TO  
DAYCARE CENTRES &  
COMMUNITY STORES



SPECTACUL  
AR TENNIS  
COURT



SHADED KIDS  
SWIMMING POOL  
& PLAY AREA



LONG  
WALKWAYS &  
JOGGING  
PATHS



LUSH  
LANDSCAPES &  
BBQ AREA



BLUEWATERS *bay*

THE LIFESTYLE





GENEROUS AND WELCOMING EXPERIENCE AT THE MAIN ARRIVAL LEVEL





ELEVATED COMMUNITY GARDENS AND PROMENADE WALKWAY LEADING TO AIN DUBAI AND THE BEACH at JBR





RESORT-STYLE INFINITY POOL WITH BREATH-TAKING VIEWS OF THE SEA AND AIN DUBAI





SPACIOUS OPEN AREAS AND OUTDOOR SEATING SURROUNDED BY AWE-INSPIRING VIEWS OF THE SEA AND SKYLINE





WELL-EQUIPPED FITNESS CENTRE AND OUTDOOR EXERCISE AREA TO PROMOTE A HEALTHY LIFESTYLE





OBSERVATION DECK AT THE TOP CAPTURING VIEWS OF THE ICONIC DUBAI WATERFRONT





SPECTACULAR TENNIS COURT AND SHADED KIDS PLAY AREAS





BALCONY VIEW OVERLOOKING THE INFINITY POOL WITH REMARKABLE VIEWS OF THE SEA, AIN DUBAI AND SKYLINE





SPACIOUS BALCONIES OVERLOOKING THE SEA, AIN DUBAI AND DUBAI WATERFRONT





MAGICAL SUNSET VIEWS FROM YOUR PRIVATE LIVING SPACE



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THE ELEGANT  
INTERIORS





A GRAND AND INVITING ENTRANCE EXPERIENCE THROUGH THE MAIN LOBBY





SPACIOUS LAYOUTS WITH PANORAMIC VIEWS OF THE SEA AND DUBAI WATERFRONT





CONTEMPORARY LIVING ENHANCED BY SUPERIOR KITCHEN LAYOUTS  
AND FINISHES





RELAXING MASTER BEDROOM WITH PANORAMIC VIEWS OVERLOOKING THE SEA



## UPGRADED FINISHES AND MODERN FEATURES IN THE BATHROOMS



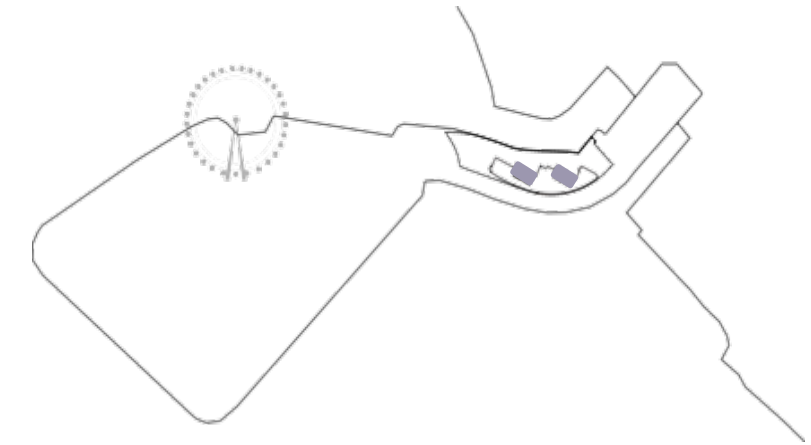
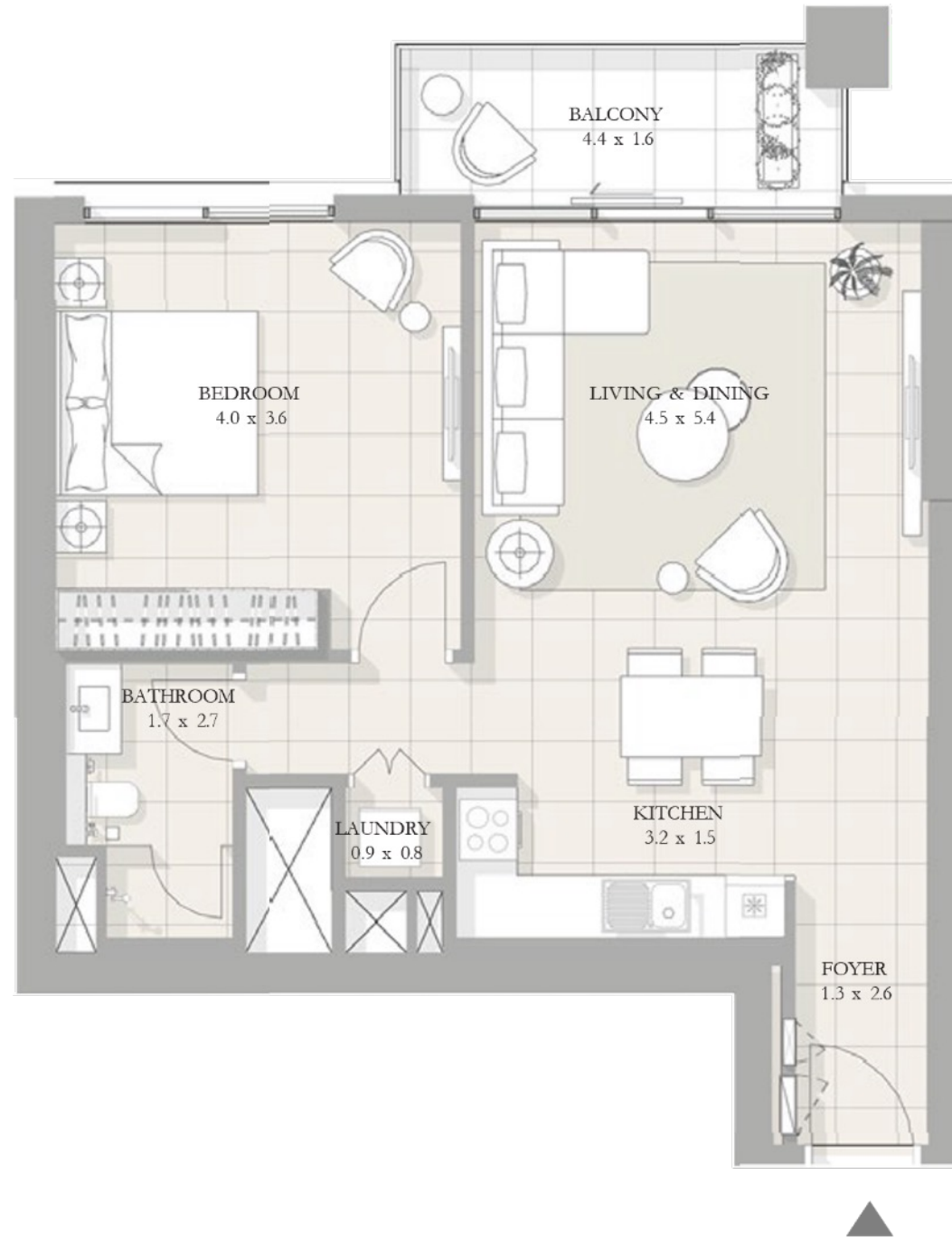


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**FLOOR PLANS**

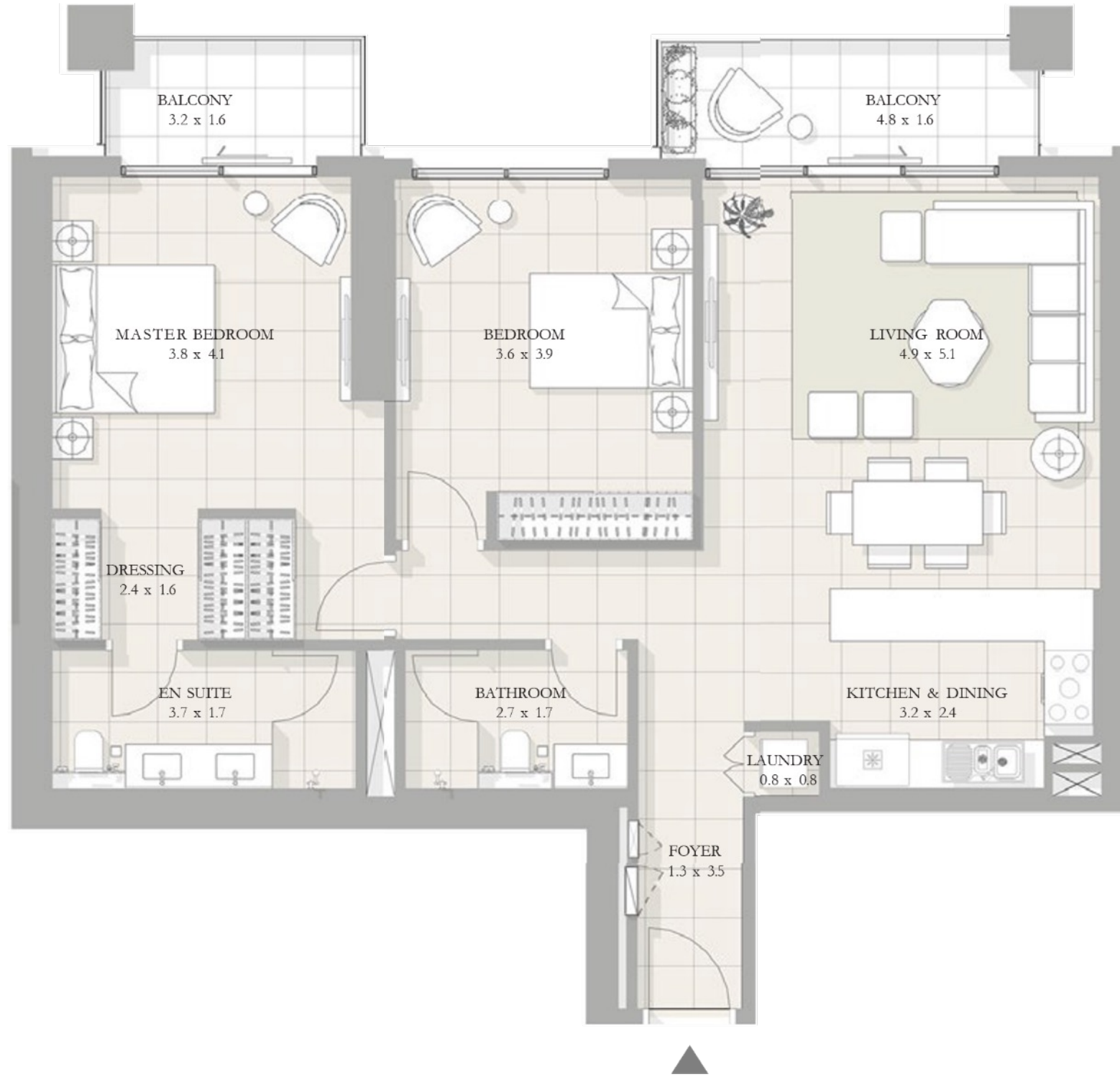


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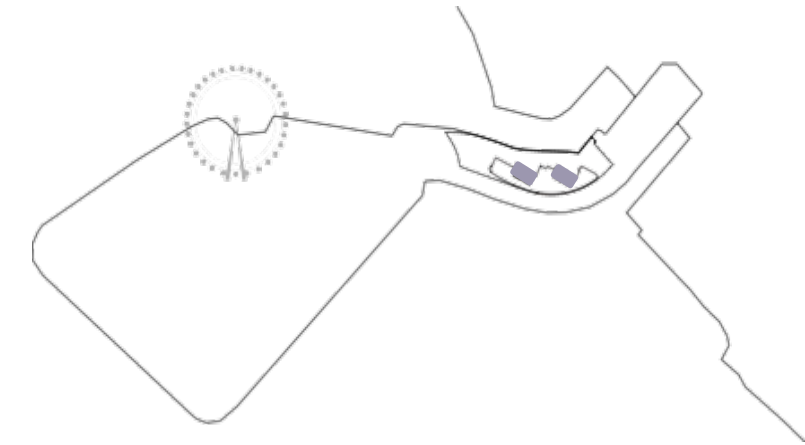


1-BEDROOM





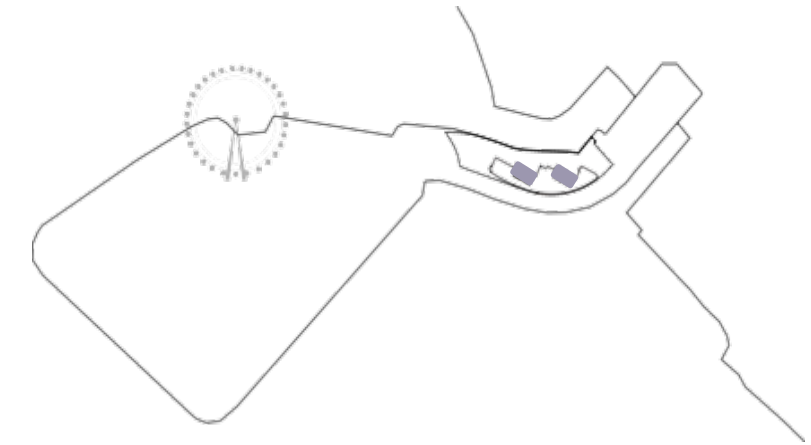
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2-BEDROOM



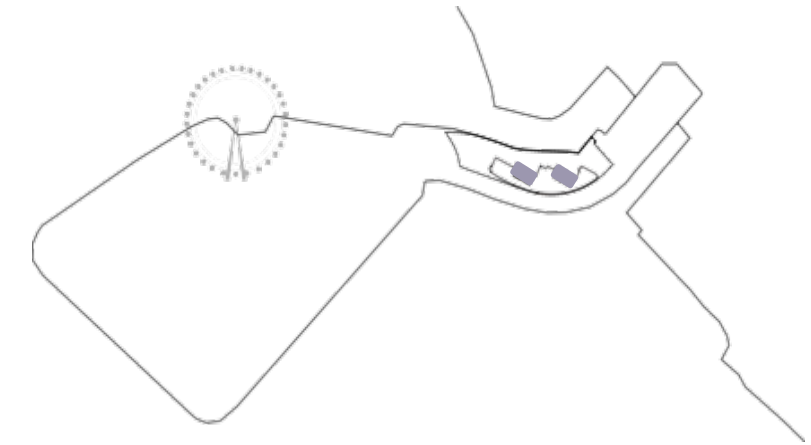
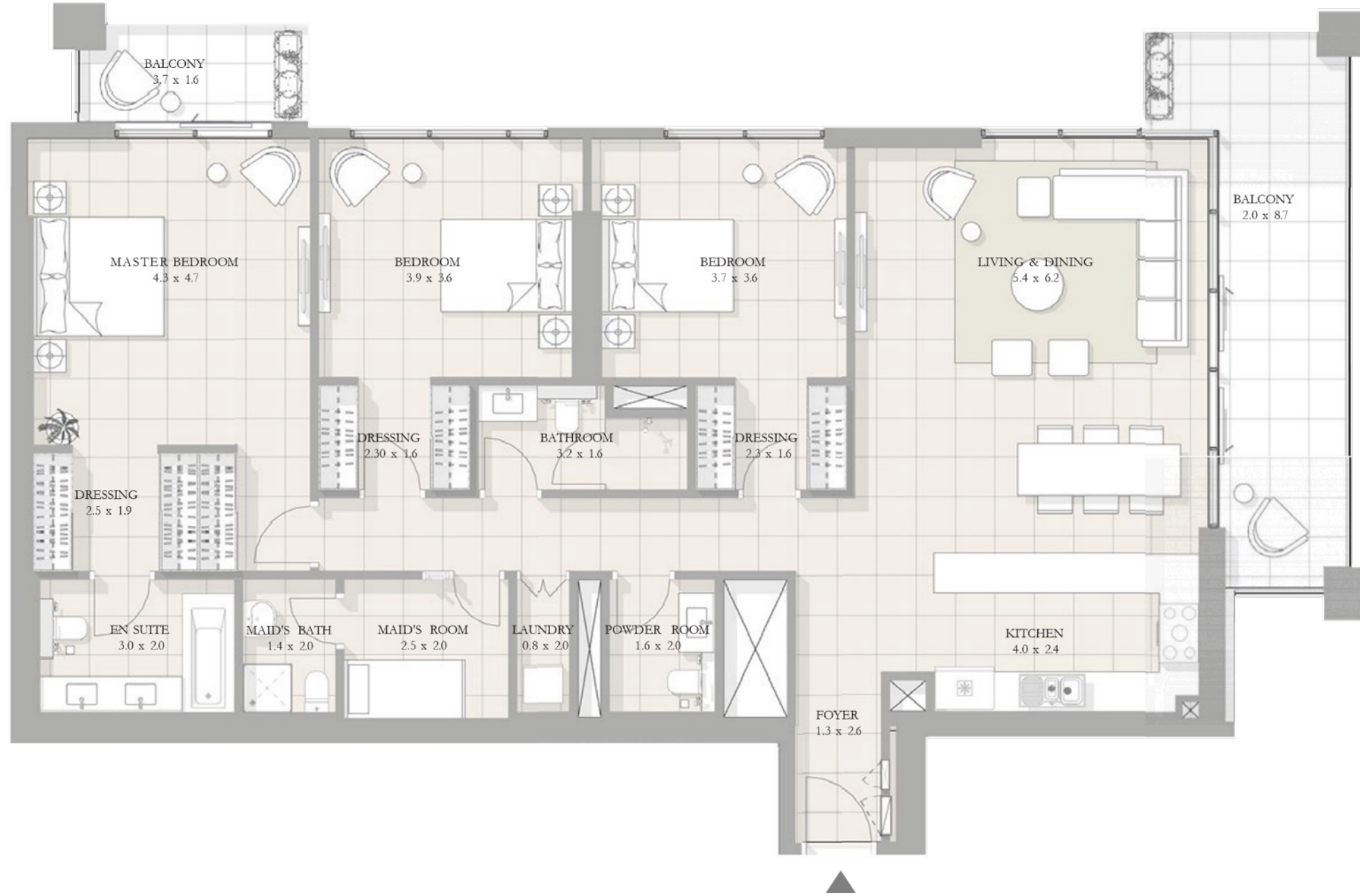
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2-BEDROOM+MAID

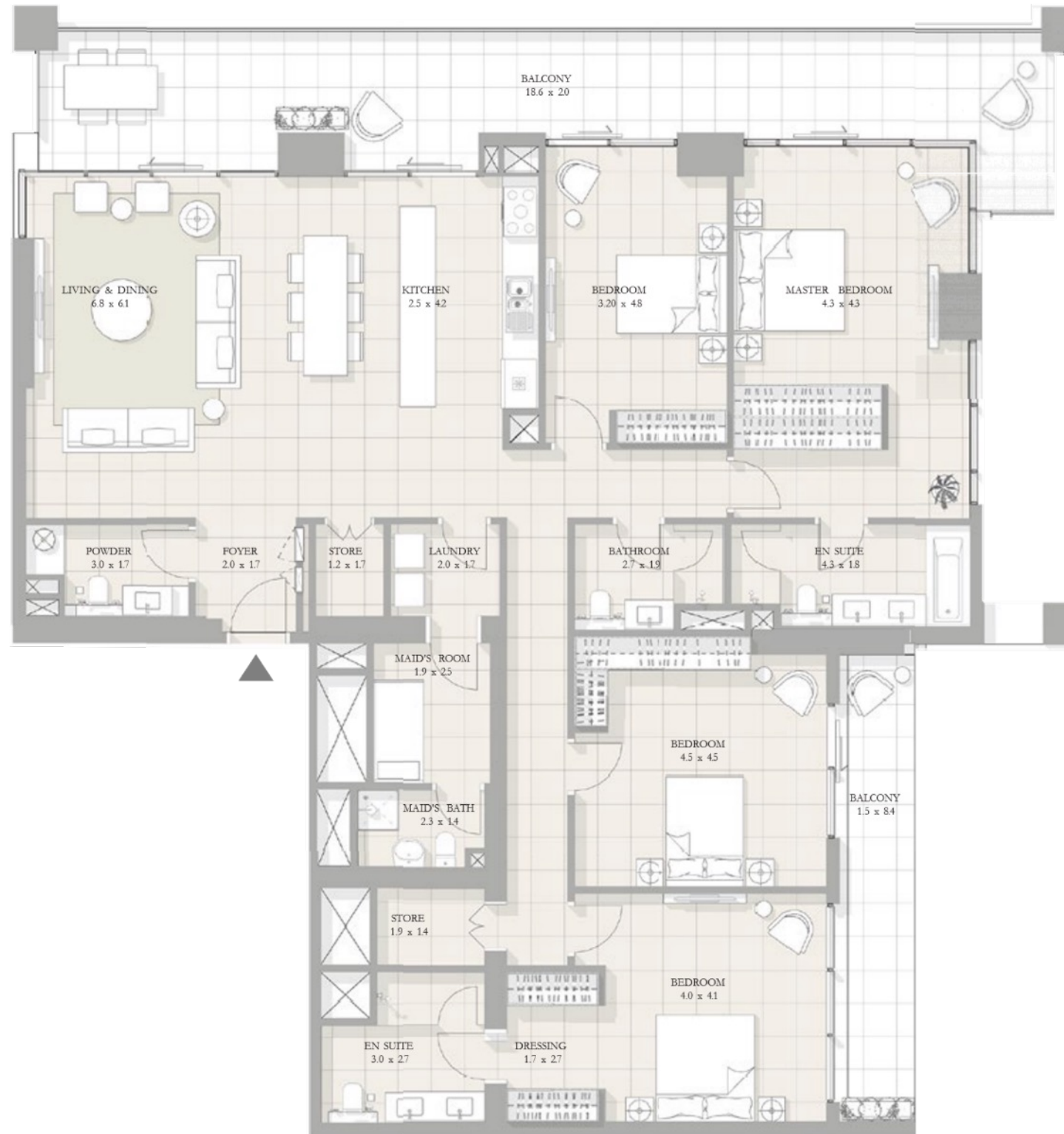


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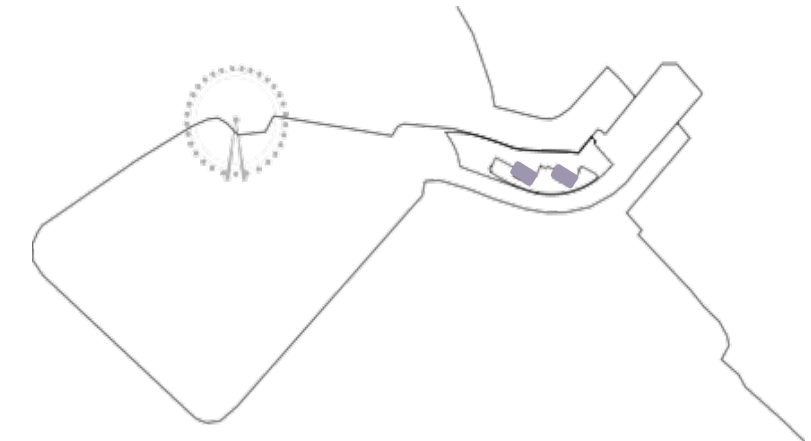


3-BEDROOM





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4-BEDROOM



# BUILDING CHARACTERISTICS

**BLUEWATERS** *bay*

- 2 BUILDINGS
- 672 RESIDENTIAL UNITS
- 1, 2, 3 and 4-BEDROOM UNITS
- 3 PENTHOUSE UNITS
- 1 RETAIL UNIT
- RESORT-STYLE POOL
- KID'S POOL
- FITNESS CENTRE
- LUSH GREEN SPACES & BBQ AREAS
- TENNIS COURT

NO OF BEDROOMS	MINIMUM TOTAL AREA	MAXIMUM TOTAL AREA
1 Bedroom	800 Sq.ft	925 Sq.ft
2 Bedroom	1,225 Sq.ft	1,650 Sq.ft
3 Bedroom	2,000 Sq.ft	2,050 Sq.ft
4 Bedroom	2,850 Sq.ft	3,050 Sq.ft



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PRICES



# PRICES



## 1 BEDROOM

STARTING FROM AED 2.56M

## 2 BEDROOM

STARTING FROM AED 3.35M

## 3 BEDROOM

STARTING FROM AED 6.35M

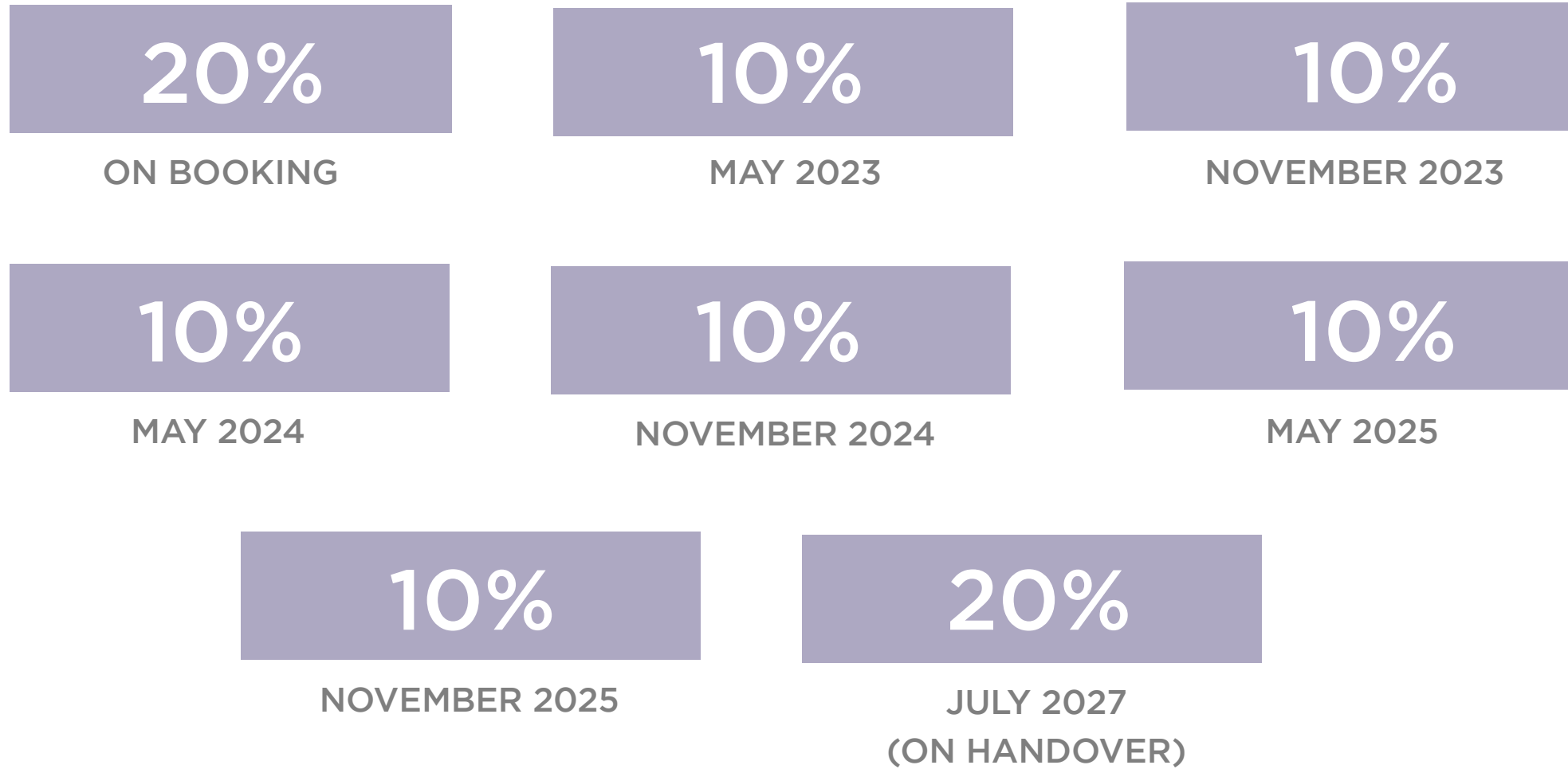


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**PAYMENT PLAN**



# PAYMENT PLAN





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**ONLINE REGISTRATION  
PROCESS**



# ONLINE REGISTRATION PROCESS



After 2 to 3 days, you will receive a notification to register your clients with a few dos and don'ts to keep in mind.

## Do's

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.



# ONLINE REGISTRATION PROCESS



## Don'ts

- Do not register your client before receiving the official registration notification. Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.



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**SALES LAUNCH  
EVENT**



# SALES LAUNCH EVENT



## VENUE

Coca-Cola Arena, Dubai

## DATE

Wednesday, 7<sup>th</sup> December 2022

## TIME

9:00am Onwards



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[meraas.com](http://meraas.com)