



GRAND BLEU TOWER  
INTERIORS *by* ELIE SAAB

AT EMAAR BEACHFRONT

**GRAND BLEU TOWERS - INTERIORS *by* ELIE SAAB**





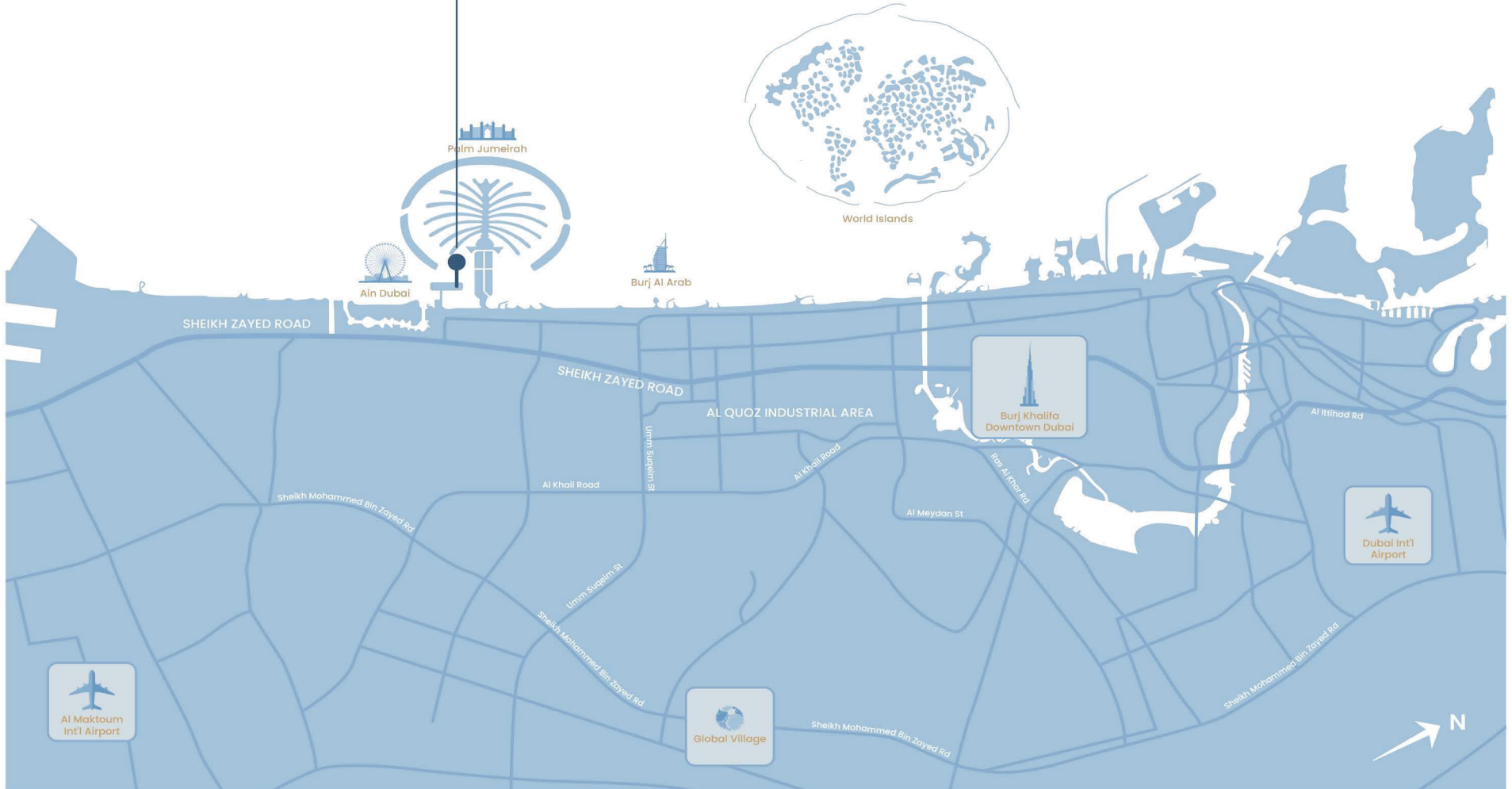
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## Dubai Map

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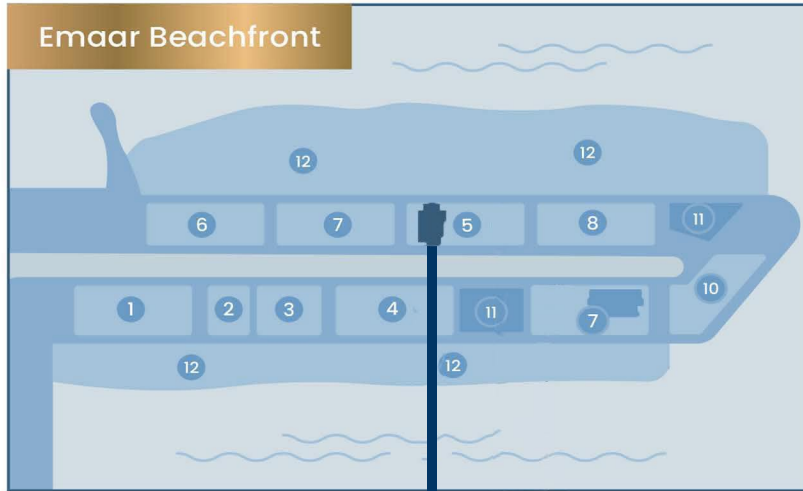
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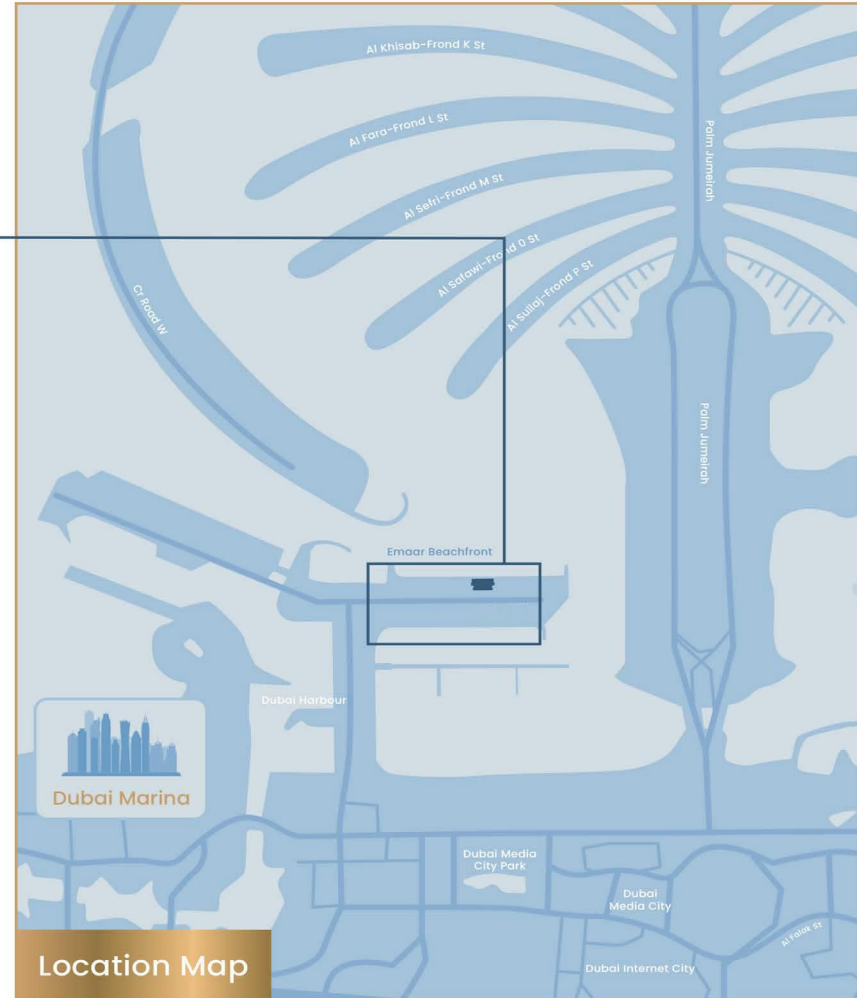
## View Map & Orientation



Palm Jumeirah



Ain Dubai



Burj Al Arab

**Tower 2**

- 1 Sunrise Bay Tower
- 2 South Beach
- 3 Marina Vista
- 4 Beach Mansion
- 5 Grand Bleu Tower
- 6 Beach Vista Tower
- 7 Palace Beach Residence
- 8 Address Residences The Bay
- 9 Beach Isle
- 10 Beach Gate by Address
- 11 Parks
- 12 Beaches



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## Project Overview



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View Map & Orientation



## Tower Features & Amenities



Steps away from  
Marina & Yacht Club



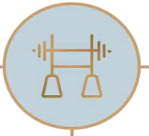
High-end  
Restaurants



Children's  
Playground nearby



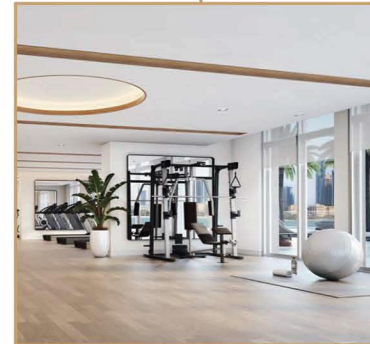
Podium Deck with  
Swimming Pool  
& Kids Pool



Direct acces to  
Private Beach



Access to multiple  
nearby Parks



Health Cub &  
Recreational Activites

# GRAND BLEU TOWERS - INTERIORS by ELIE SAAB

## Unique Sales point



Amazing Views within  
the Building



Breathtaking Views  
of Marina & The Palm



Payment Plan

Unique & Exclusive  
Payment Plan



Elie Saab Brand

ARMANI  
PALACE

ADDRESS  
VIDA  
ROVE



Materials/Finishing

Light Color Option

Reconstituted Stone  
Wall and Countertop

Painted MDF  
Cabinet, Joinery

Porcelain Tiles  
Kitchen, Dining, Foyer, Bathrooms, & Bedrooms



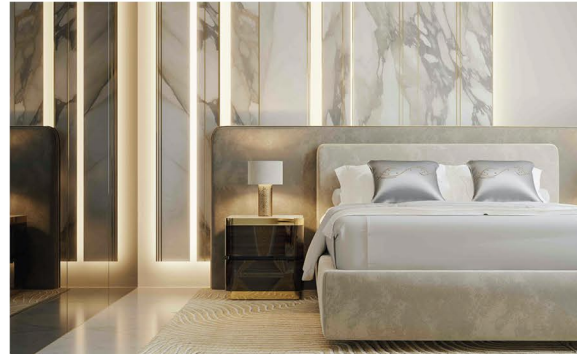


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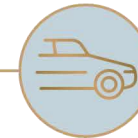
## Apartment Features & Amenities



Luxury Finishing



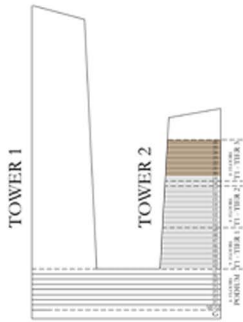
Exquisite Life Style Etc



Breathtaking Views



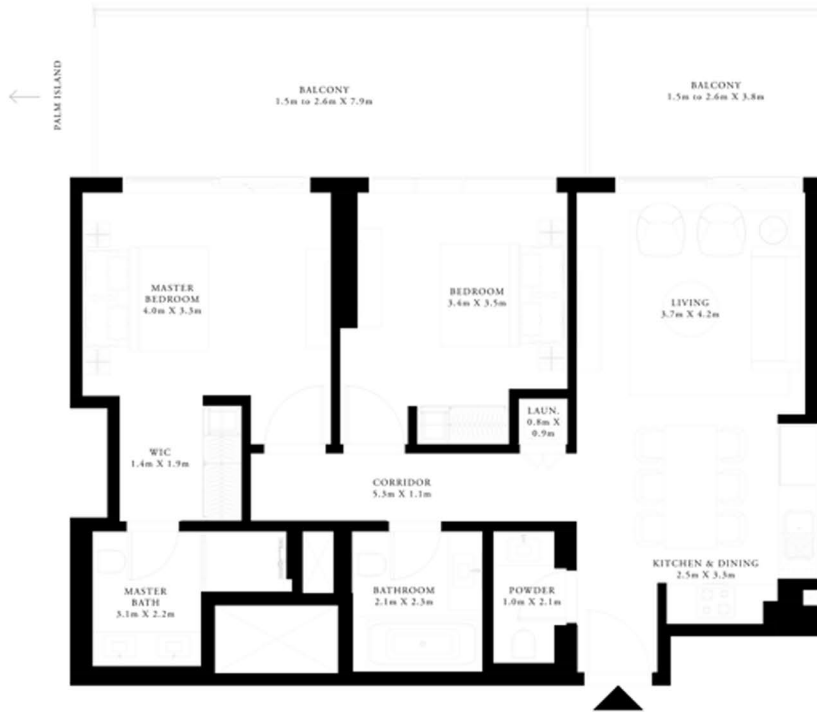
Dedicated Parking Spots



KEY SECTION



KEY PLAN



DIRTY WASHING



	SQFT	SQM
Balcony Area	356.50	33.12
Suite Area	975.00	90.58

	SQFT	SQM
Total Area	1331.50	123.70





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## The Numbers

BEDROOM	SQ.FT./AED			SQ.M./USD		
	TOTAL SQ.FT.	PRICE PER SQ.FT.	SALES PRICE AED	TOTAL SQ.M.	PRICE PER SQ.M.	SALES PRICE USD
2 BEDROOM	1,331	4,057	5,400,000	123	11,962	1,471,389

## Payment Plan

Instalment	Instalment Date	Milestone	Payment (%)	Amount (AED)	VAT Amount (AED)	Amount Incl. of VAT (AED)
1	1-Jun-2023	6th Installment	5%	153,544	0	153,544
2	1-Dec-2023	7th Installment	5%	153,544	0	153,544
3	30-Dec-2024	100% Construction	10%	307,089	0	307,089
4	30-Jun-2025	6 months after completion	17%	522,051	0	522,051
5	30-Dec-2025	12 months after completion	17%	522,051	0	522,051
6	30-Jun-2026	18 months after completion	16%	491,344	0	491,344