

AVARRA
By
PALACE

BUSINESS BAY

EMAAR

A New Luxury Icon Emerges Above Business Bay
Born of Palace Craftsmanship
Framed by Infinite Views
A Bold New Architectural Benchmark

Tonight, EMAAR Reveals Its Next Masterpiece

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Where Mediterranean
PALACE Luxury
Touches The Sky

EMAAR





WELCOME TO

AVARRA
By
PALACE

BUSINESS BAY



ICONIC LOCATION

WONDERS OF THE MARVELLOUS CITY

Effortlessly connected and framed by panoramic views of the sea, Business Bay, and the iconic skyline, every moment here is shaped by convenience. The city's heartbeat becomes your own - morning strolls along the Dubai Canal, vibrant days, and global flavours just steps away.

3 Mins

Business Bay Metro Station

9 Mins

Burj Khalifa / Dubai Mall

14 Mins

Dubai Creek Harbour

15 Mins





Dubai International Airport

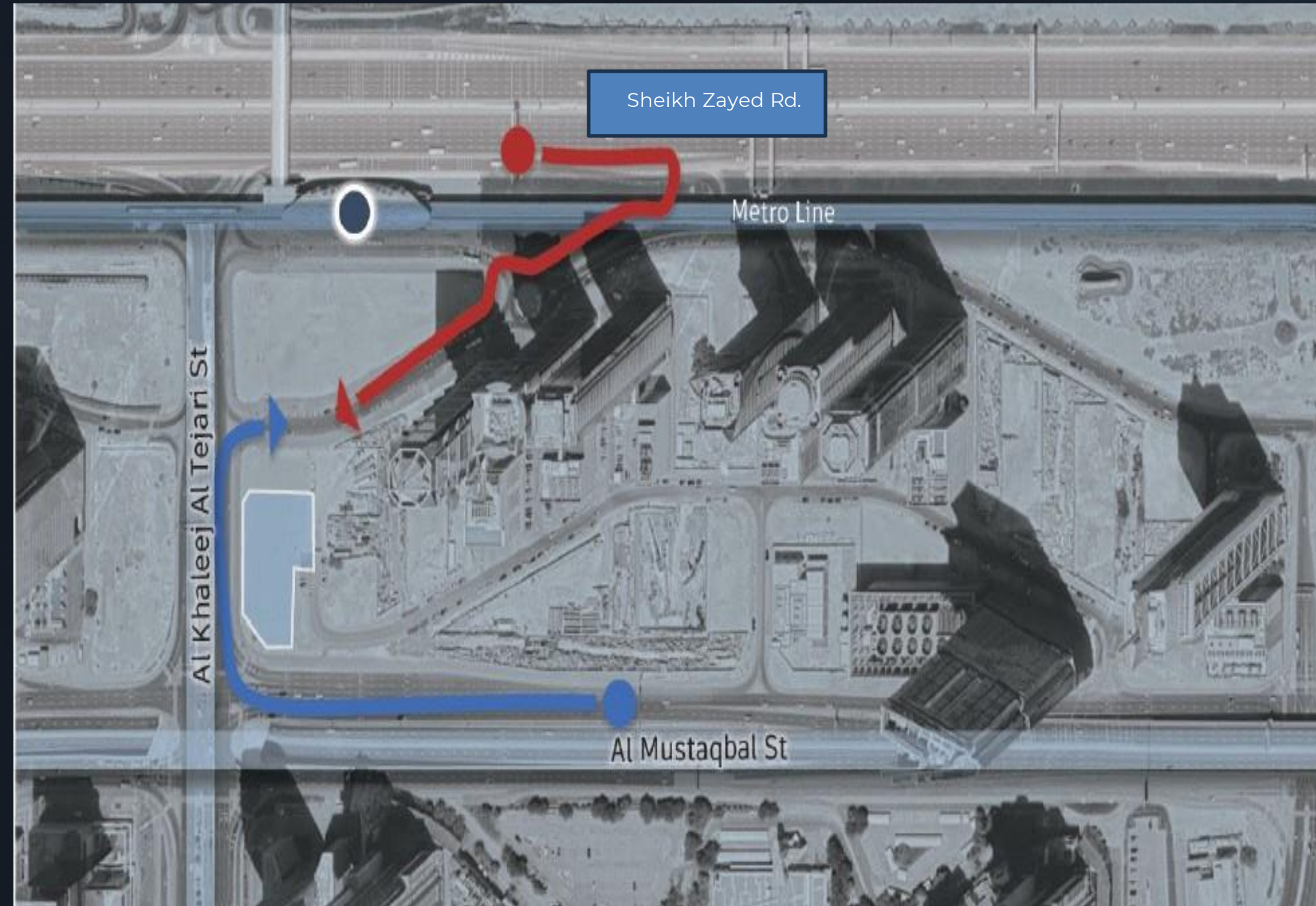
30 Mins

Dubai Hills Mall / Dubai Hills Estate

EFFORTLESS ACCESS

Main Routes To Access
The Ground Floor &
The Podium

-  Access from Mustaqbal St.
-  Access from Sheikh Zayed Rd.
-  Project Location
-  Business Bay Metro Station



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DOUBLE-HEIGHT GRAND LOBBY SETS A ROYAL FIRST IMPRESSION

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LUXURY AMENITIES

A WORLD OF REFINED LEISURE

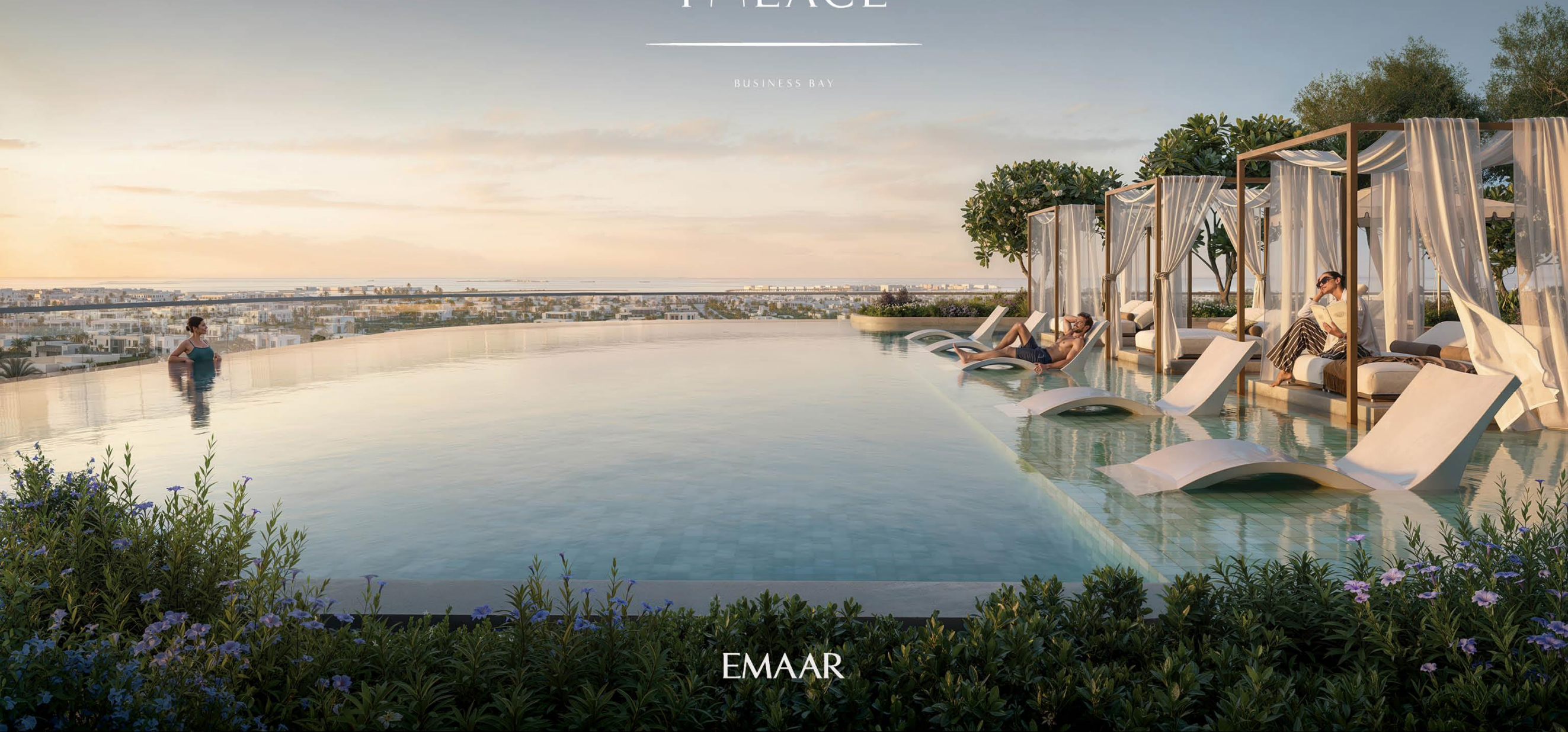
LEGEND

1. Outdoor podium access
2. Kids play area
3. Wet deck with sun loungers and cabanas
4. Pool deck with sun loungers and outdoor shower
5. Outdoor gym
6. Shaded kids pool area
7. BBQ terrace with pergola
8. Multipurpose open lawn with terraced eating
9. Main pool with glass acrylic pool edge overflow



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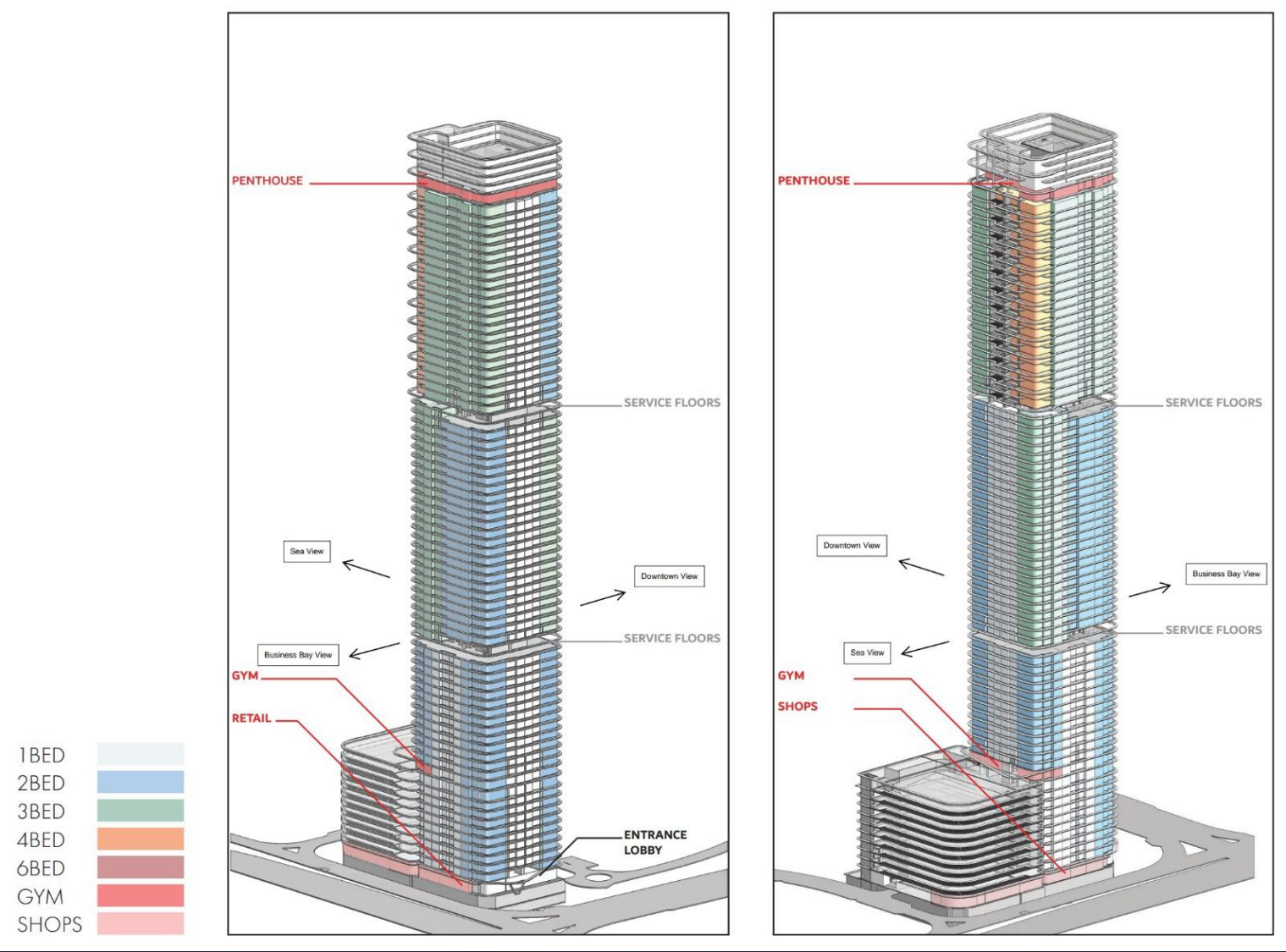
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EXCEPTIONAL DESIGN - INTELLIGENT ARCHITECTURE



TYPICAL FLOOR PLATES - MAIN TIERS OPTIMALLY PLANNED & EFFICIENTLY DESIGNED

GA PLANS

2ND TO 9TH FLOOR PLANS

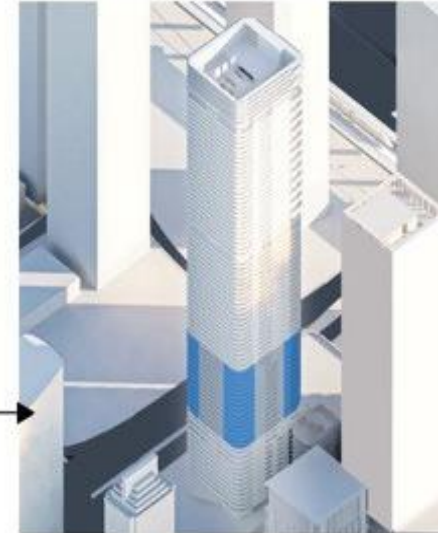
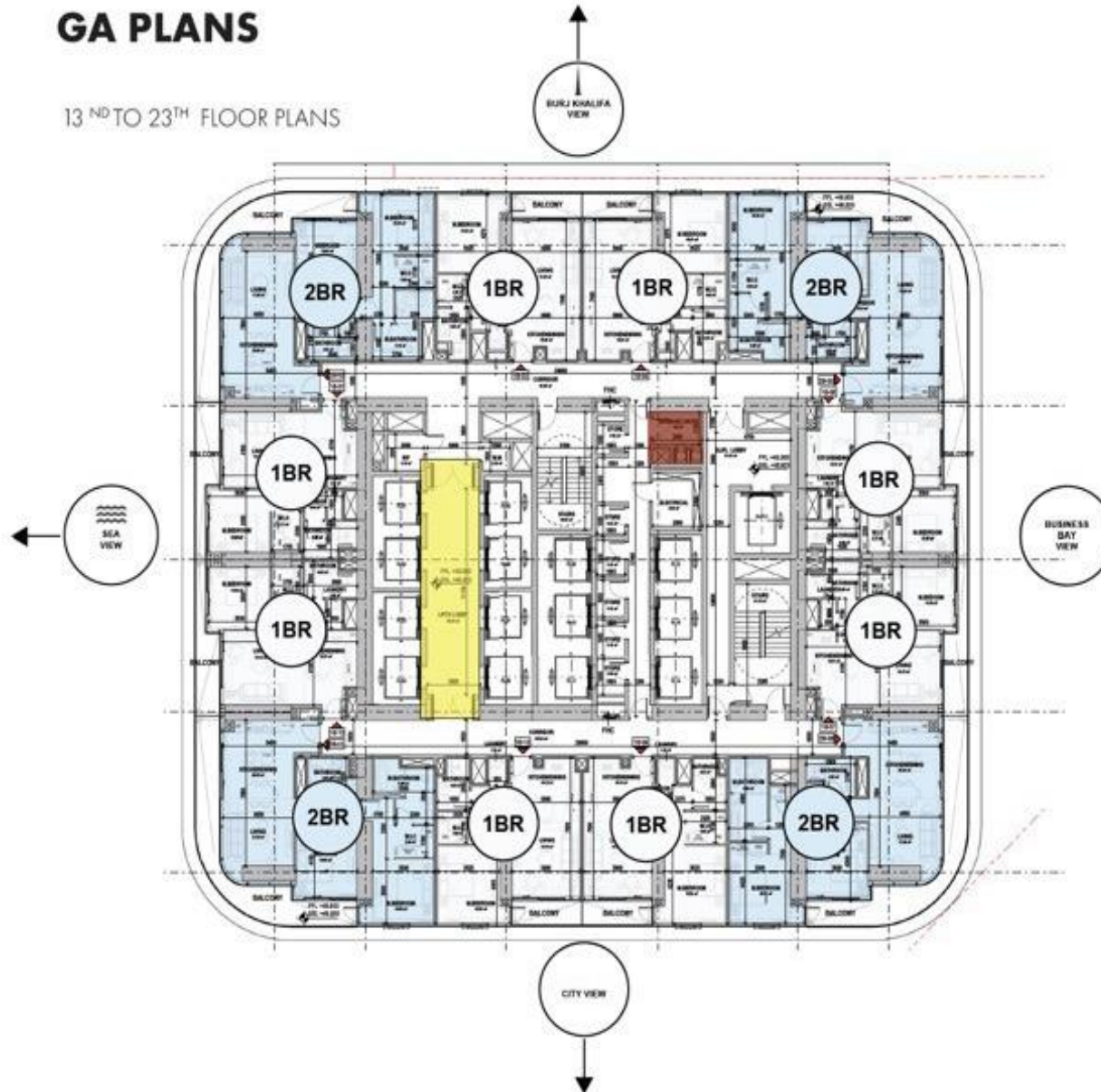


- REFUSE ROOM
- LIFT LOBBY

TYPICAL FLOOR PLATES - MAIN TIERS OPTIMALLY PLANNED & EFFICIENTLY DESIGNED

GA PLANS

13ND TO 23TH FLOOR PLANS

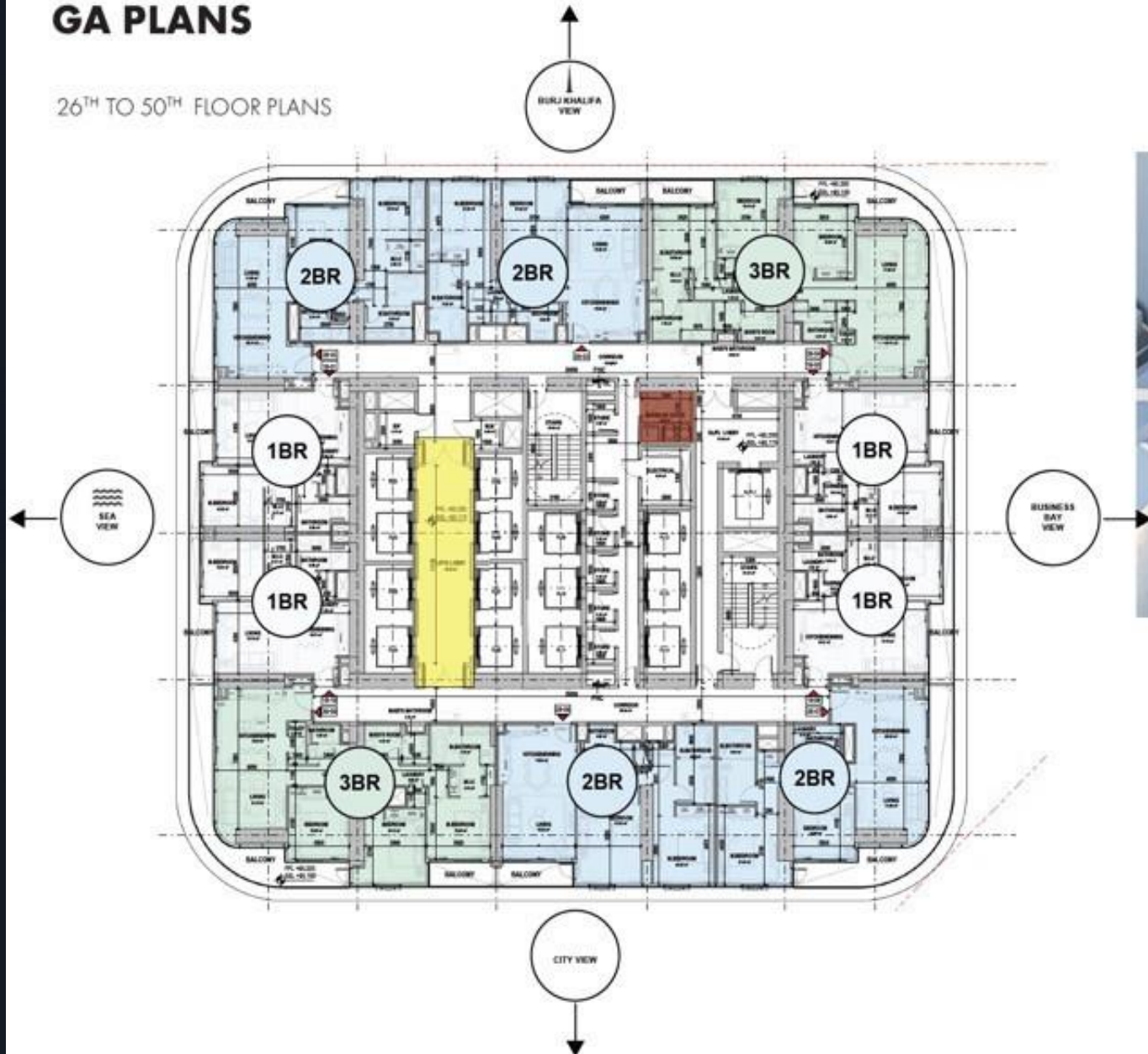


- REFUSE ROOM
- LIFT LOBBY

TYPICAL FLOOR PLATES - MAIN TIERS OPTIMALLY PLANNED & EFFICIENTLY DESIGNED

GA PLANS

26TH TO 50TH FLOOR PLANS



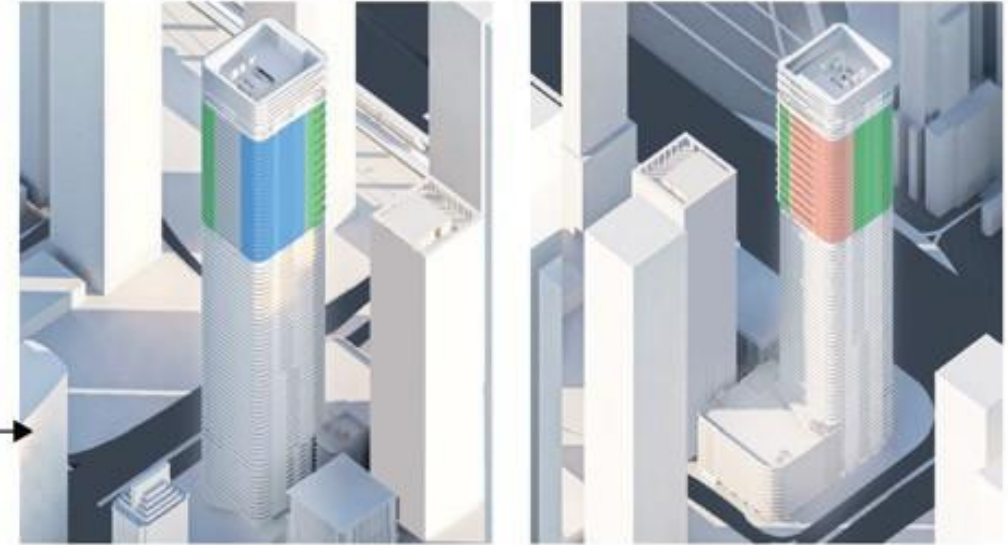
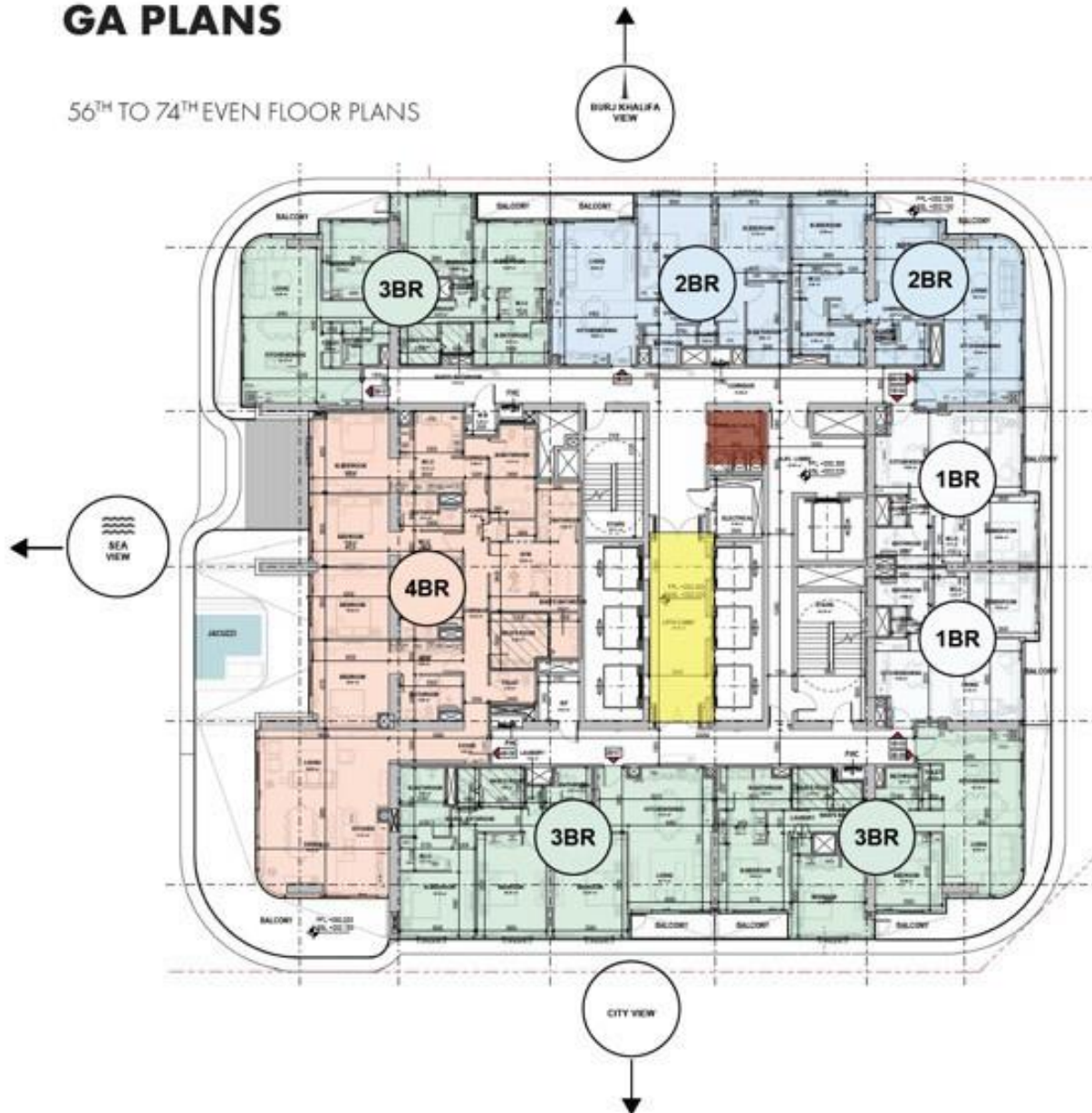
- REFUSE ROOM
- LIFT LOBBY

TYPICAL FLOOR PLATES - MAIN TIERS OPTIMALLY PLANNED & EFFICIENTLY DESIGNED

5.0 GA PLANS

GA PLANS

56TH TO 74TH EVEN FLOOR PLANS



- REFUSE ROOM
- LIFT LOBBY

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REFINED LAYOUTS

A MODERN MASTERPIECE IN PALACE LUXURY

- Four Bedroom Palace Branded Units
- Average Area - 4,511 sqft
- Upgraded Marble Flooring
- Expansive Balconies with a Private Pool
- Premium Fitted Kitchens With Modern Appliances



REFINED LAYOUTS

A MODERN MASTERPIECE IN PALACE LUXURY

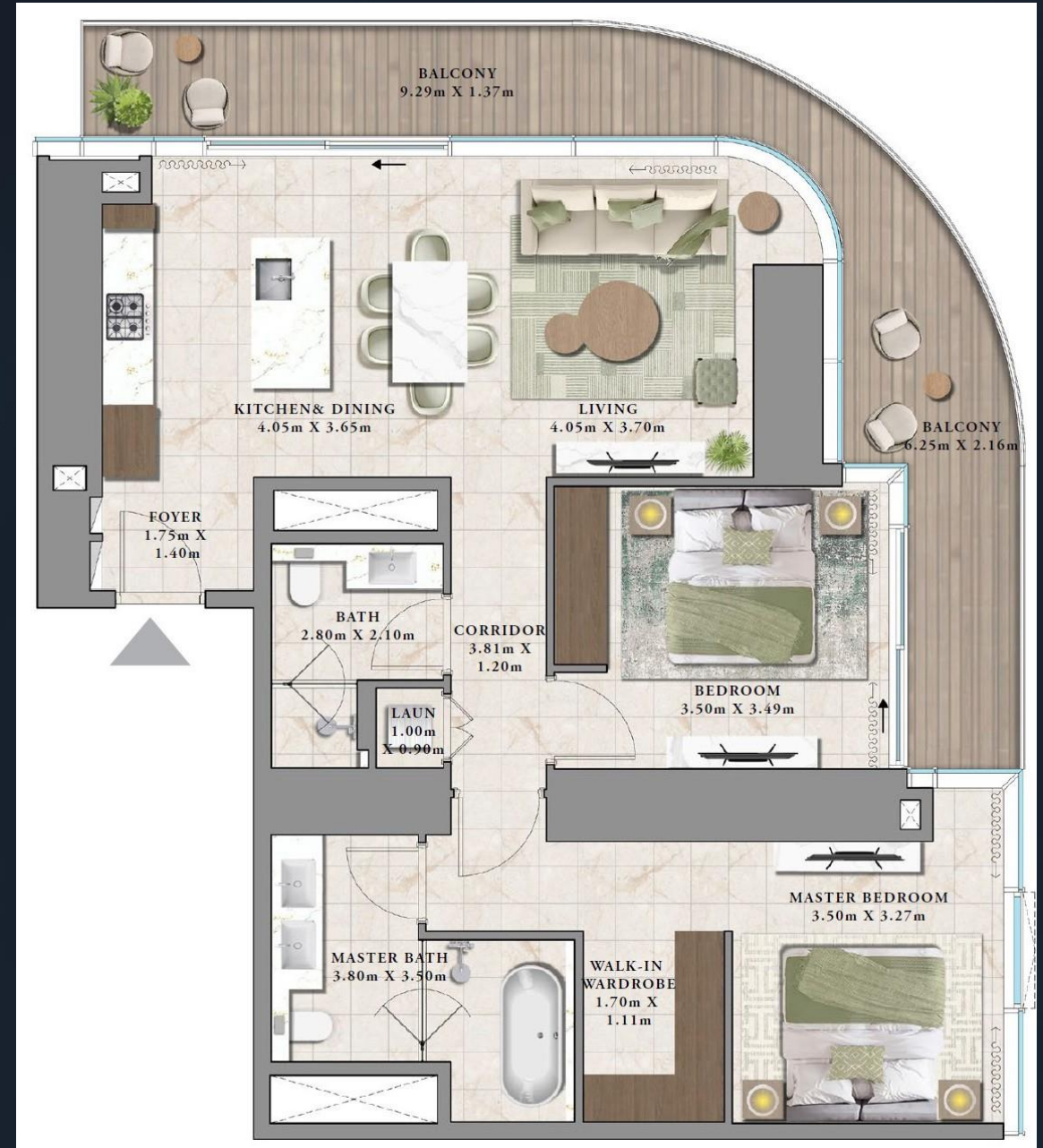
- Three Bedroom Palace Branded Units
- Average Area - 1,751 sqft
- Upgraded Marble Flooring
- Premium Fitted Kitchens With Modern Appliances



REFINED LAYOUTS

A MODERN MASTERPIECE IN PALACE LUXURY

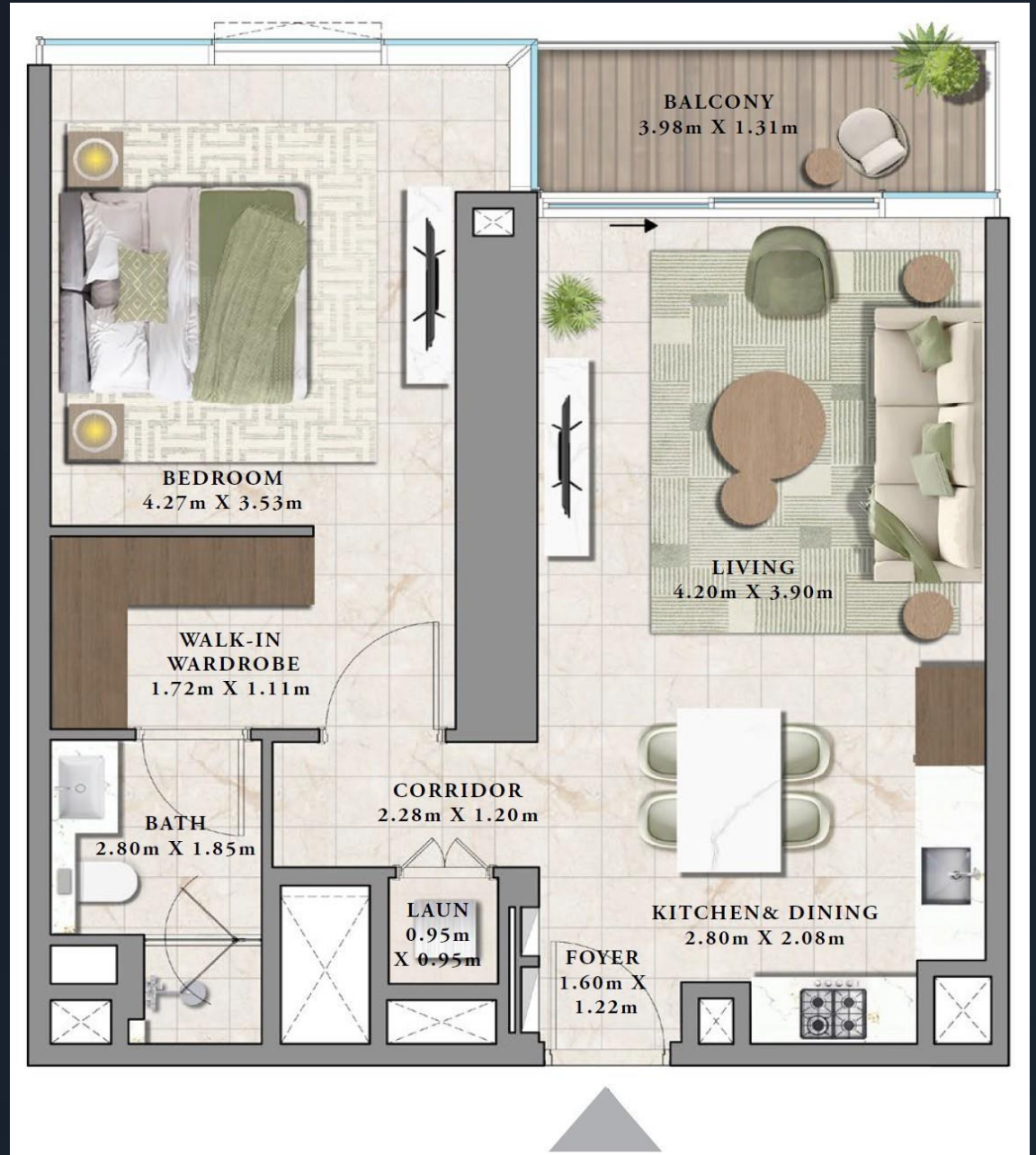
- Two Bedroom Palace Branded Units
- Average Area - 1,326 sqft
- Upgraded Marble Flooring
- Premium Fitted Kitchens With Modern Appliances



REFINED LAYOUTS

A MODERN MASTERPIECE IN PALACE LUXURY

- One Bedroom Palace Branded Units
- Average Area - 812 sqft
- Upgraded Marble Flooring
- Premium Fitted Kitchens With Modern Appliances

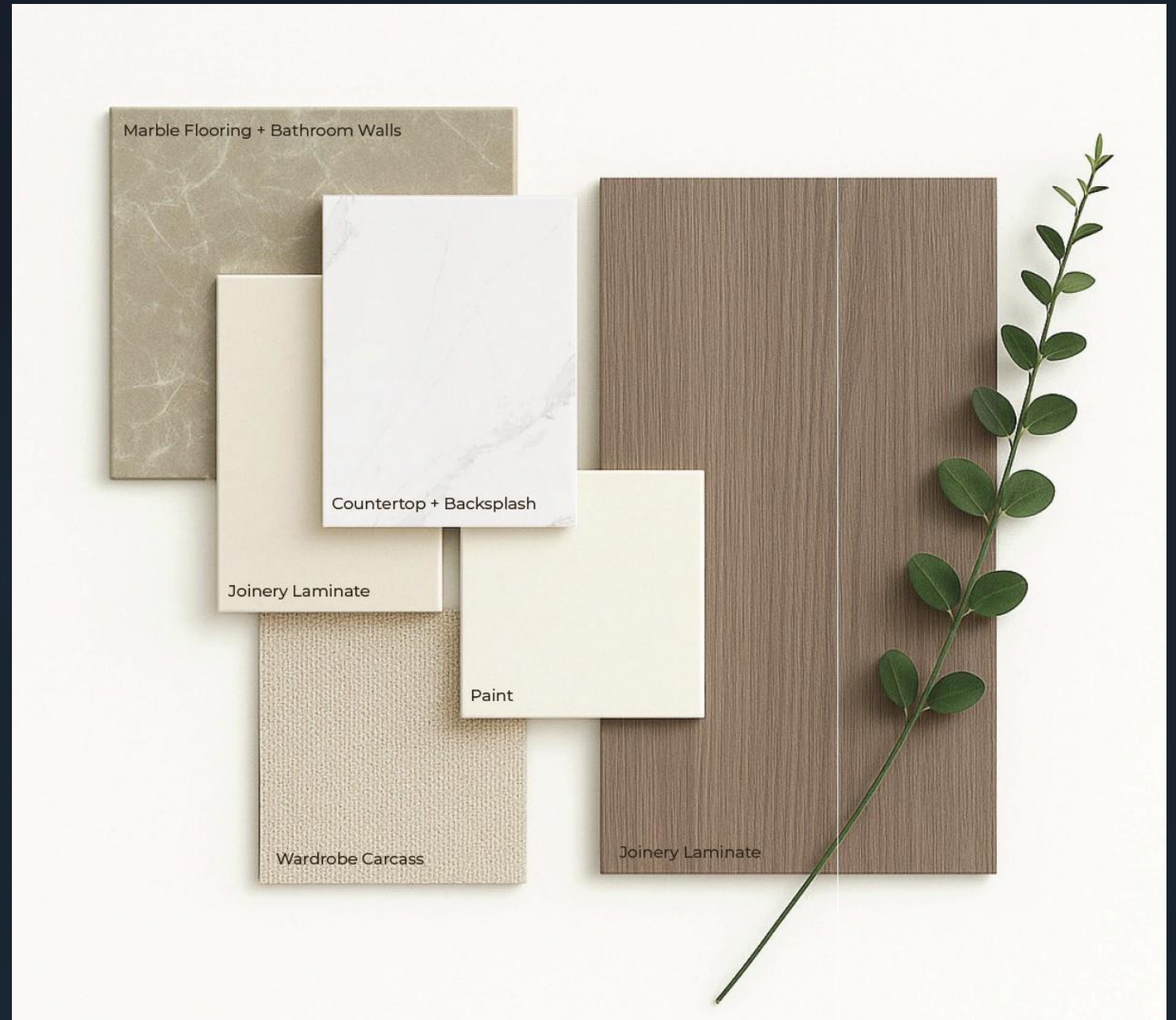


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LUXURY IN EVERY SURFACE
DISTINCTLY PALACE

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PALACE ESSENCE. SERENE SPACES. UNRIVALLED VIEWS

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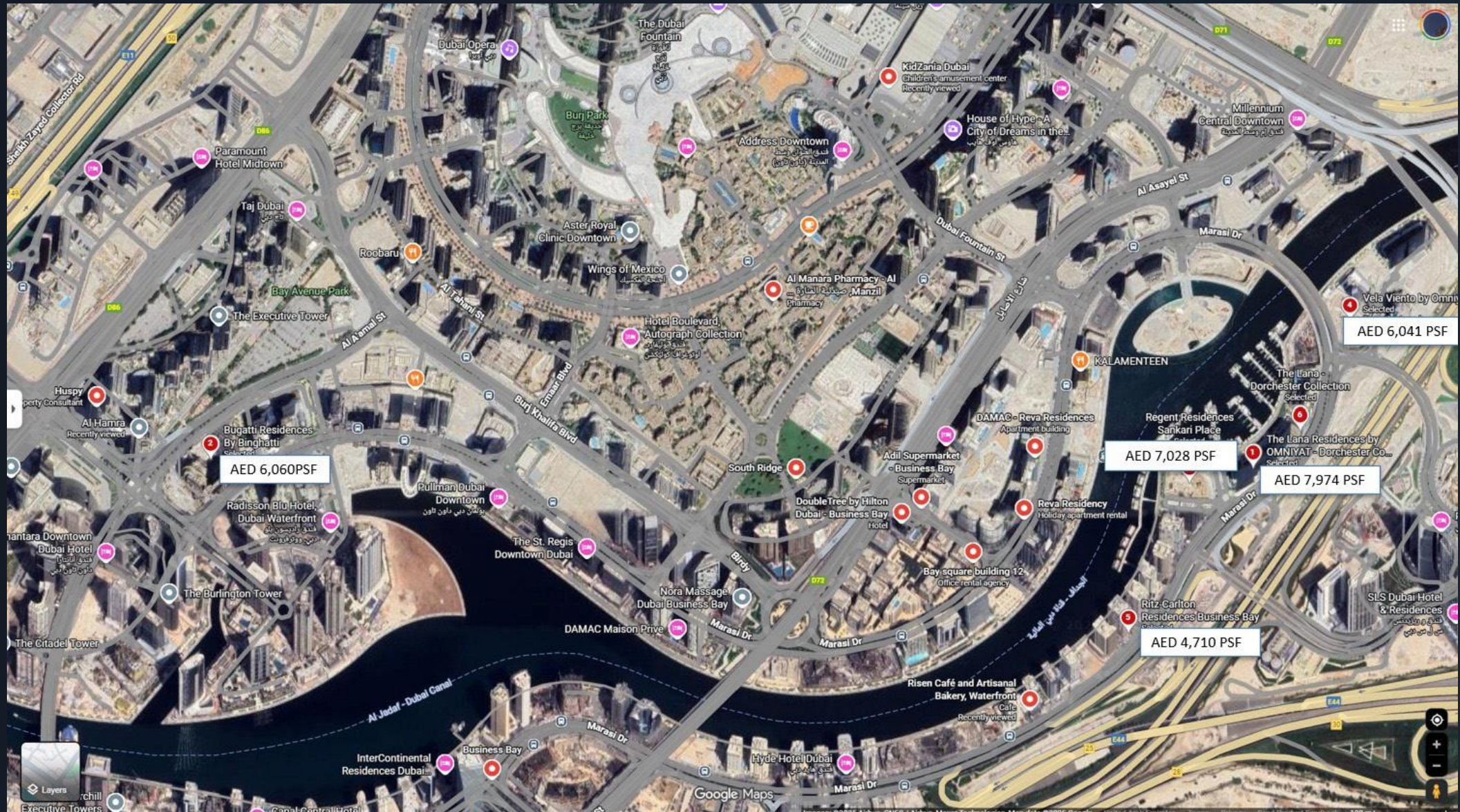
PALACE ESSENCE. SERENE SPACES. UNRIVALLED VIEWS

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BUSINESS BAY'S BRANDED LUXURY INDEX - MARKET SNAPSHOT



Dubai's Best-Value Branded Luxury

A Rare Palace Opportunity ~AED 3,350 PSF

Iconic Business Bay Address

- Dubai's fastest-moving growth corridor

Unbeatable Connectivity

- Just 3 minutes from Business Bay Metro
- Easy Access to Key Landmarks

Palace-Branded Luxury

- Palace Signature Finishes with Strong Value Uplift
- Marble Floors. Bespoke Kitchens. Refined, High-Calibre Detailing

Sky-High Living

- A landmark reshaping the Business Bay skyline
- Futuristic design
- Commanding vertical presence.
- Six curated retail spaces for effortless everyday convenience.

#Opportunity

A Future-Forward Luxury Opportunity Like No Other

One Bedroom Units

314 Units
Area 789-835 Sqft
Price AED 2.7 -3.2 Mn

Two Bedroom Units

234 Units
Area 1,199 -1,453 Sqft
Price AED 4.0 -5.1 Mn

Three Bedroom Units

118 Units
Area 1,640 -1,862 Sqft
Price AED 5.7 -6.6 Mn

Four Bedroom Units

21 Units
Area 4,226 -4,795 Sqft
Price AED 13.4 -14.4 Mn



PAYMENT PLAN

10%

Down Payment
On Booking

10%

1st Instalment
Jan 2026

5%

2nd Instalment
Jun 2026

5%

3rd Instalment
Nov 2026

10%

4th Instalment
Apr 2027

5%

5th Instalment
Sep 2027

10%

6th Instalment
Apr 2028

5%

7th Instalment
Sep 2028

10%

8th Instalment
50% Construction
Completion
Mar 2029

10%

9th Instalment
70% Construction
Completion
Sep 2029

10%

10th Instalment
90% Construction
Completion
Apr 2030

10%

11th Instalment
100% Construction
Completion
Jun 2031

*Estimated Construction Completion Date