

OFF-PLAN · DUBAI

Aurea

Built by **Emaar** · independent analysis by Atif Bin Arif. The developer's numbers, read straight.

DEVELOPER RENDER TO FOLLOW — WE DON'T FAKE IMAGERY

Golden Visa eligible — priced from above the AED 2M investment threshold (10-year residency).

STARTING FROM AED 2.3M	RANGE 1-3 BR	TOTAL UNITS 169	SIZES QUOTED Unspecified	HANDOVER Not disclosed
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PROJECT DETAILS

Developer	Emaar	Community	Rashid Yachts & Marina
Emirate	Dubai	Property types	Apartment
Total units	169	Area basis	Not stated in brochure
Handover	Not disclosed	Payment plan	10% Downpayment on booking, 8 instalments (10% each Nov 2025, May 2026, Nov 2026, Jul 2027, Mar 2028, Sep 2028, Jan 2029) and 20% Jun 2030
Data source	Developer brochure, extracted 18 Jul 2026		

THE HARD MATH — EVERY UNIT

Nothing summarised. The developer's full unit matrix, exactly as quoted.

PRODUCT	AREA SQFT	STARTING	AED/SQFT*	UNITS
1-Bedroom 1-bed	799	2.3M	2,891	83
2-Bedroom 2-bed	1,229	3.3M	2,701	65
3-Bedroom 3-bed	1,698	4.8M	2,880	21

** AED/sqft on the size the brochure prints — it doesn't state whether that's built-up, net or gross — net/usable area is smaller, so real net price/sqft is higher. Prices "starting from", AED.*

WHAT IT REALLY COSTS — ENTRY UNIT (AED 2.3M)

Developer price	AED 2,310,000	Budget ~4–5% over the sticker in government & registration costs alone. Add a 2% agency fee and any mortgage costs if you finance. The "from" price is never the cheque you write.
DLD transfer fee (4%)	AED 92,400	
Registration & admin	≈ AED 5,250	
All-in, before mortgage	≈ AED 2,407,650	

WHAT THE DEVELOPER DIDN'T DISCLOSE

Shown honestly — ask for these in writing.

- Handover date
- Service charge (AED/sqft)
- Registration / DLD fees
- Exact plot / building location within Rashid Yachts & Marina

LIFE HERE

What you're actually buying into

-  State-of-the-art gymnasiums
-  Kids' play areas
-  Multipurpose rooms
-  Padel court
-  BBQ Area
-  Infinity edge pool
-  Yoga Area
-  Lawn area

Book a Free Second Opinion

15-min deal triage · no cost

Full Dossier — with developer brochure

This analysis + the original brochure

Atif Bin Arif

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Images & renders © Emaar, from the developer's own brochure. Data extracted 18 Jul 2026. Prices "starting from", subject to availability & change. Analysis independent — not a solicitation. Verify all figures before transacting.

PART II

The developer's own brochure

Reproduced in full below, exactly as issued. Our read above is independent of it.

The following 1 page is the developer's own.

The Community

Welcome to Rashid Yachts & Marina — a visionary haven along the Arabian Gulf, where daring design meets azure horizons. Sweeping marina vistas unfold alongside a promenade lined with curated retail and dining destinations, whilst yachts gently berth at your doorstep, moments become a celebration of opulent waterfront living.

Why Aurea?

- **Prestigious Waterfront Living:** Direct access to a world-class superyacht club, scenic promenades, and vibrant marina lifestyle, an address framed by both heritage and modern luxury.
- **Panoramic Views:** Stunning views of the marina, Downtown Dubai's skyline, and lush green parks, Aurea's contemporary architecture and elegant interiors bring light, space, and sophistication.
- **Curated Wellness & Leisure:** From infinity-edge pools and yoga lawns to outdoor gyms, padel courts, and BBQ areas, amenities are designed for holistic wellbeing.
- **Iconic Location:** Set in the heart of Mina Rashid, Aurea connects old Dubai's heritage with the city's modern pulse. Enjoy access to historic landmarks & world-class attractions.
- **Inspired Apartments:** Spacious layouts, floor-to-ceiling windows, and premium finishes, creating havens of comfort that balance modern elegance with natural serenity.
- **Lifestyle Beyond Ordinary:** Steps from retail, dining, and promenades, Aurea turns daily living into extraordinary experiences – where culture & community come alive.



LOCATION & VIEWS

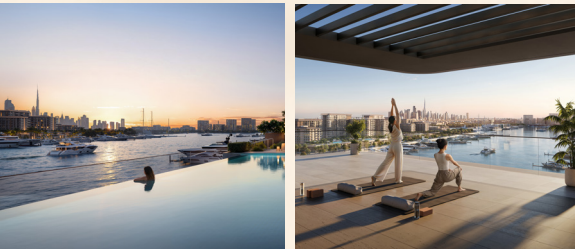
- **Perfectly Connected:** 15 mins to Al Shindagha Heritage District, 20 mins to Dubai International Airport, 25 mins to Downtown Dubai, 30 mins to Dubai Marina.
- **Gateway to the City:** Located in Rashid Yachts & Marina offering an unparalleled location that blends serene waterfront living with seamless access to Dubai's key hubspot.
- **Connected to Everything:** Seamless access via Sheikh Rashid and Al Mina Roads to Dubai Int'l Airport, Downtown, DIFC, Dubai Mall, World Trade Centre, Heritage Village, Creek Harbour, and Port Rashid.
- **Marina at Your Doorstep:** Access to a world-class superyacht club, vibrant promenade, boutique retail, and gourmet dining, all just steps away.

Instalment	Payment Percentage	Date
Downpayment	10%	ON BOOKING
1st Instalment	10%	NOV 2025
2nd Instalment	10%	MAY 2026
3rd Instalment	10%	NOV 2026
4th Instalment 10% Construction Completion	10%	JUL 2027
5th Instalment 30% Construction Completion	10%	MAR 2028
6th Instalment 50% Construction Completion	10%	SEP 2028
7th Instalment 70% Construction Completion	10%	JAN 2029
8th Instalment 100% Construction Completion	20%	JUN 2030

Bedrooms	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED)
1-Bedroom	83	799	988	2.31 Mn
2-Bedroom	65	1,229	1,426	3.32 Mn
3-Bedroom	21	1,698	2,484	4.89 Mn

RESIDENTIAL UNITS

- Total Units: 169
- Discover a curated collection of 1, 2, and 3 bedroom apartments, thoughtfully designed for comfort and well-being.
- Spacious layouts invite natural light and stunning waterfront views.
- Nature-inspired design elements bring a sense of calm and connection to the outdoors.
- Every detail infused with elegance, from interiors to bespoke touches that embody the essence of modern living.



AMENITIES

- State-of-the-art gymnasiums
- Kids' play areas
- Multipurpose rooms
- Padel court
- BBQ Area
- Infinity edge pool
- Yoga Area
- Lawn area

THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ 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.