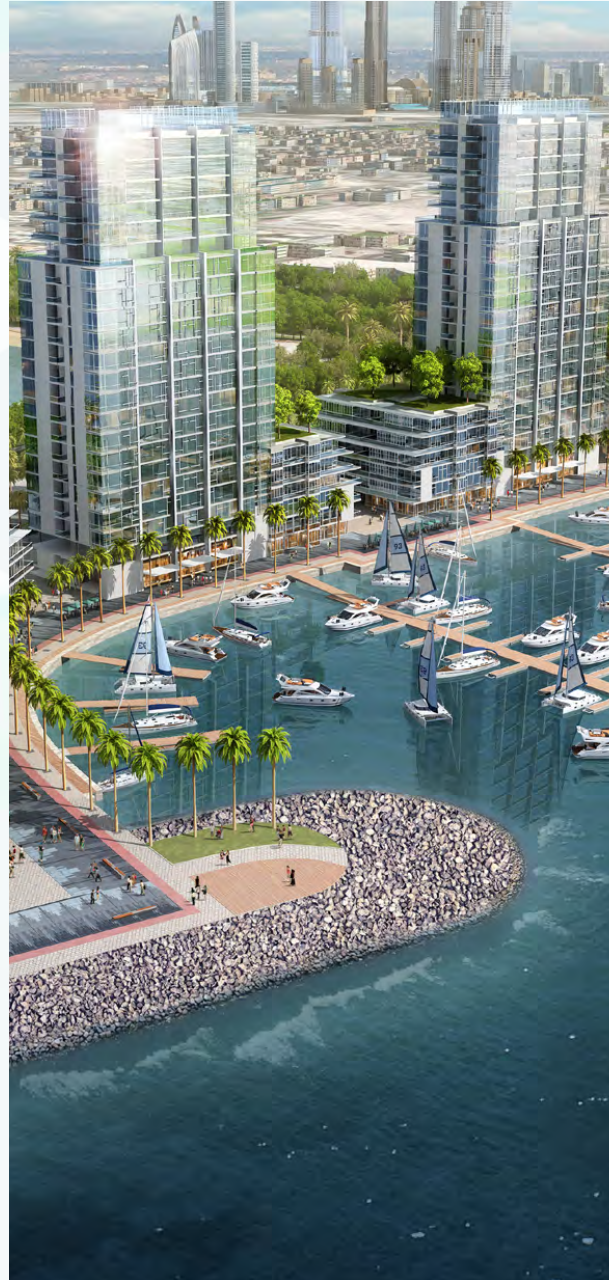




قناة دبي المائية  
DUBAI WATER CANAL



 MERAAS





## THE DUBAI WATER CANAL

a joint-development between **Dubai's Roads and Transport Authority (RTA)**, **Meydan Group** and **Meraas**, is one of the biggest urban transformations in modern times. The 3.2 km long waterway extension which cuts through Dubai's main artery, the Sheikh Zayed Road, has reinvented business opportunities with 6.4 km of waterfront space and 80,000 sqm of public space and lifestyle precincts. The canal winds its way from the Arabian Gulf to Deira Creek in the city's Old Quarter through Business Bay, Safa Park and Jumeirah presenting an opportunity for lifestyle and leisure developers to invest in real estate in this prime location estimated to attract over 30 million visitors a year.





## THREE DISTRICTS, ONE IMMERSIVE EXPERIENCE

The Dubai Water Canal is designed to be a waterfront destination offering luxury canal living with stunning views of various Dubai landmarks and a breathtaking view of the Gulf. **SAFA** mixed-use development is located on the south side close to Sheikh Zayed Road, Business Bay and Downtown Dubai ideal for mixed use destinations and high-end restaurants looking to offer unmatched lifestyle experiences on the waterfront. **JUMEIRAH**, historically linked to Dubai's past is designed to be an internal experience, surrounded by exclusive villas. The man-made **PENINSULA** with mid and high-rise developments, at the end of the canal offers sweeping views of the sea.



## THE BOARDWALK

The Boardwalk creates an unrivalled experience for pedestrians and offers a canvas for floating restaurants, retail outlets and water homes casing the length of the canal all the way into the Arabian Gulf. The upper boardwalk also allows for outdoor café seating and outdoor shopping spaces. The lower boardwalk provides an uninterrupted walking path for pedestrians.

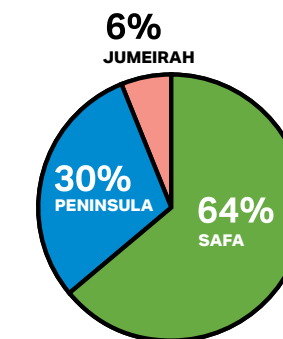




## BRIDGING THE BEAUTY OF THE PAST THE PRESENT AND THE FUTURE

Serving as architectural art, the three bridges spanning the canal showcase Dubai's rich history beginning with its Bedouin heritage leading to its futuristic vision, weaving Dubai's diverse social fabric throughout the region. The first bridge draws inspiration from the nomadic Arab culture and history of trading and fishing the second, the Bridge of Tolerance, reflects Dubai's interwoven cultural connections the third, a marvel of engineering, points to the future of Dubai and its dynamic vision to always be ahead of the curve.

## CONNECTED TO LAND SEA AND LIFE



Connecting  
of **2** DUBAI'S  
BIGGEST  
PARKS

**140,000**  
sqm of retail and F&B

**8.9** Km  
WATERFRONT  
PROPERTIES

**5.7** Km  
OF BOARD  
WALK

**3** pedestrian  
BRIDGES

Completely new  
UTILITIES  
INFRASTRUCTURE

**8** ha  
OF PUBLIC  
REALM

**1.1** Km  
OF  
BEACHES

SEA  
VIEW

**5** RTA  
Water Taxi  
Stops





## WATERFRONT PLOTS AT DWC

Slicing elegantly through the heart of the city, the Dubai Water Canal brings beauty and business together seamlessly. Plots allocated for mixed-use, Hospitality and Retail, and Residential and Retail developments are available along the waterfront in three distinct districts – Safa, Jumeirah and the Peninsula.



## MASTERPLAN

● PENINSULA ● JUMEIRAH DISTRICT ● SAFA DISTRICT



# 1

- SAFA DISTRICT -



## SAFA DISTRICT

The Safa mixed-use development is located on the south side of the Dubai Water Canal, close to Sheikh Zayed Road, Business Bay, and Downtown Dubai. Designed to be a waterfront destination for the public which offers luxury canal living, unmatched lifestyle and an array of experiences, including canal front F&B and retail outlets, public plazas, and high-end residential units, all which will be easily accessible from both sides.









## SAFA DISTRICT PLOTS



- **TA02**  
 Height: G+5P+Unlimited  
 Plot Area (sq.ft): 100,126   GFA (sq.ft): 930,357
- **TB02**  
 Height: G+5P+Unlimited  
 Plot Area (sq.ft): 185,344   GFA (sq.ft): 930,357
- **C03**  
 Height: G+4P+30  
 Plot Area (sq.ft): 76,671   GFA (sq.ft): 768,974
- **SA05 + SA06 + SA07**  
 Height: 2B+G+10  
 Plot Area (sq.ft): 366,285   GFA (sq.ft): 842,480
- **SB04**  
 Height: 3B+G+7  
 Plot Area (sq.ft): 28,192   GFA (sq.ft): 90,793
- **SB05a**  
 Height: 3B+G+8  
 Plot Area (sq.ft): 28,192   GFA (sq.ft): 90,793
- **SB05b**  
 Height: 3B+G+8  
 Plot Area (sq.ft): 30,000   GFA (sq.ft): 99,996
- **SB01 + SB02**  
 Height: 3B+G+12d  
 Plot Area (sq.ft): 185,344   GFA (sq.ft): 308,494
- **SB03**  
 Height: 3B+G+7  
 Plot Area (sq.ft): 40,505   GFA (sq.ft): 135,302



2

- JUMEIRAH DISTRICT -



## JUMEIRAH DISTRICT

Jumeriah, historically linked to Dubai's past is designed to be an internal experience, surrounded by exclusive villas. Crossed by the Dubai Water Canal, this is one of the most sought-after residential areas of the city. The coastal neighbourhood provides residents with not only an exuberant lifestyle but many great conveniences. Jumeirah creates a perfect environment for anyone looking for a vibrant yet tranquil way of living.







JUMEIRAH DISTRICT PLOTS



- JA07  
Height: B+G+5  
Plot Area (sq.ft): 53,608   GFA (sq.ft): 112,946
- JA08  
Height: B+G+5  
Plot Area (sq.ft): 44,252   GFA (sq.ft): 93,237
- JA09  
Height: B+G+5  
Plot Area (sq.ft): 41,062   GFA (sq.ft): 86,510
- EXCLUSIVE VILLA PLOTS  
Height: B+G+2

3  
- PENINSULA -





## PENINSULA

At the end of the Dubai Water Canal offers sweeping views of the sea. Featuring mid and high-rise exclusive developments, it will also extend Jumeriah Beach Park and add one kilometer of sandy beaches to this vibrant and recreational activity space. The Peninsula will offer residential units, hotel rooms, outlets, restaurants and a marina for an unparalleled waterfront experience.

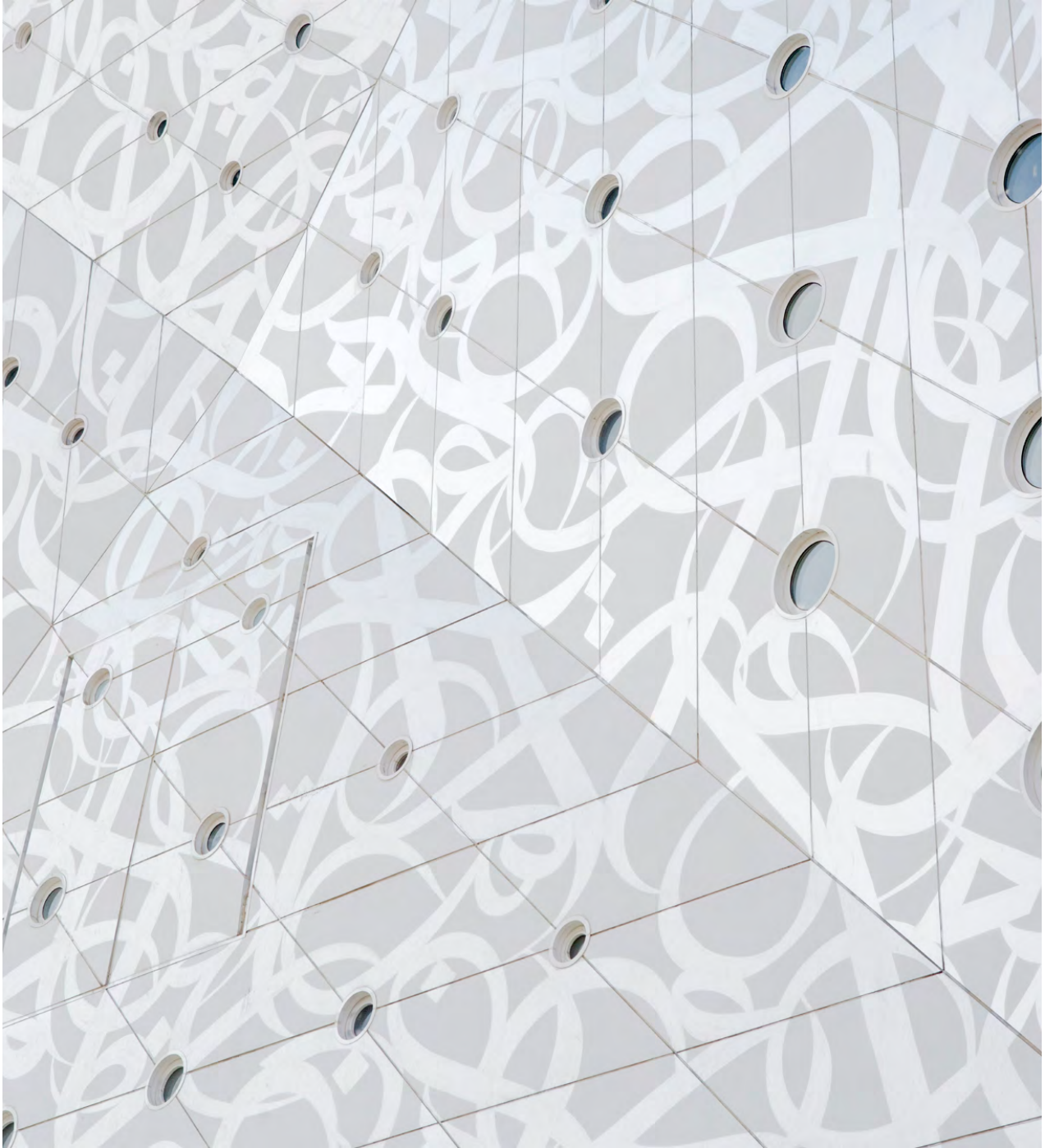




# PENINSULA PLOTS



- BA01a**  
Height: 2B+G+2P+25  
Plot Area (sq.ft): 73,152 GFA (sq.ft): 418,178
- BA01b**  
Height: 2B+G+2P+25  
Plot Area (sq.ft): 75,724 GFA (sq.ft): 442,935
- BA07**  
Height: 2B+G+4P+40  
Plot Area (sq.ft): 73,733 GFA (sq.ft): 793,677
- BA12**  
Height: 2B+G+4P+32  
Plot Area (sq.ft): 54,379 GFA (sq.ft): 535,128
- BA13**  
Height: 2B+G+4P+45  
Plot Area (sq.ft): 44,842 GFA (sq.ft): 442,407
- BA14**  
Height: 2B+G+4P+35  
Plot Area (sq.ft): 53,088 GFA (sq.ft): 449,996
- BA15**  
Height: 2B+G+4P+35  
Plot Area (sq.ft): 60,924 GFA (sq.ft): 660,689
- BA16**  
Height: 2B+G+4P+22  
Plot Area (sq.ft): 30,483 GFA (sq.ft): 325,694



## ABOUT MERAAS

**MEERAAS** is a Dubai-based conglomerate that aims to enhance the emirate's cityscape with a human-centric approach to developing assets in the real estate, tourism, hospitality, F&B, retail, leisure and entertainment, technology, maritime, and healthcare sectors.

Meraas pursues its mission to build creative urban culture where thriving communities can take root. Among its investments are some of the most admired real-estate properties in premium locations, such as Bluewaters Residences, Bvlgari Residences, Cherrywoods, City Walk Residences, Nikki Beach Residences, Port de La Mer Residences, Villa Amalfi, and Zabeel Saray Royal Residence.

The company's portfolio comprises over 80 million square feet of total developed land, freehold land plots, more than 3,500 homes, 2,000 retail units, and 15 landmark destinations, including Al Seef, Bluewaters, Boxpark, City Walk, Dubai Harbour, Jumeira Bay, Kite Beach, La Mer, Last Exit, Pearl Jumeira, The Beach and The Outlet Village.

## ABOUT RTA

**RTA** is responsible for developing and managing integrated and sustainable roads and transportation systems at a world-class level in the Emirate of Dubai, and between Dubai and other Emirates of the UAE, neighboring countries in order to provide an effective and an integrated transport system capable of achieving Dubai's vision & serving the vital interests of the Emirate.

## ABOUT MEYDAN

**MEYDAN GROUP** aims to link the world with the Emirate of Dubai through international horseracing and equestrian events, a range of commercial developments, hospitality, sports, entertainment and amusement services, a series of state-of-the-art business parks, residential villa communities, schools, hospitals, business towers with luxury waterfront developments and shopping destinations.



PLOT LOCATOR

MERAAS PLOT ID	HEIGHT	PLOT AREA (SQ.FT)	GFA (SQ.FT)	PAGE
SAFA DISTRICT				
SA05 & SA06 & SA07	2B+G+10	366,285	842,480	13
SB01 & SB02	3B+G+12	80,320	308,494	13
SB03	3B+G+7	40,505	135,302	13
SB04	3B+G+8	28,192	90,793	13
SB05a	3B+G+8	28,192	90,793	13
SB05b	3B+G+8	30,000	99,996	13
TA02	G+5P+Unlimited	100,126	930,357	13
TB02	G+5P+Unlimited	185,344	930,357	13
C03	G+4P+30	76,671	768,974	13
JUMEIRAH DISTRICT				
JA07	B+G+5	53,608	112,946	18
JA08	B+G+5	44,252	93,237	18
JA09	B+G+5	41,062	86,510	18
JB11	B+G+2	6,351	8,073	18
JB12	B+G+2	5,985	8,073	18
JB13	B+G+2	4,607	8,073	18
JB14	B+G+2	4,725	8,073	18
JB15	B+G+2	4,725	6,997	18
JB16	B+G+2	4,725	6,997	18
JB17	B+G+2	4,725	6,997	18
JB18	B+G+2	4,725	6,997	18
JB19	B+G+2	4,736	6,997	18
JB20	B+G+2	10,010	11,302	18
PENINSULA DISTRICT				
BA01A	2B+G+2P+25	73,152	418,178	22
BA01B	2B+G+2P+25	75,724	442,935	22
BA07	2B+G+4P+40	73,733	793,677	22
BA12	2B+G+4P+32	54,379	535,128	22
BA13	2B+G+4P+45	44,842	442,407	22
BA14	2B+G+4P+35	53,088	449,996	22
BA15	2B+G+4P+35	60,924	660,689	22
BA16	2B+G+4P+22	30,483	325,694	22





قناة دبي المائية  
DUBAI WATER CANAL

For more information call  
800 MERAAS (637227) or +971 4 317 3999.  
or directly on +971 56 710 2222 | +971 56 910 2222  
Visit [meraas.com](http://meraas.com) or the Meraas Land Sales office  
Emaar Square, Building 1, 5th Floor, Dubai

