# The Crestmark

PROJECT BRIEF

# THE NEXT WATERSIDE MASTERPIECE



# DRIVING DISTANCES

**02 MINUTES**
Business Bay Marina

**05 MINUTES**
Business Bay Metro Station

**05 MINUTES**
Dubai Mall / Burj Khalifa

**08 MINUTES**
Dubai Opera

**08 MINUTES**
City Walk

**09 MINUTES**
Dubai Design District

**10 MINUTES**
Museum of the Future

**12 MINUTES**
Meydan Golf Course

**14 MINUTES**
Dubai International Financial Centre

**14 MINUTES**
Dubai International Airport

**15 MINUTES**
Mall of the Emirates

**17 MINUTES**
La Mer Beach

**19 MINUTES**
Dubai Creek Golf & Yacht Club

**20 MINUTES**
Palm Jumeirah

The World Islands
Burj Al Arab
Palm Jumeirah
Kite Beach
La Mer Beach
Jumeirah Beach
Emirates Hospital Jumeirah
Safa Park
JW Marriott Marquis Hotel
Habtoor City
Dubai Water Canal
City Walk
Dubai International Financial Center
Museum of Future
Dubai Frame
Burj Khalifa
Dubai Mall
Business Bay Marina
The Crestmark
Dubai International Airport
Dubai Creek Golf & Yacht Club
Dubai Festival City Mall
Ras Al Khor Wildlife Sanctuary
Mohammed Bin Rashid City
The Track Meydan Golf
Meydan Racecourse
Mall of Emirates
Dubai Hills Mall
Dubai Hills Golf Club

# The Crestmark

The Crestmark celebrates the contemporary, promising a bold experience that melds with a serene palette of sophistication in its design. Set within the urban surroundings of Business Bay, it reflects the cosmopolitan lifestyles of its residents, whilst introducing pockets of calm through greenery and natural finishes. The balance of well-being in bustling city centres is represented in the holistic development, which utilizes cosy timber hues and elevated materials to cocoon and welcomes you into a refuge of relaxation. The Crestmark embodies the vibrant energy of Ellington.

# BUILDING CONFIGURATION

## ELEVATORS

4 passenger elevators

1 service elevator

## ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft

## ANTICIPATED COMPLETION DATE

Q1 2026

## PARKING

Studios, 1 and 2-bedroom: 1 car parking space

3-bedroom: 2 car parking spaces

## OWNERSHIP

Freehold



## SIZE RANGE PER UNIT TYPE

### STUDIO
From 493 sq. ft to 538 sq. ft

### 1-BEDROOM
From 747 sq. ft to 1,074 sq. ft

### 2-BEDROOM
From 1,046 sq. ft to 1,584 sq. ft

### 3-BEDROOM
From 1,593 sq. ft to 3,080 sq. ft

### 3 TO 4-BEDROOM PENTHOUSE
From 2,742 sq. ft to 6,104 sq. ft

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## NUMBER OF UNITS PER TYPE

Studios = 15 units
1-bedroom = 62 units
2-bedroom = 83 units
3-bedroom = 26 units
3 to 4-bedroom penthouses = 3 units

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## PRICE RANGE PER UNIT TYPE

### STUDIOS
From 1,426,828 AED

### 1-BEDROOM
From 2,100,828 AED

### 2-BEDROOM
From 2,831,828 AED

### 3-BEDROOM
From 4,230,828 AED



# AMENITIES PLAN

# GROUND FLOOR PLAN

1. Drop-off Area
2. Lobby Entrance
3. Lobby Lounge
4. Lobby Reception
5. Library Area
6. Hub Desk
7. Lift Lobby
8. Kidtropolis World
9. Service Lift
10. Move-in Truck Zone
11. Bicycle Parking with Wash Area
12. Visitor Parking
13. Curved Outdoor Bench
14. Access to Canal Boardwalk
15. Vehicle Entrance
16. Vehicle Exit

## KIDTROPOLIS WORLD









LOBBY RECEPTION




LOBBY LIBRARY LOUNGE




KIDTROPOLIS WORLD

DUBAI WATER CANAL

4TH

# FLOOR PLAN

1. Leisure & Lounge Pool
2. Infinity Pool Area
3. Cabanas
4. Baja Shelf
5. Kids Pool
6. Pool Sun Loungers Area
7. Access to Pool Deck & Courtyard
8. Mini Bowling Alley
9. Arcade Room Lounge Seats
10. Arcade Machines
11. Games Table
12. Skee Ball Area
13. TV Game Room
14. Courtyard
15. Kinetic Garden
16. Secret Club Room
17. Bar & Kitchenette
18. Dining & Lounge Area
19. Club Room Terrace
20. Female Change, Steam, Sauna & Shower
21. Male Change, Steam, Sauna & Shower
22. Functional Training Zone
23. Treadwall
24. Fitness Studio
25. Lift Lobby
26. Barbeque Area
27. Outdoor Yoga Area
28. Outdoor Kids Play Area
29. Indoor Yoga Area
30. Zen Room
31. Access to Wellness Studio






POOL DECK



KIDS POOL




ARCADE ROOM - MINI BOWLING ALLEY, SKEE BALL, ARCADE MACHINES




FITNESS STUDIO & TREADWALL






SECRET CLUB ROOM



OUTDOOR KIDS PLAY

BARBEQUE AREA

WELLNESS STUDIO

APARTMENTS

KITCHEN



BATHROOM




HOME AUTOMATION

# FLOOR PLANS

# 4TH FLOOR PLAN

4TH FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



# 5TH, 8TH & 10TH FLOOR TYPICAL PLAN

## 5TH, 8TH & 10TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



# 6TH 9TH & 11TH FLOOR TYPICAL PLAN

## 6TH, 9TH & 11TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



# 7TH FLOOR PLAN




## 7TH FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# 12TH & 13TH FLOOR TYPICAL PLAN




## 12TH & 13TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# 14TH FLOOR PLAN




## 14TH FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# 15TH & 18TH FLOOR TYPICAL PLAN




## 15TH & 18TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# 16TH & 17TH FLOOR TYPICAL PLAN




## 16TH & 17TH FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# 19TH FLOOR PLAN




## 19TH FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

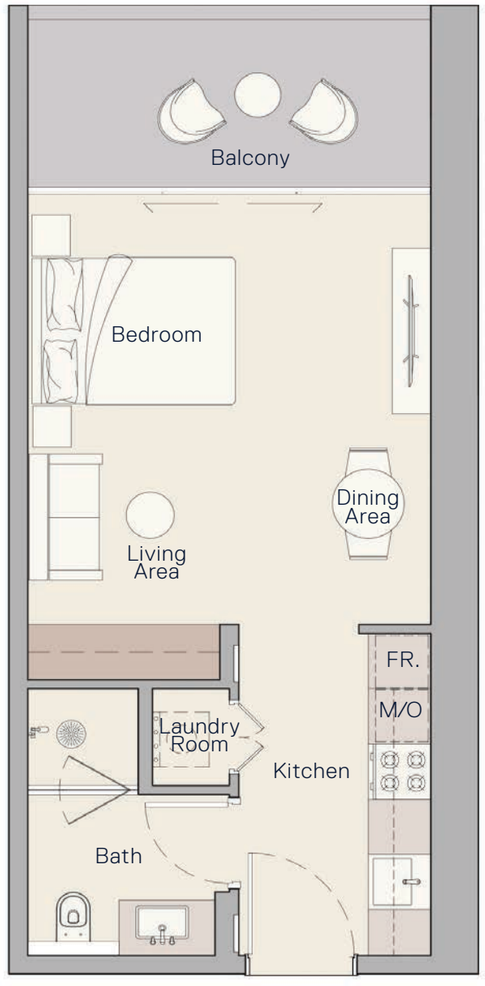
# 20TH FLOOR PLAN

20TH FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



# STUDIO







4th Floor




5th ,8th & 10th Floor




6th ,9th & 11th Floor




7th Floor




12th & 13th Floor




14th Floor




15th & 18th Floor




16th & 17th Floor




19th Floor




20th Floor

| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **409.67 Sq. Ft** | **96.12 Sq. Ft** | **505.80 Sq. Ft** |

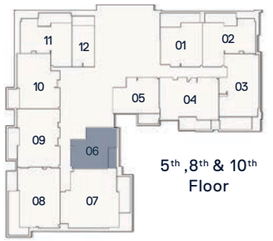
# 1 BEDROOM TYPE A







4th Floor




5th ,8th & 10th Floor




6th ,9th & 11th Floor




7th Floor




12th & 13th Floor



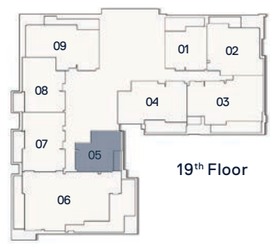

14th Floor




15th & 18th Floor




16th & 17th Floor




19th Floor




20th Floor

| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **671.88 Sq. Ft** | **75.24 Sq. Ft** | **747.12 Sq. Ft** |

# 1 BEDROOM TYPE B

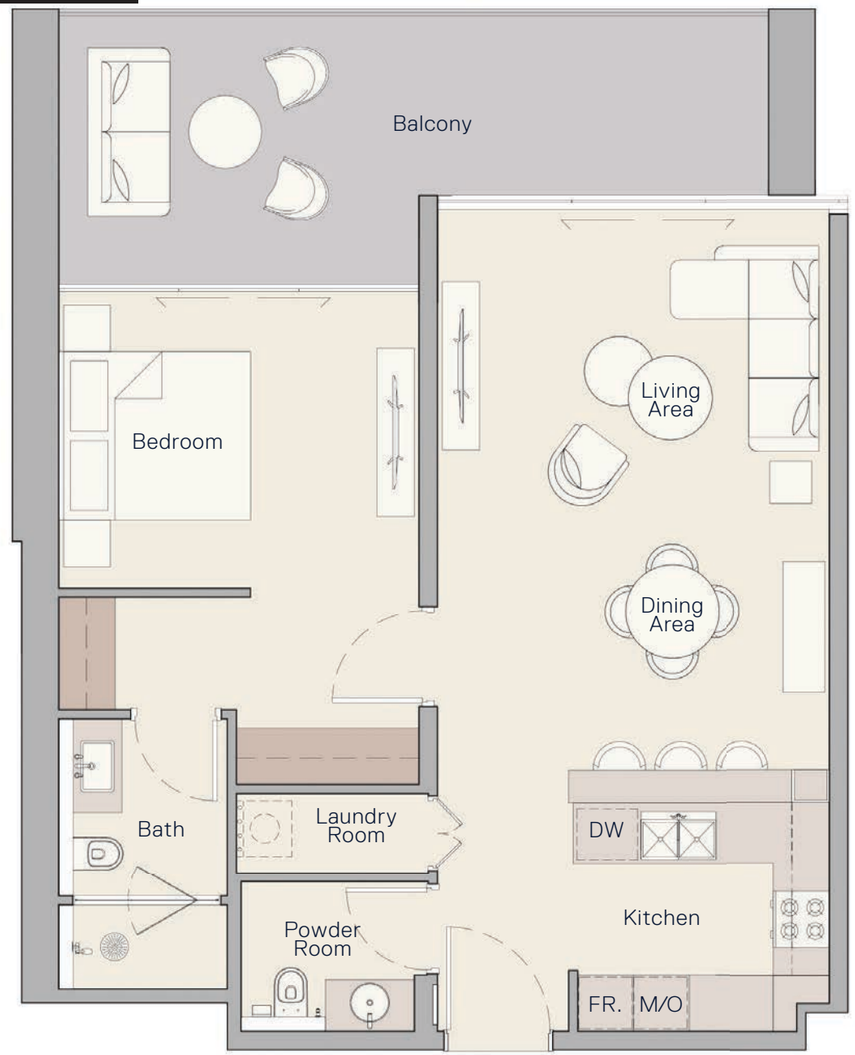






| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **830.54 Sq. Ft** | **174.70 Sq. Ft** | **1005.24 Sq. Ft** |

# 1 BEDROOM TYPE C







| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **772.96 Sq. Ft** | **217.43 Sq. Ft** | **990.39 Sq. Ft** |

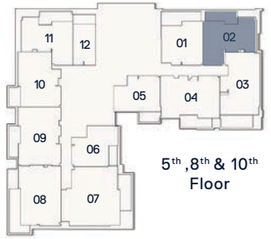
# 1 BEDROOM TYPE D



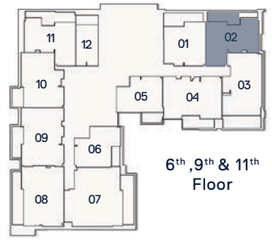




4th Floor



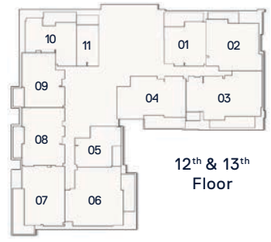

5th ,8th & 10th Floor



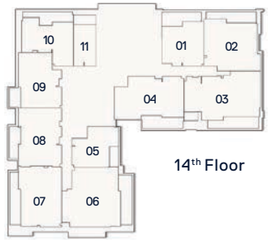

6th ,9th & 11th Floor



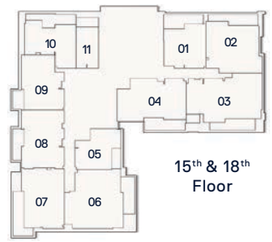

7th Floor




12th & 13th Floor




14th Floor




15th & 18th Floor




16th & 17th Floor




19th Floor

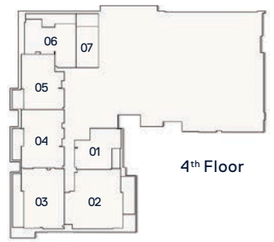


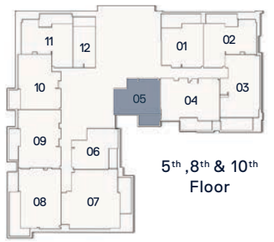

20th Floor

| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **866.39 Sq. Ft** | **160.27 Sq. Ft** | **1026.66 Sq. Ft** |

# 1 BEDROOM TYPE E



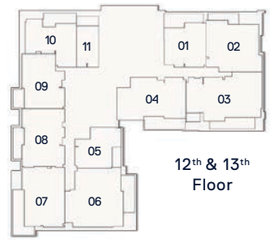



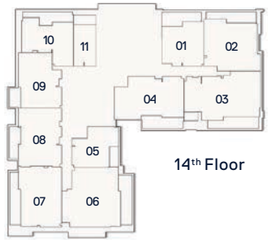



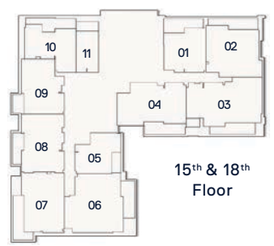










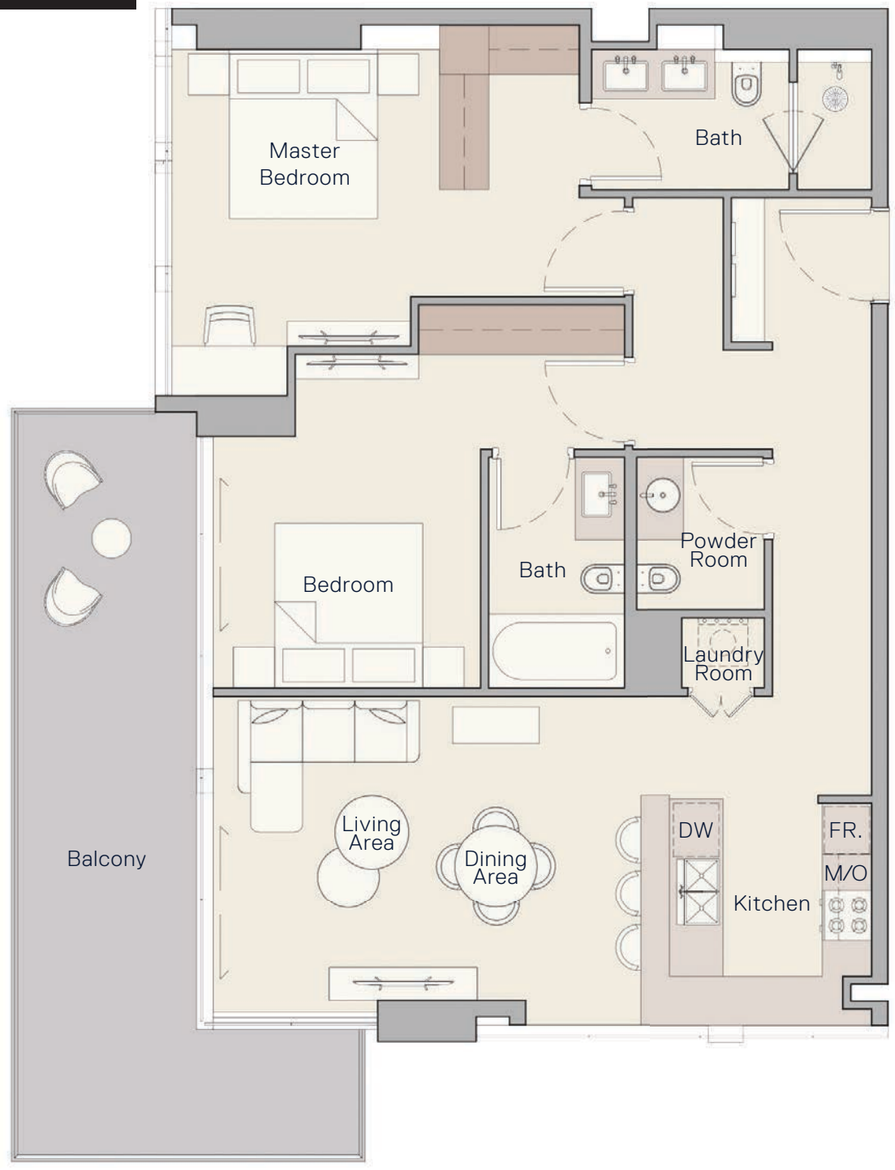


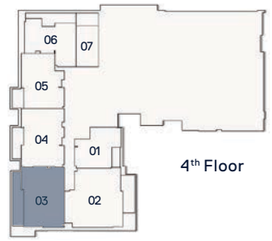




| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **680.60 Sq. Ft** | **100.32 Sq. Ft** | **780.92 Sq. Ft** |

# 2 BEDROOM TYPE A

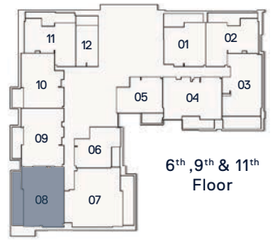



4th Floor



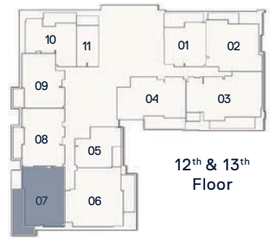

5th ,8th & 10th Floor



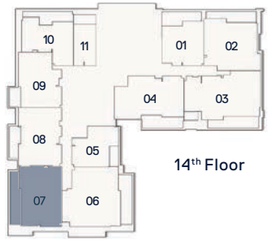

6th ,9th & 11th Floor



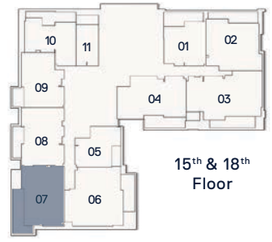

7th Floor




12th & 13th Floor




14th Floor




15th & 18th Floor




16th & 17th Floor




19th Floor




20th Floor

| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **1095.66 Sq. Ft** | **253.27 Sq. Ft** | **1348.93 Sq. Ft** |

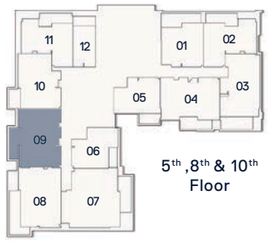
# 2 BEDROOM TYPE B




| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **1076.61 Sq. Ft** | **147.57 Sq. Ft** | **1224.18 Sq. Ft** |




4th Floor




5th ,8th & 10th Floor




6th ,9th & 11th Floor



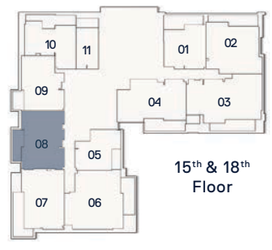

7th Floor




12th & 13th Floor




14th Floor




15th & 18th Floor




16th & 17th Floor



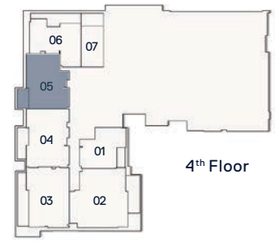

19th Floor

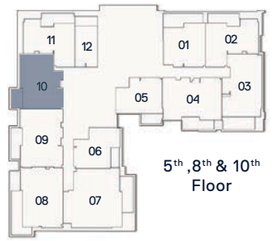


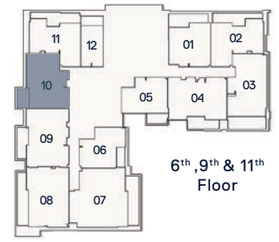

20th Floor

# 2 BEDROOM TYPE C

























| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **947.12 Sq. Ft** | **99.35 Sq. Ft** | **1046.47 Sq. Ft** |

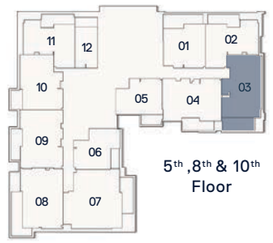
# 2 BEDROOM TYPE D



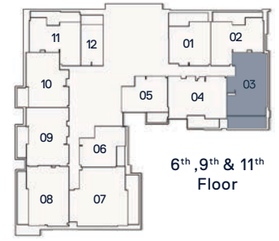




4th Floor



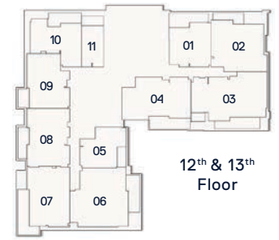

5th ,8th & 10th Floor



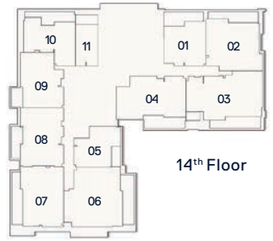

6th ,9th & 11th Floor




7th Floor




12th & 13th Floor




14th Floor




15th & 18th Floor




16th & 17th Floor




19th Floor




20th Floor

| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **1026.55 Sq. Ft** | **183.42 Sq. Ft** | **1209.97 Sq. Ft** |

PREMIUM APARTMENTS

# 21ST FLOOR PLAN




21ST FLOOR PLAN

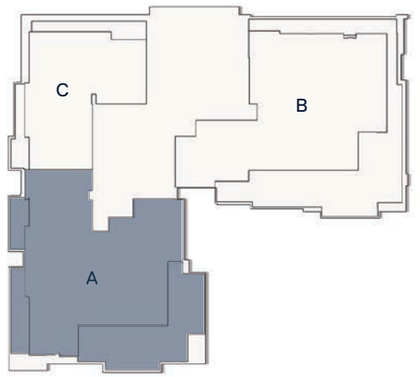
PENTHOUSE

# PENTHOUSE TYPE A




N

21st Floor



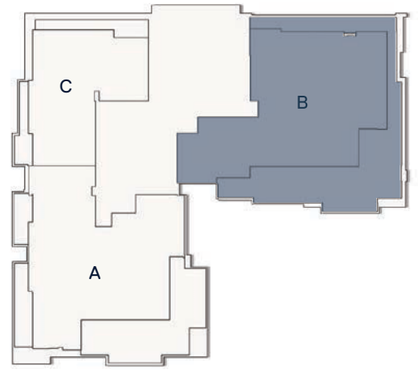

| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **3839.81 sq. ft** | **1607.91 sq. ft** | **5447.72 sq. ft** |

# PENTHOUSE TYPE B




N

21st Floor



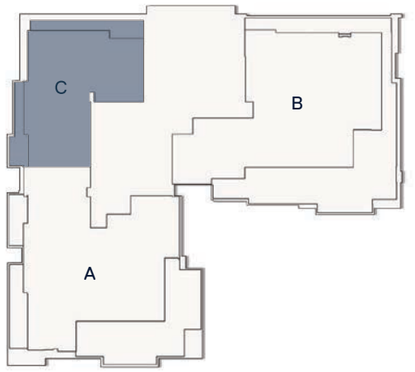

| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **3988.57 sq. ft** | **2116.29 sq. ft** | **6104.86 sq. ft** |

# PENTHOUSE TYPE C




N

21st Floor




| Internal Living Area | Outdoor Living Area | Total Living Area |
|---|---|---|
| **2254.07 sq. ft** | **488.90 sq. ft** | **2742.97 sq. ft** |

# PAYMENT PLAN

- **20%** At the time of booking
- **10%** 30 days after the reservation date
- **10%** 90 days after the reservation date
- **5%** 150 days after the reservation date
- **5%** 240 days after the reservation date
- **5%** On completion of 30% construction of the project
- **5%** On completion of 40% construction of the project
- **5%** On completion of 50% construction of the project
- **5%** On completion of 60% construction of the project
- **30%** On completion