

Pre-launch information

No.9

DUBAI MARINA

No.9

Occupying one of the last remaining plots in Dubai Marina, No.9 represents an exclusive, final opportunity to purchase luxury frontline property in the most sought-after district in Dubai.

Boasting an impressive portfolio of over 2,000 successfully delivered properties, Dubai Marina's largest private developer Select Group is proud to announce the imminent launch of its ninth residential tower, No.9.

The development will offer some of the highest quality properties available in Dubai Marina, representing the superior finish synonymous with this experienced developer, whose projects consistently command 95% occupancy. Its luxury design combined with a prime waterfront location opposite the original six Emaar Towers means No.9's appeal to both permanent residents and holidaymakers will guarantee high rental yields and consistent capital appreciation.

No.9 represents an extremely exciting opportunity for investors as all of the developer's previous marina projects are fully sold and are currently experiencing a buoyant resale market. This includes the recently launched West Avenue, which completely sold out in just a few months due to the high specification of properties created by Select Group



9 reasons to invest

Prime frontline location in one of the most desirable districts in Dubai.

1

Spectacular marina and sea views available.

2

Strong capital growth currently available in Dubai Marina - over 20% to date in 2013.

3

The luxury properties of No.9 will be among the highest quality apartments in Dubai Marina.

4

High rental yields are projected. Dubai Marina frequently ranks highest for popularity among rental tenants.

5

No.9 is created and delivered by Dubai Marina's largest private developer with a proven track record.

6

Developer payment plan available, making No.9 an accessible investment opportunity.

7

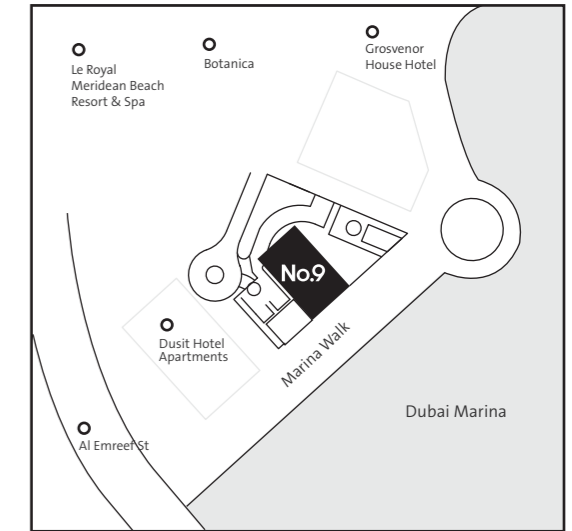
Dubai is the number one performing real estate market in the world in 2013 (Knight Frank Global Property Index) – no longer viewed as emerging, but established and safe.

8

Limited development over the last five years has led to a severe undersupply of new, high-quality properties in established areas such as Dubai Marina, creating strong demand for these assets.

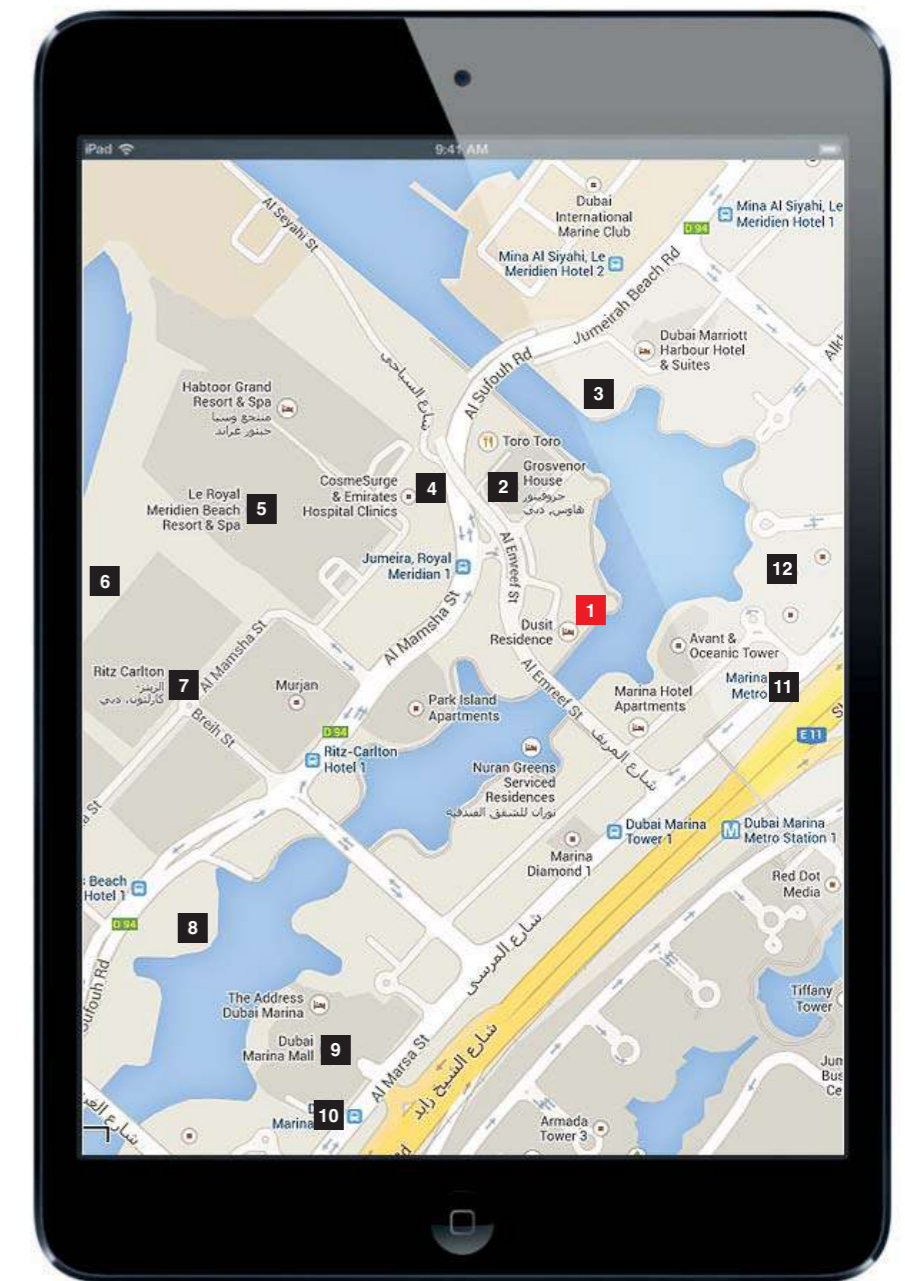
9

Location

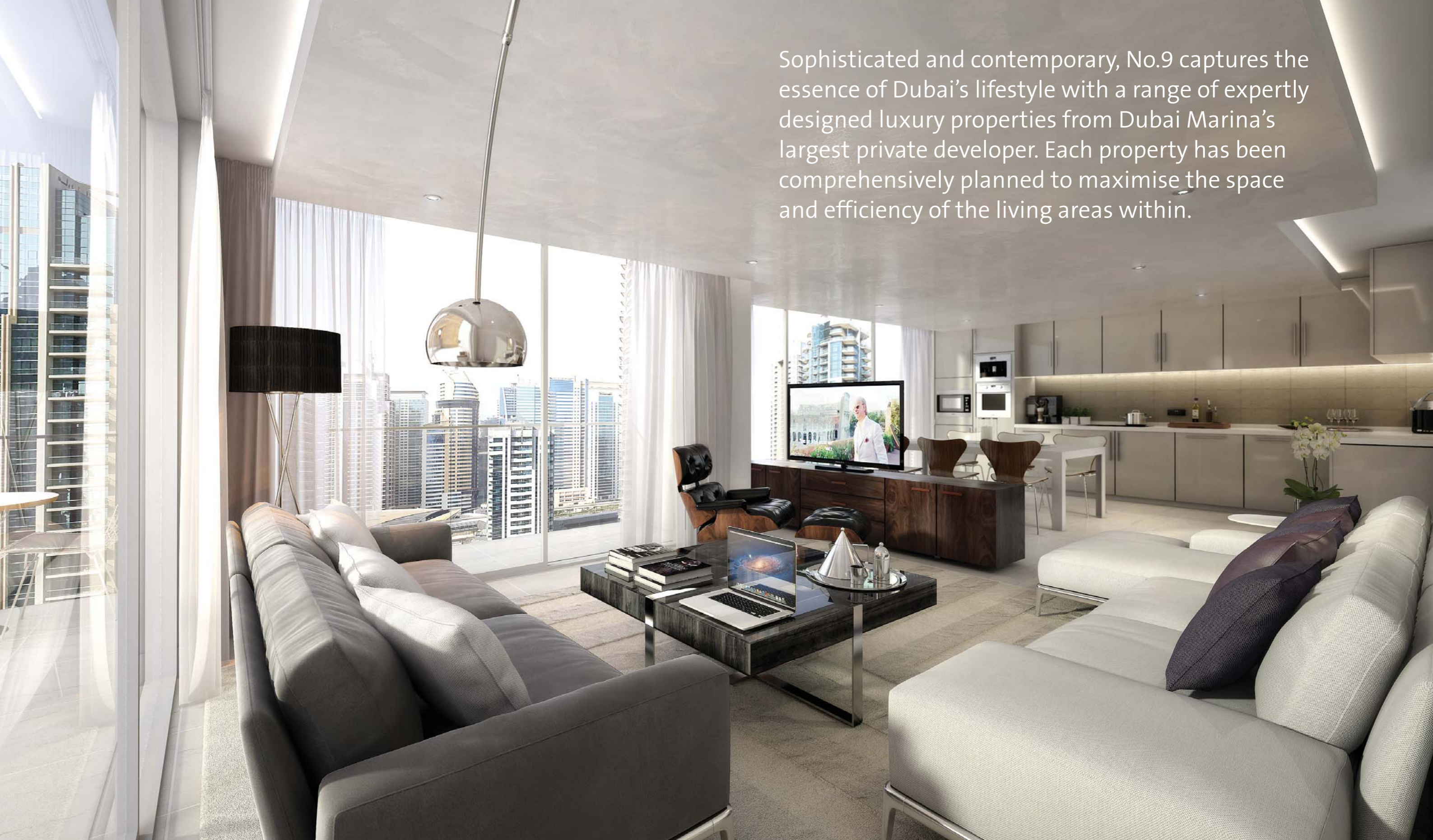


Experiencing a 35% capital appreciation just this year, Dubai Marina is undoubtedly Dubai's most popular residential district. It encompasses luxury property, 5-star hotels, entertainment and retail facilities, restaurants and much more, all positioned around the world's largest manmade marina. No.9 holds an excellent waterfront position adjacent to the original six Emaar Towers and Dubai Marina Walk.

1. No.9 Development
2. Grosvenor House Hotel
3. Infinity Tower
4. Botanica
5. Le Royal Meridien Beach Resort & Spa
6. Jumeirah Beach Residence
7. Ritz Carlton
8. Bay Central
9. Dubai Marina Mall
10. West Avenue
11. Dubai marina Metro Station
12. Emaar Towers



Sophisticated and contemporary, No.9 captures the essence of Dubai's lifestyle with a range of expertly designed luxury properties from Dubai Marina's largest private developer. Each property has been comprehensively planned to maximise the space and efficiency of the living areas within.



2-17



Apartment 1
1 Bedroom
Area: 660 Sq.ft
Total area: 692 Sq.ft

Apartment 2
2 Bedroom
Area: 952 Sq.ft
Total area: 1075 Sq.ft

Apartment 3
2 Bedroom
Area: 973 Sq.ft
Total area: 1096 Sq.ft

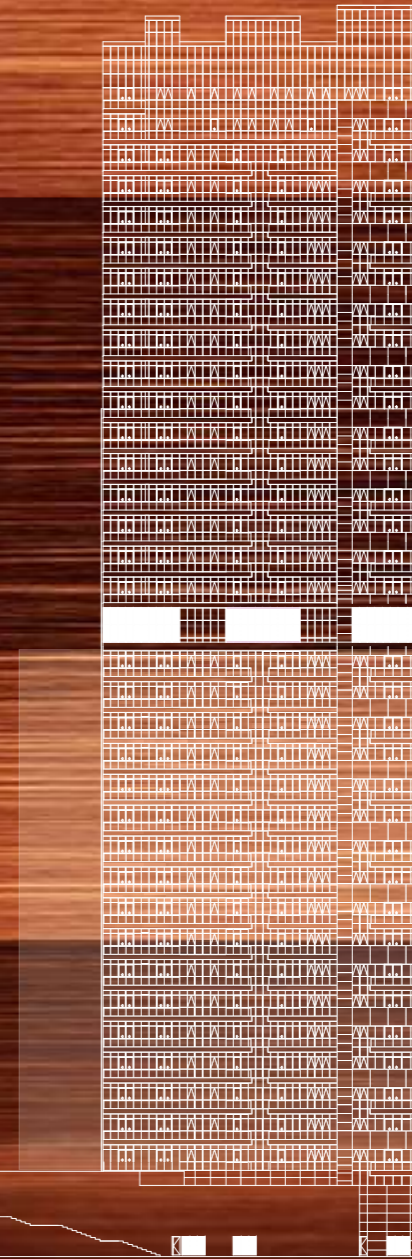
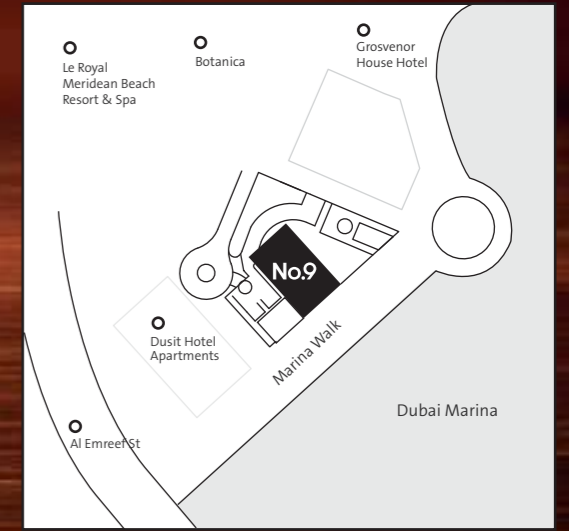
Apartment 4
1 Bedroom
Area: 611 Sq.ft
Total area: 661 Sq.ft

Apartment 5
1 Bedroom
Area: 620 Sq.ft
Total area: 660 Sq.ft

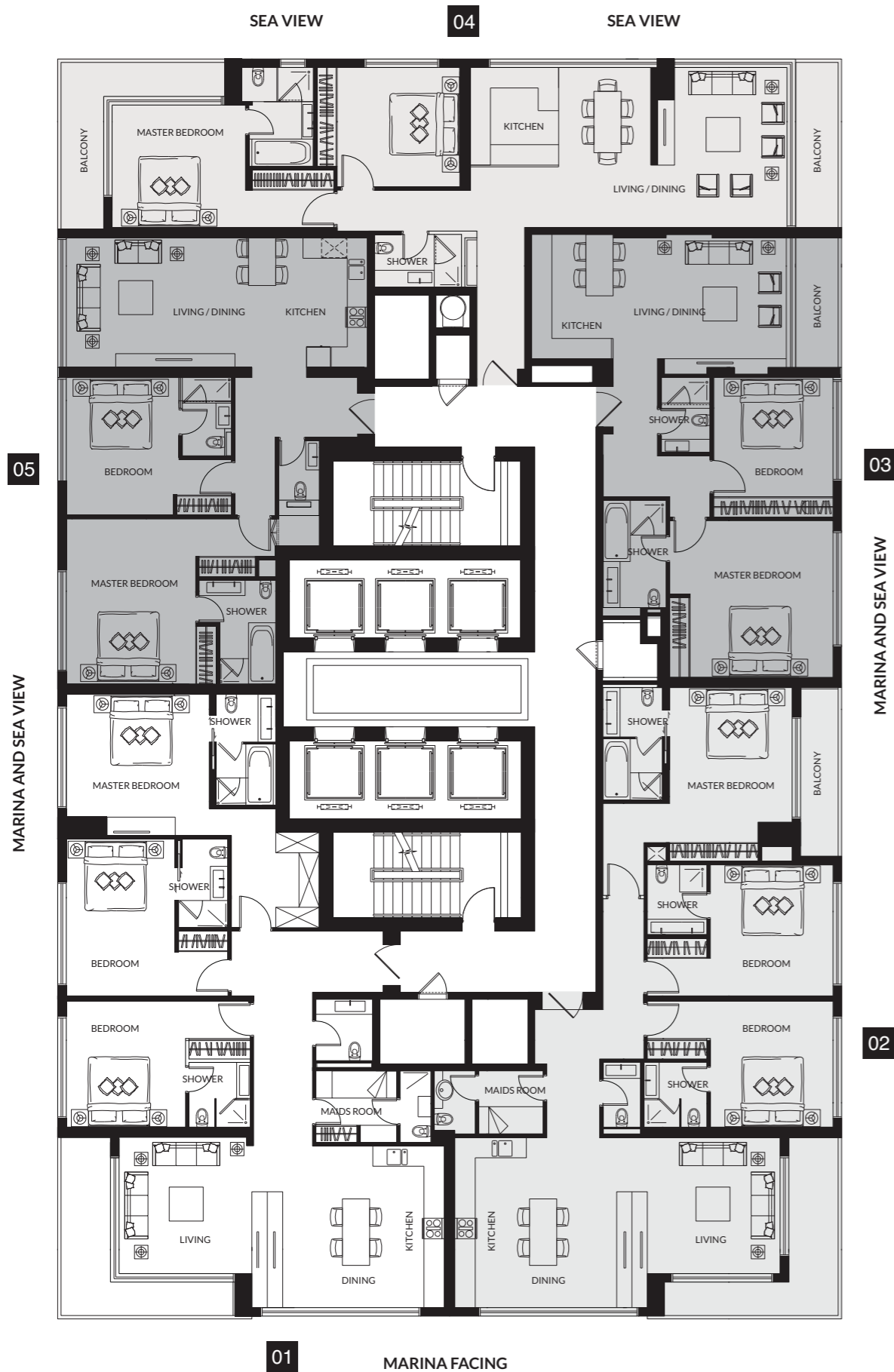
Apartment 6
2 Bedroom
Area: 1,115 Sq.ft
Total area: 1,233 Sq.ft

Apartment 7
1 Bedroom
Area: 814 Sq.ft
Total area: 927 Sq.ft

Apartment 8
1 Bedroom
Area: 659 Sq.ft
Total area: 700 Sq.ft



19-21



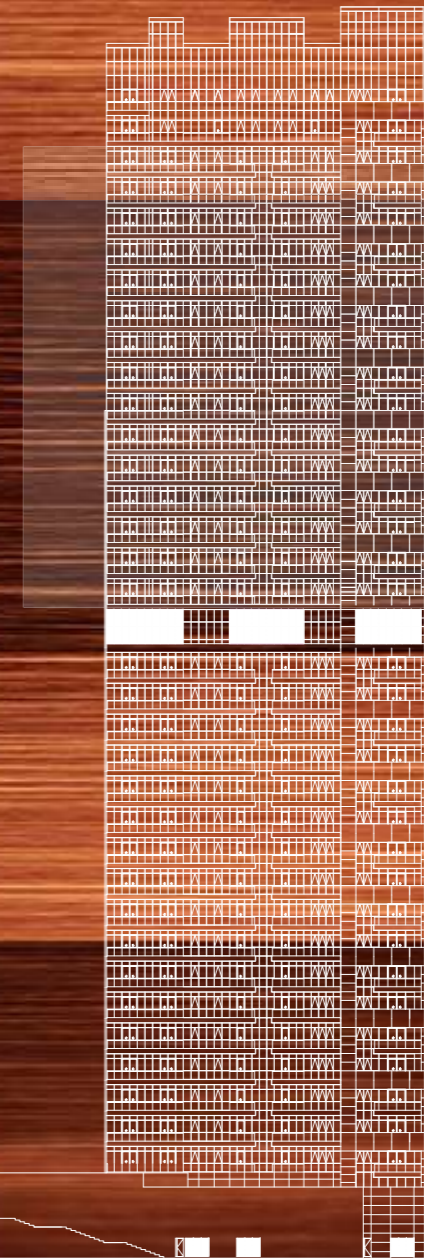
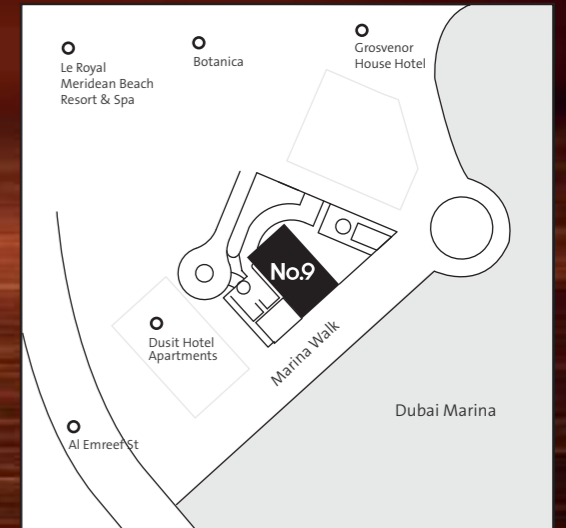
Apartment 1
 3 Bedroom
 Area: 1,727 Sq.ft
 Total area: 1,850 Sq.ft

Apartment 2
 3 Bedroom
 Area: 1,627 Sq.ft
 Total area: 1,790 Sq.ft

Apartment 3
 2 Bedroom
 Area: 1,001 Sq.ft
 Total area: 1,046 Sq.ft

Apartment 4
 2 Bedroom
 Area: 1,195 Sq.ft
 Total area: 1,381 Sq.ft

Apartment 5
 2 Bedroom
 Total area: 1,116 Sq.ft

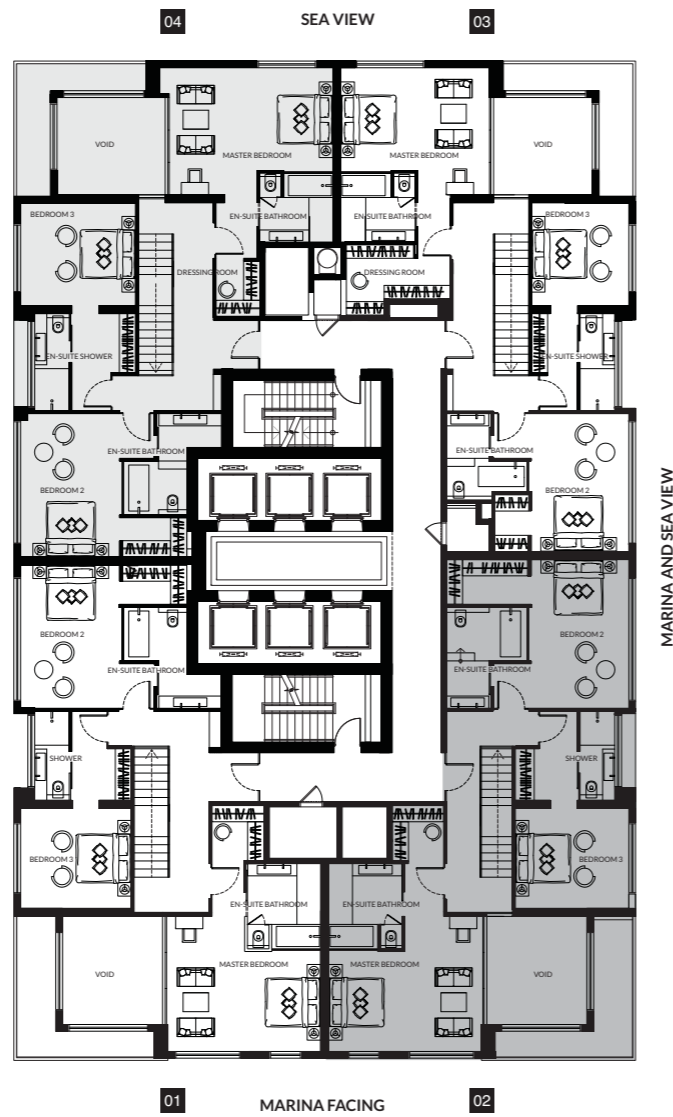
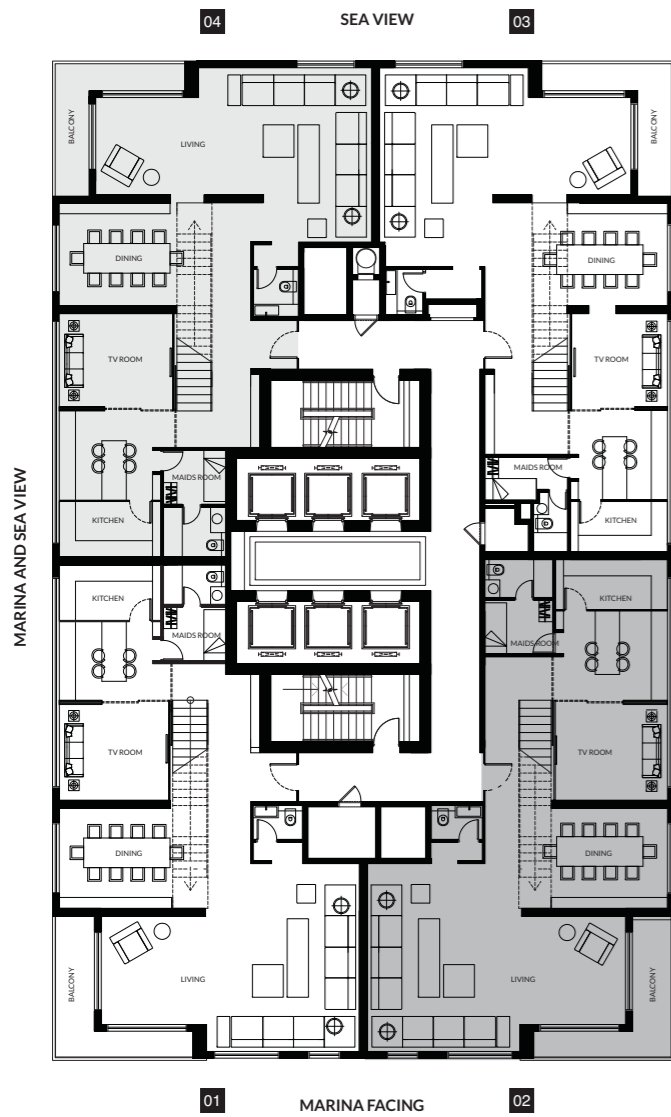


34-35

Duplex Penthouses

Lower

Upper



Penthouse 1
3 Bedroom
Area: 3,307 Sq.ft
Total area: 3,536.6 Sq.ft

Penthouse 2
3 Bedroom
Area: 3,307 Sq.ft
Total area: 3,536.6 Sq.ft

Penthouse 3
3 Bedroom
Area: 3,307 Sq.ft
Total area: 3,536.6 Sq.ft

Penthouse 4
3 Bedroom
Area: 3,307 Sq.ft
Total area: 3,536.6 Sq.ft

