

LAUNCHING

# SEAGULL POINT

WATER HAS A NEW FRONT



MOHAMMED BIN RASHID  
AL MAKTOUM CITY

DISTRICT ONE





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We are delighted to announce the launch of an elegant new tower at District One, with exclusive amenities.

Featuring 1, 2 and 3 bedroom apartments with views of the iconic Crystal Lagoon, this tower is a vibrant addition to Dubai's most prestigious community.

Register today for special pre-launch benefits.

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# EXCLUSIVE AMENITIES



**FULLY  
FURNISHED  
APARTMENTS**





# CAFÉ

Friends flock together







# LIBRARY

Let your imagination soar





# GYM

Believe you can fly







**KIDS PLAY AREA**  
Fun takes flight





# ICONIC LOCATION



**10** MINS  
BUSINESS BAY



**5** MINS  
THE MEYDAN HOTEL



**12** MINS  
DIFC



**15** MINS  
BURJ AL ARAB

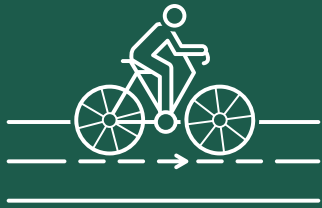


**12** MINS  
WORLD TRADE CENTRE



**20** MINS  
INTERNATIONAL AIRPORT

# AMENITIES



Bicycle Track



Jogging Track



Supermarket



Pharmacy



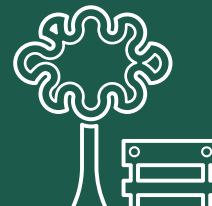
School



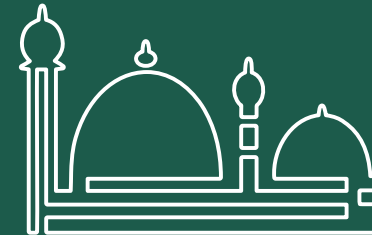
Crystal Lagoon  
& Beachfront



Kids  
play area



Parks



Mosque





**7KM**  
Crystal Lagoon



**8.4 KM**  
Cycling and Running Track



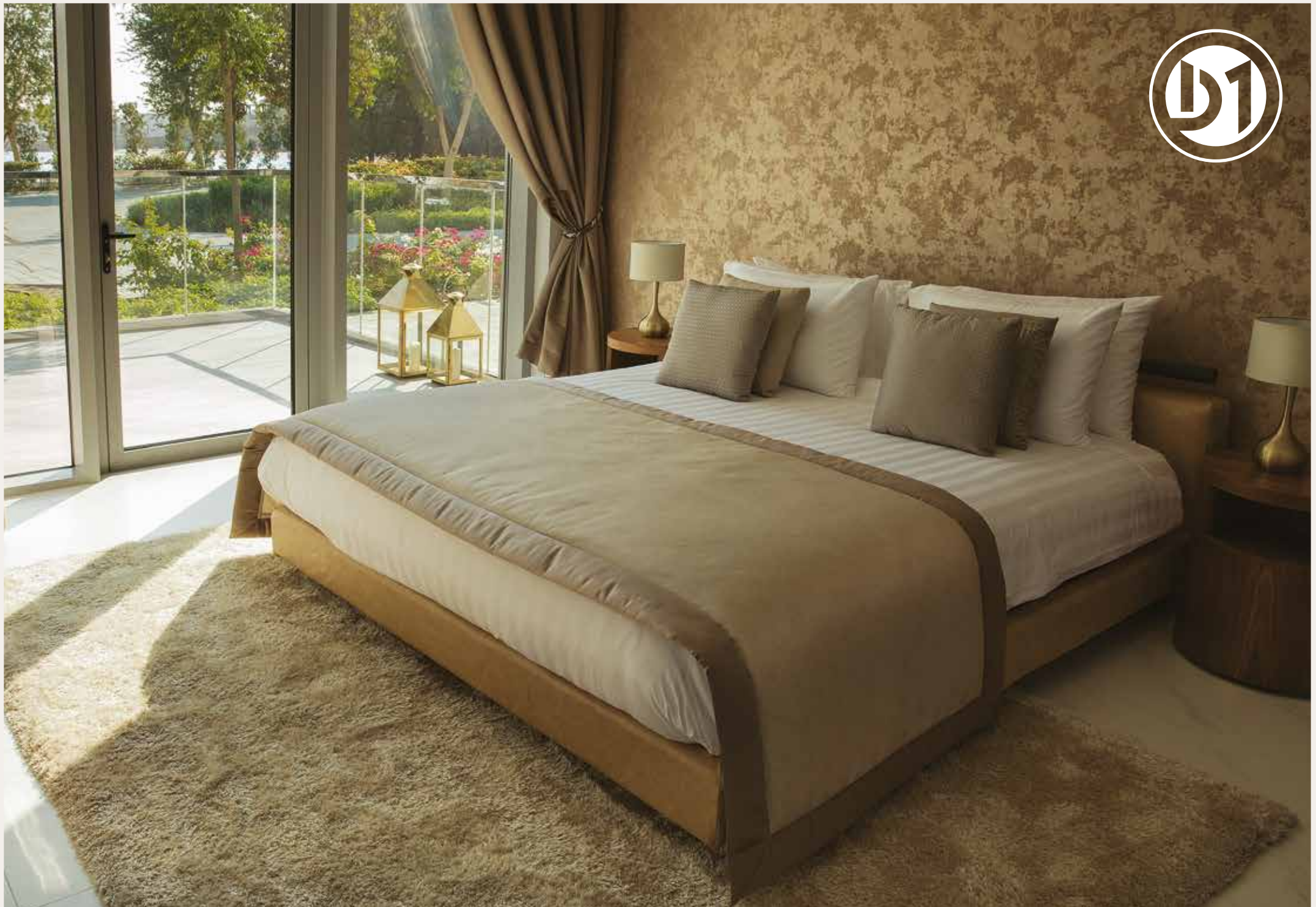




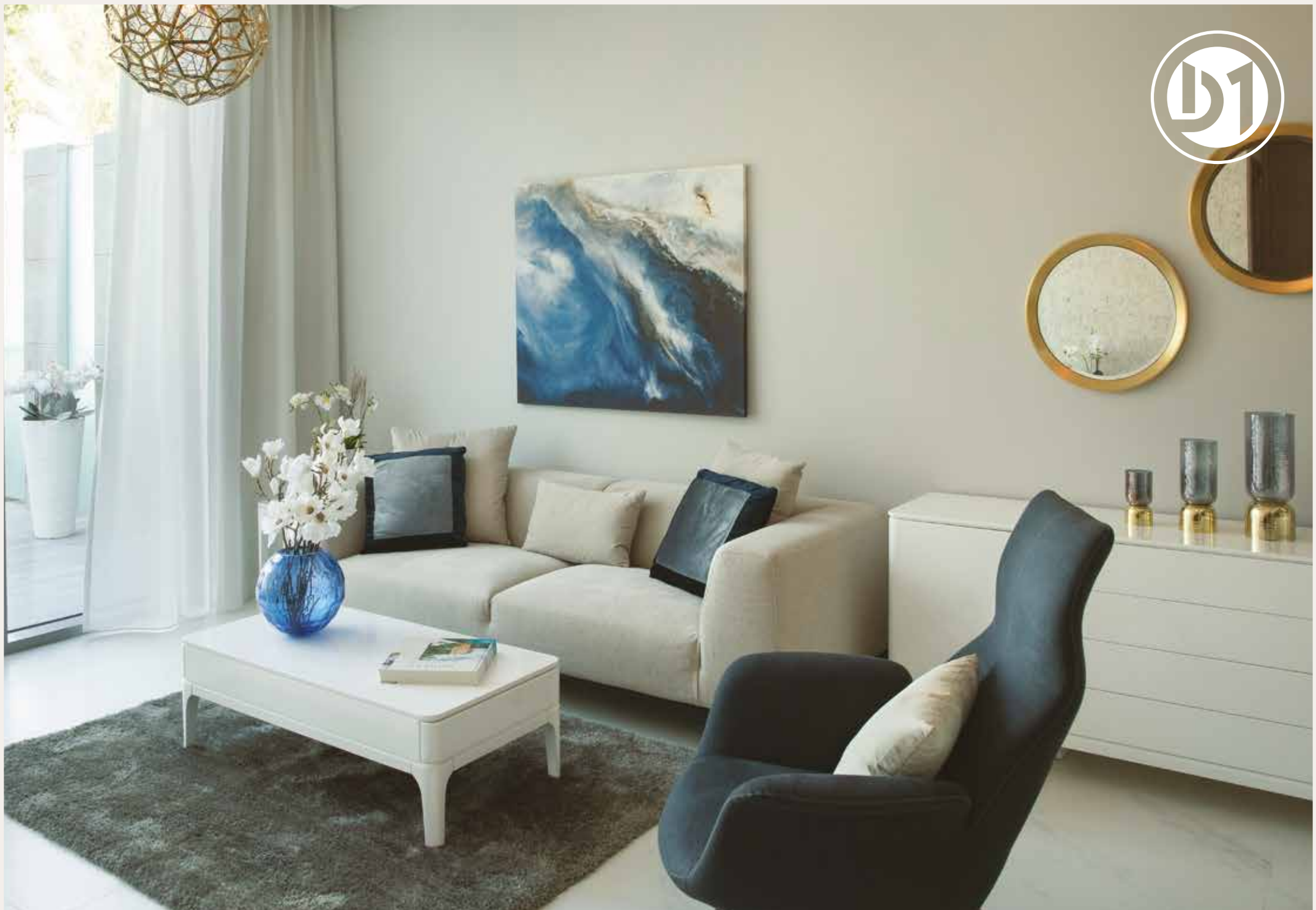
**60%**  
Green Cover















# MASTER PLAN



AL KHAIL ROAD

SALES CENTRE

7 KM CRYSTAL LAGOON

MEYDAN ONE

PHASE III RESIDENCES

8.4 KM CYCLING & RUNNING TRACK



# TOWER LOCATION MAP



**SEAGULL POINT**  
*WATER HAS A NEW FRONT.*

Disclaimer: The design layouts, dimensions, guidelines, visualizations, renderings, images and any other information as contained herein is provided for illustrative purposes only and subject to change at any time at the sole discretion of the Developer.



# TOWER EXTERIOR



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# TOWER EXTERIOR & VIEWS



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# SEAGULL POINT TOWER 5TH TO 14TH FLOOR

## 1, 2 And 3 Bedroom Apartments



MEYDAN ONE

DUBAI SKYLINE

MEYDAN HOTEL



- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM



05-14



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# SEAGULL POINT TOWER 4TH FLOOR

## 1, 2 And 3 Bedroom Apartments



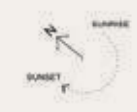
MEYDAN ONE



DUBAI SKYLINE

MEYDAN HOTEL

  3 BEDROOM  
   2 BEDROOM  
   1 BEDROOM



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# SEAGULL POINT TOWER 2ND TO 3RD FLOOR

## 1. 2 And 3 Bedroom Apartments



MEYDAN ONE

DUBAI SKYLINE

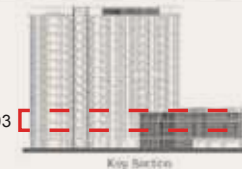
MEYDAN HOTEL



3 BEDROOM
  2 BEDROOM
  1 BEDROOM



02-03 [ - - - - ]



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# SEAGULL POINT TOWER 1ST FLOOR

## 1, 2 And 3 Bedroom Apartments



MEYDAN ONE

DUBAI SKYLINE

MEYDAN HOTEL



- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM



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# 3 BEDROOM



## 1ST TO 14TH FLOORS

Suite Area:	1,515 - 1,531 Sqft
Balcony Area:	129 Sqft
Total Area:	1,644 - 1,660 Sqft



## G+14 KEY PLAN

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# 2 BEDROOM

1ST TO 14TH FLOORS

Suite Area:	977 - 1,108 Sqft
Balcony Area:	68 - 71 Sqft
Total Area:	1,045 - 1,179 Sqft



G+14  
KEY PLAN

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# 2 BEDROOM



1ST TO 14TH FLOORS



G+14  
KEY PLAN

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# 1 BEDROOM



## 1ST TO 14TH FLOORS

Suite Area:	607 - 612 Sqft
Balcony Area:	60 - 125 Sqft
Total Area:	668 - 737 Sqft



G+14  
KEY PLAN

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# SEAGULL POINT TOWER GROUND FLOOR

## 1, 2 And 3 Bedroom Apartments



MEYDAN ONE



DUBAI SKYLINE

MEYDAN HOTEL

  3 BEDROOM
   2 BEDROOM
   1 BEDROOM



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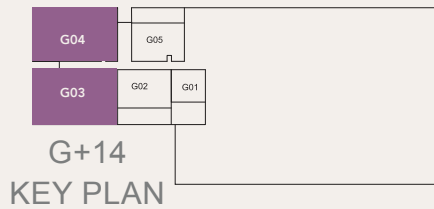


# 3 BEDROOM



## GROUND FLOOR

Suite Area:	1,515 - 1,532 Sqft
Balcony Area:	1,029 - 1,030 Sqft
Total Area:	2,544 - 2,562 Sqft



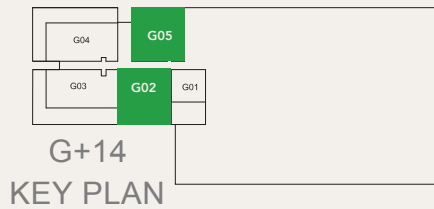
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# 2 BEDROOM



## GROUND FLOOR

Suite Area:	1,104 - 1,108 Sqft
Balcony Area:	447 - 457 Sqft
Total Area:	1,551 - 1,565 Sqft



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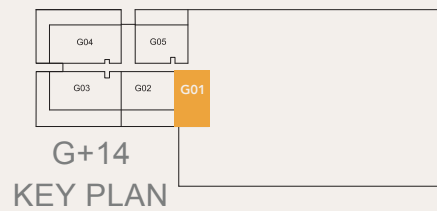


# 1 BEDROOM



## GROUND FLOOR

Suite Area:	611 sq.ft
Terrace Area:	443 sq.ft
Total Area:	1054 sq.ft



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# PAYMENT PLAN

BOOKING AMOUNT*	1ST INSTALMENT*	2ND INSTALMENT*	3RD INSTALMENT*
<b>10%</b>	<b>5%</b>	<b>5%</b>	<b>5%</b>
<b>Upon Booking*</b>	<b>30-OCT-2019</b>	<b>10% Construction 30-MAR-2020</b>	<b>20% Construction 30-JUN-2020</b>
4TH INSTALMENT*	5TH INSTALMENT*	6TH INSTALMENT*	FINAL INSTALMENT*
<b>5%</b>	<b>10%</b>	<b>10%</b>	<b>50%</b>
<b>30% Construction 30-SEP-2020</b>	<b>40% Construction 30-DEC-2020</b>	<b>50% Construction 28-FEB-2021</b>	<b>On Completion 31-DEC-2021</b>