



# aeon

DUBAI CREEK HARBOUR

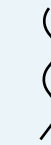


EMAAR





## *Dubai Creek Harbour*

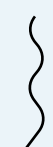


Dubai Creek Harbour is an ultra-modern, stylish, and pedestrian-friendly neighbourhood that integrates with Dubai's sustainable urban character.

Situated along the historic Dubai Creek, Dubai Creek Harbour consists of 7.4 million sqm of residential space and 500,000 sqm of parks & open spaces with a viable mix of retail, business, recreation, and community facilities, all within walking distance.



# *Perfectly Located*



With endless amenities, diverse recreational opportunities and a community filled with fun-loving, like-minded people, there is something for everyone.



10 Mins from  
Burj Khalifa



15 Mins from  
Dubai Int'l Airport



Wildlife  
Sanctuary



Home of Pink  
Flamingos





*Welcome to Aeon*

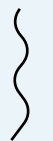
AT DUBAI CREEK HARBOUR







# *Dive into the Heart of Dubai, Effortlessly Connected*



At the crossroads of Al Jaddaf and Festival City,  
Aeon offers unparalleled connectivity.  
With efficient road networks, metro stations,  
and a water taxi to Downtown Dubai,  
every destination is just moments away.



700-Metre  
Beach



Dining at The  
Waterfront



Breathtaking  
Sunset Views



Licensed Bars  
& Restaurants



Metro  
Connectivity



Creek Marina &  
Yacht Club



Vida  
Creek Harbour

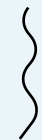


Address  
Hotel





## *The Epitome of Urban Evolution*



Visualize the dawn breaking over Dubai's iconic skyline,  
with the raw essence of urban aesthetics merging  
seamlessly with the embrace of nature.

Aeon epitomizes a bold statement, gracefully  
intertwining with the waterfront's soothing ambience and  
the vibrant beat of Dubai's heart.







# *Scapes that Elevate Your Views*



Residents of Aeon are treated to a visual feast from dawn to dusk. Extending views of the captivating Dubai Creek Canal, verdant parks, and Dubai’s skyscrapers, an intricate weave of thriving energy and natural beauty unfolds.







*Where City Meets  
Serenity*

URBAN BEACH BLISS





## *Plugged Into the Heartbeat of Dubai*



Being an Aeon inhabitant means having the metropolis at your fingertips. From the enigmatic allure of Dubai Creek Harbour to the pristine beaches and the city's bustling heart, you're perpetually plugged into the urban grid.



*Living at  
Aeon*



Aeon is a haven for those looking for an active way of life. Explore the scenic waterfront promenade, enjoy play areas and go on thrilling adventures at the cycling track and skate park. The RTA ferry terminal and metro station promise seamless mobility. This district is more than just functional; it's a sustainable oasis, with shaded walkways, flourishing trees, and limited roads creating a safe and eco-friendly haven for all to enjoy.







*The Urbanite's Palette:  
Amenities with Attitude*





## *Modern Luxuries, Finely Crafted*



A symphony of indulgence in the heart of Dubai Creek Harbour, Aeon champions a new standard of metropolitan living. Every amenity is a reflection of the pulse of the city, echoing the desires of the modern urbanite.

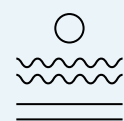
Aeon's amenities redefine urban opulence, promising a lifestyle that's both chic and convenient, setting a new benchmark in modern living.





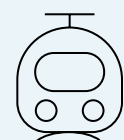
### Park Perspectives

Dive into green serenity in the midst of the pulsating daily life. With Aeon’s Park views, residents can enjoy nature without leaving the heart of the city.



### Iconic Canal Views

Gaze out at the shimmering waters of the canal. A mesmerizing blend of city charm and serene waterways paints a picture of perfect balance.



### Metro Connectivity

Aeon offers direct routes to the city’s heartbeat. With rapid metro connectivity, get anywhere and everywhere, in no time.



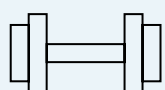
### Pet Friendly Community

A pet-friendly community where animals and owners enjoy a harmonious, playful environment.



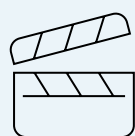
### Urban Beach

Experience coastal elegance just steps away. Wander the sophisticated boulevards, feeling the sand underfoot and the city buzz around you.



### Gritty Gymnasium

Where metropolitan grit meets fitness goals. The gymnasium, equipped with cutting-edge technology, inspires residents to push their limits.



### Recreational Rendezvous

From sleek lounges to game rooms, these spaces are designed for the modern-day socialite, offering a mix of entertainment and relaxation.





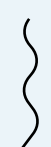
*Elevated Design  
Reimagined*

AEON'S MODERN CANVAS





## *Mastering the Craft of Modern Structures*



Aeon's architecture speaks the language of modern city legends. Leveraging raw, authentic materials sourced locally, this edifice reinterprets Dubai's architectural narrative, blending the city's rooted legacy with tomorrow's cityscapes.







*Timeless Design,  
Inspiring Comfort*





# *Perfectly Harmonious Spaces*



Aeon curates a rich palette of city-inspired residences. The 1-bedroom units, ideal for the urban solo or duo, offer vast landscapes of living space and urban views. The 2- and 3-bedroom suites scale up the urban luxury quotient, with modernistic bathrooms spacious closets, and panoramic balconies.





*Where First Impressions  
Last*

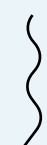




*Dubai's Pulse,  
Aeon's Play Haven*



# *Where Green Meets Modern Beats*



Perfectly positioned adjacent to the central plaza, Aeon is a fusion of raw city vibes and pockets of nature's serenity. Every outdoor venture becomes a chapter in your urban chronicle, building bridges between communal ties and moments of self-reflection.





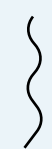


*Shared Smiles in  
Lush Surroundings*





# *Aeon's Green Blueprint*



Embracing eco-innovation, Aeon intertwines sustainable practices with architectural elegance, ensuring comfort while cherishing the environment.







### Water Conservation

Utilization of condensate and planter drain collection for landscape irrigation, promoting efficient water use.



### Sun Protection

Architectural elements such as balconies, horizontal ledges, and tinted window glass minimize direct sunlight intrusion, ensuring cooler interiors.



### Green Integration

Emphasis on retaining existing vegetation for sustainability, reduced energy use, and enhanced environmental quality.



### Smart Lighting

Energy-efficient LED fixtures combined with lighting control systems in common areas ensure reduced energy consumption while offering optimum lighting.



### Waste Management

Adoption of double refuse chutes and dedicated recycling bins encourages waste segregation, fostering sustainable practices.



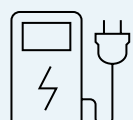
### Energy Efficiency

Advanced control of building services through Variable Frequency Drives and Outside Air Handling Units for efficient air conditioning, conserving energy.



### Insulation Techniques

Incorporation of cool roofs and double glazing for improved energy efficiency and weather protection.



### Eco-Friendly Parking

Electric vehicle charging ports and abundant bicycle parking facilities promote green transportation options, helping reduce carbon footprint.

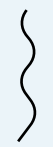








# *Creek Island*



The Island District is a waterfront development that mixes upscale residences with enticing leisure and recreational amenities to create a world-class waterfront community. The district's green central park, stunning marina, yacht club, and five-star hotels will all be popular destinations for residents to enjoy the district's breath-taking views and memorable experiences.



Breath-taking  
Sunset Views



Licensed Bars  
& Restaurants



5 Min from Creek  
Marina Yacht Club



Vida  
Creek Harbour



# Creek Marina



With a wide variety of retail, dining, and recreational options, Creek Marina never slows down. Landscaped pedestrian walkways offer stunning views of Downtown Dubai at dusk, while world-class art pieces add another layer to the trendsetting lifestyle.



Food Trucks



Vida Creek Harbour



Art Installations



Yacht Club Marina with 81 Berths



Address Hotel



Sculptural Viewing Deck







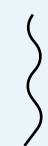
## *Harbour Promenade*



Explore a bustling promenade, and an impressive skyline as you sit back and relax on the Harbour Promenade's observation deck. Set sail across Dubai Creek's glistening waters and take in the city's cityscape from a unique vantage point. Enjoy a wonderful meal while taking in the breathtaking views between shopping and boating.



# Creek Side Park



Creek Side Park is a broad, pedestrian-friendly area located to the north of Creek Island.

The green linear park boasts a variety of amenities, including playgrounds, fitness centres, sculpture parks, multi-use sports courts, open lawns, and even an amphitheatre.

The park has been tastefully manicured, with plenty of trees and plants, as well as shaded paths and a vibrant design that runs in parallel to the promenade's winding route.



Muga / Paddle  
Tennis Court



Play  
Area



Lawn  
Amphitheatre



Inflatable  
Trampoline



Bocce  
Court



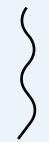
Adventure  
Play







# Central Park



The heart of island living, Dubai Creek Harbour's Central Park offers residents a tranquil refuge to unwind, first-class amenities to enjoy, and wide-open spaces to discover. With a total area of six football fields, Dubai's Central Park is one of the largest parks in the emirate and offers a variety of activities for the whole family.



Kids' Play Area



Skating Areas



Lawn Amphitheatre



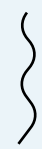
Dog Park



Splash Pad Fitness Plaza



## *Viewing Point*



Spanning 70 metres over Dubai Creek, the Viewing Point's audacious cantilever grants unmatched vistas of Downtown and the majestic Address Grand towers. Seamlessly integrated into the Creek's blueprint, this architectural marvel, crafted from painted steel, stands as a bustling nexus for sightseers. Elevated, panoramic, and buzzworthy, it's Dubai's newest sunset rendezvous, open for all to revel in.







EMAAR

Global Lifestyle  
Developer



As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations.

The Group’s portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar’s most iconic landmarks include Burj Khalifa, the world’s tallest building.

Under Development  
27,000+  
Residential Units

Revenue AED  
24.9 BN  
FY 2022

Net Profit AED  
6.8 BN  
FY 2022

Delivered  
85,000+  
Residential Units

Presence in  
12+  
Global Markets

Market Cap AED  
51.8 BN  
FY 2022

\*As in 31 December 2022