

HARBOUR LIGHTS

de GRISOGONO
GENEVE

DAMAC



—AX—
CAPITAL

AX CAPITAL was built upon a desire to create a real estate agency of the modern era where the customer is central to everything we do.

Every business decision that we make is thoroughly assessed to be synchronized with the latest trends in the real estate industry which includes our recruitment of top-class real estate experts and the use of state-of-the-art technologies to serve our mission.

With our values clearly defined, we are committed to continuously evolve as a real estate agency and it is this passion and dedication that marks the foundation of AX Capital and makes us different.



SAILING TOWARD LUXURY

For those looking to be transported into a lifestyle of quintessential grandeur, this is the destination for you. A place with endless opportunities to pursue an exquisitely limitless existence.



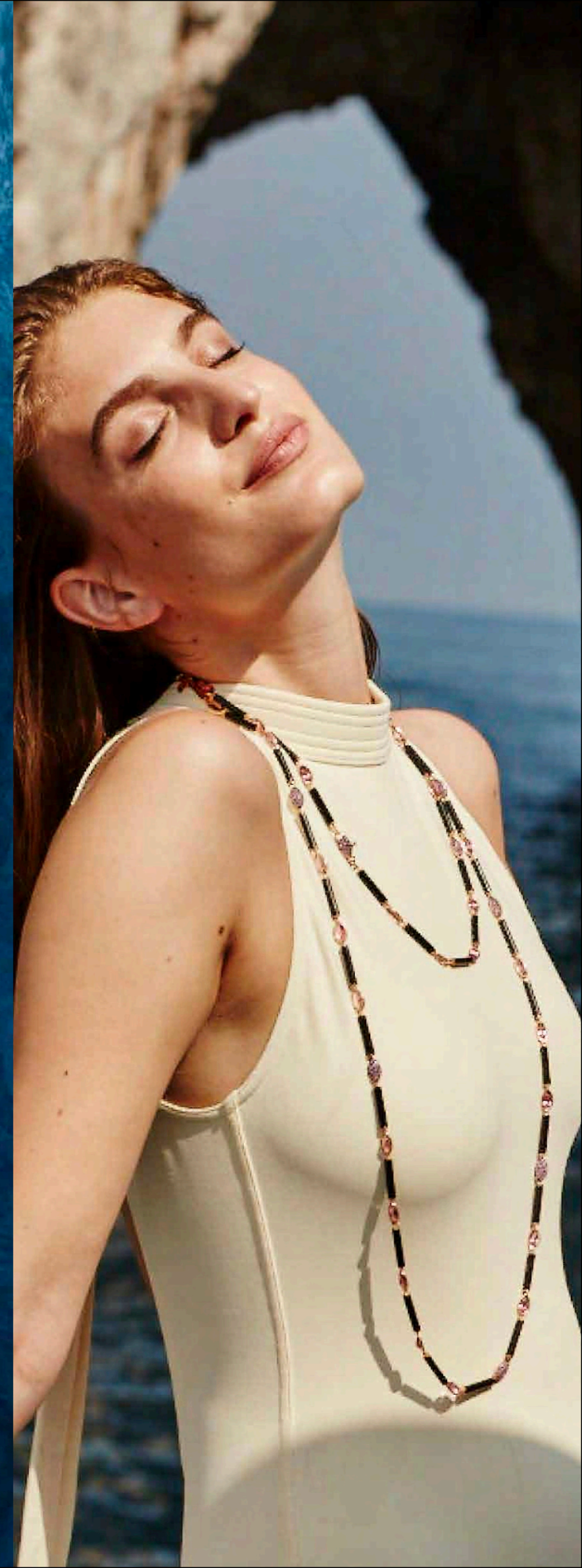
SEAFRONT
LIVING
IS RISING

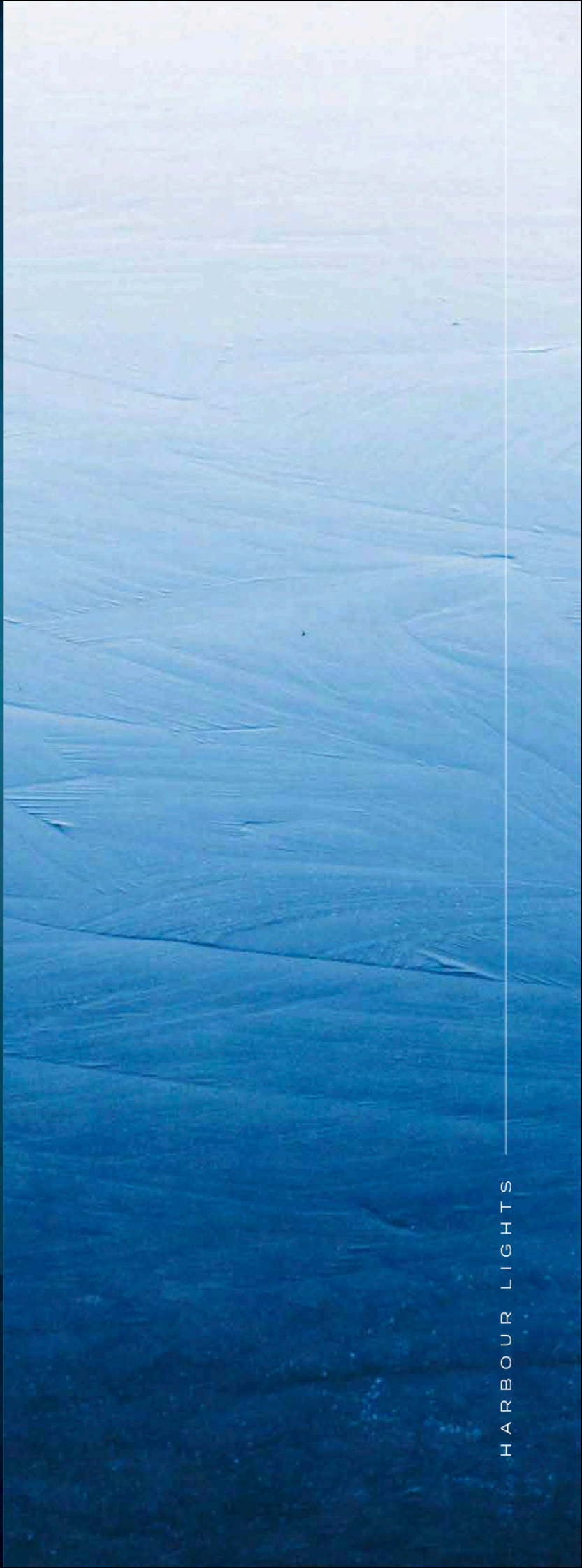


INSPIRED BY SPLENDOUR

Harbour Lights boasts designs based on the prowess of high-end luxury and fashion brand de GRISOGONO. Its signature style brings an exclusivity and elegance to the property's common areas, with captivating and flowing elements seamlessly transporting you through the property.

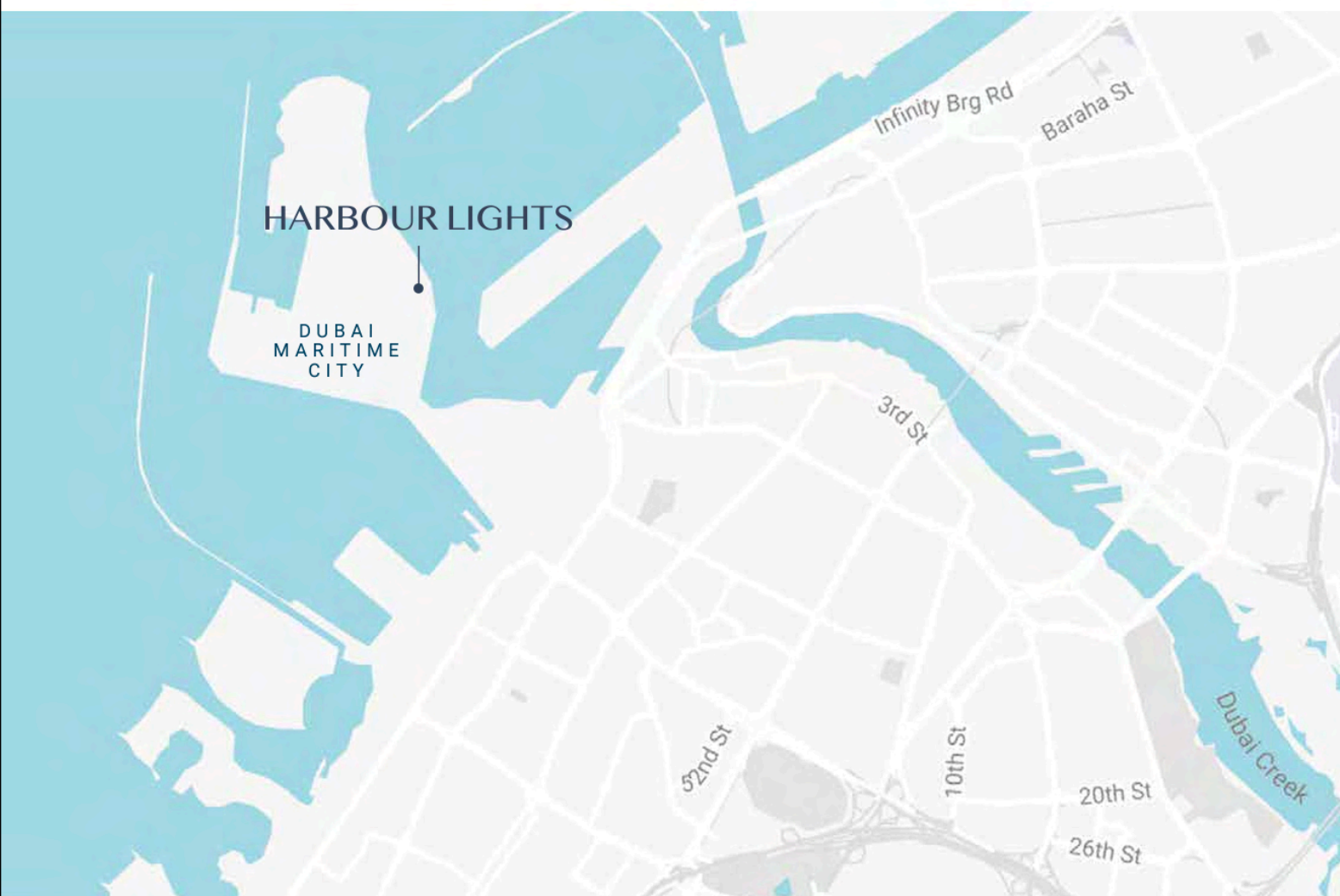
de GRISOGONO
GENEVE





A COMMERCE & TRADE HUB

Strategically located between Port Rashid and Dubai's Drydocks World, Dubai Maritime City capitalises on its strengths, bringing together the entire maritime industry and offering residents a dynamic, urban lifestyle.



HARBOUR
LIGHTS
de GRISOGONO

DUBAI MARITIME
CITY

- | | | | | |
|--|-------------------|-------------------------|----------------------------|-----------------------------|
| 01 MINA RASHID MARINA | 07 MOSQUE | 14 RETAIL | 21 SUPER YACHTS MARINA | 28 SHOWROOM AND RETAIL AREA |
| 02 MRM - RETAIL/RESIDENCES | 08 MARINA VIEW | 15 FERRY TERMINAL | 22 LUXURY LIVING RESIDENCE | 29 PARK ZONES |
| 03 SHED - FAMILY MARKET/SPORTS/
ENTERTAINMENT | 09 QE - 2 | 16 CRUISE TERMINAL | 23 COMPOUND RESIDENCE | 30 ANWA BY OMNIYAT |
| 04 MIXED USE PLOTS - RESIDENTIAL/OFFICES | 10 MARINA BAY | 17 HOTEL | 24 BEACH | |
| 05 HEADQUARTER - PCFC | 11 HORSE STABLES | 18 HELIPORTS | 25 MARINA | |
| 06 GARDENS - FRUITS & VEGETABLES | 12 COASTER BERTHS | 19 LOW RISE RESIDENTIAL | 26 WATERFRONT PROMENADE | |
| | 13 SHOWROOMS | 20 CONNECTING BRIDGE | 27 TOWER DISTRICT | |



DUBAI MARITIME CITY AND MINA RASHID

MASTER PLAN

KEY FEATURES



AMENITIES

- 51st floor gym
- 24th floor swimming pool

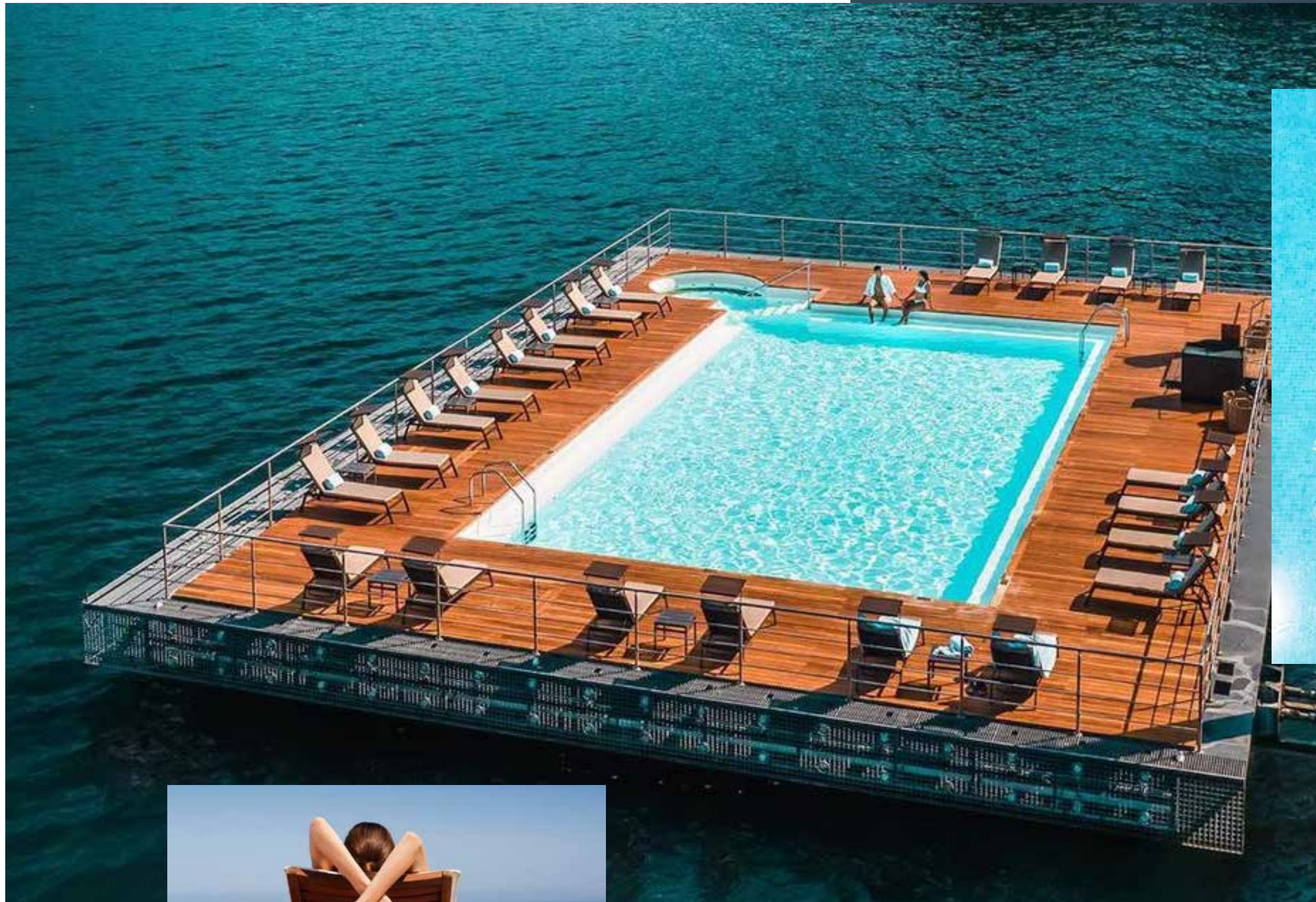


KEY FEATURES

- Luxury 1-, 2- and 3-bedroom apartments
- Prime Maritime City location
- G + 52 floors
- Grand lobby
- Floating pool
- F&B offerings



DUBAI MARITIME CITY



A UNIQUE FLOATING POOL IN THE SEA



Floating Pool Size: 1,400 SQF (18 x 8 meters)

H A R B O U R L I G H T S



THE SEA IS
ONLY THE
BEGINNING



HARBOUR LIGHTS

DUBAI MARITIME CITY



PARLOUR LIGHTS

DUBAI MARITIME CITY



Lobby Height:5 Meters

HARBOUR LIGHTS

DUBAI MARITIME CITY



HARBOUR LIGHTS

DUBAI MARITIME CITY



G

2

HARBOUR LIGHTS

DUBAI MARITIME CITY



ELEGANCE TOWER

HARBOUR LIGHTS

DUBAI MARITIME CITY

















A photograph of a white ship's hull on the left side of the frame, moving across a deep blue sea. The ship's wake is visible in the foreground. In the distance, a small island is visible on the horizon under a clear, light blue sky. The text "PROJECT INSIGHTS" is overlaid in the center in a white, serif font.

PROJECT INSIGHTS

- Floor to Ceiling Height – 3.4 Meters
- Lobby Height – 5 Meters
- No. of Podiums – 5
- No. of Parking – 391 (1 -1BR & 2 BR, 2 - 3BR)
- Mechanical Floor – Level 24
- No. of elevators – 5 +1 Service Lift
- ACD – 30 June 2027

Amenities	Total Area
Retail, F&B - Ground floor	9,687ft2 / 900m2
Swimming Pool - Level 24	1,400ft2 / 129m2
Gym - Level 51	1,700ft2 / 161m2

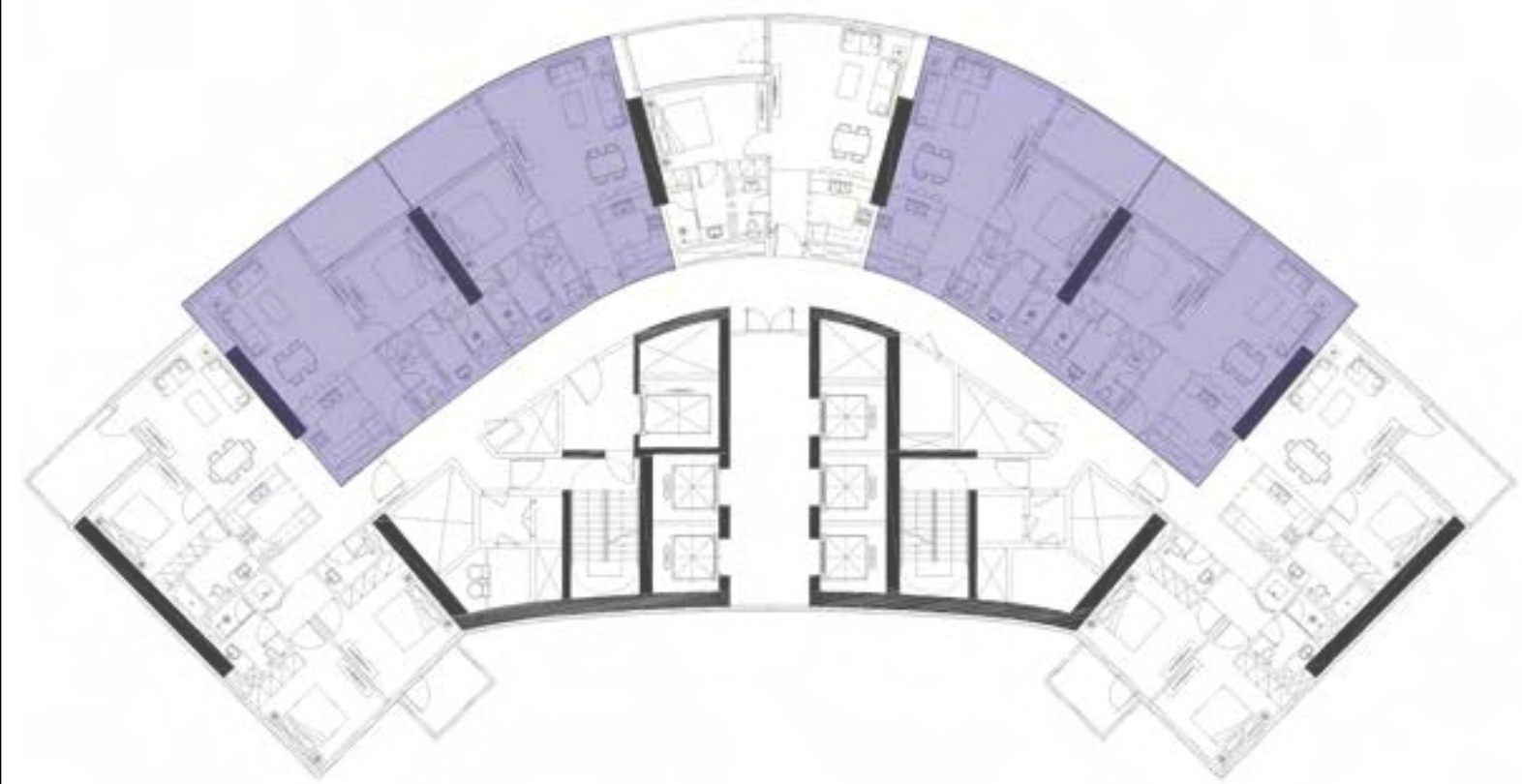
Unit Type	Luxury Units	Super Luxury Units
1 BR	115	
2 BR	116	2
3 BR	60	1
Total	291	3



FLOOR PLANS

[illegible]

FLOOR PLAN
1-BEDROOM
TYPE 1

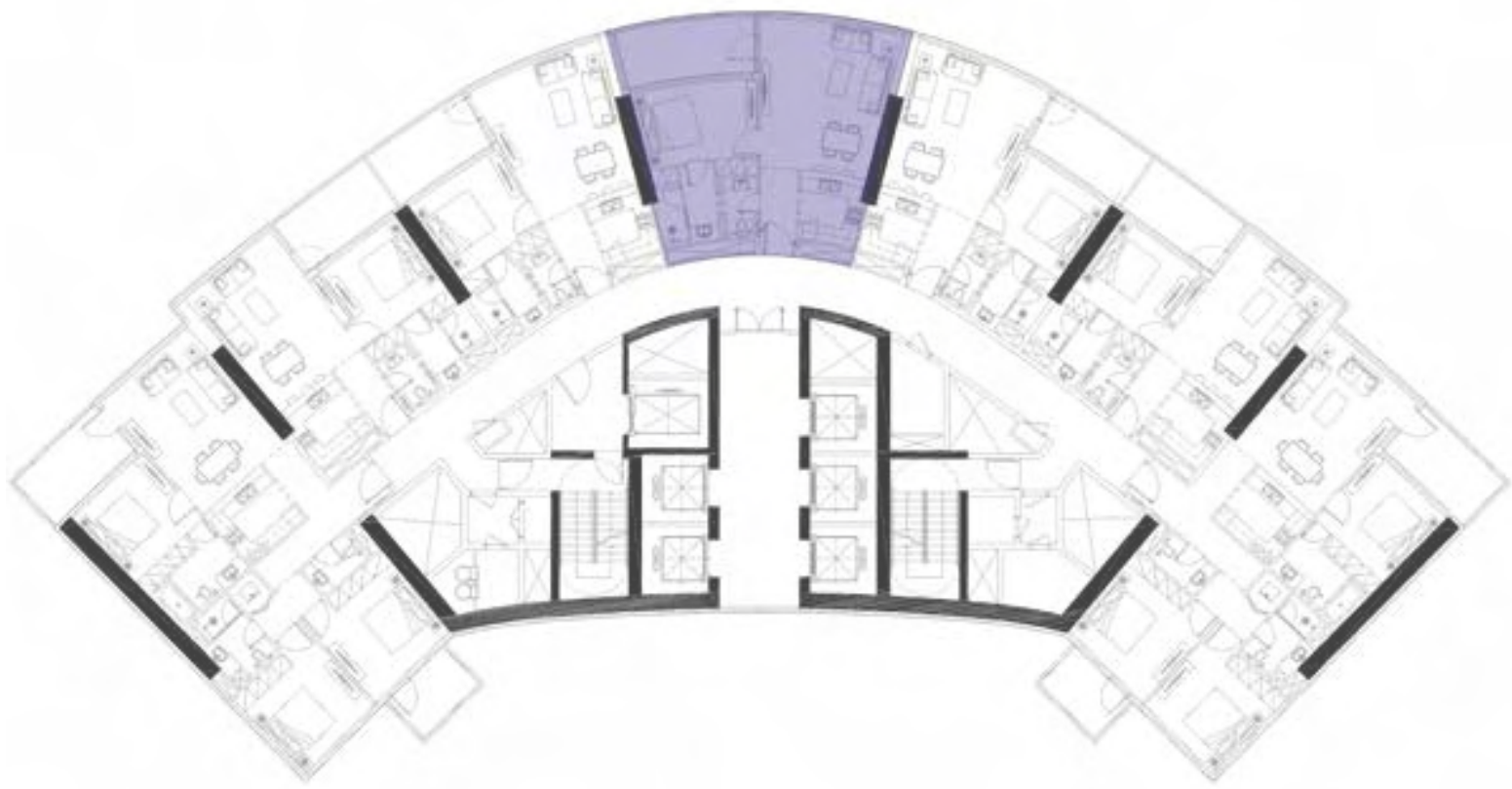


FLOORS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21, 22, 23

FLOOR PLAN
1-BEDROOM
TYPE 1



FLOOR PLAN
1-BEDROOM
TYPE 2



FLOORS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10,
11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21, 22, 23

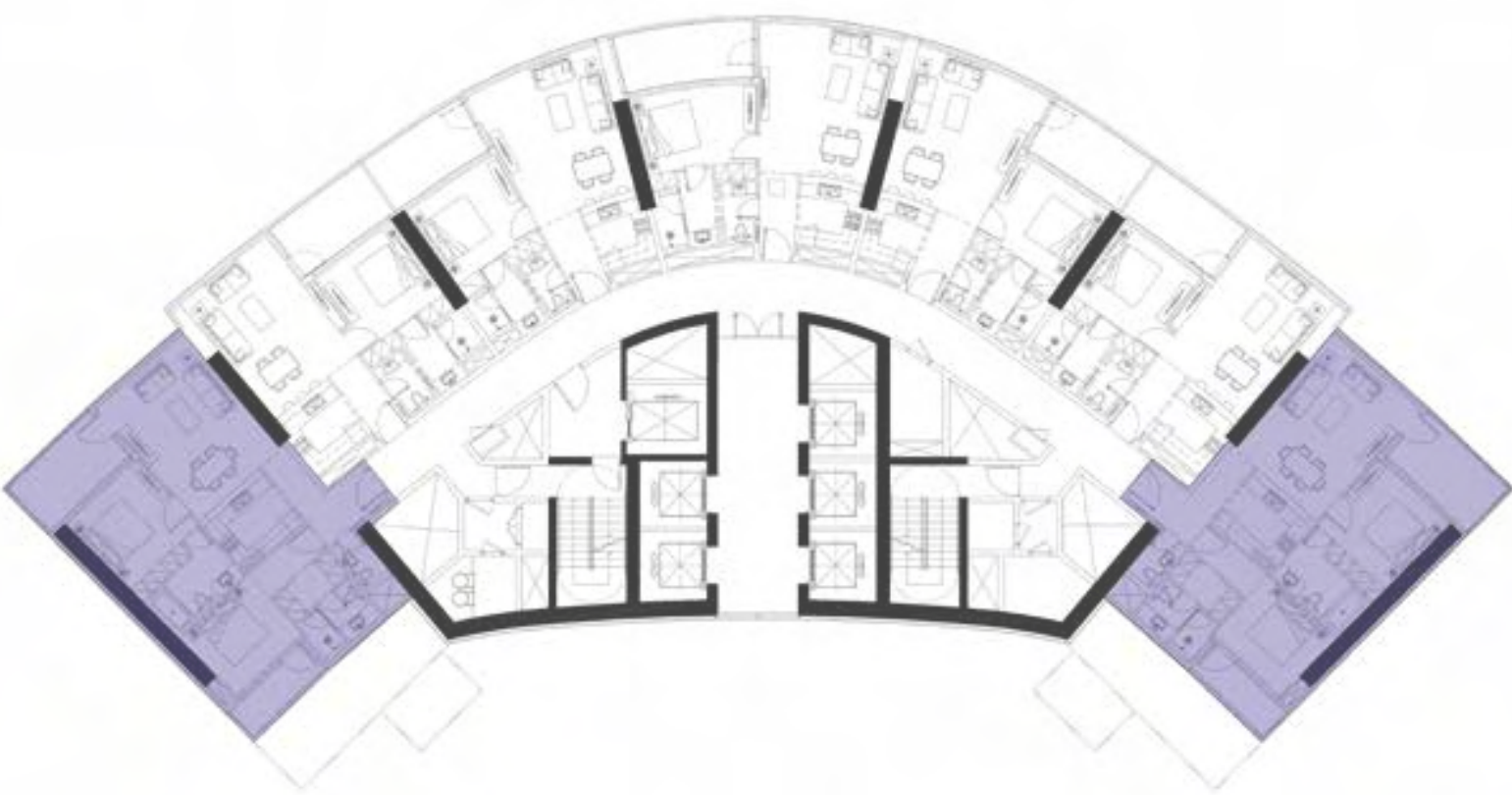
FLOOR PLAN
1-BEDROOM
TYPE 2



FLOOR PLAN

2-BEDROOM

TYPE 1



FLOORS: 18, 19, 20, 21, 22, 23,
 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36,
 37, 38, 39, 40, 41, 42, 43,44, 45, 46, 47, 48, 49, 50

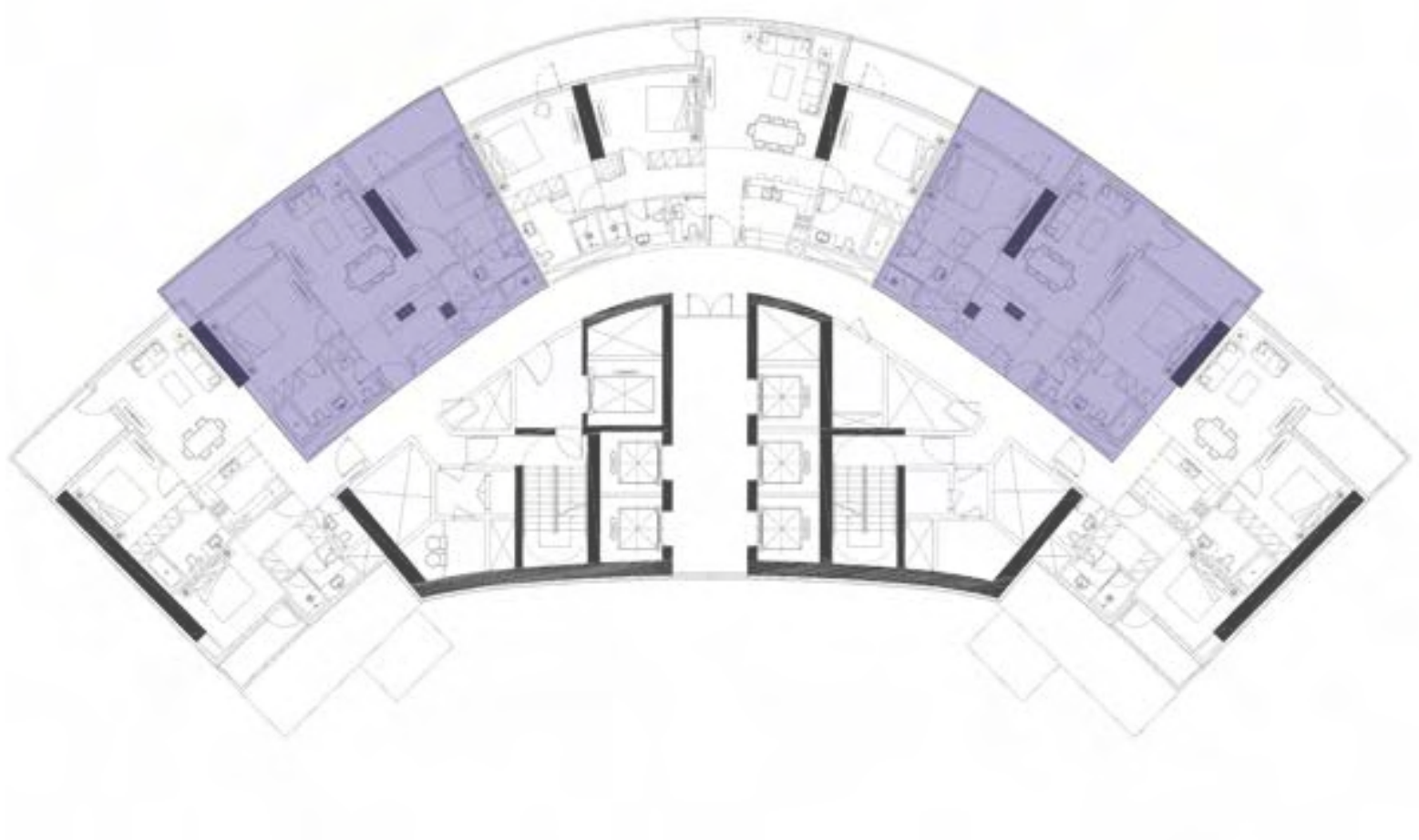
FLOOR PLAN

2-BEDROOM

TYPE 1



FLOOR PLAN
2-BEDROOM
TYPE 2

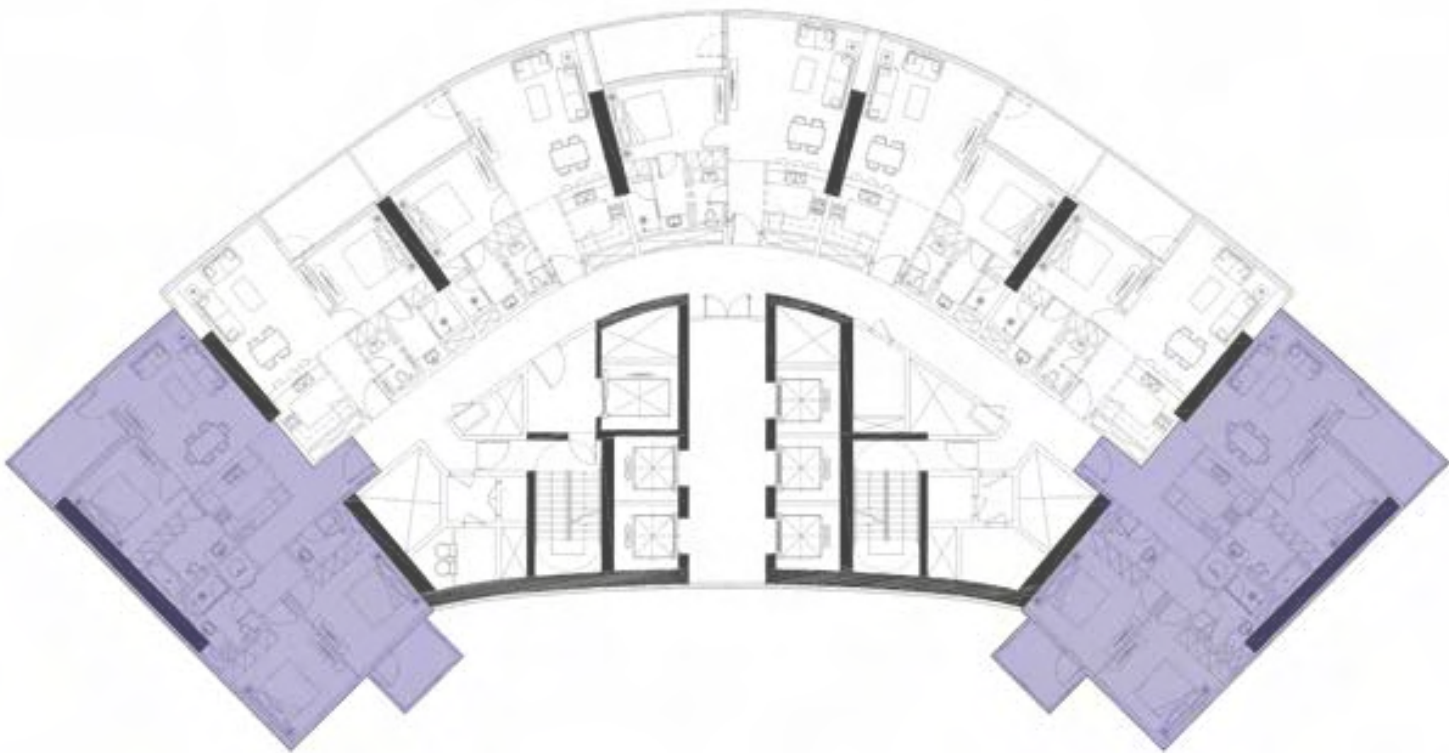


FLOORS: 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36,
37, 38, 39, 40, 41, 42, 43,44, 45, 46, 47, 48, 49, 50

FLOOR PLAN
2-BEDROOM
TYPE 2



FLOOR PLAN
3-BEDROOM
TYPE 1

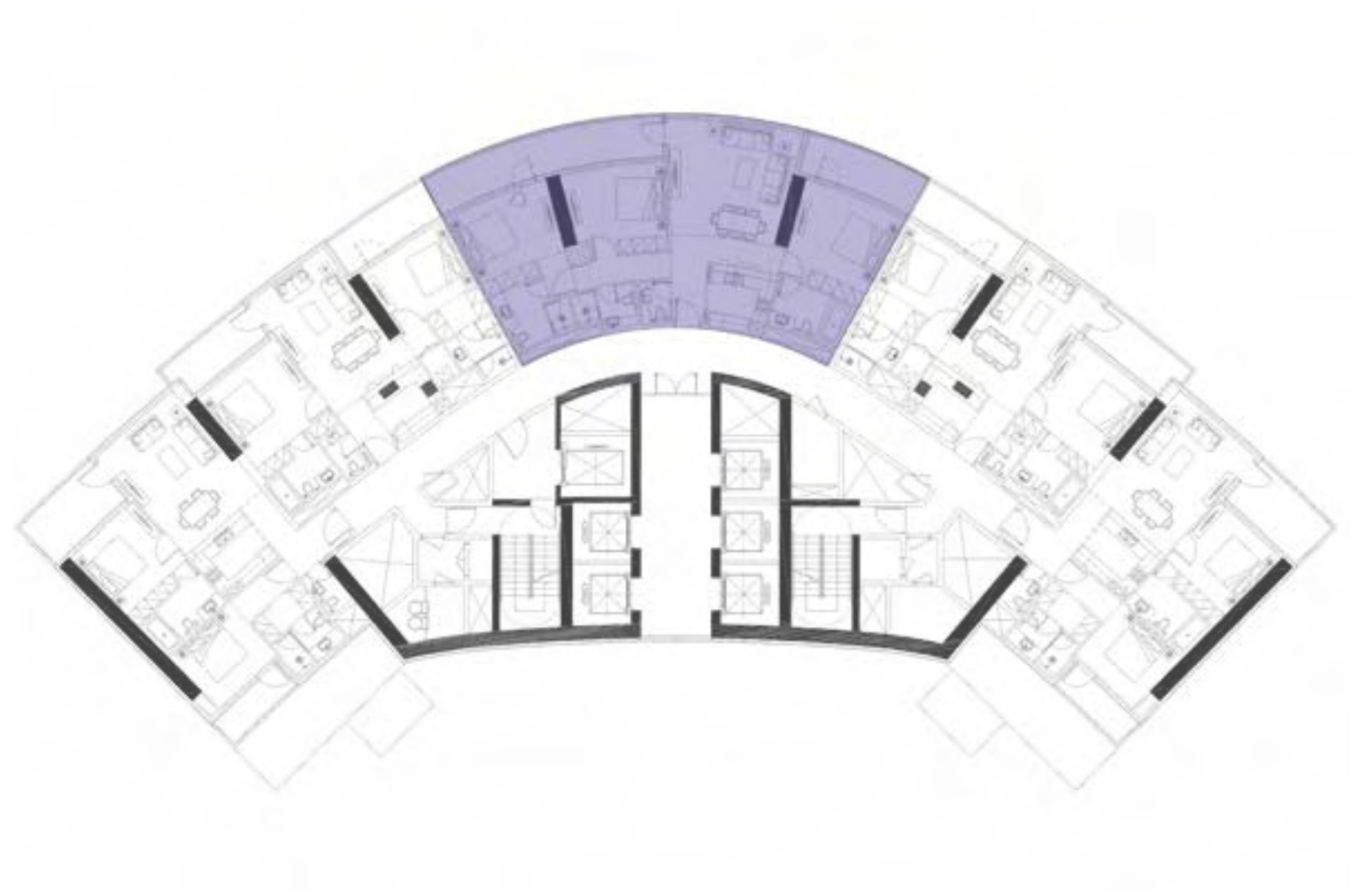


FLOORS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,
13, 14, 15, 16, 17

FLOOR PLAN
3-BEDROOM
TYPE 1



FLOOR PLAN
3-BEDROOM
TYPE 2

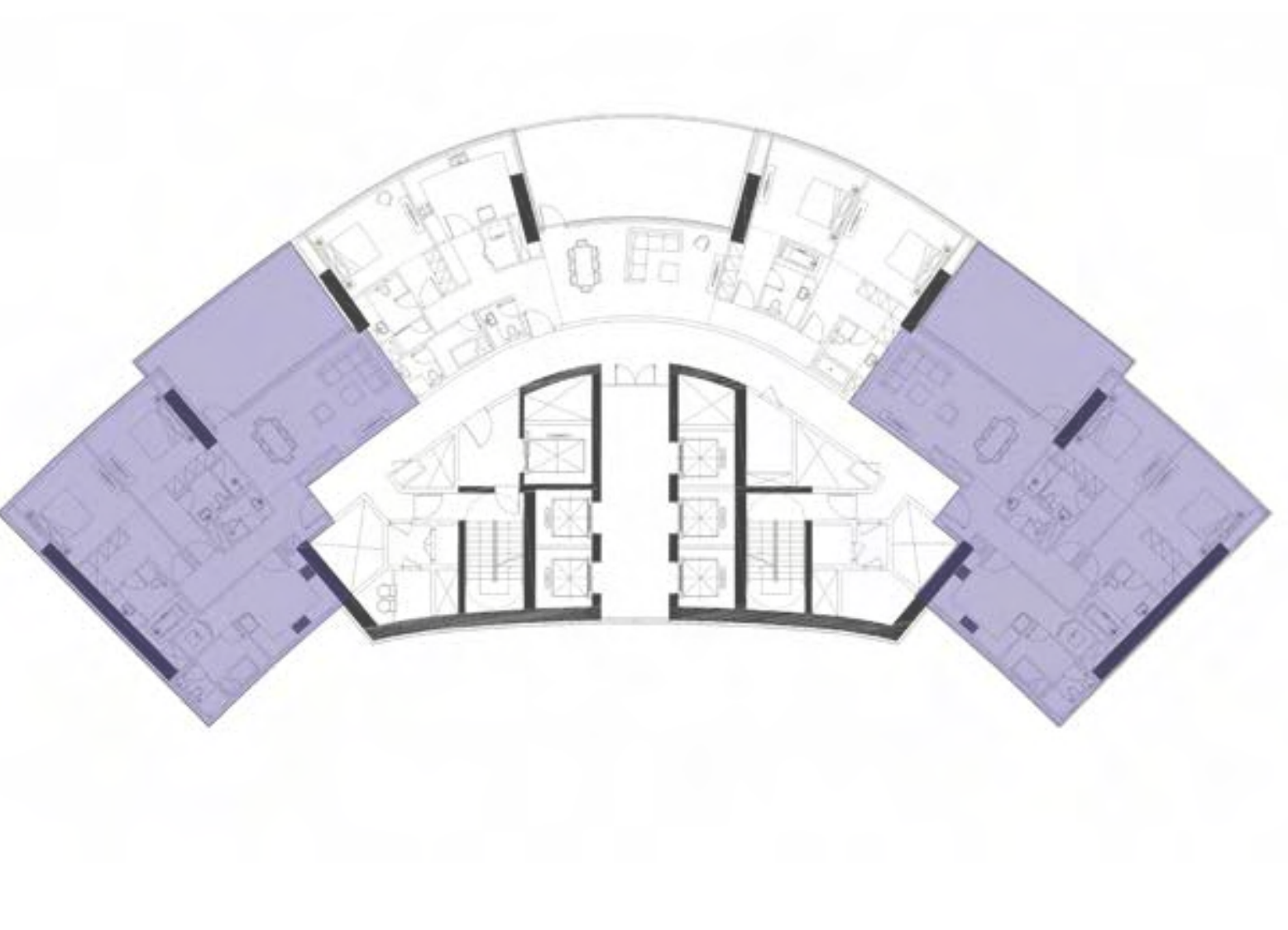


FLOORS: 25, 26, 27, 28, 29, 30, 31, 32,33, 34, 35, 36,
37, 38, 39, 40, 41, 42, 43,44, 45, 46, 47, 48, 49, 50

FLOOR PLAN
3-BEDROOM
TYPE 2



FLOOR PLAN
2-BEDROOM
TYPE 1 (LUXURY)

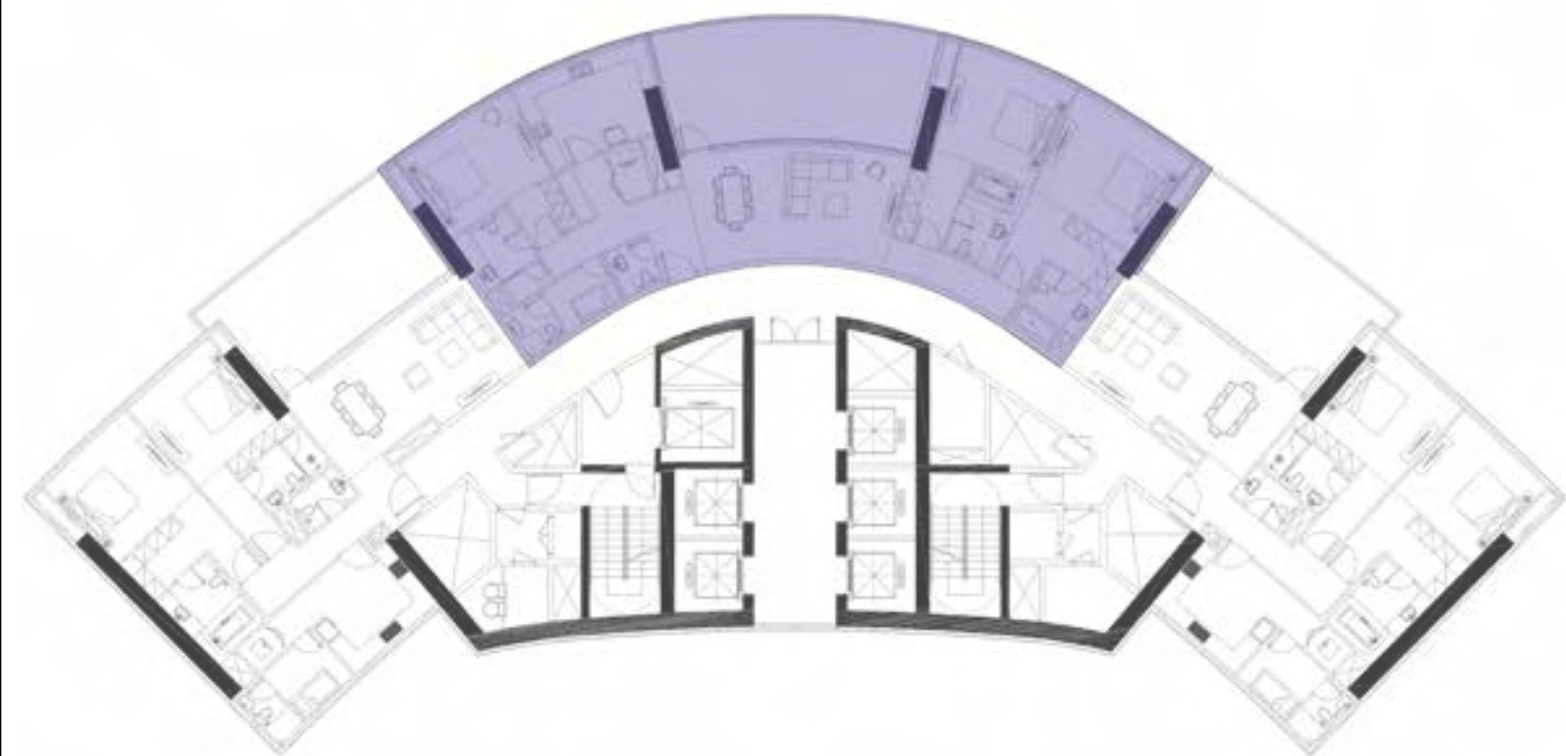


FLOORS: 52

FLOOR PLAN
2-BEDROOM
TYPE 1 (LUXURY)



FLOOR PLAN
3-BEDROOM
TYPE 1 (LUXURY)



FLOORS: 52

FLOOR PLAN
3-BEDROOM
TYPE 1 (LUXURY)





FEATURES & AMENITIES

Living and Dining:

- Porcelain tile flooring.
- Painted walls
- Feature Wallpaper on selected walls

Bedrooms:

- Porcelain tile flooring.
- Wardrobes in all bedrooms
- Painted walls
- Feature Wallpaper on selected walls

Kitchen:

- Kitchens fitted with cabinets and stone counter top.
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator, washing machine & dishwasher)
- Porcelain tile flooring
- Painted walls
- Stainless steel sink with fittings

Bathroom Features:

- Porcelain tile flooring
- Porcelain vanity top in all bathroom
- Standard Sanitary ware/s with fittings and accessories.
- Mirror in all bathroom
- Shower enclosure
- Bath tub in Master Bath

Amenities in the building:

- Grand drop-off
- Gymnasium
- Resident's swimming pool

LUXURY UNITS

Living and Dining:

- Porcelain tile flooring.
- Painted walls

Bedrooms:

- Porcelain tile flooring.
- Wardrobes in all bedrooms
- Painted walls

Kitchen:

- Kitchens fitted with cabinets and stone counter top.
- Kitchen appliances (Cooker, Kitchen hood, Refrigerator, washing machine & dishwasher)
- Porcelain tile flooring
- Painted walls
- Stainless steel sink with fittings

Bathroom Features:

- Porcelain tile flooring
- Porcelain vanity top in all bathroom
- Standard Sanitary ware/s with fittings and accessories.
- Mirror in all bathroom
- Shower enclosure
- Bath tub in Master Bath (2BR / 3BR units only)

Amenities in the building:

- Grand drop-off
- Gymnasium
- Resident's swimming pool

SUPER LUXURY UNITS

A photograph of a white ship's hull on the left side of the frame, moving across a deep blue sea. The ship's wake is visible in the foreground. In the distance, a small island is visible on the horizon under a clear, light blue sky. The text 'COMMERCIAL TERMS' is overlaid in the center of the image in a white, bold, serif font.

COMMERCIAL TERMS

U N I T S C O N F I G U R A T I O N :

Harbour Lights		Saleable Area (Sq. Ft.)			Price (AED)			SA PSF (AED)		
Type	Total Units	Min	Max	Average	Min	Max	Average	Min	Max	Average
1BR	115	801	869	821	1,322,000	1,643,000	1,452,235	1,650	1,891	1,769
2BR	76	1,189	1,233	1,214	2,199,000	2,503,000	2,335,579	1,790	2,031	1,925
3BR	50	1,507	1,700	1,573	2,336,000	3,282,000	2,685,380	1,550	1,930	1,702

E O I A M O U N T

Harbour Lights EOI amount	
Type	Total Units
1BR	AED 75,000
2BR	AED 120,000
3BR	AED 150,000

**Floors price range from 11.4M up to 13.2M
Avg floor size 6800 Sqf

P A Y M E N T P L A N :

Description	Milestone Event	Month	Value (%)
DEPOSIT	Immediate	Feb-23	24
1st INSTALLMENT	Within 3 Month(s) Of Sale Date	May-23	5
2nd INSTALLMENT	Within 6 Month(s) Of Sale Date	Aug-23	5
3rd INSTALLMENT	Within 9 Month(s) Of Sale Date	Nov-23	5
4th INSTALLMENT	Within 12 Month(s) Of Sale Date	Feb-24	5
5th INSTALLMENT	Within 15 Month(s) Of Sale Date	May-24	3
6th INSTALLMENT	Within 18 Month(s) Of Sale Date	Aug-24	3
7th INSTALLMENT	Within 21 Month(s) Of Sale Date	Nov-24	3
8th INSTALLMENT	Within 24 Month(s) Of Sale Date	Feb-25	3
9th INSTALLMENT	Within 27 Month(s) Of Sale Date	May-25	3
10th INSTALLMENT	Within 30 Month(s) Of Sale Date	Aug-25	3
11th INSTALLMENT	Within 33 Month(s) Of Sale Date	Nov-25	3
12th INSTALLMENT	Within 36 Month(s) Of Sale Date	Feb-26	3
13th INSTALLMENT	Within 39 Month(s) Of Sale Date	May-26	3
14th INSTALLMENT	Within 42 Month(s) Of Sale Date	Aug-26	3
15th INSTALLMENT	Within 45 Month(s) Of Sale Date	Nov-26	3
16th INSTALLMENT	Within 48 Month(s) Of Sale Date	Feb-27	3
17th INSTALLMENT	On 70% Completion Milestone	-	2
18th INSTALLMENT	On 80% Completion Milestone	-	1
19th INSTALLMENT	On 90% Completion Milestone	-	1
20th INSTALLMENT	On Completion	May-27	20
Total			104

M A R K E T I N S I G H T S

Primary Sale						
	The Anwa		Seagate		Harbour Lights	
Unit Type	Avg Unit Size SQF	Avg PSF	Avg Unit Size SQF	Avg PSF	Avg Unit Size SQF	Avg PSF
1 BR	956	1746	737	1581	821	1769
2 BR	1508	1691	1192	1617	1214	1925
3 BR	2024	1825	1726	2040	1573	1702

Secondary Sale				
	The Anwa		Harbour Lights	
Unit Type	Average Unit Size SQF	Average PSF	Average Unit Size SQF	Average PSF
1 BR	988	1613	821	1769
2 BR	1388	1693	1214	1925

A white yacht is seen from the side, sailing on a calm blue sea. The yacht's hull is white, and its masts and rigging are visible. The water is a deep blue with gentle ripples. In the distance, a small island is visible on the horizon under a clear sky. The word "SUMMERY" is overlaid in the center of the image in a white, serif, all-caps font.

SUMMERY

SELLING POINTS

- 1- BRANDED RESIDENCES @ THE BEST PSF
- 2- ENDLESS OCEAN VIEWS
- 3- BEST PRICED SEAFRONT PROPERTIES IN THE ENTIRE MARKET
- 4- PROMISING FUTURE FOR MARITIME CITY AREA
- 5- FLEXIBLE PAYMENT STRUCTURE
- 6- VIEWS ACROSS ALL UNITS FROM FIRST FLOOR ONWARDS
- 7- PERFECT INVESTMENT OPPORTUNITY FOR BULK BUYERS (FLOORS PRICE RANGE BETWEEN 11.5M to 13.2M)
- 8- ACCESSIBILITY TO DOWNTOWN - SZR - DXB AIRPORT

DAMAC