



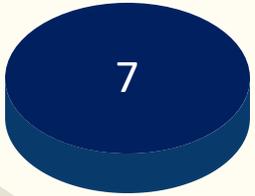
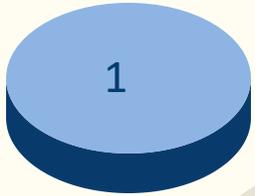
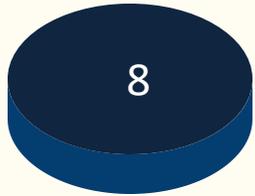
CHELSEA RESIDENCES



DAMAC

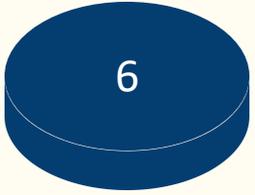
Limited Competing Supply

Few competing projects in Old Dubai ensure high demand and potential for rapid price growth.



Established Infrastructure Advantage

Major infrastructure already operational, reducing future investment risks.



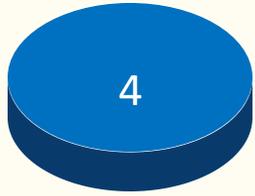
Clear Target Audience

Appeals primarily to young professionals, small families, and working-age population.



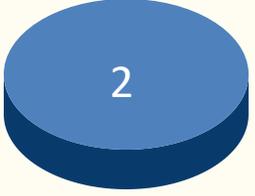
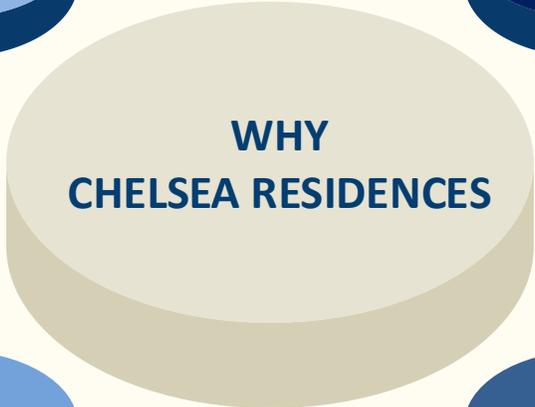
Competitive Pricing & Yield

Attractive pricing combined with potential for solid yields and capital growth.



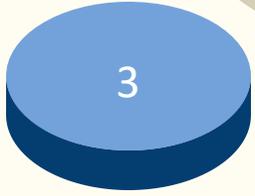
**Government-Backed
Regeneration Momentum**

Central to Port Rashid and Old Dubai revitalization, benefiting from ongoing public investment.



Central Urban Location

Minutes from DIFC, Downtown, Bur Dubai, and key commercial hubs (10-15 mins).



Integrated Maritime Economy Hub

Economic zone anchored by maritime industry (DMCA HQ, marine insurers, logistics firms).

Early Investment Upside

Entering early captures future capital appreciation as infrastructure and market recognition increase.

LOCATION



J1 BEACH
14 MINUTES



METRO
18 MINUTES



DUBAI INTERNATIONAL AIRPORT
20 MINUTES



CITY WALK
15 MINUTES



THE WORLD ISLANDS



PALM JUMEIRAH



DUBAI HARBOUR



BURJ AL ARAB

JUMEIRAH BEACH



SAFA PARK



BURJ KHALIFA



DIFC



DUBAI MALL

BUSINESS BAY

DUBAI CREEK GOLF & YACHT CLUB



DUBAI INTERNATIONAL AIRPORT



DUBAI MARITIME CITY

DUBAI



ENTICING. EXCITING. EPIC.
RESIDENCES IN
DUBAI MARITIME CITY



INSPIRATION

*Where aquatic
serenity embraces
urban vitality*





LAUNCHING NOW

TOWER C TOWER B TOWER A

132.10m

17.5m

125.30m

132.10m

30.1m

TOWER A TOWER B TOWER C

107.40m

115.10m

16.1m

121.90m

CHELSEA RESIDENCES 2

TOWER C
G+ 2P+33

TOWER B
G+2P+30

TOWER A
G+2P+33

CHELSEA RESIDENCES 1

TOWER A
G+ 2P+25

TOWER B
G+2P+28

TOWER C
G+2P+30

UNIT LAYOUT

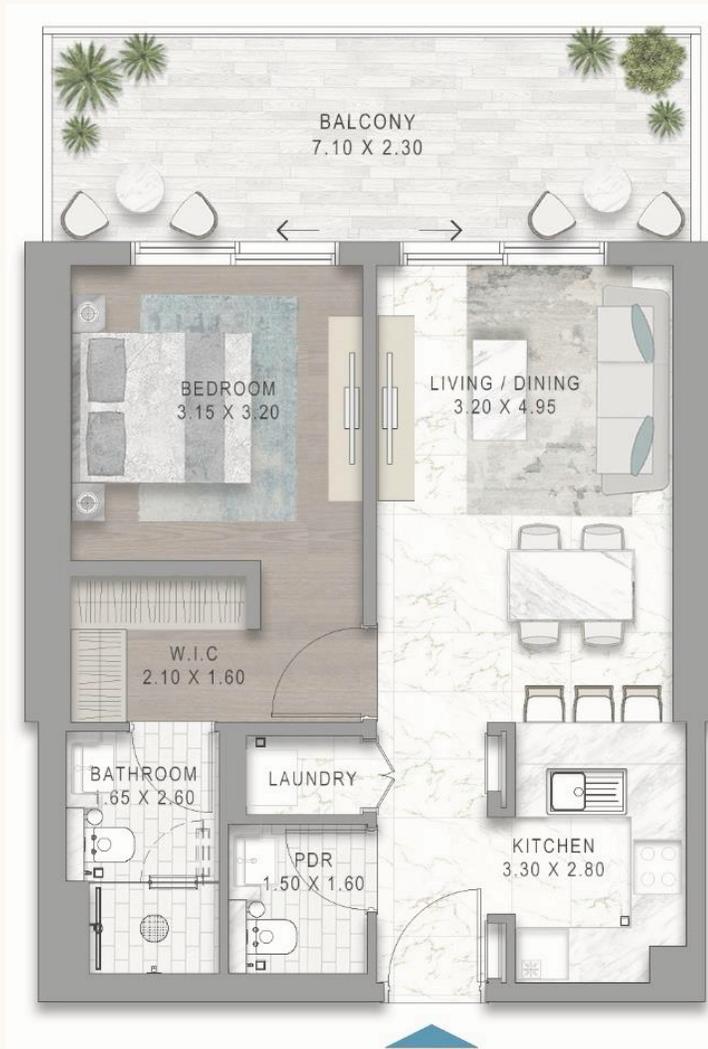


CHELSEA RESIDENCES

INTERIOR DESIGN

1 BEDROOM

AVERAGE SALEABLE:
75.43 SQ.M | 811.91 SQ.FT



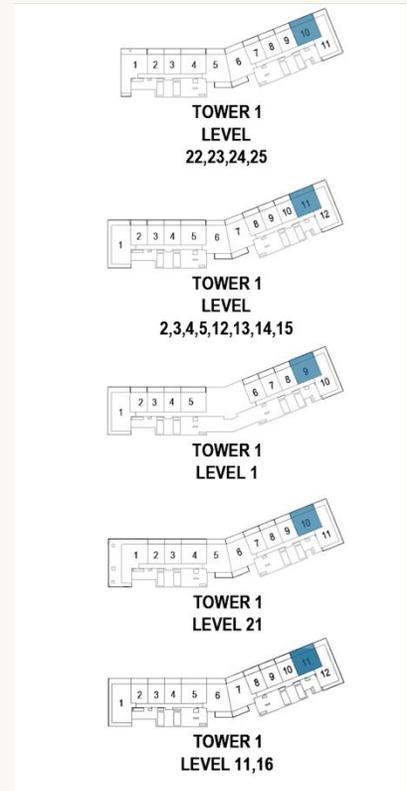
TYPE A1



INTERIOR DESIGN

2 BEDROOM

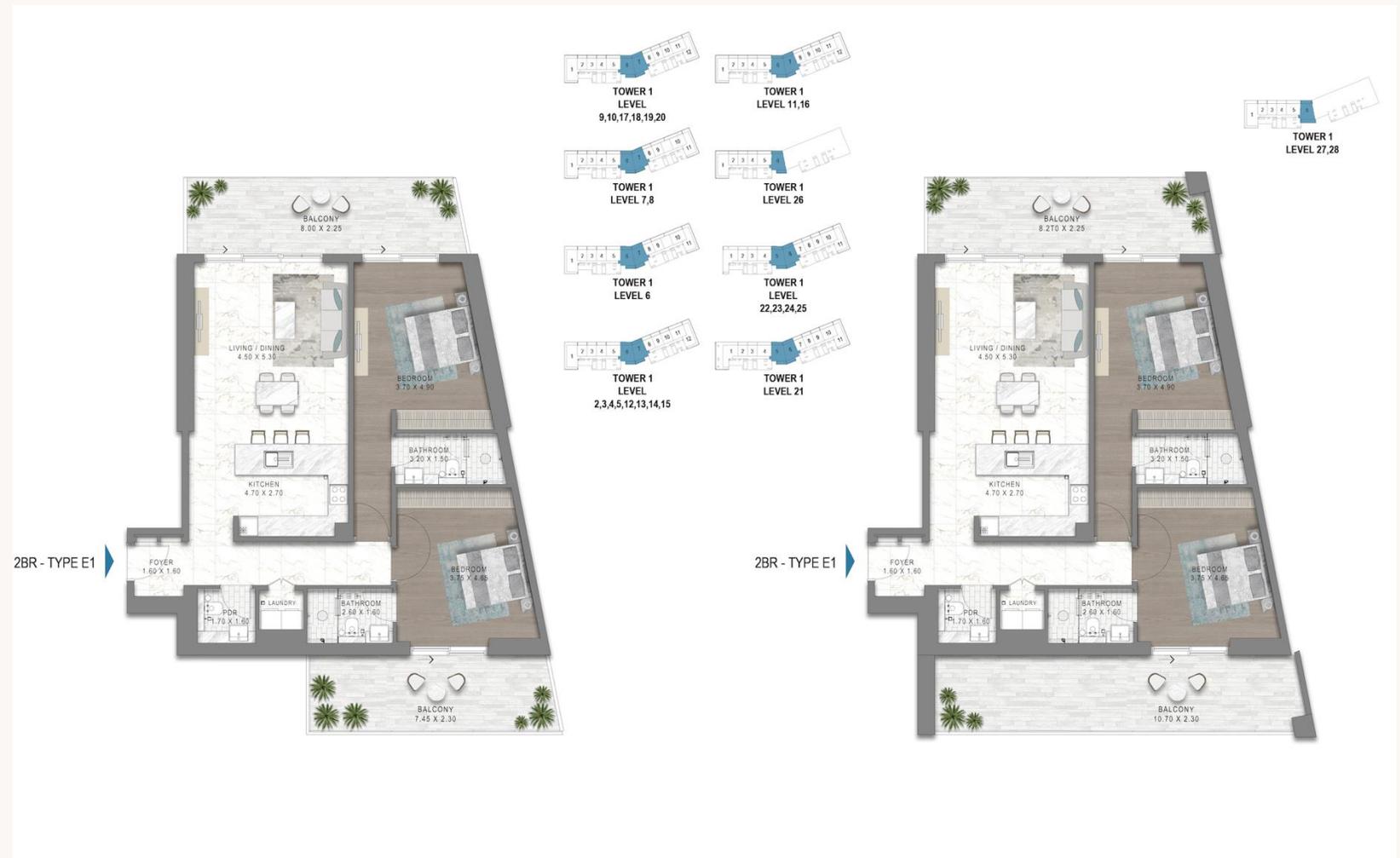
AVERAGE SALEABLE:
130.23 SQ.M | 1401.80 SQ.FT



INTERIOR DESIGN

2 BEDROOM

AVERAGE SALEABLE:
130.23 SQ.M | 1401.80 SQ.FT



INTERIOR DESIGN

3 BEDROOM

AVERAGE SALEABLE:
198.12 SQ.M | 2132.53 SQ.FT



TYPE B1

INTERIOR



CHELSEA RESIDENCES

INTERIOR DESIGN

LIVING

Floor to ceiling height : 3.4m



DUBAI MARITIME CITY

INTERIOR DESIGN

DINING & KITCHEN

Floor to ceiling height : 3.4m



INTERIOR DESIGN

MASTER BEDROOM

Floor to ceiling height : 3.4m



INTERIOR DESIGN

MASTER BATHROOM

Floor to ceiling height : 2.4m

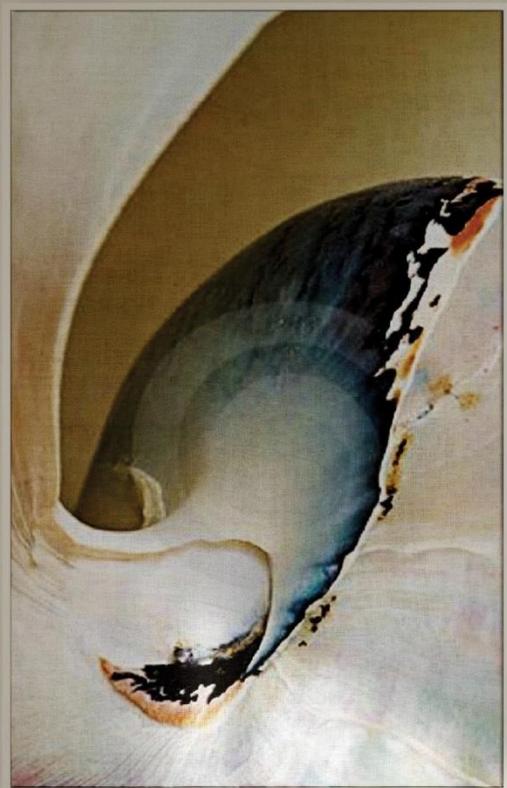


DUBAI MARITIME CITY

INTERIOR DESIGN

WALK-IN CLOSET

Floor to ceiling height : 2.4m



DUBAI MARITIME CITY

AMENITIES

HALOTHERAPY

BREATHING IN TINY SALT PARTICLES TO IMPROVE YOUR BREATHING IS CONSIDERED AN ALTERNATIVE TREATMENT FOR LUNG PROBLEMS SUCH AS ASTHMA, BRONCHITIS AND MORE...



WELLNESS



AMENITIES



CHELSEA RESIDENCES

AMENITIES



1. FITNESS

CHELSEA LION BEACH
'CHELSEA BLUE' BEACH CLUB
THE PRIDE OF THE OCEAN — CORAL REEF
SWING ON THE CORAL
INFINITY POOL
KIDS POOL
KIDS PLAY UNDERWATER THEME
THE STAMFORD SUMMIT - ROOFTOP PITCH
VICTORY BEACON - CELEBRATION LIGHT
SHOW
JOGGING TRACK
OUTDOOR GYM
CHELSEA ATHLETE PERFORMANCE TRAINING
CHELSEA FOOTBALL SIMULATION ROOM
THE LEGENDS' WALKWAY



2. WELLNESS

OUTDOOR YOGA
AERIAL YOGA ROOM
SERENITY-CHELSEA ATHLETE SPA
COUPLE'S TREATMENT
STARLIT WELLNESS CENTRE
FOREST RELAXATION PODS
KNEIPP PARKOUR THERAPY
FIVE SENSES GROUNDING PATH
WATER TREATMENT TUNNEL
RAIN THERAPY
WATERFALL SOUND THERAPY
TRANQUILITY FALLS
CHELSEA BLUE AQUARIUM LOUNGE
SENSORIAL CORRIDORS
A PURE AND VITAL LIFESTYLE
HALOTHERAPY
CHELSEA SPORT BAR
CRYOTHERAPY



3. DINING

DUBAI'S FIRST HEALTHY FINE DINING
MONO DIET CAFÉ
CAPTAINS TABLE-DINE WITH LEGENDS
SUNSET BAR

INFINITY BEACH POOL

Level 1 | CHR1 275 SQM & CHR2 1700 SQM



CHELSEA LION BEACH

Level 1 | CHR1 275 SQM & CHR2 1700 SQM



CHELSEA BLUE BEACH CLUB



CORAL BEACH (THE PROUD OF OCEAN)



SWING ON THE CORAL



KIDS POOL



KIDS PLAY AREA (UNDERWATER THEMED)

CHR1 TOWER C – 56 SQM



CHELSEA ATHLETIC TRAINING CENTRE (AQUA THEMED)

CHR1 TOWER C – 223 SQM | CHR2 TOWER A & B 200 SQM



OUTDOOR GYM

CHR2 TOWER A & B 265 SQM



JOGGING TRACK



CHELSEA FOOTBALL SIMULATION ROOM

CHR2 – 51 SQM



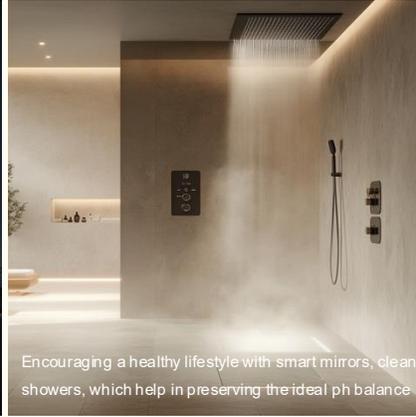
THE STAMFORD SUMMIT – ROOFTOP PITCH



THE VICTORY BEACON (CELEBRATION LIGHT SHOW)



A PURE & VITAL LIFESTYLE



Encouraging a healthy lifestyle with smart mirrors, clean air, water with a low pH and vitamins infused showers, which help in preserving the ideal pH balance in your body to keep it healthy.



CRYOTHERAPY

CHR1 TOWER A & B 50 SQM



OUTDOOR YOGA



AERIAL YOGA ROOM

CHR2 TOWER A & B 32 SQM



THE SERENITY SPA (CHELSEA ATHLETE TREATMENT SPA)

CHR1 TOWER A & B 121 SQM



COUPLE'S TREATMENT



STARLITE WELLNESS CENTER



FOREST RELAXATION PODS

CHR1 TOWER A & B 25 SQM



KNEIPP PARKOUR THERAPY

Level 1 | CHR1 310 SQM & CHR2 465 SQM



WATER TREATMENT TUNNEL

Level 1 | CHR2 50 SQM



RAIN THERAPY



WATERFALL SOUND THERAPY

CHR1 A & B 18 SQM



TRANQUILITY FALLS



THE LEGENDS' WALKWAY

CHR1 A & B 25 SQM



POWERHOUSE LOUNGE

LEVEL1 | CHR2 A & B 107 SQM



STAMFORD CINEMA (THE PRIDE LOUNGE)

LEVEL1 | CHR2 A & B 51 SQM



THE CAPTAINS TABLE - DINE WITH LEGENDS



Dine with football royalty at our exclusive residents-only restaurant where Chelsea captains and team members – past present – regularly host intimate dinner events.

DUBAI'S 1st HEALTHY FINE DINING



SUNSET BAR



CHELSEA BLUE ARRIVING IN DUBAI



AQUA LOUNGE - CHELSEA BLUE AQUARIUM LOUNGE



POWERHOUSE LOUNGE



F & A

Apartment features:

- All rooms feature double glazed windows
- Balconies as per layout
- Central air conditioning
- TV/phone infrastructure
- Built-in wardrobes, where applicable

Convenience:

- Elevators
- Security access control

Living and Dining:

- Porcelain tiled floors
- Painted plastered walls
- Painted gypsum ceiling

Bedrooms:

- Painted plastered walls
- Built-in wardrobes, where applicable

Balcony:

- Porcelain flooring.

Kitchen:

- Fitted kitchens with refrigerator, cooker, hood, washing machine and RO System
- Porcelain tiled floors
- Painted plastered walls
- Kitchen cabinets
- Counter tops and backsplash

Bathrooms

- Porcelain tiled walls and floors
- Sanitary fittings and accessories
- Sanitary ware
- Vanity unit
- Mirror

Common building services & amenities:

- Drop-off area and entrance
- Concierge desk
- Pool and landscaped plaza
- Gymnasium
- Spa
- Calm Club
- Saloon
- Multi-Function Room
- Indoor Kids' Play

CHR 1

Typology	Units	Avg Saleable Area	Min Price	Max Price	Avg Price	Avg PSF
Tower A	146	1,121	2.17M	4.91M	3.26M	2,911
1 BR	72	775	2.17M	2.51M	2.34M	3,019
2 BR	74	1,457	3.14M	4.91M	4.16M	2,854
Tower B	162	1,193	2.24M	7.03M	3.55M	2,978
1 BR	79	776	2.24M	2.62M	2.42M	3,121
2 BR	55	1,369	3.22M	5.49M	4.13M	3,019
3 BR	28	2,027	4.94M	7.03M	5.61M	2,768
TOTAL	308					

Floor Configuration

TOWER A				
TOTAL	72	74		146
1	3	2		5
2	3	3		6
3	3	3		6
4	3	3		6
5	3	3		6
6	2	3		5
7	2	3		5
8	2	3		5
9	3	3		6
10	3	3		6
11	3	3		6
12	3	3		6
13	3	3		6
14	3	3		6
15	3	3		6
16	3	3		6
17	3	3		6
18	3	3		6
19	3	3		6
20	3	3		6
21	3	3		6
22	3	3		6
23	3	3		6
24	3	3		6
25	3	3		6

TOWER B				
TOTAL	79	55	28	162
1	3	1	1	5
2	3	2	1	6
3	3	2	1	6
4	3	2	1	6
5	3	2	1	6
6	3	2	1	6
7	3	2	1	6
8	3	2	1	6
9	3	2	1	6
10	3	2	1	6
11	3	2	1	6
12	3	2	1	6
13	3	2	1	6
14	3	2	1	6
15	3	2	1	6
16	3	2	1	6
17	3	2	1	6
18	3	2	1	6
19	3	2	1	6
20	3	2	1	6
21	2	2	1	5
22	2	2	1	5
23	2	2	1	5
24	2	2	1	5
25	2	2	1	5
26	3	2	1	6
27	3	2	1	6
28	3	2	1	6

PRICING & PAYMENT PLAN



CHELSEA RESIDENCES

Description	Milestone Event	Value (%)
Deposit	Immediate	24
1 st Installment	Within 3 months of booking	1
2 nd Installment	Within 4 months of booking	1
3 rd Installment	Within 5 months of booking	1
4 th Installment	Within 6 months of booking	1
5 th Installment	Within 7 months of booking	1
6 th Installment	Within 8 months of booking	1
7 th Installment	Within 9 months of booking	1
8 th Installment	Within 10 months of booking	1
9 th Installment	Within 11 months of booking	1
10 th Installment	Within 12 months of booking	1
11 th Installment	Within 13 months of booking	1
12 th Installment	Within 14 months of booking	1
13 rd Installment	Within 15 months of booking	1
14 th Installment	Within 16 months of booking	1
15 th Installment	Within 17 months of booking	1
16 th Installment	Within 18 months of booking	1
17 th Installment	Within 19 months of booking	1
18 th Installment	Within 20 months of booking	1
19 th Installment	Within 21 months of booking	1
20 th Installment	Within 22 months of booking	1
21 st Installment	Within 23 months of booking	1
22 nd Installment	Within 24 months of booking	1
23 rd Installment	Within 25 months of booking	1
24 th Installment	Within 26 months of booking	1
25 th Installment	Within 27 months of booking	1
26 th Installment	Within 28 months of booking	1
27 th Installment	Within 29 months of booking	1
28 th Installment	Within 30 months of booking	1
29 th Installment	Within 31 months of booking	1
30 th Installment	Within 32 months of booking	1
31 st Installment	Within 33 months of booking	1
32 nd Installment	Within 34 months of booking	1
33 rd Installment	Within 35 months of booking	1
34 th Installment	Within 36 months of booking	1
35 th Installment	Within 37 months of booking	1
36 th Installment	Within 38 months of booking	1
37 th Installment	Within 39 months of booking	1
38 th Installment	Within 40 months of booking	1
39 th Installment	Within 41 months of booking	1
40 th Installment	Within 42 months of booking	1
41 st Installment	On Completion	40
Total		104

STARTING FROM

1 BEDROOM

AED 2.17M

PSF - 2,807

2 BEDROOM

AED 3.13M

PSF- 2,579

3 BEDROOM

AED 4.94M

PSF- 2,474

ACD: DECEMBER 2029

S.No	Bulk Discounts for Chelsea Residences	Minimum Deal Value	Discount %
1	Full Floor		1.0%
2	>=6 Units, with min 2 2/3 BRs	19 Mn	2.0%
3	>=10 Units, with min 4 2/3 BRs	30 Mn	3.0%
4	>=20 Units, with min 6 2/3 BRs	40 Mn	4.0%
5	>=30 Units, with min 10 2/3 BRs	50 Mn+	5.0%

Note: Scheme is valid for bookings closed within 7 days from launch date



THANK YOU