

N
NEXT
REALTY



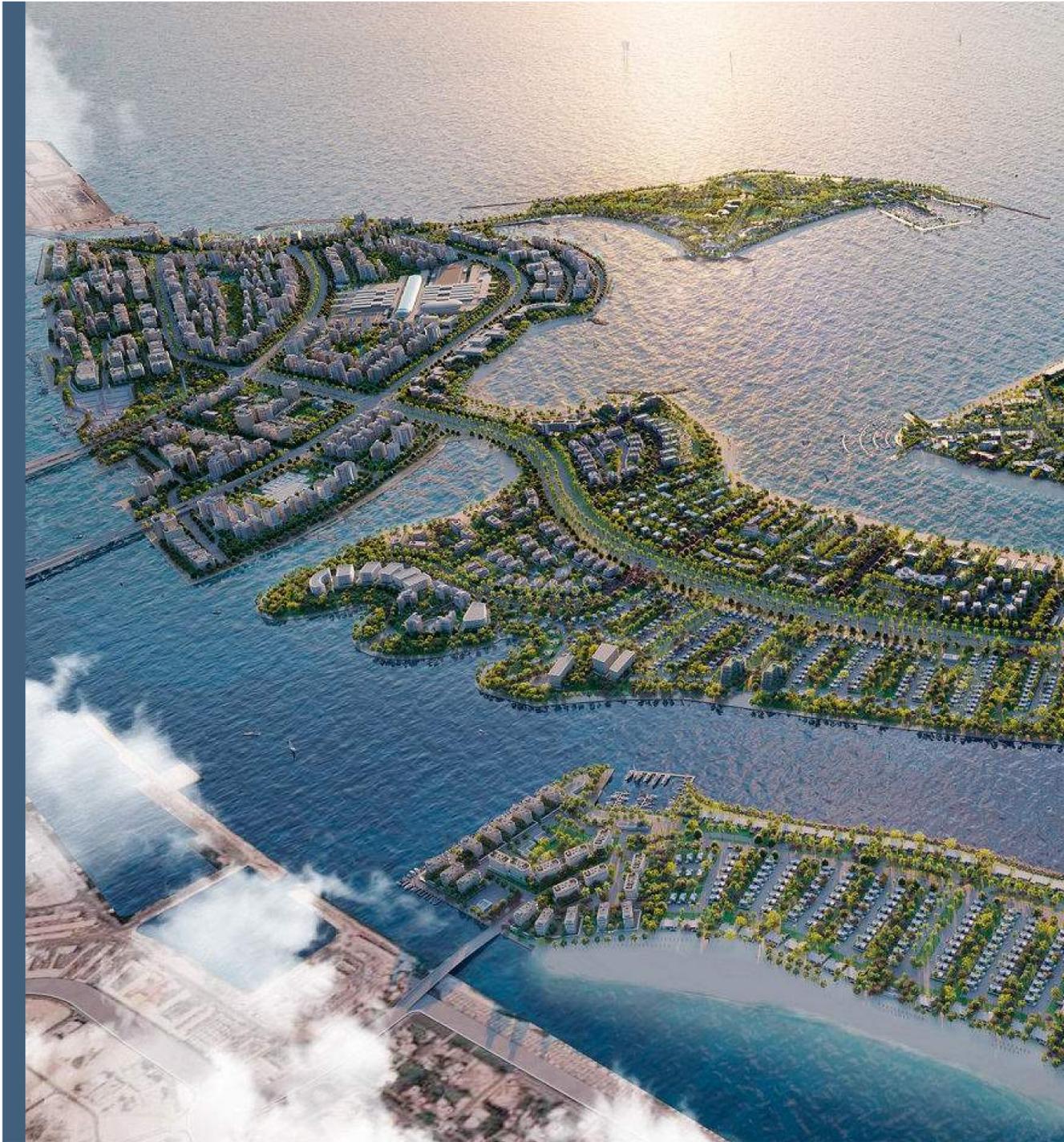
EMPOWERING DREAMS THROUGH EXQUISITE LIVING EXPERIENCES

Kakha Devadze
Founder



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NEXT REALTY: CRAFTING LUXURIOUS LIVING IN DUBAI ISLANDS



Next Realty is at the forefront of developing premium apartments in the stunning Dubai Islands, offering units right on the first line of the sea. These luxurious apartments are equipped with top-tier amenities and boast breathtaking sea views, providing residents with an unparalleled living experience.

Strategically located, the apartments offer a plethora of water activities including diving, making it an ideal location for water enthusiasts. A meticulously planned infrastructure and the addition of a sea port further enhance the appeal of the community, ensuring a harmonious blend of luxury, convenience, and recreation.

Next Realty is crafting a unique and opulent lifestyle at the heart of Dubai Islands.

NAKHEEL INTRODUCTION

FOUNDED IN **2 000**

DEVELOPMENTS SPAN **15 000** HA

ACCOMMODATE **300 000** PEOPLE



Nakheel is a master developer based in Dubai, United Arab Emirates.

Nakheel's master developments span **15,000 hectares**, accommodate nearly **300,000 people** and provide a growing range of destinations, attractions and facilities for Dubai's citizens, residents and tourists. They include:

- Palm Jumeirah,
- The World Islands,
- Jumeirah Islands,
- Jumeirah Park,
- Jumeirah Village,
- Al Furjan,
- The Gardens,
- Discovery Gardens,
- Jebel Ali Village,
- Dragon City,
- Nad Al Sheba Villas,
- Warsan Village,
- International City

and the upcoming **Dubai Islands** – a new destination for tourism, living and leisure at Dubai's oldest, most traditional trading hub.



OVERVIEW OF MAN-MADE ISLANDS DEVELOPED BY NAKHEEL



The Islands in Dubai, comprise Palm Jumeirah, Palm Jebel Ali, World Island and Dubai Island.

The Palm Islands project is one of the most ambitious and expensive land reclamation projects ever undertaken.

- PALM JUMEIRAH
- DUBAI ISLANDS
- PALM JEBEL ALI
- THE WORLD ISLANDS

PALM JUMEIRAH

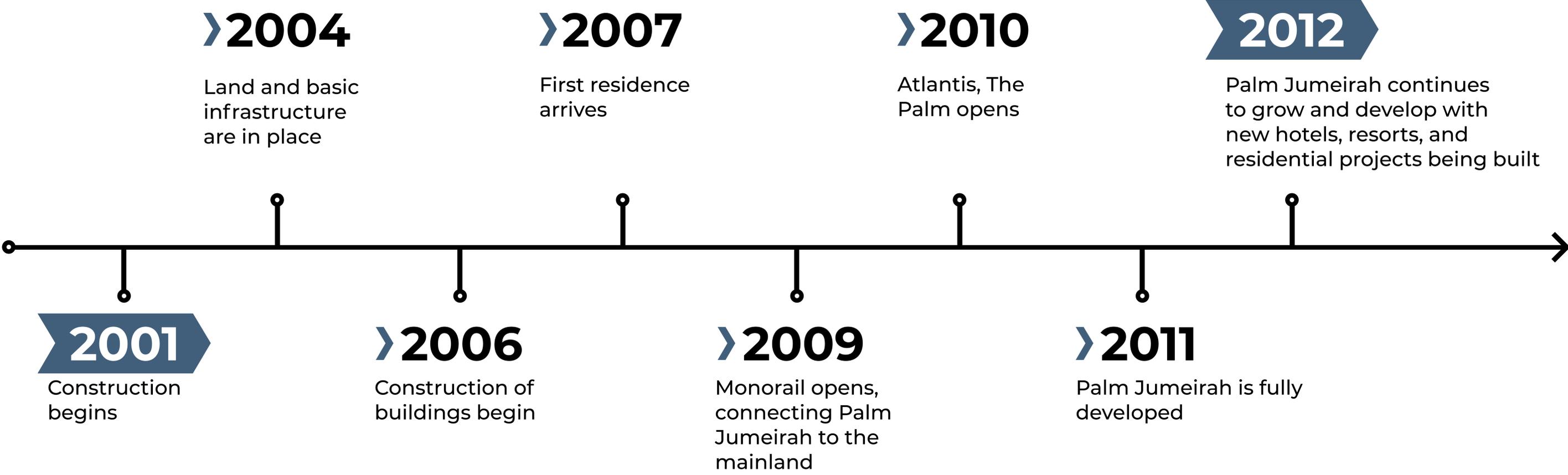


Construction of Palm Jumeirah began in 2001, and by 2006 the first residents began moving in. The island was constructed by Master Developer Nakheel.

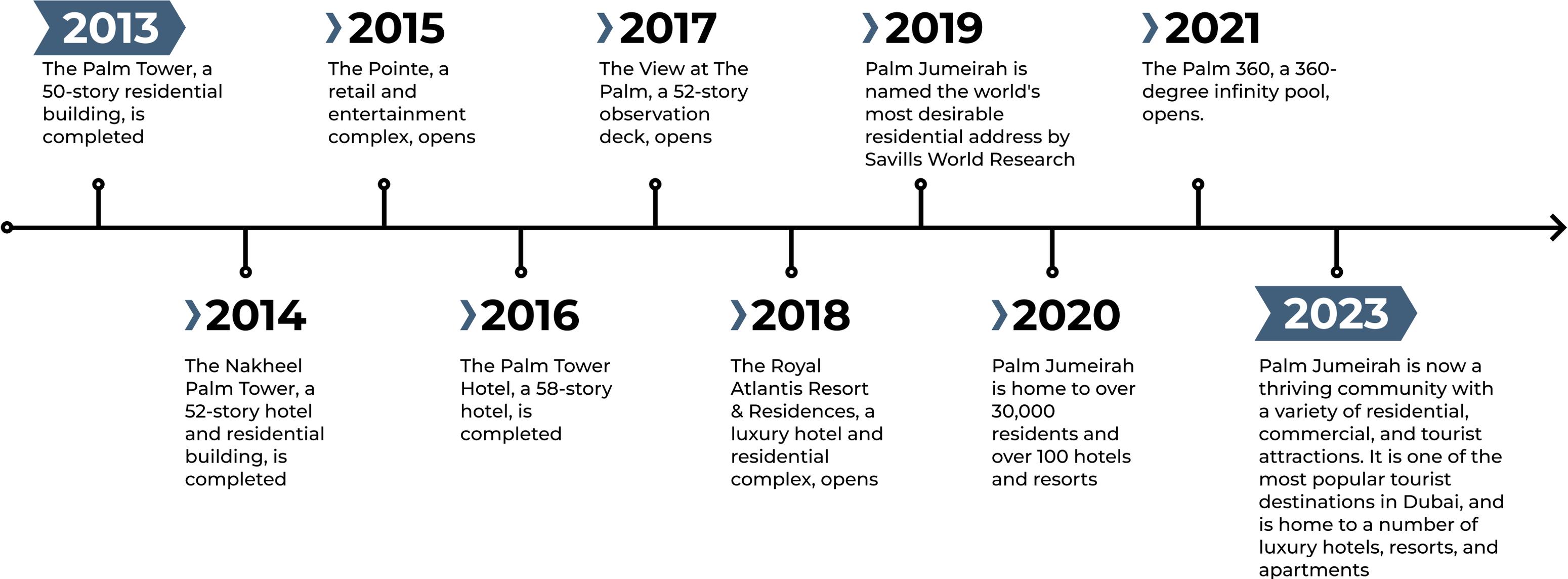
Projects on Palm Jumeirah:

- Atlantis The Royal (1.6\$ Billion)
- Atlantis The Palm (1.5\$ Billion)
- 95 Hotels and Resorts
- Apartments and Villas with the Highest ROI in Dubai

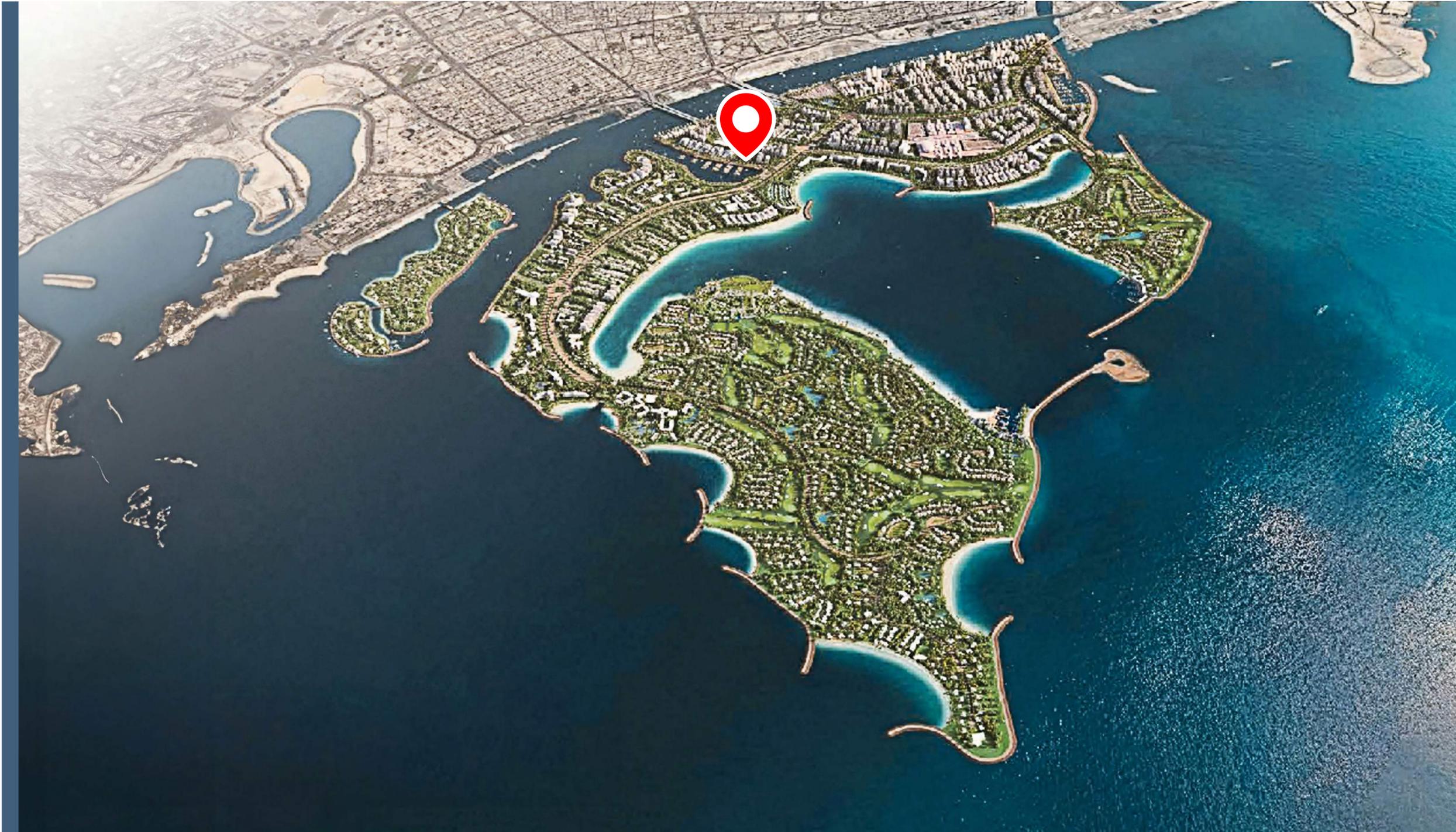
DEVELOPMENT OF PALM JUMEIRAH IN YEARS



DEVELOPMENT OF PALM JUMEIRAH IN YEARS



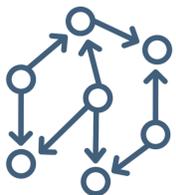
DUBAI ISLANDS: A HAVEN OF LUXURIOUS TRANQUILITY



Nestled in the azure embrace of the Arabian Gulf, Dubai Islands is a breathtaking archipelago, offering an oasis of luxury spanning 18 square kilometers.

With five enchanting islands connected by picturesque roads and bridges, it's a sanctuary where golden beaches, upscale resorts, and lush parks meet the rhythm of cultural hubs and vibrant beach clubs.

DUBAI ISLANDS INTRODUCTION



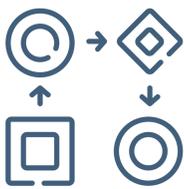
LOCATION

Dubai Islands is located off the coast of Deira, Dubai, United Arab Emirates.



WATERFRONT

Over 50 kilometers of waterfront.



DEVELOPMENT FOCUS

Residential, Leisure, Hospitality, Tourism Developments



TOTAL AREA

Approximately 18 square kilometers.



NUMBER OF ISLANDS

5 interconnected islands: Island A, Island B, Island C, Island D, Island E.



WATER CONSERVATION

Nakheel is committed to conserving water on the Dubai Islands. This will include using recycled water for irrigation and other non-potable uses, as well as installing water-efficient fixtures and appliances.

DUBAI ISLANDS GUIDELINES CREATED BY NAKHEEL



LAND USE PLANNING

The guidelines specify how the islands should be used, including the allocation of land for different purposes such as residential, commercial, and recreational.



INFRASTRUCTURE

The guidelines specify the infrastructure that is required for the islands, such as roads, bridges, and utilities.



BUILDING DESIGN

The guidelines require developers to use energy-efficient building materials and methods. The guidelines also require developers to install renewable energy systems such as solar panels and wind turbines.



ENVIRONMENTAL PROTECTION

The guidelines include measures to protect the environment, such as the conservation of mangroves and coral reefs, and the reduction of pollution.



TRANSPORTATION

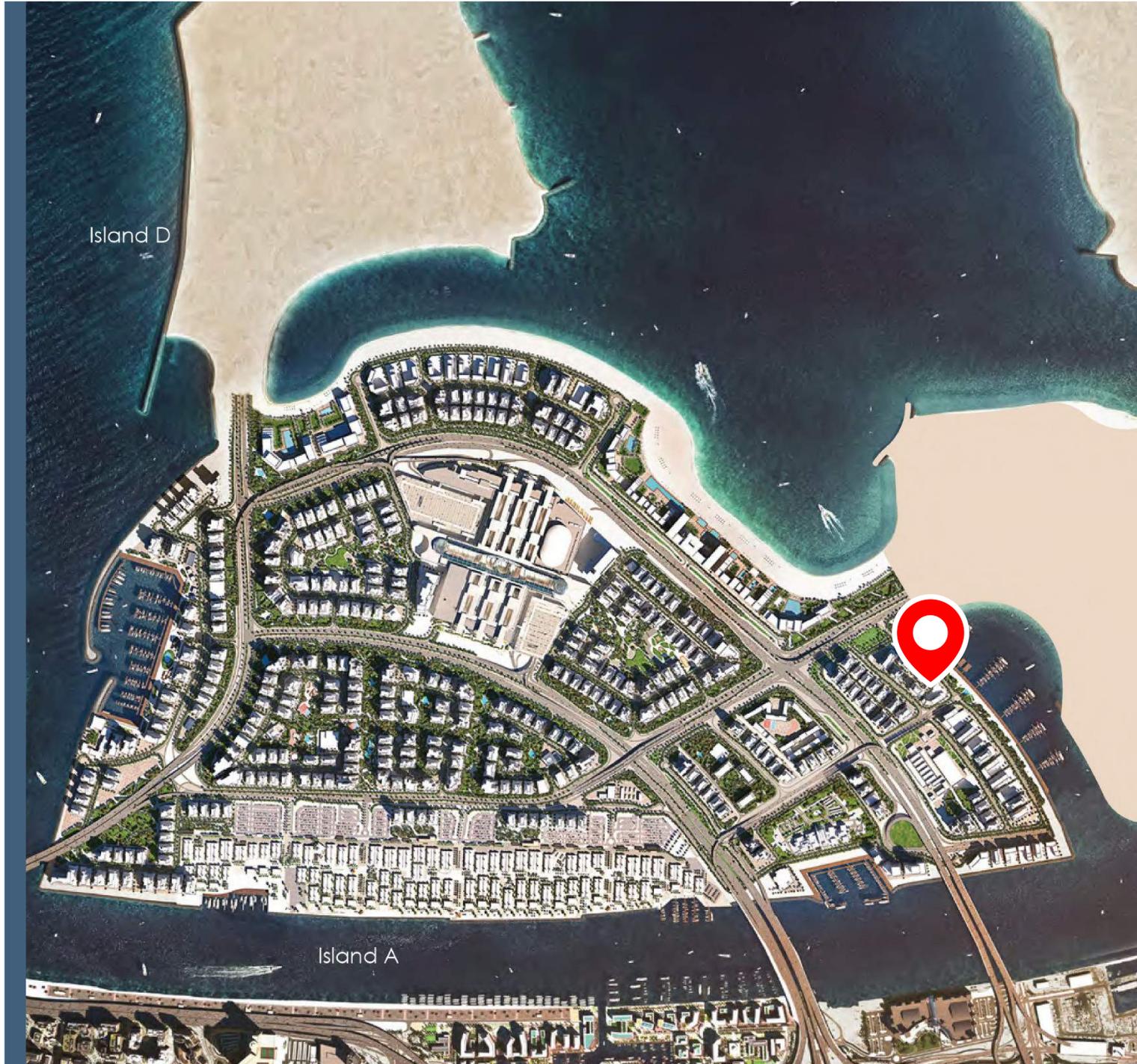
Nakheel is committed to developing a sustainable transportation system for the Dubai Islands. This will include a network of public transportation options, as well as infrastructure for walking, cycling, and electric vehicles.



WASTE MANAGEMENT

Nakheel will implement a comprehensive waste management system for the Dubai Islands. This will include waste reduction, recycling, and composting programs.

ABOUT ISLAND A



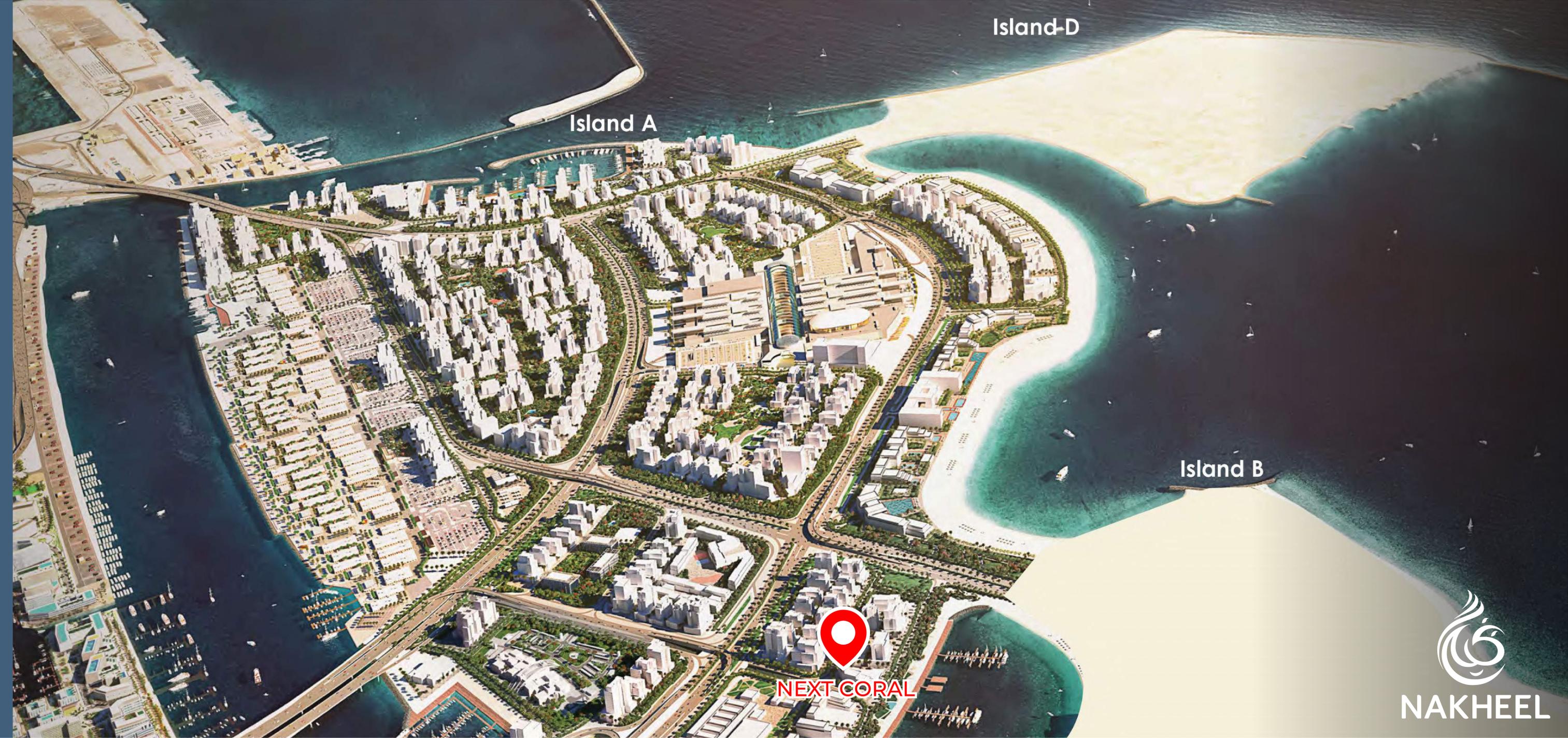
Island A of Dubai Island is one of the five man-made islands that make up Dubai Islands.

Island A is a spectacular center of life and entertainment. It is designed to meet Dubai's growing tourism aspirations by adding more hotel rooms and vacation experiences to our coast.

A world class mall, upcoming at and cultural district, water park, beachfront hotels and more will make this island one of Dubai's most effervescent locations.

- Coastline: 50 km
- Beaches: 20 km
- 80+ resorts and hotels
- Golf course
- Yacht clubs
- Aqua parks
- Theme Parks and etc.

MASTER PLAN ISLAND A



OVERALL LAND USE PLAN ISLAND A



- WATER EDGE (HOTEL)
- HOTEL
- RESIDENTIAL (VILLAS)
- RESIDENTIAL (APARTMENT)
- MIXED USE (RESIDENTIAL & HOTEL)
- MIXED USE (RESIDENTIAL WITH RETAIL)
- MIXED USE (RESIDENTIAL - RETAIL - HOTEL)
- MIXED USE (RESIDENTIAL - COMMERCIAL - HOTEL)
- RESIDENTIAL - RETAIL - OFFICE
- MALL / SHOPPING CENTRE / ENTERTAINMENT
- COMMUNITY (MASJID)
- EDUCATION (SCHOOL)
- COMMUNITY FACILITIES (POLICE, CIVIL DEFENSE, AMBUL)
- COMMUNITY (HOSPITAL)
- COMMUNITY (MARINA FACILITIES)
- COMMUNITY FACILITIES (BOARDWALK)
- COMMUNITY FACILITIES (BEACH)
- ROCK EDGE
- PETROL STATION
- CAR PARKING
- OPEN SPACE / PARKS
- UTILITY
- FUTURE MIXED USE DEVELOPMENT

- MARINA
- BEACH FRONT HOTEL/RESORT
- BEACH
- MARINA HOTELS & APARTMENTS
- MALL AND ENTERTAINMENT
- LUXURY LIVING
- SCHOOL
- HOSPITAL
- MOSQUE
- PETROL STATION
- SS SUBSTATION
- DC DISTRICT COOLING (FOR ENTERTAINMENT DISTRICT)
- PS PUMP STATION

LAND USE PLAN - ISLAND A

STATISTICS

	Total Land Area	510 ha
	Number of Resorts / Hotels (includes existing plots)	37
	Resorts/ Hotels (Total keys)	7,952
	Mid-Density Residential Apartments (#of units)	28,563
	High-Density Residential Apartments (#of units)	2,581
	Mid and High Density Residential Apartments (Total BUA)	3,657,769 m ²
	Mixed-Use Res, Retail, Hotel & Office (Total BUA)	279,684 m ²
	Commercial (Total BUA)	387,690 m ²
	Community Facilities (Total BUA)	146,180 m ²
	Park & Open Space (Total Land Area)	435,413 m ²
	Waterfront Edge (Total Land Area)	479,216 m ²

LEGEND

	Very Low Density Villa		Hospitality
	Low Density Villa		Club
	Medium Density Villa		Community Facilities
	High Density Villa		Golf
	Medium Density Residential		Parks / Open Space
	High Density Residential		Utility
	Mixed-Use		Beach
	Mixed-Use Res, Retail, Hotel, Office		Existing Plots
	Commercial		



NEXT LEVEL OF EXCELLENCE



Dubai Islands is all set to be a masterpiece of breath-taking landscapes, stunning architecture and a holistic lifestyle experience that brings together the best that the world has to offer. And more importantly, a hallmark of Dubai-life at its finest

2.8 KMS OF PRISTINE BEACHES



**REJUVENATING VACATION
DESTINATION FOR LUXURY
ESCAPES**



**MAKING WELLNESS
A WAY OF LIFE**

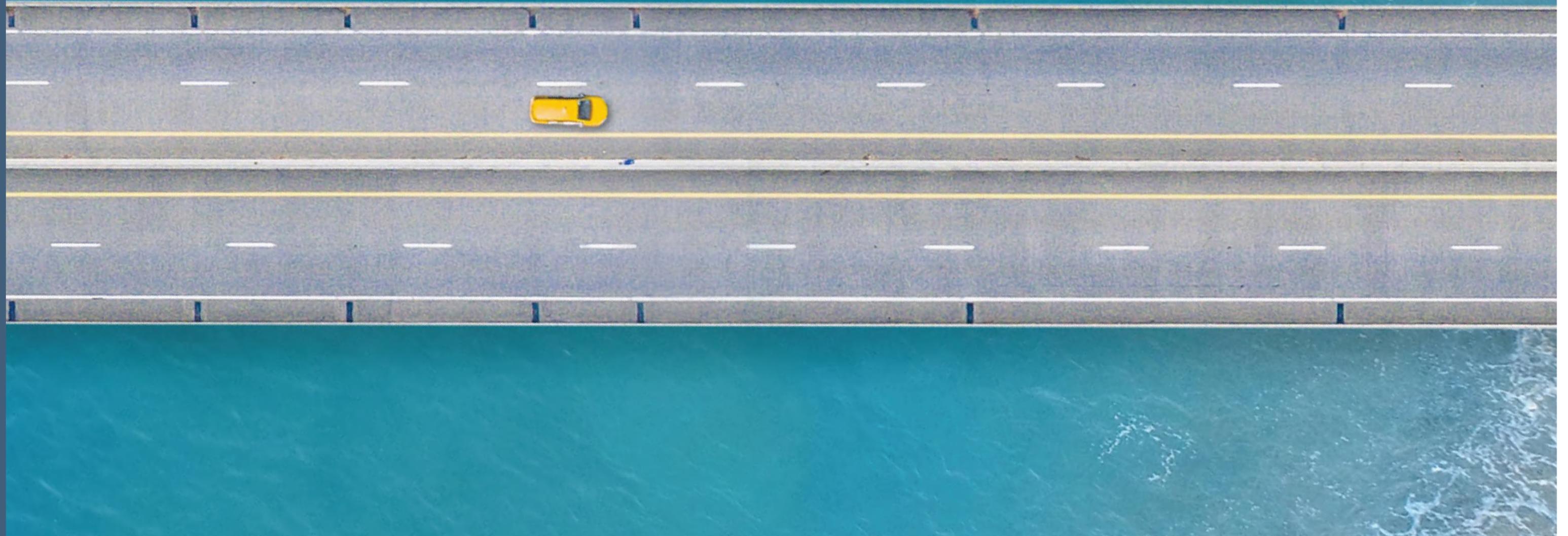
**A THRIVING
SPORTS CULTURE**



A GLOBAL COMMUNITY FULL OF WORLD CLASS EXPERIENCES



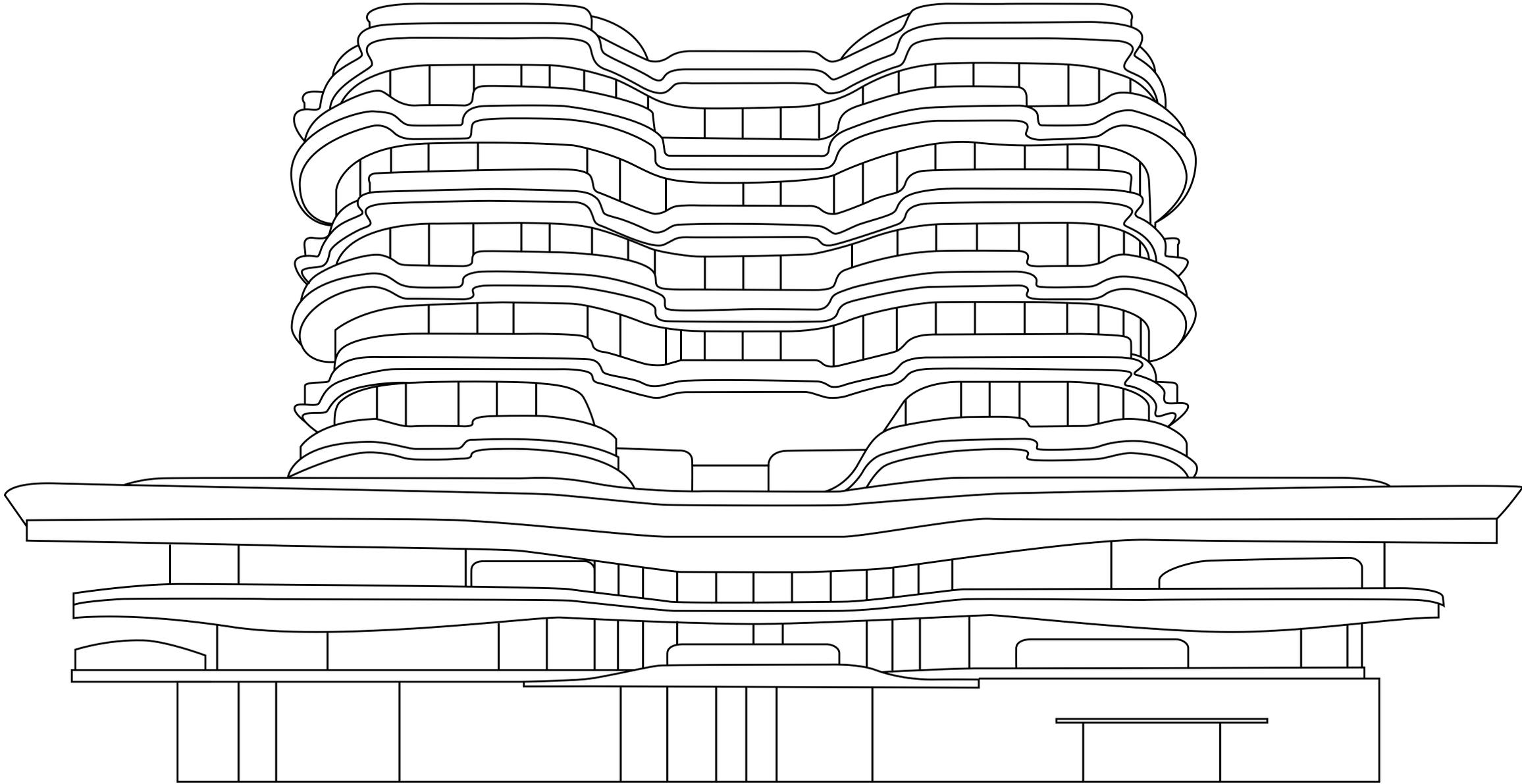
**A BRIDGE IS UNDER CONSTRUCTION
THAT WILL BE ADDITIONAL CONNECTION OF THE ISLAND TO THE
CITY CENTER
AND IT WILL BE POSSIBLE TO COVER THE DISTANCE IN 8 MINUTES**



SAVOUR SUCCESS BY THE SEA



NEXT CORAL BY NEXT



LUXURIOUS WATERFRONT LIVING BY NEXT

DESIGNED BY SPECTRUM



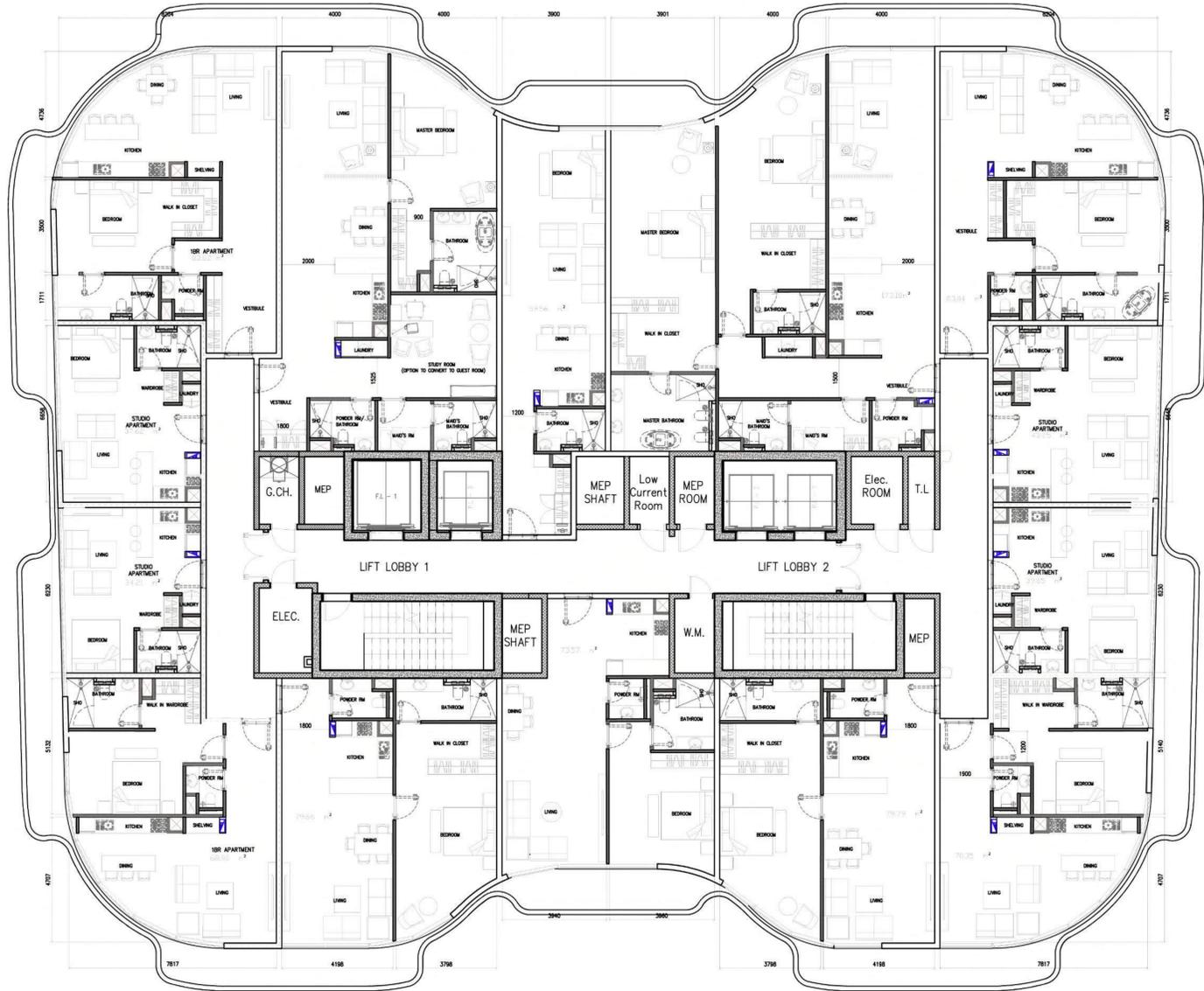
Next Coral is a standout residential project by Next Realty, offering premium water front apartments on the iconic Dubai Islands. These apartments are a blend of luxury and peace, providing residents with unparalleled sea views and access to a different recreational activities.

An iconic project, inspired by underwater aesthetics, with beachfront location that redefines upscale living.



LOCATION ADVANTAGES

BACK



FRONT

MARINA

2 Operating all inclusive hotels near NEXT CORAL:

- Centara Mirage Beach Resort Dubai
- Riu Dubai Beach Resort All Inclusive

Rixos Hotel&Resort construction is in progress near NEXT CORAL

- Deira Mall: **2 minutes**
- First line - to the yacht club: **50 meters**
- Dubai Island Beach: **300 meters**
- Dubai International Airport DXB: **10 minutes**
- Downtown Dubai: **20 minutes**
- Palm Jumeirah: **30 minutes**
- Dubai Hospital: **7 minutes**
- Dubai Museum: **15 minutes**

STREET

WHERE DREAMS MEET REALITY



BUILDING DETAILS:

- Land plot: 3060 M²
- Number of floors: 10
- 80 apartments
- 4 elevators

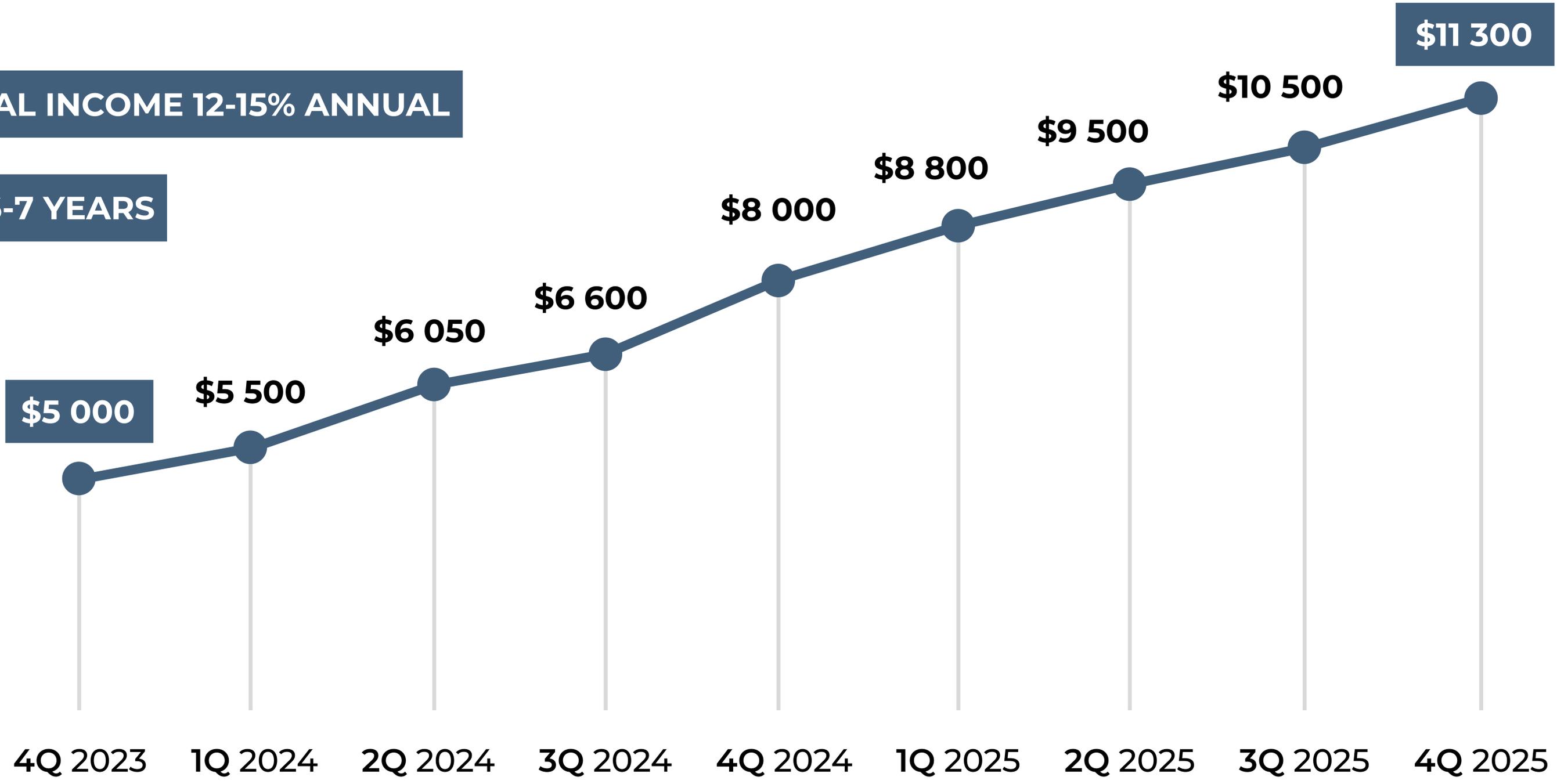
INFRASTRUCTURE:

- Parking spaces 87
- 2 Swimming pools
- Fitness
- Sauna
- Restaurant

PRICE PER M2 INCREASE BY 127%

RENTAL INCOME 12-15% ANNUAL

ROI 6-7 YEARS



PURCHASE TERMS

15 JAN 2024

START DATE FOR CONSTRUCTION AND SALES

2%

PRE-SALE BOOKING COST

4Q 2025

PROJECT DELIVERY

RENOVATIONS

APARTMENTS WITH

4\$ PER M2

MONTHLY SERVICE FEE

PROMOTION

PARKING AS A GIFT FOR ALL APARTMENTS EXCEPT STUDIOS



nextrealty.ae