oria

DUBAI CREEK HARBOUR

EMAAR

THE DESTINATION

Creek Beach is Dubai's first-of-its-kind urban beach in the middle of Dubai Creek Harbour. Located along the historic Dubai Creek, Creek Beach is conceived to afford you the ultimate family-friendly retreat. From 700 metres of pristine white sands to the infinity pool and spectacular sunset views, this is paradise reborn.

WHY ORIA?

Oria is located adjacent to the trendy Creek Beach district, ideal for those looking for an active way of life. Explore the scenic waterfront promenade, enjoy play areas and an adventure playground, and go on thrilling adventures at the cycling track and skate park. Sports courts await your competitive spirit, and connections to the RTA ferry terminal and metro station promise seamless mobility.

KEY FEATURES:

- Parkside Tranquillity: At Oria, enjoy the tranquillity of park views amidst the city's vibrancy. These views offer a natural escape right in the urban centre.
- Canal Views with a City Backdrop: Overlooking the Creek canal, residents can enjoy views of the mangroves with Downtown Dubai's skyline in the distance, offering a picturesque urban-waterfront scene.
- Waterfront Lifestyle: Steps from Oria, the creekside promenade offers a sophisticated urban experience.
- Seamless Metro Access: Oria's prime location provides rapid metro connectivity, making navigating the city effortless and fast.
- Stylish Social Leisure Podium: The podium at Oria is a contemporary social space, ideal for relaxation, socializing, and embracing a vibrant lifestyle.
- Outdoor & Indoor Gym: The gym at Oria is a space where fitness meets urban motivation.
- Entertainment and Leisure Spaces: Designed for the modern socialite, Oria's lounges and game rooms offer a blend of entertainment and relaxation.
- Innovative Parking Design: Oria's parking solutions are as stylish as they are functional, ensuring even vehicles are accommodated in luxury.





NEARBY ATTRACTIONS

- Creek Island: Upscale residences with breath-taking views and world-class amenities.
- Creek Marina: Retail, dining, and artistic expressions with mesmerizing views of Downtown Dubai.
- Harbour Promenade: A bustling hotspot offering unique cityscape views.
- Creek Side Park: A lush oasis packed with amenities, from fitness centres to an amphitheatre.
- Central Park: A sprawling green space with activities for the entire family.
- Viewing Point: A 70-meter marvel offering unparalleled views of Downtown and the Address Grand towers.

Instalment	Payment Percentage	Due Date
Down Payment	10%	February 2024
1st Instalment	10%	April 2024
2nd Instalment	10%	September 2024
3rd Instalment	10%	February 2025
4th Instalment 20% Construction Completion	15%	December 2025
5th Instalment 30% Construction Completion	5%	April 2026
6th Instalment 50% Construction Completion	10%	November 2026
7th Instalment 70% Construction Completion	10%	May 2027
8th Instalment 90% Construction Completion	10%	December 2027
9th Instalment 100% Construction Completion	10%	July 2028

Available Units	Area Sq. Ft.		Starting Price (In AED Mn)
	Minimum	Maximum	
1-Bedroom	749	750	1.7
2-Bedroom	1,222	1,310	2.7
3-Bedroom	1,659	1,727	3.7

RESIDENTIAL UNITS

Total 163, 1- to 3-bedroom units: Expansive living spaces with impressive urban views.



ARCHITECTURAL STYLE:

Raw, authentic materials fused to reinterpret Dubai's architectural tale, bridging its rich legacy with future sustainable urban designs.

PREMIER AMENITIES:



The 3600-sqm amenities podium, features a versatile multipurpose room, a state-of-the-art gym, elegant pool areas and wellness spaces, all fostering a strong sense of community and enriching the Oria living experience.

- Flexible Lawn Area
- Pool Area
- Indoor and Outdoor Gym
- Kids' Pool and Play Area
- Multipurpose Room
- BBQ and Picnic Area
- Yoga Area
- Common Garden

THE DEVELOPER

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.