

## The Community

Dubai Creek Harbour is a unique waterfront enclave where contemporary luxury, serene nature, and creativity come together. With striking architecture, scenic water views, and the serene Ras Al Khor Wildlife Reserve, it offers a dynamic blend of culture, commerce, and tranquility—shaping the future of urban living.

## Why Altan?

- Elevated Life: Set along Dubai Creek, this community boasts lush parks, retail and waterfront promenades along vibrant cultural hubs
  - Wellness & Community: Active living with sports and fitness at Green Gate Sports Park as well as a yoga zone
  - Tranquil Retreat: Townhouses with Park Views & High-Rise Apartments with Panoramic Vistas
- Sustainable Living: Sustainable features that minimise environmental impact such as energy-efficient systems and smart waste management systems
  - Sophisticated Spaces: Fusing contemporary style with timeless design, the architecture features expansive glazing, sleek aluminium cladding, and private balconies
  - Amenities: Altan offers green spaces, schools, shopping, and more, all within reach for a connected lifestyle



## Location and Views

- Seamless connectivity to key destinations like Downtown Dubai is 10 mins away, Dubai Int'l Airport is 10 mins away and Al Maktoum Int'l Airport is 40 mins away
  - Altan in Green Gate District offers vibrant urban life, with easy access to retail, cultural attractions, and the Bridge District's metro and canal living
- Located in the Green Gate District, is envisioned as a lush haven, offering one of the greenest and most serene residential environments within Dubai Creek Harbour
  - Altan offers stunning serene creek, city, and golf course views, blending luxury with nature

| Instalment                                     | Payment Percentage | Date       |
|------------------------------------------------|--------------------|------------|
| Down Payment                                   | 10%                | On Booking |
| 1st Instalment                                 | 10%                | JUL 2025   |
| 2nd Instalment                                 | 10%                | JAN 2026   |
| 3rd Instalment                                 | 10%                | JUN 2026   |
| 4th Instalment<br>20% Construction Completion  | 10%                | FEB 2027   |
| 5th Instalment<br>40% Construction Completion  | 10%                | OCT 2027   |
| 6th Instalment<br>60% Construction Completion  | 10%                | MAR 2028   |
| 7th Instalment<br>80% Construction Completion  | 10%                | OCT 2028   |
| 8th Instalment<br>100% Construction Completion | 20%                | JUL 2029   |

| Apartments          | Units | Min. BUA (sq. ft.) | Max.BUA (sq. ft.) | Starting Price (in AED Mn) |
|---------------------|-------|--------------------|-------------------|----------------------------|
| 1-Bedroom           | 211   | 754                | 776               | 1.81 Mn                    |
| 2-Bedroom           | 210   | 1,177              | 1,455             | 2.71 Mn                    |
| 3-Bedroom           | 52    | 1,848              | 1,848             | 4.11 Mn                    |
| 3-Bedroom Townhouse | 6     | 4,080              | 4,166             | 6.95 Mn                    |

## Facts

- Total Units: 479 total



## Residential Units

- Our 1 to 3 bedroom apartments and 3 bedroom townhouses combine elegance, timeless design and functionality
- Altan homes feature spacious interiors, private roof terraces, and direct access to the lush linear park
- A striking high-ceiling lobby sets the tone for the space, while the kitchens feature stylish cabinetry and sleek worktops
- Bedrooms come with custom-built wardrobes, and chic vanities and fixtures enhance the bathrooms

## Amenities



- Gymnasium
  - Multipurpose Hall
  - BBQ Area
  - Adult and Kids Swimming Pools
  - Outdoor playground
- Landscaped Podium Deck
  - Multi-Sport Court
  - Running Track
  - Table Tennis & Badminton
  - Lawn

## The Developer

EMAAR'S REVENUE FOR 2024 – AED 35.5 Bn

With a proven track-record in delivery, Emaar has delivered approximately 118,400+ residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.