

# SEA CORAL BY NEXT PROPERTY REALTY GUIDE BOOK

**NEXT**





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# VISION

**Sea Coral by NEXT Property** brings a lifestyle where **comfort meets luxury**. With its calm tones, refined details, and signature **Georgian touch**, it introduces a new standard of elegance to Dubai. **Every space is crafted to feel exclusive, sophisticated, and effortlessly inviting.**

the project redefines the concept of living, offering a space where luxury, sophistication, and the essence of the NEXT brand are truly felt.

invest in a project that reflects your success and feels truly yours.

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# NEXT'S FIRST PROJECT IN DUBAI

SEA CORAL is one of our most ambitious developments, bringing together top industry professionals AND DUBAIS LOCAL EXPERTIES to create a world-class branded residence. This project is a testament to our commitment AND VISION .

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**43 000 000\$**  
INVESTMENT

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**19, 000 sqm**  
TOTAL AREA

---

**300+**  
SPECIALISTS





# SPECIALIZED CONSULTATION:

With the expertise of our long standing partners , façade consultants, and specialized teams in MEP and Architectre , every element of the residence is thoughtfully considered, ensuring that technical excellence, climate responsiveness, and aesthetic sophistication merge seamlessly to deliver homes that stand as both enduring and inspiring works of design.

[Explore NEXT Coral On YouTube](#)

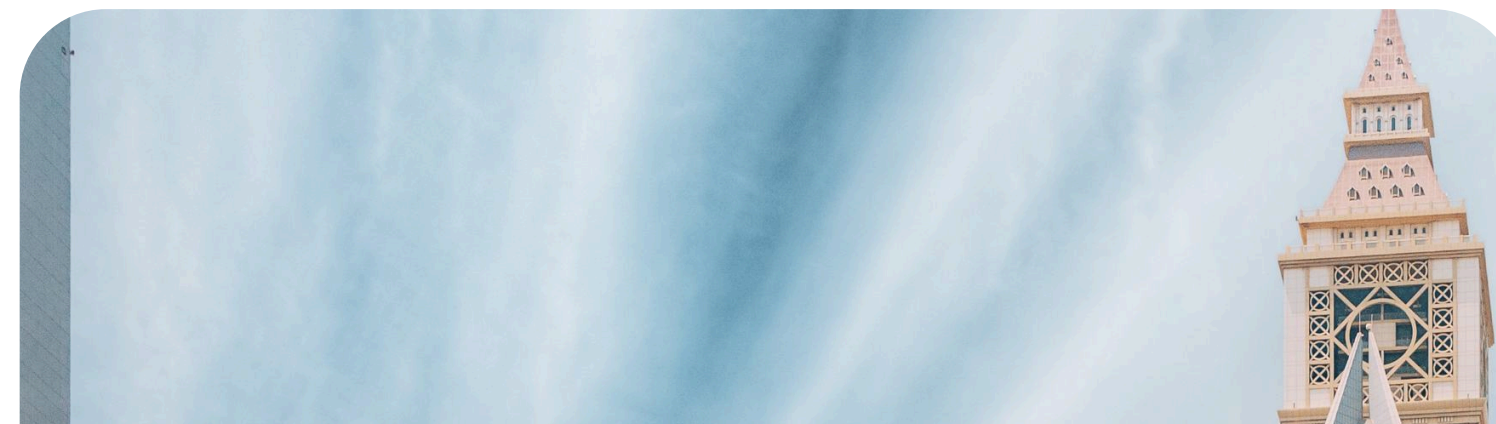
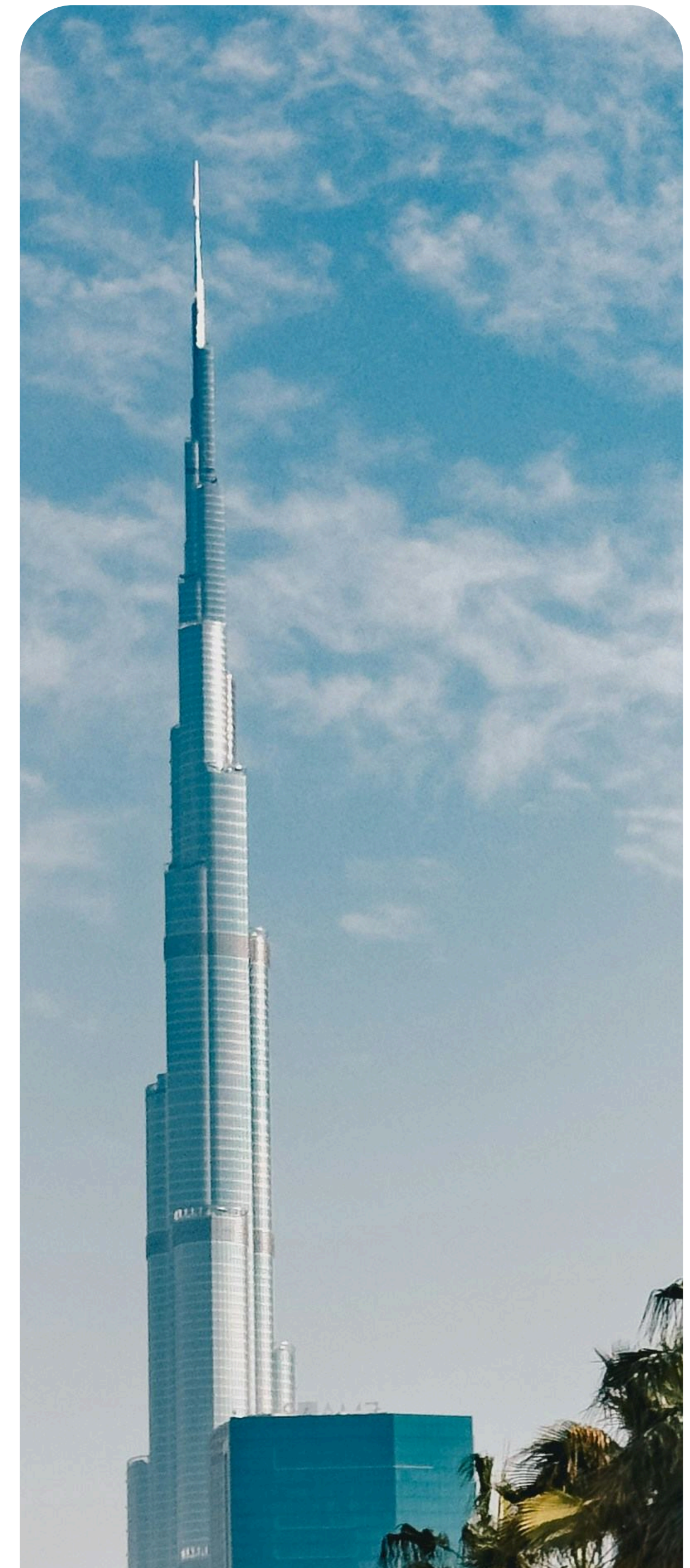
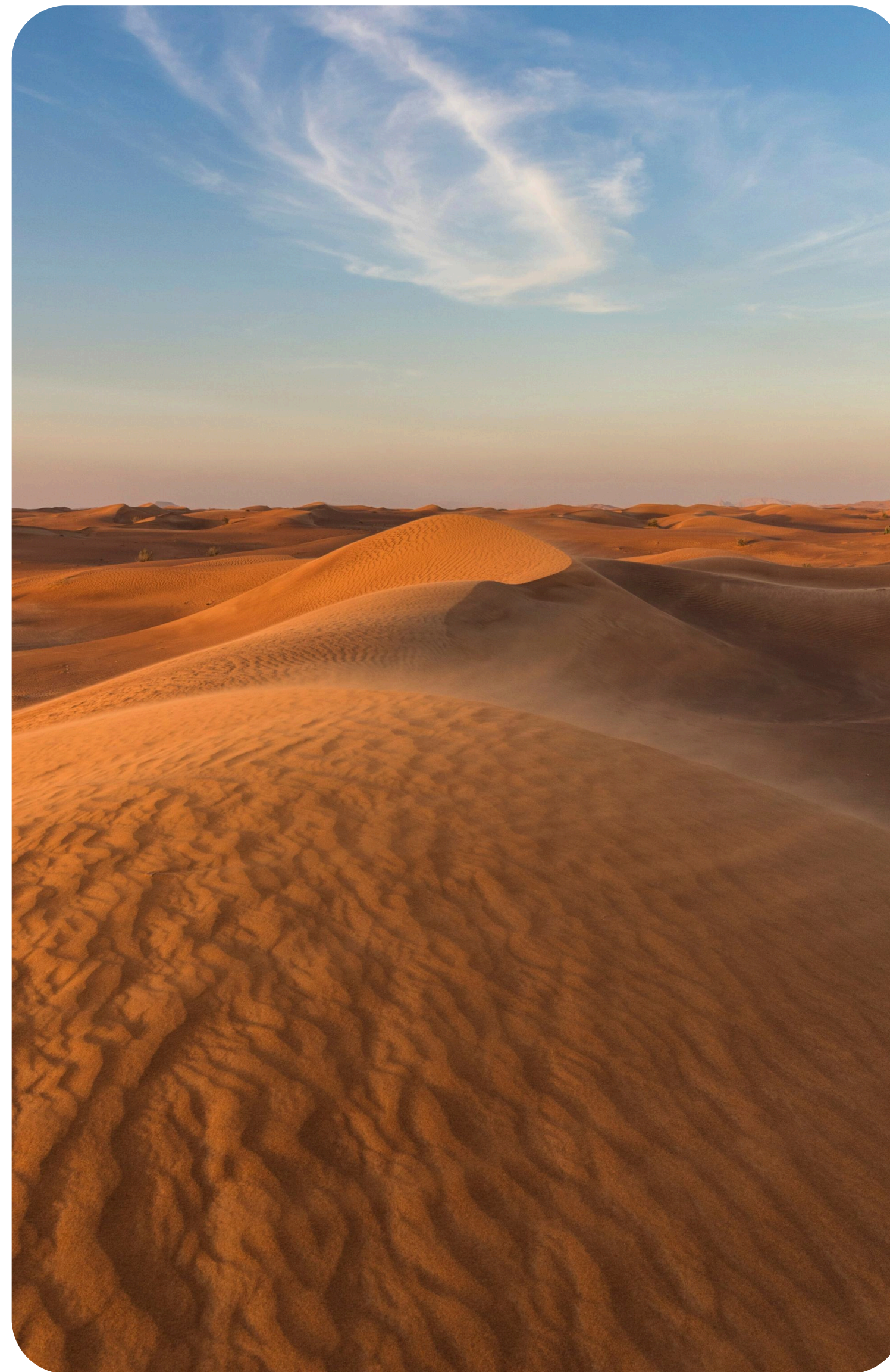
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# A SMART INVESTMENT

Investing in Dubai real estate is a smart move because the market combines high rental yields, zero property and capital gains tax, and strong global demand fueled by tourism and international brands. With continuous economic growth and world-class infrastructure, Dubai offers both stability and long-term value for investors.

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# ROI

SEA CORAL BY NEXT presents a high-potential real estate investment in DUBAI, strategically positioned for strong rental yields and long-term appreciation. WITH INCEASING POPULATION AND INTEREST TOWARDS DUBAI , investors can expect stable and increasing returns.

## ONE BEDROOM

|                       |             |
|-----------------------|-------------|
| Apartment Type        | One Bedroom |
| Room size sq/m        | 86.8        |
| Price for 1 sq/m      | \$7,200     |
| Total price           | \$624,960   |
| Average ROI (5 years) | 14.53%      |
| SUM ROI (5 years)     | \$635,854   |
| Payback               | 102%        |

## TWO BEDROOM

|                       |             |
|-----------------------|-------------|
| Apartment Type        | TWO Bedroom |
| Room size sq/m        | 150.4       |
| Price for 1 sq/m      | \$7,300     |
| Total price           | \$1,097,920 |
| Average ROI (5 years) | 14.49%      |
| SUM ROI (5 years)     | \$1,113,745 |
| Payback               | 101%        |

## THREE BEDROOMS

|                        |              |
|------------------------|--------------|
| Apartment Type         | Tree Bedroom |
| Room size sq/m         | 257.3        |
| Price for 1 sq/m       | \$7,500      |
| Total price            | \$1,929,750  |
| Average ROI (10 years) | 14.25%       |
| SUM ROI (10 years)     | \$1,925,518  |
| Payback                | 100%         |

ADR – Average daily room rate





# LOCATION AND LIFESTYLE

The project is located on Dubai Island A, one of Dubai's most exciting new developments. It offers a unique blend of island tranquility and vibrant city energy - a micro community surrounded by malls, sports facilities, and yacht clubs, all just 30 minutes from Business Bay and the Burj Khalifa.



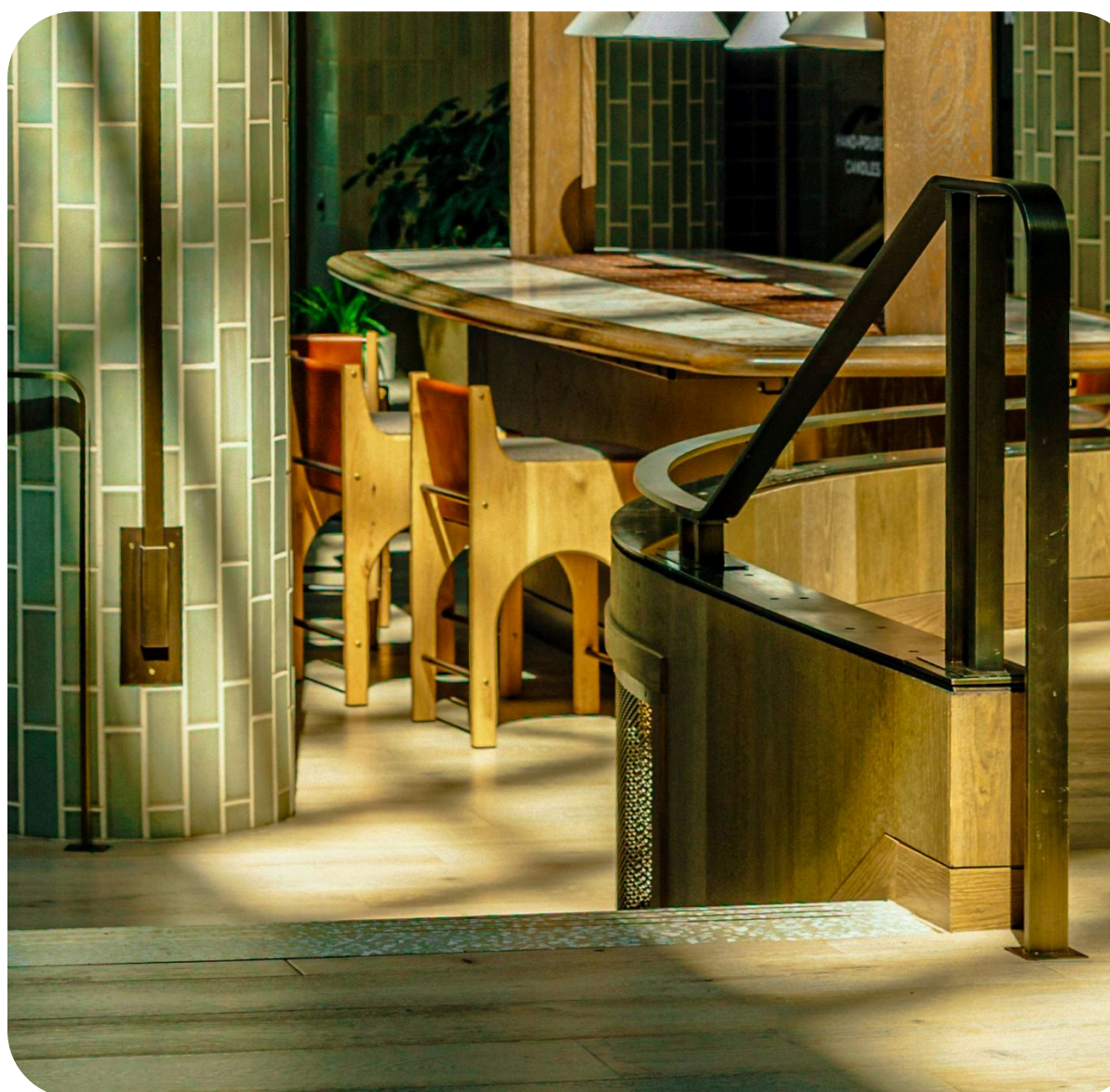
[View Location On Map](#)



# WORLD-CLASS INFRASTRUCTURE & SERVICES

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- Parking
- Community Area For Adults
- Lobby And Lobby Lounge
- Terrace
- Adult And Kids Pools
- Fitness Center
- Steam Room
- Pool Facilities, Changing Rooms

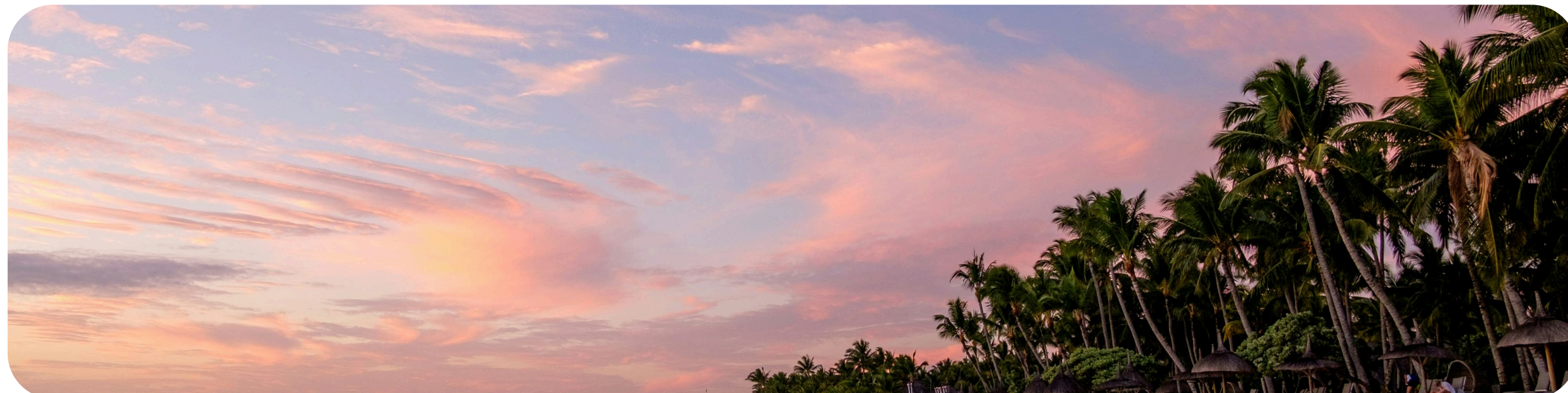
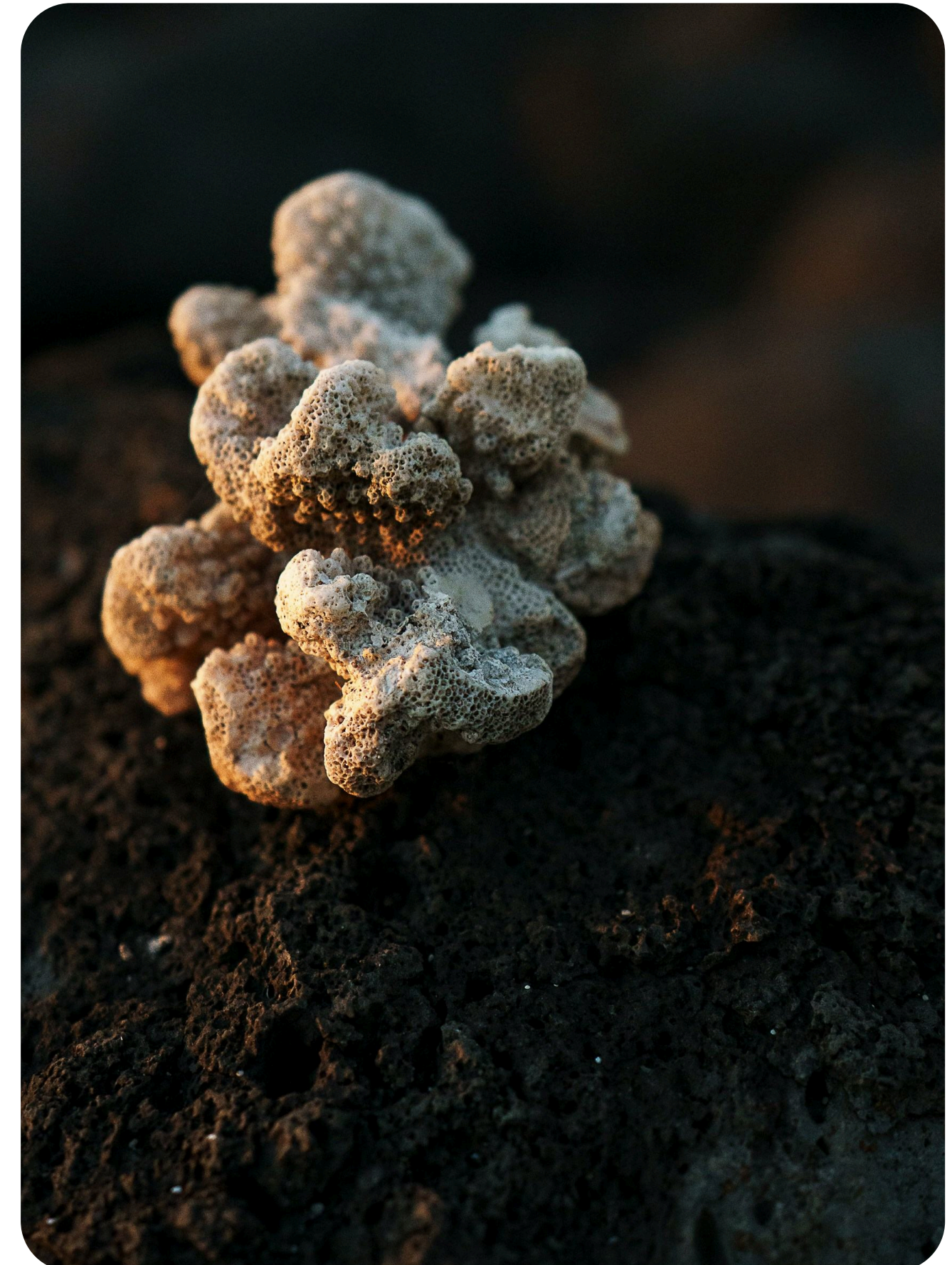
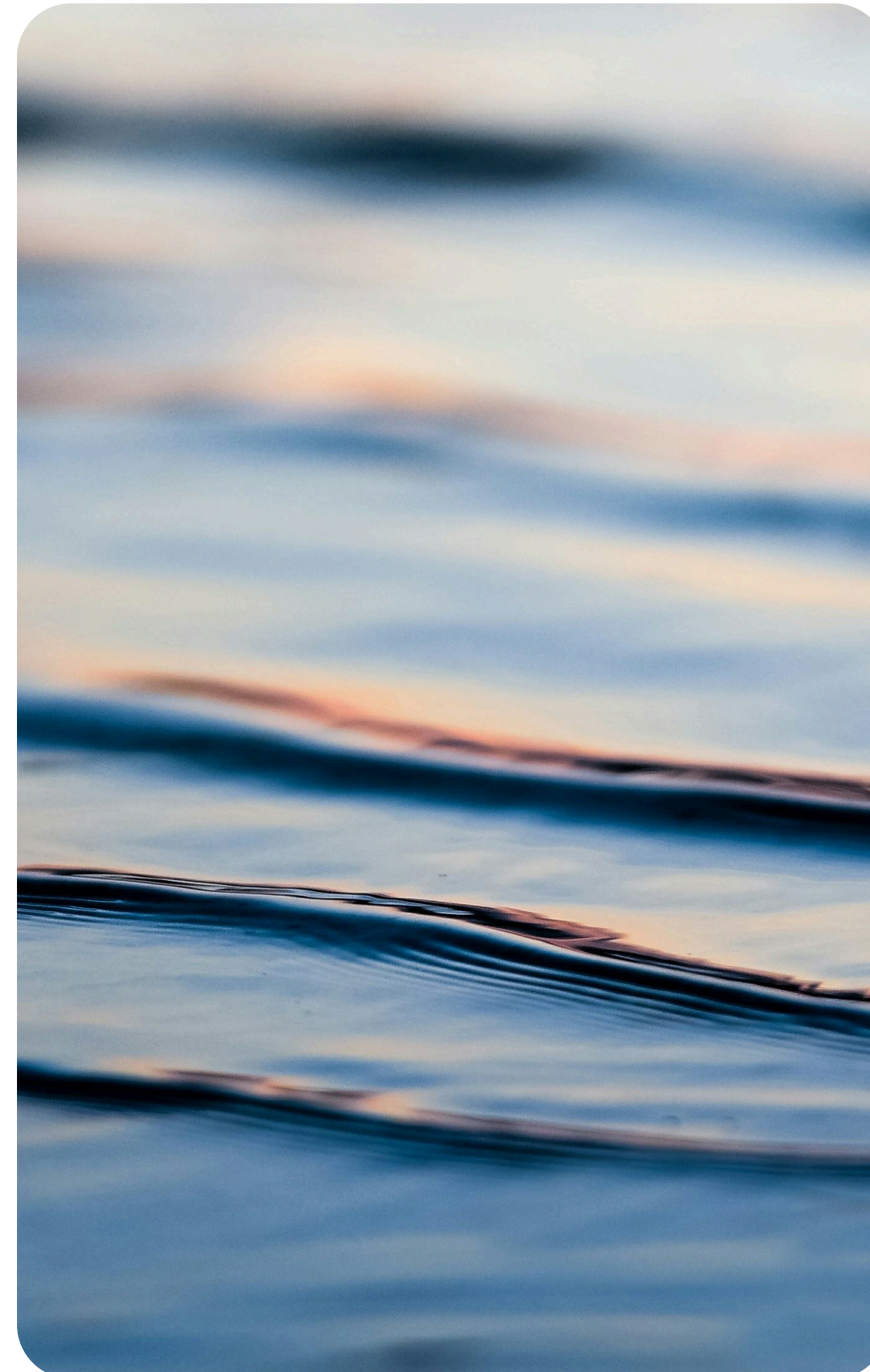


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# WELLNESS

Each space is thoughtfully designed to create a sense of peace - with soft lighting, calming colors, and natural textures that help you relax. Sea Coral by NEXT Property offers a calm and comfortable escape from Dubai's busy and vibrant life.





A low-angle, upward-looking shot of a modern building's facade. The building features curved balconies with glass railings and lush green plants. The sky is a clear, vibrant blue. The text 'ARCHITECTURE AND FACADE' is overlaid in white on the right side of the image.

# ARCHITECTURE AND FACADE

NEXT Property collaborates with SPECTRUM, a design-build firm renowned for its sustainable and innovative architectural solutions.

Our projects feature advanced, eco-friendly materials such as ventilated facades for better insulation, Schuco aluminum doors and windows for enhanced security and energy efficiency, and low emissivity glass to maximize natural lights.

This partnership ensures that each NEXT Property project not only looks modern and beautiful but also upholds the highest standards of environmental responsibility.





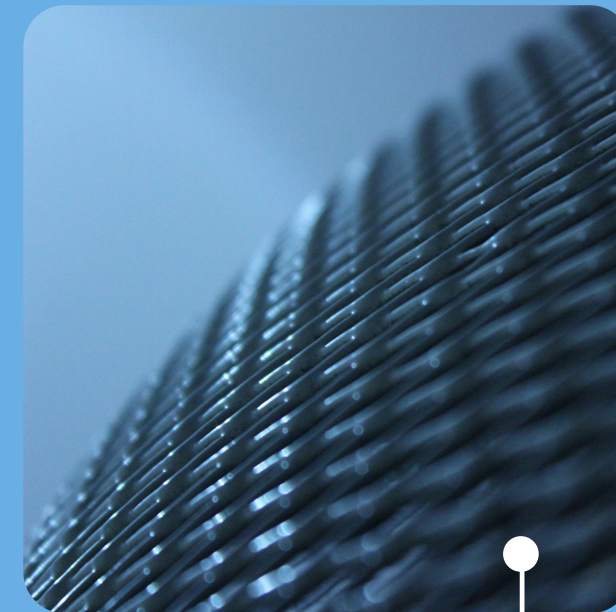
aluminum doors  
and windows



double glazed low  
emissivity glass



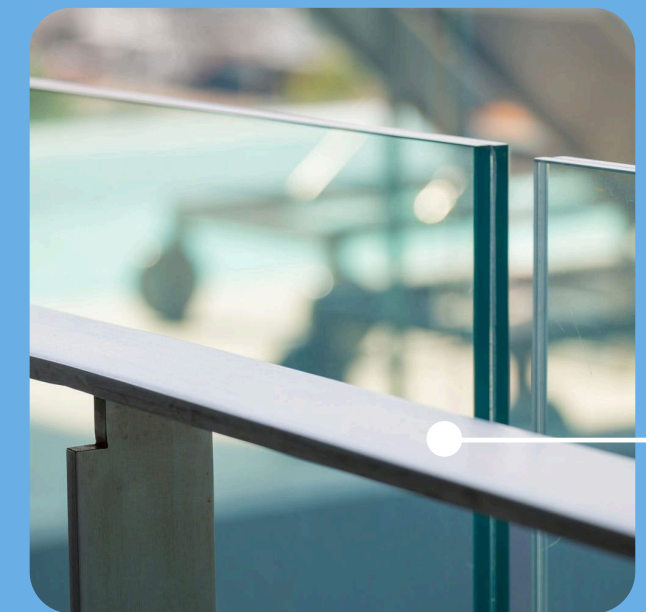
travertine



metal mesh  
railings



metal  
sunscreen

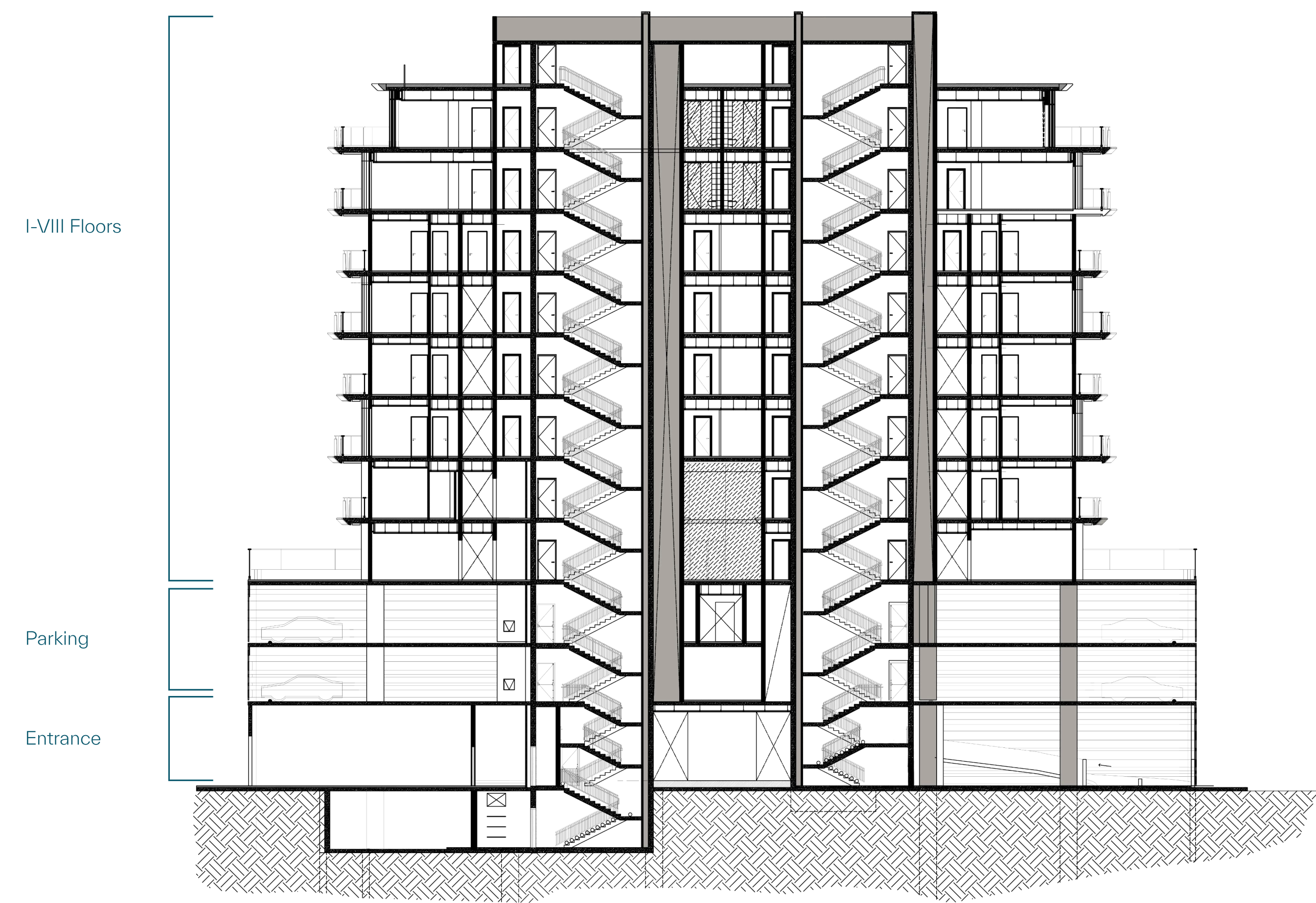


tempered  
glass railing

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# BUILDING CONFIGURATION



1 Block

80 Apartments

4 **PREMIUM** brand Elevators

Floor to ceiling heights

Parking space - 3.60 meters  
Ground floor - 5.00 meters  
Apartment - 2.90 meters

Number of units per type

THREE BEDROOM : 257m<sup>2</sup> - 270m<sup>2</sup>  
One Bedroom: 41.5 m<sup>2</sup> - 166 m<sup>2</sup>  
Two Bedrooms: 138 m<sup>2</sup> - 267 m<sup>2</sup>

THREE BEDROOM Apartments

4

One Bedroom Apartments

65

Two Bedrooms Apartments

11

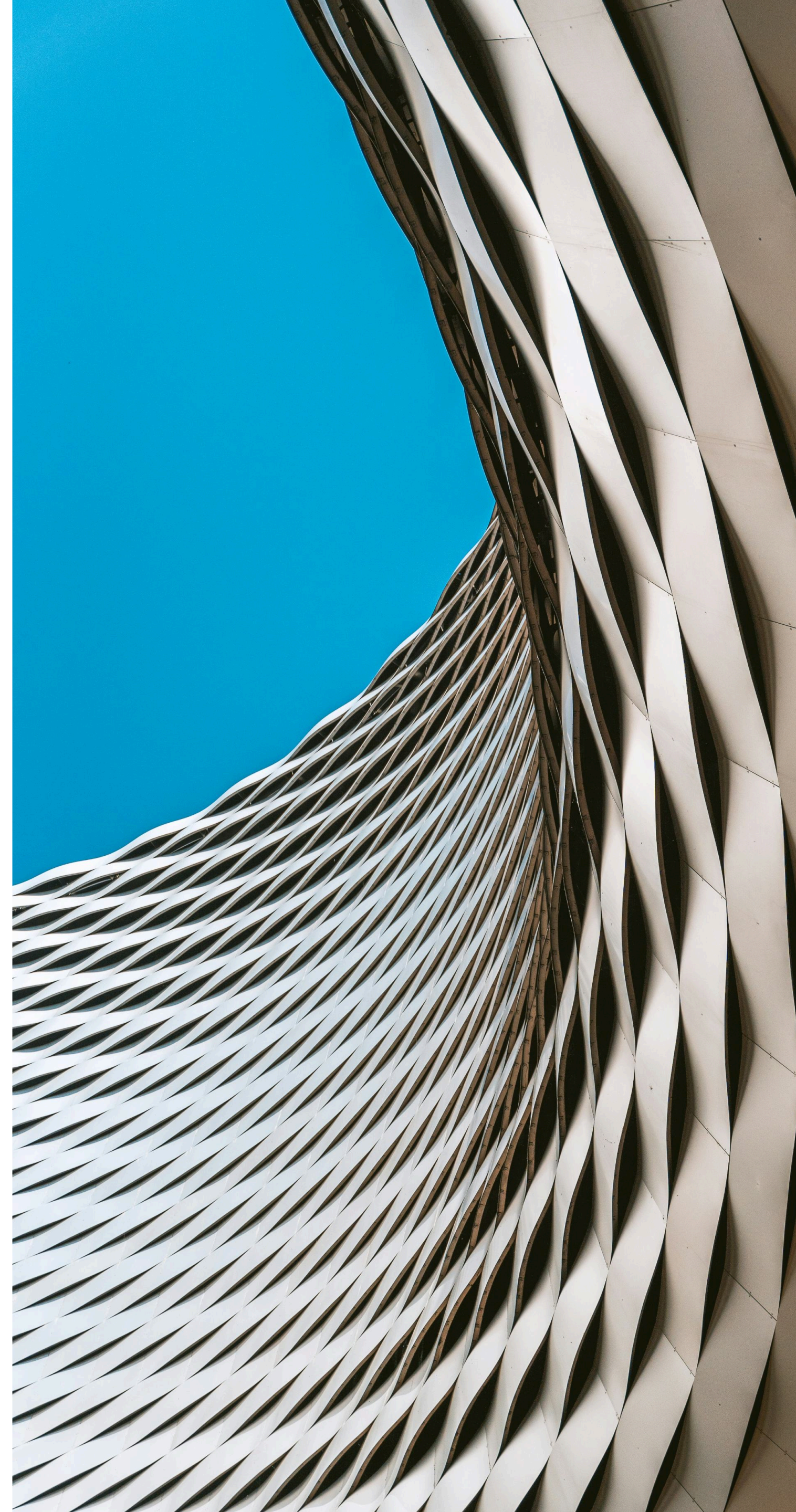


# ENGINEERING SOLUTIONS

**We use traditional MEP** (Mechanical, Electrical, and Plumbing) systems proven for Dubai's climate to ensure efficiency, sustainability, and comfort.

- **Fan Coil Unit:** Precise climate control with up to 40% energy savings, using VRF technology that adjusts cooling and heating based on real-time demand.
- **Geberit Plumbing Solutions:** Innovative, high-efficiency systems reduce water use by 30% while ensuring durability, hygiene, and sustainability.
- **Smart Energy Management:** Automated controls and energy-efficient systems cut overall building energy use by 25%, lowering operational costs and environmental impact.
- **Elevators:** 2.8-meter-high cabins and doors provide extra space and comfort.

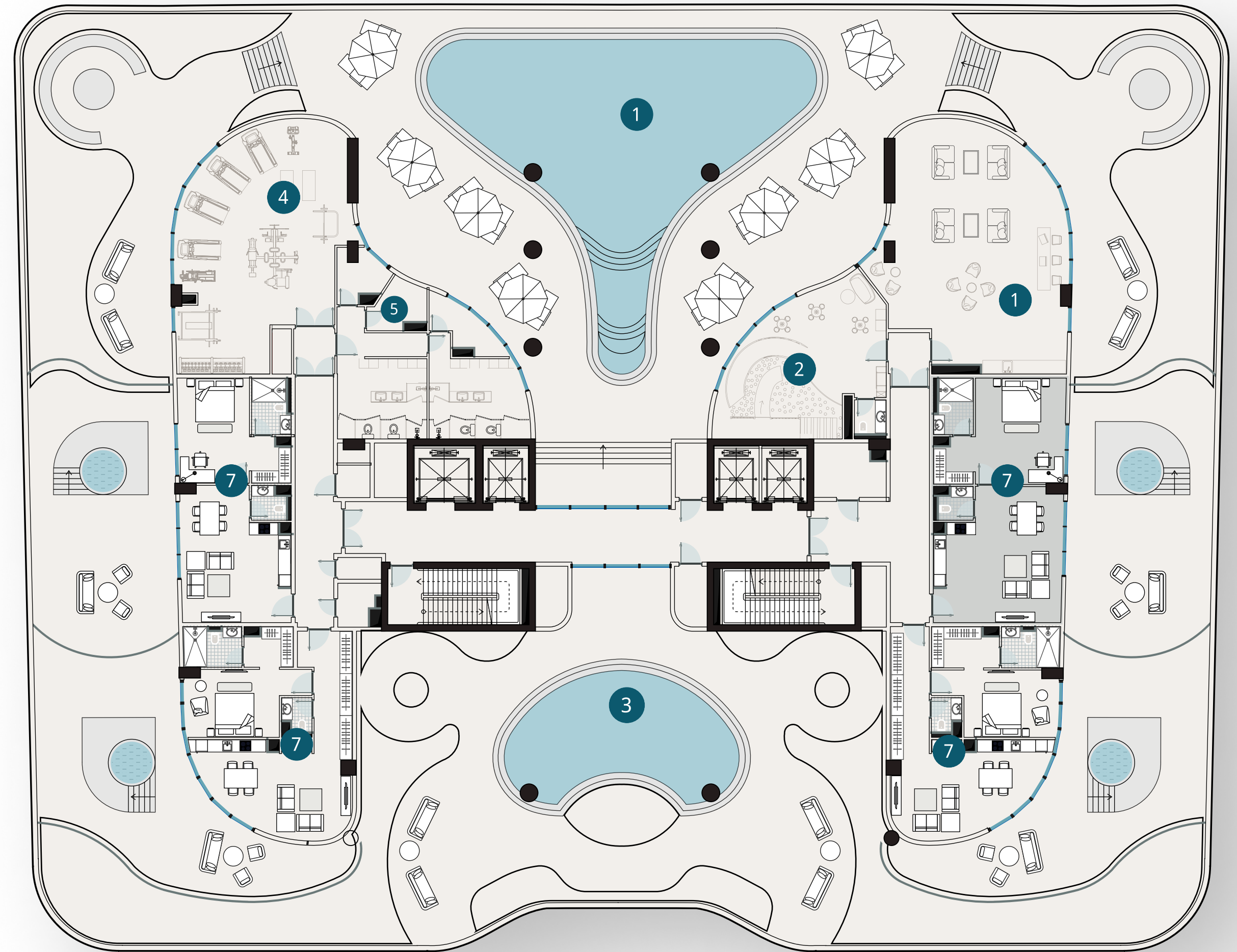
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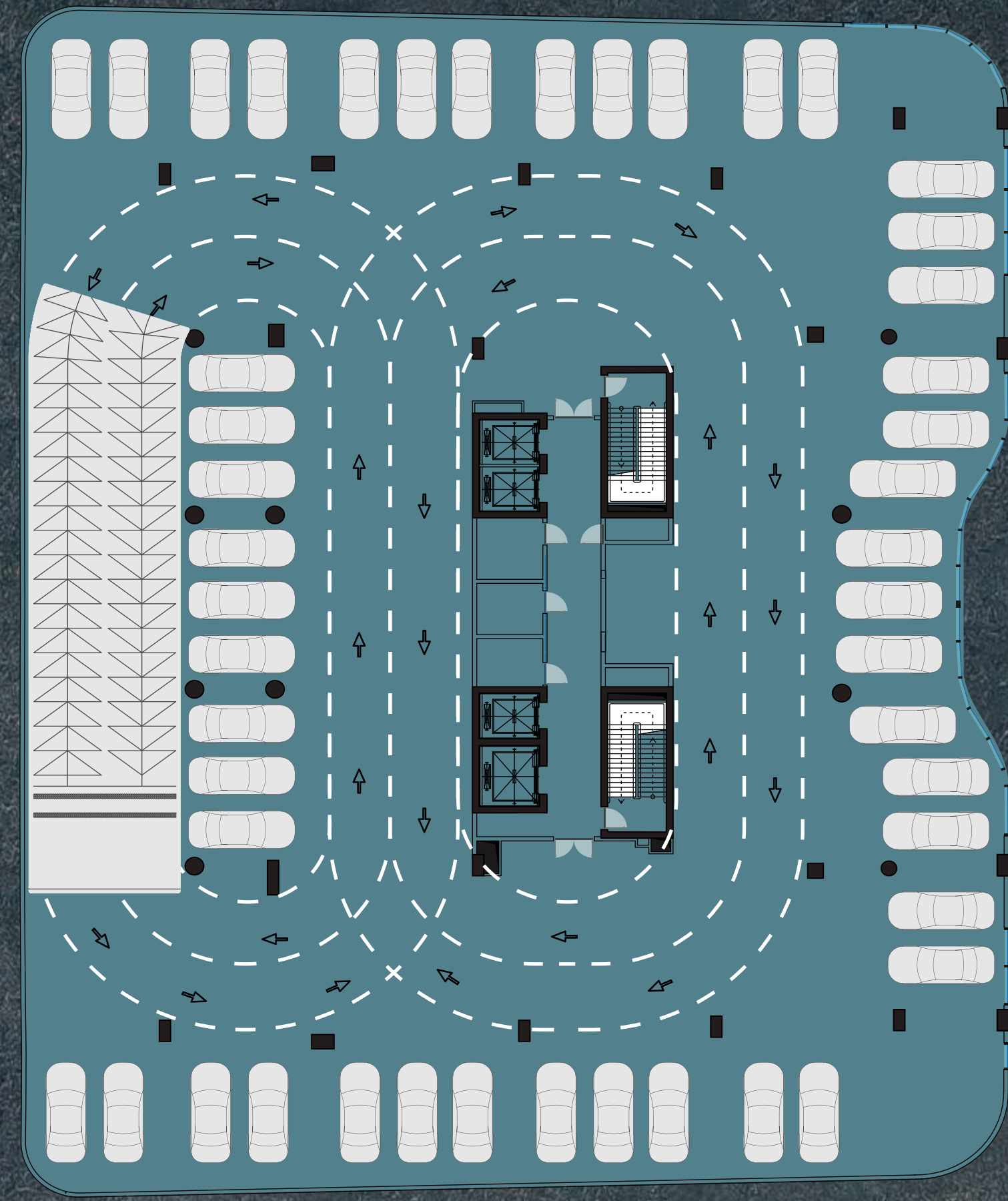
# LEVEL 1

1. LOUNGE FOR ADULTS
2. KIDS ROOM
3. TERRACE FOR ADULT AND KIDS POOLS
4. FITNESS CENTER
5. STEAM ROOM
6. POOL FACILITY, CHANGING ROOMS
7. APARTMETNS WITH PRIVATE TERRACE



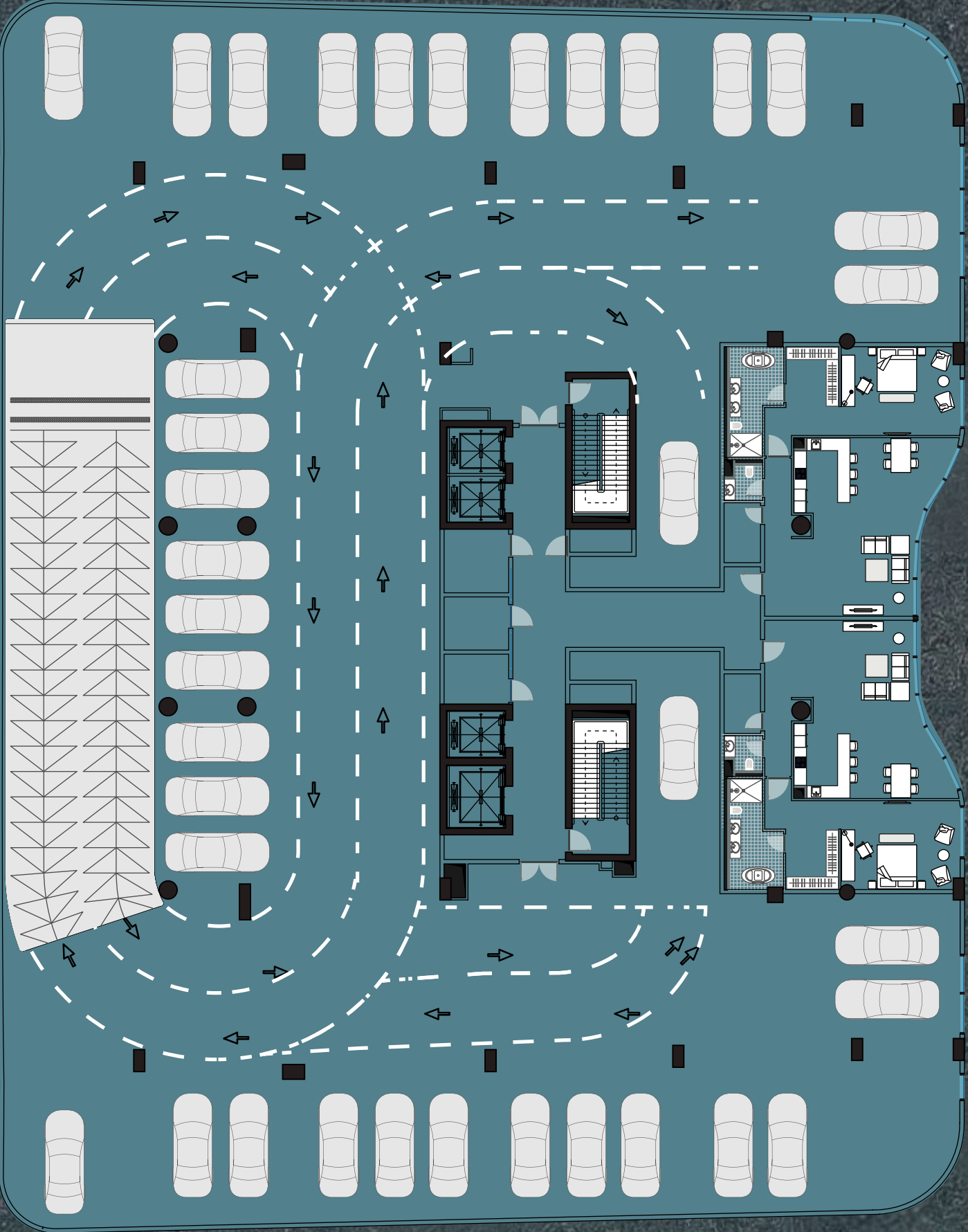


# PODIUM 1





# PODIUM 2





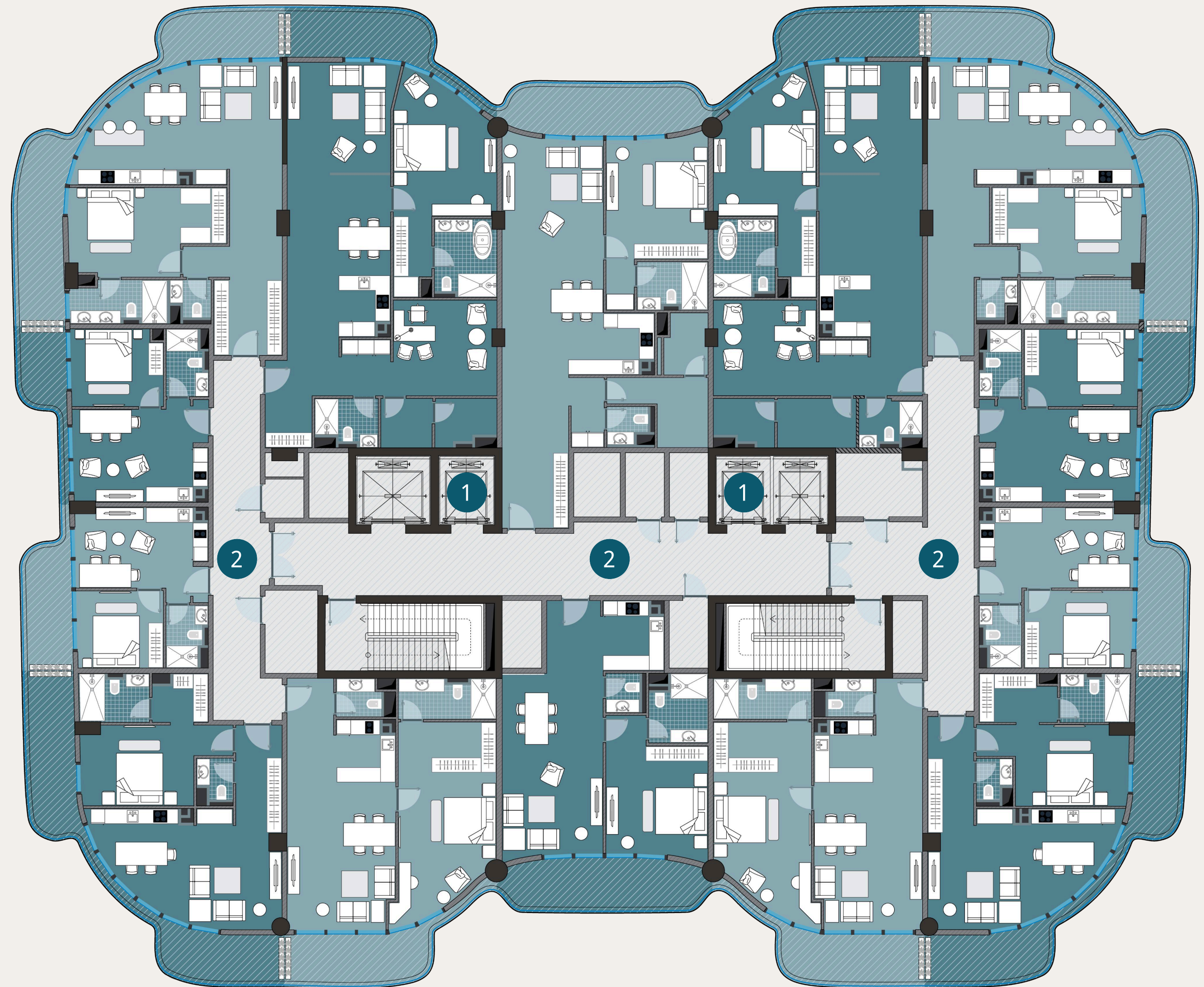
# WATERIAL WOODBOARD





# SPACES

- 1. Lift
- 2. Hall





# RESIDENTIAL FLOOR PLAN

The floor plan of NEXT Coral reflects smart and smart urban design. Each apartment is positioned to get plenty of natural sunlight, creating bright and welcoming interiors throughout the day. The layout balances privacy and comfort, with efficient planning that makes the most of every space.

Well-organized corridors, clear zoning, and smart use of space ensure easy movement and comfortable living. From cozy one-bedroom apartments to spacious family homes, every unit is designed with lifestyle, light, and comfort in mind - combining style and function perfectly.

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# ONE BEDROOM

The one-bedroom apartment is designed to make the most of every square meter. Its open layout and floor-to-ceiling windows bring in plenty of natural light, creating a bright and airy space. Residents can enjoy views of the sea and mountains from the apartment.

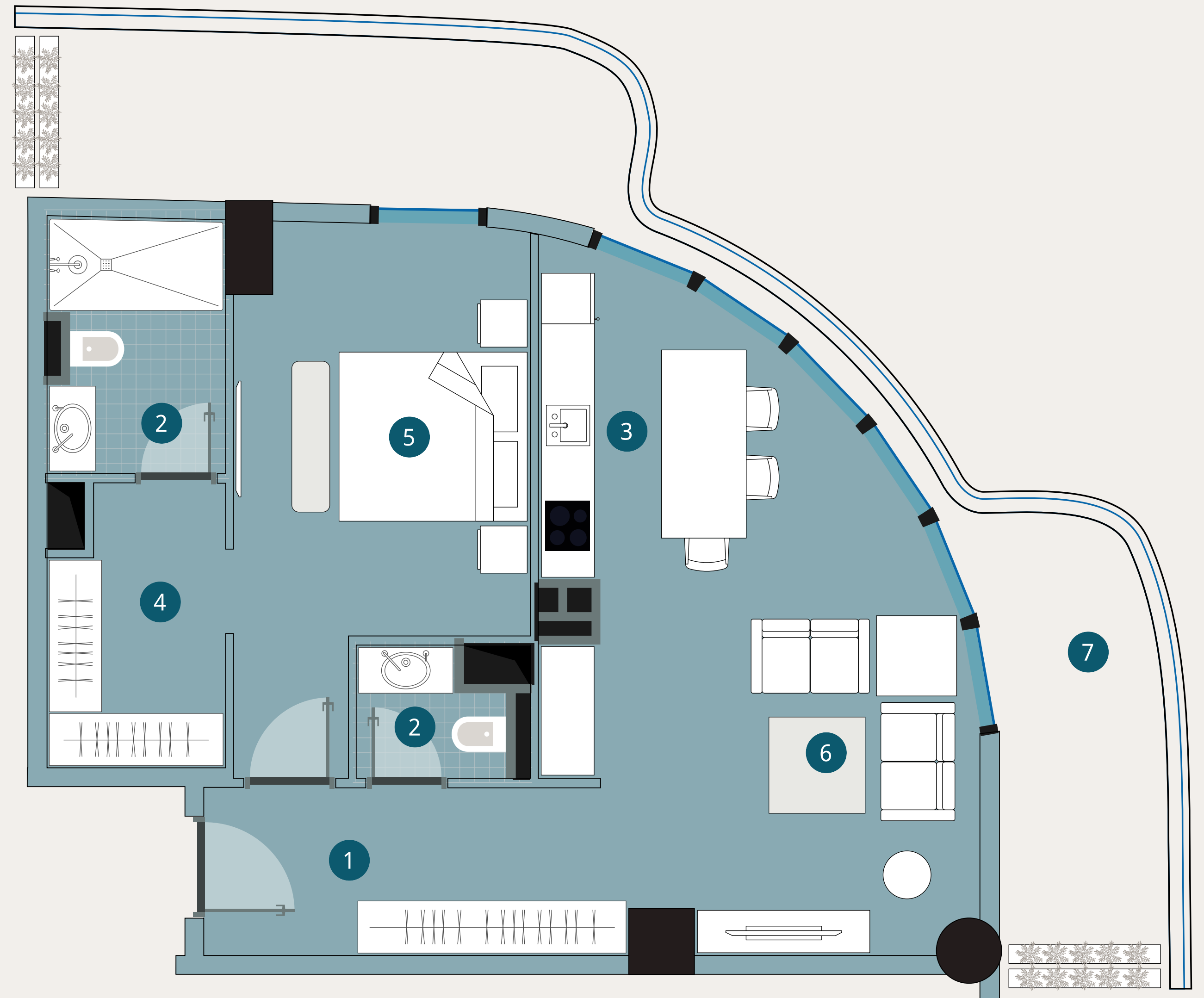
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# SPACES

1. Main Entrance
2. Bathroom
3. Kitchen
4. Additional Room Space
5. Bedroom
6. Living Room
7. Terrace





# TWO BEDROOM

The two-bedroom apartment is designed for both comfort and functionality. Each bedroom has its own bathroom, offering privacy and convenience. The open layout allows for separate areas to work, relax, or spend time in your bedroom, while large windows fill the space with natural light and offer stunning sea and mountain views.

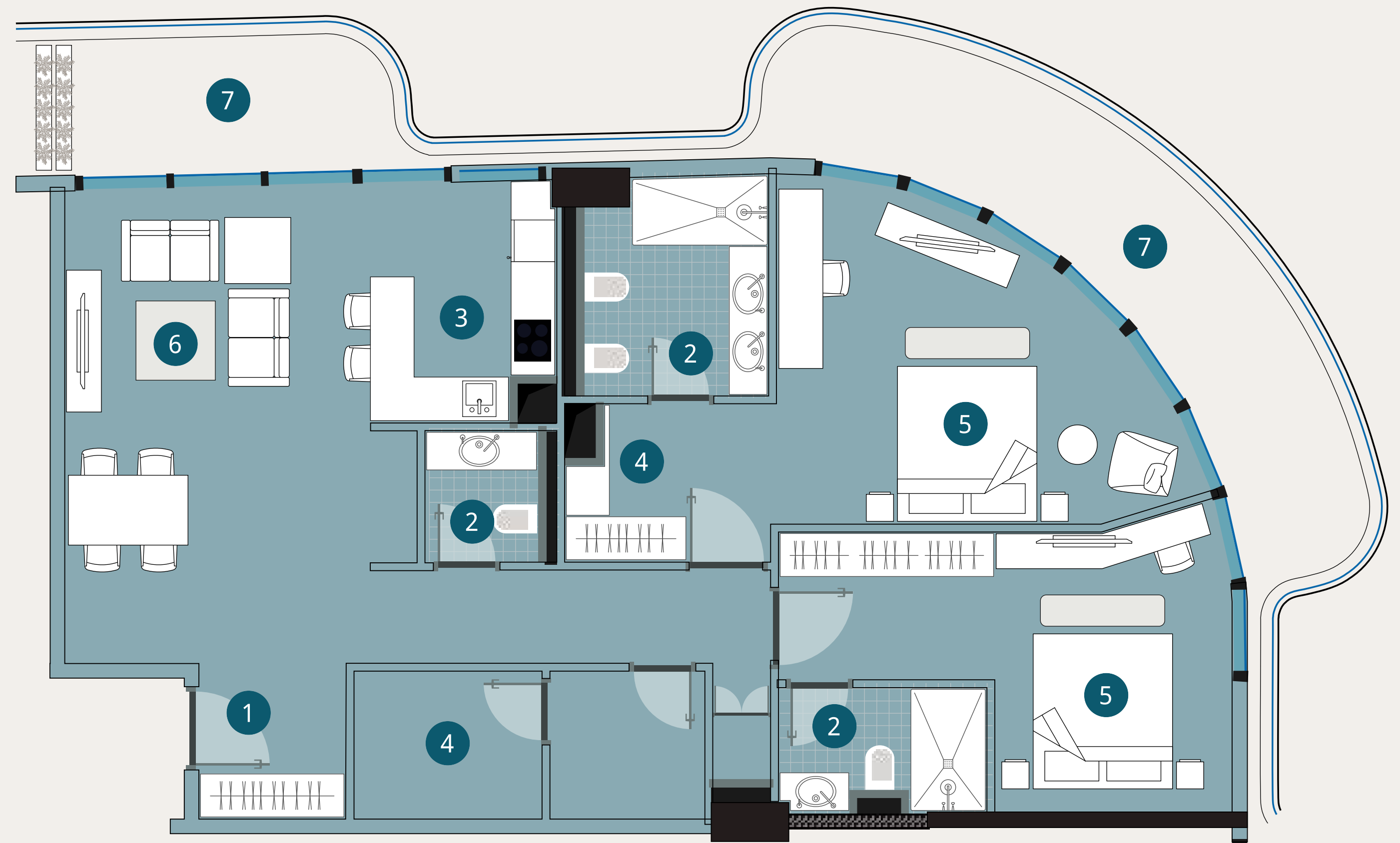
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# SPACES

1. Main Entrance
2. Bathroom
3. Kitchen
4. Additional Room Space
5. Bedroom
6. Living Room
7. Terrace





# THREE BEDROOM

The three-bedroom apartment offers plenty of space for larger families. Each bedroom has its own private bathroom for comfort and privacy. A huge terrace provides the perfect spot to relax outdoors and enjoy stunning sea views.

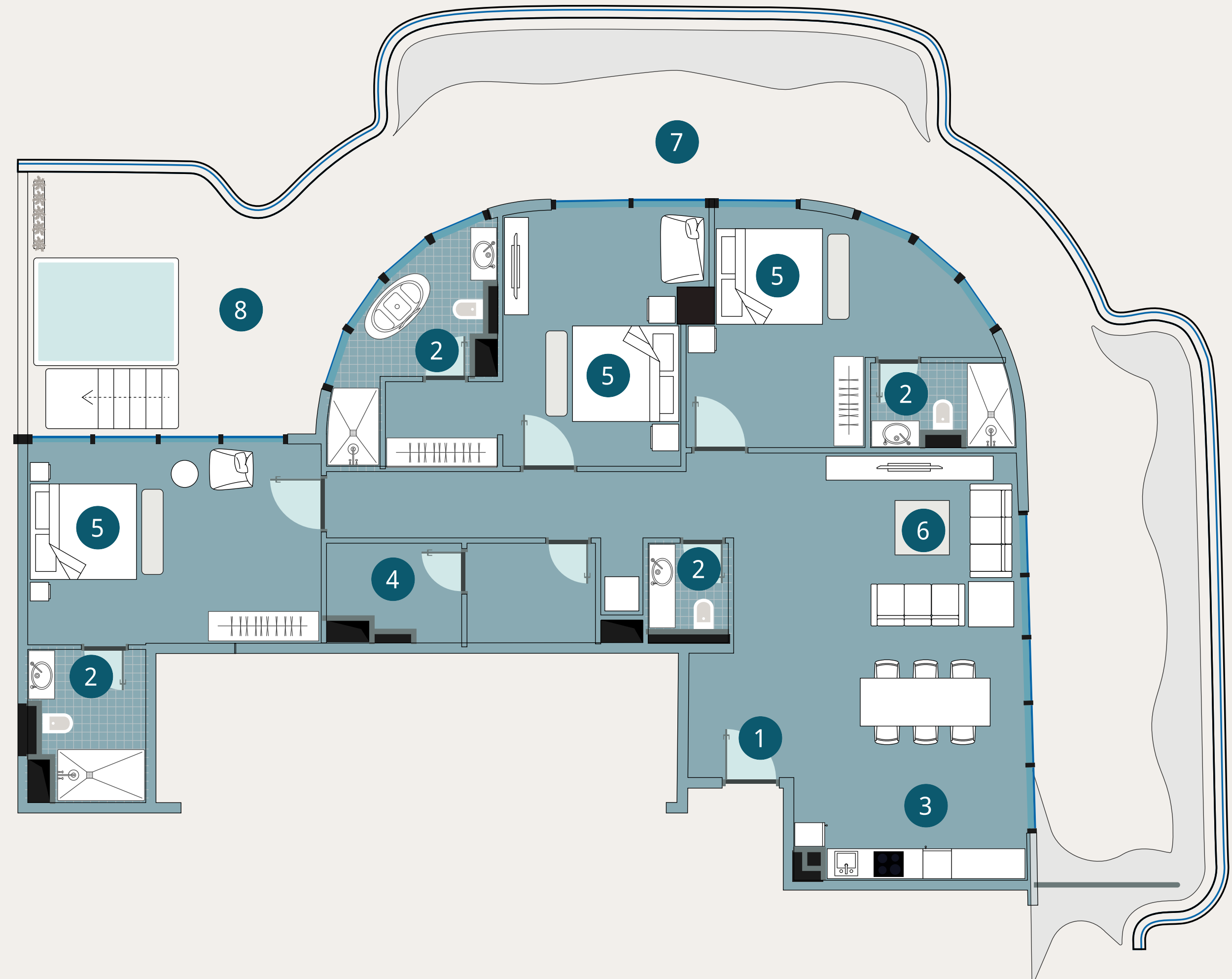
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# SPACES

1. Main Entrance
2. Bathroom
3. Kitchen
4. Additional Room Space
5. Bedroom
6. Living Room
7. Terrace
8. Plung Pool







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SUPERIOR PROPERTIES. SUPERIOR PROSPECTS