

A woman with curly hair is submerged in clear blue water. She is holding a piece of blue and white coral in front of her. She is wearing an orange high-collared garment, and large pieces of translucent orange fabric are draped around her. Bubbles are rising from her head.

NEXT CORAL

THE SANCTUARY OF UNSEEN

NEXT

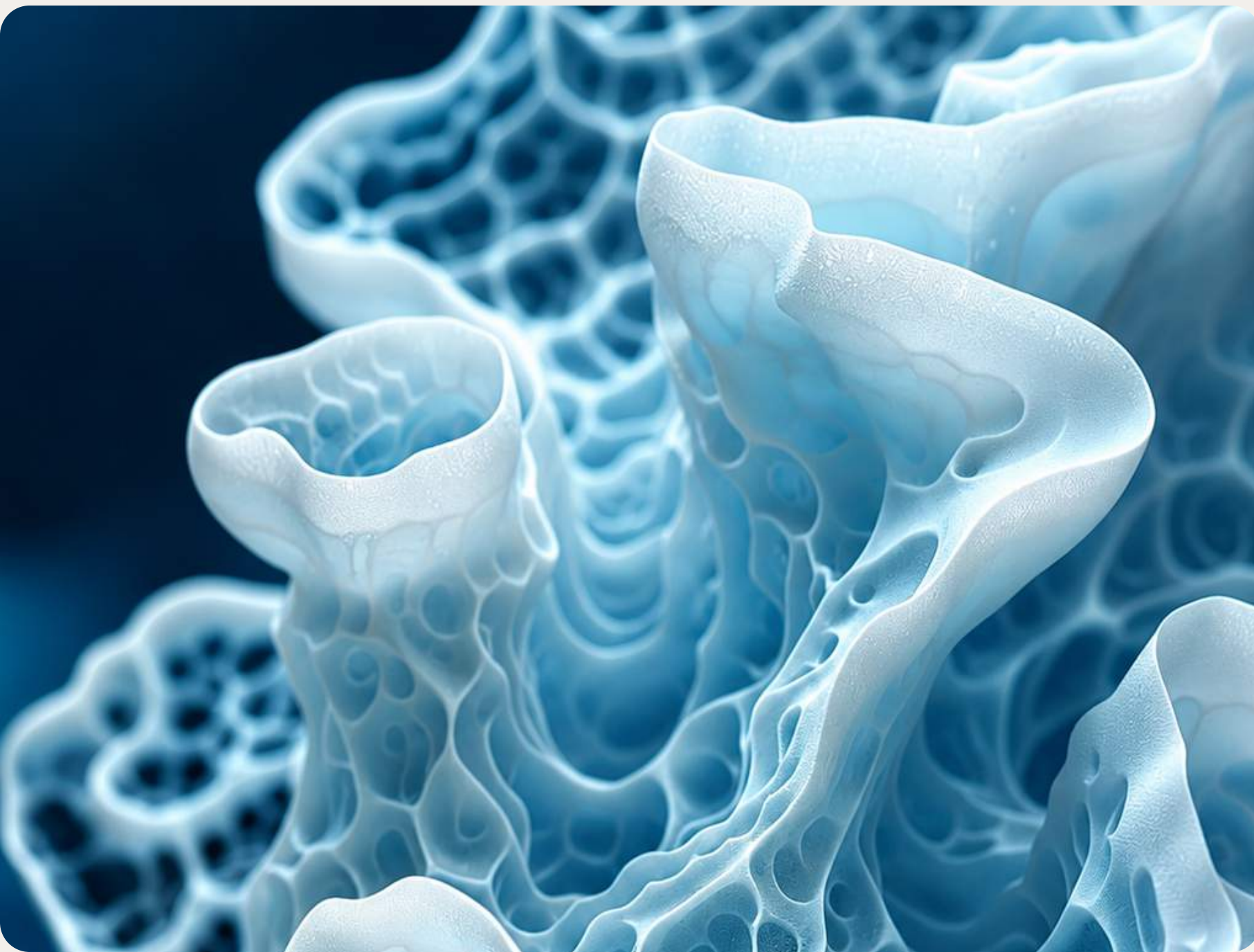
PROJECT BROCHURE



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- Coral Amenities
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NEXT



VISION

Sea Coral by NEXT Property brings a lifestyle where comfort meets luxury.

Every space is crafted to feel exclusive, sophisticated, and effortlessly inviting.

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

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DESIGN

The project's design is inspired by coral reefs, incorporating their organic forms and colors into a biophilic architectural concept.

This approach strengthens the connection between people and nature while creating a distinctive and harmonious living environment.

The development features artificial reefs created from sustainable materials. The architecture is designed to maximize natural light through expansive glazing and open spaces, creating bright, elegant, and inviting interiors.



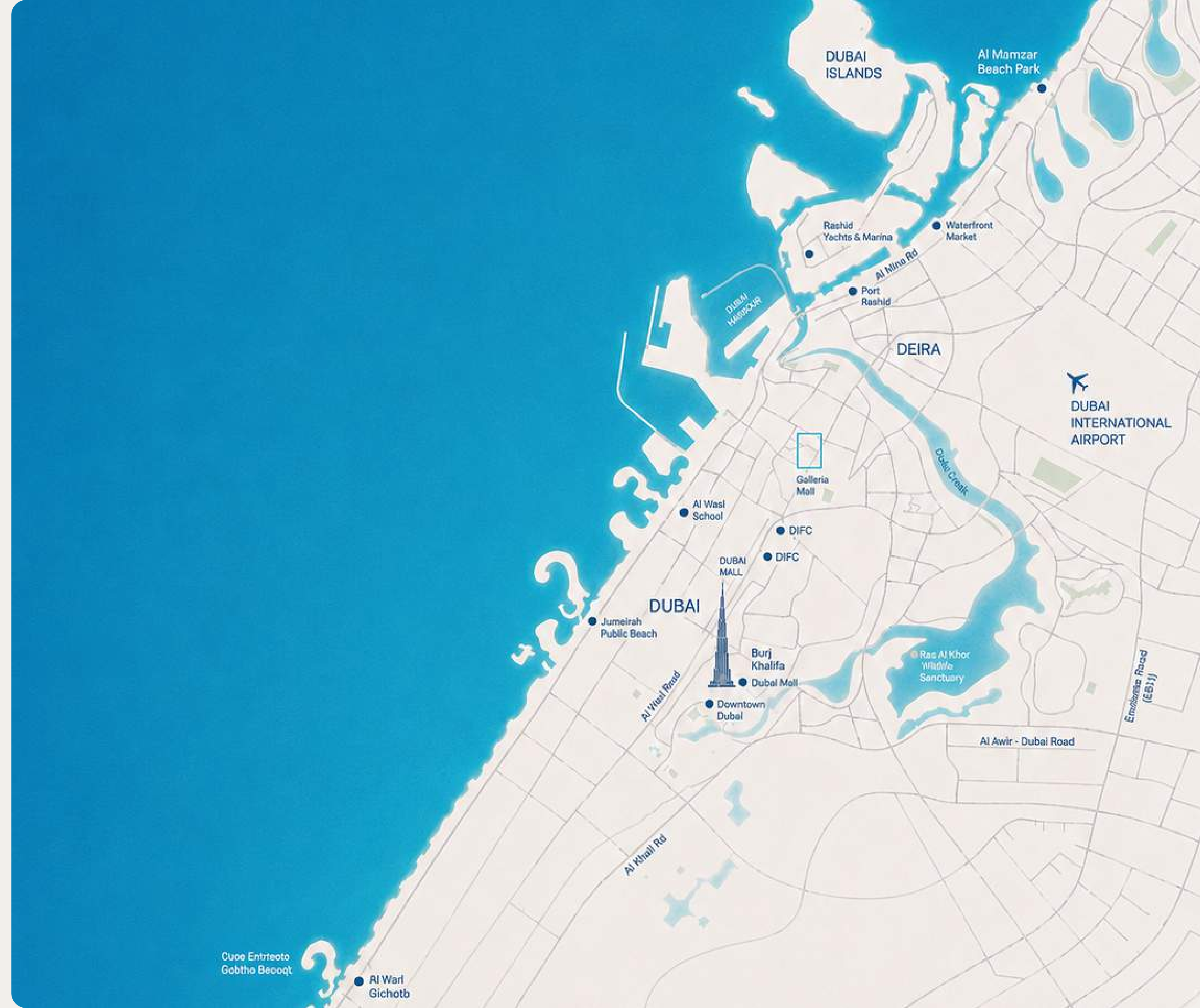
Next Coral is a premium apartment complex on the first shoreline of Dubai Islands, combining comfort, high-class service, eco-friendliness, innovation with a particular emphasis on visual aesthetics and harmony.

NEXT

PROXIMITY TO ICONIC LANDMARKS

- Infinity Bridge: 5 min
- Waterfront Market: 5 min
- Nearest Metro Station: 8 min
- Al Mamzar Beach: 8 min
- Dubai International Airport: 12 min
- The Elite English School: 12 min
- Cruise Terminal: 15 min
- La Mer Beach: 15 min
- Jumeirah Public Beach: 20 min
- Dubai Frame: 20 min
- Downtown Dubai: 24 min
- Dubai Mall: 24 min

NEXT



ISLAND A

1. Beach
2. Marina Yachts
3. Promenade
4. Destination Art & Cultural District
5. Urban Island Residential
6. Waterfront Residential
7. Beach Front Hotels/Resorts
8. Marina Hotels & Apartments
9. Community Park
10. Mall



A woman with dark hair pulled back stands on a sandy beach at sunset. She is wearing a long, flowing, white, pleated dress that billows out behind her in large, graceful loops. The dress has a high neckline and a fitted bodice. She is looking off to the side, away from the camera. The background features the ocean with gentle waves and a bright, low sun on the horizon, creating a warm, golden glow across the sky and water. The overall mood is serene and elegant.

ELEVATING LIFESTYLE
INVESTING IN EXCELLENCE

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NEXT

WORLD CLASS INFRASTRUCTURE

PARKS AND OPEN SPACES

1.98 million square meters of picturesque landscapes, thoughtfully designed for serenity, connection, and unforgettable moments.

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WORLD CLASS INFRASTRUCTURE

MARINAS

9 exceptional marinas, including 6 on Island A, offering seamless access to endless sea adventures.



WORLD CLASS INFRASTRUCTURE

GOLF COURSES

18-hole and 9-hole courses nearby,
offer incredible golfing experience
with spectacular views.



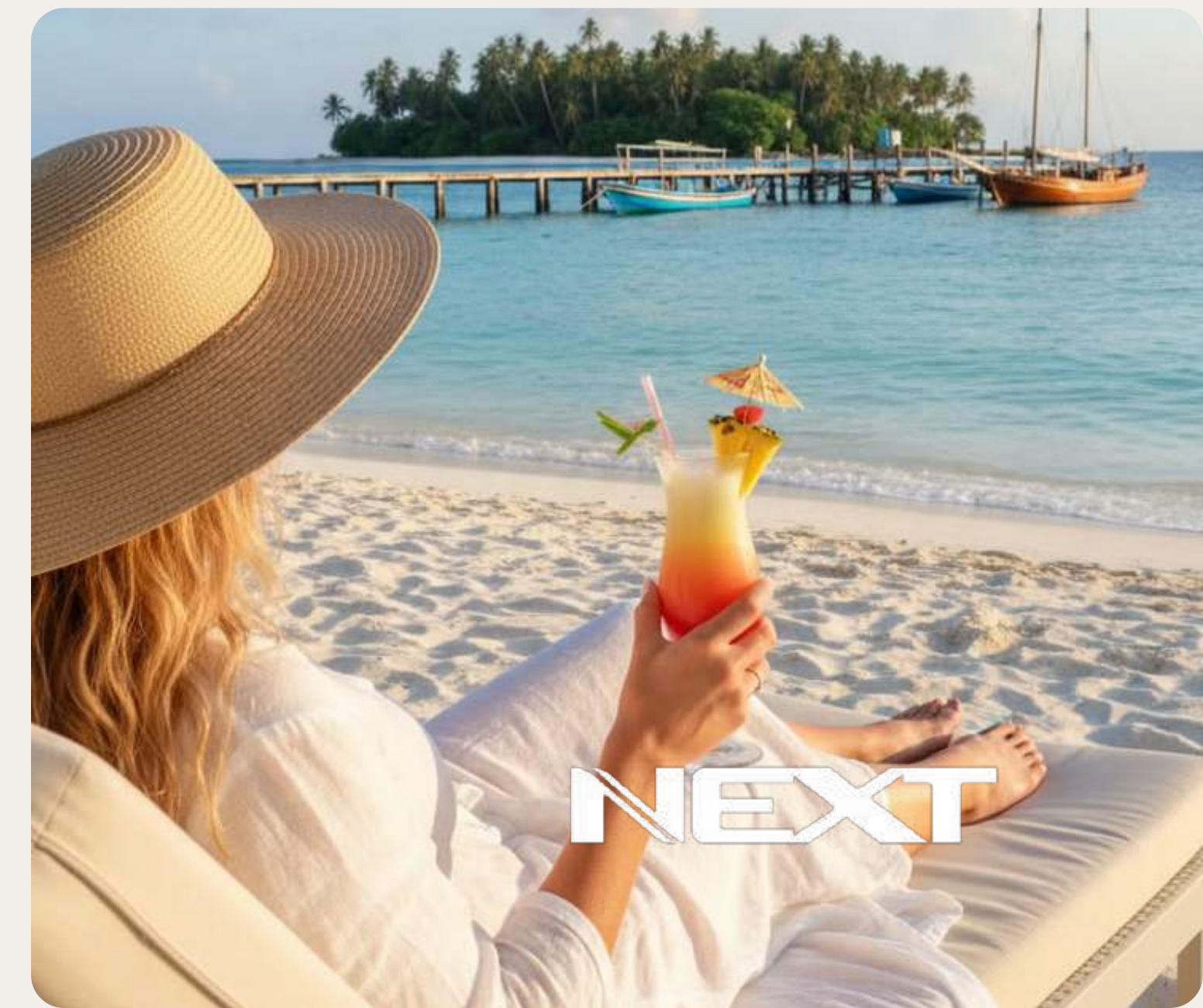
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WORLD CLASS INFRASTRUCTURE

HOTELS AND MALLS

Unwind along beaches with 86 world-class hotels and resorts that define comfort.

The grand mall on Island A offers an exciting blend of retail and entertainment, elevating your shopping experience.



NEXT

A woman with blonde hair pulled back, wearing large gold seashell earrings, sits on a sandy beach. She is holding a large, intricate rose made of yellow plastic bags. The ocean with white-capped waves is in the background.

WHERE COASTAL BEAUTY
DEFINES EXCEPTIONAL LIVING

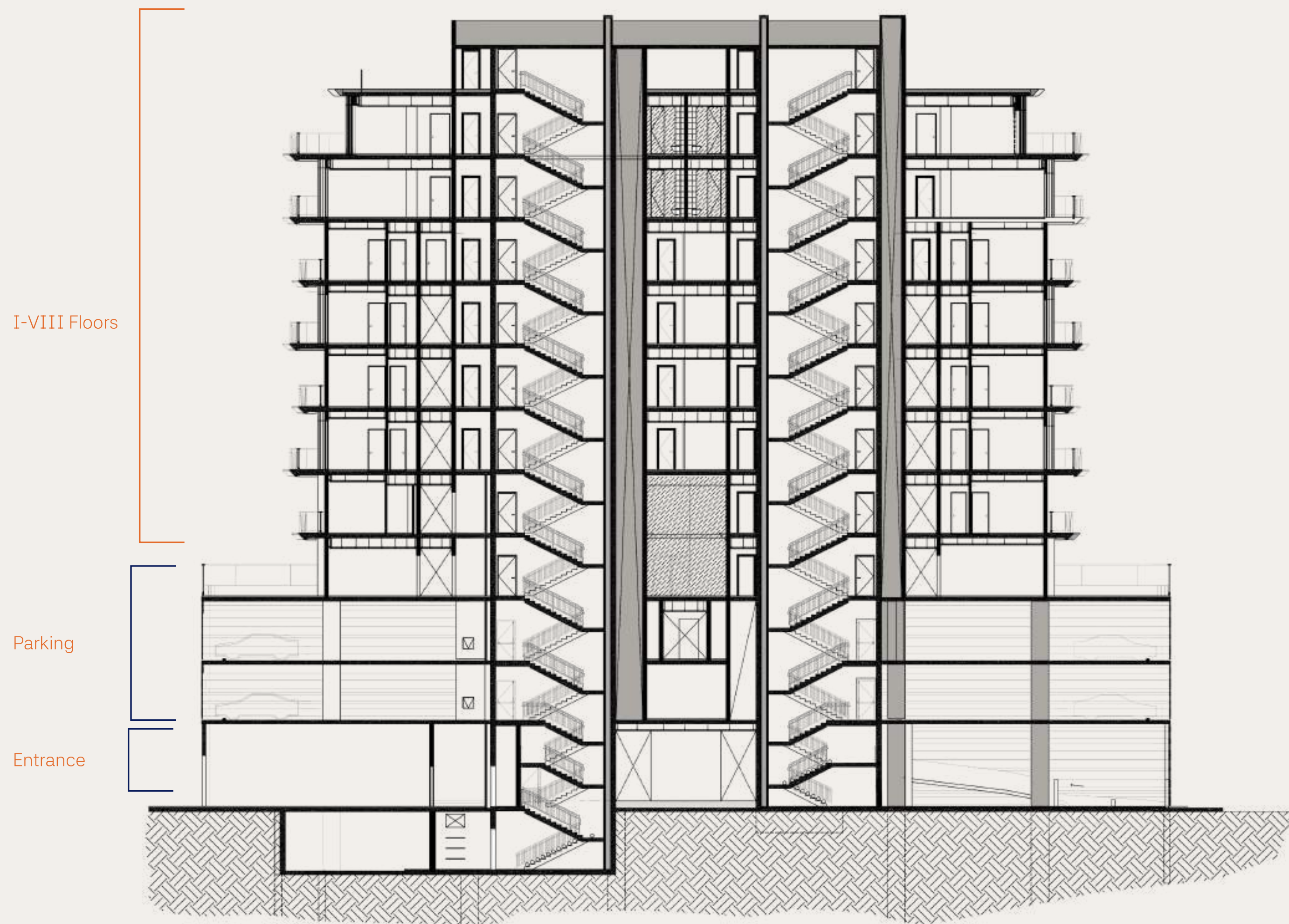
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WORLD CLASS INFRASTRUCTURE

BEACH ACCESS

21 kilometers of pristine coastline,
certified with Blue Flag Global
Accreditation.





BUILDING CONFIGURATION

Boutique style building
G + 2P + 8 Floors
80 apartments

4 Three Bedroom Apartments

65 One Bedroom Apartments

11 Two Bedrooms Apartments

NEXT

ARCHITECTURE AND FACADE

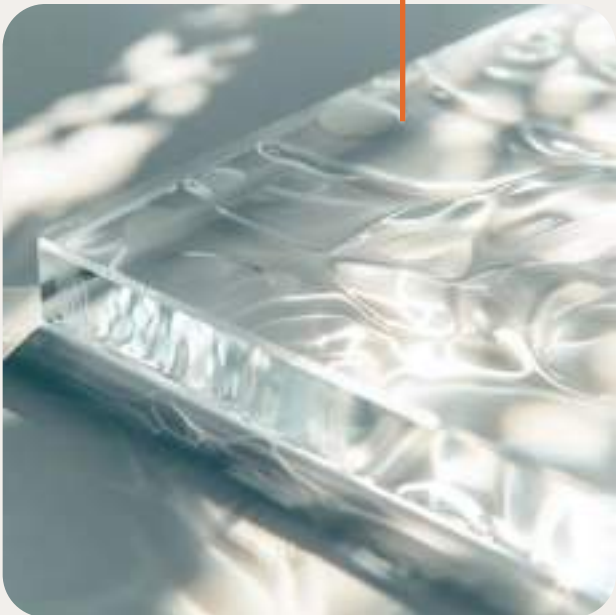
NEXT Property collaborates with Spectrum, a design-build firm renowned for its sustainable and innovative architectural solutions.

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.

*schuco
aluminum
doors and
windows*



*guardian double
glazed low
emissivity glass*



travertine

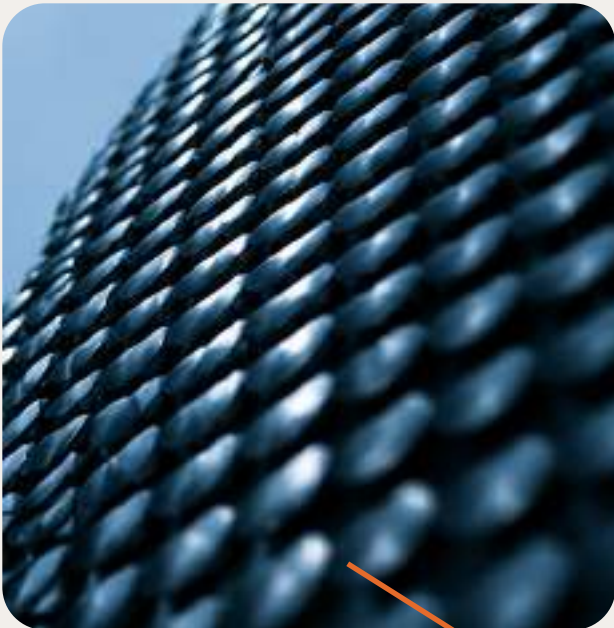


travertine

*metal
sunscreen*



*tempered
glass
railing*



*metal mesh
railings*

MATERIALS

Designing luxurious interiors that capture the serene essence of coastal retreats, blending organic elements and a biophilic approach to create a deep connection with nature, all while meeting the elevated standards of the Next Coral experience.



CORAL
SIZES AND PRICES

ONE BEDROOM

Area in sq feet		Prices, AED	
min	max	min	max
856	1,795	2,063,000	4,165,000

ONE BEDROOM +
STUDY

Area in sq feet		Prices, AED	
min	max	min	max
1,393	1,466	3,353,000	3,652,000

TWO BEDROOM

Area in sq feet		Prices, AED	
min	max	min	max
1,454	1,865	3,467,000	7,529,000

THREE BEDROOM

Area in sq feet		Prices, AED	
min	max	min	max
2,769	2,902	7,275,000	7,428,000

A woman with a mermaid tail is sitting on a dark, wet rock in the ocean. She is wearing a light-colored, halter-neck top. The ocean is in the background with waves breaking. The sky is a mix of blue and orange, suggesting sunset or sunrise. The mermaid's tail is a shimmering, iridescent color.

WHERE QUALITY BEGINS
EXCELLENCE FOLLOWS

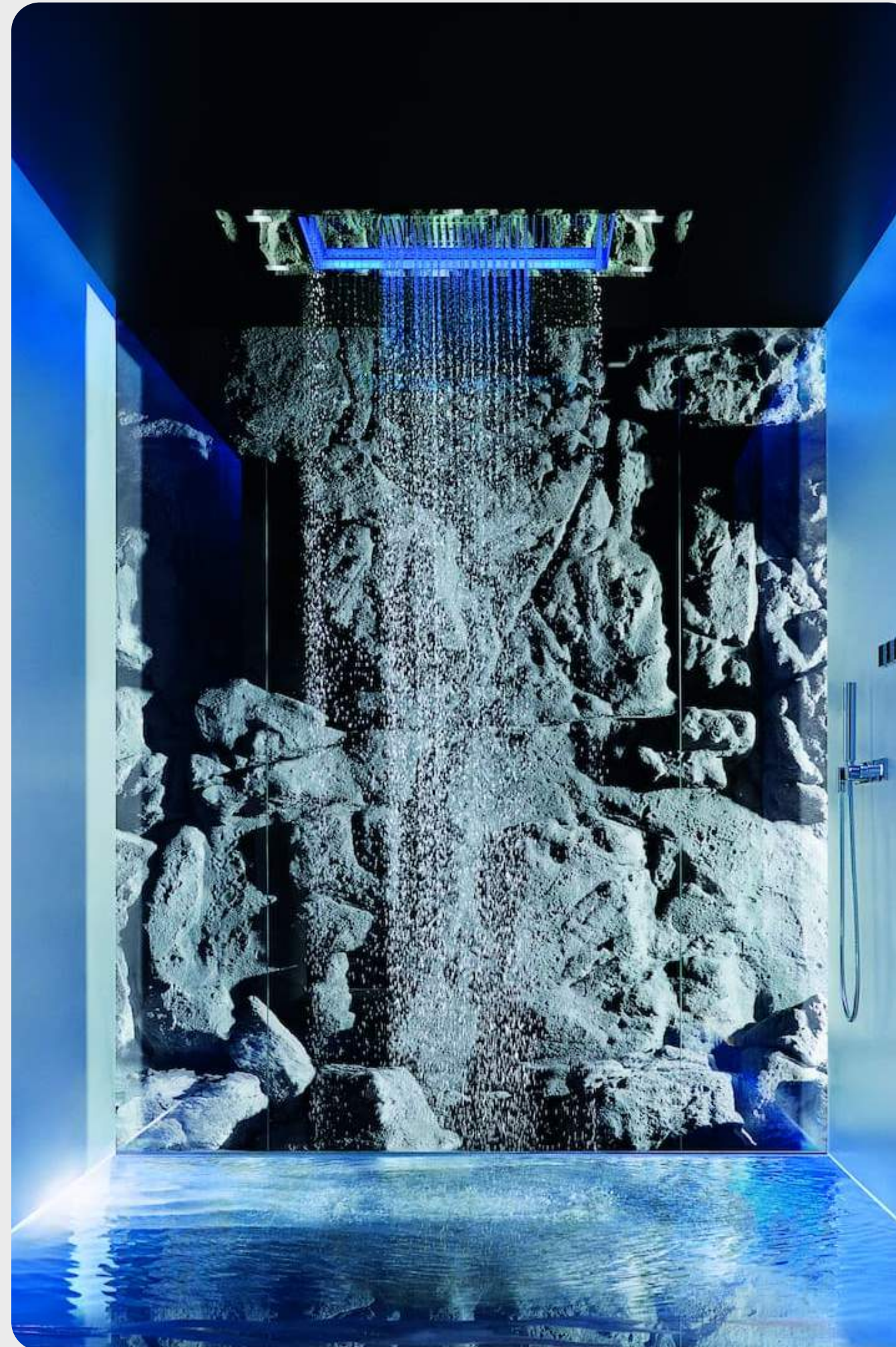
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SHOWER AND POOL APPLIANCES

**DORN
BRACHT** is one of the world's most prestigious manufacturers of luxury bathroom and kitchen fittings.

Unlike mass-market brands, Dornbracht focuses on architectural masterpieces rather than simple faucets, offering bespoke finishes, wellness-focused water experiences, and award-winning collections that have become design icons.

The brand is often compared to a Rolls-Royce in the world of sanitaryware because customers are investing not only in a product, but in craftsmanship, longevity and a statement of luxury living.



KITCHEN AND SANITARY APPLIANCES

Miele is one of the world's most respected luxury appliance brands, internationally recognized for German engineering excellence, timeless design, and uncompromising product quality.

Founded in Germany in 1899, Miele has built over 125 years of innovation and is globally associated with premium kitchen and home appliances.

■ **GEBERIT** is one of the world's leading premium sanitary technology brands, internationally recognized for Swiss engineering precision, innovative design, and exceptional product reliability.

Founded in Switzerland in 1874, Geberit has more than 150 years of expertise and is globally associated with high-quality bathroom solutions, advanced water systems, and sustainable building technology.



BATHROOM APPLIANCES

Italian leading designer, **antonio lupi** transforms every project into a custom-designed masterpiece.

A detail that defines an image, a solution that determines a feeling of floating in space.

The brand is particularly known for its sculptural bathtubs, washbasins, mirrors, and custom-made bathroom solutions crafted from exclusive materials such as Cristalmood and Flumood.

Antonio Lupi products are characterized by minimalist elegance, exceptional quality, and meticulous attention to detail.



AMENITIES

LUXURY POOL

Whether starting the day with a refreshing swim or unwinding in the evening, residents can enjoy a luxurious poolside experience just steps from their doorstep.



AMENITIES

FITNESS CENTER

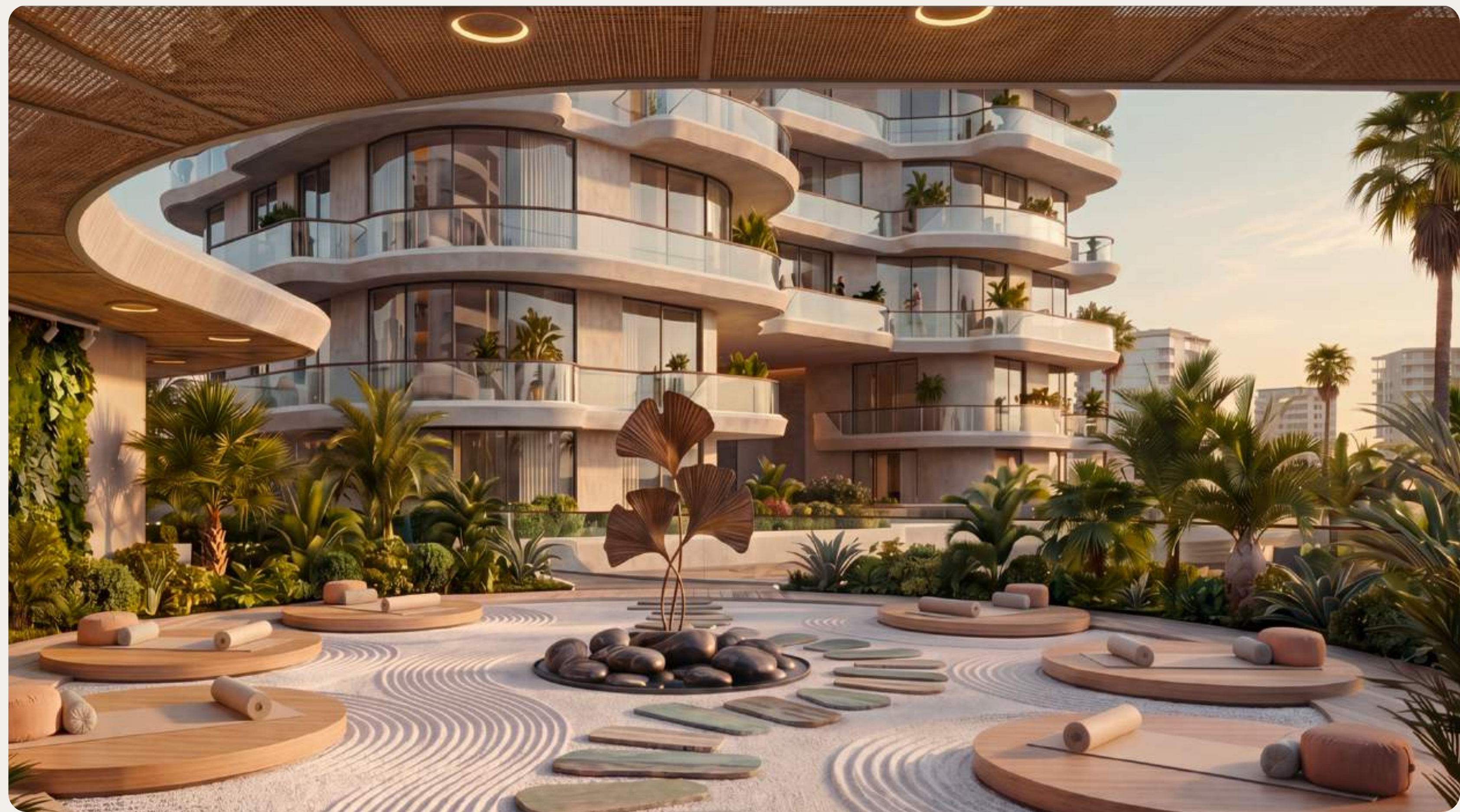
Created for those who value both performance and wellbeing, the exclusive fitness center provides a refined setting for daily training and personal renewal.



AMENITIES

STEAM ROOM AND SPA

Designed for those who value both performance and wellbeing, the exclusive fitness center provides a refined setting for daily training and personal renewal.



AMENITIES

KIDS PLAY AREA AND POOL

Thoughtfully crafted to inspire creativity, exploration, and joyful moments, the dedicated children's play area offers a safe and engaging environment for young residents.



SERVICES

RECEPTION AND CONCIERGE

- Valet Parking & 24/7 Elite Concierge
- Private Jet, Helicopter & Yacht Charter Coordination
- Wellness Concierge (Spa, Medical, Longevity & Fitness)
- Private Nanny, Childcare & Family Services
- Pet Care, Travel & Veterinary Coordination



AMENITIES

LOUNGE AND COWORKING AREA

The contemporary co-working lounge as long as a green spacious lobby is designed to support both focus and flexibility, offering an inspiring environment for work, collaboration, and innovation.



A woman with blonde hair, eyes closed, is shown from the chest up, wearing a white dress with large, intricate pleated ruffles. She is positioned in a tropical environment with palm trees and white orchids in the background. The scene is lit with warm, golden light, suggesting a sunset or sunrise. The text "THE PRECISION OF EVERY DETAIL" and "THE PURITY OF EVERY MATERIAL" is overlaid in white, sans-serif font across the center of the image.

THE PRECISION OF EVERY DETAIL
THE PURITY OF EVERY MATERIAL

NEXT



NEXT

ONE BEDROOM APARTMENTS

A calming mix of earthy greens, soft neutrals, and charcoal creates a harmonious, natural feel. Marble textures, cozy fabrics, and a sleek coffee table blend simplicity with elegance. The touch of greenery adds life and balance, making the space serene and inviting.



ONE BEDROOM APARTMENTS

The one-bedroom apartments in Next Coral epitomize a serene and inviting living space, where light pastel colors, organic textures, and warm tones come together to create a harmonious environment.

The interior is designed with a soothing palette, featuring soft hues that evoke a sense of calm and relaxation.

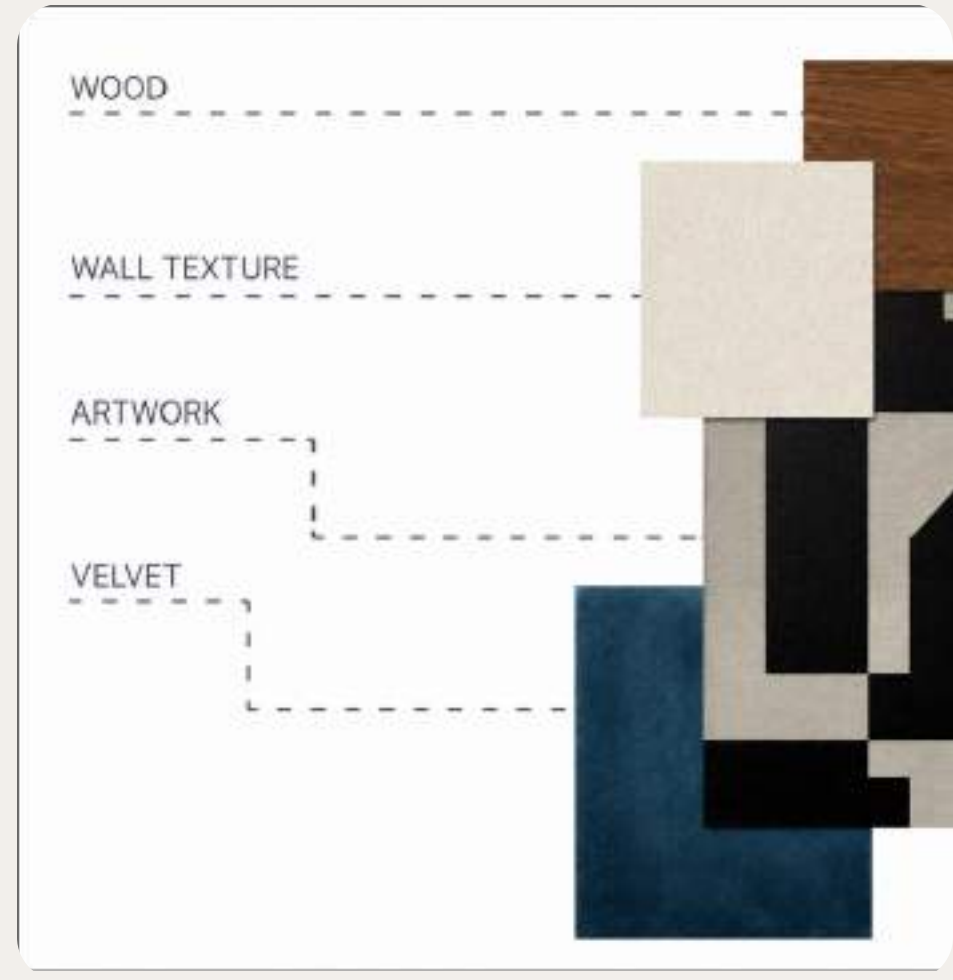
Organic materials like wood and marble play a central role in the design, adding natural textures and a touch of elegance. Green tiles, reminiscent of lush greenery, bring a vibrant yet earthy feel to the space, complementing the soft pastel tones.



TWO BEDROOM APARTMENTS

A balanced blend of neutral tones, deep blue accents, and natural textures creates a modern, artistic vibe.

Organic shapes, sleek materials, and abstract forms add depth and character, while the marble and glass elements bring a touch of refinement. This design radiates elegance with a bold yet minimalist edge.



TWO BEDROOM APARTMENTS

The two-bedroom apartments at Next Coral are a harmonious blend of contemporary design and luxurious comfort. The apartments feature an elegant aesthetic, with glass wardrobes that add a sleek and modern touch.

The interior is defined by high-end furniture and exquisite golden details, creating an atmosphere of refined sophistication.

Organic textures like wood and marble are used throughout, bringing warmth and a natural feel to the space. Warm tones set the mood, with earthy shades and soft lighting enhancing the sense of coziness.

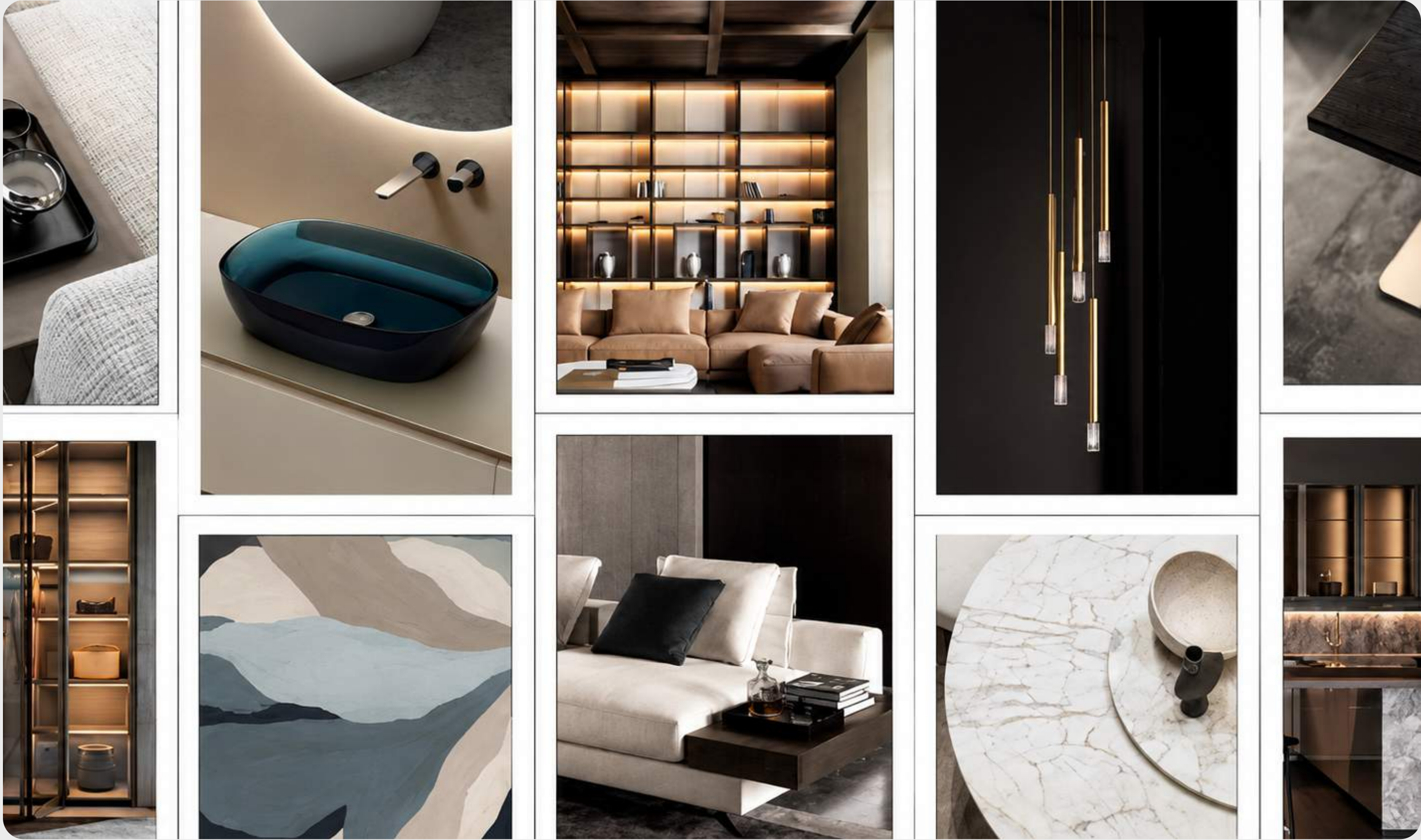


THREE BEDROOM APARTMENTS

Soft neutrals, warm accents, and refined textures create a sophisticated yet grounded atmosphere.

Curved mirrors, abstract art, and sculptural lighting bring modern elegance, while natural stone and organic ceramics add a tactile warmth.

A harmonious balance of simplicity and luxury defines this vision.



NEXT



THREE BEDROOM APARTMENTS

For the three-bedroom apartments, Next Coral elevates the concept of luxurious living. The interiors are distinguished by expansive layouts and premium materials.

Glass wardrobes, coupled with luxury furniture, provide a sense of openness and sophistication. Warm tones, ranging from deep browns to sandy hues, infuse the space with comfort and tranquility. The interior design is meticulously crafted, combining luxury and practicality to create a truly remarkable living environment.





THE ART OF ELEGANT LIVING
THE COMFORT OF THOUGHTFUL DESIGN

NEXT



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NEXT



NEXT



NEXT



NEXT



NEXT

CHAIRMAN WORD

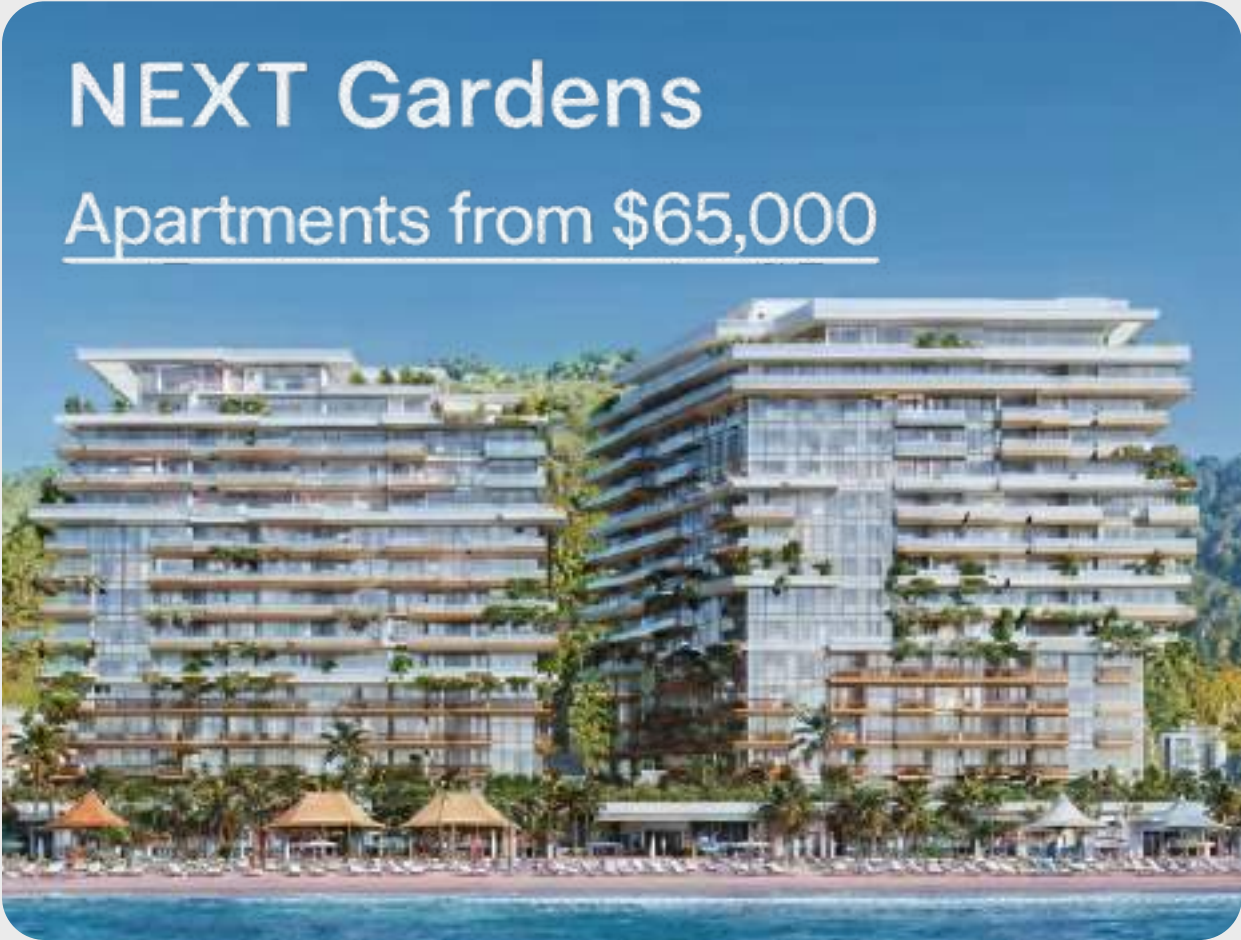
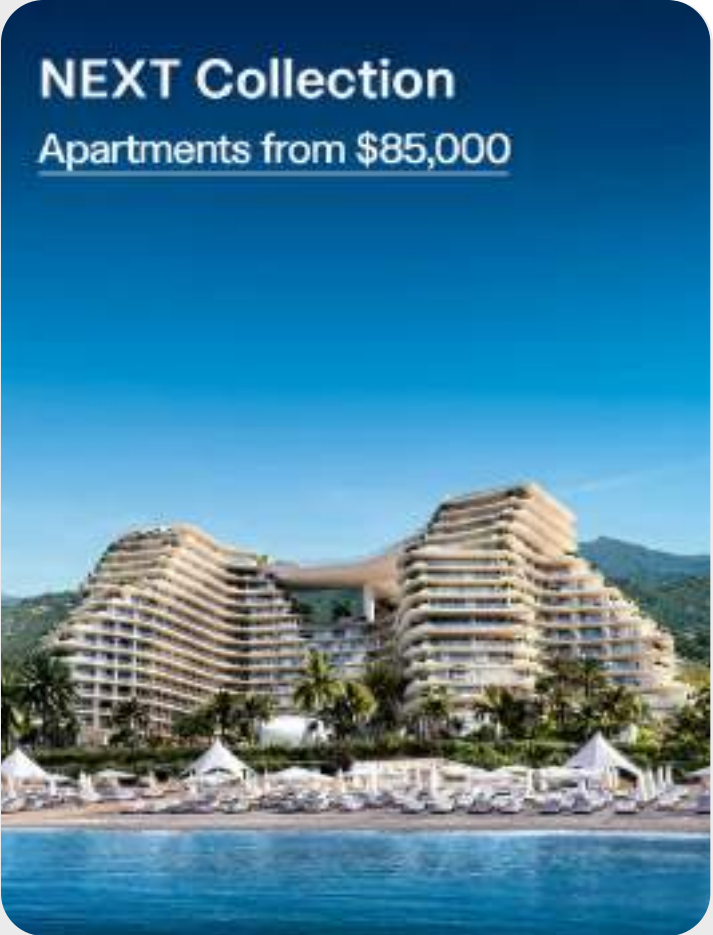
At NEXT Coral, we create more than residences—we craft exceptional waterfront destinations designed for lasting value and timeless appeal.

Blending distinctive architecture, breathtaking sea views, and hospitality-inspired living, NEXT Coral sets a new standard for refined coastal living.

Sustainability is embedded in our approach, with responsible construction, energy-efficient solutions, and water conservation shaping every aspect of the development.

Our vision goes beyond a single project: to create vibrant, self-sustaining communities where people can live, work, and thrive.

Kakha Devadze



CONTACT INFORMATION

Sales office:

Office 601, Building 11,
Bay Square, Business Bay, Dubai UAE

next-property.com
052 316 2502





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