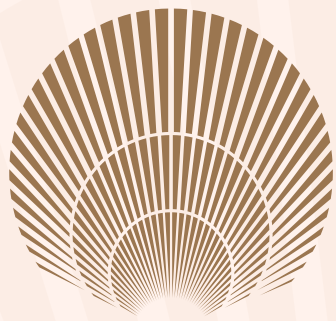




esmé

BEACH RESIDENCES

Esmé Beach Residences inspires and invigorates with its unique focus on multidimensional well-being, its luxurious amenities, and spacious, elegant apartments. Situated on Island A of the prestigious Dubai Islands, residents embrace a sophisticated, vibrant, beach-city living experience that focuses on time spent with family and friends.

Why Dubai Islands?

- Live in a stunning family-oriented community, housing its own marinas, golf courses, and mall
- Benefit from an exceptional location and superior living standards
- Enjoy quick connections and easy access to major Dubai attractions via the new bridge
- Capitalize on excellent infrastructure, reliable investments, and major capital appreciation as the island continues to develop
- Take advantage of the route to the Golden Visa



Spacious Architecture That Lets You Breathe

The building's wavy façade is a striking feature of its contemporary architecture. Each floor plan provides maximum space and privacy, distinguishing the offer from other developments in the area. With flawless craftsmanship, rich details, unique amenities that prioritize multidimensional well-being, and elegant finishes of natural stone and porcelain, life at Esmé Beach Residences is beyond compare.

Unit Types

Esmé Beach Residences offers 109 units that cater to households and families of varying sizes. Each unit benefits from its own terrace, designed to ensure total privacy. From Floor 6 and above, the panoramic sea views inspire.



Bedrooms	Square Meters	Square Feet
1	72 - 116	778 - 1251
2	108 - 169	1164 - 1822
3	210 - 213	2269 - 2293

The Look & Feel Of Multidimensional Well-Being

Esmé Beach Residences introduces a new standard of residential excellence to Dubai Islands. Spacious yet private, these residences promise the perfect balance between nature and culture, serenity and connection, and luxury and comfort, carefully designed to satisfy the multifaceted character of modern life.

Entrance / Reception

- Parking drop-off
- 5-star lobby with 9-meter high walls
- Indoor residents lounge

1st Floor Amenities

- Family pool and cabanas
- Kids pool and indoor-outdoor play areas
- Indoor gym
- Separate male and female wellness areas with saunas, experience showers, and cold plunges

Rooftop Amenities

- Outdoor fitness with crossfit materials
- Lap pool with aqua cycling and cold plunge
- Outdoor residents lounge



Payment Plan

Installment	Payment Milestone	Payment Percentage
1	Reservation Fee	10%
2	SPA - 1 Month From Reservation	10%
3	DLD Registration Charges	4%
	Administration Charges	3,150 AED
	15 th August 2025	10%
4	15 th January 2026	10%
5	15 th June 2026	10%
6	15 th October 2026	10%
7	On Completion – Q2 2027 Anticipated Completion Date	40%

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DEVELOPMENTS

Design For Well-Being