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OFF PLAN

Creek Bay

Location: Dubai Creek Harbour, Dubai

Starting From: AED 1,800,000

Permit No: 2

Creek Bay

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments**	**Q2 2030**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Creek Bay is a new waterfront residential development by **Emaar Properties** at **Dubai Creek Harbour**, designed around panoramic water views, contemporary architecture and access to one of Dubai's most ambitious waterfront master communities. Emaar positions the development where the natural landscape of Dubai Creek meets views toward **Burj Khalifa and the Downtown Dubai skyline**.

The project offers exclusively **1, 2 and 3-bedroom apartments**. Published floor-plan inventory shows one-bedroom residences from **737 to 761 sq. ft.**, two-bedroom apartments from approximately **1,246 to 1,884 sq. ft.**, and three-bedroom residences from around **1,855 to 2,011 sq. ft.** This gives Creek Bay an overall verified residential size range of approximately **737–2,011 sq. ft.**

Creek Bay's architecture is distinctly contemporary, with façades designed to interact with changing natural light throughout the day. Emaar's concept places particular emphasis on the relationship between the residences and their waterfront setting, using expansive glazing and outdoor spaces to capture creek, landscaped and skyline views.

The lifestyle offering is designed around both waterfront recreation and active living. Amenities include an **infinity swimming pool, children's pool, gym and outdoor fitness facilities, barbecue and picnic areas, children's playground, multi-sport court, running track, table tennis, badminton and landscaped lawns**. Residents also benefit from promenade retail and the wider parks and public spaces planned throughout Dubai Creek Harbour.

The wider **Dubai Creek Harbour** destination significantly strengthens Creek Bay's proposition. Emaar describes the master community as combining contemporary waterfront residences with Dubai Creek Marina, parks, restaurants, hotels and proximity to the **Ras Al Khor Wildlife Sanctuary**. The masterplan includes approximately **500,000 sq. m. of parks and open spaces** alongside substantial residential and hospitality development.

Creek Bay is also officially present in current DLD-derived project registry data as **Project No. 4198**, with **Active** status and an expected completion date of **30 April 2030**. The registry describes a multi-storey residential development and records the project as escrow protected.

The project follows an **80/20 payment structure**: **10% at sales launch, 70% across seven construction instalments and 20% on handover**. Current project records specify **April 2030**, placing completion in **Q2 2030**.

From an investment perspective, Creek Bay combines **Emaar branding, genuine waterfront positioning, Dubai Creek Harbour's long-term masterplan and a relatively long 2030 completion horizon**. Its proximity to Ras Al Khor Wildlife Sanctuary also provides a natural element that distinguishes Dubai Creek Harbour from more intensely urban waterfront destinations.

Individual unit selection will nevertheless be important. Buyers should compare **tower position, floor, creek or skyline view, balcony configuration, layout efficiency and acquisition price per square foot**. Waterfront-facing units with stronger unobstructed views may have materially different long-term positioning from internally oriented residences.

Why Buy Creek Bay Through A1 Properties?
Purchasing **Creek Bay** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors with knowledge of Emaar developments, Dubai Creek Harbour and the city's waterfront property market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare 1, 2 and 3-bedroom residences according to **square footage, floor, orientation, creek and skyline views, price per square foot and payment structure**.

For investors, our advisors can benchmark Creek Bay against other new and established developments throughout **Dubai Creek Harbour**, considering entry price, future supply, waterfront positioning, rental demand and potential resale opportunities. For end-users, the selection process can focus on usable living space, views, outdoor areas and proximity to parks, promenades and community facilities.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	70%	20%
Down Payment	During Construction	On Handover

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