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OFF PLAN

The Cove II

Location: Dubai Creek Harbour, Dubai

Starting From: AED 1,300,000

Permit No: 1454573089

The Cove II

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Apartments & Townhouses**	**Q4 2026**	**80/20**	**Off Plan**

ABOUT THE PROJECT

The Cove II is an elegant waterfront residential community by **Emaar Properties**, situated on the prestigious **Creek Island** within **Dubai Creek Harbour**. Positioned along the vibrant marina promenade, the development offers an exceptional blend of urban sophistication and tranquil waterfront living. Designed with contemporary architecture, expansive glazing, and refined interiors, The Cove II provides residents with uninterrupted views of Dubai Creek, the Downtown skyline, the marina, and the Ras Al Khor Wildlife Sanctuary, creating one of Dubai's most desirable residential destinations.

The development features an exclusive collection of **1, 2, and 3-bedroom apartments**, **2 and 3-bedroom duplexes**, and spacious **3 and 4-bedroom townhouses**. Residences range from approximately **738 sq. ft. to 6,927 sq. ft.**, offering open-plan layouts, floor-to-ceiling windows, premium kitchens, elegant finishes, generous balconies, and private outdoor spaces for selected duplexes and townhouses. Every residence has been carefully designed to maximise natural light while capturing spectacular waterfront and skyline views, delivering a refined lifestyle synonymous with Emaar's premium developments.

Residents enjoy a comprehensive selection of resort-inspired amenities including infinity swimming pools for adults and children, a fully equipped fitness centre, landscaped podium gardens, barbecue areas, outdoor cinema, children's playgrounds, pet-friendly parks, jogging paths, retail outlets, cafés, restaurants, and direct access to the marina promenade. The wider Dubai Creek Harbour master community also offers

yacht facilities, waterfront parks, Creek Beach, retail boulevards, and an integrated transport network with road links, metro connectivity, and water taxis, creating a vibrant lifestyle destination.

Strategically located in Dubai Creek Harbour, The Cove II enjoys seamless connectivity to **Downtown Dubai**, **Dubai International Airport**, **Business Bay**, **DIFC**, and **Ras Al Khor Wildlife Sanctuary** via a well-connected road network. As one of Emaar's flagship waterfront master communities, Dubai Creek Harbour continues to attract homeowners and investors seeking premium residences with strong long-term growth potential. Combining an iconic waterfront setting, exceptional amenities, and Emaar's renowned quality, The Cove II presents an outstanding opportunity for both end-users and investors looking to benefit from Dubai's thriving luxury real estate market.

Why Buy The Cove II Through A1 Properties?
Purchasing **The Cove II** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Emaar developments and Dubai Creek Harbour's premium waterfront communities. Our consultants provide personalized guidance to help you select the ideal residence based on your lifestyle requirements or investment objectives while ensuring access to the latest availability, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, registration, and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth knowledge of Dubai Creek Harbour's evolving luxury market and Emaar's iconic developments, we ensure a seamless purchasing experience while helping you maximize the long-term value of your investment.

PAYMENT PLAN

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

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