

THE RESIDENCES AT
MARINA
GATE



FLAGSHIP RESIDENTIAL DEVELOPMENT STANDS TALL AT THE GATEWAY TO DUBAI MARINA

Lighting the path to a new journey from where it all began.

Marking the northern entrance to the towering Dubai Marina community, The Residences at Marina Gate is a triumvirate of residential towers at the original gateway to Dubai Marina. This flagship development will offer stunning, uninterrupted waterfront vistas and invigorate the architectural landscape by creating a spectacular addition to the Dubai Marina skyline.

Every apartment in The Residences at Marina Gate is designed to maximize indoor space with high ceilings and right angles, perfectly balancing the striking, modern vertical lines with inspired interior decoration.





Ground-level retail has been designed to create a lively, active connection with the rest of the community without compromising the privacy and seclusion of the residents. Building access, whether by car, taxi or on foot has been planned to create a seamless yet controlled progression. Iconic podium levels will house a retail colonnade, villas and sports clubs coupled with tree-lined communal spaces and infinity pools that complete the contemporary façade.





21ST CENTURY COSMOPOLITAN LIVING



Dubai, one of the seven emirates of the UAE, has become a cosmopolitan city in less than half a century, making it one of the most important commercial and cultural hubs of the Gulf, and one of the most exciting places in the world to live.

Located at the crossroads between East and West, Dubai is a regional transport hub and was the 7th most visited city in the world in 2013; it is expected to welcome 15 million and 20 million visitors by 2015 and 2020 respectively. It is home to the Port of Jebel Ali, the world's largest man-made harbour and region's largest port; Dubai International Airport, one of the busiest airports in the world with 50 million passengers passing through in 2013; and, Emirates, the fourth largest airline in the world.

Famed for its architectural superlatives, including the world's first 7-star hotel with the Burj Al Arab, the 8th Wonder of the World with the Palm Jumeirah, the world's longest driverless metro with the Dubai Metro, the world's largest shopping mall with the Dubai Mall, and the world's tallest building with the Burj Khalifa, Dubai is continuing on a course of unprecedented accomplishments following its recent win of the international bid to host the World Expo in 2020.

Of all the places to live in Dubai, the most sought-after district is Dubai Marina. Occupying one of its last remaining plots, The Residences at Marina Gate represents an exclusive, final opportunity to purchase luxury waterfront property in one of the most desirable master planned communities in the world, all positioned around another architectural superlative: the world's largest man-made marina.





PRIME POSITION FOR A PRIVILEGED LIFESTYLE

Surrounded by the Arabian Gulf on one side and the marina on the other, The Residences at Marina Gate occupies one of the best locations in Dubai Marina. Positioned close to the bridge that connects the island to the mainland on its northern side, the property provides easy access and parking for residents, and lies in close proximity to public transport stations. The nation's capital city, Abu Dhabi, is just an hour's drive away.

On foot, you can step out directly onto the Marina Walk, the most established part of the district, and take a stroll or jog around the entire perimeter of the water's edge. There are restaurants serving every type of cuisine, and a variety of market stalls and shops to tempt you along the way. You also are living on the doorstep of 5-star hotels, such as, the Grosvenor House, home to the Buddha Bar where celebrities are frequently spotted, as well as the Marriott and the Westin hotels; and, minutes from more shopping and dining options on the JBR Promenade, relaxation on the beach or sporting activities.

Taxis or limousines aside, Dubai Marina is a hub for various forms of public transportation. You can hop on and off a water taxi with an all-day ticket, or take the Dubai Metro to go even farther, to places such as the Emirates Golf Club, famed for the Dubai Desert Classic, the Dubai International Financial Centre, or Dubai International Airport.

The Residences at Marina Gate also will benefit from the completion of Dubai Tram, due to open in November 2014. The other exciting upcoming development is Bluewaters Island, a man-made island that will feature the Dubai Eye, the world's tallest Ferris Wheel, and is expected to attract more than 3 million visitors a year.



ABU DHABI
SHEIKH ZAYED RD

JBR

DUBAI MARINA

JLT

SHEIKH ZAYED RD

MARINA GATE

MEDIA CITY

DUBAI

EMIRATES GOLF CLUB

EMIRATES HILLS

PALM JUMEIRAH



HEIGHT OF PRACTICAL SOPHISTICATION

The Residences at Marina Gate is ideal for young professionals and families who want to experience marina living on the waterfront, in a development recognized for its design, build quality, practical floor plans and amenities. Among the amenities for residents are a temperature controlled infinity pool overlooking the marina including a children's pool and play area; a two-level gym overlooking the marina with separate changing facilities for men and women, including a steam room and sauna; and, squash and tennis courts. For speed and convenience, there are seven high-speed elevators and a dedicated service elevator with a loading dock for residents. For added convenience, there is secure elevator access to villas linked directly to Marina Walk with the Metro and Tram stations a short walk away.

The spacious balconies and floor-to-ceiling windows offer breathtaking views from any of the more than 50 levels, whether you focus on the distant horizon, the city skyline or the tranquil waters of the marina where beautiful white yachts are moored along the jetties.

Far below, nautical activities unfold before your eyes during the long hours of sunshine. Then, once sunset has cast its orange glow, a stunning kaleidoscope of city lights reflects on the silky black sea below.



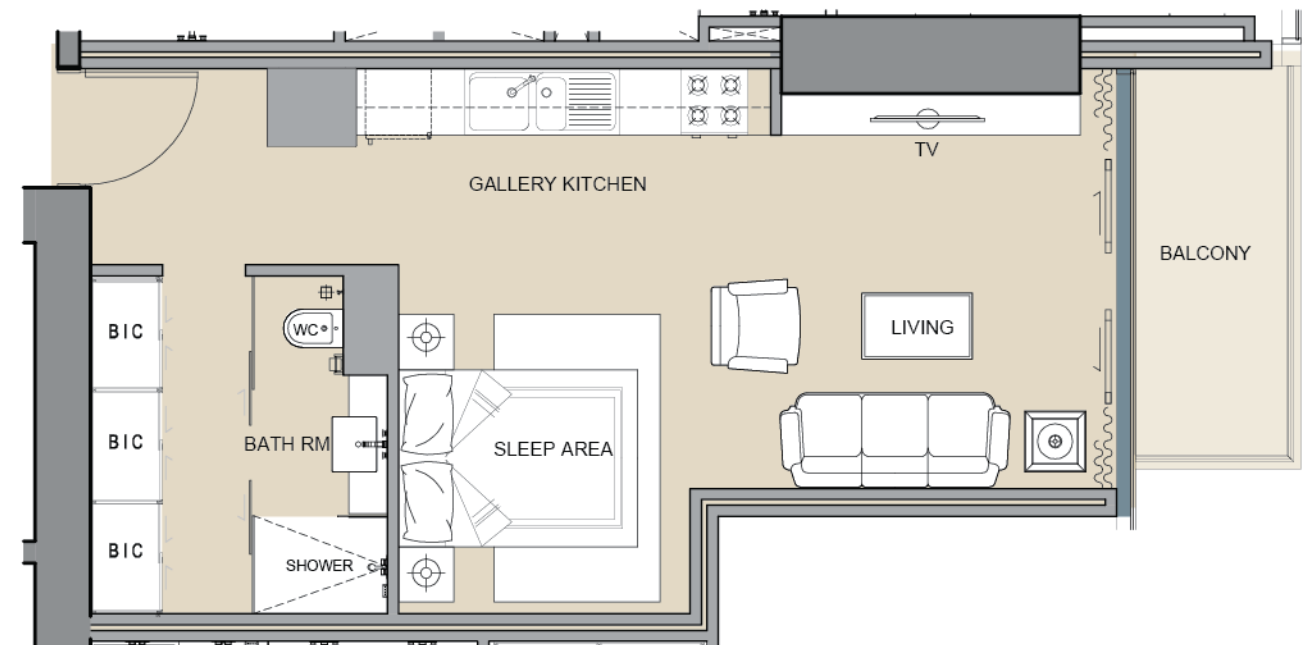


DESIGNED FROM THE INSIDE OUT

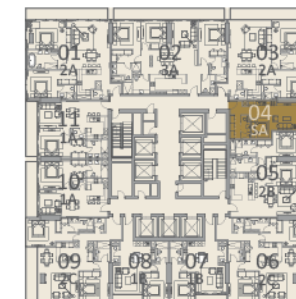




MARINA GATE I
STUDIO APARTMENT
LEVELS 9 - 17
SUITE 4



FLOOR PLANS



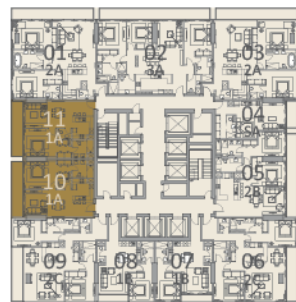
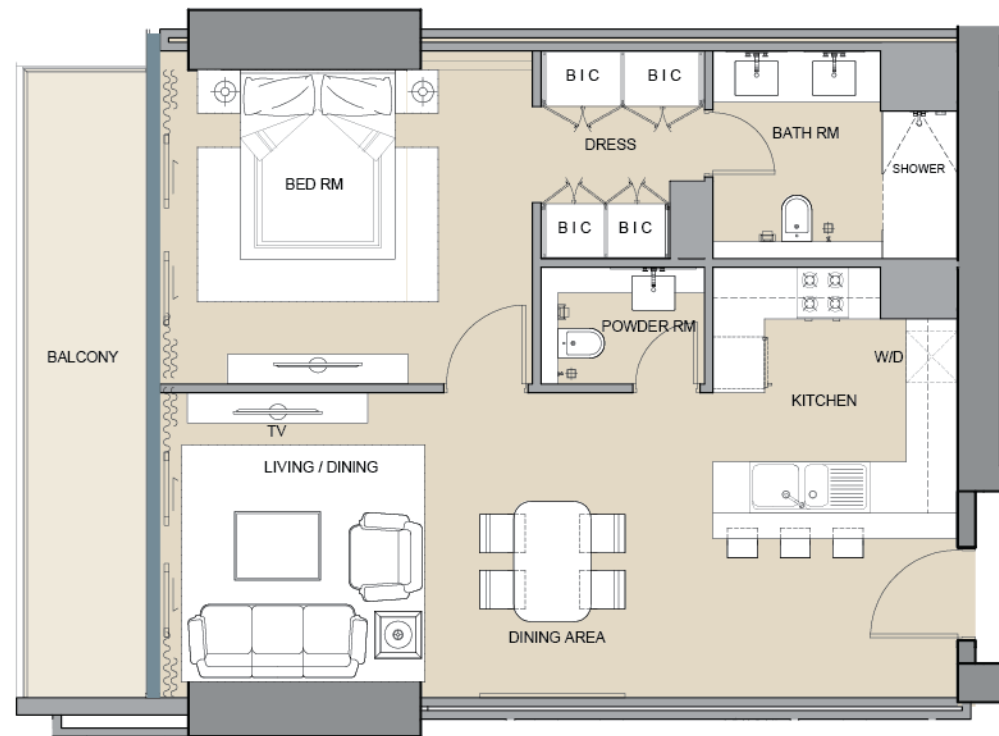
KEY PLAN
FLOOR TYPE O1

Apartment Area	44.51 Sq.m.	479.11 Sq.ft.
Balcony Area	5.27 Sq.m.	56.83 Sq.ft.
Total Area	49.79 Sq.m.	535.94 Sq.ft.

Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.



MARINA GATE I
ONE BEDROOM
LEVELS 9-17
SUITE 10 & 11



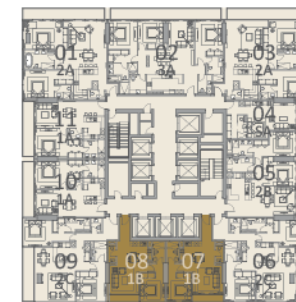
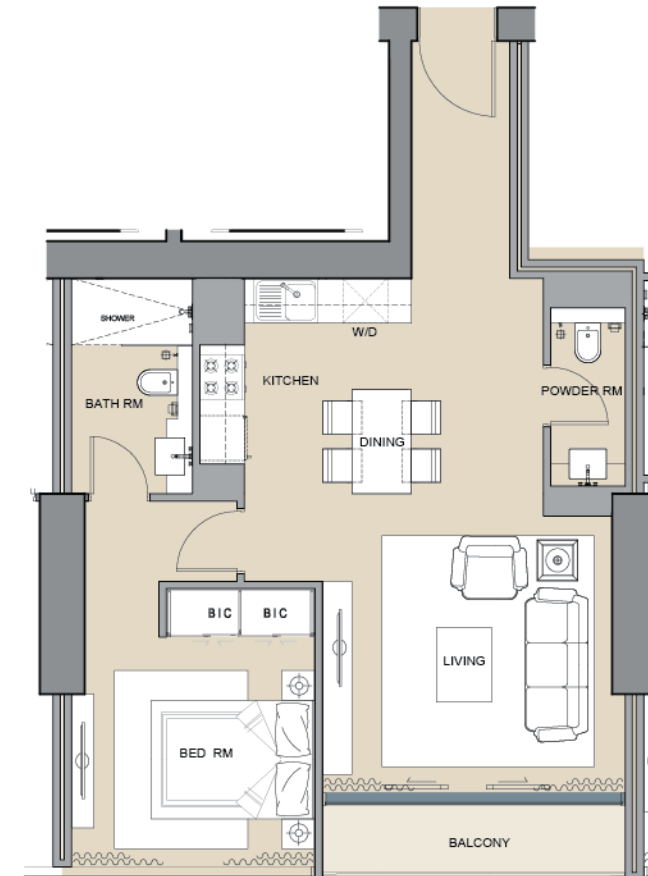
KEY PLAN
FLOOR TYPE 01

Apartment Area	72.83 Sq.m.	783.94 Sq.ft.
Balcony Area	10.72 Sq.m.	115.39 Sq.ft.
Total Area	83.55 Sq.m.	899.33 Sq.ft.

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MARINA GATE I
ONE BEDROOM
LEVELS 9-17
SUITE 7 & 8



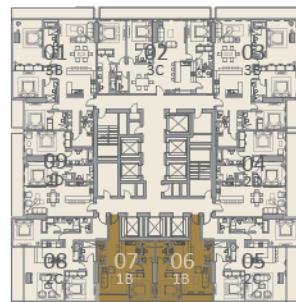
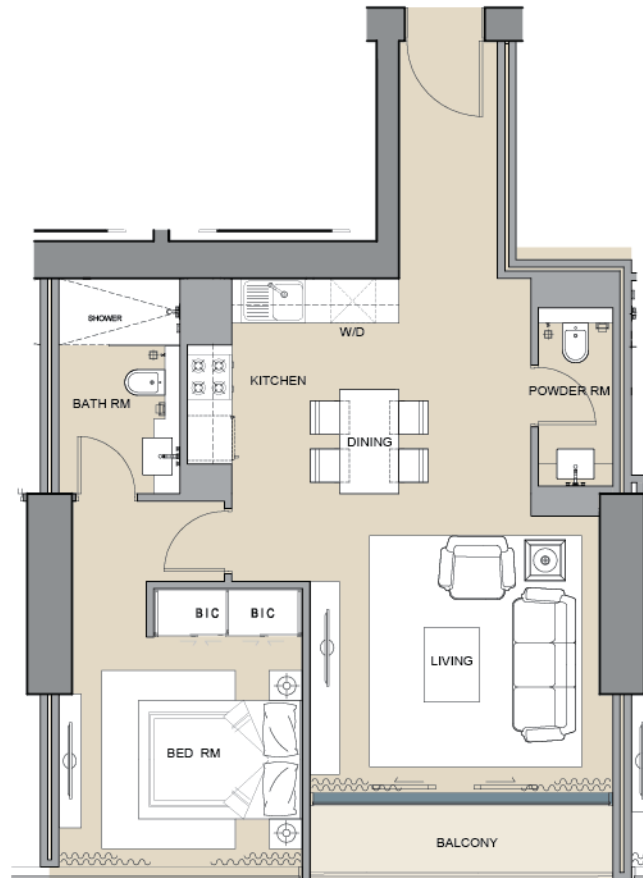
KEY PLAN
FLOOR TYPE 01

Apartment Area	62.94 Sq.m.	677.49 Sq.ft.
Balcony Area	3.88 Sq.m.	41.87 Sq.ft.
Total Area	66.83 Sq.m.	719.36 Sq.ft.

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MARINA GATE I
ONE BEDROOM
LEVELS 18-25
SUITE 6 & 7



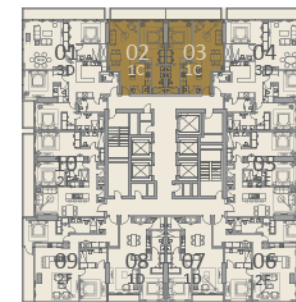
KEY PLAN
FLOOR TYPE 02

Apartment Area	62.94 Sq.m.	677.49 Sq.ft.
Balcony Area	3.88 Sq.m.	41.87 Sq.ft.
Total Area	66.83 Sq.m.	719.36 Sq.ft.

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MARINA GATE I
ONE BEDROOM
LEVELS 28 - 47
SUITE 2 & 3



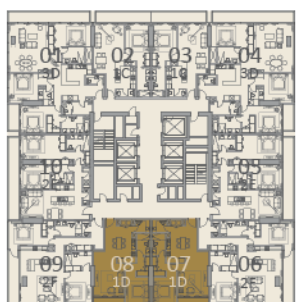
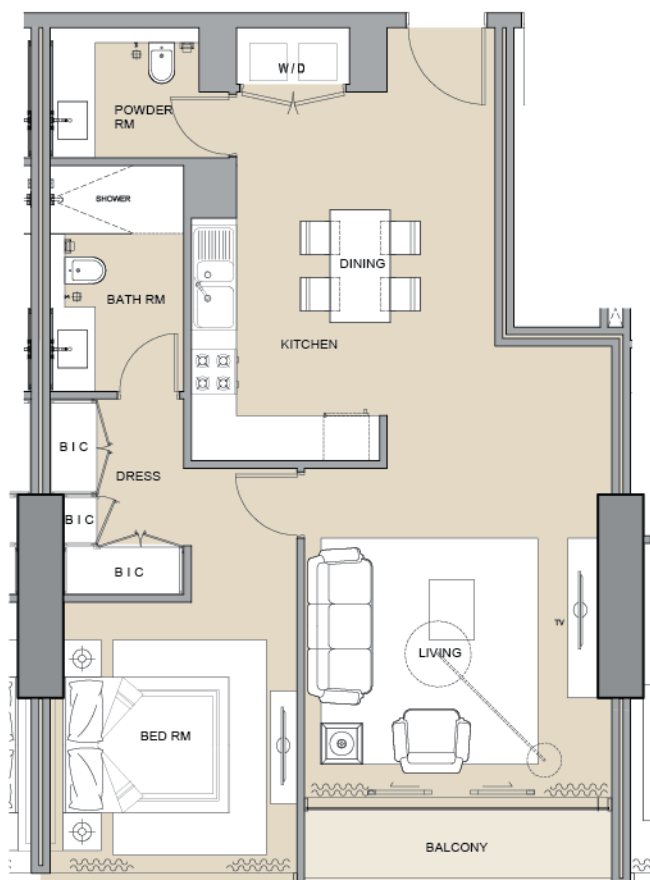
KEY PLAN
FLOOR TYPE 04

Apartment Area	70.78 Sq.m.	761.88 Sq.ft.
Balcony Area	10.53 Sq.m.	113.45 Sq.ft.
Total Area	81.32 Sq.m.	875.33 Sq.ft.

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MARINA GATE I
ONE BEDROOM
LEVELS 28 - 47
SUITE 7 & 8



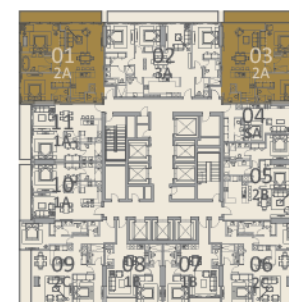
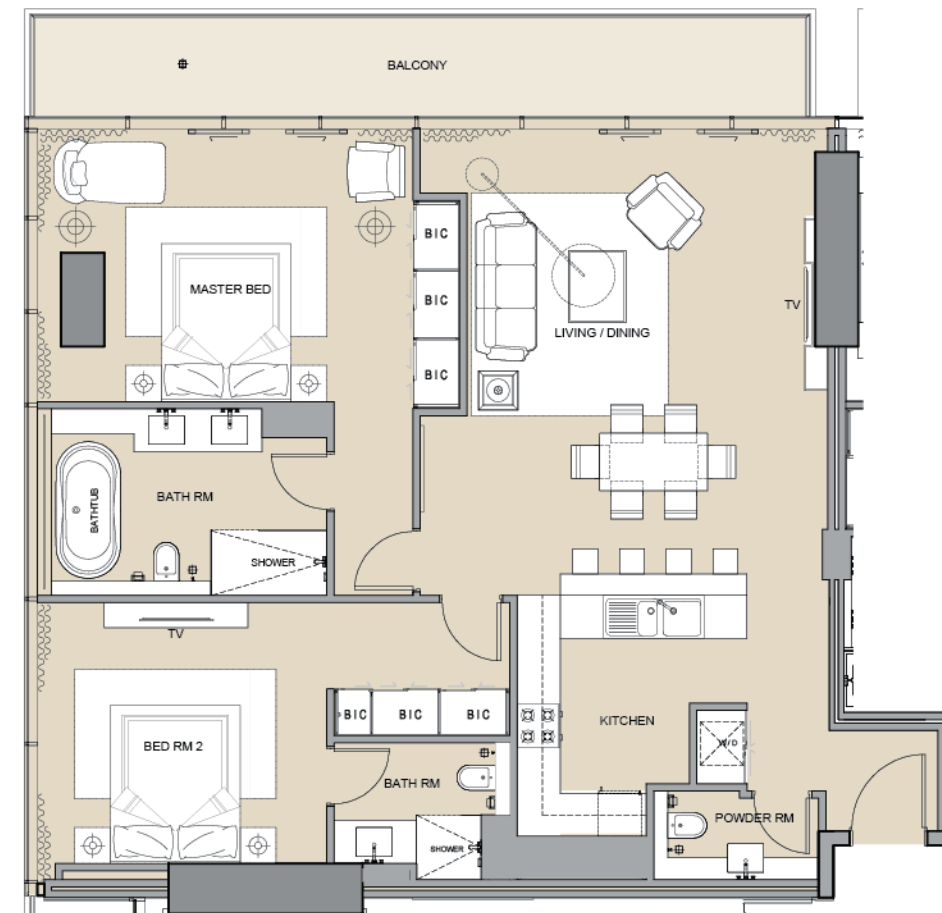
KEY PLAN
FLOOR TYPE O4

Apartment Area	76.37 Sq.m.	822.05 Sq.ft.
Balcony Area	4.20 Sq.m.	45.21 Sq.ft.
Total Area	80.57 Sq.m.	867.26 Sq.ft.

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MARINA GATE I
TWO BEDROOM
LEVELS 9 - 17
SUITE 1 & 3



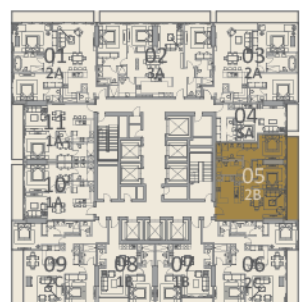
KEY PLAN
FLOOR TYPE O1

Apartment Area	120.48 Sq.m.	1296.85 Sq.ft.
Balcony Area	15.59 Sq.m.	167.81 Sq.ft.
Total Area	136.07 Sq.m.	1464.66 Sq.ft.

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MARINA GATE I
TWO BEDROOM
LEVELS 9 - 17
SUITE 5



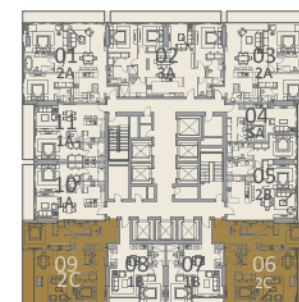
KEY PLAN
FLOOR TYPE 01

Apartment Area	102.38 Sq.m.	1102.02 Sq.ft.
Balcony Area	16.00 Sq.m.	172.33 Sq.ft.
Total Area	118.39 Sq.m.	1274.35 Sq.ft.

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MARINA GATE I
TWO BEDROOM
LEVELS 9 - 17
SUITE 6 & 9



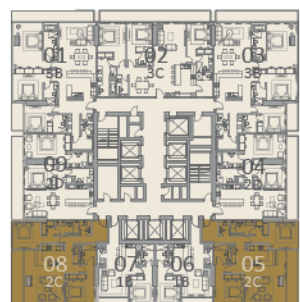
KEY PLAN
FLOOR TYPE 01

Apartment Area	118.35 Sq.m.	1273.92 Sq.ft.
Balcony Area	10.44 Sq.m.	112.38 Sq.ft.
Total Area	128.79 Sq.m.	1386.30 Sq.ft.

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MARINA GATE I
TWO BEDROOM
LEVELS 18 - 25
SUITE 5 & 8



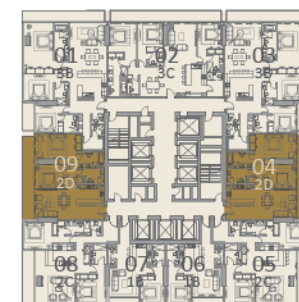
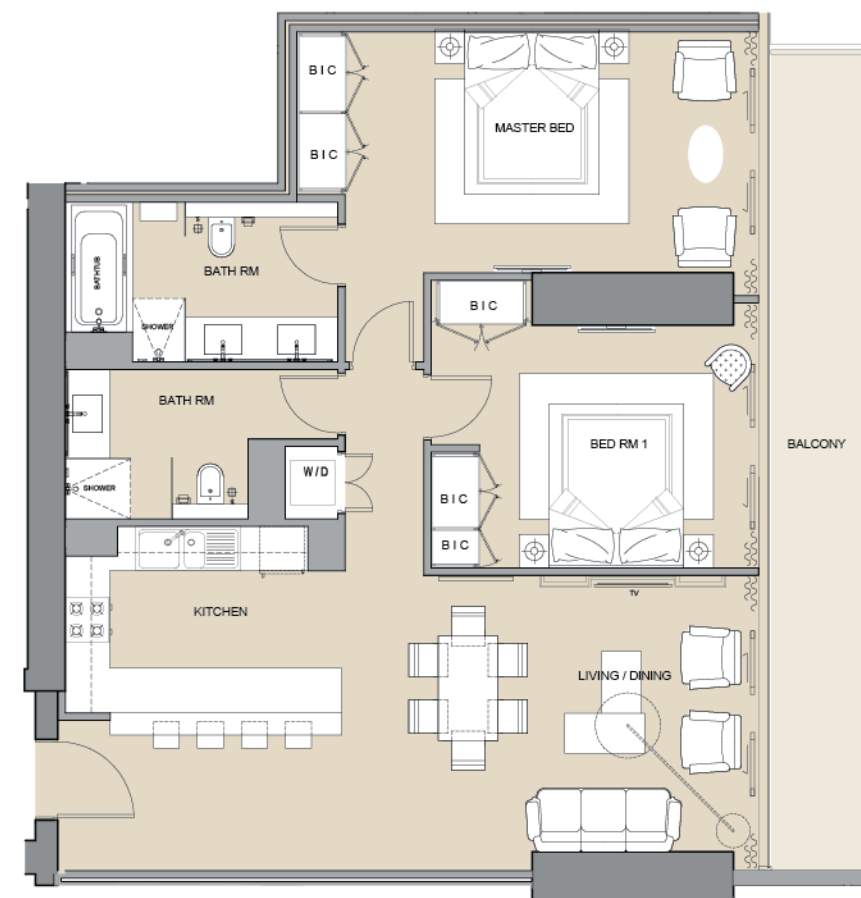
KEY PLAN
FLOOR TYPE 02

Apartment Area	118.35 Sq.m.	1273.92 Sq.ft.
Balcony Area	10.44 Sq.m.	112.38 Sq.ft.
Total Area	128.79 Sq.m.	1386.30 Sq.ft.

Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.



MARINA GATE I
TWO BEDROOM
LEVELS 18 - 25
SUITE 4 & 9



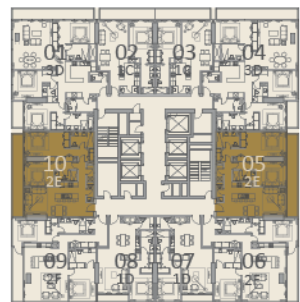
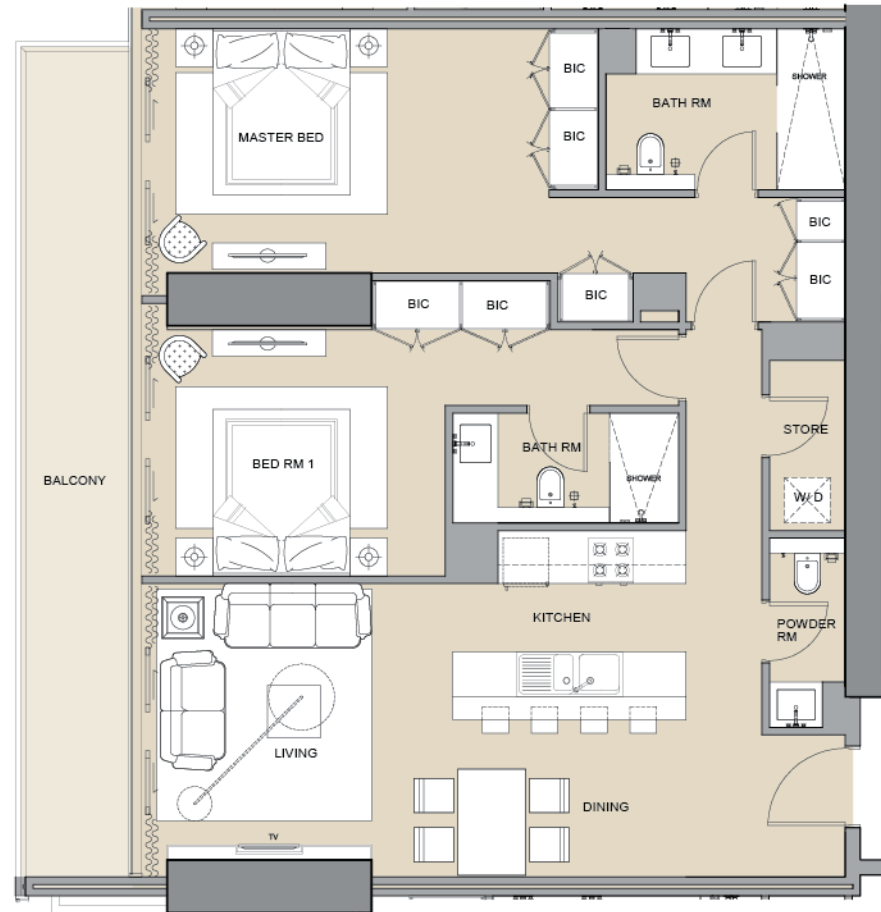
KEY PLAN
FLOOR TYPE 02

Apartment Area	102.31 Sq.m.	1101.26 Sq.ft.
Balcony Area	16.33 Sq.m.	175.78 Sq.ft.
Total Area	118.64 Sq.m.	1277.04 Sq.ft.

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MARINA GATE I
TWO BEDROOM
LEVELS 28 - 47
SUITE 5 & 10



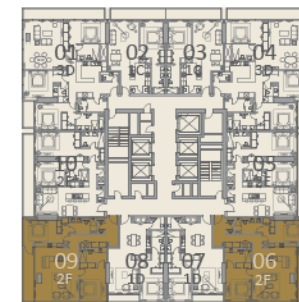
KEY PLAN
FLOOR TYPE O4

Apartment Area	109.03 Sq.m.	1173.60 Sq.ft.
Balcony Area	16.00 Sq.m.	172.12 Sq.ft.
Total Area	125.02 Sq.m.	1345.72 Sq.ft.

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MARINA GATE I
TWO BEDROOM
LEVELS 28 - 47
SUITE 6 & 9



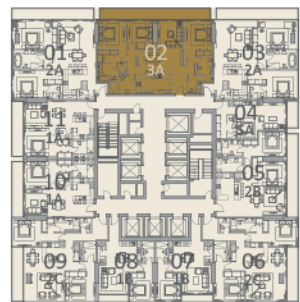
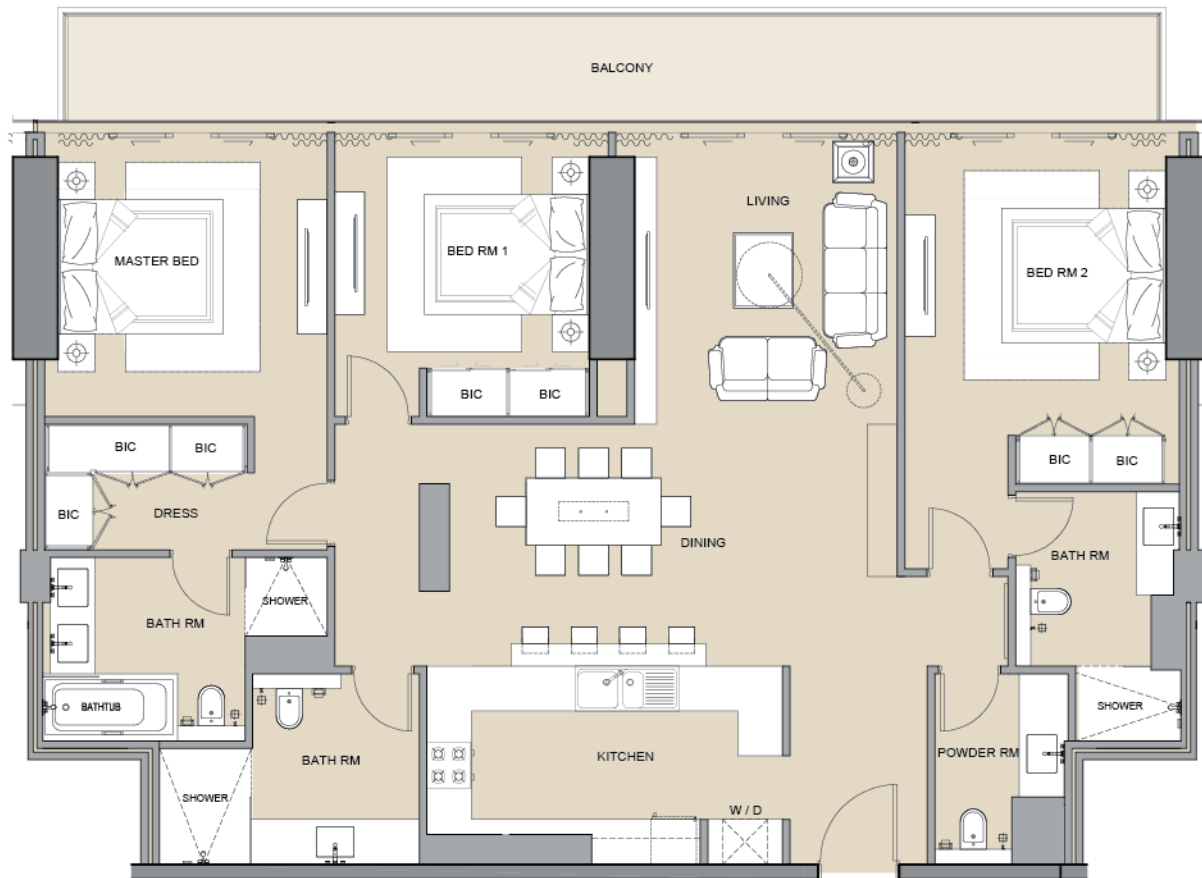
KEY PLAN
FLOOR TYPE O4

Apartment Area	119.87 Sq.m.	1290.28 Sq.ft.
Balcony Area	10.44 Sq.m.	112.48 Sq.ft.
Total Area	130.32 Sq.m.	1402.76 Sq.ft.

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MARINA GATE I
THREE BEDROOM
LEVELS 9 - 17
SUITE 2



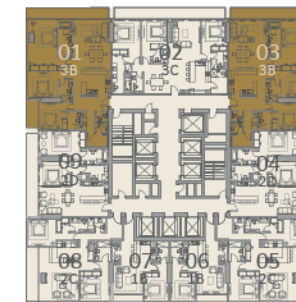
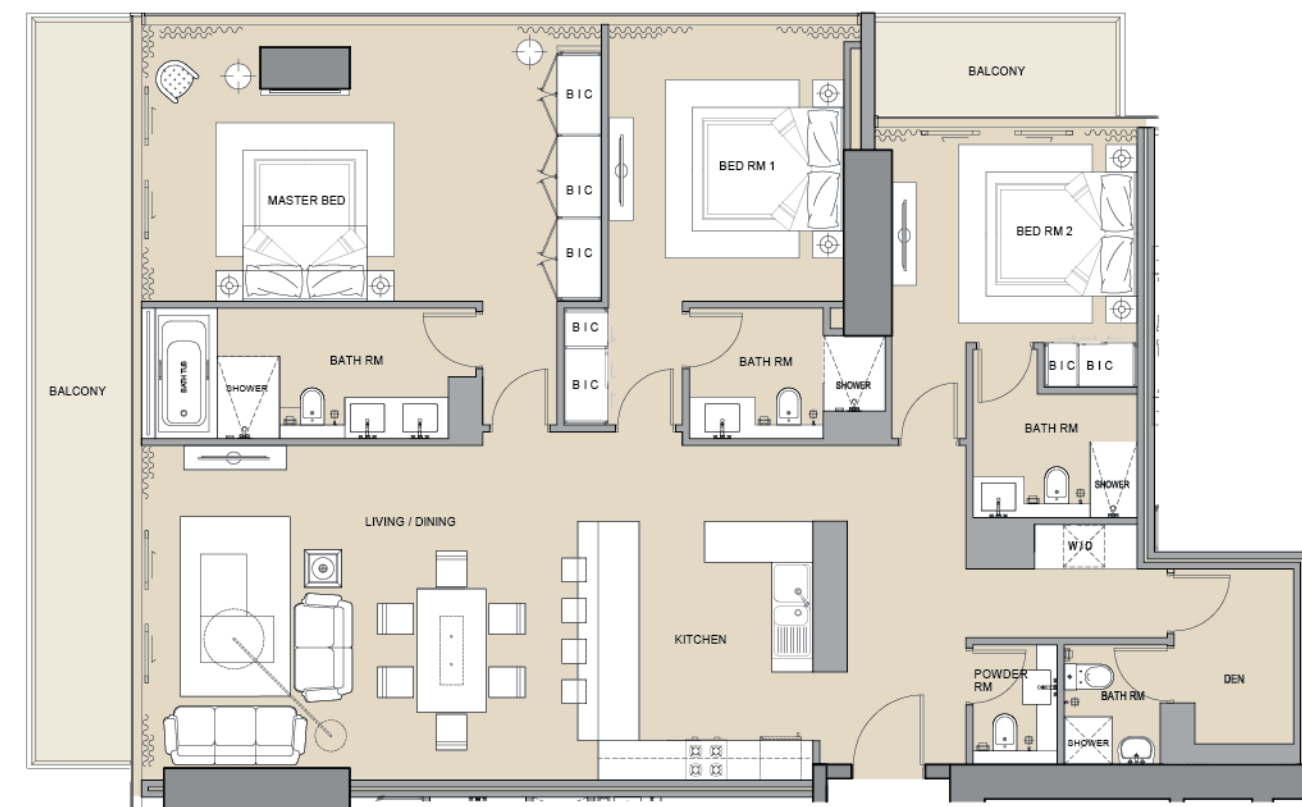
KEY PLAN
FLOOR TYPE 01

Apartment Area	146.31 Sq.m.	1574.88 Sq.ft.
Balcony Area	21.08 Sq.m.	226.91 Sq.ft.
Total Area	167.39 Sq.m.	1801.79 Sq.ft.

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MARINA GATE I
THREE BEDROOM
LEVELS 18 - 25
SUITE 1 & 3



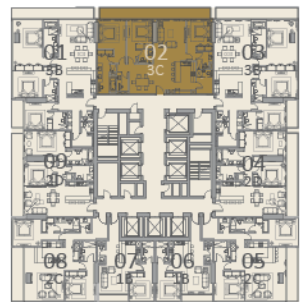
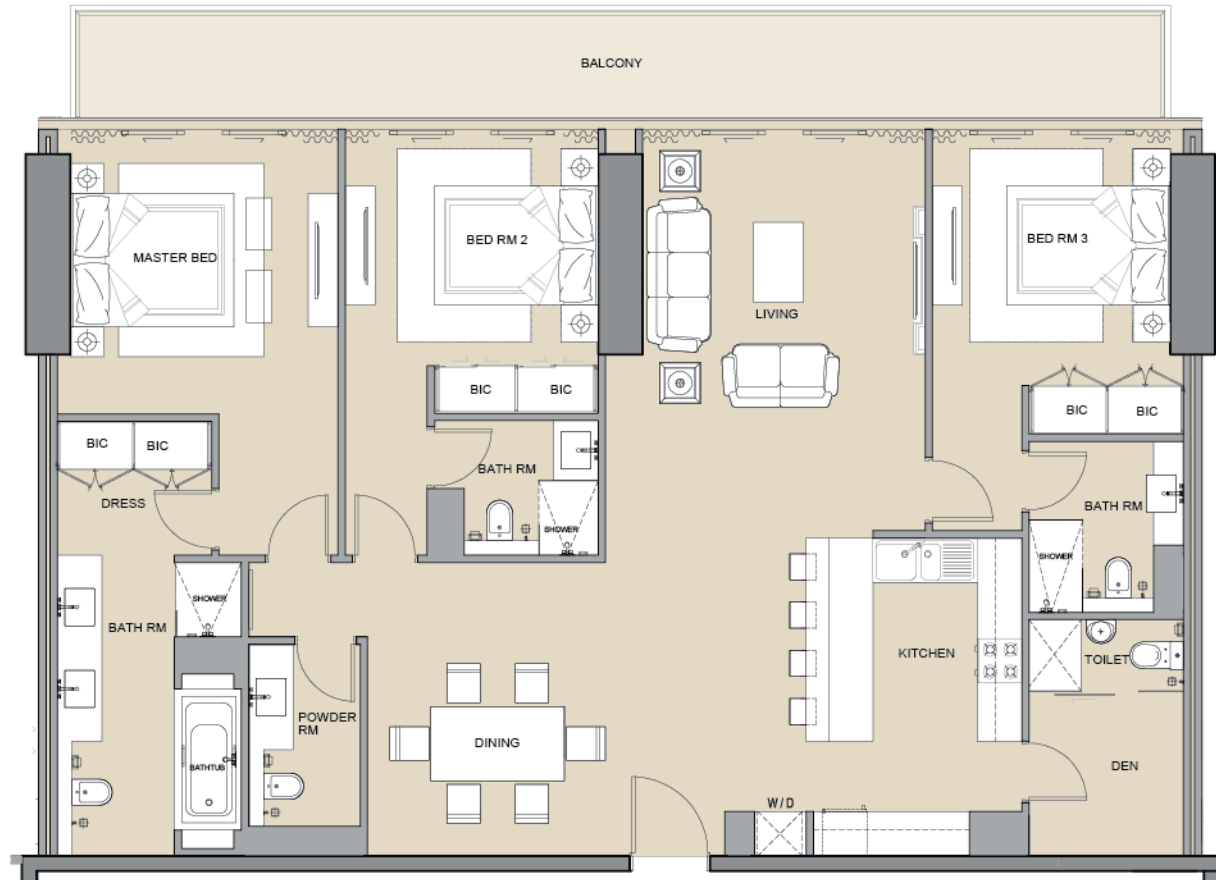
KEY PLAN
FLOOR TYPE 02

Apartment Area	162.48 Sq.m.	1748.93 Sq.ft.
Balcony Area	21.07 Sq.m.	226.80 Sq.ft.
Total Area	183.55 Sq.m.	1975.73 Sq.ft.

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MARINA GATE I
THREE BEDROOM
LEVELS 18 - 25
SUITE 2



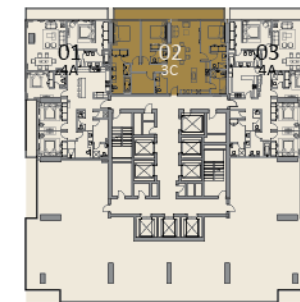
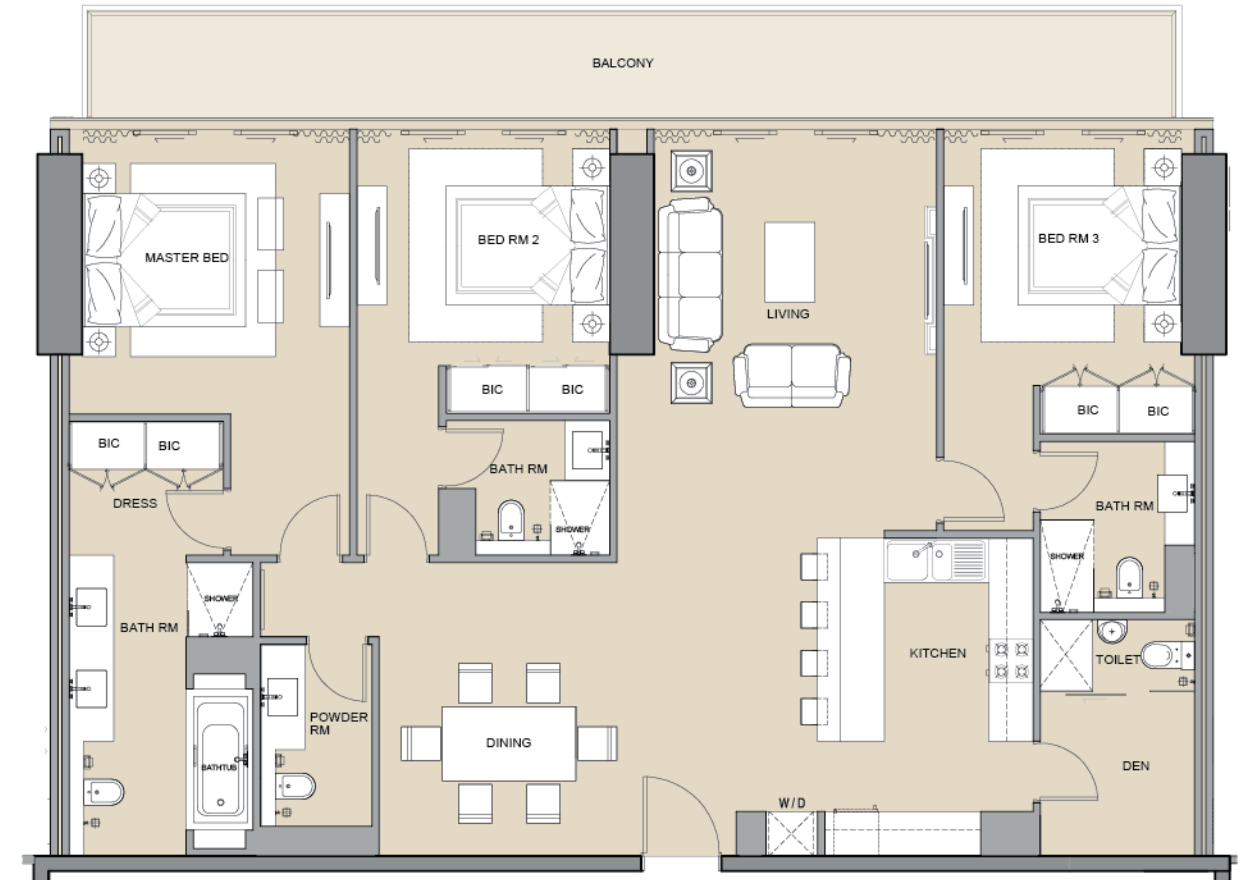
KEY PLAN
FLOOR TYPE 02

Apartment Area	151.57 Sq.m.	1631.50 Sq.ft.
Balcony Area	21.07 Sq.m.	226.80 Sq.ft.
Total Area	172.64 Sq.m.	1858.30 Sq.ft.

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MARINA GATE I
THREE BEDROOM
LEVELS 26 - 27
SUITE 2



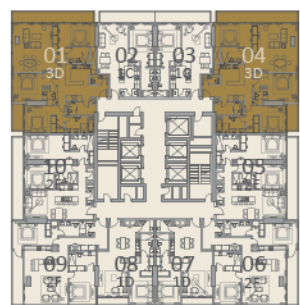
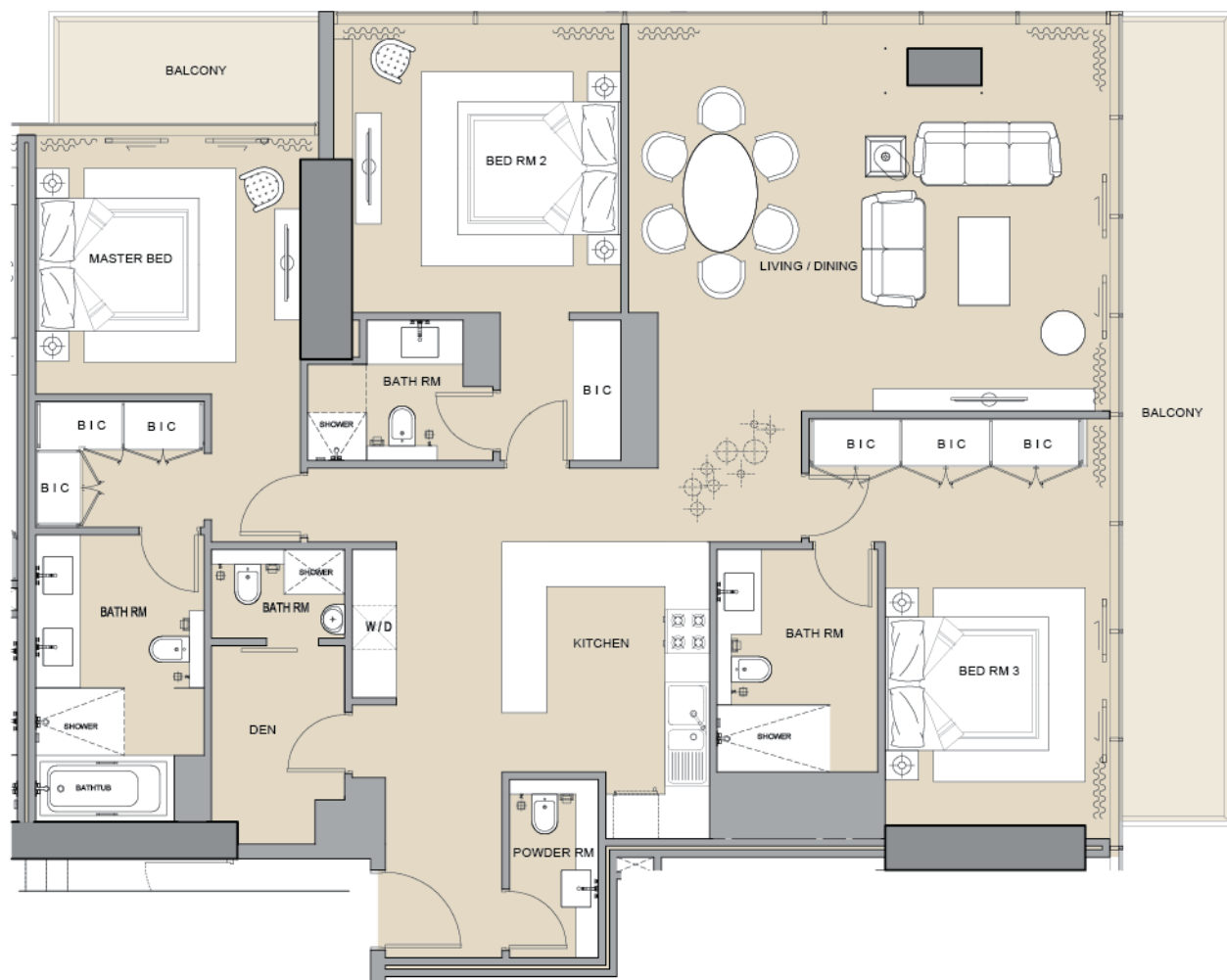
KEY PLAN
FLOOR TYPE 03

Apartment Area	151.57 Sq.m.	1631.50 Sq.ft.
Balcony Area	21.07 Sq.m.	226.80 Sq.ft.
Total Area	172.64 Sq.m.	1858.30 Sq.ft.

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MARINA GATE I
THREE BEDROOM
LEVELS 28 - 47
SUITE 1 & 4



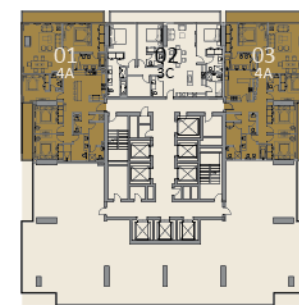
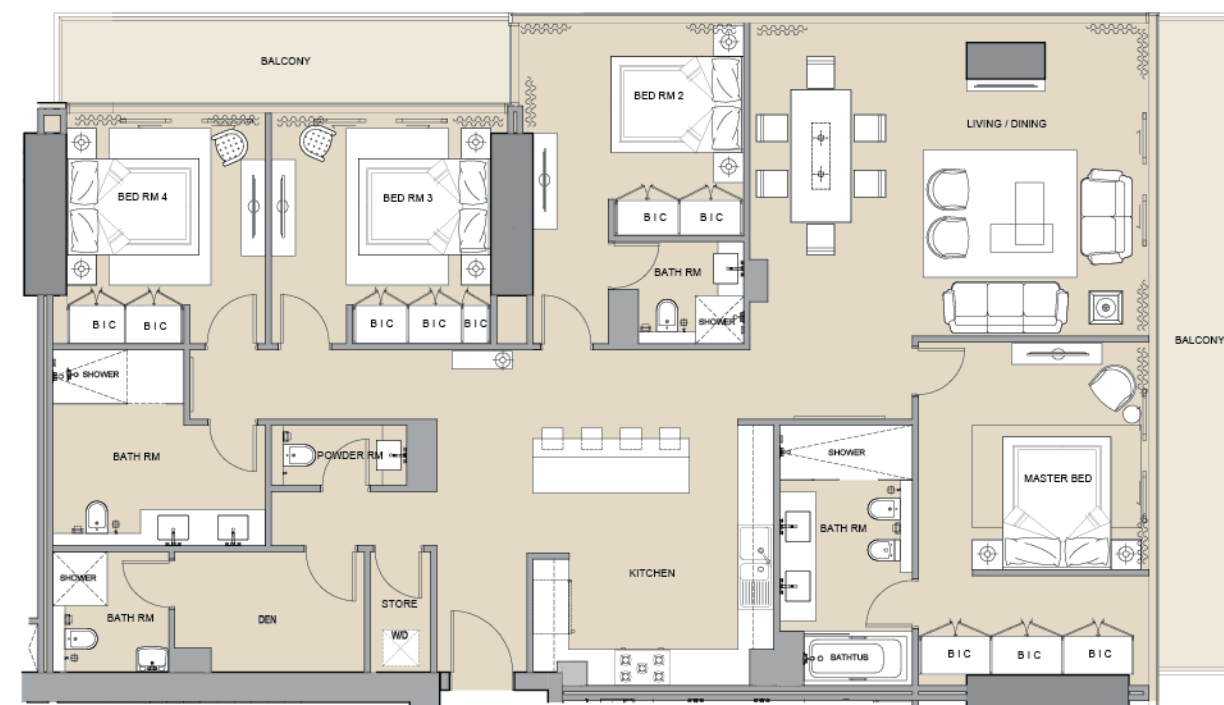
KEY PLAN
FLOOR TYPE O4

Apartment Area	161.86 Sq.m.	1742.26 Sq.ft.
Balcony Area	20.87 Sq.m.	224.75 Sq.ft.
Total Area	182.74 Sq.m.	1967.01 Sq.ft.

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MARINA GATE I
FOUR BEDROOM
LEVELS 26 - 27
SUITE 1 & 3



KEY PLAN
FLOOR TYPE O3

Apartment Area	193.55 Sq.m.	2083.37 Sq.ft.
Balcony Area	26.49 Sq.m.	285.14 Sq.ft.
Total Area	220.04 Sq.m.	2368.51 Sq.ft.

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COMPELLING INVESTMENT PROPOSITION

Overlooking the marina, the sea or the cityscape, The Residences at Marina Gate is one of the last available locations on the waterfront of Dubai Marina. Thus, it represents an exclusive and compelling opportunity to purchase a new property in this prime location, while Select Group's attractive payment plans only make it easier to finance your investment. As a result, buyers will tend to be either investors seeking to achieve high rental yields from their investment, or end users who wish to establish either their primary or secondary residence in one of the highest quality apartment buildings in Dubai Marina.

Dubai Marina is undoubtedly the most popular residential district in the best performing real estate market in the world. It encompasses luxury property, 5-star hotels, entertainment and retail facilities, restaurants and much more, all positioned around the world's largest man-made marina. Dubai Marina now has a solid infrastructure that makes it a viable investment, frequently placing it at number one in the rankings in terms of popularity. Demand has been heightened by the fact that limited development over the past five years has led to a severe undersupply of new world-class properties in established areas such as the Dubai Marina.

Investor confidence is gaining momentum primarily due to the fact that Select Group is one of the most trusted private property developers. With nearly 3000 units in total delivered, and a further 2,000 units to be delivered by the end of 2014, Select Group will continue exceeding expectations and providing investors with unique opportunities in this dynamic market.





TAKING REAL ESTATE DEVELOPMENTS TO NEW HEIGHTS

Select Group has forged a solid reputation as one of the Middle East's most credible and esteemed real estate developers, successfully delivering nearly 3,000 apartments in Dubai Marina since 2002.

Hospitality and real estate investments, together with our core of residential developments, form an extensive property business which has already delivered 6 million sq ft of real estate, with 3 million sq ft currently under construction.

The company has grown sustainably and conscientiously over the years, and while we have ongoing developments across Europe, our foundations are in Dubai, UAE, where we have delivered eight high rise residential projects as the largest private developer in Dubai Marina.

An ambitious growth strategy and purist ethic has enabled the group to build and maintain a leading position as a private developer of exclusive properties, whose diligence and professionalism has sustained the business through the cycles of the global economic climate.

With leadership of the highest calibre, and teams armed with extensive experience, diligent research and the propensity to deliver, Select Group has retained a growth continuum since its inception. This is consistently achieved by balancing the delivery of quality, in-demand products and services with high returns – the core growth driver of the business.





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