

Betterhomes.

THE BAY

BUSINESS BAY

YOUR NEW
URBAN ADDRESS

BE IN THE CENTER
OF IT ALL



The neighborhood

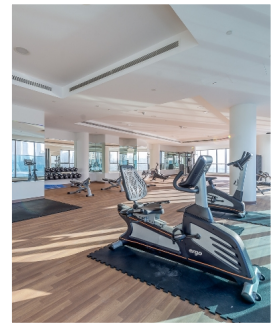
IT'S WHERE YOU WANT TO BE



When people hear Dubai, they envision the downtown district. With big-name attractions like Burj Khalifa, The Dubai Fountain, The Dubai Mall, and Dubai Opera, it boasts the city's finest, making it a veritable oasis in the heart of Dubai.

The residence

YOUR OWN URBAN SANCTUARY



Move-in-ready 1 and 2-bed units

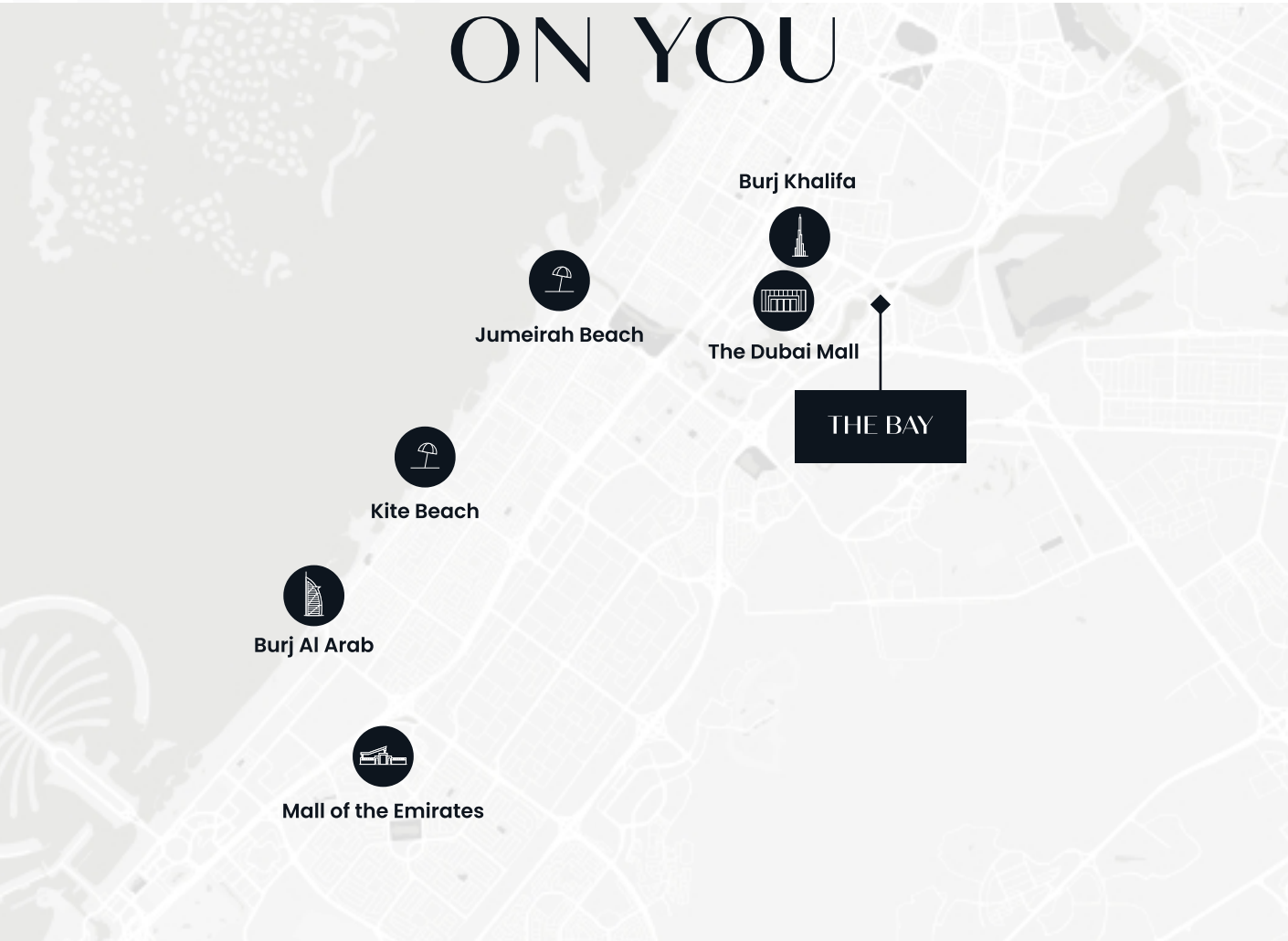
- Fitted closed kitchen
- Built-in wardrobes and storage
- Balconies in all unit types
- Selection of bathrooms with showers and bathtubs



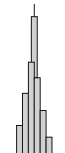
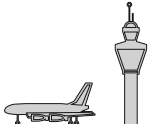
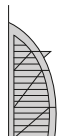
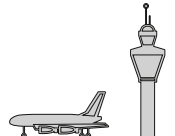
A contemporary collection of 320 urban apartments, The Bay is the newest and only turnkey project in Business Bay. Featuring spacious interiors, modern finishes, and modern floorplans, every element of your own space speaks to a lifestyle, sensibility, and privacy.

The location

LIFE CENTERS ON YOU



Positioned only moments away from the largest mall in the world, enjoy the city's finest at your doorstep without straying too far from the comfort of your home. With unmatched access to the best of the city, The Bay is where it all comes together.

			
8 minutes The Dubai Mall	11 minutes Burj Khalifa	14 minutes Dubai International Airport	14 minutes Jumeirah Beach
			
19 minutes Mall of the Emirates	19 minutes Kite Beach	23 minutes Burj Al Arab	39 minutes Al Maktoum International Airport

The amenities

EVERYTHING YOU NEED AND MORE



With the perfect home comes the perfect mix of premium amenities. The Bay offers a modern, functional, and innovative design matched with a premium rooftop health club to help you relax and unwind. All this while offering superior city vistas and Burj Khalifa views.

Community gardens and terraces on several floors

Separate pools for adults and kids

A fully equipped, larger-than-most gym

Sauna

FINANCIAL PROJECTION

The Bay, Business Bay

1 Bed Apartment | Seasonal Rates (Monthly)

12,000	10,000	13,200	400	395
High (9 months)	Low (3 months)	Service Charges 800 sq.ft	DEWA/Month	Du/Month
Occupancy Rate	100%	80%	90%	95%
	Long term			
Gross Annual Revenue	AED 75,000	AED 110,400	AED 124,200	AED 131,100
Du (AED395/month)	AED 0	AED 4,740	AED 4,740	AED 4,740
DEWA (AED400/month)	AED 0	AED 4,800	AED 4,800	AED 4,800
Service Charges*	AED 13,200	AED 13,200	AED 13,200	AED 13,200
Property Management Fee	AED 0	AED 22,080	AED 24,840	AED 26,220
Total Operating Expenses	AED 13,200	AED 44,820	AED 47,580	AED 48,960
Net Annual Income	AED 61,800	AED 65,580	AED 76,620	AED 82,140
monthly rates only	compared to	AED 3,780	AED 14,820	AED 20,340

2 Bed Apartment | Seasonal Rates (Monthly)

18,500	16,500	19,800	800	395
High (9 months)	Low (3 months)	Service Charges 1,200 sq.ft	DEWA/Month	Du/Month
Occupancy Rate	100%	80%	90%	95%
	Long term			
Gross Annual Revenue	AED 95,000	AED 172,800	AED 194,400	AED 205,200
Du (AED395/month)	AED 0	AED 4,740	AED 4,740	AED 4,740
DEWA (AED400/month)	AED 0	AED 9,600	AED 9,600	AED 9,600
Service Charges*	AED 19,800	AED 19,800	AED 19,800	AED 19,800
Property Management Fee	AED 0	AED 34,560	AED 38,880	AED 41,040
Total Operating Expenses	AED 19,800	AED 68,700	AED 73,020	AED 75,180
Net Annual Income	AED 75,200	AED 104,100	AED 121,380	AED 130,020
monthly rates only	compared to	AED 28,900	AED 46,180	AED 54,820

Based on indicative service fees charges.

Betterhomes.

THE BAY

BUSINESS BAY

Call 04 409 0996

