



# CHELSEA RESIDENCES



***DAMAC***

**Limited Competing Supply**

Few competing projects in Old Dubai ensure high demand and potential for rapid price growth.

**Established Infrastructure Advantage**

Major infrastructure already operational, reducing future investment risks.

**Clear Target Audience**

Appeals primarily to young professionals, small families, and working-age population.

**Competitive Pricing & Yield**

Attractive pricing combined with potential for solid yields and capital growth.

**WHY  
CHELSEA RESIDENCES**

**Government-Backed  
Regeneration Momentum**

Central to Port Rashid and Old Dubai revitalization, benefiting from ongoing public investment.

**Early Investment Upside**

Entering early captures future capital appreciation as infrastructure and market recognition increase.

**Central Urban Location**

Minutes from DIFC, Downtown, Bur Dubai, and key commercial hubs (10-15 mins).

**Integrated Maritime Economy Hub**

Economic zone anchored by maritime industry (DMCA HQ, marine insurers, logistics firms).

# LOCATION



JJ BEACH  
14 MINUTES



METRO  
18 MINUTES



DUBAI INTERNATIONAL AIRPORT  
20 MINUTES



CITY WALK  
15 MINUTES



PROJECT SITE

THE WORLD ISLANDS

PALM JUMEIRAH

DUBAI HARBOUR

BURJ AL ARAB

JUMEIRAH BEACH

SAFA PARK

BURJ KHALIFA

BUSINESS BAY  
DUBAI MALL

DIFC

DUBAI CREEK GOLF & YACHT CLUB

DUBAI MARITIME CITY

DUBAI INTERNATIONAL AIRPORT

DUBAI





ENTICING. EXCITING. EPIC.  
RESIDENCES IN  
DUBAI MARITIME CITY





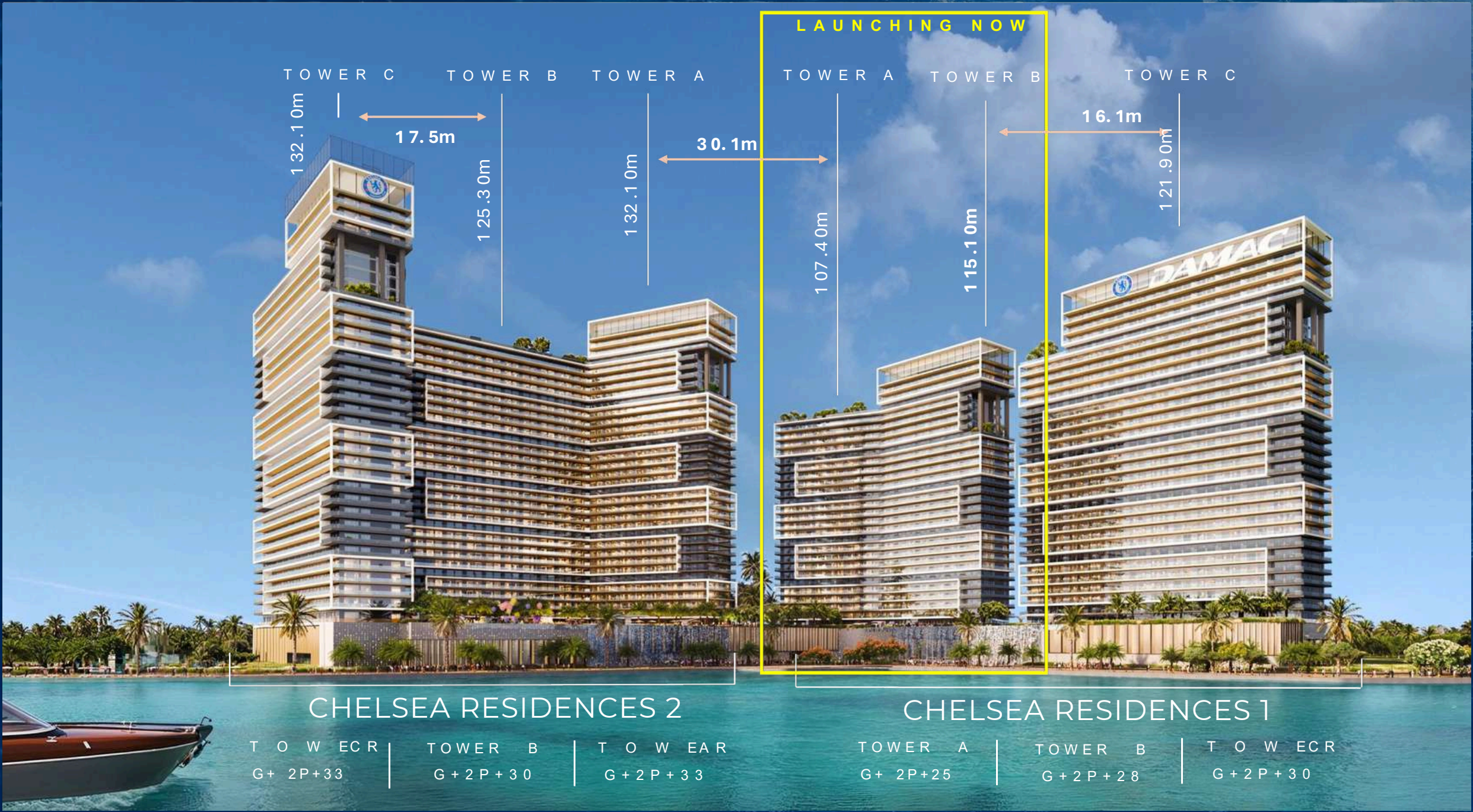


# INSPIRATION

*Where aquatic  
serenity embraces  
urban vitality*







LAUNCHING NOW

TOWER C

TOWER B

TOWER A

TOWER A

TOWER B

TOWER C

132.10m

17.5m

125.30m

132.10m

30.1m

107.40m

115.10m

16.1m

121.90m

## CHELSEA RESIDENCES 2

TOWER C

G+ 2P+33

TOWER B

G+ 2P+30

TOWER A

G+ 2P+33

## CHELSEA RESIDENCES 1

TOWER A

G+ 2P+25

TOWER B

G+ 2P+28

TOWER C

G+ 2P+30



# UNIT LAYOUT



**CHELSEA RESIDENCES**



# INTERIOR DESIGN

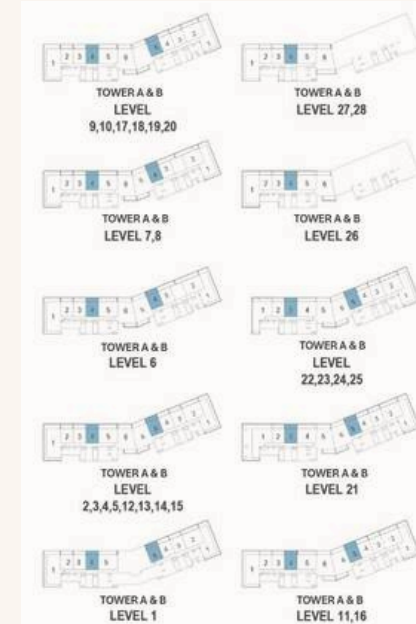
## 1 BEDROOM

AVERAGE SALEABLE:

75.43 SQ.M | 811.91 SQ.FT



TYPE A1



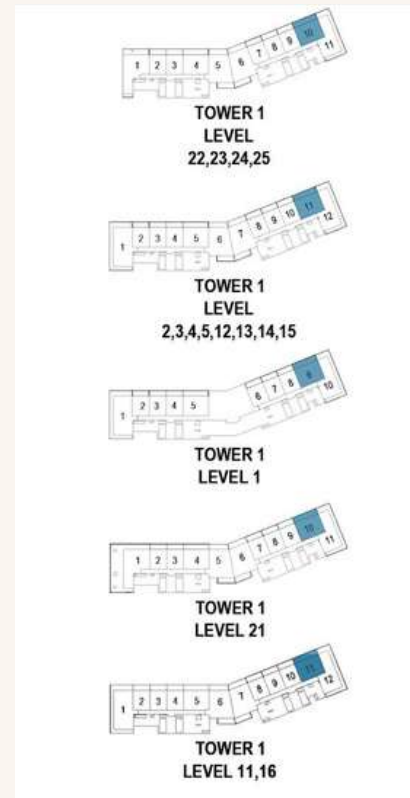


# INTERIOR DESIGN

## 2 BEDROOM

AVERAGE SALEABLE:

130.23 SQ.M | 1401.80 SQ.FT





# INTERIOR DESIGN

## 2 BEDROOM

AVERAGE SALEABLE:

130.23 SQ.M | 1401.80 SQ.FT





# INTERIOR DESIGN

## 3 BEDROOM

AVERAGE SALEABLE:

198.12 SQ.M | 2132.53 SQ.FT



TYPE B1



INTERIOR



CHELSEA RESIDENCES



# INTERIOR DESIGN

## LIVING

Floor to ceiling height : 3.4m



DUBAI MARITIME CITY

# INTERIOR DESIGN

## DINING & KITCHEN

Floor to ceiling height : 3.4m



DUBAI MARITIME CITY



# INTERIOR DESIGN

## MASTER BEDROOM

Floor to ceiling height : 3.4m



# INTERIOR DESIGN

## MASTER BATHROOM

Floor to ceiling height : 2.4m



DUBAI MARITIME CITY



# INTERIOR DESIGN

## WALK-IN CLOSET

Floor to ceiling height : 2.4m

DUBAI MARITIME CITY



# AMENITIES

## HALOTHERAPY

BREATHING IN TINY SALT PARTICLES TO IMPROVE YOUR BREATHING IS CONSIDERED AN  
ALTERNATIVE TREATMENT FOR LUNG PROBLEMS SUCH AS ASTHMA, BRONCHITIS AND MORE...



WELLNESS





# AMENITIES



CHELSEA RESIDENCES



# AMENITIES



## 1. FITNESS

CHELSEA LION BEACH  
'CHELSEA BLUE' BEACH CLUB  
THE PRIDE OF THE OCEAN — CORAL REEF  
SWING ON THE CORAL  
INFINITY POOL  
KIDS POOL  
KIDS PLAY UNDERWATER THEME  
THE STAMFORD SUMMIT - ROOFTOP PITCH  
VICTORY BEACON - CELEBRATION LIGHT  
SHOW  
JOGGING TRACK  
OUTDOOR GYM  
CHELSEA ATHLETE PERFORMANCE TRAINING  
CHELSEA FOOTBALL SIMULATION ROOM  
THE LEGENDS' WALKWAY



## 2. WELLNESS

OUTDOOR YOGA  
AERIAL YOGA ROOM  
SERENITY-CHELSEA ATHLETE SPA  
COUPLE'S TREATMENT  
STARLIT WELLNESS CENTRE  
FOREST RELAXATION PODS  
KNEIPP PARKOUR THERAPY  
FIVE SENSES GROUNDING PATH  
WATER TREATMENT TUNNEL  
RAIN THERAPY  
WATERFALL SOUND THERAPY  
TRANQUILITY FALLS  
CHELSEA BLUE AQUARIUM LOUNGE  
SENSORIAL CORRIDORS  
A PURE AND VITAL LIFESTYLE  
HALOTHERAPY  
CHELSEA SPORT BAR  
CRYOTHERAPY



## 3. DINING

DUBAI'S FIRST HEALTHY FINE DINING

MONO DIET CAFÉ  
CAPTAINS TABLE-DINE WITH LEGENDS  
SUNSET BAR



## INFINITY BEACH POOL

Level 1 | CHR1 275 SQM & CHR2 1700 SQM



## CHELSEA LION BEACH

Level 1 | CHR1 275 SQM & CHR2 1700 SQM



## CHELSEA BLUE BEACH CLUB



## CORAL BEACH (THE PROUD OF OCEAN)



## SWING ON THE CORAL



## KIDS POOL





## KIDS PLAY AREA (UNDERWATER THEMED)

CHR1 TOWER C – 56 SQM



## CHELSEA ATHLETIC TRAINING CENTRE (AQUA THEMED)

CHR1 TOWER C – 223 SQM | CHR2 TOWER A & B 200 SQM



## OUTDOOR GYM

CHR2 TOWER A & B 265 SQM



## JOGGING TRACK



## CHELSEA FOOTBALL STIMULATION ROOM

CHR2- 51 SQM



## THE STAMFORD SUMMIT – ROOFTOP PITCH



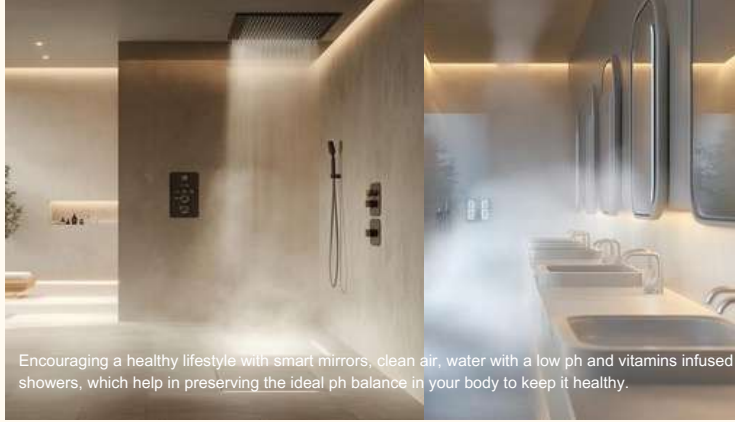


## THE VICTORY BEACON

(CELEBRATION LIGHT SHOW)



## A PURE & VITAL LIFESTYLE



Encouraging a healthy lifestyle with smart mirrors, clean air, water with a low ph and vitamins infused showers, which help in preserving the ideal ph balance in your body to keep it healthy.

## C R Y O T H E R A P Y

CHR1 TOWER A & B 50 SQM



## OUTDOOR YOGA



## AERIAL YOGA ROOM

CHR2 TOWER A & B 32 SQM



## THE SERENITY SPA(CHELSEA ATHLETE TREATMENT SPA)

CHR1 TOWER A & B 121 SQM





## COUPLE'S TREATMENT



## STARLITE WELLNESS CENTER



## FOREST RELAXATION PODS

CHR1 TOWER A & B 25 SQM



## KNEIPP PARKOUR THERAPY

Level 1 | CHR1 310 SQM & CHR2 465 SQM



## WATER TREATMENT TUNNEL

Level 1 | CHR2 50 SQM



## RAIN THERAPY





## WATERFALL SOUND THERAPY

CHR1 A & B 18 SQM



## TRANQUILITY FALLS



## THE LEGENDS' WALKWAY

CHR1 A & B 25 SQM



## POWERHOUSE LOUNGE

LEVEL1 | CHR2 A & B 107 SQM

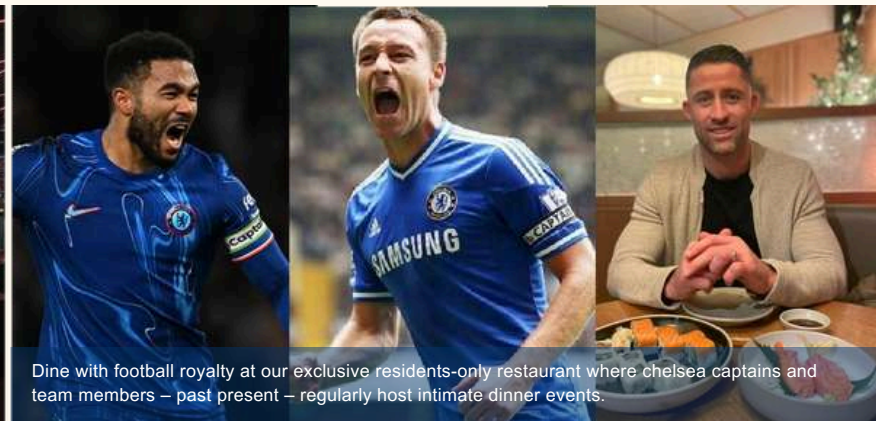


## STAMFORD CINEMA (THE PRIDE LOUNGE)

LEVEL1 | CHR2 A & B 51 SQM



## THE CAPTAINS TABLE – DINE WITH LEGENDS



Dine with football royalty at our exclusive residents-only restaurant where Chelsea captains and team members – past present – regularly host intimate dinner events.



DUBAI'S 1st HEALTHY FINE DINING



SUNSET BAR



CHELSEA BLUE ARRIVING IN DUBAI



AQUA LOUNGE – CHELSEA BLUE AQUARIUM LOUNGE



POWERHOUSE LOUNGE





# F & A

## **Apartment features:**

- All rooms feature double glazed windows
- Balconies as per layout
- Central air conditioning
- TV/phone infrastructure
- Built-in wardrobes, where applicable

## **Convenience:**

- Elevators
- Security access control

## **Living and Dining:**

- Porcelain tiled floors
- Painted plastered walls
- Painted gypsum ceiling

## **Bedrooms:**

- Painted plastered walls
- Built-in wardrobes, where applicable

## **Balcony:**

- Porcelain flooring.

## **Kitchen:**

- Fitted kitchens with refrigerator, cooker, hood, washing machine and RO System
- Porcelain tiled floors
- Painted plastered walls
- Kitchen cabinets
- Counter tops and backsplash

## **Bathrooms**

- Porcelain tiled walls and floors
- Sanitary fittings and accessories
- Sanitary ware
- Vanity unit
- Mirror

## **Common building services & amenities:**

- Drop-off area and entrance
- Concierge desk
- Pool and landscaped plaza
- Gymnasium
- Spa
- Calm Club
- Saloon
- Multi-Function Room
- Indoor Kids' Play

CHR 1

Typ ology	U nits	Avg Saleable Area	Min Price	Max Price	Avg Price	Avg PSF
Tower A	146	1,12 1	2.17	4.91	3.26	2,91
1 BR	72	775	M	M	M	1
2 BR	74	1,45 7	2.17	2.51	2.34	3,01
Tower B	162	1,19 3	M	M	M	9
1 BR	79	776	3.14	4.91	4.16	2,85
2 BR	55	1,36 9	M	M	M	4
3 BR	28	2,02 7	2.24	7.03	3.33	2,37
TOTAL	308		M	M	M	8
			2.24	2.62	2.42	3,12
			M	M	M	1
			3.22	5.49	4.13	3,01
			M	M	M	9
			4.94	7.03	5.61	2,76
			M	M	M	8



# Floor Configuration

TOWER A				
TOTAL	72	74		146
1	3	2		5
2	3	3		6
3	3	3		6
4	3	3		6
5	3	3		6
6	2	3		5
7	2	3		5
8	2	3		5
9	3	3		6
10	3	3		6
11	3	3		6
12	3	3		6
13	3	3		6
14	3	3		6
15	3	3		6
16	3	3		6
17	3	3		6
18	3	3		6
19	3	3		6
20	3	3		6
21	3	3		6
22	3	3		6
23	3	3		6
24	3	3		6
25	3	3		6

TOWER B				
TOTAL	79	55	28	162
1	3	1	1	5
2	3	2	1	6
3	3	2	1	6
4	3	2	1	6
5	3	2	1	6
6	3	2	1	6
7	3	2	1	6
8	3	2	1	6
9	3	2	1	6
10	3	2	1	6
11	3	2	1	6
12	3	2	1	6
13	3	2	1	6
14	3	2	1	6
15	3	2	1	6
16	3	2	1	6
17	3	2	1	6
18	3	2	1	6
19	3	2	1	6
20	3	2	1	6
21	2	2	1	5
22	2	2	1	5
23	2	2	1	5
24	2	2	1	5
25	2	2	1	5
26	3	2	1	6
27	3	2	1	6
28	3	2	1	6



# PRICING & PAYMENT PLAN



**CHELSEA RESIDENCES**

Description	MilestoneEvent	Value (%)
De pos i t	Immediate	24
1st Installment	Within 3months of booking	1
2nd Installment	Within 4months of booking	1
3rd Installment		
4th Installment	Within 5months of booking	1
5th Installment		
6th Installment	Within 6months of booking	1
7th Installment		
8th Installment	Within 7months of booking	1
9th Installment		
	Within 8months of booking	1
10th Installment		
11th Installment	Within 9months of booking	1
12th Installment		
13th Installment		
14th Installment	Within 10 months of booking	1
15th Installment		
16th Installment	Within 11 months of booking	1
17th Installment		
18th Installment	Within 12 months of booking	1
19th Installment	Within 13 months of booking	1
20th Installment	Within 14 months of booking	1
21st Installment		
22nd Installment	Within 15 months of booking	1
23rd Installment	Within 16 months of booking	1
24th Installment	Within 17 months of booking	1
25th Installment		
26th Installment	Within 18 months of booking	1
27th Installment	Within 19 months of booking	1
28th Installment		
29th Installment	Within 20 months of booking	1
30th Installment	Within 21 months of booking	1
31st Installment		
32nd Installment	Within 22 months of booking	1
33rd Installment		
34th Installment	Within 23 months of booking	1
35th Installment	Within 24 months of booking	1
36th Installment	Within 25 months of booking	1
37th Installment	Within 26 months of booking	1
38th Installment	Within 27 months of booking	1
39th Installment	Within 28 months of booking	1
40th Installment	Within 29 months of booking	1
41st Installment	Within 30 months of booking	1
	Within 31 months of booking	1
	Within 32 months of booking	1
	Within 33 months of booking	1
	Within 34 months of booking	

STARTING FROM

1 BEDROOM  
AED 2.17M

PSF - 2,807

2 BEDROOM  
AED 3.13M

PSF - 2,579

3 BEDROOM  
AED 4.94M

PSF - 2,474

ACD: DECEMBER 2029



S.No	Bulk Discounts for Chelsea Residences	Minimum Deal Value	Discount %
1	Full Floor		1.0%
2	>=6 Units, with min 2 2/3 BRs		2.0%
3	>=10 Units, with min 4 2/3 BRs	19 Mn	3.0%
4	>=20 Units, with min 6 2/3 BRs	30 Mn	4.0%
5	>=30 Units, with min 10 2/3 BRs	40 Mn	5.0%
		50 Mn+	
Note: Scheme is valid for bookings closed within 7 days from launch date			





# TOTALLY HOME REAL ESTATE LLC



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