



# MARINA PINNACLE

*Genius Creates at Dubai Marina*



Developer



Agent in Kuwait



Agent in Bahrain





# FACT SHEET

## Marina Pinnacle



Tower Name	:	Marina Pinnacle
Project Location	:	Dubai Marina
Country	:	Dubai- United Arab Emirates
Master Developer	:	Emaar Properties
Developer	:	Tiger Properties
Completion date	:	Anticipated end of June 2010, delivery December 2010

### Project Information

Project Type	:	Residential
Project Contains	:	4 Basement + G + 4 parking + Health Club + 66 Residential floors
Number of Flats	:	750 Flat
Flat Type	:	1,2 and 3 bedroom flats
Flats Area Min/ Max	:	1,061 - 2,412.90 Sq.Ft

### Project Views

Front	:	Marina view
Right	:	Sh.Zaid Road
Back	:	Media City
Left	:	Sea View

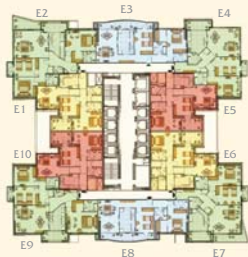
### Facilities

Car Parking	:	One free car park for each flat
Maintenance Fees	:	AED 12-15 per sq.ft
Registration Fees	:	Paid by the buyer on time of registration.
Type of Investment	:	Free Hold

### Average Price:

#### Executive Floor Plan

From E46 to E60



#### Typical Floor Plan

From T1 to T44



Price Min/Max : 1,421 – 3,277 AED per sq.ft

### Payment Plan

Amount	Duration
10%	Dec. -2008
10%	1- Jan. -2009
10%	1- Apr. -2009
10%	1- July -2009
10%	1- Oct. -2009
10%	1- Jan. -2010
10%	1- Apr. -2010
10%	1- July -2010
10%	1- Oct. -2010
10%	Dec. -2010

### MARINA PINNACLE TOWER :

The Marina Pinnacle Tower is a luxuriously designed 71-storey residential building and will be home to more than 750 flat owners living amidst business, relaxation, and family life. Skyscrapers structures are among the neighborhood, not to mention the beautiful beaches, starred chains of hotels and restaurants, branded shops and boutiques to complete the perfect scenario of a luxurious and comfortable living at the Dubai Marina. Marina Pinnacle Tower offers 1, 2 and 3 bedroom flats, with unit sizes ranging from 1,061-2,284 Sq.Ft; this tower assures futuristic yet artistic interiors in each apartment. Luxurious entrance and huge five-star lobby are set to welcome you in the Marina Pinnacle. It has four service floors with eight speed elevators, and a 24-hour security system to assure peaceful and safe living. This makes Marina Pinnacle a perfect haven amidst the business life.

### Location:

Located at the promising business community of the Dubai Marina, with breathtaking views of the Gulf and Palm Jumeirah. It is just a few minutes' drive from Media City, Knowledge Village, IBN Batuta Mall, Mall of Emirates, and many more prominent establishments in Dubai.

### Project Features:

- ◆ Entry to the building is through a spacious, well-decorated lobby maintained per 5-Star standards.
- ◆ State-of-the-art Health Club with fitness equipment, Sauna, Steam bath, Jacuzzi
- ◆ Temperature controlled indoor Swimming pools.
- ◆ Kids' indoor swimming pool.
- ◆ Outdoor swimming pools.
- ◆ Billiards hall, table tennis courts.
- ◆ An exciting electronic games hall for children
- ◆ Various satellite channels free of charges for residents.
- ◆ Communal barbecue area
- ◆ High-speed elevators provide quick access to every floor.
- ◆ Professionally landscaped and maintained surroundings
- ◆ Nursery, nanny and day care facilities (optional-at a reasonable recurring cost)
- ◆ Daily Housekeeping Services (optional-at a reasonable recurring cost)
- ◆ Convenient covered parking (limited number of additional parking bays available at extra cost, subject to availability).

### Security Consideration:

- ◆ 24-hour maintenance and facilities management
- ◆ Security desk for the building with closed circuit television
- ◆ Convenient enter phone system for each suite.

### Suite Features:

- ◆ Quality amenities and finishing throughout
- ◆ Telephone sockets supplied in the suite
- ◆ Sockets for digital/satellite TV provided in the suite.

### Bathroom Features:

- ◆ Luxurious bath in master bedroom
- ◆ Full height, polished ceramic wall tiles in bath.
- ◆ Vanity mirror
- ◆ All vanity sinks feature stylish fittings