CANAL FRONT

RESIDENCES

IMMACULATE RESIDENCES LOCATED DIRECT ON WATER CANAL WITH BURJ KHALIFA AND SAFA PARK VIEWS



APARTMENTS BY THE WATER CANAL

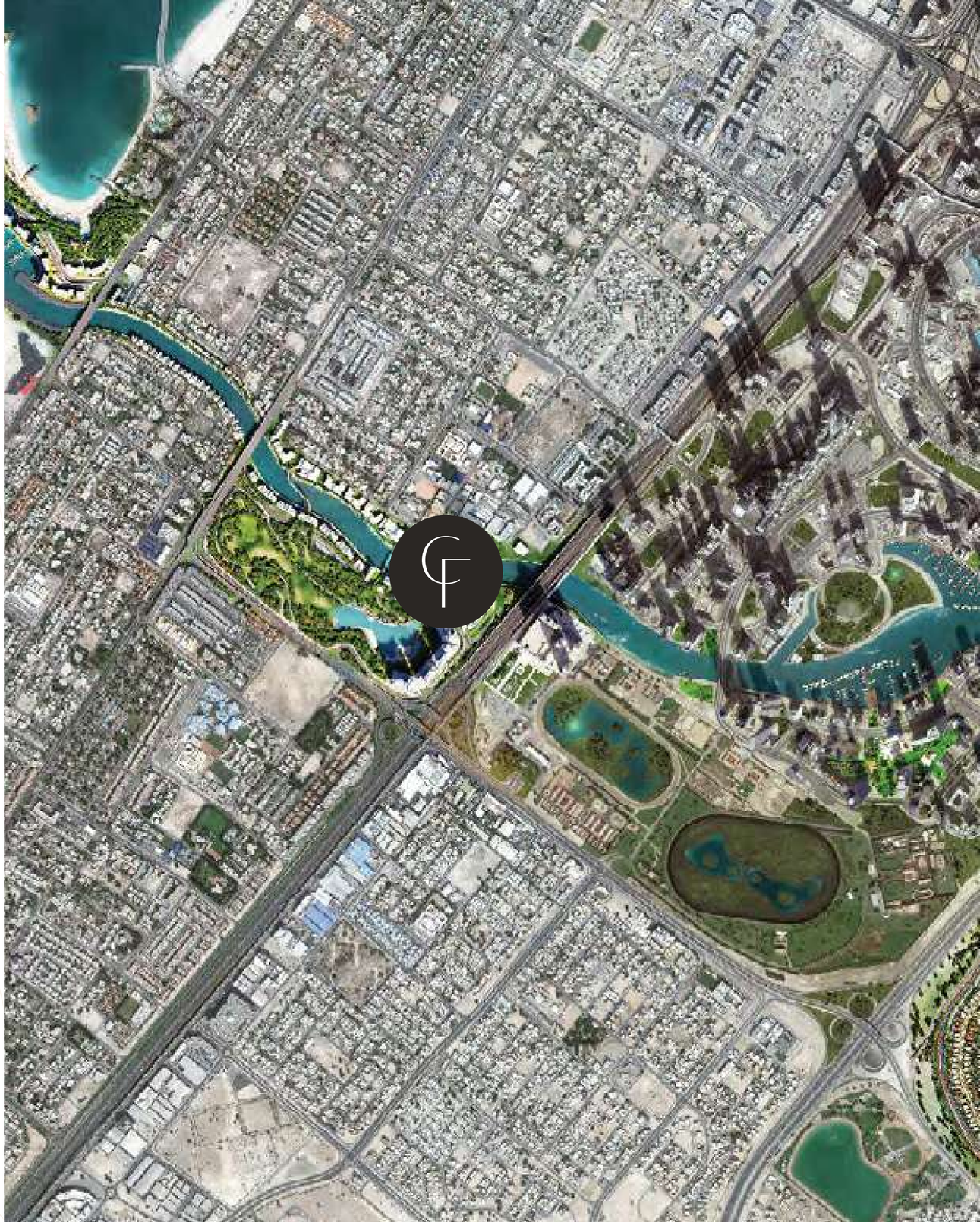
This exciting and dynamic development project is comprised of two towers, Tower West and Tower East and will offer luxury property buyers a range of accommodation options including 1, 2 and 3 bedroom apartments.



ALWASL, JUMEIRAH

Stretching for 3.2km over a meandering path with approximately 120 meters in width, the Dubai Water Canal runs parallel to Sheikh Zayed Road. And is located near the Al Safa Green Park. It connects Jumeirah, Business Bay, Zabeel, Bur Dubai and Deira. It's a symbol of pride, an attraction to behold, and is one of Dubai's fastest growing and distinguished communities.

There is a convenient exit to Sheikh Zayed Road, along which you can quickly get to the rest of the city. The Burj Khalifa, Dubai Mall and the DIFC Business Center are just 5 minutes away.



HOTELS (5 MIN)

1. Bulgari Hotel & Resort
2. Four Seasons Jumeirah
3. Mandarin Oriental

LEISURE (5 MIN)

Attractions

1. Dubai Water Canal
2. Jumeirah Beach
3. Dubai Harbour 1 & 2
4. City Walk & Box Park
5. Meydan Grand Stand

EDUCATION

1. Canadian University Dubai
2. Maktoum Bin Hamdan College
3. Schools on Al Wasl Road

PARKS & SANCTUARIES

1. Safa Park (1 min)
2. Burj Park (5 min)
3. Заповедник Ras Al Khor (10 min)
4. Zabeel Park (10 min)
5. Dubai Healthcare City (10 min)

HOTELS (10 MIN)

4. Armani Hotel Dubai
5. Burj Al Arab
6. Shangri-La Hotel

SHOPPING MALLS

6. Dubai Mall (5 min)
7. Mall of The Emirates (10 min)

ARTS & SHOWS

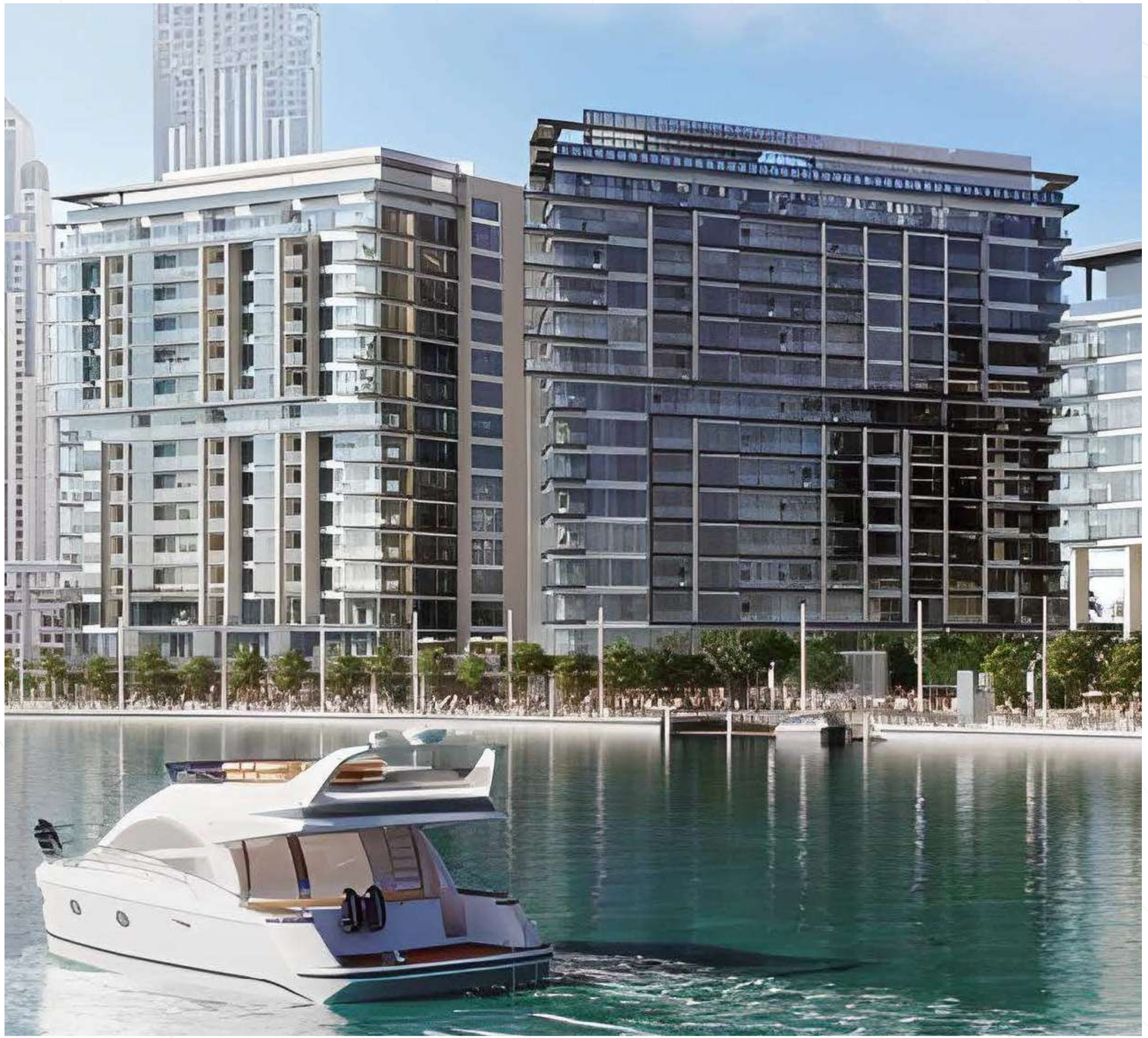
8. Dubai Design District (10 min)
9. La Perle (3 min)

BUSINESS

1. Business Bay (5 min)
2. Dubai World Trade Center (7 min)
3. DIFC (7 min)
4. Sheikh Zayed Road Towers (5 min)
5. TECOM (10 min)
6. Dubai Internet City & Media City (10 min)
7. Ritz Carlton (DIFC)
8. Four Seasons (DIFC)




Burj Khalifa
The Dubai Mall
Sheikh Zayed
Road
Building 9
East & West



EXPRESSIVE ARCHITECTURE

Modern facades are beautifully designed. Enjoy breathtaking views from floor-to-ceiling glass windows and balconies of your luxury home. Expressive architecture is the hallmark of Canal Front Residences.

MODERN FINISHINGS

Canal Front residences boasts well-appointed residences with large windows, spacious rooms, carefully designed interiors and unique pastel textures and finishes that compliment the surrounding beauty of both Dubai Water Canal & the Safa Park.







1, 2 AND 3-BEDROOM APARTMENTS WITH UNLIMITED VIEWS

Two towers include 14 floors each with apartments from 1 to 3 bedrooms. All Canal Front apartments include balcony and floor-to-ceiling high windows.

The project includes a variety of apartments from 972 sq. ft., with picturesque views of the embankment, Dubai Canal, Safa Park, the Sheikh Zayed Road, Tolerance bridge and the Downtown Dubai skyline.



UNOBSTRUCTED VIEW OF THE WATER

Canal Front project is surrounded by greenery and water. The apartments with an open balconies provide spectacular views of the canal as well as the stunning urban neighbourhood on the opposite side

POOL AND RECREATION AREA

Canal Front offers a variety of activities. Enjoy swimming in the outdoor pool located on the podium. Relax with a cool drink in the sunny lounge. There is a barbecue area for family evening gatherings nearby.





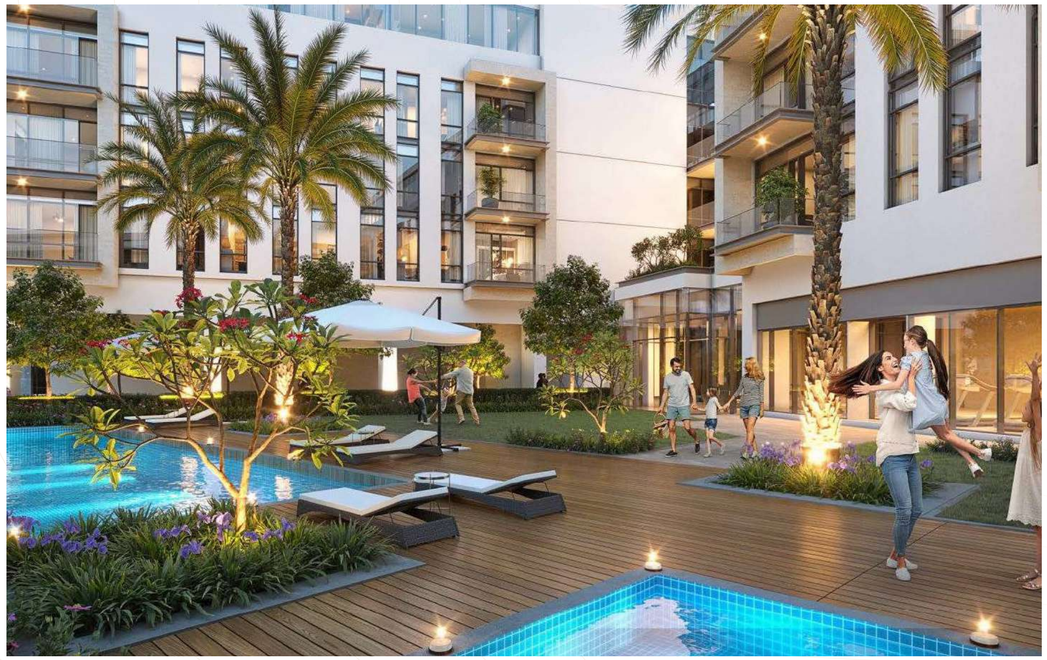
EQUIPPED GYM AND ACCESS TO THE GARDEN

Canal Front has an equipped gym with panoramic windows. You can run on the treadmill overlooking the view or stroll through the landscaped gardens of Safa Park.

TERRACE AND LOUNGE AREA

The building has its own landscaped garden, where residents can enjoy spending time with friends or family on the spacious terrace, prepare meals in the open air, relax in the lounge area, or arrange a work meeting.











AL SAFA PARK

Safa Park is one of the biggest parks in Dubai, located 1 minute walk from Canal Front. This is a great place for a family holiday, where you can spend time in a friendly company outdoors.

Canals with pedestrian bridges run through the entire park, only to converge into an artificial lake with beautiful fountains in the middle.

Safa Park is the only park in the Al Safa district with an area of 64 hectares, with recreation areas, cafes, sports and children's playgrounds.

NEAR THE SCENIC BRIDGE

The graceful “Tolerance Bridge” is a scene to behold everyday, with added flair by the snow-white yachts slowly sailing by. Named in honor of the International Day of Tolerance, the bridge offers pedestrians a 690-foot-long walking and cycling path over the Dubai Water Canal.



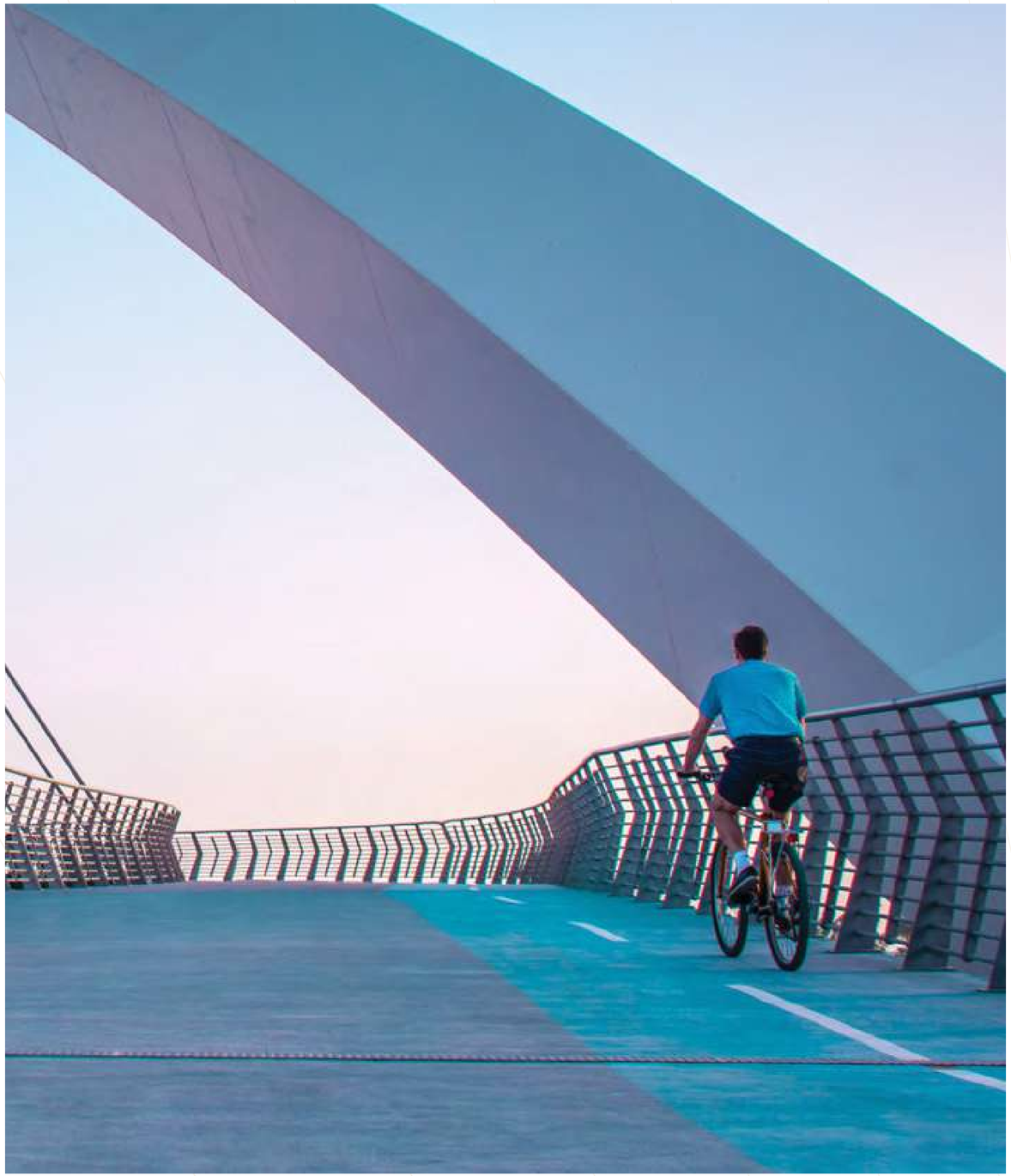


3 KILOMETERS LONG LANDSCAPED EMBANKMENT

Walking enthusiasts will appreciate the walking trail to Safa and Jumeirah Beach, while direct access to the Dubai Water Canal and the waterfront will fill every day with a resort-like atmosphere.

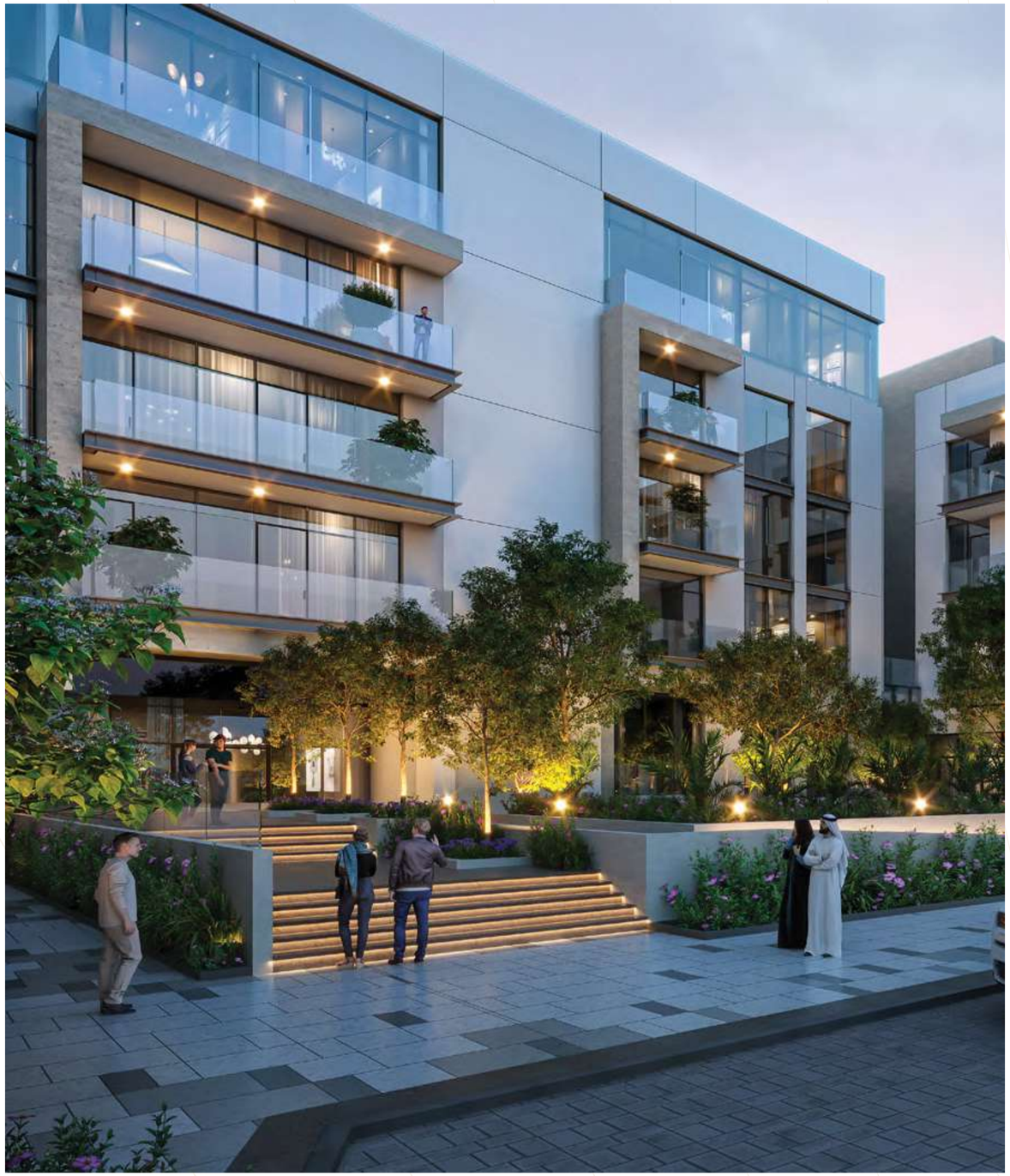
LIFE ON DUBAI WATER CANAL

Canal Front Residences are one of the few residential projects with freehold status in the coveted urban neighbourhood of Jumeirah. For the uninitiated, this means that the project is perfectly suited for foreign luxury property investors who want to find the right asset in one of the city's most prestigious areas surrounded by the best palaces, villas, hotels and restaurants.



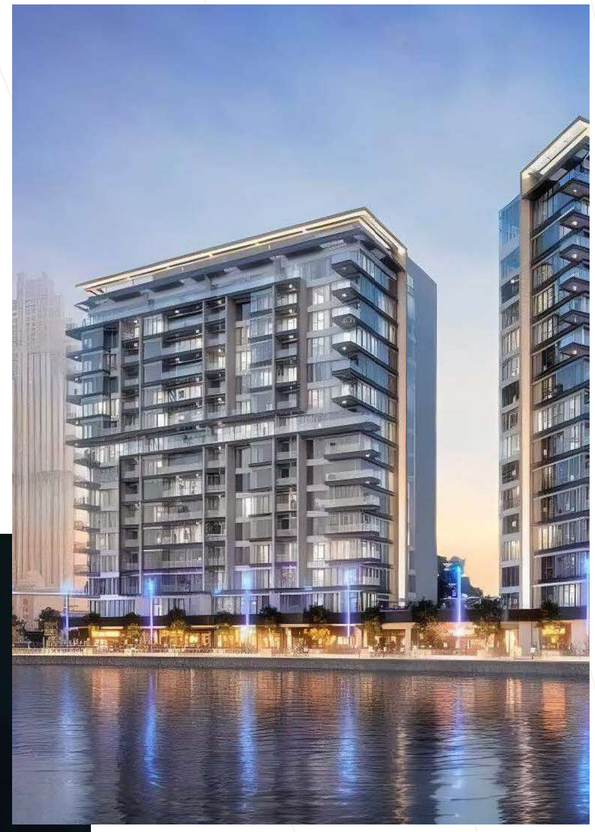


Explore the picture-perfect neighbourhood with a ride around the burgeoning canal on the cycling track or socialise with friends in the multi-purpose room, the option is yours. From recreation, activity and culture to nearby shopping and dining destinations, Canal Front Residences has everything you could desire.













HANDOVER IN Q3 2024

CANAL FRONT

RESIDENCES

www.dubaicanalfront.com