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NAUTICA

A development by



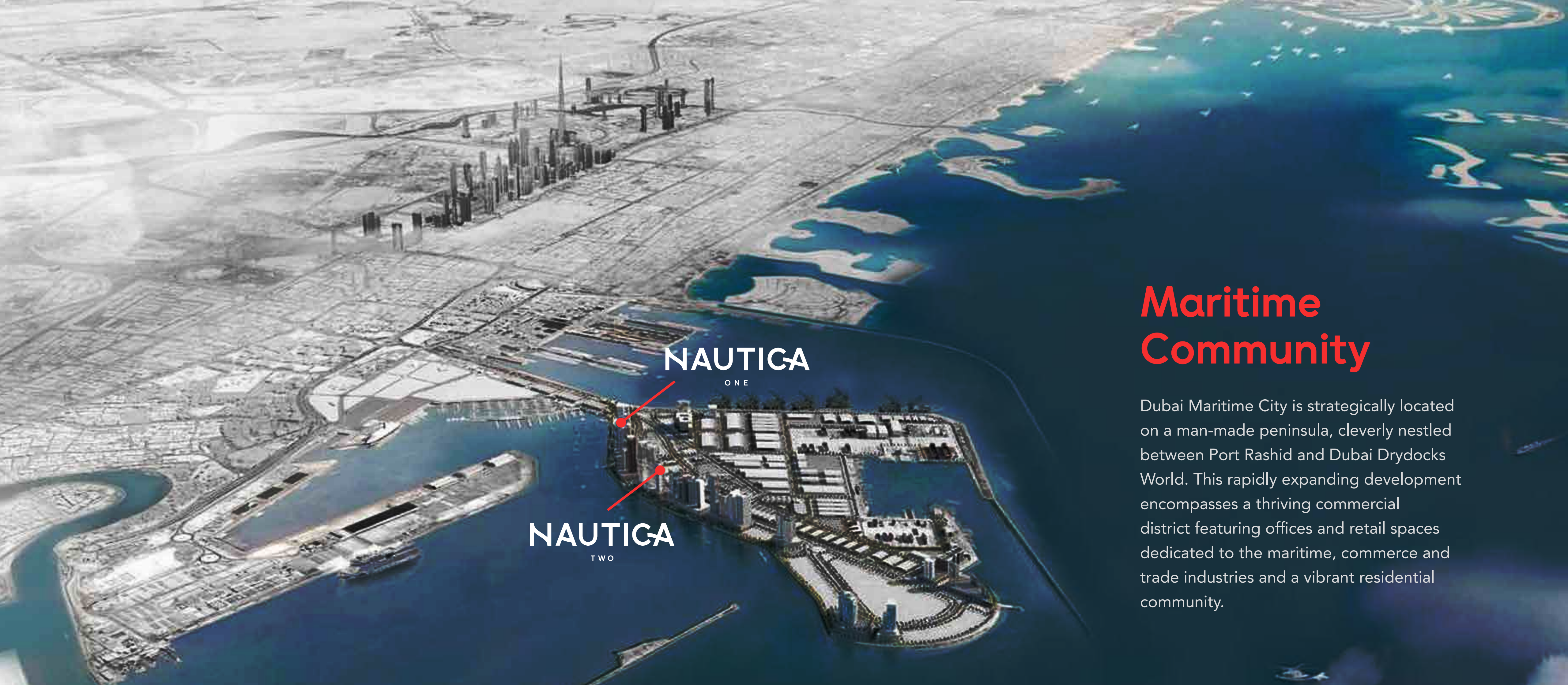


Nautical Vibe

Pulsating an eclectic nautical vibe through its waterfront location, architecture and design, Nautica One & Nautica Two are located in the newest up-and-coming Dubai waterfront hotspot, Dubai Maritime City.

Embodying the spirit of one of the most charismatic port cities in the world, Nautica Towers feature vibrantly designed one and two-bedroom apartments with uninterrupted waterfront vistas and panoramic city views.

With the recently completed infrastructure and superb roadways allowing seamless access to main expressways, Dubai Maritime City is set to become the city's new residential hotspot and the ultimate opportunity for early investors.



Maritime Community

Dubai Maritime City is strategically located on a man-made peninsula, cleverly nestled between Port Rashid and Dubai Drydocks World. This rapidly expanding development encompasses a thriving commercial district featuring offices and retail spaces dedicated to the maritime, commerce and trade industries and a vibrant residential community.

20
minutes from
The Dubai Mall
Dubai International Airport

15
minutes from
Gold Souk
Creek Tower

10
minutes from
Jumeirah Beach Coastline
Pearl Jumeirah

20
minutes from
DIFC
(Dubai International Financial Centre)



Dubai Maritime City

The 227-acre development is set to lead the way in international design excellence, advanced technologies and sustainability, outstanding dining and retail, educational innovation, public art and cultural programs.

Linked to both the historic charm of the Old and the bustling of the New, Dubai Maritime City boasts convenient access to Sheikh Zayed Road and the city's primary expressways, as well as close proximity to Dubai International Airport and Dubai Downtown, home to iconic landmarks including The Dubai Mall and the Burj Khalifa.



A modern balcony with a glass railing and potted plants overlooking a marina and city skyline. The balcony features a curved glass railing and a small table with a cup and saucer. A large potted plant with white flowers is on the left. The view shows a marina with many sailboats, a city skyline in the background, and a clear blue sky.

On the Horizon

The design philosophy for both Nautica Towers focuses on magnifying the picturesque views of the surrounding sea vistas, enhancing the natural beauty of their waterfront location.

The strategic rotation of the Towers to optimize views is a clever architectural move, ensuring residents impressive panoramas of the nearby waterways, the bustling marina, and the lush, low-rise green residential areas.

The result is a seamless blend of urban living with the tranquillity of nature, offering an unparalleled connection to the surrounding environment and a refreshing daily infusion of natural beauty.

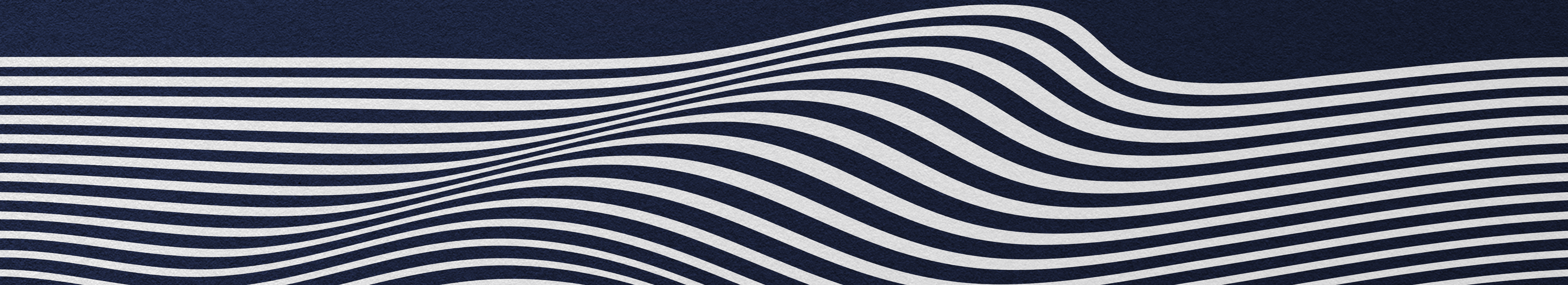




Making Waves in Waterfront Living

Setting the new benchmark for waterfront living in Dubai Maritime City, Nautica Towers feature a selection of expertly designed one and two-bedroom apartments dressed in palettes of slate, cool grey and sapphire, juxtaposed with warm timber tones and accents of copper to create a contemporary and vibrant setting.

A perfect fusion of style and function, the bathroom has been crafted for comfort and thoughtfully designed for ease of living. Its minimal and striking design creates a unique space, complemented by colourful accents in the finishings.



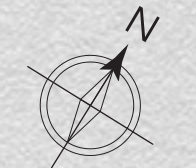




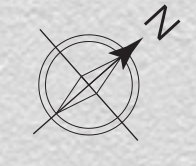




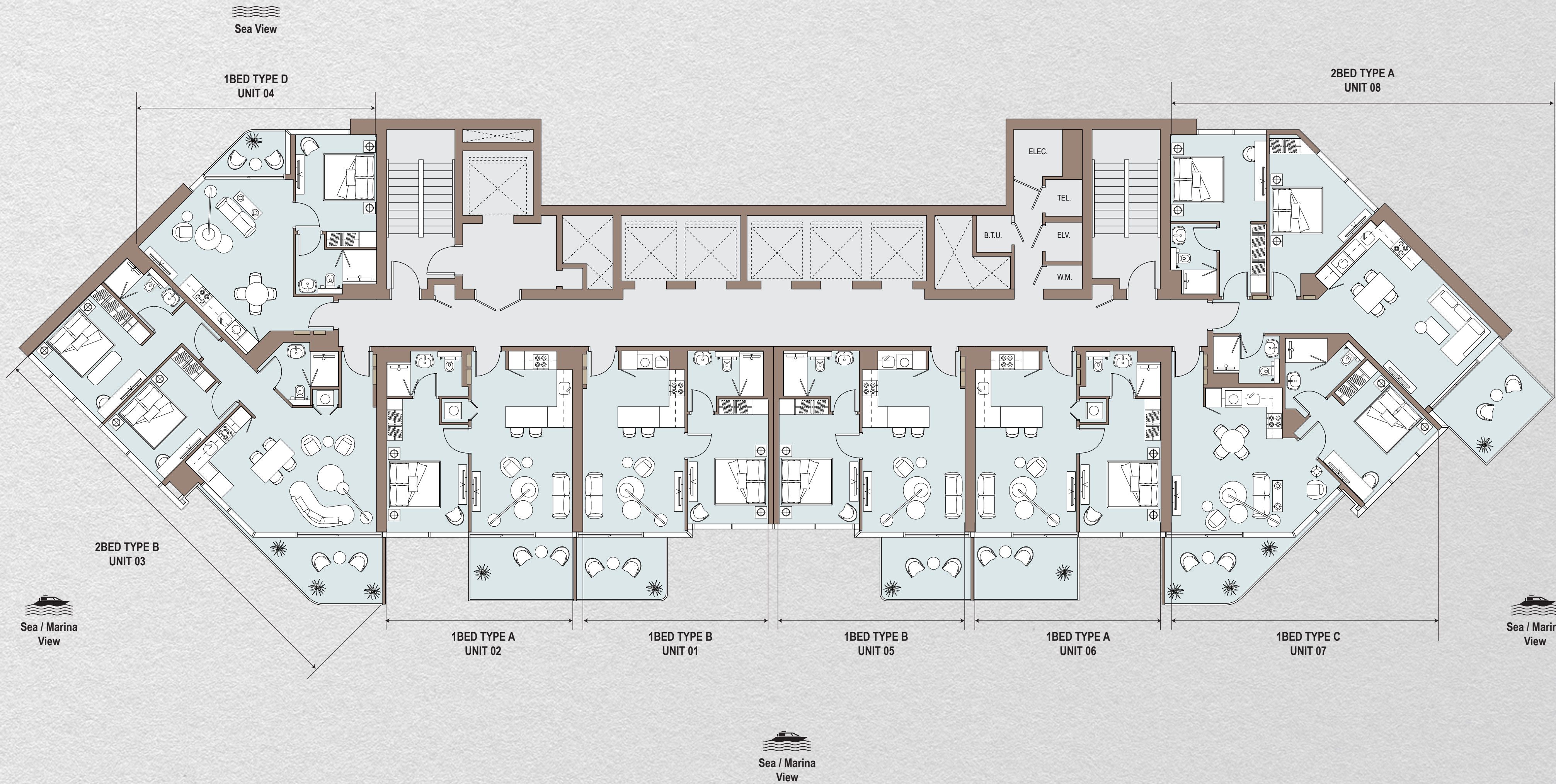


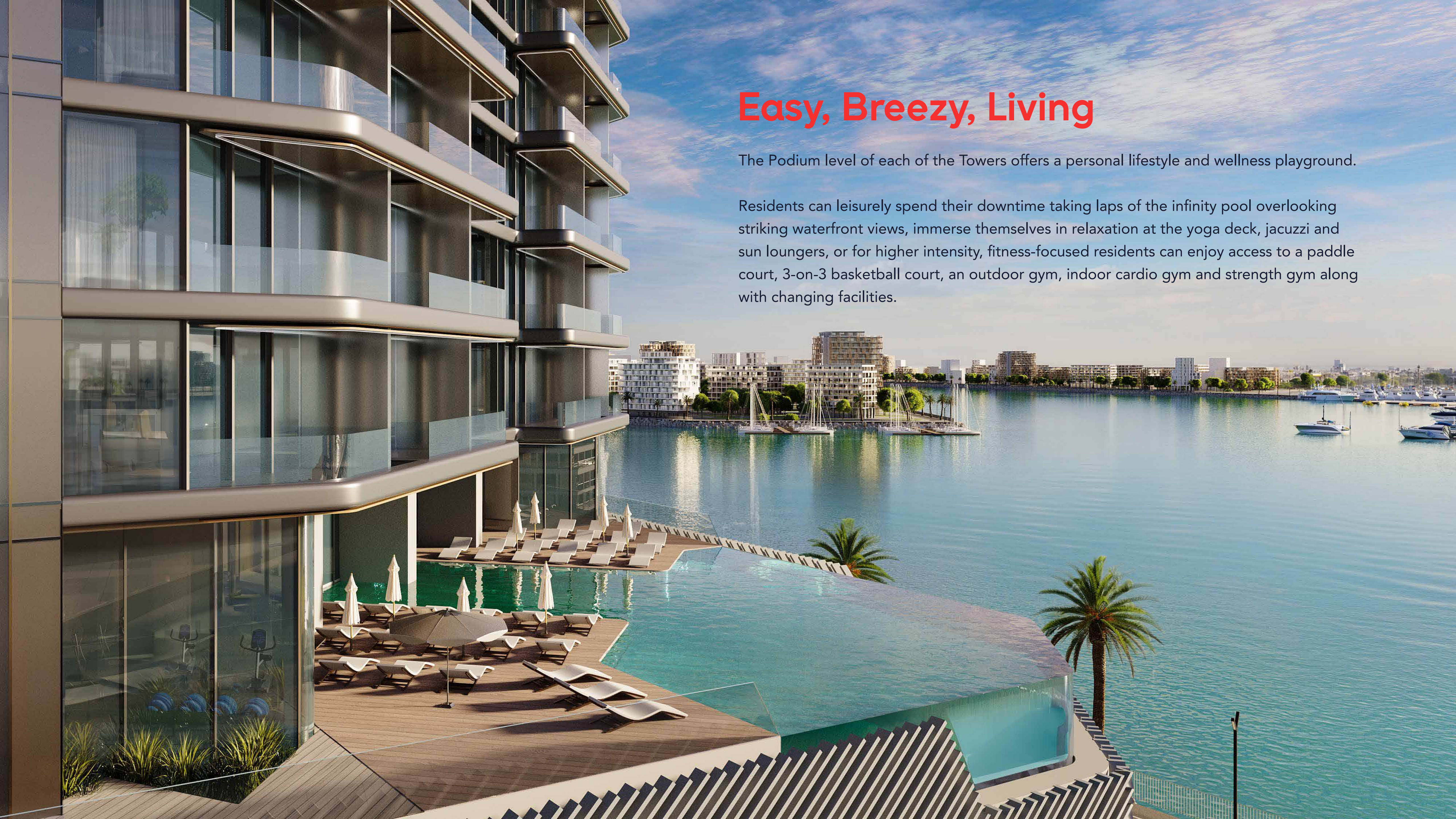


Tower One



Tower Two



The image is a promotional rendering for a luxury residential development. On the left, a modern high-rise building with glass balconies and dark metal railings is shown. In the foreground, a large infinity pool with a wooden deck, lounge chairs, and umbrellas is visible. The pool overlooks a calm body of water, likely a marina, where several sailboats are docked. In the background, a city skyline with various buildings is visible under a clear blue sky with light clouds. The overall scene conveys a sense of luxury, relaxation, and waterfront living.

Easy, Breezy, Living

The Podium level of each of the Towers offers a personal lifestyle and wellness playground.

Residents can leisurely spend their downtime taking laps of the infinity pool overlooking striking waterfront views, immerse themselves in relaxation at the yoga deck, jacuzzi and sun loungers, or for higher intensity, fitness-focused residents can enjoy access to a paddle court, 3-on-3 basketball court, an outdoor gym, indoor cardio gym and strength gym along with changing facilities.



-  **1** Infinity Pool
-  **2** Jacuzzi
-  **3** Pool Deck
-  **4** Changing Rooms
-  **5** Cardio Gym

-  **6** Strength Gym
-  **7** Outdoor Gym
-  **8** Yoga Lawn
-  **9** Basketball Court
-  **10** Padel Court







Payment Plan

AED
50K

Upon
Reservation

Balance of
20%

Registration within
14 days of reservation

20%

Within 6 months of
reservation

60%

Upon
completion

Development Timeline

52 Avenue Road The EDGE	London, UK Dubai, UAE	Under Development Under Development		2023
Six Senses Residences The Palm, Dubai Jumeirah Living Business Bay Peninsula Four, The Plaza Peninsula Three Velocity Tower	Dubai, UAE Dubai, UAE Dubai, UAE Dubai, UAE London, UK	Under Development Under Development Under Development Under Development		2022
15 Northside 98 Baker Street Echo Building Peninsula One Peninsula Two Peninsula Five, The Signature Collection	Dubai, UAE London, UK Liverpool, UK Dubai, UAE Dubai, UAE Dubai, UAE	Under Development Under Development Under Development		2021
Jumeirah Living Marina Gate Niu Air	Dubai, UAE Frankfurt, Germany			2020
Studio One Marina Gate II Ibis Hotel	Dubai, UAE Dubai, UAE Sheffield, UK			2019
Marina Gate I No. 9 The Hive	Dubai, UAE Dubai, UAE Dubai, UAE			2018
Pacific	Ras Al Khaimah, UAE			2017
Ballochmyle Estate	Scotland, UK			2016
InterContinental Dubai Marina Alexandra Tower Radisson Blu Hotel Velocity Tower	Dubai, UAE Liverpool, UK Birmingham, UK Sheffield, UK			2015
West Avenue Nottingham One	Dubai, UAE Nottingham, UK			2014
Bay Central	Dubai, UAE			2012
Botanica The Torch	Dubai, UAE Dubai, UAE			2011
The Point Royal Oceanic	Dubai, UAE Dubai, UAE			2009
Yacht Bay	Dubai, UAE			2007
SELECT GROUP	Dubai, UAE			2002



Founded in 2002, Select Group is a dynamic and diverse corporation with premium property development at its core.

Select Group operates a portfolio of investments in various sectors across the Middle East, the United Kingdom and Europe, supported by a global talent pool of over 750 employees.

Select Group's development portfolio comprises over 20 million square feet of award-winning residential, commercial, hospitality and retail developments, delivering over 7,000 homes, with another 5,000 units in the pipeline, a combined Gross Development Value (GDV) of over AED 20 billion.

Diversification has been a critical strategy for sustainable growth for Select Group with several other investment ventures within the fitness, wellness, technology and asset management sectors.





 **CONSTRUCTION**
Innovation Awards | **2022**



NAUTICA

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