



Prop971

Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.

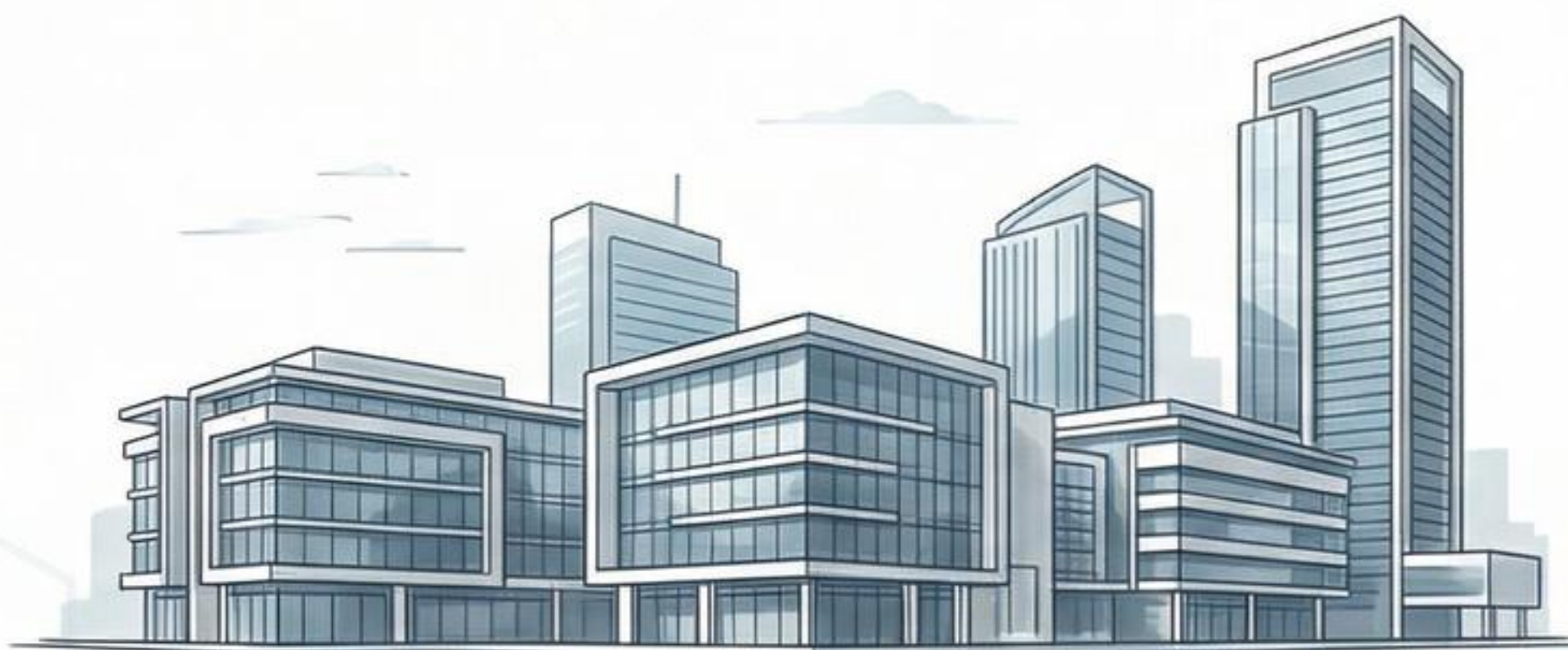


- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.





EDGE





A BOLD STATEMENT ON THE EDGE OF DOWNTOWN DUBAI

Say hello to a truly cosmopolitan living experience on the EDGE of Downtown Dubai and Business Bay.

The EDGE introduces an eclectic urban vibe to the city that is defined by its modern architecture and signature interior design of bold, contrasting colour palettes.



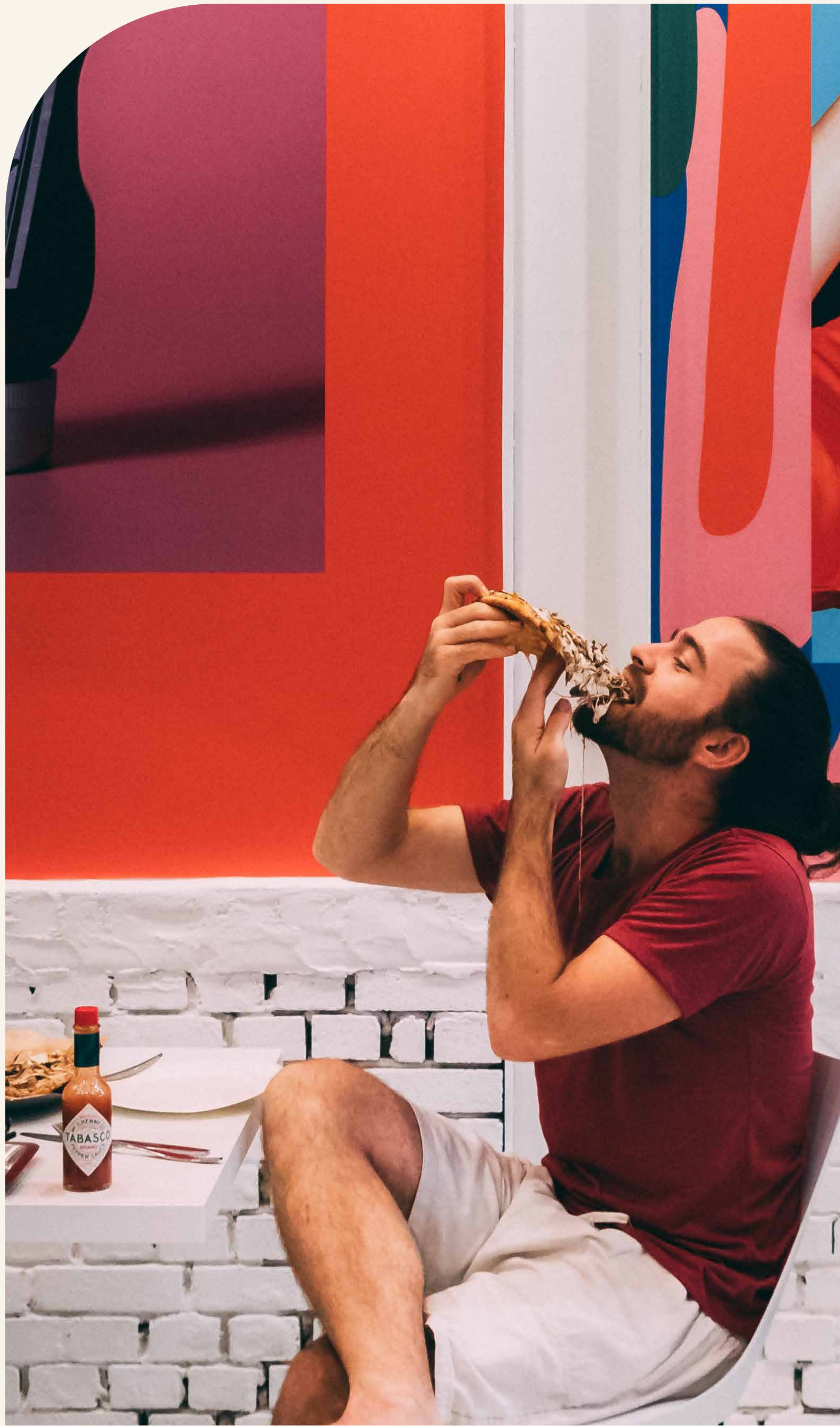
LOCATION

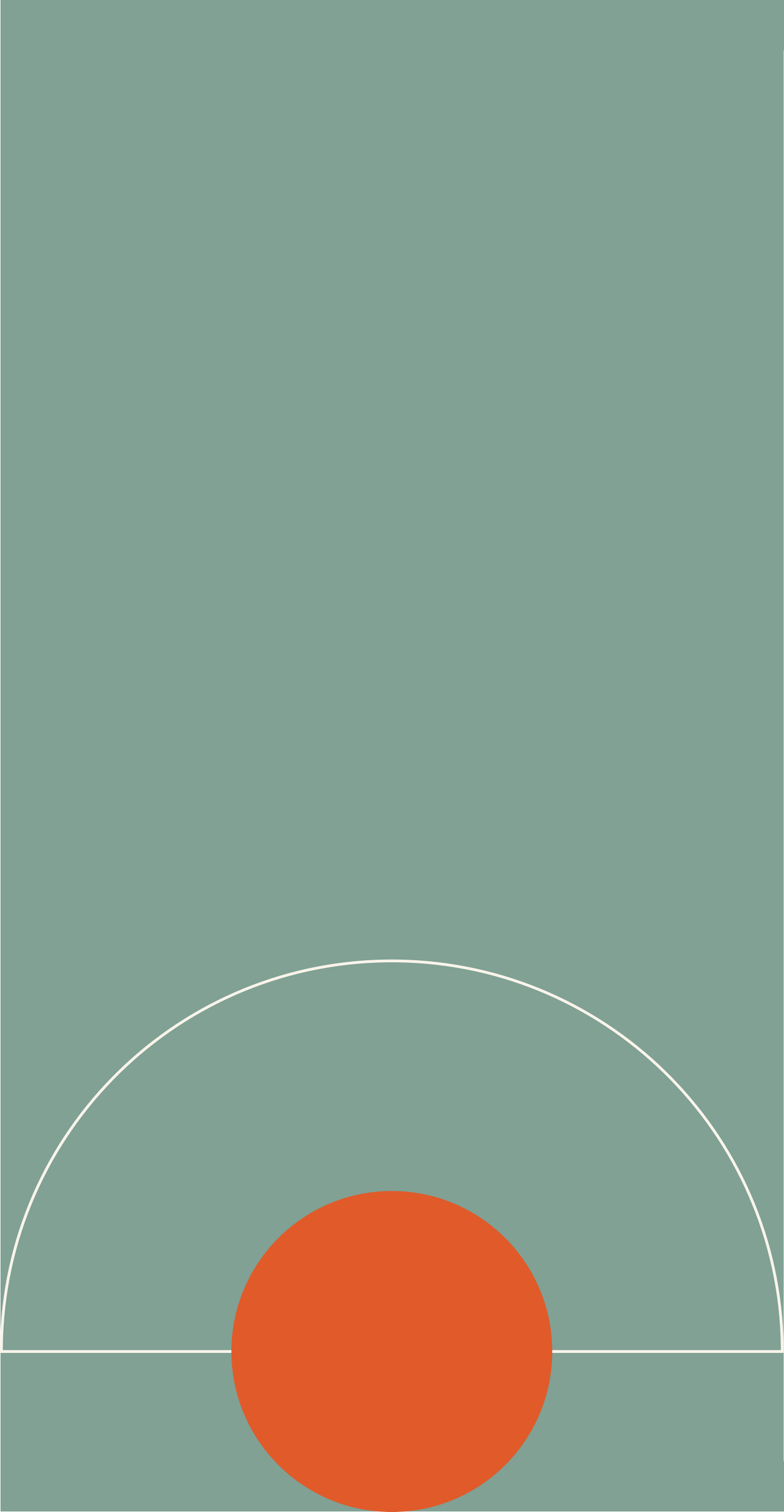
THE CITY AT YOUR DOORSTEP

Strategically located to offer residents a vibrant choice of lifestyle options, The EDGE puts the best of Dubai at your doorstep.

A connected address for work and play, The EDGE is minutes away from the entertainment district of Downtown Dubai in one direction, the calm waters of the Dubai Canal in the other, whilst just steps away from a wide array of retail and dining options.







RESIDENCES

VIBRANT DESIGN

Presenting timeless architecture fused with vibrant design, the dual towers of The EDGE have been strategically placed to ensure residents are mesmerised by the city's beauty, no matter which direction they face.

The EDGE features eclectic-styled one and two-bedroom residences with views of the Burj Khalifa, Dubai Canal and Business Bay.



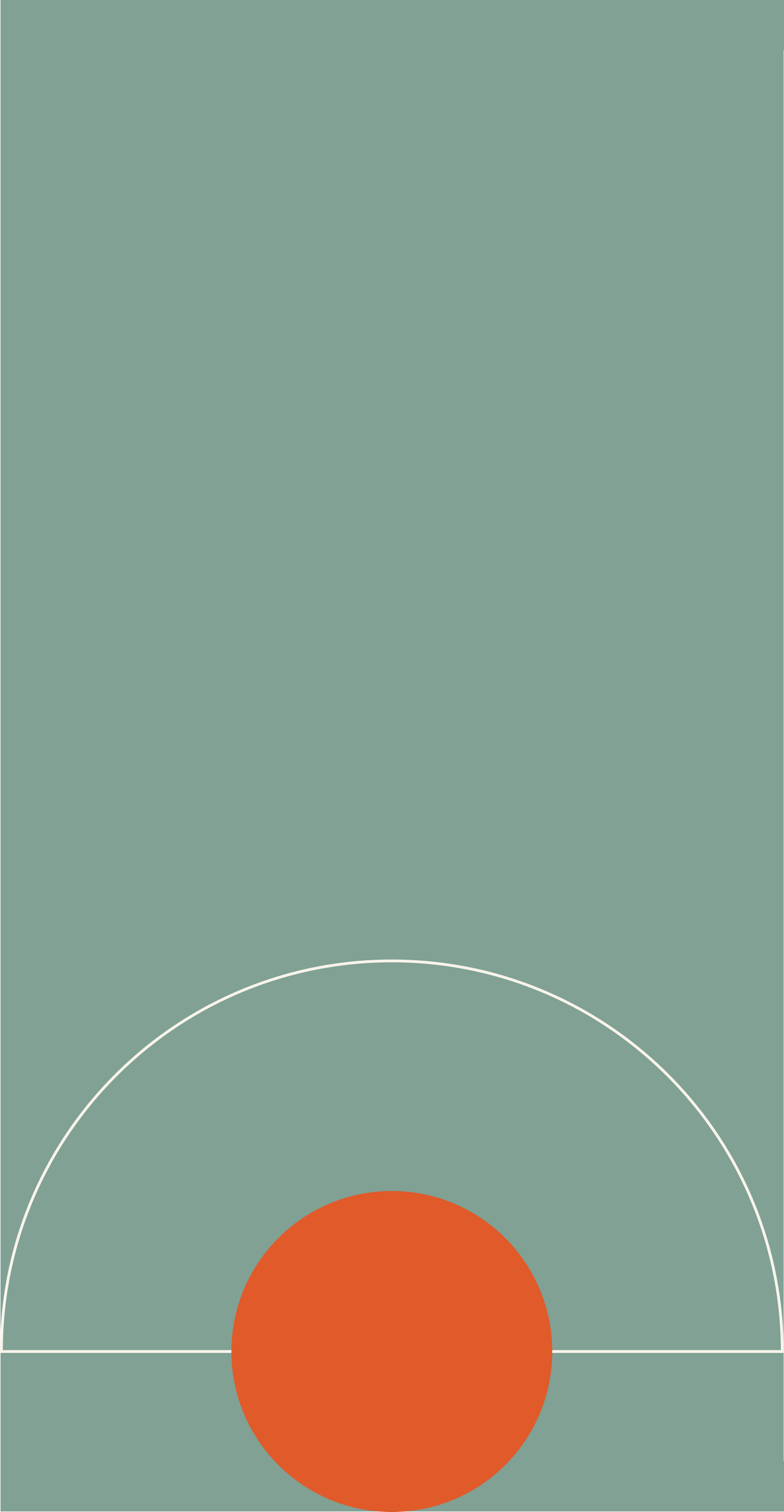












LIFESTYLE AMENITIES

LIFE AT THE EDGE

Make the most of your downtime and go beyond condominium living at The EDGE's wide range of lifestyle facilities including a co-working space, games room, social lounge and more!

Spanning over 61,000 sq.ft., the leisure deck of the podium level offers a haven of well-being and fun for all, including a large fully equipped gymnasium, infinity pool, outdoor gym, padel courts, pickleball/basketball court, barbecue area and a selection of seating and lounge areas.



1. Lobby Entry
2. Yoga Deck
3. Lounge Area/Outdoor Seating
4. Community Pool
5. Courtyard
6. Pool Deck
7. Sunken Seating
8. BBQ Area
9. Outdoor Fitness Area
10. Sprint Track
11. Padel Court
12. Pickleball/Basketball
13. Jacuzzi



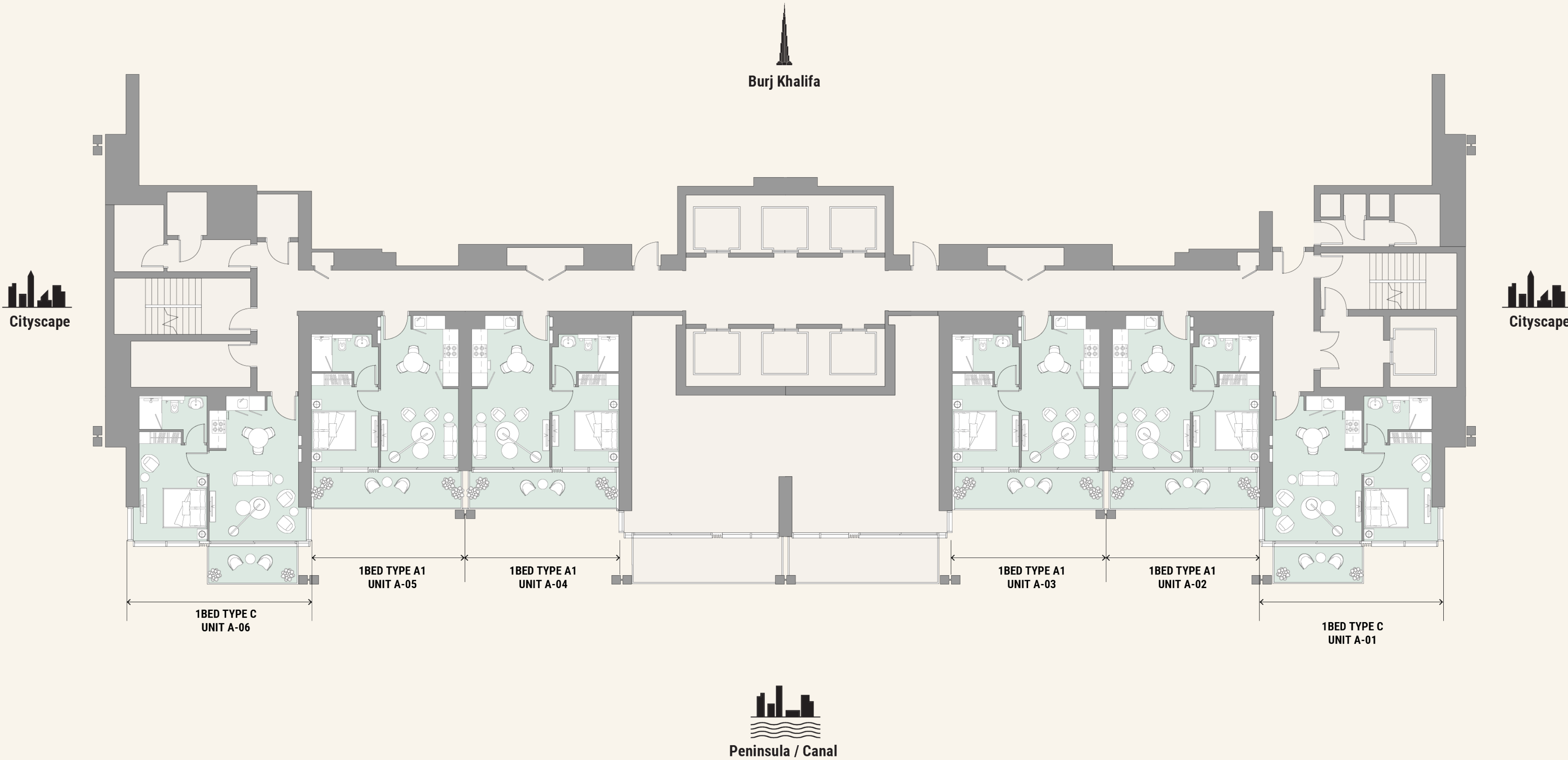


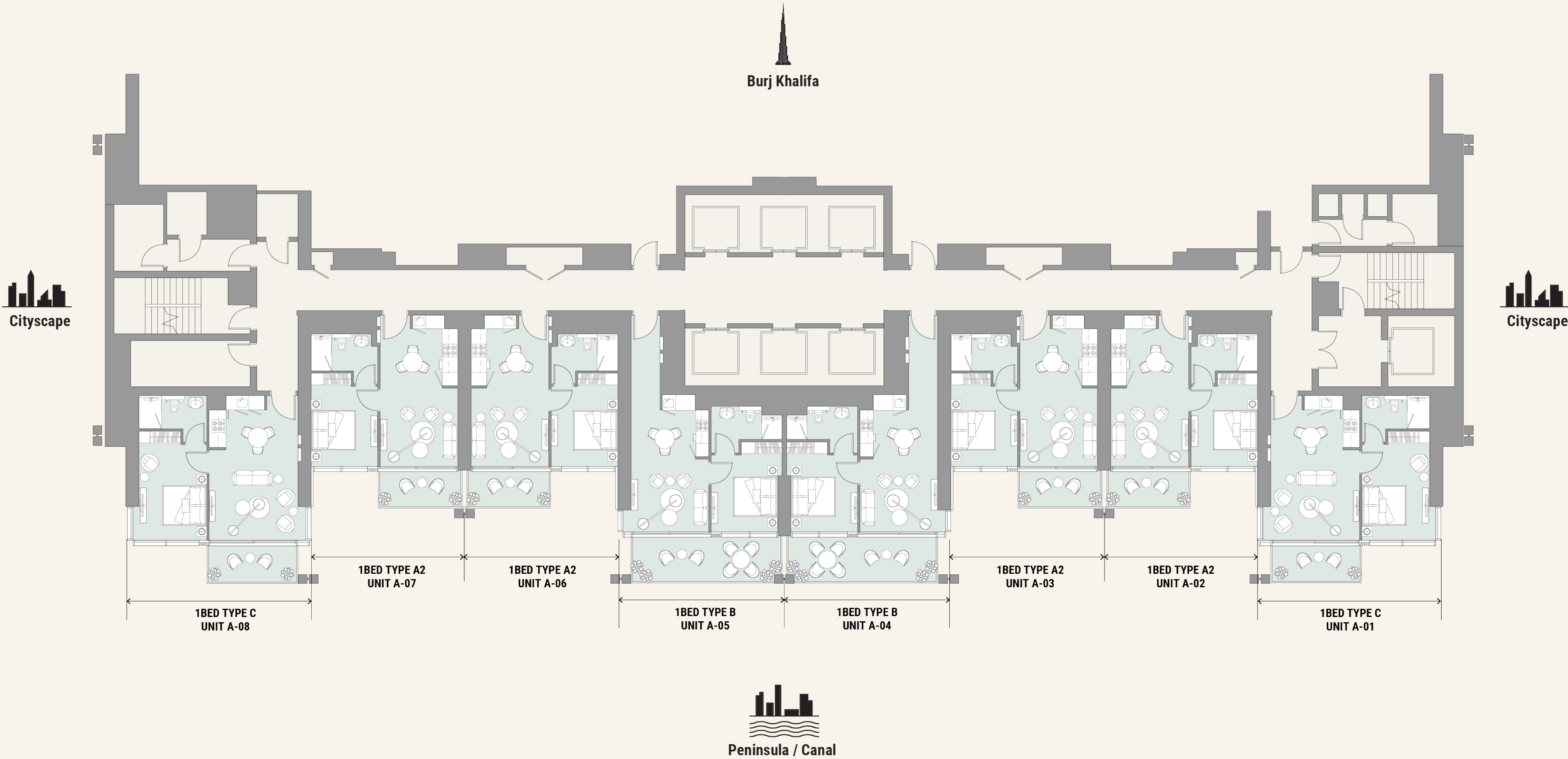
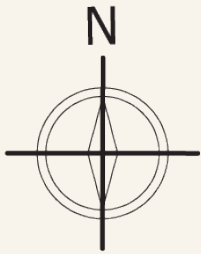




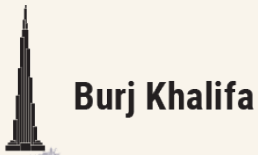




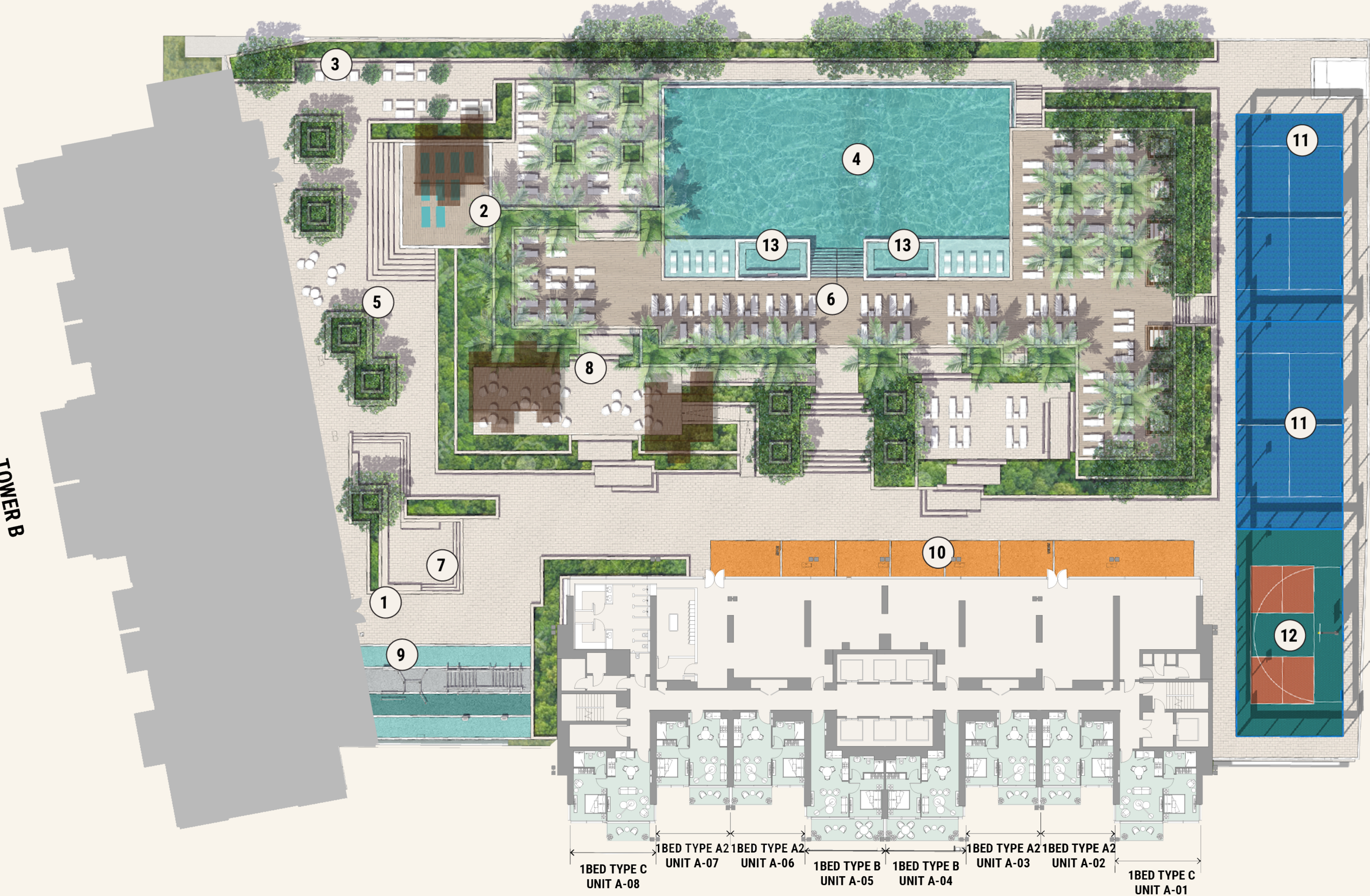




TOWER A KEYPLAN
Podium Level 4, Pool Deck



TOWER B

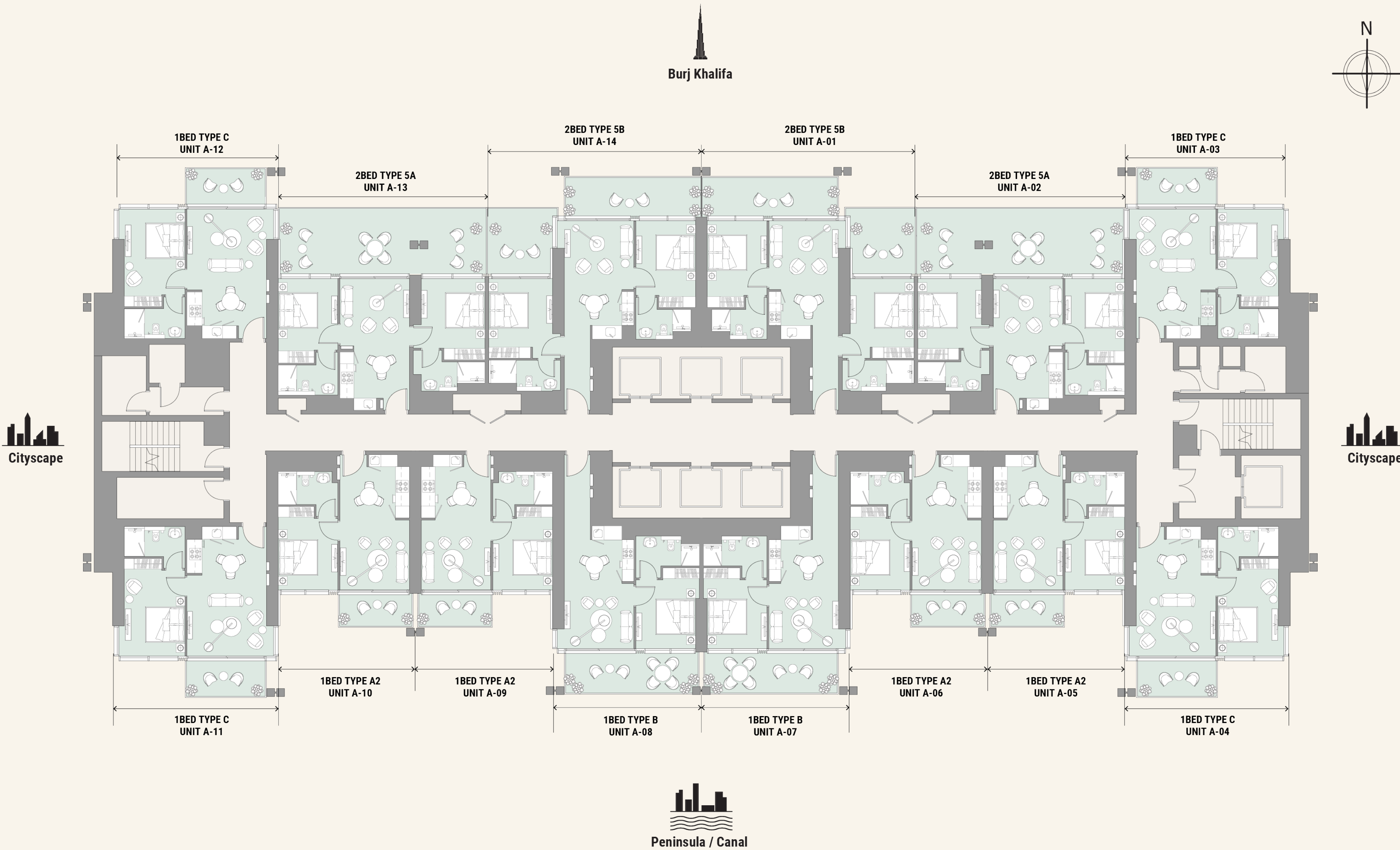


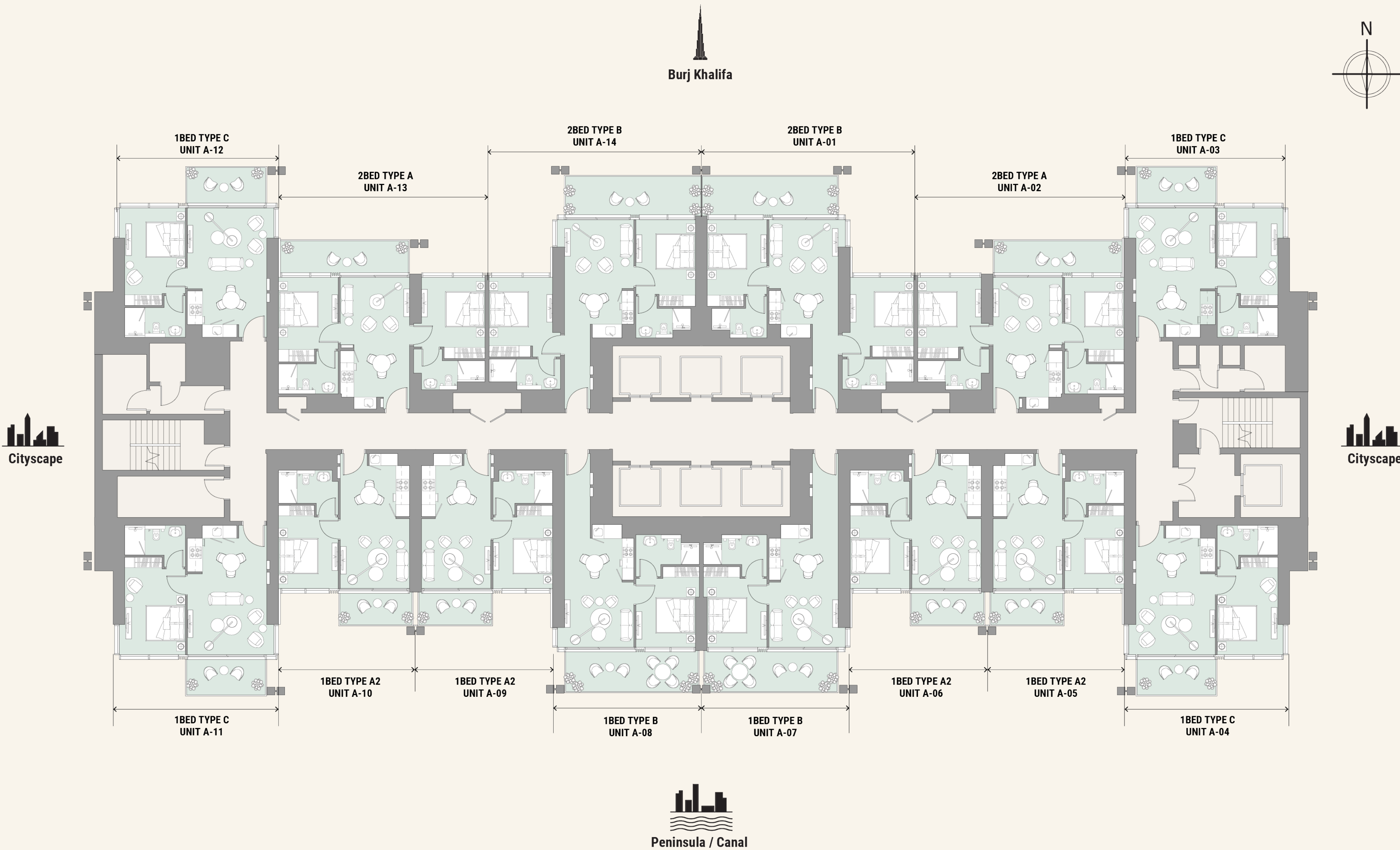
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- 13. Jacuzzi

TOWER A

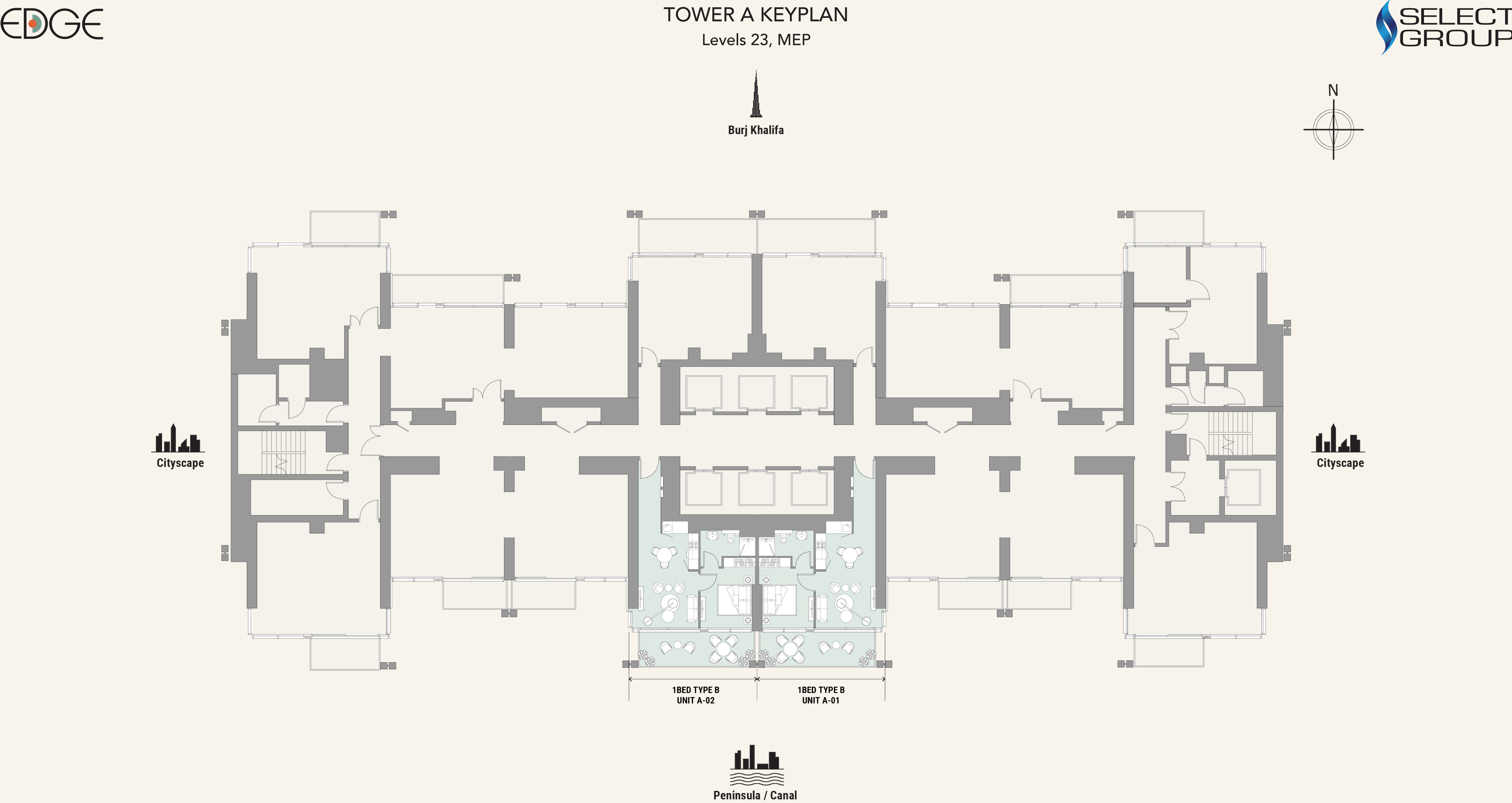


Peninsula / Canal

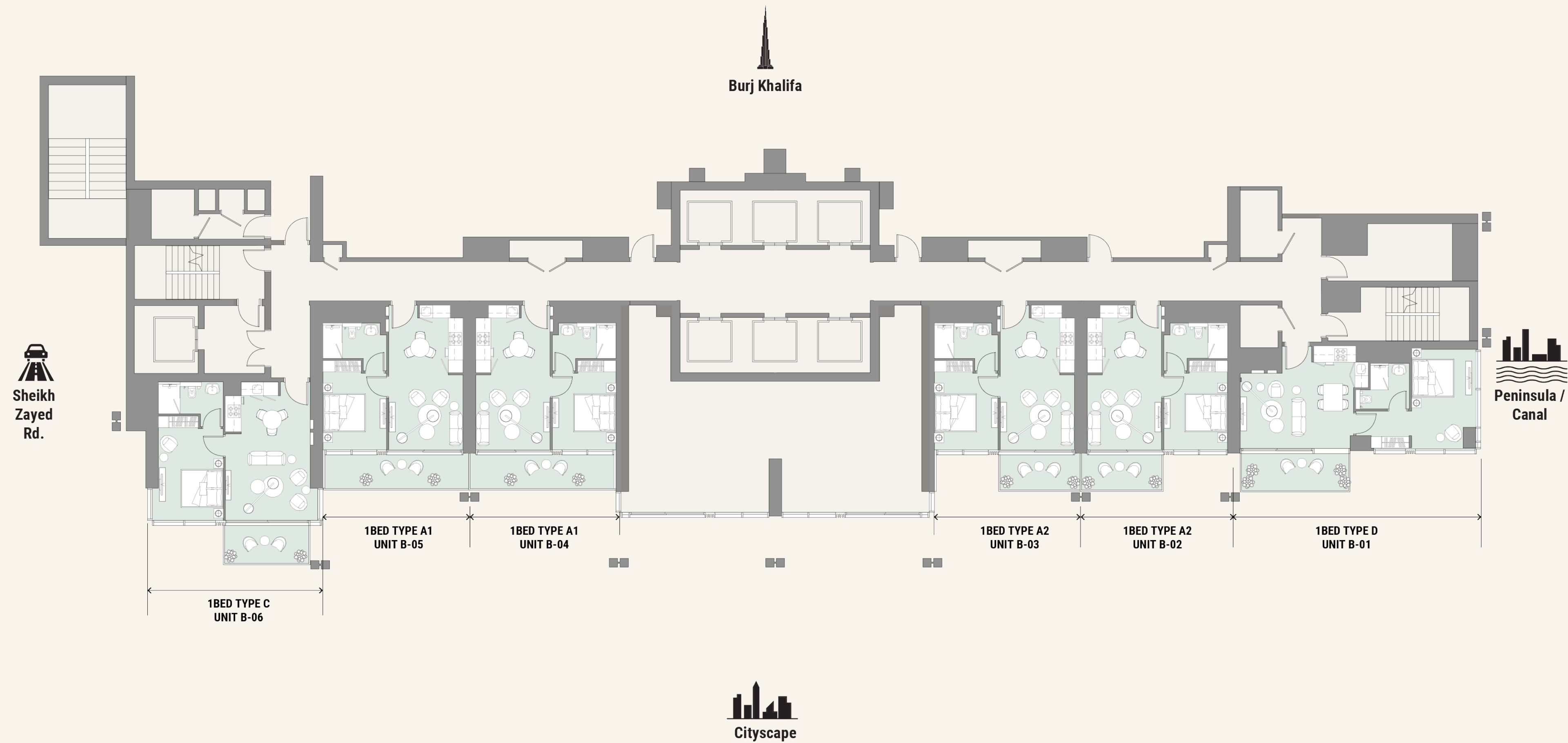
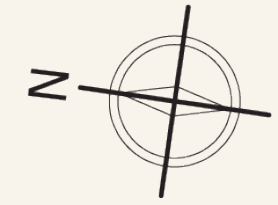


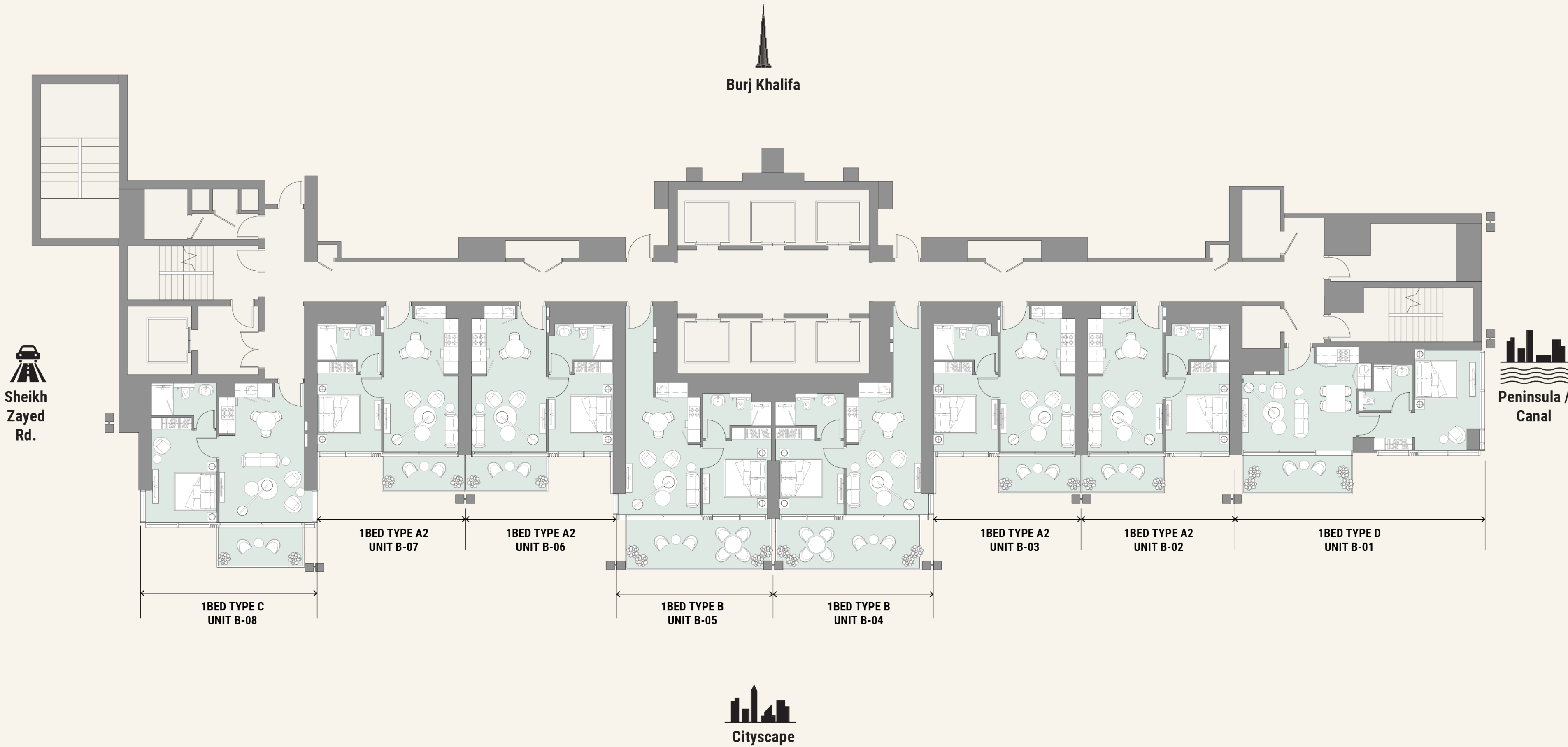
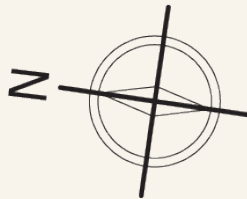


Drawings are provided by our consultants. All dimensions, features and amenities are approximate at time of printing. Actual size may vary from stated area. Drawings not to scale E & OE. The developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice.

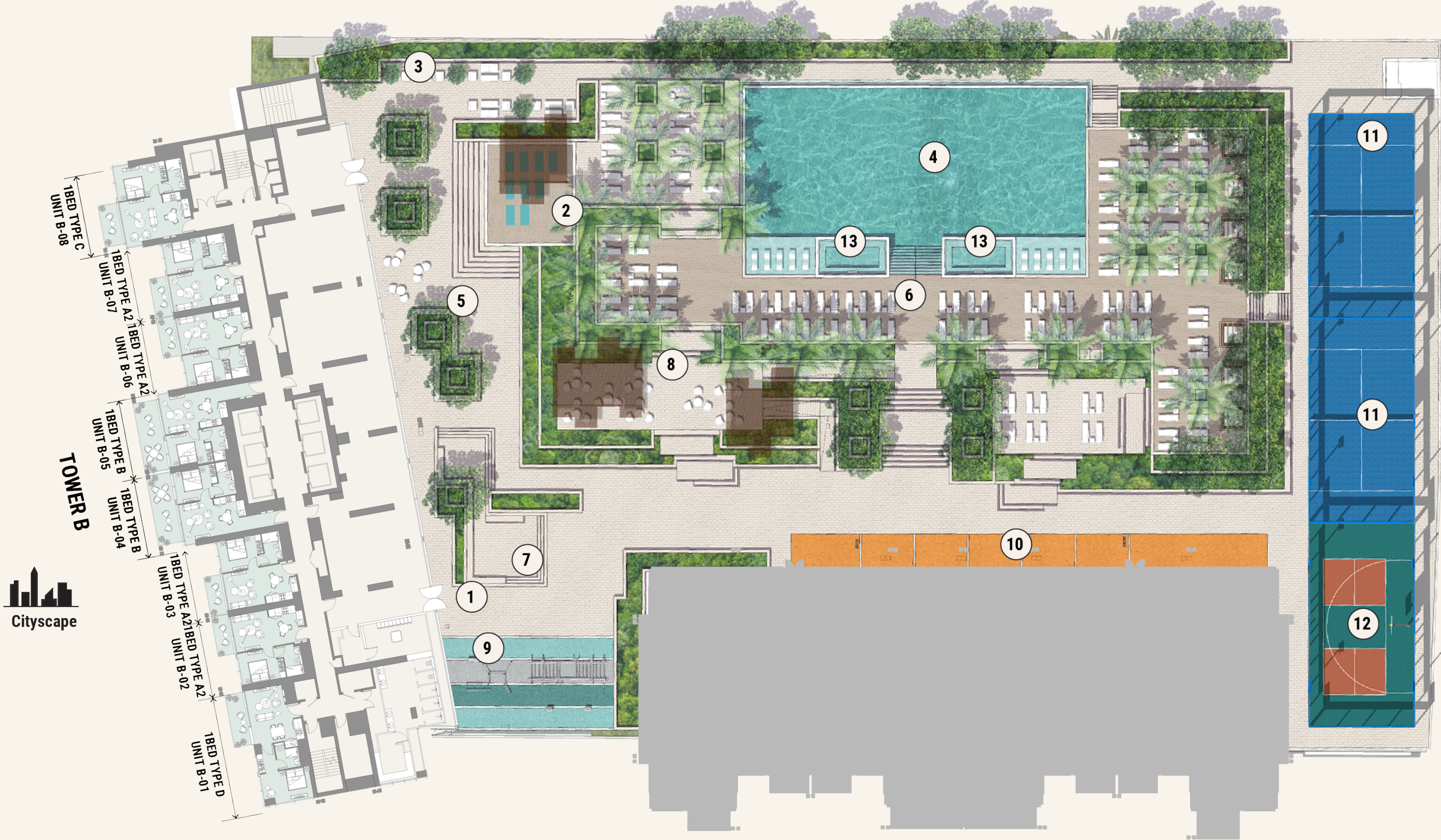








TOWER B KEYPLAN
Podium Level 4, Pool Deck



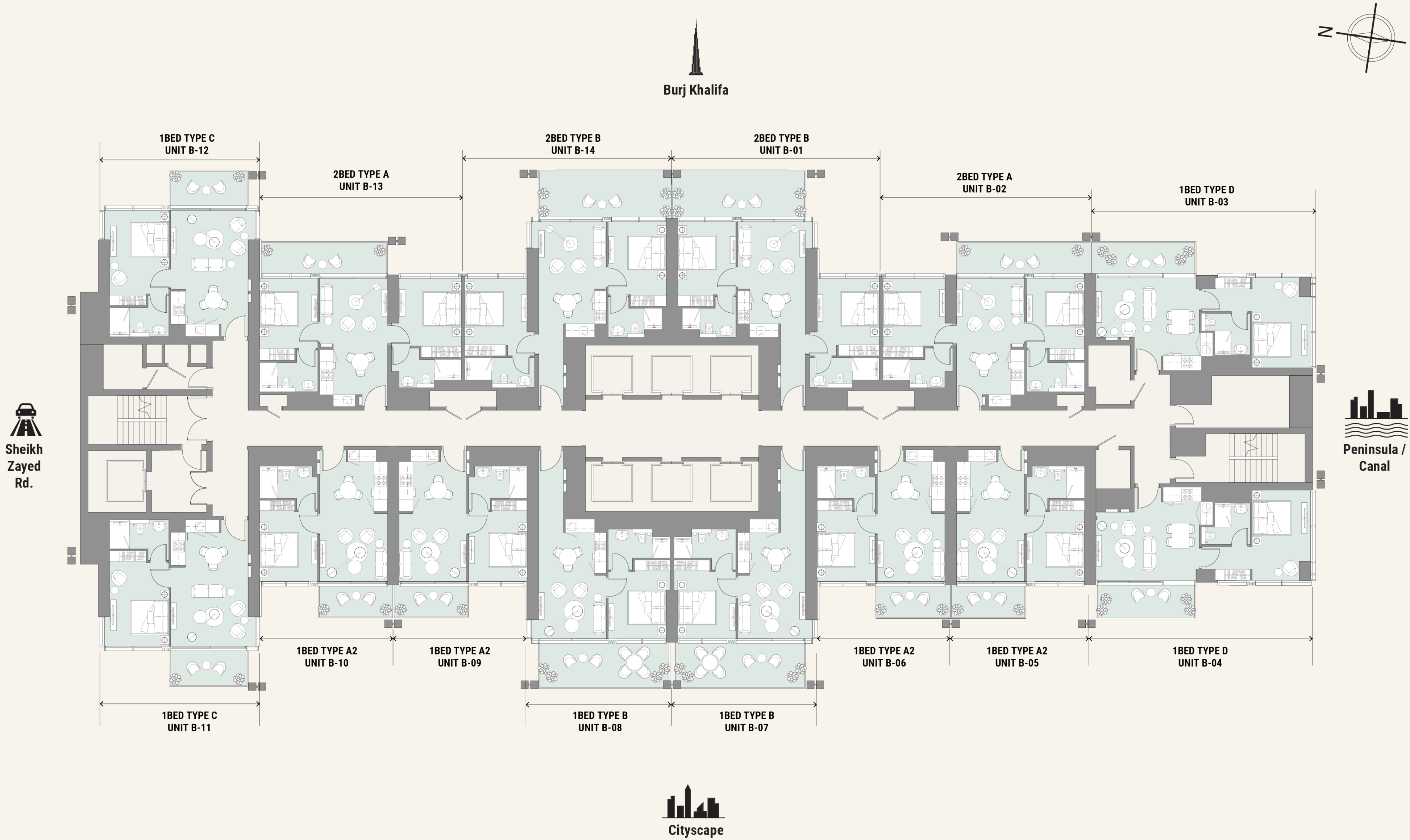
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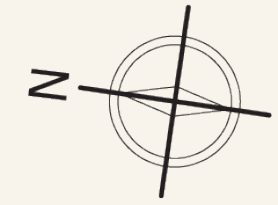


TOWER A









Burj Khalifa



**Sheikh
Zayed
Rd.**

Peninsula /
Canal

Cityscape



CRAFTING A SECURE TOMORROW SINCE 2002

Select Group is a multidisciplinary group with real estate and property development at its core, setting industry standards since its inception in 2002. Today, it is one of the region’s largest privately-owned real estate developers with a highly experienced and committed workforce.

Select Group’s projects comprise award-winning residential, commercial, hospitality, retail and mixed-use developments. The group boasts 20 million square feet of development, with a combined Gross Development Value (GDV) in excess of AED 17 billion. A total of 7,000 homes have been delivered, accounting for over 13.5 million square feet of Built-Up Area (BUA), with a further 6.5 million square feet at various stages of development. Through astute financial planning, technical expertise and strong asset management, the group is committed to identifying, executing and delivering real estate projects that generate maximum return for all stakeholders.

With diversification being a key component of its DNA, Select Group is engaged in both real estate and direct investments, while its reach goes well beyond the UAE, extending into Croatia, Germany and the UK. Passive investment doesn’t have a place at Select Group – as it is actively involved in the day-to-day control of assets to not only grow its portfolio, but also improve its performance. Partnering with world-renowned brands like InterContinental, Radisson Blu, Jumeirah™ Group, Ibis, Meliá Hotels International and Niu Air Hospitality reflects the hospitality division’s continuous quest for quality.

The group’s direct investment interests extend further into the realms of leisure, health and fitness, and digital technology. With expertise in development, redevelopment, regeneration and investment, Select Group is focused on a value investing approach and works with the best in the industry – whether that’s suppliers, partners or employees – for unparalleled results.

DEVELOPMENT TIMELINE

Residence 110	Dubai, UAE	Acquired	2023
Six Senses Residences The Palm, Dubai Peninsula Three Peninsula Four, The Plaza Peninsula Five, The Signature Collection Jumeirah Living Business Bay Mushrif Village The Mere Golf Resort & Spa Sherlock Mews XLV Residence Velocity Tower	Dubai, UAE Dubai, UAE Dubai, UAE Dubai, UAE Dubai, UAE Dubai, UAE Knutsford, UK London, UK Dubai, UAE Sheffield, UK	Under Development Under Development Under Development Under Development Under Development Acquired Acquired Under Development Acquired	2022
15 Northside 98 Baker Street Peninsula One Peninsula Two	Dubai, UAE London, UK Dubai, UAE Dubai, UAE	Under Development Under Development Under Development	2021
Jumeirah Living Marina Gate Niu Air Hotel	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 Ininside, by Melia	Dubai, UAE Dubai, UAE Dubai, UAE Liverpool, UK		2018
Pacific	Ras Al Khaimah, UAE		2017
Ballochmyle Estate	Scotland, UK		2016
InterContinental Dubai Marina Alexandra Tower Radisson Blu Hotel	Dubai, UAE Liverpool, UK Birmingham, UK		2015
West Avenue Nottingham One	Dubai, UAE Nottingham, UAE		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

