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OFF PLAN

Bluewaters Bay

Location: Bluewaters Island, Dubai

Starting From: AED 2,560,000

Permit No: 2

Bluewaters Bay

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Meraas	**Apartments & Penthouses**	**—**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Bluewaters Bay by Meraas is a premium waterfront residential development positioned between **Bluewaters Island and Dubai Marina**, occupying a prominent coastal location overlooking the Arabian Gulf. The project comprises two high-rise towers connected by a landscaped podium and offers a collection of 1 to 4-bedroom residences.

The development contains approximately **678 residences** across two towers rising to around **44 and 48 storeys**. Its architecture uses extensive floor-to-ceiling glazing and generous balconies to maximise the site's panoramic sea and skyline views.

Bluewaters Bay's location is one of its strongest differentiators. Unlike projects situated deeper within the Marina district, the development occupies a peninsula-like coastal position at the approach to Bluewaters Island, giving selected residences unobstructed views toward the **Arabian Gulf, Ain Dubai, Bluewaters Island, JBR and Dubai Marina skyline**.

The residential collection begins with approximately **798 sq. ft. one-bedroom apartments** and progresses through larger two and three-bedroom layouts to premium four-bedroom residences and penthouse-style properties. This allows the development to serve both investment buyers and end-users seeking larger waterfront homes.

Interiors follow a contemporary luxury aesthetic with open-plan living areas, large windows and neutral finishes. Balconies form an important part of the layouts, particularly for residences positioned toward the sea and Bluewaters Island.

Residents benefit from an extensive amenity programme centred around the landscaped podium. Facilities include an **infinity swimming pool, children's pool, fitness centre, tennis court, landscaped gardens, children's play areas, barbecue facilities and outdoor leisure spaces**.

The development also incorporates a **promenade and waterfront environment**, reinforcing the connection between the residences and their coastal setting. The elevated podium design allows the amenity areas to take advantage of views while separating private resident facilities from surrounding roads.

Bluewaters Bay also benefits from proximity to **Bluewaters Island**, home to restaurants, retail, hospitality and entertainment destinations. Dubai Marina and JBR are immediately nearby, providing residents with access to one of Dubai's most established coastal lifestyle districts.

Connectivity is another advantage. The development provides convenient access to **Sheikh Zayed Road**, allowing residents to reach business districts such as Dubai Internet City, Media City, DIFC and Downtown Dubai while retaining a waterfront residential setting.

Bluewaters Bay originally launched from approximately **AED 2.56 million** for a one-bedroom residence. Current resale and assignment pricing can be substantially higher depending on floor, size, view and seller position, so the original launch price should not be presented as the current available entry price.

The original payment structure was **80/20**, with instalments payable during construction and **20% due at completion**. For current assignment properties, buyers should verify the seller's paid percentage and remaining Meraas balance rather than assuming every resale carries the original schedule.

The project is scheduled for **Q3 2027**, with **July 2027** commonly recorded as the expected completion period. Buyers should ultimately use the contractual completion date stated in the relevant SPA when evaluating individual units.

From an investment perspective, Bluewaters Bay combines several attributes that are relatively difficult to replicate: **Meraas development, genuine waterfront positioning, proximity to Bluewaters Island and Dubai Marina, limited coastal land and panoramic sea views**.

The project's strongest units should be assessed according to **tower, floor, exact square footage, sea orientation, Ain Dubai and Marina views, balcony configuration and view protection**. Higher-floor properties with unobstructed Gulf or Bluewaters views can occupy a materially different value segment from lower-floor or internally oriented apartments.

For investors considering assignment opportunities before handover, it is also important to compare **original purchase price, current asking premium, amount already paid to the developer, remaining instalments and effective acquisition price per square foot** rather than relying solely on the advertised selling price.

Why Buy Bluewaters Bay Through A1 Properties?

Purchasing **Bluewaters Bay** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available residences according to tower, floor, square footage, sea orientation, Bluewaters and Marina views, original purchase price and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers benchmark Bluewaters Bay against other premium waterfront opportunities across Bluewaters Island, JBR and Dubai Marina.

For investors, our advisors can assess **price per square foot, view premiums, scarcity, handover timing and resale positioning**. For end-users, the selection process can focus on usable space, outdoor areas, privacy, sea views and access to Dubai's established beachfront lifestyle destinations.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10% Down Payment	**70%** During Construction	**20%** On Handover