

THREE



A development by







PENINSULA

## EMERGING OASIS ON THE DOORSTEP OF DOWNTOWN

Peninsula is a master-planned community development situated within the heart of Business Bay, offering residents a unique blend of urban city living, prime locality, and an exclusive waterfront lifestyle.

Each development within the master community has been designed with the utmost precision to ensure unobstructed views, maximising Peninsula's unique waterfront location on the doorstep of Downtown Dubai.



LOCATION

# SEAMLESSLY CONNECTS TO THE CITY'S KEY HOTSPOTS

Peninsula is situated in the prime location of Business Bay, one of Dubai's most recognisable neighborhoods. The area is well-connected and known for its cosmopolitan, fast-paced vibe.

Boasting close proximity to the prestigious Downtown Dubai district, Dubai's Old Town and The Marina, it offers residents unrestricted access to the city's most recognisable landmarks.

LANDMARK	DISTANCE	DRIVE	
The Dubai Mall/Burj Khalifa	2 km	7 min	
Business Bay Metro Station	2 km	m 7 min	
Dubai Opera	2 km	7 min	
Dubai Design District	6 km	11 min	
Meydan	10 km	km 12 min	
DIFC	6 km	12 min	
Dubai Healthcare City	11 km	14 min	
Ras Al Khor Wildlife Sanctuary	9 km	15 min	
Jumeirah Beach	9 km	15 min	
Dubai International Airport	15 km	16 min	
La Mer	12 km	18 min	







PENINSULA LIFESTYLE

## COMMUNITY LIVING

As the first community-focused waterfront development in Business Bay, every aspect of Peninsula is designed with integrated living at its core.

Oozing a distinctly urban feel, the location of Peninsula Three within the development has been meticulously selected to cater for an active lifestyle.

Sitting beside the Dubai Canal in the heart of leisure and recreation, residents can enjoy the outdoors at their doorstep, from serving it up at the tennis or padel courts, playtime at the kid's park, freestyling at the skate park or 3 aside basketball, to enjoying a selection of food and beverage, browsing the new seasonal collection at retail outlets or taking a stroll along the Dubai Canal.











ELEVATED URBAN LIVING

## PENINSULA THREE

Elevated urban living is often desired but rarely captured; it's a pursuit of balanced perfection across luxury and lifestyle.

Featuring modern apartments and exceptional community facilities, Peninsula Three is the result of meticulous research and detailing by one of UAE's most recognised and influential architectural teams.

The 49-story waterfront tower is located within the art district of Dubai's most sought-after residential community, Peninsula, combining the edginess of modern designs with an exclusive waterfront lifestyle, catering to the widest array of preferences.

With a vibrant collection of fresh, world-class studios, onebedroom and two-bedroom units, Peninsula Three is a modern architectural statement, observing craftsmanship of the highest order and setting a new standard of elevated urban living in Business Bay.







SOCIAL, ACTIVE, UPBEAT

## **ACTIVE LIFESTYLE**

An active lifestyle is set to be at the forefront of this urban community with remarkable recreational and leisure facilities.

Residents can break a sweat at the fully equipped gym or at the running track, zen down on the yoga deck, freestyle at the lap pool, laze by the leisure pool, serve up an ace on the tennis or padel courts, get extreme at the skatepark, slam dunk at the 3-on-3 basketball court, or simply enjoy family time at the public parks and kids play area.





ARCHITECTURE

## THE TOWER

Peninsula Three is designed in pure precision across architecture, interiors, craftsmanship and community that sets the scene for a vibrant and social waterfront lifestyle.

Residents are privileged with sweeping views of the iconic Burj Khalifa, Downtown Skyline, Dubai Canal and Arabian Gulf through glass-fronted façades, complemented with ample rays of beaming sunlight, illuminating the super slick living interiors.

UNITS	AREA RANGE	
Studio	410 - 436 ft²	
One Bedroom	644 - 823 ft²	
Two Bedroom	931 - 1,061 ft²	





























### IT'S ALL IN THE DETAILS

#### **TOWER / UNITS**

- ▼ Total floors: 49
- ♥ Unit breakdown

Studio: 222One Bed: 491

• Two Bed: 136

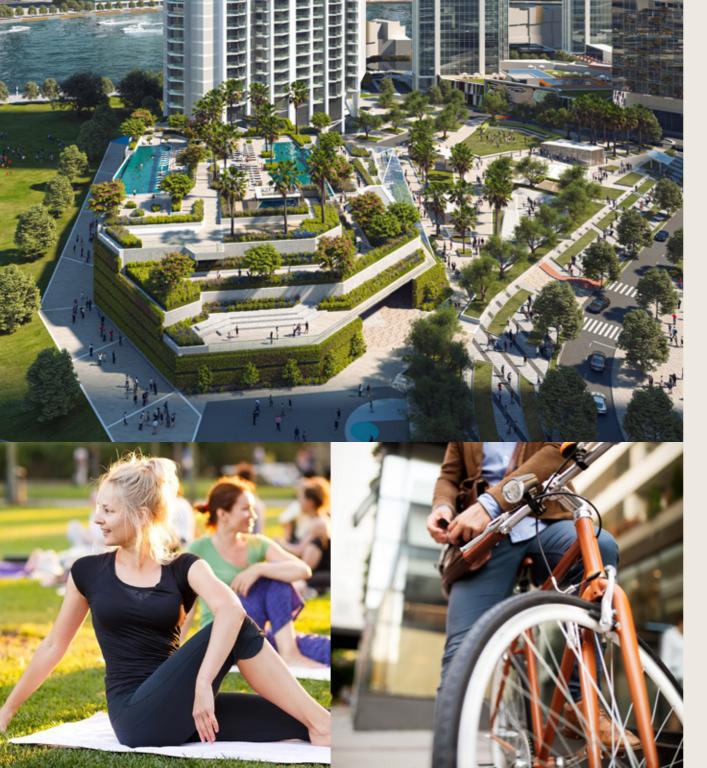
Studio: 3 unit typesOne Bed: 8 unit typesTwo Bed: 5 unit types

- - Skyline view
  - Canal view
  - Partial Burj Khalifa view
  - Burj Khalifa view
- $\slashed{Q}$  Height of ceiling Lobby area: 8-9m
- $\cite{N}$  Height of ceiling Units: 3m
- eals Height of windows Units: 3m
- ho Number of elevators: 8

- - Fridge/ Freezer
  - Sink
  - Gas or electrical oven: gas
  - Space for dishwasher: provision for 2BD
  - Space for Washing Machine/Dryer: provision for all units

- ₱ Finishing materials
  - Kitchen: quartz countertops/laminate on kitchen shutters
  - Bathrooms
  - Finishings: porcelain tiles walls and floors / paint walls
  - Tub and/or shower: showers
- Parking space per unit: 1
- Number of parking floors: one basement, ground floor, podium one and podium two
- $\slash\hspace{-0.6em}$  Charging hubs for electric vehicles inparking: Yes
- $\slash\hspace{-0.6em}$  Access to  $50^{\slash\hspace{-0.6em}\text{th}}$  viewing deck: Yes
  - Accessible by elevator: Yes
  - Greenery (pots): Yes
- - 24-hour security and reception
  - Co-working space
  - Lounge area







## SOCIAL, ACTIVE, UPBEAT

#### LEISURE / TOWER

- **♥** Gym & changing room size: 565m²
- P Lap Pool
  - Width: 6m
  - Length: 32m
  - Depth: 1.4m
- - Width: 7.5m
  - Length: 32m
  - Depth: 1.4m

- ♥ Only accessible by tenants

- Ø 3 on 3 basketball court half court

COMMUNITY RECREATION

- ▼ Tennis court (1)
- Padel courts (2)

- A dry fountain splash pad



## 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<sup>TM</sup> 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.

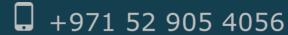
#### DEVELOPMENT TIMELINE

			0000
Six Senses Residences The Palm, Dubai	Dubai, UAE	Under Development	2022
Peninsula Three	Dubai, UAE	Under Development	
15 Northside 98 Baker Street	Dubai, UAE London, UK	Under Development Under Development	2021
Echo Building	Liverpool, UK	orider Bevelopment	
Avenue Road	London, UK	Under Development	
Peninsula One	Dubai, UAE	Under Development	
Peninsula Two	Dubai, UAE	Under Development	
Peninsula Five	Dubai, UAE	Under Development	
	2 424.7 57 12	onder zereiepment	2020
Jumeirah Living Marina Gate	Dubai, UAE		2020
Niu Air	Frankfurt, Germa	any	2242
Studio One	Dubai, UAE		2019
Marina Gate II	Dubai, UAE		
Ibis Hotel	Sheffield, UK		
ibis i lotei	Sileffield, OK		2010
Marina Gate I	Dubai, UAE		2018
No. 9	Dubai, UAE		
The Hive	Dubai, UAE		
	2 424.7 57 12		2017
Pacific	Ras Al Khaimah,	UAE	2017
			2017
Ballochmyle Estate	Scotland, UK		2016
			0045
InterContinental Dubai Marina	Dubai, UAE		2015
Alexandra Tower	Liverpool, UK		
Radisson Blu Hotel	Birmingham, UK		
Velocity Tower	Sheffield, UK		
velocity lower	Sherileid, UK		2211
West Avenue	Dubai, UAE		2014
		-	
Nottingham One	Nottingham, UA		
	51:145	•	2012
Bay Central	Dubai, UAE		
		-	2011
Botanica	Dubai, UAE		2011
The Torch	Dubai, UAE		
			2009
The Point	Dubai, UAE		2009
Royal Oceanic	Dubai, UAE		
Royal Occarne	Dubui, or it		2227
Yacht Bay	Dubai IIAE		2007
Tacht Day	Dubai, UAE		
		•	2002
SELECT GROUP	Dubai, UAE		2002













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