



# BLU EWATERS

Newsletter 2024

## Bluewaters Island

**Bluewaters Island**, developed by MERAAS Holding, is a luxurious island off Jumeirah Beach Residence (JBR) in Dubai. Spanning 20 million square feet, it features the iconic Ain Dubai Ferris wheel, upscale residences, retail outlets, restaurants, parks, and waterfront promenades. With convenient access via roadways and bridges, Bluewaters Island is conveniently accessible via roadways and bridges, providing connectivity to major areas of Dubai such as Dubai Marina, JBR, and Sheikh Zayed Road.

## Market Trends in the Last 3 Months

**Sales Transactions** **60**

Average Sales Price  
**AED 8,764,548**

Highest Transfer  
**AED 29,800,000**

Lowest Transfer  
**AED 2,503,000**

Average BUA (sq.ft.) **1,727**

Ave Sale Price/sq.ft. **AED 4,742**

**Rental Transactions** **82**

Average Rental Price  
**AED 416,425**

Highest Rental Price  
**AED 1,025,000**

Lowest Rental Price  
**AED 112,500**

Average BUA (sq.ft.) **1,683**

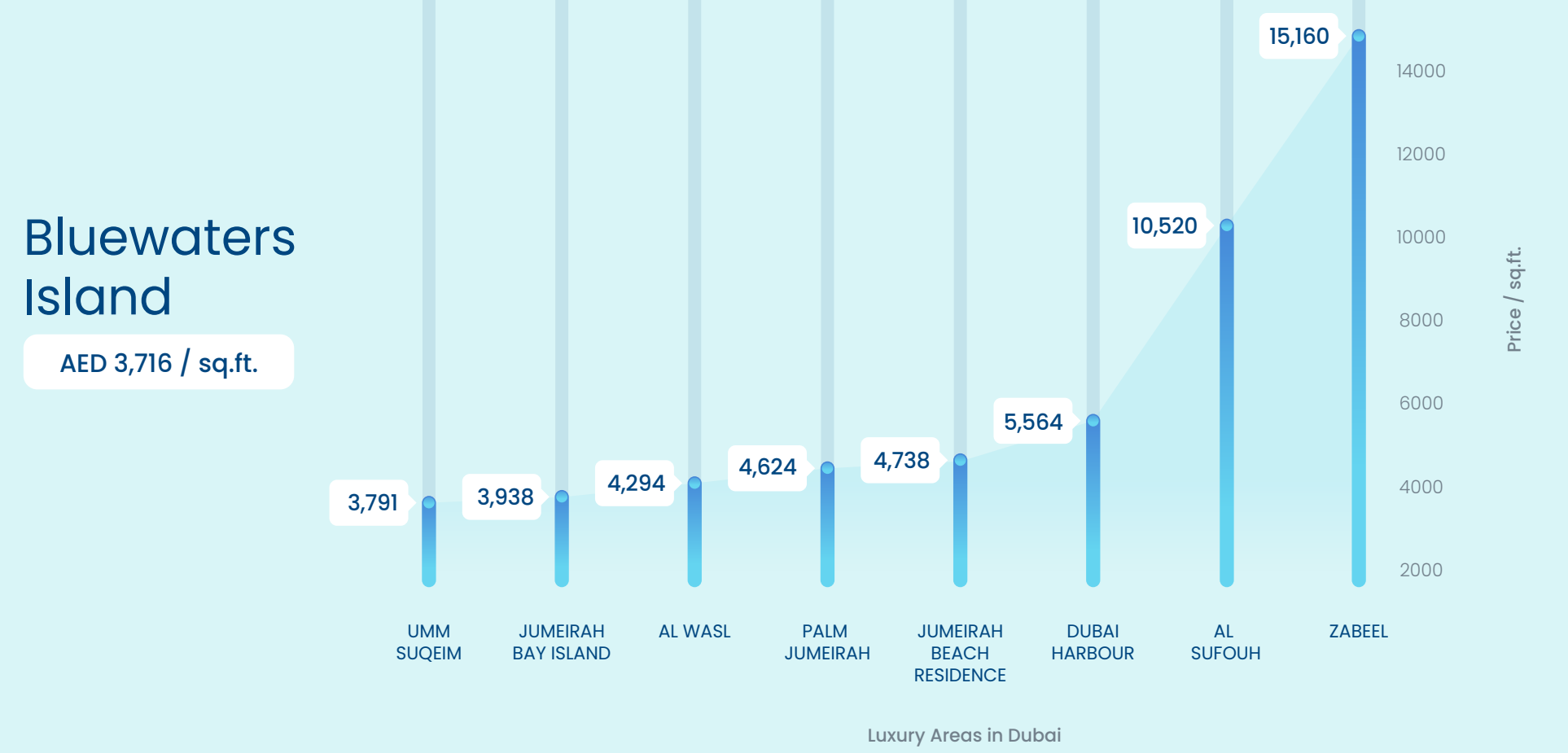
Ave Rental Price/sq.ft. **AED 252**

## What's New and Happening in Bluewaters

- Following its five-year tenure on Bluewaters Island, Caesars Palace Dubai was replaced by the famous **Banyan Tree International Hotel** in November 2023.
  - 179 rooms: 30 suites, 96 private residences, and a new 4-bedroom villa with private entrance, pool, and beach access
  - **Banyan Tree Spa**: Features mini rainforest, gym, indoor/outdoor yoga spaces, hydrotherapy pools, and treatment rooms
  - Dining options: **TakaHisa**, **The Robata**, and **Demon Duck by Alvin Leung**
- Dubai will soon welcome its first **Delano Hotel** - the Ennismore brand is set to open later this year at the property formerly known as Bluewaters Beach Hotel, alongside the Banyan Tree Dubai hotel
- Madame Tussauds** has recently added wax figures of Marilyn Monroe and Dwayne 'The Rock' Johnson
- IKRA Caviar Bar** has recently opened its doors, offering intimate, luxurious dining and exceptional Russian cuisine, specializing in caviar
- DRVN by Porsche**, an extraordinary coffeehouse in Dubai, serves the finest Arabica creations surrounded by a variety of exclusive Porsche models
- OBLONG Gallery**, a celebration of International Contemporary Art, is in Bluewaters, offering a captivating space for art enthusiasts to explore

## Comparative Analysis for Luxury Areas

When it comes to luxury investment, these top locations in Dubai are the frontrunners, surpassing other areas in terms of location, connectivity, and community amenities. Their exclusivity, elegance, and convenience position them as the ultimate choice, with Bluewaters having the lowest price per square foot among them.



## Featured Properties

### Sales

**FOR SALE**

**Residences 6** 3

**AED 12.5 M** 2,042.34 sq.ft.

**FOR SALE**

**Residences 8** 3

**AED 16.3 M** 2,097 sq.ft.

**FOR SALE**

**Residences 4** 1

**AED 5.6 M** 1,307 sq.ft.

### Rentals

**FOR RENT**

**Residences 8** 3

**AED 480,000** 2,100 sq.ft.

**FOR RENT**

**Residences 2** 3

**AED 350,000** 1,146.03 sq.ft.

**FOR RENT**

**Residences 6** 1

**AED 400,000** 1,153 sq.ft.

## Facts About the Island

- In 2018, the Bluewaters Island opened after only 16.3 years of construction
- The island is not a natural formation; rather, it's a product of human engineering
- Ain Dubai located in Bluewaters, is the world's largest observation wheel at 820 feet tall which is approximately equivalent to the height of 149 average-sized persons if they were standing one on top of another.
- Bluewaters Island has roughly 200 retail and dining options, beach clubs, and attractions like Madame Tussauds Dubai, Ikra Caviar Bar, DRVN by Porsche and among others.
- Bluewaters is easily reachable by car or on foot via a pedestrian bridge that connects to Jumeirah Beach Residence.
- Bluewaters hosts the ultimate showstoppers be it fireworks or drone shows illuminating the island's sky

## Why Bluewaters?

- Waterfront Luxury Living
- Cutting-edge Amenities
- Prime Location
- Proximity to Place of Worship
- Licensed Bars & Restaurants
- Pet-Inclusive Community
- Tourist Destination Hub
- Access to Ain Dubai

Property Management

**LIMITED TIME OFFER**

**14 MONTHS** HASSLE-FREE PROPERTY MANAGEMENT FOR THE PRICE OF **12 MONTHS**

## Our Top Agents Specialising in Bluewaters

- Mohamad Hawari** (5 stars) hawari@aquaproperties.com +971 52 909 9937
- Aiyyna Gotovtseva** (5 stars) aiyyna@aquaproperties.com 971 58 961 7128
- Iman Khoury** (5 stars) iman@aquaproperties.com +971 58 615 8582
- Madhuri Podeti** (5 stars) madhuri@aquaproperties.com +971 56 221 9622
- Valeriy Melnikov** (5 stars) valeriy@aquaproperties.com +971 54 341 9697

