



CHELSEA RESIDENCES



DAMAC

LOCATION



J1 BEACH
14 MINUTES



METRO
18 MINUTES



DUBAI INTERNATIONAL AIRPORT
20 MINUTES



CITY WALK
15 MINUTES



PROJECT SITE

THE WORLD ISLANDS

PALM JUMEIRAH

DUBAI HARBOUR

BURJ AL ARAB

JUMEIRAH BEACH

SAFA PARK

BURJ KHALIFA

DUBAI MALL

BUSINESS BAY

DIFC

DUBAI CREEK GOLF & YACHT CLUB

DUBAI MARITIME CITY

DUBAI INTERNATIONAL AIRPORT

DUBAI

DUBAI MARITIME CITY (MADINAT DUBAI AL MELAHEYAH)



DUBAI MARITIME CITY & VISION 2030



DUBAI MARITIME CITY (MADINAT DUBAI AL MELAHEYAH)

Key Highlights

- Launched by Dubai government in 2003
- Located between Port Rashid and Drydocks World
- 2.27 Mn Sqm (249 hectares) in size
- Around 12 km of waterfront
- 20-25 minutes from Downtown Dubai and DXB Airport

Ownership Model

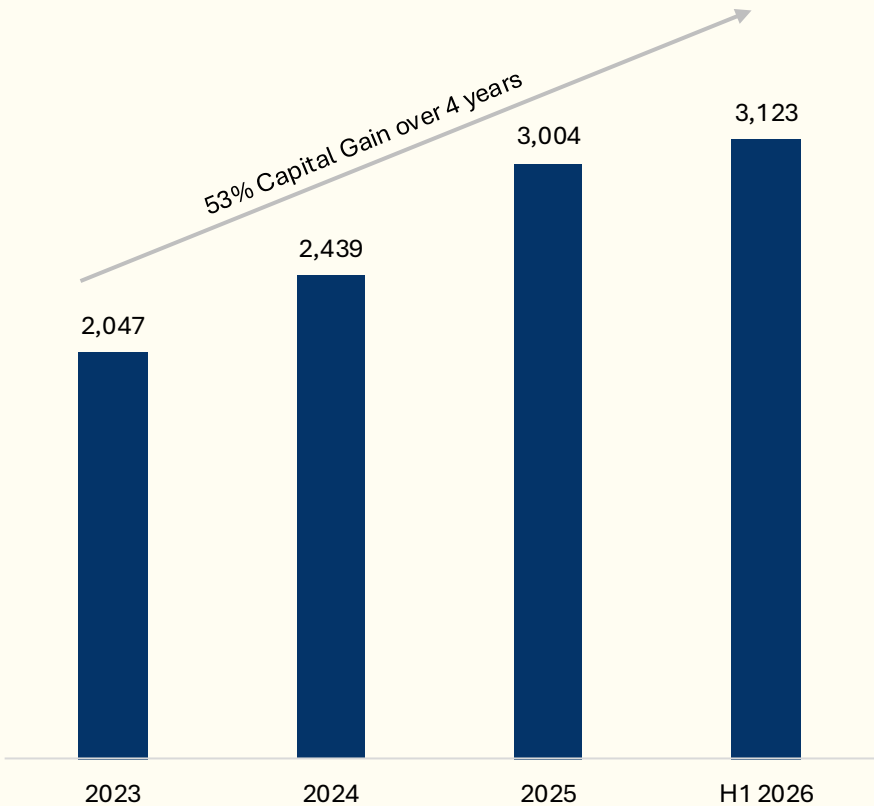
Master Developer	Dubai Ports World (DP World)
Infrastructure	Dubai Ports World (DP World)
Roads & Utilities	Dubai Ports World (DP World) with Dubai Government agencies
Individual development plots	Sold/leased to private developers
Property ownership	100% freehold for residential plots

Masterplan Zones	% of Total Plots	Primary Use
Residential (inc. Mixed Use)	35–40%	Residential waterfront towers
Maritime Industrial	25–30%	Ship repair, marine engineering, logistics
Commercial Offices	12–15%	Commercial office buildings
Retail & F&B	5–8%	Retail, F&B, marina promenade, hospitality
Hospitality	5–7%	
Academic / Institutional	3–5%	Maritime university, research and training
Public realm, marina & open spaces	Rest of the land	Parks, walkways, parks, plazas

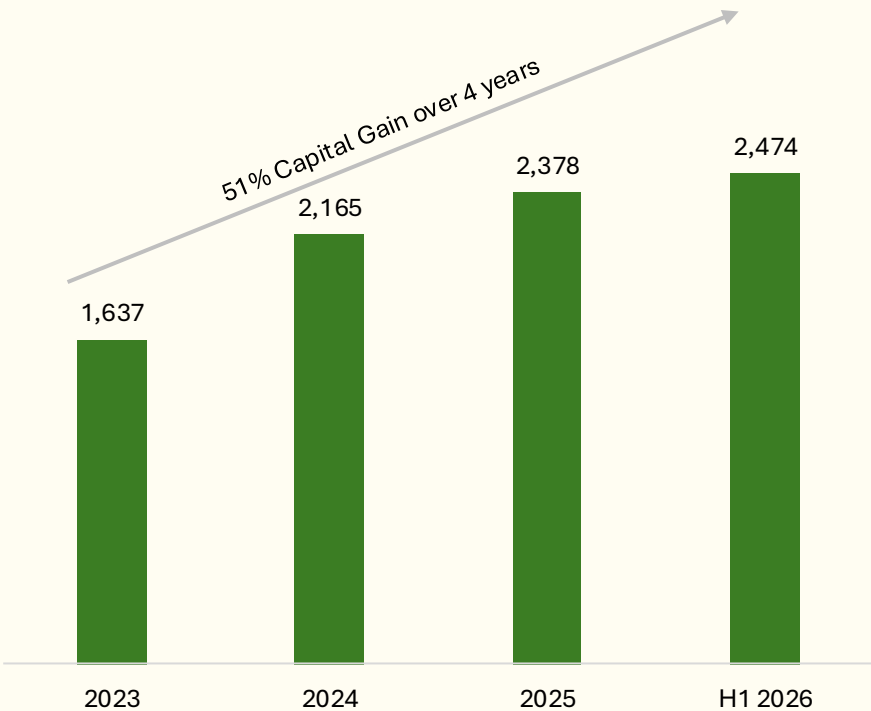
DUBAI MARITIME CITY

Capital Appreciation (AED PSF) – 1BR

Average Primary Prices (AED PSF)



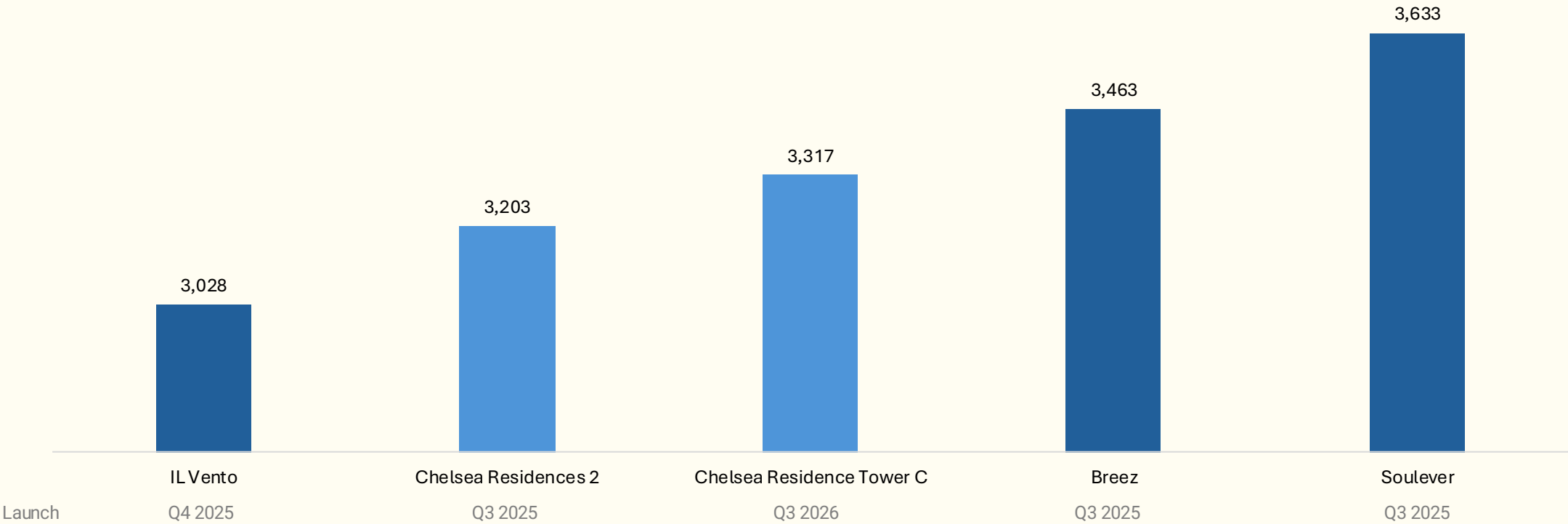
Average Secondary Prices (AED PSF)



COMPETITOR ANALYSIS

Average Selling Rates (AED PSF) – 1BR

1BR
Average Selling Prices (AED PSF)

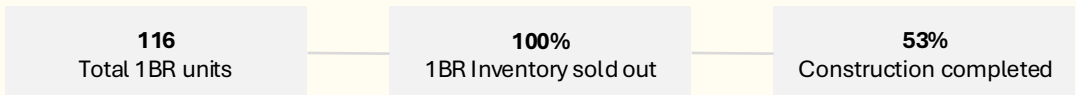
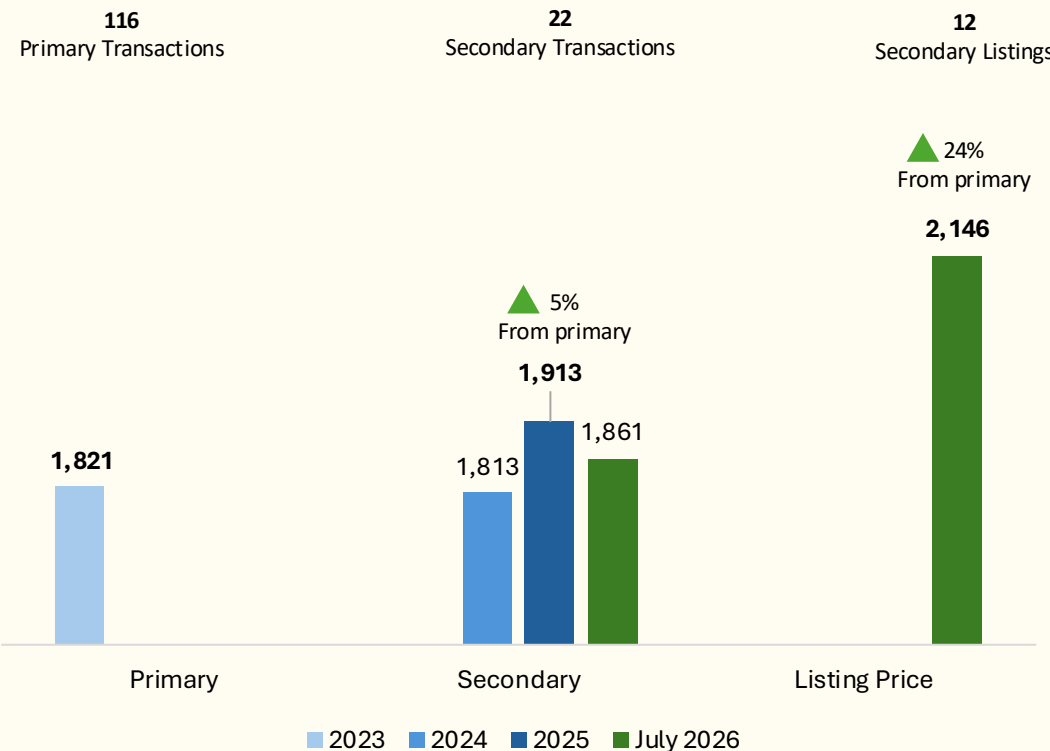


- The above data is based on completed transactions from DLD as of July 7, 2026.
- The projects listed have been selected based on 1BR-2BR inventory availability as of July 7, 2026.

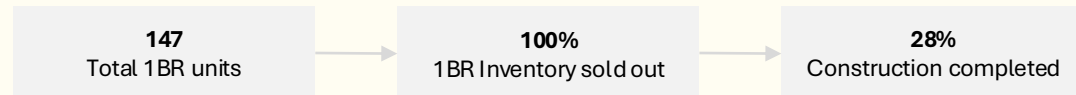
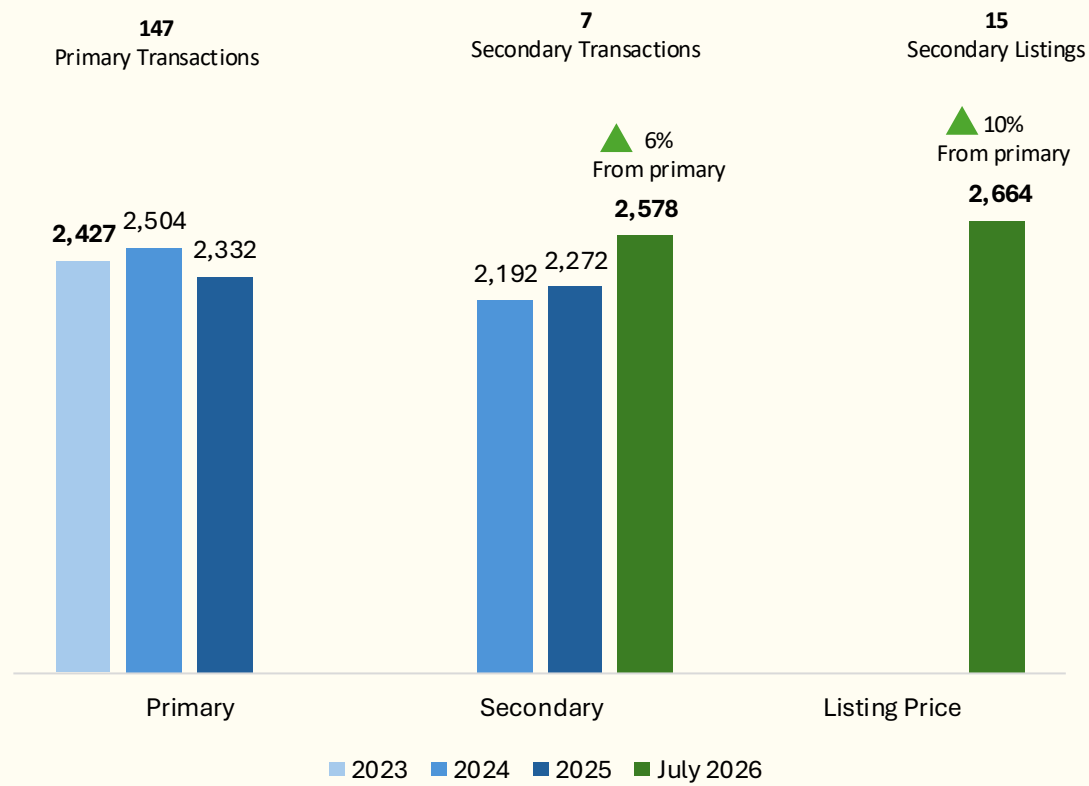
DAMAC PROJECTS AT DMC

Capital Appreciation (AED PSF) – 1BR

Harbour Lights 1BR (AED PSF)

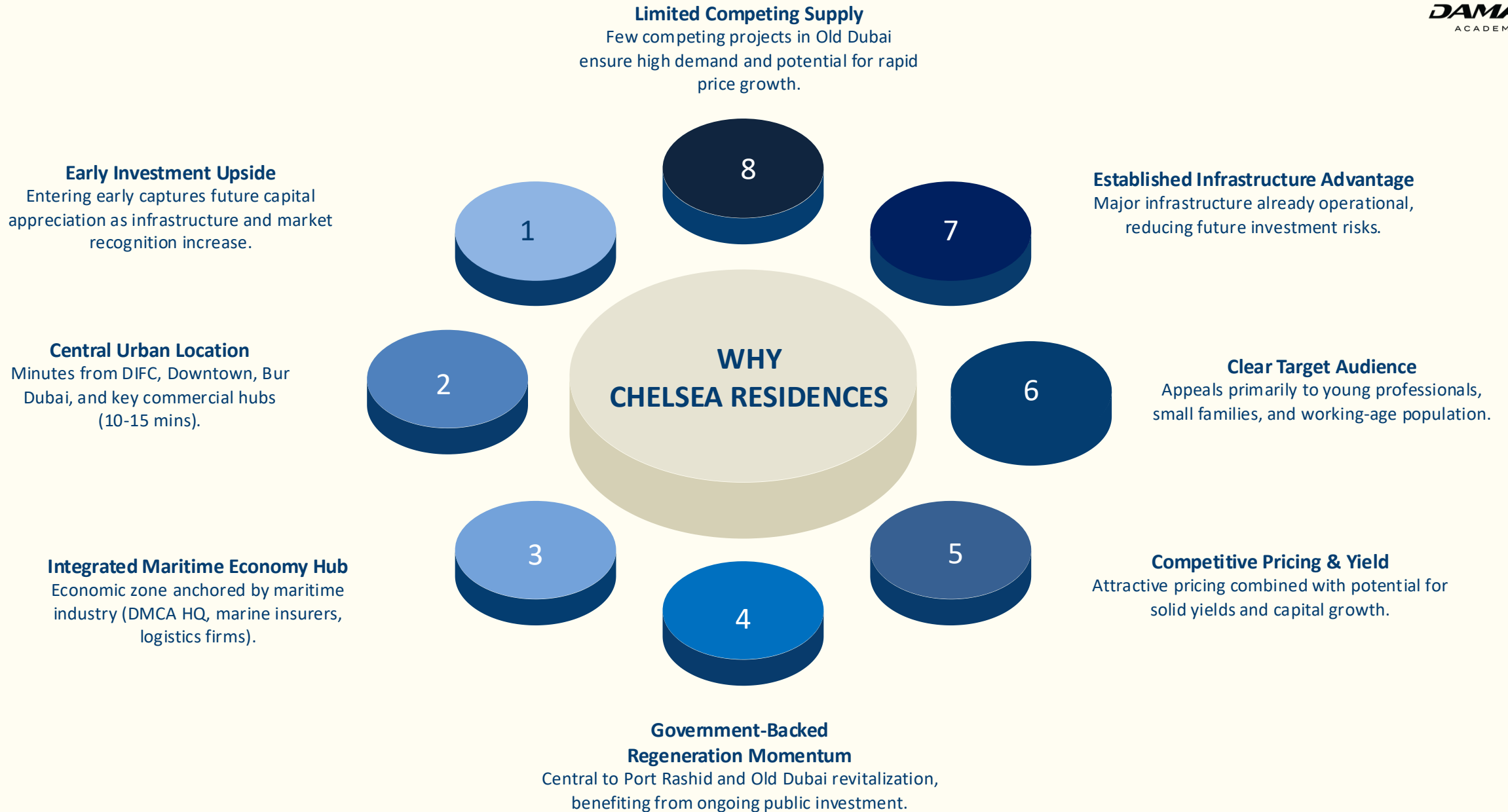


Coral Reef 1BR (AED PSF)



The above data is based on completed transactions from DLD as of 9 July 2026.

Source: DLD, Property Monitor





INSPIRATION

*Where aquatic
serenity embraces
urban vitality*



LAUNCHING NOW

TOWER C

TOWER B

TOWER A

TOWER A

TOWER B

TOWER C

132.10m

17.5m

125.30m

132.10m

30.1m

107.40m

115.10m

16.1m

121.90m

CHELSEA RESIDENCES 2

TOWER C
G+ 2P+33

TOWER B
G+2P+30

TOWER A
G+2P+33

CHELSEA RESIDENCES 1

TOWER A
G+ 2P+25

TOWER B
G+2P+28

TOWER C
G+2P+30

AMENITIES



CHELSEA RESIDENCES

AMENITIES



1. FITNESS

CHELSEA LION BEACH
'CHELSEA BLUE' BEACH CLUB
THE PRIDE OF THE OCEAN — CORAL REEF
SWING ON THE CORAL
INFINITY POOL
KIDS POOL
KIDS PLAY UNDERWATER THEME
THE STAMFORD SUMMIT - ROOFTOP PITCH
VICTORY BEACON - CELEBRATION LIGHT
SHOW
JOGGING TRACK
OUTDOOR GYM
CHELSEA ATHLETE PERFORMANCE TRAINING
CHELSEA FOOTBALL SIMULATION ROOM
THE LEGENDS' WALKWAY



2. WELLNESS

OUTDOOR YOGA
AERIAL YOGA ROOM
SERENITY-CHELSEA ATHLETE SPA
COUPLE'S TREATMENT
STARLIT WELLNESS CENTRE
FOREST RELAXATION PODS
KNEIPP PARKOUR THERAPY
FIVE SENSES GROUNDING PATH
WATER TREATMENT TUNNEL
RAIN THERAPY
WATERFALL SOUND THERAPY
TRANQUILITY FALLS
CHELSEA BLUE AQUARIUM LOUNGE
SENSORIAL CORRIDORS
A PURE AND VITAL LIFESTYLE
HALOTHERAPY
CHELSEA SPORT BAR
CRYOTHERAPY



3. DINING

DUBAI'S FIRST HEALTHY FINE DINING
MONO DIET CAFÉ
CAPTAINS TABLE-DINE WITH LEGENDS
SUNSET BAR

INFINITY BEACH POOL

Level 1 | CHR1 275 SQM & CHR2 1700 SQM



CHELSEA LION BEACH

Level 1 | CHR1 275 SQM & CHR2 1700 SQM



CHELSEA BLUE BEACH CLUB



CORAL BEACH (THE PRIDE OF THE OCEAN)



SWING ON THE CORAL



KIDS POOL



KIDS PLAY AREA (UNDERWATER THEMED)

CHR1 TOWER C – 56 SQM



CHELSEA ATHLETIC TRAINING CENTRE (AQUA THEMED)

CHR1 TOWER C – 223 SQM | CHR2 TOWER A & B 200 SQM

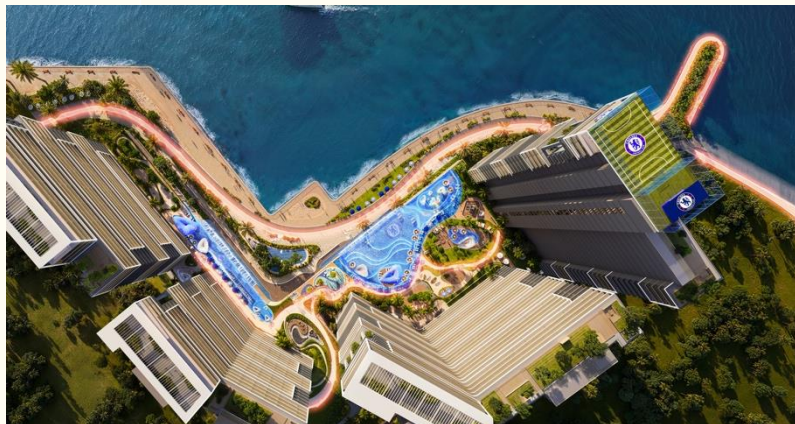


OUTDOOR GYM

CHR2 TOWER A & B 265 SQM



JOGGING TRACK



CHELSEA FOOTBALL STIMULATION ROOM

CHR2– 51 SQM



THE STAMFORD SUMMIT – ROOFTOP PITCH

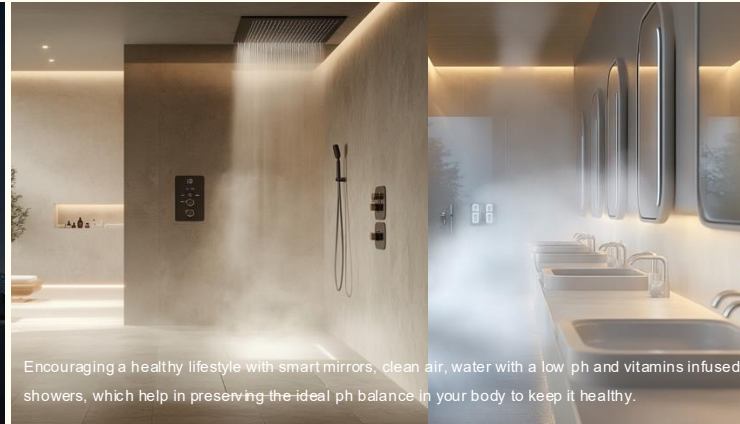


THE VICTORY BEACON

(CELEBRATION LIGHT SHOW)



A PURE & VITAL LIFESTYLE



Encouraging a healthy lifestyle with smart mirrors, clean air, water with a low pH and vitamins infused showers, which help in preserving the ideal pH balance in your body to keep it healthy.

CRYOTHERAPY

CHR1 TOWER A & B 50 SQM



OUTDOOR YOGA



AERIAL YOGA ROOM

CHR2 TOWER A & B 32 SQM



THE SERENITY SPA (CHELSEA ATHLETE TREATMENT SPA)

CHR1 TOWER A & B 121 SQM



COUPLE'S TREATMENT



STARLITE WELLNESS CENTER



FOREST RELAXATION PODS

CHR1 TOWER A & B 25 SQM



KNEIPP PARKOUR THERAPY

Level 1 | CHR1 310 SQM & CHR2 465 SQM



WATER TREATMENT TUNNEL

Level 1 | CHR2 50 SQM



RAIN THERAPY



WATERFALL SOUND THERAPY

CHR1 A & B 18 SQM



TRANQUILITY FALLS



THE LEGENDS' WALKWAY

CHR1 A & B 25 SQM



POWERHOUSE LOUNGE

LEVEL1 | CHR2 A & B 107 SQM

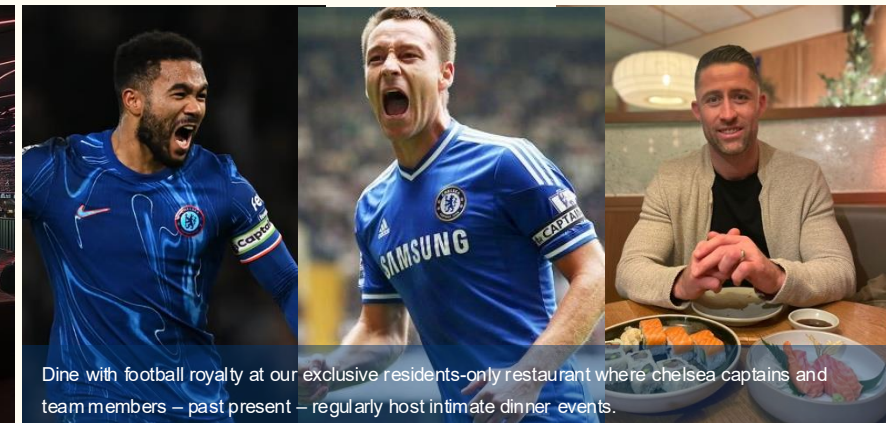


STAMFORD CINEMA (THE PRIDE LOUNGE)

LEVEL1 | CHR2 A & B 51 SQM



THE CAPTAINS TABLE - DINE WITH LEGENDS



Dine with football royalty at our exclusive residents-only restaurant where Chelsea captains and team members – past present – regularly host intimate dinner events.

DUBAI'S 1st HEALTHY FINE DINING



SUNSET BAR



CHELSEA BLUE ARRIVING IN DUBAI



AQUA LOUNGE - CHELSEA BLUE AQUARIUM LOUNGE



POWERHOUSE LOUNGE



AMENITIES

HALOTHERAPY

BREATHING IN TINY SALT PARTICLES TO IMPROVE YOUR BREATHING IS CONSIDERED AN ALTERNATIVE TREATMENT FOR LUNG PROBLEMS SUCH AS ASTHMA, BRONCHITIS AND MORE...



WELLNESS



F & A

Apartment features:

- All rooms feature double glazed windows
- Balconies as per layout
- Central air conditioning
- TV/phone infrastructure
- Built-in wardrobes, where applicable

Convenience:

- Elevators
- Security access control

Living and Dining:

- Porcelain tiled floors
- Painted plastered walls
- Painted gypsum ceiling

Bedrooms:

- Painted plastered walls
- Built-in wardrobes, where applicable

Balcony:

- Porcelain flooring.

Kitchen:

- Fitted kitchens with refrigerator, cooker, hood, washing machine and RO System
- Porcelain tiled floors
- Painted plastered walls
- Kitchen cabinets
- Counter tops and backsplash

Bathrooms

- Porcelain tiled walls and floors
- Sanitary fittings and accessories
- Sanitary ware
- Vanity unit
- Mirror

Common building services & amenities:

- Drop-off area and entrance
- Concierge desk
- Pool and landscaped plaza
- Gymnasium
- Spa
- Calm Club
- Saloon
- Multi-Function Room
- Indoor Kids' Play

PRICING & PAYMENT PLAN



CHELSEA RESIDENCES



CHELSEA RESIDENCES

BY
DAMAC

PRICE STARTING FROM

1 Bedroom

AED **2.56** Mn

2 Bedroom

AED **3.68** Mn

3 Bedroom

AED **7.60** Mn

Typology	No of units	Min SA Sqft	Max SA Sqft	Min AED	Max AED	Avg PSF
1 bedroom	357	771	1,009	2,548,000	3,254,000	3,317
2 Bedroom	1	1,158	1,158	3,683,000	3,683,000	3,180
3 Bedroom	1	2,855	2,855	7,604,000	7,604,000	2,663



LAUNCH PAYMENT PLAN



Milestone Event	Value (%)
Immediate	5
Within 1 month of booking	10
Within 3 months of booking	5
Within 4 months of booking	0.25
Within 5 months of booking	0.25
Within 6 months of booking	6
Within 7 months of booking	0.25
Within 8 months of booking	0.25
Within 9 months of booking	0.25
Within 10 months of booking	0.25
Within 11 months of booking	0.25
Within 12 months of booking	6
Within 13 months of booking	0.25
Within 14 months of booking	0.25
Within 15 months of booking	0.25
Within 16 months of booking	0.25
Within 17 months of booking	0.25
Within 18 months of booking	5
Within 19 months of booking	0.25
Within 20 months of booking	0.25
Within 21 months of booking	0.25
Within 22 months of booking	0.25
Within 23 months of booking	0.25
Within 24 months of booking	5
Within 25 months of booking	0.25
Within 26 months of booking	0.25
Within 27 months of booking	0.25
Within 28 months of booking	0.25
Within 29 months of booking	0.25
Within 30 months of booking	5
Within 31 months of booking	0.25
Within 32 months of booking	0.25
Within 33 months of booking	0.25
Within 34 months of booking	0.25
Within 35 months of booking	0.25
Within 36 months of booking	5
Within 37 months of booking	0.25
Within 38 months of booking	0.25
Within 39 months of booking	0.25
Within 40 months of booking	0.25
Within 41 months of booking	0.25
On Completion	40



ACD
30 JUNE 2030

NOTES:

4% DLD to be paid in addition to the initial deposit.
Downpayment will be considered complete at 19% (incl DLD fee).

SCORE HIGH EARN HIGHER



CHELSEA RESIDENCES
BY
DAMAC

BROKERAGE SLABS

SLABS	COMMISSION
1-2 Units	5.5%
3-4 Units	6.0%
5 Units & above	7.0%

Terms & Conditions

- Valid for all bookings made for CHLC within 30 days after booking event, excluding booking event date
- Payout for incremental brokerage will be after SPA execution or 24% collection, whichever is later
- Valid only for corporate agencies
- SPA must be executed within 45 days after booking, excluding booking date



This season, get reimbursed for your marketing spend on Chelsea Residences by DAMAC, the world's first football-branded residences featuring amenities for every fan of the beautiful game.



CHELSEA RESIDENCES
BY
DAMAC

WATCH YOUR SALES PAY OFF

MARKETING REIMBURSEMENT

MIN SALE VALUE (AED)	MAX REIMBURSEMENT VALUE
5.25 Mn	10,000
7.50 Mn	15,000
10 Mn	20,000

Terms & Conditions

- Valid for all bookings made for CHLC within 30 days after booking event, excluding booking event date
- Reimbursements are subject to providing proof of marketing for Chelsea Residences done during the promotion window
- Value of units will be considered net of all rebates and discounts
- SPAs to be executed within 45 days after booking, excluding booking date
- Payout to be processed after SPA execution
- Valid only for corporate agencies

KICK OFF BOOKINGS & EARN



CHELSEA RESIDENCES
BY
DAMAC

SPOT CASH

**Enjoy AED 5,000 for each EOI
Converted to a booking**

Terms & Conditions

1. Applicable on all EOIs for CHLC, excluding walk-ins
2. Unit must be booked against EOI within 5 calendar days after booking event, excluding booking event date
3. SPA must be executed within 45 days after booking, excluding booking date
4. Payout to happen post SPA execution
5. Valid for corporate agencies only



ENJOY A DOUBLE DELIGHT & GET THE GOLDEN VISA



CHELSEA RESIDENCES

BY

DAMAC

EXCLUSIVE LAUNCH OFFER

1, 2 & 3-BR APARTMENTS IN DUBAI MARITIME CITY FROM

₹ 2.56M

4%

DLD FEE WAIVER

15%

DOWN PAYMENT

60/40

PAYMENT PLAN

[SUBMIT YOUR EOI](#)

Terms & Conditions

1. Valid for all bookings made for CHLC within 30 days after booking event, excluding booking event date
2. Only 1 Golden Visa (Primary Buyer) per unit. For bulk deals, additional dependent visa(s) can be issued
3. Golden Visa to be processed after SPA execution

KICK OFF HUGE SAVINGS



CHELSEA RESIDENCES

BY

DAMAC



BULK DEAL

NUMBER OF UNITS	DISCOUNT
2 - 4	1%
5 - 7	2%
8 and above.	3%

UPFRONT PAYMENT DISCOUNTS

	DISCOUNT
60/40 Payment Plan w/30% Upfront	1%
60/40 Payment Plan w/40% Upfront	2%
60/40 Payment Plan w/50% Upfront	3%
100% Upfront	5%

1, 2 & 3-BR APARTMENTS IN DUBAI MARITIME CITY FROM

₹ 2.56M

SUBMIT YOUR EOI

Terms & Conditions

1. Valid for all bookings made for CHLC within 30 days after booking event, excluding booking event date



THANK YOU