

# NAUTICA

A development by





## Nautical Vibe

Pulsating an eclectic nautical vibe through its waterfront location, architecture and design, Nautica One & Nautica Two are located in the newest up-and-coming Dubai waterfront hotspot, Dubai Maritime City.

Embodying the spirit of one of the most charismatic port cities in the world, Nautica Towers feature vibrantly designed one and two-bedroom apartments with uninterrupted waterfront vistas and panoramic city views.

With the recently completed infrastructure and superb roadways allowing seamless access to main expressways, Dubai Maritime City is set to become the city's new residential hotspot and the ultimate opportunity for early investors.



# Maritime Community

Dubai Maritime City is strategically located on a man-made peninsula, cleverly nestled between Port Rashid and Dubai Drydocks World. This rapidly expanding development encompasses a thriving commercial district featuring offices and retail spaces dedicated to the maritime, commerce and trade industries and a vibrant residential community.

**20**  
minutes from  
The Dubai Mall  
Dubai International Airport

**15**  
minutes from  
Gold Souk  
Creek Tower

**10**  
minutes from  
Jumeirah Beach Coastline  
Pearl Jumeirah

**20**  
minutes from  
DIFC  
(Dubai International Financial Centre)



# Dubai Maritime City

The 227-acre development is set to lead the way in international design excellence, advanced technologies and sustainability, outstanding dining and retail, educational innovation, public art and cultural programs.

Linked to both the historic charm of the Old and the bustling of the New, Dubai Maritime City boasts convenient access to Sheikh Zayed Road and the city's primary expressways, as well as close proximity to Dubai International Airport and Dubai Downtown, home to iconic landmarks including The Dubai Mall and the Burj Khalifa.





## On the Horizon

The design philosophy for both Nautica Towers focuses on magnifying the picturesque views of the surrounding sea vistas, enhancing the natural beauty of their waterfront location.

The strategic rotation of the Towers to optimize views is a clever architectural move, ensuring residents impressive panoramas of the nearby waterways, the bustling marina, and the lush, low-rise green residential areas.

The result is a seamless blend of urban living with the tranquillity of nature, offering an unparalleled connection to the surrounding environment and a refreshing daily infusion of natural beauty.

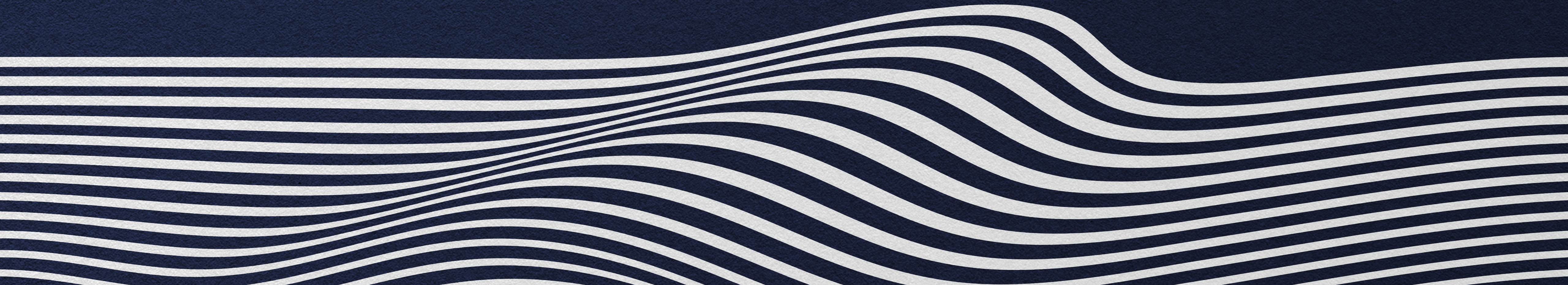




# Making Waves in Waterfront Living

Setting the new benchmark for waterfront living in Dubai Maritime City, Nautica Towers feature a selection of expertly designed one and two-bedroom apartments dressed in palettes of slate, cool grey and sapphire, juxtaposed with warm timber tones and accents of copper to create a contemporary and vibrant setting.

A perfect fusion of style and function, the bathroom has been crafted for comfort and thoughtfully designed for ease of living. Its minimal and striking design creates a unique space, complemented by colourful accents in the finishings.



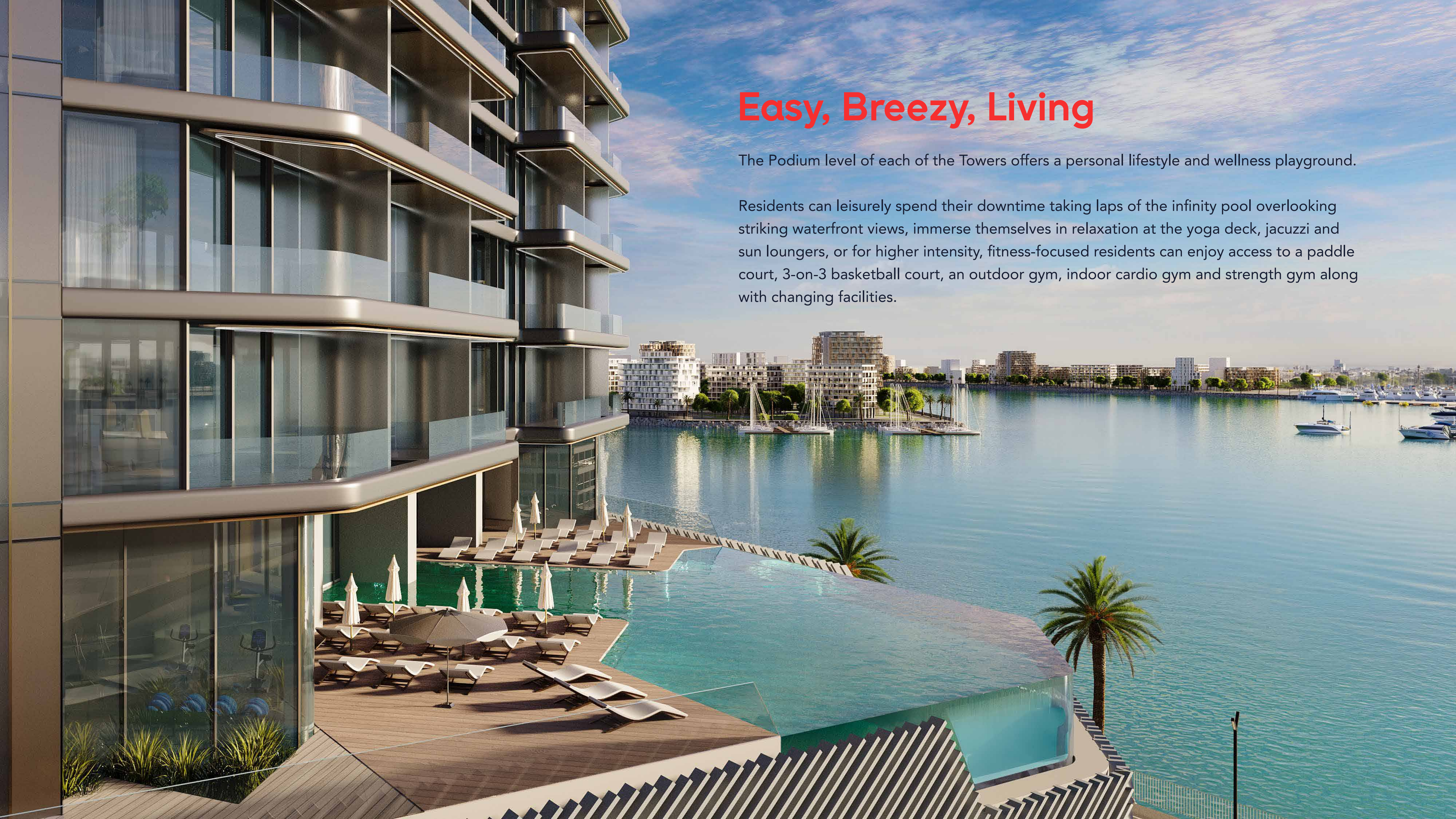













## Easy, Breezy, Living

The Podium level of each of the Towers offers a personal lifestyle and wellness playground.

Residents can leisurely spend their downtime taking laps of the infinity pool overlooking striking waterfront views, immerse themselves in relaxation at the yoga deck, jacuzzi and sun loungers, or for higher intensity, fitness-focused residents can enjoy access to a paddle court, 3-on-3 basketball court, an outdoor gym, indoor cardio gym and strength gym along with changing facilities.



**1**  
 Infinity Pool

**2**  
 Jacuzzi


**3**  
 Pool Deck

**4**  
 Changing Rooms

**5**  
 Cardio Gym

**6**  
 Strength Gym

**7**  
 Outdoor Gym

**8**  
 Yoga Lawn

**9**  
 Basketball Court

**10**  
 Padel Court









**TANAMI**  
P R O P E R T I E S

*Contact Us*

☎ +971 4 248 3400, 📞 +971 55 162 3236

✉ info@tanamiproperties.ae

*For More Info...*

[www.tanamiproperties.com/Projects/Nautica-by-Select-Group](http://www.tanamiproperties.com/Projects/Nautica-by-Select-Group)



3405, Marina Plaza, Al Marsa Street, Dubai Marina, UAE