

17 ICON BAY

DUBAI CREEK
HARBOUR



**RIISING FROM THE HEART
OF ISLAND DISTRICT**



An architectural rendering of a tall, modern skyscraper with a light-colored facade and blue-tinted windows. The building is situated in a lush park environment with large green trees, palm trees, and a paved walkway. People are seen walking and playing in the park. In the foreground, there are purple balloons. The sky is clear blue with a few birds flying. The text "ANCHORED TO THE CENTRAL PARK" is overlaid on the right side of the image.

ANCHORED TO THE
CENTRAL PARK

OFFERING
ICONIC VIEWS





**1, 2 and 3 Bedroom Apartments
Equipped with Modern Amenities**

**Private Pool and Fitness Centre
Seamlessly Connected to Tranquil Spaces**



A large flock of pink flamingos is captured in various stages of flight over a wetland. The birds have long, slender necks, dark beaks, and long legs. Their wings are spread, showing a mix of pink and dark feathers. In the background, the Dubai skyline is visible, including the Burj Khalifa, under a hazy, pinkish sky. The water in the foreground is calm, reflecting the birds and the city.

OVERLOOKING
WILDLIFE SANCTUARY

DUBAI CREEK
HARBOUR

17 ICON BAY

FLOOR PLANS



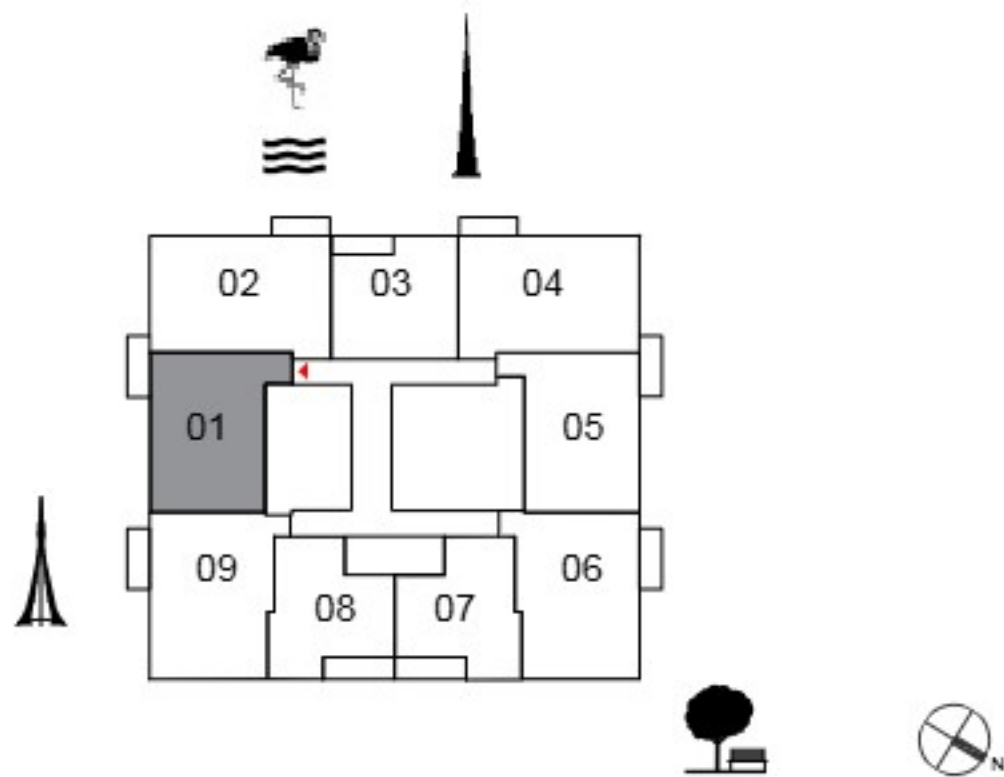
2 BEDROOM

UNIT 01 | LEVEL 2-15

Suite Area 999.9 sq.ft. / 92.89 sq.m.

Balcony Area 72.7 sq.ft. / 6.75 sq.m.

Total Area 1,072.5 sq.ft. / 99.64 sq.m.



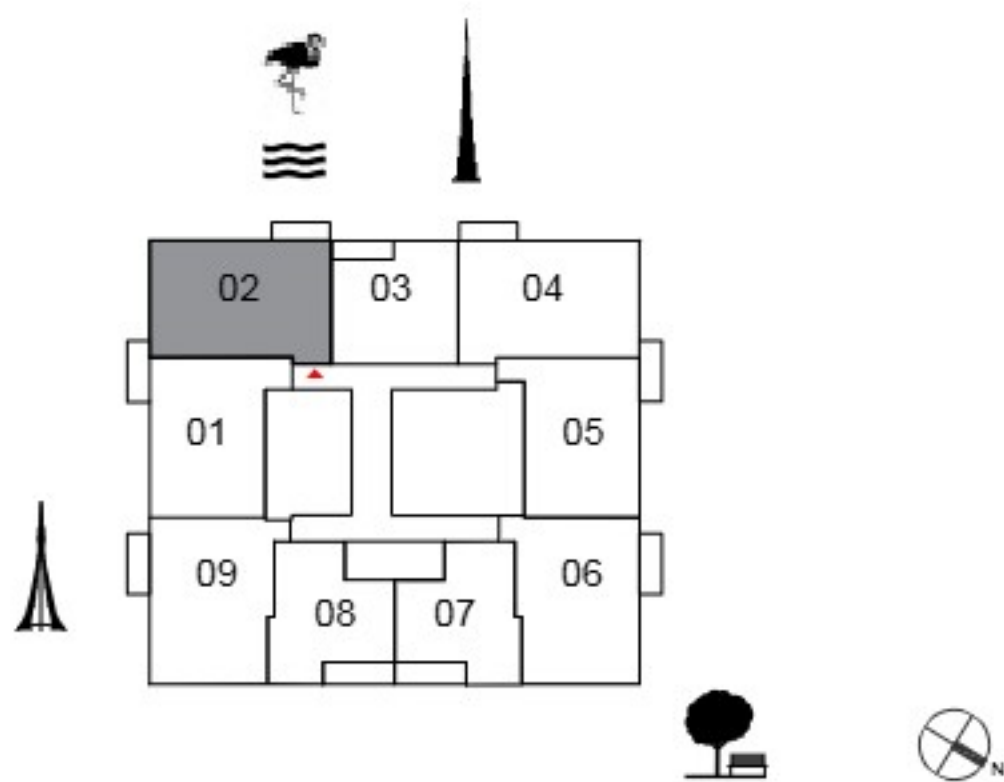
2 BEDROOM

UNIT 02 | LEVEL 2-22

Suite Area 1035.5 sq.ft. / 96.20 sq.m.

Balcony Area 80.1 sq.ft. / 7.44 sq.m.

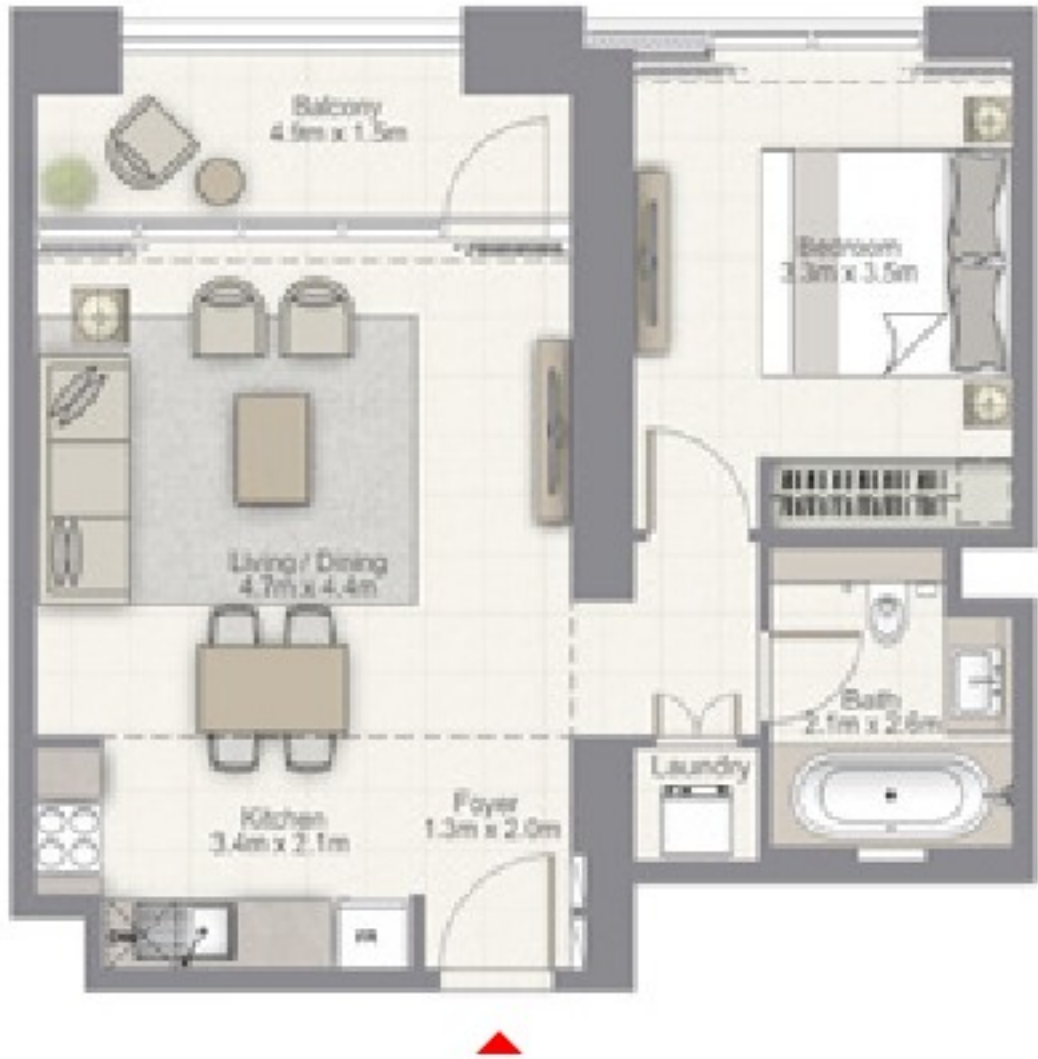
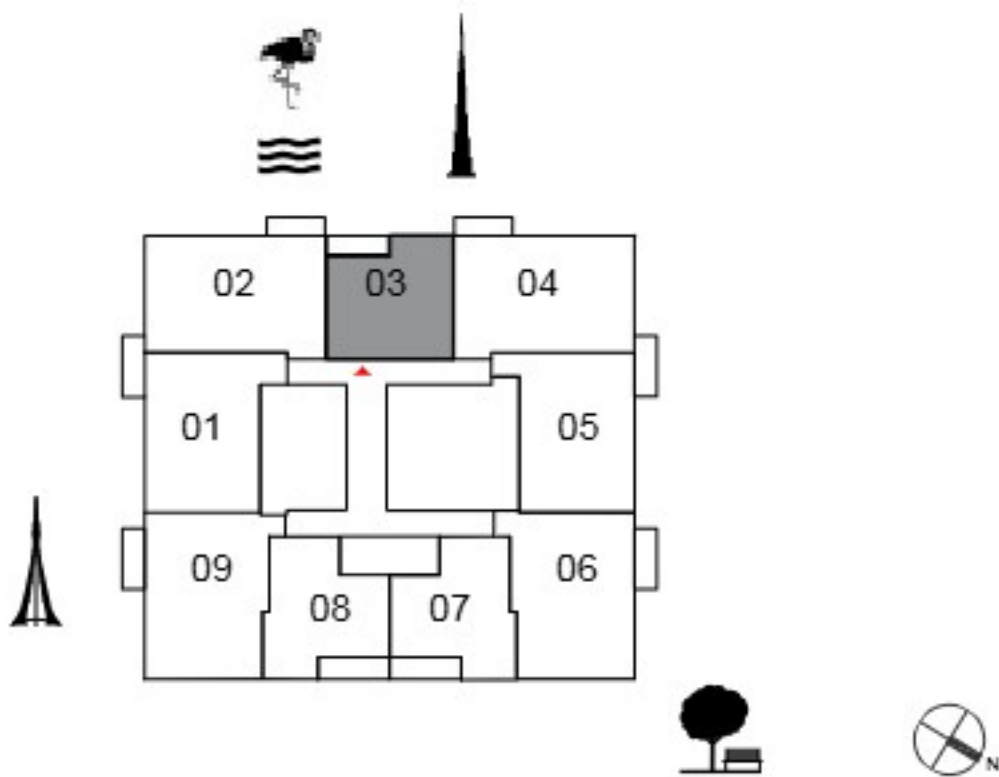
Total Area 1115.6 sq.ft. / 103.64 sq.m.



1 BEDROOM

UNIT 03 | LEVEL 2-22

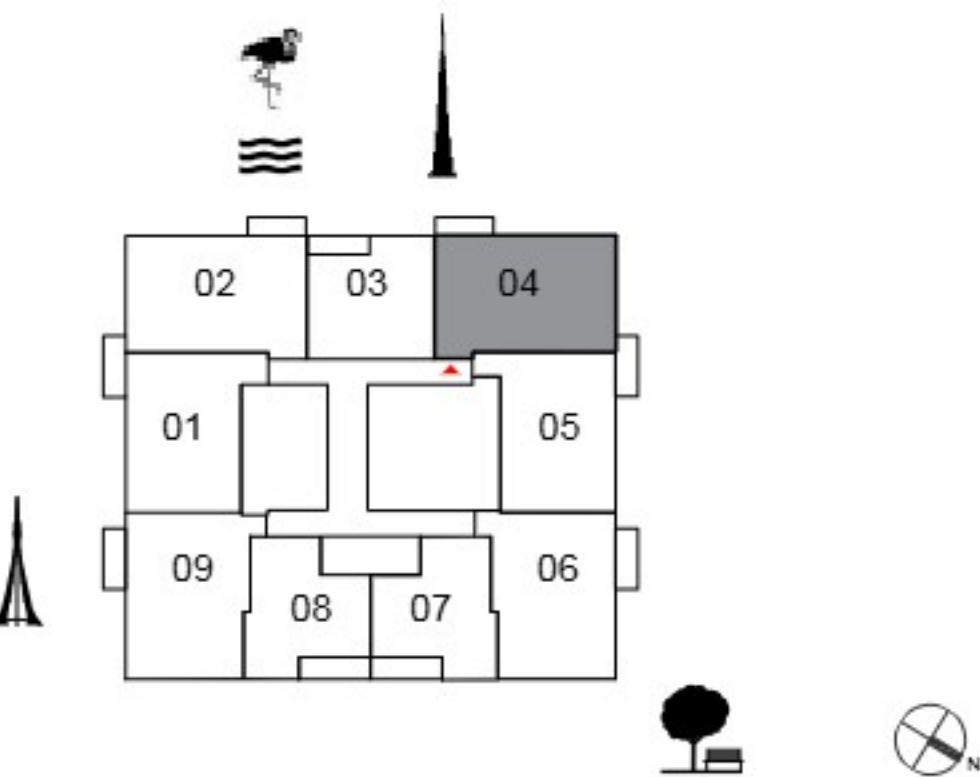
Suite Area	648.0 sq.ft. / 60.20 sq.m.
Balcony Area	88.4 sq.ft. / 8.21 sq.m.
Total Area	736.4 sq.ft. / 68.41 sq.m.



2 BEDROOM

UNIT 04 | LEVEL 2-22

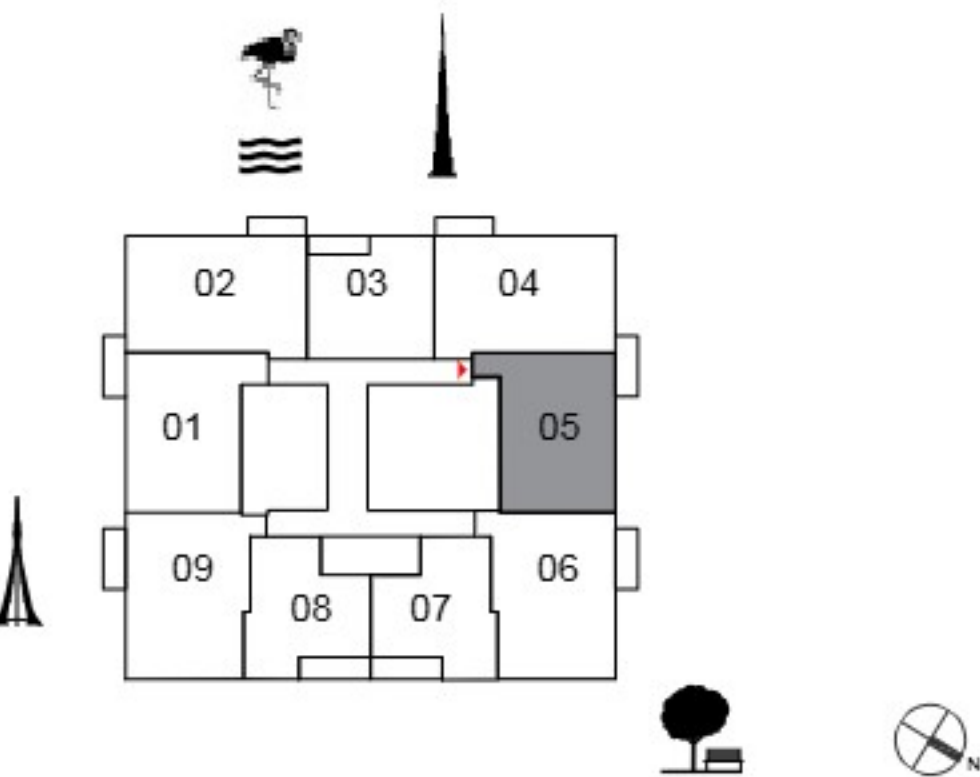
Suite Area	1036.0 sq.ft. / 96.25 sq.m.
Balcony Area	80.1 sq.ft. / 7.44 sq.m.
Total Area	1116.1 sq.ft. / 103.69 sq.m.



2 BEDROOM

UNIT 05 | LEVEL 2-22

Suite Area	997.0 sq.ft. / 92.62 sq.m.
Balcony Area	72.7 sq.ft. / 6.75 sq.m.
Total Area	1069.6 sq.ft. / 99.37 sq.m.



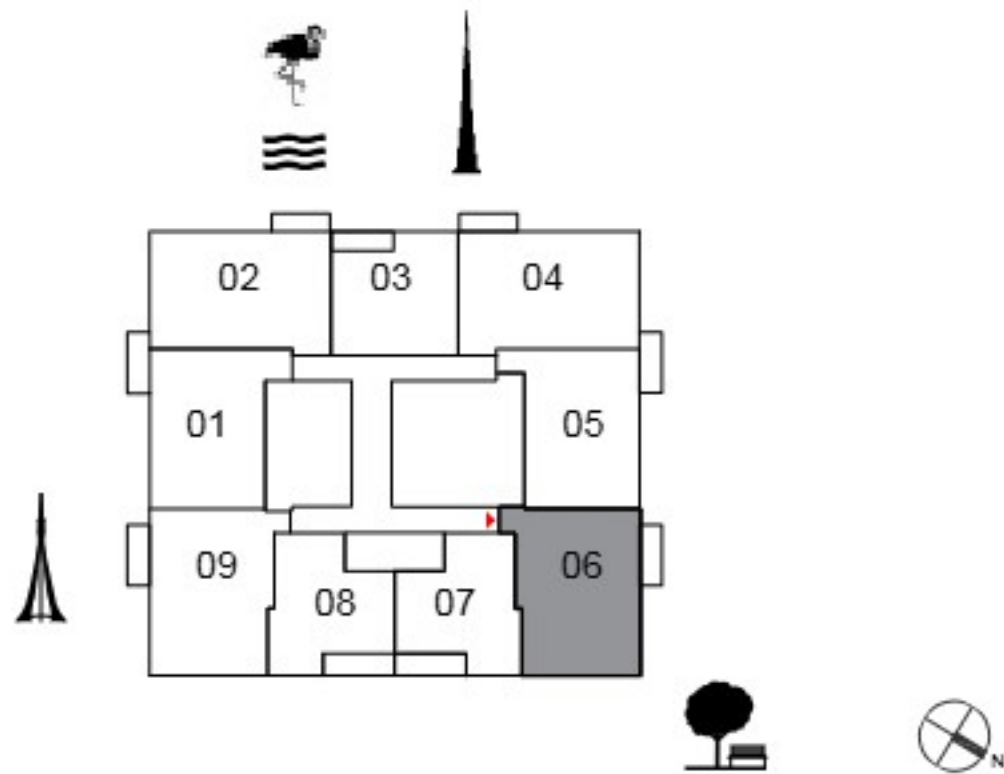
2 BEDROOM

UNIT 06 | LEVEL 2-15

Suite Area 1019.9 sq.ft. / 94.75 sq.m.

Balcony Area 72.7 sq.ft. / 6.75 sq.m.

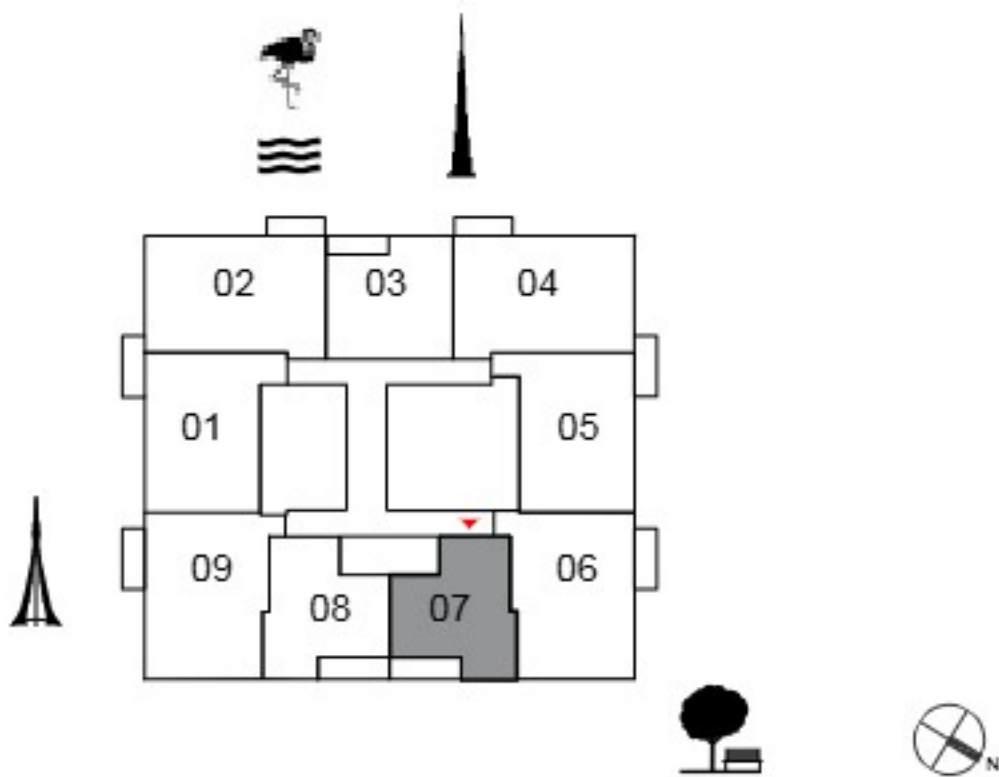
Total Area 1 092.5 sq.ft. / 101.50 sq.m.



1 BEDROOM

UNIT 07 | LEVEL 2-15

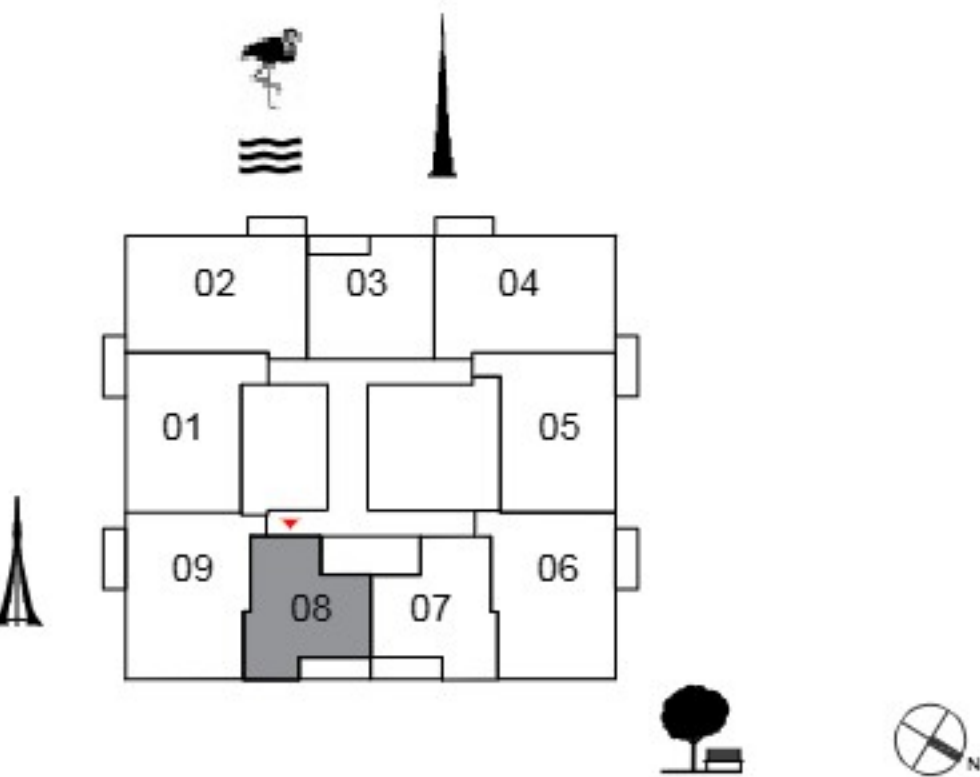
Suite Area	669.7 sq.ft. / 62.22 sq.m.
Balcony Area	90.2 sq.ft. / 8.38 sq.m.
Total Area	759.9 sq.ft. / 70.60 sq.m.



1 BEDROOM

UNIT 08 | LEVEL 2-15

Suite Area	669.7 sq.ft. / 62.22 sq.m.
Balcony Area	90.2 sq.ft. / 8.38 sq.m.
Total Area	759.9 sq.ft. / 70.60 sq.m.



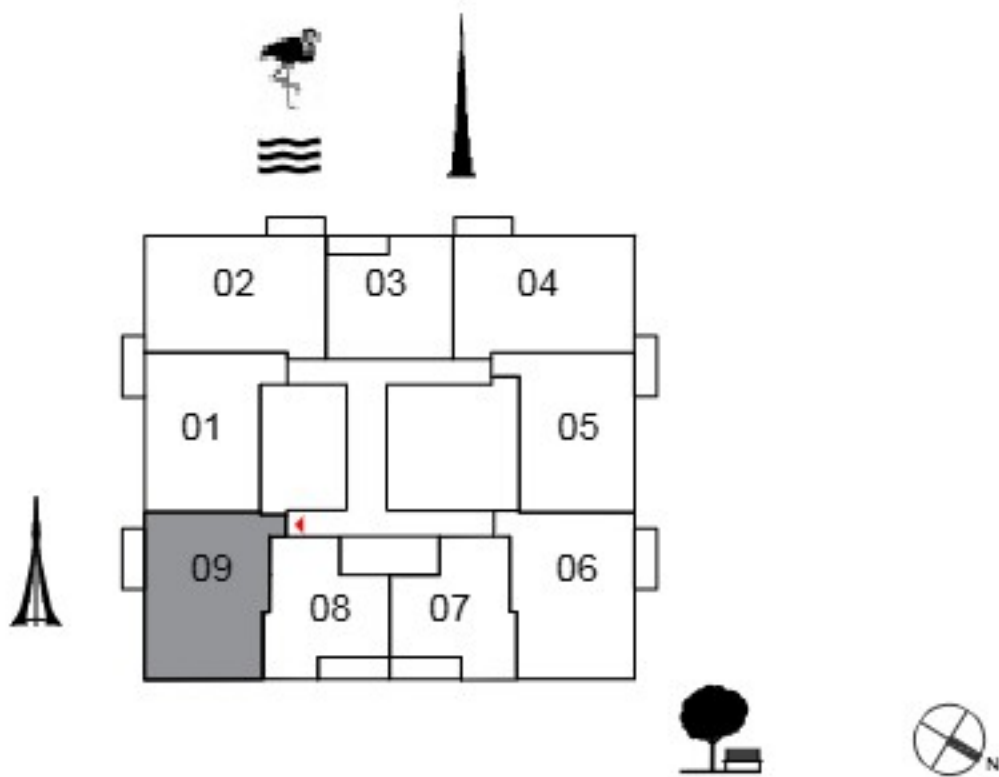
2 BEDROOM

UNIT 09 | LEVEL 2-15

Suite Area 1018.7 sq.ft. / 94.64 sq.m.

Balcony Area 72.7 sq.ft. / 6.75 sq.m.

Total Area 1091.4 sq.ft. / 101.39 sq.m.



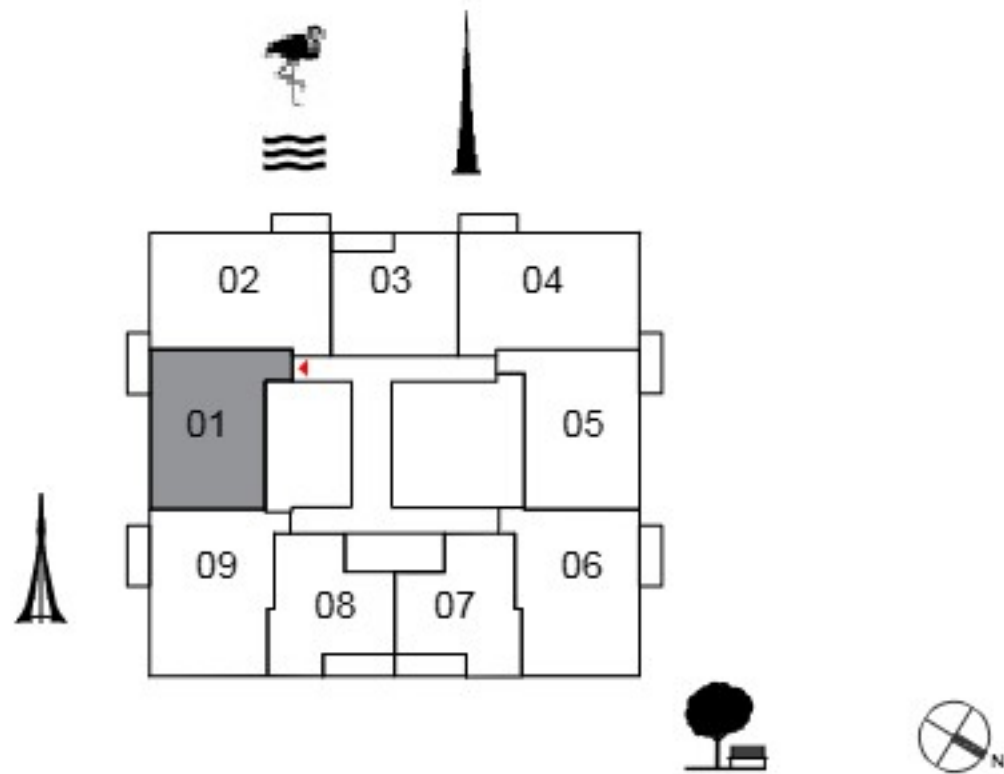
2 BEDROOM

UNIT 01 | LEVEL 16-22

Suite Area 1000.4 sq.ft. / 92.94 sq.m.

Balcony Area 72.7 sq.ft. / 6.75 sq.m.

Total Area 1073.1 sq.ft. / 99.69 sq.m.



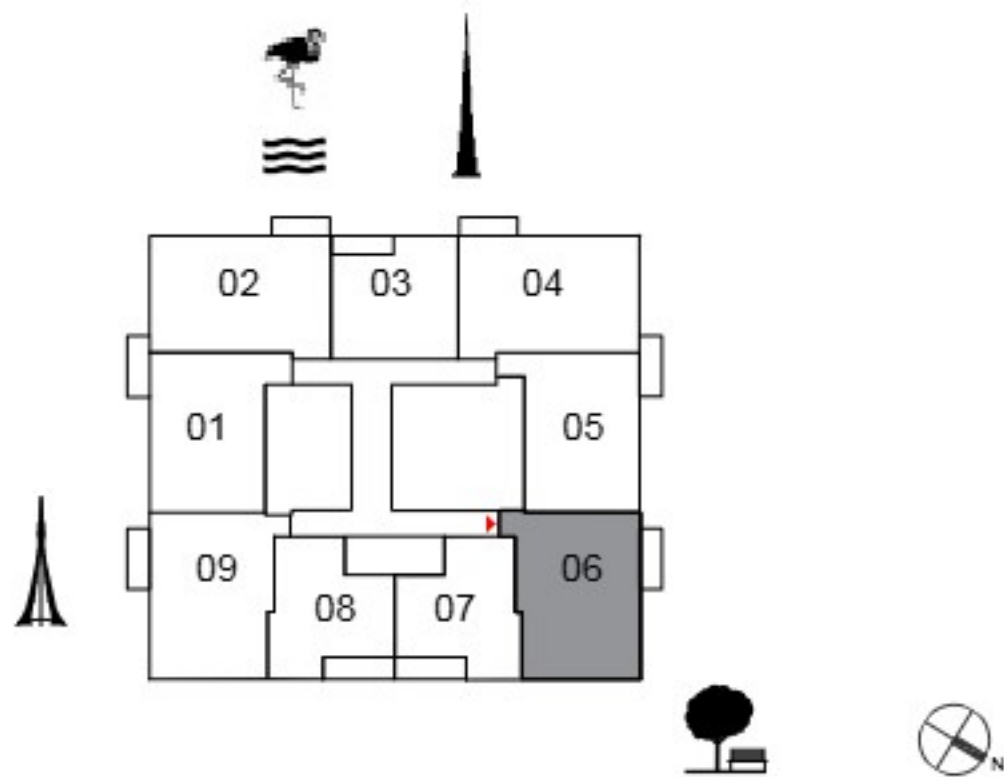
2 BEDROOM

UNIT 06 | LEVEL 16-22

Suite Area 1017.1 sq.ft. / 94.49 sq.m.

Balcony Area 72.7 sq.ft. / 6.75 sq.m.

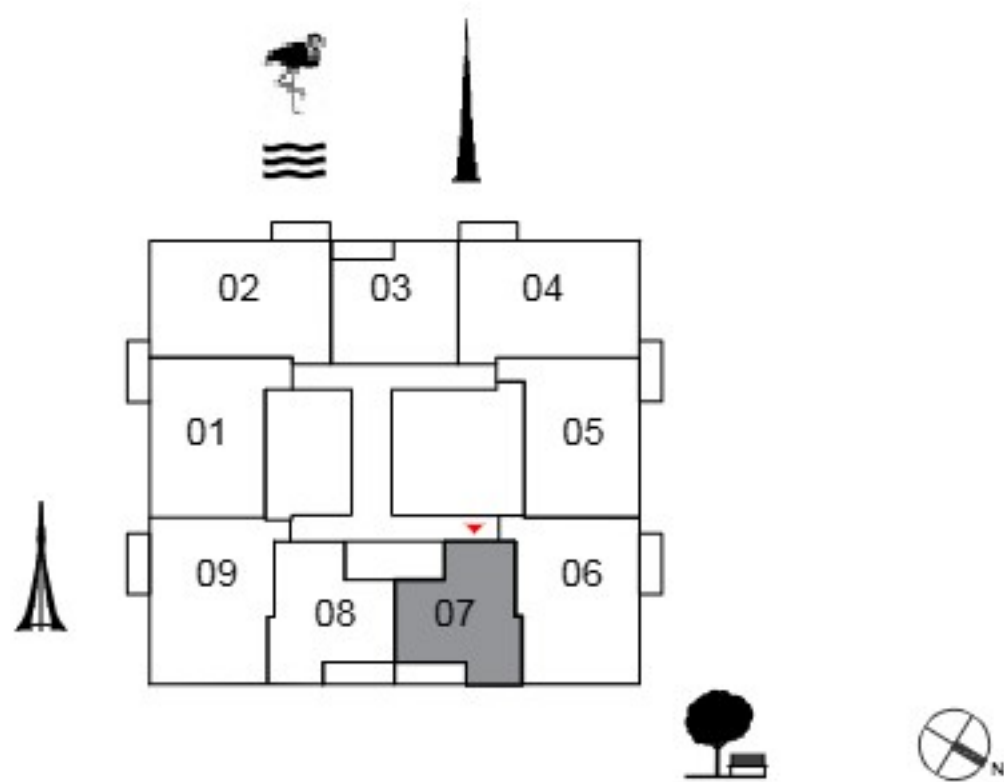
Total Area 1089.7 sq.ft. / 101.24 sq.m.



1 BEDROOM

UNIT 07 | LEVEL 16-22

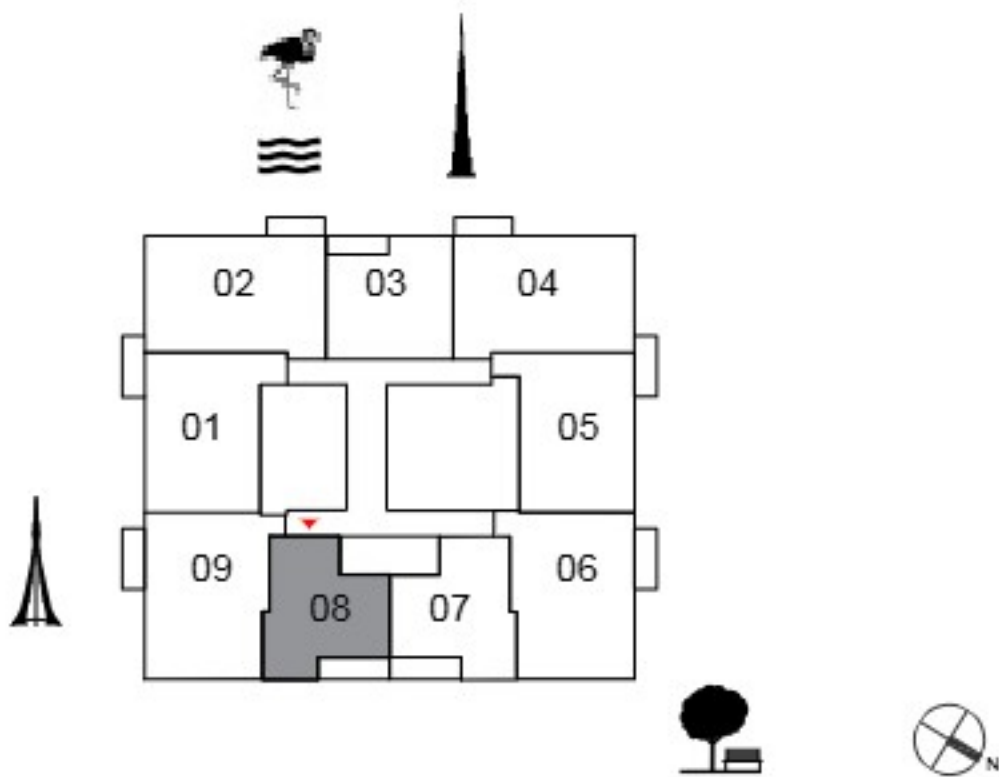
Suite Area	670.2 sq.ft. / 62.26 sq.m.
Balcony Area	90.2 sq.ft. / 8.38 sq.m.
Total Area	760.4 sq.ft. / 70.64 sq.m.



1 BEDROOM

UNIT 08 | LEVEL 16-22

Suite Area	670.2 sq.ft. / 62.26 sq.m.
Balcony Area	90.2 sq.ft. / 8.38 sq.m.
Total Area	760.4 sq.ft. / 70.64 sq.m.



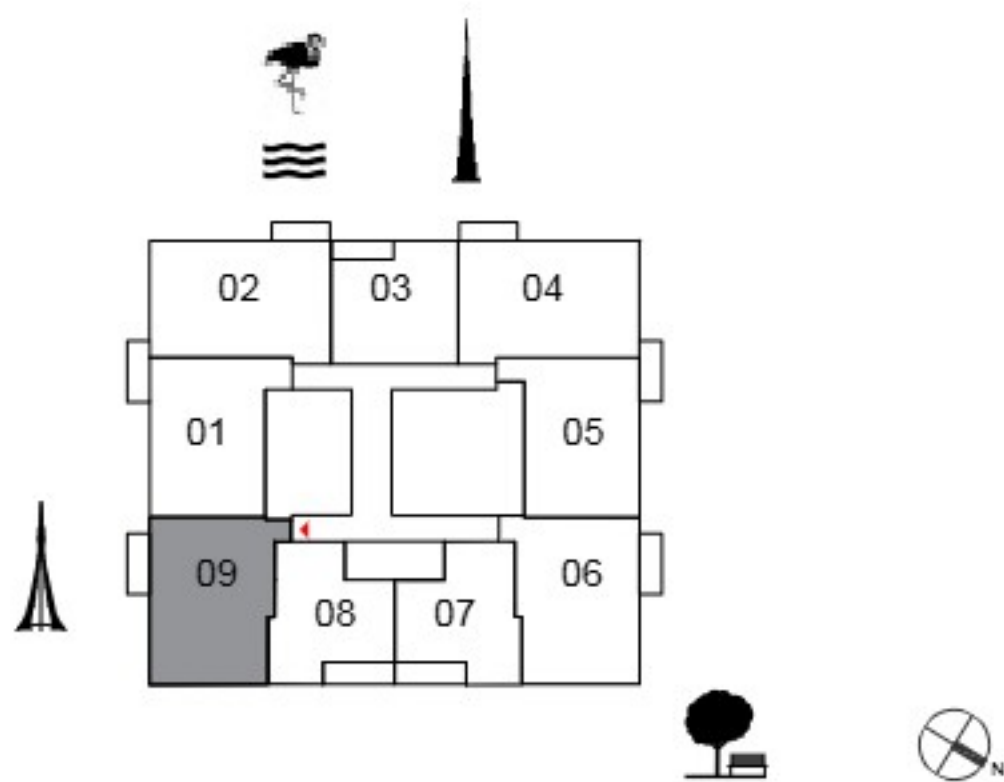
2 BEDROOM

UNIT 09 | LEVEL 16-22

Suite Area 1015.9 sq.ft. / 94.38 sq.m.

Balcony Area 72.7 sq.ft. / 6.75 sq.m.

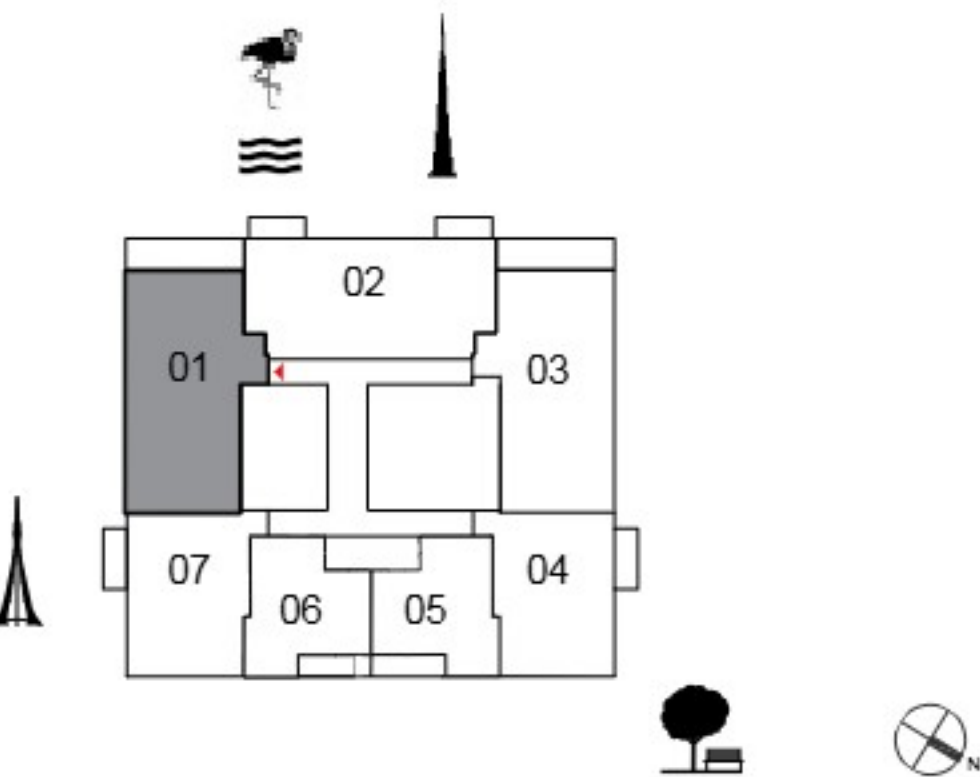
Total Area 1088.6 sq.ft. / 101.13 sq.m.



3 BEDROOM

UNIT 01 | LEVEL 24-41

Suite Area	1477.5 sq.ft. / 137.26 sq.m.
Balcony Area	191.1 sq.ft. / 17.75 sq.m.
Total Area	1668.5 sq.ft. / 155.01 sq.m.



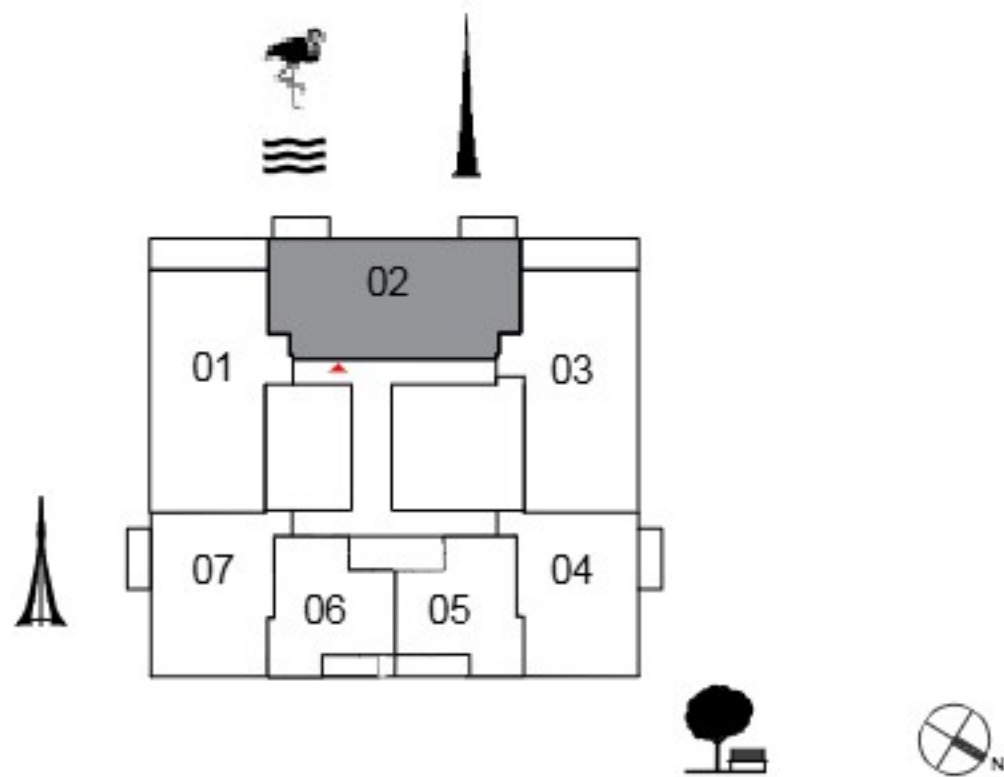
3 BEDROOM

UNIT 02 | LEVEL 24-41

Suite Area 1465.9 sq.ft. / 136.19 sq.m.

Balcony Area 122.6 sq.ft. / 11.39 sq.m.

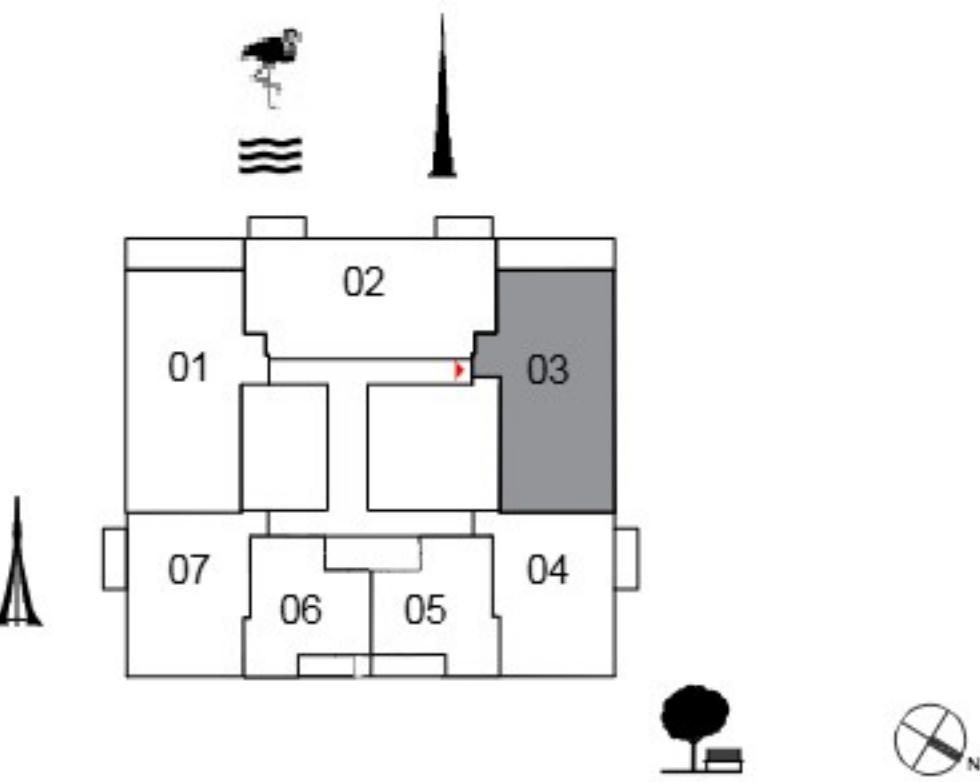
Total Area 1588.5 sq.ft. / 147.58 sq.m.



3 BEDROOM

UNIT 03 | LEVEL 24-41

Suite Area	1477.8 sq.ft. / 137.29 sq.m.
Balcony Area	191.1 sq.ft. / 17.75 sq.m.
Total Area	1668.8 sq.ft. / 155.04 sq.m.



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

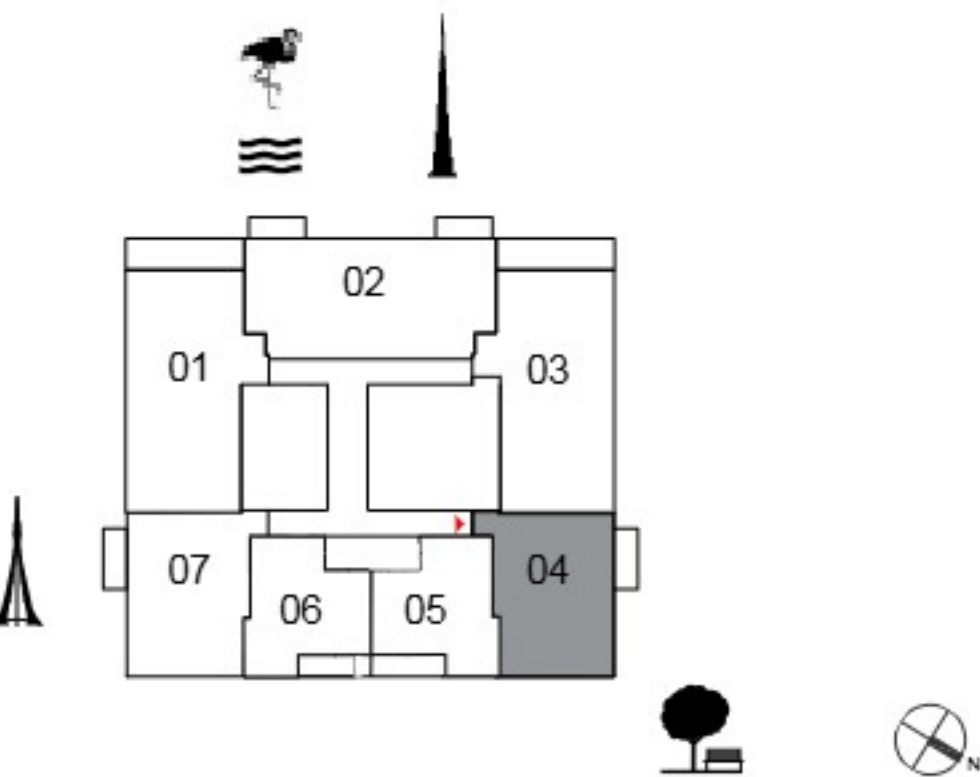
2 BEDROOM

UNIT 04 | LEVEL 24-41

Suite Area 1015.6 sq.ft. / 94.35 sq.m.

Balcony Area 72.7 sq.ft. / 6.75 sq.m.

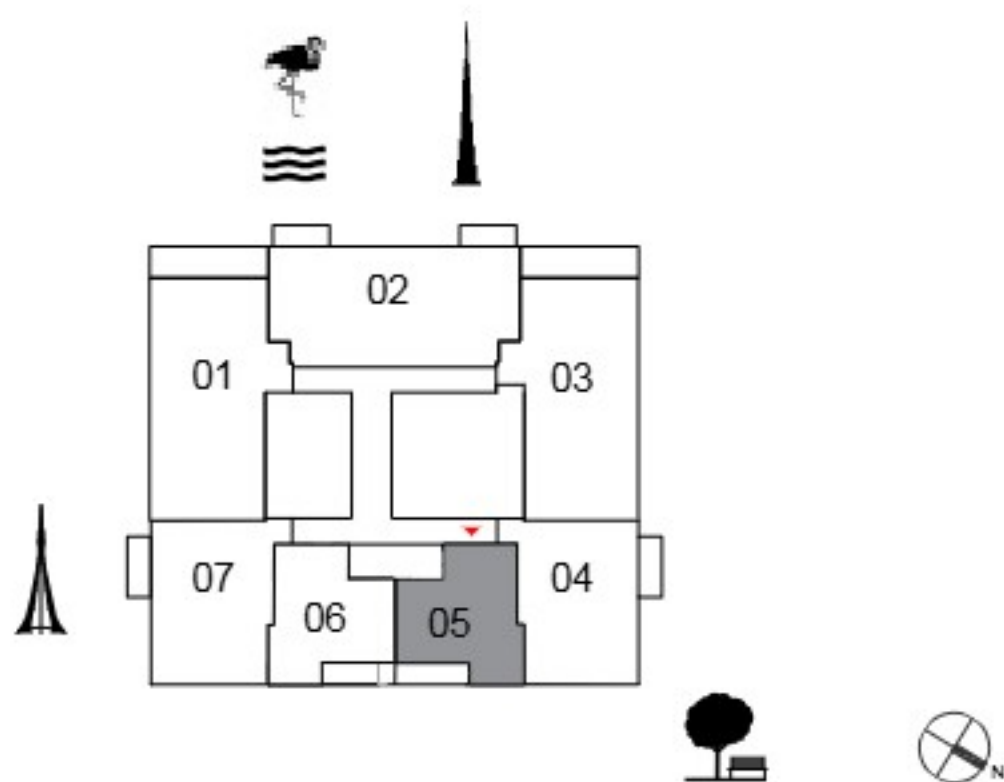
Total Area 1088.2 sq.ft. / 101.10 sq.m.



1 BEDROOM

UNIT 05 | LEVEL 24-41

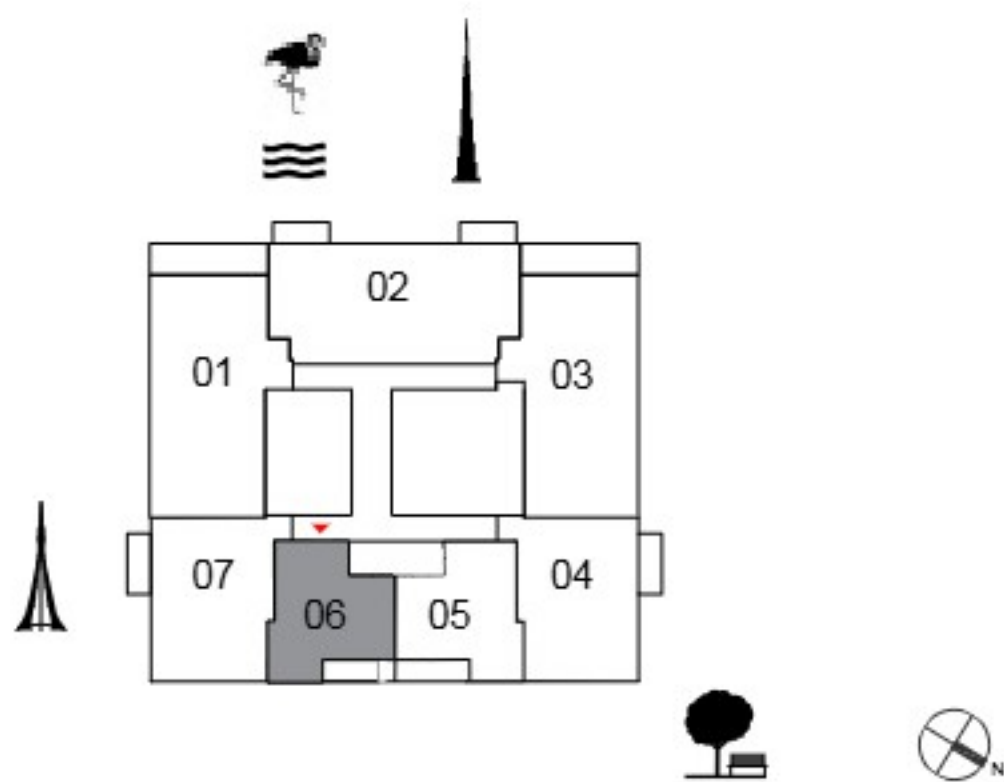
Suite Area	670.2 sq.ft. / 62.26 sq.m.
Balcony Area	90.2 sq.ft. / 8.38 sq.m.
Total Area	760.4 sq.ft. / 70.64 sq.m.



1 BEDROOM

UNIT 06 | LEVEL 24-41

Suite Area	670.2 sq.ft. / 62.26 sq.m.
Balcony Area	90.2 sq.ft. / 8.38 sq.m.
Total Area	760.4 sq.ft. / 70.64 sq.m.



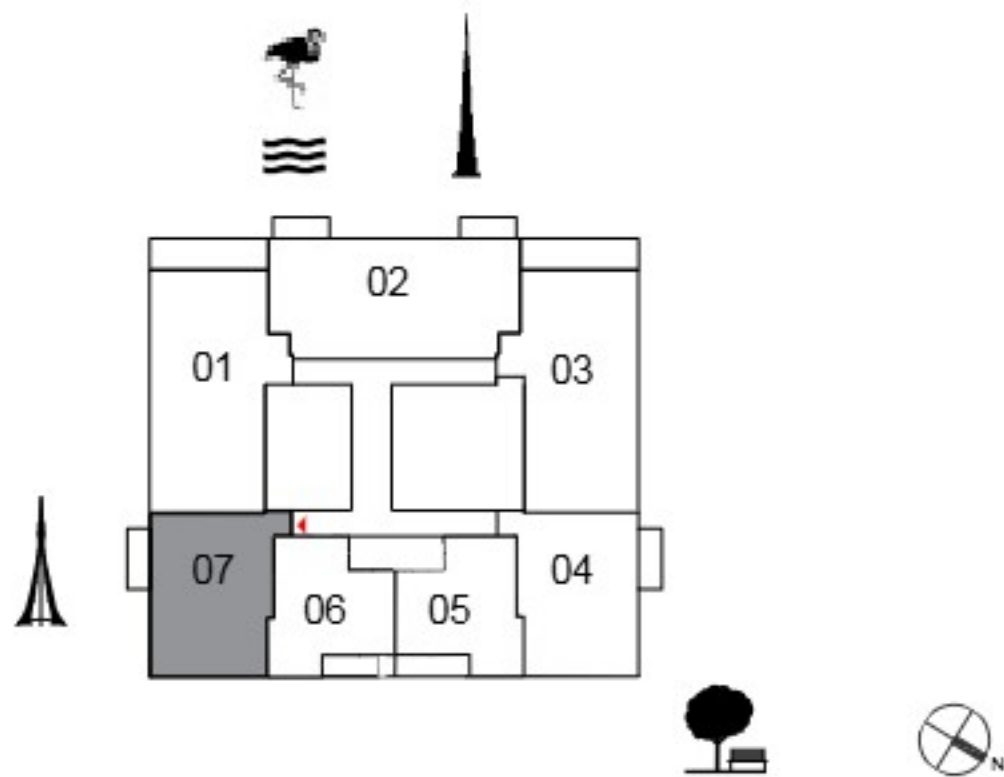
2 BEDROOM

UNIT 07 | LEVEL 24-41

Suite Area 1014.4 sq.ft. / 94.24 sq.m.

Balcony Area 72.7 sq.ft. / 6.75 sq.m.

Total Area 1087.1 sq.ft. / 100.99 sq.m.





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