

Chelsea Residence vs Binghatti Aquarise

Elevating Investment Potentials



Nadia – Realtor
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Chelsea Residences

DAMAC

from:

AED 2,170,000

Q4 2029



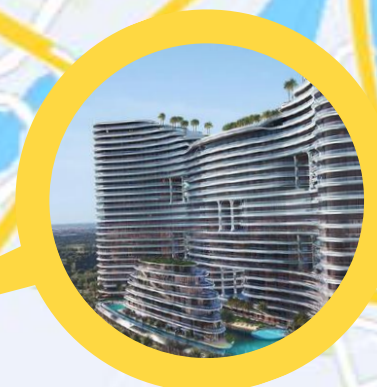
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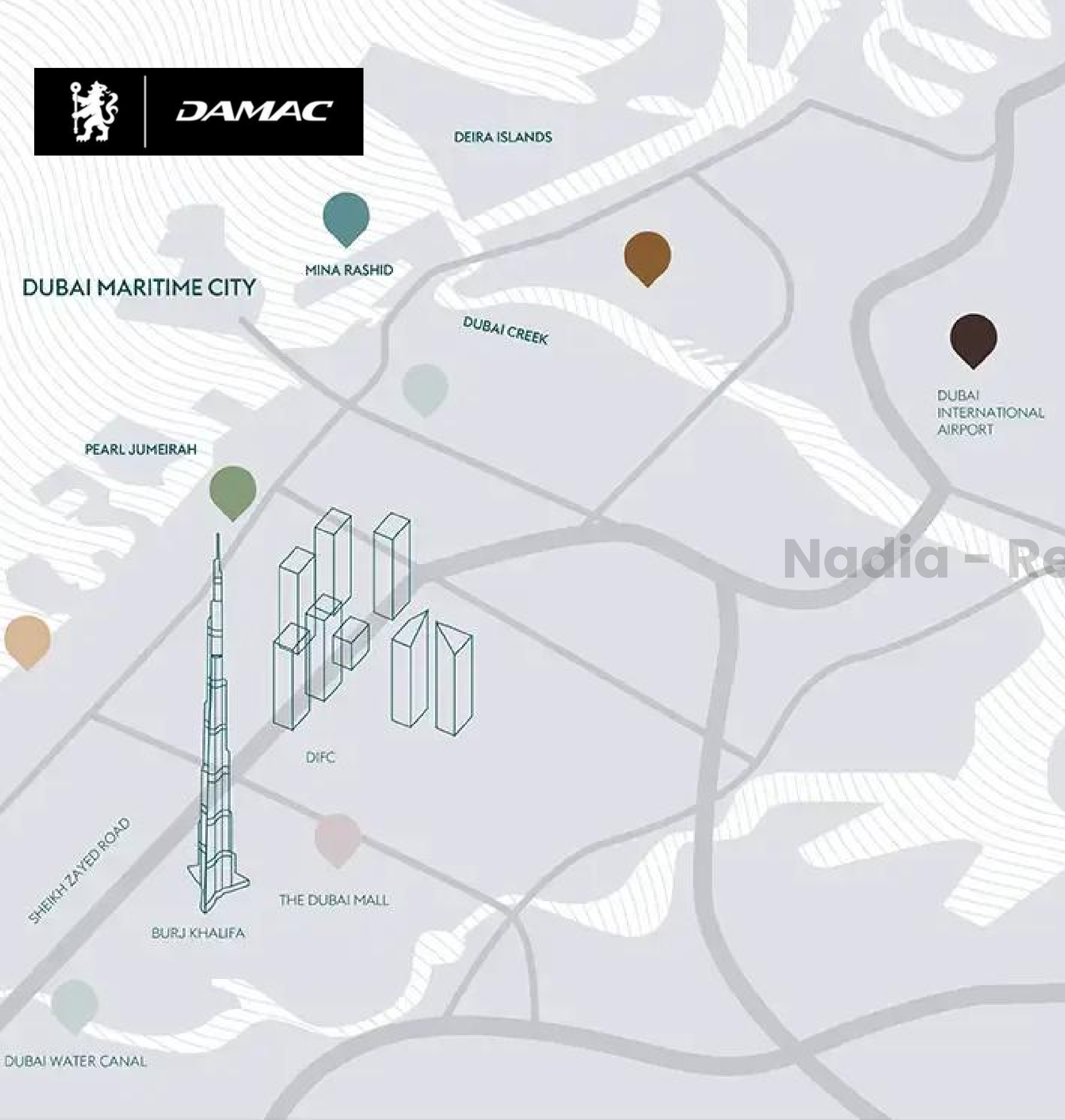
Binghatti Aquarise

Binghatti

from: **AED 1,142,000**

Q2 2027





- DUBAI INTERNATIONAL AIRPORT
20MINS
- MINA RASHID
5MINS
- THE DUBAI MALL
20MINS
- NEAREST HOSPITAL
10MINS
- NEAREST SCHOOL
10MINS
- THE GOLD SOUK
15MINS
- JUMEIRAH BEACH COASTAL LINE
10MINS

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Developer: DAMAC

Handover: Expected Q4 2029

Payment Plan: 60/40 structure

Rental Yield: Projected up to 6-7%

About Dubai Maritime City

- **High ROI Potential:** Strong demand for waterfront and luxury real estate with panoramic sea views.
- **Location:** Positioned between Port Rashid and Drydocks.
- **Dubai Maritime Campus:** Home to 1,300+ students, boosting rental demand and community activity.
- **Sustainability Focus:** Plans to build one of the world’s largest artificial reef systems.

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Community	Starting Price (PSF)	Current Price (PSF)	Price Growth (Year-on-Year)	Expected Growth
Dubai Maritime City	AED 1700	AED 2,634	+ 10%	High due to demand for waterfront properties and eco-friendly initiatives

Buy

Dubai Maritime City

All

Ready

Off-Plan

Apartment

1, 2, 3 Beds

More Filters

Show transactions from last month

Show only off-plan transactions

Clear Filters

Sale Transactions for Apartments in Dubai Maritime City in the last 6 months

powered by TruView™

Sales Volume

1,131 97.4% ↑

Sales Value (AED)

3.1 B 143.9% ↑

Average Price (AED)

2,553 / sqft 15.7% ↑



Why Invest in Chelsea Residence



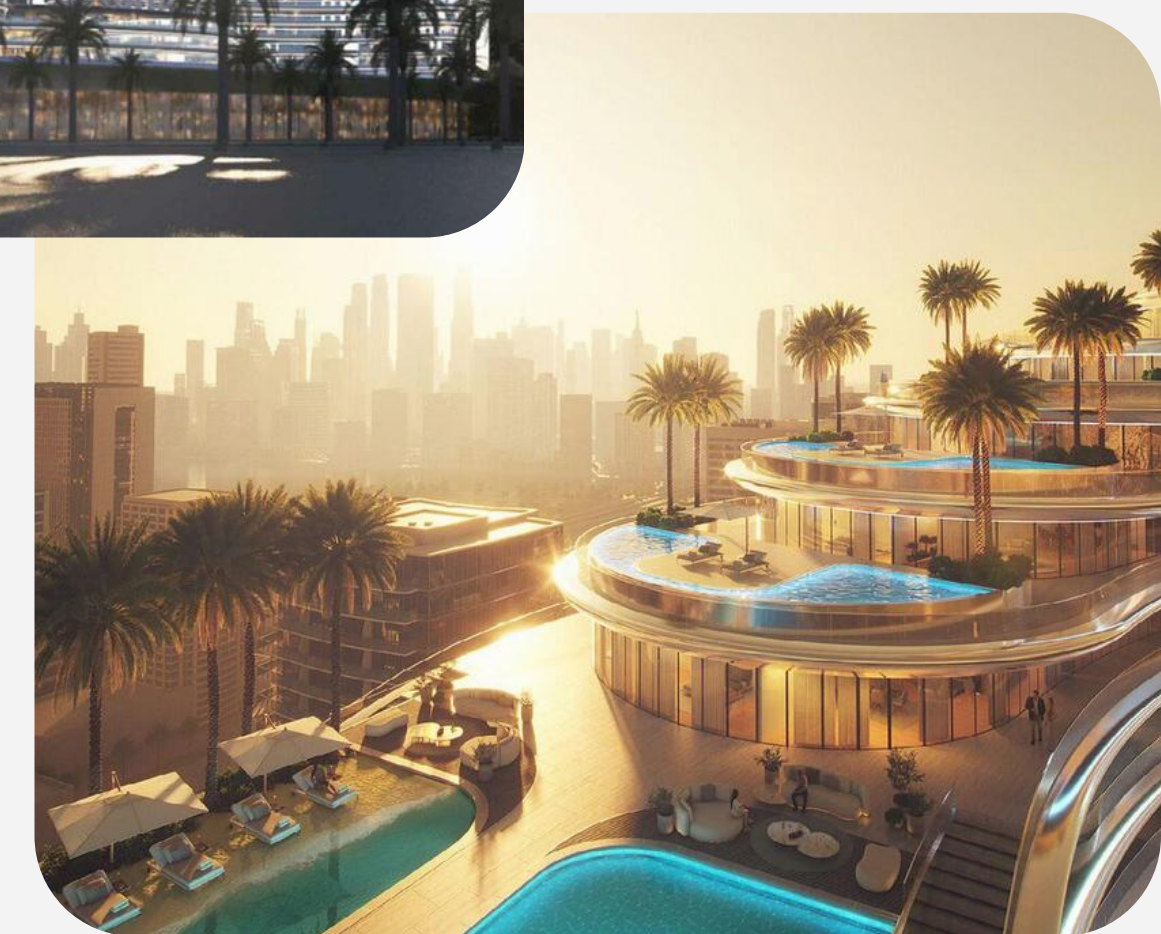
- Estimated rental yield of 6%–7% based on AED 2.17M investment and 120K average rental return.
- Waterfront luxury meets high investment potential, combining brand prestige, prime location, and long-term growth.
- Chelsea brand recognition and world’s first football-themed branded residences.
- Investor-friendly 60/40 structure ensures liquidity and Handover expected in Q4 2029.

Typology	Units	Avg Saleable Area	Min Price	Max Price	Avg Price	Avg PSF
Tower A	146	1,121	2.17M	4.91M	3.26M	2,911
1 BR	72	775	2.17M	2.51M	2.34M	3,019
2 BR	74	1,457	3.14M	4.91M	4.16M	2,854
Tower B	162	1,193	2.24M	7.03M	3.55M	2,978
1 BR	79	776	2.24M	2.62M	2.42M	3,121
2 BR	55	1,369	3.22M	5.49M	4.13M	3,019
3 BR	28	2,027	4.94M	7.03M	5.61M	2,768
TOTAL	308					

Damac Project In Dubai Martime City	Starting Price (PSF)	Appreciation (PSF)	Price Growth	Inventory Sold	Size	Rental Return Annually(%)
Chelsea Residences	AED 2768 (Q2 2025)	-	-	-	775 sqft Onwards	6-7%
Coral Reef	AED 2360 (Q4 2023)	AED 2637 (Q1 2025)	12%	99.28%	700–800 sqft Onwards	~5.3%
Harbour Lights	AED 1788 (Q2 2023)	AED 2310 (Q1 2024)	29%	96.94%	700–800 sqft Onwards	5-7%



altor



Developer: Binghatti

Handover: Expected Q2 2027

Payment Plan: 70/30 structure

Rental Yield: Projected up to 10%

Why Invest in Binghatti AquaRise

- High-yield homes in fast-growing areas—ideal for residents, while investors benefit from strategically priced units offering strong rental returns of 7–10%.
- Scheduled for handover in Q2 2027 with a pre-handover payment plan of just 20%.
- Binghatti are known for their innovative and contemporary designs that appeal to modern buyers and renters.
- Access to Al-Khail Rd, Al-Asayel St, and Al Khaleej Al Tejari Road.

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Binghatti Project (Business Bay)	Starting Price (PSF)	Appreciation (PSF)	Price Growth	Size (sq ft)	Rental Return Annually (%)
Binghatti AquaRise	AED 2,380	-	~10%	465 – 1,991 sq. ft.	7-10%
Binghatti Skyrise	AED 2,100	AED 2,400	7–10%	422 – 1,991 sq. ft.	8–10%
Binghatti Canal	AED 1,590	AED 1,750	5–7%	500 – 1,200 sq. ft.	6–8%



Project Highlights

Which Should You Buy?

Choose **Chelsea Residences** if:

- Want a premium waterfront investment with strong long-term capital appreciation.
- Value branded luxury living that attracts high-end tenants.
- Prefer a prime location close to Downtown Dubai, ideal for resale potential.

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Choose **Binghatti Aquarise** if:

- Are looking for a strategically priced entry into the real estate market.
- Want to maximize rental yield (~7%–10%) rather than focus on capital gains.
- Prefer investing in an established, high-demand central location.

Feature	Chelsea Residences by DAMAC	Binghatti Aquarise
Developer	DAMAC Properties	Binghatti Developers
Location	Dubai Maritime City	Business Bay
Completion Date	Q4 2029 (anticipated)	Q2 2027
Price Range	AED 2.17M – AED 5.6M	AED 999K – AED 6M
Layouts	Luxury Apartments (1–3 Bedrooms)	Affordable Apartments (Studios–4BR)
ROI Rental Yield	~6%–7%, potentially higher	~7%–10%
Unique Selling Point	Waterfront luxury living	Affordable investment option
Capital Growth	8–12 % by 2030	High Growth in Business Bay



Thank You!

Let's unlock the full investment potential of Dubai.
Contact Nadia for your private consultation.

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