

EDEN



NW NORTH WATERFRONT

ABOUT US

The North Waterfront project is spearheaded by one of the world's largest developers, Mr. Alabbar. A prominent Emirati businessman and visionary leader renowned for his transformative contributions to business, entrepreneurship, and real estate development.

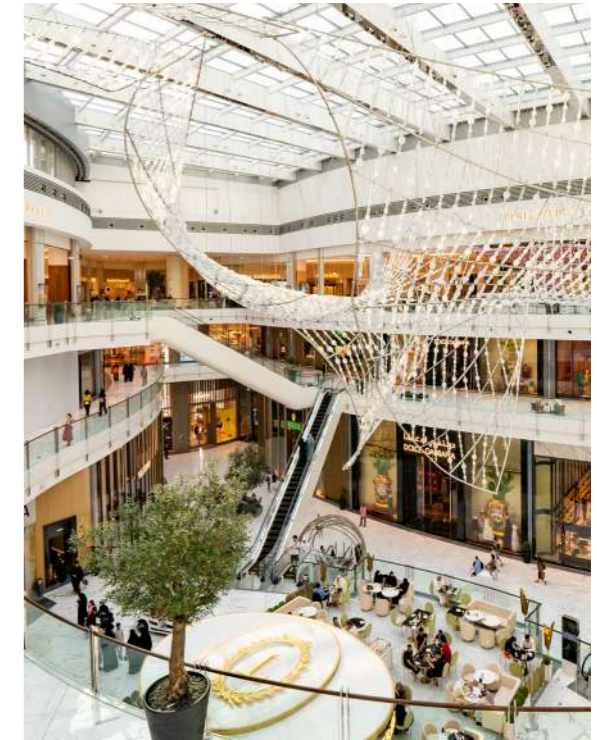
His renowned developments are revered across 17 different countries are known for being meticulously planned, masterful communities that showcase elegant residential, commercial, retail, and hospitality components. The epitome of luxury is highlighted through state-of-the-art designs and cutting-edge amenities.

Some of his most notable achievements include:

- **Burj Khalifa**, the tallest building in the world with 205 floors
- **Downtown Dubai**, with over 1,800 retail stores, 35,000 homes & a population of 90,000 residents!
- **Dubai Mall**, the most visited retail destination in the world with its most high-end luxurious brands internationally, F&B and entertainment divisions
- **Over 70 Hotel & Resort chains** in the UAE and internationally (ST Regis, Mandarin Oriental, Fairmont, Address, The Bristol, Bluesun, Palace, Locanda, Armani, W Hotel, VIDA, ROVE & Emaar Leisure Group)



Burj Khalifa



Dubai Mall



Downtown Dubai



Dubai Marina

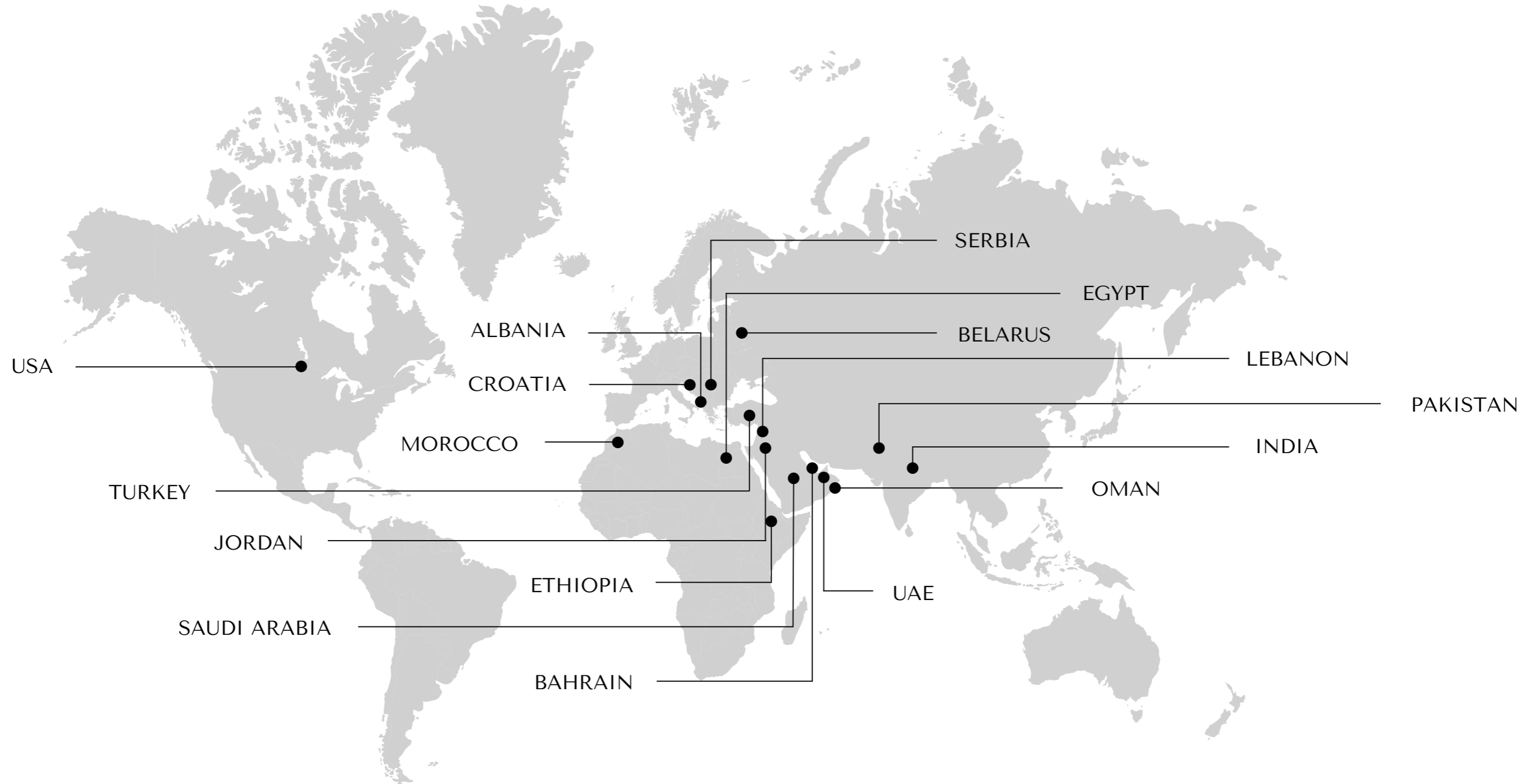


MR. ALABBAR

FOUNDER, UNITED ARAB EMIRATES

“My vision revolves around creating a modern and sophisticated life intertwined with the highest levels of luxurious lifestyles, cultivating homes people aspire for. Developing sustainable communities that promote local economic growth, setting an example for others to follow.”

GLOBAL PRESENCE



Countries

17

— 6 —

NORTH WATERFRONT | EDEN

Homes Delivered

38,000 +

— 7 —

NORTH WATERFRONT | EDEN



NORTH WATERFRONT

AN EXCITING NEW DESTINATION FOR BELARUS

The North Waterfront development is a bold new vision for a waterfront community in the heart of the capital that looks to the future whilst drawing inspiration from the neighborhood's rich history.

Mr. Alabbar has diverted the status quo towards prioritizing residents' well-being and experiences, focusing on the importance of quality amenities and resident's lifestyles by bringing the most incredible designers and architects to deliver world-class communities.

35

mins
From the
Airport

25

mins
From the
City Center

1

mins
From the
Ring Road

15

mins
From the
National Library

30

mins
From the
Railway Station

10

mins
From the
Sports Palace



COMMUNITY FACILITIES



Exhibition Center



Parks



Ice Rink



Schools



Kid's Play Areas



Dog Parks



Cycling Track



Kindergartens



IT University



Supermarkets



Fishing Pier



Medical Centers



LAKE SIDE PARK

Residents of North Waterfront will be able to enjoy the modern and healthy environment created by the Lakeside Park.

The park offers a wonderful atmosphere perfect for relaxing and socializing amidst a captivating blend of natural beauty and immersive attractions.



Green Parks



Art SCULPTURES



Amphitheater



Sports Areas



Cycling Track



Logging Trail



Barbecue Areas



Picnic Areas



Fishing Pier



Urban Beach



Kid's Play Area



Cafes



NEIGHBOURHOOD SQUARE

Redefining lifestyle with an open park catering to the neighborhood, with its bespoke details, curated retail boutiques and avant-garde dining experiences.

This pedestrian friendly space located in the neighboring first phase of construction will also become a space for entertainment and special events.



Retail



Restaurants & Cafes



Outdoor Events



Ice Rink



Art Sculptures



Park



Kid's Play Area



Picnic Areas



RESIDENTIAL CLUB

North Waterfront provides a unique experience that combines the benefits of neighborhood living with exclusive amenities and services.

The Residential club, conveniently situated within a walking distance, offers elegantly styled spaces exclusive to residents, enriching contemporary living with comfort and effortless access to premium amenities.



Cinema



Games Area



Gym



Meeting Rooms



Co-working Area



Event Room



Children's Place



Cafe



FOREST PARK AND GREEN TRAILS

Lush green spine with walkways, cycling trail and playgrounds for children are characteristic to this phase of North Waterfront.

A Forest Park has been integrated into the development, by designing usable spaces into the existing landscape. This park blends well into the harmonious outdoor spaces that make this neighborhood more green.



Cycling Track



Green Trails



Play Areas

EDEN





EDEN

EDEN ensures you come home to comfort and splendor.

While drowning in the lush, green landscapes of the neighborhood, EDEN offers quick access to the picturesque Tsna Lake and the lively Neighbourhood Square. The location also features an array of amenities in the nearby vicinity including a kindergarten, a supermarket, cafes and Forest Park with its serene landscape.

Private courtyard includes state-of-the-art facilities with great safety features for kids and a peaceful environment for all.

Eden is home to some of the finest offerings that cater to modern and upscale lifestyles.



A VIBRANT COMMUNITY

PHASE 2







INTERIOR

Refined and luxurious atmosphere is experienced from the very first moments at the EDEN. A warm and elegant pastel color scheme with enchanting design bringing glamor and simplicity to EDEN's overall ambience.

- Designer lobbies with panoramic glazing & elegant styling
- Elegantly designed hallways
- Dedicated storage for strollers and pet paw-washing facilities

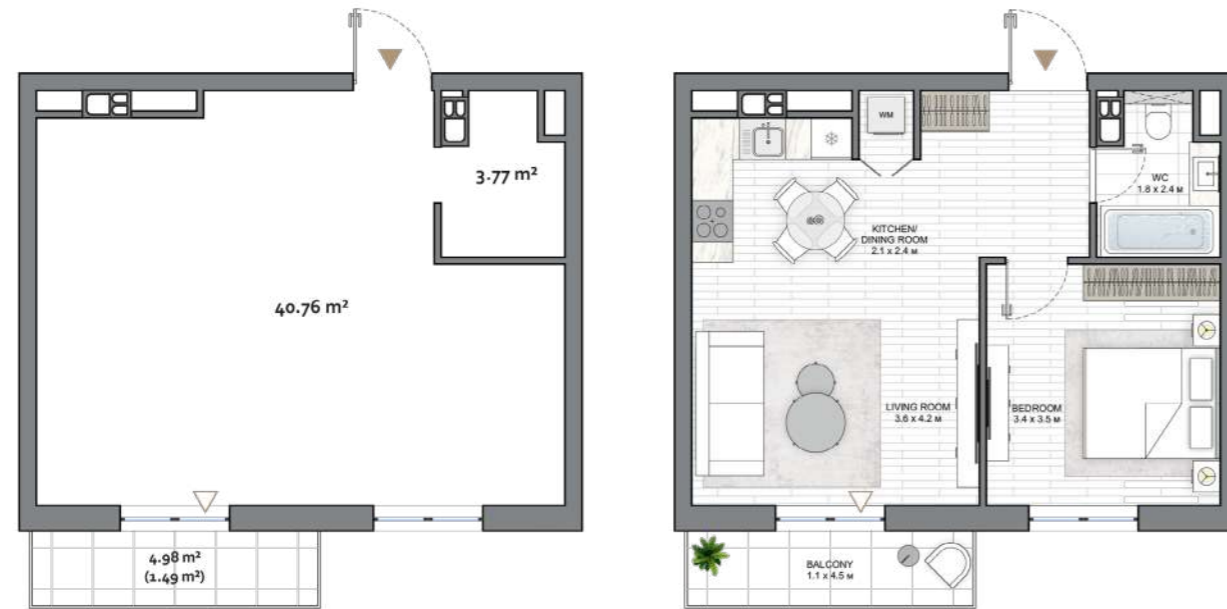
EDEN's common areas are designed to impress, offering a seamless blend of style and functionality.



EDEN

1 BEDROOM TYPE A

APARTMENT AREA 35.49 m² - 44.90 m²
 BALCONY AREA 2.94 (0.88 m²) - 7.63 (2.29 m²)
 NET AREA 36.37 m² - 46.01 m²



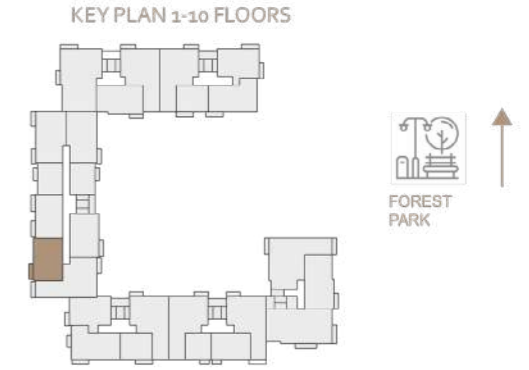
Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

EDEN

2 BEDROOM TYPE B

APARTMENT AREA 53.53 m² - 70.41 m²
 BALCONY AREA 2.98 (0.88 m²) - 9.02 (2.71 m²)
 NET AREA 54.42 m² - 71.62 m²



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EDEN

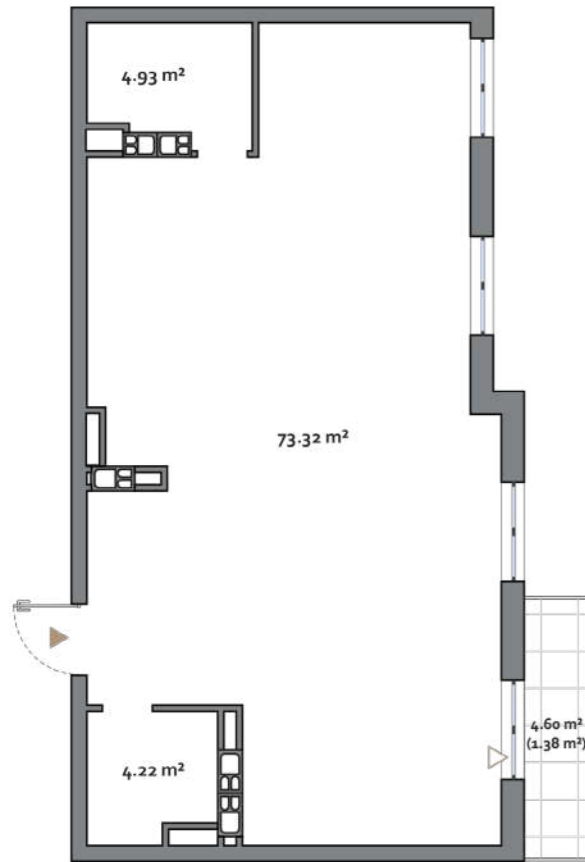
3 BEDROOM TYPE C

APARTMENT AREA 81.68 m² - 83.17 m²
 BALCONY AREA 4.26 (1.28 m²) - 17.66 (5.29 m²)
 NET AREA 82.97 m² - 88.22 m²

KEY PLAN 2-10 FLOORS



FOREST PARK



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3 BR

EDEN

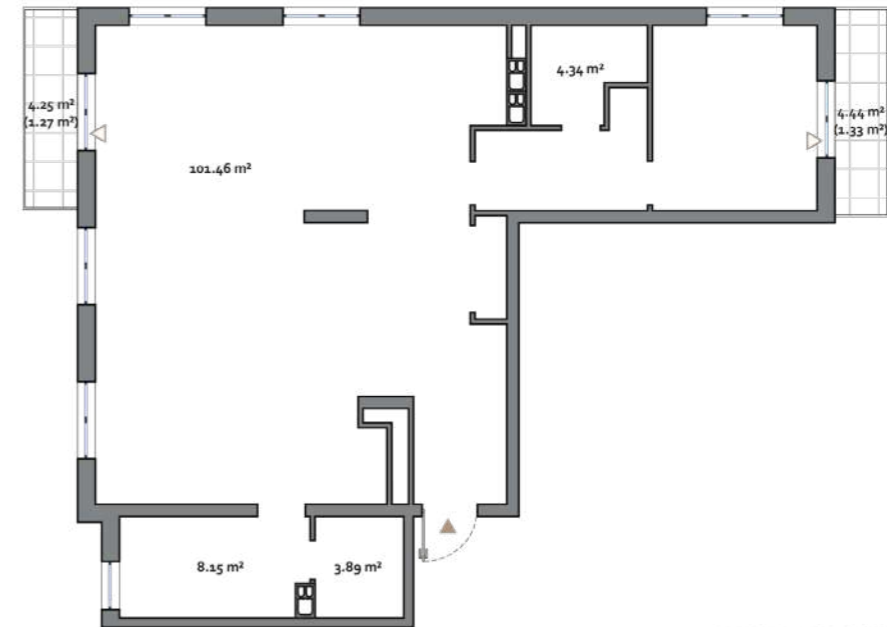
3 BEDROOM TYPE D

APARTMENT AREA 94.18 m² - 117.84 m²
 BALCONY AREA 3.91 (1.17 m²) - 12.72 (3.81 m²)
 NET AREA 96.92 m² - 120.44 m²

KEY PLAN 1-10 FLOORS



FOREST PARK



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