







DUBAI, UNITED ARAB EMIRATES

Located on the Arabian Coast of the United Arab Emirates, Dubai is one of the most dynamic and fascinating cities in the world. Dubai has rapidly become the leading tourist hub of the region; with its sunny weather, sandy beaches, and world class shopping facilities, it attracts millions of people every year.

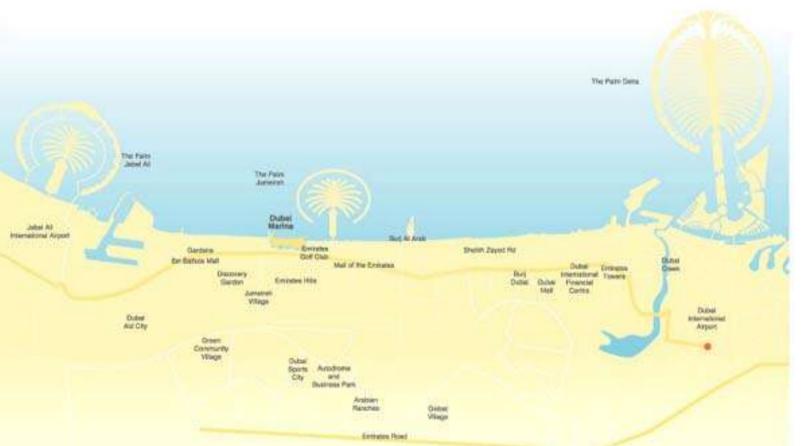
The city has also become a major global business hub as a result of its state –of-the-art infrastructure, highly developed economy and progressive open trade and economic policies. Most importantly, Dubai has a tax-free economy thus allowing its residents to enjoy a high standard of living. It is also one of the safest cities in the world and offers its residents world- class facilities in leisure, entertainment and communications.

...... Dubai has launched some of the most ambitious projects in the world including:

- · Infinity, the world's first twisting tower
- . Burj Dubai, the tallest tower in the world
- . The Palm, the 8th wonder of the world
- . The World, a cluster of islands in the sea
- . Dubailand, the most varied leisure and entertainment attraction on earth
- · Dubal International Financial Centre (DIFC), a world-class financial district

Highlights Of Dubai

- · Dubai enjoys over 9 months of cool weather and sunny skies
- · 15 million tourists are expected to visit Dubai by 2010
- · Dubai is a tax-free economy providing endless opportunities for business and savings
- · Dubai's airport is one of the busiest airports in the world where over 80 airlines land every day





DUBAI MARINA

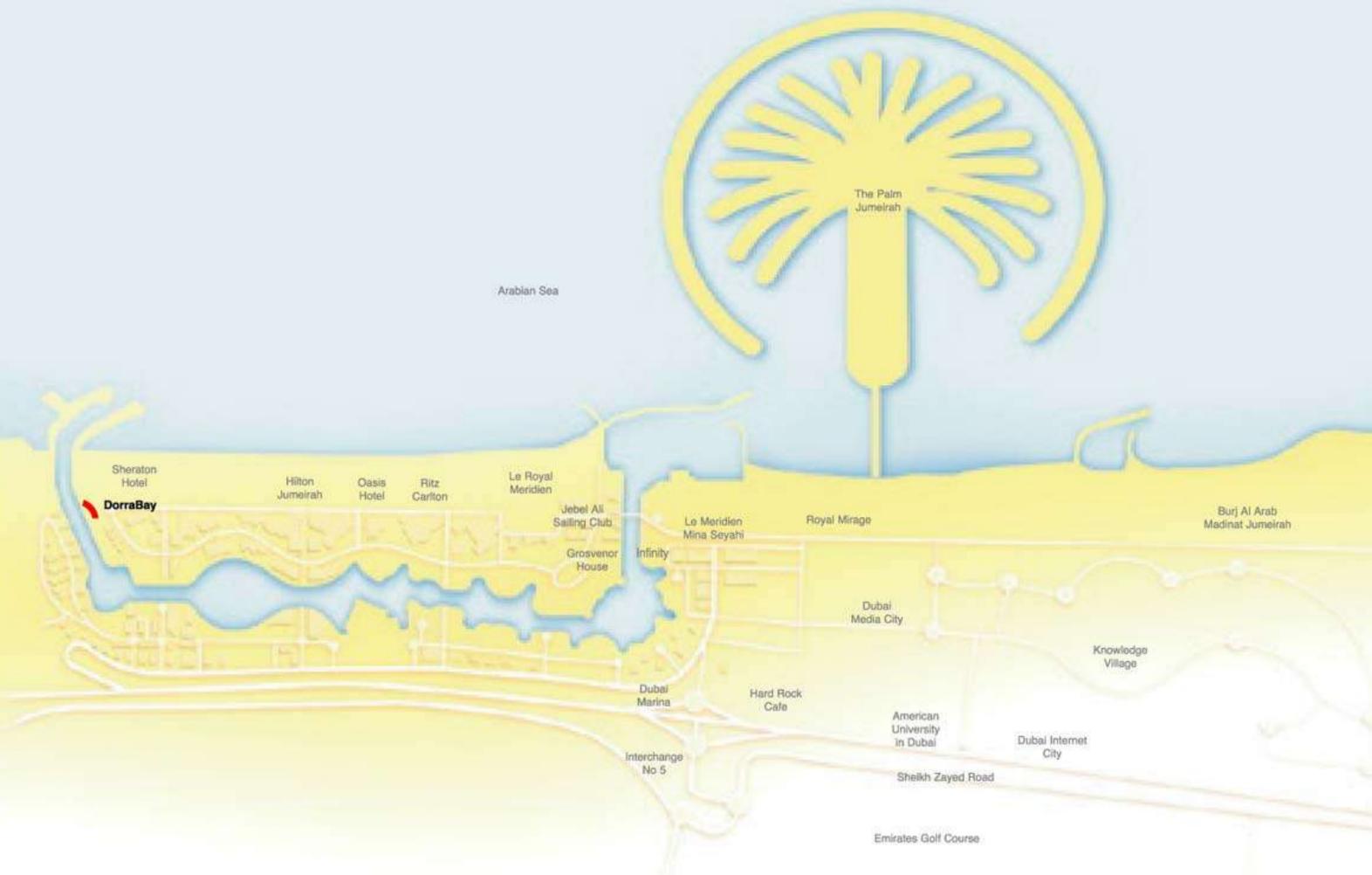
Dubai Marina, which covers 50 million ft², is the world's largest master-planned waterfront development and one of the most exclusive. Dubai Marina houses a range of residential and leisure facilities that offer its residents a stylish and sophisticated lifestyle.

The Marina has a 9km promenade lined with parks, cafés, restaurants, retail stores and boat harbours. Located near Interchange 5 on Sheikh Zayed Road, the Marina is strategically located near Dubai Internet City, leading schools, universities, hospitals, international stores and beachfront 5-star hotels.



- · 9km promenade lined up with parks, cafés, restaurants, retail stores and boat harbours
- Located next to Interchange 5 on Sheikh Zayed Road
- · Close to 5-star hotels such as Royal Mirage, Ritz Carlton, Le Royal Meridien, Sheraton among others
- Several boat berthing facilities
- In close proximity to the 8th wonder of the world, The Palm

Buying at Dubai Marina means buying your own freehold property. In addition, every property owner is entitled to a UAE residence visa (issued by the relevant Dubai government department under the standard terms and conditions); this is open to all home owners whether they live in Dubai or abroad.



DORRABAY

DorraBay is a 22-storey residential tower, strategically located on the beach and marina; DorraBay offers a range of panoramic views of the Arabian Sea, Marina or boat harbors.

The tower's curved design and location at the end of the crossroad between the beach and the marina optimizes the view for all its apartments so residents enjoy a prime marina or prime sea view or both.

Spacious rooms, large balconies and lots of sunlight enhance the feeling of space and freedom inside the apartments.

Home owners can chose from a variety of units including: 1,2 and 3 bedroom apartments, duplexes, garden terrace apartments and penthouses. Summer townhouses on the marina front are also available with a private terrace that offer exquisite views of Dubai Marina

Above all, DorraBay has immediate access to the white sandy beaches of the Arabian Sea.



THE AMENITIES

DorraBay offers its residents a plenitude of facilities to include in for the whole family. From swimming pools to kids play areas, gymnasium, business centre, there is an activity for every person in the family. In addition proximity to retail stores within the tower and in the vicinity add to the convenience and flexibility of living at DorraBay.

The tower amenities include:

- Large swimming pool
- · Kids swimming pool
- · Lush landscaping and outdoor pool/terrace
- · Fully equipped state-of-the-art gymnasium
- Kids play areas
- Business centre/lounge
- · Close to retail stores within the tower and in the marina area
- In close proximity to the beach
- 24-Hour security
- · Secure underground parking
- Close to boating berths





THE INTERIORS

Every apartment provides its residents with the comforts of a luxury home on the beach.

With a variety of unit types and sizes, residents can find the home that suits their taste.



- 22 Floors
- 1,2,3 bedroom apartments, 2, 3 bedroom duplexes, 3 bedroom garden terrace apartments, penthouses and duplex villas
- · Large balconies for every apartment
- Spacious rooms
- · Fully equipped kitchens (including fridge, washing machine and oven)
- · Built-in wardrobes in all rooms
- · Access to the beach
- · Basement parking
- · Abundant sunlight reaching all units
- · State-of-the-art air conditioning



BEHIND THE SCENES

Cayan is set to become one of the world's leading real estate developers, with a mission to challenge the world of architecture, luxury and exclusivity and create world class developments.



Cayan projects cover the spectrum from exclusive residential property to commercial projects. The company handles every aspect of corporate activities including sourcing the right location and land for investment; developing the project concept; financial modeling; project management; stake holder management (including consultants, architects and contractors); shareholder management and successful project execution.

Cayan has a number of projects that have taken place in Dubai, some are completed whilst others are under construction or under plan.

Cayan's projects and plans spread across other countries with plans underway in the various Gulf countries and in the MENA region



Palma Real Estate is a leading property company based in Dubai. Its services include brokerage, investment advisory, property development, feasibility studies, project management, interior design and landscaping consulting. Core strengths are its knowledge of the international property market, its established relationships with investors and clients worldwide, and its team of real estate professionals.

Palma Real Estate's expertise, knowledge and dedication has been key to their company's growth and success. Its professional team includes experienced real estate brokers, development consultants, management consultants, project managers and world renowned architects.

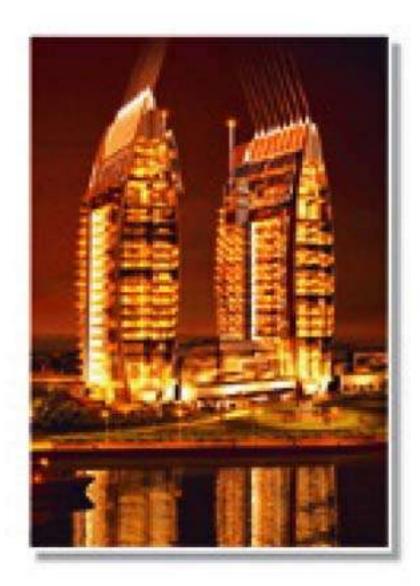
Since freehold property was introduced to the UAE in 2002 the company has sold over three billion dirhams worth of property in Dubai.

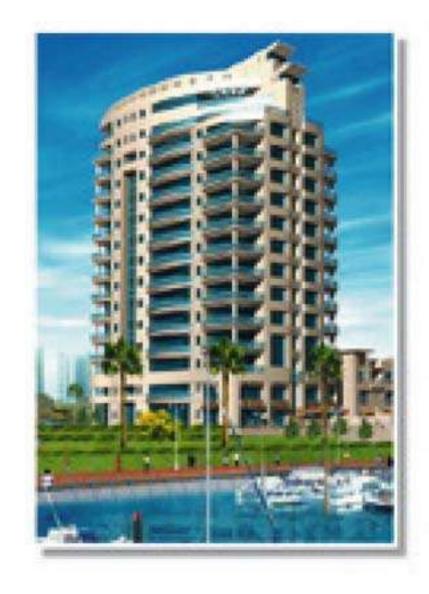
Palma Real Estate is committed to maintaining its leadership in the real estate market in Dubai and the region.



SOME OF OUR DEVELOPMENTS IN DUBAI MARINA







Infinity

An 80-storey residential tower that spirals 90 degrees into the sky,

Dubai Marina, under construction

The Jewels

A 20-storey twin-tower residential project

Dubai Marina, under construction.

La Residencia Del Mar

An exclusive 14-storey residential tower Dubai Marina, close to completion.



الشركـــة الهنـدسبــة لــلإنـشــا، والــنـعــبــر عــــــومـجـموعــة درّة CONSTRUCTION & RECONSTRUCTION ENGINEERING COMPANY

MEMBER OF DORRA GROUP



CRC is a pioneer in the field of construction with a remarkable record of success since its establishment in 1943, CRC has rapidly assumed a prominent position among the existing companies in the construction field in Egypt and regionally and is part of the esteemed group of companies that form the Dorra Group.

Since the early 80s the company adopted a strategy of joining forces with international caliber expertise. Joint ventures were formed with major international construction companies such as British John Laing International and Costain, the American Harpers and Howards, the Japanese Dia Nepon and the Spanish Cimy enabling CRC to complete many major projects most efficiently. CRC is the corner store of the Dorra Group of companies and is responsible for the construction of all group-owned residential, industrial, tourism and real estate projects.



- · Enppi HQ Building, an office building
- Four Seasons Hotel: First Residence Towers, a 30-storey twin tower residential project
- Faisal Islamic Bank, a project that houses the bank's headquarters in addition to residential apartments and deluxe executive rooms
- Ministry of Foreign Affair (Renovation), Renovation of a 100-year old building which involved maintaining the old architectural characteristics
- El Haram Hospital, a hospital built to European standards providing 320 beds and several operation rooms
- Grand Sharm, a 5-star vacation facility that provides luxury villas, rooms, restaurants health clubs and swimming pools
- · Ahmed Belal Building
- Women Union Building





National Engineering Bureau (NEB) is a multi-disciplinary organization with immense consulting and project management experience in the UAE and Worldwide with a pool of talented and experienced Architects and Engineers.

This strength combined with the strength of its strategic alliances with well known sub-consultants in the UAE and abroad allows NEB to manage large projects and bring them to a successful completion.

NEB operates in most of the Gulf Nations with the bulk of its projects taking place in the U.A.E. NEB currently has several ongoing projects in the U.A.E. as well as in the neighbouring Gulf countries of Muscat, Qatar and Kuwait.

THE FINANCING

Amlak Finance PJSC - leading the way



Established in October 2000, AMLAK Finance pioneered home finance solutions in the UAE, and is the country's largest publicly held Islamic finance company.

AMLAK experts are always ready to give all the help and advice required when purchasing a home.

AMLAK can offer a wide range of innovative Islamic finance solutions to both individuals and companies, from Ijara Home Refinance to Murabaha Finance.

AMLAK can offer you home refinance, finance of property premiums, fixed and variable rates, and on-the-spot approvals.



Tamweel LLC - revolutionising home finance

Tamweel offers a wide range of financial products, from completed properties to those under construction.

In addition, the company offers the option of owning property outright, or leasing it with an unconditional offer to buy at the end of the lease period.

All Tamweel products are Sharia's compliant, and designed to meet individual needs and requirements with complete peace of mind.

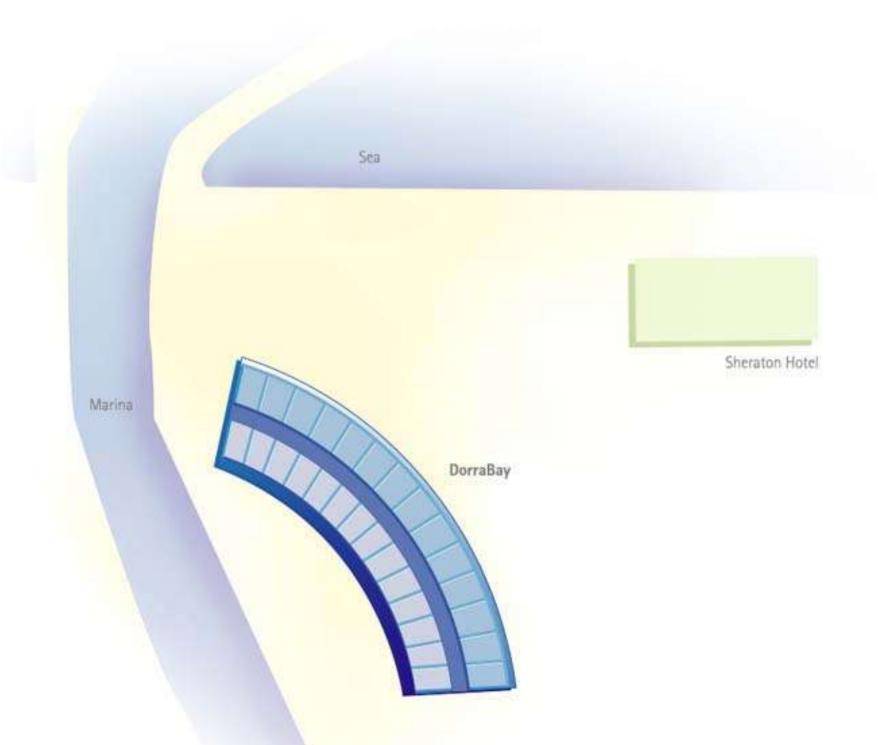
THE FLOOR PLANS

DorraBay offers:

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments
- 2 and 3 Bedroom Duplexes
- Garden Terrace Apartments
- · Summer Townhouses

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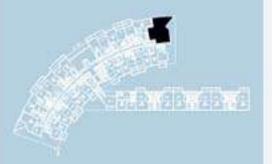
· Penthouses





ONE - BEDROOM - Type A

LEVEL 02



PERKON

Type - A

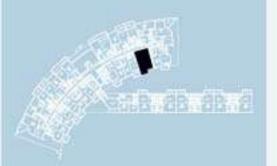
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ONE - BEDROOM - Type E

LEVEL 02



BEDROOM

West

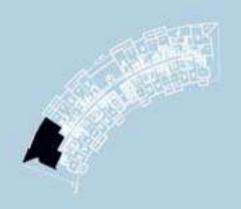
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TWO - BEDROOM - Type A

LEVEL 05 & 06



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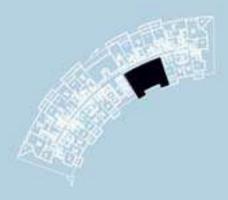
Unit Size

150 CO M



TWO - BEDROOM - Type F

LEVEL 09 - 12



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Type -

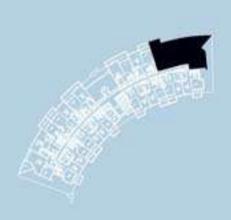
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THREE - BEDROOM - Type C

LEVEL 09 - 12



THREE-BEDROOM

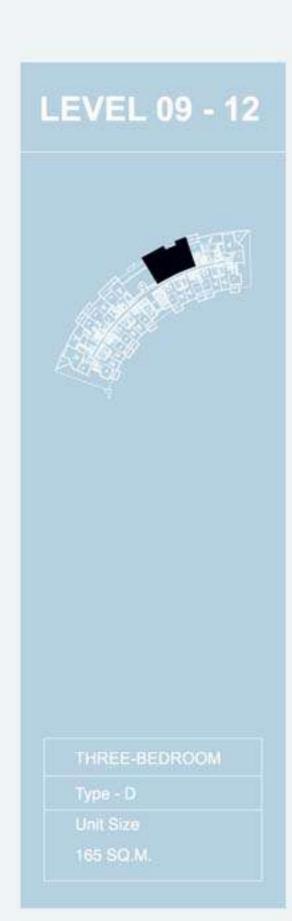
Type - (

Unit Size

176 SO M

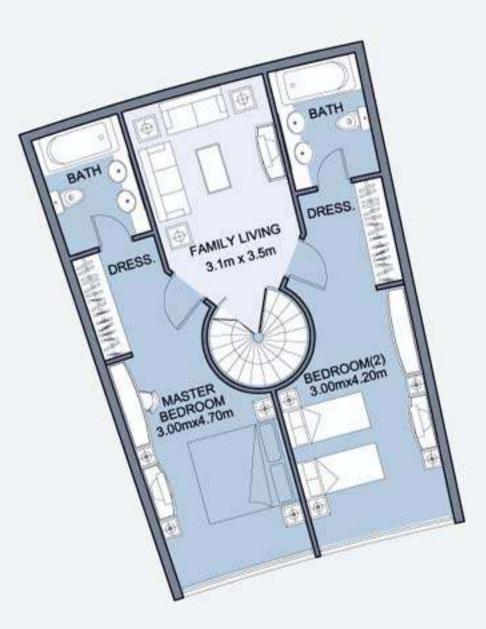


THREE - BEDROOM - Type D



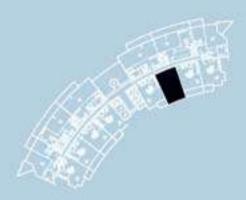






UPPER LEVEL - 18TH FLOOR

LEVEL 17&18



DUPLEX TWO-BEDROOM

Type - E

Unit Size

139 SO M



LIVING ON THE BEACH

'In every outthrust headland, in every curving beach, in every grain of sand there is the story of the earth.'

Rachel Carson

For development enquiries contact:



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