PENINSULA

THREE

A development by

SELECT GROUP



PENINSULA

EMERGING OASIS ON THE DOORSTEP OF DOWNTOWN

Peninsula is a master-planned community development situated within the heart of Business Bay, offering residents a unique blend of urban city living, prime locality, and an exclusive waterfront lifestyle.

Each development within the master community has been designed with the utmost precision to ensure unobstructed views, maximising Peninsula's unique waterfront location on the doorstep of Downtown Dubai.

THREE

LOCATION

SEAMLESSLY CONNECTS TO THE CITY'S KEY HOTSPOTS

Peninsula is situated in the prime location of Business Bay, one of Dubai's most recognisable neighborhoods. The area is well-connected and known for its cosmopolitan, fast-paced vibe.

Boasting close proximity to the prestigious Downtown Dubai district, Dubai's Old Town and The Marina, it offers residents unrestricted access to the city's most recognisable landmarks.

LANDMARK	DISTANCE	DRIVE
The Dubai Mall/Burj Khalifa	2 km	7 min
Business Bay Metro Station	2 km	7 min
Dubai Opera	2 km	7 min
Dubai Design District	6 km	11 min
Meydan	10 km	12 min
DIFC	6 km	12 min
Dubai Healthcare City	11 km	14 min
Ras Al Khor Wildlife Sanctuary	9 km	15 min
Jumeirah Beach	9 km	15 min
Dubai International Airport	15 km	16 min
La Mer	12 km	18 min





PENINSULA LIFESTYLE

COMMUNITY LIVING

As the first community-focused waterfront development in Business Bay, every aspect of Peninsula is designed with integrated living at its core.

Oozing a distinctly urban feel, the location of Peninsula Three within the development has been meticulously selected to cater for an active lifestyle.

Sitting beside the Dubai Canal in the heart of leisure and recreation, residents can enjoy the outdoors at their doorstep, from serving it up at the tennis or padel courts, playtime at the kid's park, freestyling at the skate park or 3 aside basketball, to enjoying a selection of food and beverage, browsing the new seasonal collection at retail outlets or taking a stroll along the Dubai Canal.


PARKING



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ELEVATED URBAN LIVING

PENINSULA THREE

Elevated urban living is often desired but rarely captured; it's a pursuit of balanced perfection across luxury and lifestyle.

Featuring modern apartments and exceptional community facilities, Peninsula Three is the result of meticulous research and detailing by one of UAE's most recognised and influential architectural teams.

The 49-story waterfront tower is located within the art district of Dubai's most sought-after residential community, Peninsula, combining the edginess of modern designs with an exclusive waterfront lifestyle, catering to the widest array of preferences.

With a vibrant collection of fresh, world-class studios, one-bedroom and two-bedroom units, Peninsula Three is a modern architectural statement, observing craftsmanship of the highest order and setting a new standard of elevated urban living in Business Bay.





SOCIAL, ACTIVE, UPBEAT

ACTIVE LIFESTYLE

An active lifestyle is set to be at the forefront of this urban community with remarkable recreational and leisure facilities.

Residents can break a sweat at the fully equipped gym or at the running track, zen down on the yoga deck, freestyle at the lap pool, laze by the leisure pool, serve up an ace on the tennis or padel courts, get extreme at the skatepark, slam dunk at the 3-on-3 basketball court, or simply enjoy family time at the public parks and kids play area.







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ARCHITECTURE

THE TOWER

Peninsula Three is designed in pure precision across architecture, interiors, craftsmanship and community that sets the scene for a vibrant and social waterfront lifestyle.

Residents are privileged with sweeping views of the iconic Burj Khalifa, Downtown Skyline, Dubai Canal and Arabian Gulf through glass-fronted façades, complemented with ample rays of beaming sunlight, illuminating the super slick living interiors.

UNITS	AREA RANGE
Studio	410 - 436 ft^2
One Bedroom	644 - 823 ft^2
Two Bedroom	931 - 1,061 ft^2




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IT'S ALL IN THE DETAILS

TOWER / UNITS

- Total floors: 49
- Unit breakdown
    - Studio: 222
    - One Bed: 491
    - Two Bed: 136
- Layouts available per unit
    - Studio: 3 unit types
    - One Bed: 8 unit types
    - Two Bed: 5 unit types
- Available views:
    - Skyline view
    - Canal view
    - Partial Burj Khalifa view
    - Burj Khalifa view
- Height of ceiling - Lobby area: 8-9m
- Height of ceiling - Units: 3m
- Height of windows - Units: 3m
- Number of elevators: 8
- Lobby area: Yes
- Drop off area: Yes
- Kitchen fittings/specs:
    - Fridge/ Freezer
    - Sink
    - Gas or electrical oven: gas
    - Space for dishwasher: provision for 2BD
    - Space for Washing Machine/Dryer: provision for all units
- Finishing materials
    - Kitchen: quartz countertops/laminate on kitchen shutters
    - Bathrooms
    - Finishings: porcelain tiles walls and floors / paint walls
    - Tub and/or shower: showers
- Parking space per unit: 1
- Number of parking floors: one basement, ground floor, podium one and podium two
- Charging hubs for electric vehicles inparking: Yes
- Access to 50th viewing deck: Yes
    - Accessible by elevator: Yes
    - Greenery (pots): Yes
- Lobby facilities
    - 24-hour security and reception
    - Co-working space
    - Lounge area
- District Cooling: Yes













THREE

SOCIAL, ACTIVE, UPBEAT

LEISURE / TOWER

- Fully equipped gym (Podium 3 floor)
- Gym & changing room size: 565m^2
- Lap Pool
  - Width: 6m
  - Length: 32m
  - Depth: 1.4m
- Leisure Pool
  - Width: 7.5m
  - Length: 32m
  - Depth: 1.4m
- Wet deck available at both pools
- Kids swimming pool
- Outdoor lounge/yoga deck
- Landscaped areas
- Only accessible by tenants

COMMUNITY RECREATION

- 3 Leisure lawn areas
- 3 on 3 basketball court - half court
- 3 Tier podium seating with greenery
- Tennis court (1)
- Padel courts (2)
- Kids play area
- Skate park
- Running/walking track
- A dry fountain splash pad
- Food/Beverage pavilions (3)

SELECT GROUP

Crafting a Secure Tomorrow since 2002

Select Group is a multidisciplinary group with real estate and property development at its core, setting industry standards since its inception in 2002. Today, it is one of the region's largest privately-owned real estate developers with a highly experienced and committed workforce.

Select Group's projects comprise award-winning residential, commercial, hospitality, retail and mixed-use developments. The group boasts 20 million square feet of development, with a combined Gross Development Value (GDV) in excess of AED 17 billion. A total of 7,000 homes have been delivered, accounting for over 13.5 million square feet of Built-Up Area (BUA), with a further 6.5 million square feet at various stages of development. Through astute financial planning, technical expertise and strong asset management, the group is committed to identifying, executing and delivering real estate projects that generate maximum return for all stakeholders.

With diversification being a key component of its DNA, Select Group is engaged in both real estate and direct investments, while its reach goes well beyond the UAE, extending into Croatia, Germany and the UK. Passive investment doesn't have a place at Select Group – as it is actively involved in the day-to-day control of assets to not only grow its portfolio, but also improve its performance. Partnering with world-renowned brands like InterContinental, Radisson Blu, Jumeirah™ Group, Ibis, Meliá Hotels International and Niu Air Hospitality reflects the hospitality division's continuous quest for quality.

The group's direct investment interests extend further into the realms of leisure, health and fitness, and digital technology. With expertise in development, redevelopment, regeneration and investment, Select Group is focused on a value investing approach and works with the best in the industry – whether that's suppliers, partners or employees – for unparalleled results.

DEVELOPMENT TIMELINE

2022			
	Six Senses Residences The Palm, Dubai	Dubai, UAE	Under Development
	Peninsula Three	Dubai, UAE	Under Development
2021			
	15 Northside	Dubai, UAE	Under Development
	98 Baker Street	London, UK	Under Development
	Echo Building	Liverpool, UK	
	Avenue Road	London, UK	Under Development
	Peninsula One	Dubai, UAE	Under Development
	Peninsula Two	Dubai, UAE	Under Development
	Peninsula Five	Dubai, UAE	Under Development
2020			
	Jumeirah Living Marina Gate	Dubai, UAE	
	Niu Air	Frankfurt, Germany	
2019			
	Studio One	Dubai, UAE	
	Marina Gate II	Dubai, UAE	
	Ibis Hotel	Sheffield, UK	
2018			
	Marina Gate I	Dubai, UAE	
	No. 9	Dubai, UAE	
	The Hive	Dubai, UAE	
2017			
	Pacific	Ras Al Khaimah, UAE	
2016			
	Ballochmyle Estate	Scotland, UK	
2015			
	InterContinental Dubai Marina	Dubai, UAE	
	Alexandra Tower	Liverpool, UK	
	Radisson Blu Hotel	Birmingham, UK	
	Velocity Tower	Sheffield, UK	
2014			
	West Avenue	Dubai, UAE	
	Nottingham One	Nottingham, UAE	
2012			
	Bay Central	Dubai, UAE	
2011			
	Botanica	Dubai, UAE	
	The Torch	Dubai, UAE	
2009			
	The Point	Dubai, UAE	
	Royal Oceanic	Dubai, UAE	
2007			
	Yacht Bay	Dubai, UAE	
2002			
	SELECT GROUP	Dubai, UAE	