



Canal  
Bay BY NED

# Canal Bay

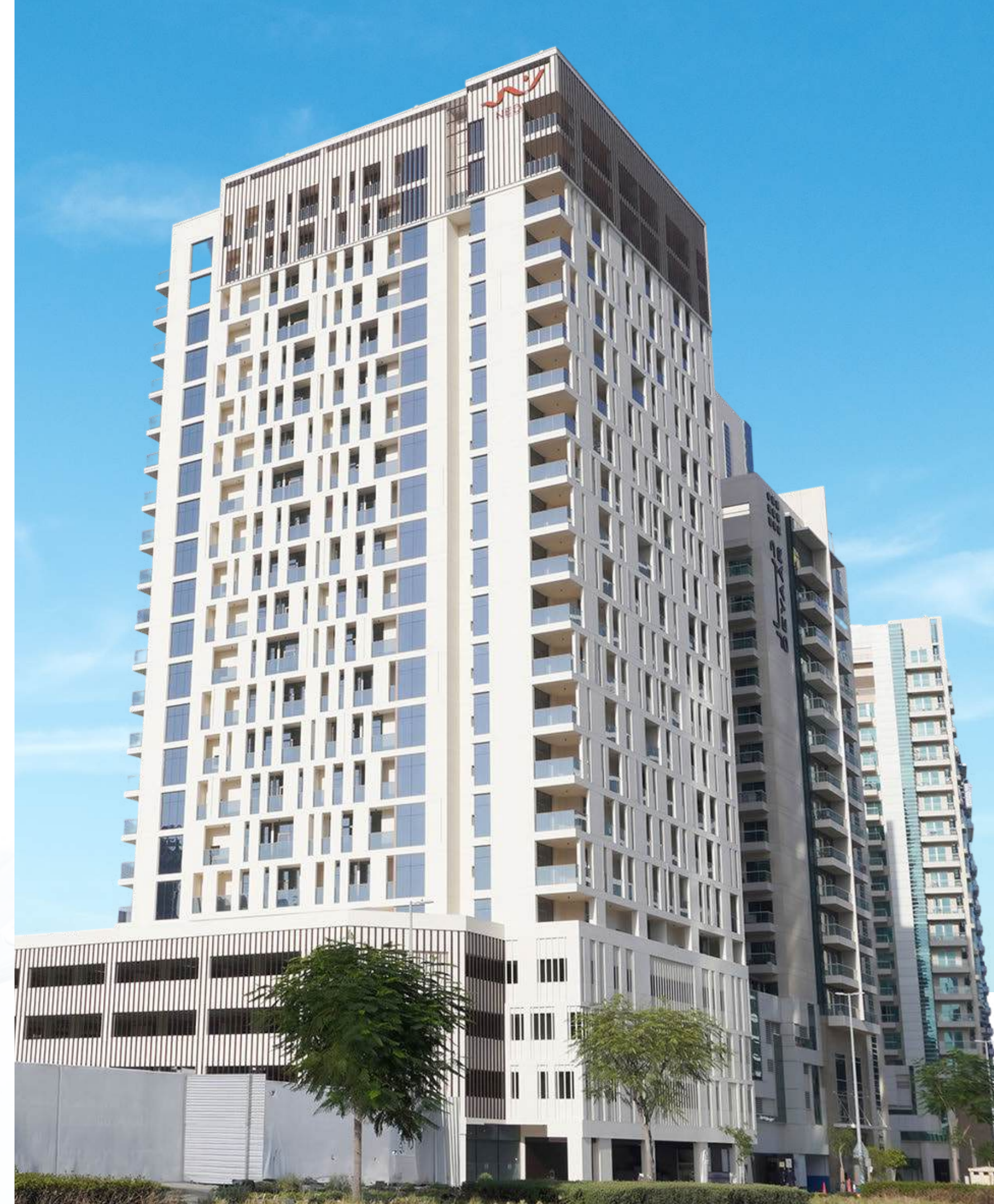
BY NED

## Introducing Canal Bay

Indulge yourself with breathtaking views of Burj Khalifa and Dubai Canal in the comfort of your home with NED's latest development.

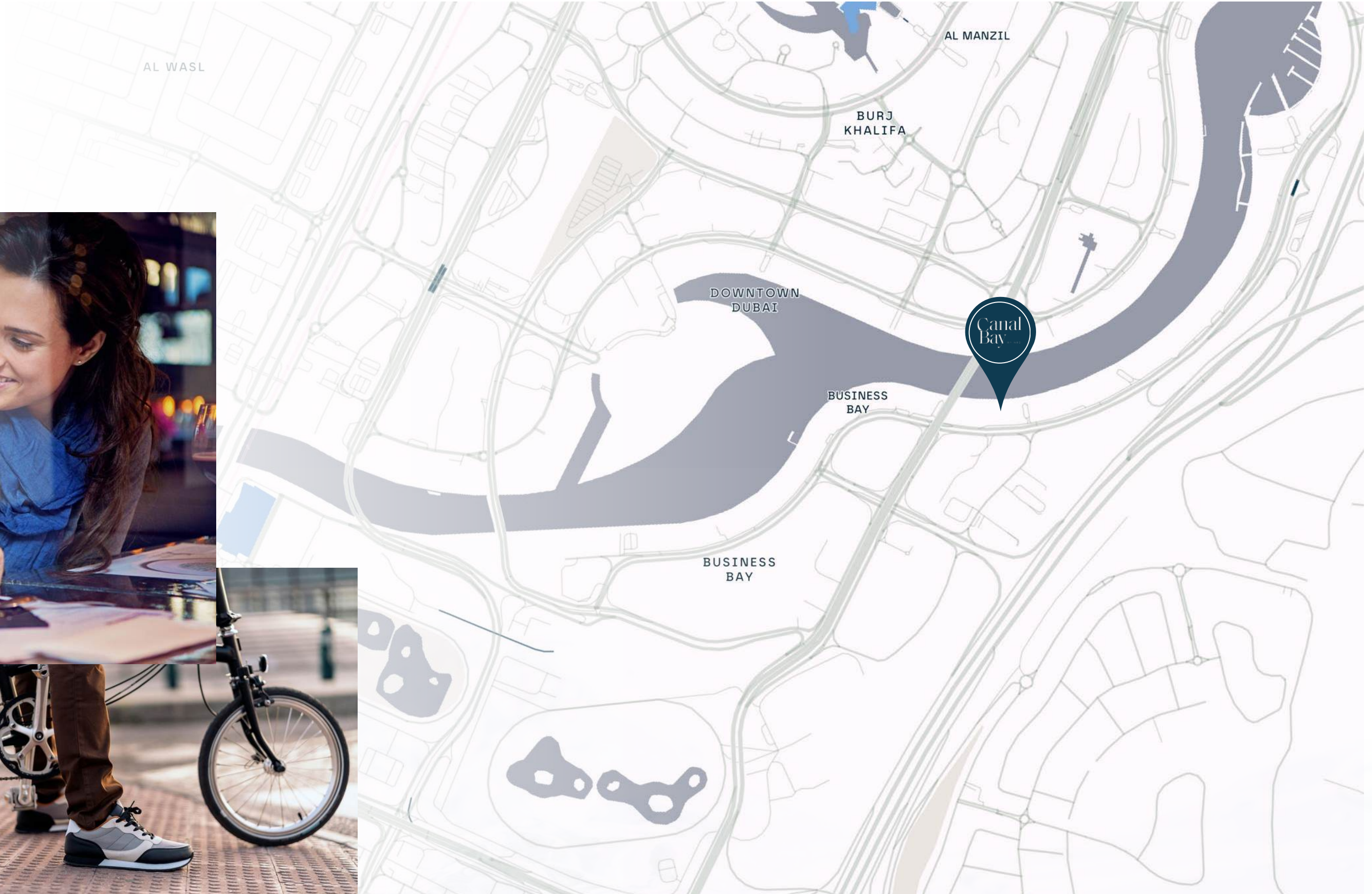
Located in Business Bay, this brand new - ready for occupancy apartment building features state-of-the-art amenities and well-polished and elegantly crafted interior designs.

Offering 2 and 3-bedroom apartments, Canal Bay offers a modern and luxurious living space for you and your loved ones.



# Canal Bay

BY NED



Be at the center  
of everything

# Canal Bay

BY NED

## Everything within your reach

Dive into a place of seamless connectivity & endless possibilities. Located at the heart of Business Bay, Canal Bay offers wide accessibility to all your favorite places and amenities.



Scenic Canal Water Views



Iconic Burj Khalifa Views



Wide array of Bars & Restaurants



Bus & Metro Connectivity



Walking & Jogging Track



Accessible Hotels & Spa



Nearby Stores & Supermarkets



Pharmacy in close proximity



Nursery & Early Childcare Facility



# Canal Bay

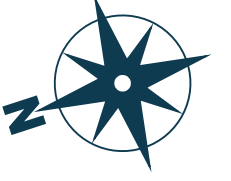
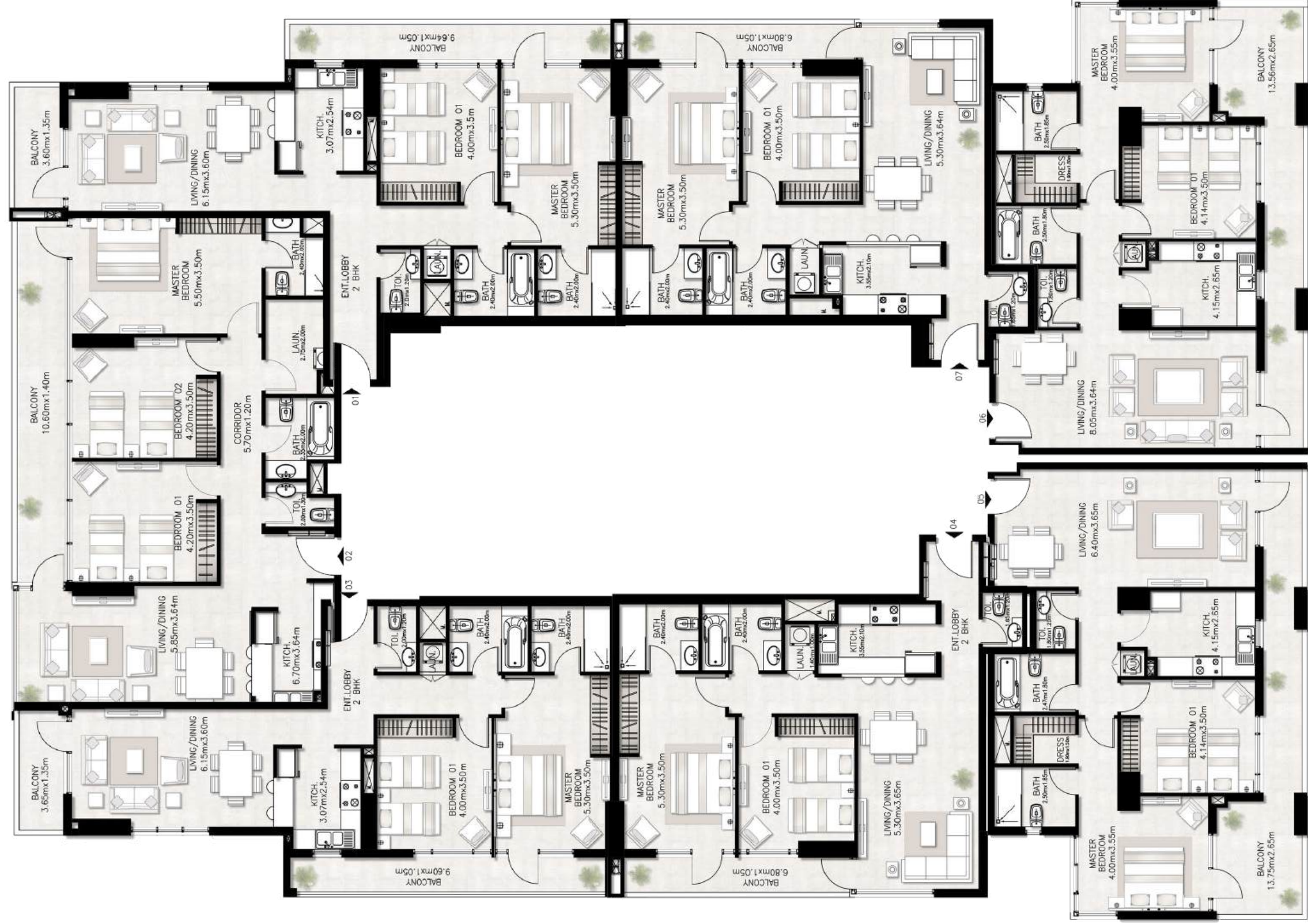
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## Typical Floor Plan

Find the suitable space that fits your need with Canal Bay's Seven Standard Unit Layouts.



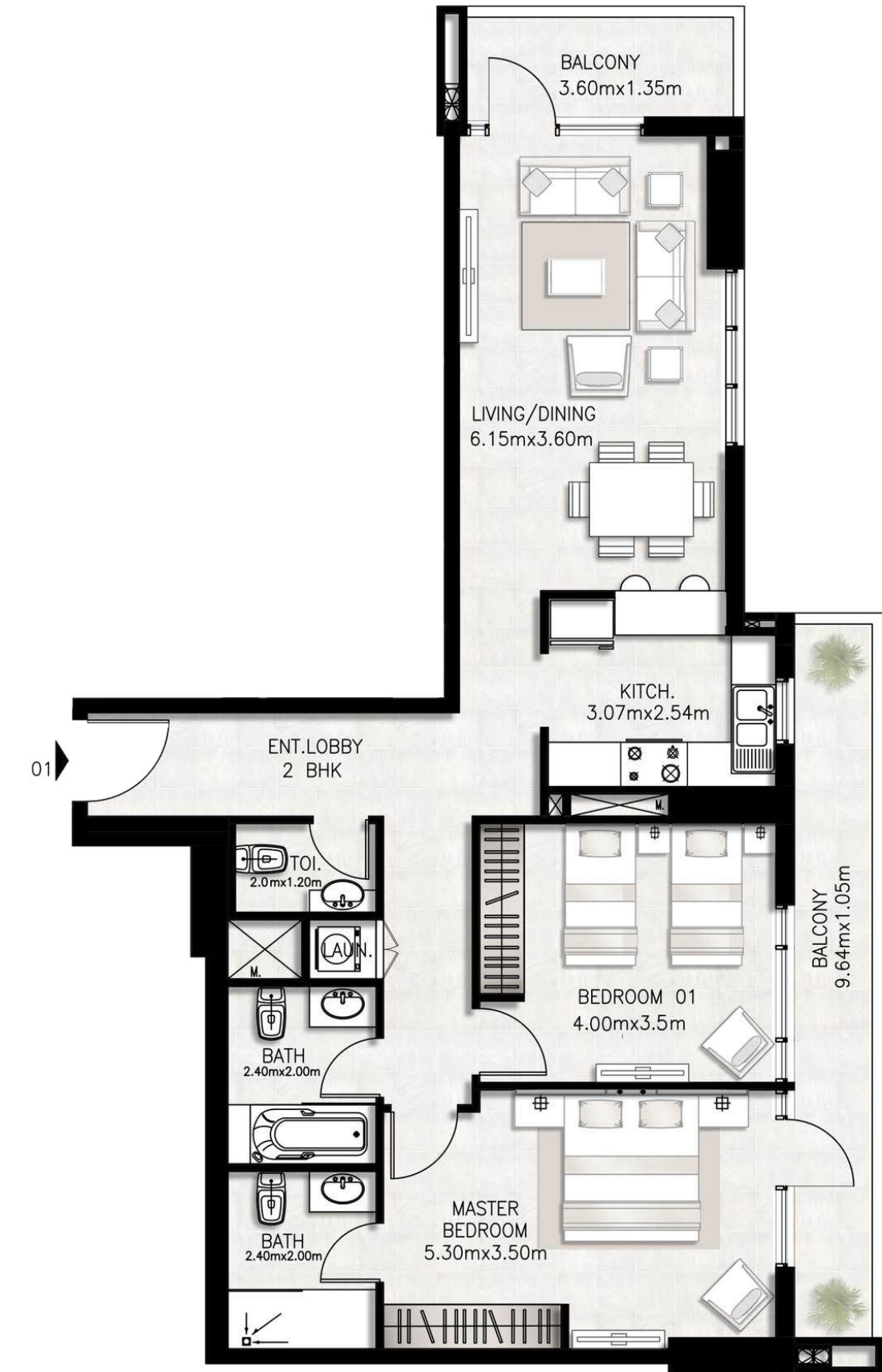
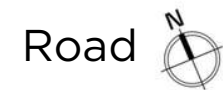
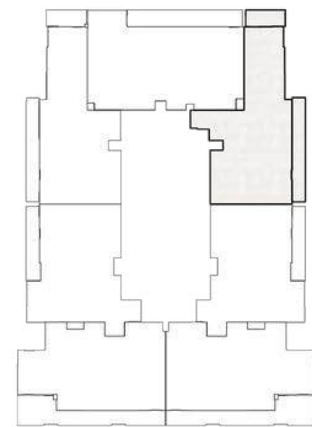
DUBAI CANAL



ROAD/ MARASI DRIVE

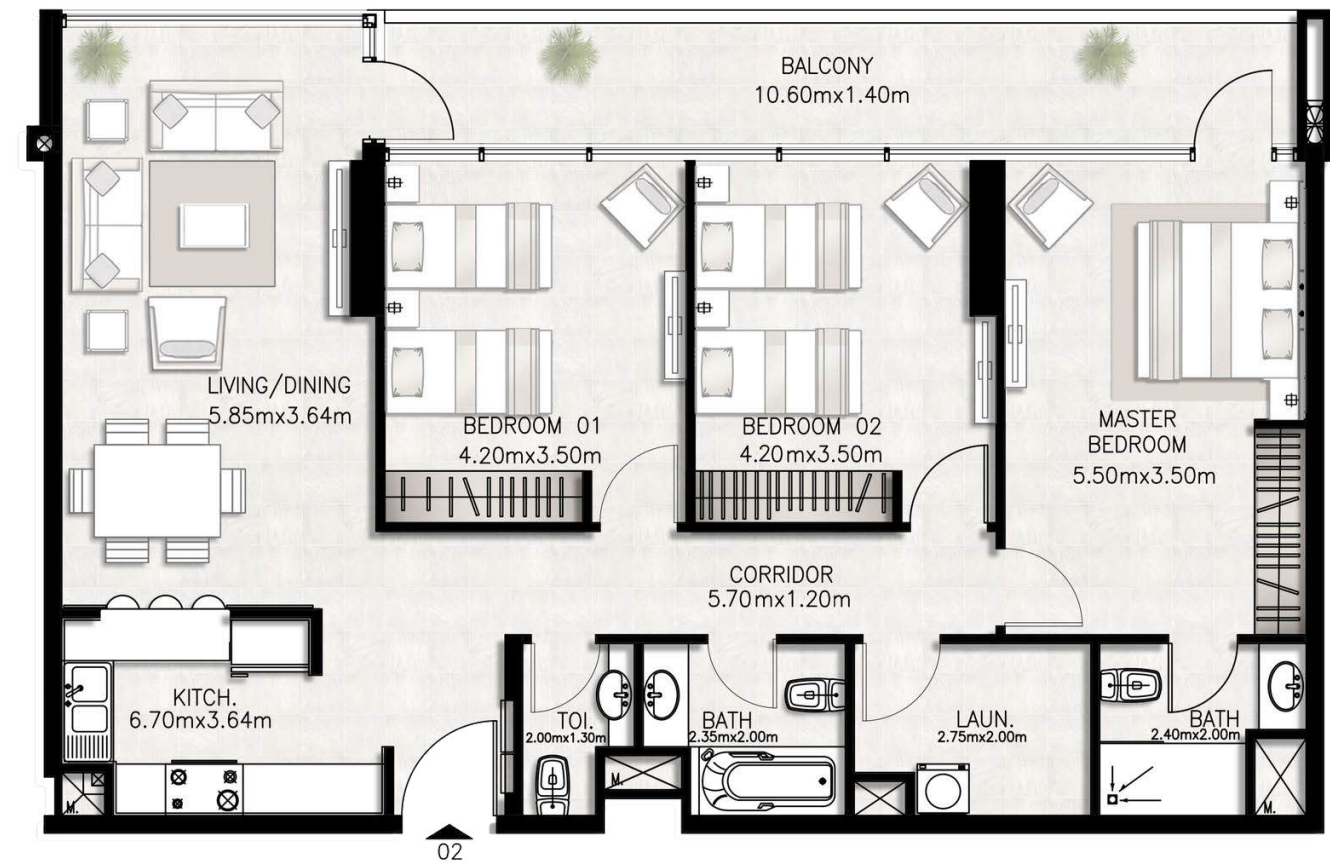
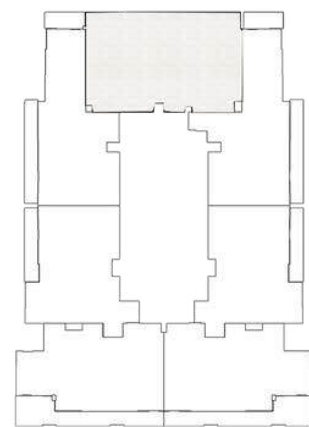
## Unit Type 1

BED / BATHS	2 BEDS / 2.5 BATHS
SUITE AREA	99.26 SQM / 1068.4 SQFT
BALCONY AREA	18.18 SQM / 195.7 SQFT
TOTAL AREA	117.44 SQM / 1264.1 SQFT



## Unit Type 2

BED / BATHS	3 BEDS / 2.5 BATHS
SUITE AREA	117.61 SQM / 1265.9 SQFT
BALCONY AREA	17.01 SQM / 183.1 SQFT
TOTAL AREA	134.62 SQM / 1449.0 SQFT

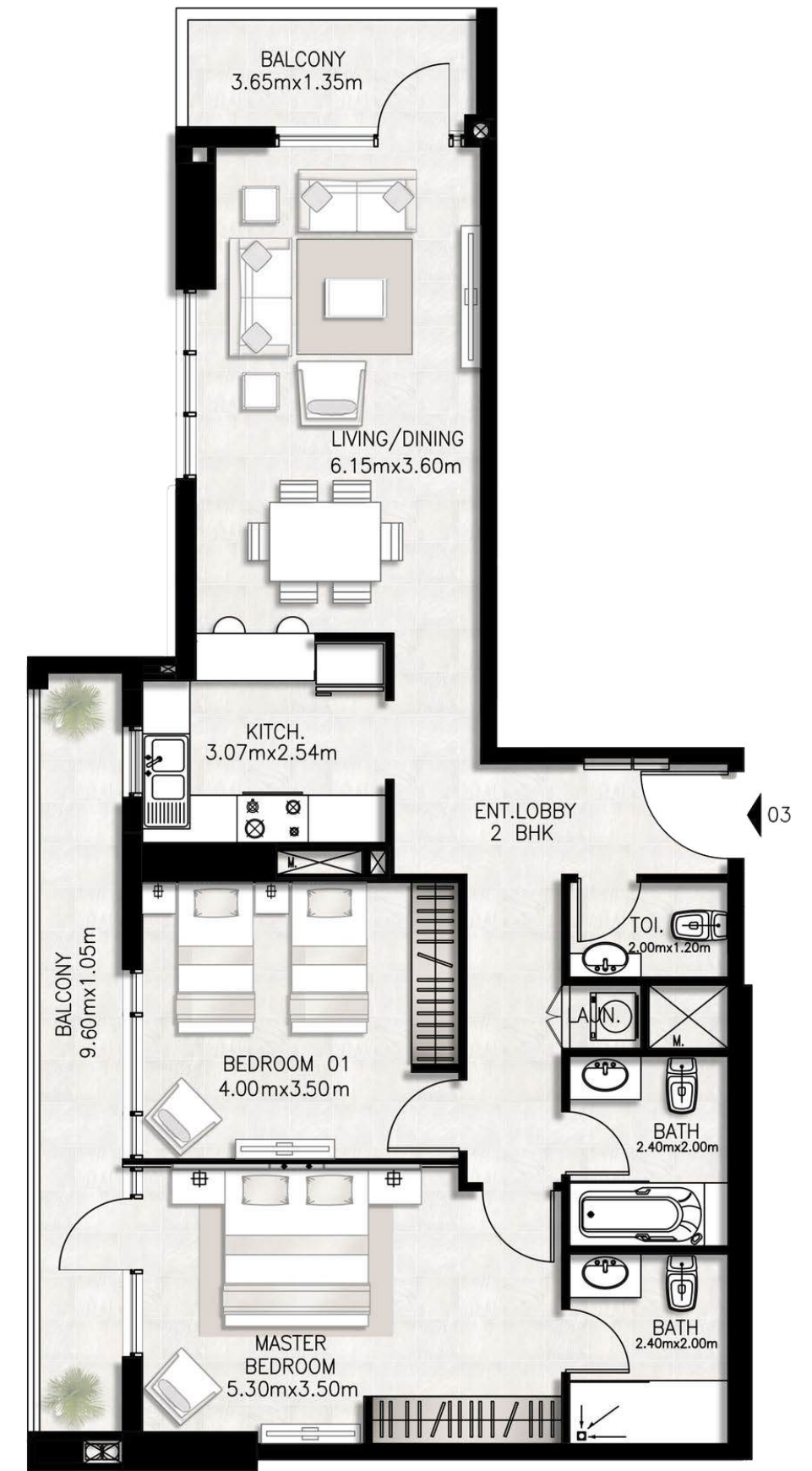
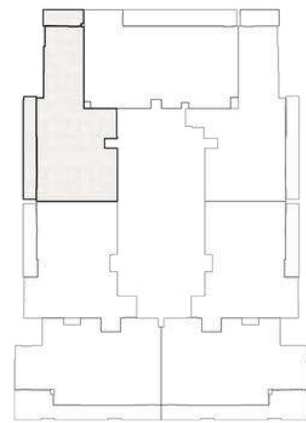


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## Unit Type 3

BED / BATHS	2 BEDS / 2.5 BATHS
SUITE AREA	95.82 SQM / 1031.4 SQFT
BALCONY AREA	18.29 SQM / 196.9 SQFT
TOTAL AREA	114.11 SQM / 1228.3 SQFT



Disclaimer: All dimensions are in imperial and metric, and measured from finish to finish. 2. Actual area may vary from the stated area. 3. Drawings not to scale. 4. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

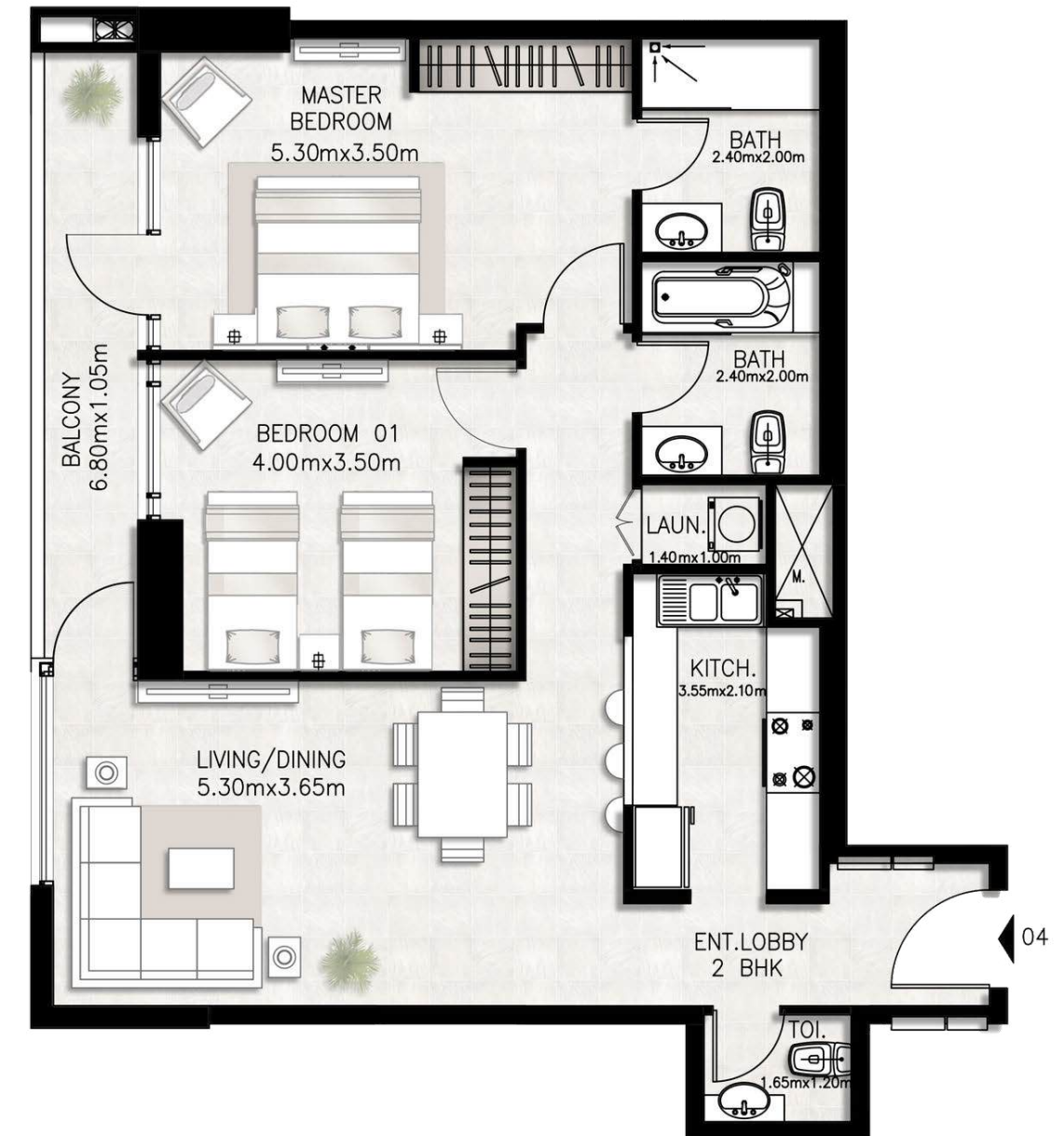
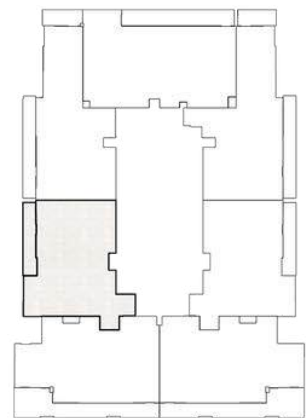


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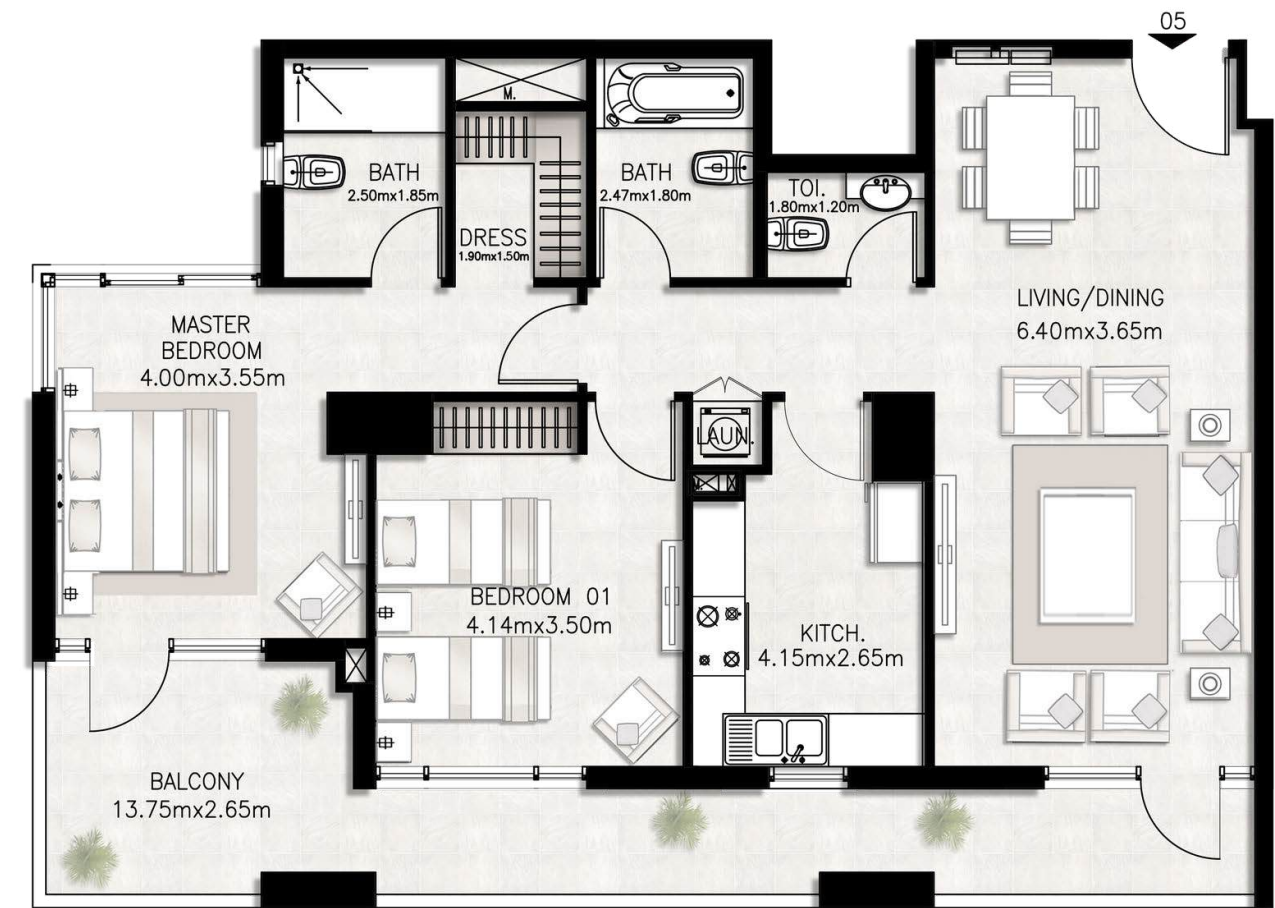
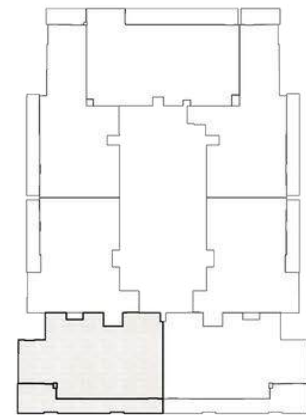
## Unit Type 4

BED / BATHS	2 BEDS / 2.5 BATHS
SUITE AREA	94.24 SQM / 1014.4 SQFT
BALCONY AREA	9.05 SQM / 97.4 SQFT
TOTAL AREA	103.29 SQM / 1111.8 SQFT



## Unit Type 5

BED / BATHS	3 BEDS / 2.5 BATHS
SUITE AREA	117.61 SQM / 1265.9 SQFT
BALCONY AREA	17.01 SQM / 183.1 SQFT
TOTAL AREA	134.62 SQM / 1449.0 SQFT

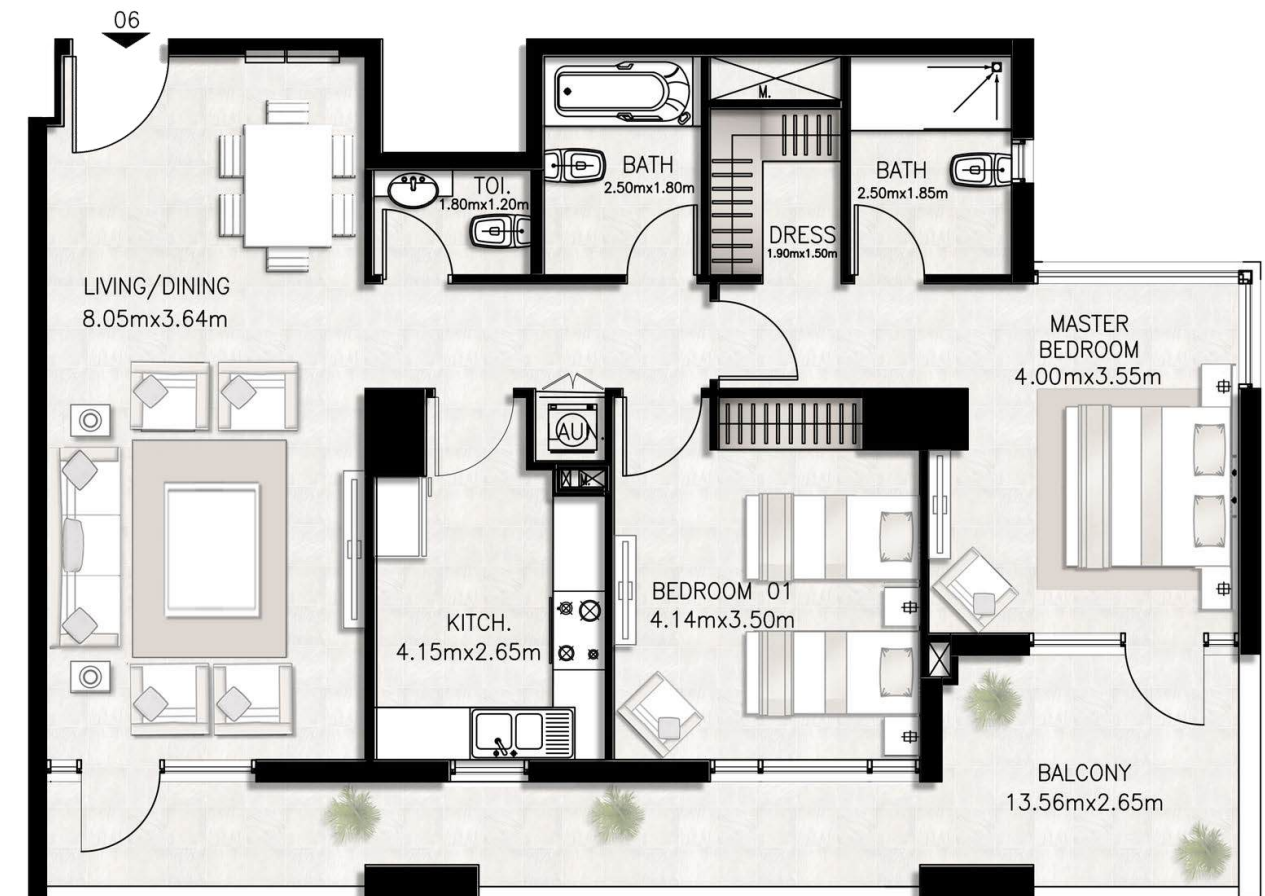
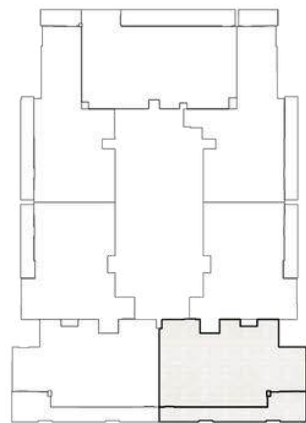


# Canal Bay

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## Unit Type 6

BED / BATHS	2 BEDS / 2.5 BATHS
SUITE AREA	98.70 SQM / 1062.4 SQFT
BALCONY AREA	24.51 SQM / 263.8 SQFT
TOTAL AREA	123.21 SQM / 1326.2 SQFT

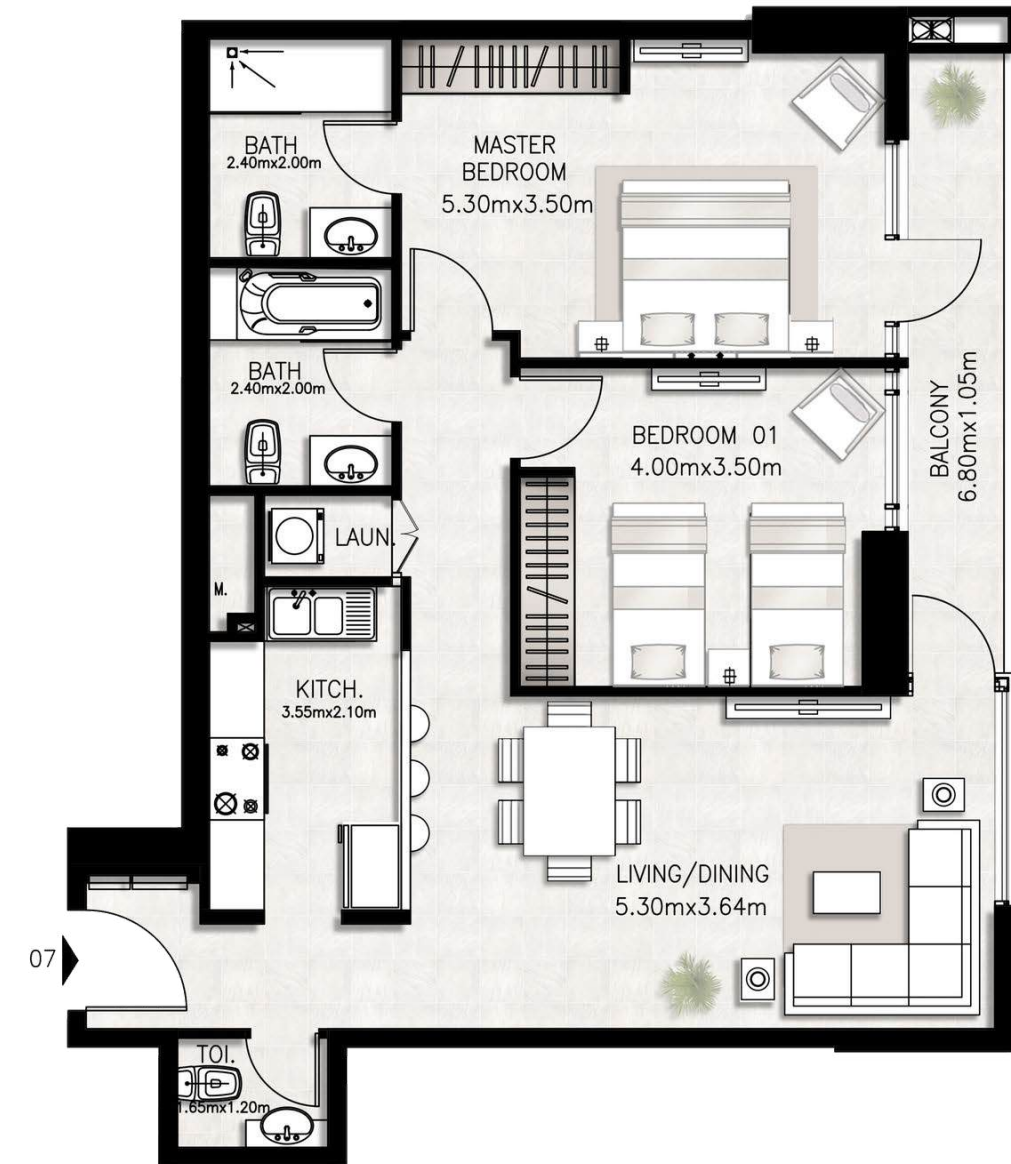
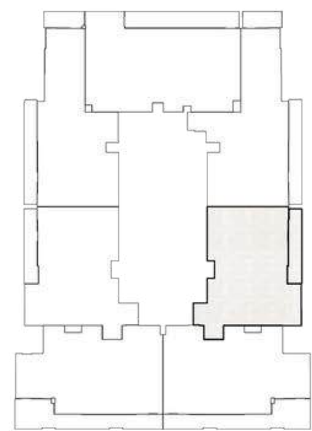


# Canal Bay

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## Unit Type 6

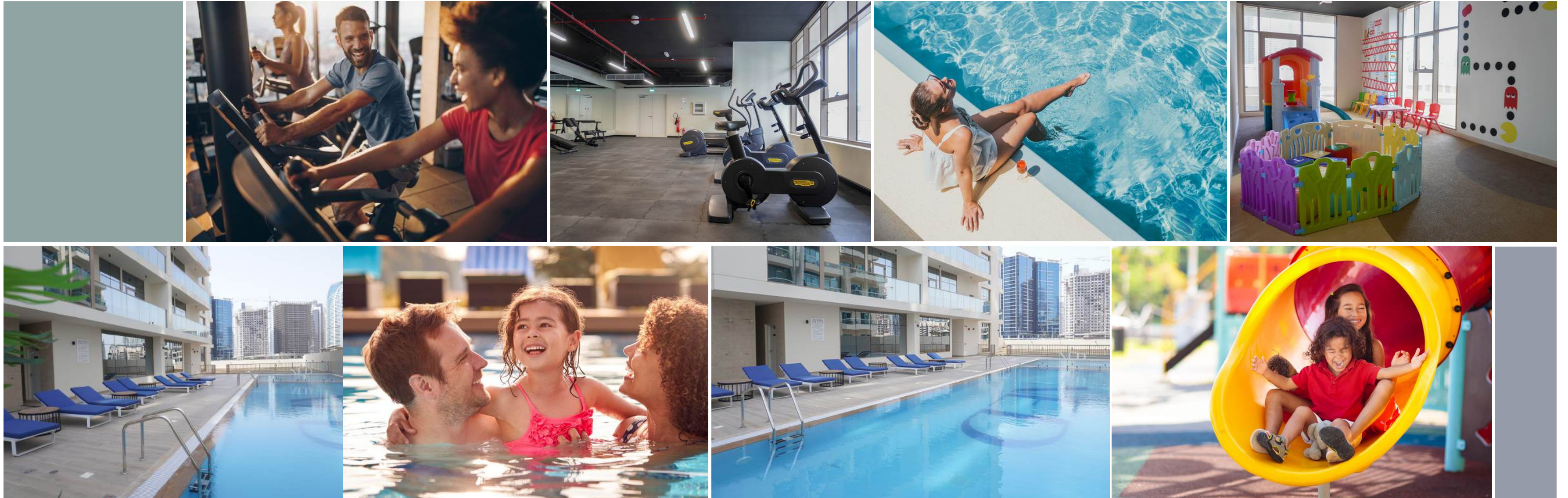
BED / BATHS	2 BEDS / 2.5 BATHS
SUITE AREA	93.12 SQM / 1002.3 SQFT
BALCONY AREA	9.04 SQM / 97.3 SQFT
TOTAL AREA	102.16 SQM / 1099.6 SQFT



# Canal Bay

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## Our Amenities



Canal Bay houses premium state-of-the-art amenities that residents and their families will enjoy. From its stunning pool, spacious indoor and outdoor play areas, and well-equipped gym - everything you need is all in one place.

# Canal Bay

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## Your serene waterfront living begins here

NED proudly brings you Canal Bay, one of our pioneer residential developments that offers premium waterfront living with seamless connectivity all over the city.

For viewing, reservation, and more information about Canal Bay and NED, contact us at the following:

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