



fior 1

RASHID YACHTS & MARINA

EMAAR

An aerial photograph of a sailboat with a large white sail and a blue hull, sailing on a deep blue ocean. The boat is moving from the bottom left towards the top right, leaving a white wake. Several people are visible on the deck. The text "A Unique Heritage Sails Into the Future" is overlaid on the right side of the image in a white serif font.

A Unique Heritage
Sails Into the Future



Rashid Yachts & Marina

A celebration of life, freedom, indulgence, and beauty, Rashid Yachts & Marina invites you to embrace the essence of luxurious waterfront living and discover a world where the marina becomes your playground.



Chic Marina
Promenade



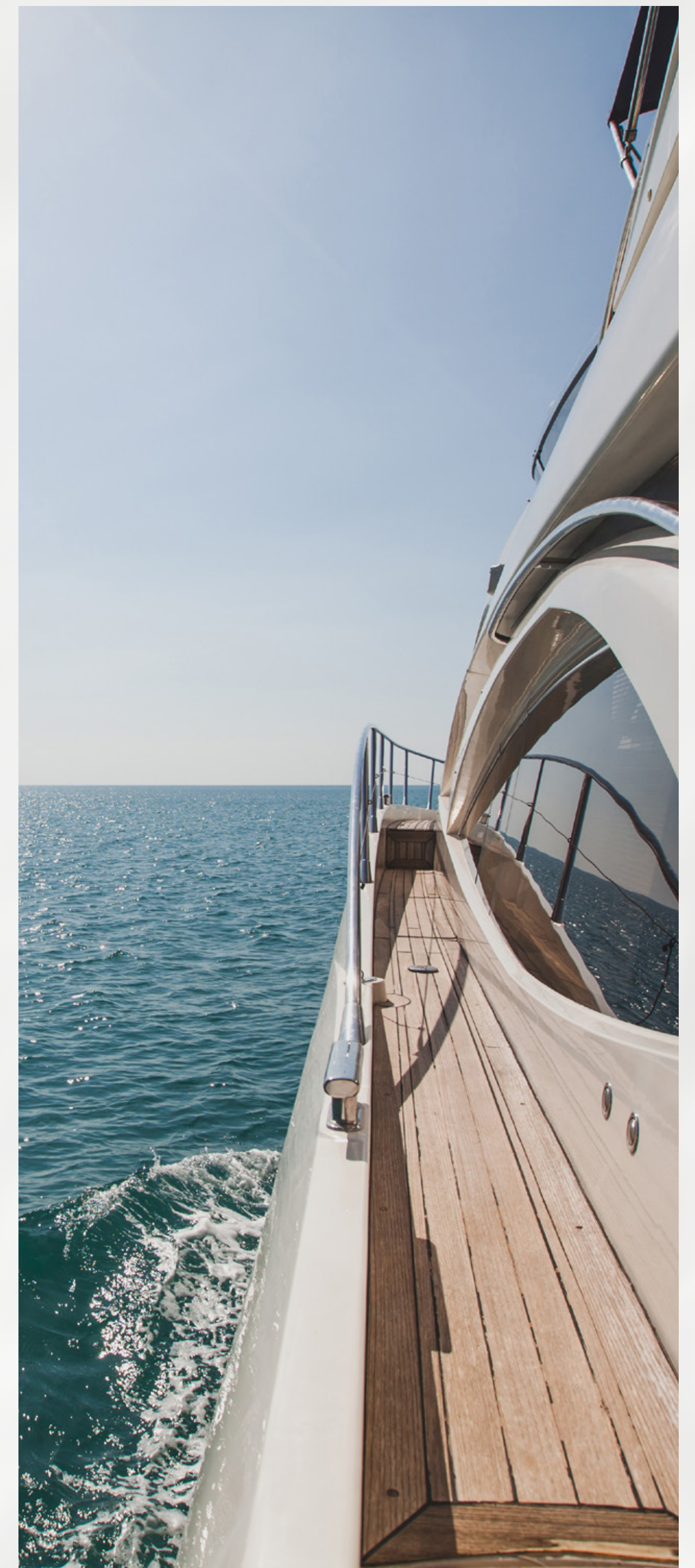
World Class
Yacht Club

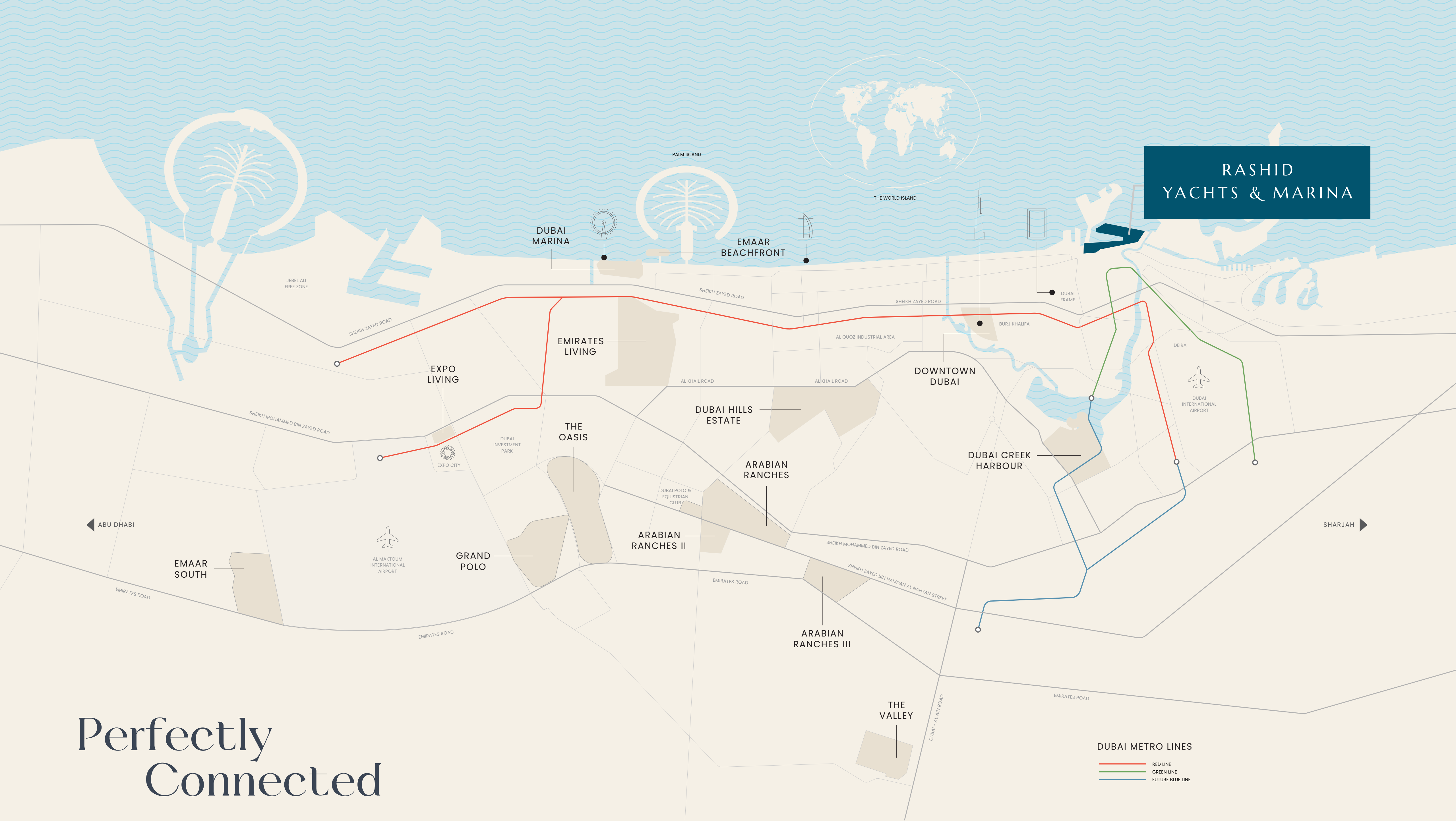


Signature
Hotels



Unique Retail
Experiences





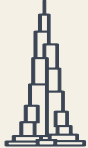
Perfectly Connected



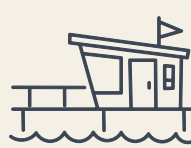
15 mins
drive to Al Shindagha Heritage District



20 mins
drive to Dubai International Airport



25 mins
drive to Downtown Dubai



30 mins
drive to Dubai Marina

Welcome to
fior1
RASHID YACHTS & MARINA



THE PROPERTY

Waterfront Aspirations Become Reality

Tucked along the pristine waters of Rashid Yachts & Marina, Fior 1 unveils a new era of waterfront opulence and exclusivity. Embark on a connoisseur's journey, from breathtaking marina vistas and the allure of Downtown Dubai skyline panoramas, complemented by rich green spaces and a lively promenade filled with retail, dining, and leisure experiences.



fior1
RASHID YACHTS & MARINA



- | | | | |
|-----|----------------------|---|----------------|
| 1 | MARINA PROMENADE | 5 | FITNESS CENTRE |
| 2 | THE CANAL POOL | 6 | WATER GARDEN |
| 3 | COMMUNITY FACILITIES | 7 | FOUNDERS HOUSE |
| S | SCHOOL | M | MOSQUE |
| QE2 | QUEEN ELIZABETH 2 | H | HOTEL |



Leisure, Built for Distinction

At Fior 1, every experience uplifts the spirit. Set against the soothing waters of the marina, life unfolds effortlessly, from moments of relaxation and mindful rituals to lively social interactions. Balance and well-being are at the heart of daily life, where connections are nurtured, memories are made, and each day tells a story of refined, timeless elegance.



Abundant Living Where Well-Being Thrives

Within this azure sanctuary, a dynamic lifestyle awaits, offering space to move, gather, play, and grow. Residents can embrace a mosaic of experiences, from vibrant social spaces and peaceful retreats. Rooted in the essence of holistic living, Fior 1 stands as a gateway to a true sense of community.

- | | | | |
|---|-------------------------|---|-------------|
|  | Adult & Kids' Pool |  | Splash Pad |
|  | Outdoor Gym |  | Padel Court |
|  | Outdoor Yoga Area |  | BBQ Area |
|  | Outdoor Kids' Play Area |  | Event Lawn |

