



**LIV**  
**WATERSIDE**  
**DUBAI MARINA**



# LIV Waterside

YOUR PRIVATE  
RESORT IN THE  
HEART OF  
DUBAI MARINA

Surrounded by spectacular views  
of Dubai Marina, this exclusive  
location embodies a new definition  
of waterfront luxury, comfort &  
convenience



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# LIV ON THE WATERS EDGE

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## SIGNATURE WATERFRONT LIVING

A contemporary collection of Villas,  
Townhouses, Duplexes &  
Apartments

The widest waterfront plot in  
Dubai Marina

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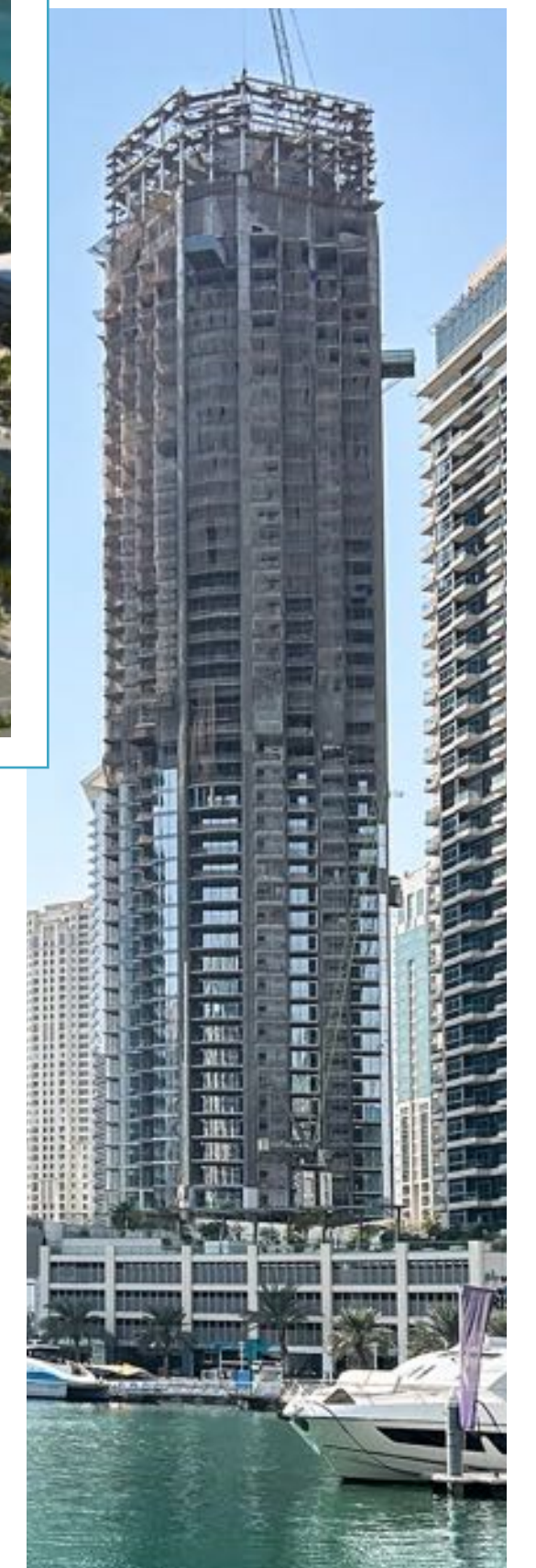


The View From Your Apartment in LIV Waterside

**LIV Residence**  
COMPLETED & HANDED OVER



**LIV LUX**  
CONSTRUCTION IN  
PROGRESS  
HANDOVER 2026



**LIV Waterside**  
LAUNCHING SOON

**LIV Marina**  
CONSTRUCTION IN PROGRESS - HANDOVER 2025

DUBAI MARINA

# OUR PARTNERS

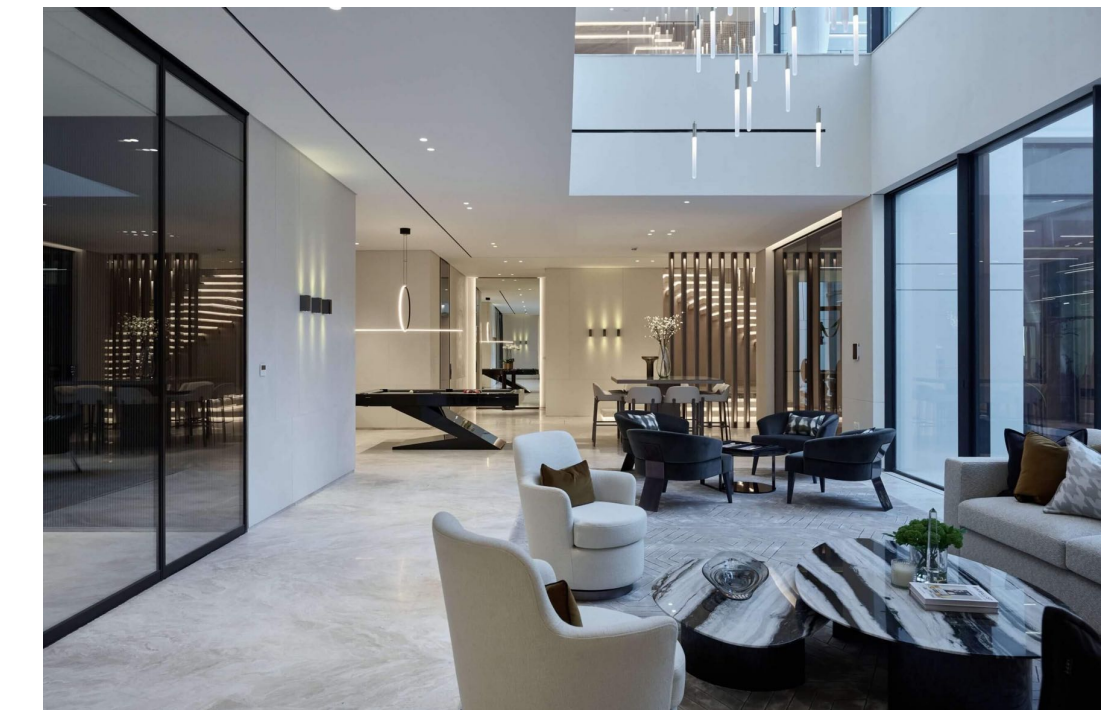
## Contractor



## Façade Consultant



## Interior Design





## AN EXCLUSIVE GATED COMMUNITY IN DUBAI MARINA

A stunning and unique entrance portal exudes luxury and exclusivity. Manned with 24 hour security, Residents enter into a green and tranquil oasis.

A refined and unique drop off, lined with lush landscape, soothing water features, and olive and palm trees.





A SPECTACULAR OASIS OF LUXURY WATERFRONT HOMES IN THE HEART OF DUBAI MARINA





THE LOBBY IS A GRAND  
DOUBLE HEIGHT  
ENTRANCE THAT MAKES  
A STATEMENT

Reception with 24 hour  
security & concierge

Three Levels with Stunning  
Amenities

Electric Vehicle Charging Stations for Residents

Dedicated Elevator for the 3 Amenities Levels

Free Wi-Fi for the Residential Amenities Spaces



-  RESIDENTS OUTDOOR GARDENS & COURTYARD
-  BILLIARDS
-  RESIDENTS CAFE & BREAKFAST BAR
-  PROMENADE RESIDENTS LOUNGE
-  GAMES ROOM
-  KIDS PLAY AREA
-  VIRTUAL GOLF
-  CINEMA
-  CONFERENCE ROOM
-  RESIDENTS STORAGE LOCKERS
-  WORK/ ZOOM POD
-  MEETING ROOM
-  RESIDENTS PRIVATE DINING & EVENTS AREA





LIV

Residents Café/Breakfast Bar  
Promenade Residents Lounge  
Residents Outdoor Gardens & Courtyard  
Residents Private Dining & Events Area  
Conference/Meeting Room  
Work/Zoom Pod





Kids Playroom  
Cinema  
Virtual Golf  
Billiards  
Games Room



## SERVICED HEALTH & WELLNESS FACILITIES AMENITIES FLOORPLAN

-  DEDICATED FEMALE SPA & CHANGING AREA
-  EXPERIENCE SHOWER
-  SALT CAVE
-  SAUNA
-  COLD PLUNGE POOL
-  DEDICATED MALE SPA & CHANGING AREA
-  STEAM ROOM
-  COLD PLUNGE POOL
-  SAUNA
-  EXPERIENCE SHOWER
-  STORAGE LOCKERS
-  FITNESS GYM
-  YOGA STUDIO
-  OUTDOOR YOGA
-  KIDS POOL
-  SWIMMING POOL
-  POOLSIDE CABANAS
-  OUTDOOR DINING LOUNGE



PLUNGE  
POOL



SAUNA



SALT  
CAVE



EXPERIENCE  
SHOWER



# FITNESS GYM & YOGA STUDIO

LIV FIT. LIV WELL.





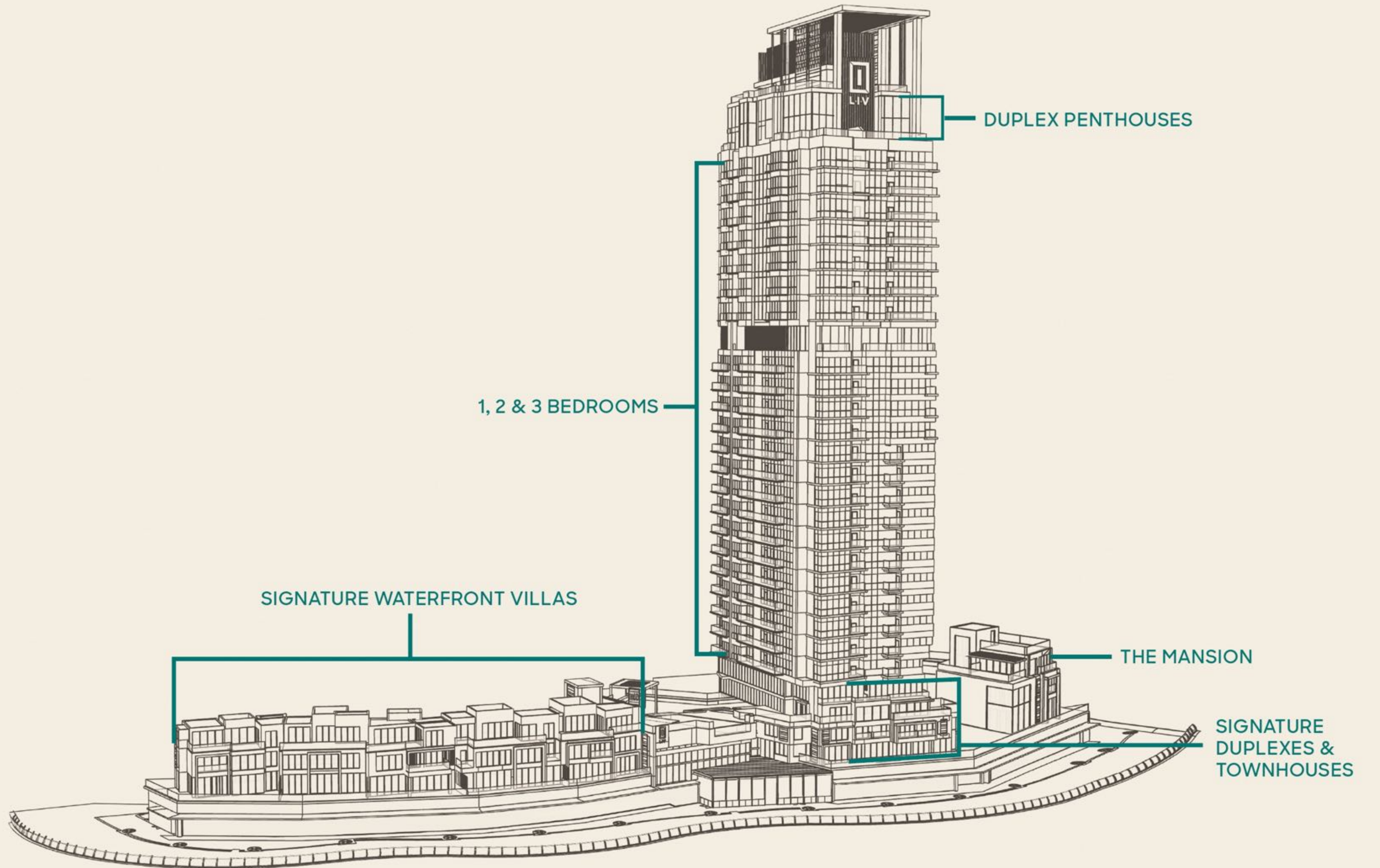
# OUTDOOR POOL & POOLSIDE CABANAS, KIDS POOL AND OUTDOOR DINING LOUNGE







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# UNIT MIX – 155 UNITS

**92** One Bedroom Units

**35** Two Bedroom Units

**14** Three Bedroom Units

**3** Signature Duplex Units

**2** Duplex Penthouses

**3** Signature Waterfront Townhouses

**5** Signature Waterfront Villas

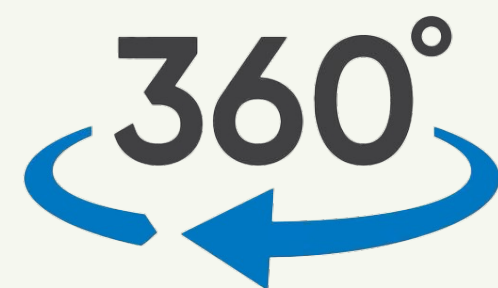
**1 THE MANSION** at LIV Waterside



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EVERY UNIT HAS FULL MARINA VIEWS  
ALL UNIT TYPES ON THE WEBSITE HAVE  
LINKS TO 360° ACTUAL VIEWS FROM  
EACH BALCONY



# LIV Waterside Residences

From Levels 2 to 24  
Comprised of 1, 2 & 3 Bedroom Units



# 1 Bedroom Units

## 10 TYPES

- Full Marina Views

### Sizes:

- 1Br Type A - 808 sq ft
- 1Br Type B - 815 sq ft
- 1Br Type C - 1,020 sq ft
- 1Br Type D - 835 sq ft
- 1Br Type E - 768 sq ft
- 1Br Type F - 757 sq ft
- 1Br Type G - 759 sq ft
- 1Br Type H - 917 sq ft
- 1Br Type I - 1,029 sq ft
- 1Br Type J - 828 sq ft

Prices starting from **AED 2.3 million**



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# 2 Bedroom Units

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## 2 TYPES

- 1 Type with Full Marina Views

**Sizes:**

- **2Br Type A - 1,243 sq ft**

Prices starting from **AED 3.45 Million**

- 1 Type with Full Marina & Sea Views

**Sizes:**

- **2Br Type B - 1,180 sq ft**

- Prices starting from **AED 3.85 Million**



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# 3 Bedroom Units

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## 1 TYPE

- 1 Type with Marina & Sea Views

**Sizes:**

- **1,734 sq ft**

- Prices starting from **AED 4.99 Million**



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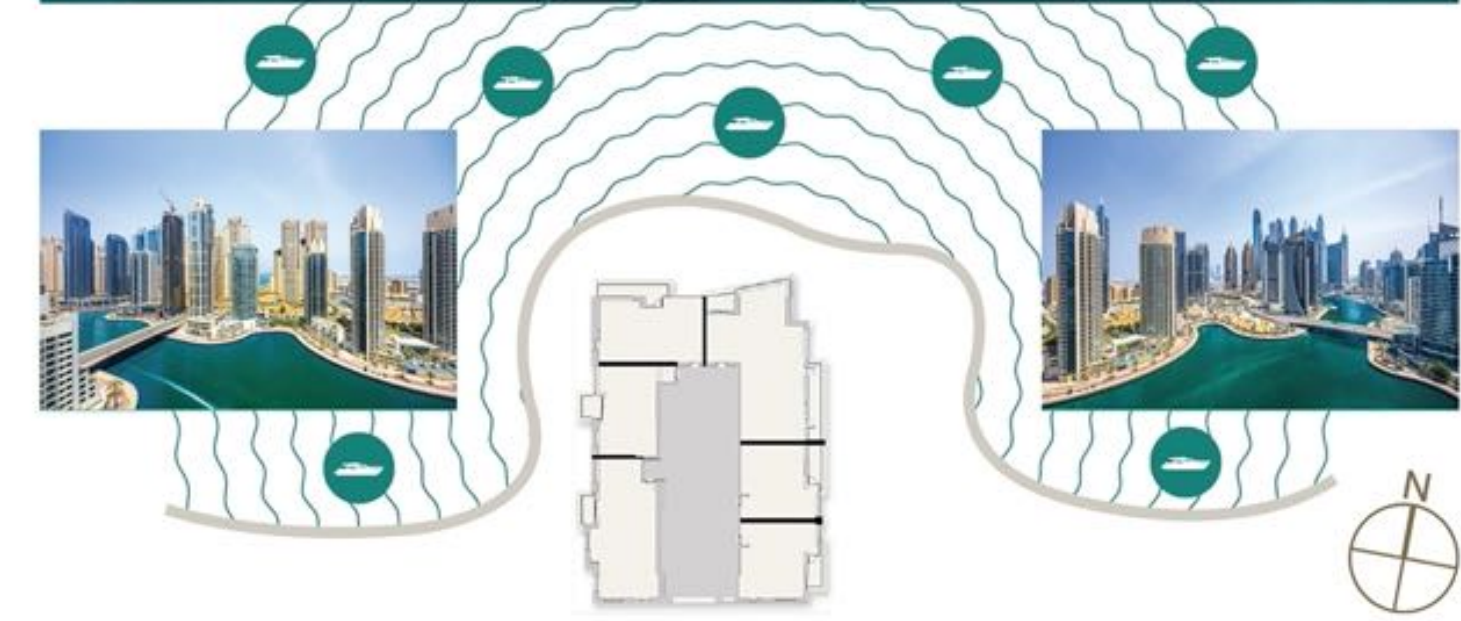
# TYPICAL FLOORPLANS

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Residential Levels

**Levels 02** ( 1, 2 & 3 BEDROOM UNITS )

- 1 BR - A
- 1 BR - B
- 1 BR - C
- 1 BR - D
- 2 BR - A
- 3 BR - A





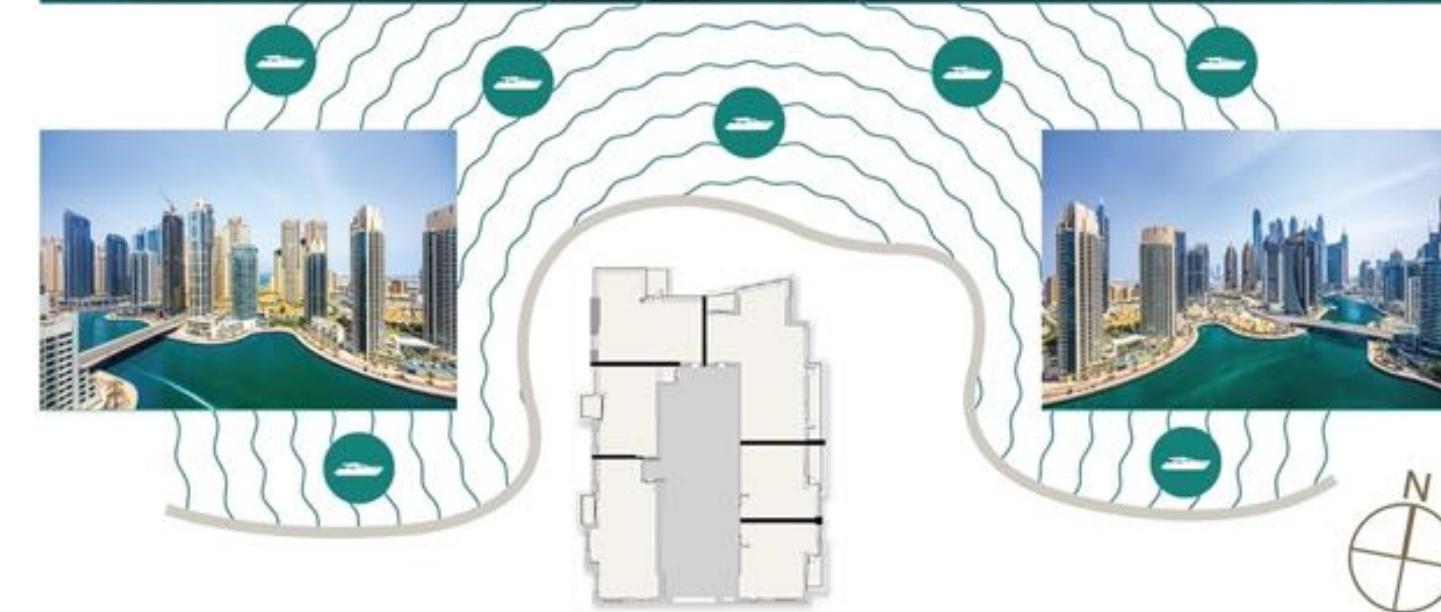
# TYPICAL FLOORPLANS

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Residential Levels

Levels 03 - 11 ( 1, 2 & 3 BEDROOM UNITS )

- 1 BR - A
- 1 BR - B
- 1 BR - D
- 2 BR - A
- 2 BR - B
- 3 BR - A





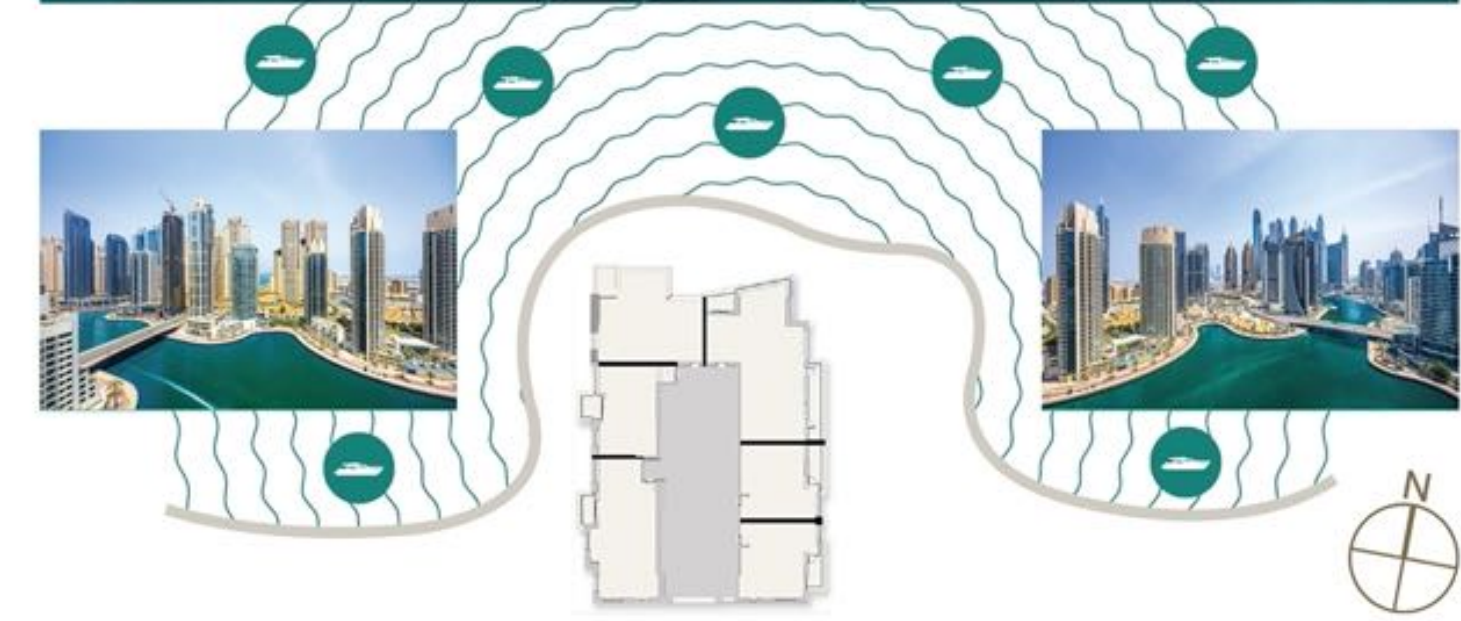
# TYPICAL FLOORPLANS

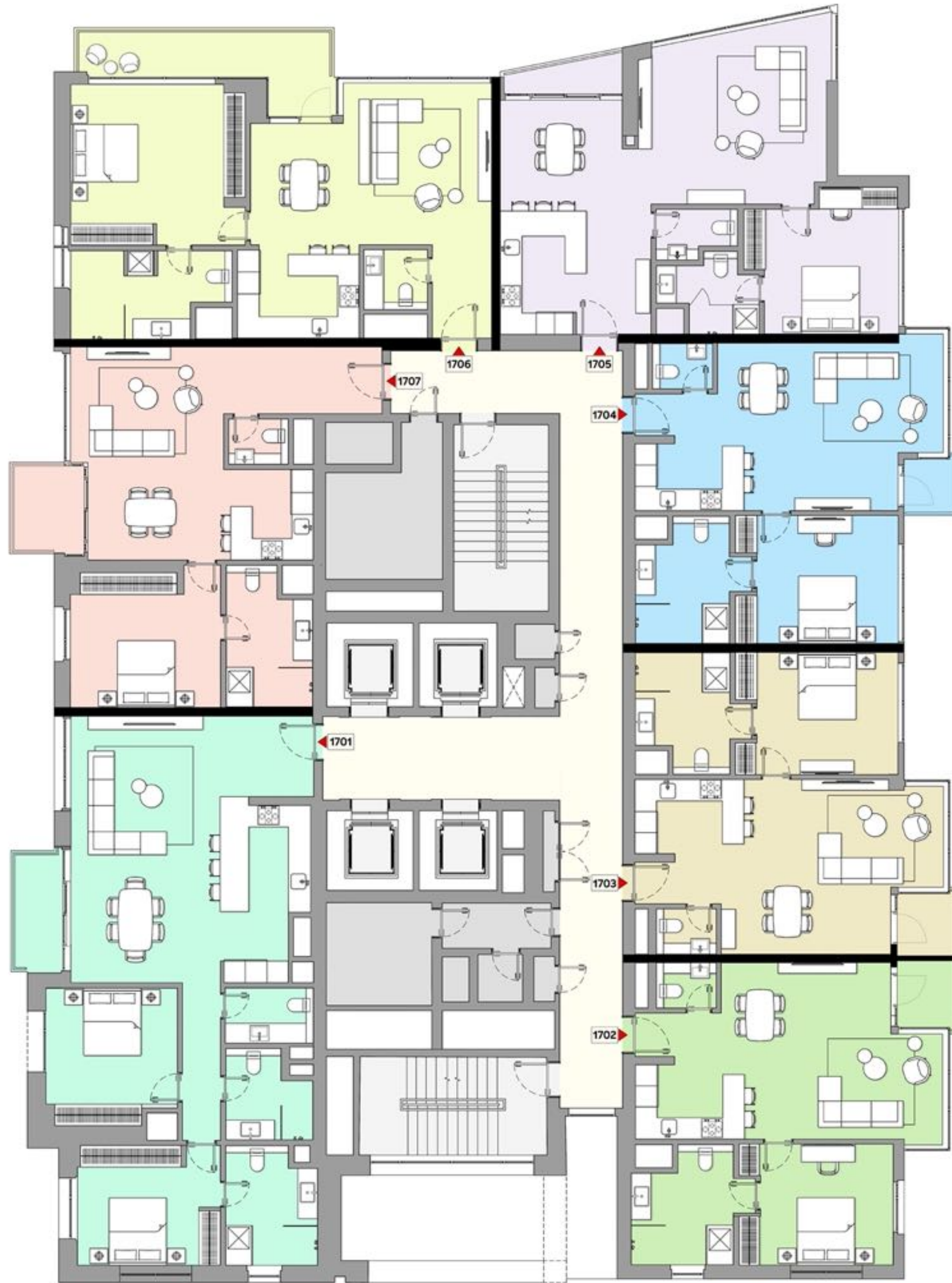
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Residential Levels

Levels 12 - 15 ( 1, 2 & 3 BEDROOM UNITS )

- 1 BR - A
- 1 BR - B
- 1 BR - D
- 2 BR - A
- 2 BR - C
- 3 BR - A





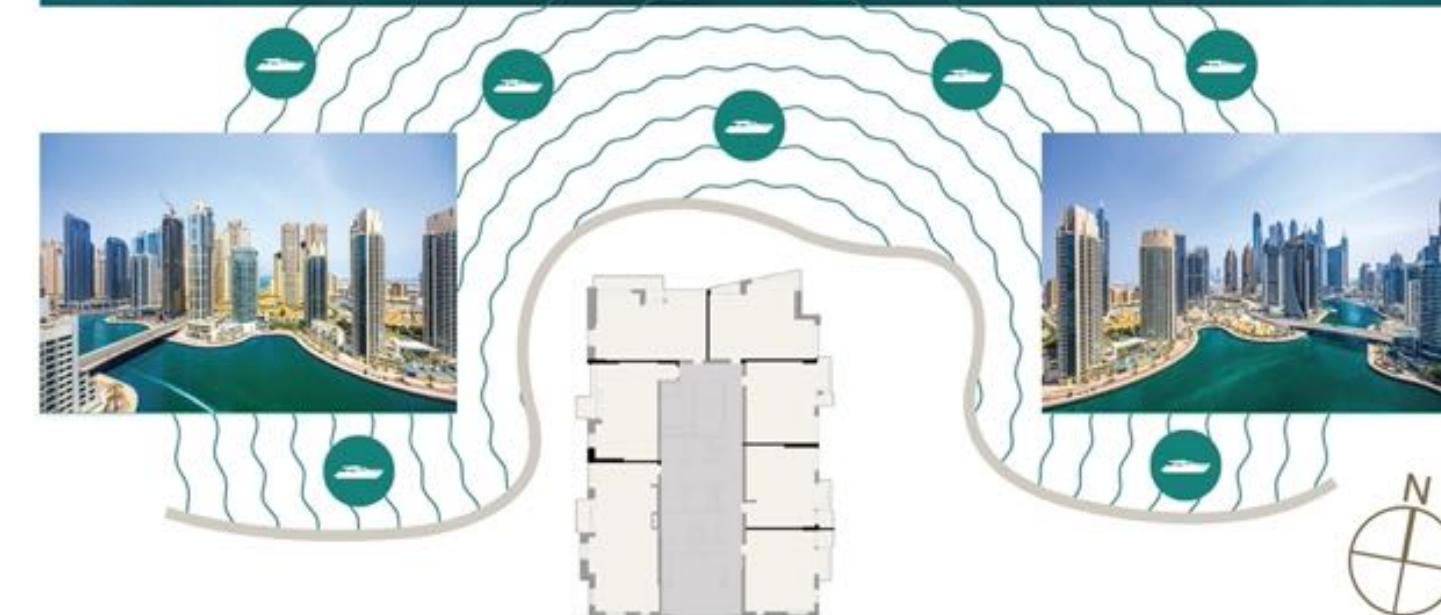
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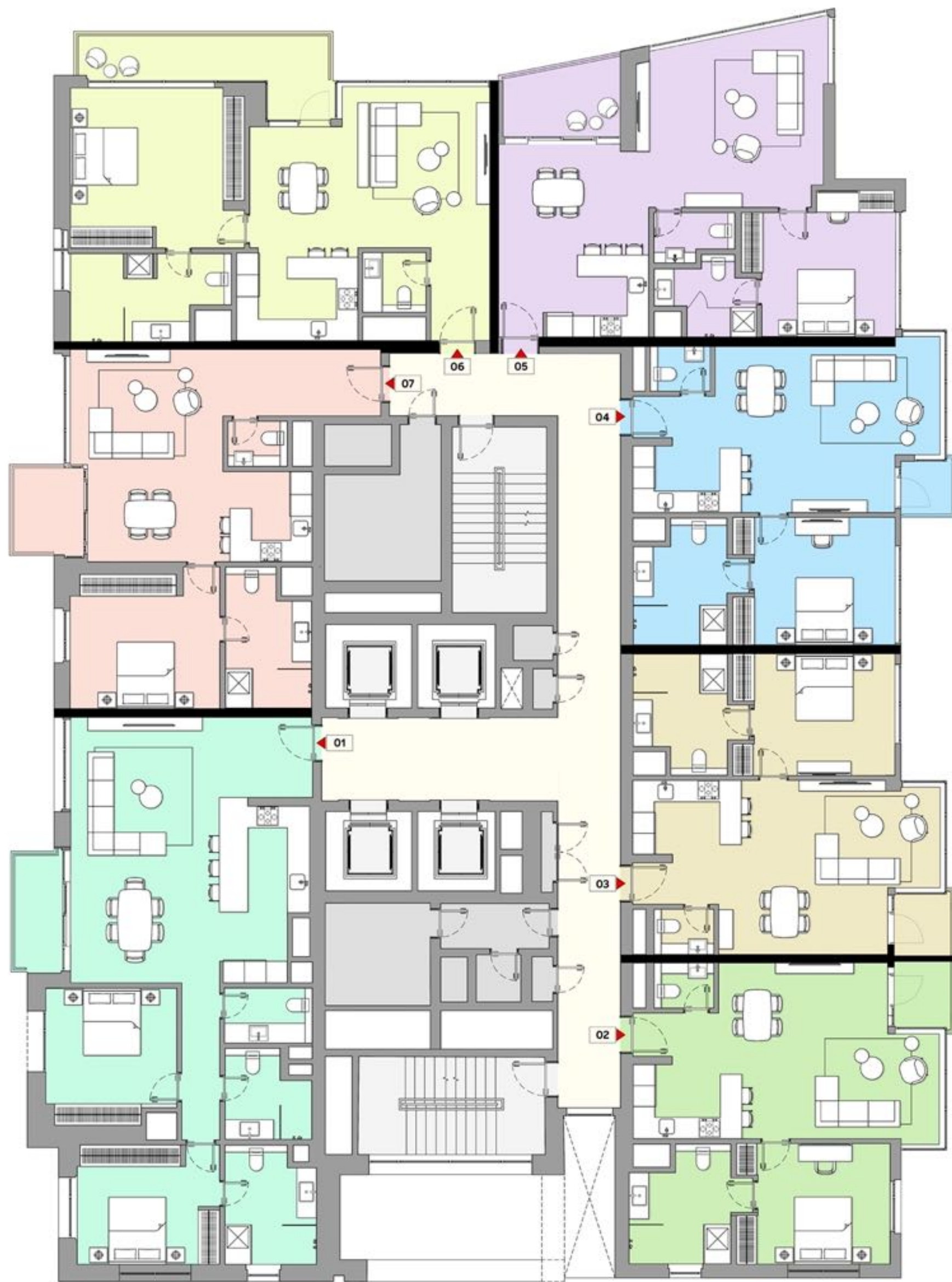
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Residential Levels

**Level 17** ( 1 & 2 BEDROOM UNITS )

- 1 BR - E
- 1 BR - F
- 1 BR - G
- 1 BR - H1
- 1 BR - I
- 1 BR - J
- 2 BR - D





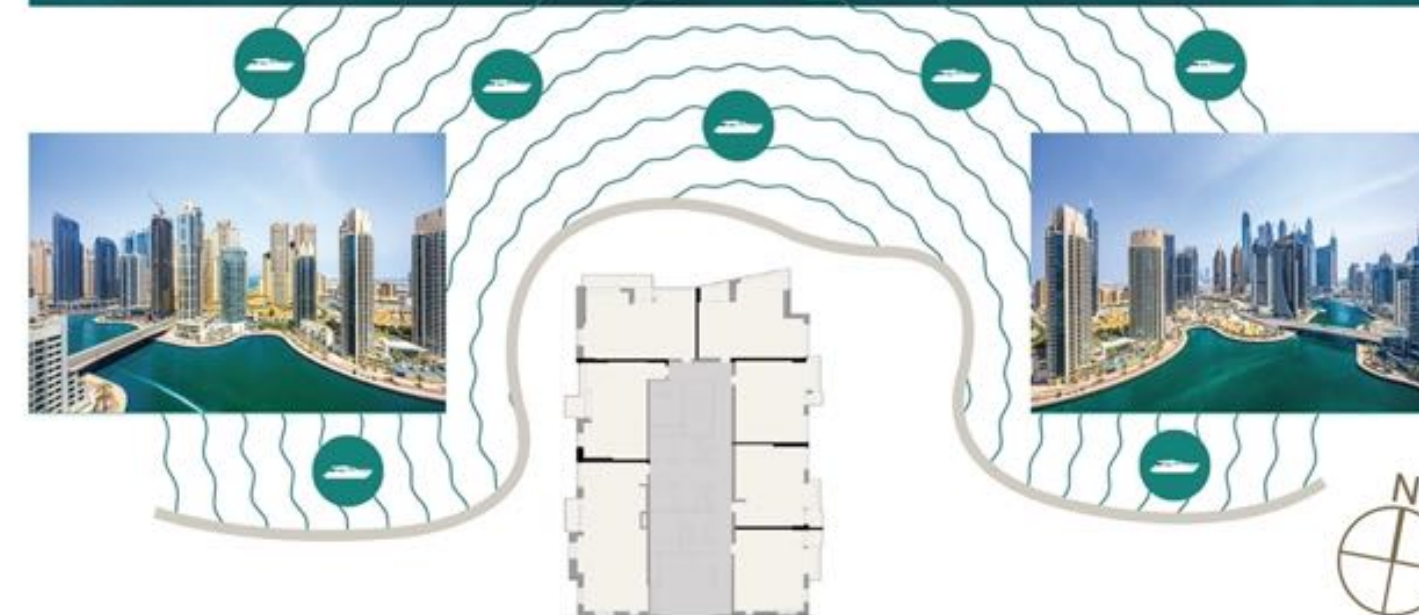
# TYPICAL FLOORPLANS

Residential Levels

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Level 18 - 24 ( 1 & 2 BEDROOM UNITS )

- 1 BR - E
- 1 BR - F
- 1 BR - G
- 1 BR - H2
- 1 BR - I
- 1 BR - J
- 2 BR - D



# LIV Waterside

Signature  
3 Bedroom  
Duplex

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Level 1



# 3 Bedroom Signature Duplex Units

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## 2 TYPES

- Full Marina Views
- Signature Finishes

### Sizes:

- **2,575 sq ft**
- **2,672 sq ft**
- Prices starting from **AED 7.75 Million**



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# LIV Waterside Duplex Penthouses

Levels 25 & 26



# Duplex Penthouse Units

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## 2 TYPES

- Top 2 Floors
- Private Sky Garden
- Panoramic Marina & Sea Views
  - 4,379 sq ft – 3 Bedroom
  - 4,449 sq ft – 3 Bedroom

Prices starting from **AED 14.7 Million**



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The View From Your Duplex Penthouse at LIV Waterside

# Townhouses

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## 3 TYPES

- Ground + Upper Level
- Private Entrances
- Penthouse Finishes
- Full Marina Views
  - 2,462 sq ft
  - 3,038 sq ft
  - 3,742 sq ft

Prices starting from **AED 8 million**



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## SIGNATURE WATERFRONT VILLAS

Each Unit is beautifully handcrafted and majestically stands directly on the water, offering impeccable uninterrupted views.



# Exquisite Design, Exceptional Living

- Gated Private Entrances
- Exquisite Landscape done by the Developer
- Travertine & Stucco Facades
- 4m High Oak Finished Entrance Doors
- Luxurious Metal & Mashrabiya Accents
- Floor to Ceiling Windows & Doors

# LIV Waterside Signature Waterfront Villas

Ground Level







Imported European Wood Flooring, Walk in Wardrobes, Floor to Ceiling Windows, Oversized Bedrooms  
Luxurious Marble Bathrooms, Soaking Tubs, Walk In Showers, Accent Lighting, Smoked Mirrors



LIV Waterside Signature Waterfront Villas feature oversized terraces.

Second Level of Indoor & Outdoor Space TV Viewing Area, A Lounge Space, Room for Pool Table or Piano, Service Kitchen, Study or Office, Space For Outdoor Living & Dining spaces with Outdoor BBQ Stations with Fully Openable Doors for Residents to enjoy Indoor & Outdoor spaces.

# Signature Waterfront Villas

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## 5 TYPES

- Full Panoramic Marina Views
- Ground + 2 Levels
- Rooftop Lounge, Gym & Rooftop Terraces
- Each Villa with Private Elevators
- Separate Private Gated Entrances & Parking in front of the Villas with Private Gardens
- Private Pool in selected Villas with Double Height Ceilings & Glass facades.
  - **Four to Five Bedrooms – 5,106 sq ft to 6,600 sq ft**

Prices starting from **AED 16.5 million**



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The View From Your Villas & Townhouses in LIV Waterside



# THE MANSION

at LIV Waterside

1 of 1 in Dubai Marina

Private Gated Entrance & Private Pool & Gardens

Ground + 2 + Rooftop Terrace

7m High Ceilings with 4m High Entry Door

10,000 sq ft with Marina Views

Separate Drivers Loft with Air Conditioned Show Garage

6 Parking Spaces

PRICE UPON REQUEST



# PAYMENT PLAN

**10%**

On Booking

**10%**

2 Months from  
Booking

**10%**

5 Months from  
Booking

**5%**

10 Months from  
Booking

**5%**

15 Months from  
Booking

**60%**

On Handover Sep 2025  
+ 4% DLD Fee

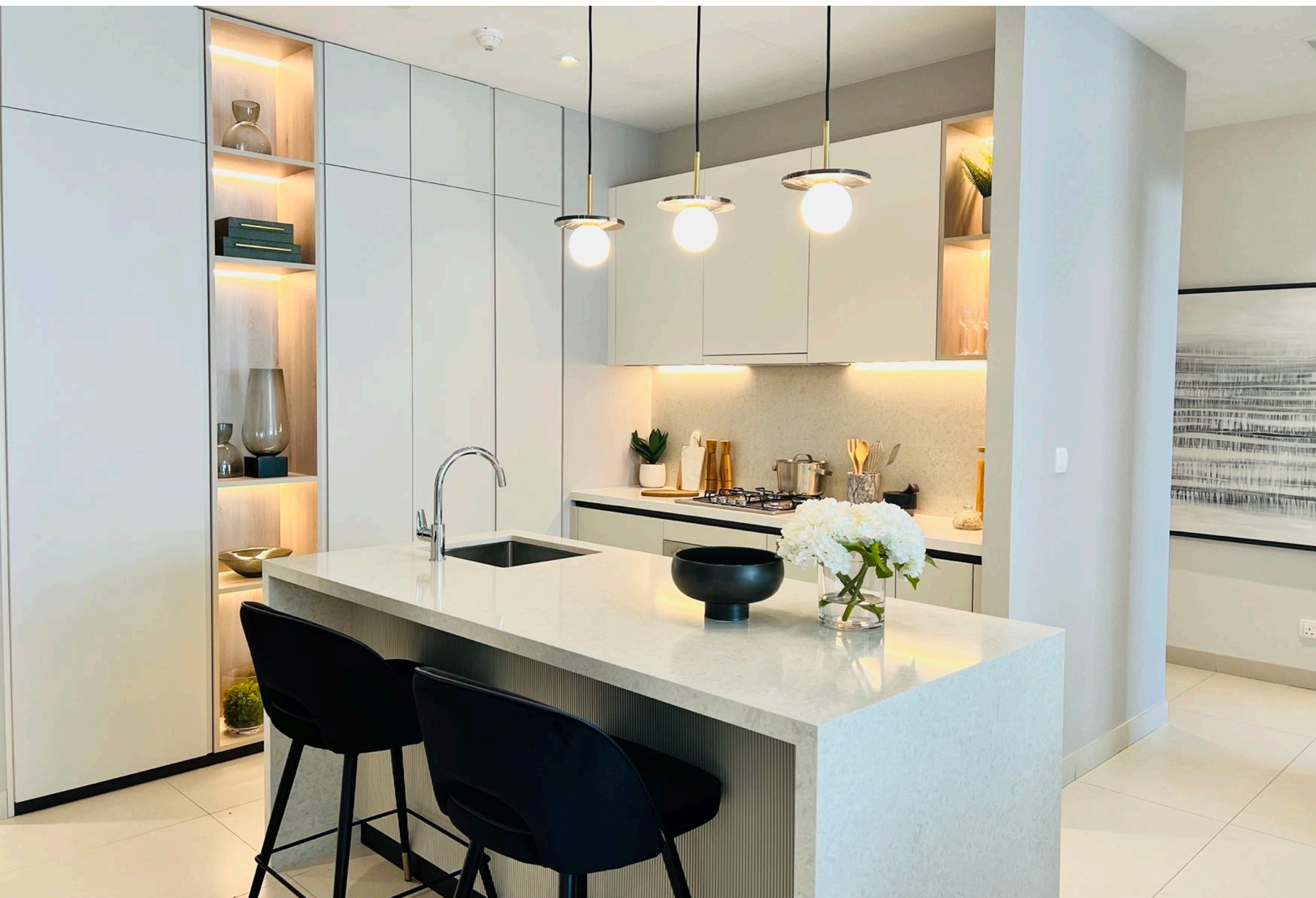


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# LIV WATERSIDE EXPERIENCE CENTER

905 Marina Plaza, Dubai Marina

LIV Lounge Show Apartment  
(9:00-9:00PM)





# LIV WATERSIDE EXPERIENCE CENTER

905 Marina Plaza, Dubai Marina

LIV Lounge

Show Apartment (9:30-9:00PM)

