

# MAR CASA



MARCASA.AE

YOUR RHYTHM ... YOUR LIFE







# A HAVEN FOR CRAFTING YOUR IDEAL LIFE

MAR CASA IS NOT JUST A RESIDENCE BUT A GATEWAY  
TO CRAFTING A LIFE THAT IS TRULY YOURS.

DISCOVER THE LUXURY OF EMOTIONAL DEVELOPMENT  
THAT SETS NEW BENCHMARKS AND EMPOWERS  
RESIDENTS TO THRIVE ON THEIR TERMS.

YOUR RHYTHM, YOUR LIFE -  
EMBRACE THE POSSIBILITIES AND EMBARK ON  
AN EXTRAORDINARY JOURNEY OF SELF-DISCOVERY.





# AN ARCHITECTURAL MASTERPIECE

WHERE MODERN METROPOLIS  
MEETS OCEAN SERENITY

Mar Casa is a majestic 52-floor residence in Dubai Maritime City embodying the fluidity of ocean waves in its exceptional design.

The 580 apartments, each meticulously crafted to enhance the panoramic ocean views, offer airy and well-balanced living spaces that delight the senses. This stunning development is not just a residence, but a landmark that stands as a testament to emotional luxury living in the birthplace of Dubai.





# INSPIRED BY NATURE

SERENITY AND HARMONY.

Iconic architecture that seamlessly blends the beauty of the sea with the cutting-edge design of a modern metropolis. The impressive façade, inspired by the fluidity of the waves and the serenity of nature, creates a harmonious connection between land and sea.

Embodying nature, design meets function to create a well-being sanctuary and exquisite environment, providing a sense of peacefulness that is hard to find in the hustle and bustle of the city.

# CITY LIVING IN THE BIRTHPLACE OF DUBAI

ENJOY THE PICTURE-POSTCARD SKYLINE AND LIVE IN THE HISTORICAL AREA OF PORT RASHID, WHERE IT ALL STARTED.

From these very shores, the city once bridged the gap between East and West and became the powerhouse that is Dubai today. Where Venetian pearl merchants came searching for the precious pearls and maritime trade thrived, cementing Dubai's reputation as an international trade and business centre.

Thrive in a city of opportunities and exponential growth with an intriguing mix of tradition and futuristic ambition.





MAR CASA





**TAKE PRIDE IN  
YOUR ADDRESS**

# WHERE HERITAGE MEETS MODERNITY

IN THE HEART OF THE CITY

The location at Dubai Maritime City is an exciting destination for both visitors and residents to experience a unique blend of tradition and modernity, and to explore Dubai's rich maritime history.

Developed according to the Visionary leadership of his highness Sheikh Mohammed Bin Rashid Al Maktoum, Dubai Maritime City is an iconic 249-hectare manmade Peninsula is the perfect combination of live, work and play destination which includes retail spaces, residential areas, office towers, and a promenade.

Connected to the old city as well as the financial centre of Dubai and the beautiful Jumeirah area with its vibrant nightlife and wide range of entertainment, health facilities, schools, parks and malls – just a few minutes away.



Mar Casa is perfectly connected to the old city as well as the financial centre of Dubai and the beautiful Jumeirah area. Dubai Downtown with its landmarks Dubai Mall and Burj Khalifa is only a few minutes drive away.

**Hotels:**

1. Nikki Beach Resort & Spa Dubai
2. Mandarin Oriental Jumeira
3. Bulgari Resort
4. Four Seasons Resort Dubai (at Jumeirah Beach)
5. Four Seasons Hotel DIFC
6. Waldorf Astoria DIFC
7. Ritz Carlton (DIFC)
8. Armani Hotel Dubai
9. The Address Hotel Dubai

**Education:**

1. New Academy School
2. Ambassador School
3. Zabeel High School
4. Dubai Music School
5. AlWasl University
6. Canadian University Dubai
7. Dubai Institute of Design and Innovation (DIDI)
8. London American City College
9. Learners University College
10. European University College

**Healthcare:**

1. Dubai Healthcare City
2. International Modern Hospital
3. Iranian Hospital
4. Aster Clinic (Al Karama, Union Medical Centre)
5. Kimshealth - Al Rashidiyah Private Polyclinic

**Parks:**

1. Dubai Creek Park
2. Zabeel Park
3. Dubai Garden Glow
4. Ras Al Khor Wild Life Sanctuary
5. Karama Park
6. Joggers Park

**Leisure, Malls & Art:**

1. Jumeirah Beach
2. Dubai Mall
3. Mercato
4. BurJuman
5. Wafi Mall
6. Deira City Centre
7. Old Souk
8. Dubai Museum
9. Heritage Village
10. Etihad Museum

**10 minutes**  
to Sheikh Zayed Road

**15 minutes**  
to Dubai International Airport

**20 minutes**  
to Downtown Dubai

**20 minutes**  
to the Dubai Mall/Burj Khalifa

**10 minutes**  
to Jumeirah





# YOUR RHYTHM YOUR LIFE

FIND YOUR NATURAL FLOW AND BALANCE.

Mar Casa offers an unparalleled living experience that prioritizes the wellbeing and happiness of its residents. The residence is more than just an iconic tower - it's a living, breathing place where every detail has been tailored to the unique needs and desires of each resident.

Residents of Mar Casa can indulge in luxury surrounded by breathtaking natural scenery and a variety of highly curated amenities allowing them to experience authentic moments of living close to nature.

# COMPOSE THE LIFE YOU WANT TO LIVE

WELL-BEING THROUGH INTERACTION.

The core concept of Mar Casa is passion for living life to the fullest, which is reflected in the social spaces that promote play, active recreation, and healthy habits suitable for all ages. From beautiful leisure spaces to the invigorating workout facilities, Mar Casa offers plenty of opportunities. The experiences are designed to encourage interaction, making it easy to connect and make lasting memories.

# CURATED EXPERIENCES

DEDICATED FLOOR OF HIGH-END AMENITIES



## FITNESS AND RECREATIONAL AMENITIES

THE INFINITY SAND POOL  
THE INFINITY SKY POOL  
SPACIOUS GYM WITH YOGA ROOM  
SHOWER AND CHANGING ROOMS  
MULTIPURPOSE SPORTS COURT  
MULTIPURPOSE LAWN



## WELLNESS AMENITIES

SPA HEALTH CLUB  
SAUNA AND STEAM ROOMS



## SOCIAL AMENITIES

GRAND AND WELCOMING LOBBY  
RESIDENTS LOUNGE - COWORKING ZONE  
RESIDENTS LOUNGE - GAMES ZONE  
RESIDENTS LOUNGE - JUICE BAR  
RESIDENTS LOUNGE - ALFRESCO SEATING  
MULTIPURPOSE HALL  
BBQ AREA



## CHILDREN'S AMENITIES

KIDS POOL  
KIDS SPLASH PAD  
KIDS OUTDOOR PLAYGROUND  
KIDS CLUB



# THE RESIDENTS LOUNGE

**EXPERIENCE WORTH SHARING  
- TAKE PRIDE IN INVITING  
FRIENDS TO THE VIBRANT  
ENERGY AND FUN OF THE  
RESIDENTS LOUNGE.**

Nestled at the tip of the building, the Residents Lounge, inspired by the refined beauty of pearls and oysters, boasts the best panoramic views of the breathtaking Arabian Gulf.

The lounge space is the true hero of the project, offering a perfect blend of tranquility and vibrancy of experiences for the residents. Whether it is working from the coworking zone, relaxing in the lounge, reading a book in the library, watching sports in the games zone, getting competitive over foosball, grabbing a nutritious smoothie at the juice bar, or relishing a coffee and a bite to eat at the dining booth, there is something for everyone.

# KIDS AMENITIES

## GIVE YOUR CHILDREN THE GIFT OF A HAPPY, SAFE CHILDHOOD.

Mar Casa features exceptional indoor and outdoor play areas that are perfect for children of all ages. The residence offers an unforgettable experience for families with a refreshing fountain and water games near the children's pool, and a fabulous themed kids' club. The indoor and outdoor activity zones deliver endless entertainment for the little ones, keeping them engaged for hours.

These kids' spaces offer more than just fun and games; they also provide an opportunity for children to build connections and make lifelong friends.







# A PLACE OF SERENITY AND RESPITE

REVITALIZE YOUR BODY AND SOUL

Whenever you want to take a break from active life, indulge yourself at the Mar Casa Spa, inspired by the sea, a place of serenity and respite. Its design mimics the ocean and the expansive sea views form the perfect backdrop for rejuvenation. A variety of beauty and health treatments are available in a soothing and sophisticated atmosphere.



# RESET YOURSELF

Meditation garden - a private enclave for reflection and contemplation.

# BEACH EXPERIENCE

Sand infinity pool with cabanas offers a beach like experience with the unforgettable views of the Arabian Gulf.



# UNDISTURBED TRANQUILITY

Experience the breathtaking vistas of the Arabian Gulf while lounging in the infinity pool exclusively for adults.

# GYM

State-of-the-art fitness facilities, featuring the latest equipment. The indoor gym is complemented by a separate yoga and stretch room, where residents can focus on flexibility and mindfulness.







## OUTDOOR LIVING

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Outdoor leisure zones, including the BBQ area, multipurpose lawn, and alfresco seating by the Residents Lounge, provide both active and relaxing recreation opportunities for the residents.







# STATE-OF-THE-ART MODERN DESIGN



The Mar Casa boasts a state-of-the-art nature-inspired design. Its design elements, space, natural light, water, greenery, and premium organic materials, and natural colours, along with its edgy architecture, combine to offer the ultimate retreat for its residents.

The unique layouts enable sea-facing views for all the residences, offering all round visual treats from dawn to dusk, helping to regulate the circadian rhythm of the body to enhance physical and mental well-being.

Mar Casa is a harmonious blend of all the elements that sustain us, nourish us, and give us a sense of belonging.



# EXCEPTIONAL FINISHING

SELECTED WITH CARE

Each space is designed to meet the needs of modern living with intelligent planning and exceptional attention to detail. From the high-end kitchens to advanced home automation systems, the finest materials, precise detailing, and carefully selected appliances come together to provide a comfortable and luxurious living.





## LOBBY

The lobby captures the graceful movement and fluidity of waves and water to create an unforgettable “Wow!” moment upon arrival, with a striking light installation as its centerpiece. This installation reflects light and water, casting enchanting patterns throughout the area and inviting guests to pause and admire the artwork created by nature’s own magic.



# APARTMENTS

Each corner unit offers a peaceful ambiance with a private plunge pool on the terrace, providing uninterrupted sea views and the soothing sounds of water.







# PENTHOUSES

Experience life to the fullest in the luxurious Royal Penthouse residence, which is meticulously crafted with exceptional attention to detail. The interiors boast a thoughtful design with a distinct colour palette and neutral materials that seamlessly blend to create a sense of harmony and tranquility. The spacious living rooms feature double-height ceilings and floor-to-ceiling panoramic windows, inviting an abundance of natural light and spectacular views into the space.



# CUTTING EDGE TECHNOLOGY

## SIMPLIFY LIFE WITH INTEGRATED SMART HOME SOLUTIONS.

Each residence features an Advanced IP Intercom system for seamless communication and accessibility between residents and amenities, and a Smart Access Control system for secure entry to public areas and amenities.

The Smart Home system allows residents to effortlessly control their living spaces.



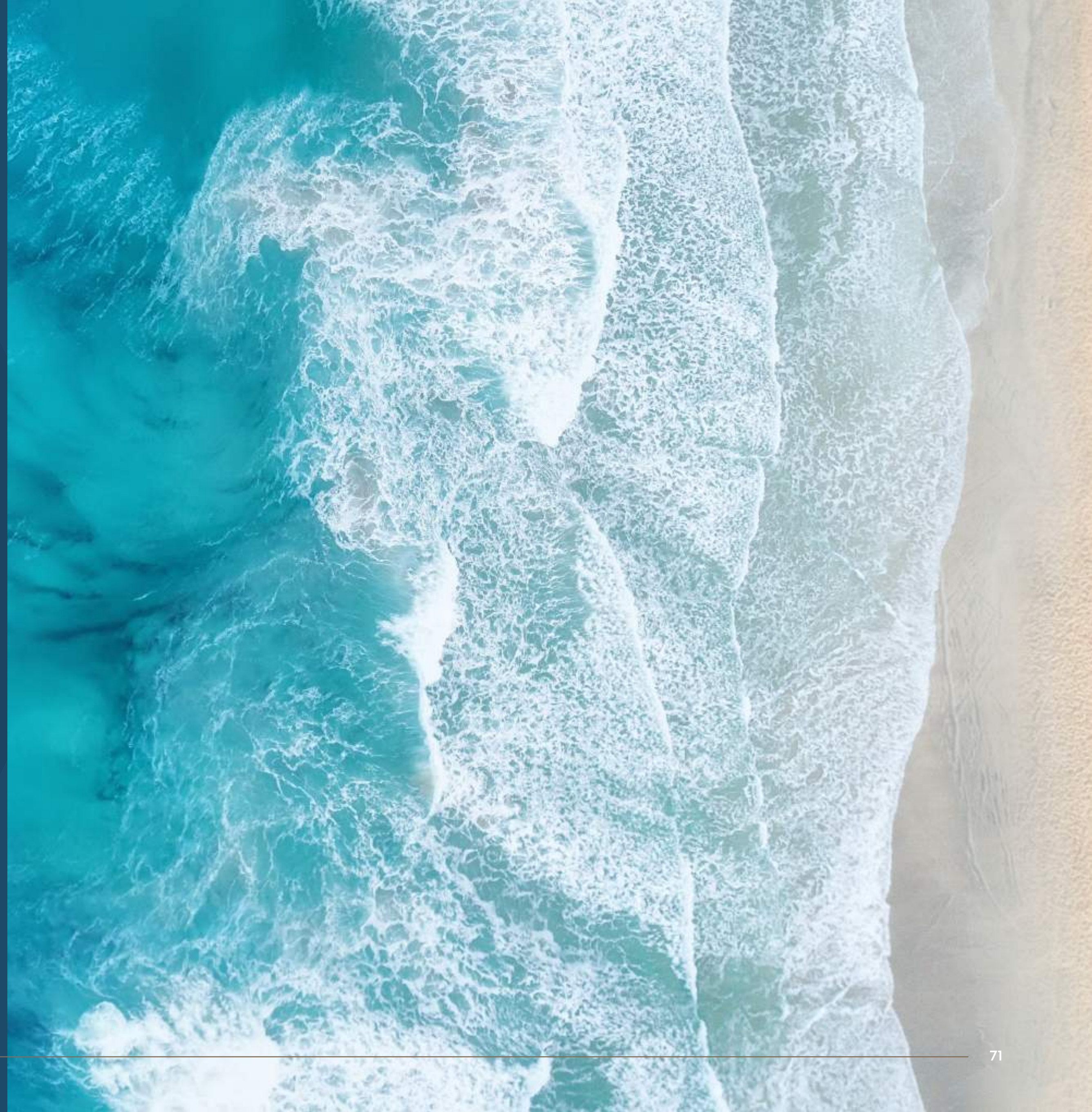
# SUSTAINABILITY

## BUILDING WITH A CONSCIENCE.

Developer's commitment to sustainability is at the heart of Mar Casa's design philosophy.

Every living space is designed to maximize natural daylight, reducing the need for artificial lighting. Energy-efficient light fixtures and daylight sensors in public areas further reduce energy consumption. Kitchens and bathrooms are fitted with efficient fixtures to minimize water demand, and an energy-efficient MEP system is installed to reduce overall energy demand and carbon footprint.

The place is equipped with home automation and smart building management systems that enable residents to manage energy usage and reduce their environmental impact. Non-toxic materials for construction are carefully selected to ensure better indoor air quality and a reduced environmental footprint. EV charging facilities are provided to encourage the use of electric vehicles and further reduce our carbon footprint."





# CHOOSE YOUR PERFECT RESIDENCE

## STUDIO APARTMENTS

## ONE BEDROOM APARTMENTS

## TWO BEDROOMS APARTMENTS:

- 2 Bedroom
- Bedroom Suite
- Bedroom Executive Duplex
- Royal 2 Bedroom

## THREE BEDROOMS APARTMENTS:

- 3 Bedroom
- 3 Bedroom Duplex
- Royal 3-Bedroom

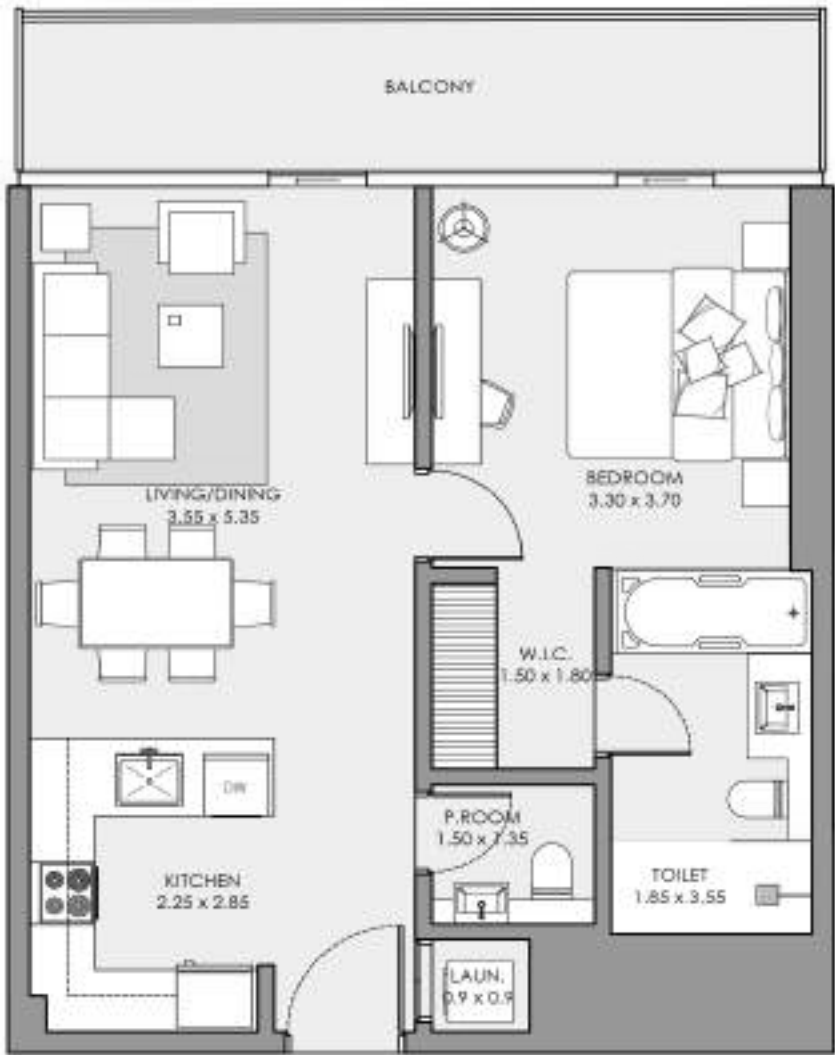
## PENTHOUSES:

- Penthouse
- Royal Penthouse

# 1 BEDROOM APARTMENT

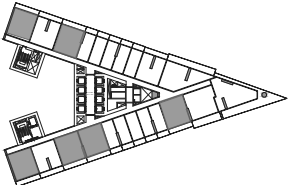
TOTAL 771 SQFT / TYPE 1BR-01

INTERIOR AREA / 650 sq.ft.  
 BALCONY AREA / 121 sq.ft.  
 NET AREA / 771 sq.ft.



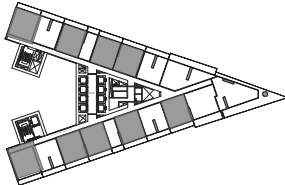
**KEY PLAN**

Sea View



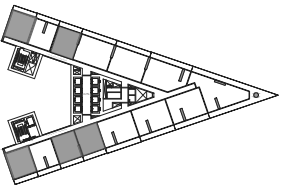
Sea View & Dubai Skyline  
 Floors / 1st to 7th

Sea View



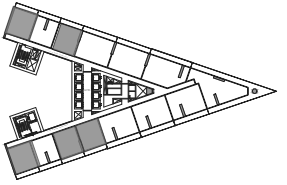
Sea View & Dubai Skyline  
 Floors / 8th to 10th

Sea View



Sea View & Dubai Skyline  
 Floors / 11th to 19th

Sea View



Sea View & Dubai Skyline  
 Floors / 20th to 25th

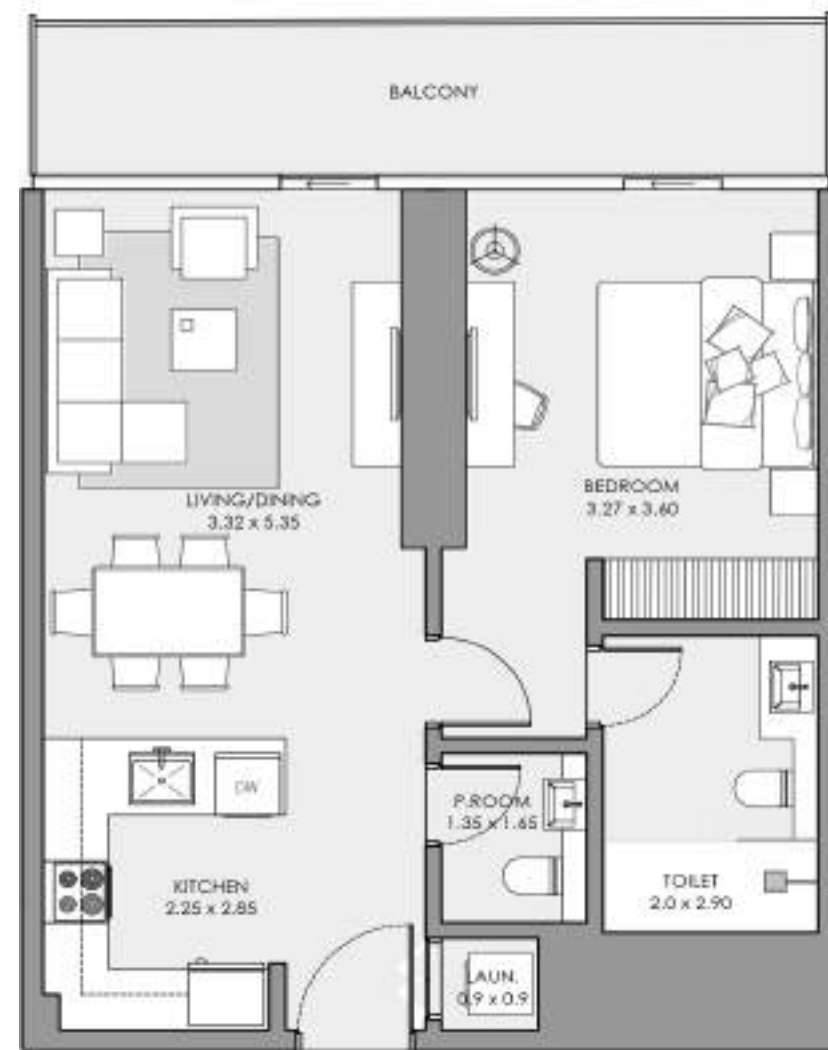
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# 1 BEDROOM APARTMENT

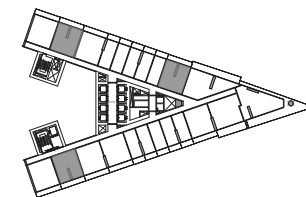
TOTAL 772 SQFT / TYPE 1BR-02

INTERIOR AREA / 650 sq.ft.  
BALCONY AREA / 122 sq.ft.  
NET AREA / 772 sq.ft.



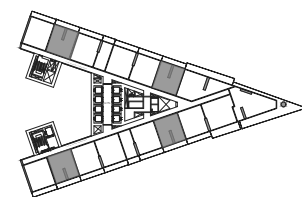
## KEY PLAN

Sea View



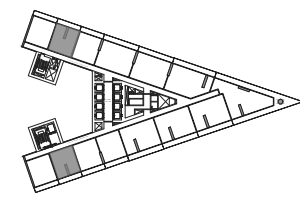
Sea View & Dubai Skyline  
Floors / 1st to 7th

Sea View



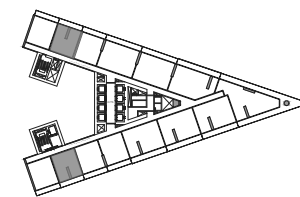
Sea View & Dubai Skyline  
Floors / 8th to 10th

Sea View



Sea View & Dubai Skyline  
Floors / 11th to 19th

Sea View



Sea View & Dubai Skyline  
Floors / 20th to 25th

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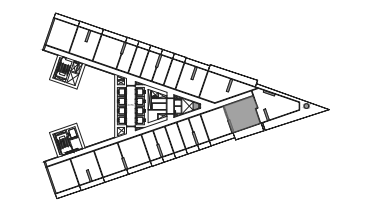
# 1 BEDROOM APARTMENT

TOTAL 906 SQFT / TYPE 1BR-03

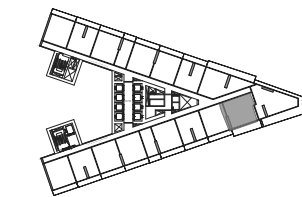
INTERIOR AREA / 750 sq.ft.  
BALCONY AREA / 156 sq.ft.  
NET AREA / 906 sq.ft.



## KEY PLAN



Sea View & Dubai Skyline  
Floors / 1st to 7th



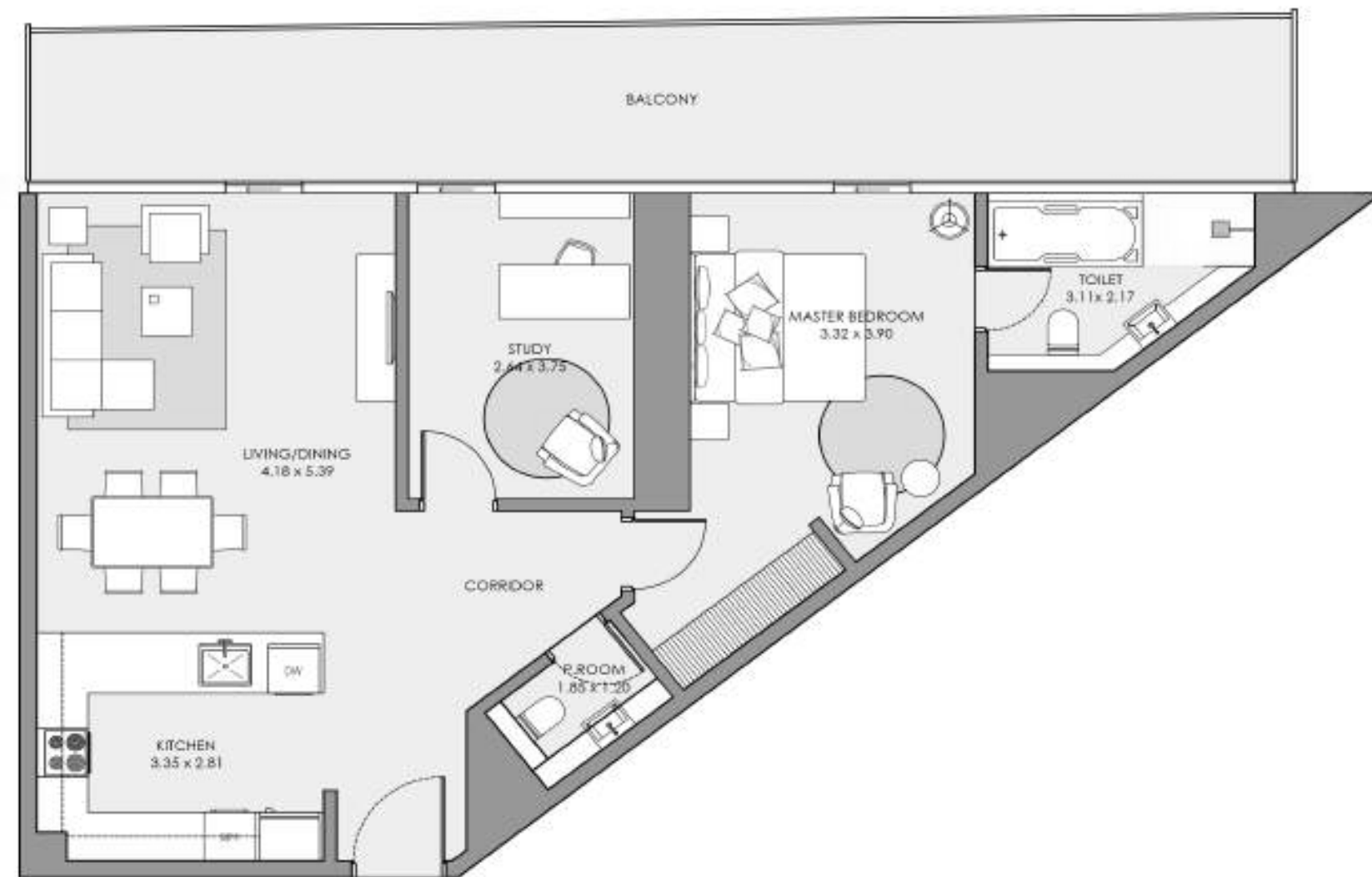
Sea View & Dubai Skyline  
Floors / 8th to 10th

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# 1 BEDROOM APARTMENT

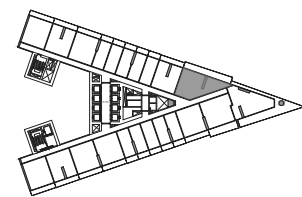
TOTAL 1,181 SQFT / TYPE 1BR-WITH STUDY

INTERIOR AREA / 925 sq.ft.  
BALCONY AREA / 256 sq.ft.  
NET AREA / 1,181 sq.ft.



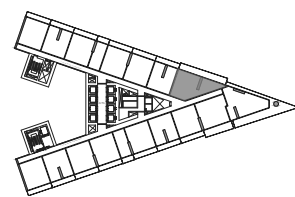
## KEY PLAN

Sea View



Floors / 1st to 7th

Sea View



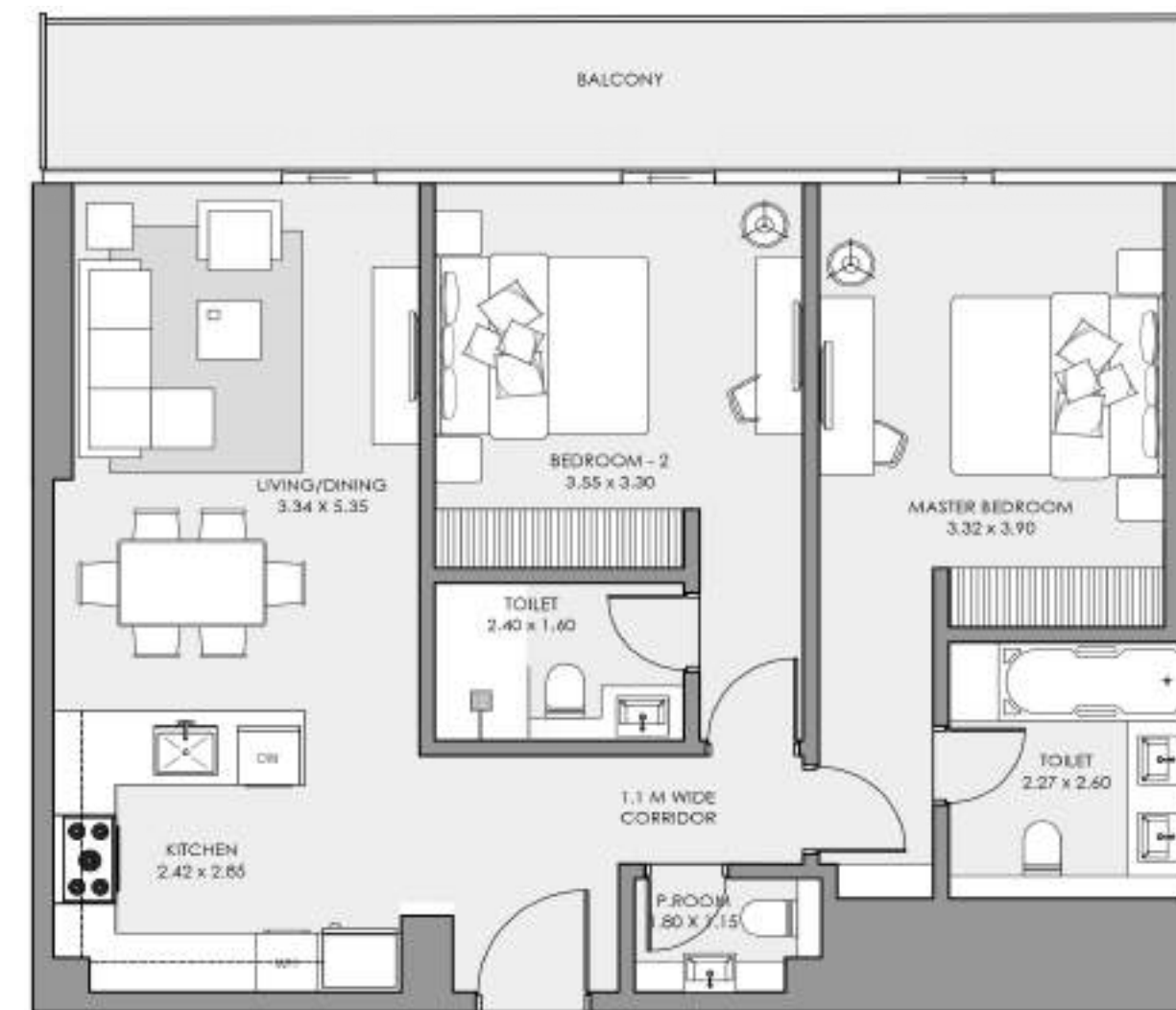
Floors / 8th to 10th

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# 2 BEDROOM APARTMENT

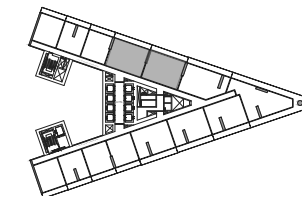
TOTAL 1,151 SQFT / TYPE 2BR-01

INTERIOR AREA / 970 sq.ft.  
BALCONY AREA / 181 sq.ft.  
NET AREA / 1,151 sq.ft.



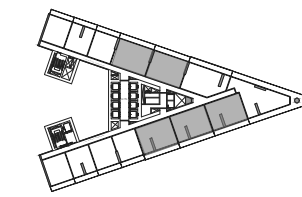
## KEY PLAN

Sea View



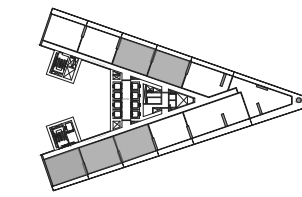
Floors / 11th to 19th

Sea View



Floors / 20th to 25th

Sea View



Floors / 26th to 37th

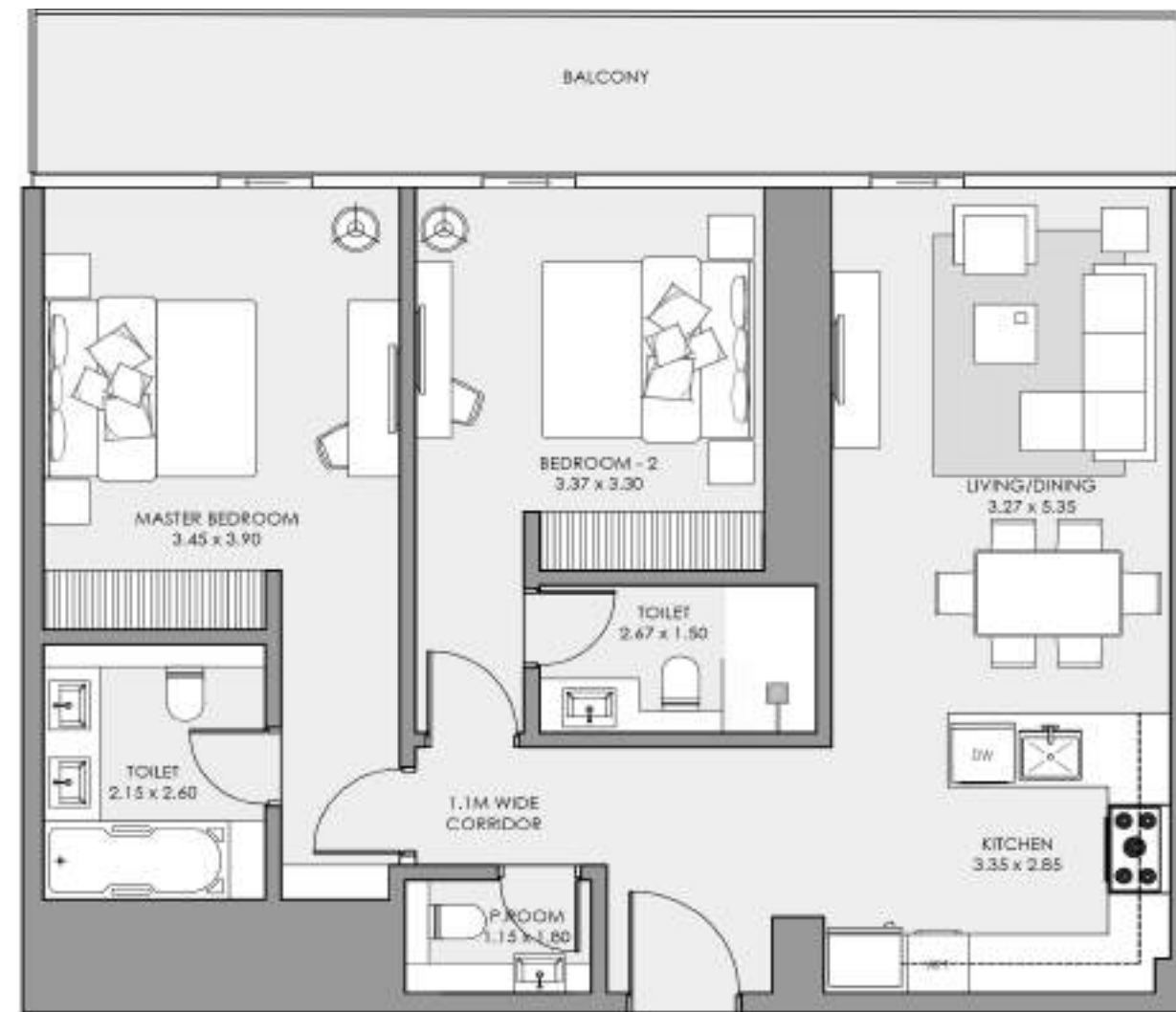
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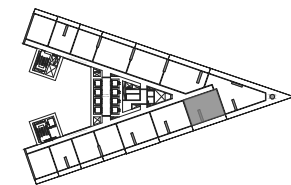
# 2 BEDROOM APARTMENT

TOTAL 1,161 SQFT / TYPE 2BR-01A

INTERIOR AREA / 970 sq.ft.  
BALCONY AREA / 191 sq.ft.  
NET AREA / 1,161 sq.ft.



KEY PLAN



Sea View & Dubai Skyline  
Floors / 11th to 19th

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# 2 BEDROOM APARTMENT

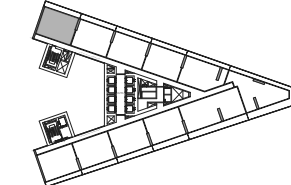
TOTAL 1,149 SQFT / TYPE 2BR-01B

INTERIOR AREA / 970 sq.ft.  
BALCONY AREA / 179 sq.ft.  
NET AREA / 1,149 sq.ft.



KEY PLAN

Sea View



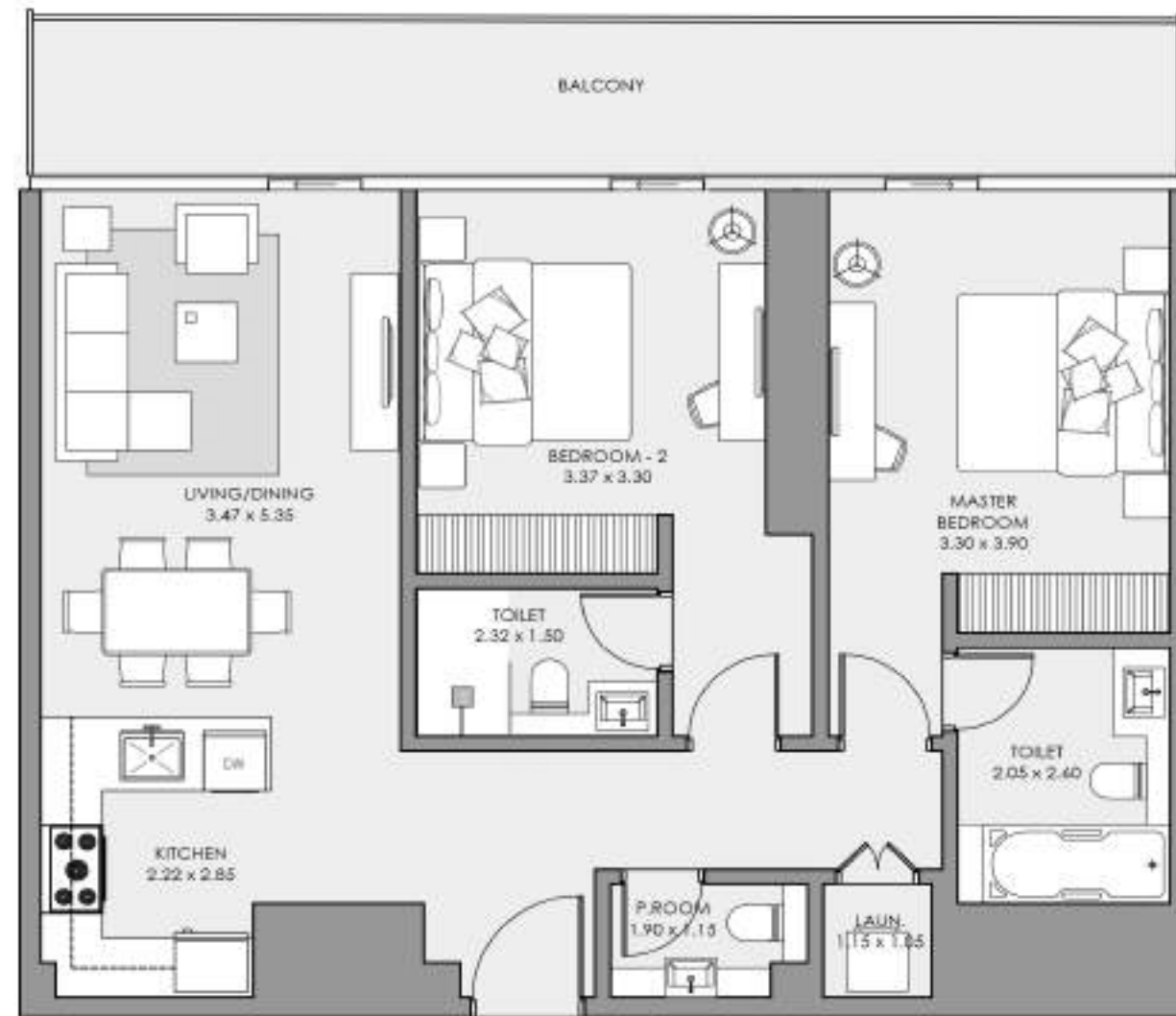
Floors / 26th to 37th

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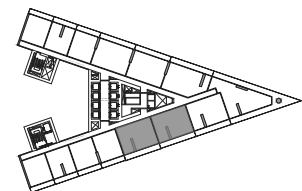
# 2 BEDROOM APARTMENT

TOTAL 1,157 SQFT / TYPE 2BR-02

INTERIOR AREA / 970 sq.ft.  
BALCONY AREA / 187 sq.ft.  
NET AREA / 1,157 sq.ft.



KEY PLAN



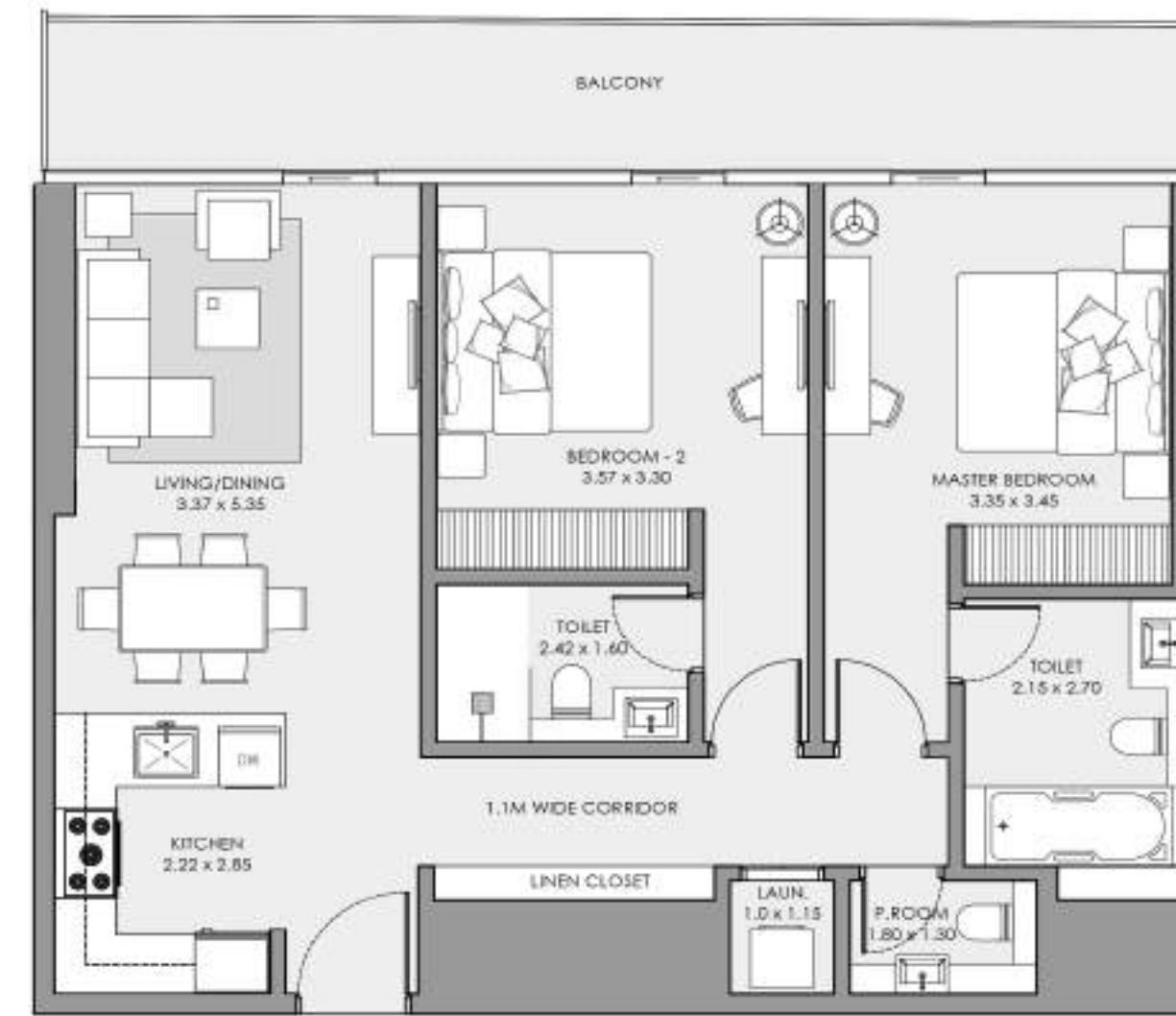
Sea View & Dubai Skyline  
Floors / 11th to 19th

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# 2 BEDROOM APARTMENT

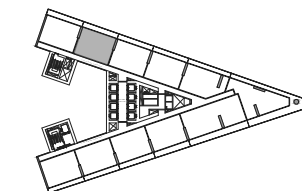
TOTAL 1,150 SQFT / TYPE 2BR-02A

INTERIOR AREA / 970 sq.ft.  
BALCONY AREA / 180 sq.ft.  
NET AREA / 1,150 sq.ft.



KEY PLAN

Sea View



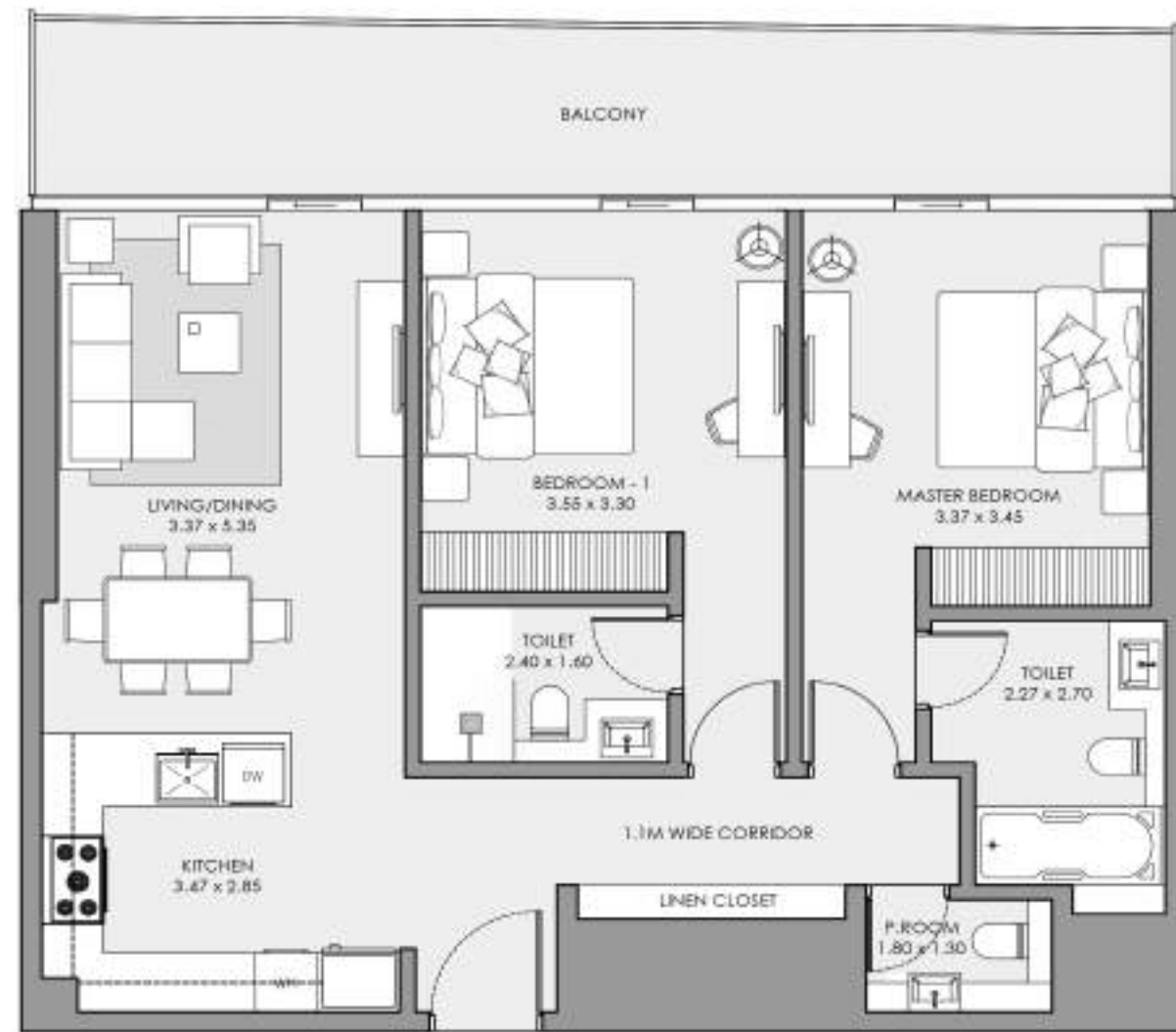
Floors / 26th to 37th

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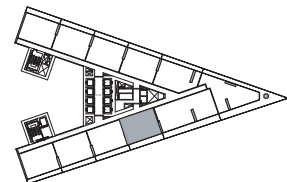
# 2 BEDROOM APARTMENT

TOTAL 1,163 SQFT / TYPE 2BR-03

INTERIOR AREA / 970 sq.ft.  
BALCONY AREA / 193 sq.ft.  
NET AREA / 1,163 sq.ft.



KEY PLAN



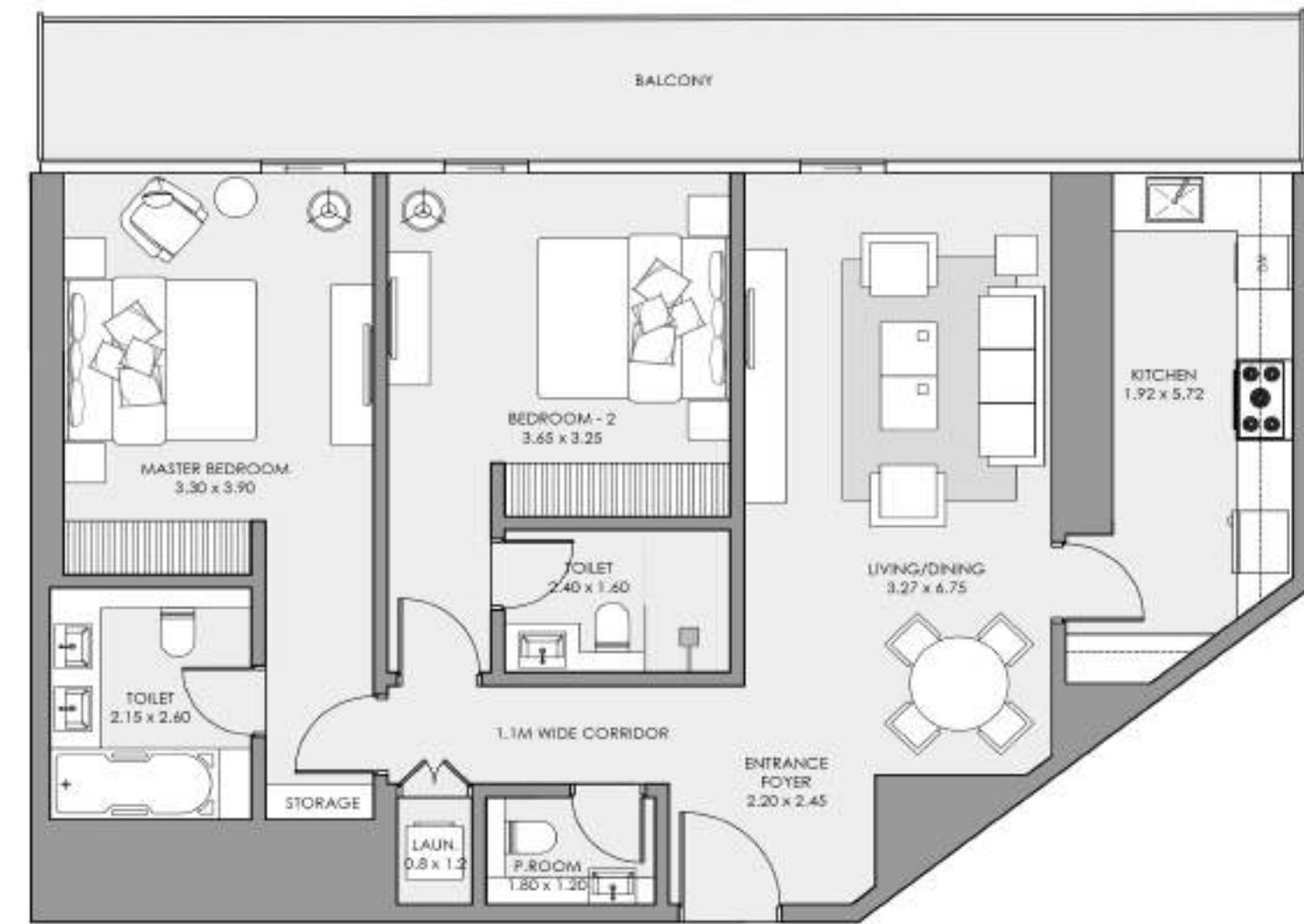
Sea View & Dubai Skyline  
Floors / 26th to 37th

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# 2 BEDROOM APARTMENT

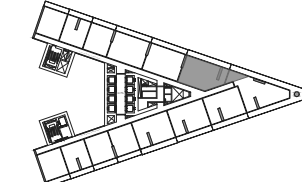
TOTAL 1,312 SQFT / TYPE 2BR-04

INTERIOR AREA / 1,075 sq.ft.  
BALCONY AREA / 237 sq.ft.  
NET AREA / 1,312 sq.ft.



KEY PLAN

Sea View



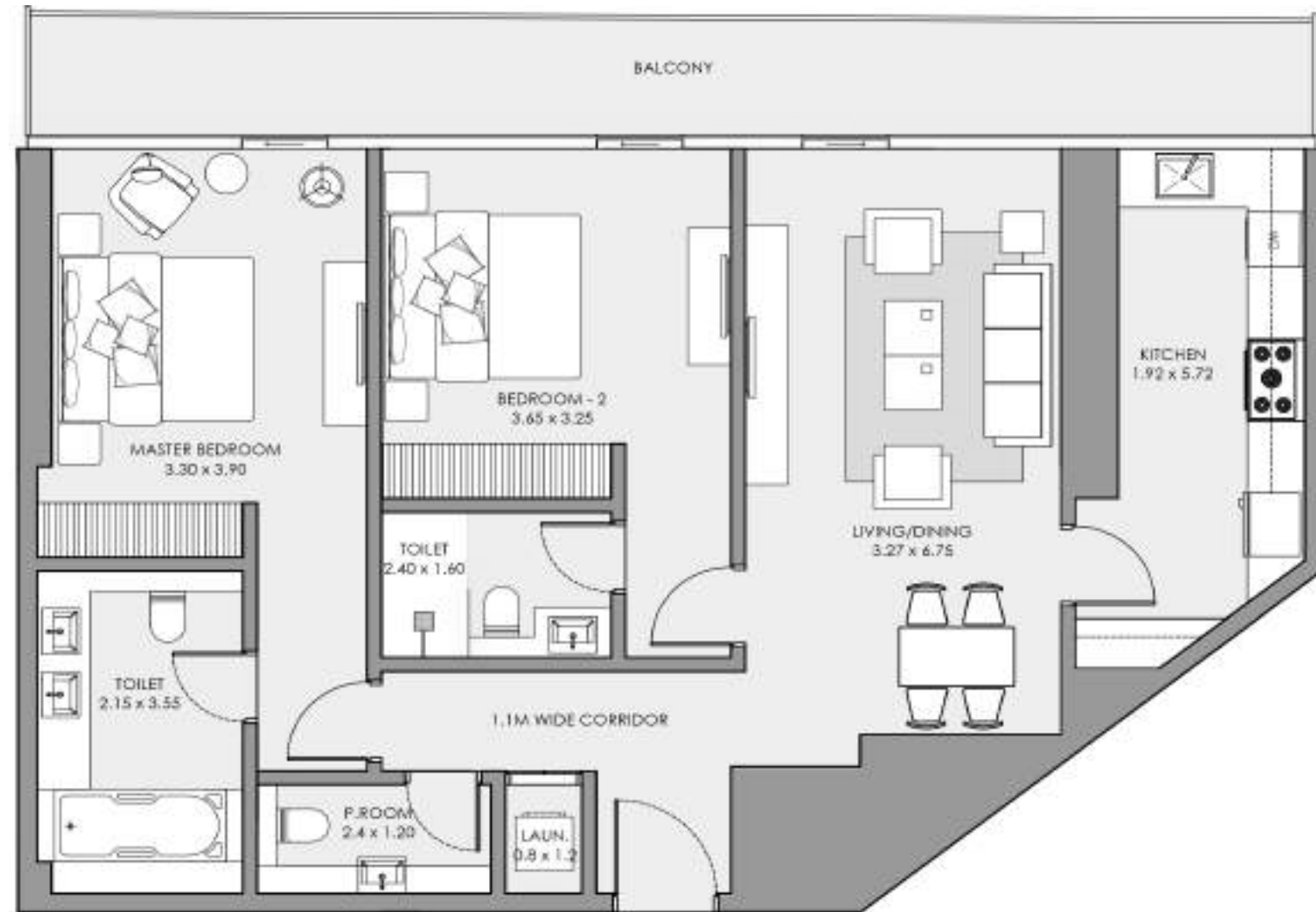
Floors / 11th to 19th

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# 2 BEDROOM APARTMENT

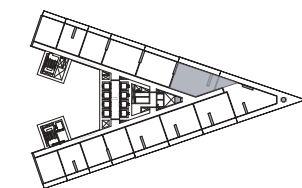
TOTAL 1,328 SQFT / TYPE 2BR-04A

INTERIOR AREA / 1,090 sq.ft.  
BALCONY AREA / 238 sq.ft.  
NET AREA / 1,328 sq.ft.



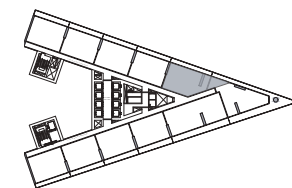
**KEY PLAN**

Sea View



Floors / 20th to 25th

Sea View



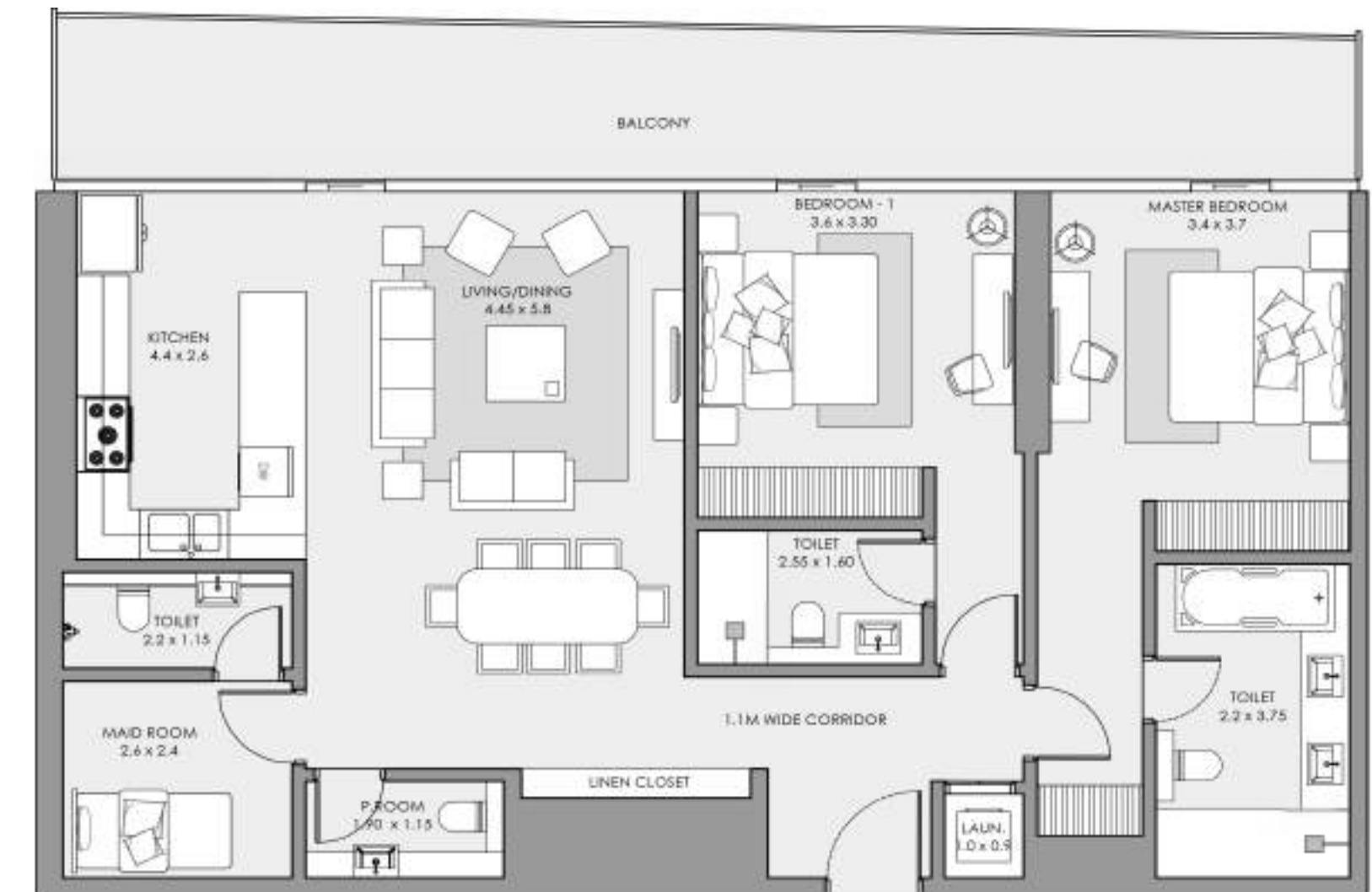
Floors / 26th to 37th

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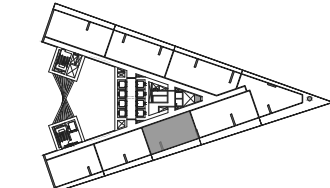
# 2 BEDROOM APARTMENT

TOTAL 1,570 SQFT / TYPE 2BR-SUITE A

INTERIOR AREA / 1,310 sq.ft.  
BALCONY AREA / 260 sq.ft.  
NET AREA / 1,570 sq.ft.



**KEY PLAN**



Sea View & Dubai Skyline

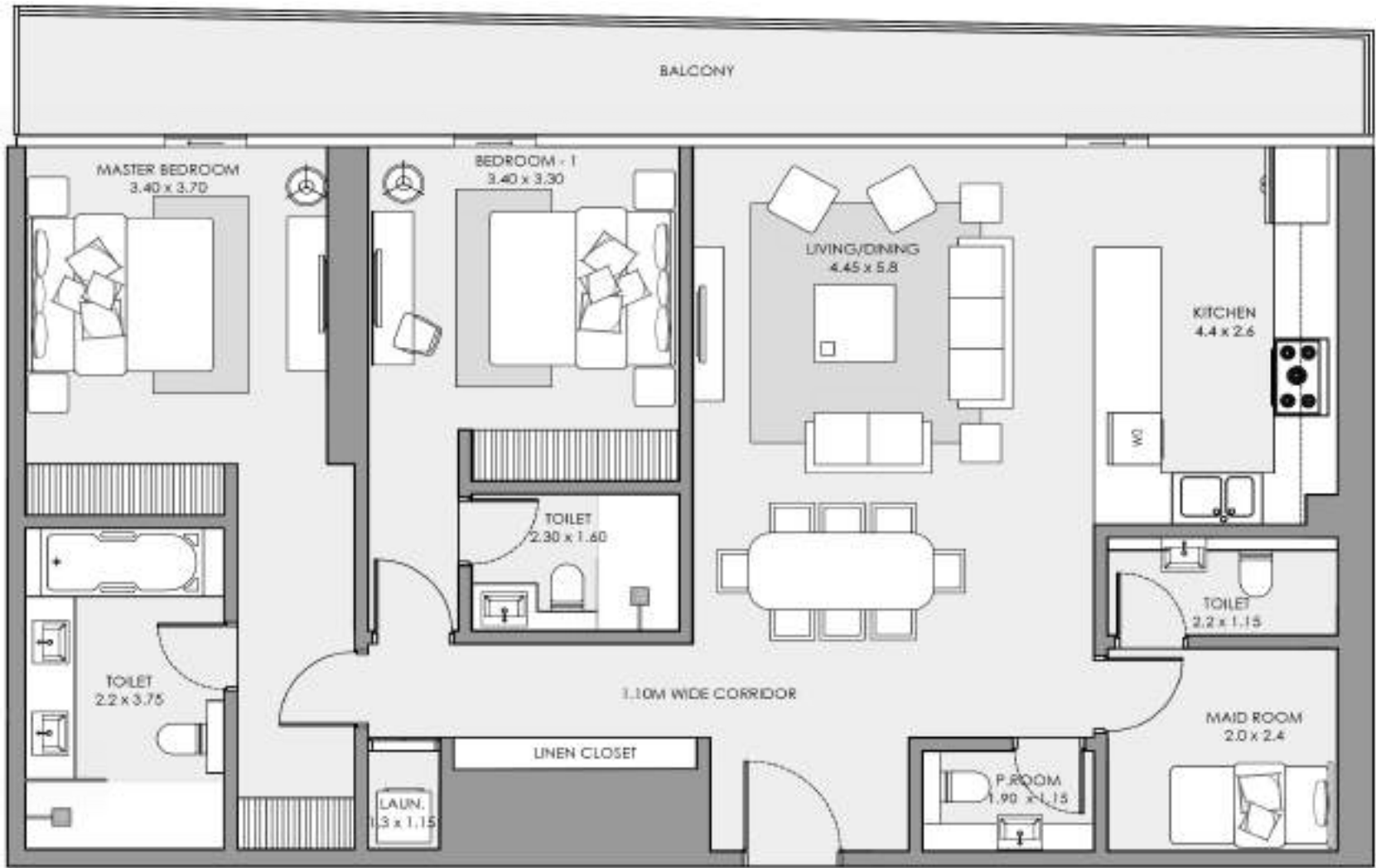
Floors / 38th to 41st

All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time in accordance with the final designs of the project, regulatory approvals and planning permissions.

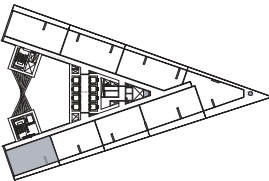
# 2 BEDROOM APARTMENT

TOTAL 1,550 SQFT / TYPE 2BR-SUITE B

INTERIOR AREA / 1,320 sq.ft.  
 BALCONY AREA / 230 sq.ft.  
 NET AREA / 1,550 sq.ft.



KEY PLAN



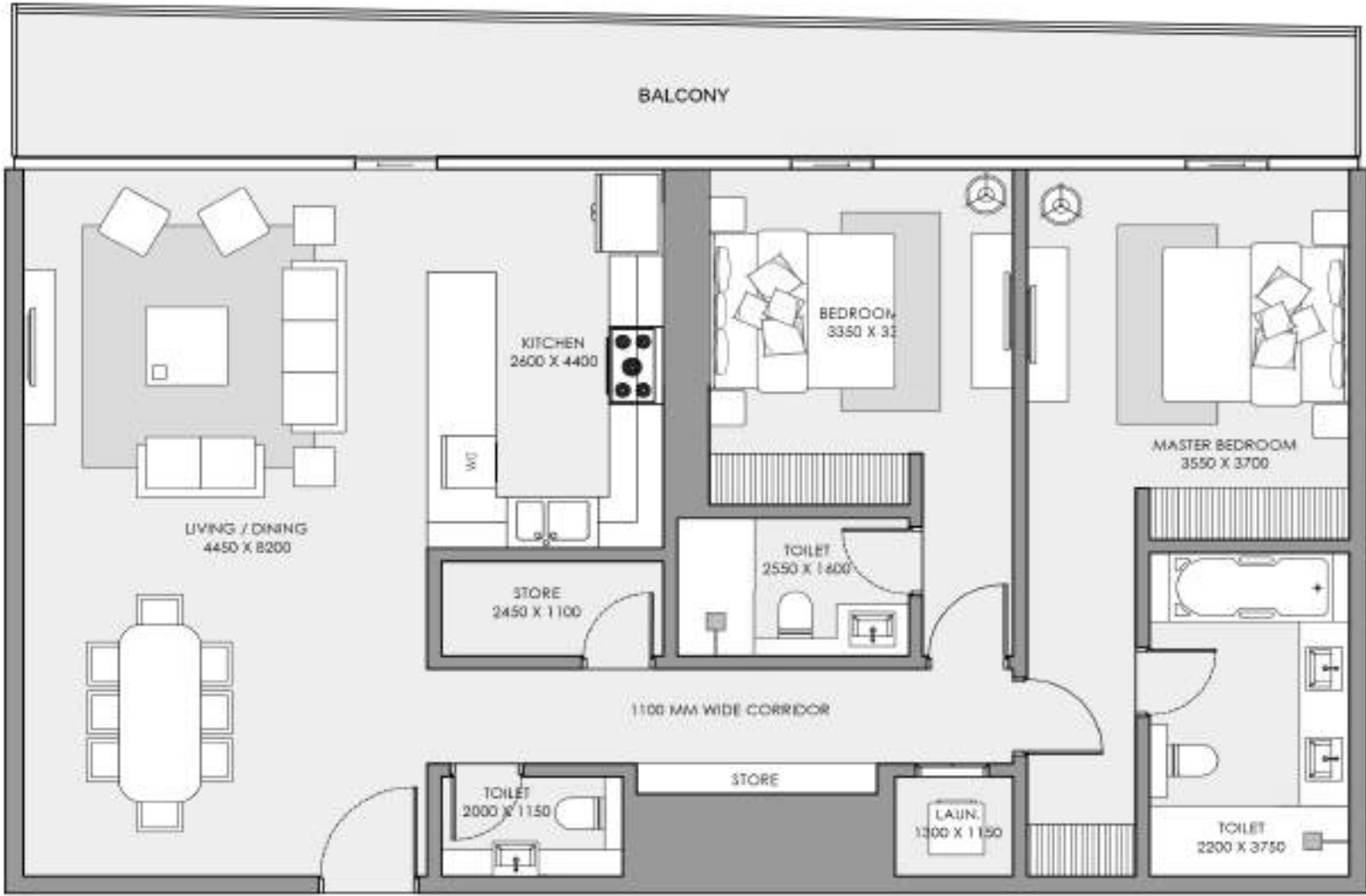
Sea View & Dubai Skyline  
 Floors / 38th to 41st

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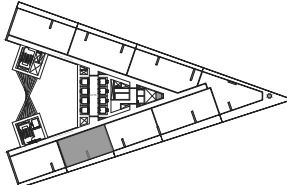
# 2 BEDROOM APARTMENT

TOTAL 1,560 SQFT / TYPE 2BR-SUITE C

INTERIOR AREA / 1,315 sq.ft.  
 BALCONY AREA / 245 sq.ft.  
 NET AREA / 1,560 sq.ft.



KEY PLAN



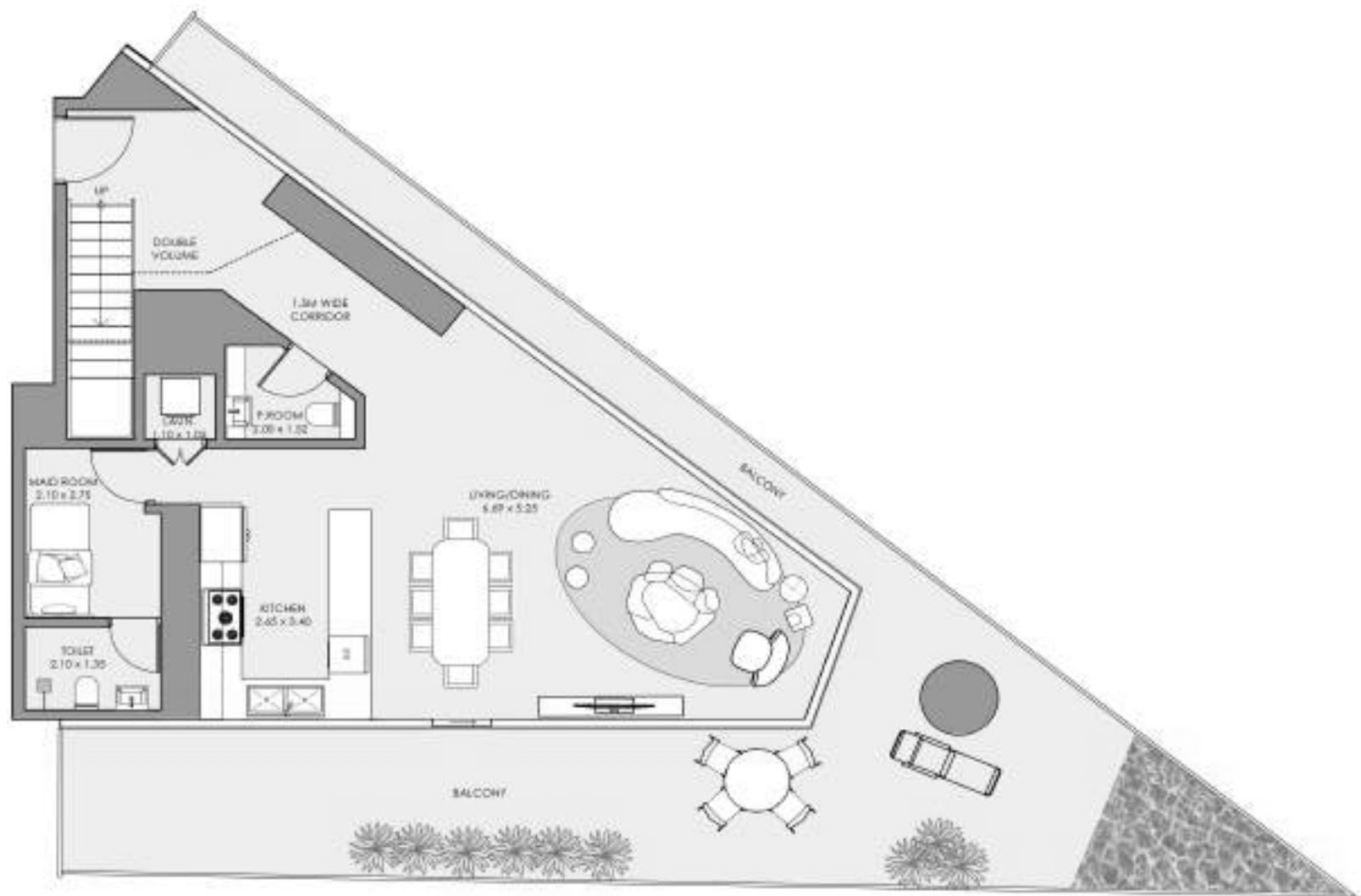
Sea View & Dubai Skyline  
 Floors / 38th to 41th

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# 2 BEDROOM APARTMENT

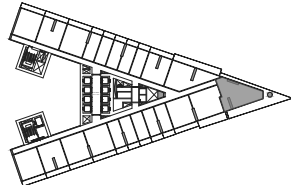
TOTAL 3,261 SQFT / TYPE ROYAL 2BR

INTERIOR AREA / 1,785 sq.ft.  
 BALCONY AREA / 1,476 sq.ft.  
 NET AREA / 3,261 sq.ft.



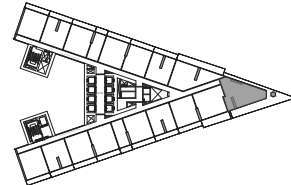
LOWER LEVEL

KEY PLAN



Floors / 1st to 7th

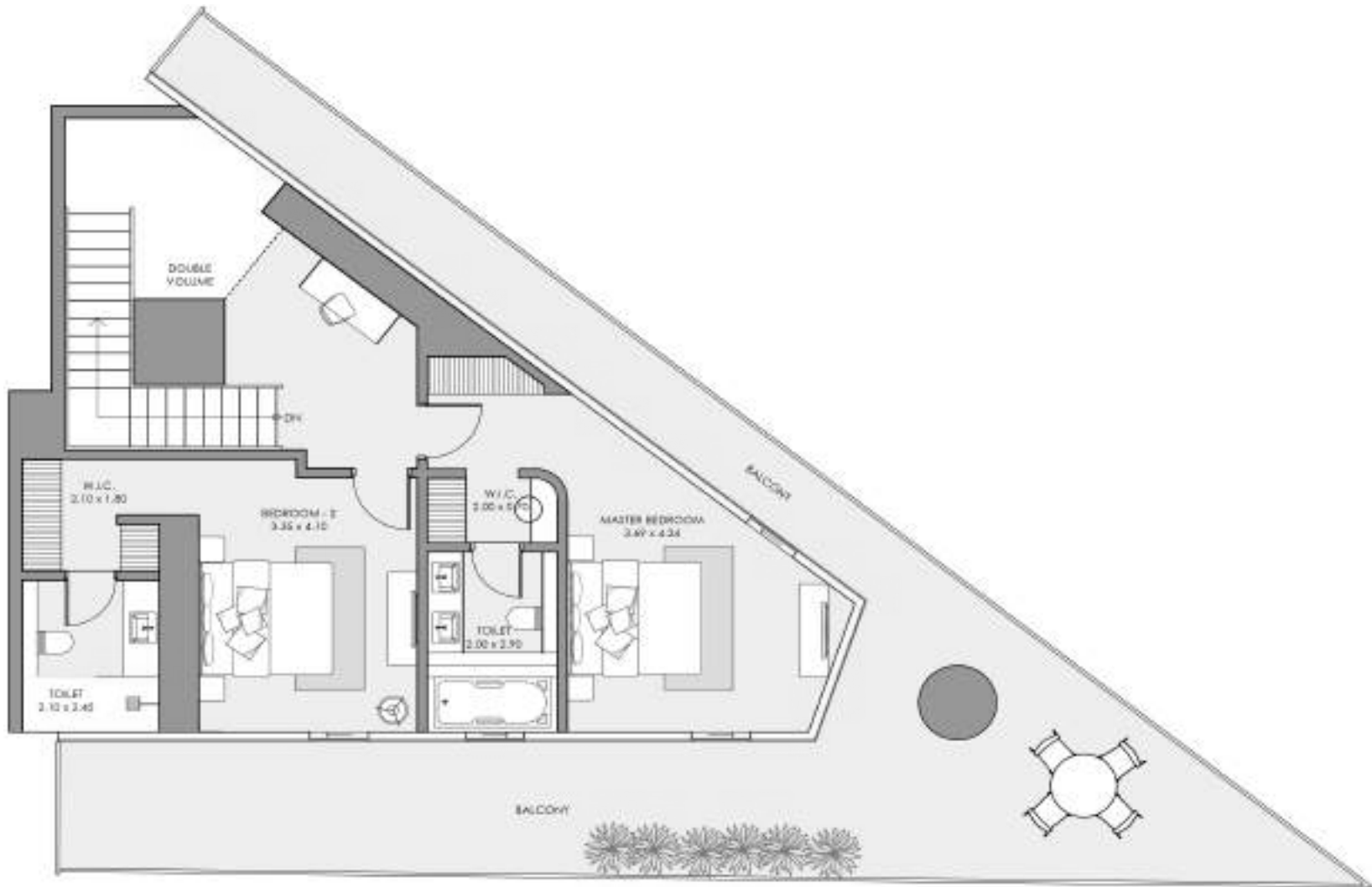
Panoramic Sea View



Floors / 8th to 10th

Panoramic Sea View

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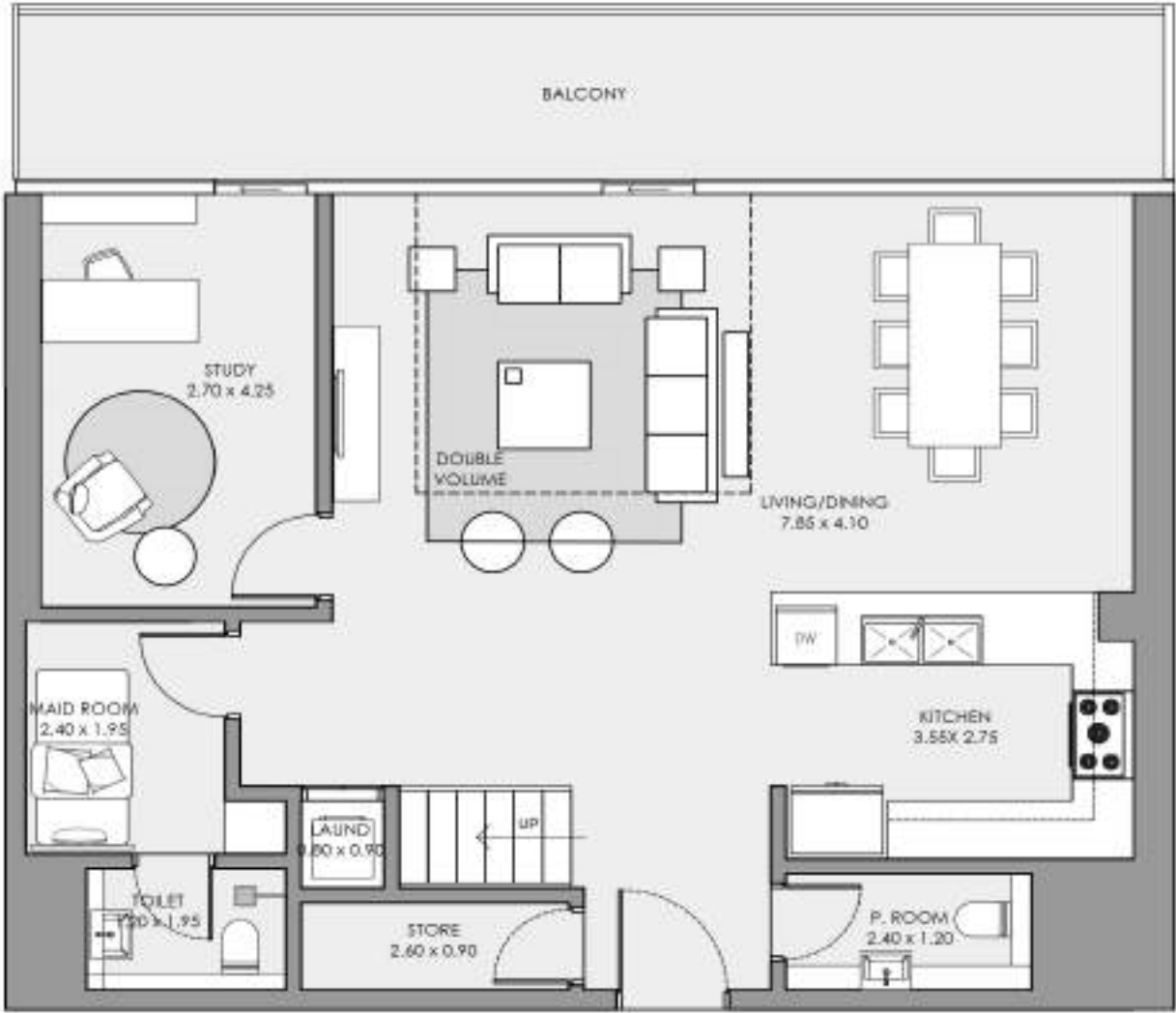
UPPER LEVEL

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# 2 BEDROOM APARTMENT

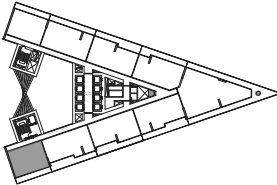
TOTAL 2,270 SQFT / TYPE 2BR-EXECUTIVE-DUPLEX

INTERIOR AREA / 1,885 sq.ft.  
 BALCONY AREA / 385 sq.ft.  
 NET AREA / 2,270 sq.ft.



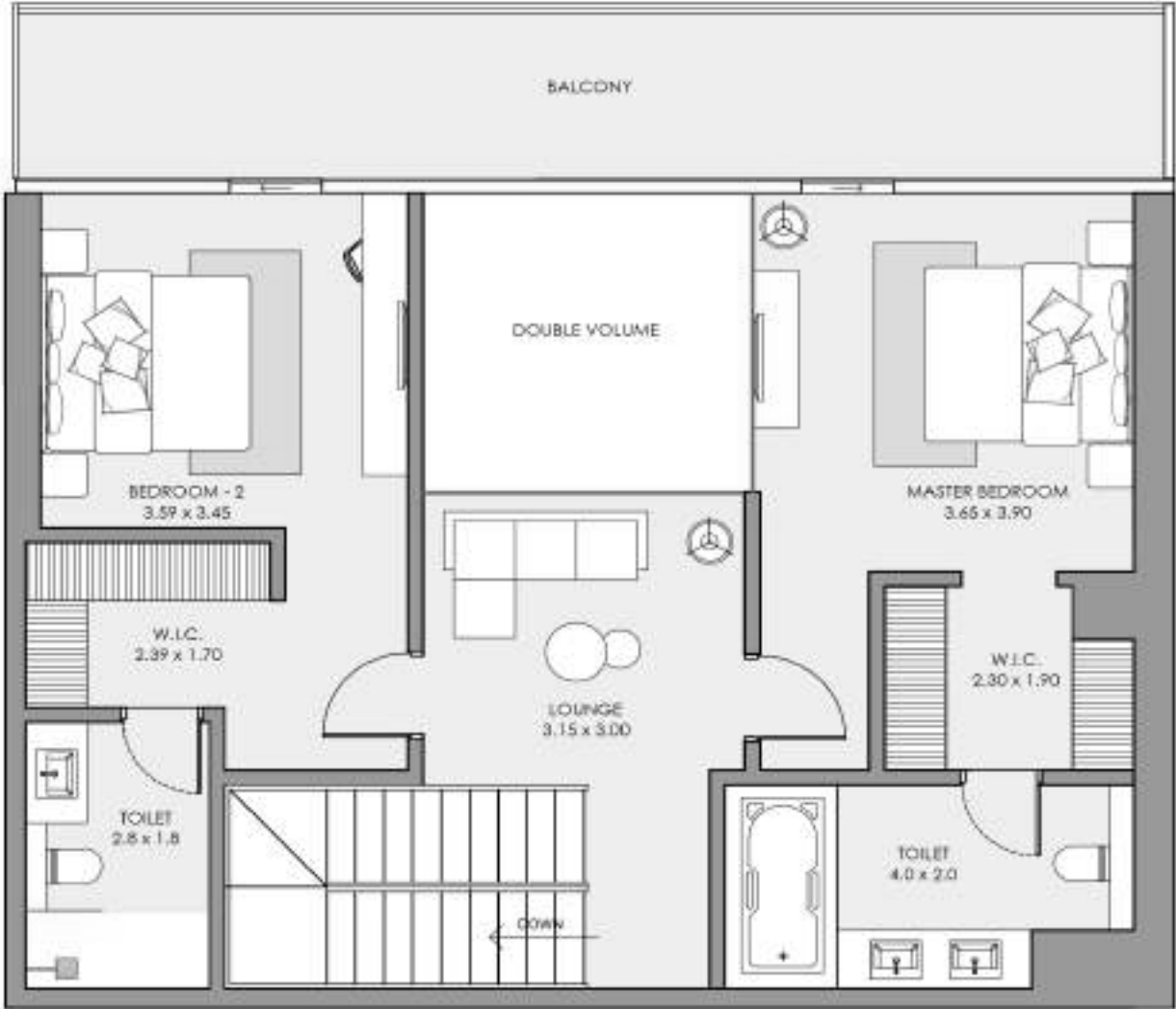
LOWER LEVEL

KEY PLAN



Sea View & Dubai Skyline  
 Floors / 42nd to 45th

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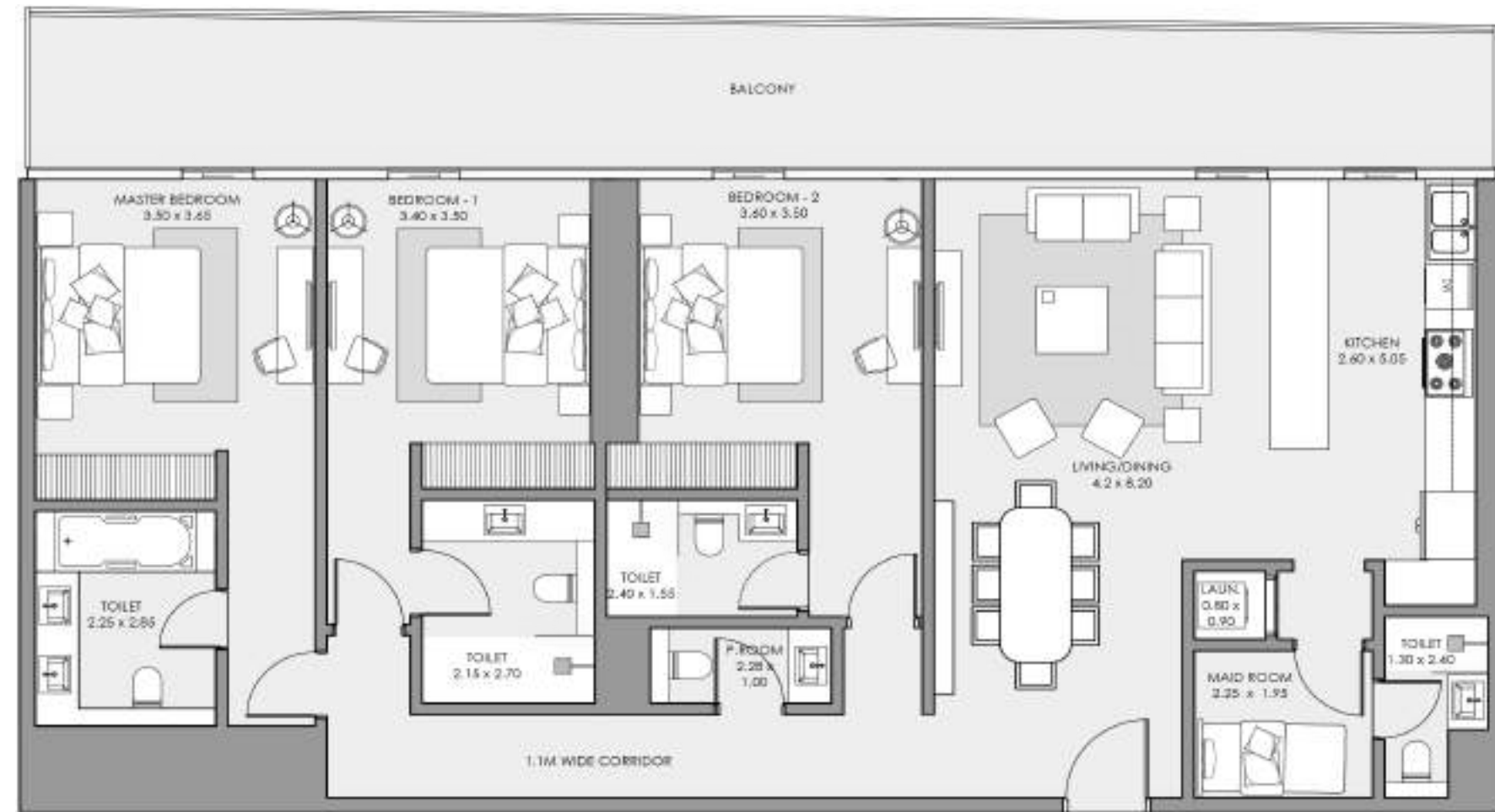
UPPER LEVEL

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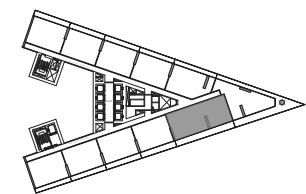
# 3 BEDROOM APARTMENT

TOTAL 1,971 SQFT / TYPE 3BR-01

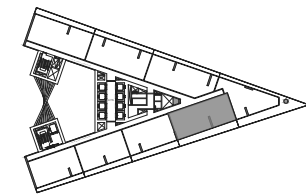
INTERIOR AREA / 1,630 sq.ft.  
BALCONY AREA / 341 sq.ft.  
NET AREA / 1,971 sq.ft.



## KEY PLAN



Sea View & Dubai Skyline  
Floors / 26th to 37th



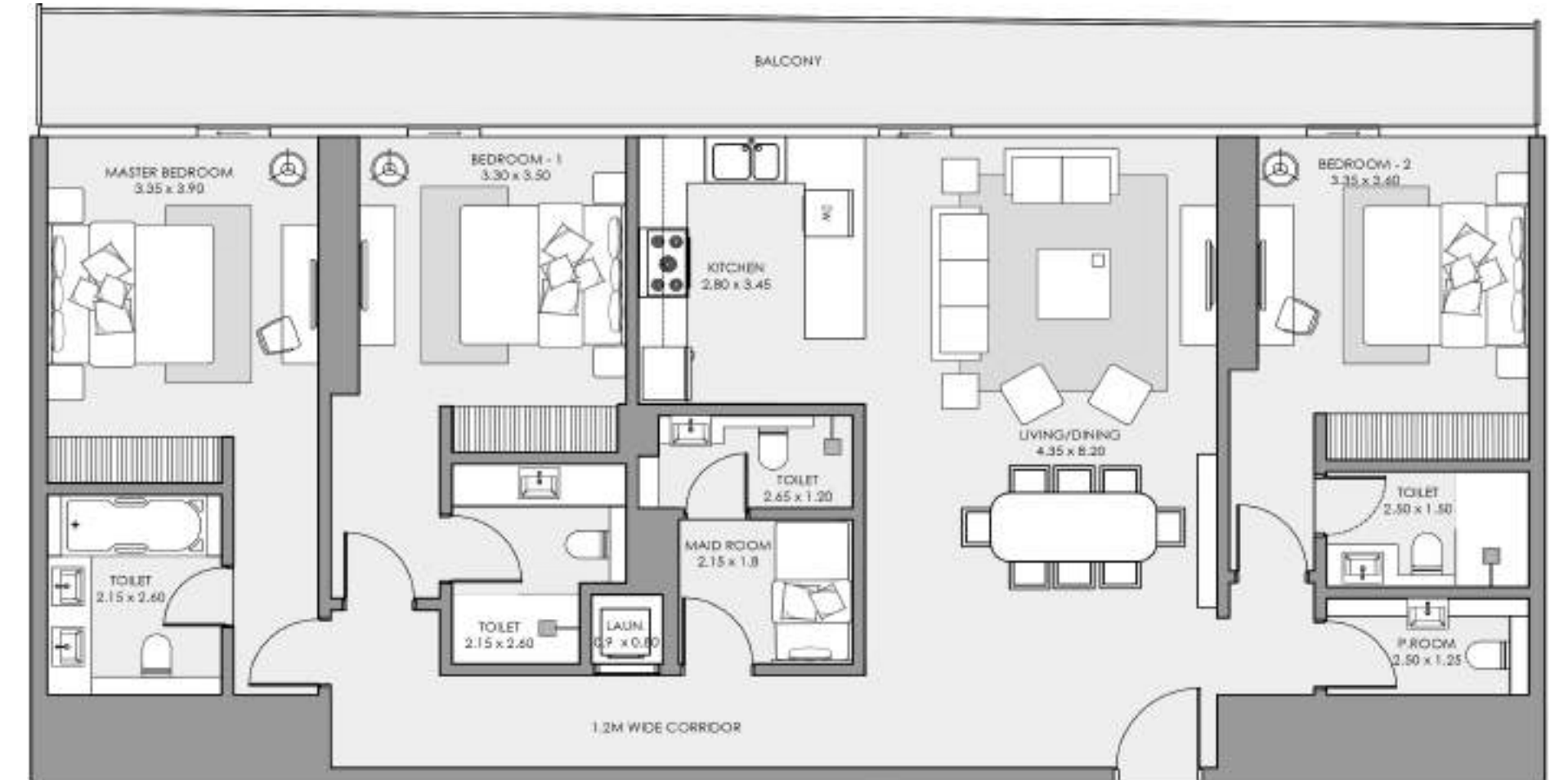
Sea View & Dubai Skyline  
Floors / 38th to 41st

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# 3 BEDROOM APARTMENT

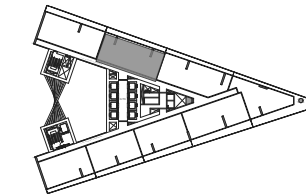
TOTAL 1,895 SQFT / TYPE 3BR-02

INTERIOR AREA / 1,595 sq.ft.  
BALCONY AREA / 300 sq.ft.  
NET AREA / 1,895 sq.ft.



## KEY PLAN

Sea View



Floors / 38th to 41st

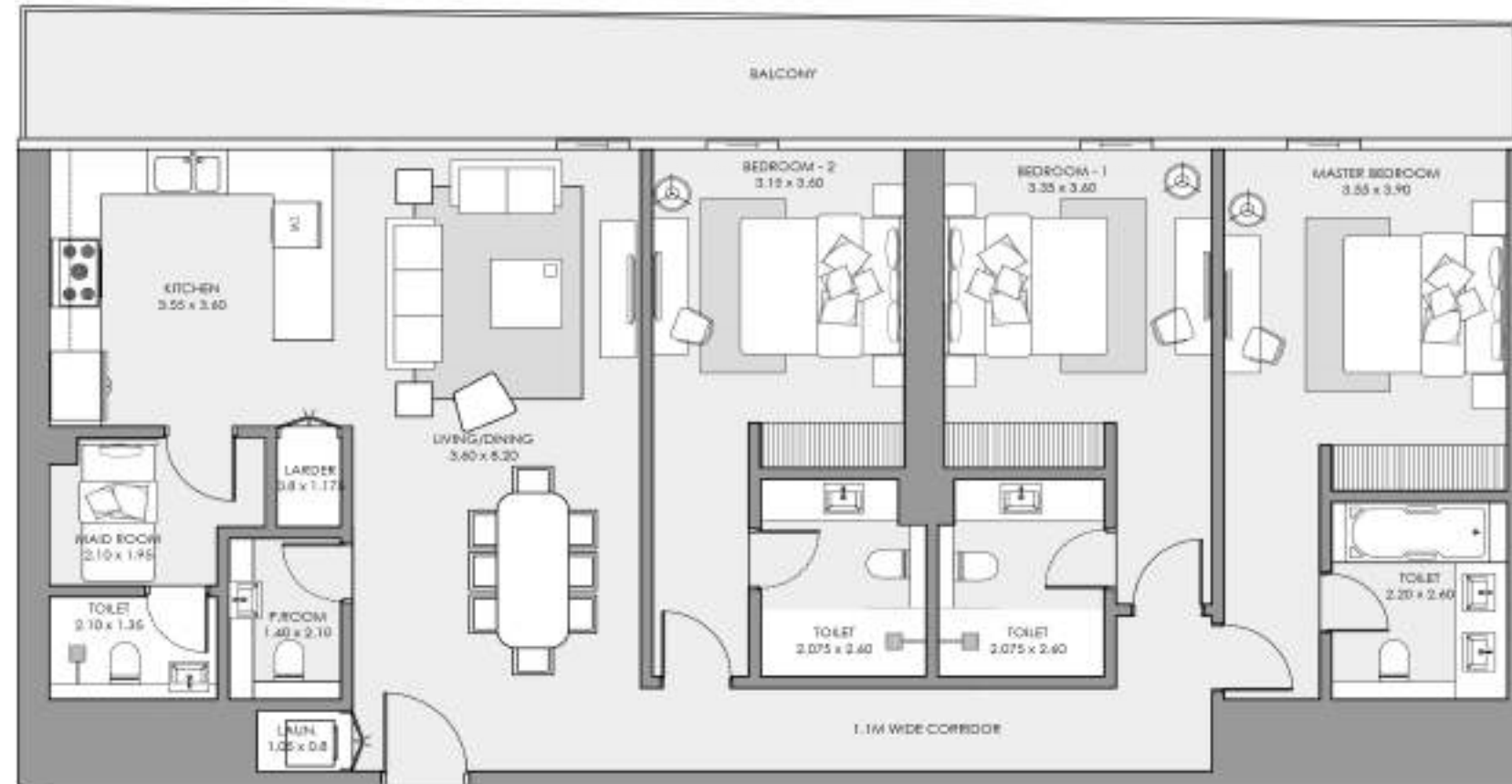
All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time in accordance with the final designs of the project, regulatory approvals and planning permissions.



# 3 BEDROOM APARTMENT

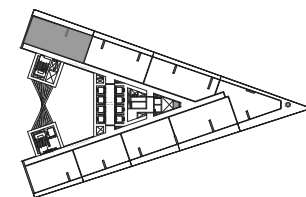
TOTAL 1,920 SQFT / TYPE 3BR-03

INTERIOR AREA / 1,615 sq.ft.  
BALCONY AREA / 305 sq.ft.  
NET AREA / 1,920 sq.ft.



## KEY PLAN

Sea View



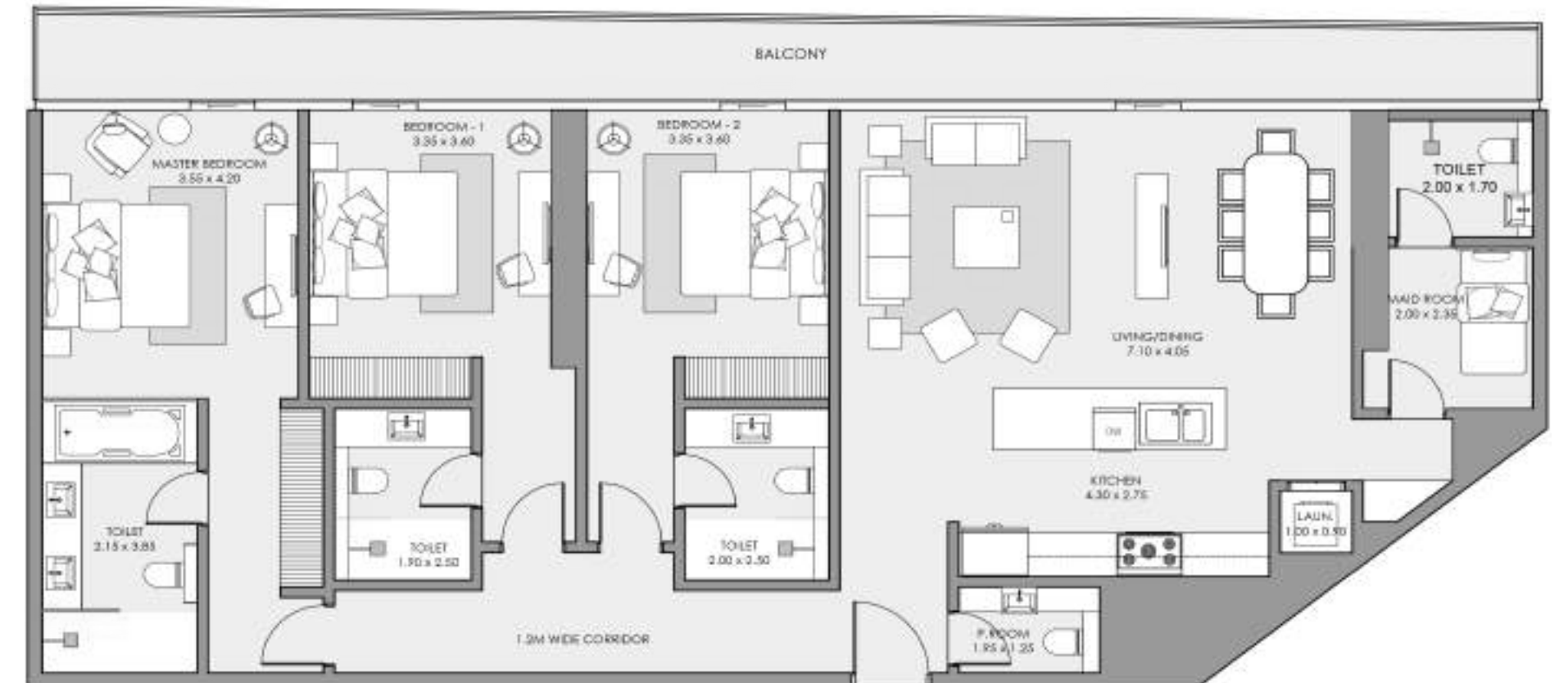
Floors / 38th to 41st

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# 3 BEDROOM APARTMENT

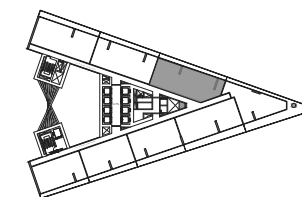
TOTAL 2,100 SQFT / TYPE 3BR-04

INTERIOR AREA / 1,765 sq.ft.  
BALCONY AREA / 335 sq.ft.  
NET AREA / 2,100 sq.ft.



## KEY PLAN

Sea View



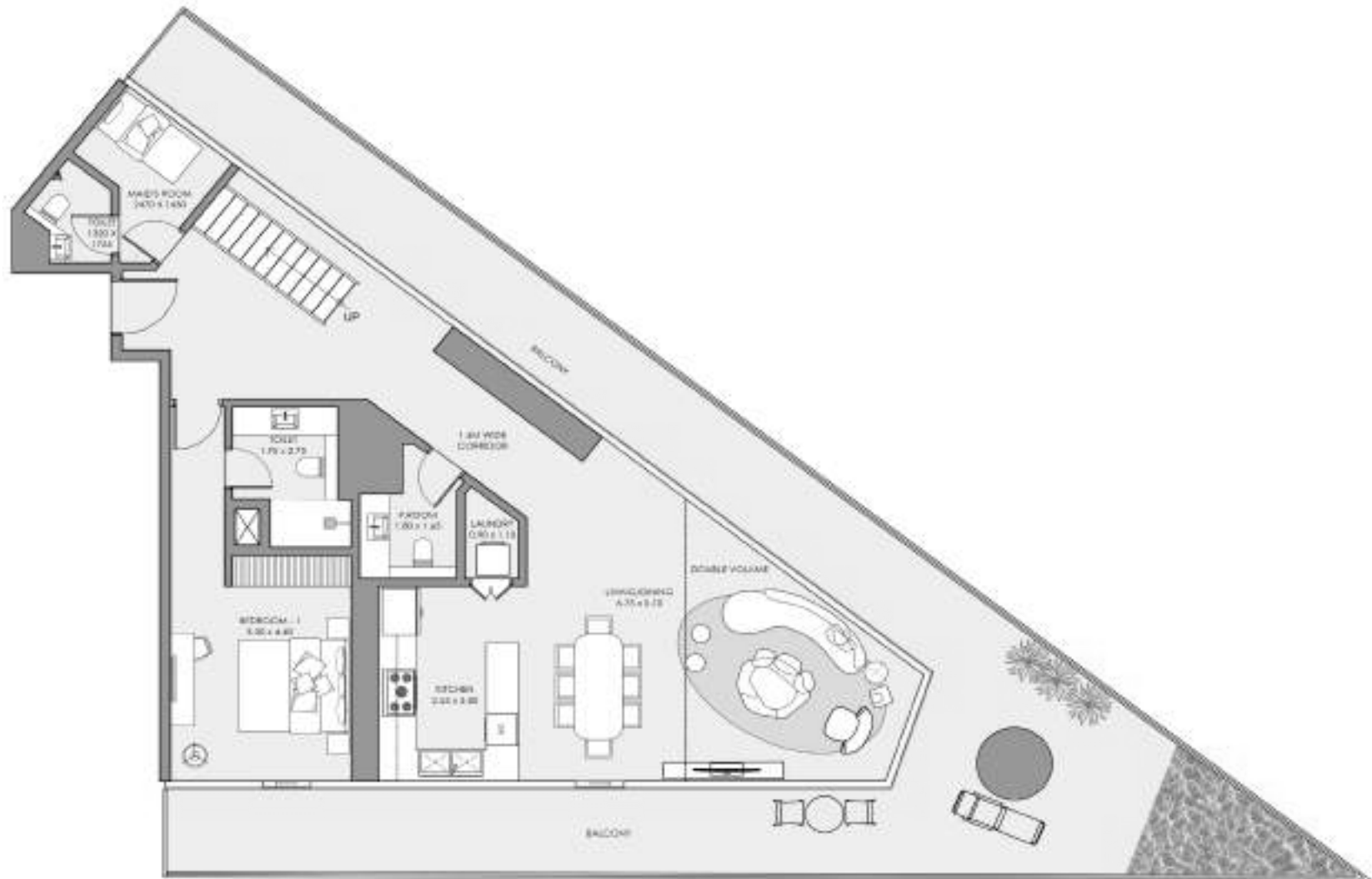
Floors / 38th to 41st

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# 3 BEDROOM APARTMENT

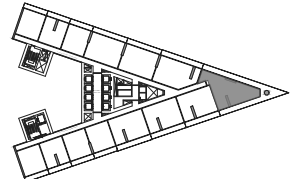
TOTAL 4,093 SQFT / TYPE ROYAL 3BR-01

INTERIOR AREA / 2,395 sq.ft.  
 BALCONY AREA / 1,698 sq.ft.  
 NET AREA / 4,093 sq.ft.



LOWER LEVEL

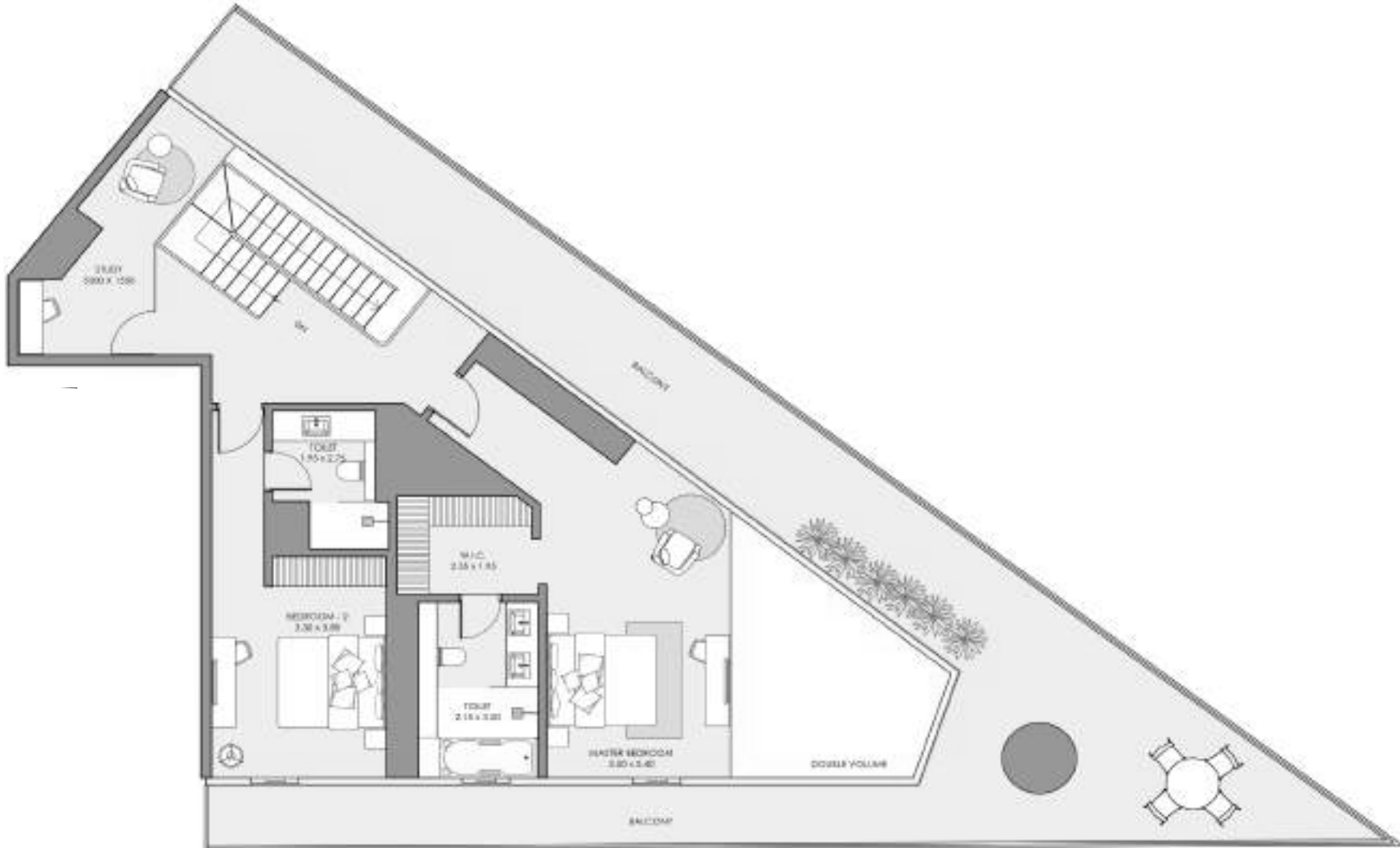
KEY PLAN



Panoramic Sea View

Floors / 11th to 19th

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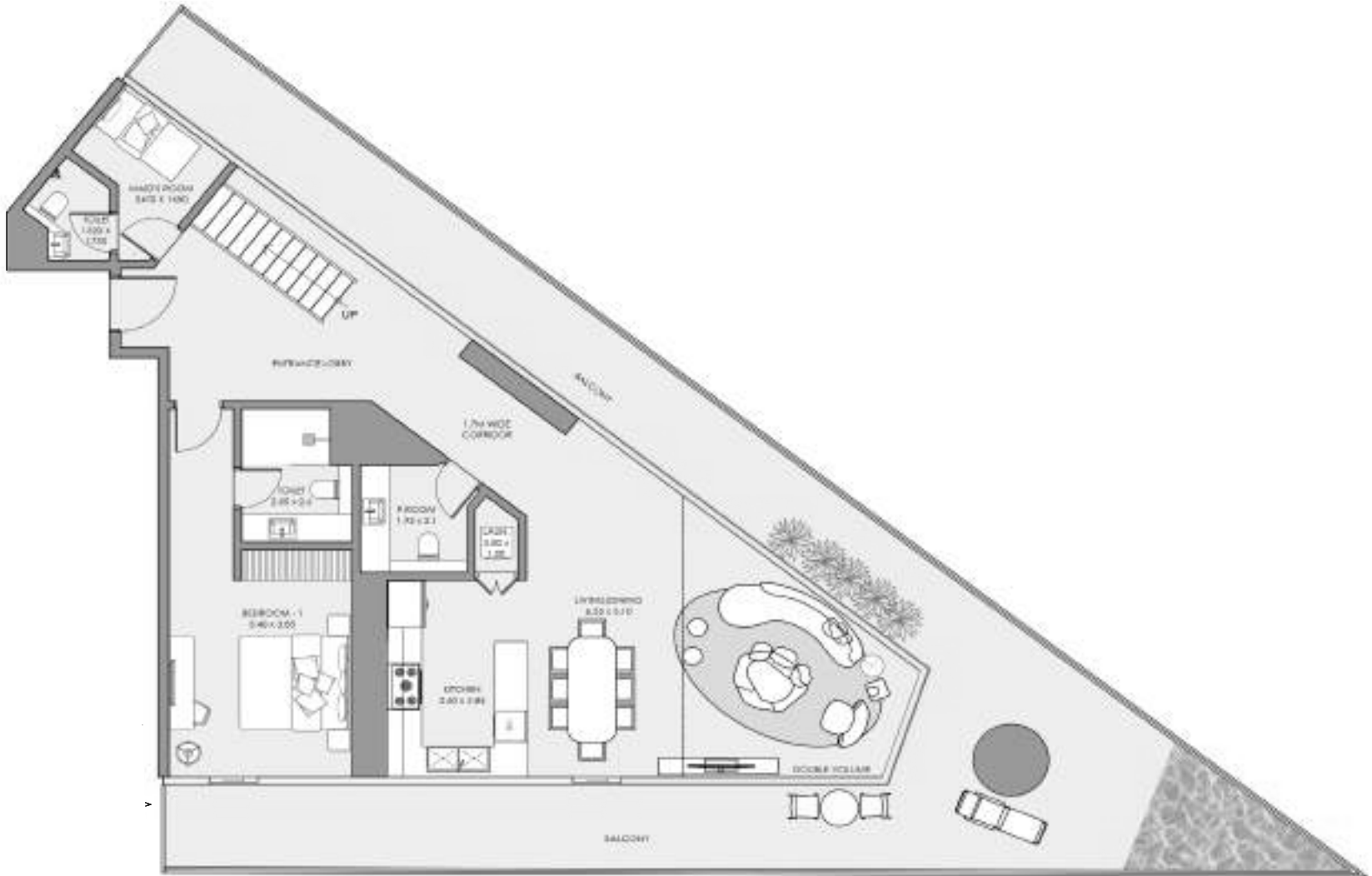
UPPER LEVEL

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# 3 BEDROOM APARTMENT

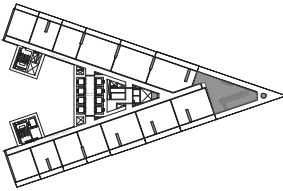
TOTAL 4,100 SQFT / TYPE ROYAL 3BR-02

INTERIOR AREA / 2,400 sq.ft.  
 BALCONY AREA / 1,700 sq.ft.  
 NET AREA / 4,100 sq.ft.



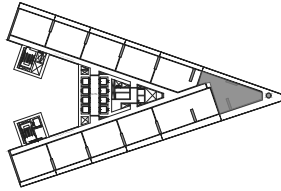
LOWER LEVEL

KEY PLAN



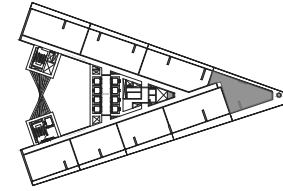
Panoramic Sea View

Floors / 20th to 25th



Panoramic Sea View

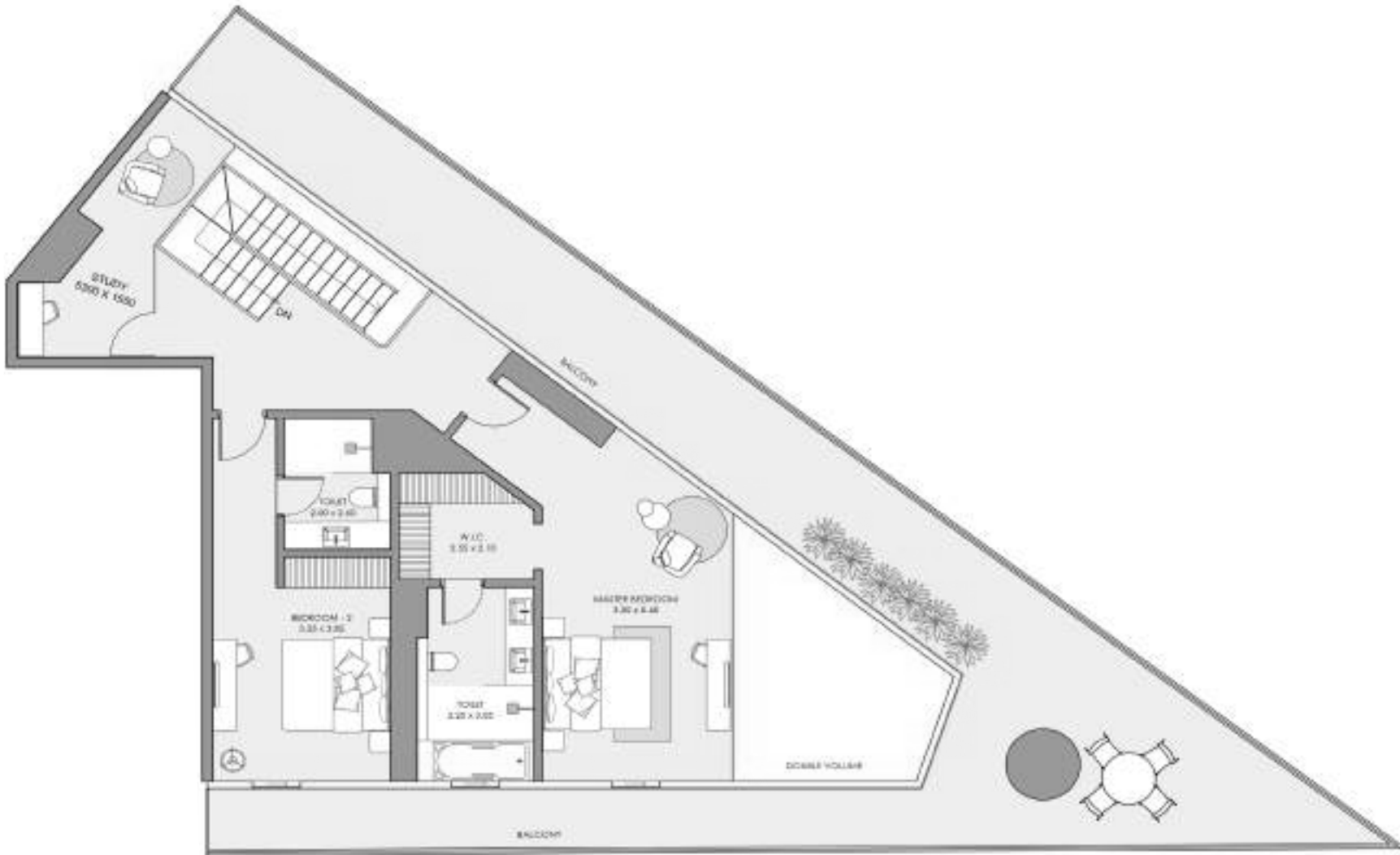
Floors / 26th to 37th



Panoramic Sea View

Floors / 38th to 41st

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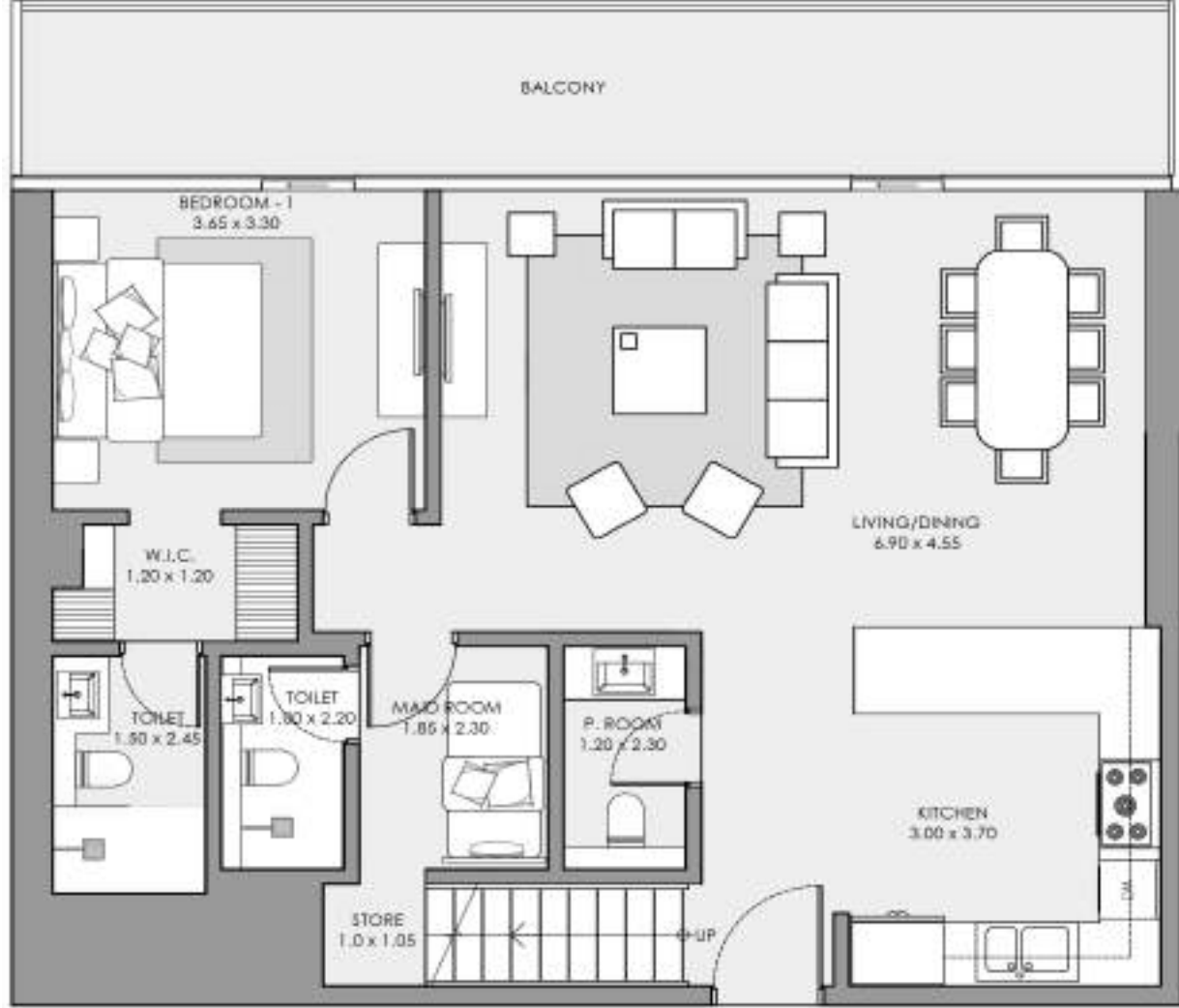
UPPER LEVEL

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# 3 BEDROOM APARTMENT

TOTAL 2,295 SQFT / TYPE 3BR-DUPLEX

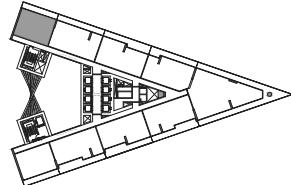
INTERIOR AREA / 1,970 sq.ft.  
 BALCONY AREA / 325 sq.ft.  
 NET AREA / 2,295 sq.ft.



LOWER LEVEL

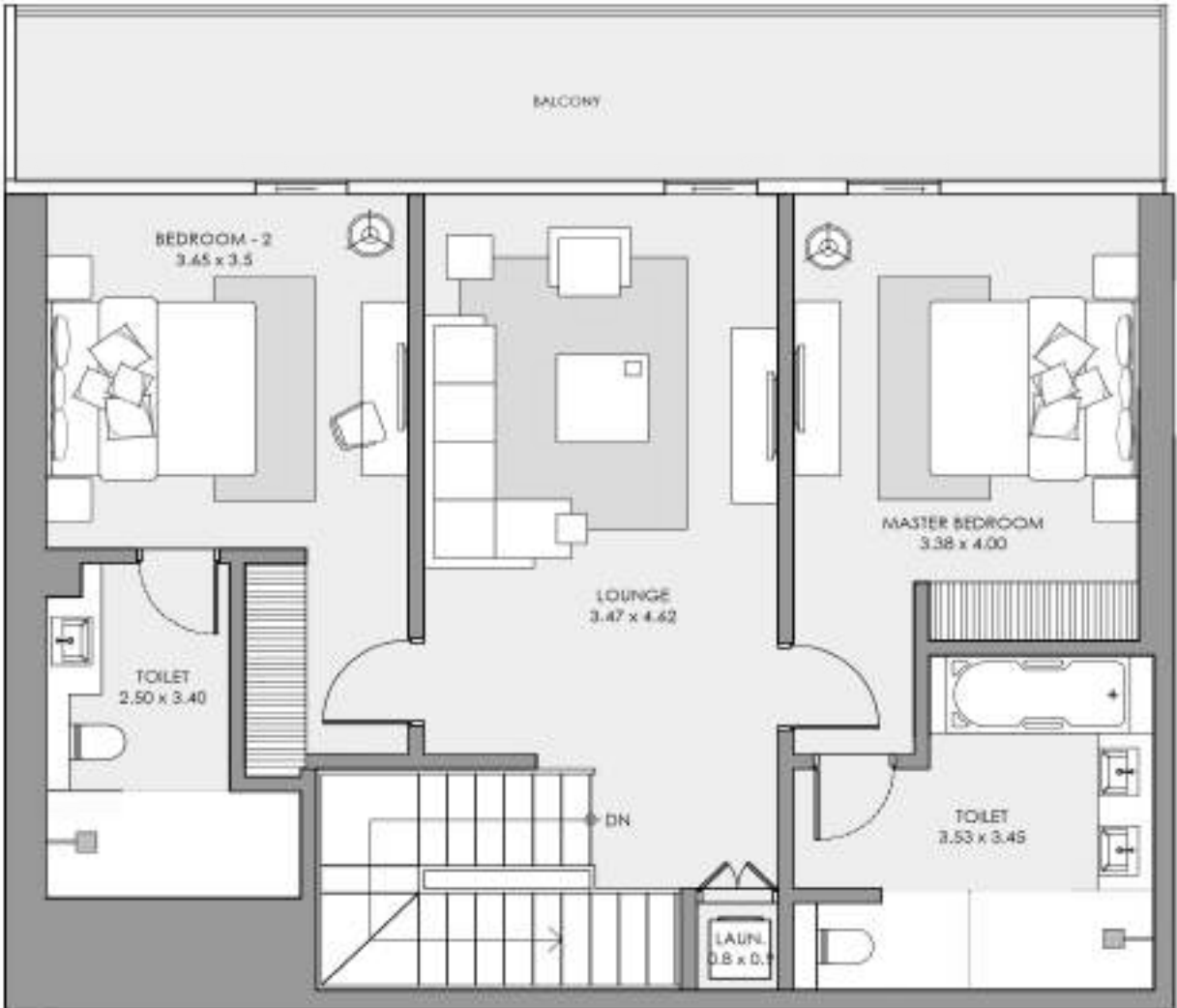
KEY PLAN

Sea View



Floors / 42nd to 45th

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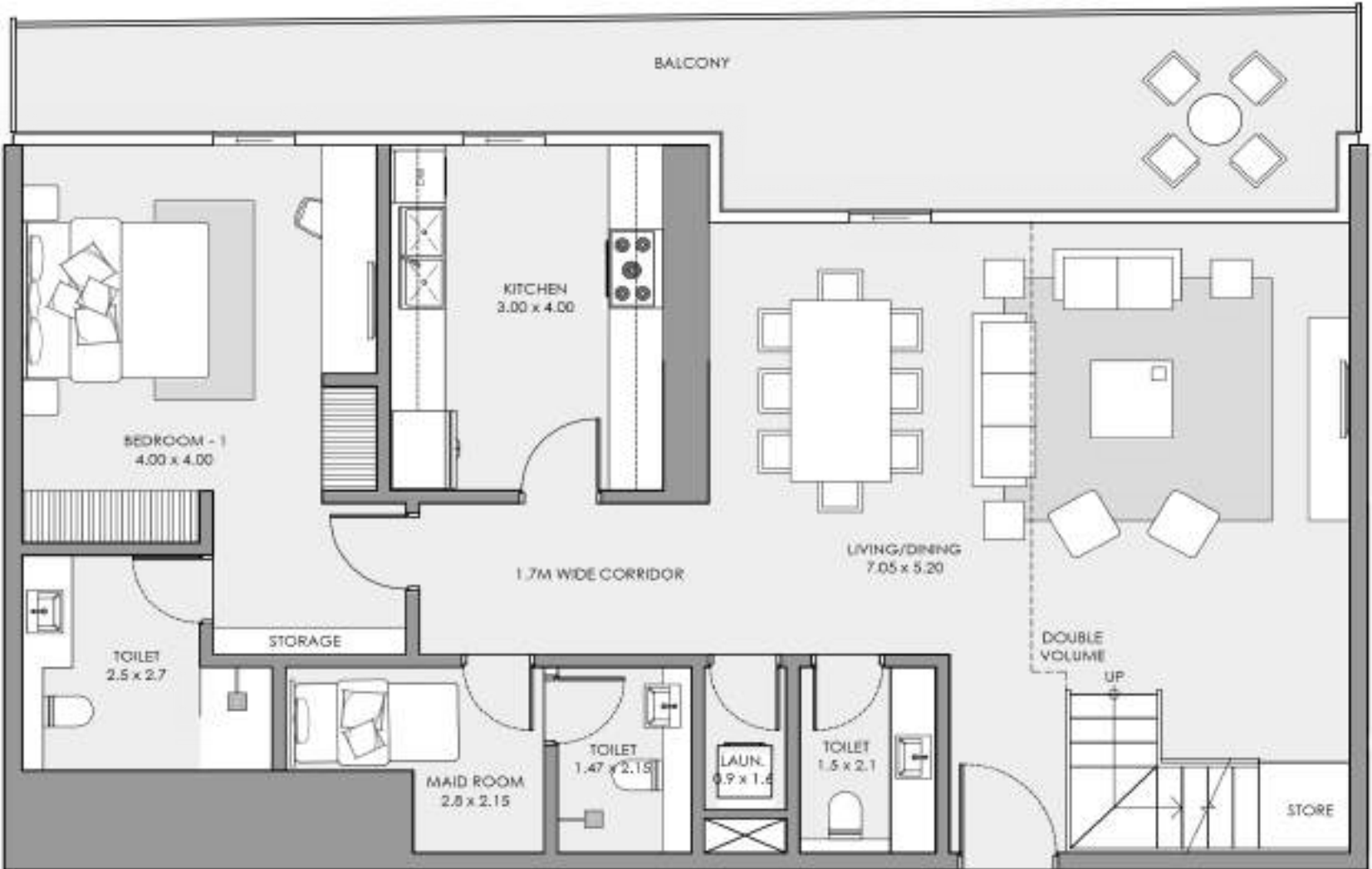
UPPER LEVEL

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# 3 BEDROOM PENTHOUSE

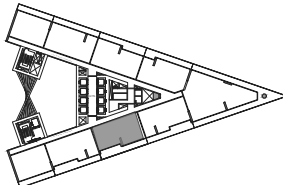
TOTAL 2,840 SQFT / TYPE PH-02A

INTERIOR AREA / 2,290 sq.ft.  
 BALCONY AREA / 550 sq.ft.  
 NET AREA / 2,840 sq.ft.



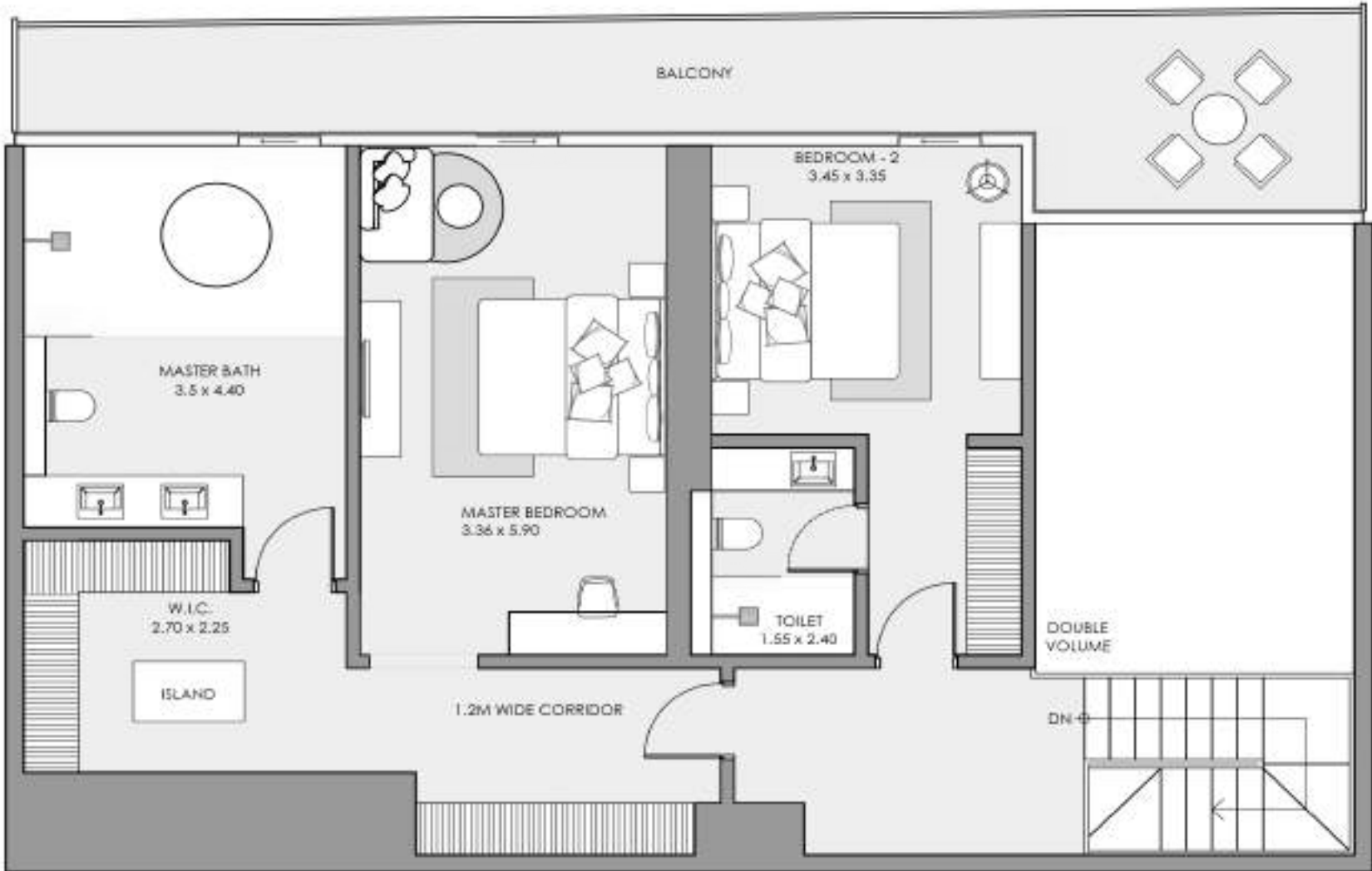
LOWER LEVEL

KEY PLAN



Sea View & Dubai Skyline  
 Floors / 42nd to 45th

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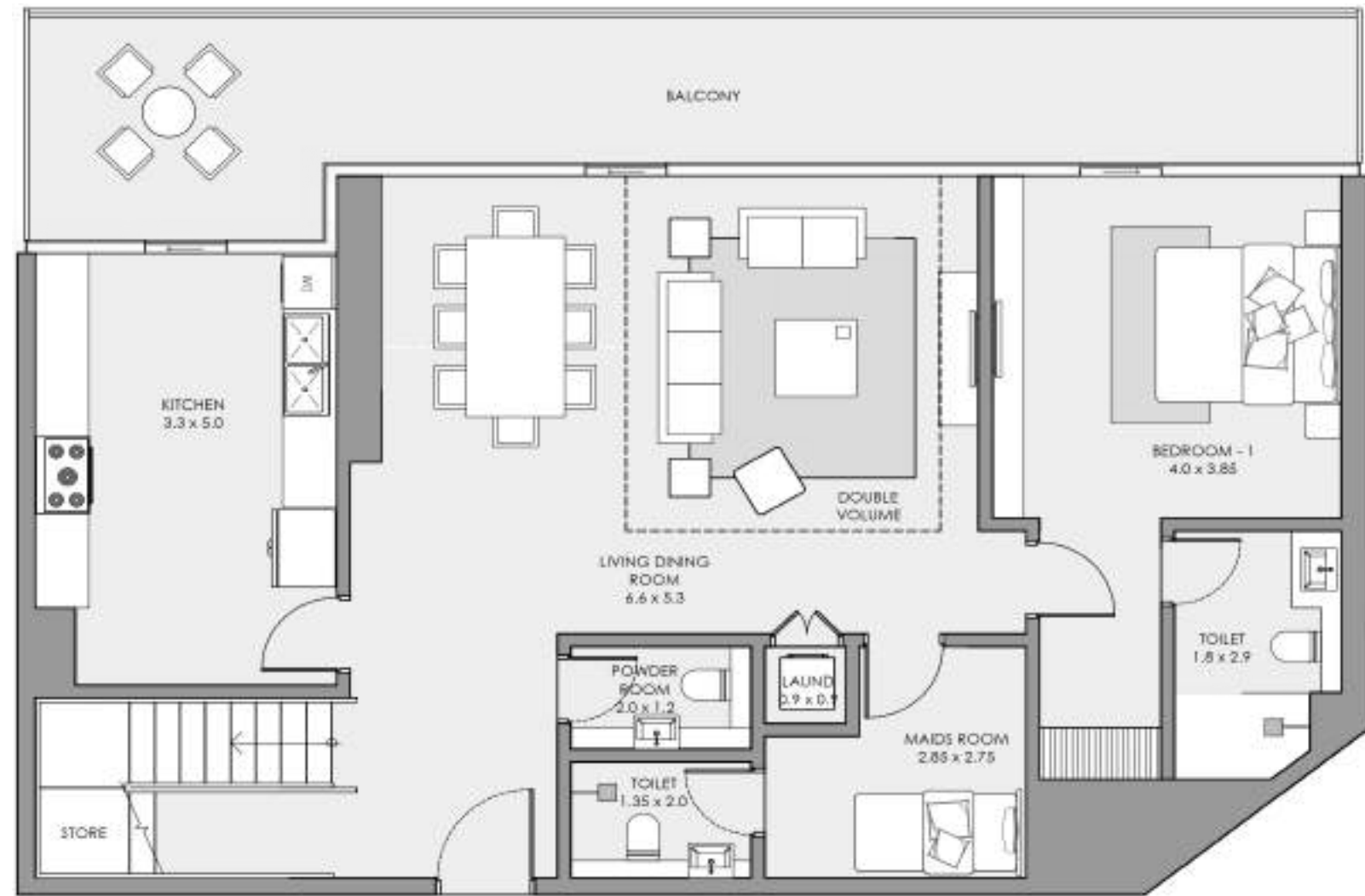
UPPER LEVEL

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# 3 BEDROOM PENTHOUSE

TOTAL 3,035 SQFT / TYPE PH-03

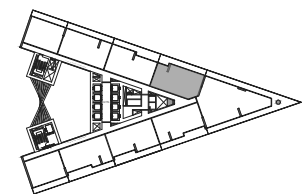
INTERIOR AREA / 2,370 sq.ft.  
BALCONY AREA / 665 sq.ft.  
NET AREA / 3,035 sq.ft.



LOWER LEVEL

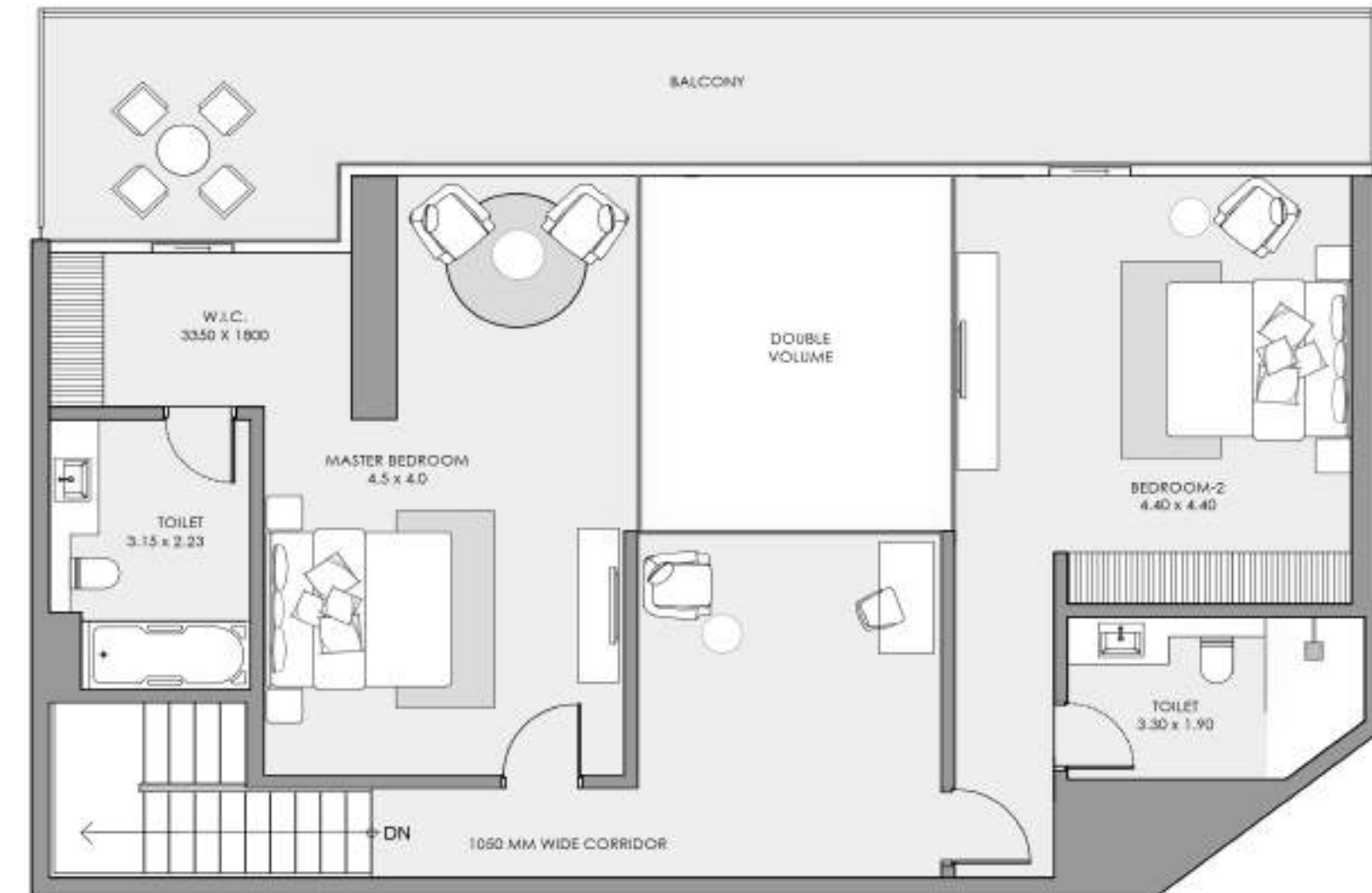
KEY PLAN

Sea View



Floors / 42nd to 45th

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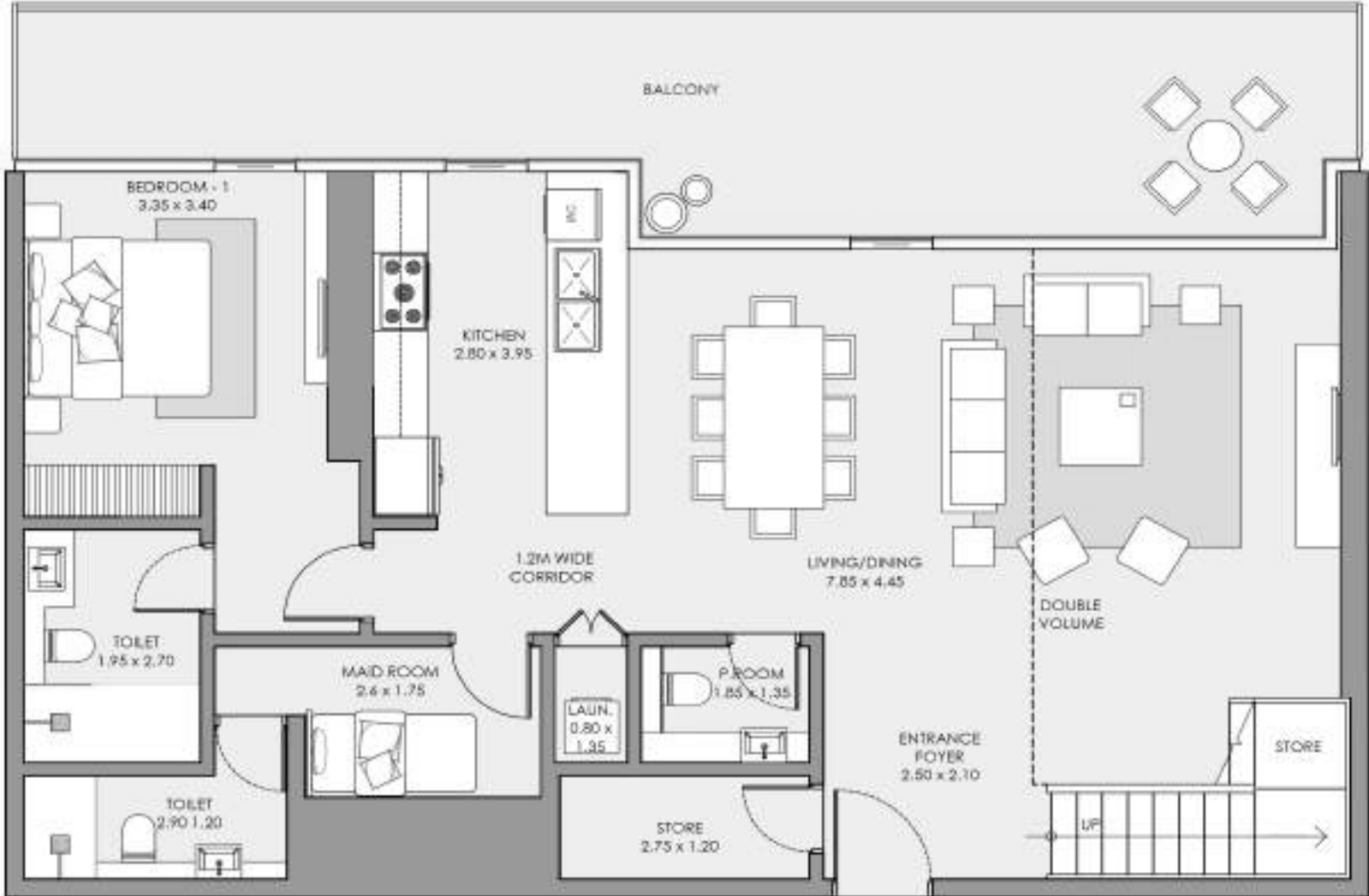
UPPER LEVEL

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# 3 BEDROOM PENTHOUSE

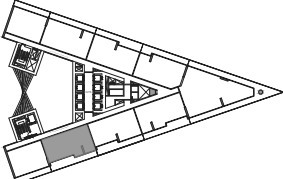
TOTAL 2,915 SQFT / TYPE PH-04

INTERIOR AREA / 2,330 sq.ft.  
 BALCONY AREA / 585 sq.ft.  
 NET AREA / 2,915 sq.ft.



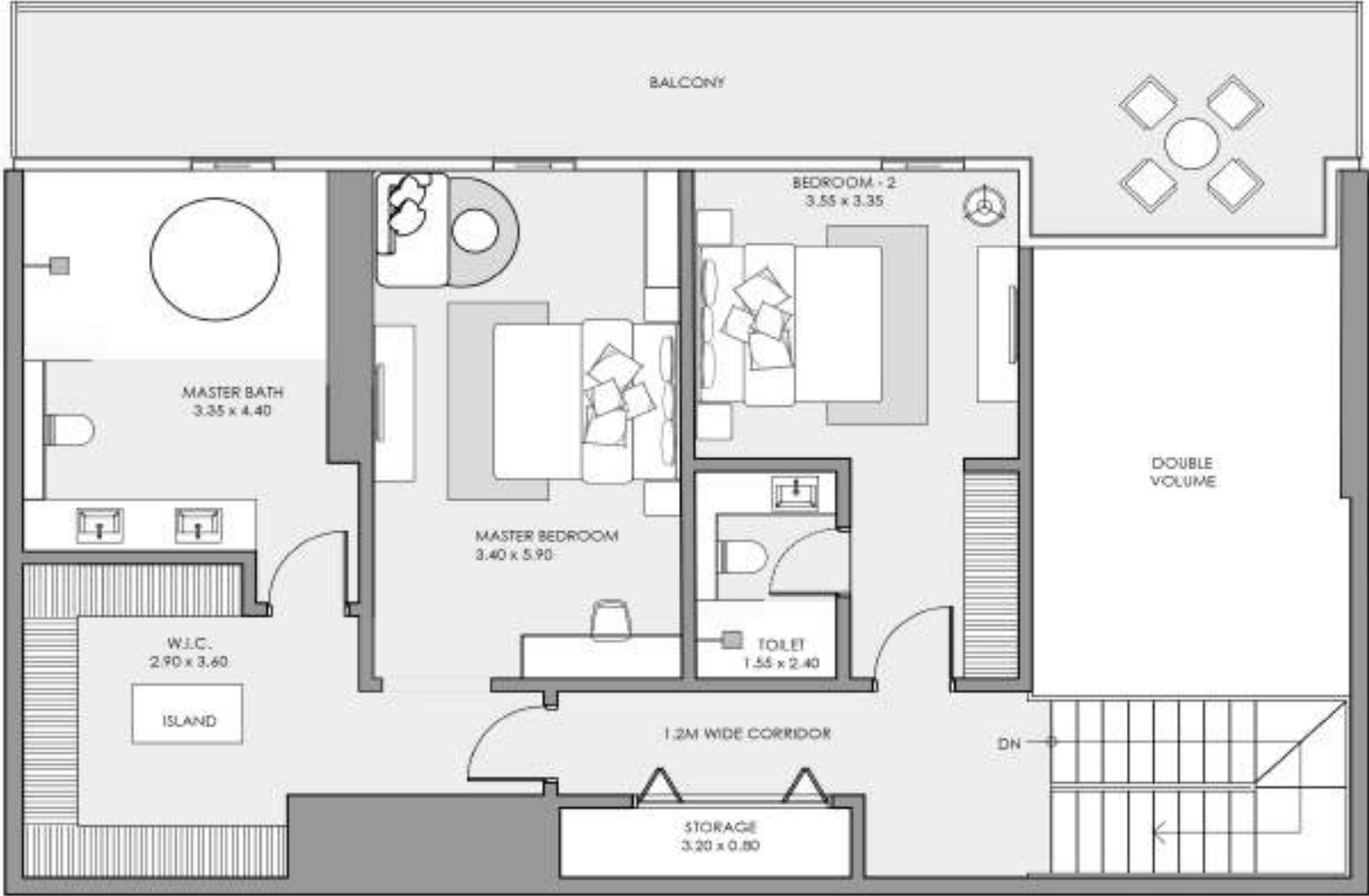
LOWER LEVEL

KEY PLAN



Sea View & Dubai Skyline  
 Floors / 42nd to 45th

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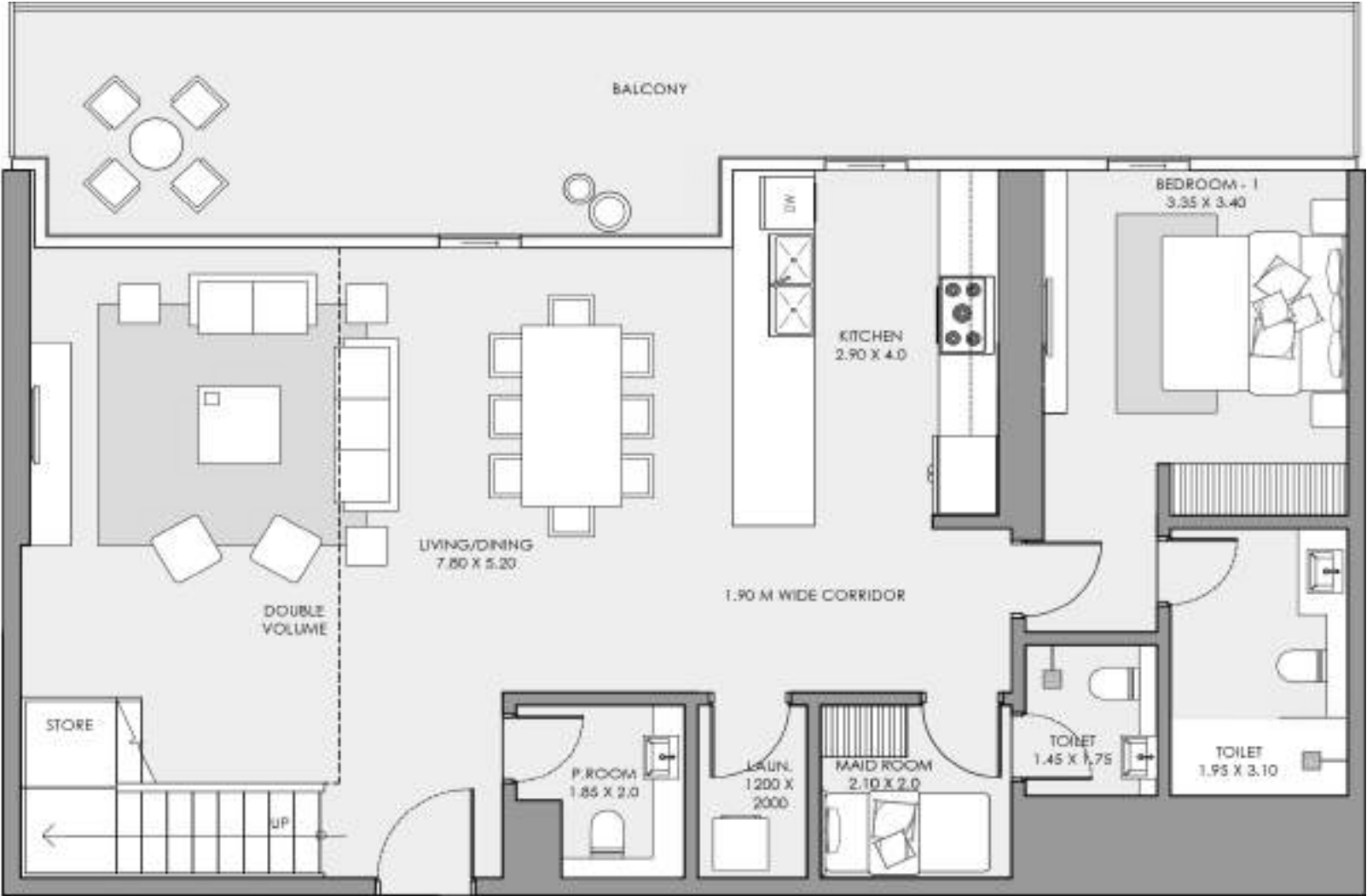
UPPER LEVEL

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# 3 BEDROOM PENTHOUSE

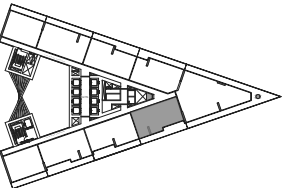
TOTAL 2,825 SQFT / TYPE PH-04A

INTERIOR AREA / 2,300 sq.ft.  
 BALCONY AREA / 525 sq.ft.  
 NET AREA / 2,825 sq.ft.



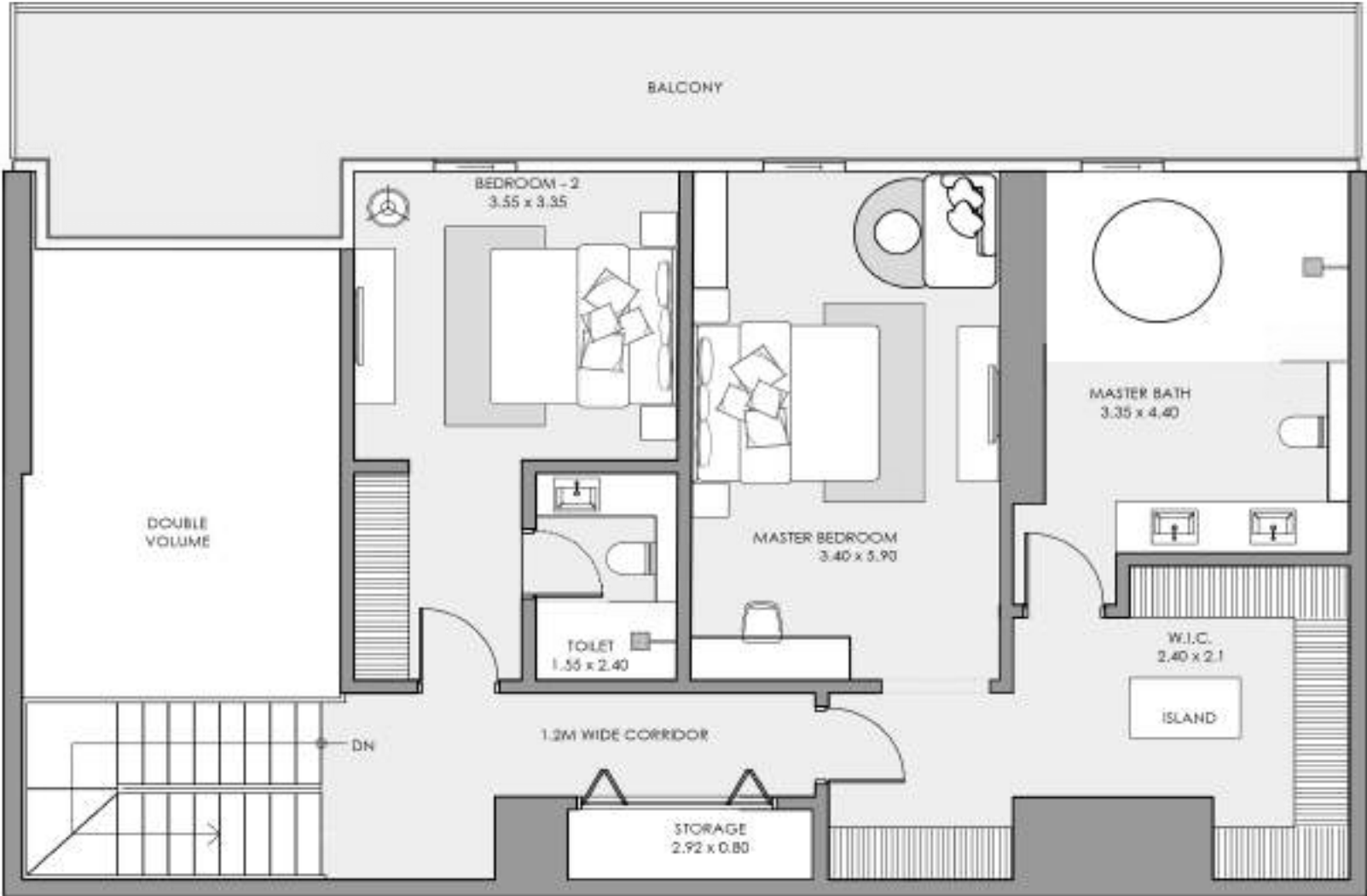
LOWER LEVEL

KEY PLAN



Sea View & Dubai Skyline  
 Floors / 42nd to 45th

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UPPER LEVEL

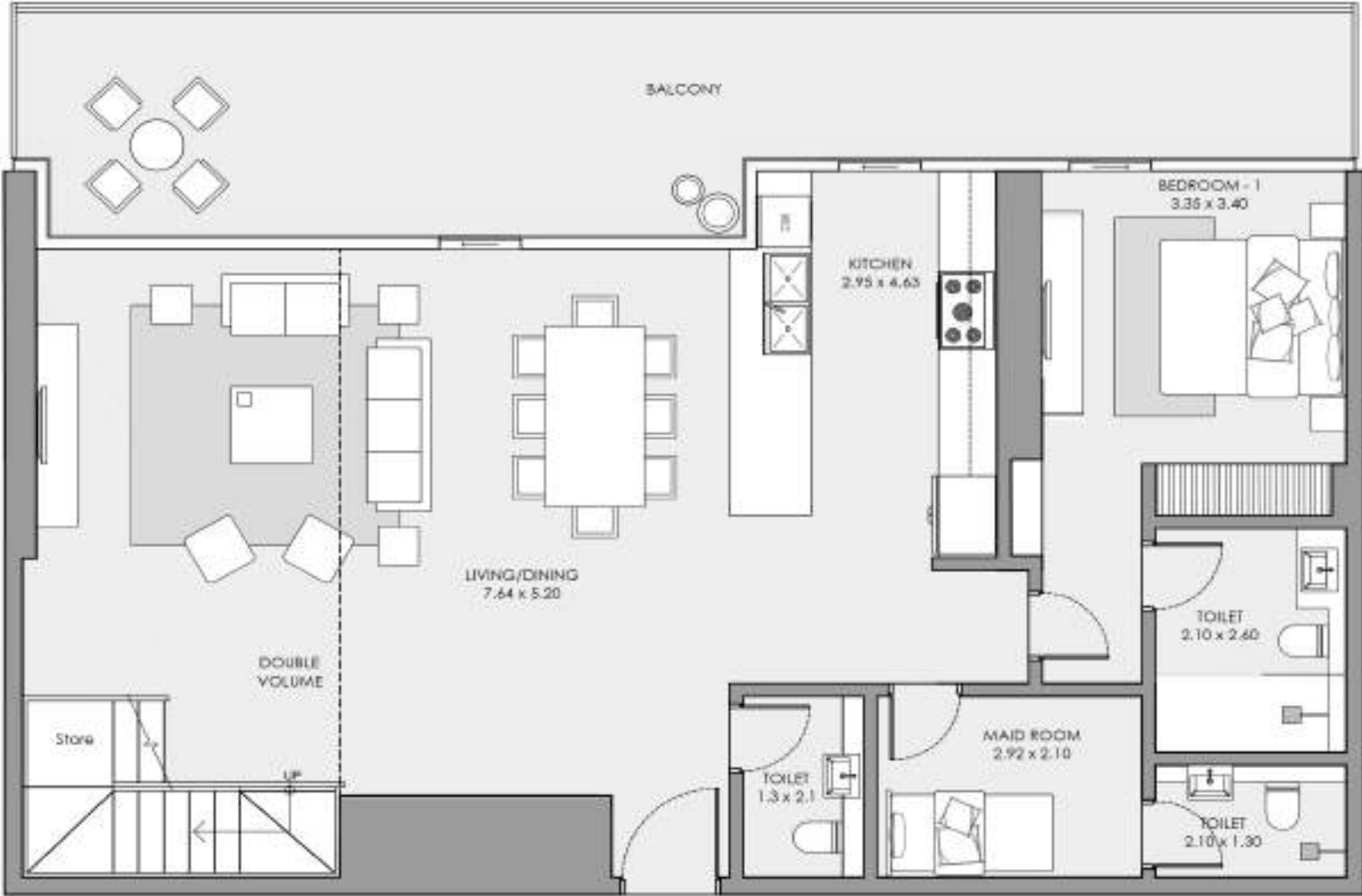
All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time in accordance with the final designs of the project, regulatory approvals and planning permissions.



# 4 BEDROOM PENTHOUSE

TOTAL 2,910 SQFT / TYPE PH-01

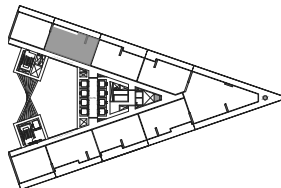
INTERIOR AREA / 2,330 sq.ft.  
 BALCONY AREA / 580 sq.ft.  
 NET AREA / 2,910 sq.ft.



LOWER LEVEL

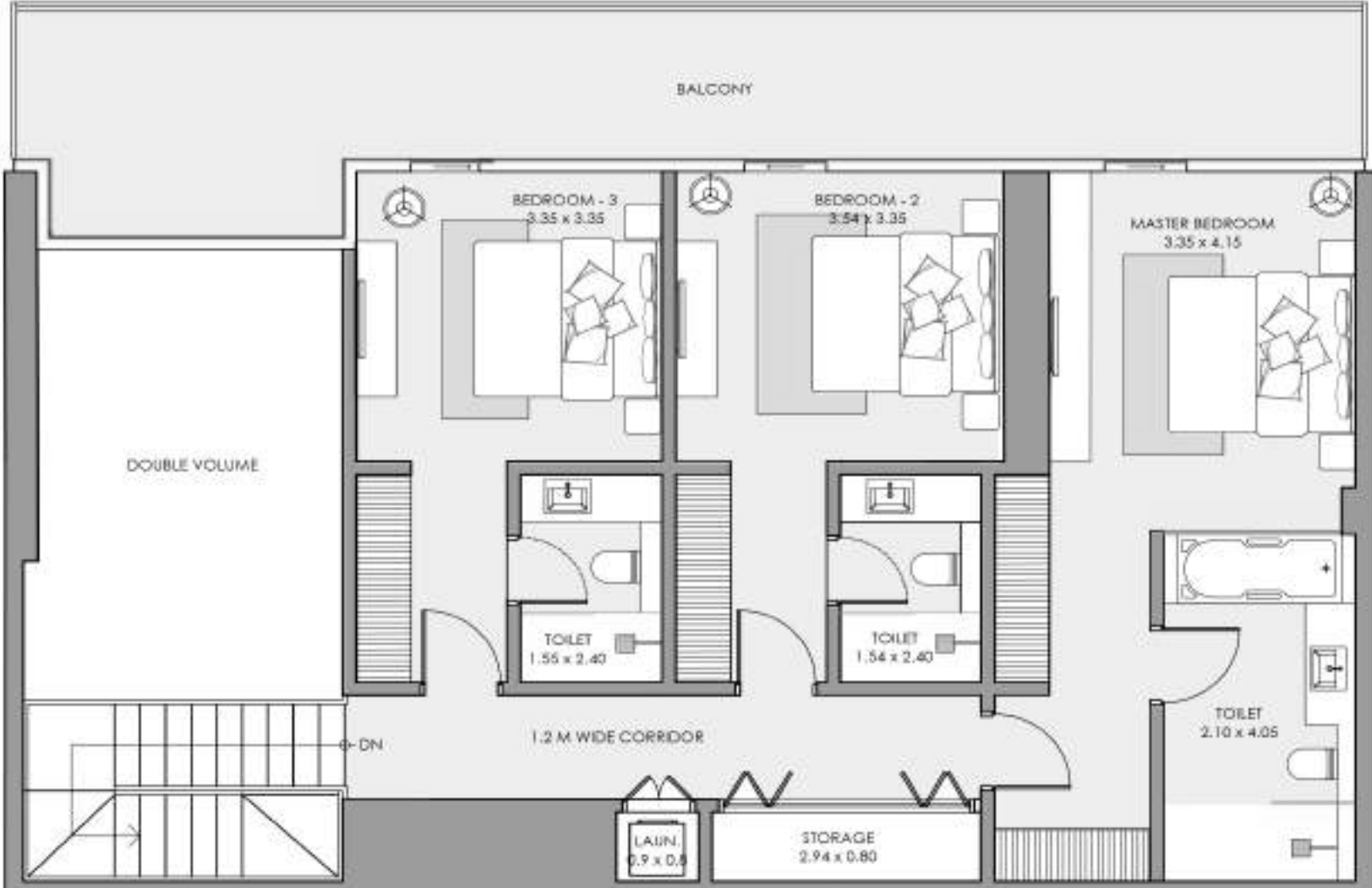
KEY PLAN

Sea View



Floors / 42nd to 45th

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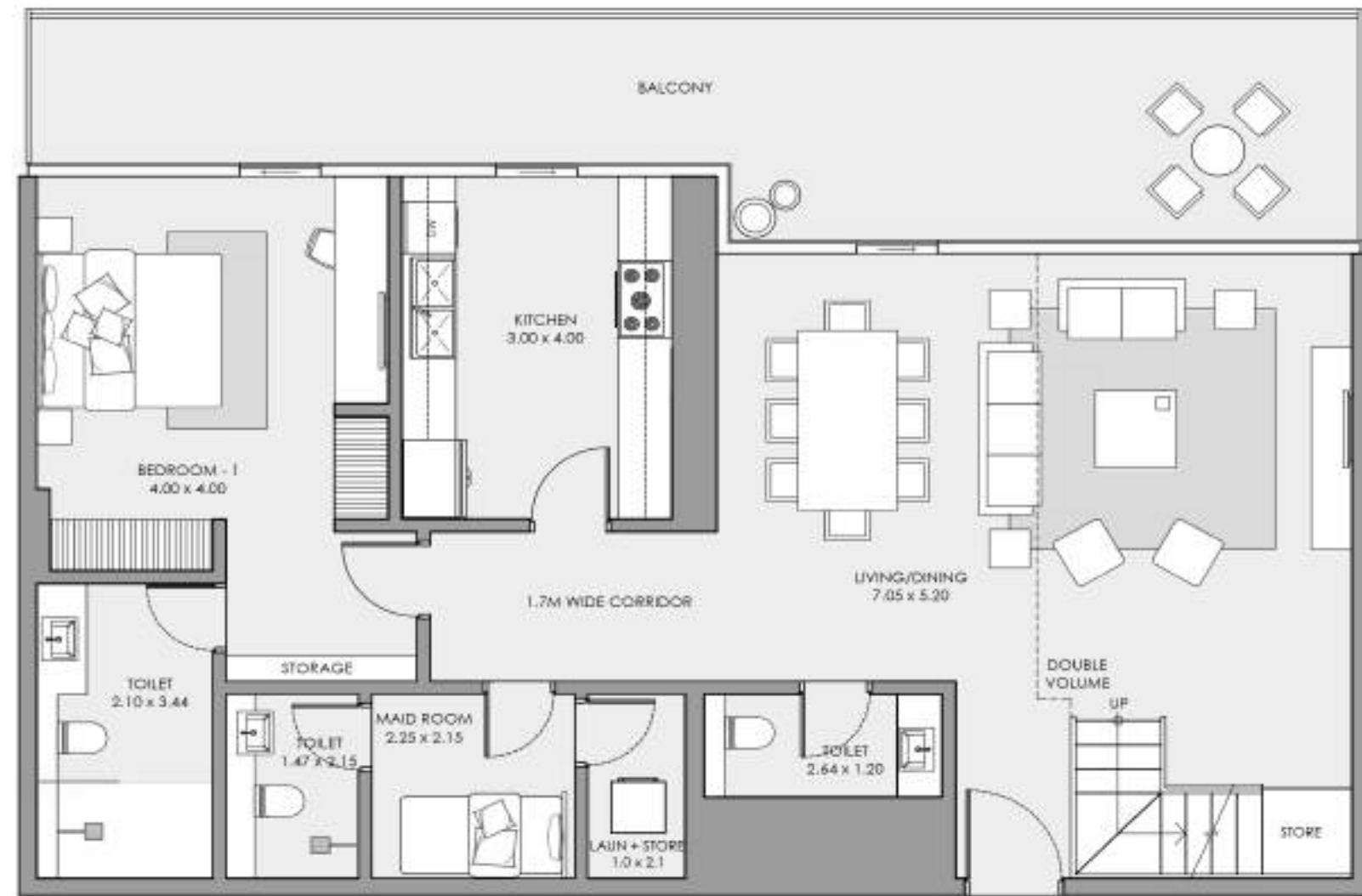
UPPER LEVEL

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# 4 BEDROOM PENTHOUSE

TOTAL 2,975 SQFT / TYPE PH-02

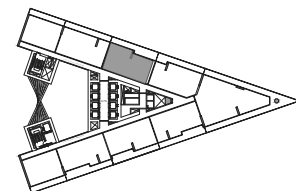
INTERIOR AREA / 2,330 sq.ft.  
BALCONY AREA / 645 sq.ft.  
NET AREA / 2,975 sq.ft.



## LOWER LEVEL

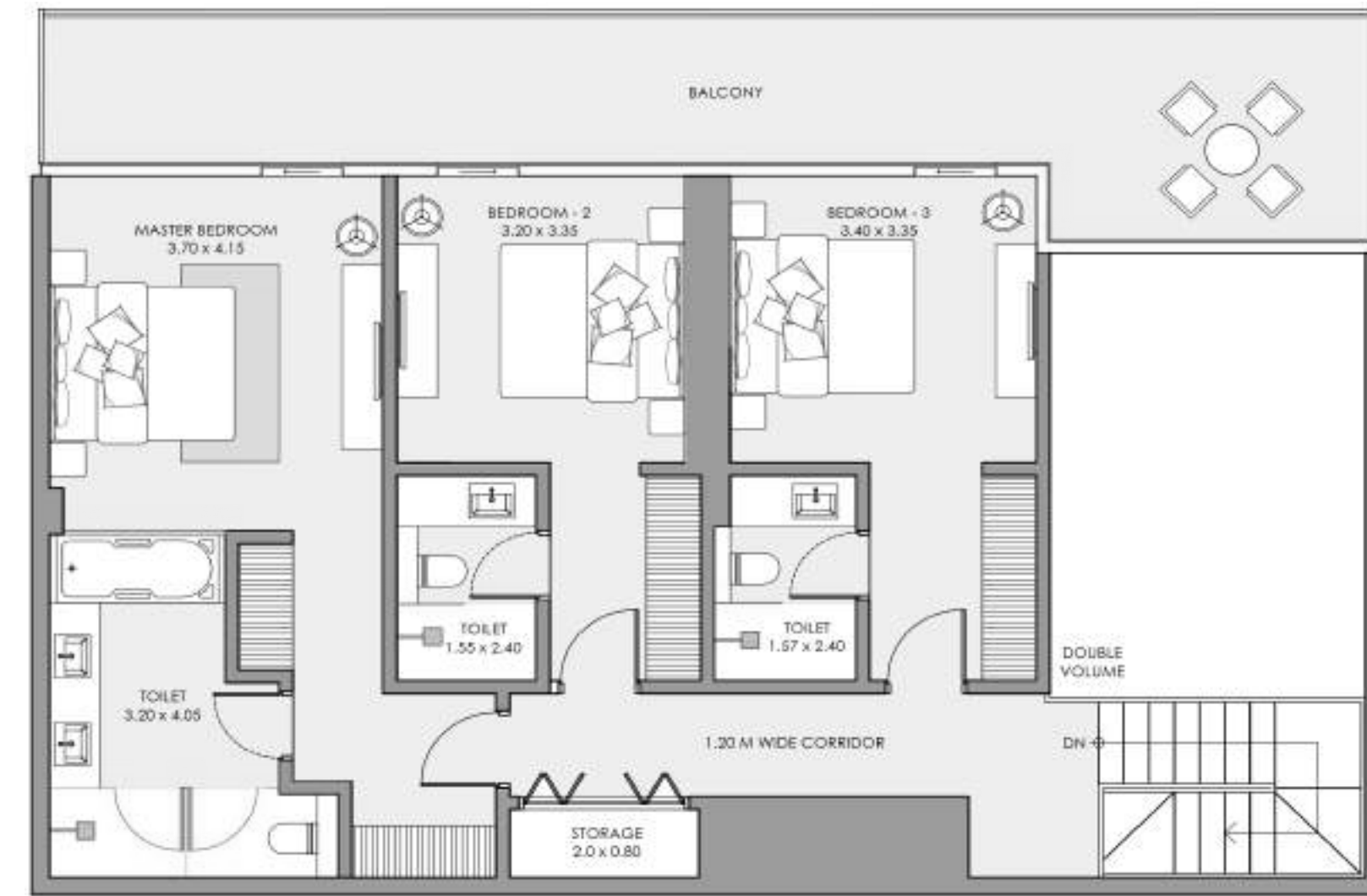
### KEY PLAN

Sea View



Floors / 42nd to 45th

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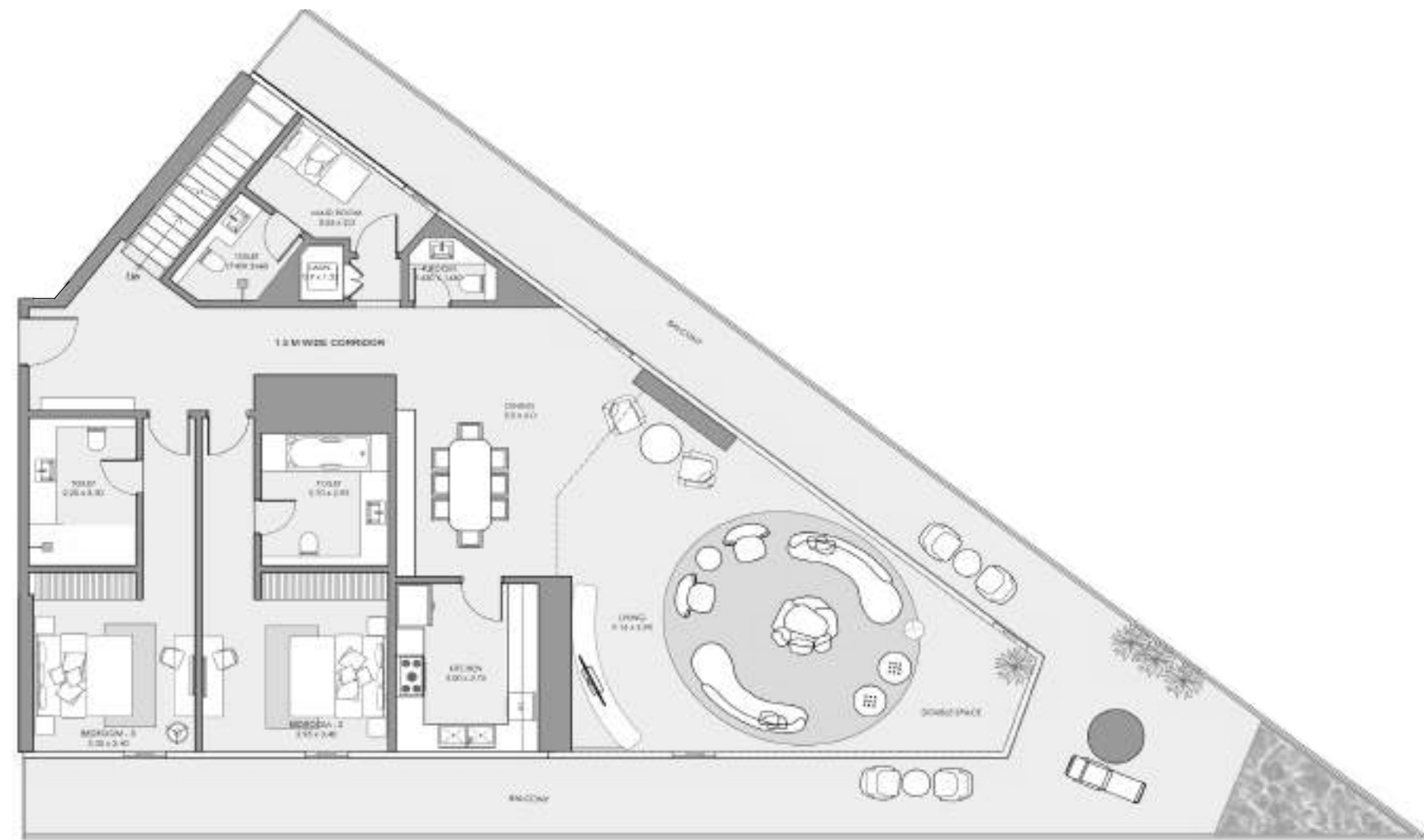
## UPPER LEVEL

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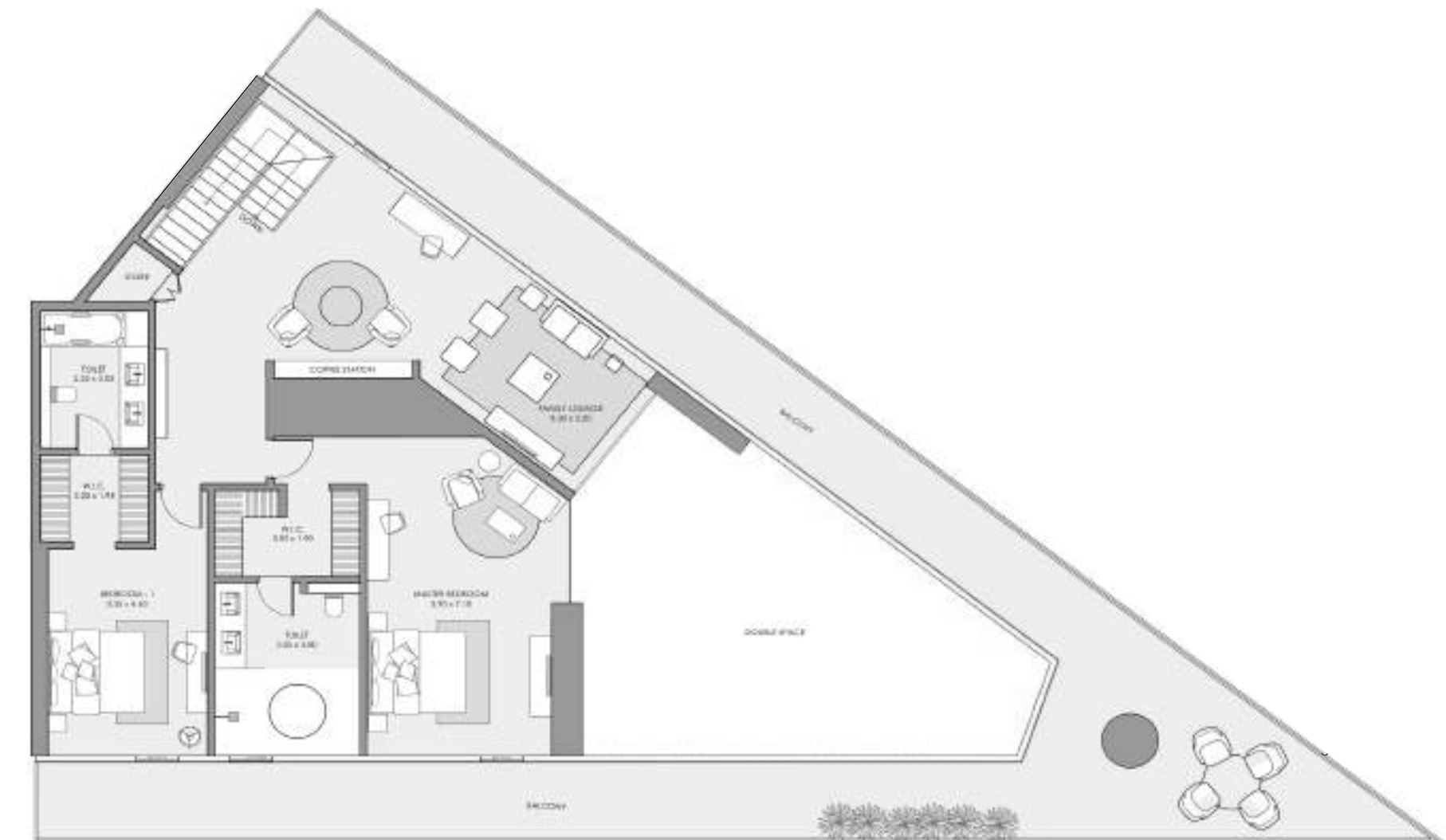
# 4 BEDROOM PENTHOUSE

TOTAL 5,830 SQFT / TYPE ROYAL PENTHOUSE

INTERIOR AREA / 3,780 sq.ft.  
BALCONY AREA / 2,050 sq.ft.  
NET AREA / 5,830 sq.ft.

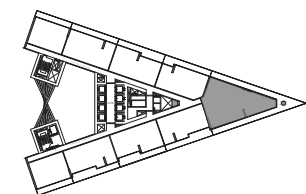


LOWER LEVEL



UPPER LEVEL

## KEY PLAN



Panoramic  
Sea View

Floors / 42nd to 45th

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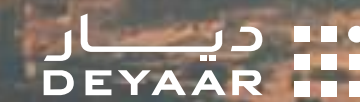
# SHAPING DUBAI'S LANDSCAPE

PREMIUM REAL ESTATE DEVELOPMENT

For nearly two decades, Deyaar has been shaping the urban real estate landscape of Dubai. Established in 2002, our meteoric rise is a testament to our insatiable ambition. As one of Dubai's largest property developers, we have successfully carved a niche for ourselves with landmark projects across the emirate. We delivered over 20 million sq. ft. of developments.

We have under our wing stellar commercial towers, remarkable residential buildings, and incredible hotels that reflect their time and also transcend it. Our presence is palpable across Dubai's finest locations - from its globally renowned addresses to its upcoming hubs. We are noted for our iconic projects citywide across Business Bay, Dubai Marina, DIFC, Jumeirah Lake Towers, Dubai Production City, Dubai Silicon Oasis and Al Barsha.

We use the breadth of our expertise and the strength of our financial intelligence to create a positive and lasting impact on Dubai's built environment. We aiming to unlock potential, maximize opportunity, and create enduring and recognizable value for our investors and customers.



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