

Marriott Executive Apartments Barsha South



MARRIOTT EXECUTIVE APARTMENTS, BARSHA SOUTH

OWNER -	Rashid Bin Darwish al Ketbi
SITE LOCATION -	Al Barsha South, Dubai
OPERATOR -	Marriott International
INTERIOR DESIGNER -	Wa International
ARCHITECT-	Janine Margarete Eaton

DEVELOPMENT DESCRIPTION

Property is an existing Apartment building in Barsha South that are being considered to be branded as Marriott Executive Apartment.

The Development is located on Umm Sugeim Road opposite of Sheikh Mohammed Gardens. Part of Mohammed Bin Rashed City, it is in close proximity to Dubai's most famous commercial destinations – Dubai Hills Mall, Mall of the Emirates, 10 minutes from Madinat Jumeriah and Burj Al Arab, and 15 minutes from Dubai Mall and Burj Khalifa.

It comprises of 3 Towers over common Podium where the Pool Garden is located, 3 common underground levels of 500 car park, storage's, plant rooms, staff facilities, back of house kitchen and delivery bay.

Ground Floor will welcome the Hotel lobby, Marriott Lounge, Meeting room spaces, All Day Dining and 2 specialty restaurants

The building complex hosts a collection of 411 high-end apartments ranging from 1 bedroom to 3 bedroom as well as penthouses. All apartments are spacious and newly re-furbished with excellent view of Dubai skyline.

LOCATION OF AREAS

<u>PLOT</u>	Area 102,395 sqft.
<u>BUA</u>	Area 1,153,806 sqft.
<u>GFA</u>	Area 610,617 sqft.

Parking - Basements 3 to 1 and Ground - 500 no's

Pool Garden, Spa, Fitness Center, Lounge, Kids Club - 1st Floor - (Total 25,607 sqft.)

Apartment Units - 1st - 24th Floor - As attached schedule

Basement Staff Facilities & kitchen - (Total 6,232 sqft.)

GF - Lobby, Lounge, Meeting Space, F&B Outlets - (Total 20,935 sqft.)

<u>1 Bedroom Units (Type A)</u>	Qty 95
<u>1 Bedroom Units (Type B)</u>	Qty 21
<u>2 Bedroom Units</u>	Qty 263
<u>3 Bedroom Units (Type A)</u>	Qty 7
<u>3 Bedroom Units (Type B)</u>	Qty 1
<u>2 Bedroom Townhouse</u>	Qty 6
<u>1 Bedroom Penthouse</u>	Qty 6
<u>2 Bedroom Penthouse</u>	Qty 12
<u>Total Numbers of Units</u>	Qty 411







GF LOBBY

The interior design was influenced by the dynamic existing architecture of the three prominent towers over it's vast suburban landscape. The interiors will offer a warm, relaxed sense of arrival in direct contrast to it's demanding exterior.

Further references of the Marriott Executive Apartments interiors were taken from it's influential neighbors; four world class golf courses and two prestigious equestrian polo clubs.



Site Specific Concept
Marriott Executive Apartments, Barsha South



The focus of the interiors is to create a relaxed sanctuary for residents to escape from the metropolitan lifestyle of Dubai. The main lobby will be an inviting oasis with layers of green walls and natural unrefined materials throughout the space. Simple, modern furniture with natural textured fabrics will be used to provide a residential aesthetic.

Inspiration has also been taken from the surrounding exclusive golf and equestrian clubs which can be found in the furniture details and millwork.



Lobby Concept
Marriott Executive Apartments, Barsha South

A locally distinct narrative will be carried out with touches of arabesque details in the accessories and framework. Straight clean geometric patterns will also be used throughout referencing the region's Islamic influence. A green 'conservatory like' corridor will link residents to the restaurants, meeting rooms and wellness facilities.



'As defined, biophilia suggests man's innate biological connection with nature. It's why a walk in the woods is soothing and why light is stimulating. Basically, it's why nature makes us feel better.' - Siff



Lobby Concept
Marriott Executive Apartments, Barsha South



The All Day Dining becomes an extension of the green corridor with references to the Middle Eastern courtyard bringing the outside in. Patterned tiles, honest neutral finishes, warm woods, natural stone and hues of green in the fabrics and accent pieces.



All Day Dining Concept
Marriott Executive Apartments, Barsha South



Marriott Executive Apartments, Barsha South



Lobby - Option 1
Marriott Executive Apartments, Barsha South



Lobby - Option 1
Marriott Executive Apartments, Barsha South



Lobby - Option 2
Marriott Executive Apartments, Barsha South



Lobby - Option 2
Marriott Executive Apartments, Barsha South



Lobby - Option 3
Marriott Executive Apartments, Barsha South



With a focus on creating a sanctuary for residents, the materials will be simple and natural along with color being a gradient of neutrals with subtle blue accents. Patterns in the carpet and textures in the artwork will reference the neighboring landscapes. Horizontal lines will be used throughout the interior architecture referencing the Marriott Modern essence.



Apartments - Living Concept
Marriott Executive Apartments, Barsha South



Apartments - Bedroom Concept
Marriott Executive Apartments, Barsha South



Apartments - Colour Palette
Marriott Executive Apartments, Barsha South

Contemporary paintings referencing the shapes of the Middle Eastern nuts & dried fruit



Artwork inspired by the local delicacies of Dubai.



Artwork Concept for Apartments
Marriott Executive Apartments, Barsha South



Key Plan of 3 Towers - Level 1
Marriott Executive Apartments, Barsha South



3 Tower Hotel Apartment
Tower 2 Podium Level 1 Plan



Pool Terrace & Club Lounge Plan - Level 1
Marriott Executive Apartments, Barsha South



POOL GARDEN



Gym Plan - Level 1
Marriott Executive Apartments, Barsha South



Spa Plan - Level 1
Marriott Executive Apartments, Barsha South



3 Tower Hotel Apartment
2 Bedroom Floor Plan
Unit 6 (2 Bedroom Unit)



Marriott Executive Apartments, Barsha South



Apartments - Living & Dining (Wood Options)
Marriott Executive Apartments, Barsha South



Apartments - Living & Dining
Marriott Executive Apartments, Barsha South



Apartments - Living & Dining (wood & desk options)
Marriott Executive Apartments, Barsha South



Apartments - Living & Dining
Marriott Executive Apartments, Barsha South



Master Bedroom Option 1
Marriott Executive Apartments, Barsha South



Apartments - Master Bedroom Option 2
Marriott Executive Apartments, Barsha South



Apartments - Twin Room Option 1
Marriott Executive Apartments, Barsha South



Apartments - Twin Room Option 2
Marriott Executive Apartments, Barsha South





Apartments - Ensuite Option 2
Marriott Executive Apartments, Barsha South



3 Tower Hotel Apartment
Tower 1 Penthouse Floor Plan
Unit 6 (2 Bedroom Unit)



Marriott Executive Apartments, Barsha South



3 Tower Hotel Apartment
Tower 1 Penthouse Mezzanine Floor Plan
Unit 6 (2 Bedroom Unit)



Apartments - Penthouse Plan - Master Bedroom Option 01
Marriott Executive Apartments, Barsha South



3 Tower Hotel Apartment
Tower 1 Penthouse Mezzanine Floor Plan
Unit 6 (2 Bedroom Unit)



Apartments - Penthouse Plan - Master Bedroom Option 02
Marriott Executive Apartments, Barsha South



Opening up the staircase & reorientating furniture to maximize views



Full height glazing to upper level to provide bedroom privacy



Option maintaining existing TV location on staircase wall



Apartments - Penthouse Concept
Marriott Executive Apartments, Barsha South

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our passion
for food











Thank you!



Marriott Executive Apartments, Barsha South