

AX CAPITAL EXCLUSIVE DEVELOPMENTS

Marina Living

Continental Investments - LMD





CONTINENTAL TOWER -
Dubai Marina



190 -
New Cairo



W RESIDENCES -
New Cairo



LAYAN -
New Cairo



BOUTIQUE XII -
Al Jaddaf, Dubai

Continental Investments - LMD

Al Ahly Sabbour Group

68+ Projects
62+ Handed over

Egypt, Spain, Greece, UAE
Originated from Banking

Marina Living - Handover Q2 2025

The building is a G + 2P + 19

- 1st floor has 10 units
- 2nd floor - 18th floor each floor has 11 units
- 19th floor has 8 units

Total 205 units (148 1-Bedrooms | 57 2-Bedrooms)

Infinity Pool with Marina View on Top Level

State-Of-The-Art Gym

Padel Tennis Court

Children Playground

Views to the Dubai Marina or JLT Skyline



Pricing Residential

1 Bedroom from AED 1,469,408 to 2,072,059

Sizes from SqFt 762 to 969

2 Bedroom from AED 2,185,050 to 3,148,251

Sizes from SqFt 1,186 to 1,399



PAYMENT PLAN 1BR

Reservation

5%

2ND Installment
Before Signing SPA

15%

3RD Installment
3 Months From Signing SPA

5%

4TH Installment
6 Months From Signing SPA

5%

5TH Installment
9 Months From Signing SPA

5%

6TH Installment
12 Months From Signing SPA

5%

7TH Installment
18 Months From Signing SPA

10%

8TH Installment
24 Months From Signing SPA

10%

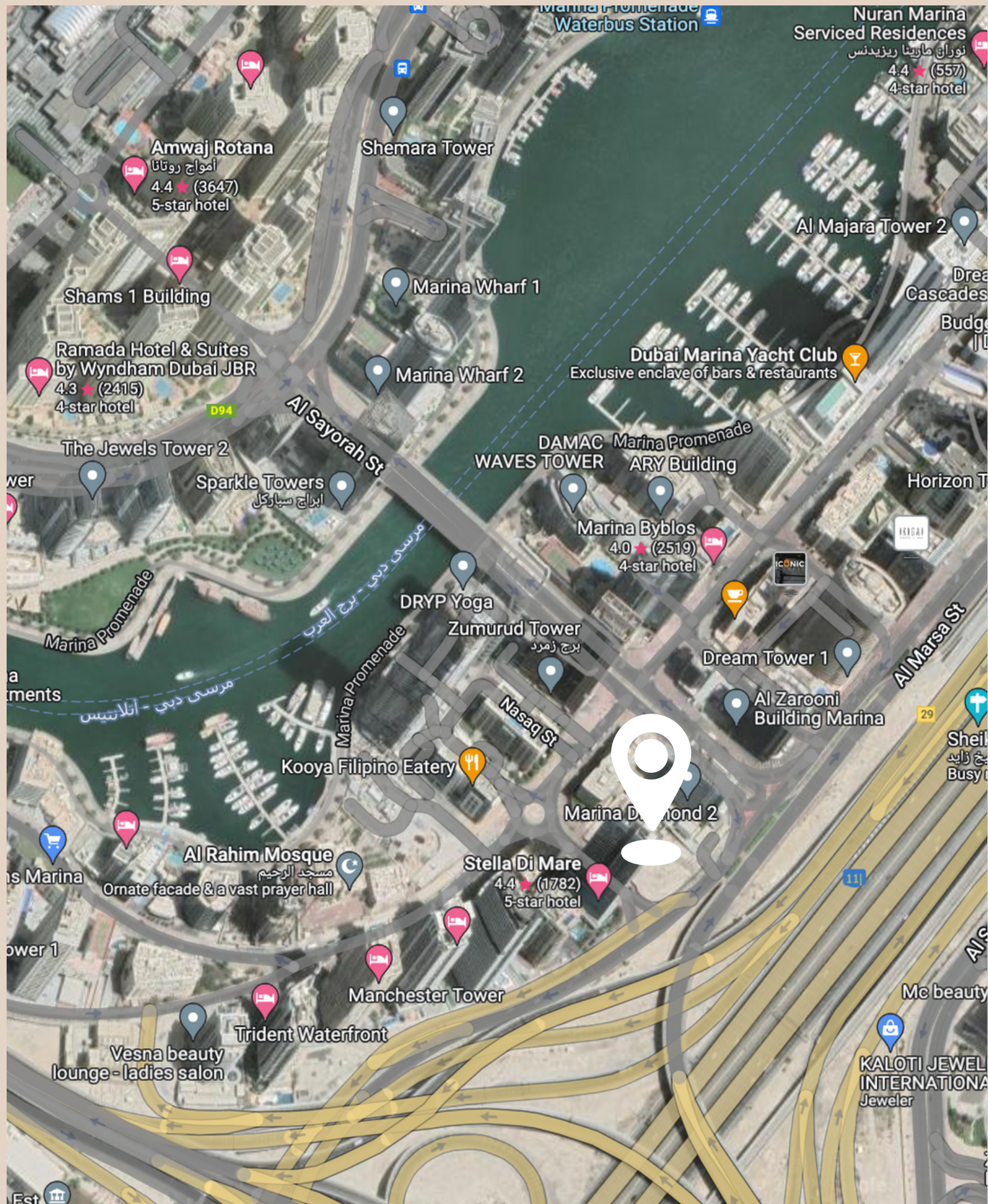
40%

By Q2 2025 - On Handover

PAYMENT PLAN 2BR

Reservation	5%	6TH Installment 12 Months From Signing SPA	5%
2ND Installment Before Signing SPA	15%	7TH Installment 18 Months From Signing SPA	10%
3RD Installment 3 Months From Signing SPA	5%	8TH Installment 24 Months From Signing SPA	10%
4TH Installment 6 Months From Signing SPA	5%	10%	By Q2 2025 On Handover
5TH Installment 9 Months From Signing SPA	5%	3.75%	Every 3 Months





Location Marina Living

Travel Times

- Dubai Marina Yacht Club 3 Minutes
- JBR Beach 5 Minutes
- Marina Mall 5 Minutes
- Metro Station 6 Minutes
- Palm Jumeirah 10 Minutes
- Dubai Mall & Burj Khalifa 18 Minutes
- DIFC 20 Minutes
- Dubai International Airport 28 Minutes



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Travel Times

Dubai Marina Yacht Club 3 Minutes

JBR Beach 5 Minutes

Marina Mall 5 Minutes

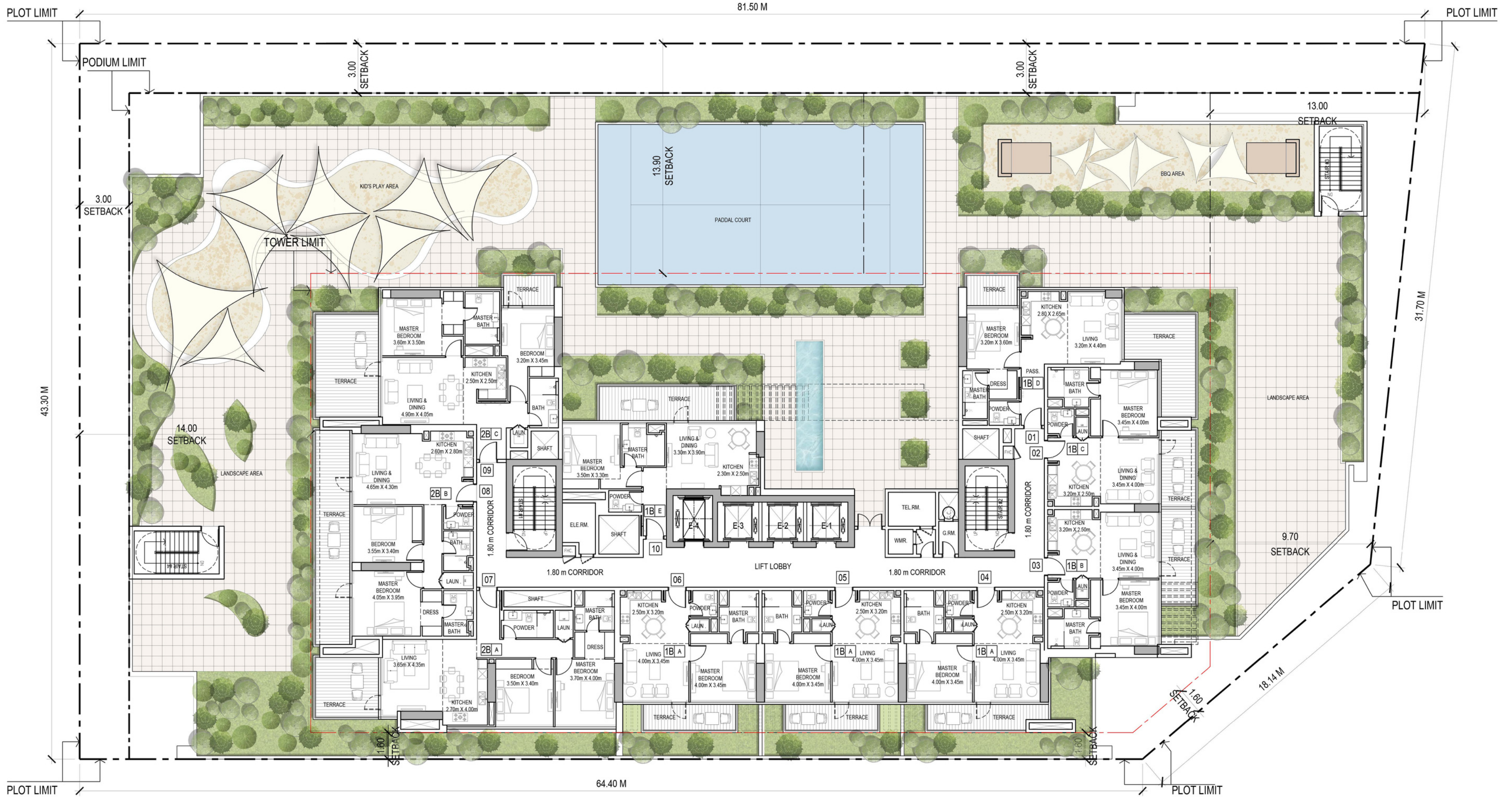
Metro Station 6 Minutes

Palm Jumeirah 10 Minutes

Dubai Mall & Burj Khalifa 18 Minutes

DIFC 20 Minutes

Dubai International Airport 28 Minutes



SERVICE ROAD 38.00

31.70 M

18.14 M

81.50 M

64.40 M

43.30 M

PLOT LIMIT

PLOT LIMIT

PODIUM LIMIT

PLOT LIMIT

PLOT LIMIT

PLOT LIMIT

3.00
SETBACK

3.00
SETBACK

3.00
SETBACK

TOWER LIMIT

13.90
SETBACK

13.00
SETBACK

14.00
SETBACK

9.70
SETBACK

1.60
SETBACK

1.60
SETBACK

1.60
SETBACK





