

JUMEIRAH

RESIDENCES

AL MARYAH ISLAND

Jumeirah Residences
Al Maryah Island

Let Life Glow

DEVELOPER

EMIRATES
DEVELOPMENTS

DEVELOPMENT MANAGER

ROYAL
DEVELOPMENT
COMPANY
A ROYAL DEVELOPMENT HOLDING COMPANY

Abu Dhabi, UAE



A city for living in the finest light

Abu Dhabi is a city where living well unfolds with quiet confidence. A place where a storied heritage finds new expressions through contemporary craft.





Embracing both individuality and community, it invites you to move fluidly between work and leisure, indulgence and wellness, celebration and reflection. With its globally acclaimed safety, stability and thoughtful urban vision, it offers a way of life where every moment glows with possibility.

Location



Effortless access to the capital's essence

Set on Al Maryah Island's shimmering edge, Jumeirah Residences Al Maryah Island is at the heart of what truly matters to you. While it offers easy access to Abu Dhabi's globally acclaimed cultural, lifestyle and leisure destinations, it holds a sense of privacy and calm, allowing you the luxury of connection without compromise. It is also located close to the Grand Steps, which seamlessly connects Al Maryah Island's exceptional retail and dining experiences to a stunning waterfront, creating a vibrant pedestrian-friendly destination.

ABU DHABI GLOBAL MARKET 4 minutes	CLEVELAND CLINIC 4 minutes	THE GALLERIA 5 minutes
REEM MALL 7 minutes	SORBONNE UNIVERSITY 9 minutes	ABU DHABI DOWNTOWN 10 minutes
LOUVRE ABU DHABI 12 minutes	SAADIYAT CULTURAL DISTRICT 14 minutes	ZAYED NATIONAL MUSEUM 14 minutes
GUGGENHEIM MUSEUM 15 minutes	YAS ISLAND 25 minutes	ZAYED INTL. AIRPORT 25 minutes





The philosophy



Let your home glow with life

A golden presence rising elegantly from the waterfront, Jumeirah Residences Al Maryah Island catches light and refines it into something quietly extraordinary. Here, it shapes how mornings begin and how evenings unwind with floor-to-ceiling windows welcoming the sunlight in soft, shifting tones. It wakes you with a sense of clarity and fills you with a calm energy. In each residence, thoughtfulness shines through each detail, intimate comfort elevates each experience, and quiet delight brings each moment alive.



Jumeirah promise

Enriching and elevating every detail for a life well led

Following Jumeirah's origins in Arabian Hospitality, we indulge residents with generous warmth and care. This shines through in our small touches and grand gestures, with thoughtful services that anticipate your needs. Nurturing lasting relationships with residents that extend far beyond the walls of their homes, we help cultivate a way of life that harmonises contemplation and connection, stimulation and retreat.





From personalised wellness experiences to private dining and concierge services, every service is tailored to match your rituals and to shape your journey towards wholesome wellbeing.

Architecture

The amber jewel of Al Maryah

Jumeirah Residences Al Maryah Island, sculpted with flowing curves and bold lines, is a distinctive expression of contemporary artistry and engineering. Floating terraces, sky-high gardens and a striking elevated pool redefine vertical living.

The amber-hued tower shifts character as the sun moves across the sky. And at night, it glimmers like the facets of a finely cut gem, embodying the capital's ever-evolving spirit.







Typology

Residences shaped by light

Jumeirah Residences Al Maryah Island offers a selection of light-filled one to four bedroom apartments and five bedroom penthouses, each with its own private terrace. The thoughtfully planned layouts prioritise openness, natural light and panoramic views, allowing the sky and sea to feel like an extension of the interior. Each residence is designed to feel effortlessly luxurious and brings Jumeirah's iconic hospitality to a highly private residential haven.





One BR Apartments	Two BR Apartments	Three BR Apartments
67 units	106 units	64 units

Four BR Apartments	Five BR Penthouses
14 units	2 units

Amenities

Curated amenities crafted for your rituals

At Jumeirah Residences Al Maryah Island, we have curated amenities for a way of life centred around balance, wellbeing, and the joy of meaningful living. With exquisite spaces designed for your ever-evolving needs, we create the perfect setting for the delights of every day. Feel immersed in a vibrant waterfront lifestyle, with luxury retail, fine dining, and leisure experiences at your doorstep, while enjoying the discretion and calm of elevated living above. The seamless connectivity within Al Maryah Island offers ready access to destinations like the Grand Steps, an architectural marvel seamlessly linking refined lifestyle experiences to a breathtaking waterfront.

ARRIVAL AND LOBBY

- Promenade-level arrival lobby
- Grand residential arrival lobby
- VIP arrival and drop-off area

WELLNESS AND RECREATION

- State-of-the-art fitness centre
- Outdoor & Indoor swimming pool
- Male and female changing rooms
- Male and female treatment suites

SOCIAL AND LIFESTYLE SPACES

- Residents' lounge
- Residents' library
- Private event room
- Screening / private cinema room

RETAIL AND DINING

- Curated retail units
- Outdoor dining and waterfront lounge
- Signature retail / lifestyle boutique

FAMILY AND YOUTH SPACES

- Landscaped sky deck with seating
- Teen lounge
- Children's play area

ZONED LEISURE AREAS

- Event zone
- Adults - only relaxation zone





Interior Design



A retreat shaped with careful consideration

The interiors are conceived as private sanctuaries shaped by Jumeirah's hospitality-led philosophy and reflect the brand's sophisticated, contemporary and enduring design ethos. The clean lines and refined proportions are complemented by premium materials that convey depth, warmth and craftsmanship.





With bespoke detailing and finishes evoking understated luxury, natural materials enhance comfort and tactility. The layouts prioritise space and flow while offering uninterrupted views of the sea, skyline and promenade.

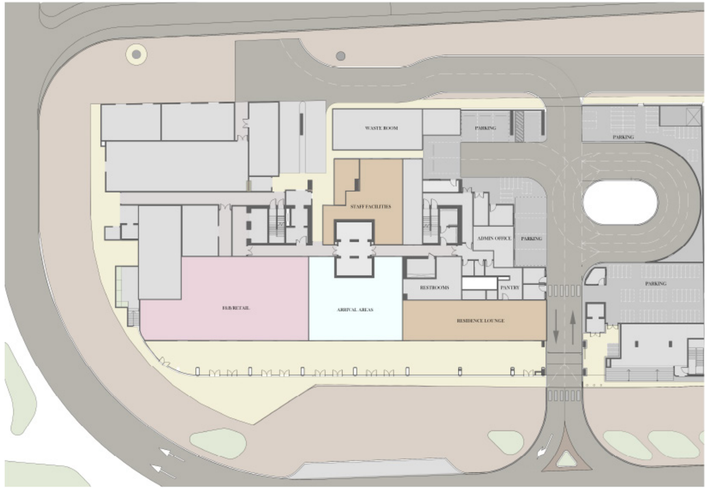






Floor plans

Ground floor plan

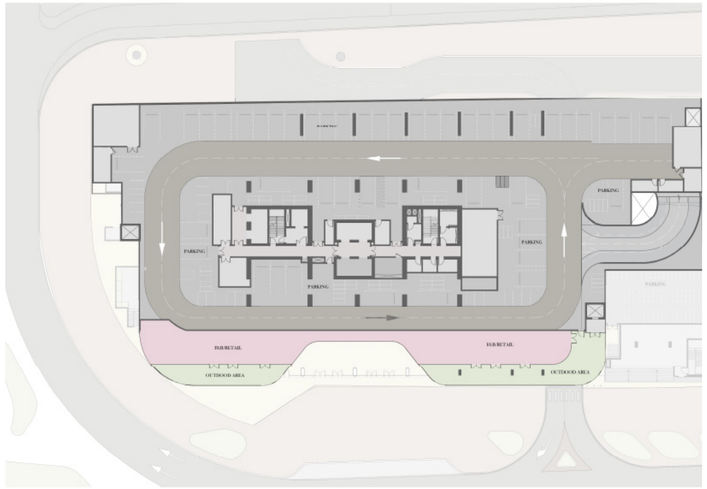


SEA

LEGEND F&B/ RETAIL AMENITIES

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

Podium 1 floor plan

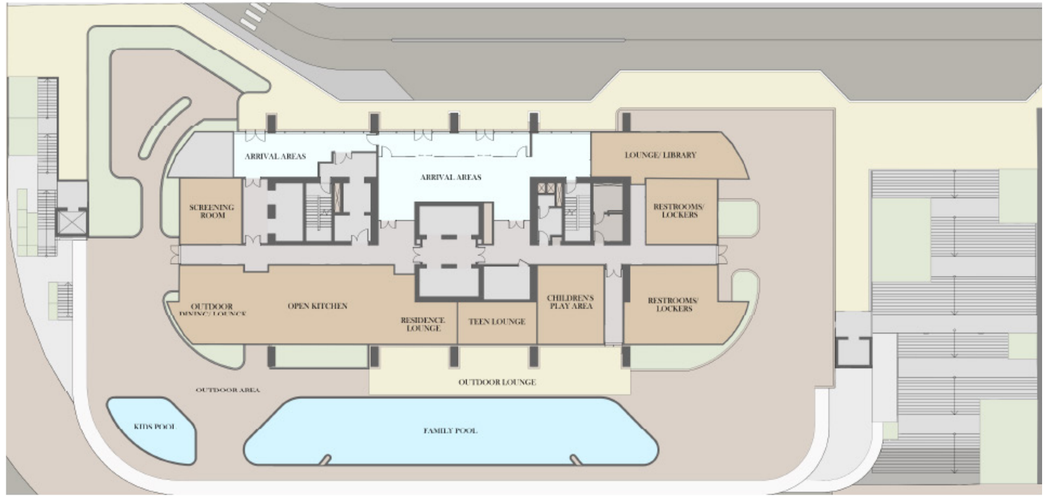


SEA

LEGEND F&B/ RETAIL

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

Podium 2 floor plan



SEA

LEGEND AMENITIES

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

Podium 3 floor plan



SEA

LEGEND 1 BEDROOM 2 BEDROOM 3 BEDROOM

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

Podium 4 - 5 typical floor plan





LEGEND 1 BEDROOM 2 BEDROOM 3 BEDROOM

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

1st to 5th typical floor plan





LEGEND 1 BEDROOM 2 BEDROOM 3 BEDROOM

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

6th to 17th typical floor plan

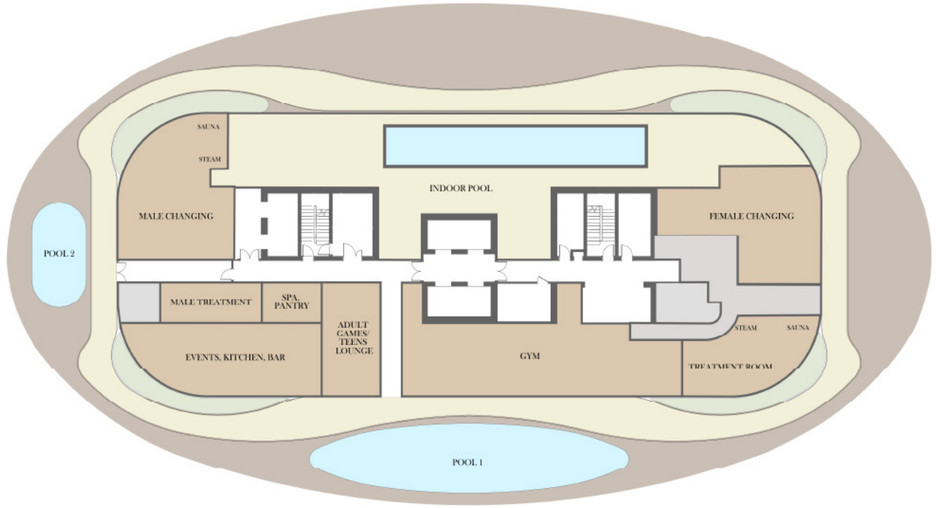




LEGEND 1 BEDROOM 2 BEDROOM 3 BEDROOM

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

19th floor plan





LEGEND AMENITIES

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

20th to 28th typical floor plan





LEGEND 1 BEDROOM 2 BEDROOM 3 BEDROOM

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

29th floor plan





LEGEND AMENITIES

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

30th to 32nd typical floor plan



LEGEND 1 BEDROOM 2 BEDROOM 3 BEDROOM

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

33rd floor plan



LEGEND AMENITIES

Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

Unit Layouts

One Bedroom

TYPE 1 BR-A



No. of BR	1
Total Area	1115 Sq ft *

(*)Starting from



LEVEL 20 - 28 | LEVEL 29 | LEVEL 30 - 32 | LEVEL 33

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

One Bedroom

TYPE 1 BR-B



No. of BR	1
Total Area	1064 Sq ft *

(*)Starting from



LEVEL P3 | LEVEL P4 ,P5 ,1 - 5 | LEVEL 6 - 17 | LEVEL 20 - 28 | LEVEL 29 | LEVEL 30 - 32

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One Bedroom

TYPE 1 BR-B1



No. of BR	1
Total Area	1600 Sq ft *

(*)Starting from



LEVEL 33

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One Bedroom

TYPE 1 BR-C



No. of BR	1
Total Area	1203 Sq ft *

(*)Starting from



LEVEL P4 ,P5 ,1 - 5



LEVEL 6 - 17

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Two Bedroom

TYPE 2 BR-A



No. of BR	2
Total Area	1941 Sq ft *

(*)Starting from



LEVEL P3 LEVEL P4 ,P5 ,1 _ 5 LEVEL 6 _ 17

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Two Bedroom

TYPE 2 BR-B



No. of BR	2
Total Area	1881 Sq ft *

(*)Starting from



LEVEL 3 LEVEL P4 ,P5 ,1 - 5 LEVEL 6 - 17 LEVEL 20 - 28 LEVEL 33 LEVEL 29 LEVEL 30 - 32

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Two Bedroom

TYPE 2 BR-C



No. of BR	2
Total Area	1796 Sq ft *

(*)Starting from



LEVEL P4 ,P5 ,1 - 5



LEVEL 6 - 17

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Two Bedroom

TYPE 2 BR-D



No. of BR	2
Total Area	1875 Sq ft *

(*)Starting from



LEVEL P4 ,P5 ,1 - 5



LEVEL 6 - 17



LEVEL 20 - 28



LEVEL 29



LEVEL 30 - 32

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Two Bedroom

TYPE 2 BR-D1



No. of BR	2
Total Area	2390 Sq ft *

(*)Starting from

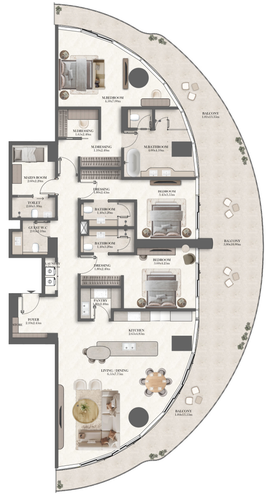


LEVEL 33

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Three Bedroom

TYPE 3 BR-A



No. of BR	3
Total Area	2998 Sq ft *

(*)Starting from



LEVEL P3



LEVEL P4 ,P5 ,1 - 5

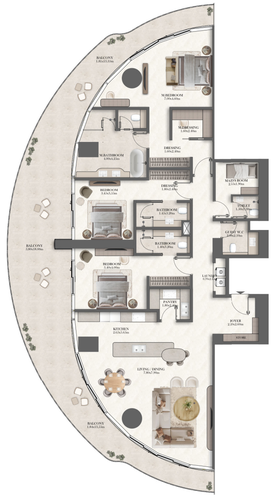


LEVEL 29

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Three Bedroom

TYPE 3 BR-AM



No. of	3
Total Area	2967 Sq ft *

(*)Starting from



LEVEL P3



LEVEL P4 ,P5 ,1 - 5

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Three Bedroom

TYPE 3 BR-B



No. of BR	3
Total Area	2901 Sq ft *

(*)Starting from



LEVEL 20 - 28



LEVEL 29



LEVEL 30 - 32



LEVEL 33

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Three Bedroom

TYPE 3 BR-C



No. of BR	3
Total Area	3412 Sq ft *

(*)Starting from



LEVEL 6 - 17



LEVEL 20 - 28

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Three Bedroom

TYPE 3 BR-CM



No. of BR	3
Total Area	3390 Sq ft *

(*)Starting from

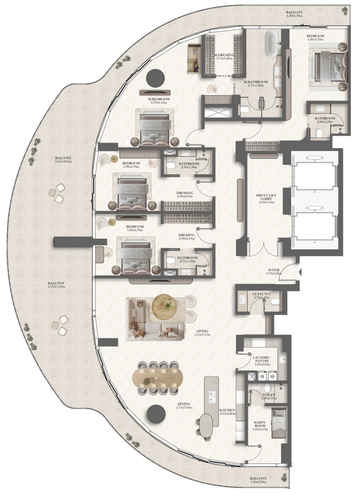


LEVEL 6 - 17

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Four Bedroom

TYPE 4 BR-A



No. of BR	4
Total Area	4259 Sq ft *

(*)Starting from



LEVEL 29



LEVEL 30 - 32

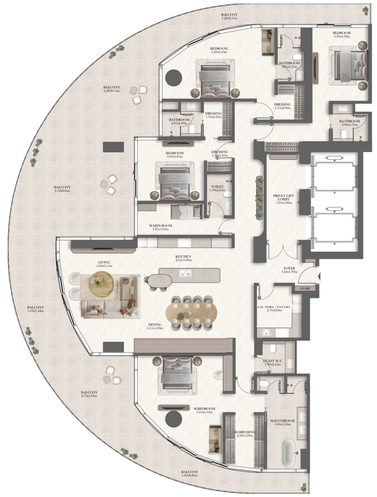


LEVEL 33

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Four Bedroom

TYPE 3 BR-CM



No. of BR	4
Total Area	4467 Sq ft *

(*)Starting from



LEVEL 20 - 28

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PROPERTY SHOP
INVESTMENT