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REAL ESTATE DEVELOPMENT

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LULUAT
MARINA
AT LULUAT AL RAHA

Intro

EDITOR'S / DEVELOPER'S NOTE

Every home reflects a different point of view

SEA VIEW. MARINA VIEW. PARK VIEW.

At ICTReD, we believe a home is defined by more than walls and layouts. It is shaped by perspective, the view you wake up to, the rhythm of your day, and the sense of belonging you feel over time.

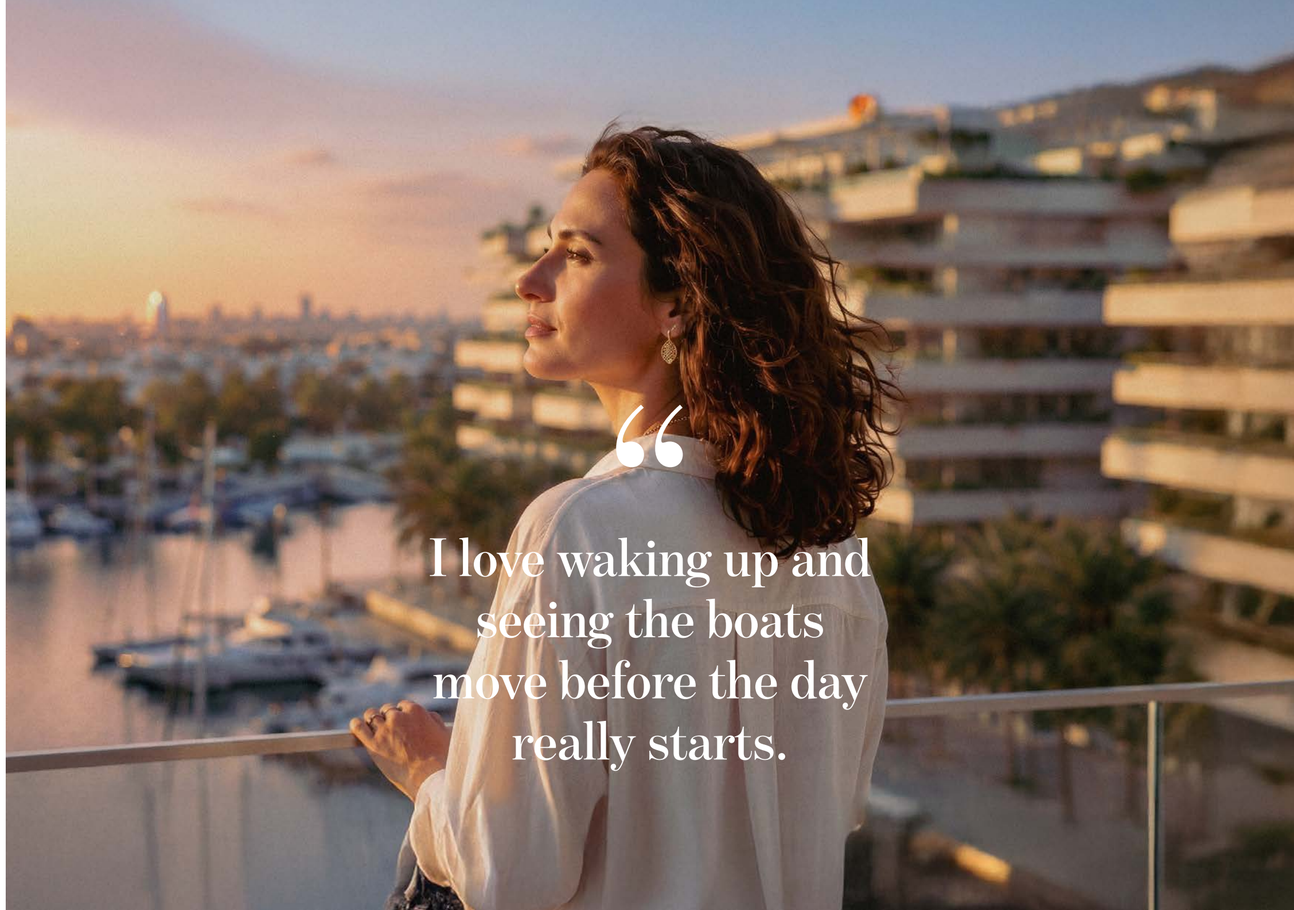
Luluat Marina is designed around this belief. Located within the Marina District at Luluat Al Raha, it offers residents the freedom to choose a view that reflects how they live.

HERE, EVERY RESIDENCE IS SHAPED AROUND A POINT OF VIEW. AND EVERY POINT OF VIEW FINDS ITS PLACE.

If you're a marina lover.
This is the place for you.

If you're a marina lover.
This is the place for you.

If you're drawn to water and movement, Luluat Marina brings the marina into everyday view. Morning light reflects across the water, boats drift by, and walks along the promenade become part of the daily rhythm.
Studios, lofts, and marina-facing apartments are designed to keep you connected to the ease and energy of waterfront living from morning to evening.



If you're building a life with family.
This is the place for you.

If you're building a life with family. This is the place for you.

If space, greenery, and balance matter, Luluat Marina offers room for life to unfold naturally. Park views open the home outward, while green spaces invite children to play freely and families to spend more time together.

Larger apartments suit the rhythm of family life, where mornings are calm, afternoons stretch outdoors, and everyday moments happen without effort. The park becomes part of the home, a place to gather, play, and unwind.

If you value lifestyle and space.

This is the place for you.

If you value lifestyle and space. This is the place for you.

Sea views become part of everyday living at Luluat Marina, where leisure, wellness, social time, and quiet moments flow naturally together. Lofts and flexible layouts create openness and adaptability, while pools, fitness facilities, and walkable surroundings support an active, connected lifestyle where everything feels thoughtfully considered.

“My home here fits the way I live, not the other way around.

If you're thinking long term
This is the place for you.

If you're thinking long term
This is the place for you.

If you look beyond trends and focus on places people genuinely want to live, Luluat Marina stands out. Its appeal isn't explained. It's felt. Location, planning, and lifestyle come together in a way that naturally attracts demand.

It's an address chosen for how it lives today, and how it holds relevance over time.

A growing waterfront destination

The Marina District has already welcomed residents through the successful launch of Juman 1, Juman 2, and Juman 3, each contributing to a community shaped by lifestyle, location, and long-term relevance.

These buildings laid the foundation for a connected waterfront neighbourhood.

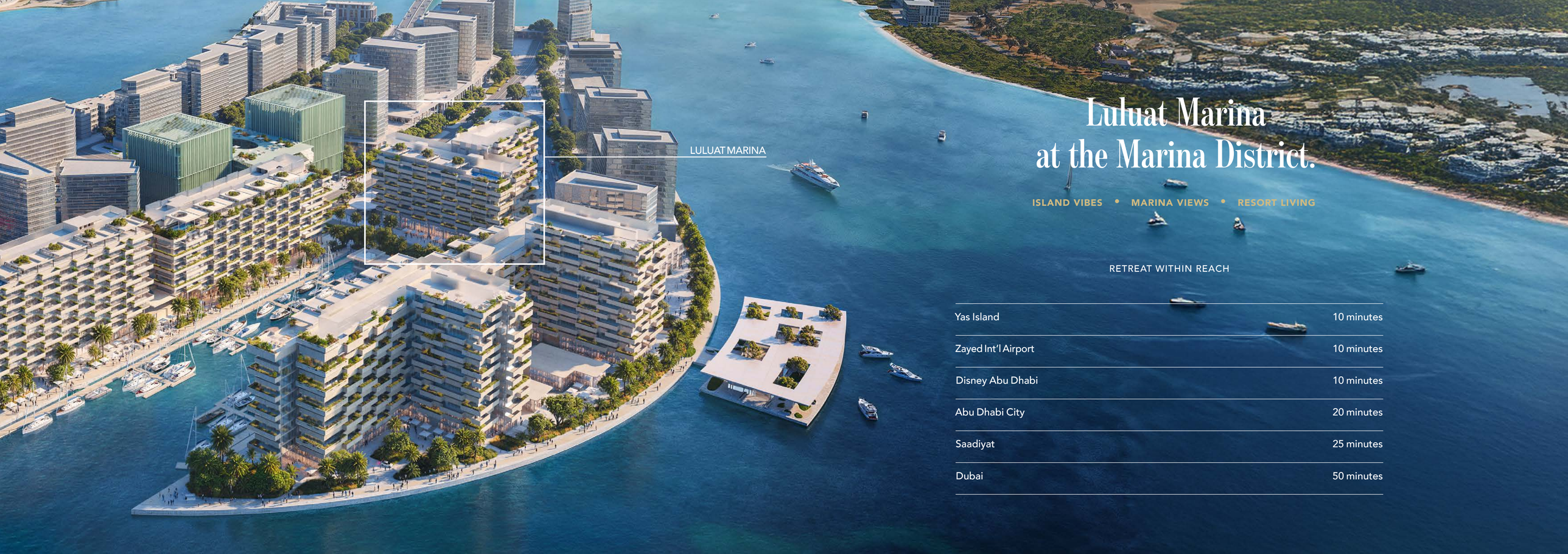
Invest in an international award-winning master plan project.

Luluat Marina

A point of view on connectivity

Luluat Marina sits within Luluat Al Raha, a new island destination at the heart of Al Raha Beach. Defined by its marina-front setting and coastal character, the Marina District offers seamless access to Yas Island, Saadiyat, Abu Dhabi city, and Zayed International Airport.

While connectivity remains effortless, the environment feels calm and considered. Water replaces congestion, walkways replace noise, and daily life feels balanced between movement and retreat. A location designed for modern living, without compromise.



Luluat Marina at the Marina District.

ISLAND VIBES • MARINA VIEWS • RESORT LIVING

RETREAT WITHIN REACH

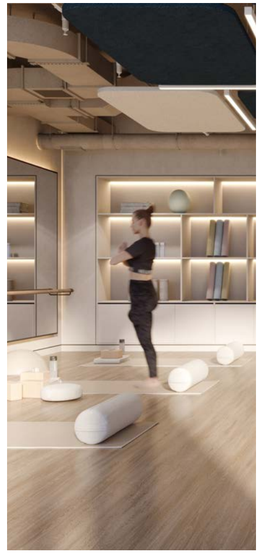
Yas Island	10 minutes
Zayed Int'l Airport	10 minutes
Disney Abu Dhabi	10 minutes
Abu Dhabi City	20 minutes
Saadiyat	25 minutes
Dubai	50 minutes

Amenities

Life at Luluat Marina is shaped around amenities designed for everyday ease.

Swimming pools and fitness facilities support daily routines, while landscaped outdoor spaces and the marina promenade encourage movement, gathering, and time outdoors. Nearby beach and food & beverage outlets add convenience.

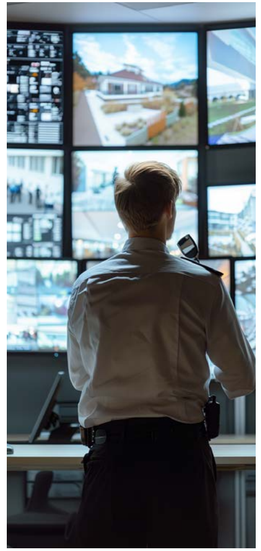
Concierge services and 24/7 security ensure peace of mind, allowing residents to focus on living comfortably and confidently.



FITNESS FACILITIES

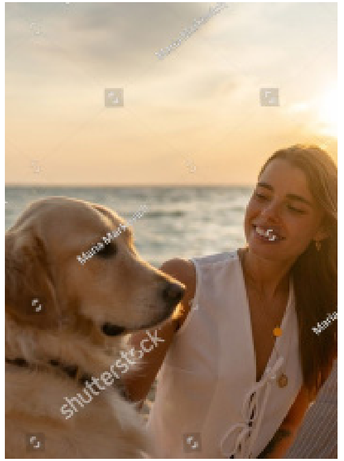
MARINA PROMENADE

SWIMMING POOLS



24/7 SECURITY

Designed to fit into everyday life



BEACH

CONCIERGE SERVICES

F&B

EVERY METER COUNTS

LULUAT
MARINA
AT LULUAT AL RAHA

Total Residences
159 residences

Studio	51 sqm
1 BHK	93 sqm
1 BHK Loft	145 sqm
2 BHK	165 sqm
2 BHK Duplex	207 sqm
2 BHK + M	202 sqm
3 BHK	263 sqm

Views

Marina View

Views

Park View

Views

Sea View

Masterplan

A point of view on design

The Marina District masterplan is shaped around water, openness, and flow, with residences designed to maximise views, natural light, and connection. At the heart of it, Luluat Marina is conceived as an integrated waterfront address, where landscaped walkways, green spaces, and the marina promenade come together to create an intuitive and effortless way of living.

LULUAT
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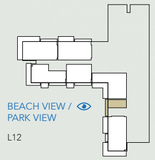
STUDIO

Maximum gross sellable area: **58.59** sq.m.

Minimum gross sellable area: **45.60** sq.m.

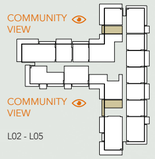
ROOM SCHEDULE

1. **Master bedroom**
   5.25m x 4.00m
2. **Kitchen**
   3.00m x 1.89m
3. **Master bathroom**
   3.25m x 1.70m



L12

L06 - L11



L02 - L05

LULUAT
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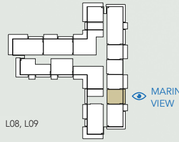
1BEDROOM

Maximum gross sellable area: **98.39** sq.m.

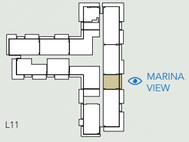
Minimum gross sellable area: **87.42** sq.m.

ROOM SCHEDULE

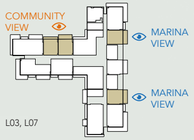
1. **Master bedroom**
   6.00m x 3.85m
2. **WIC**
   2.19m x 2.50m
3. **Master bathroom**
   2.00m x 3.50m
4. **Living / Dining**
   5.00m x 4.40m
5. **Kitchen**
   1.85m x 1.70m
6. **Powder Room**
   1.60m x 2.05m



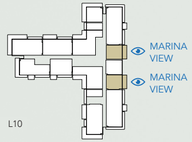
L08, L09



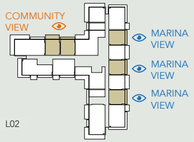
L11



L03, L07



L10



L02

LULUAT MARINA
AT LULUAT AL RAHA

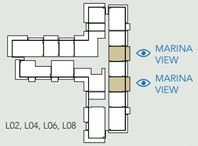
LOFT **1BD**

Maximum gross sellable area: **144.56** sq.m.

Minimum gross sellable area: **144.47** sq.m.

ROOM SCHEDULE

1. **Living**
   3.80m x 8.60m
2. **Dining**
   2.90m x 4.60m
3. **Kitchen**
   2.60m x 4.65m
4. **Powder Room**
   2.30m x 1.70m
5. **WIC**
   2.50m x 1.20m
6. **Master Bedroom**
   4.00m x 4.50m
7. **Bathroom**
   1.80m x 4.15m
8. **Office**
   2.40m x 2.08m



LULUAT MARINA
AT LULUAT AL RAHA

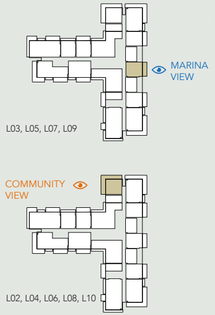
DUPLEX **2BD + M**

Maximum gross sellable area: **236.83** sq.m.

Minimum gross sellable area: **169.49** sq.m.

ROOM SCHEDULE

1. **Living/ Dining**
   4.00m x 8.50m
2. **Kitchen**
   4.50m x 2.50m
3. **Powder Room**
   1.20m x 2.50m
4. **Laundry**
   2.30m x 1.00m
5. **WIC**
   2.80m x 1.90m
6. **Master Bedroom**
   4.80m x 4.20m
7. **Master Bathroom**
   2.30m x 3.70m
8. **Bathroom**
   1.80m x 2.50m
9. **Bedroom**
   4.20m x 5.00m
10. **Maid Room**
    2.70m x 2.46m
11. **Maid's Bath**
    1.28m x 2.46m



LULUAT MARINA
AT LULUAT AL RAHA

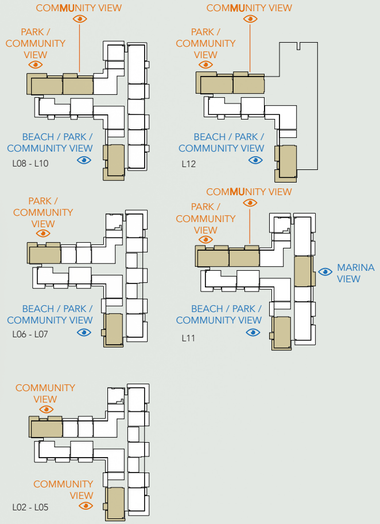
2 BEDROOM + M
TYPE A

Maximum gross sellable area: **229.96** sq.m.

Minimum gross sellable area: **187.55** sq.m.

ROOM SCHEDULE

1. **Master bedroom**
   4.00m x 4.00m
2. **WIC**
   1.75m x 3.00m
3. **Master bathroom**
   3.35m x 2.25m
4. **Bedroom**
   4.00m x 3.95m
5. **Bathroom**
   2.60m x 1.70m
6. **Living/ Dining**
   8.15m x 5.25m
7. **Kitchen**
   3.40m x 3.85m
8. **Powder Room**
   2.25m x 2.15m
9. **Maid Room**
   2.15m x 3.60m
10. **Maid's Bath**
    2.15m x 1.25m



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2 BEDROOM + M
TYPE B

Maximum gross sellable area: **195.03** sq.m.

Minimum gross sellable area: **174.30** sq.m.

ROOM SCHEDULE

1. **Master bedroom**
   4.00m x 3.95m
2. **WIC**
   2.45m x 1.80m
3. **Master bathroom**
   2.85m x 3.30m
4. **Bedroom**
   4.05m x 3.60m
5. **Bathroom**
   1.80m x 2.65m
6. **Living Dining**
   4.90m x 10.40m
7. **Kitchen**
   3.40m x 3.20m
8. **Powder Room**
   2.15m x 2.75m
9. **Maid Room**
   3.20m x 2.10m
10. **Maid's Bath**
    2.10m x 1.25m

LULUAT MARINA
AT LULUAT AL RAHA

2 BEDROOM + M
TYPE C

Maximum gross sellable area: **190.40** sq.m.

Minimum gross sellable area: **179.11** sq.m.

ROOM SCHEDULE

1. **Master bedroom**
   4.00m x 3.75m
2. **WIC**
   1.85m x 3.45m
3. **Master bathroom**
   3.35m x 3.22m
4. **Bedroom**
   4.00m x 3.75m
5. **Bathroom**
   1.50m x 2.65m
6. **Living Room**
   7.35 x 4.05m
7. **Dining**
   2.90m x 3.75m
8. **Kitchen**
   3.10m x 3.75m
9. **Powder Room**
   1.70m x 2.10m
10. **Laundry Room**
    1.00m x 1.50m
11. **Maid's Room**
    3.80m x 2.05m
12. **Maid's Bath**
    2.10m x 1.50m
13. **Study Room**
    2.60m x 2.10m

LULUAT MARINA
AT LULUAT AL RAHA

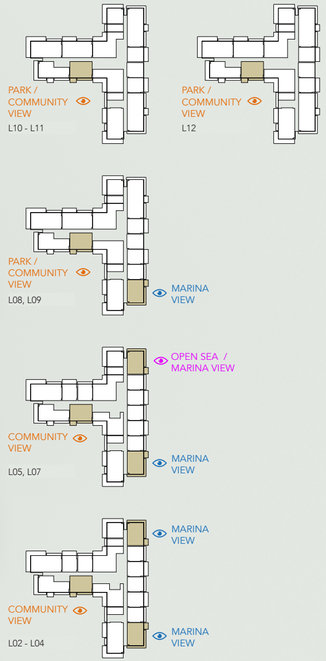
2 BEDROOM
TYPE D

Maximum gross sellable area: **179.56** sq.m.

Minimum gross sellable area: **136.13** sq.m.

ROOM SCHEDULE

1. **Living/ Dining**
   4.00m x 6.35m
2. **Kitchen**
   3.00m x 3.10m
3. **Powder Room**
   1.40m x 1.90m
4. **Laundry**
   2.05m x 1.10m
5. **WIC**
   2.60m x 1.75m
6. **Master Bedroom**
   3.80m x 4.10m
7. **Master Bathroom**
   3.25m x 3.00m
8. **Bathroom**
   1.70m x 2.60m
9. **Bedroom**
   4.10m x 4.00m



LULUAT MARINA
AT LULUAT AL RAHA

2 BEDROOM
TYPE E

Maximum gross sellable area: **202.32** sq.m.

Minimum gross sellable area: **174.63** sq.m.

ROOM SCHEDULE

1. **Master bedroom**
   4.00m x 4.05m
2. **WIC**
   3.10m x 1.75m
3. **Master bathroom**
   4.70m x 2.15m
4. **Bedroom**
   3.95m x 3.75m
5. **Bathroom**
   1.85m x 2.75m
6. **Living/ Dining**
   6.00m x 4.80m
7. **Kitchen**
   3.25m x 2.60m
8. **Powder Room**
   1.70m x 2.55m
9. **Laundry Room**
   2.15m x 3.10m

LULUAT MARINA
AT LULUAT AL RAHA

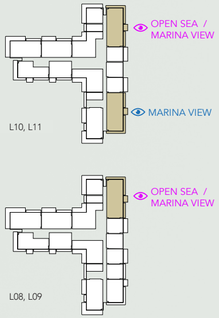
3 BEDROOM

Maximum gross sellable area: **282.43** sq.m.

Minimum gross sellable area: **244.84** sq.m.

ROOM SCHEDULE

1. **Master bedroom**
   4.00m x 4.05m
2. **WIC**
   1.80m x 2.20m
3. **Master bathroom**
   3.70m x 2.70m
4. **Bedroom**
   4.00m x 4.05m
5. **Bathroom**
   1.80m x 2.45m
6. **Bedroom**
   4.00m x 4.00m
7. **Bathroom**
   1.80m x 2.65m
8. **Living/ Dining**
   5.10m x 8.20m
9. **Kitchen**
   3.90m x 3.90m
10. **Powder Room**
    2.15m x 1.50m
11. **Maid's Room**
    3.75m x 2.10m
12. **Maid's Bath**
    2.57m x 2.10m
13. **Laundry Room**
    2.10m x 2.05m



Investment

Why this place, why now?

Value is shaped by how people choose to live.

Luluat Marina sits within a district defined by strong connectivity, walkable waterfront living, and enduring lifestyle appeal. Its strength lies not in promises, but in daily demand, from residents who value location, outlook, and quality of planning.

It is an address shaped by relevance today, and resilience over time.

Contact our team for any inquiries:

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