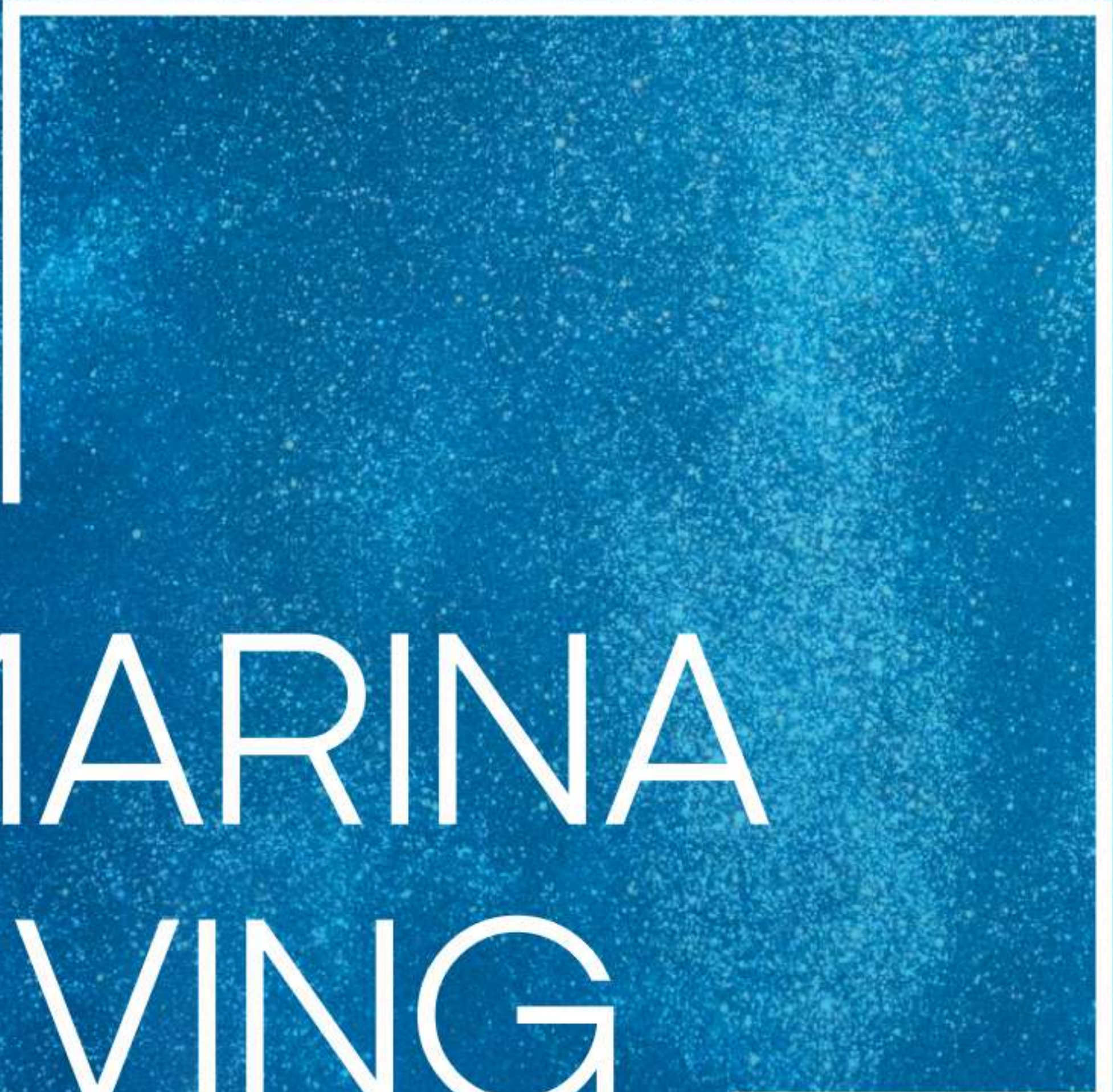




# MARINA LIVING

Dubai Marina

by  
**LMD°**

# A GLIMMERING WATERFRONT DESTINATION

Marina Living offers the latest addition of residences in Dubai Marina with sprawling views from every direction in one of the last remaining plots.





# WHEN LIFE IS IN FULL SWING



Free-spirited and vibrant, Dubai Marina is the world's largest man-made canal along the coastline of the Arabian Gulf.

The area is the most sought-after coastal community in Dubai. The prime location, positioned in parallel to Sheikh Zayed Road, provides access to major city attractions. An exceptional transportation network connects the area to the wider city via public methods, including water taxi and trams.

Dubai Marina can be undoubtedly called the hallmark of Dubai.



Enjoy yachting, walk along the promenade, get shopping experiences at the renowned Dubai Marina Mall, visit the luxurious white beaches, such as JBR Beach, and enjoy a ride of the Ain Dubai to experience the thrill of the skyline across the city horizon — all this and even more can be done in Dubai Marina.



# NEARBY PLACES

- |                                                                                     |                                                                                                                             |                                                                                       |                                                                                                                                 |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|  | JBR BEACH<br> 5 Minutes                  |  | DIFC<br> 20 Minutes                        |
|  | MARINA MALL<br> 5 Minutes                |  | DUBAI INTERNATIONAL AIRPORT<br> 24 Minutes |
|  | PALM JUMEIRAH<br> 10 Minutes             |  | DUBAI WORLD CENTRAL<br> 25 Minutes         |
|  | DUBAI MALL & BURJ KHALIFA<br> 18 Minutes |  | DUBAI OPERA HOUSE<br> 30 Minutes           |

# POSITIONED ON THE VIBRANT LOCALE OF DUBAI MARINA'S WEST END

Positioned on one of the last remaining plots in Dubai Marina. A bustling destination with a wide array of outdoor activities, world-renowned touristic destinations and iconic landmarks.

A limited collection of 205 residences spanning 19-floor levels with views of the Arabian Gulf and Sheikh Zayed Road.

Marina Living is a residential blend of well-planned one - and two-bedroom apartments with amenities that nurture a social engagement platform on its podium and enough of sport facilities for the health conscious.

# 19

FLOOR LEVELS

# 205

RESIDENCES

# 2025

Q2 HANDOVER DATE



# RITUALS AT MARINA LIVING

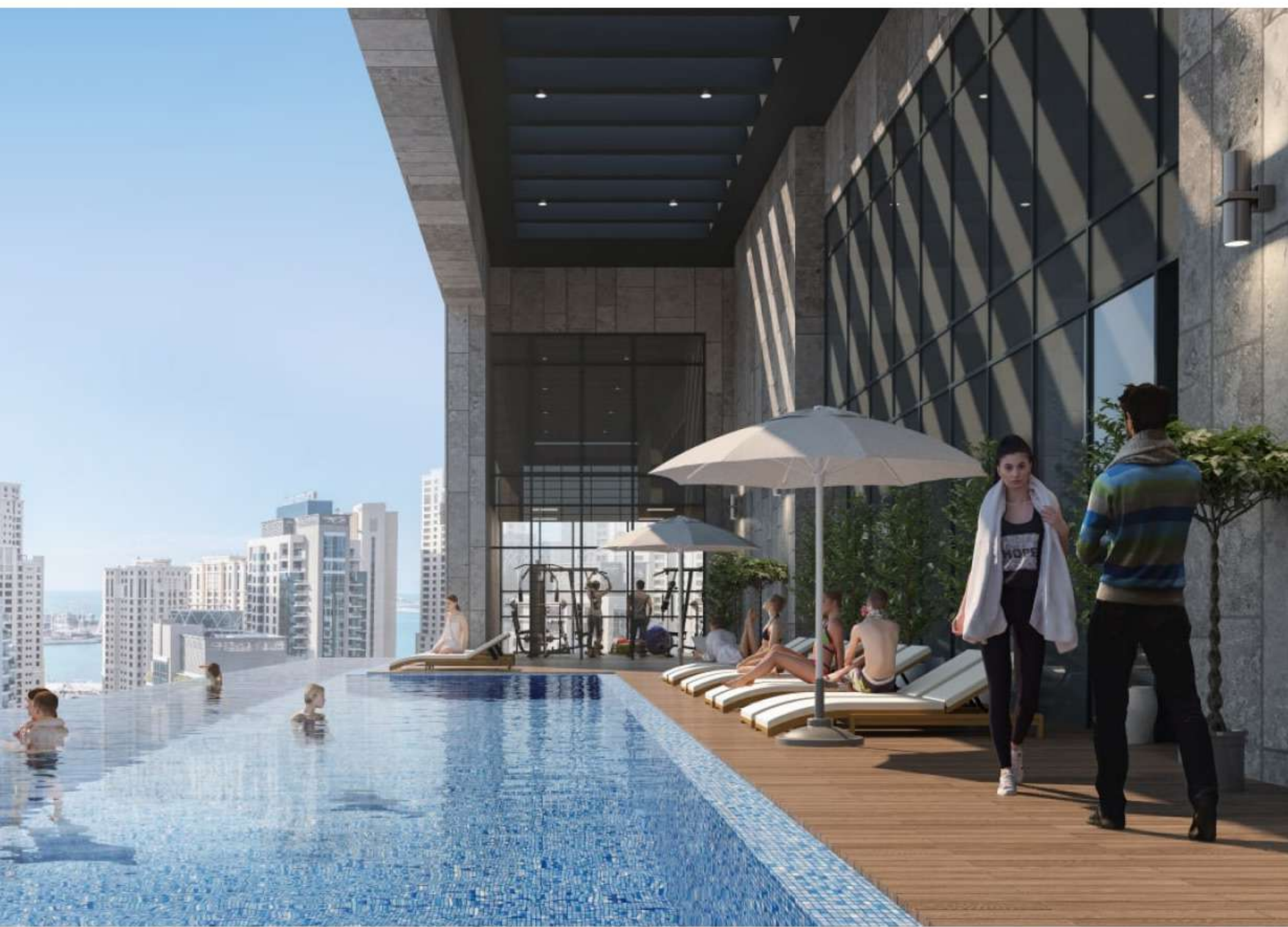
- Rooftop Infinity Pool
- Landscaped BBQ Deck
- Paddle Court
- State-of-the-art gym
- Children Play Area
- Steam Room and Sauna



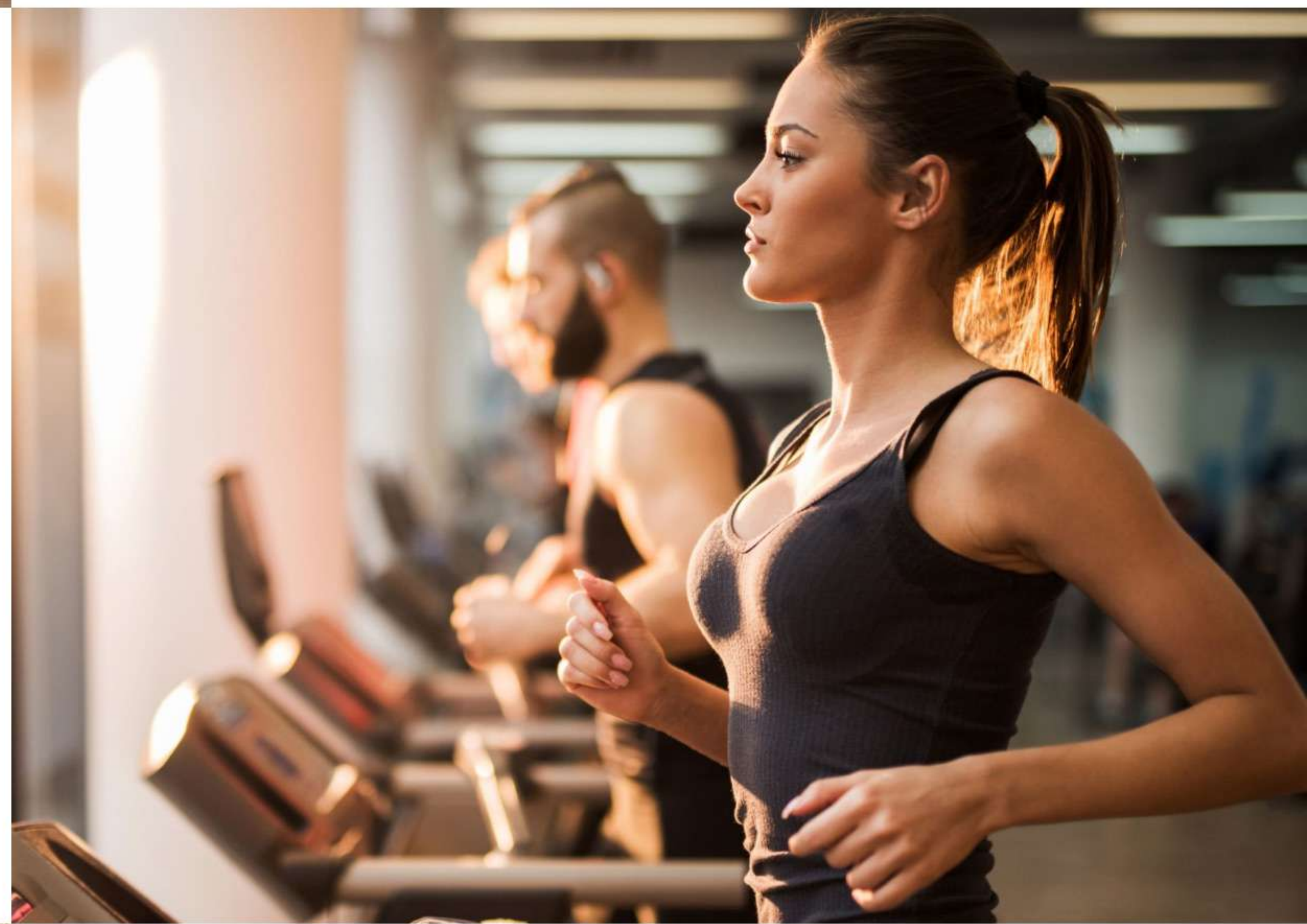
# AWE-INSPIRING ENTRANCE



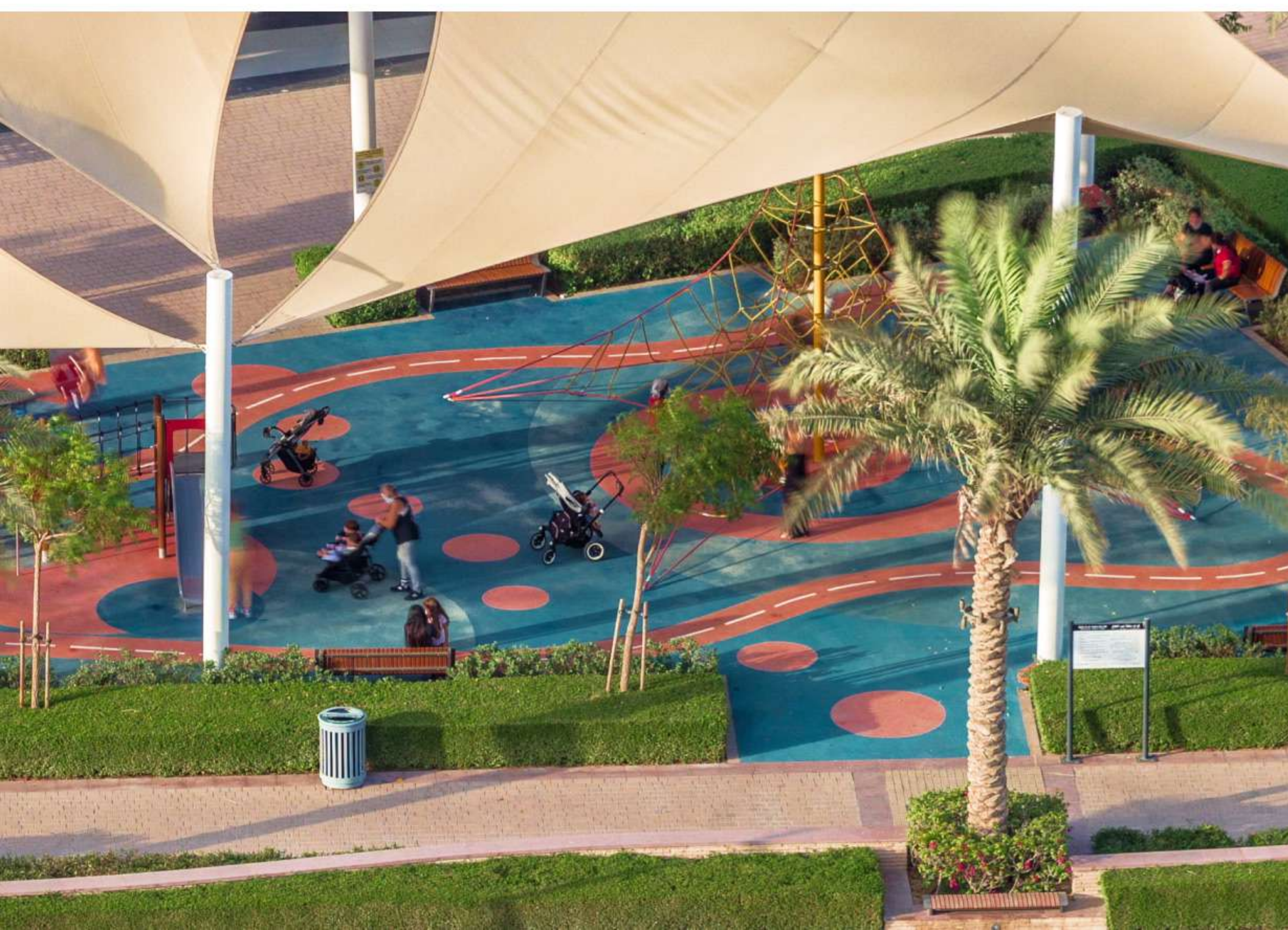
# ROOFTOP INFINITY POOL



# MODERN GYM FACILITY



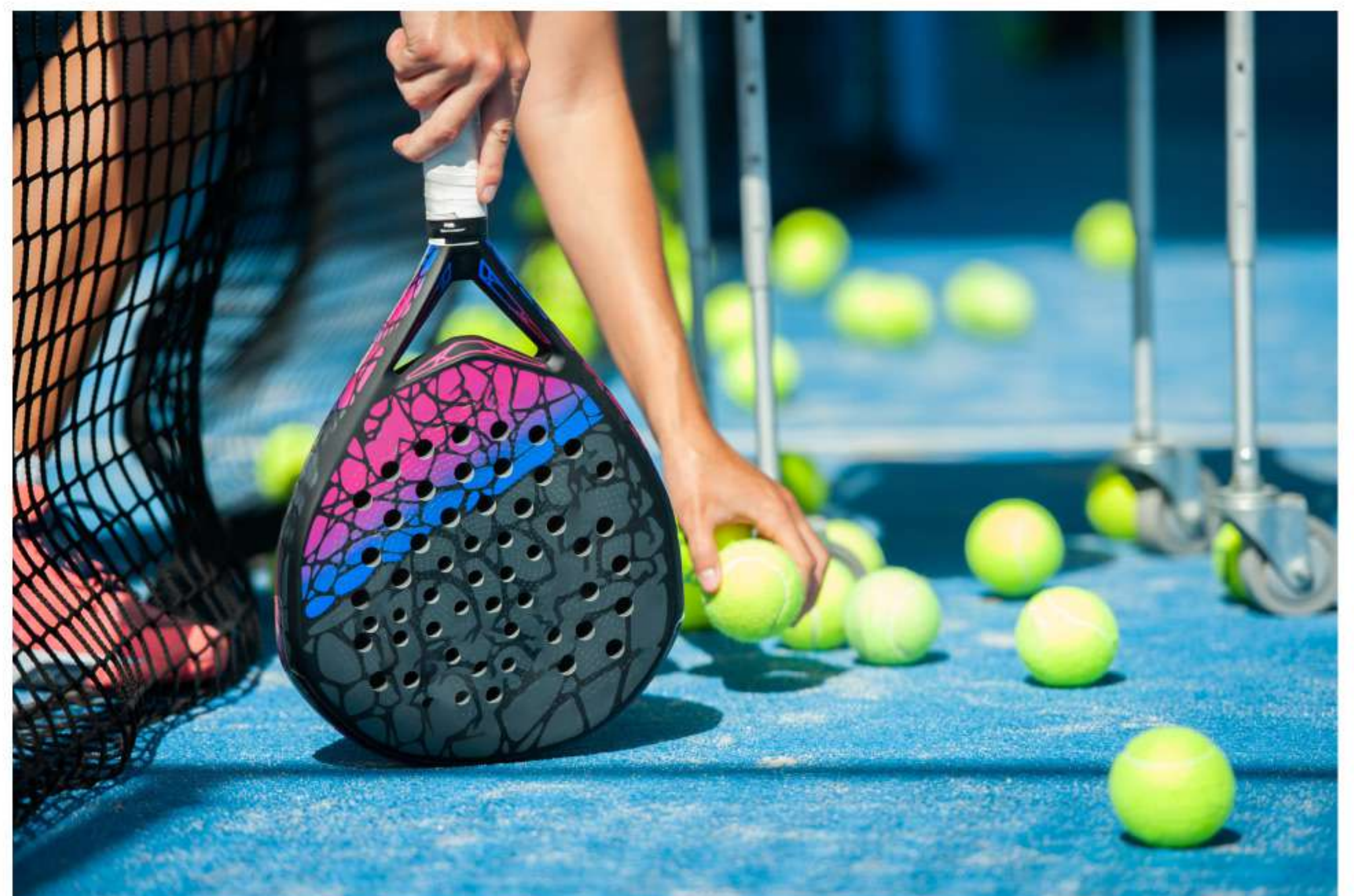
# CHILDREN PLAY AREA





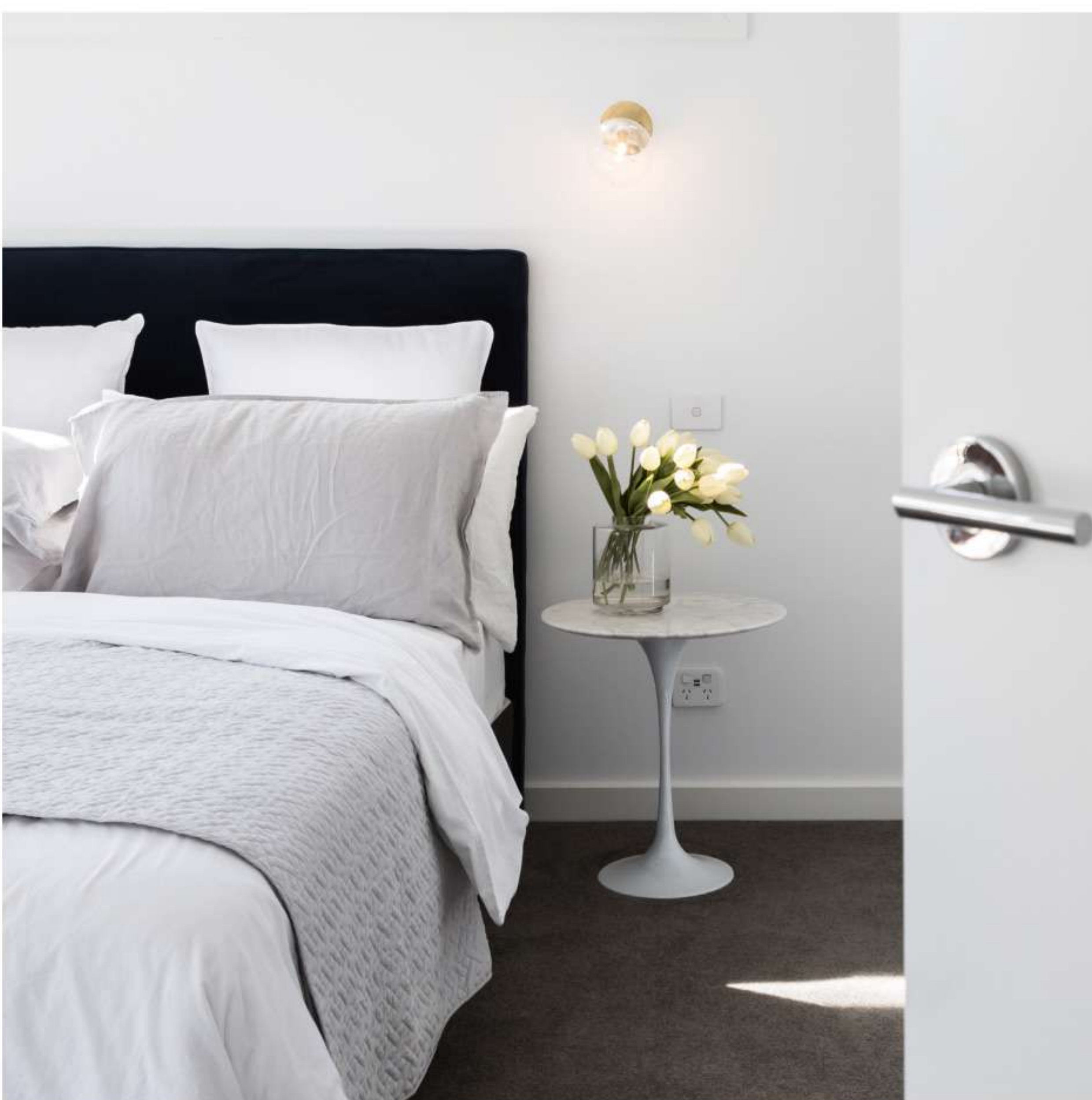
BBOQ AREA  
SURROUNDED BY  
GREEN LANDSCAPE

OPEN AIR  
PADDLE COURT



# IMPECCABLY DESIGNED APARTMENTS

Functional and thoughtful layout of the apartments with modern design and neutral colors which are pleasing to the eye.





## INTEGRATED KITCHEN AND LIVING ROOM

The kitchen and living room are merged as envisioned, providing extra space for amazing times and valuable memories with family and friends.

A fridge, oven, and cooker are among the latest appliances in the kitchen.



# DISTINCT OFFERING



Attractive  
payment plan



Vibrant  
urban living



A limited opportunity  
located in one of the last  
plots in Dubai Marina



Well-connected and safe  
multi-modal transportation  
network



Wide range of world-  
class amenities



Eclectic Residential  
Layouts

Dubai Marina is one of the most attractive residential areas of Dubai. High demand and limited land for new construction make Marina Living one of the city's latest and most significant investment opportunities.

**95%** DUBAI MARINA  
OCCUPANCY RATE

**8%** EXPECTED ANNUAL  
RENTAL YIELD





# DUBAI IN FIGURES

**83%** YEARLY GROWTH IN  
TRANSACTIONS

The residential market witnessed a record in the first quarter in the total volume of transactions

**16<sup>TH</sup>** GLOBALLY  
RANKED

Ease of doing business index ranked Dubai the 16th globally in 2021

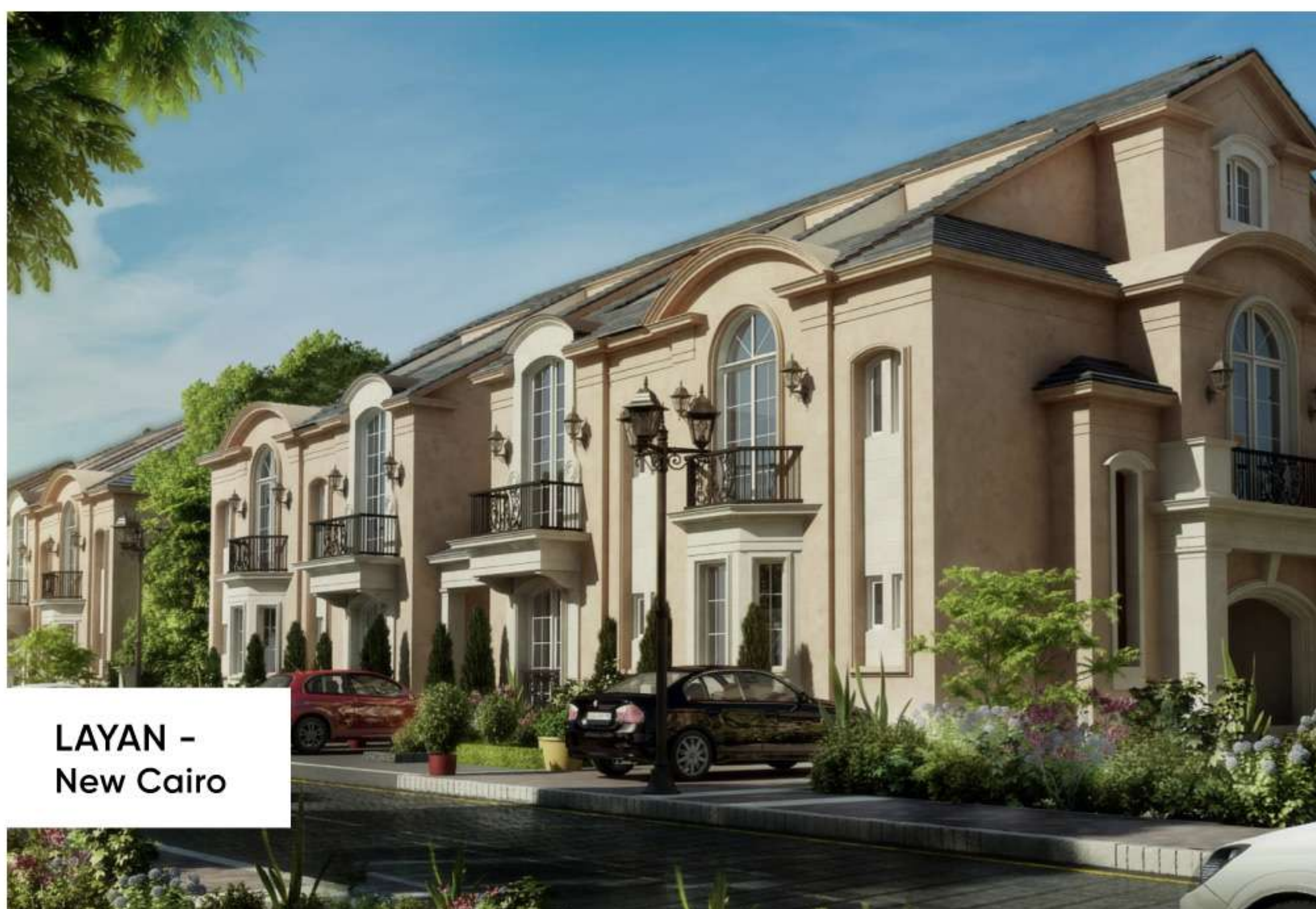
**7%** EXPECTED POPULATION  
GROWTH

40% of Dubai's 2.5 million population is between 20-35 years and in need of contemporary accommodation. The city's population is expected to grow at 7% annually and reach 5 million by 2030

**7.28<sub>M</sub>** TOURISTS IN  
2021

Dubai has the world's highest visitor per resident ratio of 5.7 and an estimated 7.28 million tourists travelling to Dubai in 2021 making it the fourth most visited city in the world

# LMD°



Since its inception, **LMD** has become a household name in the Real Estate market because of its credibility and unrelenting drive to raise the bar for design, construction, customer service and community engagement.

Continuing to deliver projects in Egypt and Dubai, LMD prides itself in its diversifying reach, adding new geographies and market segments.

W Residences Cairo, Layan New Cairo, Continental Tower Dubai Marina are a few developments under the LMD portfolio.