BLUE MARINA

RESIDENCE

SHAKIROV
DEVELOPMENTS

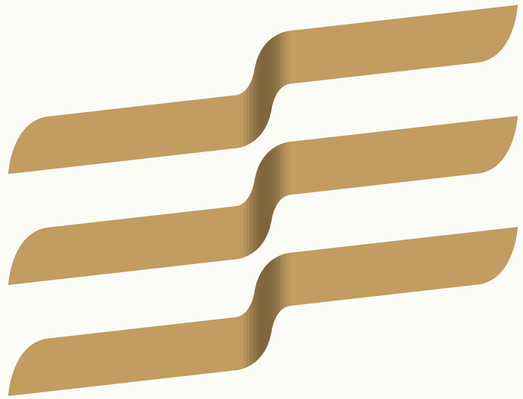


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CONNECT WITH US


This is glamour unfettered,
luxury in its purest form.







SHAKIROV DEVELOPERS

A visionary *waterfront* development, Blue Marina Residence is where elegant modern living meets seaside serenity.

Each element is created to offer a lifestyle that puts together luxury with wellness, activity with relaxation, and architecture with nature.

Welcome to a unique living experience. ***Here you will savour relaxation and comfort like no other.***


BLUE
MARINA
RESIDENCE
Beyond Luxury,
Beside the Sea

INTRODUCTION

Blue Marina Residence offers an elevated coastal lifestyle designed for comfort, connectivity & convenience.

Surrounded by serene waterfront views and modern amenities, it's where contemporary living meets natural beauty. Whether you're seeking a vibrant residence or a tranquil escape, ***Blue Marina Residence brings it all together.***

Location Dubai Islands	17 Square Kilometer Across 5 Islands	20+ Kilometer Beachfront	Road & Sea Links Mainland Dubai
1, 2, 3, 4 Bedroom Apartments	4 Apartments in Ground Floor	150+ Total Parking Area	



Where your home is the connection
to the environment, to yourself,
in harmony.

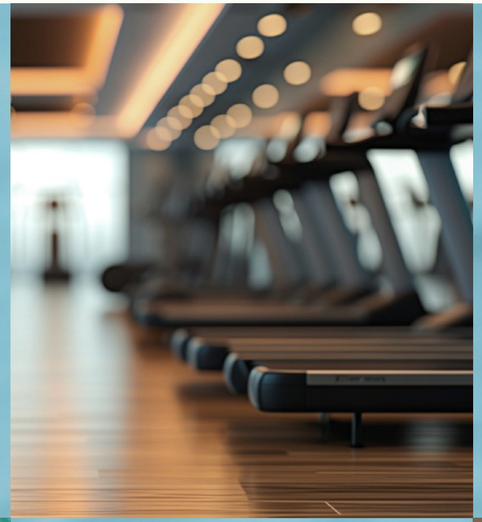


AMENITIES

Immerse yourself in a vibrant community enriched by exceptional experiences.

Infinity Pool

Unwind in the stunning infinity pool with uninterrupted views of the coastline.



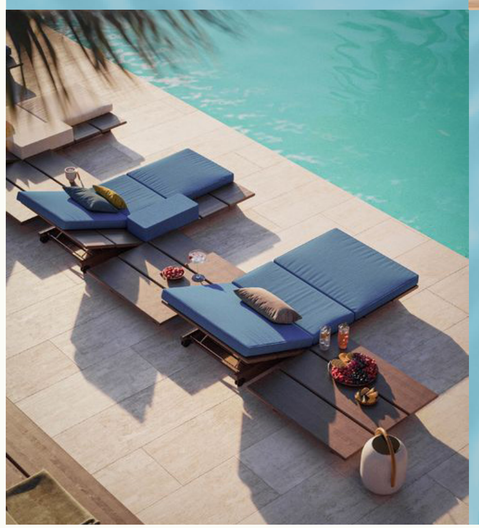
Open-Air Lounges

Breathe in the coastal breeze from thoughtfully designed open-air lounges.



Beachfront Access

Step directly onto the soft sands with private access to the beach.



Fitness Centre

Stay active in a fully equipped gym with state-of-the-art equipment.



Play Area

A safe and vibrant space where little ones can laugh, learn, and explore.




Panoramic Views at Infinity Pool

State of the Art Gym Facility



Tranquil Spa and Wellness




Community Barbeque Zone

LED TV with Outdoor Seating



Outdoor Cinema Projector

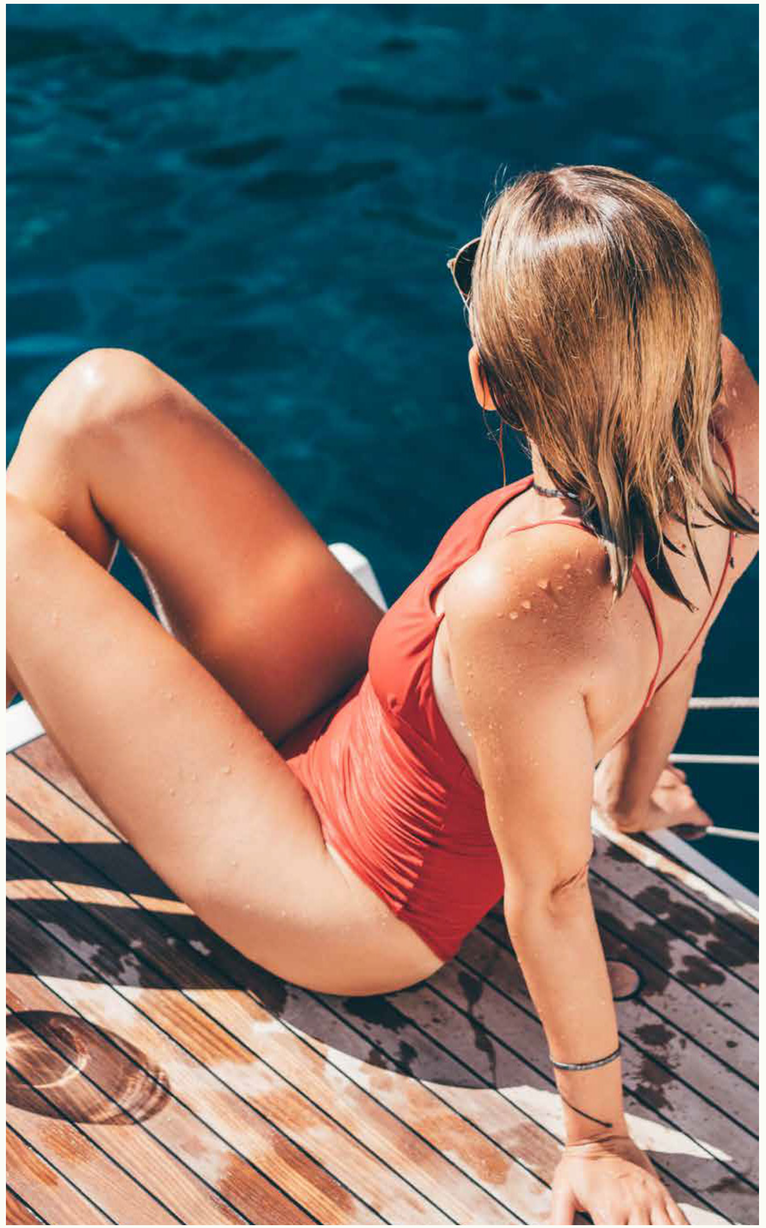


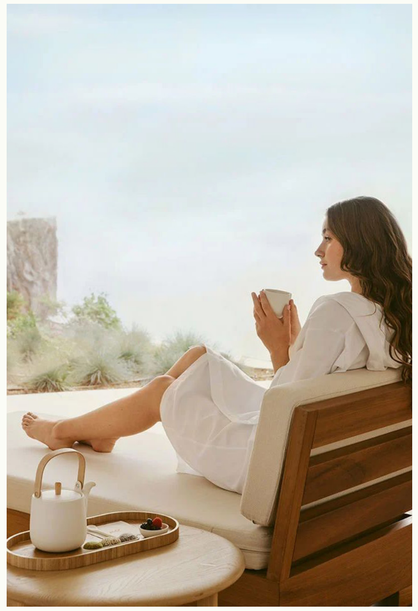
PRIME LOCATION

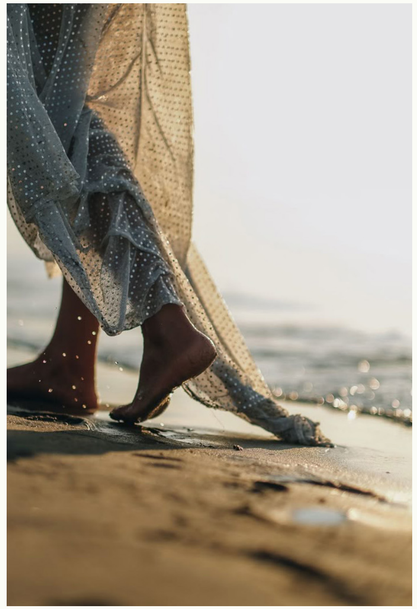
Dubai Islands is one of Dubai's most ambitious lifestyle projects. Spanning five interconnected islands, the development introduces:

A **Luxury** Coastal Lifestyle
80+ Upcoming Hotels
Wellness Resorts Family Getaways
Dubai's Longest **Beachfront**
A Smart **Infrastructure**
Direct Access Via **Land & Sea**

From ***Port Rashid to Al Mamzar,***
Blue Marina Residence enjoys a prime spot in the city's next premium waterfront district.








BLUE MARINA
RESIDENCE
DUBAI ISLANDS
AL MAMZAR BEACH PARK
Victoria International School
Pristine Private School Main Campus
The Elite English School
Dubai Hospital
The Apple International School Primary Campus
Canadian Specialist Hospital
PORT RASHID
INFINITY BRIDGE
DEIRA
DUBAI INTERNATIONAL AIRPORT
THE WORLD ISLANDS
BURJUMAN MALL
International Modern Hospital
Dubai Creek
DUBAI
Clemenceau Medical Center Hospital
Swiss International Scientific School in Dubai
DUBAI MALL
DOWNTOWN DUBAI
JUMEIRAH
Safa British School
Collegiate International School

IN DUBAI

Connected to the Best



DEIRA CITY CENTRE

15 MINUTES



DOWNTOWN DUBAI

25 MINUTES



DUBAI INTERNATIONAL AIRPORT

20 MINUTES



BUSINESS BAY

30 MINUTES



DUBAI WORLD TRADE CENTRE

25 MINUTES



DUBAI CREEK HARBOUR

20 MINUTES



LA MER BEACH

25 MINUTES



DUBAI MARINA

40 MINUTES



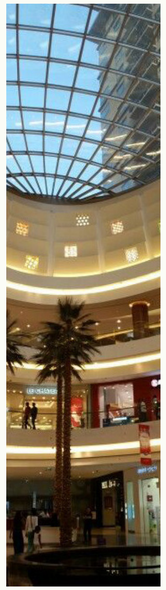
PALM JUMEIRAH

40 MINUTES



MAMZAR BEACH PARK

15 MINUTES



AL GHURAIR CENTRE

15 MINUTES



CITY WALK

25 MINUTES







ARCHITECTURE

Blue Marina Residence offers an elevated coastal lifestyle designed for comfort, connectivity & convenience. Explore the exquisite finishes that adorn each *apartment residence.*

Innovative Design
Smart Layouts
Light-Filled Homes
Elegant Facades
Premium Materials



RECEPTION & LOBBY AREA

An elegant first impression. The lobby at Blue Marina Residence welcomes you with sophisticated coastal charm, designed for function and grace.


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RECEPTION

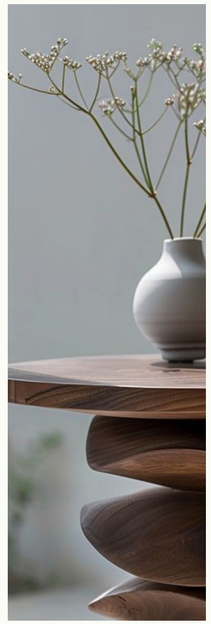


Wide Corridors













MODERN SPACES

Each apartment is finished with high-end materials, natural light streaming in through full-length windows, and serene color palettes that echo the marina surroundings.

Living and Dining Rooms











Master Bedrooms







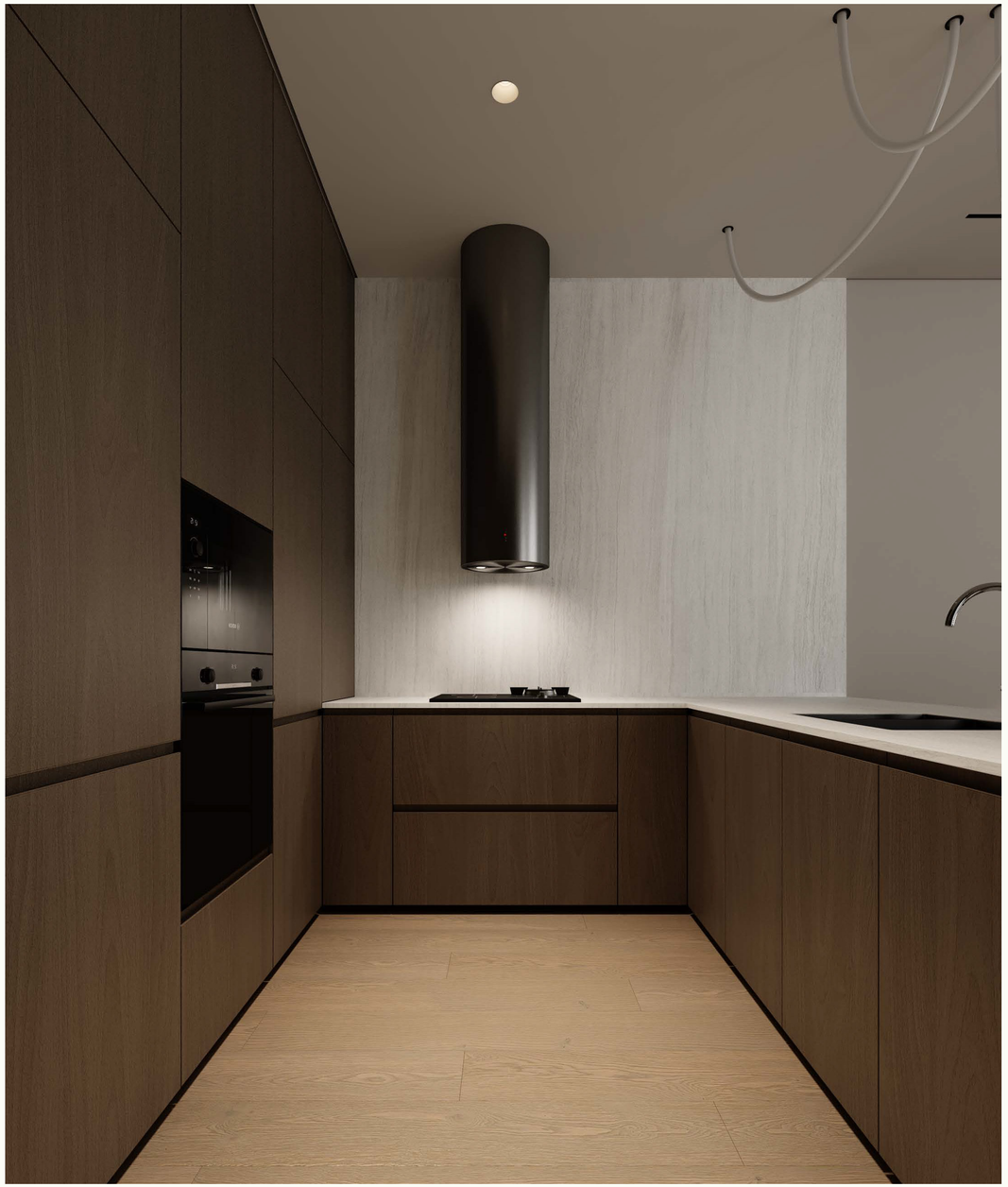




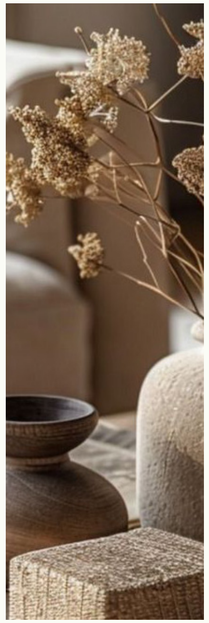
Fully Equipped Kitchens











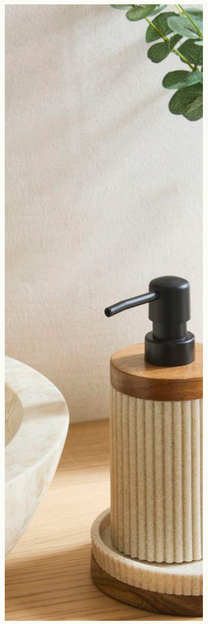
Spacious Bathrooms











LAYOUTS & STRUCTURE

Floor Plans

TYPE 01

3 - BEDROOM DUPLEX 01



SUITE AREA : 216.64 SQ.M 2331.89 SQ.FT

BALCONY AREA : 81.44 SQ.M 876.61 SQ.FT

TOTAL AREA : 298.08 SQ.M 3208.51 SQ.FT

TYPE 02

4 - BEDROOM
DUPLEX 01





SUITE AREA : 222.48 SQ.M 2394.75 SQ.FT

BALCONY AREA : 108.09 SQ.M 1163.47 SQ.FT

TOTAL AREA : 330.57 SQ.M 3558.23

TYPE 03

1 - BEDROOM APARTMENT



SUITE AREA : 58.48 SQ.M 629.47 SQ.FT

BALCONY AREA : 10.43 SQ.M 112.27 SQ.FT

TOTAL AREA : 68.91 SQ.M 741.74 SQ.FT

TYPE 04

1 - BEDROOM APARTMENT



SUITE AREA : 58.49 SQ.M 629.58 SQ.FT

BALCONY AREA : 4.56 SQ.M 49.08 SQ.FT

TOTAL AREA : 63.05 SQ.M 678.66 SQ.FT

TYPE 05

1 - BEDROOM APARTMENT



SUITE AREA : 58.49 SQ.M 629.58 SQ.FT

BALCONY AREA : 4.53 SQ.M 48.76 SQ.FT

TOTAL AREA : 63.02 SQ.M 678.34 SQ.FT

TYPE 06

2 - BEDROOM APARTMENT



SUITE AREA : 101.26 SQ.M 1089.95 SQ.FT

BALCONY AREA : 31.51 SQ.M 339.17 SQ.FT

TOTAL AREA : 132.77 SQ.M 1429.12 SQ.FT

TYPE 07

2 - BEDROOM APARTMENT



SUITE AREA : 101.35 SQ.M 1090.92 SQ.FT

BALCONY AREA : 19.76 SQ.M 212.69 SQ.FT

TOTAL AREA : 121.11 SQ.M 1303.62 SQ.FT

TYPE 08

2 - BEDROOM APARTMENT



SUITE AREA : 101.18 SQ.M 1089.09 SQ.FT

BALCONY AREA : 16.71 SQ.M 179.86 SQ.FT

TOTAL AREA : 117.89 SQ.M 1268.96 SQ.FT

TYPE 09

2 - BEDROOM APARTMENT



SUITE AREA : 104.83 SQ.M 1128.38 SQ.FT

BALCONY AREA : 30.29 SQ.M 326.04 SQ.FT

TOTAL AREA : 135.12 SQ.M 1454.42 SQ.FT

TYPE 10

2 - BEDROOM APARTMENT



SUITE AREA : 104.86 SQ.M 1128.70 SQ.FT

BALCONY AREA : 17.93 SQ.M 193.00 SQ.FT

TOTAL AREA : 122.79 SQ.M 1321.70 SQ.FT

TYPE 11

2 - BEDROOM APARTMENT



SUITE AREA : 109.93 SQ.M 1183.28 SQ.FT

BALCONY AREA : 56.43 SQ.M 607.41 SQ.FT

TOTAL AREA : 166.36 SQ.M 1790.68 SQ.FT

TYPE 12

2 - BEDROOM APARTMENT



SUITE AREA : 116.28 SQ.M 1251.63 SQ.FT

BALCONY AREA : 13.62 SQ.M 146.60 SQ.FT

TOTAL AREA : 129.90 SQ.M 1398.23 SQ.FT

TYPE 13

2 - BEDROOM APARTMENT



SUITE AREA : 116.21 SQ.M 1250.87 SQ.FT

BALCONY AREA : 24.24 SQ.M 260.92 SQ.FT

TOTAL AREA : 140.45 SQ.M 1511.79 SQ.FT

TYPE 14

2 - BEDROOM APARTMENT



SUITE AREA : 112.08 SQ.M 1206.42 SQ.FT

BALCONY AREA : 9.53 SQ.M 102.58 SQ.FT

TOTAL AREA : 121.61 SQ.M 1309.00 SQ.FT

TYPE 15

3 - BEDROOM APARTMENT



SUITE AREA : 138.89 SQ.M 1495.00 SQ.FT

BALCONY AREA : 28.06 SQ.M 302.04 SQ.FT

TOTAL AREA : 166.95 SQ.M 1797.03 SQ.FT

TYPE 16

3 - BEDROOM APARTMENT



SUITE AREA 138.89 SQ.M 1495.00 SQ.FT

BALCONY AREA : 21.75 SQ.M 234.12 SQ.FT

TOTAL AREA : 160.64 SQ.M 1729.11 SQ.FT

TYPE 17

3 - BEDROOM APARTMENT



SUITE AREA 150.05 SQ.M 1615.12 SQ.FT

BALCONY AREA : 34.08 SQ.M 366.83 SQ.FT

TOTAL AREA : 184.13 SQ.M 1981.96 SQ.FT

TYPE 18

3 - BEDROOM APARTMENT



SUITE AREA 149.98 SQ.M 1614.37 SQ.FT

BALCONY AREA : 47.61 SQ.M 512.47 SQ.FT

TOTAL AREA : 197.59 SQ.M 2126.84 SQ.FT

TYPE 19

3 - BEDROOM APARTMENT



SUITE AREA 144.36 SQ.M 1553.88 SQ.FT

BALCONY AREA : 24.25 SQ.M 261.02 SQ.FT

TOTAL AREA : 168.61 SQ.M 1814.90 SQ.FT

TYPE 20

3 - BEDROOM APARTMENT



SUITE AREA 144.30 SQ.M 1553.23 SQ.FT

BALCONY AREA : 13.69 SQ.M 147.36 SQ.FT

TOTAL AREA : 157.99 SQ.M 1700.59 SQ.FT

TYPE 21

4 - BEDROOM APARTMENT



SUITE AREA 181.82 SQ.M 1957.09 SQ.FT

BALCONY AREA : 115.74 SQ.M 1245.81 SQ.FT

TOTAL AREA : 297.56 SQ.M 3202.91 SQ.FT

OWNERSHIP

PAYMENT PLAN

Down Payment	1st Instalment	2nd Instalment	3rd Instalment
20%	5%	5%	5%
SPA (Signing)	November 2025	February 2026	May 2026

4th Instalment	5th Instalment	6th Instalment	Handover
5%	5%	5%	**50%**
August 2026	November 2026	February 2027	**2027**

DISCLAIMER: 4% Dubai Land Department fee + AED 5,000 admin charges apply.

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RESIDENCE

shakirovdevelopments.ae