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
5 Minutes

MARINA MALL
5 Minutes

PALM JUMEIRAH
10 Minutes

DUBAI MALL & BURJ KHALIFA
18 Minutes

DIFC
20 Minutes

DUBAI INTERNATIONAL AIRPORT
24 Minutes

DUBAI WORLD CENTRAL
25 Minutes

DUBAI OPERA HOUSE
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

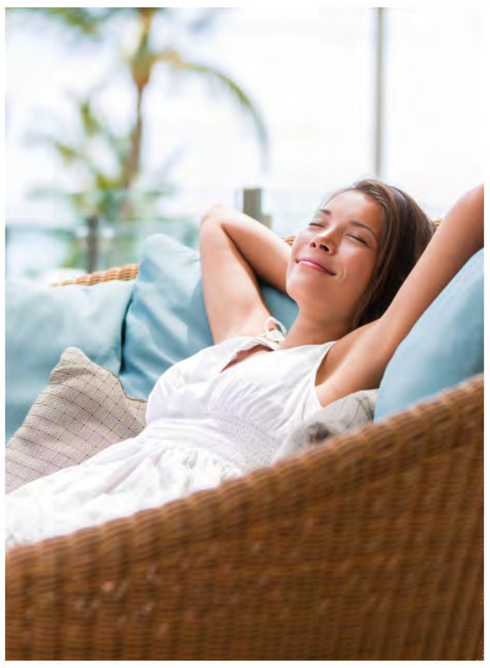
205
RESIDENCES

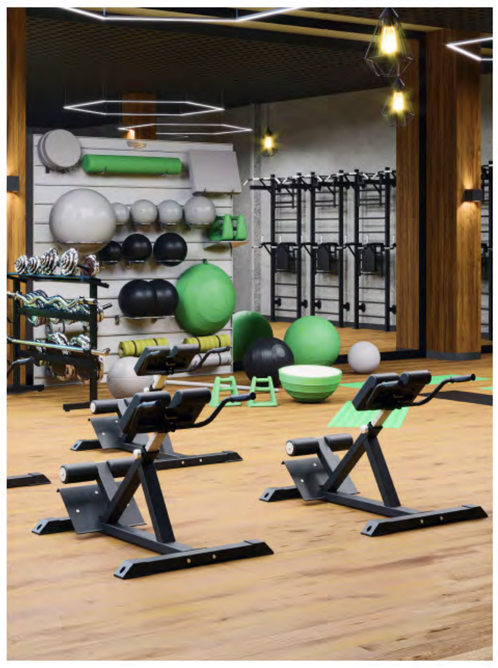
2025
Q2 HANDOVER DATE

RITUALS AT MARINA LIVING

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

MARINA LIVING

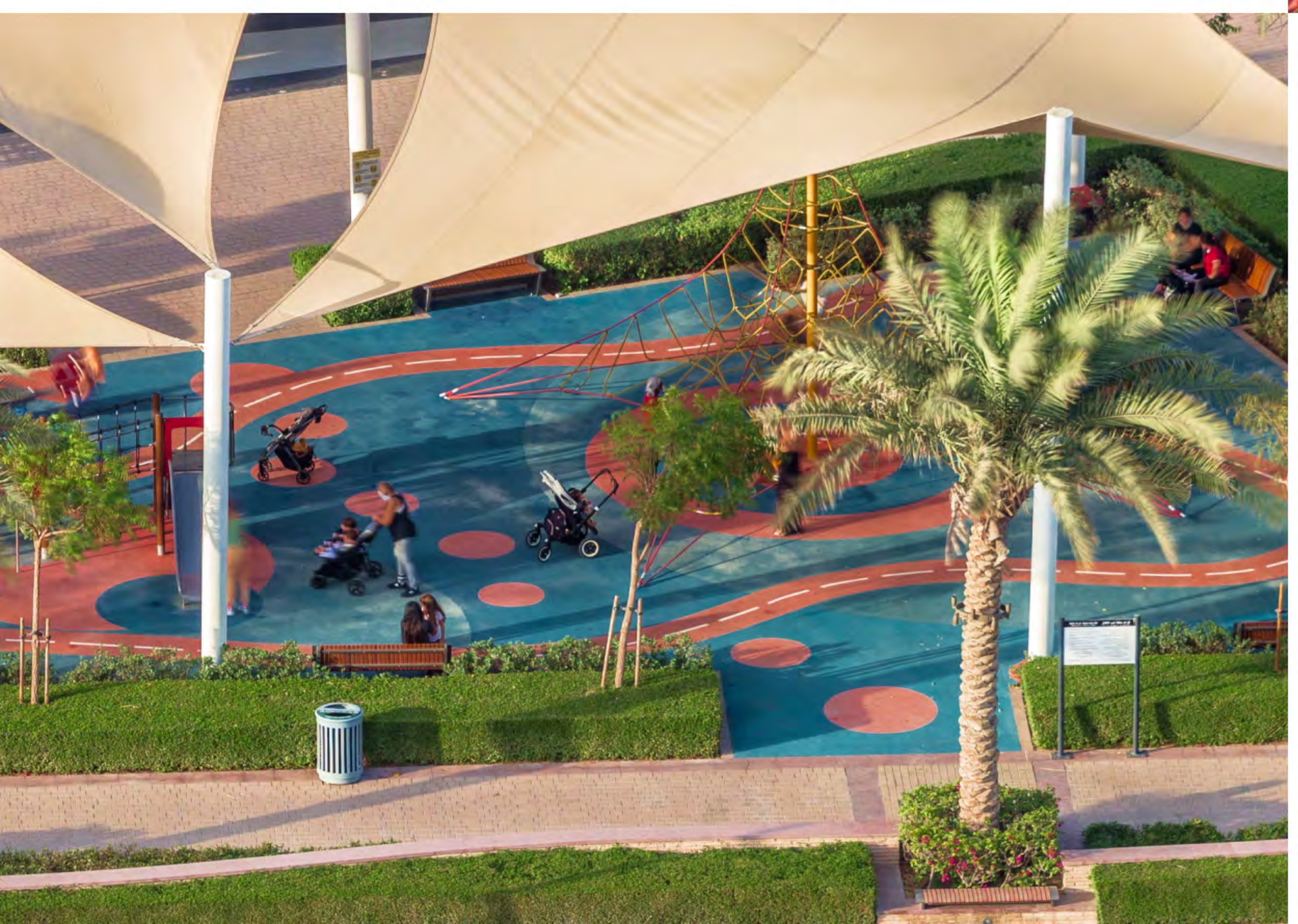




AWE-INSPIRING
ENTRANCE

ROOFTOP
INFINITY POOL

MODERN
GYM FACILITY



CHILDREN
PLAY AREA

BBQ AREA

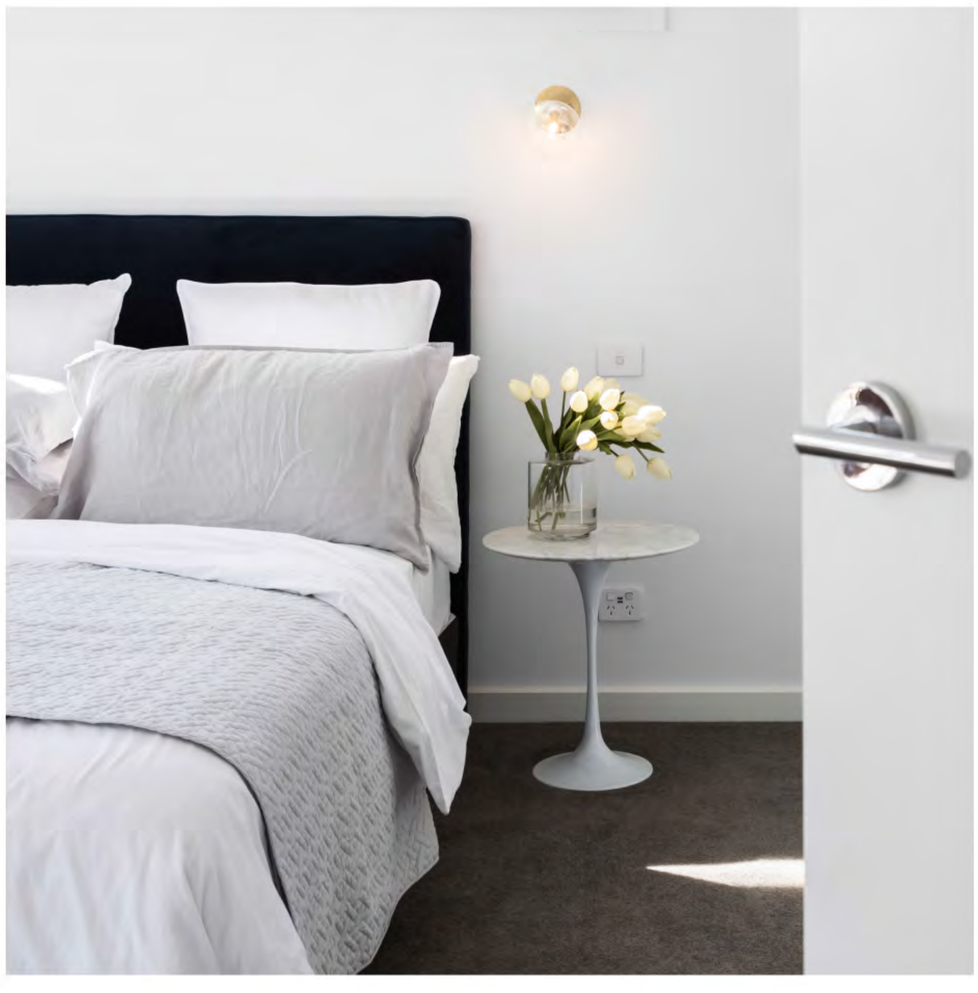
SURROUNDED BY GREEN LANDSCAPE

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.

PAYMENT PLAN

5%

1ST INSTALLMENT

RESERVATION

15%

2ND INSTALLMENT

SIGNING OF THE SPA

5%

3RD INSTALLMENT

AFTER **3** MONTHS
FROM SIGNING THE SPA

5%

4TH INSTALLMENT

AFTER **6** MONTHS
FROM SIGNING THE SPA

5%

5TH INSTALLMENT

AFTER **9** MONTHS
FROM SIGNING THE SPA

5%

6TH INSTALLMENT

AFTER **12** MONTHS
FROM SIGNING THE SPA

10%

7TH INSTALLMENT

AFTER **18** MONTHS
FROM SIGNING THE SPA

10%

8TH INSTALLMENT

AFTER **24** MONTHS
FROM SIGNING THE SPA

40%

9TH INSTALLMENT

ON HANDOVER

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

16TH 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

7.28M 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°

CONTINENTAL TOWER -
Dubai Marina

190 -
New Cairo

W RESIDENCES -
New Cairo

LAYAN -
New Cairo

BOUTIQUE XII -
Al Jaddaf, Dubai

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.

MARINA LIVING

Dubai Marina

by LMD°