MAR CASA

MARCASA.AE

YOUR RHYTHM ... YOUR LIFE

06 THE BUILDING & ARCHITECTURE

A HAVEN FOR CRAFTING YOUR IDEAL LIFE
AN ARCHITECTURAL MASTERPIECE
INSPIRED BY NATURE

12 THE LOCATION & CONNECTIVITY

CITY LIVING IN THE BIRTHPLACE OF DUBAI
TAKE PRIDE IN YOUR ADDRESS
WHERE HERITAGE MEETS MODERNITY

22 THE LIFESTYLE & EXPERIENCES

YOUR RHYTHM YOUR LIFE
COMPOSE THE LIFE YOU WANT TO LIVE
A COMMUNITY ON YOUR DOORSTEP
CURATED EXPERIENCES

28 THE RESIDENCES

THE RESIDENTS LOUNGE
KIDS AMENITIES
A PLACE OF SERENITY AND RESPITE
CUTTING EDGE TECHNOLOGY
SUSTAINABILITY

79 CHOOSE YOUR PERFECT RESIDENCE

APARTMENT UNIT PLANS & TYPES

124 SHAPING DUBAI'S LANDSCAPE

ABOUT DEYAAR

A HAVEN FOR CRAFTING YOUR IDEAL LIFE

MAR CASA IS NOT JUST A RESIDENCE BUT A GATEWAY TO CRAFTING A LIFE THAT IS TRULY YOURS.

DISCOVER THE LUXURY OF EMOTIONAL DEVELOPMENT THAT SETS NEW BENCHMARKS AND EMPOWERS RESIDENTS TO THRIVE ON THEIR TERMS.

YOUR RHYTHM, YOUR LIFE -
EMBRACE THE POSSIBILITIES AND EMBARK ON AN EXTRAORDINARY JOURNEY OF SELF-DISCOVERY.

AN ARCHITECTURAL MASTERPIECE

WHERE MODERN METROPOLIS MEETS OCEAN SERENITY

Mar Casa is a majestic 52-floor residence in Dubai Maritime City embodying the fluidity of ocean waves in its exceptional design.

The 580 apartments, each meticulously crafted to enhance the panoramic ocean views, offer airy and well-balanced living spaces that delight the senses. This stunning development is not just a residence, but a landmark that stands as a testament to emotional luxury living in the birthplace of Dubai.

INSPIRED BY NATURE

SERENITY AND HARMONY.

Iconic architecture that seamlessly blends the beauty of the sea with the cutting-edge design of a modern metropolis. The impressive façade, inspired by the fluidity of the waves and the serenity of nature, creates a harmonious connection between land and sea.

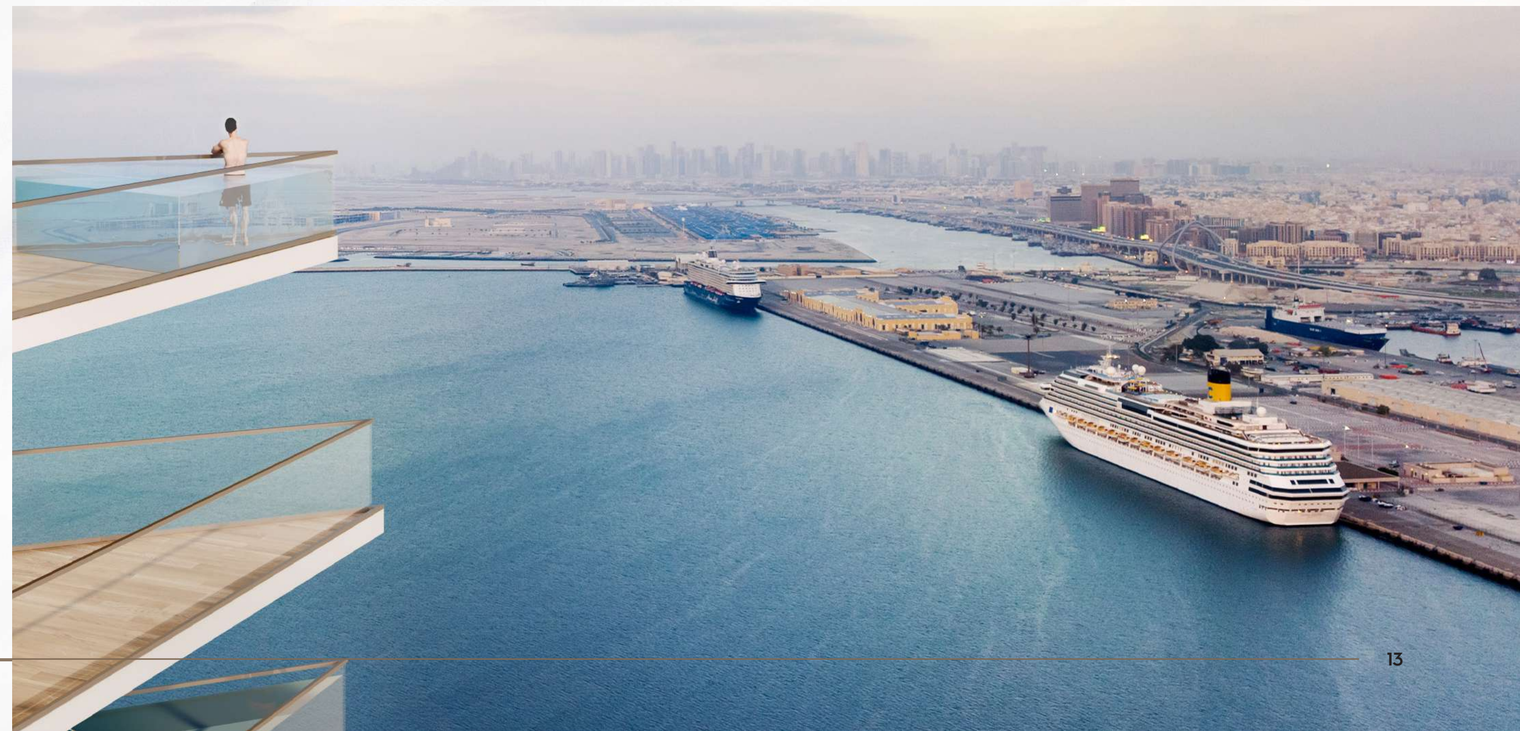
Embodying nature, design meets function to create a well-being sanctuary and exquisite environment, providing a sense of peacefulness that is hard to find in the hustle and bustle of the city.

CITY LIVING IN THE BIRTHPLACE OF DUBAI

ENJOY THE PICTURE-POSTCARD SKYLINE AND LIVE IN THE HISTORICAL AREA OF PORT RASHID, WHERE IT ALL STARTED.

From these very shores, the city once bridged the gap between East and West and became the powerhouse that is Dubai today. Where Venetian pearl merchants came searching for the precious pearls and maritime trade thrived, cementing Dubai's reputation as an international trade and business centre.

Thrive in a city of opportunities and exponential growth with an intriguing mix of tradition and futuristic ambition.



MAR CASA

TAKE PRIDE IN YOUR ADDRESS

WHERE HERITAGE MEETS MODERNITY

IN THE HEART OF THE CITY

The location at Dubai Maritime City is an exciting destination for both visitors and residents to experience a unique blend of tradition and modernity, and to explore Dubai's rich maritime history.

Developed according to the Visionary leadership of his highness Sheikh Mohammed Bin Rashid Al Maktoum. Dubai Maritime City is an iconic 249-hectare manmade Peninsula is the perfect combination of live, work and play destination which includes retails spaces,residential areas, office towers, and a promenade.

Connected to the old city as well as the financial centre of Dubai and the beautiful Jumeirah area with its vibrant nightlife and wide range of entertainment, health facilities, schools, parks and malls – just a few minutes away.

Mar Casa is perfectly connected to the old city as well as the financial centre of Dubai and the beautiful Jumeirah area. Dubai Downtown with its landmarks Dubai Mall and Burj Khalifa is only a few minutes drive away.

- **Hotels:**
  1. Nikki Beach Resort & Spa Dubai
  2. Mandarin Oriental Jumeira
  3. Bulgari Resort
  4. Four Seasons Resort Dubai (at Jumeirah Beach)
  5. Four Seasons Hotel DIFC
  6. Waldorf Astoria DIFC
  7. Ritz Carlton (DIFC)
  8. Armani Hotel Dubai
  9. The Address Hotel Dubai

- **Education:**
  1. New Academy School
  2. Ambassador School
  3. Zabeel High School
  4. Dubai Music School
  5. AlWasl University
  6. Canadian University Dubai
  7. Dubai Institute of Design and Innovation (DIDI)
  8. London American City College
  9. Learners University College
  10. European University College

- **Healthcare:**
  1. Dubai Healthcare City
  2. International Modern Hospital
  3. Iranian Hospital
  4. Aster Clinic (Al Karama, Union Medical Centre)
  5. Kimshealth – Al Rashidiyah Private Polyclinic

- **Parks:**
  1. Dubai Creek Park
  2. Zabeel Park
  3. Dubai Garden Glow
  4. Ras Al Khor Wild Life Sanctuary
  5. Karama Park
  6 Joggers Park

- **Leisure, Malls & Art:**
  1. Jumeirah Beach
  2. Dubai Mall
  3. Mercato
  4. BurJuman
  5. Wafi Mall
  6. Deira City Centre
  7. Old Souk
  8. Dubai Museum
  9. Heritage Village
  10. Etihad Museum

10 minutes
to Sheikh Zayed Road

15 minutes
to Dubai International Airport

20 minutes
to Downtown Dubai

20 minutes
to the Dubai Mall/Burj Khalifa

10 minutes
to Jumeirah

YOUR RHYTHM YOUR LIFE

FIND YOUR NATURAL FLOW AND BALANCE.

Mar Casa offers an unparalleled living experience that prioritizes the wellbeing and happiness of its residents. The residence is more than just an iconic tower - it's a living, breathing place where every detail has been tailored to the unique needs and desires of each resident.

Residents of Mar Casa can indulge in luxury surrounded by breathtaking natural scenery and a variety of highly curated amenities allowing them to experience authentic moments of living close to nature.

COMPOSE THE LIFE YOU WANT TO LIVE

WELL-BEING THROUGH INTERACTION.

The core concept of Mar Casa is passion for living life to the fullest, which is reflected in the social spaces that promote play, active recreation, and healthy habits suitable for all ages. From beautiful leisure spaces to the invigorating workout facilities, Mar Casa offers plenty of opportunities. The experiences are designed to encourage interaction, making it easy to connect and make lasting memories.

CURATED EXPERIENCES

DEDICATED FLOOR OF HIGH-END AMENITIES

FITNESS AND RECREATIONAL AMENITIES

THE INFINITY SAND POOL
THE INFINITY SKY POOL
SPACIOUS GYM WITH YOGA ROOM
SHOWER AND CHANGING ROOMS
MULTIPURPOSE SPORTS COURT
MULTIPURPOSE LAWN

WELLNESS AMENITIES

SPA HEALTH CLUB
SAUNA AND STEAM ROOMS

SOCIAL AMENITIES

GRAND AND WELCOMING LOBBY
RESIDENTS LOUNGE - COWORKING ZONE
RESIDENTS LOUNGE - GAMES ZONE
RESIDENTS LOUNGE - JUICE BAR
RESIDENTS LOUNGE - ALFRESCO SEATING
MULTIPURPOSE HALL
BBQ AREA

CHILDREN'S AMENITIES

KIDS POOL
KIDS SPLASH PAD
KIDS OUTDOOR PLAYGROUND
KIDS CLUB

THE RESIDENTS LOUNGE

EXPERIENCE WORTH SHARING - TAKE PRIDE IN INVITING FRIENDS TO THE VIBRANT ENERGY AND FUN OF THE RESIDENTS LOUNGE.

Nestled at the tip of the building, the Residents Lounge, inspired by the refined beauty of pearls and oysters, boasts the best panoramic views of the breathtaking Arabian Gulf.

The lounge space is the true hero of the project, offering a perfect blend of tranquility and vibrancy of experiences for the residents. Whether it is working from the coworking zone, relaxing in the lounge, reading a book in the library, watching sports in the games zone, getting competitive over foosball, grabbing a nutritious smoothie at the juice bar, or relishing a coffee and a bite to eat at the dining booth, there is something for everyone.

KIDS AMENITIES

GIVE YOUR CHILDREN THE GIFT OF A HAPPY, SAFE CHILDHOOD.

Mar Casa features exceptional indoor and outdoor play areas that are perfect for children of all ages. The residence offers an unforgettable experience for families with a refreshing fountain and water games near the children's pool, and a fabulous themed kids' club. The indoor and outdoor activity zones deliver endless entertainment for the little ones, keeping them engaged for hours.

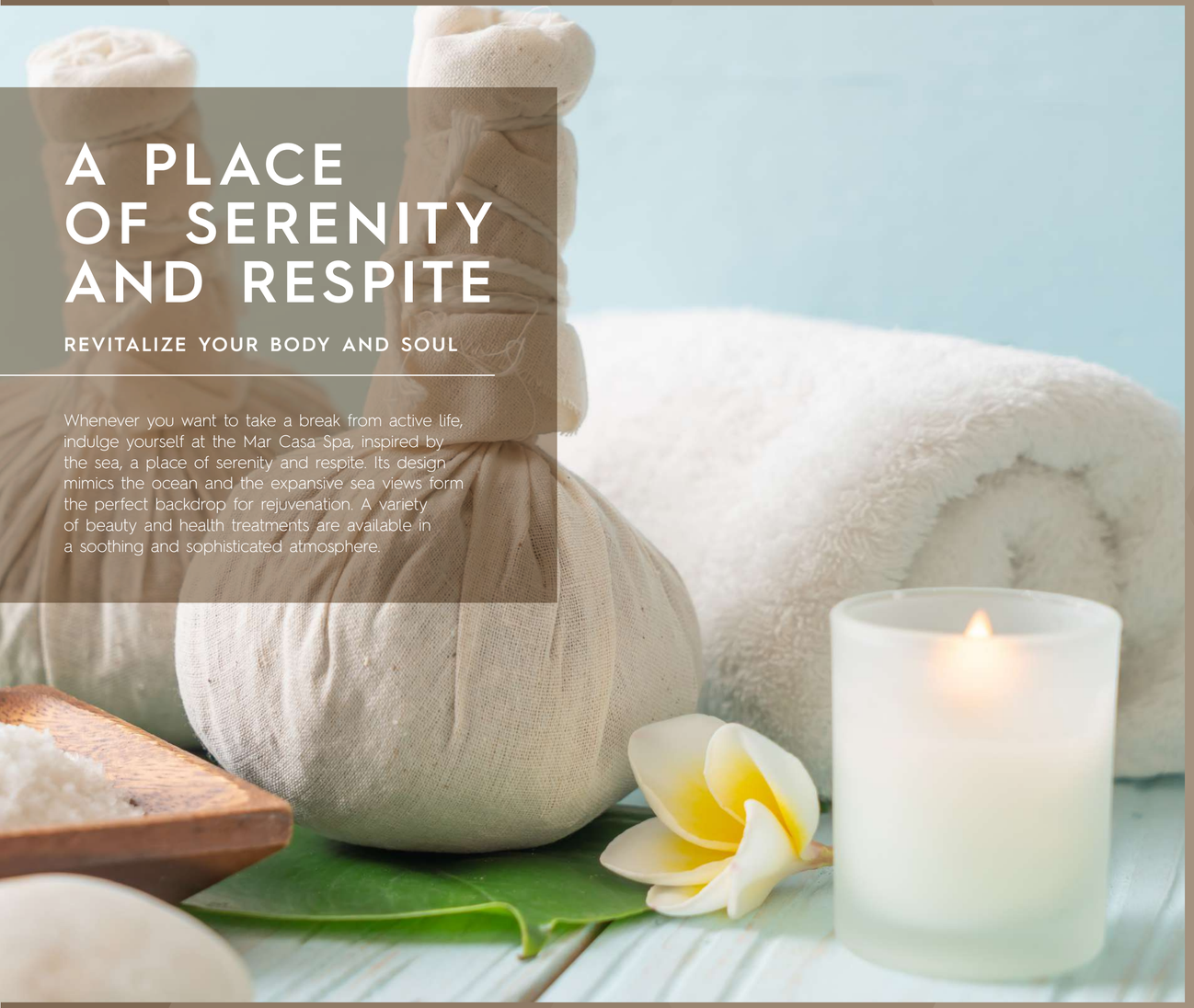
These kids' spaces offer more than just fun and games; they also provide an opportunity for children to build connections and make lifelong friends.

A
D
B
A
C

A PLACE OF SERENITY AND RESPITE

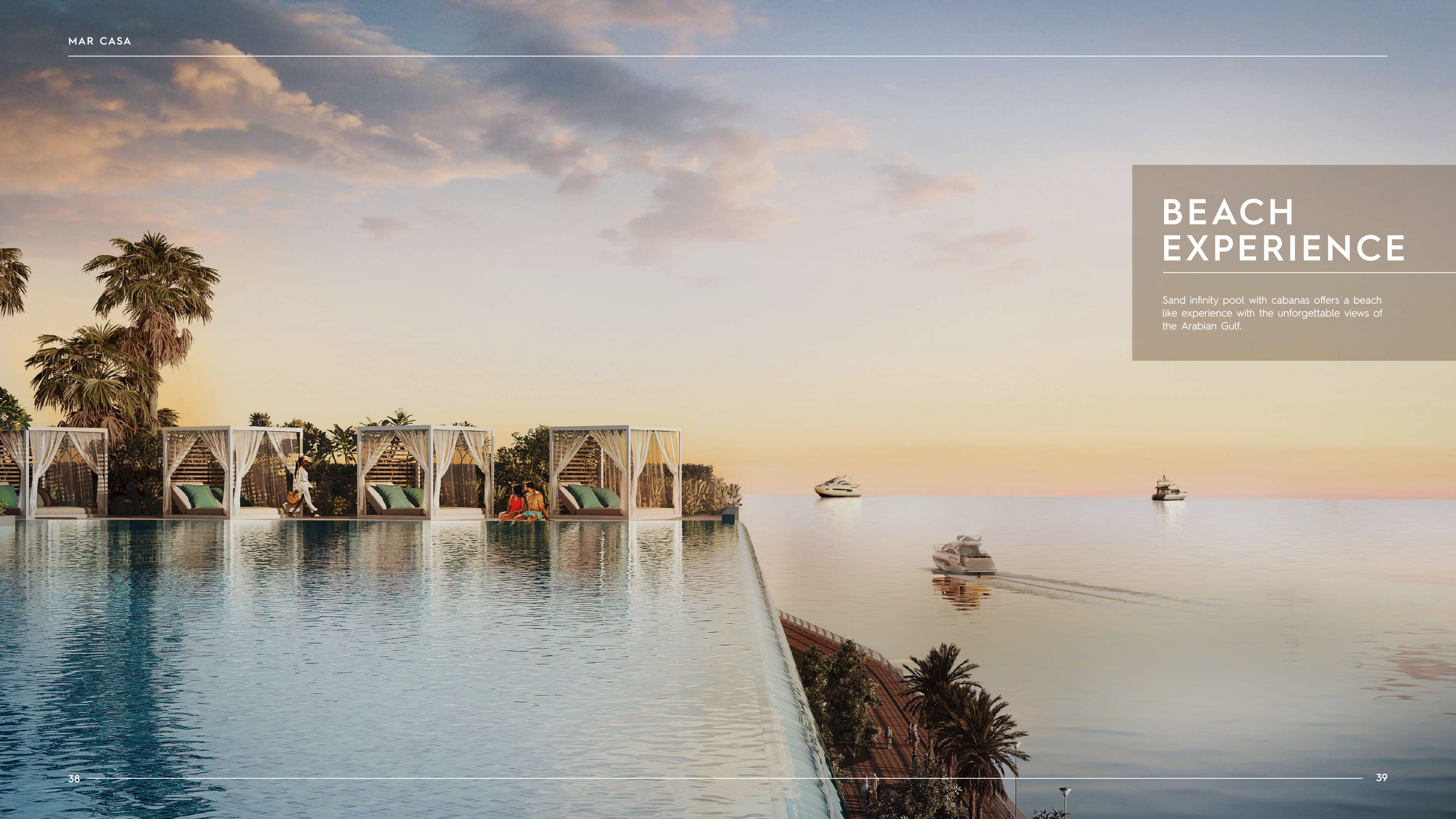
REVITALIZE YOUR BODY AND SOUL

Whenever you want to take a break from active life, indulge yourself at the Mar Casa Spa, inspired by the sea, a place of serenity and respite. Its design mimics the ocean and the expansive sea views form the perfect backdrop for rejuvenation. A variety of beauty and health treatments are available in a soothing and sophisticated atmosphere.



RESET YOURSELF

Meditation garden - a private enclave for reflection and contemplation.



BEACH EXPERIENCE

Sand infinity pool with cabanas offers a beach like experience with the unforgettable views of the Arabian Gulf.

UNDISTURBED TRANQUILITY

Experience the breathtaking vistas of the Arabian Gulf while lounging in the infinity pool exclusively for adults.

GYM

State-of-the-art fitness facilities, featuring the latest equipment. The indoor gym is complemented by a separate yoga and stretch room, where residents can focus on flexibility and mindfulness.

OUTDOOR LIVING

Outdoor leisure zones, including the BBQ area, multipurpose lawn, and alfresco seating by the Residents Lounge, provide both active and relaxing recreation opportunities for the residents.

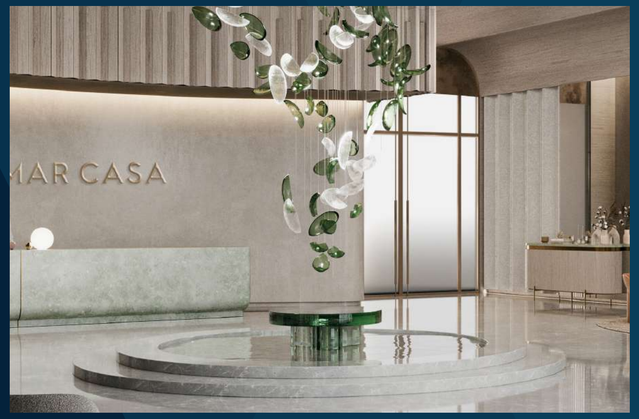
MAR CASA

STATE-OF-THE-ART MODERN DESIGN

The Mar Casa boasts a state-of-the-art nature-inspired design. Its design elements, space, natural light, water, greenery, and premium organic materials, and natural colours, along with its edgy architecture, combine to offer the ultimate retreat for its residents.

The unique layouts enable sea-facing views for all the residences, offering all round visual treats from dawn to dusk, helping to regulate the circadian rhythm of the body to enhances physical and mental well-being.

Mar Casa is a harmonious blend of all the elements that sustain us, nourish us, and give us a sense of belonging.



EXCEPTIONAL FINISHING

SELECTED WITH CARE

Each space is designed to meet the needs of modern living with intelligent planning and exceptional attention to detail. From the high-end kitchens to advanced home automation systems, the finest materials, precise detailing, and carefully selected appliances come together to provide a comfortable and luxurious living.

LOBBY

The lobby captures the graceful movement and fluidity of waves and water to create an unforgettable "Wow!" moment upon arrival, with a striking light installation as its centerpiece. This installation reflects light and water, casting enchanting patterns throughout the area and inviting guests to pause and admire the artwork created by nature's own magic.

APARTMENTS

Each corner unit offers a peaceful ambiance with a private plunge pool on the terrace, providing uninterrupted sea views and the soothing sounds of water.

PENTHOUSES

Experience life to the fullest in the luxurious Royal Penthouse residence, which is meticulously crafted with exceptional attention to detail. The interiors boast a thoughtful design with a distinct colour palette and neutral materials that seamlessly blend to create a sense of harmony and tranquility.
The spacious living rooms feature double-height ceilings and floor-to-ceiling panoramic windows, inviting an abundance of natural light and spectacular views into the space.

CUTTING EDGE TECHNOLOGY

SIMPLIFY LIFE WITH INTEGRATED SMART HOME SOLUTIONS.

Each residence features an Advanced IP Intercom system for seamless communication and accessibility between residents and amenities, and a Smart Access Control system for secure entry to public areas and amenities.

The Smart Home system allows residents to effortlessly control their living spaces.

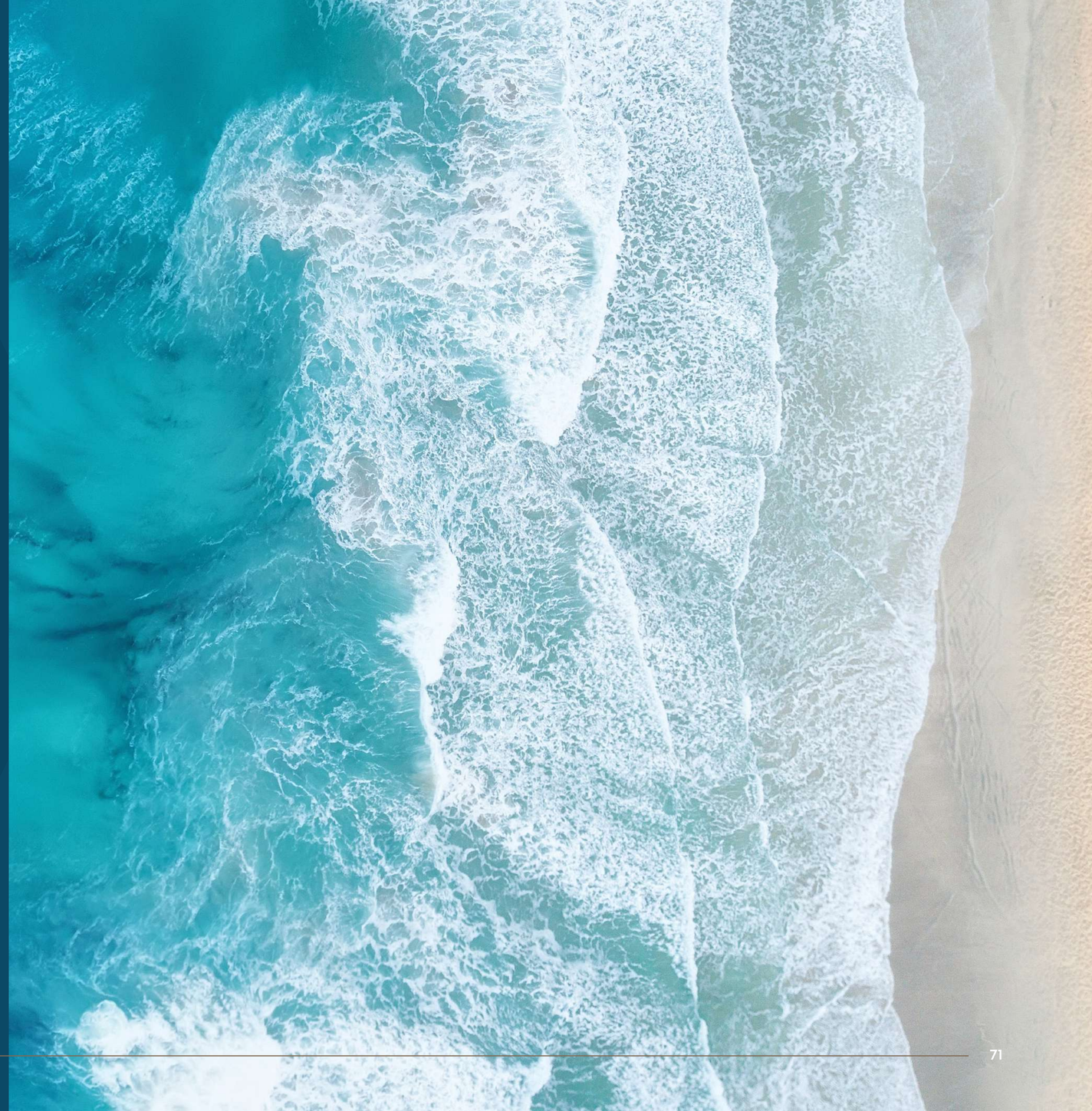
SUSTAINABILITY

BUILDING WITH A CONSCIENCE.

Developer's commitment to sustainability is at the heart of Mar Casa's design philosophy.

Every living space is designed to maximize natural daylight, reducing the need for artificial lighting. Energy-efficient light fixtures and daylight sensors in public areas further reduce energy consumption. Kitchens and bathrooms are fitted with efficient fixtures to minimize water demand, and an energy-efficient MEP system is installed to reduce overall energy demand and carbon footprint.

The place is equipped with home automation and smart building management systems that enable residents to manage energy usage and reduce their environmental impact. Non-toxic materials for construction are carefully selected to ensure better indoor air quality and a reduced environmental footprint. EV charging facilities are provided to encourage the use of electric vehicles and further reduce our carbon footprint."



CHOOSE YOUR PERFECT RESIDENCE

STUDIO APARTMENTS

ONE BEDROOM APARTMENTS

TWO BEDROOMS APARTMENTS:
2 Bedroom
Bedroom Suite
Bedroom Executive Duplex
Royal 2 Bedroom

THREE BEDROOMS APARTMENTS:
3 Bedroom
3 Bedroom Duplex
Royal 3-Bedroom

PENTHOUSES:
Penthouse
Royal Penthouse

SHAPING DUBAI'S LANDSCAPE

PREMIUM REAL ESTATE DEVELOPMENT

For nearly two decades, Deyaar has been shaping the urban real estate landscape of Dubai. Established in 2002, our meteoric rise is a testament to our insatiable ambition. As one of Dubai's largest property developers, we have successfully carved a niche for ourselves with landmark projects across the emirate. We delivered over 20 million sq. ft. of developments.

We have under our wing stellar commercial towers, remarkable residential buildings, and incredible hotels that reflect their time and also transcend it. Our presence is palpable across Dubai's finest locations – from its globally renowned addresses to its upcoming hubs. We are noted for our iconic projects citywide across Business Bay, Dubai Marina, DIFC, Jumeirah Lake Towers, Dubai Production City, Dubai Silicon Oasis and Al Barsha.

We use the breadth of our expertise and the strength of our financial intelligence to create a positive and lasting impact on Dubai's built environment. We aiming to unlock potential, maximize opportunity, and create enduring and recognizable value for our investors and customers.