



MARRIOTT RESIDENCES

Al Barsha South, Dubai



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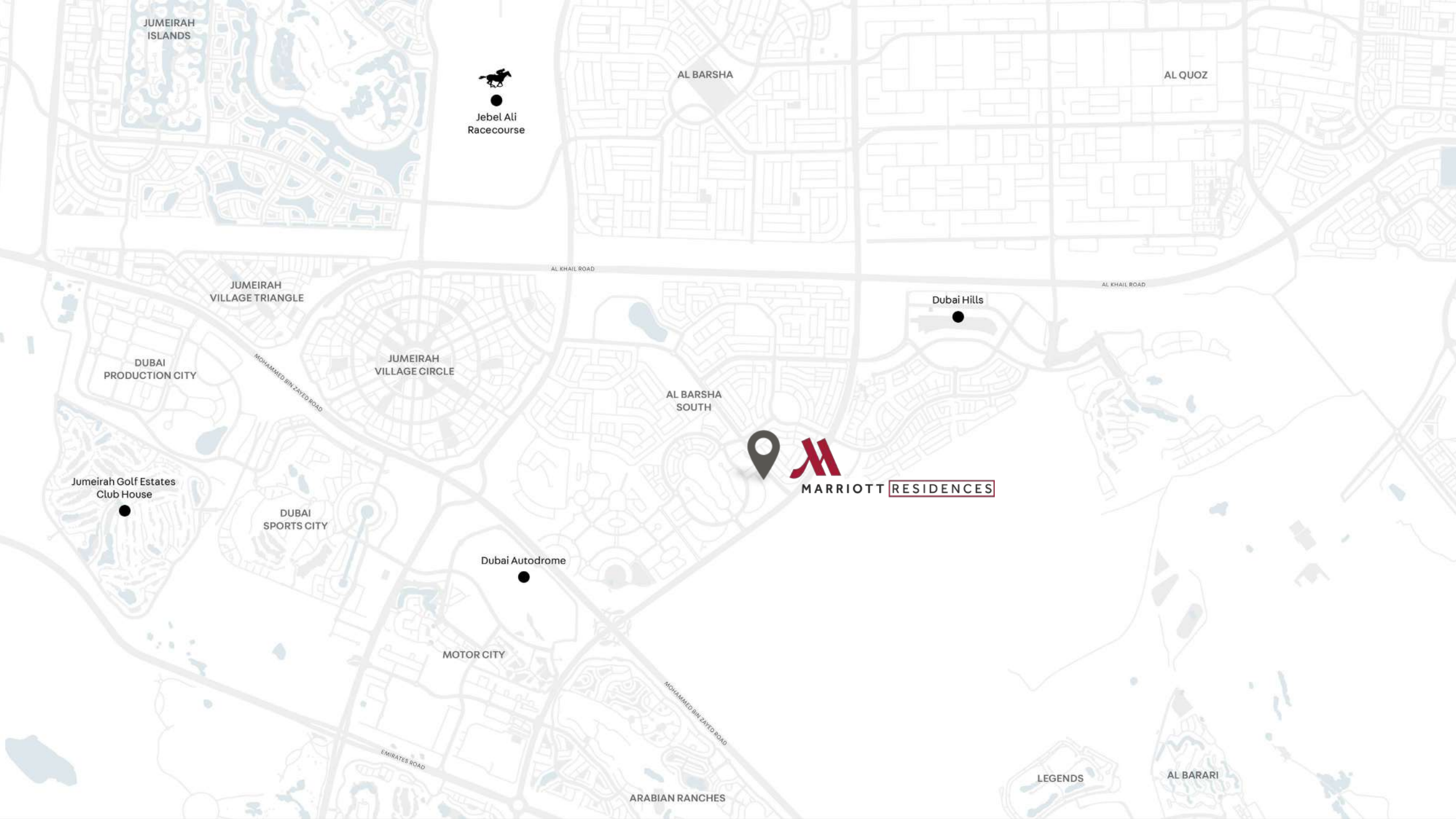
DEVELOPMENT DESCRIPTION

Property is an existing Apartment building in Barsha South that are being considered to be branded as Marriott Executive Apartment. The Development is located on Umm Suqeim Road opposite of Sheikh Mohammed Gardens. Part of Mohammed Bin Rashed City, it is in close proximity to Dubai's most famous commercial destinations - Dubai Hills Mall, Mall of the Emirates, 10 minutes from Madinat Jumeriah and Burj Al Arab, and 15 minutes from Dubai Mall and Burj Khalifa. It comprises of 3 Towers over common Podium where the Pool Garden is located, 3 common underground levels of 500 car park, storage's, plant rooms, staff facilities, back of house kitchen and delivery bay. Ground Floor will welcome the Hotel lobby, Marriott Lounge, Meeting room spaces, All Day Dining and 2 specialty restaurants The building complex hosts a collection of 411 high-end apartments ranging from 1 bedroom to 3 bedroom as well as penthouses. All apartments are spacious and newly re-furbished with excellent view of Dubai skyline.

PROJECT SUMMARY

Plot	Area 102,395 sqft.
BUA	Area 1,153,806 sqft.
GFA	Area 610,617 sqft.
Parking	Basements 3 to 1 Ground - 500 no's
Pool Garden, Spa, Fitness Center, Lounge, Kids Club	Total 25,607 sqft. (1 st Floor)
Apartment Units	1st - 24th Floor
Basement Staff Facilities & Kitchen	Total 6,232 sqft.
GF- Lobby, Lounge, Meeting Space, F&B Outlets	Total 20,935 sqft.

Total No. of Units	Tower 1	Tower 3	Total
1 Bedroom Units (Type A)	32	32	64
1 Bedroom Units (Type B)	7	7	14
2 Bedroom Units	88	88	176
3 Bedroom Units (Type 1)	2	2	4
3 Bedroom Units (Type 2)	-	1	1
2 Bedroom Townhouse	2	2	4
1 Bedroom Penthouse	2	2	4
2 Bedroom Penthouse	4	4	8
Total	137	138	275



JUMEIRAH ISLANDS



Jebel Ali Racecourse

AL BARSHA

AL QUOZ

JUMEIRAH VILLAGE TRIANGLE

AL KHALIL ROAD

AL KHALIL ROAD

DUBAI PRODUCTION CITY

JUMEIRAH VILLAGE CIRCLE

Dubai Hills

Jumeirah Golf Estates Club House

DUBAI SPORTS CITY

AL BARSHA SOUTH



MARRIOTT RESIDENCES

Dubai Autodrome

MOTOR CITY

EMIRATES ROAD

MOHAMMED BIN ZAYED ROAD

ARABIAN RANCHES

LEGENDS

AL BARARI




Marriott
EXECUTIVE APARTMENTS


Marriott
EXECUTIVE APARTMENTS




Marriott
EXECUTIVE APARTMENTS

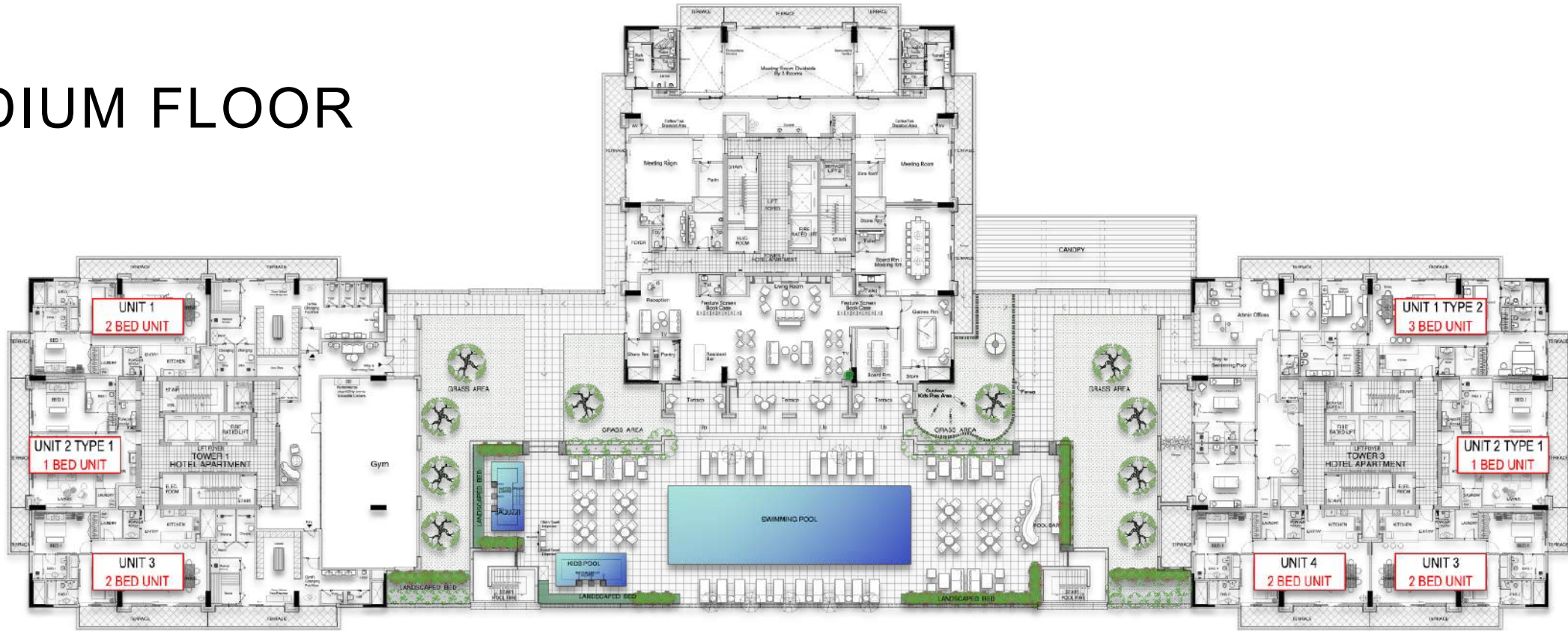

Marriott
EXECUTIVE APARTMENTS



MASTER PLAN

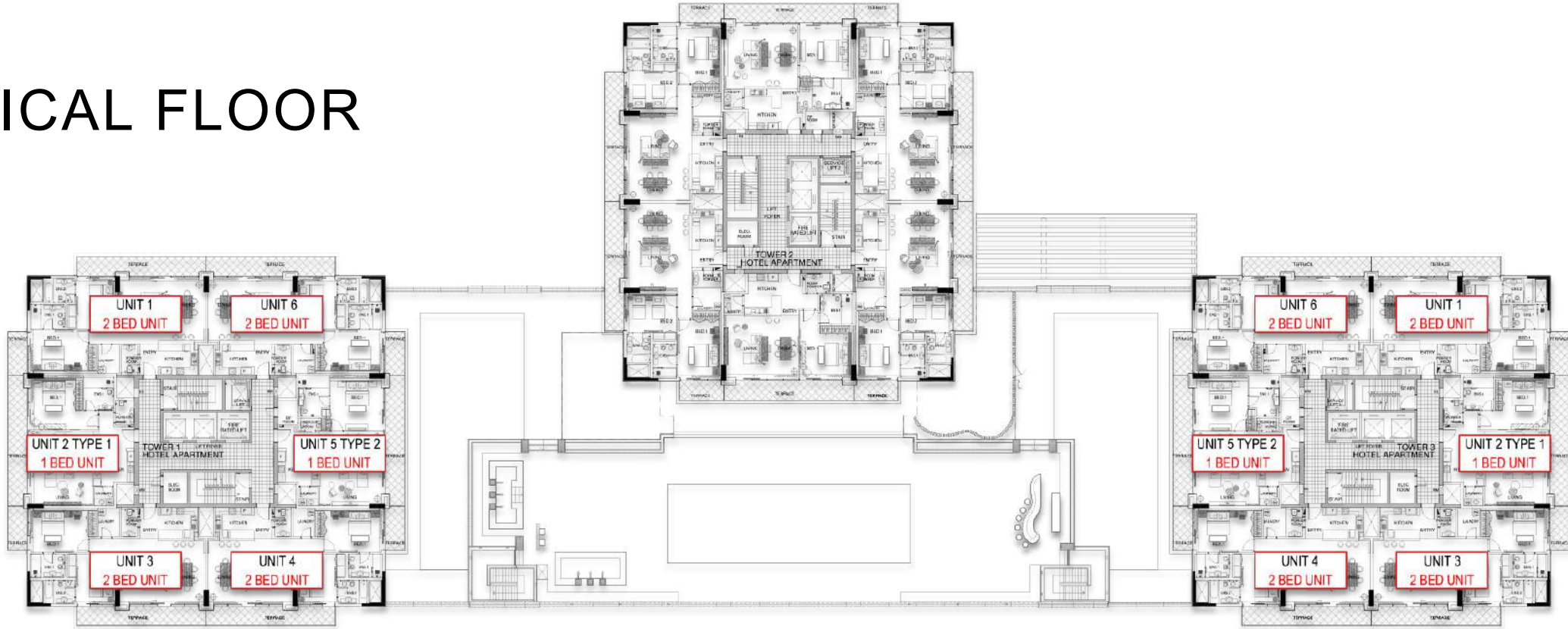


PODIUM FLOOR





TYPICAL FLOOR





AMENITIES



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HOTEL LOBBY



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CONFERENCE ROOM



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BOARD ROOM



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CLUB LOUNGE



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GYM



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SPA



RETAIL



Dear Silence,
Am I using you right?
Do I feel the breeze and hear her whisper
Allow enough light to enter? And then,
do I heed her call and bask in the sun?
For darkness is the night's domain.

الصمتاء،
سك بشكك جيد؟
ر بالتسيم واسمع همسه قائلًا:
يدخل نور كاف؟ ثم،
نداءه واستلقي في الشمس؟
هي شأن الليل.

And when our Earth rotates on her axis
to turn the evening upon us
and quiet the mind in preparation for rest,
do I gaze upon the heavens and marvel at
the stars
whose light has reached from billions of
miles?

تدور الأرض حول محورها
حاف المساء علينا
أعياء الذه إبتات بالارتياح
ق إلى بوابه الفروس وأتمل بالبحر
ببلاؤها ملبار الأمال؟

Do I take a moment to admire the birds?
Those symbols of liberty who flutter, feed,
and roost
the common mynas, the white-eared
bulbuls,
the house sparrows, the laughing doves
their love of freedom reminds me of us.

تأ حظه بعجايب الطيور
حريه التي ترف وتغذي وتغصن
بماعة اللابل ذات الأذنين البيضاء،
الذور والحبوب الضاحكة،
حريه يذكرني بنا.

Do I pause
to revere the trees?
Those wise perennials whose calm
teaches us to be still:
the olive tree, the sea hibiscus,
the ghafl, the rosy trumpet?

ل قليلاً
لأشجار؟ تلك النباتات المعمرة الرزينة
يُعلمنا السكون
أزيتون، كوكبي النور،
الغاف والذور.

Do I breathe in to taste
the fragrant aroma of the jasmine
the oleander,
even the cardamom, the cloves,
even the azure expanse
which surrounds
even the deep salted sea.

شهيماً لانتوق
لياسمين العطرة،
ال، القردال،
متداد الأزرق الذي يحيط
بها البحر العميقة.

Do I feel the soil beneath my feet?
Life thrives not just before me,
not just within,
but above and below?
Do I thank the ground from which nature
blooms
and to which one day I shall return?

ر بالتراب العتية سفلى قدمي
الحياة ليست فقط أمامي
تطباحية
في وتحتي؟
ر للأرض التي تبث منها الطبيعة العلابه
بها سأعود يوماً ما؟

Do I immerse my skin in water
and let that blue wonder
envelop me in her silken texture?
For she is the elixir
from whom I am made. Without her,

ر جلدي في الماء
ه العظيمة الأرقام
حريها؟
ة السحرية

BASTA RESTAURANT



BASTA
RESTAURANT

come share
our passion
for food



JONES
THE GROCER



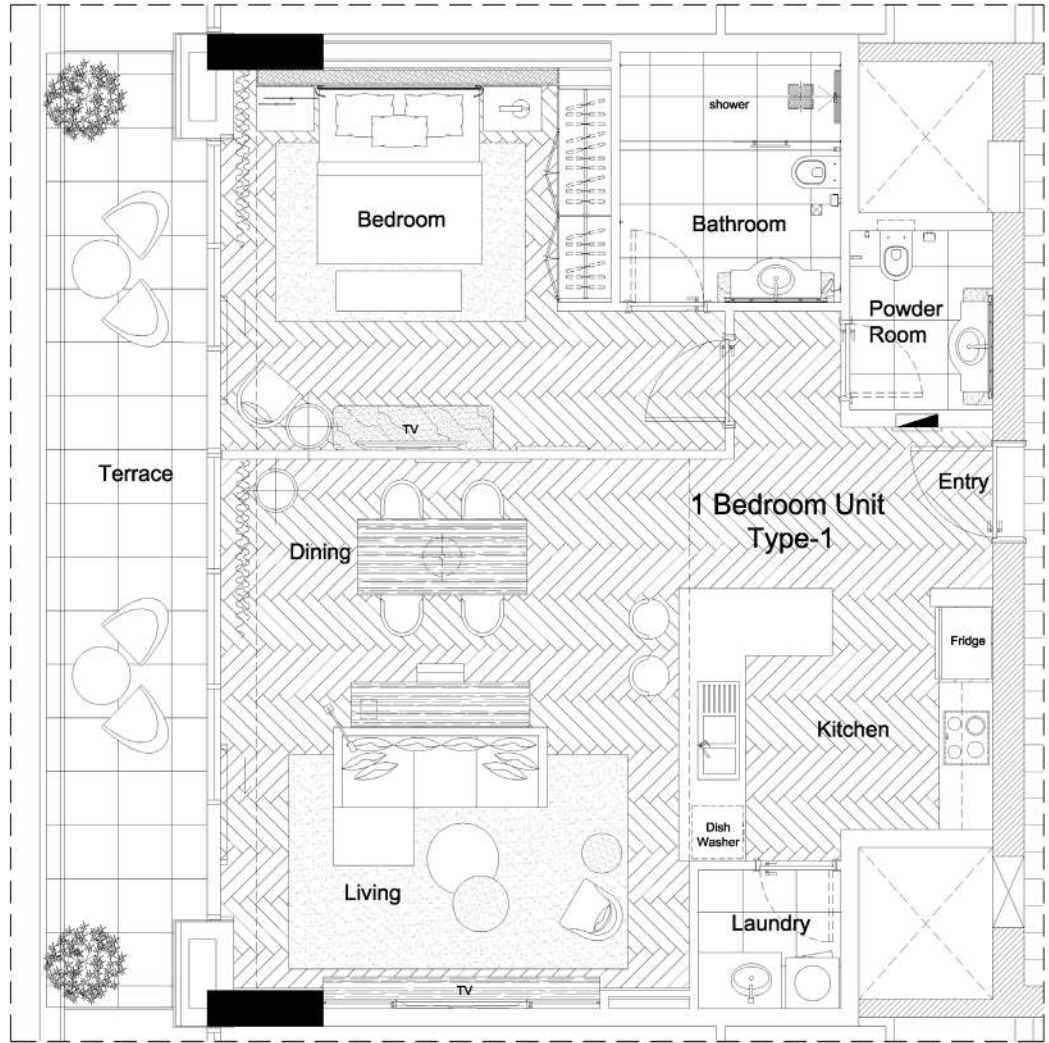


FLOOR PLANS AND RENDERS

ONE BEDROOM

TYPE-1

Interior	961.00 Sq.ft.
Exterior	191.00 Sq.ft.
Total Area	1,152.00 Sq.ft.

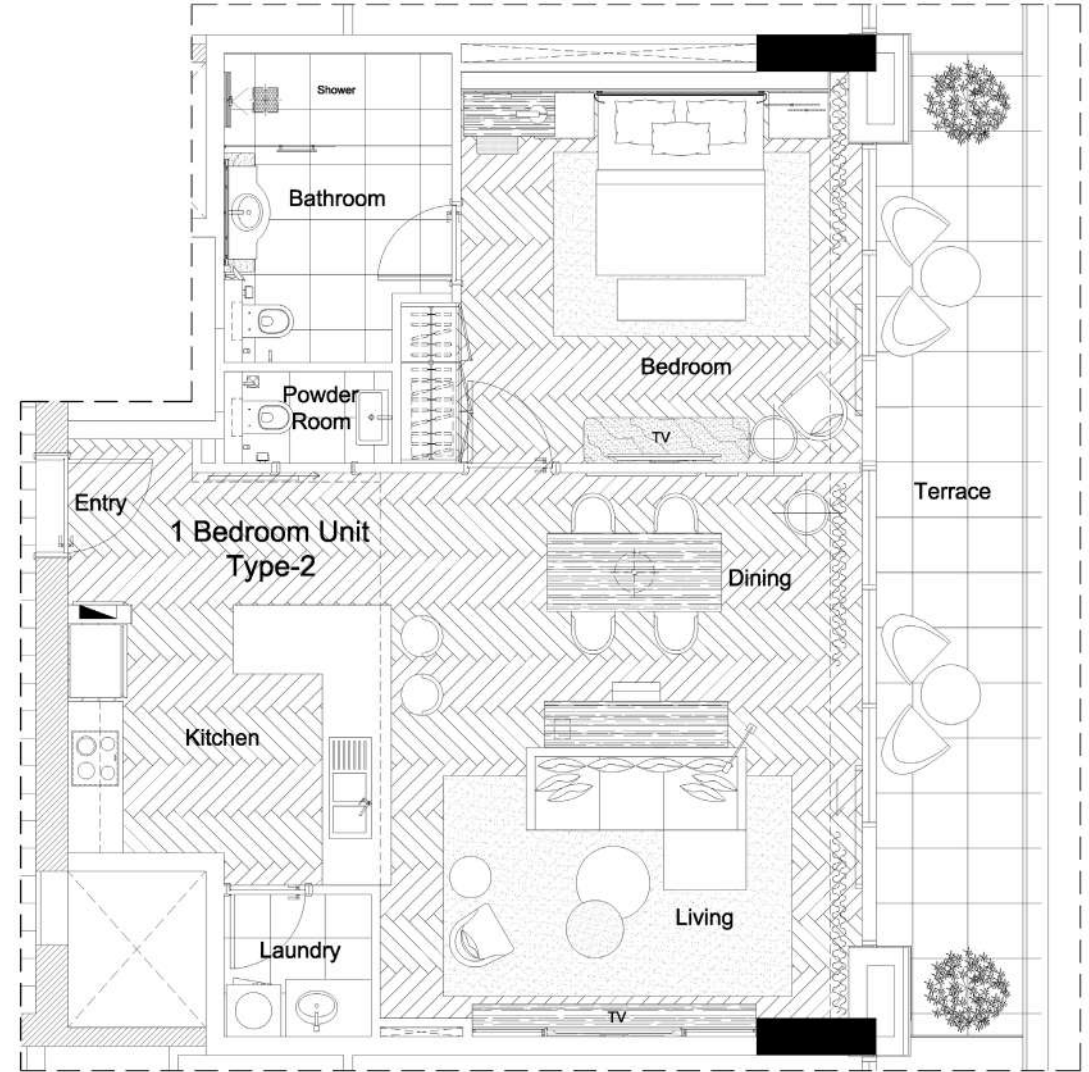


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ONE BEDROOM

TYPE-2

Interior	919.00 Sq.ft.
Balcony	191.00 Sq.ft.
Total Area	1,110.00 Sq.ft.



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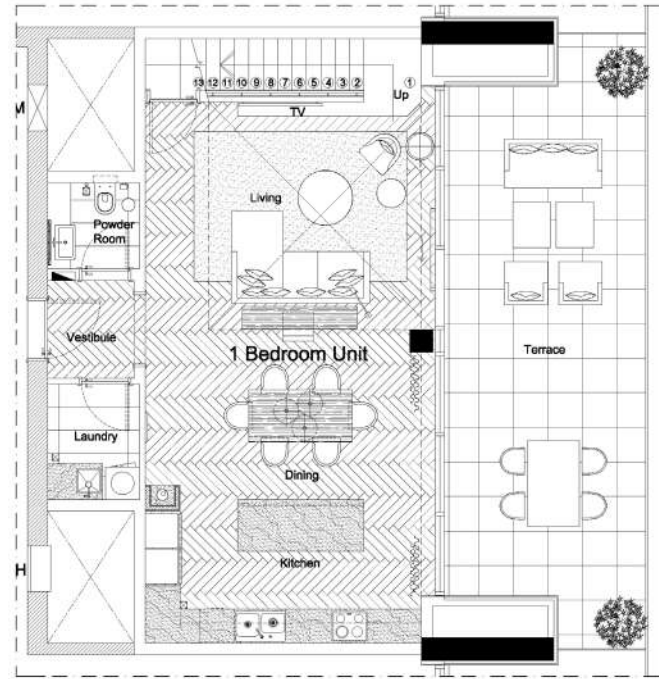
ONE BEDROOM PENTHOUSE

TYPE-1

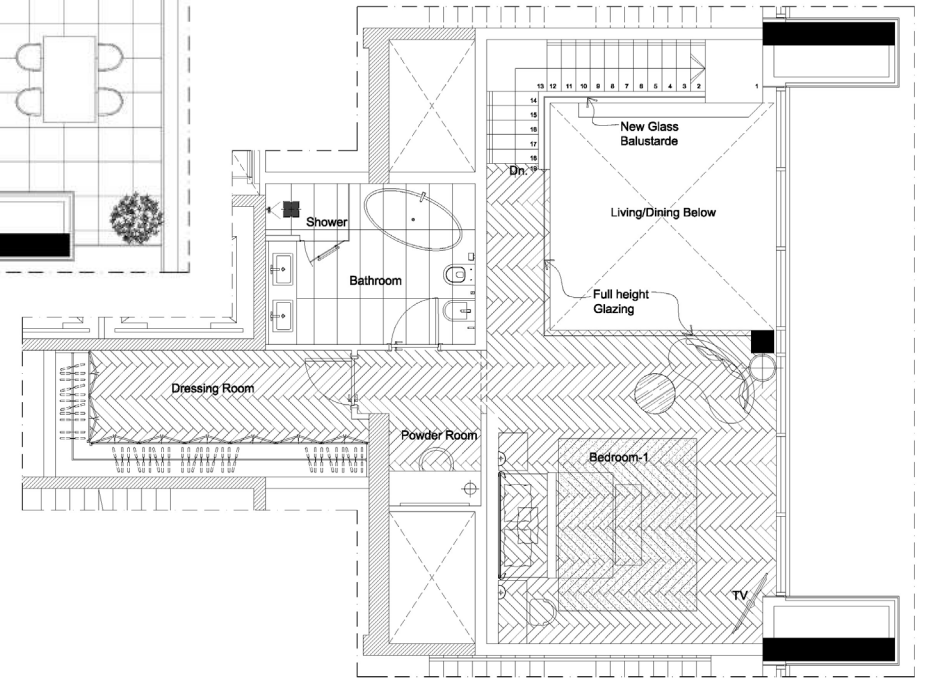
Interior	1,450.00 Sq.ft.
Balcony	363.00 Sq.ft.
Total Area	1,813.00 Sq.ft.

TYPE-2

Interior	1,450.00 Sq.ft.
Balcony	389.00 Sq.ft.
Total Area	1,839.00 Sq.ft.



24TH FLOOR PENTHOUSE



24TH FLOOR MEZZANINE

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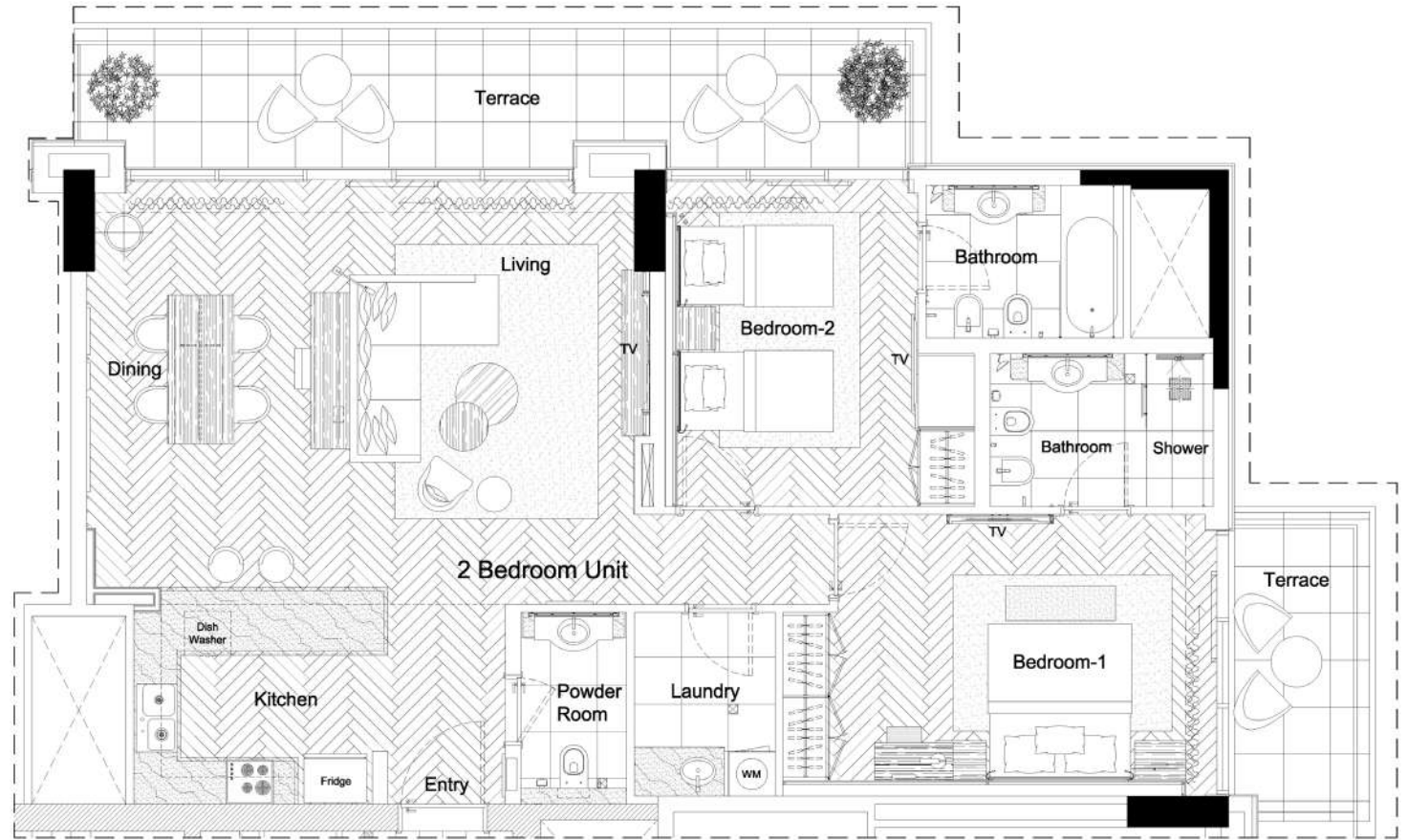


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TWO BEDROOM

Interior	1,238.00 Sq.ft.
Balcony	258.00 – 348.00 Sq.ft.
Total Area	1,488.00 – 1,582 Sq.ft.



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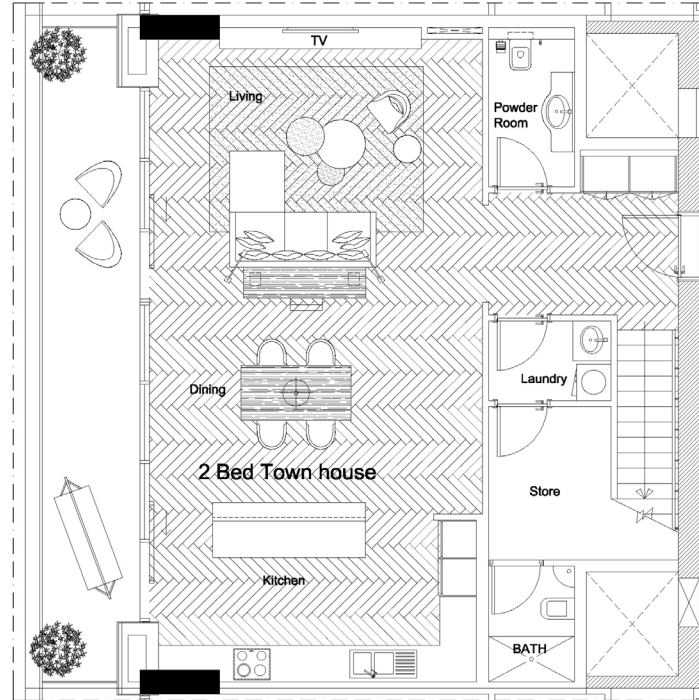
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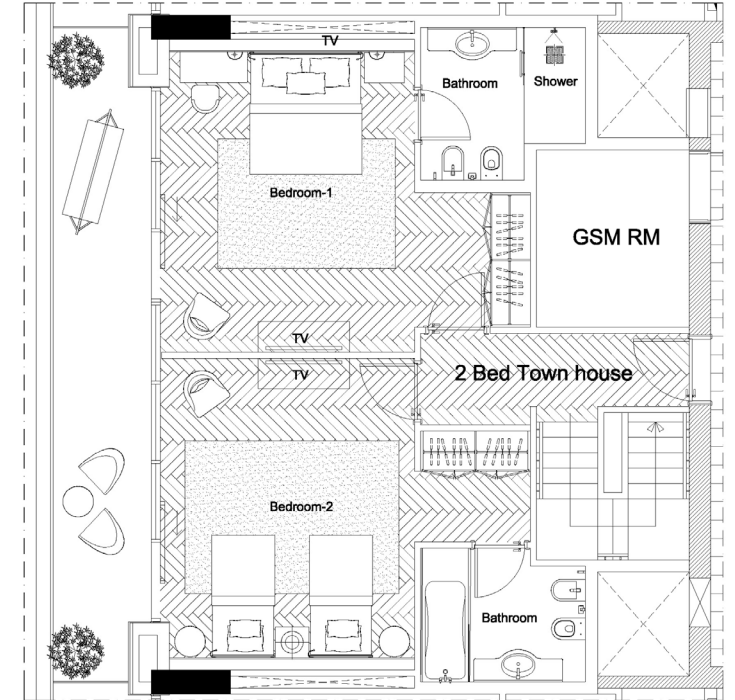
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TWO BEDROOM TOWNHOUSE

Interior	1,834.00 Sq.ft.
Balcony	381.00 Sq.ft.
Total Area	2,215.00 Sq.ft.



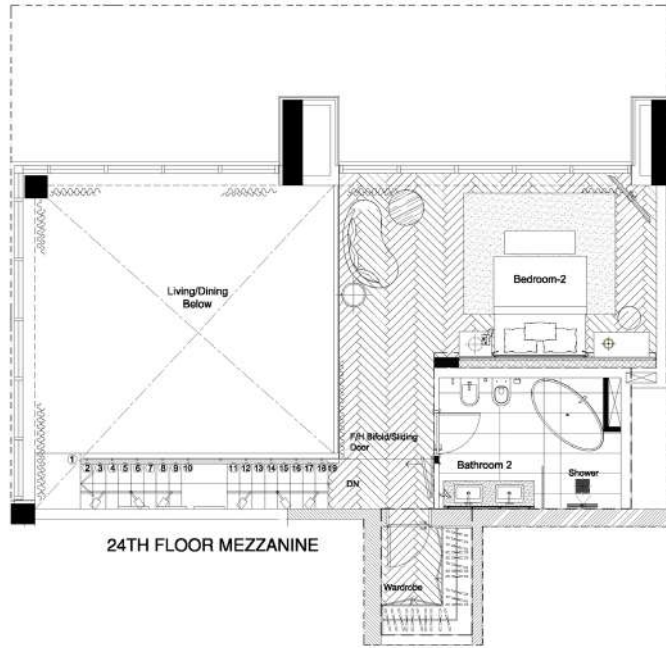
11TH FLOOR TOWNHOUSE



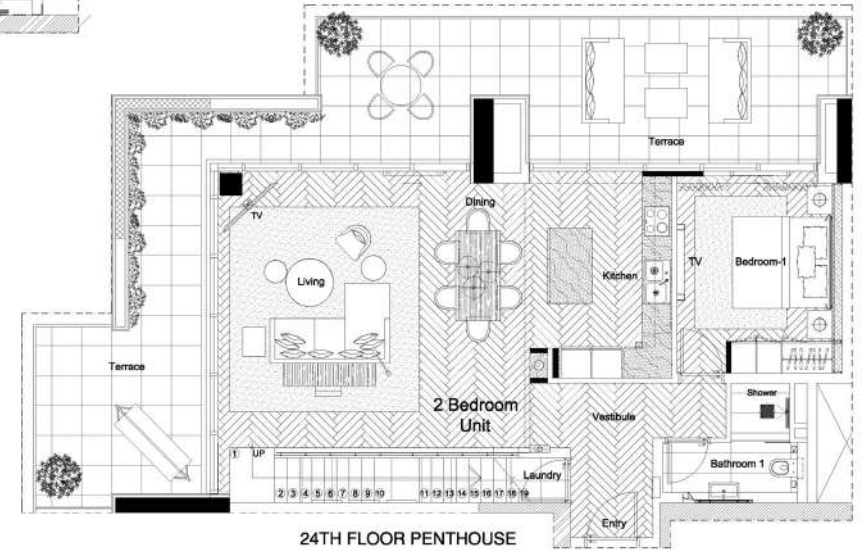
12TH FLOOR TOWNHOUSE

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TWO BEDROOM PENTHOUSE



24TH FLOOR MEZZANINE



24TH FLOOR PENTHOUSE

TYPE-1

Interior	1,495.00 Sq.ft.
Balcony	595.00 Sq.ft.
Total Area	2,091.00 Sq.ft.

TYPE-2

Interior	1,508.00 Sq.ft.
Balcony	595.00 Sq.ft.
Total Area	2,103.00 Sq.ft.

TYPE-3

Interior	1,517.00 Sq.ft.
Balcony	595.00 Sq.ft.
Total Area	2,112.00 Sq.ft.

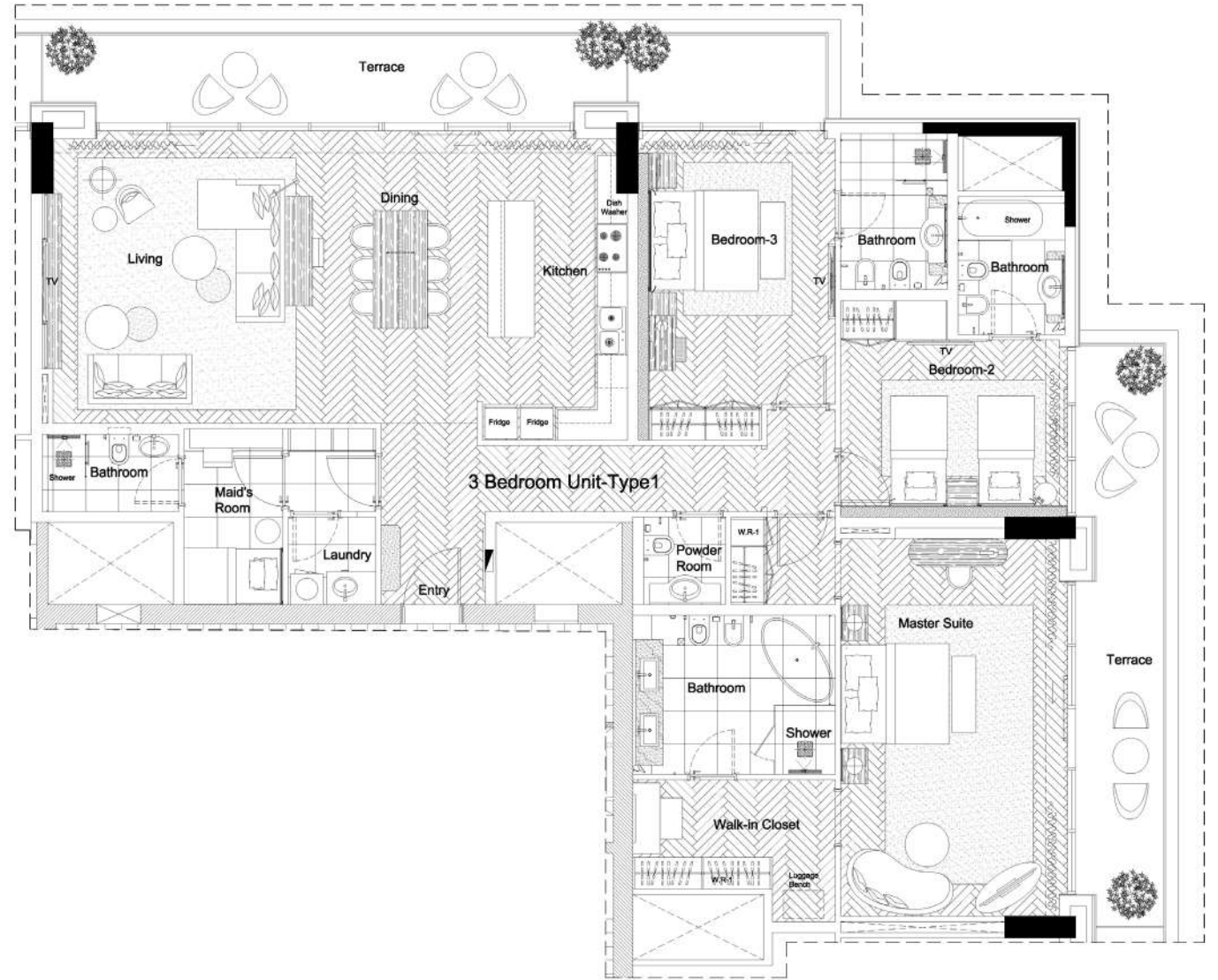
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THREE BEDROOM

Interior 2,172.00 Sq.ft.

Balcony 449.00 Sq.ft.

Total Area 2,621.00 Sq.ft.



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AREA & PRICING SUMMARY

Total No. of Units	Min. of TOTAL AREA (sq.ft.)	Max. of TOTAL AREA (sq.ft.)	Min. of Unit Price	Max. of Unit Price
1 Bedroom	1,110	1,215	AED 1,819,139	AED 2,534,092
1 Bedroom Penthouse	1,813	1,839	AED 4,097,832	AED 4,156,456
2 Bedroom	1,488	1,582	AED 2,306,927	AED 3,034,000
2 Bedroom Penthouse	2,091	2,112	AED 4,626,270	AED 4,647,368
2 Bedroom Townhouse	2,215	-	AED 4,651,542	AED 4,762,293
3 Bedroom	2,621	-	AED 5,398,642	-



PAYMENT PLAN

On booking	down payment	20%
DLD (OQOOD Registration)	on booking	4%
Balance	on handover	80%
