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# MARRIOTT RESIDENCES

Al Barsha South, Dubai



MARRIOTT RESIDENCES

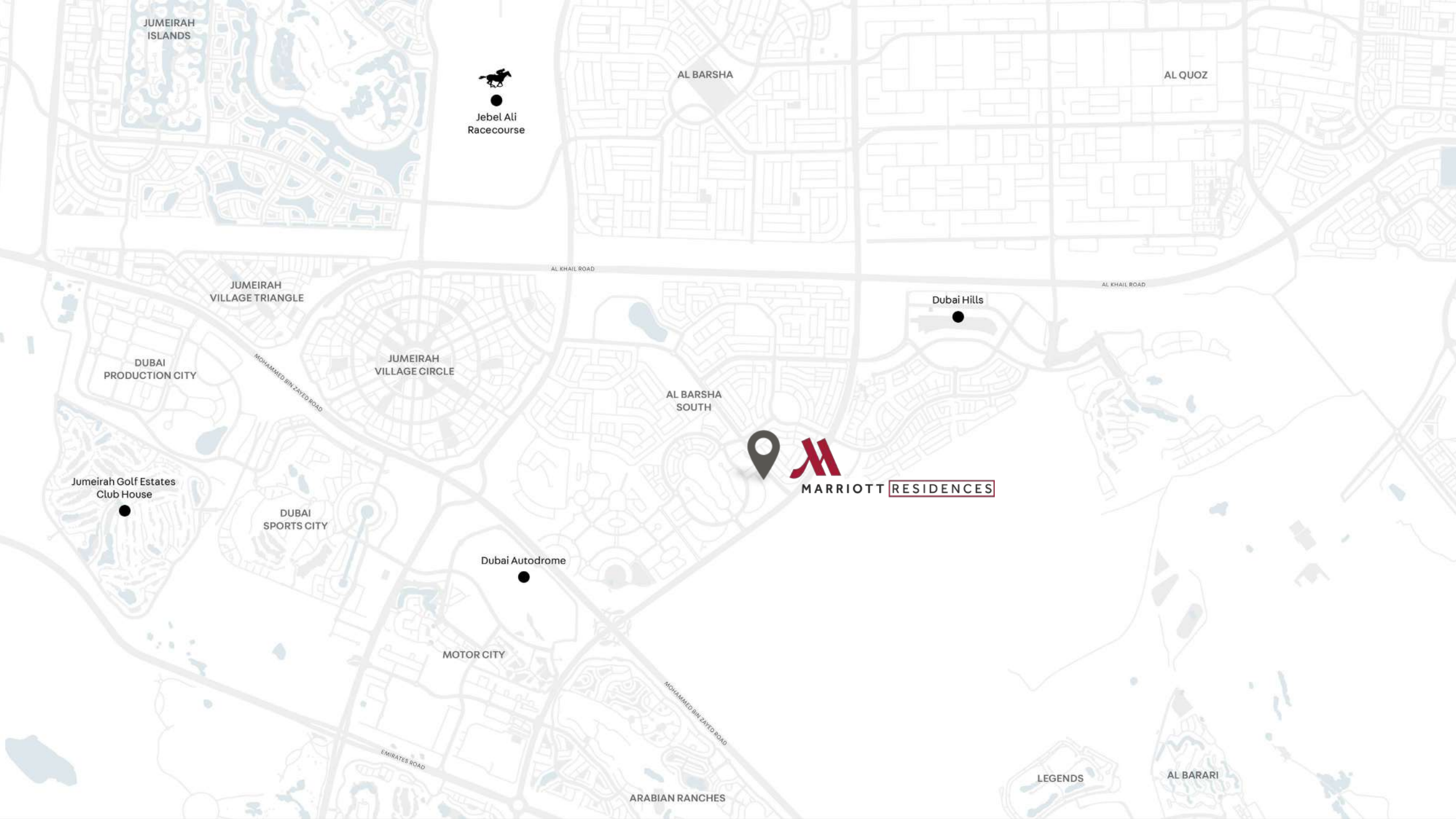
# DEVELOPMENT DESCRIPTION

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 <sup>st</sup> 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
<b>Total</b>	<b>137</b>	<b>138</b>	<b>275</b>



JUMEIRAH ISLANDS



Jebel Ali Racecourse

AL BARSHA

AL QUOZ

JUMEIRAH VILLAGE TRIANGLE

AL KHAIL ROAD

AL KHAIL ROAD

Dubai Hills

DUBAI PRODUCTION CITY

MOHAMMED BIN ZAYED ROAD

JUMEIRAH VILLAGE CIRCLE

AL BARSHA SOUTH

Jumeirah Golf Estates Club House

DUBAI SPORTS CITY



MARRIOTT RESIDENCES

Dubai Autodrome

MOTOR CITY

MOHAMMED BIN ZAYED ROAD

ARABIAN RANCHES

EMIRATES ROAD

LEGENDS

AL BARARI





  
**Marriott**  
EXECUTIVE APARTMENTS

  
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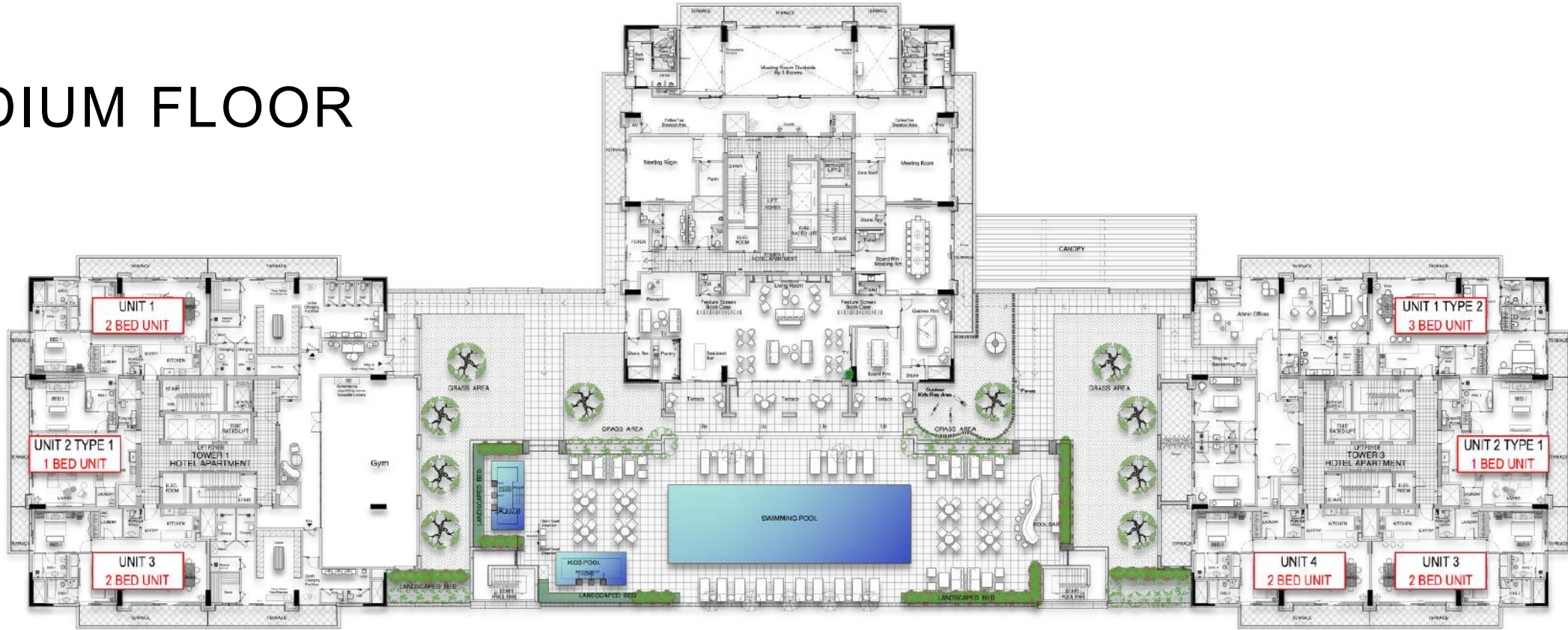




# MASTER PLAN



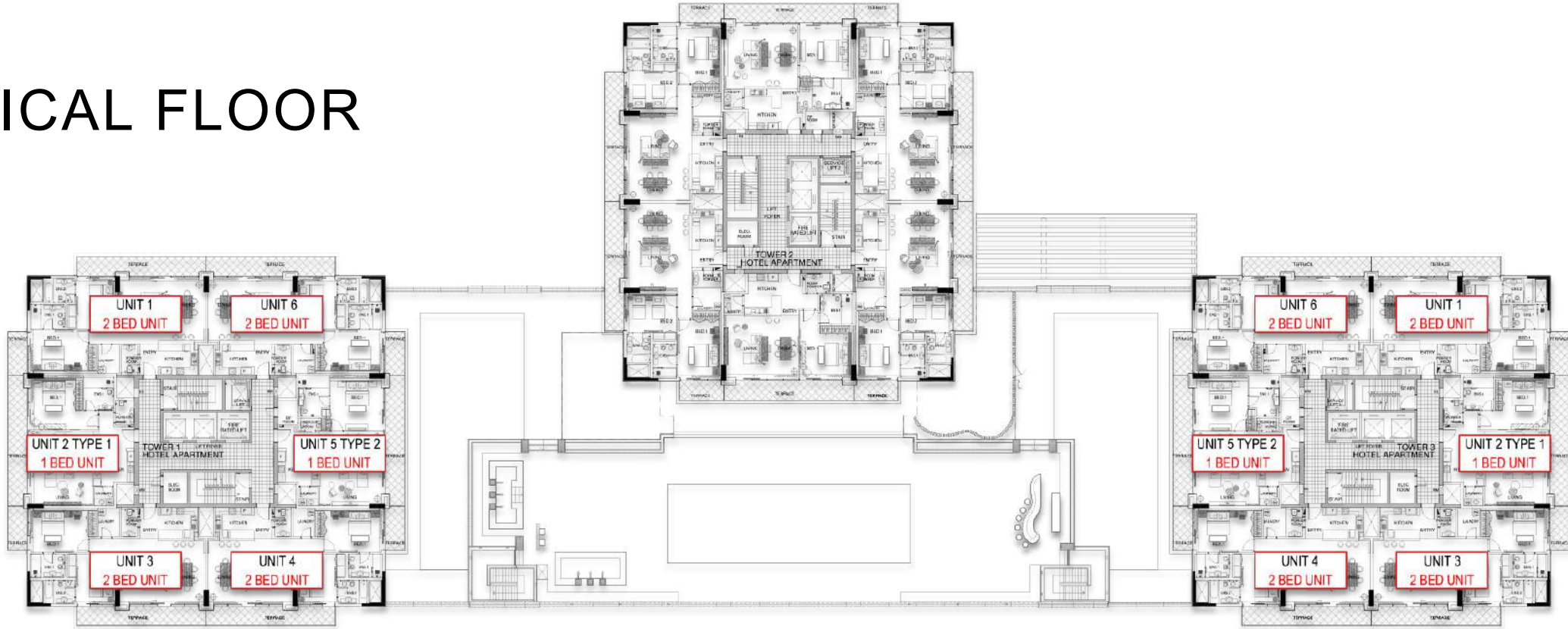
# PODIUM FLOOR







# 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  
ببيلها مليار أميال؟

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.

أنا لحظة أعجبها بالطيور  
حريه التي ترف وتغذي وتعيش  
بماعة الطائر ذات الأذنين البيضاء،  
الغوري والجمال والصياحه  
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 ghaf, the rosy trumpet?

ل قليلاً  
لأشجار؟ تلك النباتات المعمرة الرزينة  
تُعلمنا السكون  
أزيتون، كوكبي النور،  
الغاف والرنان.

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

شهيماً لانتوق  
لياسمين العطرة،  
ال، القرفة،  
متداد الأزرق الذي يحيط  
بها البحر العميق.

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 العتيق أسفل قدمي  
الحياة ليست فقط أمامي  
تطبخية  
في وتحتي؟  
ر الأرض التي نمت 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







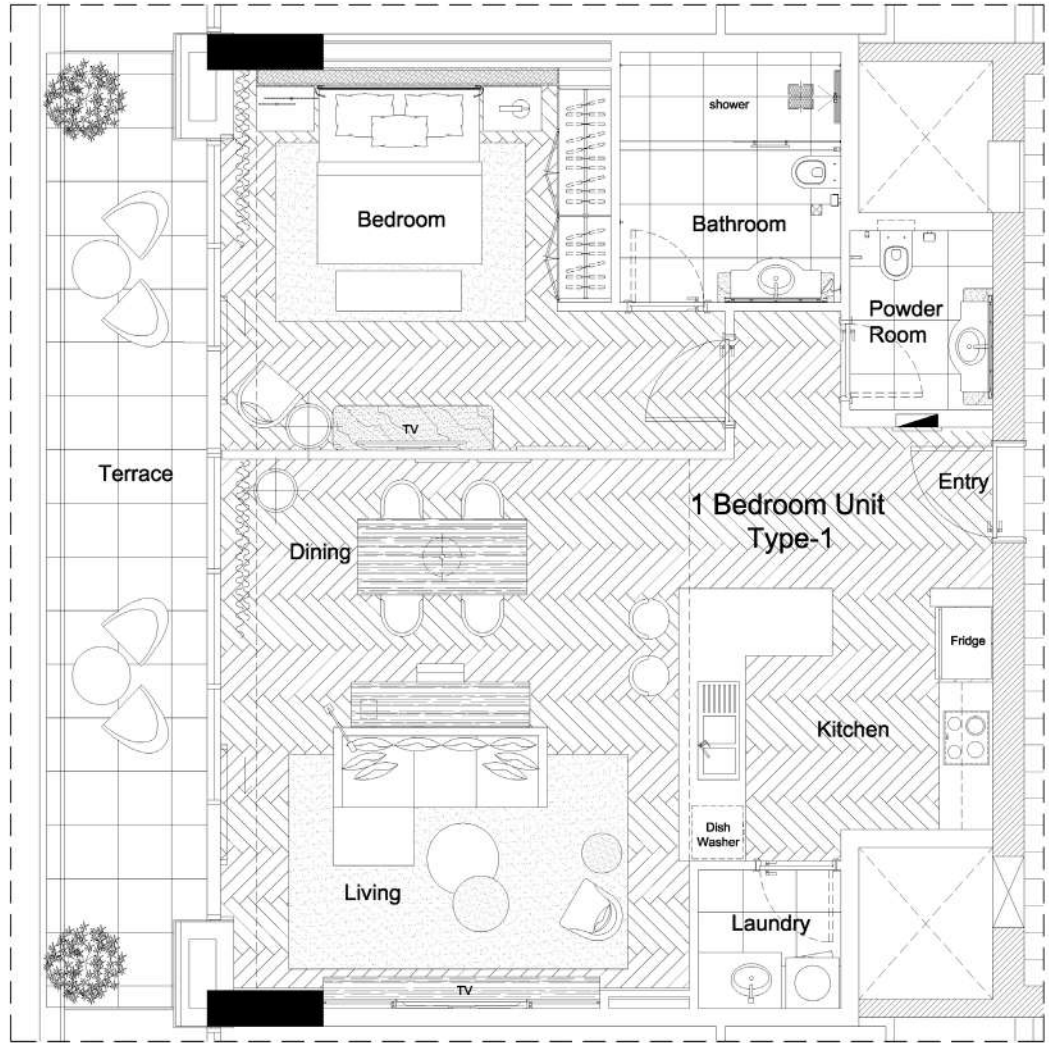
# FLOOR PLANS AND RENDERS



# ONE BEDROOM

## TYPE-1

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



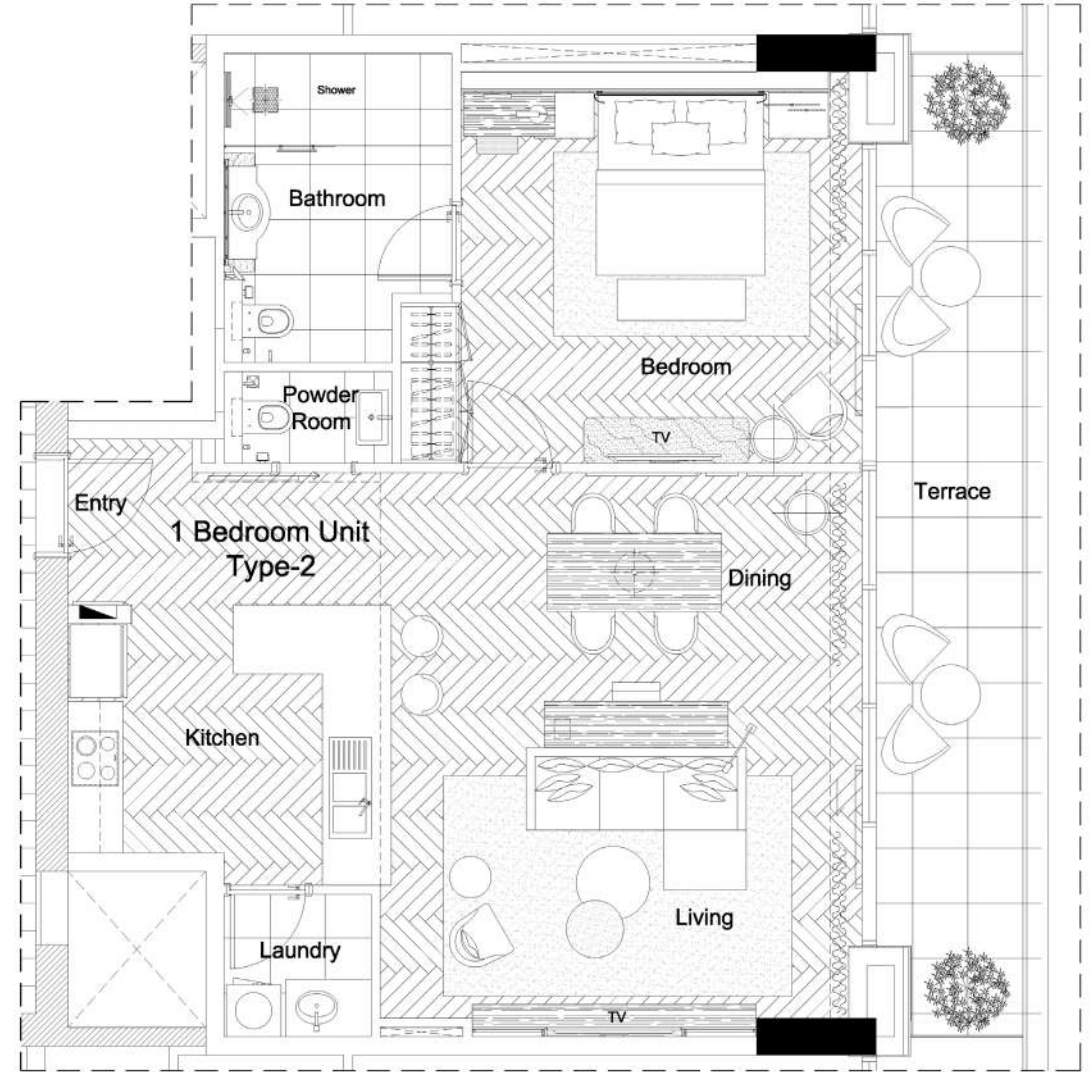
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# ONE BEDROOM

## TYPE-2

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



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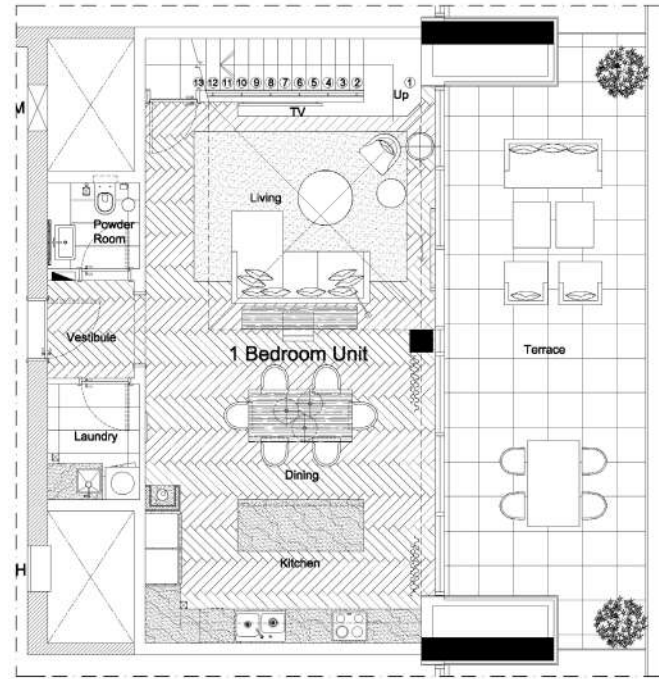
# ONE BEDROOM PENTHOUSE

TYPE-1

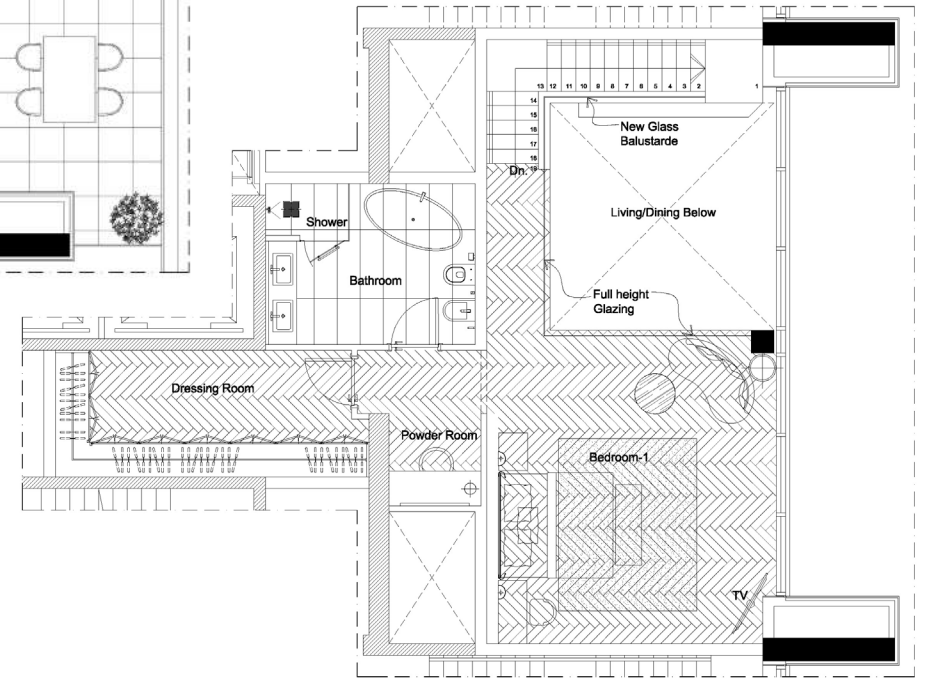
Interior	1,450.00 Sq.ft.
Balcony	363.00 Sq.ft.
Total Area	1,813.00 Sq.ft.

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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# TWO BEDROOM

Interior

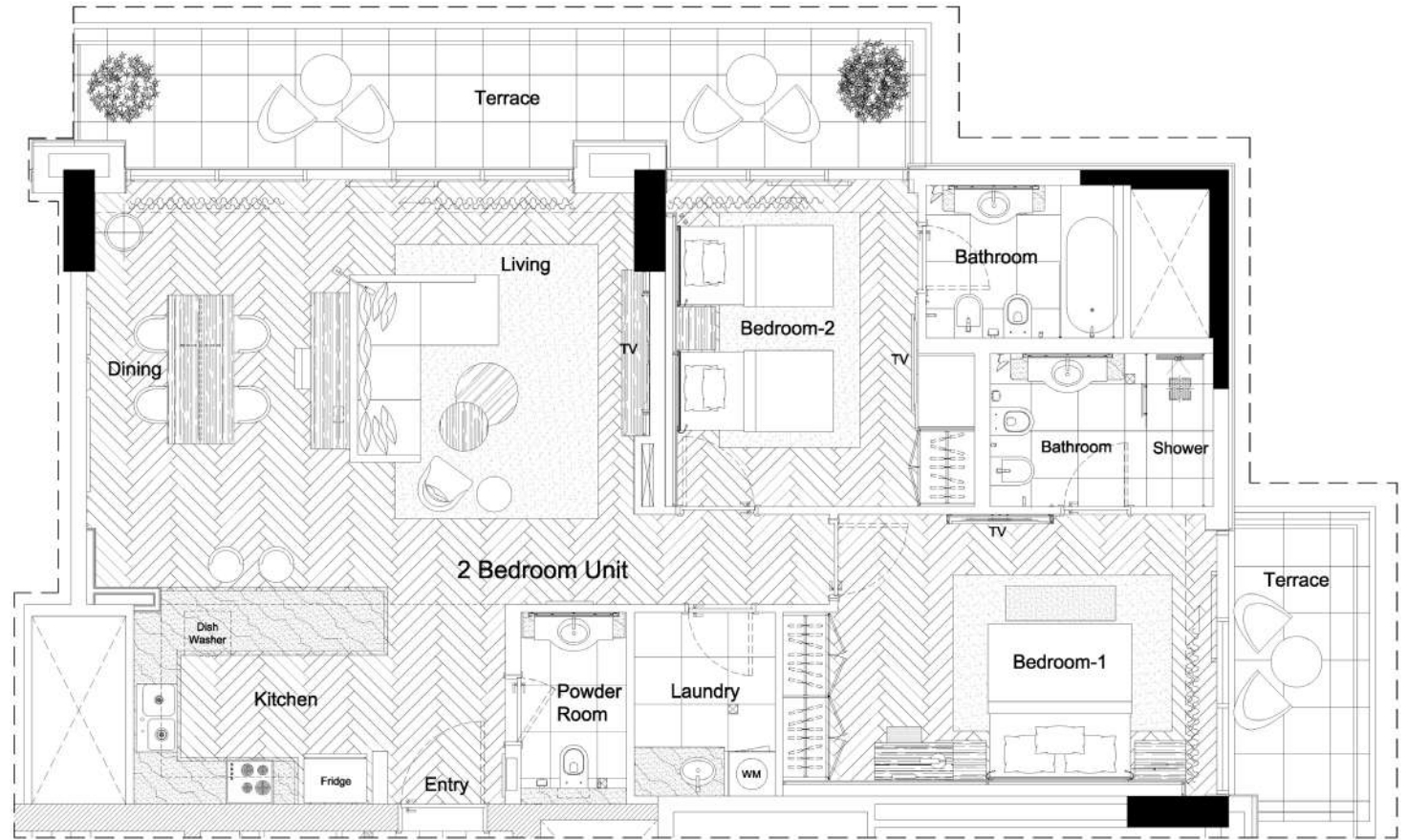
1,238.00 Sq.ft.

Balcony

258.00 – 348.00 Sq.ft.

Total Area

1,488.00 – 1,582 Sq.ft.



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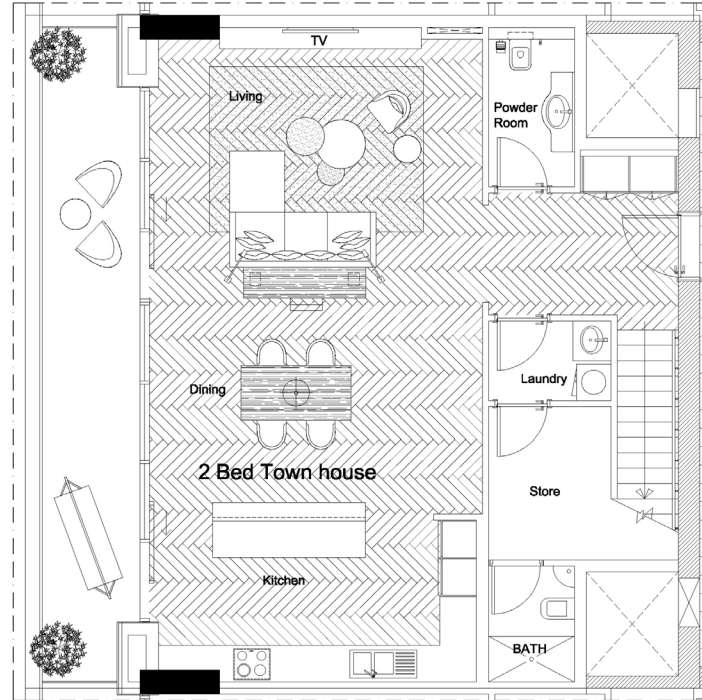


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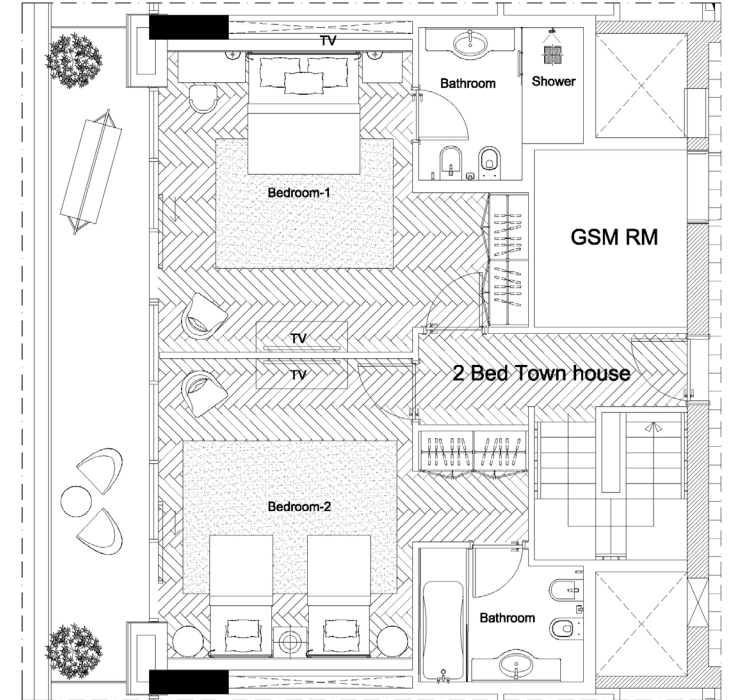


# TWO BEDROOM TOWNHOUSE

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



11TH FLOOR TOWNHOUSE

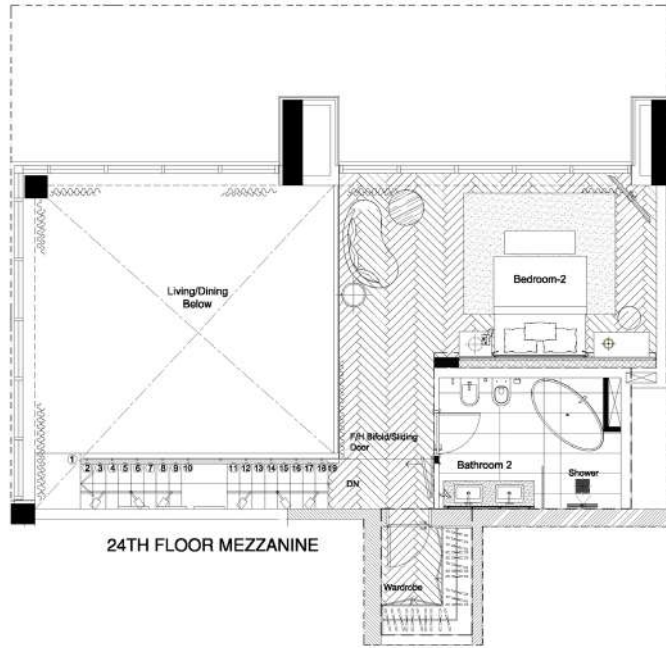


12TH FLOOR TOWNHOUSE

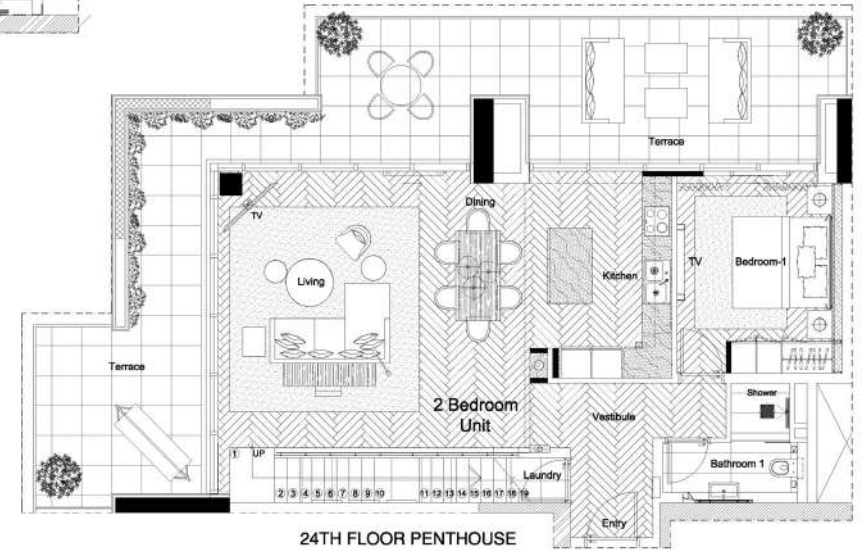
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# TWO BEDROOM PENTHOUSE



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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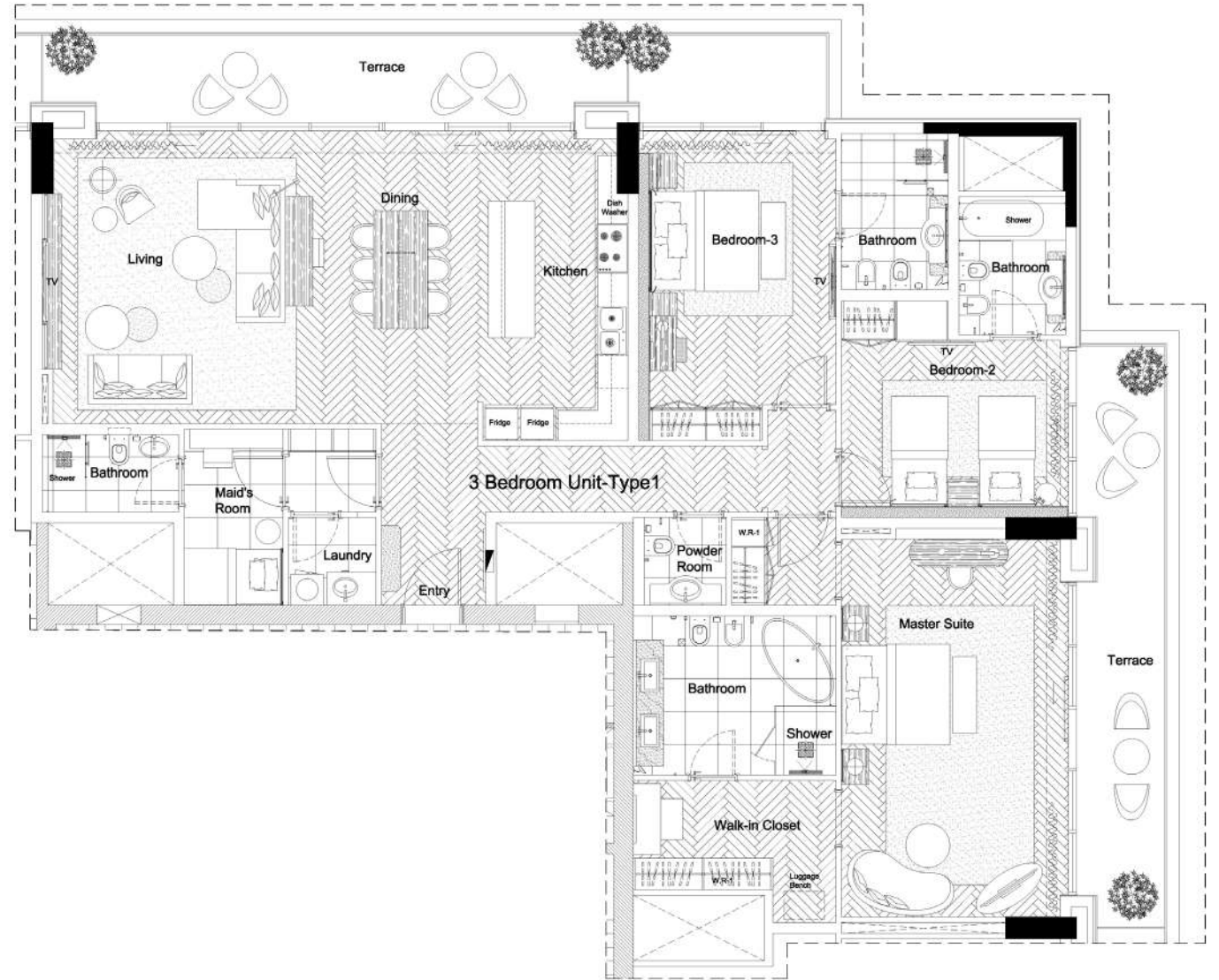


# THREE BEDROOM

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

<b>Total No. of Units</b>	<b>Min. of TOTAL AREA (sq.ft.)</b>	<b>Max. of TOTAL AREA (sq.ft.)</b>	<b>Min. of Unit Price</b>	<b>Max. of Unit Price</b>
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%



