



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.

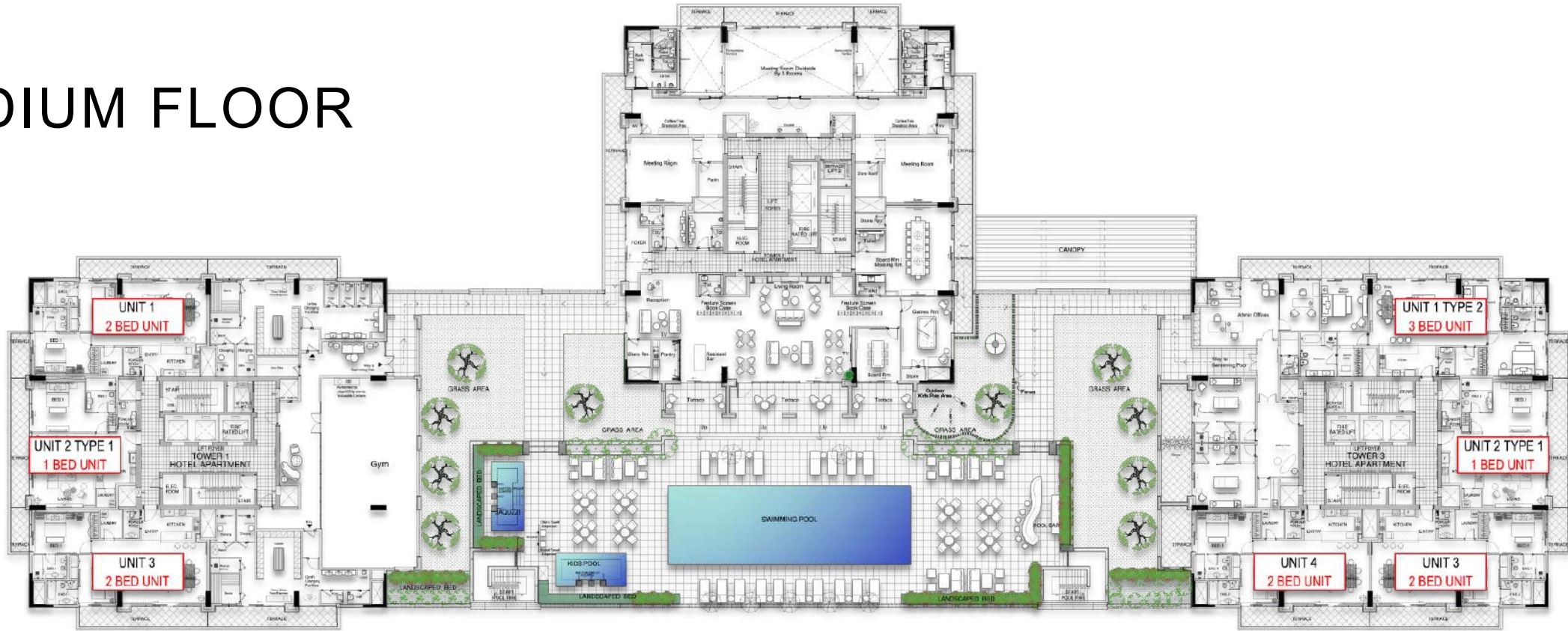
PROJECT SUMMARY

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

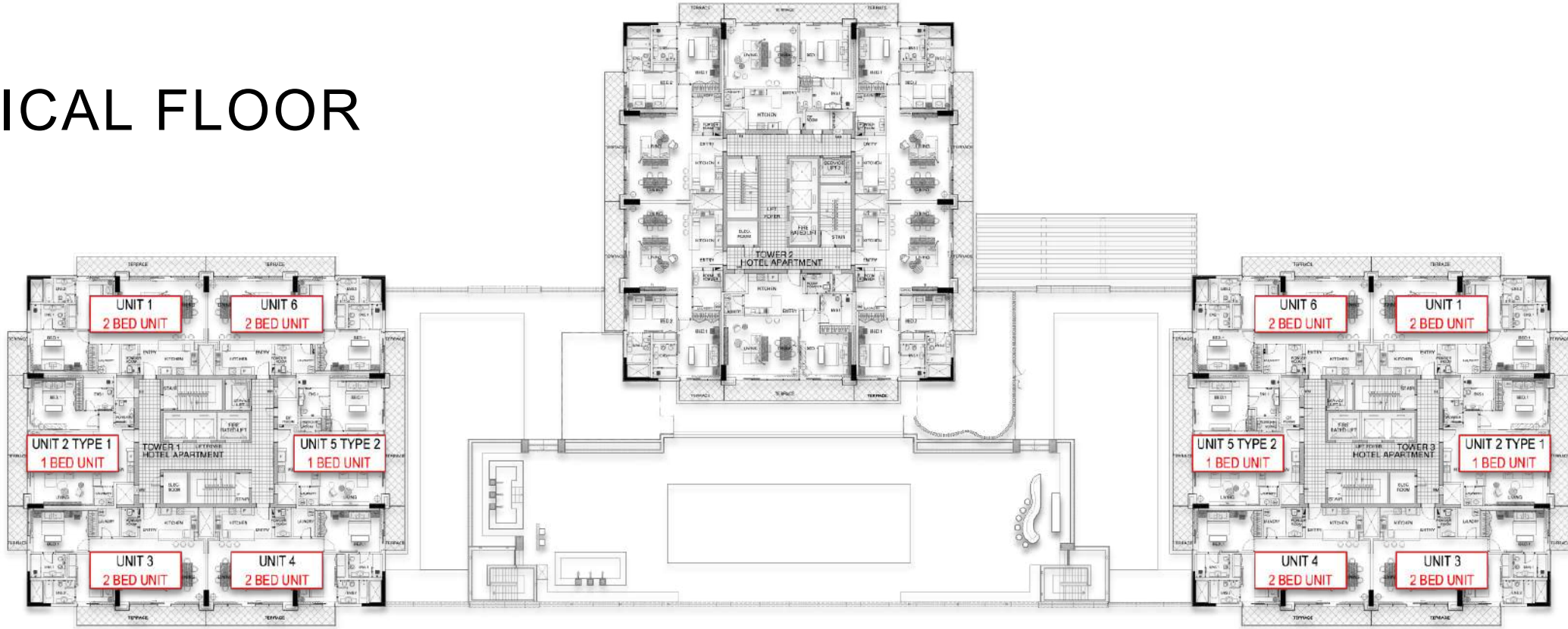


PODIUM FLOOR





TYPICAL FLOOR



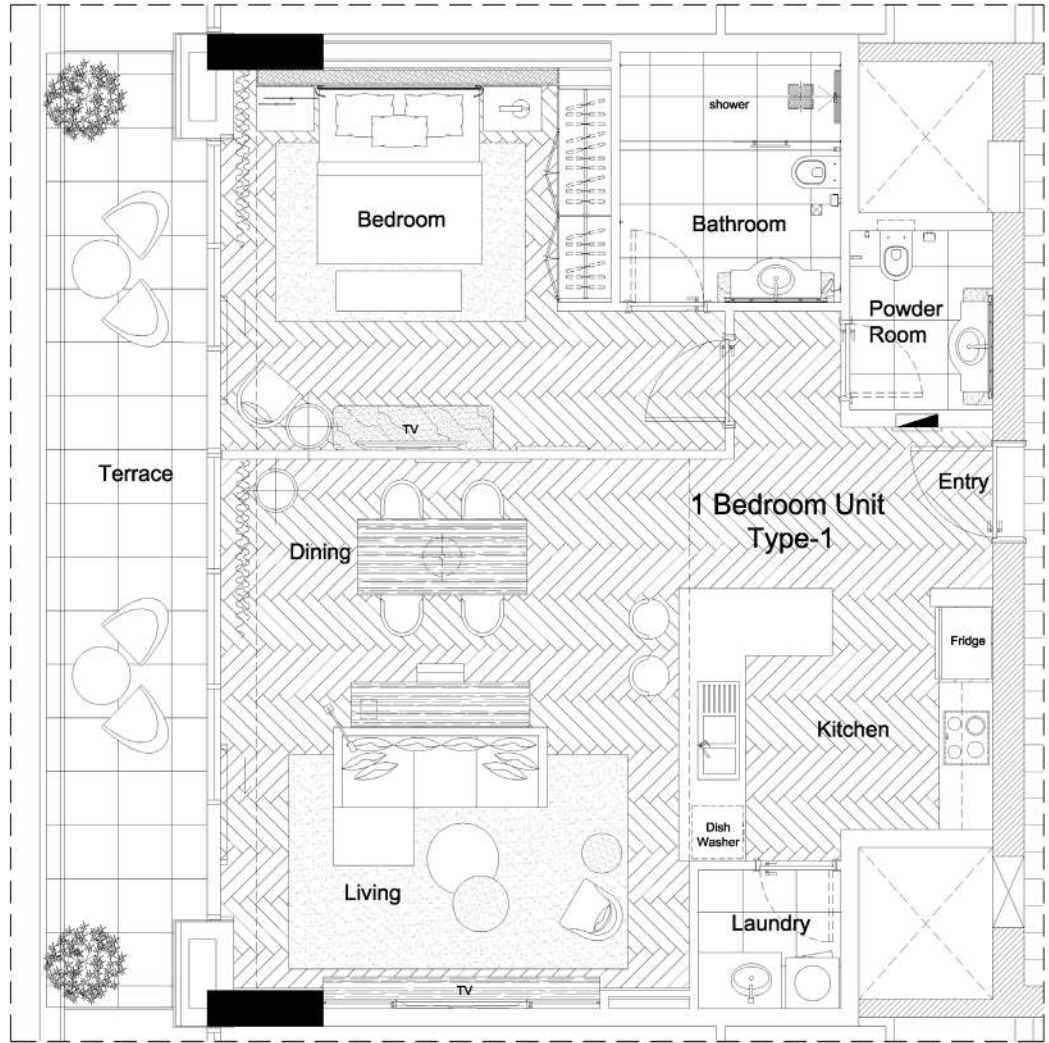


FLOOR PLANS AND RENDERS

ONE BEDROOM

TYPE-1

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

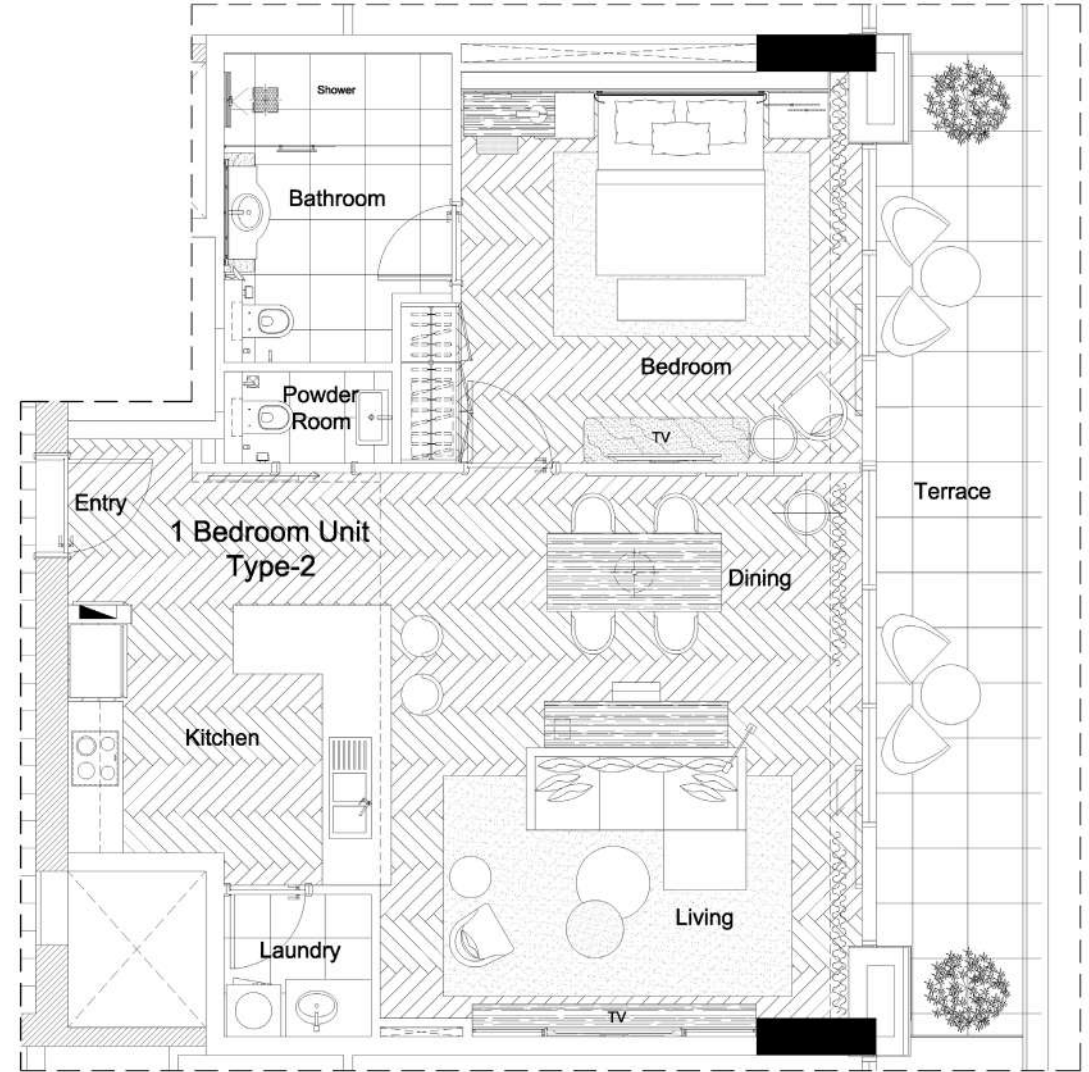


All room sizes and floor plans measurements are approximate and may vary per unit. Floor plans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.

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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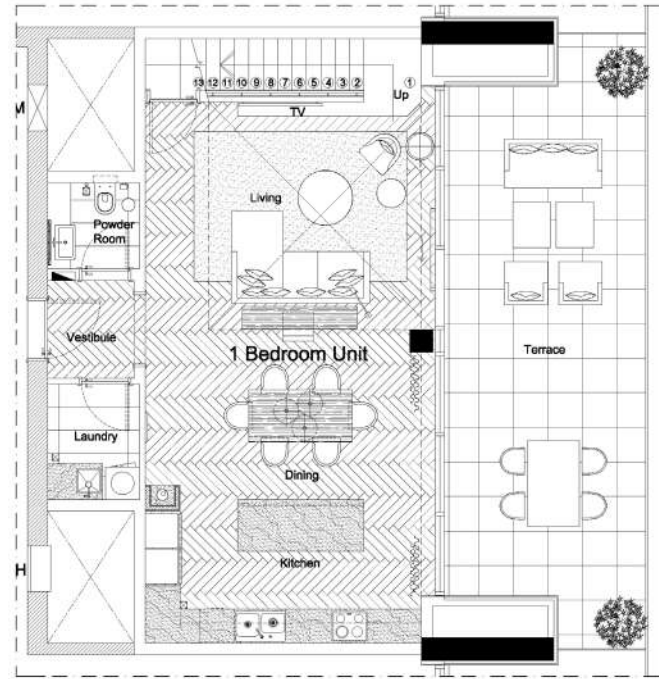
ONE BEDROOM PENTHOUSE

TYPE-1

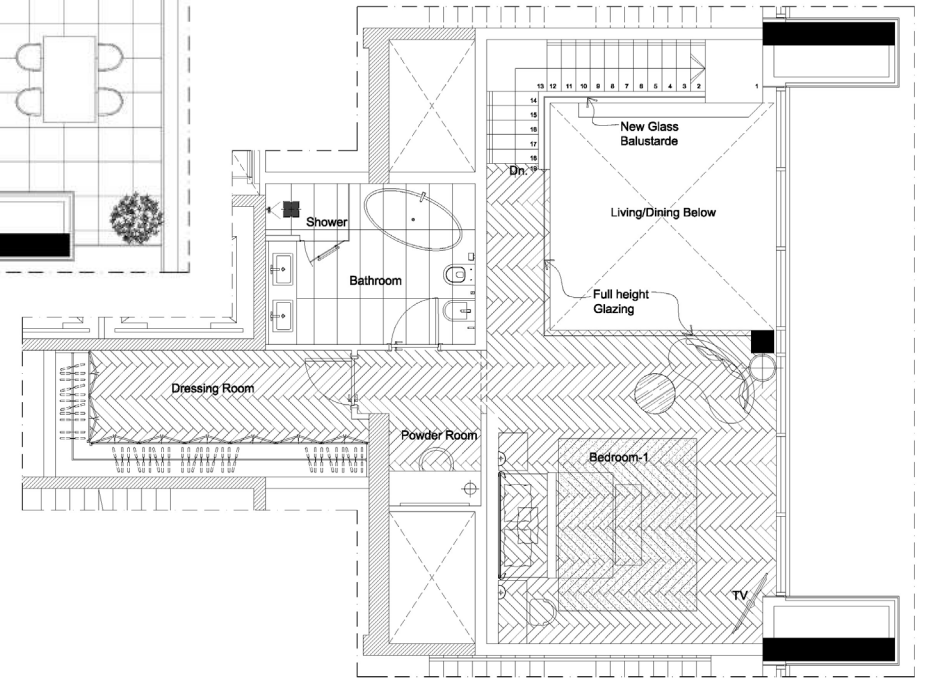
Interior	1,450.00 Sq.ft.
Balcony	363.00 Sq.ft.
Total Area	1,813.00 Sq.ft.

TYPE-2

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



24TH FLOOR PENTHOUSE



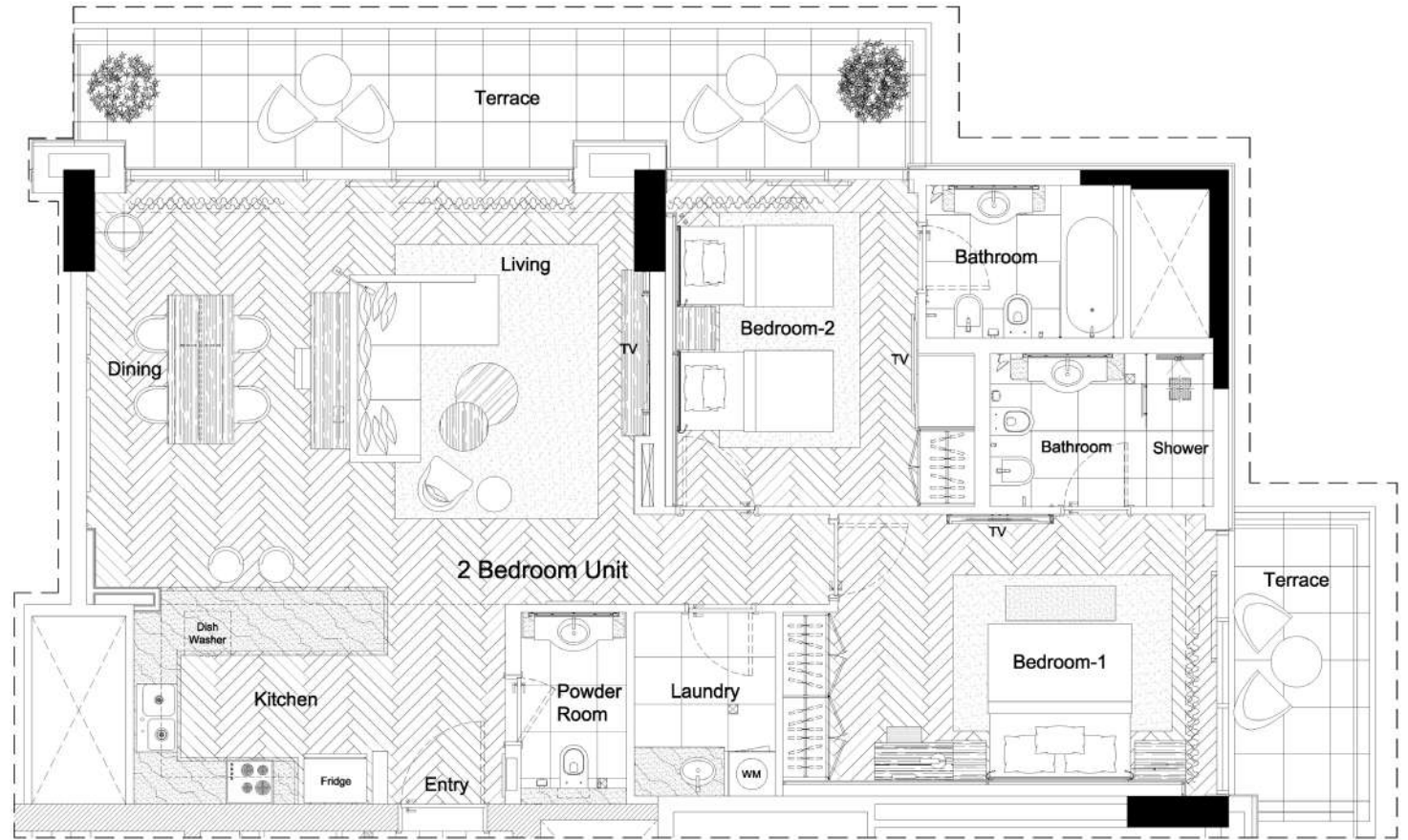
24TH FLOOR MEZZANINE

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TWO BEDROOM

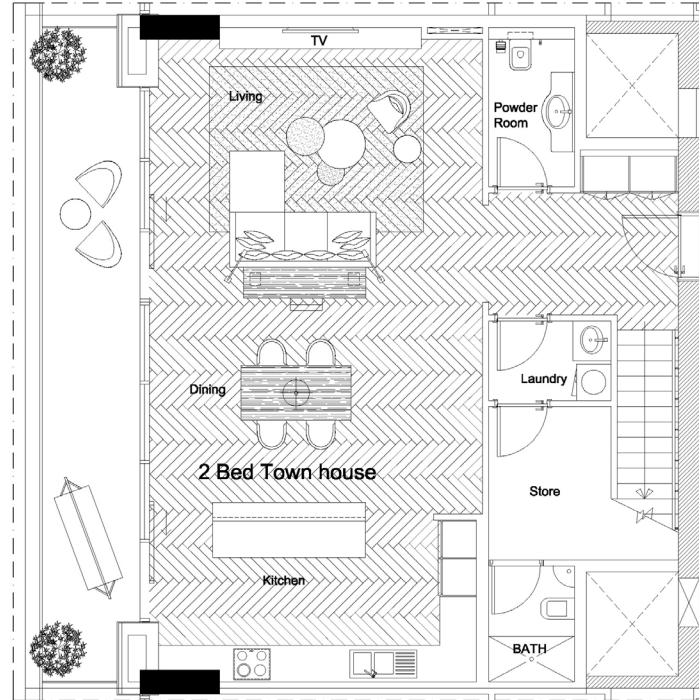
Interior	1,238.00 Sq.ft.
Balcony	258.00 – 348.00 Sq.ft.
Total Area	1,488.00 – 1,582 Sq.ft.



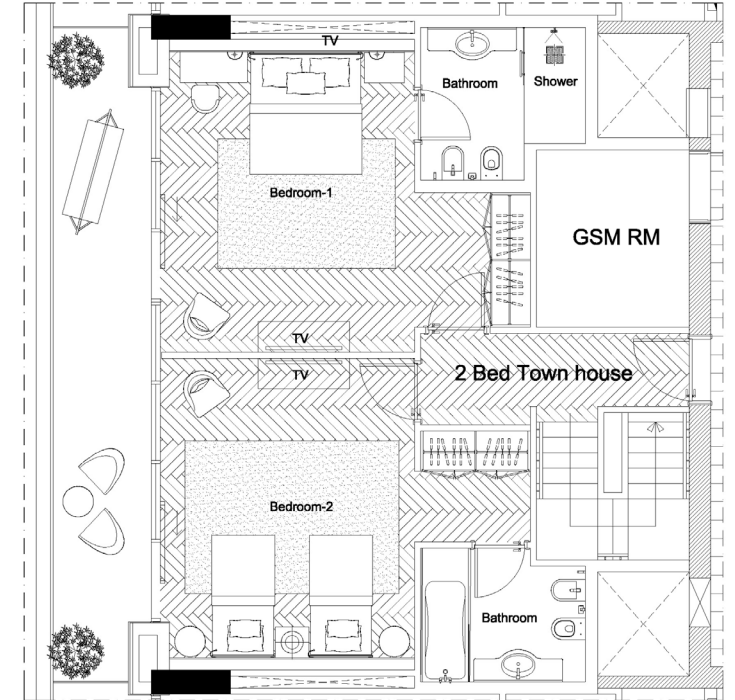
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TWO BEDROOM TOWNHOUSE

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



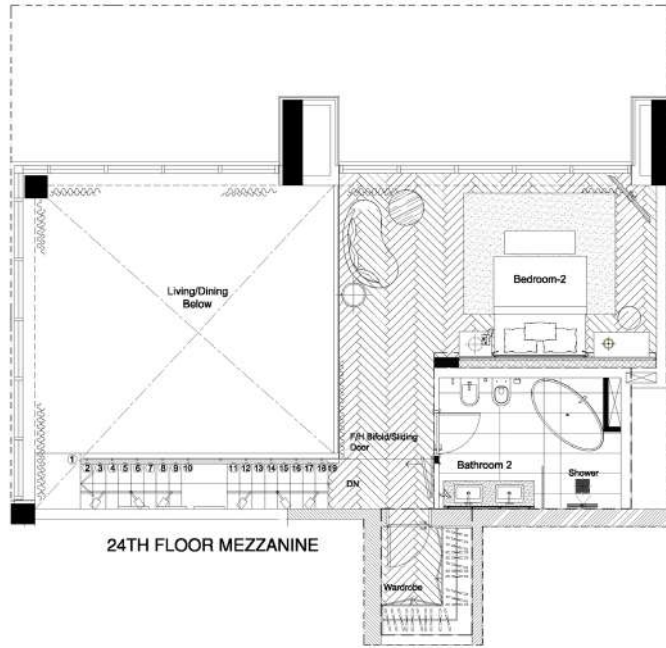
11TH FLOOR TOWNHOUSE



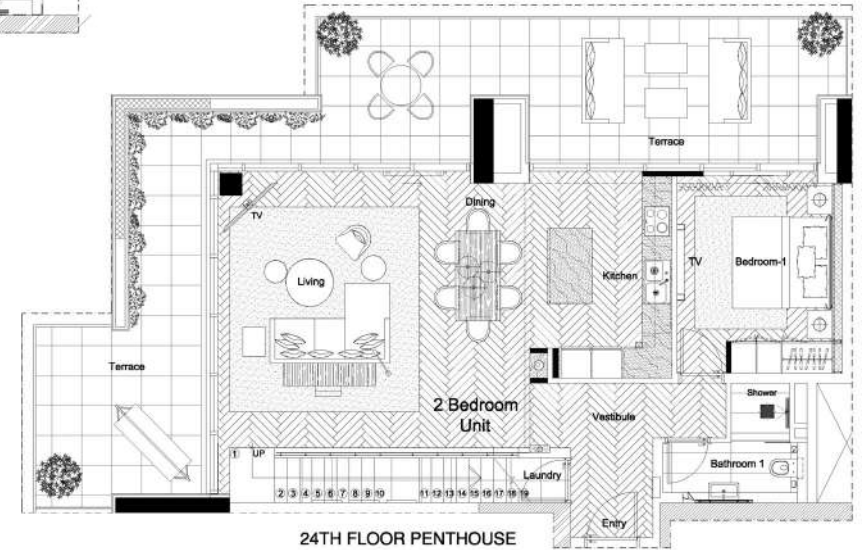
12TH FLOOR TOWNHOUSE

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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.

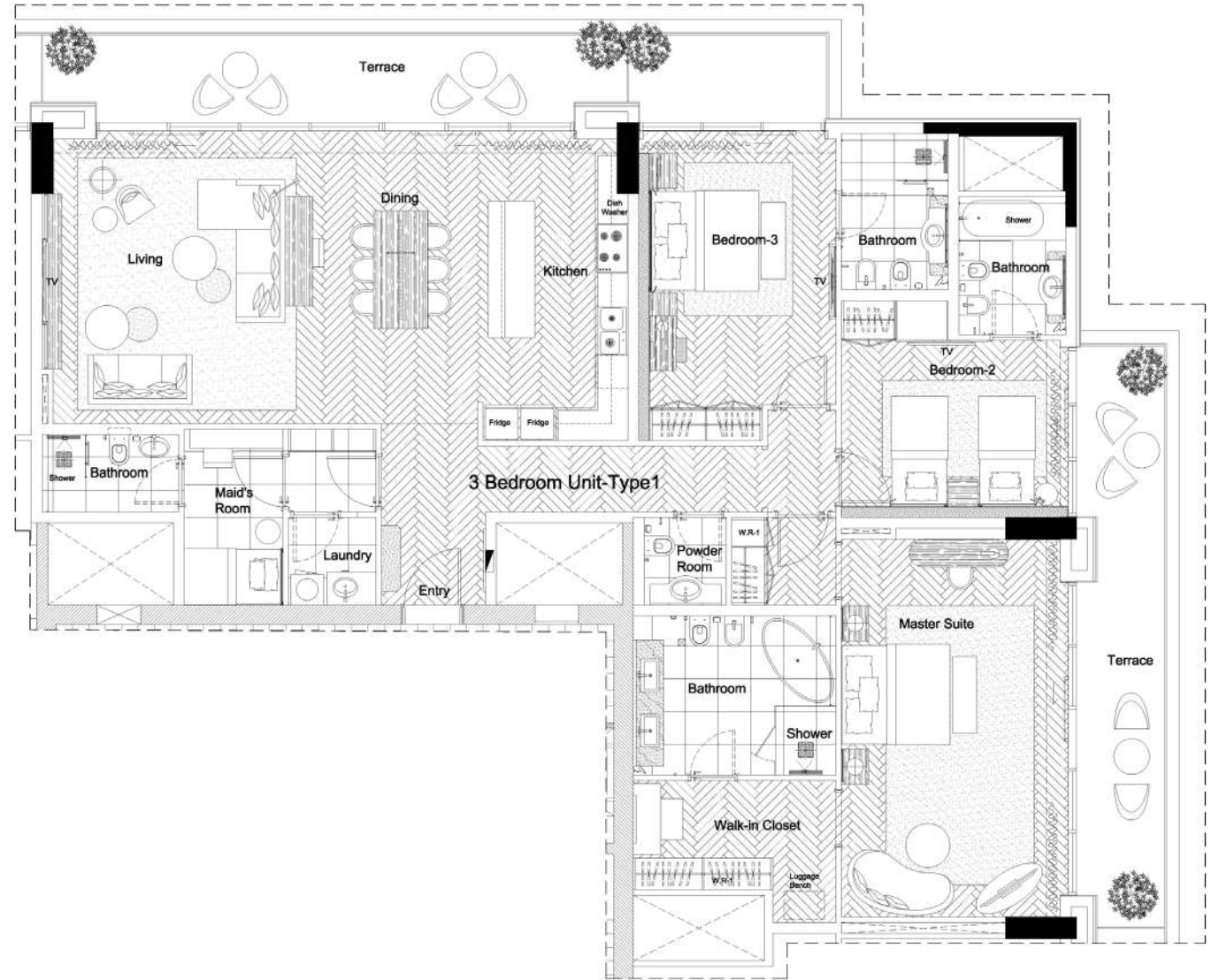
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THREE BEDROOM

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	-