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# MARRIOTT RESIDENCES

Al Barsha South, Dubai



MARRIOTT RESIDENCES

# DEVELOPMENT DESCRIPTION

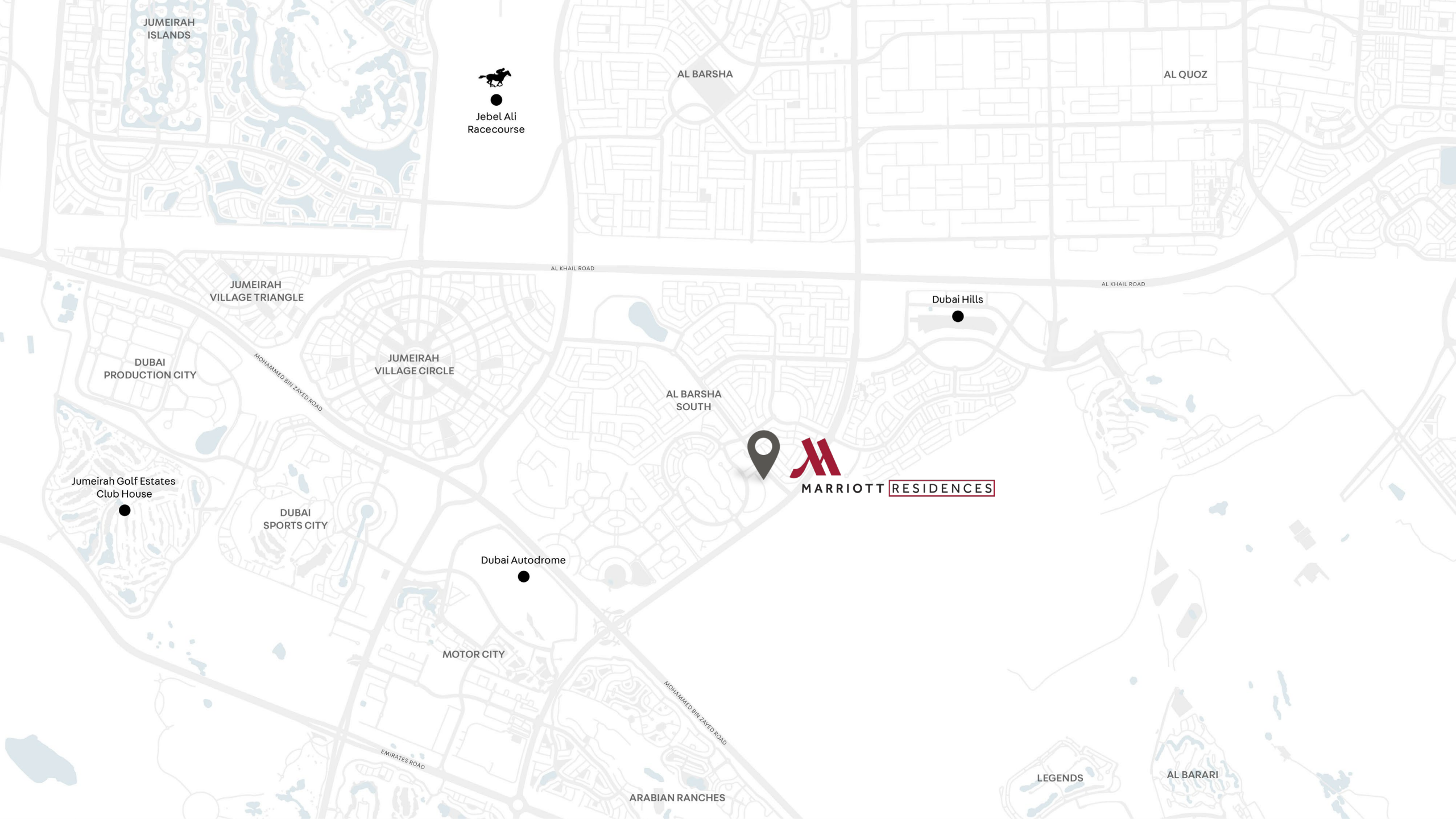
Property is an existing Apartment building in Barsha South that are being considered to be branded as Marriott Executive Apartment. The Development is located on Umm Suqeim Road opposite of Sheikh Mohammed Gardens. Part of Mohammed Bin Rashed City, it is in close proximity to Dubai's most famous commercial 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

JUMEIRAH VILLAGE CIRCLE

Dubai Hills

DUBAI PRODUCTION CITY

AL BARSHA SOUTH

Jumeirah Golf Estates Club House

DUBAI SPORTS CITY

MARRIOTT RESIDENCES

Dubai Autodrome

MOTOR CITY

ARABIAN RANCHES

LEGENDS

AL BARARI





  
**Marriott**  
EXECUTIVE APARTMENTS

  
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EXECUTIVE APARTMENTS





Marriott  
EXECUTIVE APARTMENTS

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# AMENITIES





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 sale 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.

# HOTEL LOBBY





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# CONFERENCE ROOM





# 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 the whisper  
 "Allow enough light to enter?" And then  
 do I heed her call and bask in the sun?  
 Or is darkness the night's domain.

الصمت:  
 بك بشكل جيد؟  
 ر بالنسيم واسمع همسه قائلًا:  
 "دخول نور كاف؟" ثم،  
 ا نداءه واستلقي في الشمس؟  
 هي شأن الليل.

And when our Earth rotates on her axis  
 to unfurl 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  
 أعياه الذهي إيقاظ بالارتياح  
 ق إلى بوابة الفردوس وأتمل بالنجوم  
 سيارها ملبار السما الأمل؟

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

تأخذ لحظة لآعجاب بالطيور  
 حرية التي حرف وتغني وتعيش  
 مائة، اللال ذات الأذنين البيضاء،  
 الثوروي، التي تبت الضاحكة  
 حرية 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 ghat, the rosy trumpet?

ل قليلاً  
 لأشجار؟ تلك النباتات المعمرة الرزينة  
 يُعلمنا السكون  
 زيتون، ككوكب النور،  
 شهيلاً لانتوق  
 ليايمين المعطرة.

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

أشهيلاً لانتوق  
 ليايمين المعطرة.  
 ال، القرفة،  
 متداد الأزرق الذي يحيط  
 به البحر المالح.

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  
 فقط داخلية  
 في وتحتي؟  
 ر بالأرض التي تنبت منها الطبيعة الجملة  
 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،  
 م العظيمة الازرقاق  
 حريها؟  
 ة السحرية

# BASTA RESTAURANT





BASTA  
RESTAURANT



come share  
our passion  
for food



**jones**  
the grocer

**JONES  
THE GROCER**







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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

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

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