

# BVLGARI

MARINA LOFTS  
DUBAI



LUXBRIDGE  
INTERNATIONAL REALTY

PRESENTS





## ABOUT BVLGARI

Originating in Rome, BVLGARI was founded as a jewellery shop in 1884 by Greek silversmith Sotirio BVLGARI. BVLGARI's little shop on Via dei Condotti in Rome became a meeting place for the international elite - hosting aristocrats, artists, writers and the movie royalty of the Dolce Vita era (1950's and 60's) as well as Hollywood's golden years.

With a legacy that spans 130 years, BVLGARI has achieved international acclaim for its exclusive and stylish Italian jewellery, seamlessly blending contemporary aesthetics with classic Greco-Roman designs. Innovative artistry and precious materials merge harmoniously in pieces that are at once timeless and traditional. The BVLGARI spirit continues to inspire with its unique vision of perfection.

## نبذة حول بولغري

كانت بدايات بولغري في روما كمحل مجوهرات عام ١٨٨٤ على يد صانع الفضة اليوناني سوتيريو بولغري. يقع محل بولغري في فيا دي كوندوتي في روما وقد أصبح المكان الذي تجتمع فيه النخبة العالمية من الأرستقراطيين والفنانين والكتاب والعصر الذهبي للسينما الإيطالية (الخمسينات والستينات) وأفلام هوليوود.

حظي محل بولغري بشعبية عالمية لعراقته التي تمتد إلى ١٣٠ عاماً في صناعة المجوهرات الإيطالية الفريدة والأنيقة، التي تمتاز فيها بسلاسة العناصر الجمالية المعاصرة مع التصاميم اليونانية الرومانية الكلاسيكية. تندمج في مجوهرات بولغري الروح الفنية المبتكرة والمواد الثمينة بالنسج، لتكون تقليدية وصالحة لكل زمان في أن معاً، ومصدر إلهام دائم بما تتمتع به من رؤية فريدة تصبو نحو الكمال.

## BVLGARI HOTELS & RESORTS

Bulgari Hotels & Resorts is the leading luxury hospitality collection in the world. Comprised of a few selected properties in major cosmopolitan cities and luxury resort destinations, its aim is to convey the excitement of the Bulgari brand; its timeless glamour, heritage and magnificence.

Each property is located in the most prime luxury neighbourhood in the city, or the ultimate prestigious area of the resort destination, and features unique physical characteristics that make it truly remarkable. Each makes a strong reference to the local culture, yet is designed with an Italian contemporary luxury feel, enriched by rare and lavish materials, featuring design furniture and custom-built details.

The guest's experience is made flawless by an innovative luxury service concept, informal yet impeccable. The Italian Bar and Restaurant, complemented by an authentic local dining experience in resorts, and by exclusive function spaces, wants to become the city's most coveted meeting point for the local high society.

### فنادق ومنتجعات بولغري

تعد فنادق ومنتجعات بولغري من بين أبرز سلاسل الضيافة العالمية، وتتألف من عقارات مختارة في مدن تزخر بالمنتجعات الراقية والفخمة، وتعكس علامة بولغري التجارية بكل ما تتضمنها من معاني الألق المتجدد والتراث الأصيل لصانع المجوهرات الإيطالي.

وتقع فنادق ومنتجعات بولغري في بعض من أرقى الأحياء الحضرية داخل المدن أو في أجمل المناطق المخصصة للمنتجعات، وتزخر بمواصفات تضعها في مستوى متميز ومختلف تماماً عن نظرائها، إذ تتخذ كل منها طابع الثقافة المحلية مع تصميم إيطالي عصري يمنح شعوراً لا مثيل له بالرفاهية، فضلاً عن المواد والعناصر النادرة المستعملة بدءاً من الأثاث وانتهاء بكافة التفاصيل الأخرى.

كما توفر تلك الفنادق والمنتجعات تجربة فريدة لنزلائها من خلال مفهوم خدمات الرفاهية المبتكرة، ناهيك



BVLGARI Hotel Milan





## DUBAI A CITY WITH A VISION

Dubai never stops surprising the world with its agility and determination; a city led by a very sharp vision that challenges the impossible and races against time in its pursuit of excellence. Beyond the vision and the agility are intangible components that characterize Dubai - a vibe, aura and charm that are quintessentially its own.

From a sea of sand with a few hotels and a modest infrastructure in the 1980s, Dubai has emerged as a global hub for business and tourism boasting an impressive number of international brands and some equally astounding landmarks that dominate its iconic skyline.

### دبي مدينة ذات رؤية

لا تكفّ دبي عن مفاجأة العالم بسرعة تغييرها وتصميمها، لتثبت بأنها مدينة تتمتع برؤية ثابتة تتحدى المستحيل وتسابق الزمن في سعيها نحو التميز. وتكمن خلف تلك الرؤية والتغيير عناصر غير ملموسة تعطي دبي طابعها الخاص تتمثل في الجو العام وهالة السحر التي تحيط بها لتجعل منها مدينة مثالية.

في الثمانينات كانت دبي عبارة عن صحراء رملية واسعة تتراعى على أطرافها بعض الفنادق وتفتقر إلى البنية التحتية المتطورة، لكنها سرعان ما برزت كمركز تجاري وسياحي عالمي يضم عدداً كبيراً من العلامات التجارية العالمية والمعالم المذهلة التي ترسم ملامح وجهها المتفرد.

## MEERAAS ENABLING DUBAI'S VISION

Meraas is a Dubai-based conglomerate that aims to enhance the emirate's cityscape with a human-centric approach to developing assets in the real estate, tourism, hospitality, F&B, retail, leisure and entertainment, technology, maritime, and healthcare sectors.

Meraas pursues its mission to build creative urban culture where thriving communities can take root. Among its investments are some of the most admired real-estate properties in premium locations, such as Bluewaters Residences, Bvlgari Residences, Cherrywoods, City Walk Residences, Nikki Beach Residences, Port de La Mer Residences, Villa Amalfi, and Zabeel Saray Royal Residence.

The company's portfolio comprises over 80 million square feet of total developed land, more than 5000+ homes, 1400+ retail units, and 15 landmark destinations, including Boxpark, Al Seef, Bluewaters, City Walk, Dubai Harbour, Jumeira Bay, Kite Beach, La Mer, Last Exit, Pearl Jumeira, The Beach and The Outlet Village.

### مراس تكريس لرؤية دبي

«مراس» هي مجموعة تتخذ من دبي مقراً لها وتهدف إلى تعزيز المشهد الحضري للإمارة من خلال نهج يركز على الإنسان عند تطوير أصول في قطاعات العقارات، والسياحة، والضيافة، والأغذية والمشروبات، وتجارة التجزئة، والتسليّة والترفيه، والتكنولوجيا، والقطاع البحري، والرعاية الصحية.

تسعى «مراس» لبناء ثقافة حضرية مبدعة من أجل مجتمع مزدهر. وتشمل أهم استثماراتها العقارية بعضاً من أكثر المشاريع تميزاً والتي تقع في مواقع رئيسية، مثل «بلوواترز ريزيدنسز» و «بولغري ريزيدنسز» و «تشيري وودز» و «سيتي ووك ريزيدنسز» و «نيكي بيتش ريزيدنسز» و «بورت دو لا مير ريزيدنسز» و «فيلا أمالفي» و «زعبيل سراي رويال ريزيدنسز».

تشمل محفظة «مراس» أكثر من ٨٠ مليون قدم مربعة من الأراضي المطورة، وأكثر من ٥٠٠ وحدة سكنية، وأكثر من ١٤٠٠ وحدة بيع بالتجزئة، و ١٥ وجهة رئيسية تضم كلاً من «يوكس بارك» و «السيف»، و «بلوواترز» و «سيتي ووك»، و «دبي هاربور»، و «جميرا باي»، و «كايت بيتش»، و «لا مير»، و «لاست إكزت»، و «بيرل جميرا»، و «ذا بيتش»، و «ذا أوتلت فيليج».





## JUMEIRA BAY A MANMADE MARVEL

Jumeira Bay is a six million sq. ft. mixed-use island development by Meraas, sculpted in the shape of a titanic seahorse. Located off the coast of Jumeira Beach Road, the island can be directly accessed via a 300-meter bridge that has been exclusively provided for residents and visitors.

The island is the new address of choice for exclusive homeowners who savour having the luxury of enjoying their own private house with great sea views or vistas of Dubai's impressive skyline. Featuring the unparalleled BVLGARI Resort and Residences, including a Marina and Yacht Club complex, and exclusive residential villas, this man-made island became a city's luxe landmark.

## جميرا باي تحفة صنعها الإنسان

تقع جزيرة جميرا باي التي تطورها ميراس قبالة ساحل شارع شاطئ الجميرا، ويمتد هذا المشروع متعدد الاستخدامات على مساحة ٦ ملايين قدم مربع، كما توفر للسكان والزائرين جسراً يربطها باليابسة بطول ٣٠٠ متراً.

تقدم هذه الجزيرة خيارات جديدة لمالكي البيوت حيث سينعمون بشاطئ خاص لكل منهم ويستمتعون بمناظر البحر الخلابة و/أو إطلالات دبي الساحرة. تتميز هذه الجزيرة التي صنعها يد الإنسان بمبان سكنية وفيلات منخفضة الارتفاع وحدائق وأحواض سباحة مزينة بالأضواء تتخللها ممرات وشوارع مشجرة.

## A JEWEL IN THE MAKING THE BVLGARI RESORT AND RESIDENCES

Designed by Italian architectural firm Antonio Citterio Patricia Viel, Bvlgari Resort and Residences Dubai is a first-of-its-kind master development in scale and magnitude that aesthetically translates the core values of its two partners – Bvlgari and Meraas.

Bvlgari Resort and Residences Dubai is the world's fifth Bvlgari Hotels and Resorts property. Framed by lush landscaped gardens, the luxury marine complex is spread over 1.7 million sq. ft. The Bvlgari Resort comprises of 100 rooms and suites in the main hotel buildings, as well as 20 hotel villas and a full range of luxury hotel facilities, inclusive of the signature Bvlgari II Ristorante - Niko Romito and world-class Bvlgari Spa.

Overlooking a stunning white sandy beach cove, right on the water's edge with spectacular views of the Arabian Gulf, Bvlgari Resort juxtaposes modern and conventional architecture to offer a mix of traditional and modern themes that reflect the design and style of the surrounding area.

Another gem that sparkles on Jumeira Bay is the first-in-the-world Bvlgari Marina and Yacht Club, a place where taste, elegance and refinement meet and merge.

### إنجاز ثمين بولغري ريزورت اند ريزيدنسز دبي

صمم بولغري ريزورت اند ريزيدنسز دبي على يد الشركة المعمارية الإيطالية أنتونيو شيتيريو وباتريسيا فييل، وهو المشروع الأول من نوعه من حيث الحجم والأهمية إذ يجسد بطريقة فنية القيم الأساسية لدى الشريكين فيه بولغري وميراس.

يعد بولغري ريزورت اند ريزيدنسز دبي خامس منشآت سلسلة فنادق ومنتجعات بولغري في العالم. ويمتد المجمع البحري الفاخر على مساحة تزيد على 1.7 مليون قدم مربع وتحيط به حدائق غناء. يتكون بولغري ريزورت من 100 غرفة وجناح في مباني الفندق الرئيسية، إلى جانب 20 فيلا فندقية ومجموعة كاملة من المرافق الفندقية الفاخرة بالإضافة إلى مطعم بولغري – NIKO ROMITO الفاخر والنسب بموصفات عالمية ويتمتع بولغري ريزورت بإطلالة ساحرة على الشاطئ الرملي الأبيض ومناظر الخليج العربي الخلابة، ويجمع بين التصميم المعماري المعاصر والتقليدي وتمتزج فيه الحدائق والعراقة ليتلاءم مع روح البيئة المحيطة به.

كما أنه يعد المرسى ونادي البخوت بولغري الأول من نوعه في العالم، والمكان الذي يجمع بين الذوق والاناقة والبذخ.





## DESIGN PHILOSOPHY

Bvlgari Resort and Residences Dubai conveys Bvlgari's core values of contemporary design, magnificent craftsmanship and artistic detail.

The architectural language of the Bvlgari Residences is defined by the overlapping wooden terraces that stream along the façade interspersed with large glazed sliding doors. This sequence of overlapping, random plains creates a truly elegant yet pleasantly informal environment with spectacular views of the sea and the skyline.

Characterized by its efforts to create perfect harmony with nature through its unique architectural style, the development aims to seamlessly integrate the physical elements present on the island and become an indelible part of it: the ubiquitous use of limestone is reminiscent of the golden sands of the desert, and also harks back to the timeless sculpted architecture of Southern Italy.

Limestone has also been generously used in the boundary walls of the development, while the podiums are similarly clad in golden limestone. In addition, the lava stone and basalt paving create a sophisticated graphic contrast for public space - that in architectural terms makes up the 'inner' urban environment.

## فلسفة التصميم

يضيء بولغري ريزورت اند ريزيدنسز دبي قيماً أساسية على علامة بولغري، تتمثل في التصميم المعاصر والبراعة الحرفية والتفاصيل الفنية.

وتتجسد الفلسفة المعمارية لمشروع بولغري ريزيدنسز في الشرفات الخشبية المتداخلة التي تمتد على طول الواجهة الأمامية وتتخللها أبواب زجاجية منزلقة. تعطي تلك العناصر البسيطة العشوائية المكان جواً مريحاً وأنيقاً فتبعث مناظر البحر والأفق الخلابة السعادة والبهجة في النفوس.

تسعى بولغري في هذا المشروع إلى إيجاد تناسق تام مع الطبيعة من خلال أسلوبها المعماري الفريد الذي تندمج فيه العناصر المادية الموجودة على الجزيرة لتصبح جزءاً لا يتجزأ منها؛ يتناغم الحجر الجيري المستخدم في كل مكان مع رمال الصحراء الذهبية ويعود بنا إلى عصر المنحوتات الخالدة في جنوب إيطاليا.

وبينما يغلب استخدام الحجر الجيري في أسوار المشروع تزين المنصات أيضاً بالحجر الجيري الذهبي بينما رصفت الطرق بالحجر البركاني والبازلتني ليكون هذا التناقض عنوان الرقي في البيئة الحضرية الداخلية للمشروع.



## BVLGARI MARINA LOFTS ONE IDYLIC COMBINATION OF ELEMENTS

The sophistication of an open space concept nestled at a high-end maritime complex makes the BVLGARI Marina Lofts one of the most exclusive residences in Dubai. Floor-to-ceiling windows allow natural light to spread expansively into the unit, while also offering magnificent marina views. The lofts showcase contemporary design, meticulous craftsmanship and artistic detail.

### بولغري مارينا لوفتس مزيج مثالي من العناصر

المساحات المفتوحة المبتكرة في المجمع البحري الراقي تجعل «بولغري مارينا لوفتس» أحد أكثر المجمعات حصريّة في دبي. وتسمح النوافذ الممتدة من الأرض حتى السقف بانتشار الضوء الطبيعي فيها بشكل مثالي، وتوفّر إطلالات مذهلة على المرسى. يتميز «بولغري مارينا لوفتس» بتصميمه المعاصر والإتقان والحرفية في تنفيذ أدق التفاصيل فيه.

## ELEGANT DESIGN AND WELL-APPOINTED FEATURES

Ranging from three to four-bedroom, the spectacular living spaces are accompanied by a private lawn overlooking the spectacular marina. Each home at the BVLGARI Residences has been meticulously designed to create efficient living spaces. A luminous living room, dining room and kitchen add a distinct character to the space as well. BVLGARI's signature style is evident in every detail – whether inside the home, in the common areas or within the wider community.

### تصميم أنيق وتجهيزات مميزة

تتراوح الخيارات السكنية من ثلاث إلى أربع غرف نوم، ويرافقها حديقة خاصة تطل على المرسى المذهل. تم تصميم كل منزل في «بولغري ريزيدنسز» بدقة لاستغلال المساحات بشكل فعال ويتجلى ذلك في توزيع غرفة المعيشة المضيئة وغرفة الطعام والمطبخ التي تمنح المسكن طابع المميز. ويبرز أسلوب «بولغري» الراقي عبر كافة التفاصيل، سواء كانت داخل المنزل أو في المناطق المشتركة أو في المجمع بشكل عام.







5G2



## HARMONY THROUGH A UNIQUE ARCHITECTURAL STYLE

At the BVLGARI Marina Lofts, individual landscaped terraces provide relaxing outdoor areas while also maximizing privacy from the promenade. The fresh colour palette and high-quality materials are an embodiment of the exclusive location blend seamlessly with the adjacent residences as well. Each unit features a staircase as well as a lift and have two parking bays within the private carport at the entrance.

## أسلوب معماري فريد يعكس التناغم والانسجام

توفر الشرفات المنسقة في « بولغري مارينا لوفتس » مساحة خارجية للاسترخاء تزيد من الخصوصية على الممشى إلى أقصى حد. وتعكس مجموعة الألوان المشرقة والمواد عالية الجودة تناغم الموقع الحضري مع المساكن المجاورة. يتضمن كل مسكن على درج بالإضافة إلى مصعد، ويشمل موقف للسيارة داخل مرآب خاص عند المدخل.



















## REFINED LUXURY LIVING ON A PRIVATE ISLAND

In addition to common areas such as private landscaped gardens, swimming pools, and gymnasiums, residents can enjoy a host of dining options and wellness facilities within the resort, while benefiting from the unmatched service standards of the BVLGARI Resort. The pedestrian-only promenade connects the BVLGARI hotel building with the Yacht Club. Inspired by Italian seaside harbours, it hosts world famous restaurants and cafes, providing the finest culinary experiences. The Marina flanks the 46-boat harbour whose travertine promenade is illuminated by streetlamps at dusk, making it the ultimate yachting address with berths ranging from 10 to 40 meters.

## تجربة سكن فاخرة على جزيرة حصرية

بالإضافة إلى المناطق المشتركة مثل الحدائق المنسقة وأحواض السباحة وصالة الألعاب الرياضية، يمكن للمقيمين الاستمتاع بمجموعة من خيارات الطعام ومرافق الاستجمام داخل المنتجع، مع مستويات خدمة لا مثيل لها. ويربط الممشى المخصص للمشاة مبنى فندق بولغري بنادي اليخوت، الذي يستلهم أجواء الموانئ الإيطالية الساحرة، ويتضمن العديد من المطاعم والمقاهي العالمية الشهيرة.

يوفر المرسى ٤٦ رصيفاً الذي وتير مصابيحه الممشى الحجري عند الغسق، مما يجعله مقصداً مثالياً لليخوت بارصفته التي تتراوح بين ١٠ و ٤٠ متراً.

#### KEY FACTS:

- Located 5 Km from Shaikh Zayed Road
- 6 Km from Burj Khalifa and Downtown Dubai
- 2 Km from Citywalk, an innovative outdoor destination with high-end retail, food and beverage concepts
- Designed by Antonio Citterio from pre-concept to delivery

#### المميزات الأساسية:

- واقع على بعد 5 كلم من شارع الشيخ زايد
- على مسافة 6 كلم من برج خليفة ووسط مدينة دبي
- على مسافة 2 كلم من سيتي ووك، الوجهة المبتكرة للتسوق وتناول الطعام في الهواء الطلق
- تصميم أنتونيو شيتيريو من مرحلة التصوّر حتى الإنجاز



## THE MARINA AND YACHT CLUB

The Bvlgari Marina comprises of over 50 berths and can accommodate boats from 30 to 120 feet. The berths benefit from all the services of the hotel, including housekeeping, security, concierge, florist and on board catering facilities.

The Yacht Club is an exclusive members-only facility, with a large outdoor pool and sea side decks, set in a lush landscaped garden. It also feature a Lounge Bar and Members' Lounge.

### المرسى ونادي اليخوت

يحتوي مرسى بولغري على أكثر من ٥٠ رصيفاً لركن اليخوت، وهذه الارصفة قادرة على استيعاب القوارب واليخوت التي يتراوح طولها بين ٣٠ و١٢٠ قدماً. ويستفيد أصحاب اليخوت من جميع الخدمات المقدمة من الفندق، بما في ذلك التنظيف والأمن والحراسة والتزود بالطعام وغيرها من الخدمات.

ان نادي اليخوت نادي حصري للأعضاء فقط، ويحتوي على بركة سباحة خارجية كبيرة وإطلالة على البحر ضمن حديقة خلابة وجميلة، إضافة إلى مطعم وردة للأعضاء.

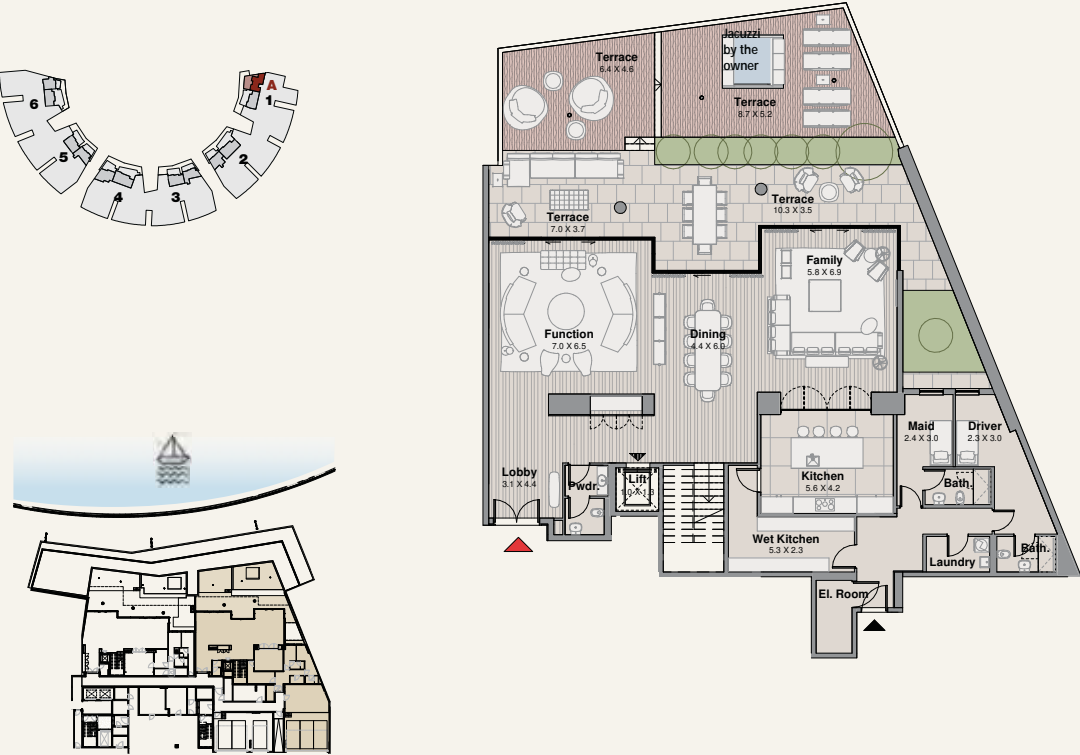




TYPE 1.A  
BUILDING 1

GROUND FLOOR

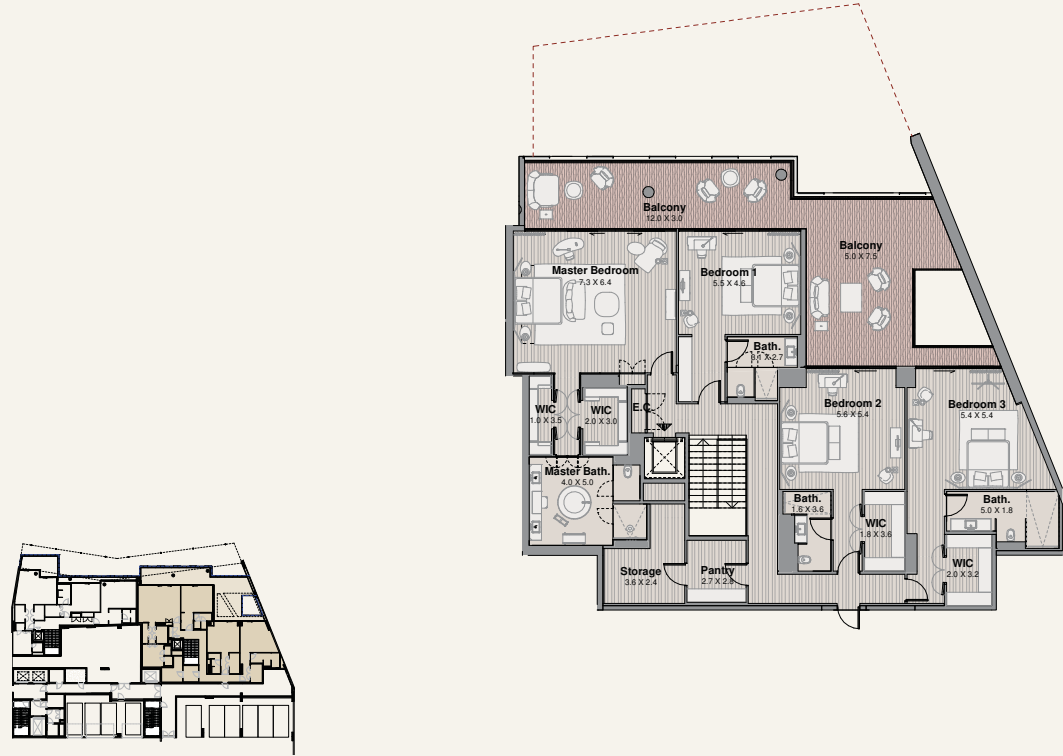
Suite	592 SQM	6377 SQFT
Balcony	254 SQM	2734 SQFT
Total Area	846 SQM	9112 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 1.A  
BUILDING 1

FIRST FLOOR



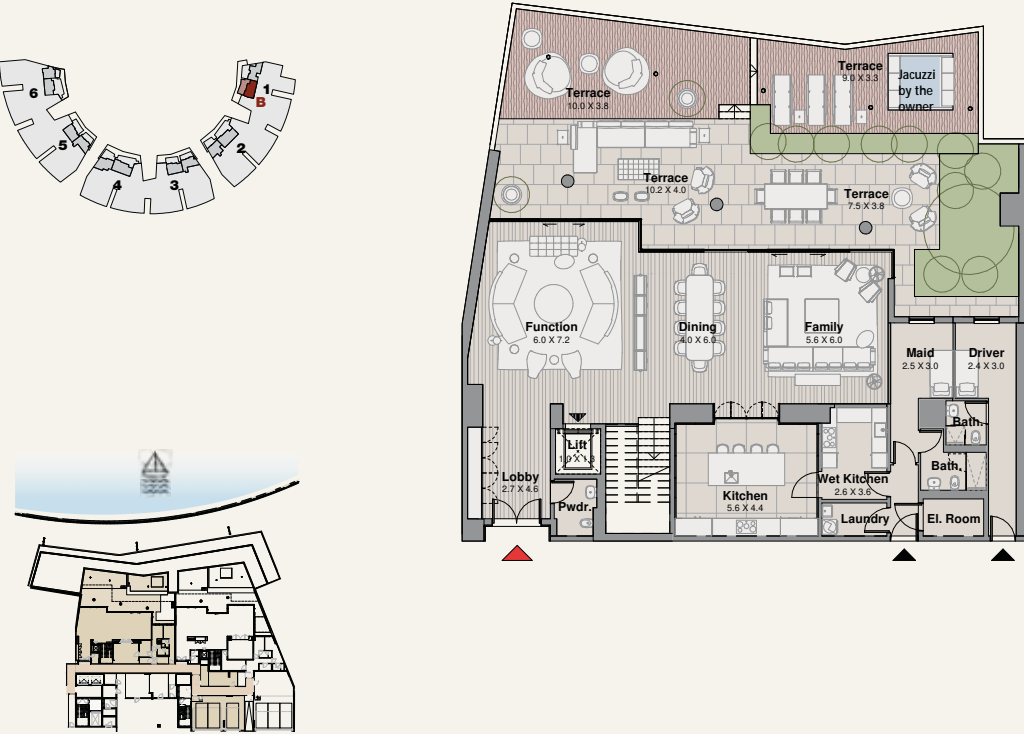
DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

# TYPE 1.B

## BUILDING 1

GROUND FLOOR

Suite	448 SQM	4822 SQFT
Balcony	212 SQM	2285 SQFT
Total Area	660 SQM	7108 SQFT

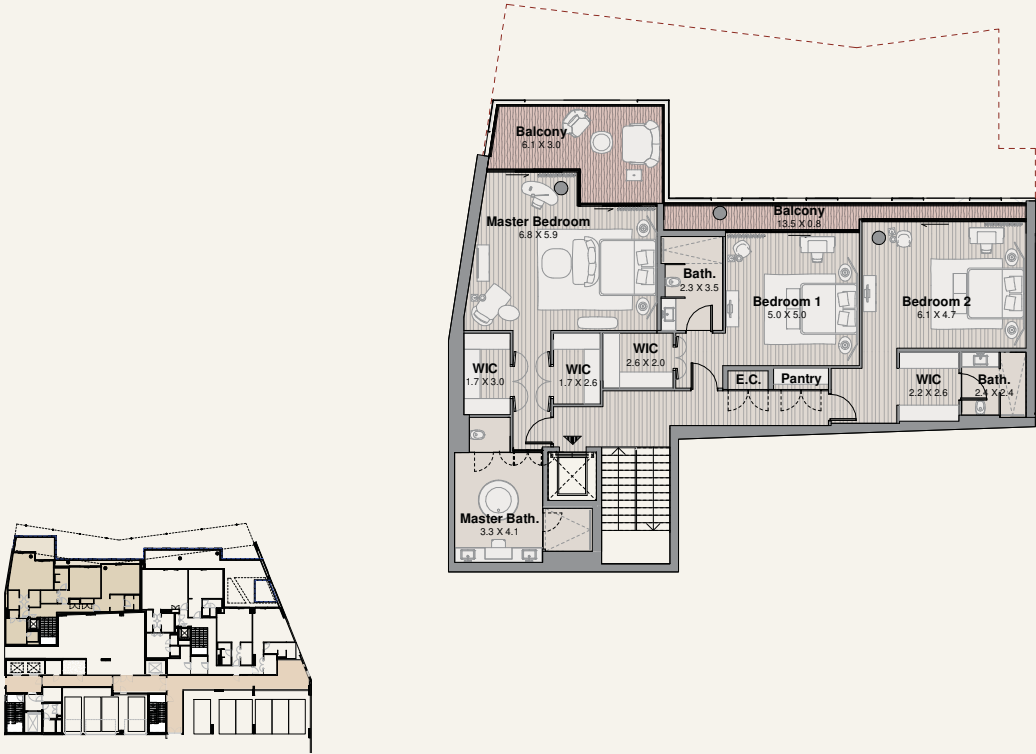


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

# TYPE 1.B

## BUILDING 1

FIRST FLOOR

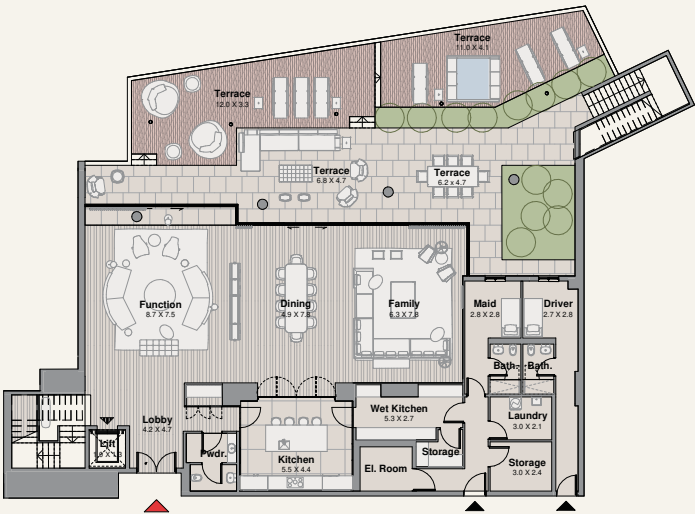
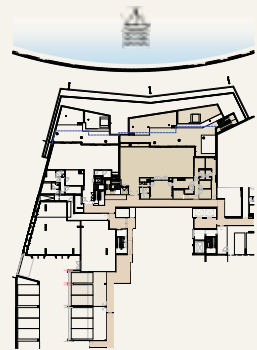
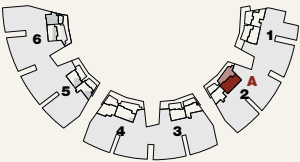


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 2.A  
BUILDING 2

GROUND FLOOR

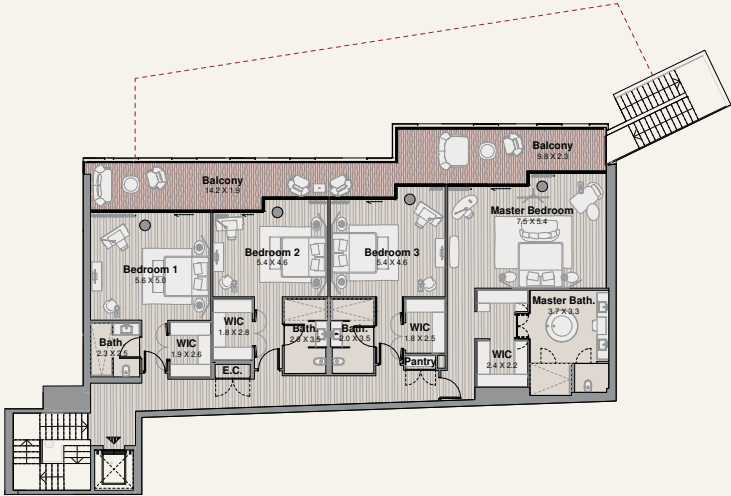
Suite	589 SQM	6340 SQFT
Balcony	284 SQM	3060 SQFT
Total Area	873 SQM	9400 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 2.A  
BUILDING 2

FIRST FLOOR

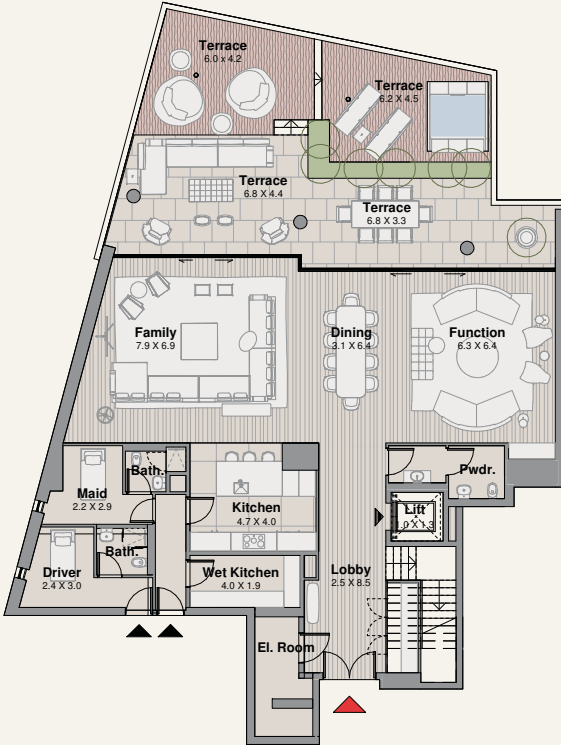
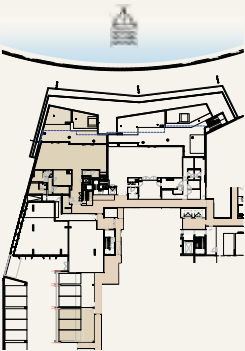
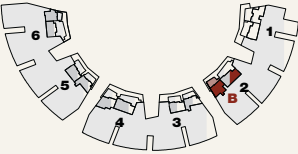


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 2.B  
BUILDING 2

GROUND FLOOR

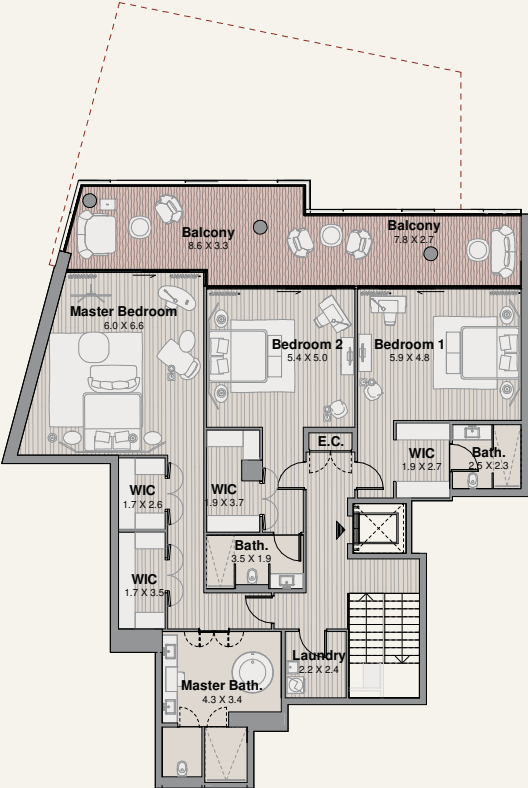
Suite	459 SQM	4949 SQFT
Balcony	167 SQM	1799 SQFT
Total Area	626 SQM	6748 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 2.B  
BUILDING 2

FIRST FLOOR

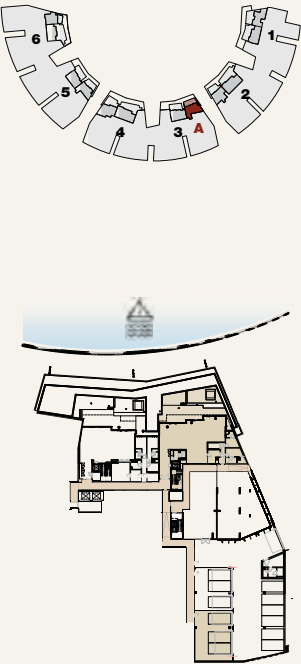


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 3.A  
BUILDING 3

GROUND FLOOR

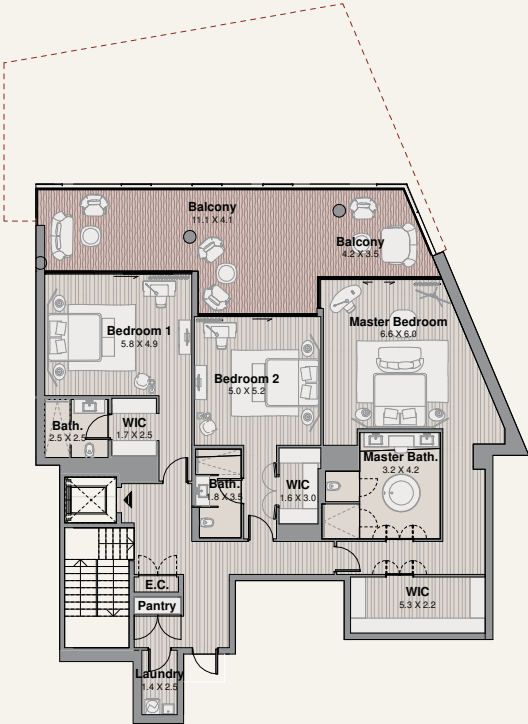
Suite	457 SQM	4927 SQFT
Balcony	175 SQM	1885 SQFT
Total Area	632 SQM	6812 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 3.A  
BUILDING 3

FIRST FLOOR

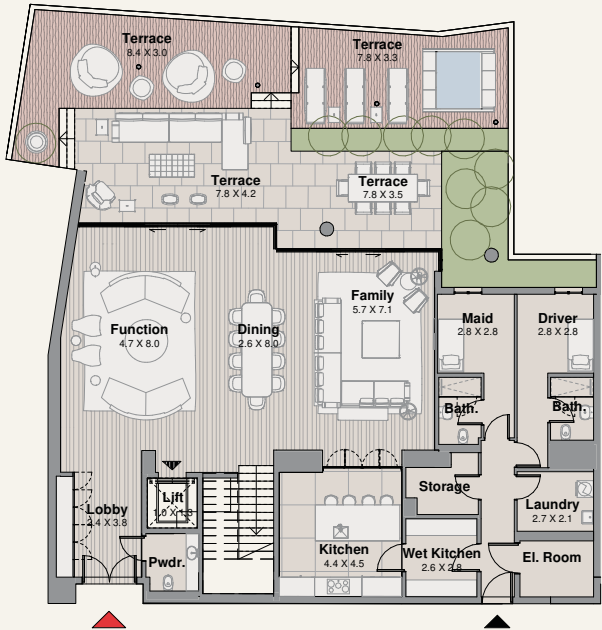
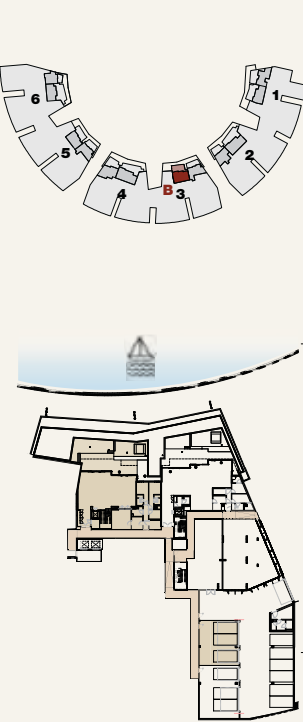


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 3.B  
BUILDING 3

GROUND FLOOR

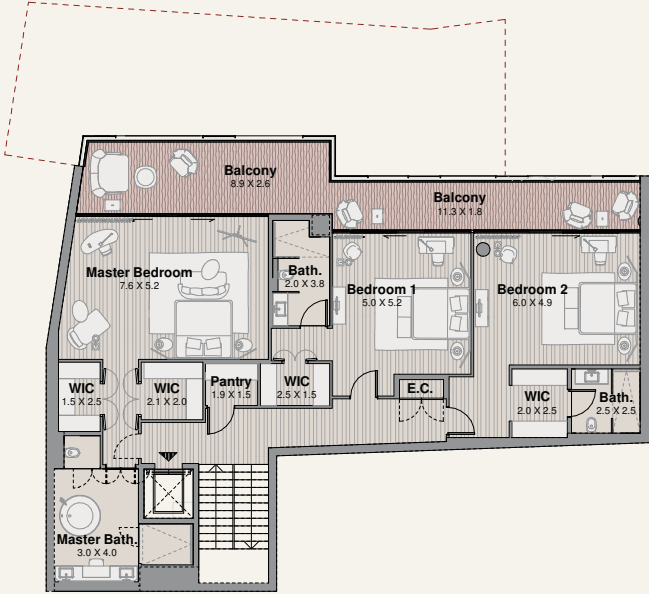
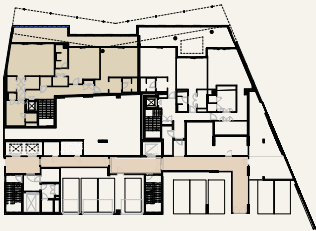
Suite	446 SQM	4808 SQFT
Balcony	185 SQM	1999 SQFT
Total Area	632 SQM	6808 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 3.B  
BUILDING 3

FIRST FLOOR



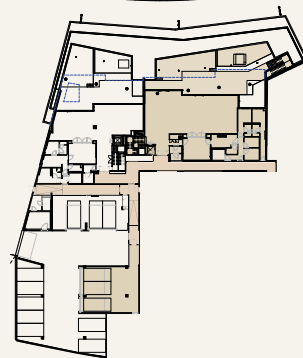
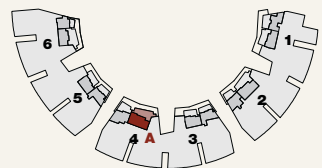
DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

# TYPE 4.A

## BUILDING 4

GROUND FLOOR

Suite	588 SQM	6339 SQFT
Balcony	287 SQM	3094 SQFT
Total Area	876 SQM	9434 SQFT



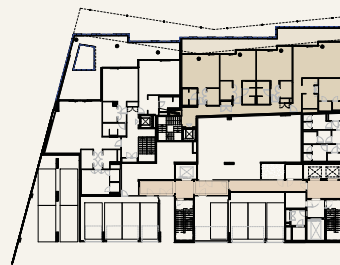
DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.



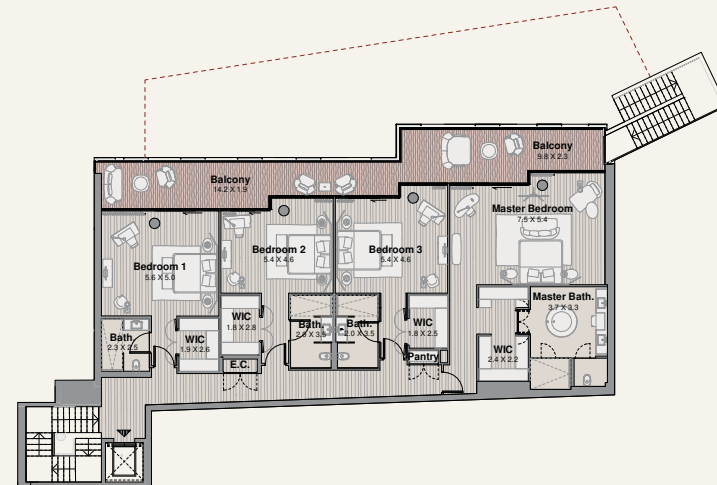
# TYPE 4.A

## BUILDING 4

FIRST FLOOR



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

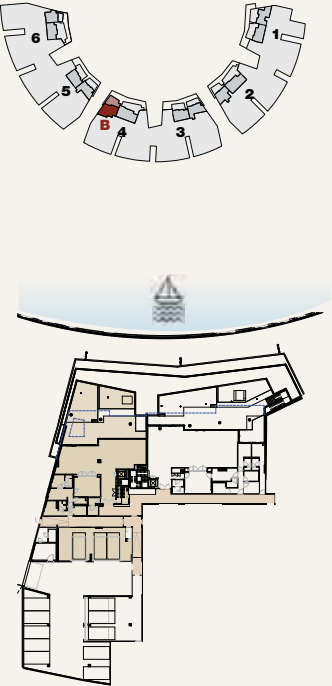


**BVLGARI**  
MARINA LOFTS  
DUBAI

TYPE 4.B  
BUILDING 4

GROUND FLOOR

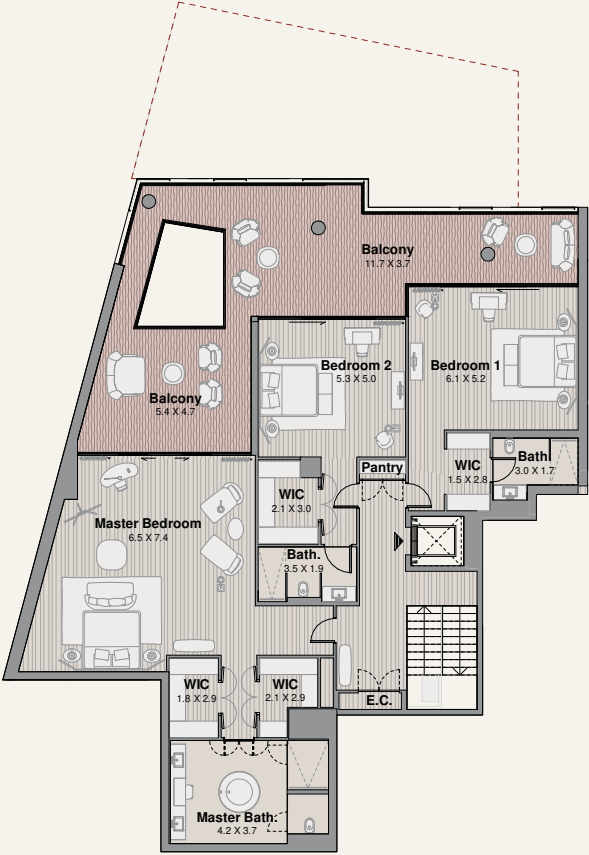
Suite	489 SQM	5265 SQFT
Balcony	257 SQM	2772 SQFT
Total Area	746 SQM	8038 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 4.B  
BUILDING 4

FIRST FLOOR

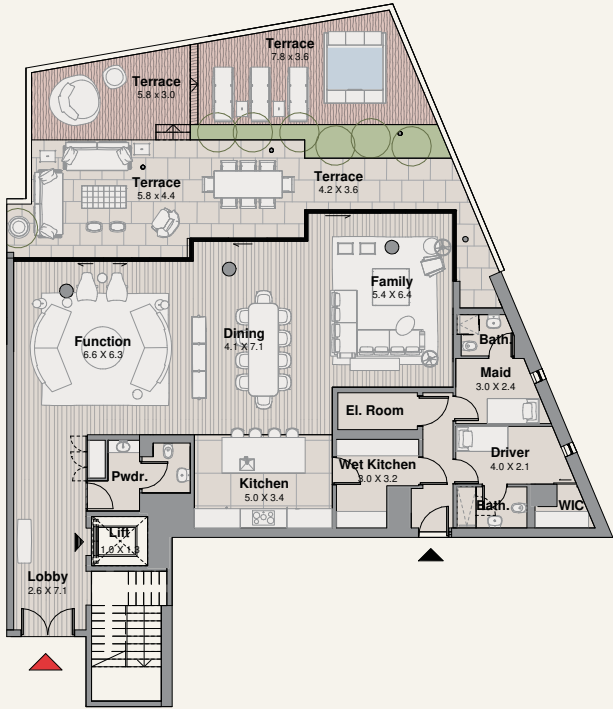
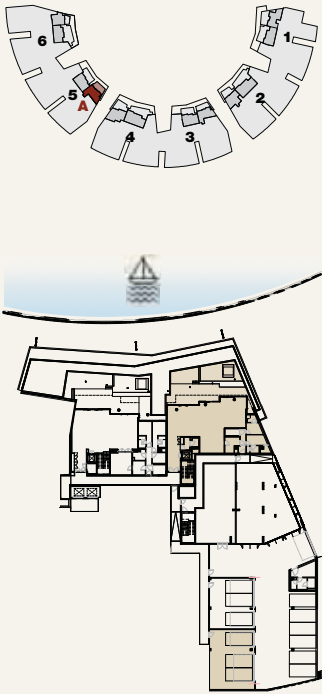


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 5.A  
BUILDING 5

GROUND FLOOR

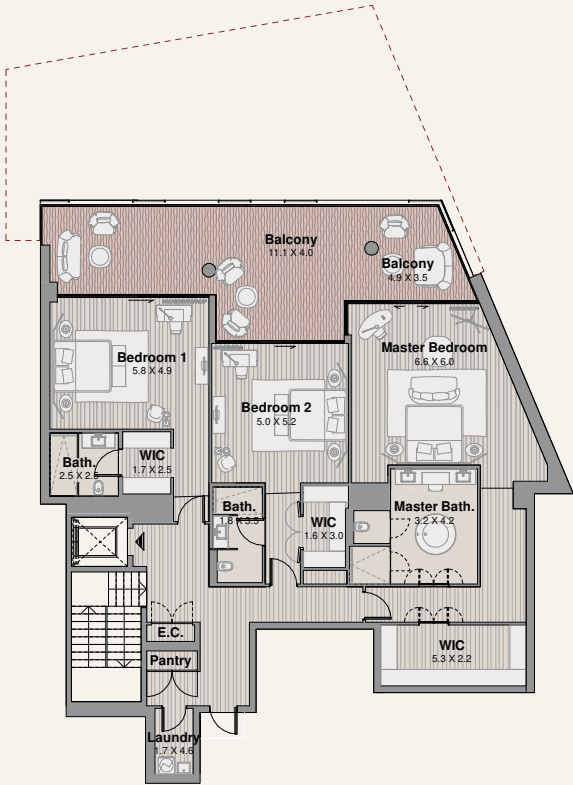
Suite	458 SQM	4935 SQFT
Balcony	175 SQM	1889 SQFT
Total Area	634 SQM	6825 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 5.A  
BUILDING 5

FIRST FLOOR

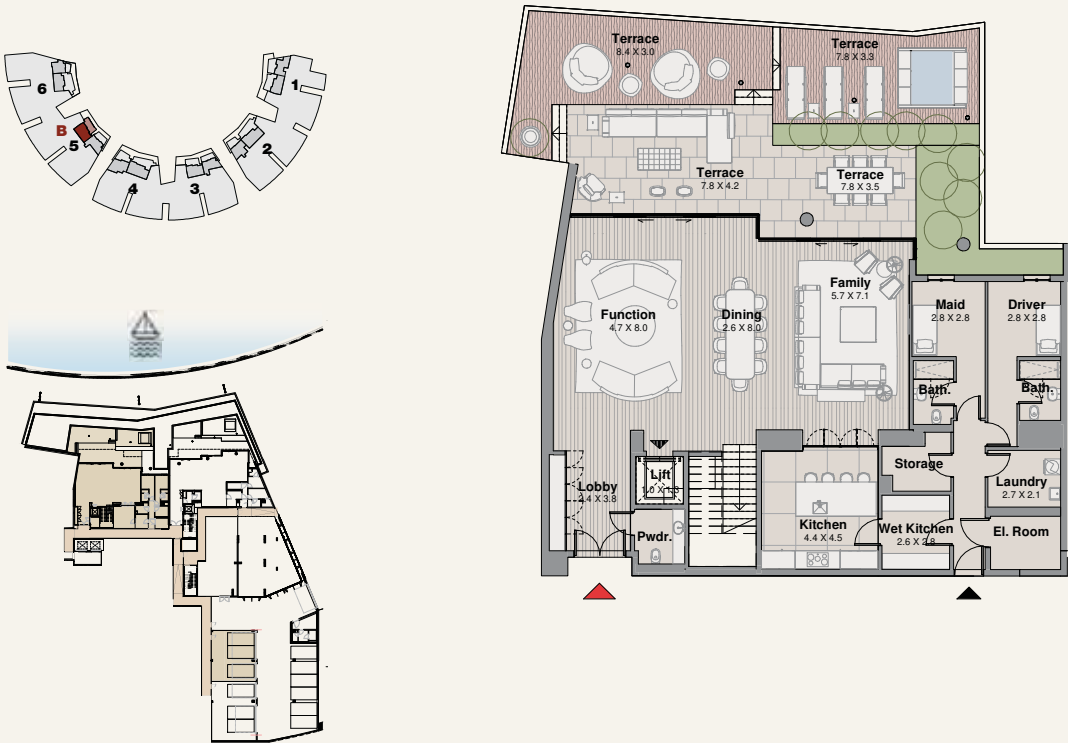


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 5.B  
BUILDING 5

GROUND FLOOR

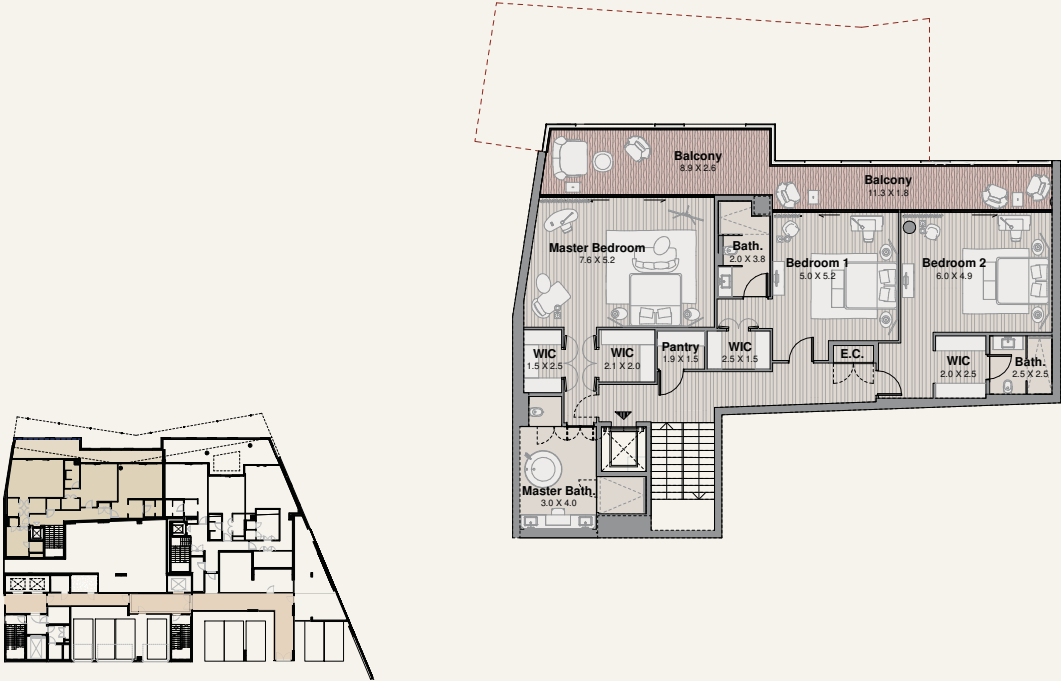
Suite	446 SQM	4808 SQFT
Balcony	185 SQM	1999 SQFT
Total Area	632 SQM	6808 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 5.B  
BUILDING 5

FIRST FLOOR

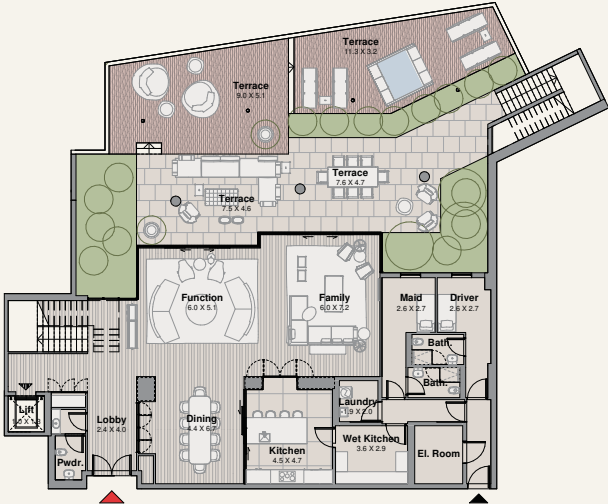
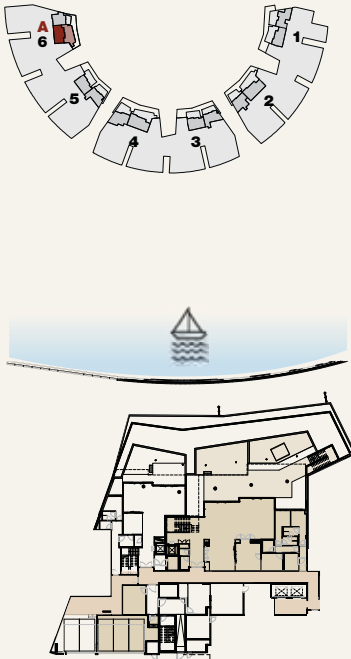


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 6.B  
BUILDING 6

GROUND FLOOR

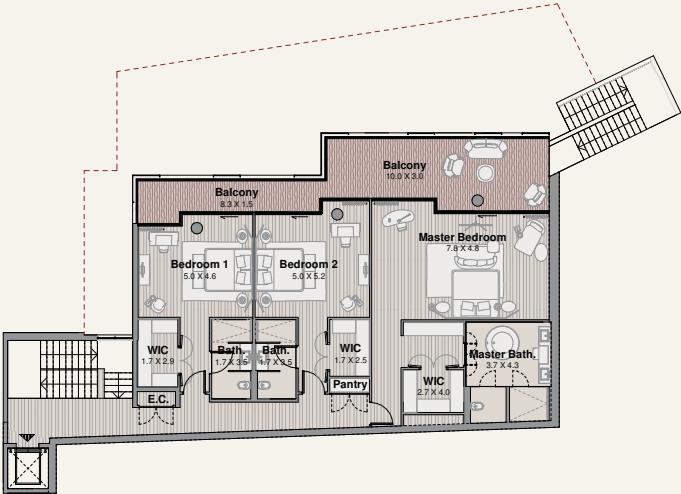
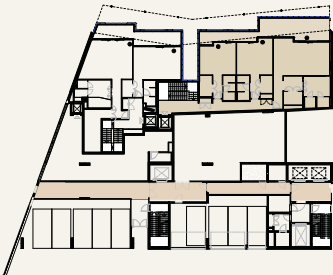
Suite	467 SQM	5029 SQFT
Balcony	287 SQM	3091 SQFT
Total Area	754 SQM	8120 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 6.B  
BUILDING 6

FIRST FLOOR

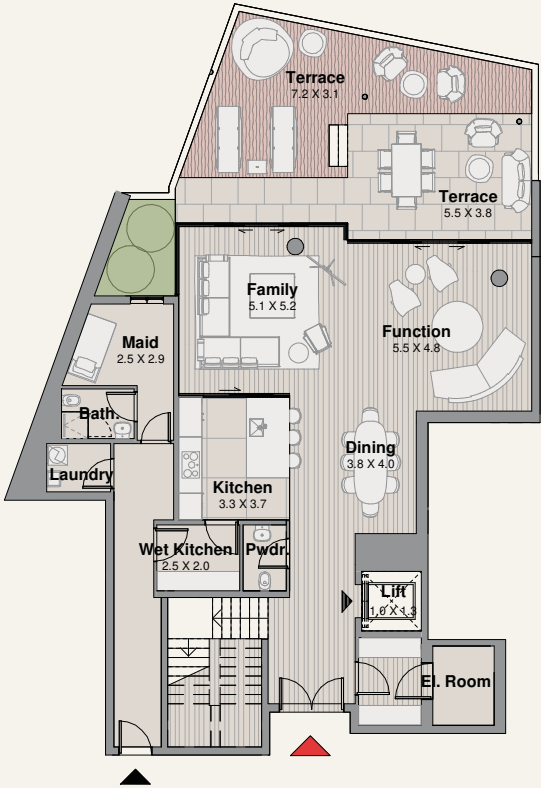
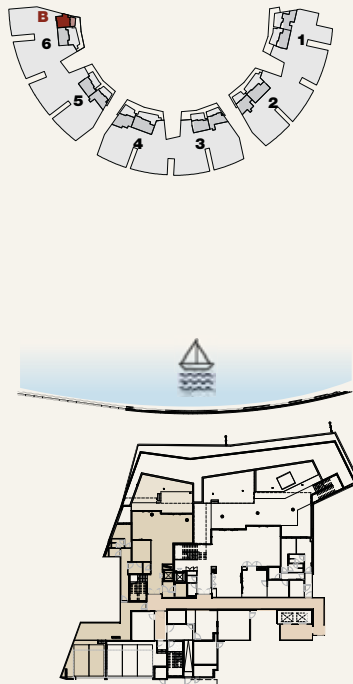


DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 6.B  
BUILDING 6

GROUND FLOOR

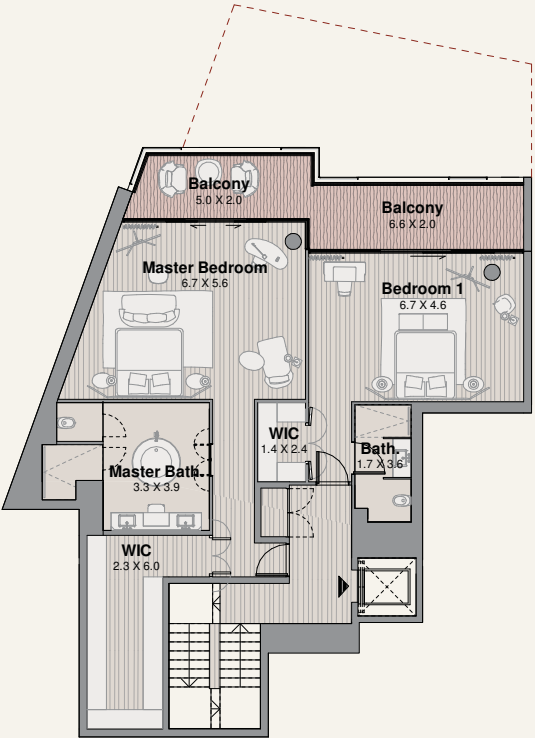
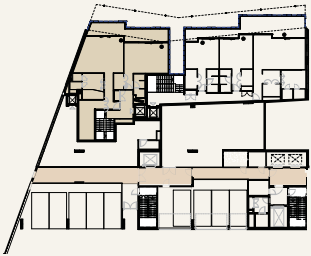
Suite	333 SQM	3586 SQFT
Balcony	93 SQM	1003 SQFT
Total Area	426 SQM	4589 SQFT



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

TYPE 6.B  
BUILDING 6

FIRST FLOOR



DISCLAIMER: PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED.

MEERAAS.COM

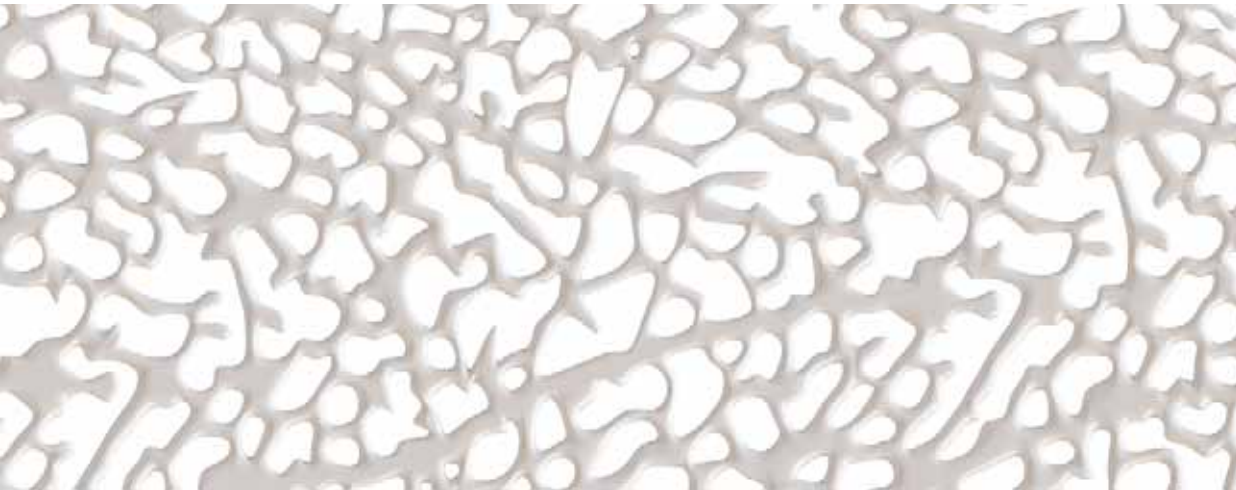
#### DISCLAIMER

Confidentiality and disclosure of information: All of the data, images, plans and information in this document are confidential and no part may be reproduced, distributed, disclosed or communicated to any other third party without our prior written approval. It may only be used for the purposes of determining whether to purchase property as described in this document. No representation and no liability: We make no representation or warranty, express or implied that this document or the data, imaged, plans and information contained herein or the assumptions on which they are based are accurate, complete or up to date and they should not be relied upon as such. Any plans, photos, and computer generated images shown are indicative only and cannot be guaranteed to represent the complete interiors/exterior of a scheme. Any areas, measurements or distances given are approximate only. Any products and materials shown or indicated are indicative only and may be subject to variations or change. It is not possible to scale from any drawings and any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any buyer/lessee. Any buyer/lessee must satisfy themselves by inspection or otherwise as to the correctness of any information given. Further design development is anticipated and the photograph's artist's impression(s), computer generated images and any description of detail or specification are intended as guidance only and may alter as works progress We accept no liability for any direct, indirect or consequential loss or damage suffered by any person as a result of relying on all or any part of this document and any liability is expressly disclaimed nor do we accept any liability if this document and the information contained herein is used for an alternative purpose from which it is intended, nor to any third party. Indicative terms only; no recommendation: This document contains only preliminary project information and images for illustrative purposes only. It does not purport to and is not intended to contain all of the information that may be required to evaluate and be relied on in connection with any potential purchase of property or considered as a recommendation by any person for you to participate in any potential transaction. We do not undertake, or expect, to update, correct or otherwise revise this document and the information contained herein at any time. Any proposed terms in this document are indicative only and remain subject to contract on such terms as directed by us.

No offer: This document is not intended to create legal relations between us and is not an offer or commitment with respect to the sale of property and creates no obligation or liability on us to arrange or sell any property to you and all discussions relating thereto remain strictly subject to contract. Licensed Trademark: The scheme and no part of the scheme is owned, developed or sold by the Bvlgari/Marriott parties \*\* nor will any part of the scheme be owned or managed by the Bvlgari/Marriott parties \*\*. The Bvlgari/Marriott parties \*\*have not confirmed or checked the accuracy of the any of the information provided by Meraas\* or by its independent agents or any of its agents, employees or advisers and the Bvlgari/Marriott parties \*\*assume no responsibility for such information. The Bvlgari/Marriott parties\*\* do not act as agents for Meraas \*nor do they act as broker, finder or agent in connection with the sale of the scheme .No buyer or purchaser of any part of the scheme shall have the right to use or have any interest in the BVLGARI brand or name ("the Licensed Mark") and the use thereof will be strictly controlled by the terms of any sale and purchase agreement to be entered into by any buyer or purchaser of any part of the scheme and any such buyer or purchaser unconditionally waives and releases the Bvlgari/Marriott parties\*\* in respect of any representation, defects, use of deposits or any claim whatsoever relating to the marketing, sale, design or construction or completion of any part of the scheme. The Bvlgari/Marriott parties\*\* have no involvement in the provision of any hotel services to any part of the scheme and the buyer or purchaser of any part of the scheme should be aware that the license agreement permitting the use of the Licensed Mark may be terminated at any time in accordance with the terms of the licenses and agreements entered into between Meraas \* and the Bvlgari /Marriott parties\*\* and the purchaser acknowledges and agrees that it shall have no recourse against the Bvlgari/Marriott parties\*\* in the event that the use of the Licensed Mark ceases or terminates.

\* MEERAAS BAY AND RESIDENCES LLC, is a company organized and existing under the laws of Dubai, United Arab Emirates, with its registered office at P.O. Box 123311, Dubai, United Arab Emirates and is the owner and developer of the scheme.

\*\* Bvlgari S.p.A. or Marriott International, Inc. or any of its affiliates referred to herein as the "Bvlgari/Marriott parties.



[www.luxbridgerealty.com](http://www.luxbridgerealty.com) | [hello@luxbridgerealty.com](mailto:hello@luxbridgerealty.com) | +97144547817 | Luxbridge International Realty® | ORN29710