



P R E S E N T S

# BLUEWATERS *bay*

DESIGNED FOR YOUR  
NATURAL TIDE

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## ABOUT MERAAS

Meraas has illustrated its position as a leading master developer by creating and consistently delivering residential developments that strengthen Dubai's position as a global real estate investment destination of choice. Meraas has built a powerful legacy of developing creative spaces and establishing recognisable landmarks, leading to enriching lifestyle experiences for its residents.

Its cutting-edge portfolio comprises of leading developments across waterfront, urban, and suburban locations in Dubai, such as City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences and Port de La Mer, to name but a few. Meraas is synonymous with sophistication and innovation and offers best in class residential developments that appeal to a discerning, global customer.



BLUE WATERS bay



Ain Dubai

La Vie

1/JBR

JBR

Palm Jumeirah

King Salman Bin Abdulaziz Al Saud Street



Dubai Knowledge Park

Abu Dhabi

Sheikh Zayed Road

Hessa Street

Al Zahra Hospital Dubai

Mall of the Emirates

Umm Suqeim Street



Burj Al Arab

Madinat Jumeirah

Jumeirah Beach Hotel

KITE BEACH

Jumeirah Street

Madinat Jumeirah Living

Al Wasl Road

Safa Park

Dubai

CITY WALK

Burj Khalifa

# LOCATION MAP

JUMEIRA BAY

BVLGARI  
RESORT & RESIDENCES  
DUBAI





# BLUEWATERS ISLAND

Dubai is a city with many destinations that are recognised globally, but none are quite as iconic as Bluewaters Island. Home to Ain Dubai, the world's largest observation wheel, Caesars Palace Dubai, the first and only one outside of the United States, as well as countless dining, shopping, leisure and entertainment attractions.

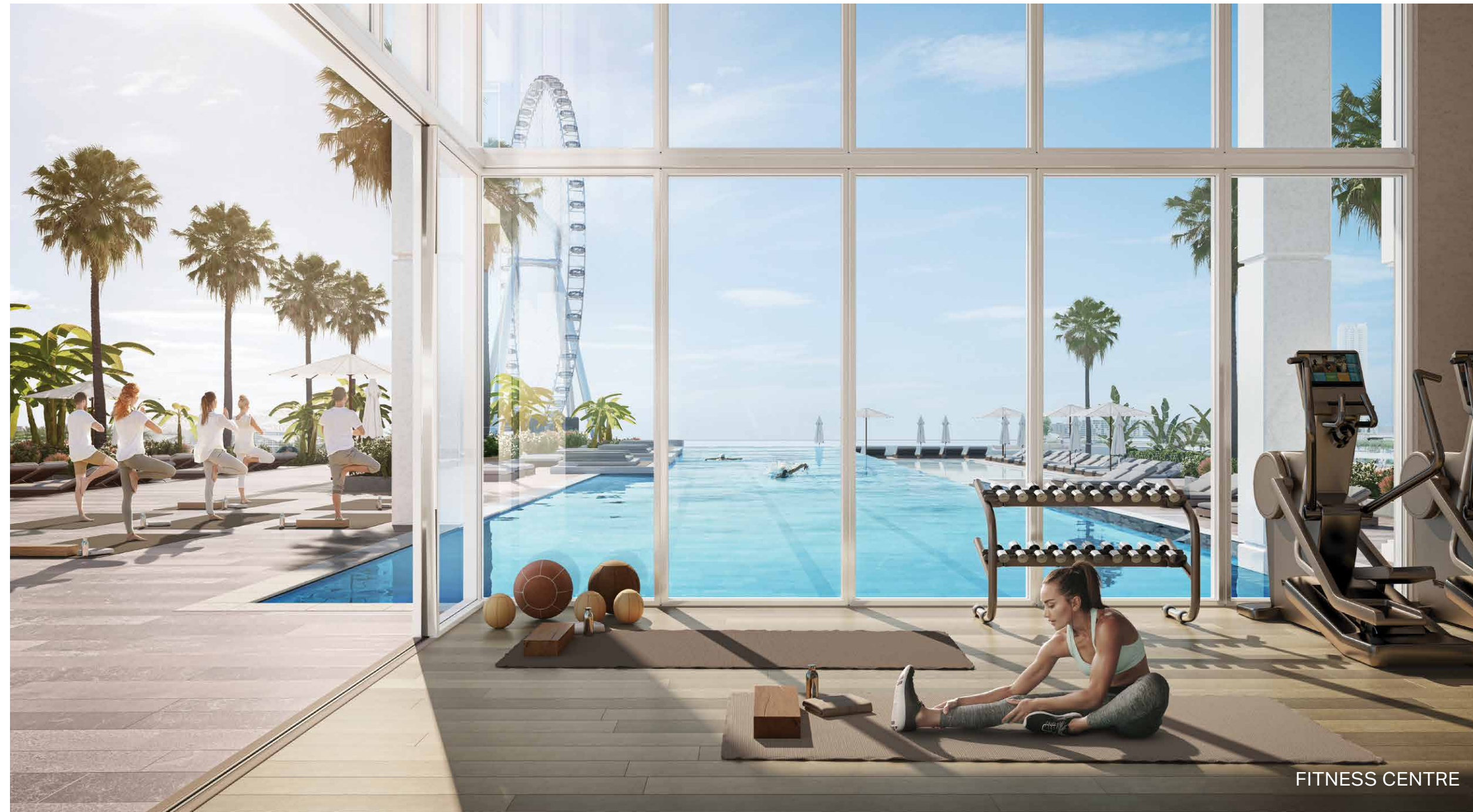
Bluewaters Island is situated adjacent to Jumeirah Beach Residence, Palm Jumeirah and Dubai Marina, placing it in one of the most popular and vibrant areas of the city.



## AMENITIES







FITNESS CENTRE







## VISION

Inspired by the Dubai lifestyle, Bluewaters Bay's contemporary architectural design and one-of-a-kind location evoke a true sense of grandeur, which has become synonymous with our beloved city.



With its open-plan apartment layouts, Bluewaters Bay has been designed to let the inside-out and the outside-in, inspiring a lifestyle that's lived in harmony with the surrounding world – from the bright lights of Bluewaters to the sparkling waters of the Arabian Gulf. Creating a home that combines the calmness and solitude of a seaside location, with the glamour and energy of a bustling destination.

A combination that is unique and embodied perfectly by Bluewaters Bay.







## ABOUT THE PROJECT

Located in the bay between Bluewaters Island and The Beach at JBR, residents will have the luxury of direct access to both destinations through the promenade. Whether you would like to have a relaxing day on the beach or dinner at an award-winning restaurant, the options are endless.

The main access point for Bluewaters Bay is directly from Bluewaters Bridge, which is linked to Sheikh Zayed Road. This vital connection makes it convenient for residents to head towards Bluewaters Island, with an easy path back towards Dubai's most major highway.

In addition to the main access, another access point is provided from the street level, which gives residents an alternative route to the Dubai Marina neighbourhood without the need to drive to Sheikh Zayed Road to reach this extremely popular area.



Rising high and taking a prominent place in the Dubai Marina and JBR skyline, Bluewaters Bay stands out given its spectacular design. The glass façade and expansive terraces give residents a sense of bringing the inside-out and the outside-in, to become one with the serene seaside surroundings.

The entrance experience takes residents through an impressive double-height lobby, with views towards to the glittering lights of the city skyline. On the first floor, one can enjoy a game of tennis, work out in a well-equipped fitness centre or dive into an infinity pool with views towards Bluewaters Island and Ain Dubai on one side, with the beach and skyline on the other.

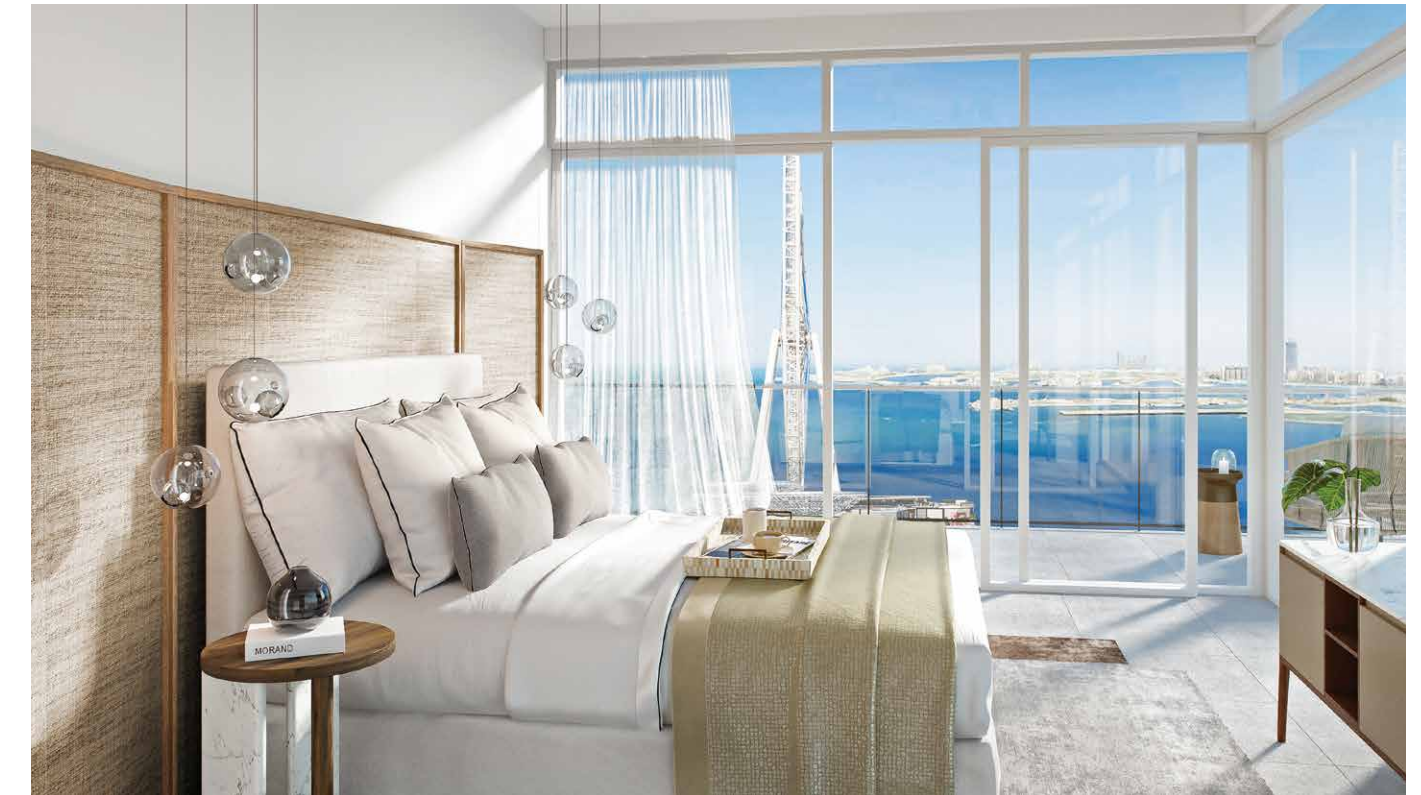






The interior spaces allow plentiful natural light to enter, which further accentuates the carefully curated finishes. In addition to the meticulous attention to detail, the spacious interior layouts are specifically designed to maximise functionality.

On the ground level, the promenade connects to a lush linear park, which will be a welcoming green area for residents and visitors to enjoy.



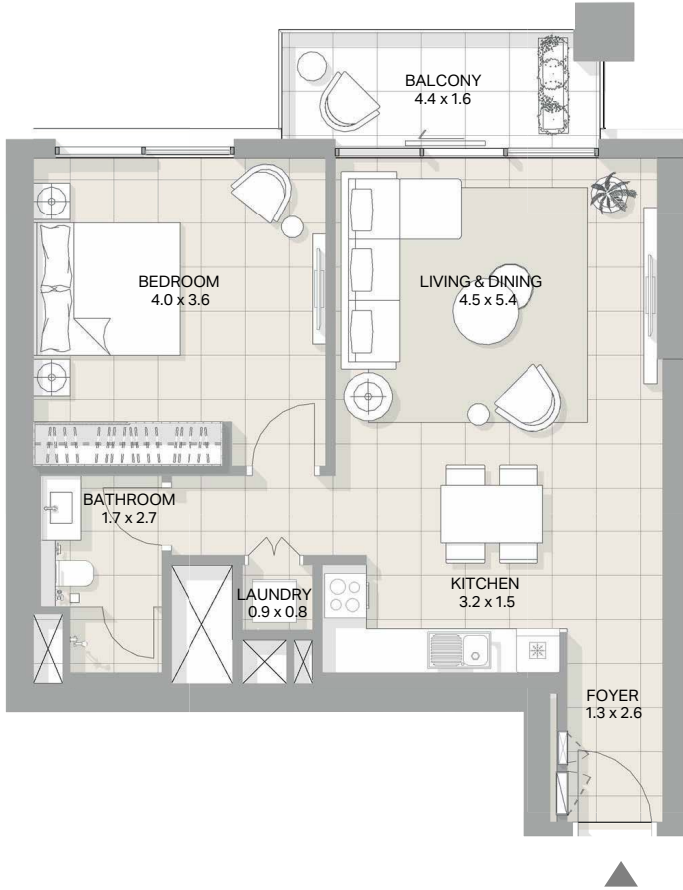
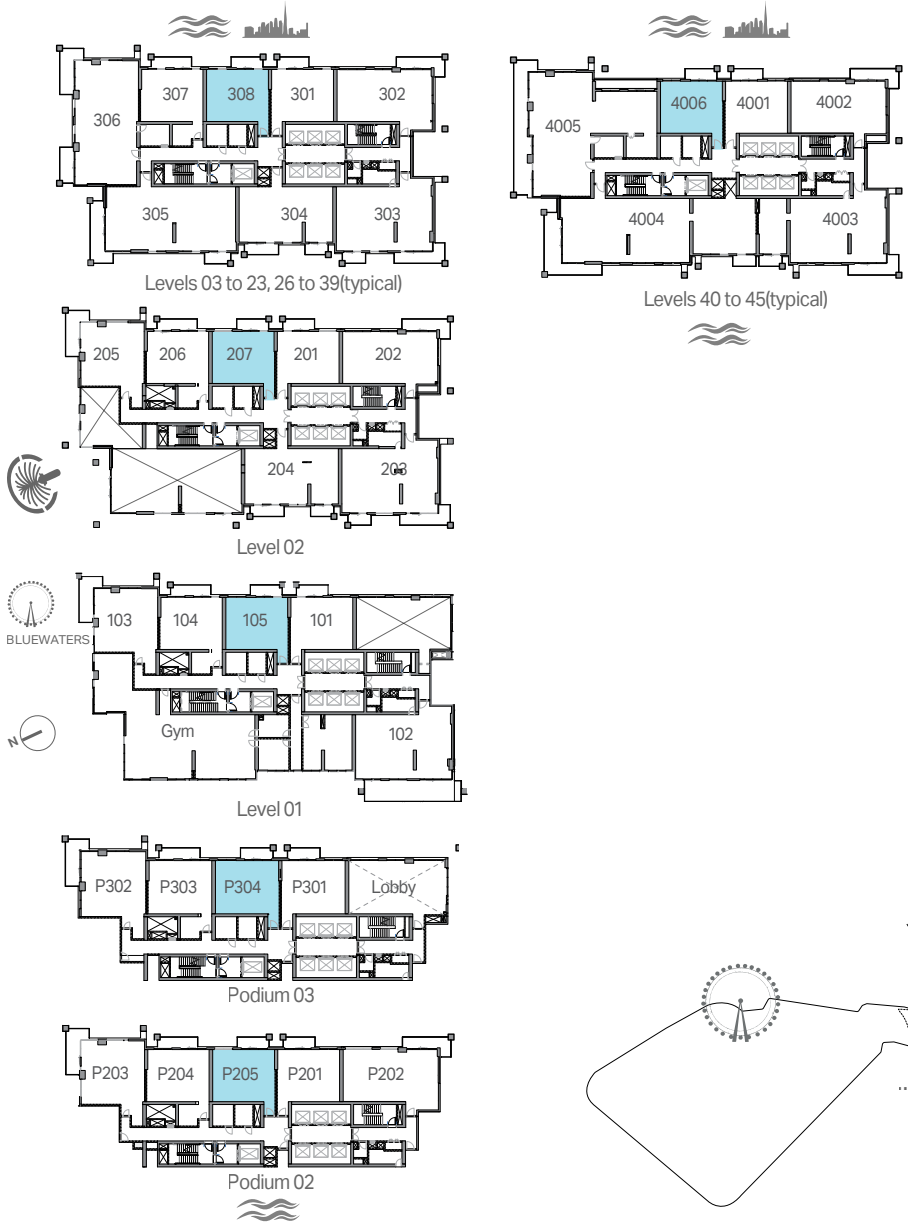




# FLOOR PLANS



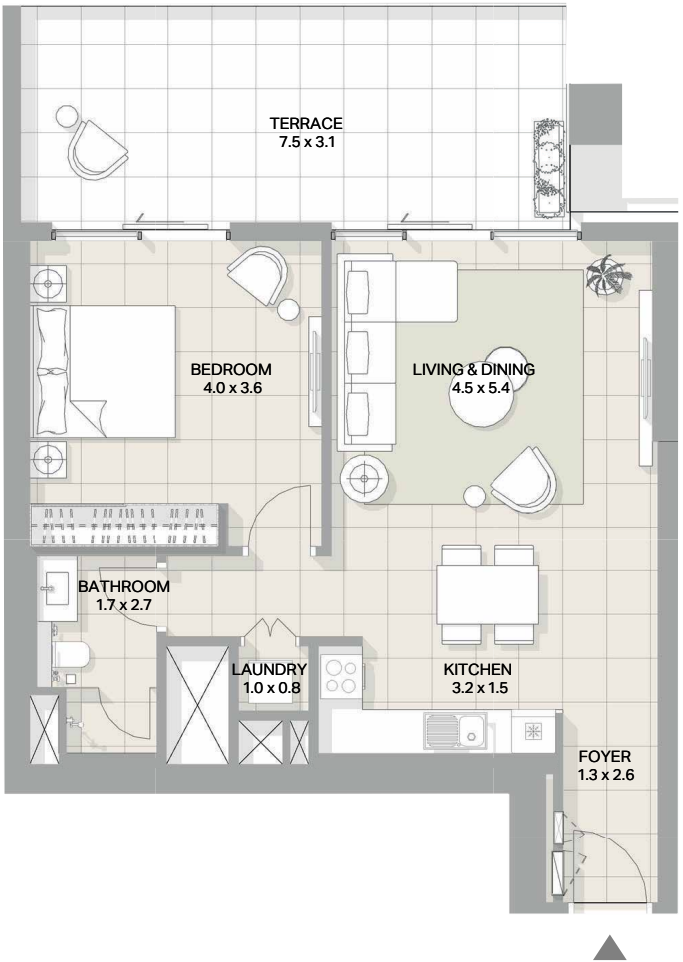
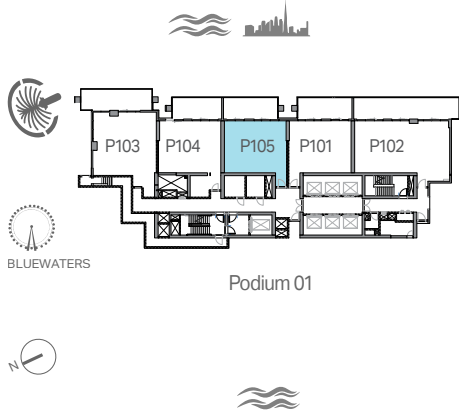
1 Bedroom Type 01A



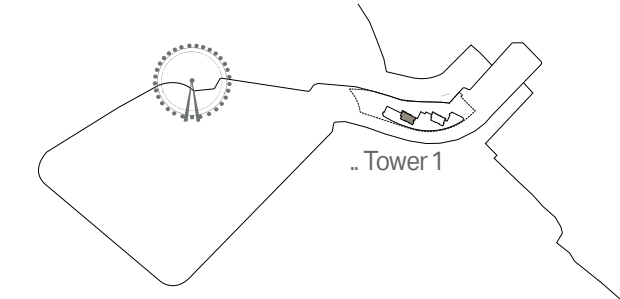
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P205	67.09	722.15	7.05	75.89	74.14	798.04
P304	67.14	722.69	7.05	75.89	74.19	798.58
105	67.10	722.26	7.18	77.28	74.28	799.54
207, 308 to 2308, 2608 to 3908	67.01	721.29	7.18	77.28	74.19	798.57
4006, 4206 to 4506	67.10	722.26	7.17	77.18	74.27	799.44
4106	67.08	722.04	7.17	77.18	74.25	799.22

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1 Bedroom Type 01A Promenade



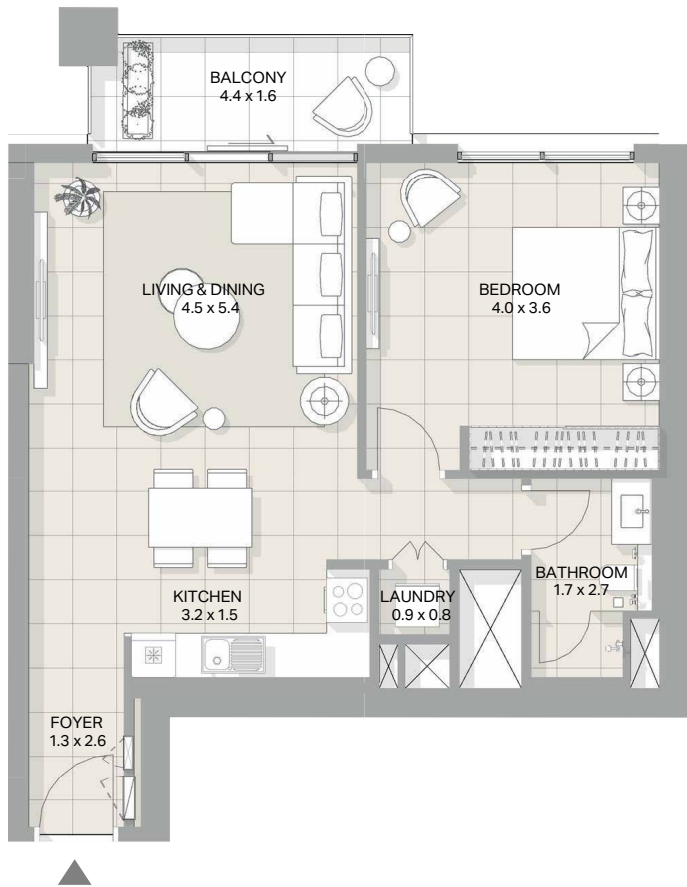
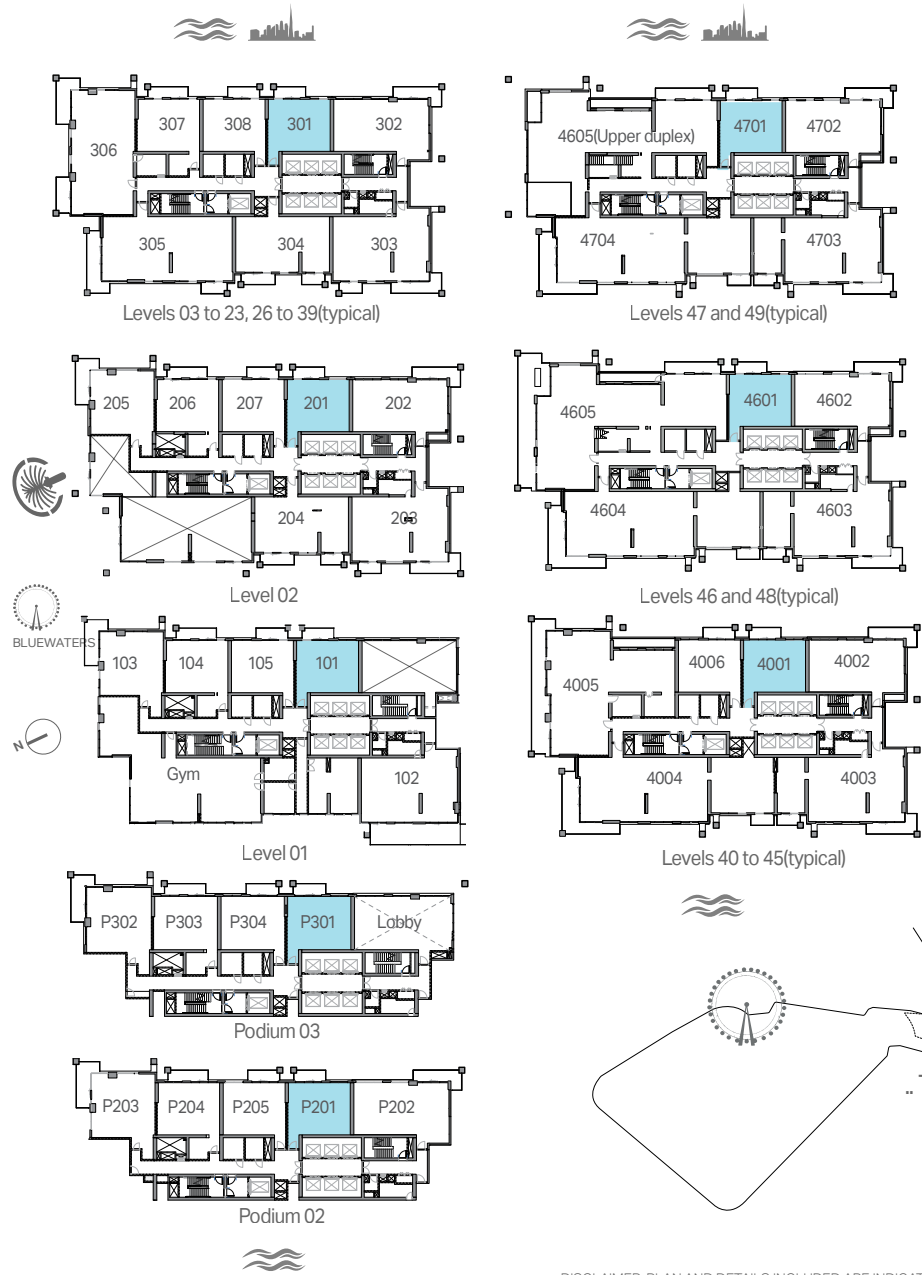
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P105	67.27	724.09	23.66	254.67	90.93	978.76



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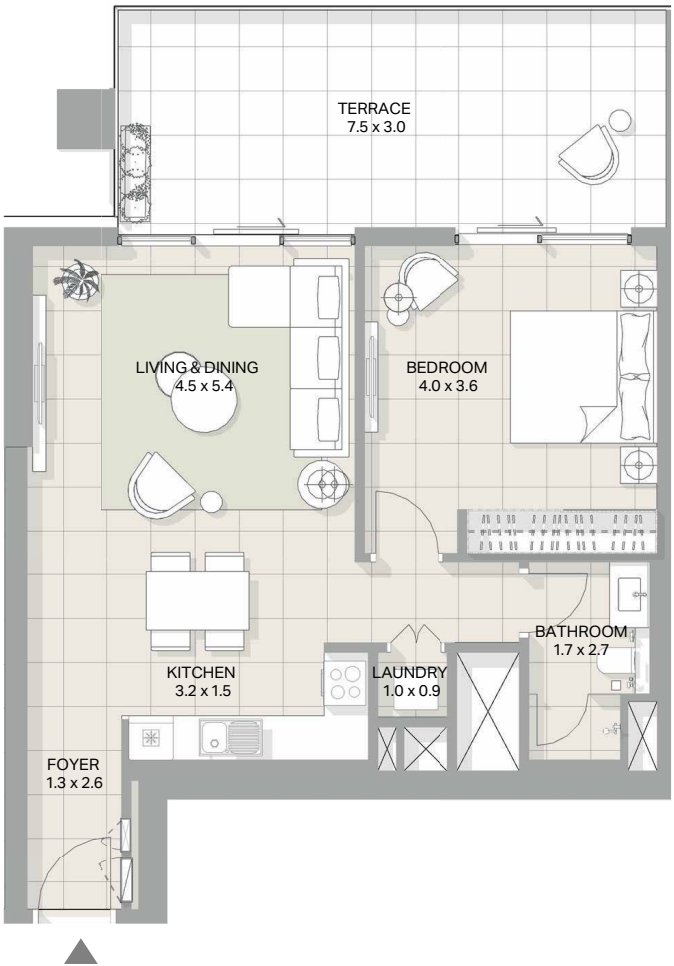
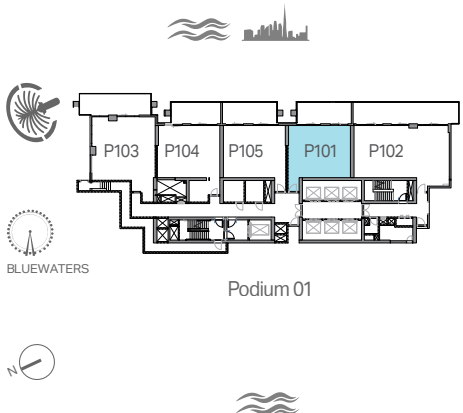
1 Bedroom Type 01B



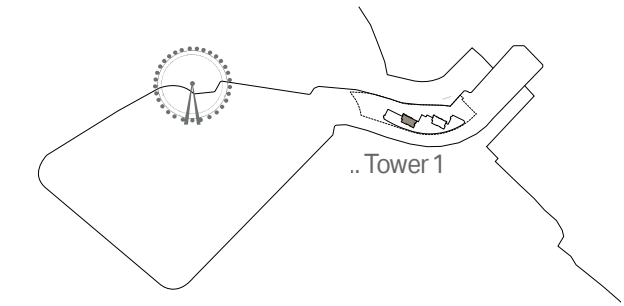
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P201 to P301,	67.07	721.93	7.04	75.78	74.11	797.71
101, 4001, 4201 to 4901	67.05	721.72	7.18	77.28	74.23	799.00
201 to 2301, 2601 to 3901	66.97	720.86	7.18	77.28	74.15	798.14
4101	67.03	721.50	7.18	77.28	74.21	798.78

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1 Bedroom Type 01B Promenade



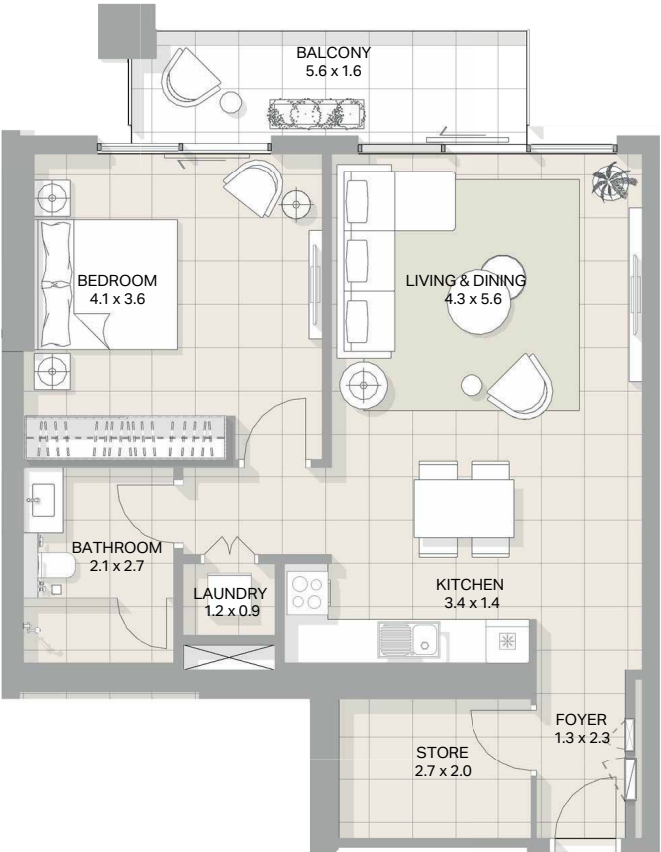
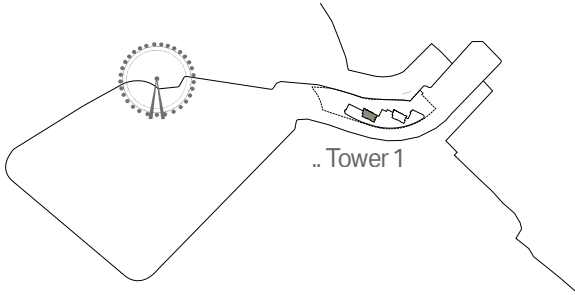
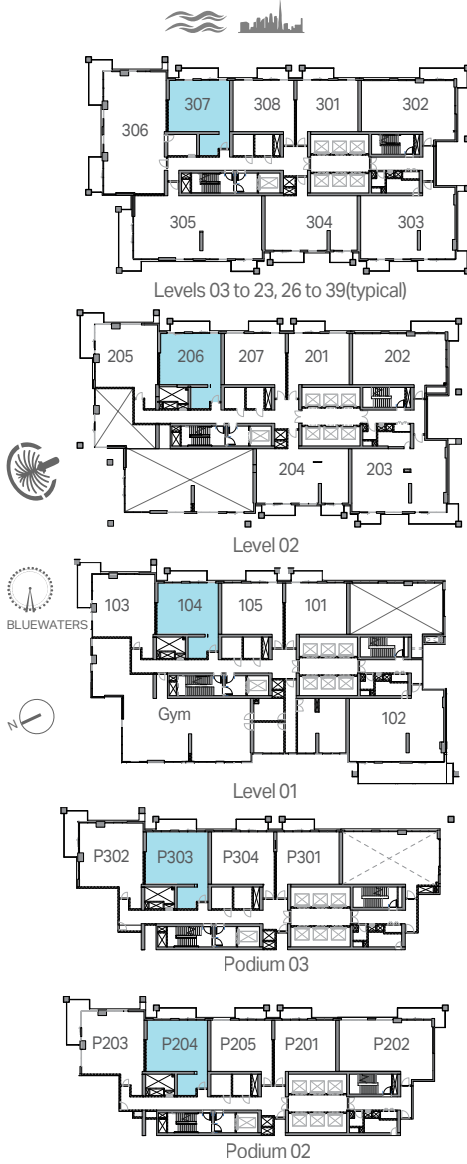
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P101	67.27	724.09	23.62	254.24	90.89	978.33



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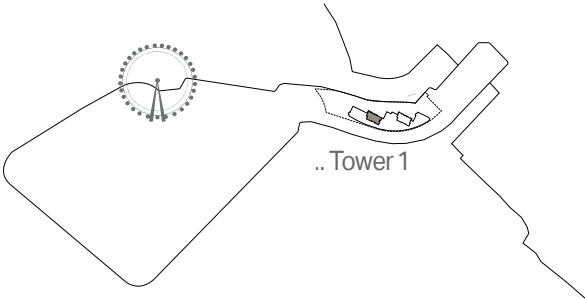
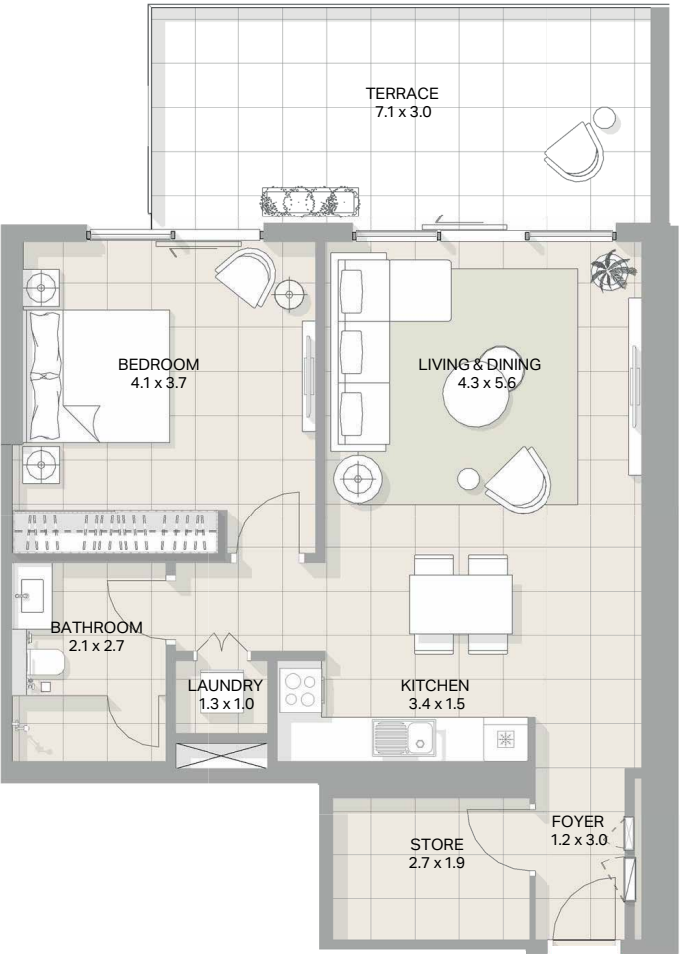
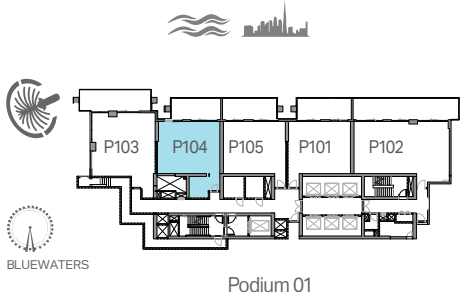
1 Bedroom Type 02



Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P204, P303	76.60	824.51	9.01	96.98	85.61	921.49
104	76.57	824.19	9.01	96.98	85.58	921.17
206, 307 to 1707	76.37	822.04	9.08	97.74	85.45	919.78
1807 to 2307, 2607 to 3907	76.35	821.82	9.08	97.74	85.43	919.56

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1 Bedroom Type 02 Promenade



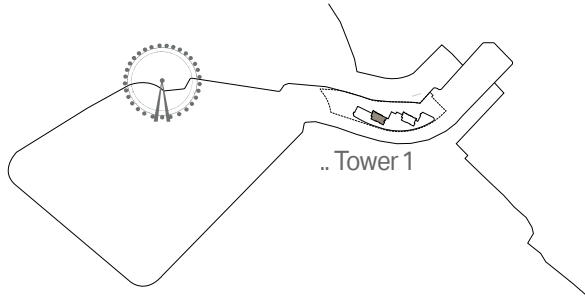
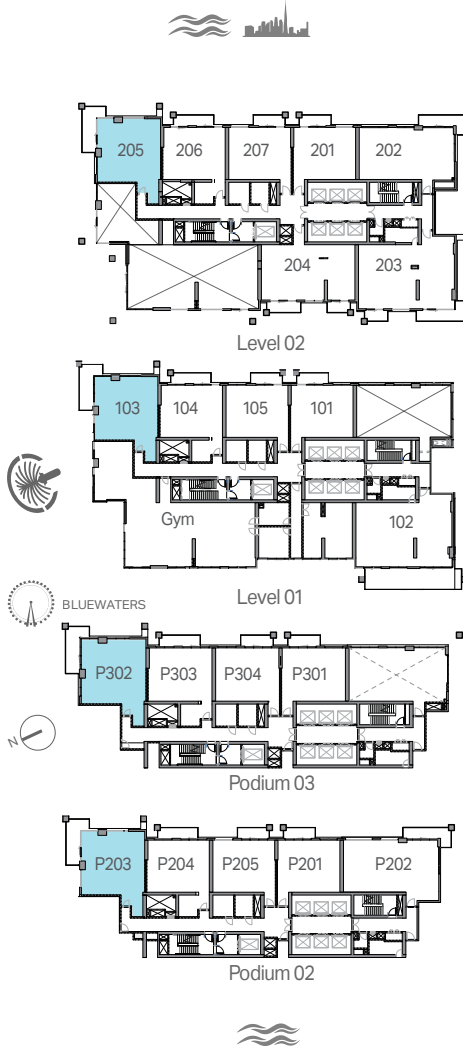
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P104	76.60	824.51	21.74	234.01	98.34	1058.52

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BLUEWATERS *bay*

1 Bedroom Type 03

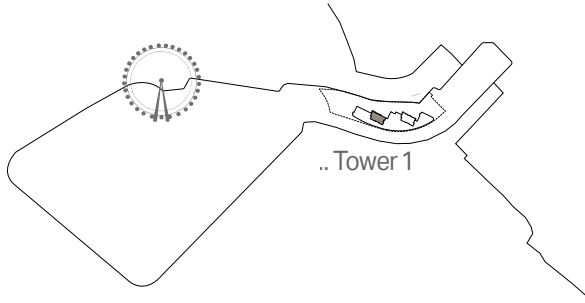
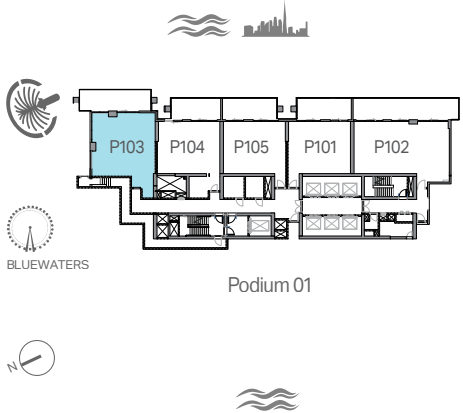


Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P203	86.86	934.95	14.64	157.58	101.50	1092.53
P302	86.66	932.80	14.68	158.01	101.34	1090.81
103	86.58	931.94	14.87	160.06	101.45	1092.00
205	86.83	934.63	14.76	158.88	101.59	1093.51

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BLUEWATERS *bay*

1 Bedroom Type 03 Promenade



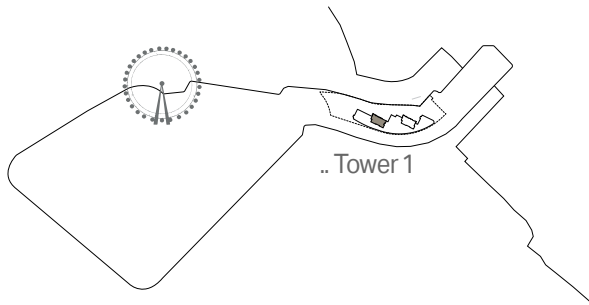
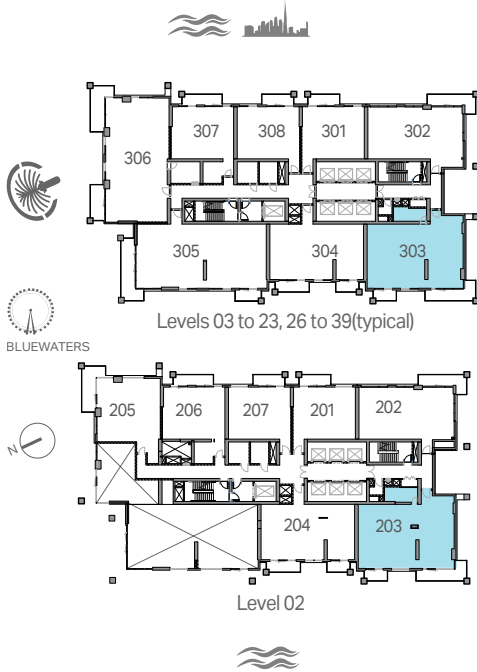
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P103	86.41	930.11	30.28	325.93	116.69	1256.04

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BLUEWATERS bay

2 Bedroom Type 01

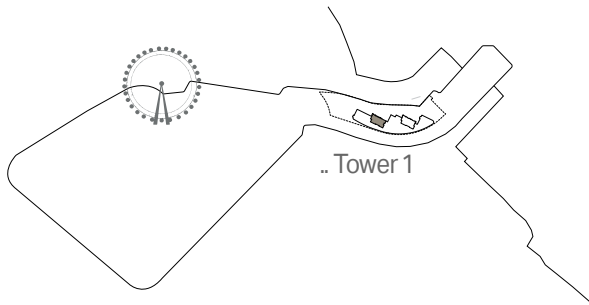
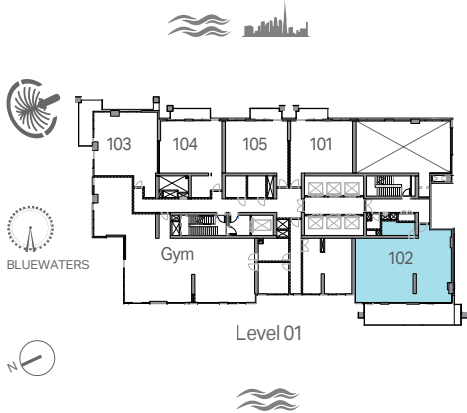


Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
203 to 2303, 2603 to 3603, 3903	136.94	1474.01	18.26	196.55	155.20	1670.56
3703, 3803	136.94	1474.01	18.25	196.44	155.19	1670.45

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BLUEWATERS bay

2 Bedroom Type 01 Garden



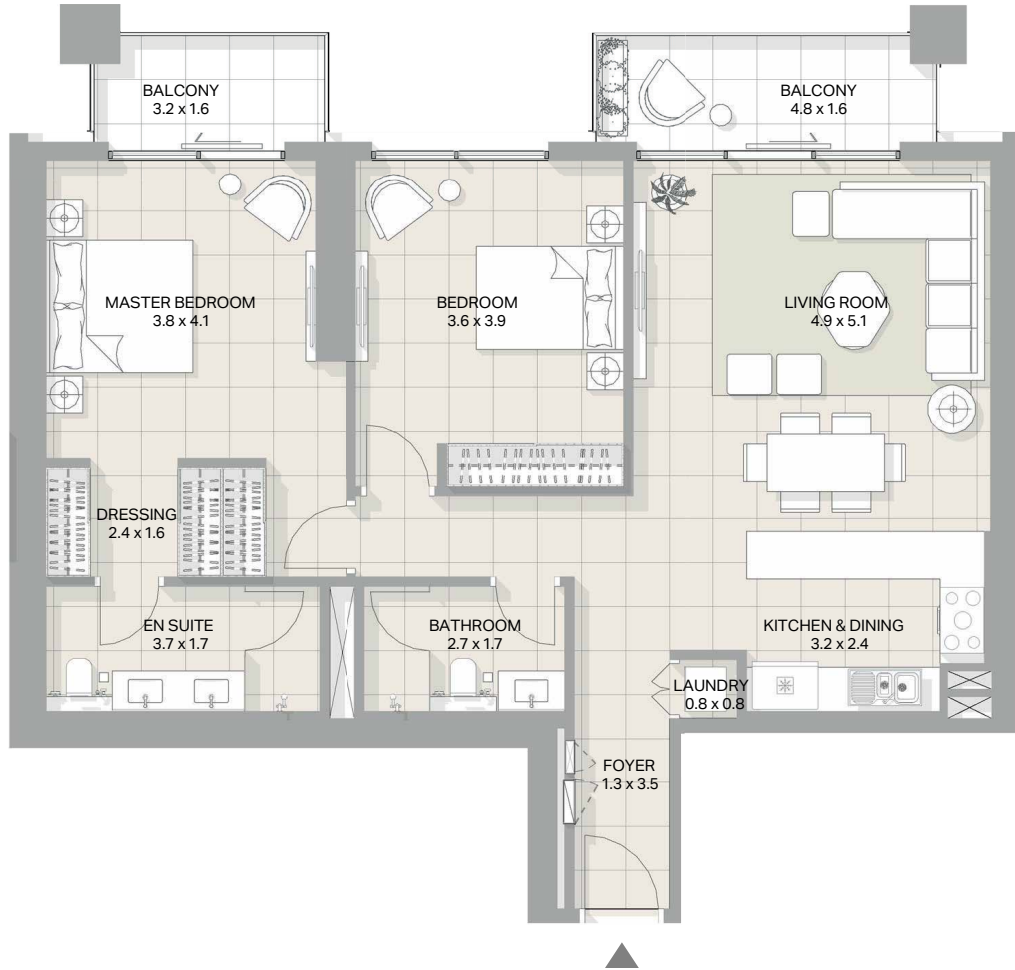
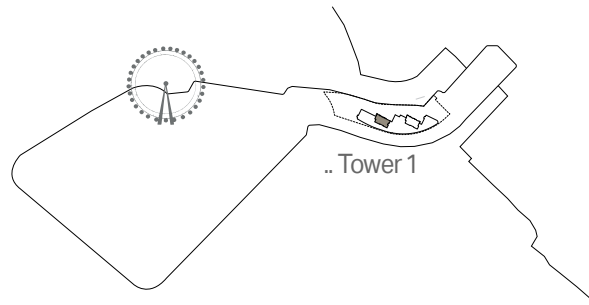
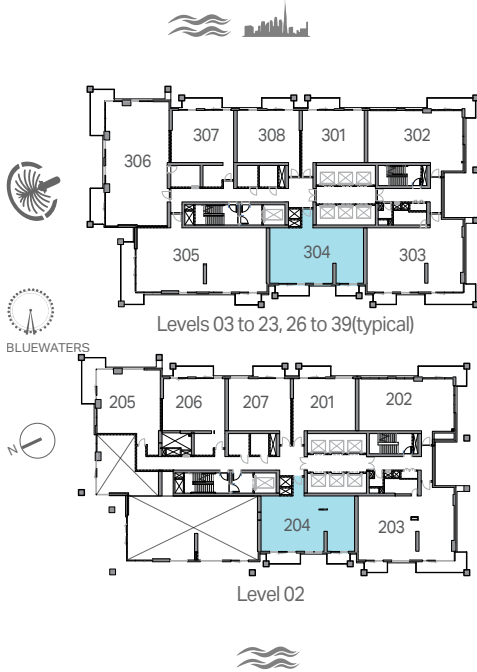
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
102	136.94	1474.01	39.84	428.83	176.78	1902.84

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BLUEWATERS bay

2 Bedroom Type 02

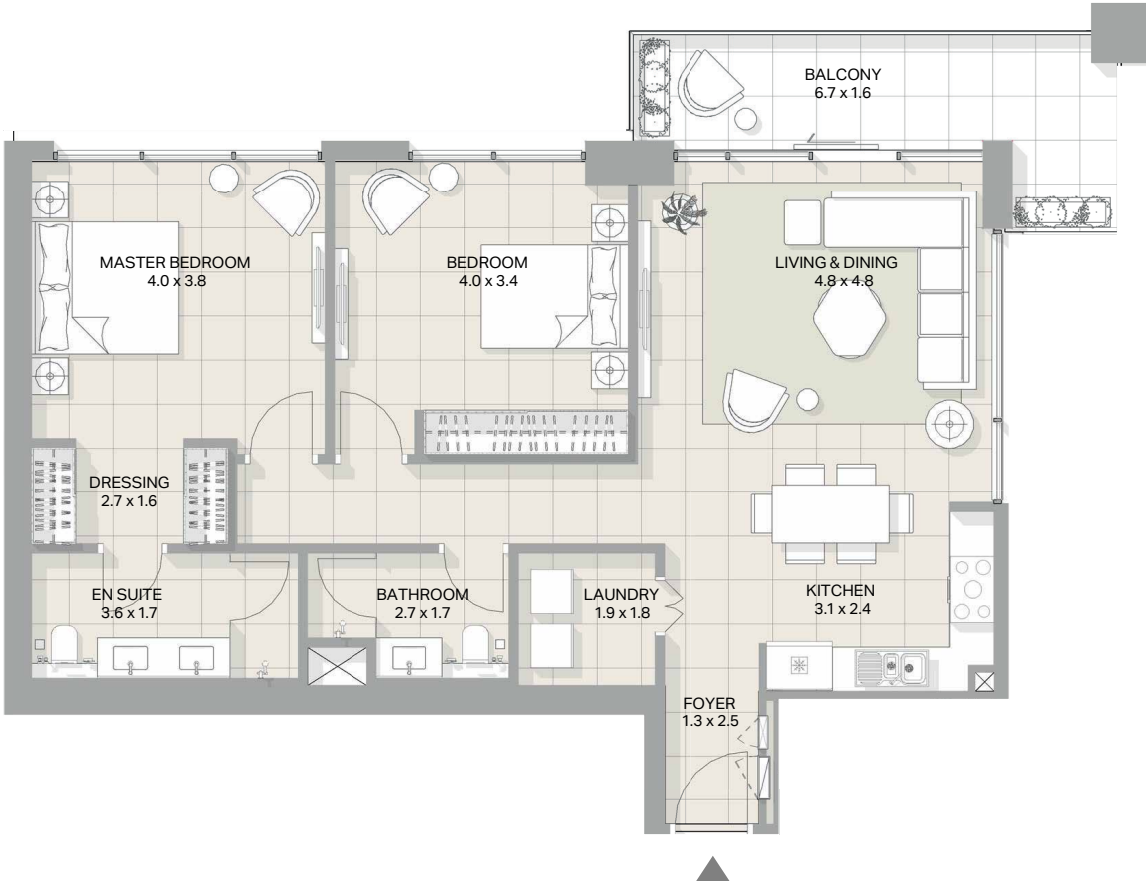
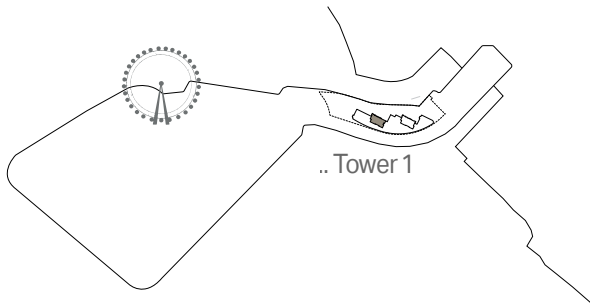


Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
204 to 2304, 2604 to 3904	109.04	1173.70	12.65	136.16	121.69	1309.86

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BLUEWATERS bay

2 Bedroom Type 03



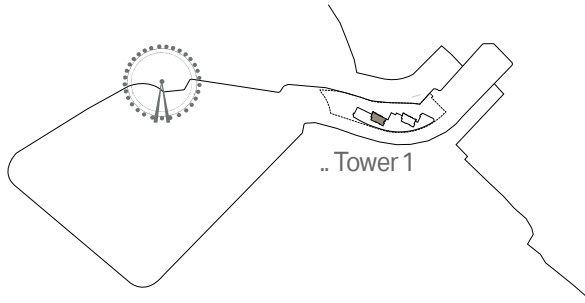
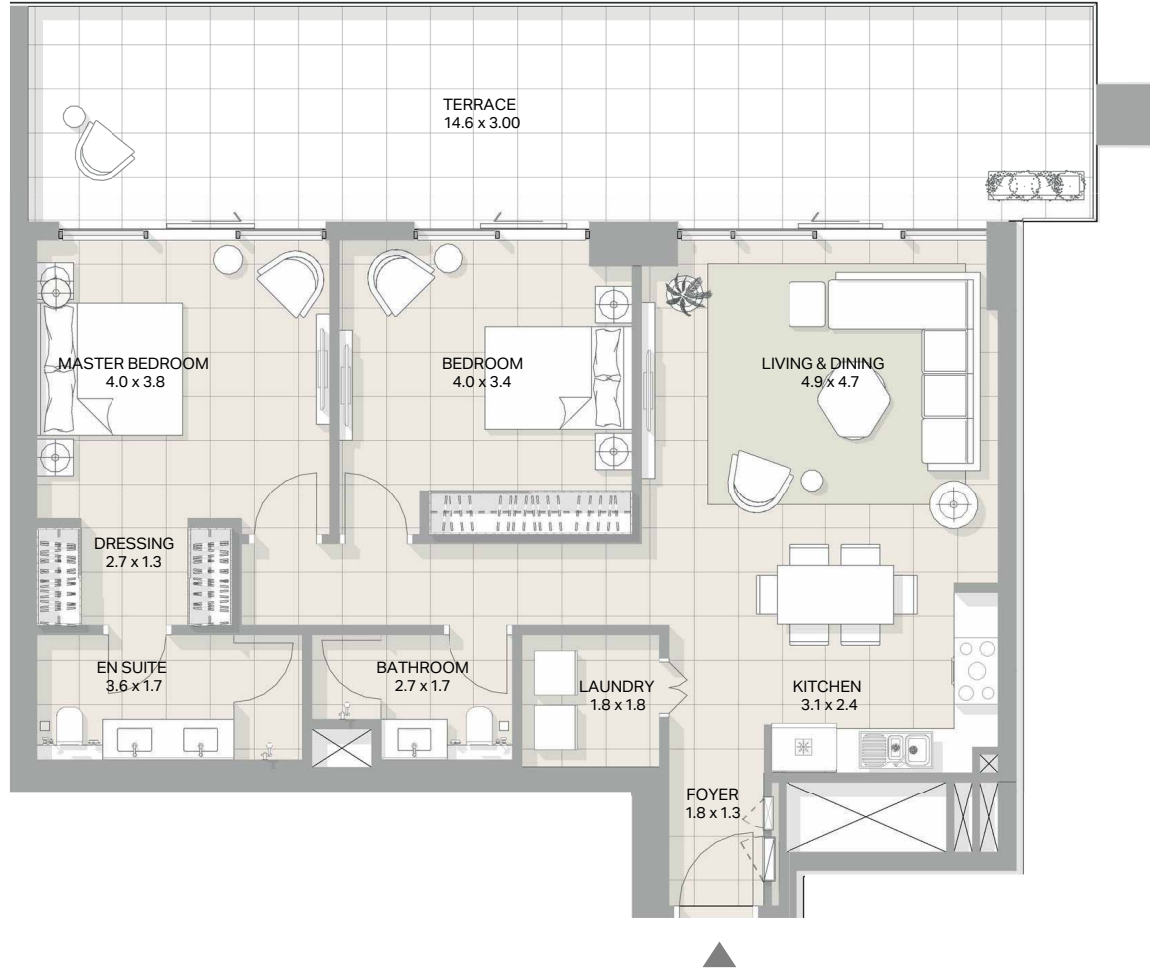
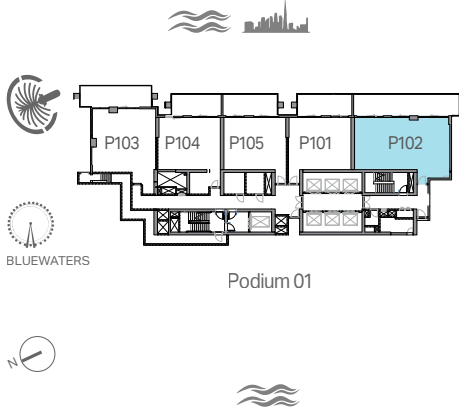
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P202	102.70	1105.45	12.75	137.24	115.45	1242.69
202	102.62	1104.59	12.71	136.81	115.33	1241.40
302 to 1702, 2002 to 2302,	102.38	1102.01	12.71	136.81	115.09	1238.82
1802 to 1902, 2602 to 3902	102.38	1102.01	12.72	136.92	115.10	1238.92
4002 to 4502	102.95	1108.14	12.59	135.52	115.54	1243.66
4602, 4802	102.95	1108.14	12.55	135.09	115.50	1243.23
4702, 4902	103.08	1109.54	12.75	137.24	115.83	1246.78

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BLUEWATERS bay

2 Bedroom Type 03 Promenade

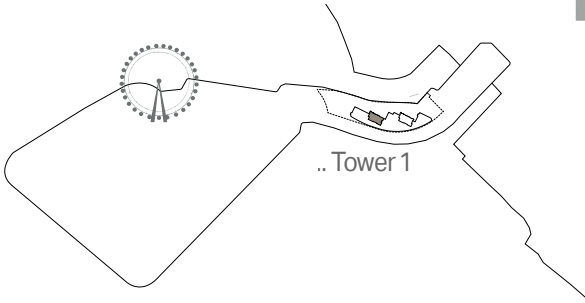
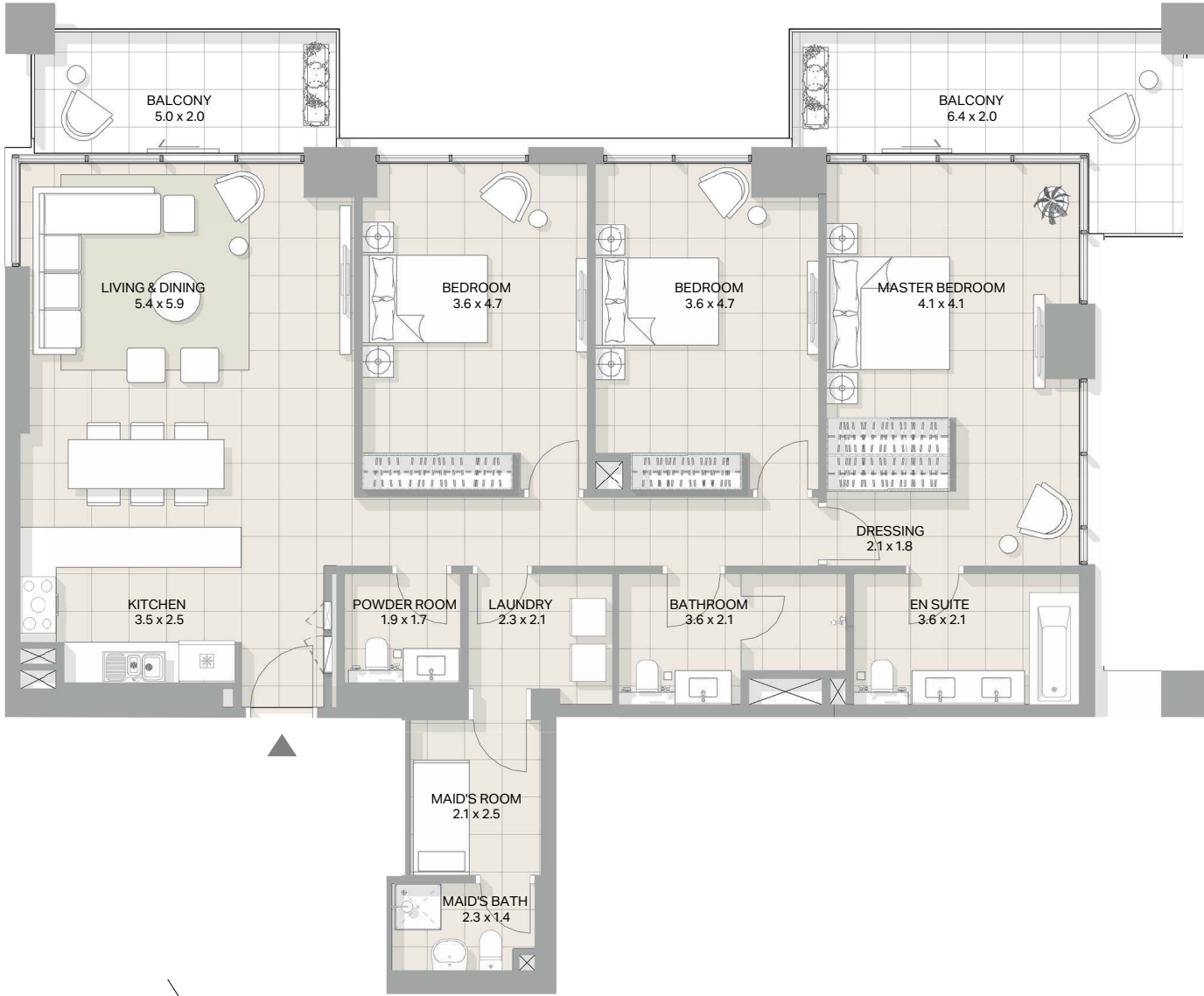
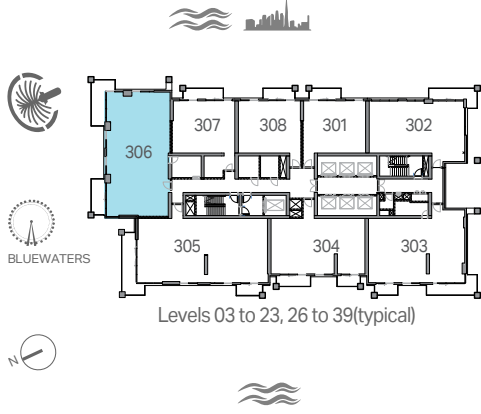


Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
P102	103.3	1111.91	45.44	489.11	148.74	1601.02

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BLUEWATERS bay

3 Bedroom Type 01



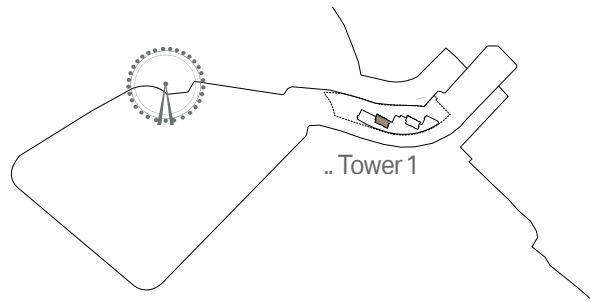
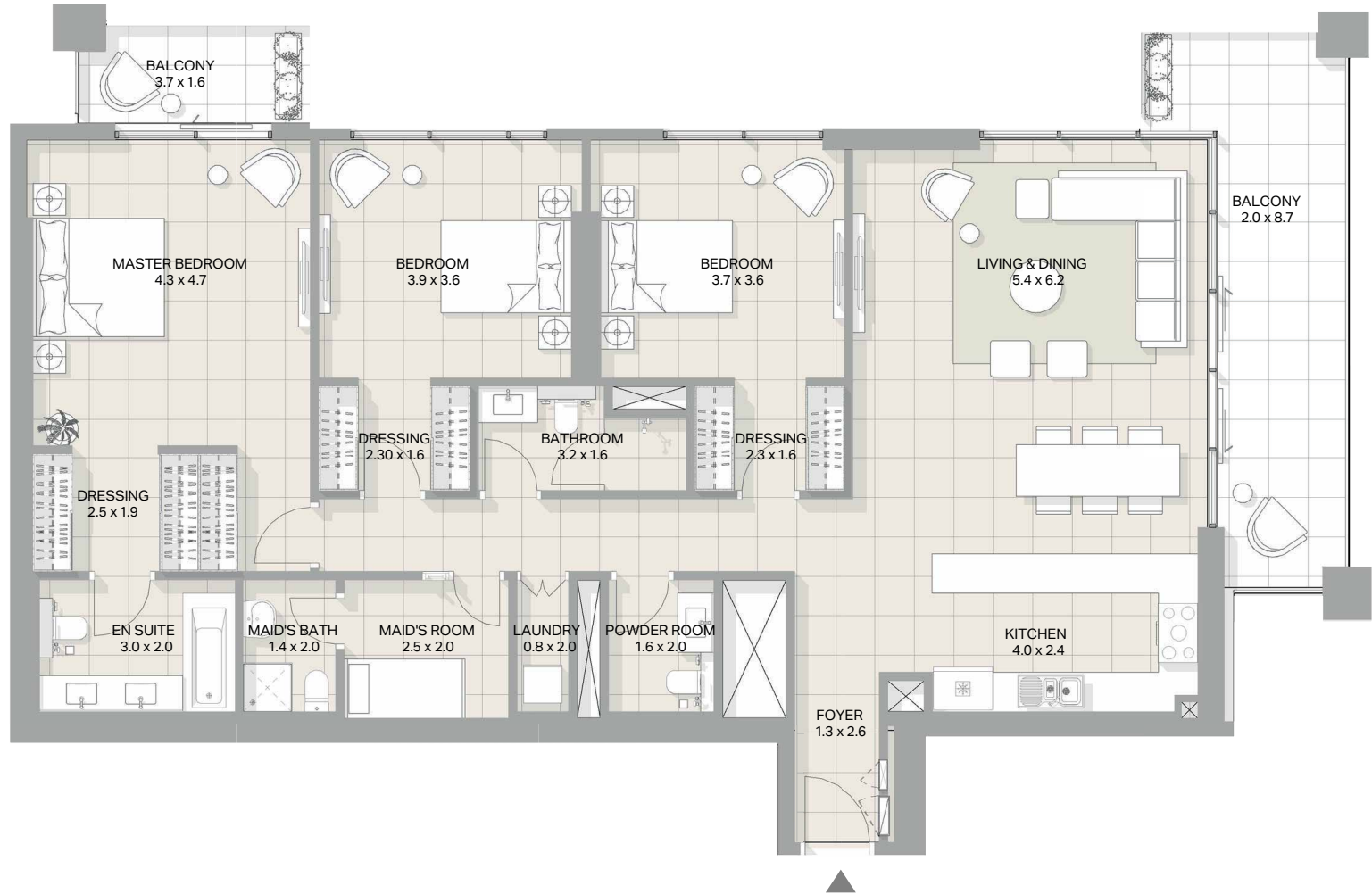
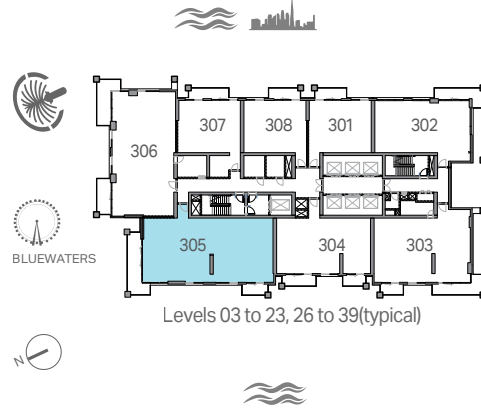
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
306-2306, 2606 to 3906	162.66	1750.86	24.67	265.55	187.33	2016.41

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BLUEWATERS bay

3 Bedroom Type 02

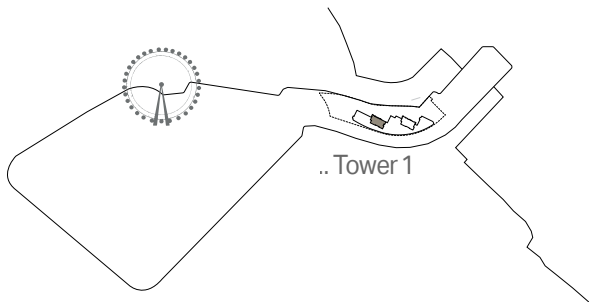


Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
305 to 1705	164.86	1775.54	25.30	272.33	190.16	2046.87
1805 to 2305, 2605 to 3905	164.85	1774.43	25.31	272.43	190.16	2046.86

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BLUEWATERS bay

3 Bedroom Type 03



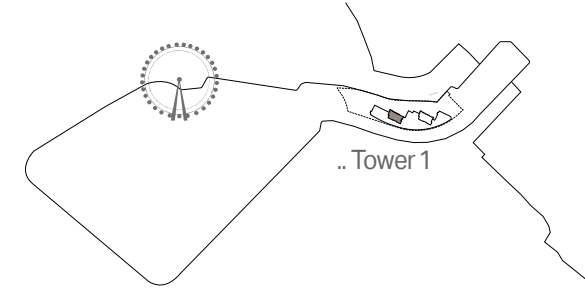
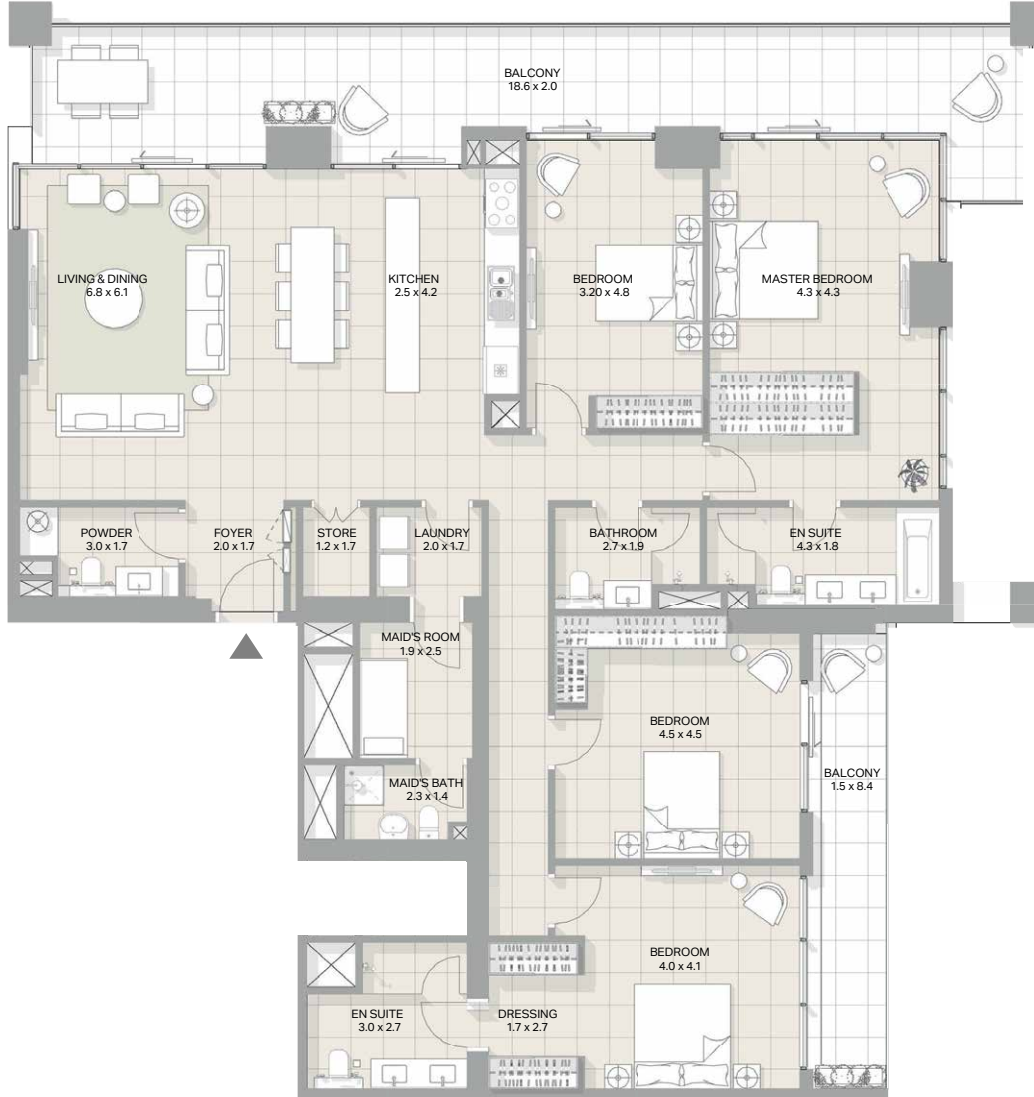
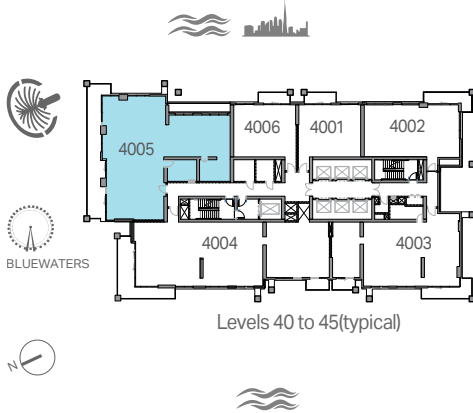
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
4003 to 4903	170.71	1837.51	18.24	196.33	188.95	2033.84

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BLUEWATERS bay

4 Bedroom Type 01

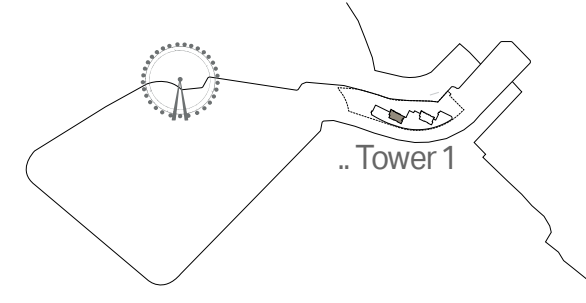
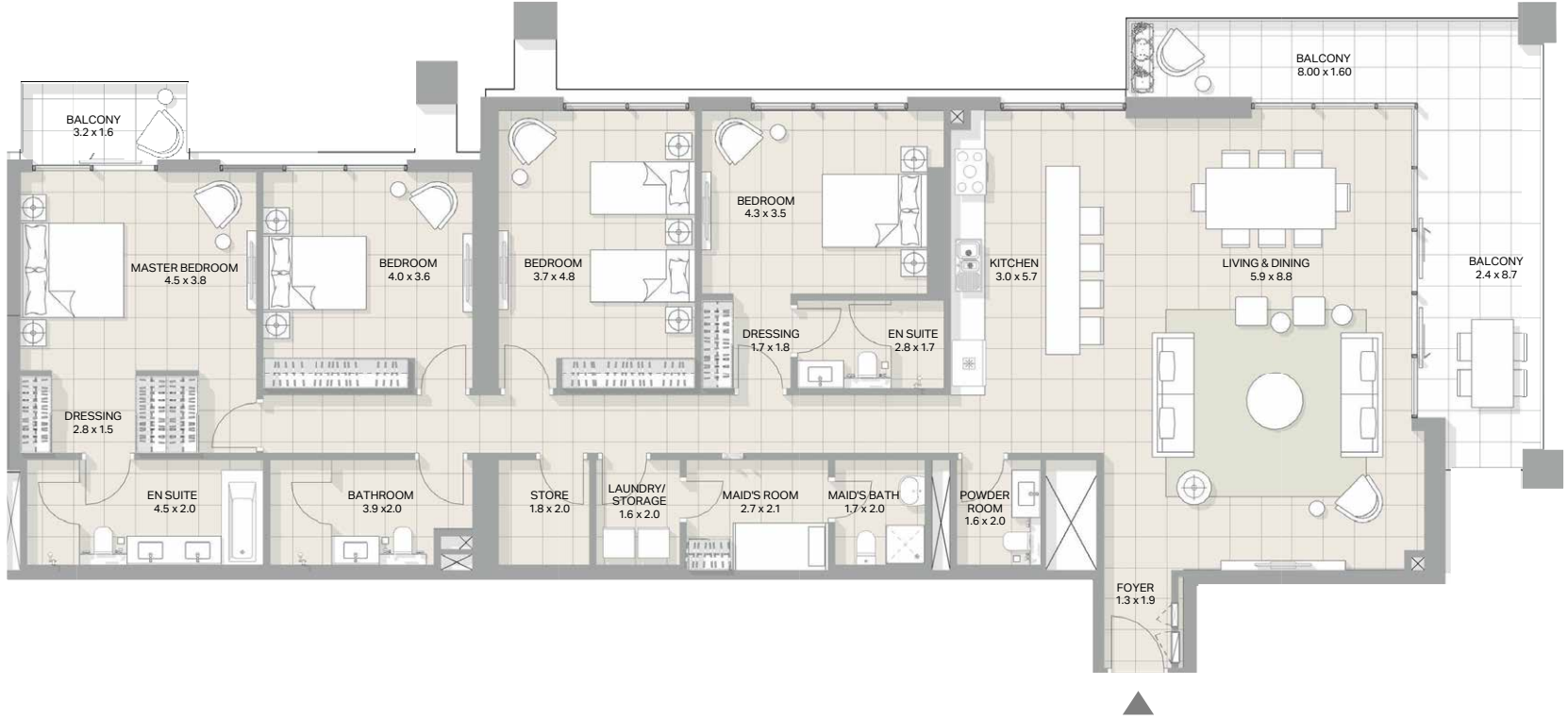
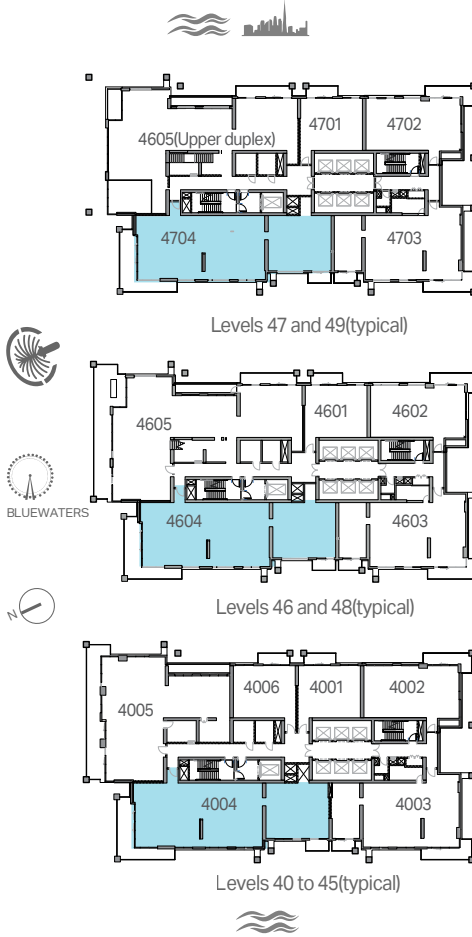


Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
4005 to 4505	224.68	2418.43	57.56	619.57	282.24	3038.00

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BLUEWATERS bay

4 Bedroom Type 02



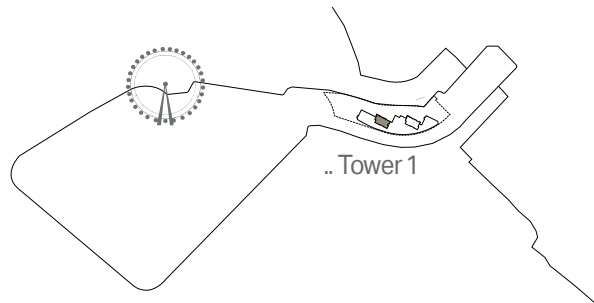
Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
4004	233.97	2518.43	34.58	372.22	268.55	2890.65
4104 to 4504	234.04	2519.18	34.58	372.22	268.62	2891.40
4604 & 4804	234.09	2519.72	34.61	372.54	268.70	2892.26
4704 & 4904	234.03	2519.07	34.58	372.21	268.61	2891.29

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5 Bedroom Penthouse  
Lower Level



Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
4605, 4805	521.01	5608.10	118.02	1270.36	639.03	6878.46

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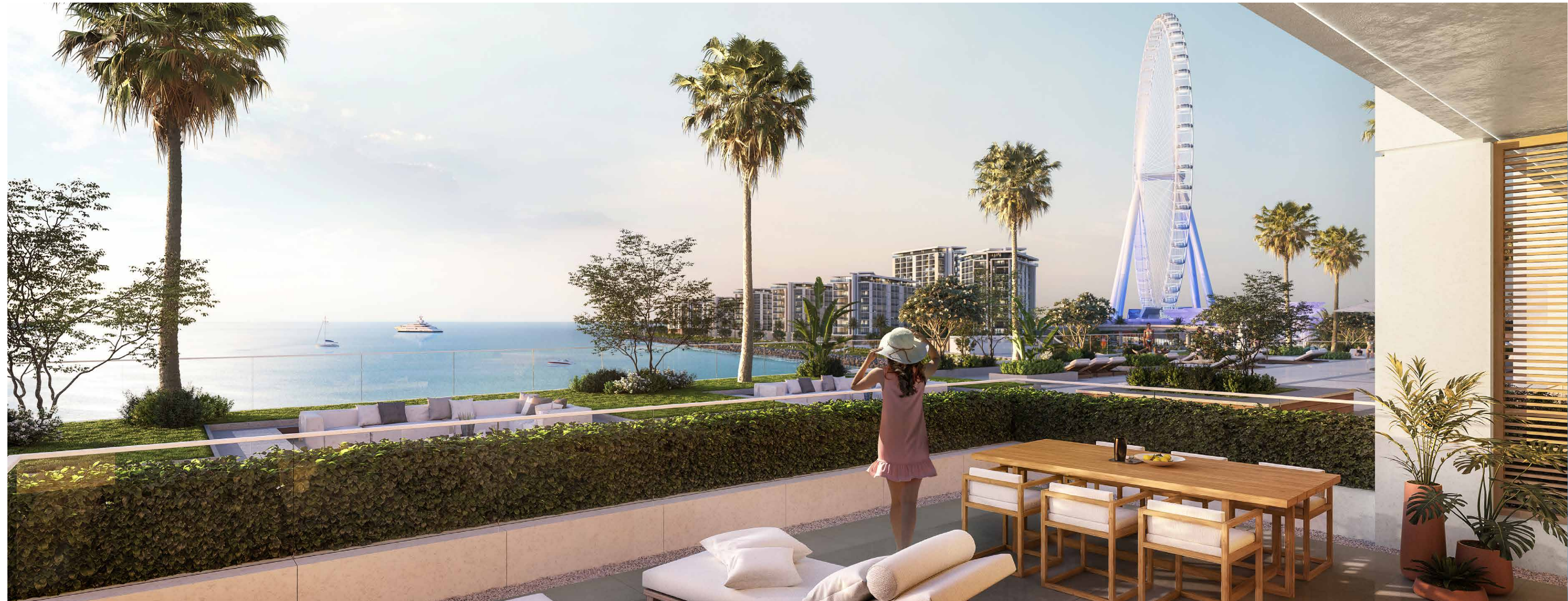
5 Bedroom Penthouse - Upper Level



Unit no.	Suite Area		Balcony Area		Total Area	
	Sqm	Sqft	Sqm	Sqft	Sqm	Sqft
4605, 4805	521.01	5608.10	118.02	1270.36	639.03	6878.46

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