



LIV
MARINA

DUBAI MARINA



L.I.V
DEVELOPERS

HISTORY





HICKORY, NEW YORK



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DEVELOPERS

LIV global.



1105 BUENA VISTA, LOS ANGELES



LIV RESIDENCE, DUBAI MARINA



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DUBAI MARINA





LIV IN
A NEW
ICON
ALONG
THE
SKYLINE



LIV
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THE VIEW FROM YOUR APARTMENT IN LIV MARINA

Maximized Waterfront Views



Sea/Palm Views



A STUNNING G+44 STORY RESIDENTIAL TOWER LOCATED IN THE MOST PRIME AREA OF DUBAI MARINA

This exclusive waterfront tower offers an uninterrupted view of the Marina Waterfront as well as stunning ocean views.

The “Five Star Quarter” of Dubai Marina, the luxurious tower is located next to the Grosvenor House Hotel and is walking distance to prestigious properties such as the Ritz Carlton, Intercontinental, and Le Royal Meridien Hotels, the beach, restaurants, shopping and major transportation hubs.

DUBAI MARINA

THE MOST
SOUGHT
AFTER
LOCATION
IN DUBAI



LOCATION DUBAI MARINA

All Within 5Minutes

DINING, LEISURE & SHOPPING

The Walk JBR
The Beach, JBR
Emirates Golf Club
Montgomerie Golf Club

5 STAR HOTELS

Ritz Carlton
Intercontinental
Le Royal Meridien
Grosvenor House
The Address Dubai Marina
Jumeirah Living Marina

TRANSPORT

Dubai Metro
Dubai Tram
RTA Water Taxi
Sheikh Zayed Road

OTHER NEARBY DESTINATIONS

Dubai International Airport - 22 mins
Al Maktoum International Airport - 22 mins
EXPO 2020 - 20 mins
Mall of the Emirates - 7 mins
Dubai Parks & Resorts - 15 mins
Ain Dubai - Bluewaters
Palm Jumeirah - 5 mins







STRIKINGLY
DESIGNED TO
STAND APART IN
THE DUBAI MARINA
SKYLINE TO
BECOME THE
AREAS MOST
DISTINCTIVE
ADDRESS

LIV Marina features studios, 1, 2, 3
bedroom & Signature apartments with
uninterrupted views of the marina, sea
and the palm.



LIV DEVELOPERS HAS DESIGNED LIV MARINA TO BE GEARED TOWARDS A GREEN & SUSTAINABLE FUTURE.

The façade, equipment and apartment materials are chosen towards a view to make LIV Marina one of the most energy efficient buildings in the UAE. **LIV** is also encouraging procurement where possible from high quality sources to reduce the carbon footprint of the project.





DESIGN HIGHLIGHTS

Contemporary Finishes – Open Kitchen – Detailed Amenities





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- Gym
- Ladies' Steam & Sauna
- Gaming Room
- Study/Conference Room
- Kids Play Area
- Outdoor Yoga
- Residents Gardens
- Outdoor Kids Play Area
- Kids Pool
- Yoga Studio
- Men's Steam & Sauna
- Music Room
- Virtual Golf
- Residents Lounge
- Outdoor Gym
- BBQ Area
- Kids Trampoline Park
- Swimming Pool

THE LIV AMENITIES FLOOR

A Full Floor of Fantastic Amenities



SWIMMING POOL



RESIDENTS LOUNGE



GYM

Modern, state of the art gym overlooking the Marina waters.



LIV FIT.

Health and well-being blend seamlessly with invigorating social and recreational spaces.

Enjoy breathtaking waterfront views while using the latest training equipment in the fitness center.

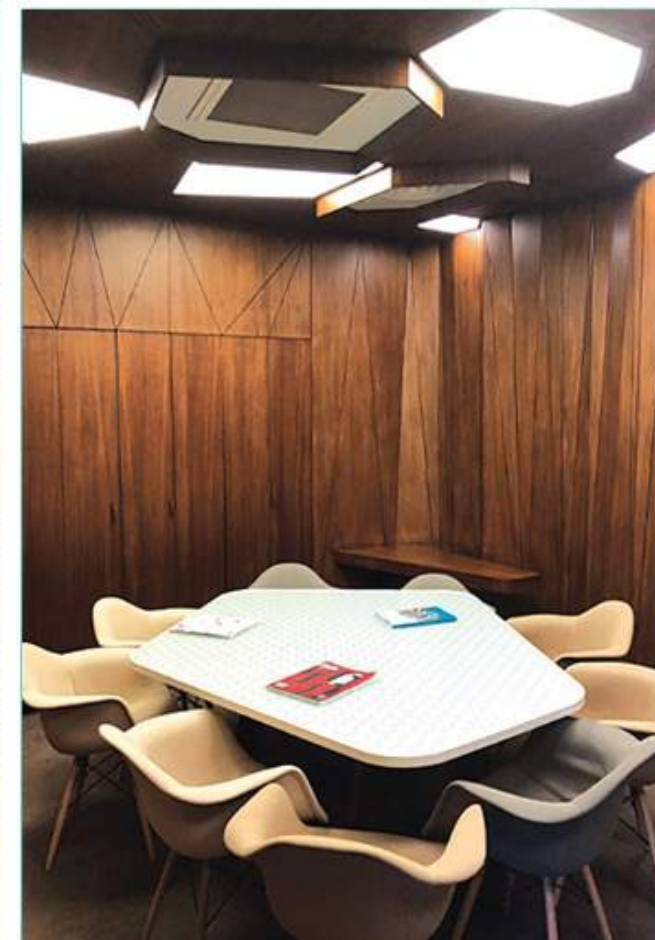
DEDICATED SPA WITH SAUNA & STEAM ROOMS

Retreat into the dedicated ladies and mens steam and sauna rooms offering you a chance to rejuvenate and unwind.



AMENITIES FOR RESIDENTS

Gaming Room & Virtual Golf Room, Music Room,
Study Room/Conference Facilities

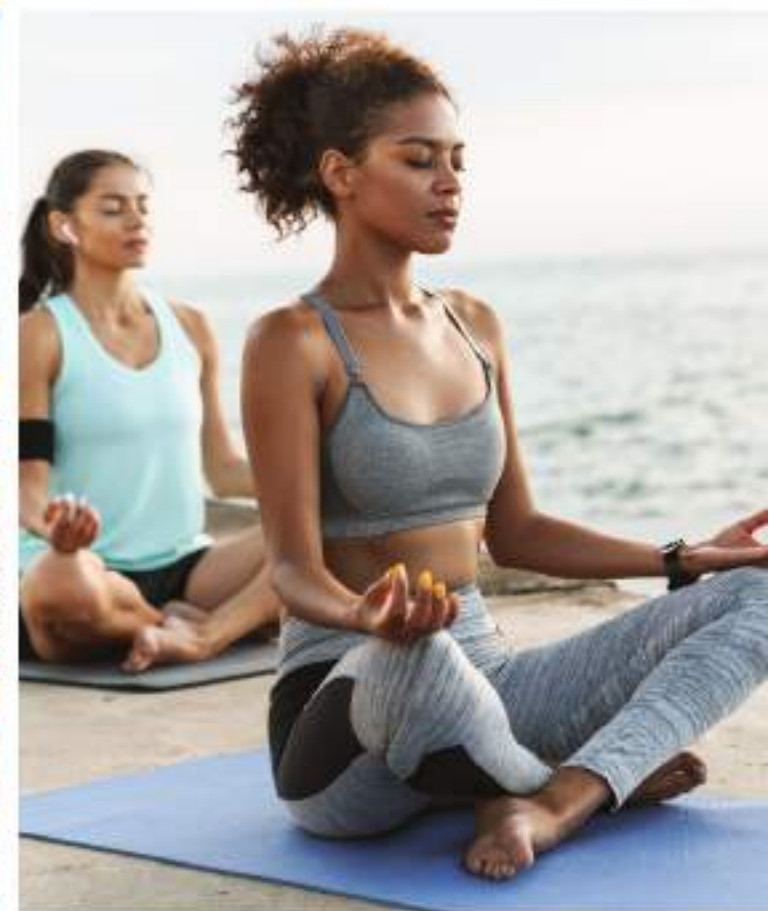




Kids Pool, Indoor Kids Play Room, Outdoor
Kids Play Areas & Trampoline Park



Residence Gardens, Dining & BBQ Areas,
Outdoor Yoga & Gym – allow for wellness
with a view in a peaceful and tranquil setting.





MAGNIFICENT VIEWS

Located at the heart of Dubai Marina, reside amongst icons. Stunning views of various iconic landmarks. Residences feature marina and / or sea views surrounded by turquoise and azure blue waters.



A COSMOPOLITAN LIFE BETWEEN THE BEACH & MARINA

LIV Marina offers everything at one prestigious address. Enjoy life at the center of the 5 star quarter of dubai Marina; Upscale living at its finest. The Beach, Marina, Sporting Activities, Boutiques, Shopping, Fine & Casual Dining.



Studio Units

1 TYPE

- o Levels 5–10
- o Size: 514 sq ft
- o Prices starting from **AED 1.029 million**

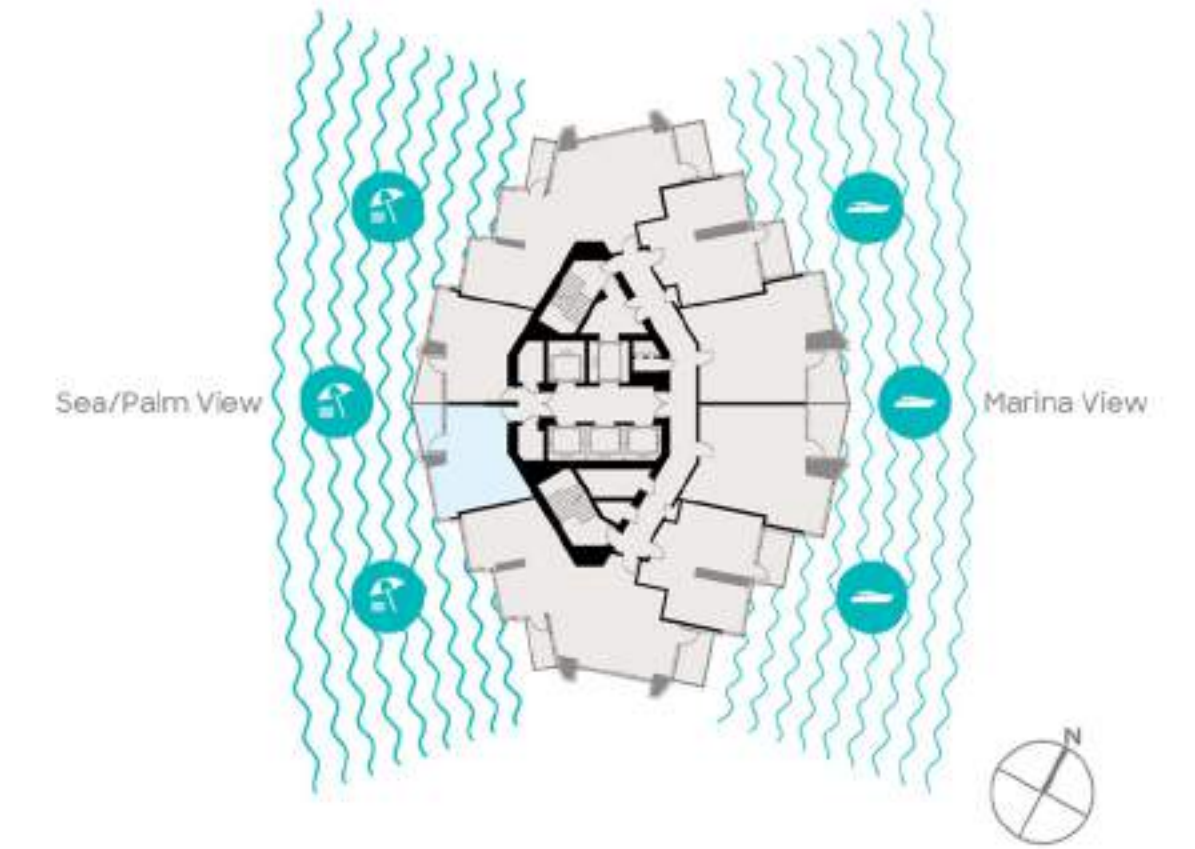


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Levels 5 - 10
Apartment 07

Studio Apartment



Sample view from the apartment



Apartment Area	40.06 sqm	431.00 sqft
Balcony Area	7.72 sqm	83.00 sqft
Total Area	47.78 sqm	514.00 sqft

Drawings are provided by our consultants. All dimensions, features and amenities are approximate at the time of printing. Actual area may vary from stated area. Drawings not to scale E & OE. The Developer reserves the right to make revisions to the floor plans and any features, materials and dimensions mentioned without further notice. Sample views are indicative and may differ or be subject to change.

One Bedroom Units

5 TYPES

- o 4 Units Types with Full Marina Views

Sizes:

- 747 sq ft
- 840 sq ft
- 872 sq ft
- 913 sq ft

- o 1 Type with Skyline/Partial Sea Views

- 817 sq ft

- o Prices starting from **AED 1.5 million**

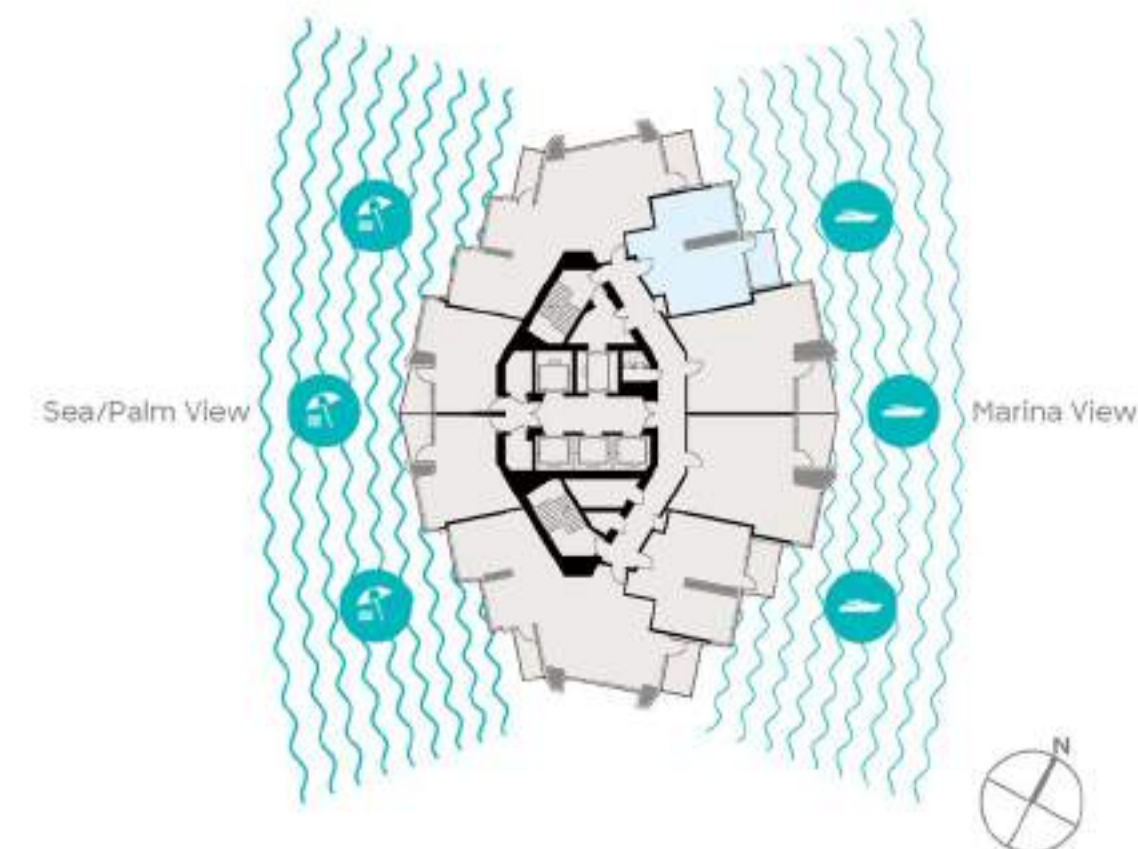


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Levels 5 - 10
Apartment 02

1 BR Apartment



Sample view from the apartment



Apartment Area	60.47 sqm	651.00 sqft
Balcony Area	8.90 sqm	96.00 sqft
Total Area	69.37 sqm	747.00 sqft

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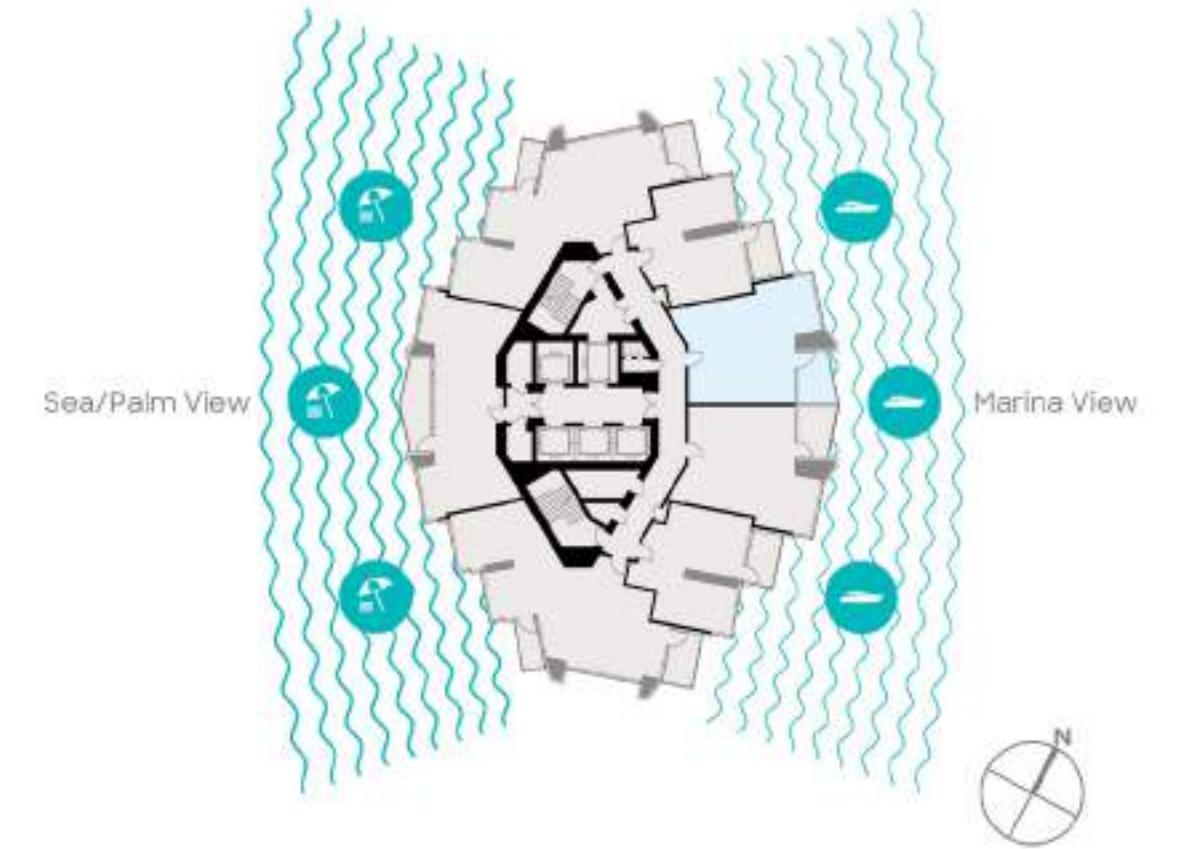


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Levels 5 - 24
Apartment 03

1 BR Apartment



Sample view from the apartment



Apartment Area	69.68 sqm	750.00 sqft
Balcony Area	11.30 sqm	122.00 sqft
Total Area	80.98 sqm	872.00 sqft

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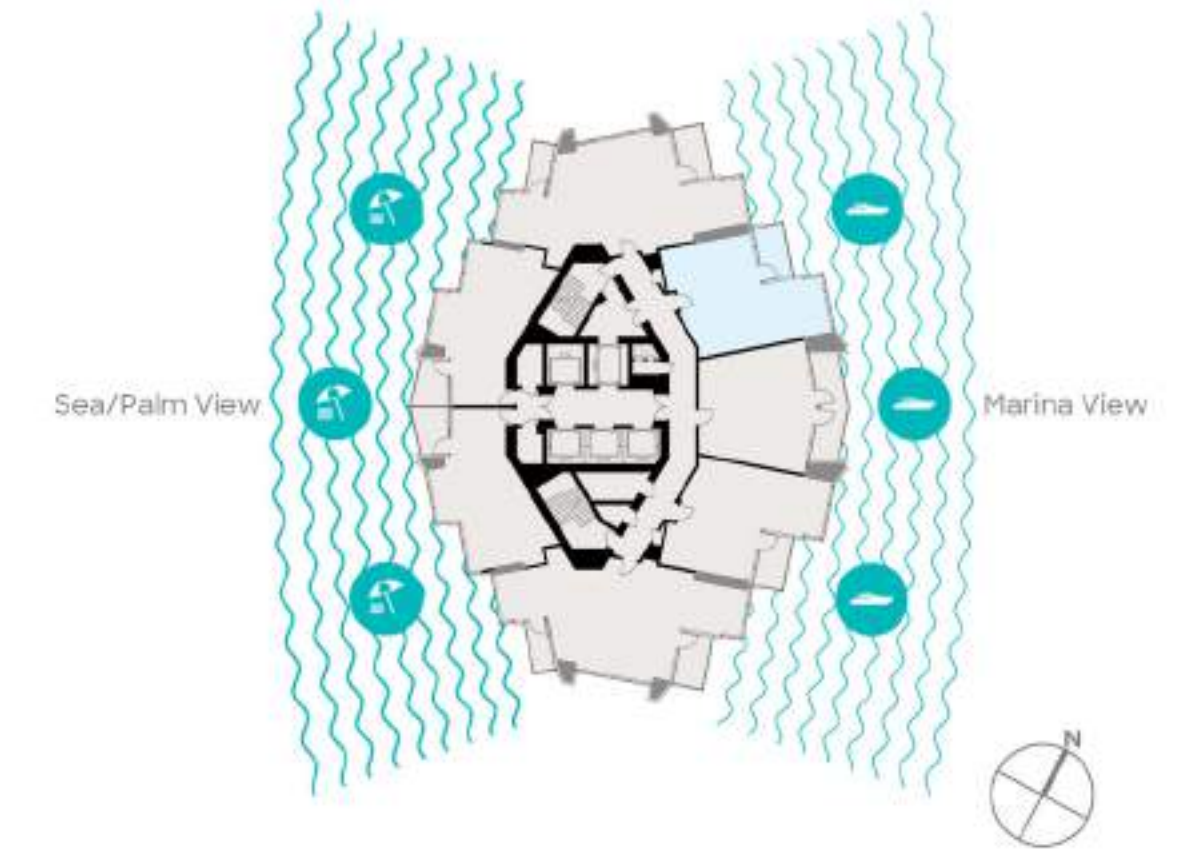


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Levels 26 - 36
Apartment 02

1 BR Apartment



Sample view from the apartment

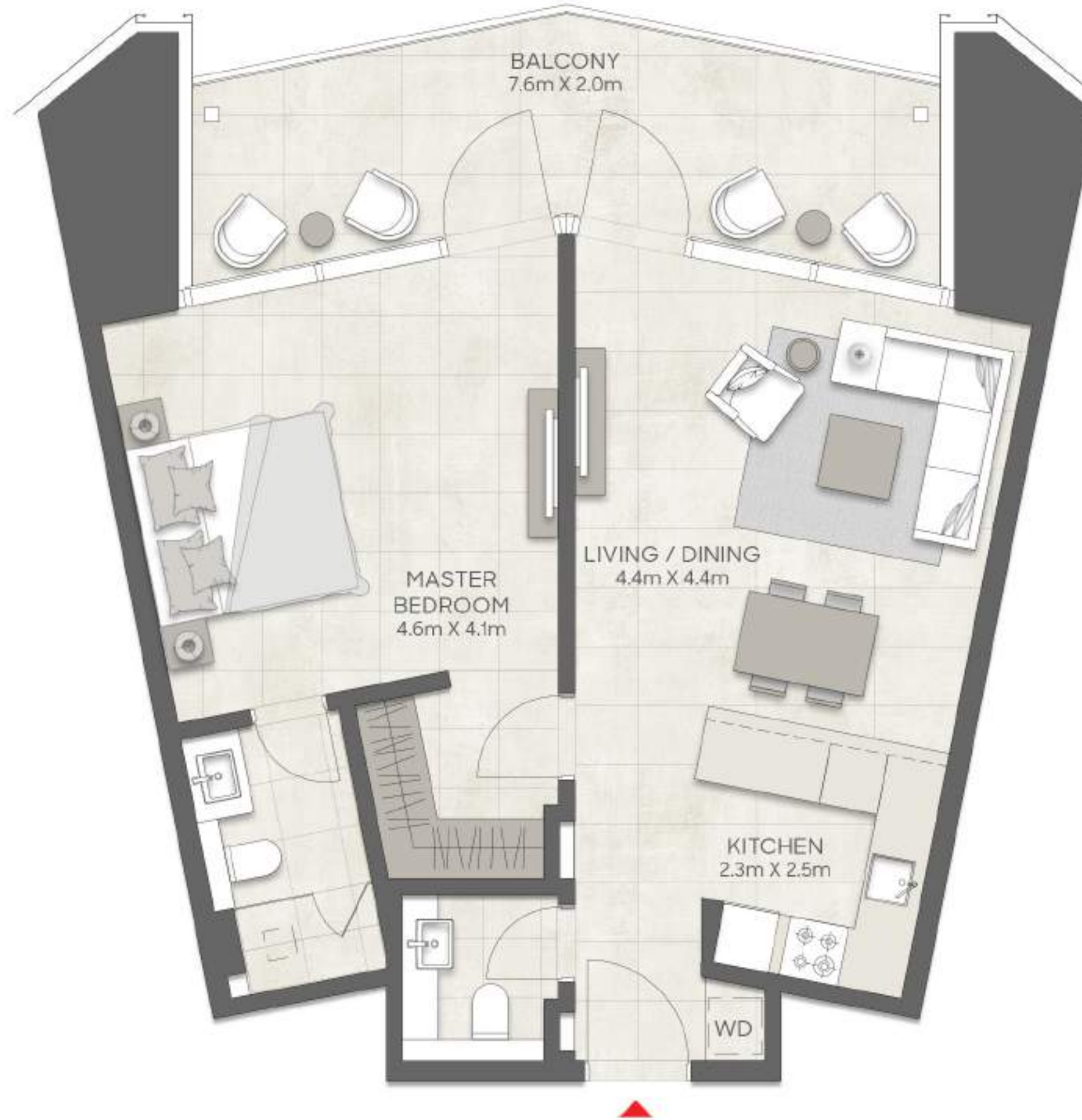


Apartment Area	69.21 sqm	745.00 sqft
Balcony Area	8.83 sqm	95.00 sqft
Total Area	78.04 sqm	840.00 sqft

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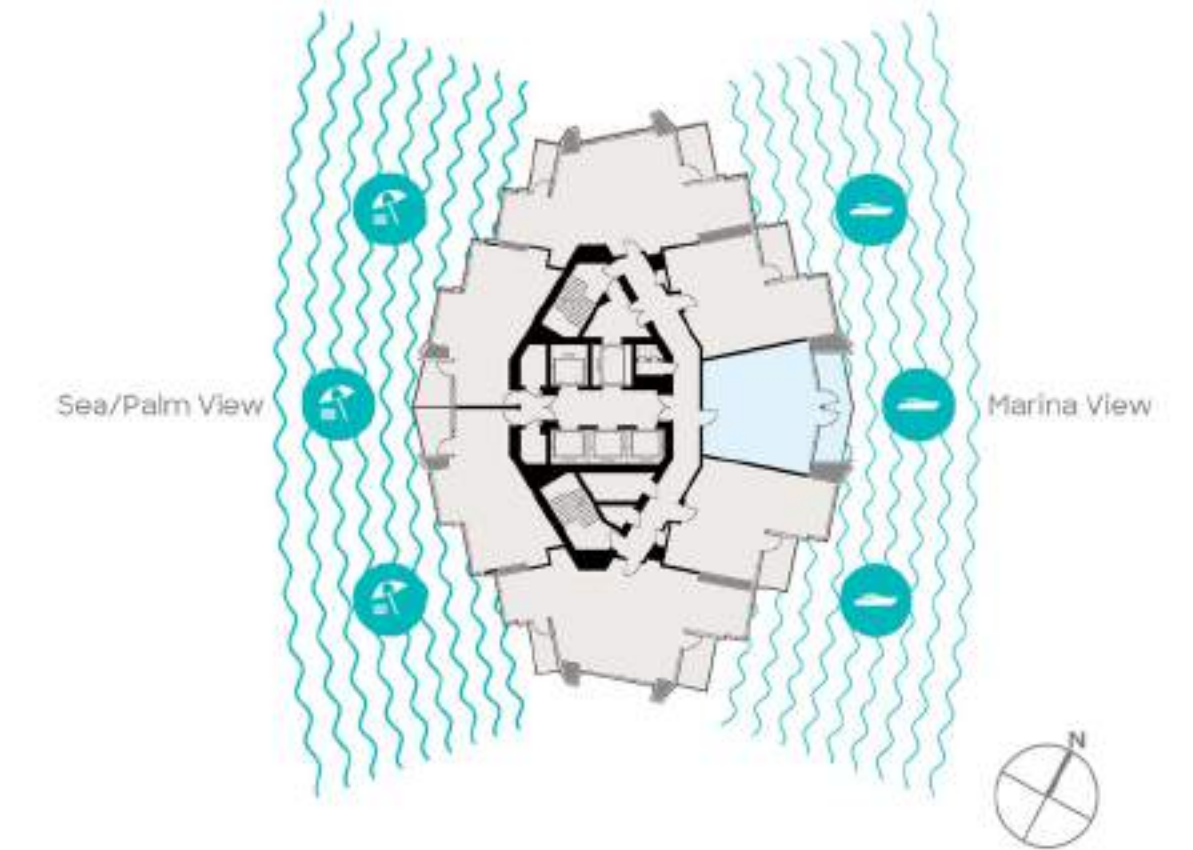


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Levels 26 - 36
Apartment 03

1 BR Apartment



Sample view from the apartment



Apartment Area	66.12 sqm	712.00 sqft
Balcony Area	18.72 sqm	201.00 sqft
Total Area	84.84 sqm	913.00 sqft

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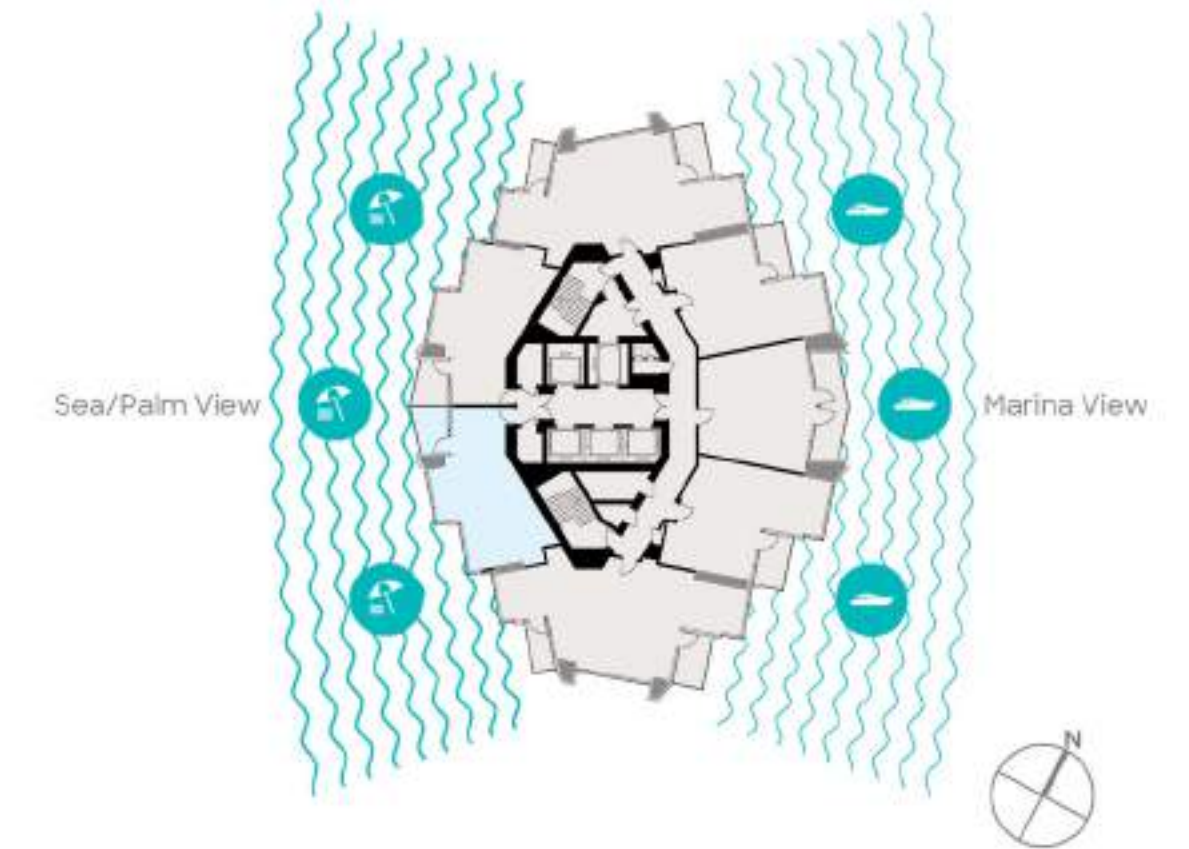


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Levels 26 - 36
Apartment 06

1 BR Apartment



Sample view from the apartment



Apartment Area	66.31 sqm	714.00 sqft
Balcony Area	9.57 sqm	103.00 sqft
Total Area	75.88 sqm	817.00 sqft

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Two Bedroom Units

3 TYPES

- o 2 Unit Types with Full Marina Views
 - Levels 5-24: 2BR Unit with Full Marina View @ 1309 sq ft
 - Levels 26-36: 2BR + Maids/Study Unit with Full Marina View @ 1336 sq ft
- o 1 Type with Skyline/Partial Sea Views
 - Levels 11-24: 2BR Unit @ 1056 sq ft
- o Prices starting from **AED 2 million**

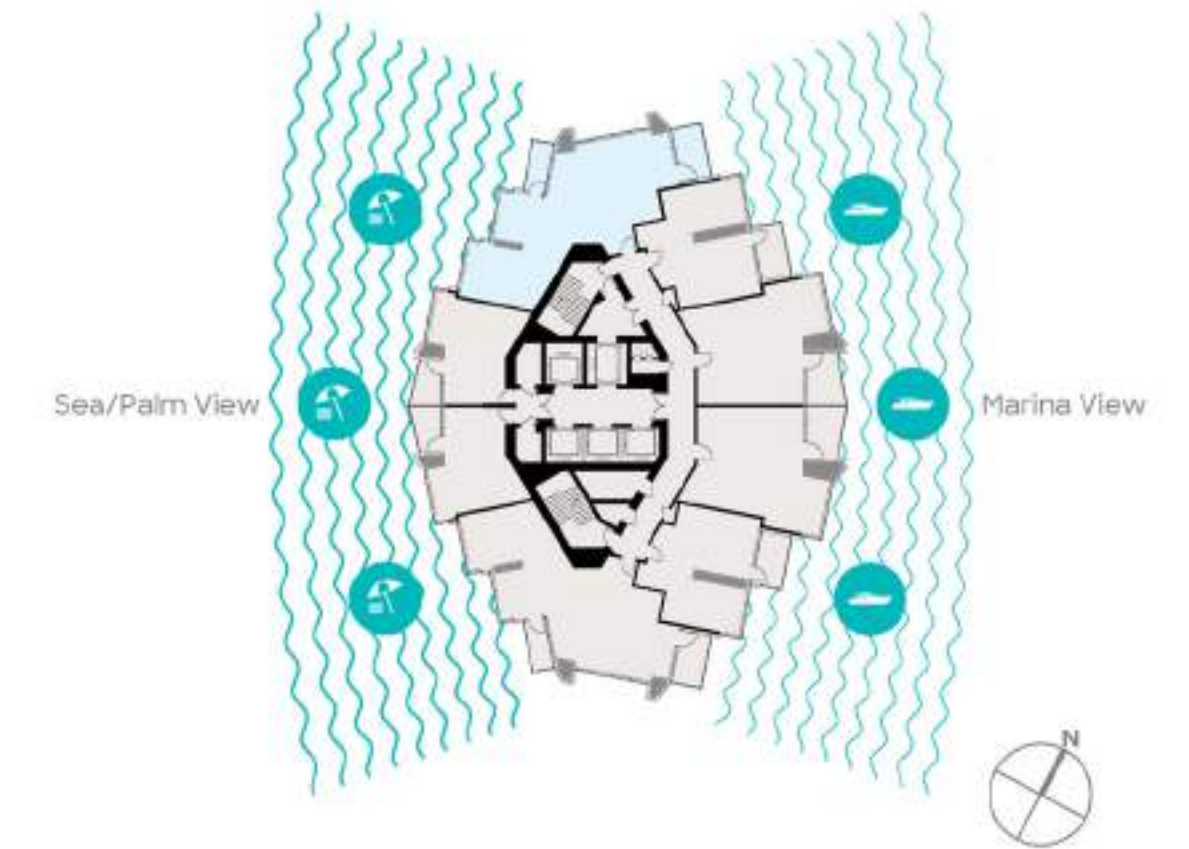


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Levels 5 - 24
Apartment 01

2 BR Apartment



Sample view from the apartment



Apartment Area	105.72 sqm	1138.00 sqft
Balcony Area	15.89 sqm	171.00 sqft
Total Area	121.61 sqm	1309.00 sqft

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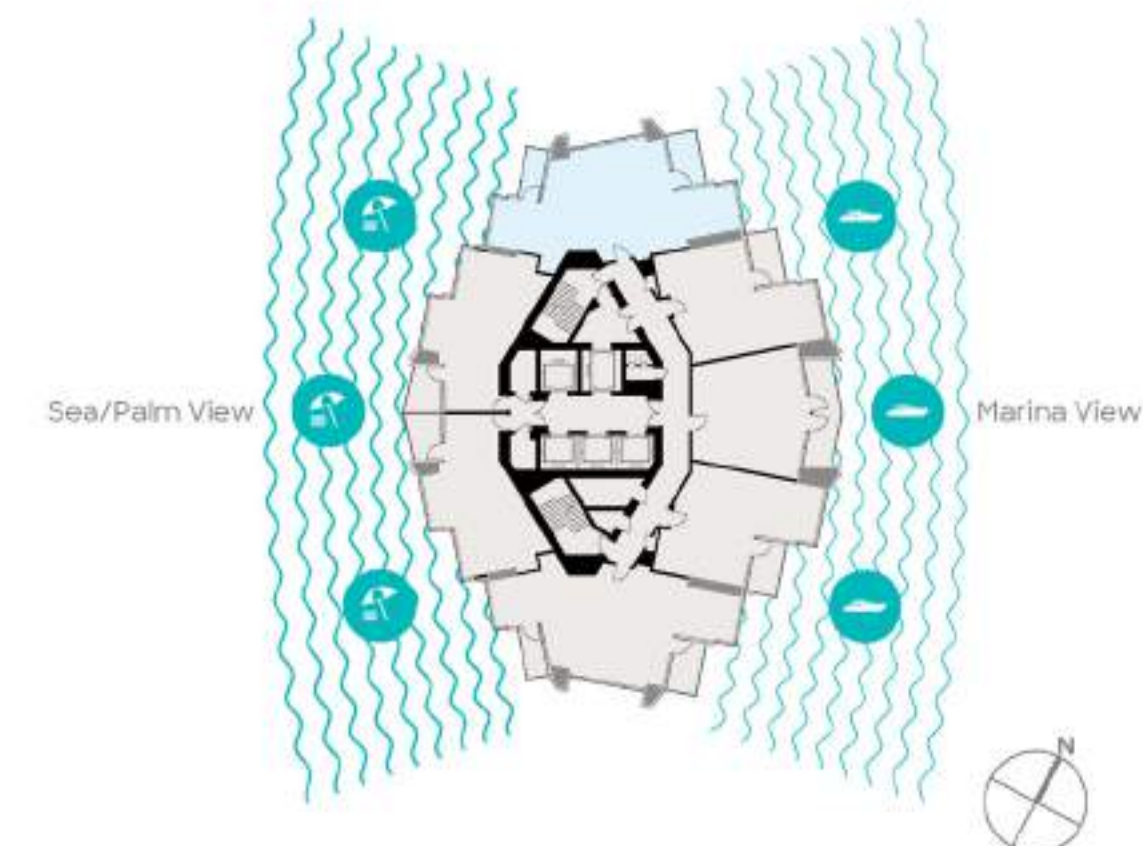


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Levels 26 - 36
Apartment 01

2 BR+Study Apartment



Sample view from the apartment



Apartment Area	108.19 sqm	1165.00 sqft
Balcony Area	15.89 sqm	171.00 sqft
Total Area	124.08 sqm	1336.00 sqft

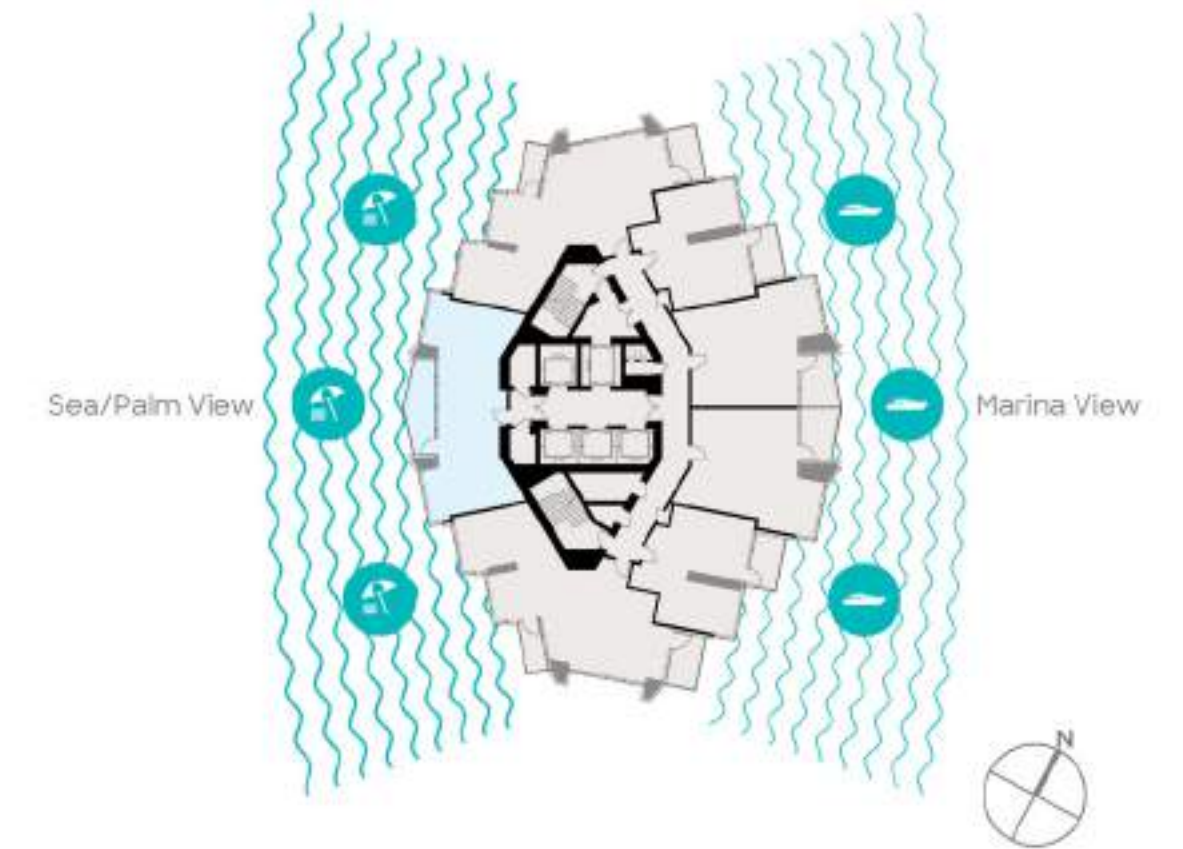
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Levels 11 - 24
Apartment 07

2 BR Apartment



Sample view from the apartment



Apartment Area	83.68 sqm	901.00 sqft
Balcony Area	14.38 sqm	155.00 sqft
Total Area	98.06 sqm	1056.00 sqft

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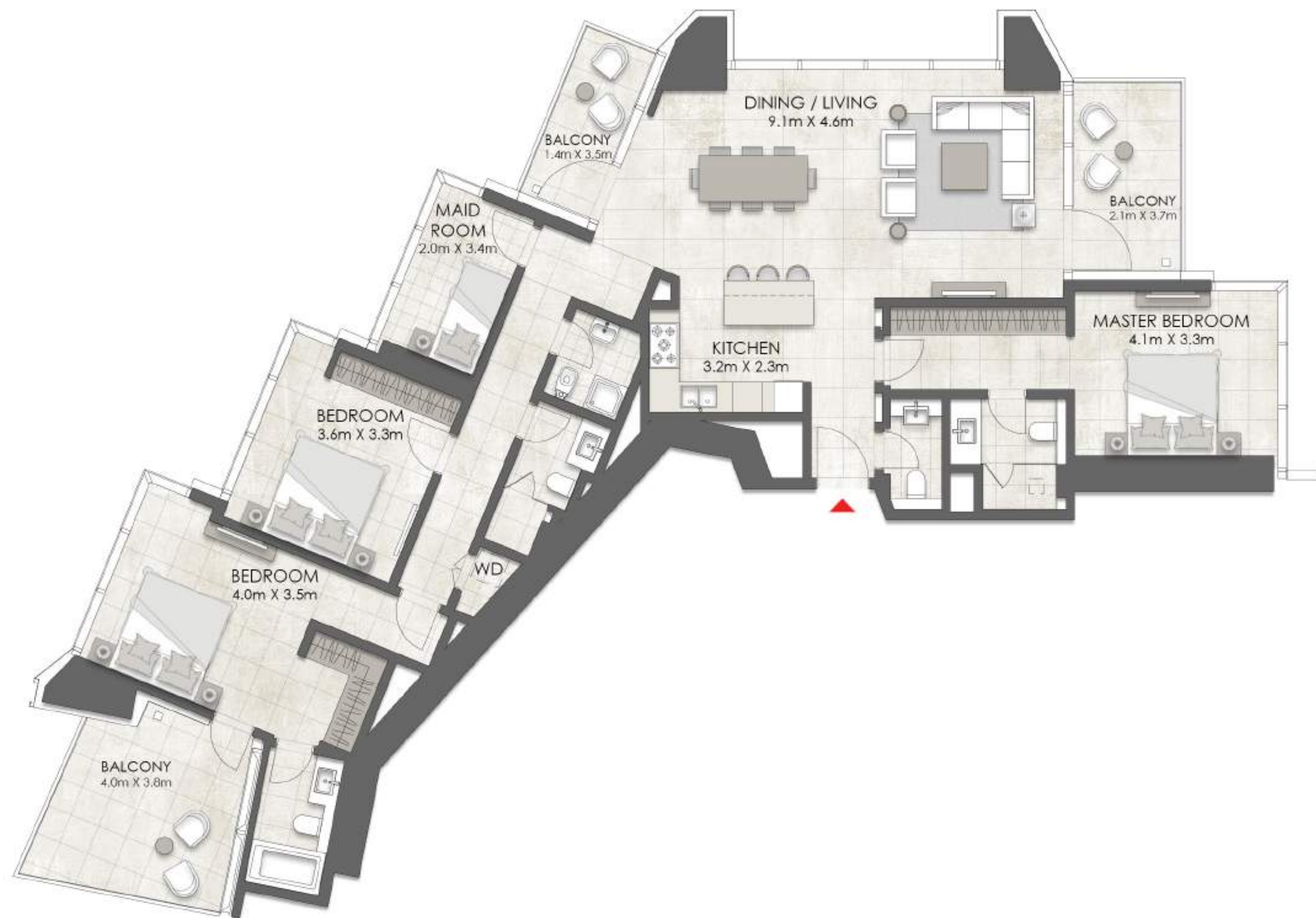
Three Bedroom Units

2 TYPES

- o 3 Bedroom Units with Full Marina view @ 2115 sq ft
- o 3 Bedroom Signature Apartments with LIV Luxury Finishes @ 2576 sq ft
 - Both types of 3 Bedroom Apartments have full marina views
 - Both types of 3 Bedroom Units have maids rooms
- o Prices starting from **AED 4 million**

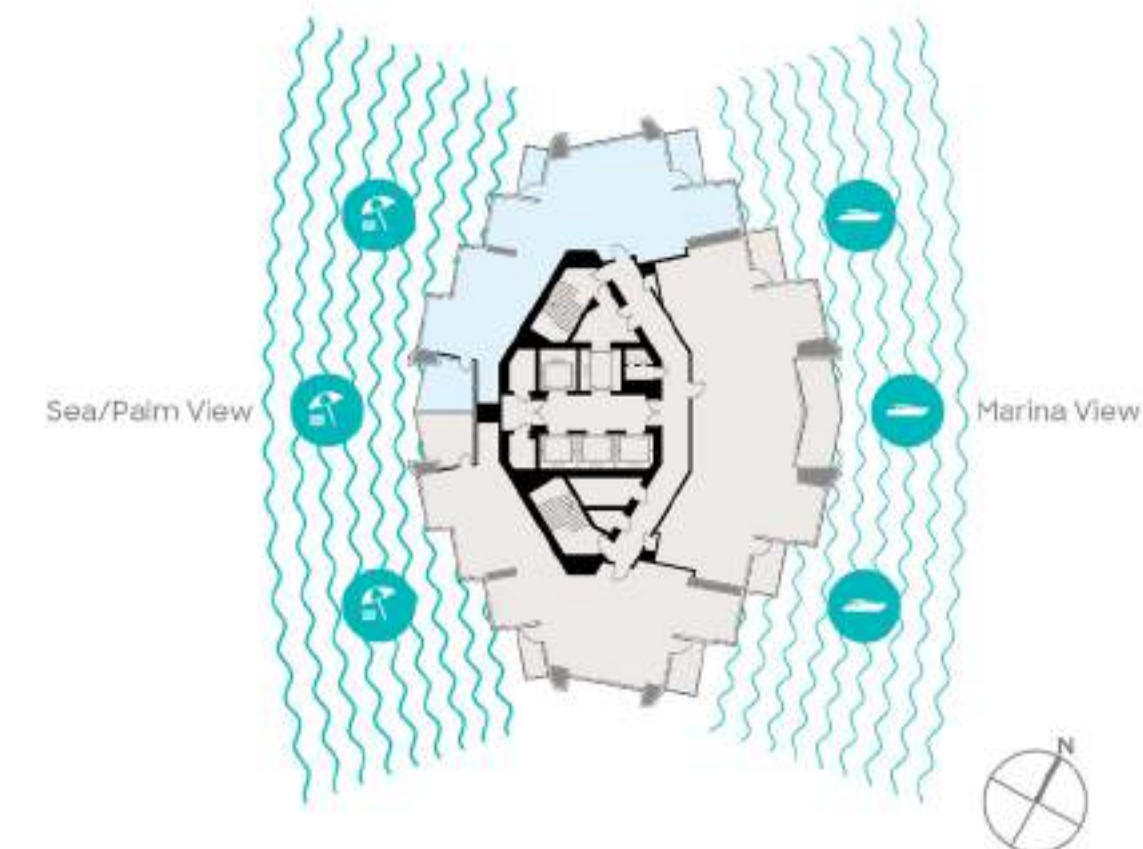


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Levels 41 - 42
Apartment 01

3 BR+Maid Apartment



Sample view from the apartment

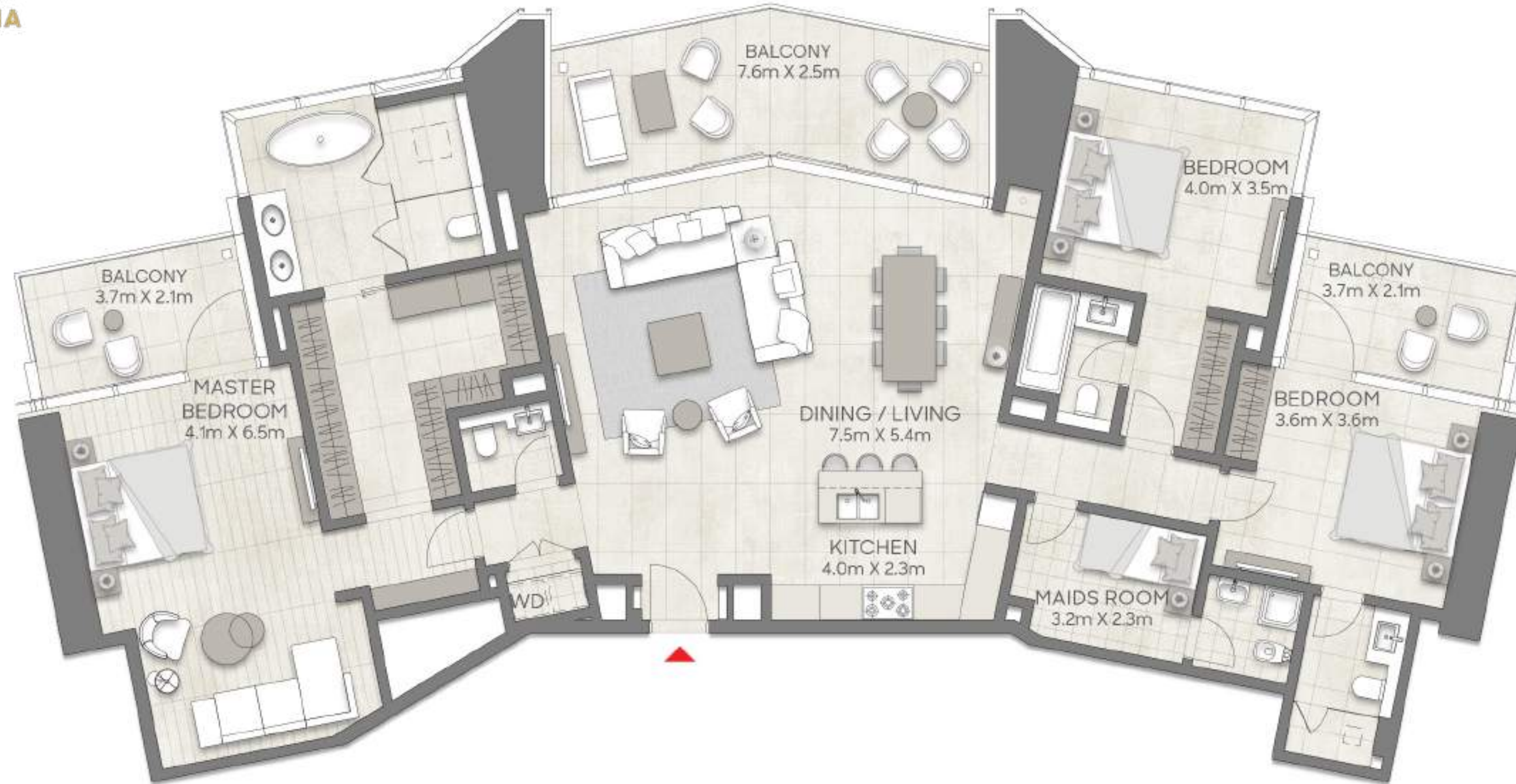


Apartment Area	165.55 sqm	1782.00 sqft
Balcony Area	30.96 sqm	333.25 sqft
Total Area	196.51 sqm	2115.25 sqft

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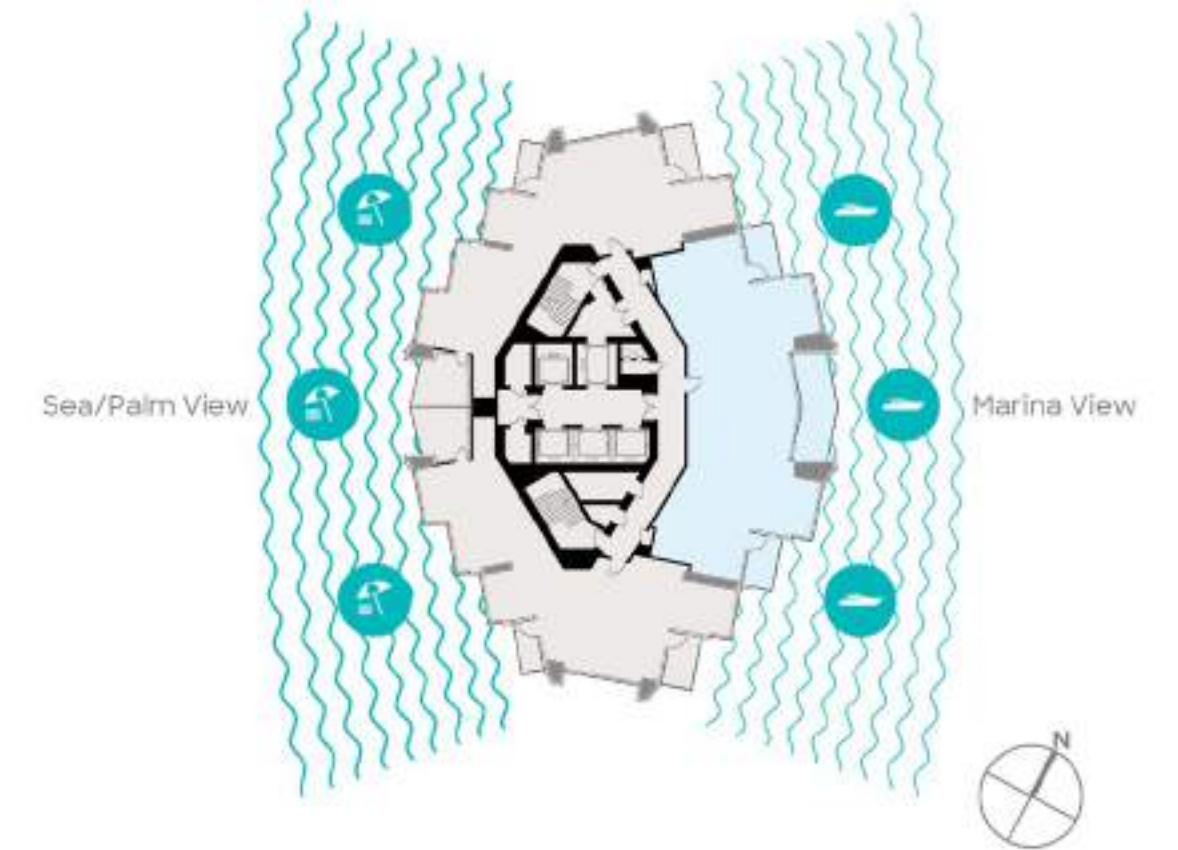


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Levels 37 - 40
Apartment 02

3 BR+Maid Signature Apartment



Sample view from the apartment



Apartment Area	199.30 sqm	2145.00 sqft
Balcony Area	40.60 sqm	437.00 sqft
Total Area	239.90 sqm	2582.00 sqft

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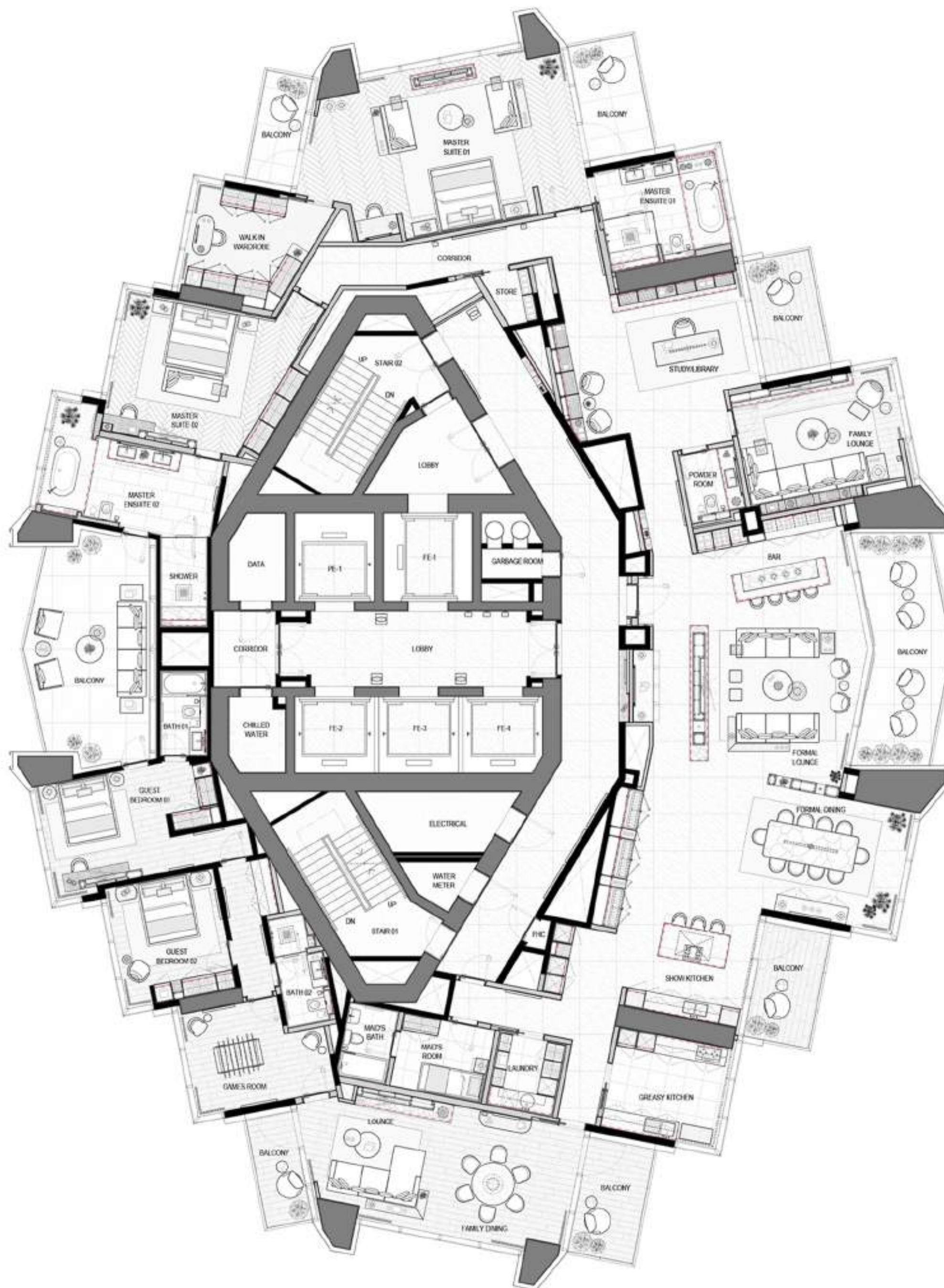


SIGNATURE APARTMENTS

Full Floor Signature Penthouses

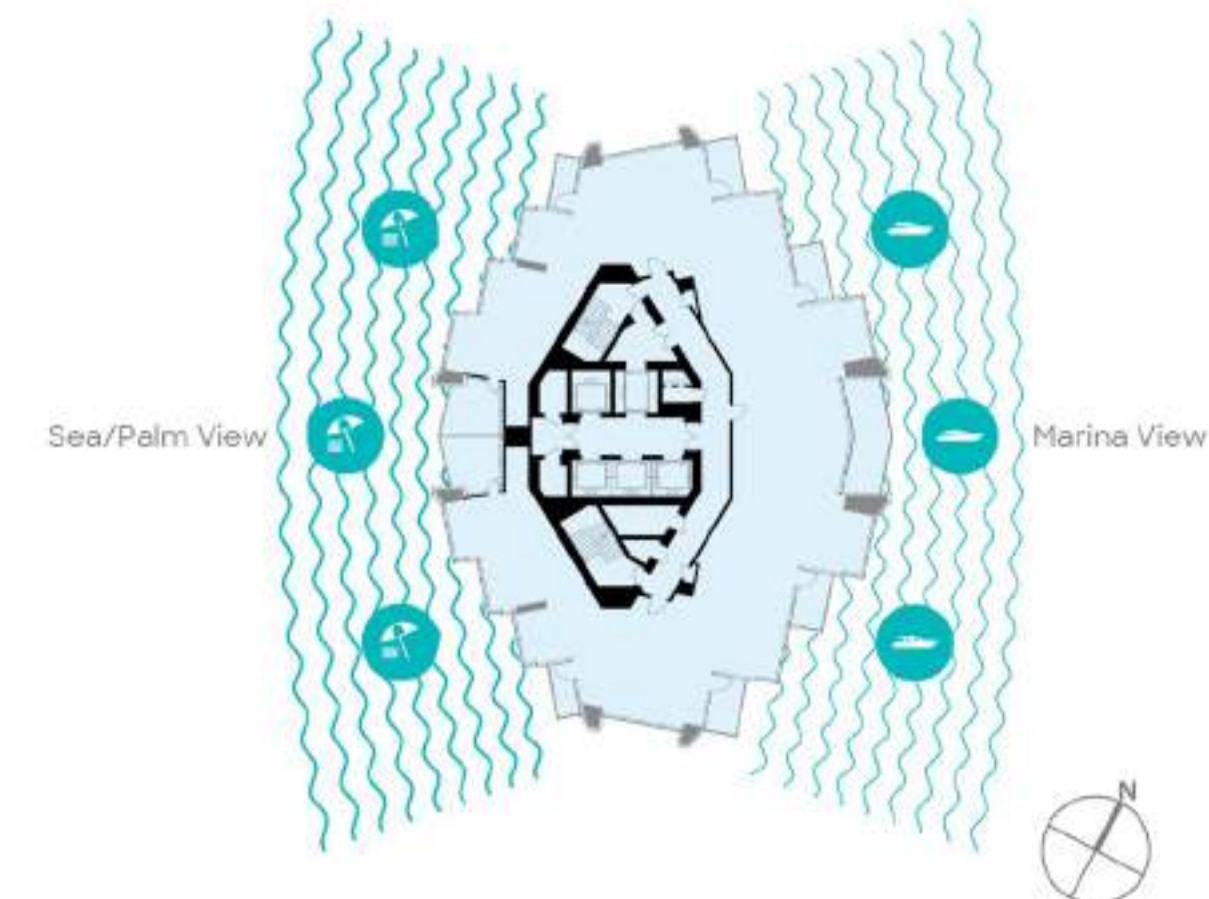
1 TYPE

- o Levels 43 – 44
- o 6732 sq feet
- o 4 Bedroom Signature Penthouse
- o Uber Luxury Finishes
- o Full Marina Views and Panoramic Palm and Sea Views
- o Price Upon Request



Levels 43 - 44

Full Floor Signature Penthouse



Sample view from the apartment



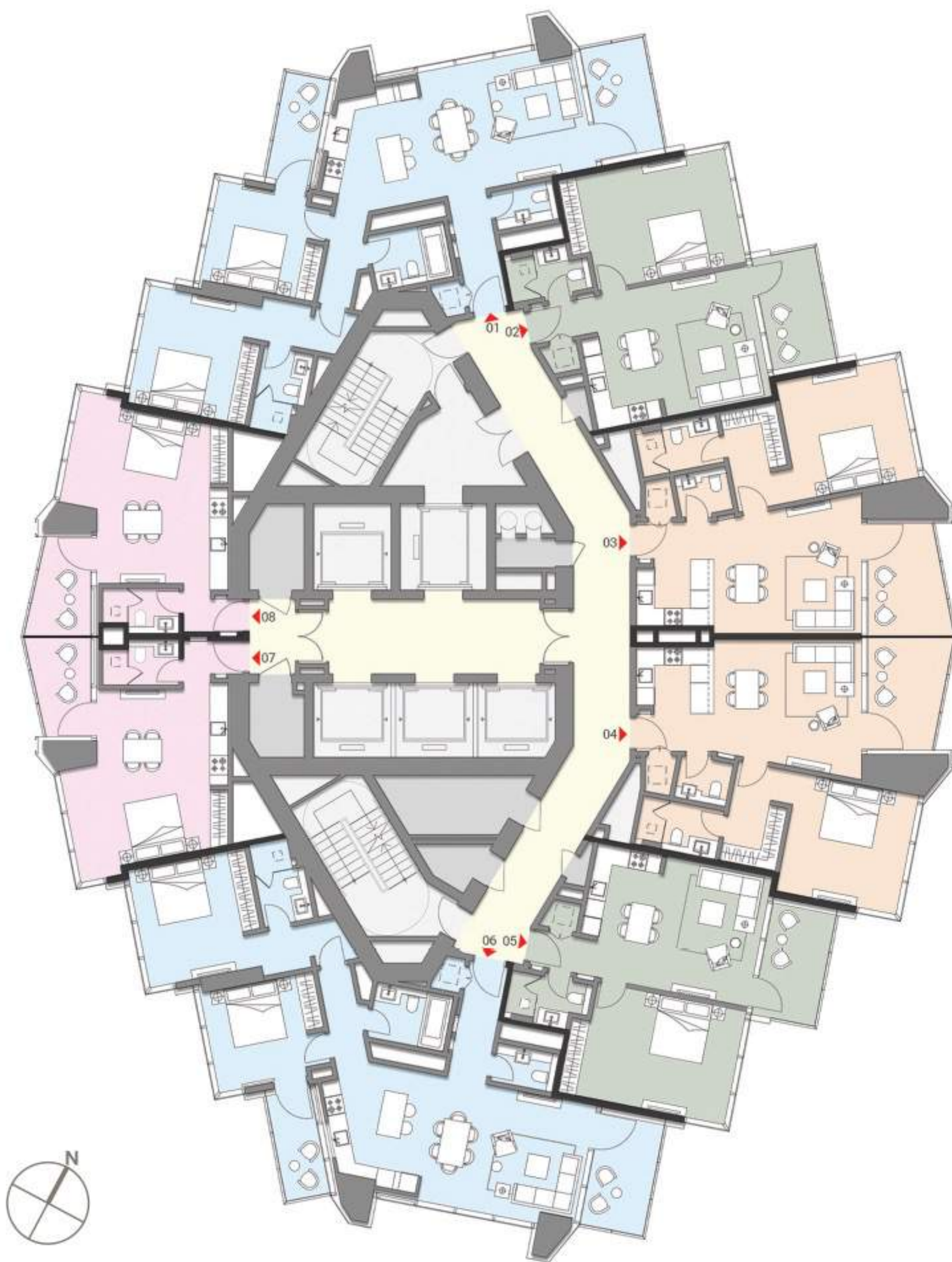
Apartment Area	523.69 sqm	5637.00 sqft
Balcony Area	101.74 sqm	1095.00 sqft
Total Area	625.43 sqm	6732.00 sqft

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TYPICAL FLOORPLANS



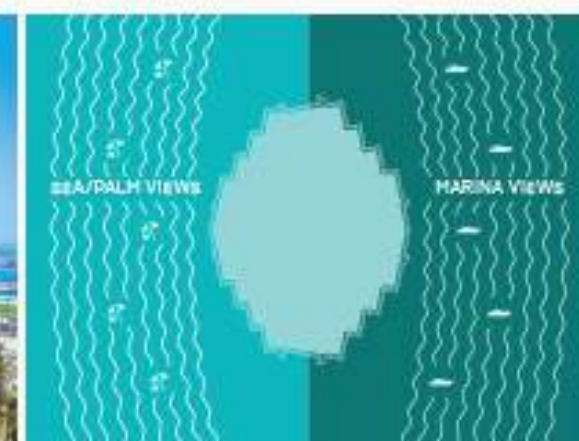
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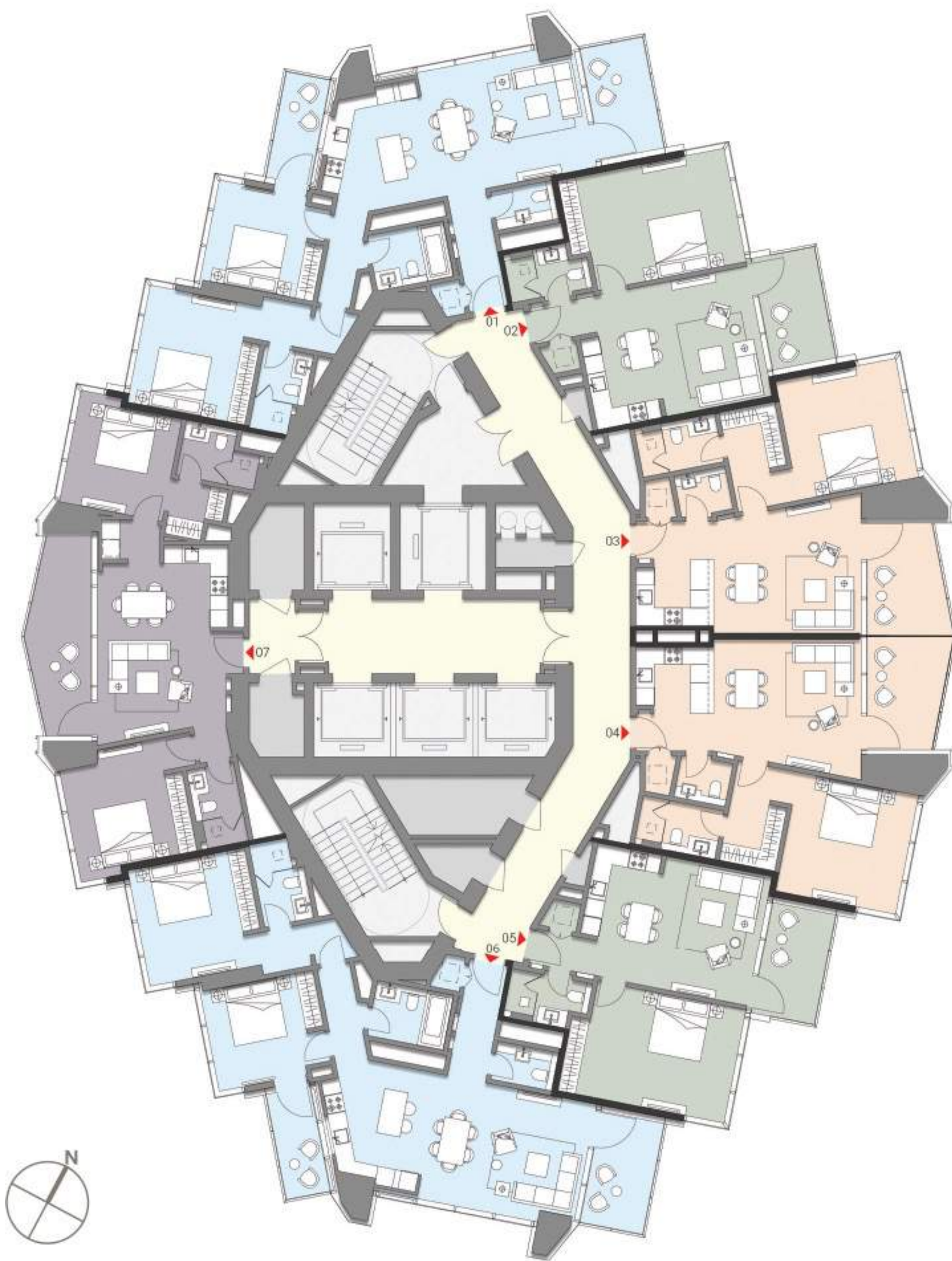
TYPICAL FLOORPLANS Residential Levels

Levels 5 - 10

Studios, 1 & 2 Beds

-  Studios
Units 07, 08
-  1 BR A
Units 02, 05
-  1 BR C1
Units 03, 04
-  2 BR B
Units 01, 06



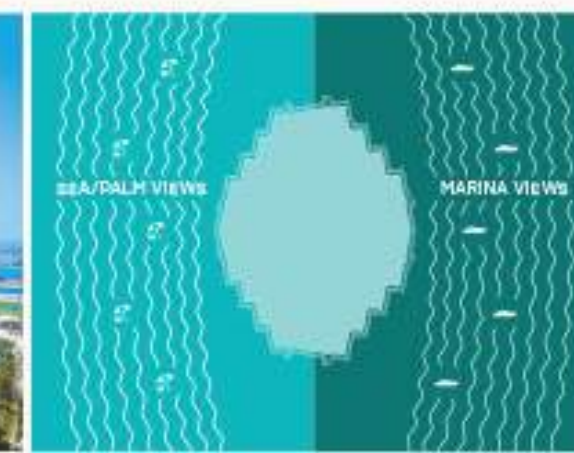


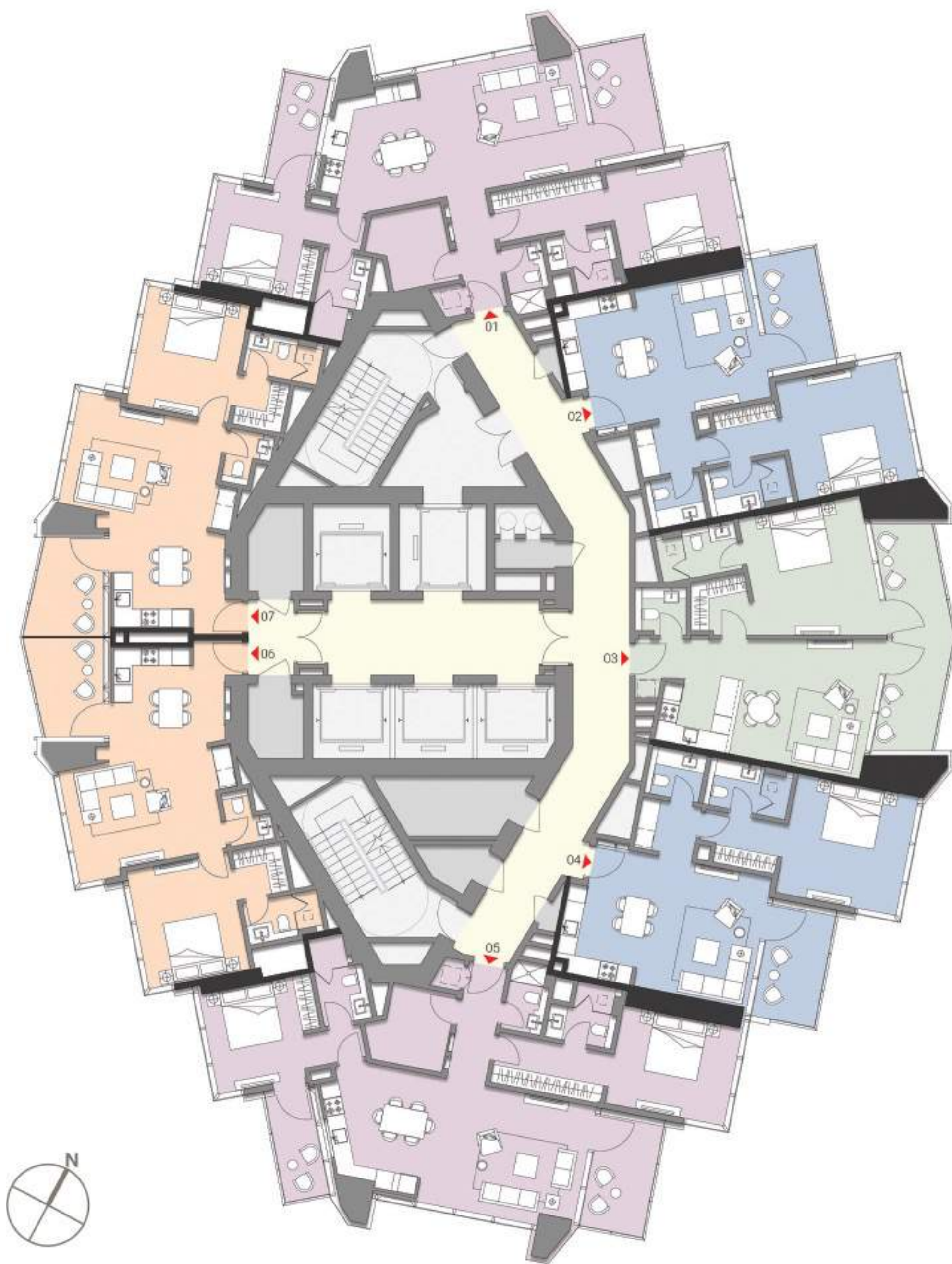
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TYPICAL FLOORPLANS Residential Levels

Levels 11 - 24 1 & 2 Beds

- 1 BR A
Units 02, 05
- 1 BR C1
Units 03, 04
- 2 BR A
Units 07
- 2 BR B
Units 01, 06





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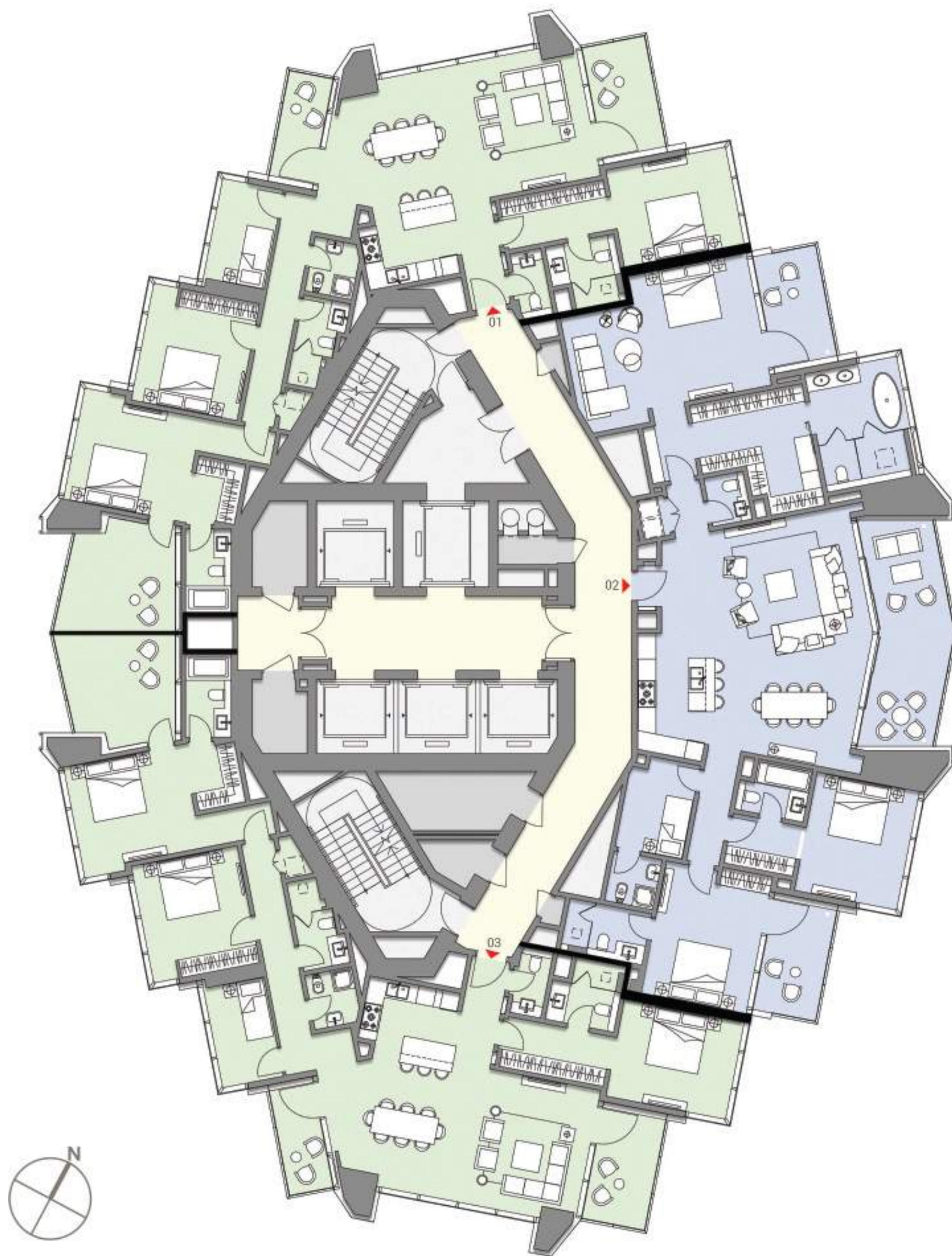
TYPICAL FLOORPLANS Residential Levels

Levels 26 - 36

1 & 2 Beds

-  1 BR B1
Units 02, 04
-  1 BR B2
Units 06, 07
-  1 BR C2
Units 03
-  2 BR C
Units 01, 05





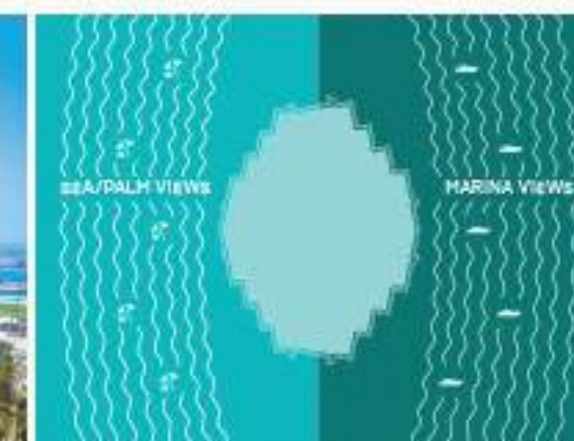
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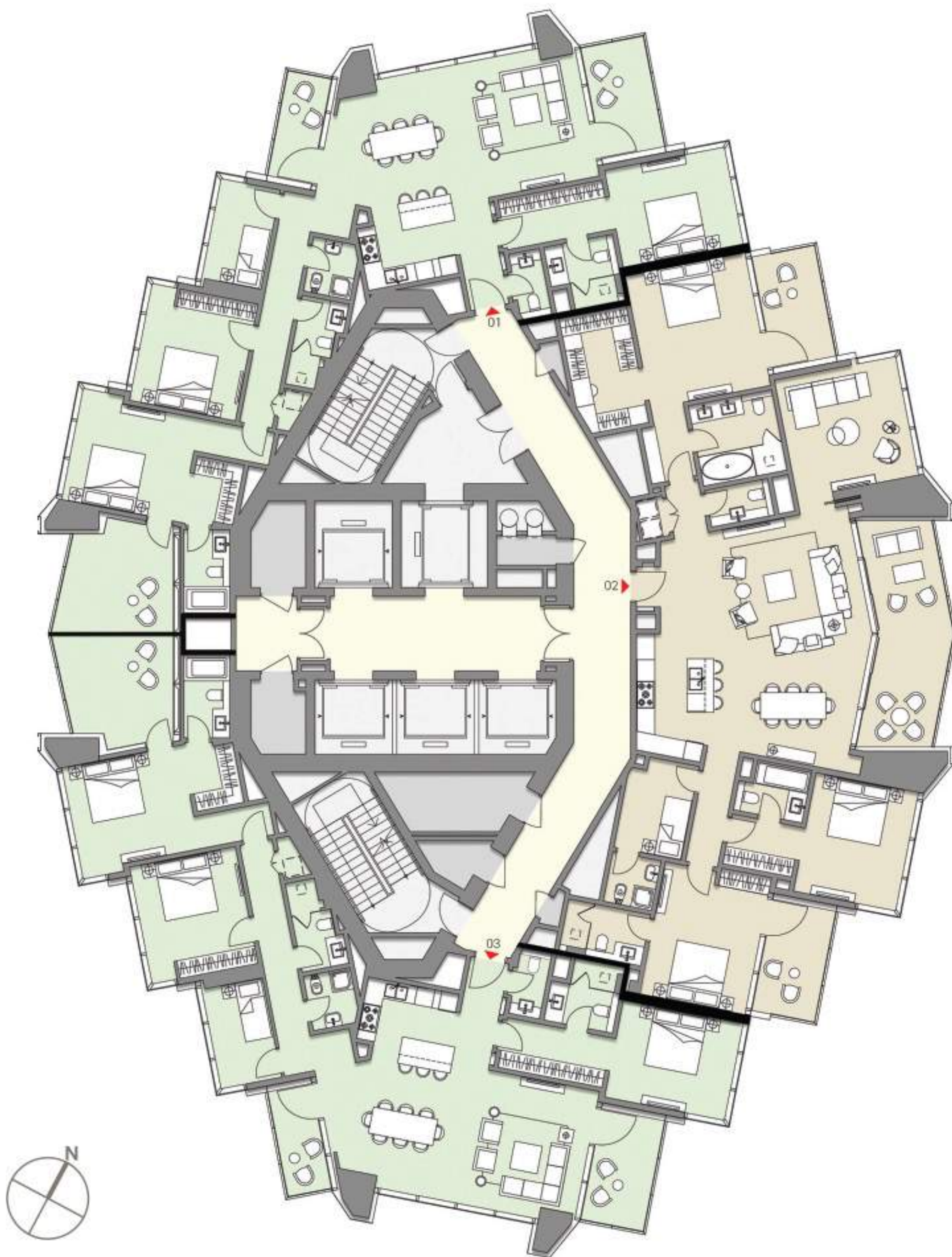
TYPICAL FLOORPLANS Residential Levels

Levels 37 - 40

3 Beds

-  3 BR A
Units 01, 03
-  3 BR B - SIGNATURE
Units 02



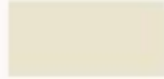


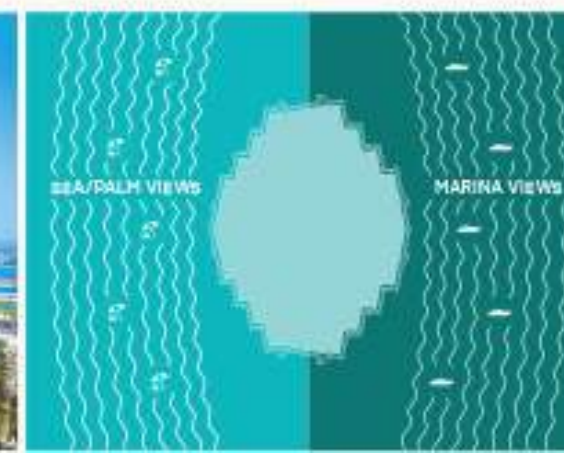
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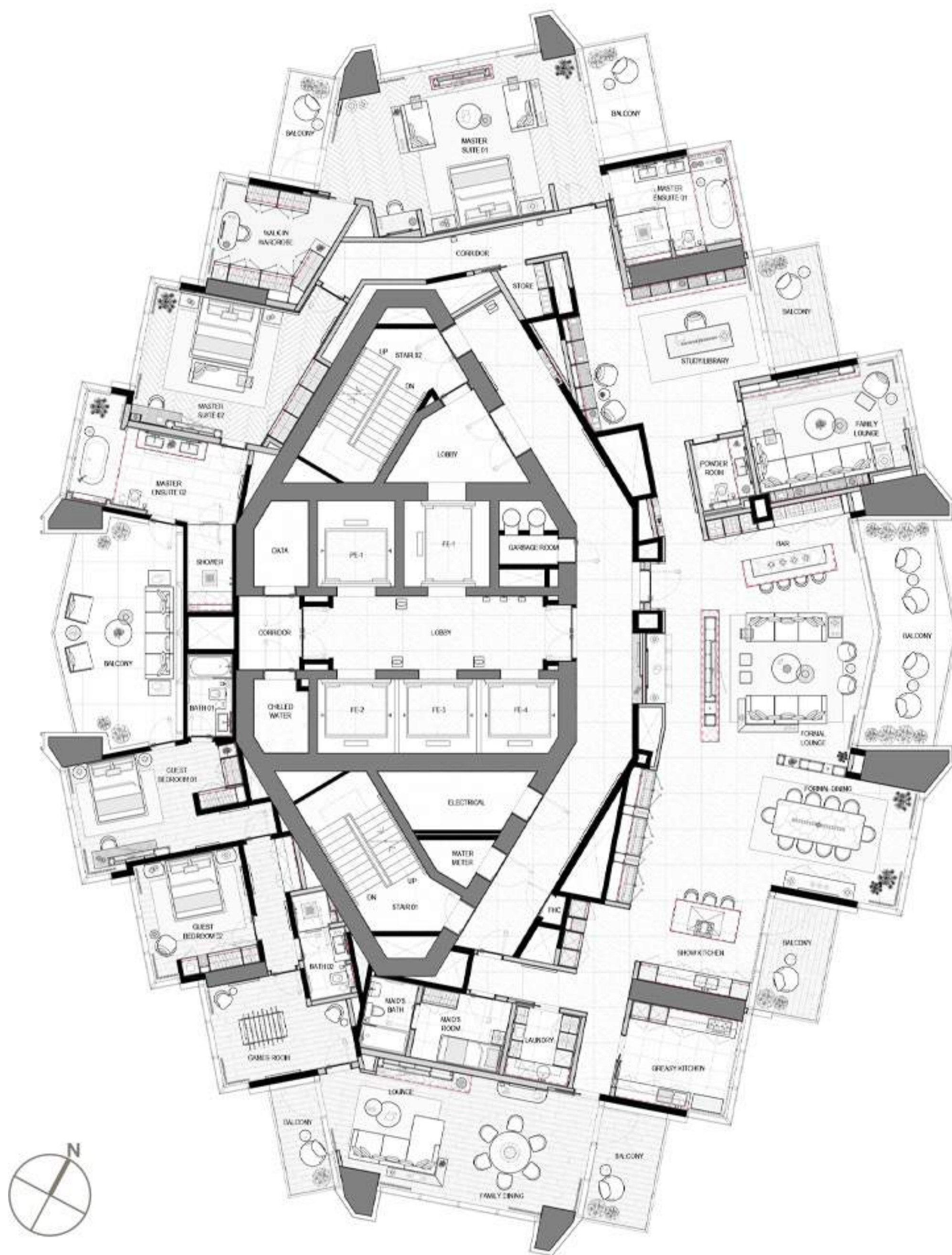
TYPICAL FLOORPLANS Residential Levels

Levels 41 - 42

3 Beds

-  3 BR A
Units 01, 03
-  3 BR B - SIGNATURE
Units 02



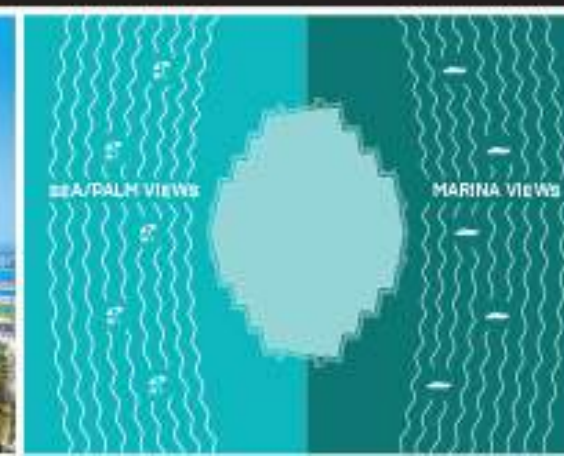


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TYPICAL FLOORPLANS Residential Levels

Levels 43 - 44

Full Floor Signature Penthouse



PAYMENT PLAN

10%

Reservation
Form

10%

Within 60 Days
(SPA) + 4% DLD

10%

After 6 Months

10%

After 6 Months

10%

After 6 Months

50%

Upon
Completion
MAY 2025