

LULUAT
MARINA
AT LULUAT AL RAHA

A VIEW FOR EVERY POINT OF VIEW

ONE ADDRESS
INFINITE
POSSIBILITIES

لؤلؤة الراحة
Luluat Al-Raha

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LULUAT
MARINA
AT LULUAT AL RAHA



Intro

EDITOR'S / DEVELOPER'S NOTE

Every home reflects a
different point of view

SEA VIEW. MARINA VIEW. PARK VIEW.

At ICTReD, we believe a home is defined by more than walls and layouts. It is shaped by perspective, the view you wake up to, the rhythm of your day, and the sense of belonging you feel over time.

Luluat Marina is designed around this belief. Located within the Marina District at Luluat Al Raha, it offers residents the freedom to choose a view that reflects how they live.

HERE, EVERY RESIDENCE IS SHAPED AROUND A POINT OF VIEW.
AND EVERY POINT OF VIEW FINDS ITS PLACE.

A woman with long, wavy brown hair is shown in profile, looking out over a marina at sunset. She is wearing a white shirt and a small, ornate earring. The background is a blurred view of a harbor with many boats and buildings under a warm, orange sky.

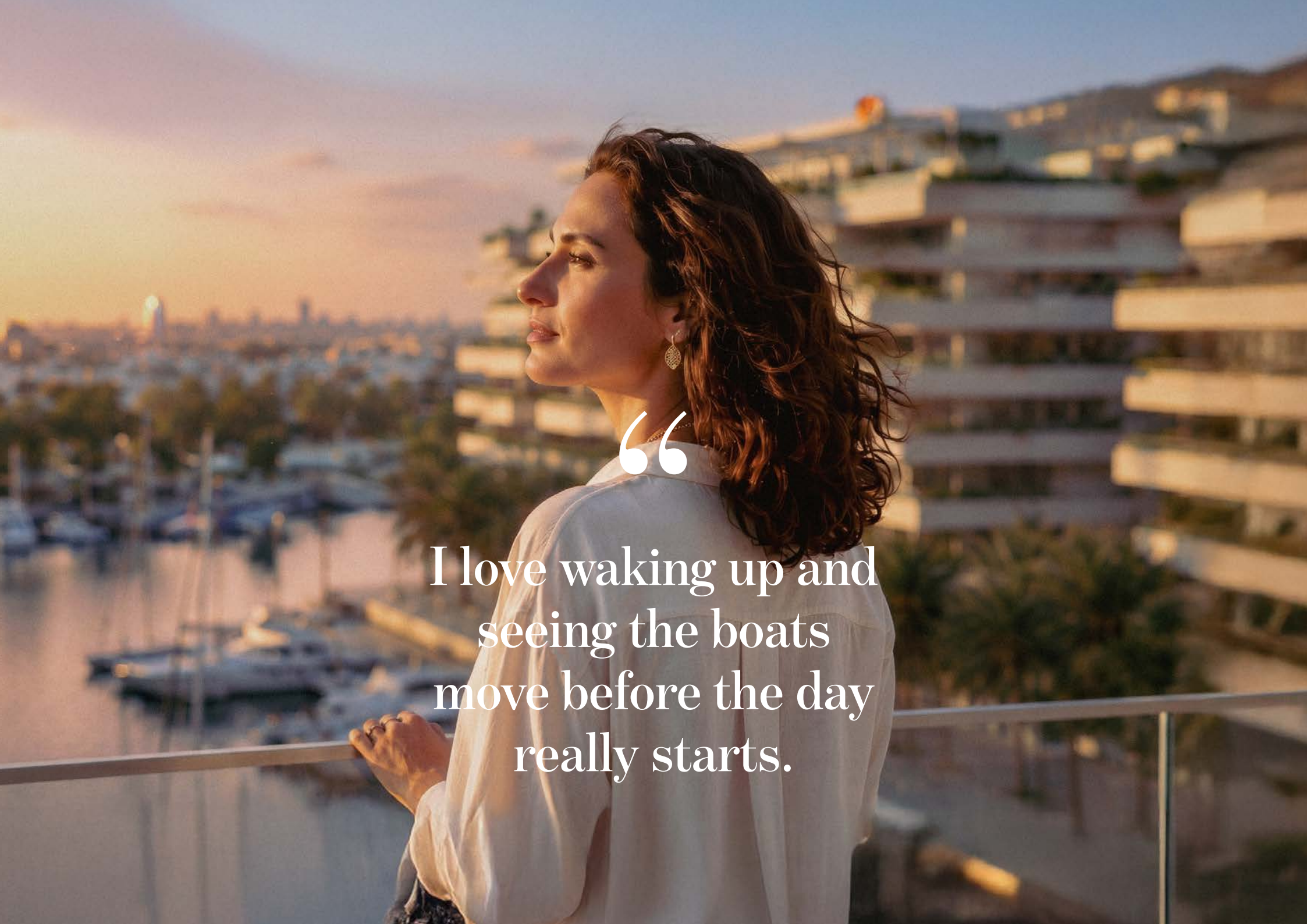
If you're a marina lover.

This is the place for you.

If you're a marina lover.
This is the place for you.

If you're drawn to water and movement, Luluat Marina brings the marina into everyday view. Morning light reflects across the water, boats drift by, and walks along the promenade become part of the daily rhythm.

Studios, lofts, and marina-facing apartments are designed to keep you connected to the ease and energy of waterfront living from morning to evening.

A woman with long, wavy brown hair is shown in profile, looking out over a marina at sunset. She is wearing a white long-sleeved shirt and a gold earring. The background shows a city skyline across the water, with many boats docked in the marina. The sky is a mix of orange, pink, and blue.

“
I love waking up and
seeing the boats
move before the day
really starts.”

A full-width photograph of a family of three riding bicycles on a paved path. The father, on the left, is wearing a light-colored button-down shirt and trousers, sunglasses, and has a beard. The mother, in the center, is wearing a light-colored button-down shirt and trousers, sunglasses, and has long dark hair. The child, on the right, is wearing a light-colored t-shirt and shorts, sunglasses, and has curly hair. They are all smiling and riding towards the camera. The path is flanked by lush greenery and modern buildings with large glass windows are visible in the background. The lighting is warm, suggesting late afternoon or early morning.

If you're building a life with family.

This is the place for you.

If you're building a life with family.
This is the place for you.

If space, greenery, and balance matter, Luluat Marina offers room for life to unfold naturally. Park views open the home outward, while green spaces invite children to play freely and families to spend more time together.

Larger apartments suit the rhythm of family life, where mornings are calm, afternoons stretch outdoors, and everyday moments happen without effort. The park becomes part of the home, a place to gather, play, and unwind.



“
Most afternoons
end up outside with
the kids. The green
space makes the
day feel lighter.”

A man with dark, wavy hair and a beard, wearing a white long-sleeved shirt and white trousers, is sitting on a light-colored sofa. He is holding and reading a newspaper titled "Le Monde". The sofa has a green patterned cushion. In the foreground, there is a glass vase with dried flowers. The background shows a large window or balcony railing overlooking a blue sea under a blue sky with light clouds. The text "If you value lifestyle and space." is overlaid on the left side of the image.

If you value lifestyle and space.

This is the place for you.

If you value lifestyle and space.
This is the place for you.

Sea views become part of everyday living at Luluat Marina, where leisure, wellness, social time, and quiet moments flow naturally together. Lofts and flexible layouts create openness and adaptability, while pools, fitness facilities, and walkable surroundings support an active, connected lifestyle where everything feels thoughtfully considered.

“
My home here
fits the way I live,
not the other way
around.”





If you're thinking long term

This is the place for you.

If you're thinking long term
This is the place for you.

If you look beyond trends and focus on places people genuinely want to live, Luluat Marina stands out. Its appeal isn't explained. It's felt. Location, planning, and lifestyle come together in a way that naturally attracts demand.

It's an address chosen for how it lives today, and how it holds relevance over time.



“
When a place
works for everyday
life, everything else
follows.”

A growing waterfront destination

The Marina District has already welcomed residents through the successful launch of Juman 1, Juman 2, and Juman 3, each contributing to a community shaped by lifestyle, location, and long-term relevance.

These buildings laid the foundation for a connected waterfront neighbourhood.



Luluat Marina emerges as the
pearl of the marina, a new chapter
at the heart of life by the water.



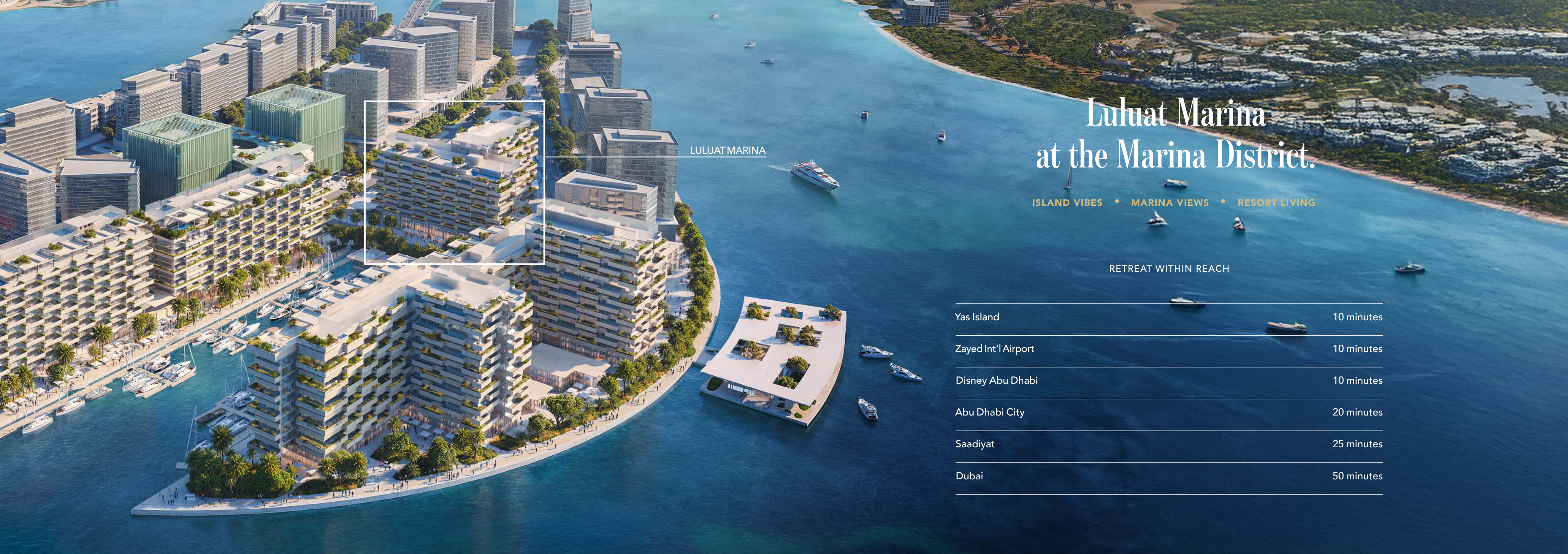
Invest in an international
award-winning master plan project.

Luluat Marina

A point of view on connectivity

Luluat Marina sits within Luluat Al Raha, a new island destination at the heart of Al Raha Beach. Defined by its marina-front setting and coastal character, the Marina District offers seamless access to Yas Island, Saadiyat, Abu Dhabi city, and Zayed International Airport.

While connectivity remains effortless, the environment feels calm and considered. Water replaces congestion, walkways replace noise, and daily life feels balanced between movement and retreat. A location designed for modern living, without compromise.



LULUAT MARINA

Luluat Marina at the Marina District.

ISLAND VIBES • MARINA VIEWS • RESORT LIVING

RETREAT WITHIN REACH

Yas Island	10 minutes
Zayed Int'l Airport	10 minutes
Disney Abu Dhabi	10 minutes
Abu Dhabi City	20 minutes
Saadiyat	25 minutes
Dubai	50 minutes



FITNESS FACILITIES



MARINA PROMENADE

Amenities

Life at Luluat Marina is shaped around amenities designed for everyday ease.

Swimming pools and fitness facilities support daily routines, while landscaped outdoor spaces and the marina promenade encourage movement, gathering, and time outdoors. Nearby beach and food & beverage outlets add convenience.

Concierge services and 24/7 security ensure peace of mind, allowing residents to focus on living comfortably and confidently.



SWIMMING POOLS



24/7 SECURITY



BEACH

Designed to
fit into
everyday life



CONCIERGE SERVICES



F&B

EVERY METER COUNTS



LULUAT
MARINA
AT LULUAT AL RAHA

Total Residences
159 residences

Studio	51 sqm
1 BHK	93 sqm
1 BHK Loft	145 sqm
2 BHK	165 sqm
2 BHK Duplex	207 sqm
2 BHK + M	202 sqm
3 BHK	263 sqm



Views

Marina View



Views

Park View



Views

Sea View



Masterplan

A point of view on design

The Marina District masterplan is shaped around water, openness, and flow, with residences designed to maximise views, natural light, and connection. At the heart of it, Luluat Marina is conceived as an integrated waterfront address, where landscaped walkways, green spaces, and the marina promenade come together to create an intuitive and effortless way of living.



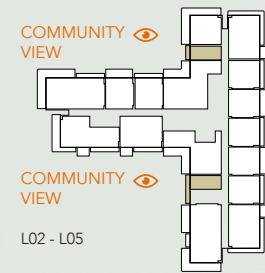
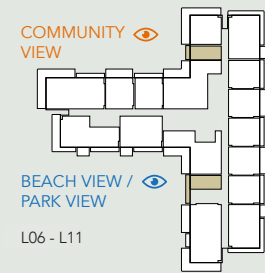
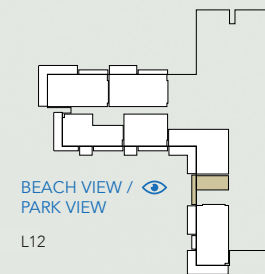
STUDIO

Maximum gross sellable area: **58.59** sq.m.

Minimum gross sellable area: **45.60** sq.m.

ROOM SCHEDULE

1. **Master bedroom**
5.25m x 4.00m
2. **Kitchen**
3.00m x 1.89m
3. **Master bathroom**
3.25m x 1.70m



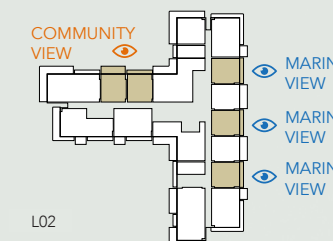
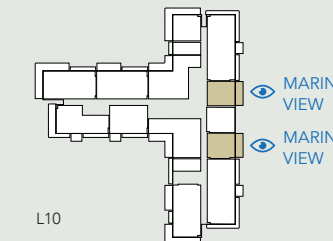
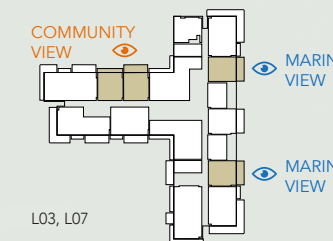
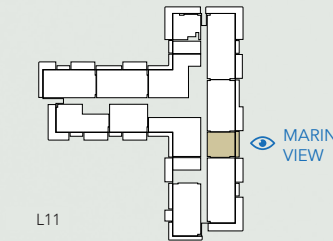
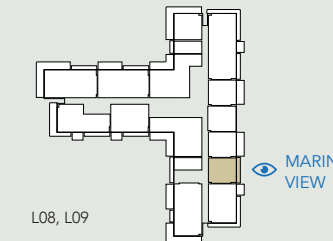
1 BEDROOM

Maximum gross sellable area: **98.39** sq.m.

Minimum gross sellable area: **87.42** sq.m.

ROOM SCHEDULE

1. **Master bedroom**
6.00m x 3.85m
2. **WIC**
2.19m x 2.50m
3. **Master bathroom**
2.00m x 3.50m
4. **Living / Dining**
5.00m x 4.40m
5. **Kitchen**
1.85m x 1.70m
6. **Powder Room**
1.60m x 2.05m



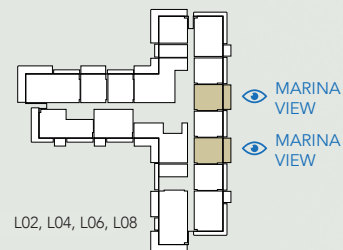
LOFT 1BD

Maximum gross sellable area: **144.56** sq.m.

Minimum gross sellable area: **144.47** sq.m.

ROOM SCHEDULE

- Living**
3.80m x 8.60m
- Dining**
2.90m x 4.60m
- Kitchen**
2.60m x 4.65m
- Powder Room**
2.30m x 1.70m
- WIC**
2.50m x 1.20m
- Master Bedroom**
4.00m x 4.50m
- Bathroom**
1.80m x 4.15m
- Office**
2.40m x 2.08m



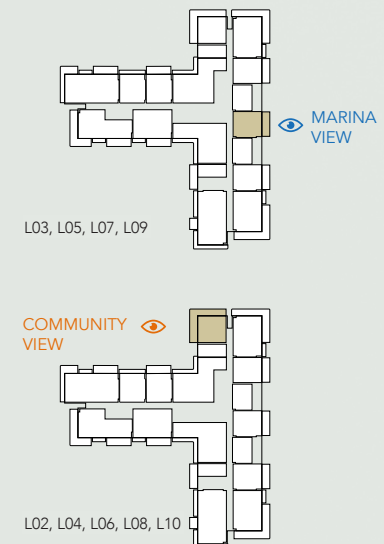
DUPLEX 2BD + M

Maximum gross sellable area: **236.83** sq.m.

Minimum gross sellable area: **169.49** sq.m.

ROOM SCHEDULE

- Living/ Dining**
4.00m x 8.50m
- Kitchen**
4.50m x 2.50m
- Powder Room**
1.20m x 2.50m
- Laundry**
2.30m x 1.00m
- WIC**
2.80m x 1.90m
- Master Bedroom**
4.80m x 4.20m
- Master Bathroom**
2.30m x 3.70m
- Bathroom**
1.80m x 2.50m
- Bedroom**
4.20m x 5.00m
- Maid Room**
2.70m x 2.46m
- Maid's Bath**
1.28m x 2.46m



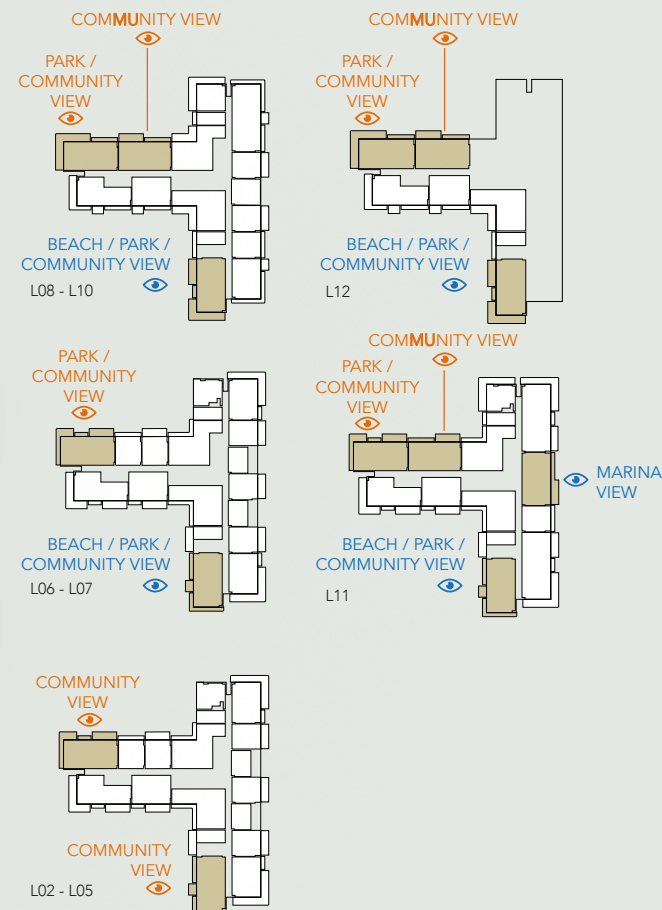
2 BEDROOM + M TYPE A

Maximum gross sellable area: **229.96** sq.m.

Minimum gross sellable area: **187.55** sq.m.

ROOM SCHEDULE

- 1. Master bedroom**
4.00m x 4.00m
- 2. WIC**
1.75m x 3.00m
- 3. Master bathroom**
3.35m x 2.25m
- 4. Bedroom**
4.00m x 3.95m
- 5. Bathroom**
2.60m x 1.70m
- 6. Living/ Dining**
8.15m x 5.25m
- 7. Kitchen**
3.40m x 3.85m
- 8. Powder Room**
2.25m x 2.15m
- 9. Maid Room**
2.15m x 3.60m
- 10. Maid's Bath**
2.15m x 1.25m



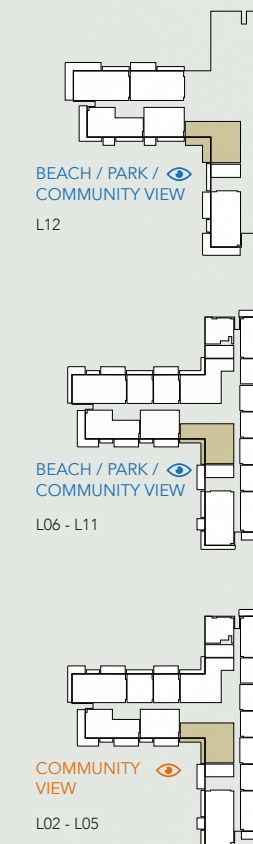
2 BEDROOM + M TYPE B

Maximum gross sellable area: **195.03** sq.m.

Minimum gross sellable area: **174.30** sq.m.

ROOM SCHEDULE

- 1. Master bedroom**
4.00m x 3.95m
- 2. WIC**
2.45m x 1.80m
- 3. Master bathroom**
2.85m x 3.30m
- 4. Bedroom**
4.05m x 3.60m
- 5. Bathroom**
1.80m x 2.65m
- 6. Living Dining**
4.90m x 10.40m
- 7. Kitchen**
3.40m x 3.20m
- 8. Powder Room**
2.15m x 2.75m
- 9. Maid Room**
3.20m x 2.10m
- 10. Maid's Bath**
2.10m x 1.25m



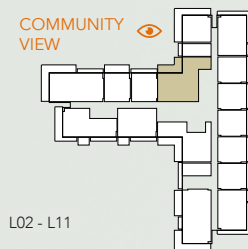
2 BEDROOM + M TYPE C

Maximum gross sellable area: **190.40** sq.m.

Minimum gross sellable area: **179.11** sq.m.

ROOM SCHEDULE

1. **Master bedroom**
4.00m x 3.75m
2. **WIC**
1.85m x 3.45m
3. **Master bathroom**
3.35m x 3.22m
4. **Bedroom**
4.00m x 3.75m
5. **Bathroom**
1.50m x 2.65m
6. **Living Room**
7.35 x 4.05m
7. **Dining**
2.90m x 3.75m
8. **Kitchen**
3.10m x 3.75m
9. **Powder Room**
1.70m x 2.10m
10. **Laundry Room**
1.00m x 1.50m
11. **Maid's Room**
3.80m x 2.05m
12. **Maid's Bath**
2.10m x 1.50m
13. **Study Room**
2.60m x 2.10m



L02 - L11

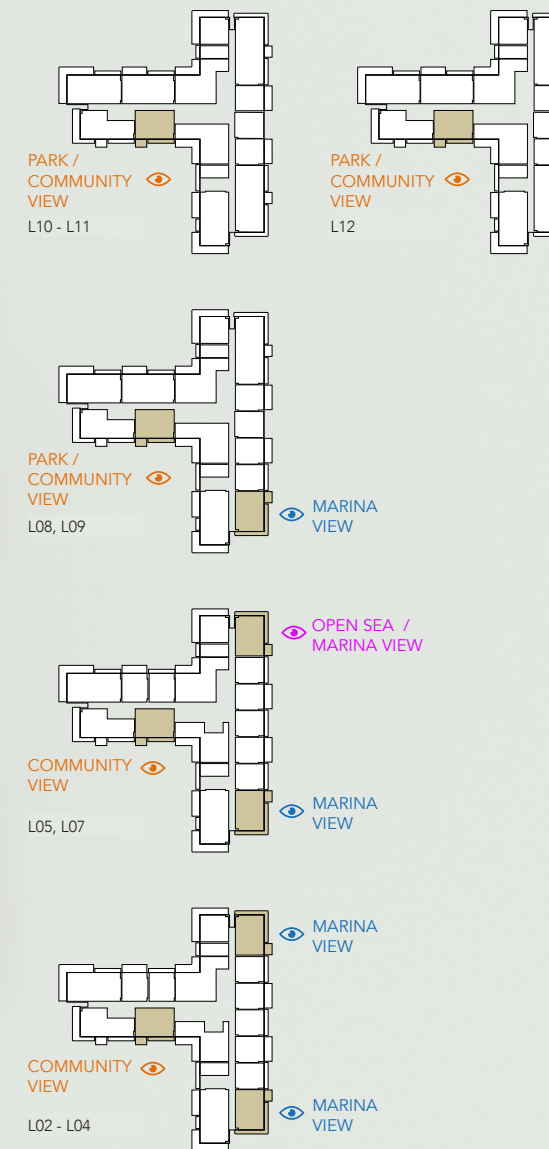
2 BEDROOM TYPE D

Maximum gross sellable area: **179.56** sq.m.

Minimum gross sellable area: **136.13** sq.m.

ROOM SCHEDULE

1. **Living/ Dining**
4.00m x 6.35m
2. **Kitchen**
3.00m x 3.10m
3. **Powder Room**
1.40m x 1.90m
4. **Laundry**
2.05m x 1.10m
5. **WIC**
2.60m x 1.75m
6. **Master Bedroom**
3.80m x 4.10m
7. **Master Bathroom**
3.25m x 3.00m
8. **Bathroom**
1.70m x 2.60m
9. **Bedroom**
4.10m x 4.00m



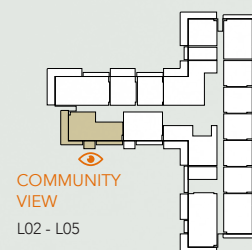
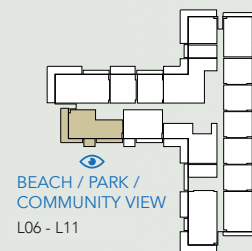
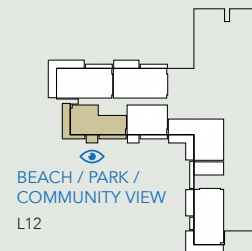
2 BEDROOM TYPE E

Maximum gross sellable area: **202.32** sq.m.

Minimum gross sellable area: **174.63** sq.m.

ROOM SCHEDULE

- 1. Master bedroom**
4.00m x 4.05m
- 2. WIC**
3.10m x 1.75m
- 3. Master bathroom**
4.70m x 2.15m
- 4. Bedroom**
3.95m x 3.75m
- 5. Bathroom**
1.85m x 2.75m
- 6. Living/ Dining**
6.00m x 4.80m
- 7. Kitchen**
3.25m x 2.60m
- 8. Powder Room**
1.70m x 2.55m
- 9. Laundry Room**
2.15m x 3.10m



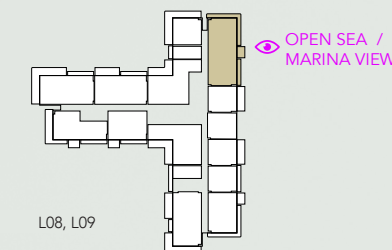
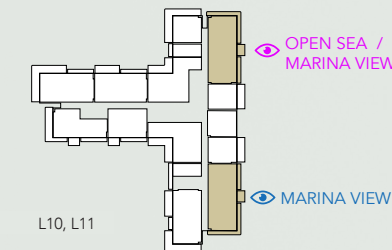
3 BEDROOM

Maximum gross sellable area: **282.43** sq.m.

Minimum gross sellable area: **244.84** sq.m.

ROOM SCHEDULE

- 1. Master bedroom**
4.00m x 4.05m
- 2. WIC**
1.80m x 2.20m
- 3. Master bathroom**
3.70m x 2.70m
- 4. Bedroom**
4.00m x 4.05m
- 5. Bathroom**
1.80m x 2.45m
- 6. Bedroom**
4.00m x 4.00m
- 7. Bathroom**
1.80m x 2.65m
- 8. Living/ Dining**
5.10m x 8.20m
- 9. Kitchen**
3.90m x 3.90m
- 10. Powder Room**
2.15m x 1.50m
- 11. Maid's Room**
3.75m x 2.10m
- 12. Maid's Bath**
2.57m x 2.10m
- 13. Laundry Room**
2.10m x 2.05m



Investment

Why this place, why now?

Value is shaped by how people choose to live.

Luluat Marina sits within a district defined by strong connectivity, walkable waterfront living, and enduring lifestyle appeal. Its strength lies not in promises, but in daily demand, from residents who value location, outlook, and quality of planning.

It is an address shaped by relevance today, and resilience over time.



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