

MARAVÈA

RESIDENCES

BY
ENZO
DEVELOPERS

ENZO

DEVELOPERS

Enzo is a boutique developer creating bespoke, one-of-a-kind communities for an echelon of discerning buyers and investors who seek distinction and legacy. By elevating architecture, execution, and the experience of living, Enzo brings true rarity to Dubai's property landscape. Standing apart from mass-market developers, Enzo focuses on singular projects that are always ahead of their time embodying what it means to be Rare By Choice.

ENZO BACKGROUND

90 YEARS OF LEGACY

20+ YEARS OF EXPERIENCE

in mall ownership and
management

21 MILLION SQ. FT.

of residential portfolio

ZERO-DEBT STRUCTURE

supporting stability
and growth

DUBAI

A GLOBAL HUB OF PROSPERITY



Safest and cleanest cities



18.7M international visitors in 2024



Connected to 240+ global destinations



Golden Visa and Investor Visa



Tax-free economy



Rental yields averaging 5–9%, up to 11% in prime areas



20% to 30% Capital Appreciation



Strongly regulated and backed by RERA Real Estate Sector



Dubai Creek Harbor

Downtown Dubai

Dubai International Airport

Port Rashid

Island A

Island D

Island B

Island E

Island C

2040
دبي
DUBAI

Dubai Islands

The 2040 Dubai Masterplan reimagines the city's waterfront, creating transformative man-made islands that blend luxury living, commercial vibrancy, and leisure.

With visionary architecture and sustainable design, these islands will offer stunning residences, world-class resorts, and dynamic recreational spaces.

Rooted in environmental conservation, the plan envisions a harmonious balance between nature and growth, elevating Dubai as a global hub for innovation, tourism, and a better future.

DUBAI ISLANDS BY THE NUMBERS



PRICE APPRECIATION

13% increase in prices in 2025 and 10.7% in 2024



EXPECTED ROI

8% average annual ROI



MARKET ACTIVITY

Multiple fold increase in Transactions



DEMAND OUTLOOK

Premium waterfront demand with limited supply



CONNECTIVITY BOOST

Eight-lane bridge linking Dubai Islands to Downtown, DXB Airport, and key districts 2 More bridges coming up
Main part of Dubai's Vision 2040

Source: DXB Interact and Bayut.com

SALES TRANSACTION FOR PROPERTIES IN DUBAI ISLANDS

	MEDIAN TICKET PRICE	MEDIAN PRICE / SQ.FT	NO. OF TRANSACTIONS
2025	AED 2,760,000 -35%	AED 2,520 +25%	6,913 +211%
YTD 2026	AED 2,847,000 +3%	AED 2,840 +13%	2,457 +27%

Source: DXBinteract.com

ARABIAN
GULF

Beach

Beach

Mall

Hotels

PLANNED BRIDGE
CONNECTION

Marina

Art & Culture District

BRIDGE

Promenade

Marina

MARAVÉA

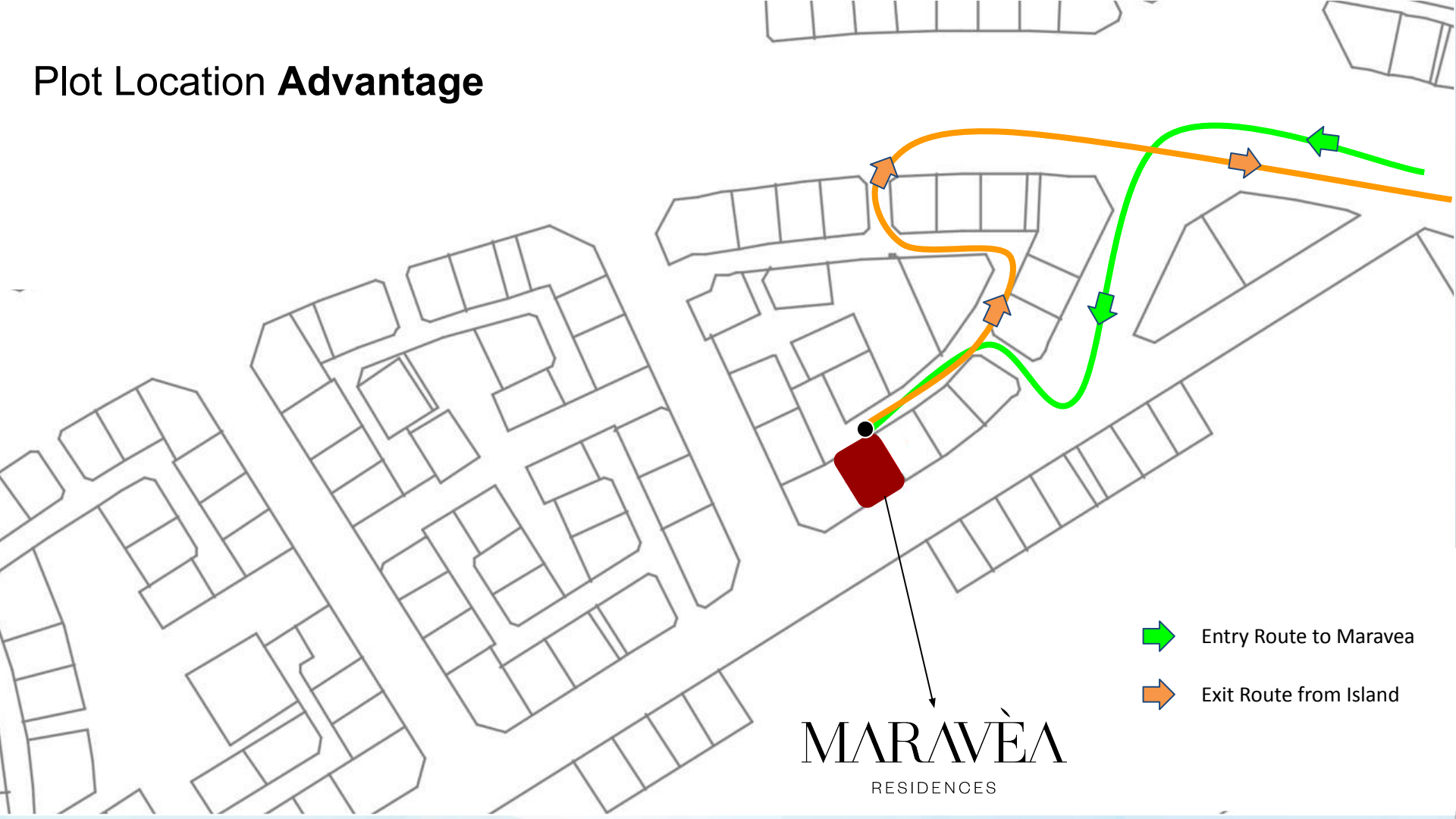
RESIDENCES

CANAL

Bridge



Plot Location **Advantage**



MARAVEA
RESIDENCES

- ➡ Entry Route to Maravea
- ➡ Exit Route from Island



PROJECT OVERVIEW

PROJECT NAME	Maravéa Residences
PROJECT TYPE	Residential
LOCATION	Dubai Islands, Dubai
CONFIGURATION	G + 2P + 8 + R
TOTAL UNITS	63 Residential Units
PAYMENT PLAN	40/20/40 PHPP 2 Years
HANDOVER	Q4 2028

PROJECT HIGHLIGHTS



3 floors of amenities



Waterfront address within Dubai Islands, the city's new coastal landmark



Exclusive collection of 63 units



Just 2 minutes from the beach and key residential districts, and surrounded by marinas, retail, and cultural hubs.



Mix of 1–3 bedroom residences alongside maison and villa options



Designed for a lifestyle that blends privacy, rare design expression, and a home that feels both warm and soothing



Premium kitchens featuring high-capacity dishwasher systems



Temperature-controlled swimming pool for year-round comfort



Connected with Mainland with 8 Lane Bridge Another bridge under construction cutting the travel time by 12 mins

BUILDING EXTERIOR



BUILDING EXTERIOR





BUILDING EXTERIOR



CURATED SPACES - AMENITIES

GROUND + 1st FLOOR - **THE FAMILY ZONE**

- Lobby With Lounge Seating
- Kids Splash Pad
- Kids Sand Pit
- Multipurpose Room
- Residents' Lounge
- Landscaped Gardens
- EV Charging Station
- Rock Climbing Wall
- Co-working Lounge
- Library
- Jogging Track
- Outdoor Showers
- Pet Corner
- Golf Putting Area
- Pebble Reflexology
- Co-Working Space
- Kids' Pool
- Cinema
- BBQ Area
- Al Fresco Dining
- Coffee Station
- AV Enabled Meeting Room
- Golf Simulator
- Acoustic Pod
- Wifi in Common Areas
- Poolside Seating
- Zen Garden
- Kids' Play Area

Total
8,725
SQ FT

ENTRANCE LOBBY



RECEPTION LOUNGE



KIDS POOL



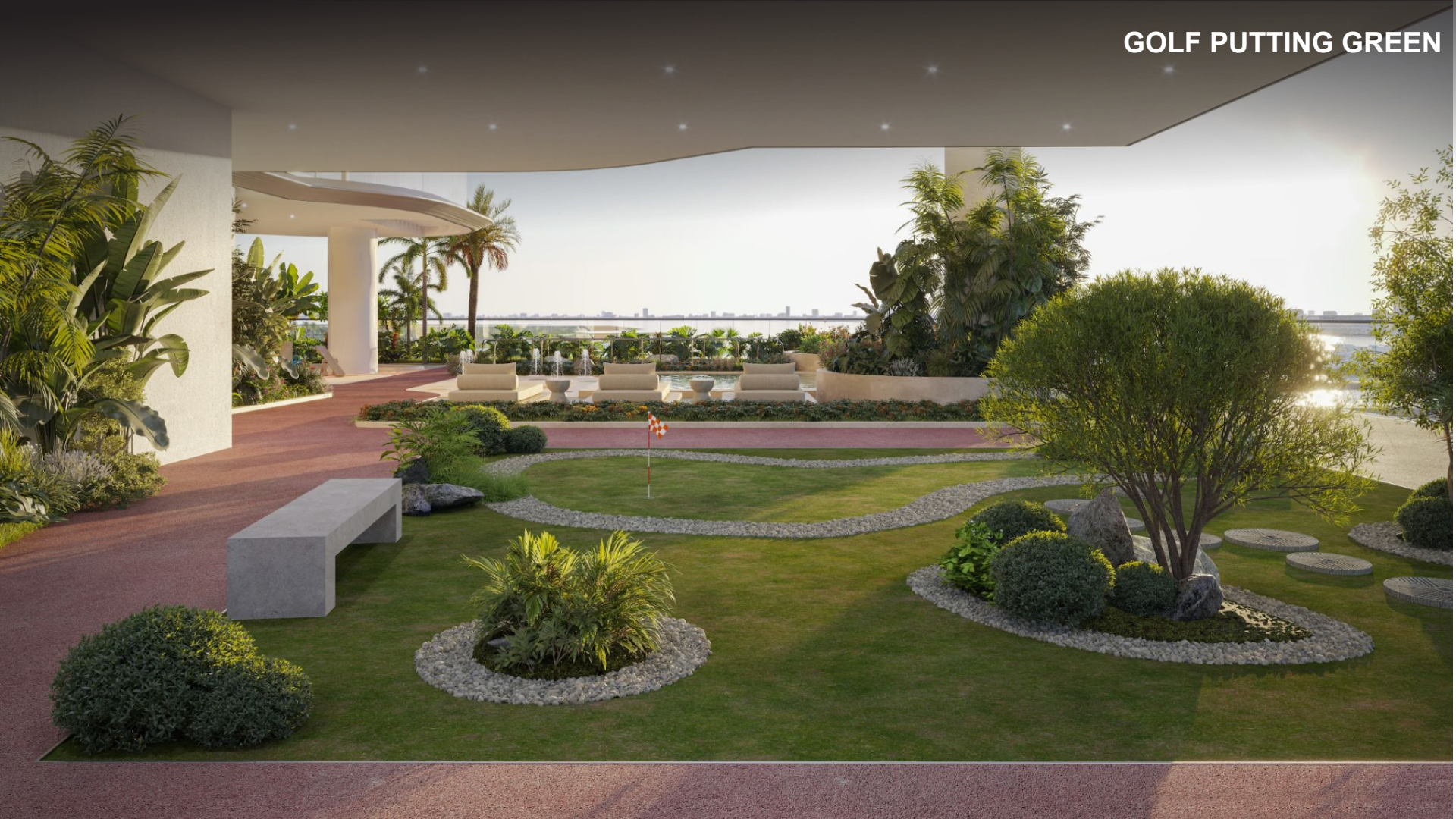
PEBBLE REFLEXOLOGY &
KIDS SPLASH PAD





**KIDS PLAY AREA &
ROCK CLIMBING**

GOLF PUTTING GREEN



BBQ AREA AND PETS CORNER





CURATED SPACES - AMENITIES

8th FLOOR & ROOFTOP

- Indoor Gym
- Outdoor Gym
- Changing Rooms
- Yoga Deck
- Cold Plunge
- Sauna Pod
- Meditation Zone
- Calisthenics Zone
- Pilates Zone
- Weight Training Zone
- Infinity Pool
- Jacuzzi
- Lounge Deck
- Sunken Seating
- Fire Pit
- Floating Sunbeds
- Cabanas
- Sky Lounge
- Open Showers
- Wet and Dry Deck

Total
6,670
SQ FT

ROOFTOP INFINITY POOL



FLOATING SUNBEDS & JACUZZI





SUNKEN FIREPIT & BAR





THE RESIDENCES

LIVING ROOM



OPEN PLAN LIVING





MASTER BEDROOM



MASTER BEDROOM



STUDY



BATHROOM



UNIT TYPE & SIZES

Configuration	No. Of Units	Average Size (Sq ft)	Starting Prices (AED)
1 BR/ 1 BR + Study	22	860	1.86 M
2 BR+ Study/Maid's	34	1358	2.51 M
The Signature Residences at Maravea (3BHK + Maid/Pool)	6	2509	5.6 M
The Maison at Maravea	1	4369	Available on request

POST-HANDOVER PAYMENT PLAN

40/20/40 - 2 Years PHPP

INSTALLMENTS	PERCENTAGE	DURATION
On Booking	20%	On Booking
1st Installment	10%	20% Construction
2nd Installment	10%	40% Construction
3rd Installment	20%	On Completion
PHPP	40%	2 Years Post-Handover 5% Per Quarter

CONSTRUCTION LINKED PAYMENT PLAN

50/50

INSTALLMENTS	PERCENTAGE	DURATION
On Booking	20%	On Booking
1st Installment	10%	20% Construction
2nd Installment	10%	40% Construction
3rd Installment	10%	60% Construction
4th Installment	50%	On Completion

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