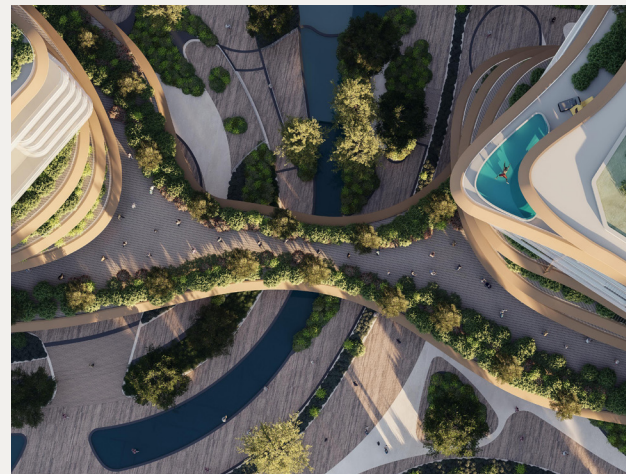




MERIVA GARDENS

INVESTMENT
GUIDE

A community rooted in *coastal nature*

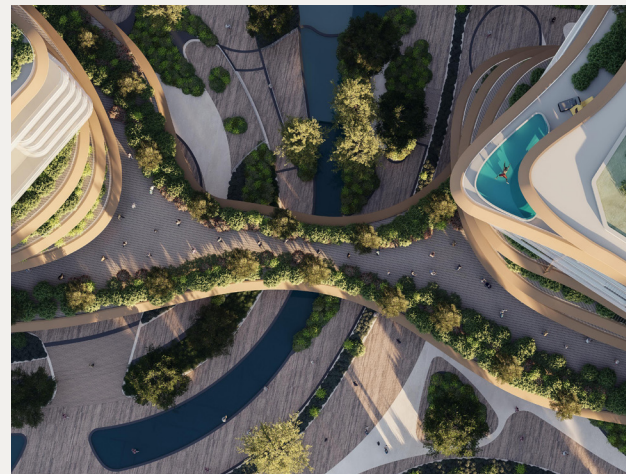


Set along a prized beachfront, The Meriva Collection is a pedestrianised enclave where layered architecture, flowing water and open landscapes come together. In the community, contemporary living unfolds at a gentler pace, guided by calm nature and thoughtful design.

A new *rhythm* emerges



Living amidst *coastal promenades*

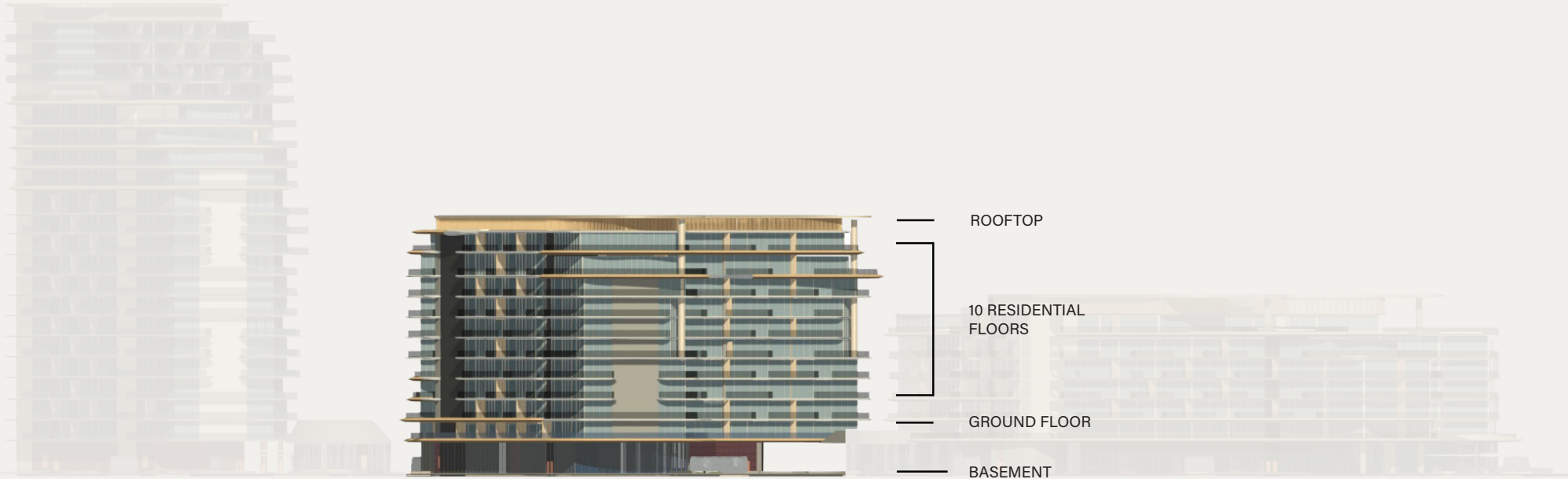


Twin residential towers ascend to G+10, poised among meandering scenic paths and expanses of open greenery. A thoughtfully curated collection of amenities is seamlessly interlaced throughout the grounds, establishing a residential setting that invites a slower, more deliberate rhythm of living.

Twin towers set along winding walks,
amenities placed with quiet care



PROJECT CONFIGURATION



PARKING

1 bedroom: 1 parking space
2 bedroom: 1 parking space
3 bedroom: 2 parking spaces
4 bedroom: 2 parking spaces
Penthouse: 3 parking spaces

ELEVATORS

3 tenant lifts per building
2 visitor lifts per building

OWNERSHIP

Freehold

ANTICIPATED
COMPLETION DATE

Q2 2030

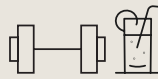
ANTICIPATED
SERVICE CHARGE

AED 18 per sq.ft





AMENITIES WITHIN THE PROJECT



Fitness pavilion
with juice bar



Yoga and
pilates studios



Club lounge



Indoor & outdoor
kids' play areas



Adults & kids' pools



Indoor cinema



Podcast and
co-working space



Jazz club



Drop off area



EV charging stations



Outdoor seating areas



Dining and BBQ areas



Basketball court



Paddle court and
table tennis



Sun loungers & cabanas



Pool deck with cabanas
and showers



Long jogging track



Mini-Golf corner



Lagoon water fountains



Pet park

The sea sets *the tone*



Dubai Islands presents a rare coastal address with turquoise sea and shoreline views, while the city remains present without dominating the setting. The horizon extends outward, offering distance and perspective that sets the location apart. This measured relationship between island calm and urban proximity gives the destination both emotional appeal and lasting relevance.

Living along the *serene coast*



Generous glazing frames uninterrupted sea views, allowing light and horizon to define the living experience. Within this coastal setting, residences feel removed from urban intensity while remaining part of a complete waterfront community.

Ocean *quiet*



Breathe in *the light*

Located on Dubai Islands, The Meriva Collection is a waterfront community composed of five premium residential buildings, a signature residence, and a distinctive seafront hotel, thoughtfully positioned to maximise sea views, natural light, and privacy.

The development offers an exclusive selection of 1 to 4-bedroom residences, alongside a limited collection of signature 3 to 5-bedroom penthouses, each oriented toward open horizons and the shoreline beyond.

Every home is conceived as a seamless balance of contemporary comfort and enduring sophistication, where refined design meets the quiet rhythm of coastal living.





Leisure, *recalibrated*

Leisure moves *with the sea*

A coastal community where movement, rest and connection are thoughtfully balanced. From wellness and play to social spaces and quiet retreats, every amenity supports a natural rhythm of living. Leisure becomes part of everyday life, shaped with ease.

Spaces for *all ages*

Facilities are planned to support different lifestyles and stages of life. Dedicated areas for children, fitness, socialising and quiet retreat ensure the community responds naturally to families, residents and long-term occupancy.

UNIT TYPES AND SIZES

UNIT TYPE	SIZES RANGE	NO. OF UNITS G+10
1 Bedroom	832.33 - 880.48 sq.ft	88
2 Bedroom	1,272.38 sq.ft	35
2 Bedroom + S	1,426.62 sq.ft	18
2 Bedroom + S Corner	1,492.01 - 2,121.31 sq.ft	16
3 Bedroom + S Dual Aspect	2,170.67 - 2,345.99 sq.ft	8
4 Bedroom Penthouse	3,367.08 - 4,648.11 sq.ft	1
4 Bedroom Dual Aspect	3,050.35 - 3,176.97 sq.ft	2



When the day
opens gently



Experience a beachfront community featuring a comprehensive range of high-end amenities. From lap pools and landscaped decks to fitness studios, lounges and quieter corners, amenities are designed to support different moments of the day.

Life opening to *the sea*

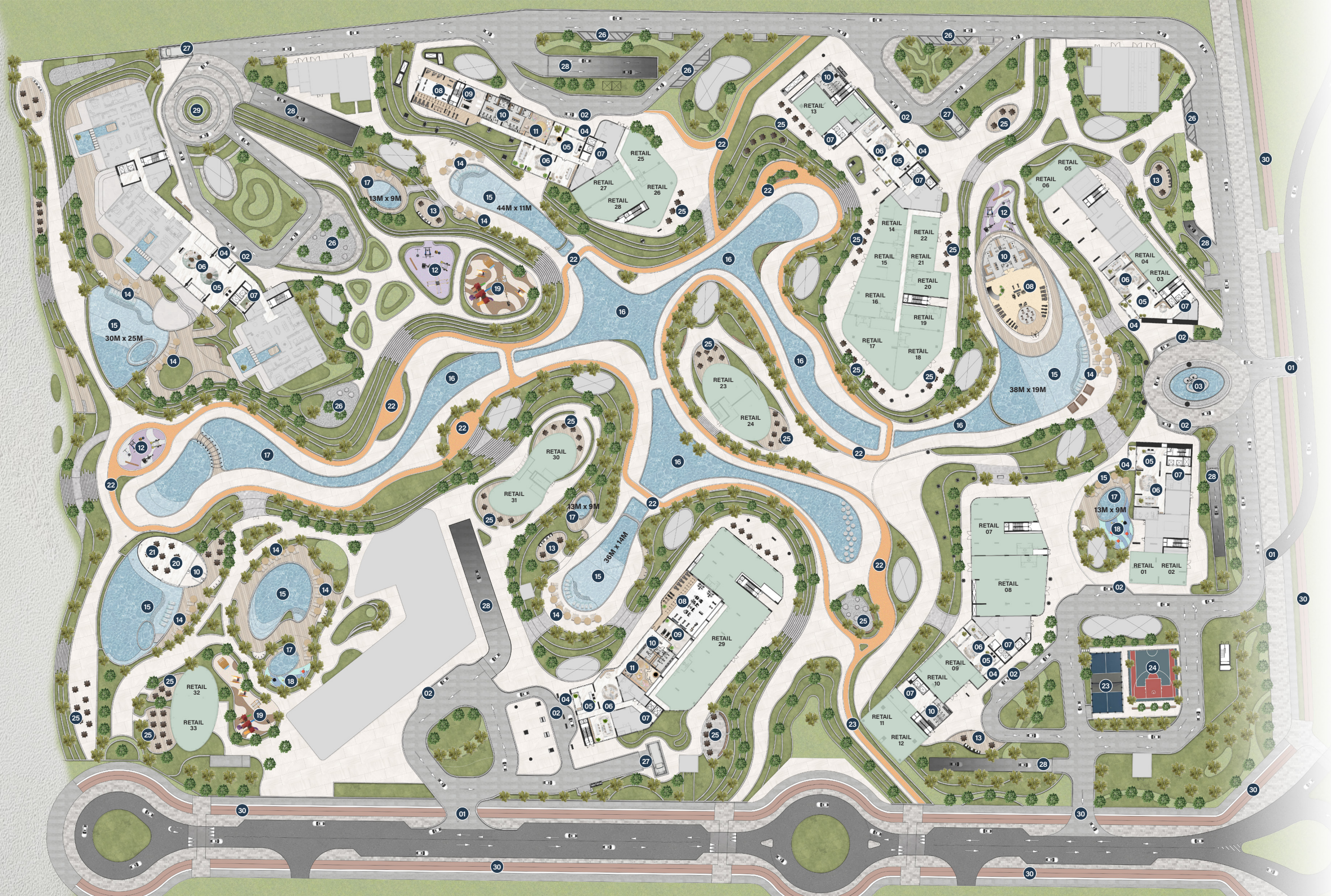
A position
of *elegance*



The Meriva Collection marks Ellington's most ambitious waterfront community. Introducing a level of scale and activity rarely seen in a single development. The presence of hospitality, residences and premium amenities within one community gives the address a constant sense of momentum.

Watching the *city rise*

Ground Floor Amenities Master Plan



- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 CASCADING WATER FEATURES
- 04 LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 CLUB LOUNGE
- 07 LIFT LOBBY
- 08 FITNESS STUDIO & JUICE BAR
- 09 YOGA & PILATES STUDIO
- 10 CHANGING ROOM WITH SAUNA, EXPERIENCE SHOWER & LAVENDER ROOM
- 11 KIDS PLAY AREA
- 12 OUTDOOR FITNESS AREA
- 13 BARBEQUE AREA
- 14 SUN LOUNGERS AREA
- 15 ADULTS POOL
- 16 LAGOON WATER FEATURE
- 17 KIDS POOL
- 18 KIDS SPLASH AREA
- 19 OUTDOOR KIDS PLAY AREA
- 20 POOL BAR
- 21 POOL BAR SEATING AREA
- 22 JOGGING TRACK
- 23 PADEL COURT
- 24 BASKETBALL COURT
- 25 SEATING AREA
- 26 DELIVERY PARKING
- 27 MOVE-IN PARKING
- 28 PARKING ACCESS
- 29 ROCK SCULPTURE
- 30 SCOOTER & BIKE TRACK

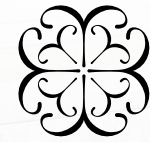


MERIVA
SUNSET

12th Floor Amenities Floor Plan

- 01 SERVICE LIFT
- 02 LIFT LOBBY
- 03 JUICE BAR
- 04 FEMALE CHANGING ROOM
- 05 MALE CHANGING ROOM
- 06 BATHROOM FOR PEOPLE OF DETERMINATION
- 07 SUN LOUNGERS
- 08 CABANA
- 09 LAP POOL
- 10 FITNESS ZONE
- 11 JACUZZI

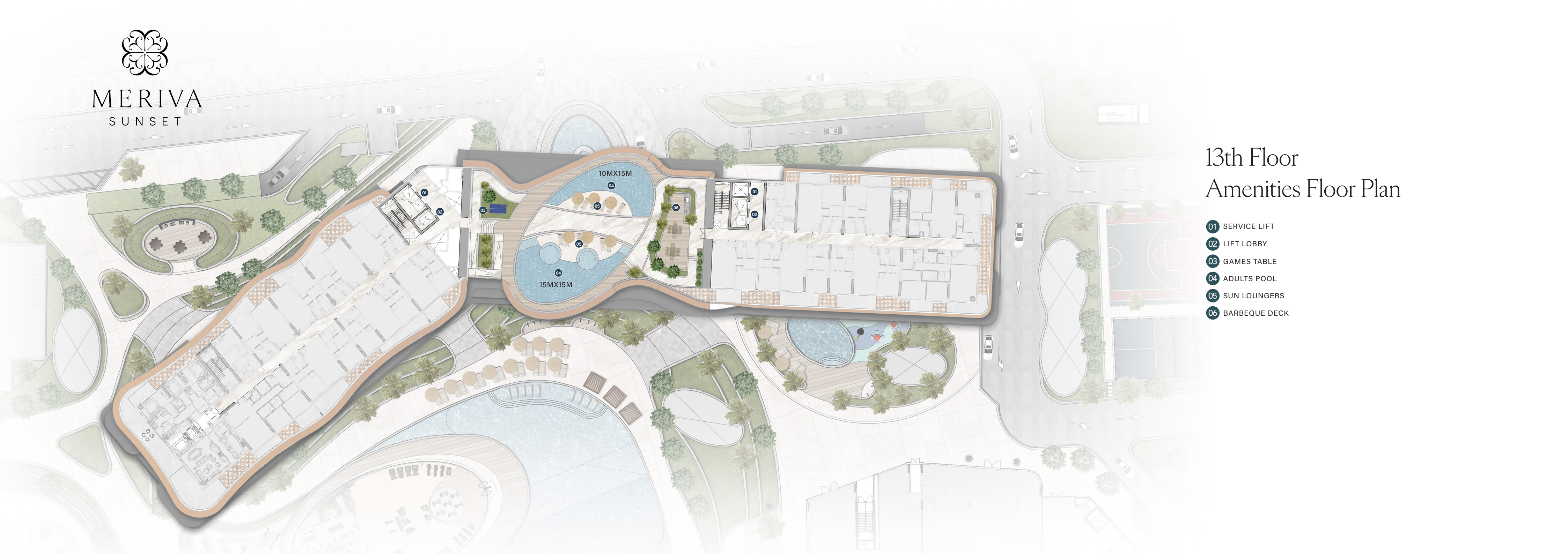




MERIVA
SUNSET

13th Floor Amenities Floor Plan

- 01 SERVICE LIFT
- 02 LIFT LOBBY
- 03 GAMES TABLE
- 04 ADULTS POOL
- 05 SUN LOUNGERS
- 06 BARBEQUE DECK

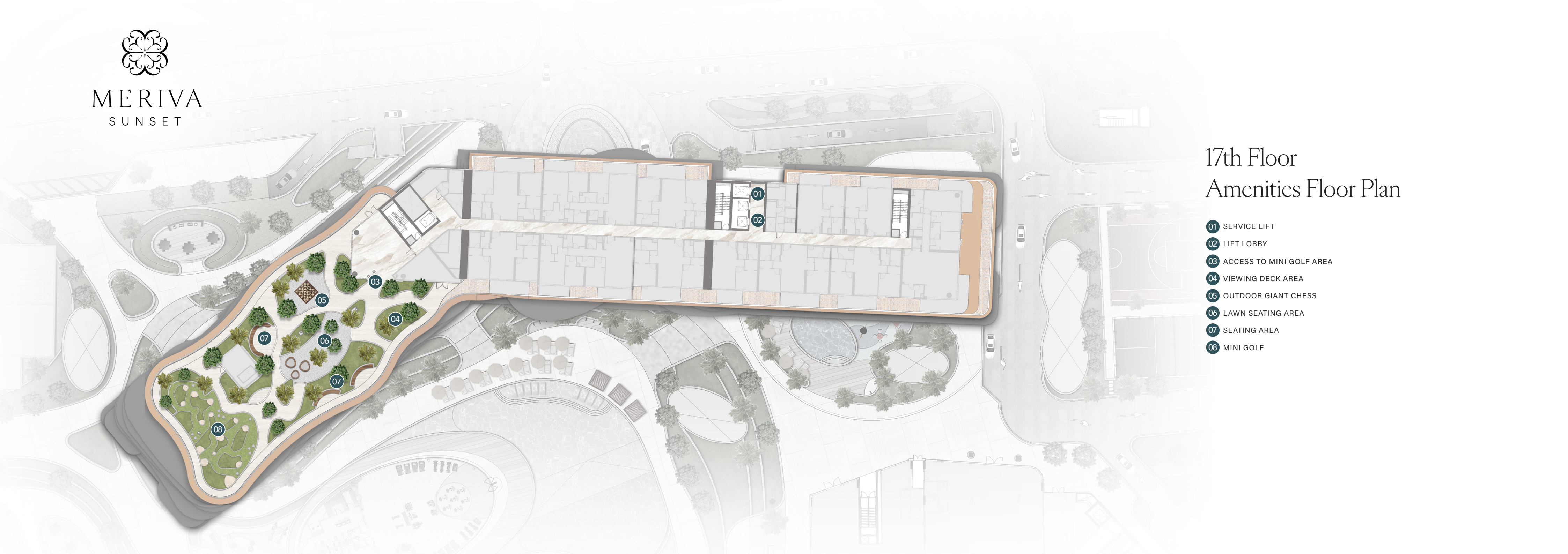




MERIVA
SUNSET

17th Floor Amenities Floor Plan

- 01 SERVICE LIFT
- 02 LIFT LOBBY
- 03 ACCESS TO MINI GOLF AREA
- 04 VIEWING DECK AREA
- 05 OUTDOOR GIANT CHESS
- 06 LAWN SEATING AREA
- 07 SEATING AREA
- 08 MINI GOLF



Main *lobby*

An arrival defined by proportion, light, and restraint. Double-height volumes, refined materials and layered lighting create a quiet sense of calm from the first moment. Movement flows naturally toward the lift lobbies, guided by spatial rhythm, while curated furnishings and art bring warmth and character to an atmosphere that feels composed and welcoming.



Lobby *lounge*

An entrance of rare composure is shaped in balanced proportion and quiet authenticity. Curved seating, honed stone and finely crafted accents create a cultivated air. Warm finishes soften the scale, while generous volumes hold presence without excess. From the first step within, residents and guests are received with enduring taste rather than display.



Jazz club

An intimate venue where sound and design move in harmony. Centred around a grand self-playing piano, the Jazz Club offers a refined setting for live performances and quiet evenings. A central dining table, concealed circular seating oriented toward the stage and a library wall with a signature sliding ladder create layered experiences, each designed for conversation, listening, and lingering.



Jazz club dining

A sculptural marble table anchors the room, inviting elegant gatherings in an atmosphere of quiet distinction. Expansive glazing frames the sea beyond, as warm timber and brushed brass lend depth and refinement, accompanied by the gentle presence of low, calm music. With a dedicated bar and pantry, each dinner is hosted with effortless poise and understated grandeur.



Fitness *studio*

A dedicated pavilion designed around precision and flow. Fully equipped with state-of-the-art training facilities. The gym supports a full spectrum of movement, from focused strength sessions to restorative practice. Yoga and Pilates studios, refined changing facilities and a juice bar complete the setting, where every detail is considered to support wellbeing and routine becomes ritual.



Yoga & Pilates *studio*

A serene, light-filled studio dedicated to precision and poise. Framed by expansive glazing, natural light and tranquil views elevate every movement. Premium reformers and integrated technology support a practice defined by balance, control, and quiet strength.



Private *cinema*

A dedicated cinema crafted for immersion and comfort. Plush recliners, advanced acoustics, and high-definition projection set the stage for private screenings and relaxed movie nights. A discreet pantry for refreshments completes the experience, ensuring every detail supports uninterrupted enjoyment.



Kids' *play area*

An immersive indoor-outdoor environment for play and discovery. From interactive zones and playful stages to engaging digital experiences, exploration comes naturally, while child-friendly amenities ensure comfort and safety throughout.



Indoor *pool*

An elongated lap pool anchors a serene wellness environment defined by clean lines and gentle light. Reflections move softly across the water as natural and ambient lighting blend throughout the space. Lounge benches and intimate alcoves invite moments of rest, creating a tranquil retreat where time feels suspended.



Living on the blue
experience a life worth living



Games *room*

For residents of all ages, the Games Room is an elegant social retreat where modern entertainment meets timeless charm. From PlayStations, air hockey and VR experiences to the quiet refinement of chess and classic board games, every detail is curated for connection, leisure and graceful enjoyment.



Games room *seating*

Within the room, contemporary recreation is complemented by a distinguished lounge setting. While immersive play animates one side, a gracious seating area invites residents to gather, observe and converse in understated refinement, shaping a space where movement and calm exist in harmony.



Living room

A dedicated pavilion designed around precision and flow. Fully equipped with state-of-the-art training facilities. The gym supports a full spectrum of movement, from focused strength sessions to restorative practice. Yoga and Pilates studios, refined changing facilities and a juice bar complete the setting, where every detail is considered to support wellbeing and routine becomes ritual.



Kitchen

A palette of soft greys, warm taupe and natural beige establishes a calm, timeless foundation. Light wood cabinetry adds warmth, balanced by smooth grey marble surfaces and subtle champagne metal accents. Layered lighting, from pendants to integrated shelving creates an ambient glow, enhanced by generous natural light.



Powder *room*

An intimate composition where material, light, and proportion align. A continuous mirror expands the space visually, reflecting soft illumination throughout. A sculptural glass basin in a deep blue tone becomes the focal point, set against stone and grounded by warm wood accents. Concealed storage and integrated lighting preserve clean lines, creating a refined, gallery-like atmosphere where every detail is intentional.



Bathroom

The primary bathroom reflects a seamless continuity of materials and tone. A double vanity in refined grey stone anchors the space, complemented by concealed storage behind fixed mirrors. Warm wood paneling adds depth and tactility, integrating stone shelving and discreet utility, while tinted glass enclosures provide privacy without closing the space.



Bedroom and *wardrobe*

Full-height glazing frames expansive sea views, filling the bedroom with natural light and a sense of openness. An L-shaped wardrobe, crafted in leather-finished panels, warm wood and champagne detailing, anchors the space with quiet sophistication. Integrated lighting, mirrored surfaces and seamless pull-out systems enhance both function and flow.



Each day begins with *ocean vistas*



Residences at The Meriva Collection are shaped by a design-led philosophy inspired by the calm of the sea. Expansive layouts, natural light and refined materials create interiors of quiet elegance, where seamless flow and a subtle connection to the shoreline define elevated coastal living.

Views worth *slowing down* for



PAYMENT PLAN

DOWNPAYMENT

20%

At the time of booking

THIRD PAYMENT

5%

180 days after the reservation date

SIX PAYMENT

5%

On completion of 20% construction of the project

NINTH PAYMENT

5%

On completion of 50% construction of the project

FIRST PAYMENT

10%

60 days after the reservation date

FOUR PAYMENT

5%

240 days after the reservation date

SEVEN PAYMENT

5%

On completion of 30% construction of the project

LAST PAYMENT

30%

On completion

SECOND PAYMENT

5%

120 days after the reservation date

FIFTH PAYMENT

5%

360 days after the reservation date

EITGHT PAYMENT

5%

On completion of 40% construction of the project

BOOKING STEPS

- 01
- Customer will pay the booking amount and submit the required documents to initiate the unit reservation
- 02
- Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
- 03
- Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
- 04
- Customer will send back the signed SPAs for execution to Ellington Properties
- 05
- Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

DOCUMENTS NEEDED TO BOOK A UNIT

- 01
- Buyer's Passport Copy
- 02
- Home address, email address, including the contact number (should be the same as the home address)
- 03
- AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on <https://pay.ellingtonproperties.ae>

A timeless *island*



Life at The Meriva Collection moves at your pace. Along the shoreline of Dubai Islands, the sea remains a constant presence, steady and reassuring. Light-filled spaces open toward the horizon, inviting calm into everyday moments. Elegance is understated and serenity becomes a natural part of living by the coast.

Watch the horizon *unfold*





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info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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