

ELLINGTON  
PROPERTIES



THE MERIVA  
COLLECTION

SUNSET

GARDENS

SHORES





*A welcome from the ocean*



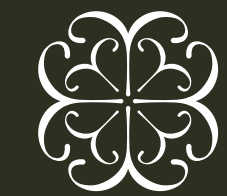


## MERIVA SUNSET

Look out across uninterrupted ocean vistas from  
The Meriva Collection's highest viewpoint.

Perched at the top of the collection, Meriva Sunset is for those who feel most alive in the quiet glow of evening light. Where the sunrises and sunsets cast an ever-changing canvas that transforms from morning calm to radiant dusk. Elevated terraces, soft interior palettes, and thoughtfully composed spaces draw the outside in, allowing every moment to unfold with ease. This is a place where days feel lighter, evenings stay with you longer, and residents have a front-row seat to the beauty of the horizon.





# MERIVA

GARDENS

Live a life soothed by nature, within lush gardens  
and meandering waterways.

Meriva Gardens is a gentle retreat where greenery sets the rhythm of your days. Meandering paths guide you through shaded pockets, quiet seating alcoves, and flowing waterways that bring a sense of calm to every step. These tranquil homes are framed by soft landscaping and natural light, creating living spaces that feel grounded, refreshing, and deeply restorative. Mornings begin with birdsong, afternoons drift beneath leafy canopies, and evenings settle into a quiet, enveloping serenity.





## MERIVA SHORES

Begin every day in beachfront serenity, moments from  
the white sands and pristine waters.

Welcome to coastal living at its most natural. Where the beachfront becomes an extension of your home. Welcome the soft sea breeze through open terraces, and relish interiors shaped around natural textures. Whether it's a morning walk along the sands or a quiet evening by the water, residences at Meriva Shores bring you closer to the elements, inspiring clarity, calm, and a beautifully unhurried way of life.



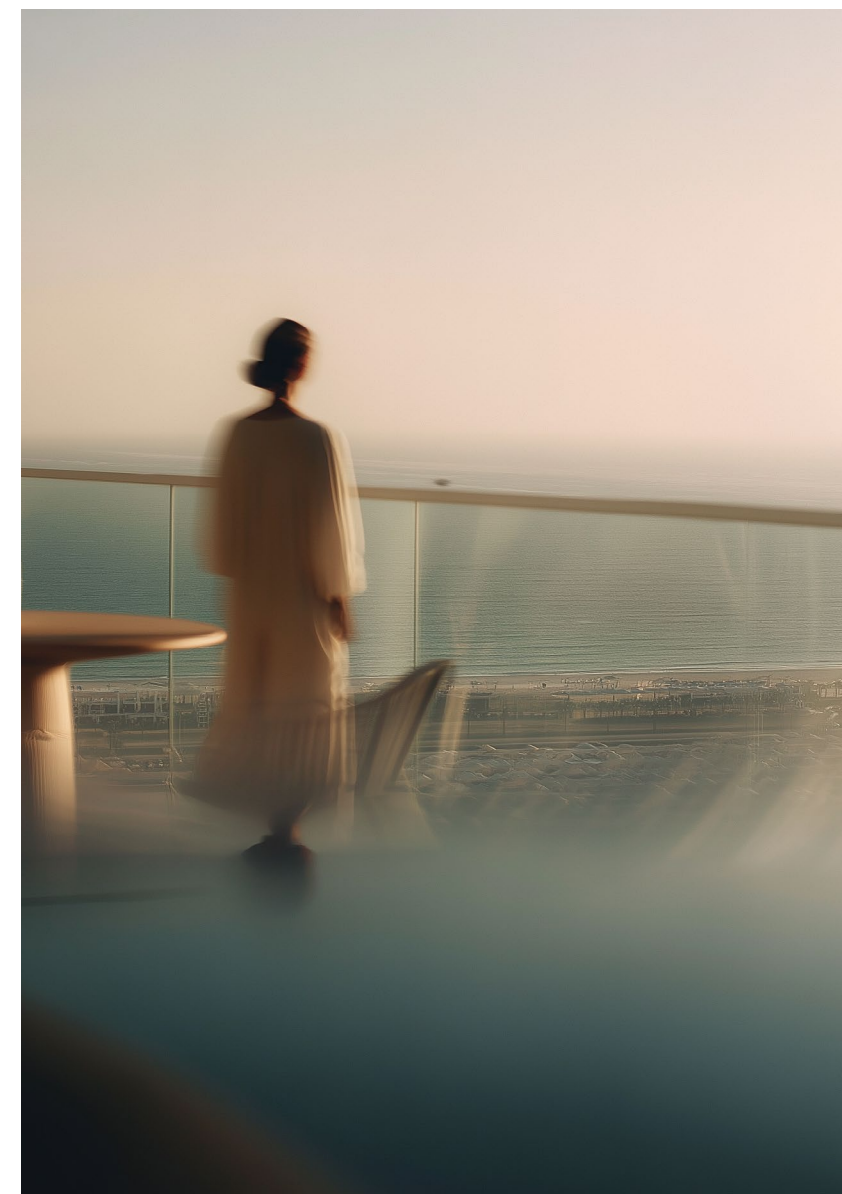


Leave the city outside,  
*find serenity within*





## The *location*



Meriva sits at the heart of a pedestrianised ocean-front enclave. Meandering waterways connect every building, garden, and amenity along an ambling pathway to the beach.

This thoughtfully designed environment encourages residents to walk, cycle, and explore, while maintaining easy access to nearby schools, business hubs, and lifestyle destinations.



# Dubai Islands B



THE MERIVA  
COLLECTION







|                                        |                                                                  |                                            |                                 |                                                           |
|----------------------------------------|------------------------------------------------------------------|--------------------------------------------|---------------------------------|-----------------------------------------------------------|
| <i>05 mins</i><br>Dubai Islands Mall   | <i>18 mins</i><br>Dubai International Airport                    | <i>18 mins</i><br>Dubai Festival City Mall | <i>20 mins</i><br>Port Rashid   | <i>20 mins</i><br>Gold Souq Metro Station<br>(Green Line) |
| <i>25 mins</i><br>Museum of the Future | <i>30 mins</i><br>Dubai International<br>Financial Centre (DIFC) | <i>35 mins</i><br>Burj Khalifa/Dubai Mall  | <i>45 mins</i><br>Palm Jumeirah | <i>60 mins</i><br>Al Maktoum<br>International Airport     |

DUBAI METRO MAP

- Red Line
- Green Line
- Blue Line



The *Sun & Views* Analysis

N

E

SUNRISE

S

W

SUNSET





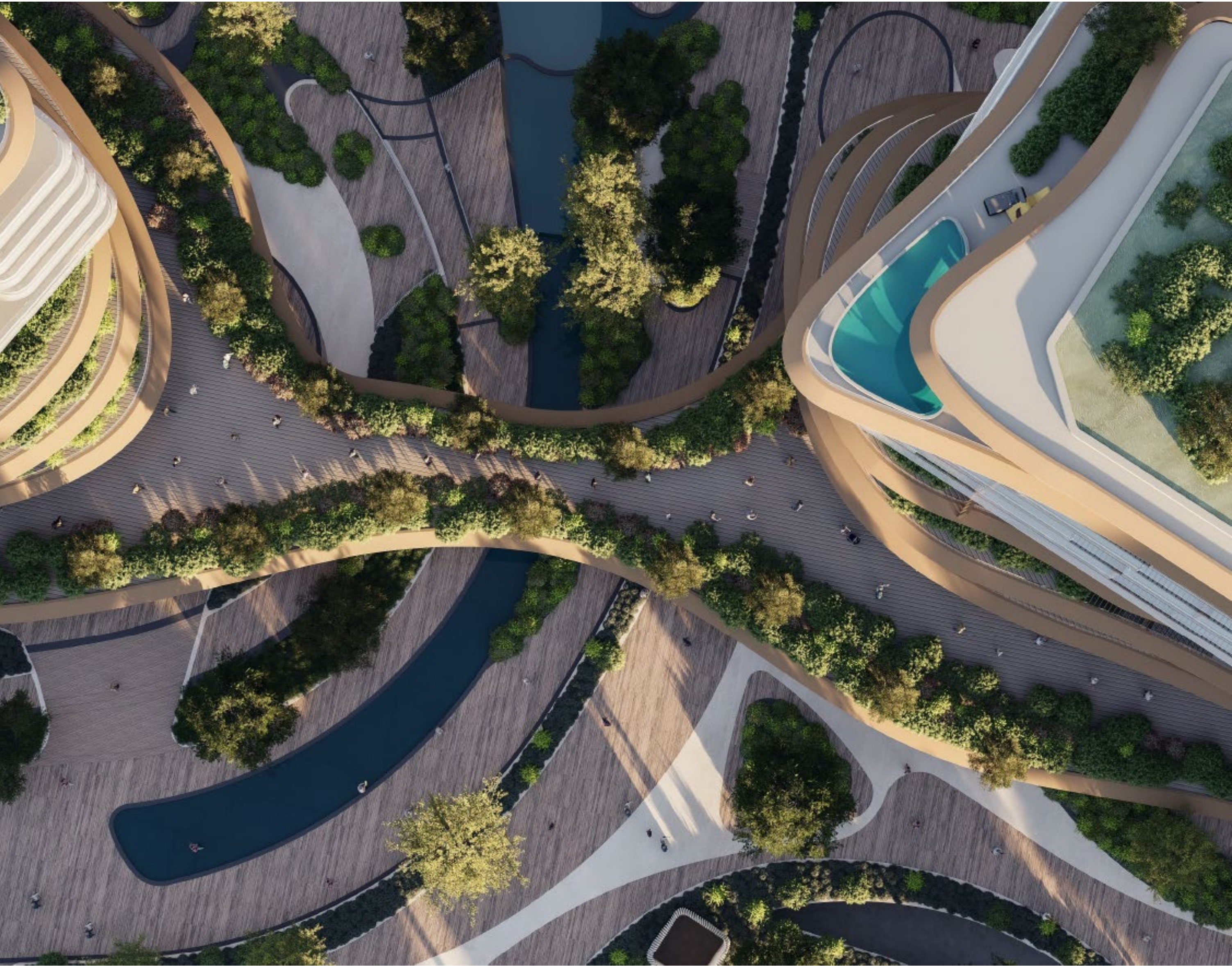








# The Design *Philosophy*

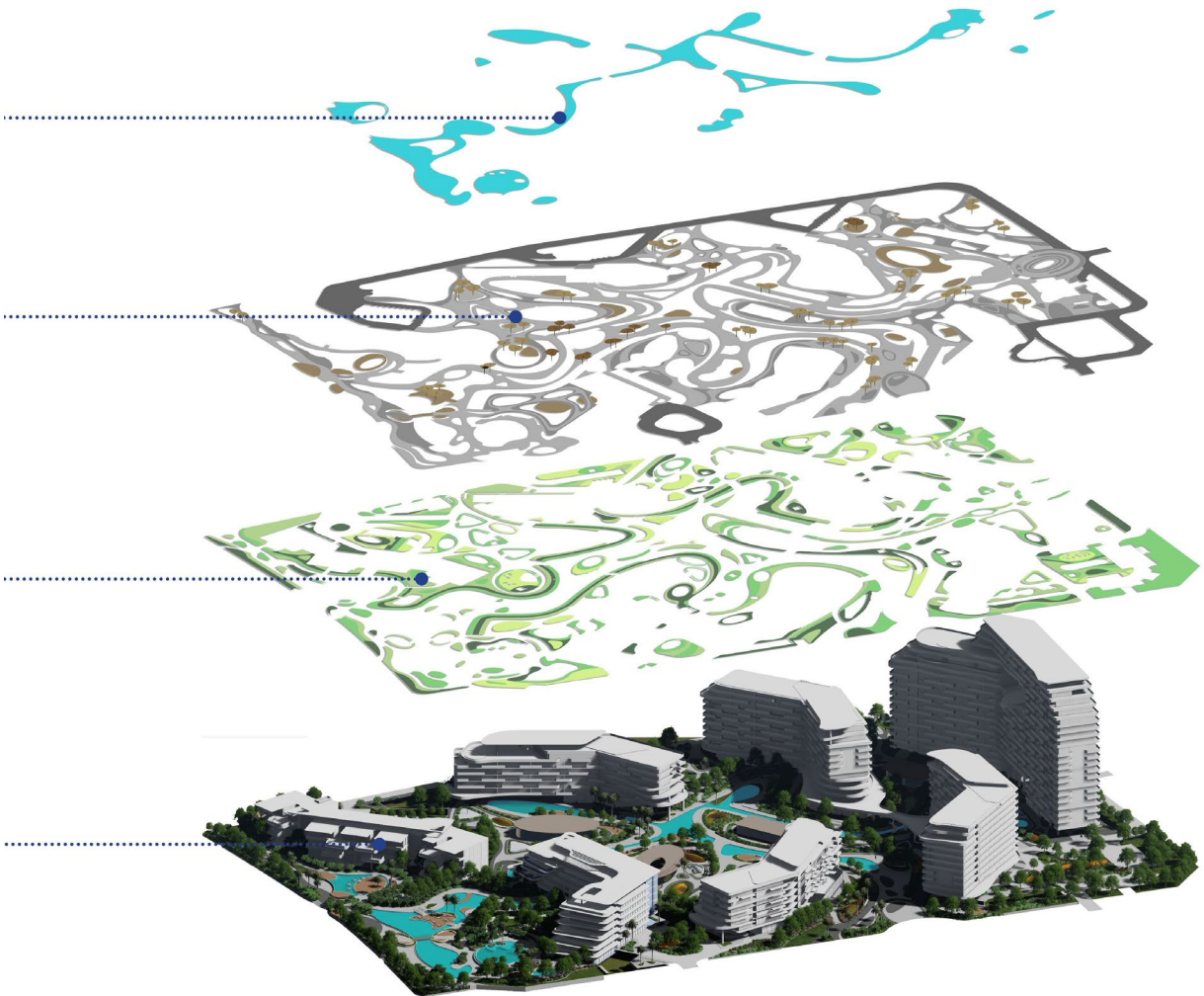


Water body

Circulation

Green

Buildings



The project is inspired by the seamless curves and organic flow of nature, integrating architecture and landscape into one continuous composition. Soft, flowing lines shape the masterplan, guiding movement and framing views. Buildings are carefully positioned to embrace the lagoon and maximize visual connections to water and greenery, while the landscape becomes the connective tissue of the development.



# The *Elevations*



North East Elevation (G+6)



# The Building *Configuration*

## MERIVA SHORES

- Rooftop
- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Level
- Basement





# Project *Configuration*

## PARKING

|            |                  |
|------------|------------------|
| 1 Bedrooms | 1 Parking Space  |
| 2 Bedrooms | 1 Parking Space  |
| 3 Bedrooms | 2 Parking Spaces |
| 4 Bedrooms | 2 Parking Spaces |
| Penthouses | 3 Parking Spaces |

## ELEVATORS

- 3 tenant lifts per building
- 2 visitor lifts per building

## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION DATE

Q2 2030

## SERVICE CHARGE

AED 18 per sq. ft.



Number of Units *Per Type*

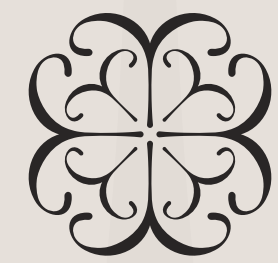
|                        |          |
|------------------------|----------|
| 1 Bedroom              | 81 units |
| 1 Bedroom Corner       | 11 units |
| 2 Bedrooms             | 4 units  |
| 2 Bedrooms + S         | 6 units  |
| 3 Bedrooms             | 45 units |
| 3 Bedrooms + S Corner  | 29 units |
| 4 Bedrooms Dual Aspect | 1 unit   |
| 4 Bedrooms Penthouse   | 2 unit   |

Size Range Per *Unit Type*

|                        |                                           |
|------------------------|-------------------------------------------|
| 1 Bedroom              | from 832.33 sq. ft. to 880.48 sq. ft.     |
| 1 Bedroom Corner       | from 1,007.24 sq. ft.                     |
| 2 Bedrooms             | from 1,272.38 sq. ft.                     |
| 2 Bedrooms + S         | from 1,376.14 sq. ft.                     |
| 3 Bedrooms             | from 1,747.22 sq. ft.                     |
| 3 Bedrooms + S Corner  | from 2,189.89 sq. ft. to 2,321.51 sq. ft. |
| 4 Bedrooms Dual Aspect | from 3,176.97 sq. ft.                     |
| 4 Bedrooms Penthouse   | from 4,169.69 sq. ft. to 4,648.11 sq. ft. |





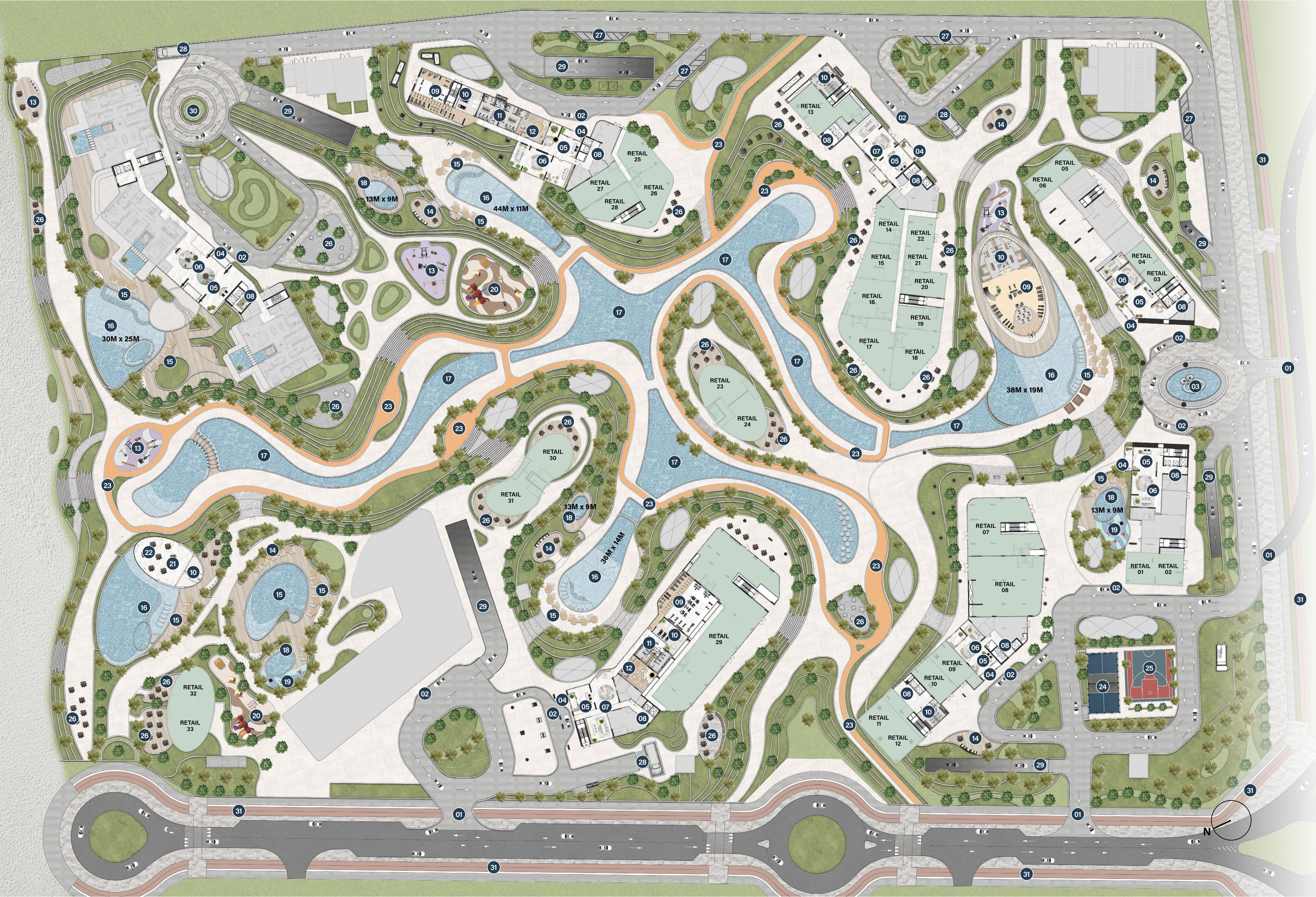


Masterplan  
*Amenities*

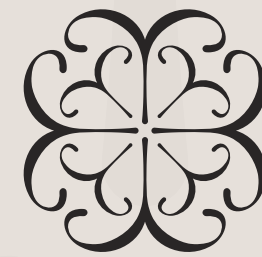


# Master Plan Amenities

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







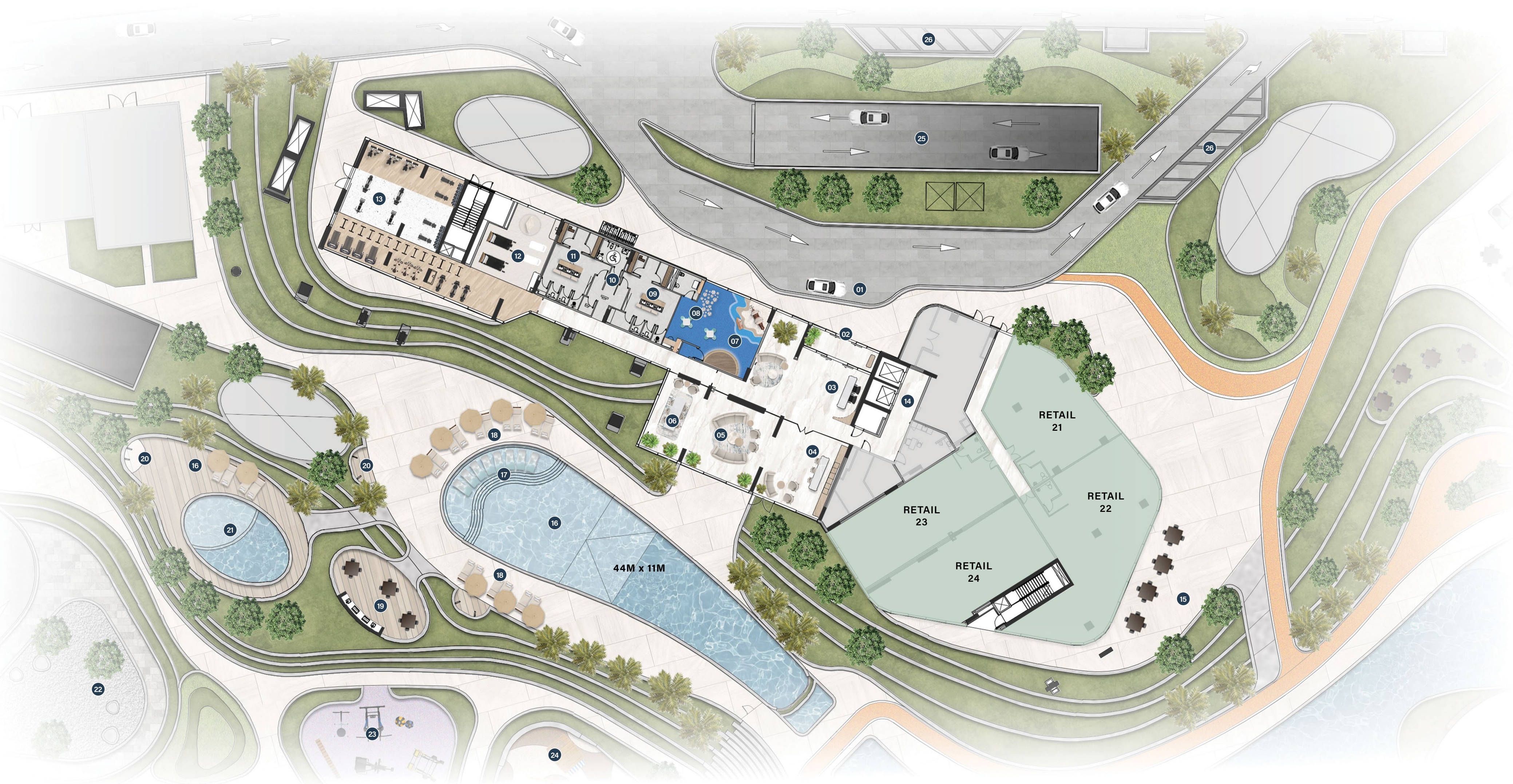
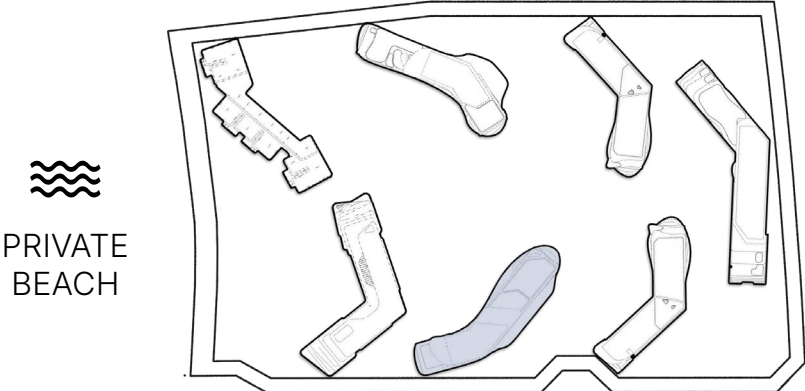
Ground floor  
*Amenities*



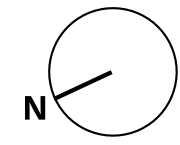
Tower A

Ground Floor

Amenities Floor Plan



- 01 DROP-OFF AREA
- 02 LOBBY ENTRANCE
- 03 LOBBY RECEPTION
- 04 PANTRY
- 05 CLUB LOUNGE
- 06 COMMUNAL TABLE
- 07 KIDS PLAY AREA
- 08 KIDS WASHROOM
- 09 FEMALE CHANGING ROOM
- 10 BATHROOM FOR PEOPLE OF DETERMINATION
- 11 MALE CHANGING ROOM
- 12 YOGA & PILATES STUDIO
- 13 FITNESS STUDIO
- 14 LIFT LOBBY
- 15 RETAIL SEATING AREA
- 16 ADULT POOL
- 17 BAJA SHELF
- 18 SUN LOUNGERS AREA
- 19 BARBEQUE AREA
- 20 SHOWER AREA
- 21 KIDS POOL
- 22 SEATING AREA
- 23 OUTDOOR FITNESS AREA
- 24 OUTDOOR KIDS PLAY AREA
- 25 PARKING ACCESS
- 26 DELIVERY PARKING

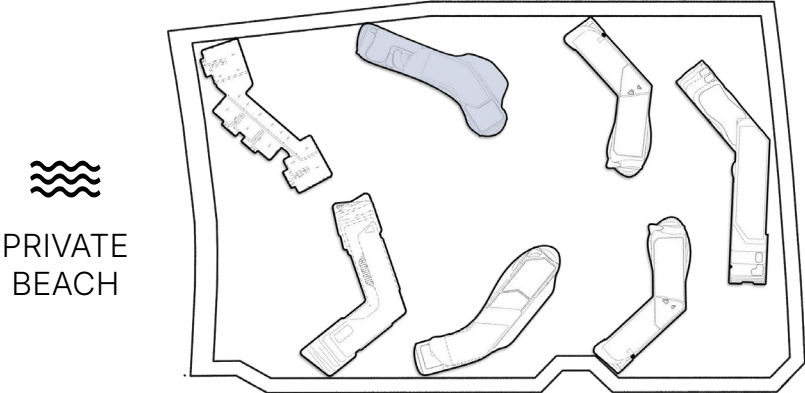




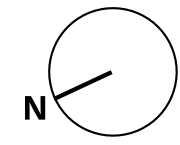
Tower B

Ground Floor

Amenities Floor Plan



- 01 DROP-OFF AREA
- 02 LOBBY ENTRANCE
- 03 LOBBY RECEPTION
- 04 CLUB LOUNGE
- 05 PANTRY
- 06 COMMUNAL TABLE
- 07 LIFT LOBBY
- 08 KIDS PLAY AREA
- 09 KIDS WASHROOM
- 10 FEMALE CHANGING ROOM
- 11 MALE CHANGING ROOM
- 12 BATHROOM FOR PEOPLE OF DETERMINATION
- 13 YOGA & PILATES STUDIO
- 14 FITNESS STUDIO
- 15 RETAIL SEATING AREA
- 16 ADULT POOL
- 17 BAJA SHELF
- 18 SUN LOUNGERS AREA
- 19 BARBEQUE AREA
- 20 SHOWER AREA
- 21 KIDS POOL
- 22 SEATING AREA
- 23 MOVE-IN PARKING
- 24 PARKING ACCESS







*Drop Off Area*





*Lobby Reception*





Lobby Lounge





Yoga & Pilates Studio









INTERACTIVE ZONE

Start  
Settings  
Explore  
Exit

Kids Play Area





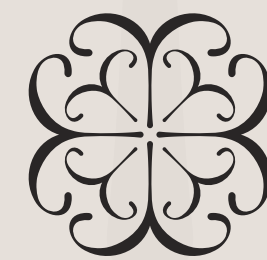
Jogging Track





*Adults Pool*





Ground floor  
*Amenities*

Tower B





*Jazz Club*





*Jazz Dining*





*Games Room*





Games Room *Seating*



*Cinema Room*







The  
*Residences*





*Living Room*





*Kitchen*





*Master Bedroom*





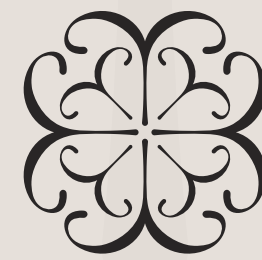
Master Bathroom





*Powder Room*





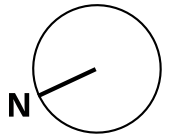
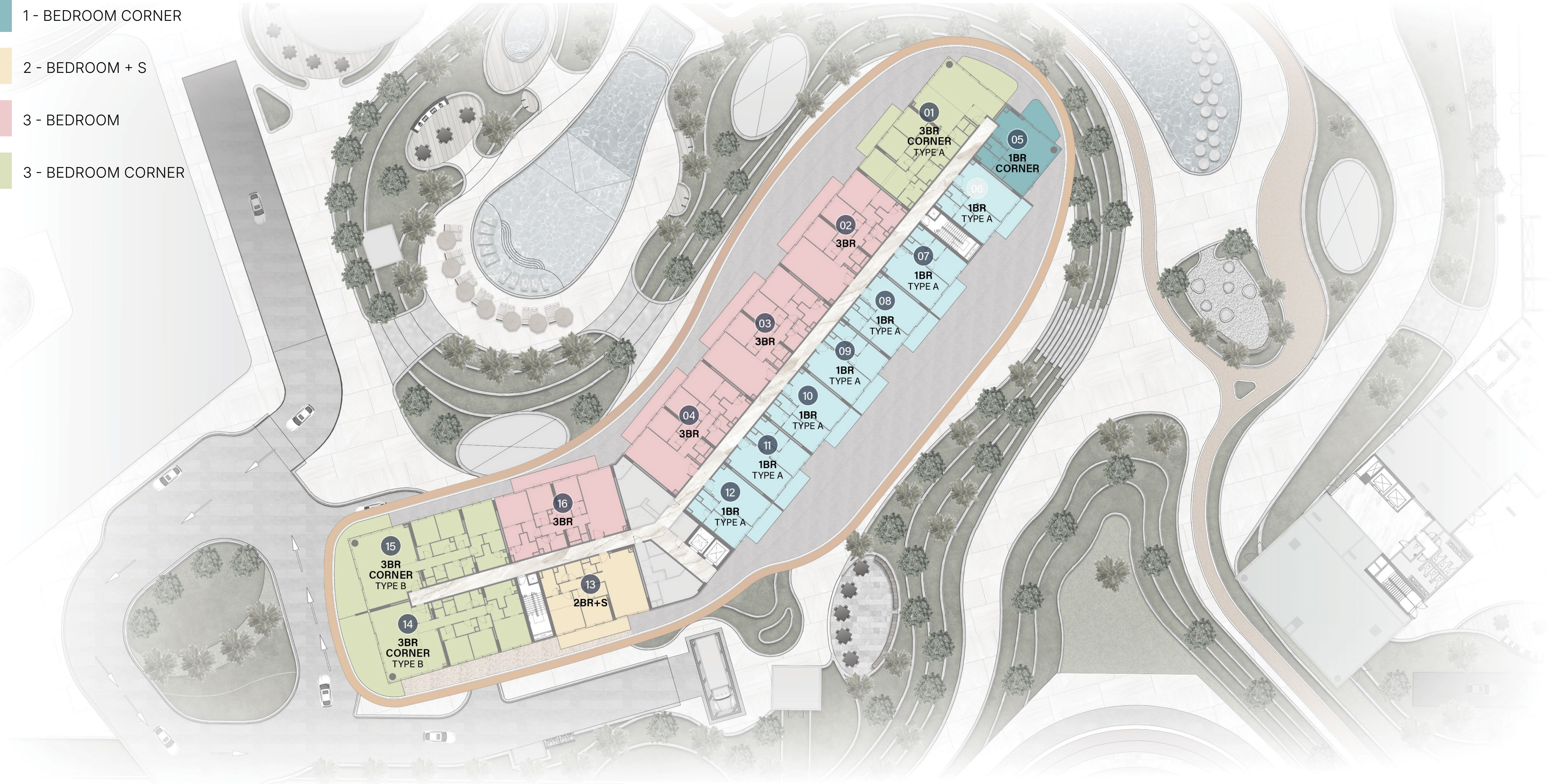
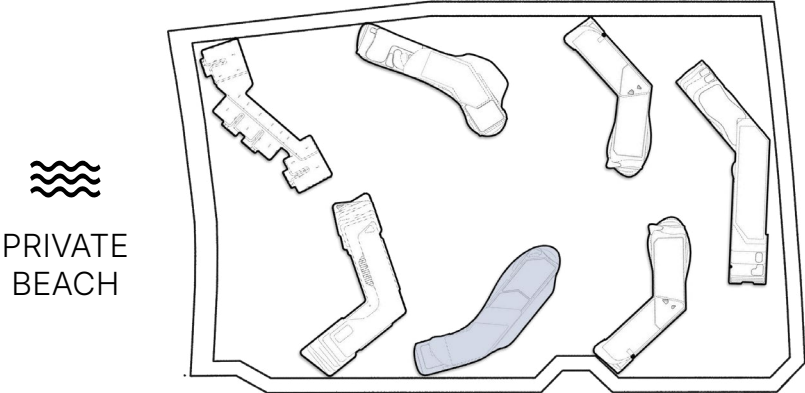
Typical floor  
*Plans*

Tower A



1<sup>st</sup> Floor  
Typical Plan

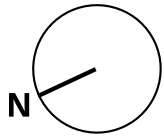
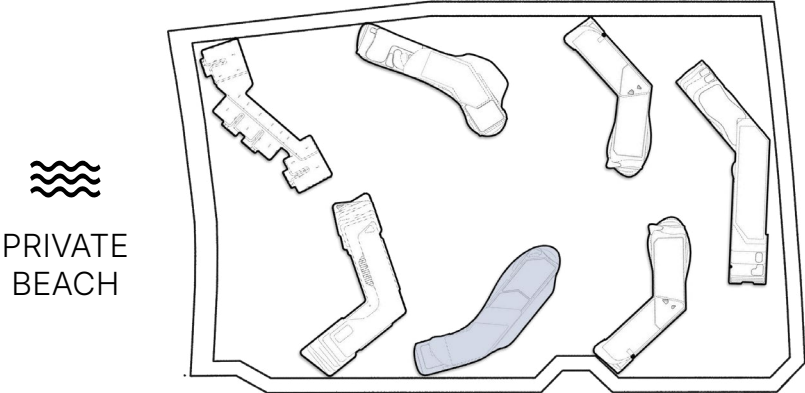
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM + S
- 3 - BEDROOM
- 3 - BEDROOM CORNER





2<sup>nd</sup> Floor  
Typical Plan

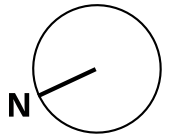
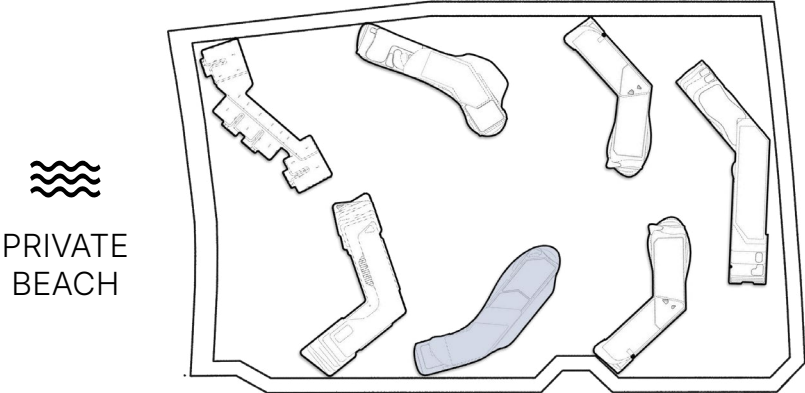
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM + S
- 3 - BEDROOM
- 3 - BEDROOM CORNER





# 3<sup>rd</sup> Floor Typical Plan

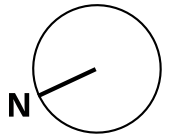
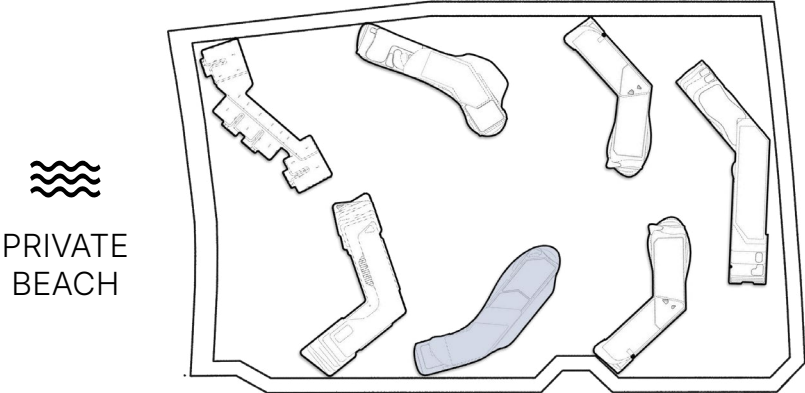
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM + S
- 3 - BEDROOM
- 3 - BEDROOM CORNER





4<sup>th</sup> Floor  
Typical Plan

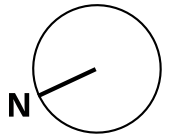
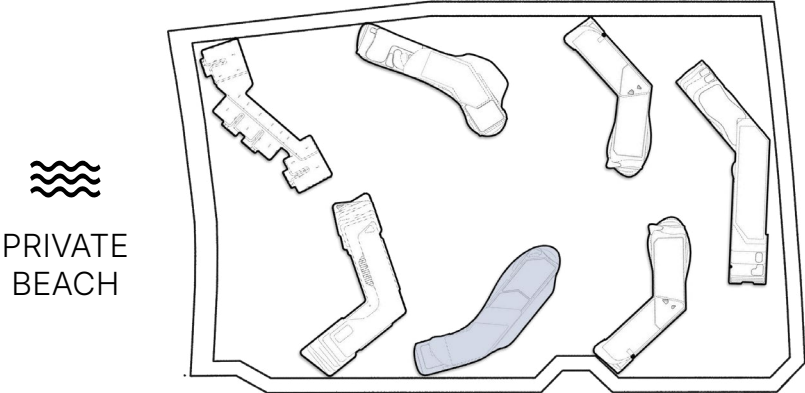
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM + S
- 3 - BEDROOM
- 3 - BEDROOM CORNER





5<sup>th</sup> Floor  
Typical Plan

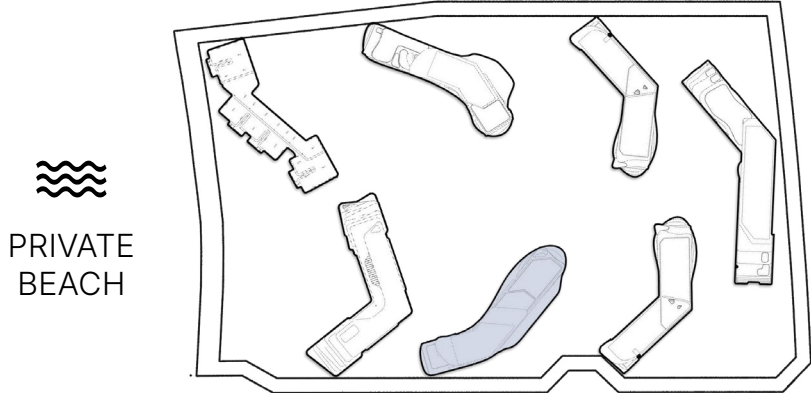
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM + S
- 3 - BEDROOM
- 3 - BEDROOM CORNER



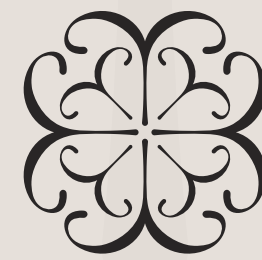


6<sup>th</sup> Floor  
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM + S
- 3 - BEDROOM
- 4 - BEDROOM PENTHOUSE







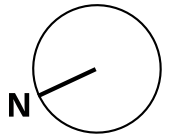
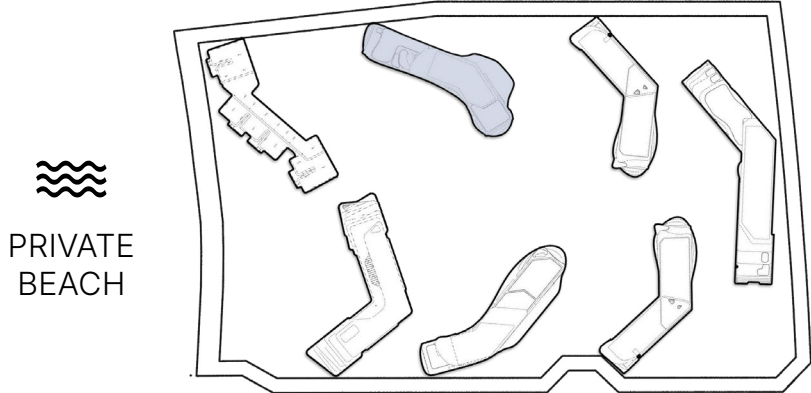
Typical floor  
*Plans*

Tower B



1<sup>st</sup> Floor  
Typical Plan

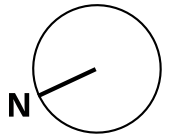
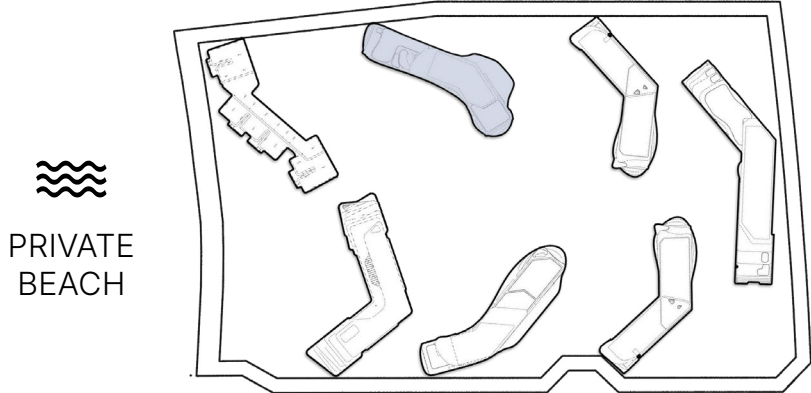
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM CORNER





# 2<sup>nd</sup> Floor Typical Plan

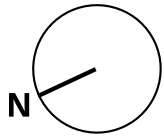
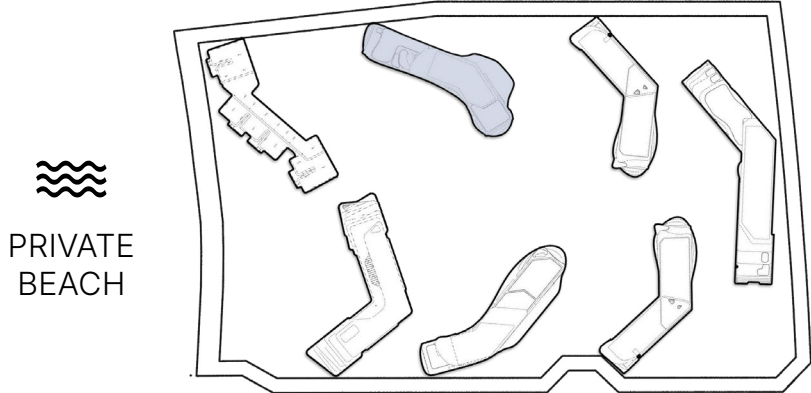
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM CORNER





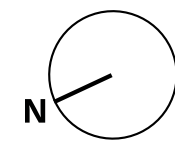
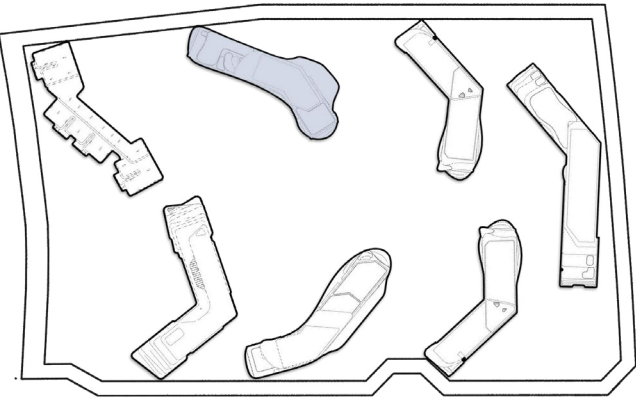
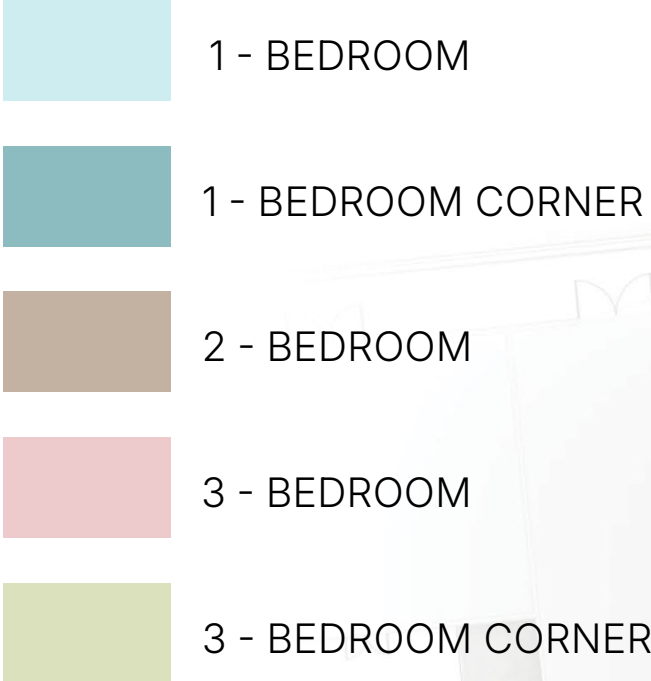
3<sup>rd</sup> Floor  
Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM CORNER





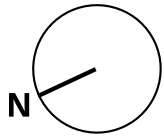
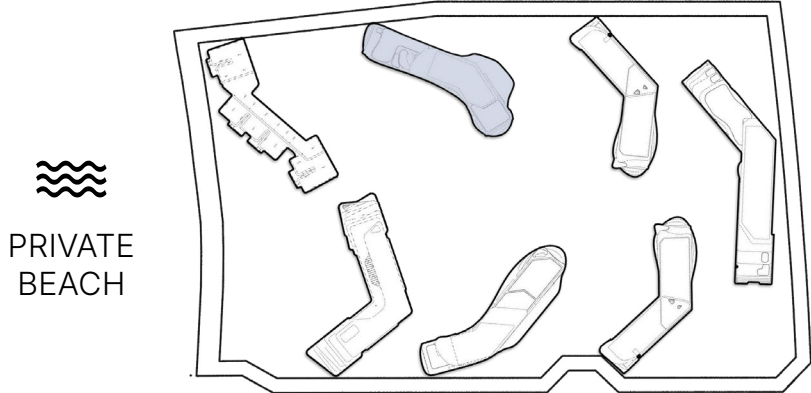
## 4<sup>th</sup> Floor Typical Plan





5<sup>th</sup> Floor  
Typical Plan

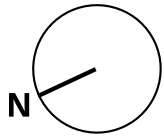
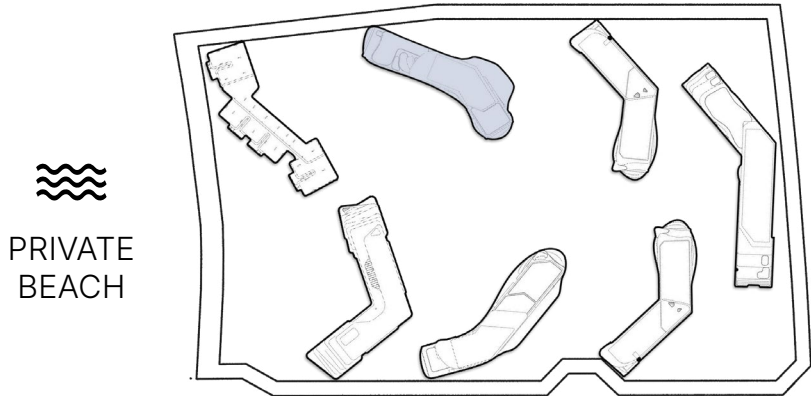
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 3 - BEDROOM
- 3 - BEDROOM CORNER
- 4 - BEDROOM DUAL ASPECT





6<sup>th</sup> Floor  
Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 3 - BEDROOM
- 3 - BEDROOM CORNER
- 4 - BEDROOM PENTHOUSE





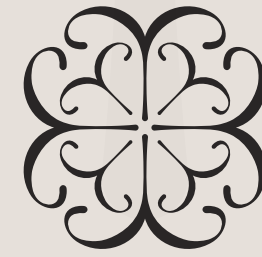


# MERIVA

SHORES

Floor *plans*





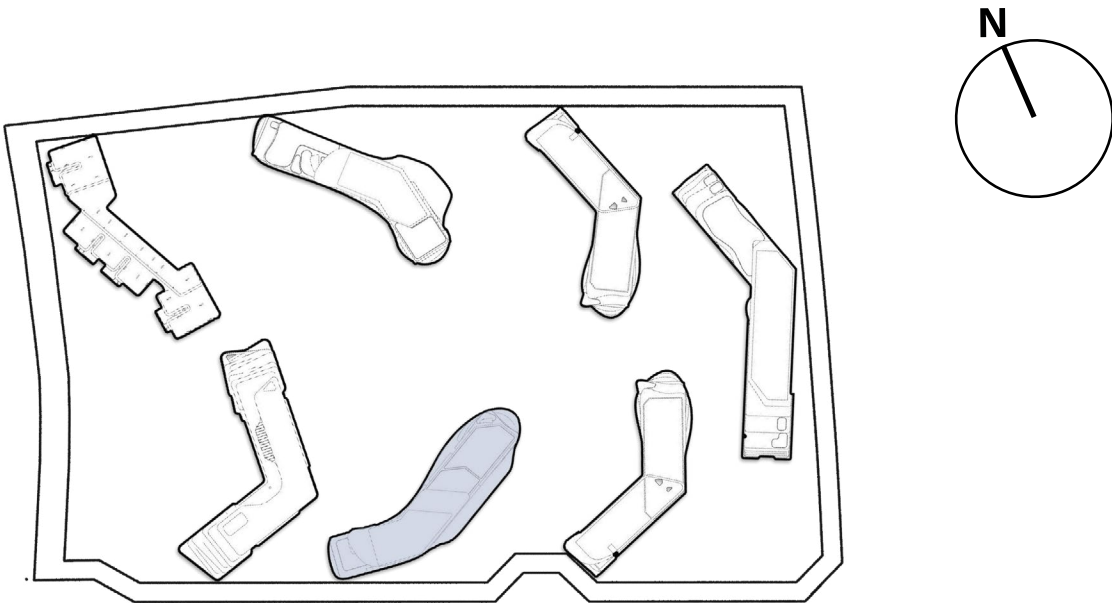
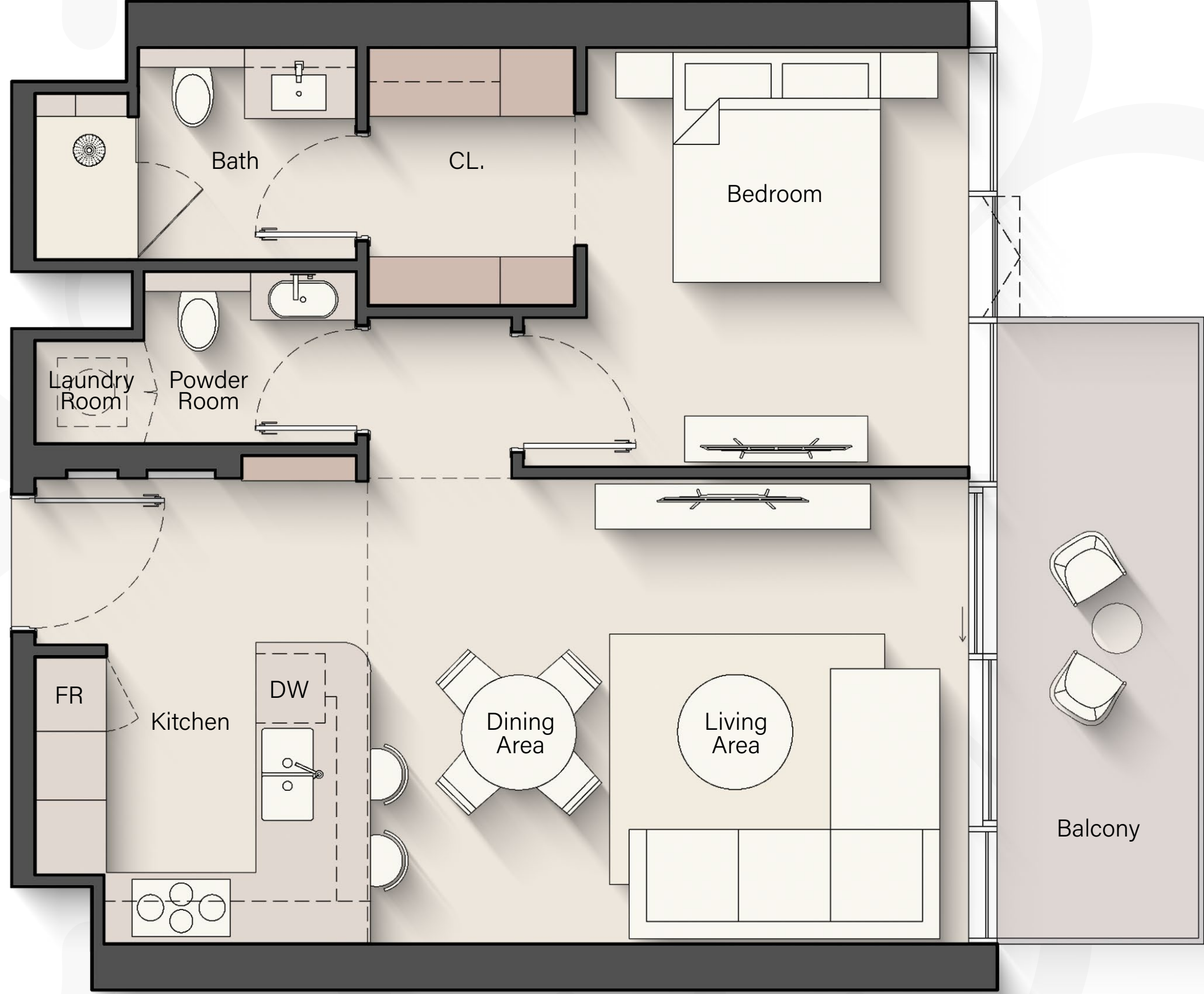
# Floor *Plans*

Tower A



# 1 - Bedroom

TYPE A



1st - 5th Floor  
06 - 12

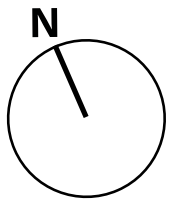
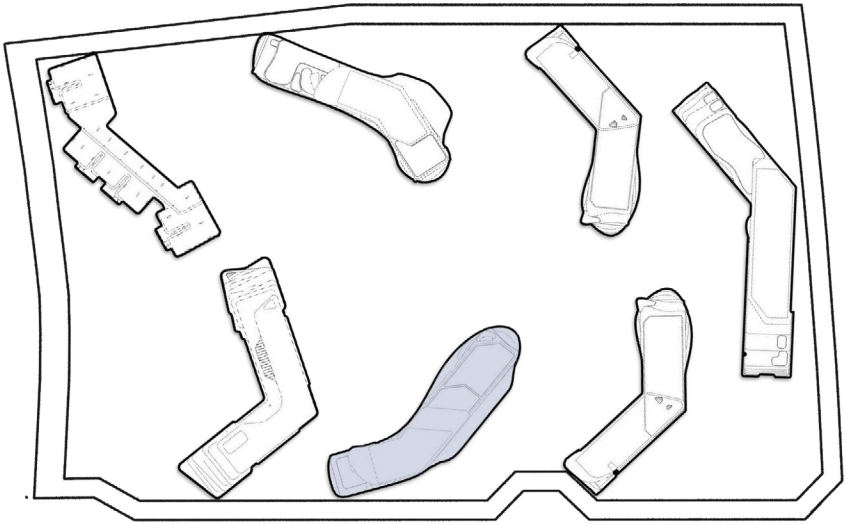
6th Floor  
05 - 10



# 1 - Bedroom Corner



PRIVATE  
BEACH



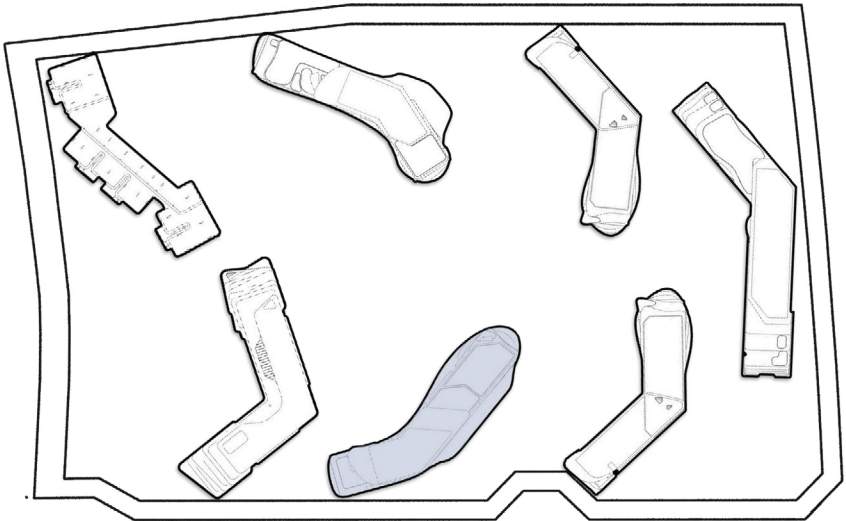
1st - 5th Floor  
05



# 2 - Bedroom + S



PRIVATE  
BEACH



1st - 5th Floor  
13

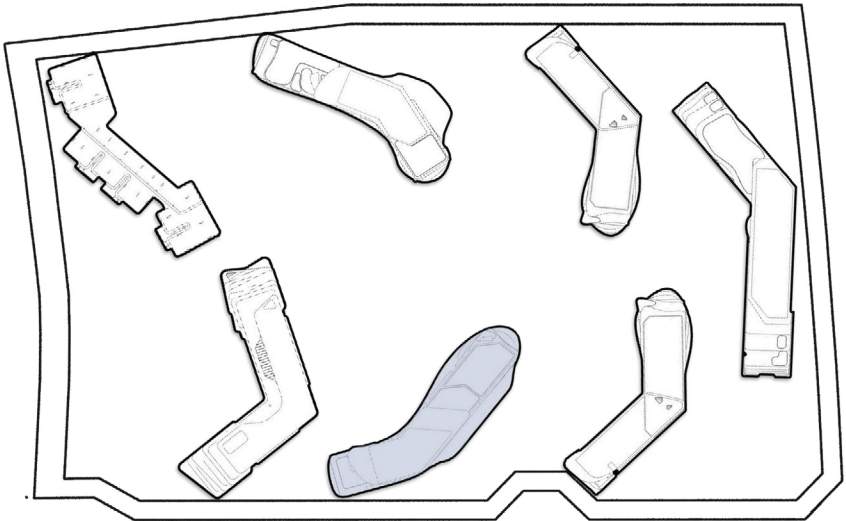
6th Floor  
11



# 3 - Bedroom



PRIVATE  
BEACH



1st - 5th Floor  
02,03,04,16

6th Floor  
02,03,04,12

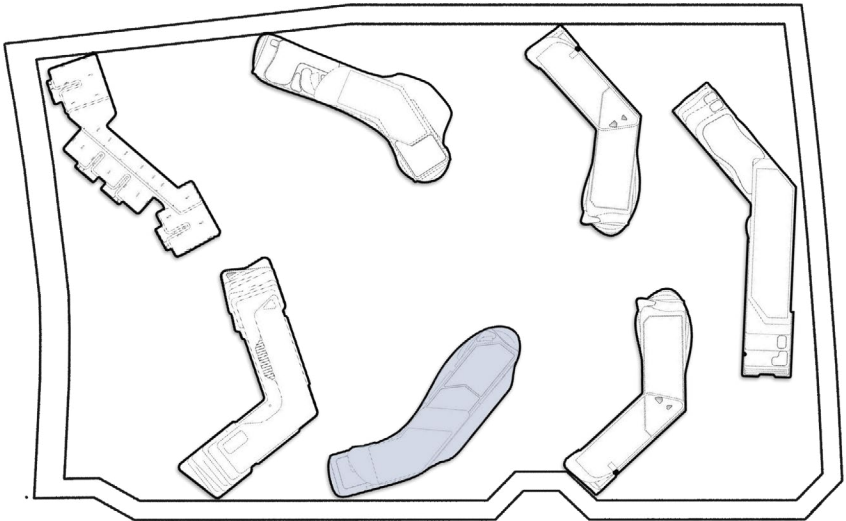


# 3 - Bedroom Corner

TYPE A



PRIVATE BEACH



1st - 5th Floor

01

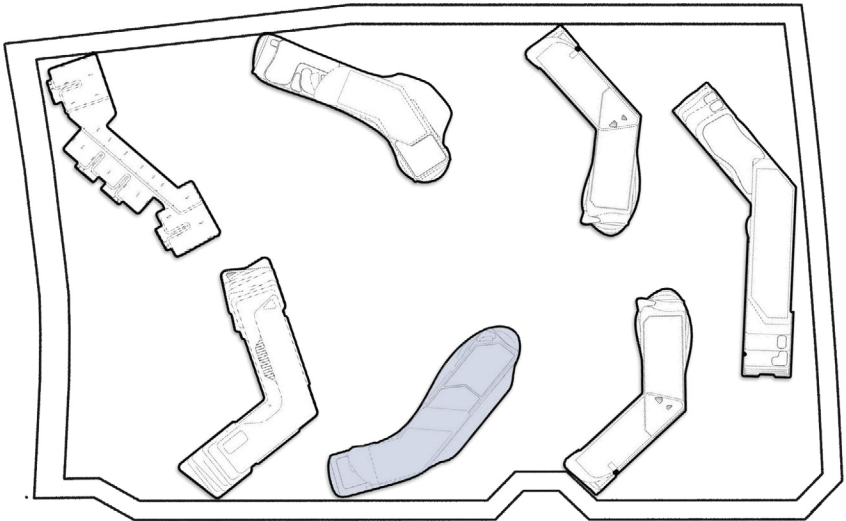


# 3 - Bedroom Corner

TYPE B



PRIVATE  
BEACH



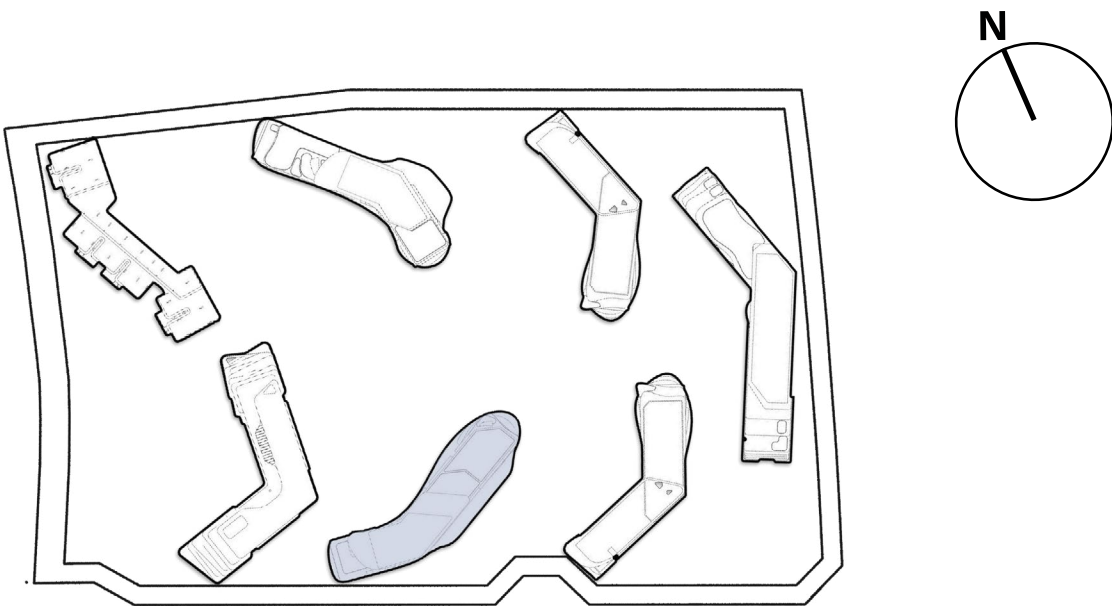
1st - 5th Floor  
14, 15

Internal Living Area : **1931.05 sq. ft.**      Outdoor Living Area : **397.73 sq. ft.**      Total Living Area : **2328.77 sq. ft.**



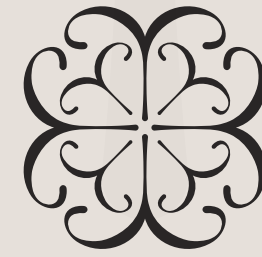
# 4 - Bedroom Penthouse

TYPE D



Internal Living Area : 3389.99 sq. ft.      Outdoor Living Area : 1223.96 sq. ft.      Total Living Area : 4613.95 sq. ft.





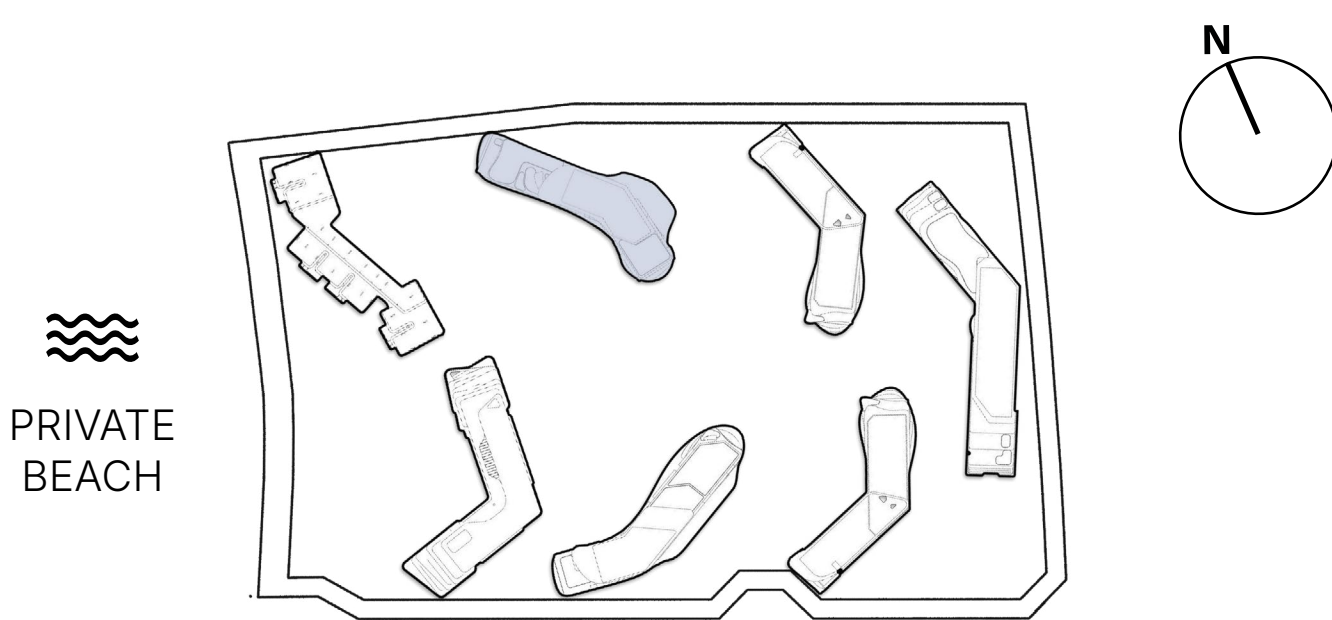
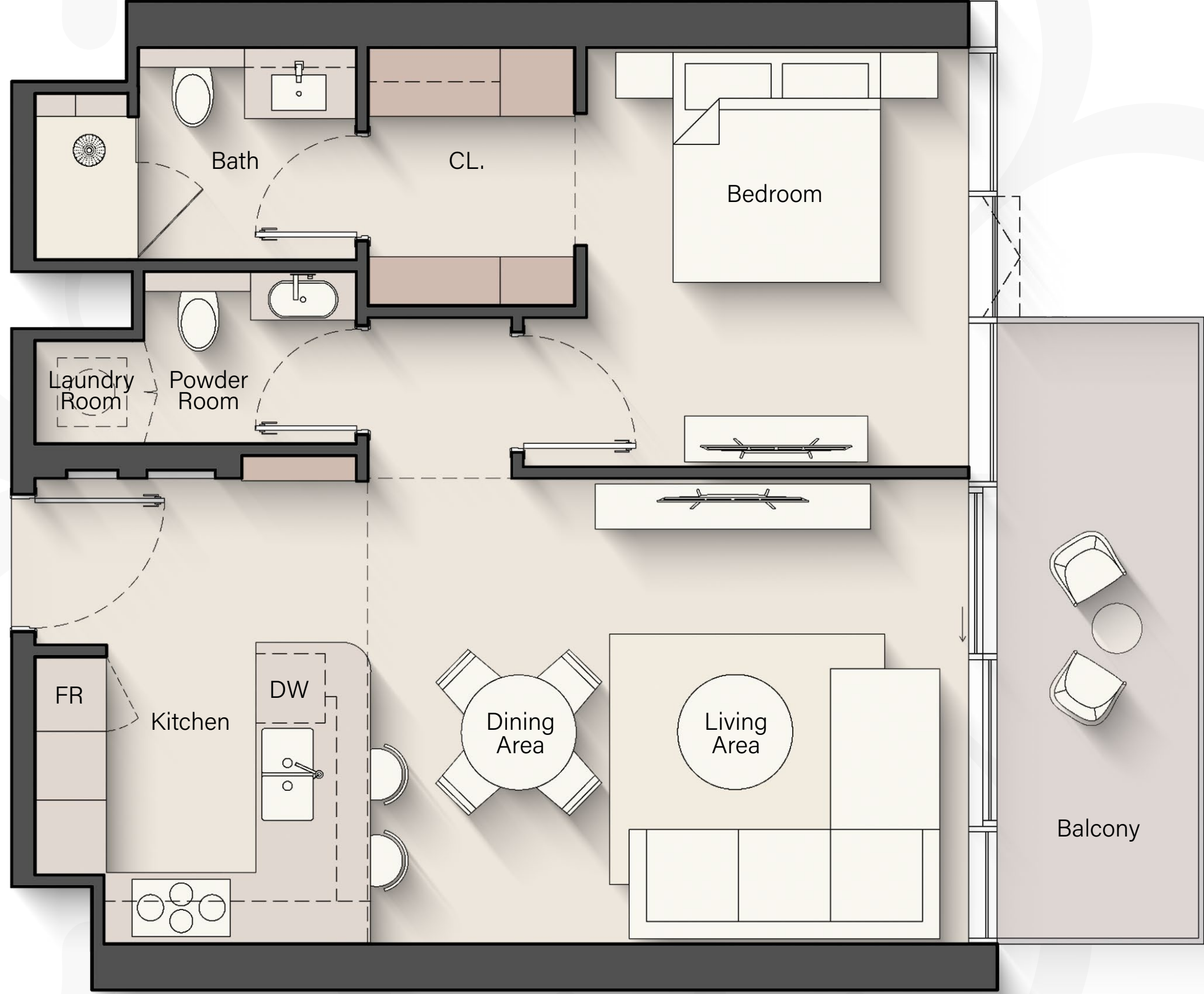
# Floor *Plans*

Tower B



# 1 - Bedroom

TYPE A



**1st - 4th Floor**  
06 - 09, 11 - 13

**5th Floor**  
06 - 09, 11, 12

**6th Floor**  
03 - 05

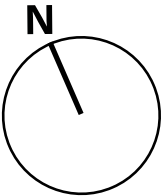
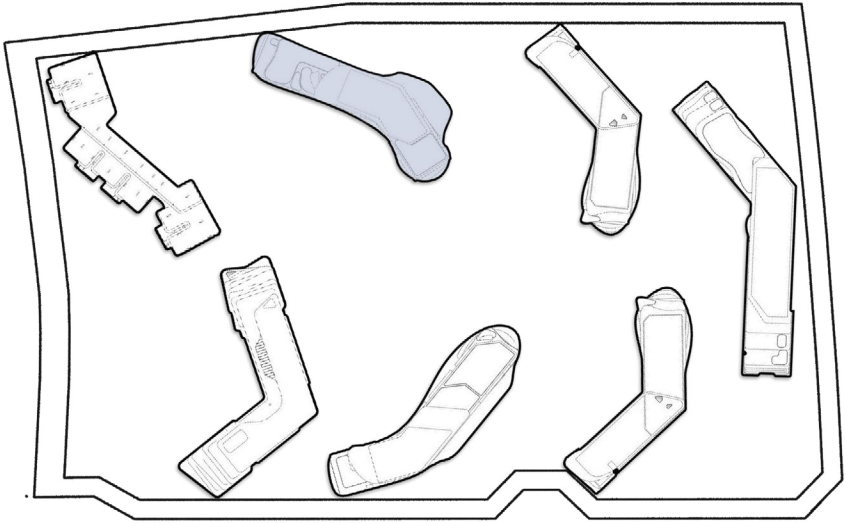


# 1 - Bedroom

TYPE B



PRIVATE  
BEACH



5th Floor  
09

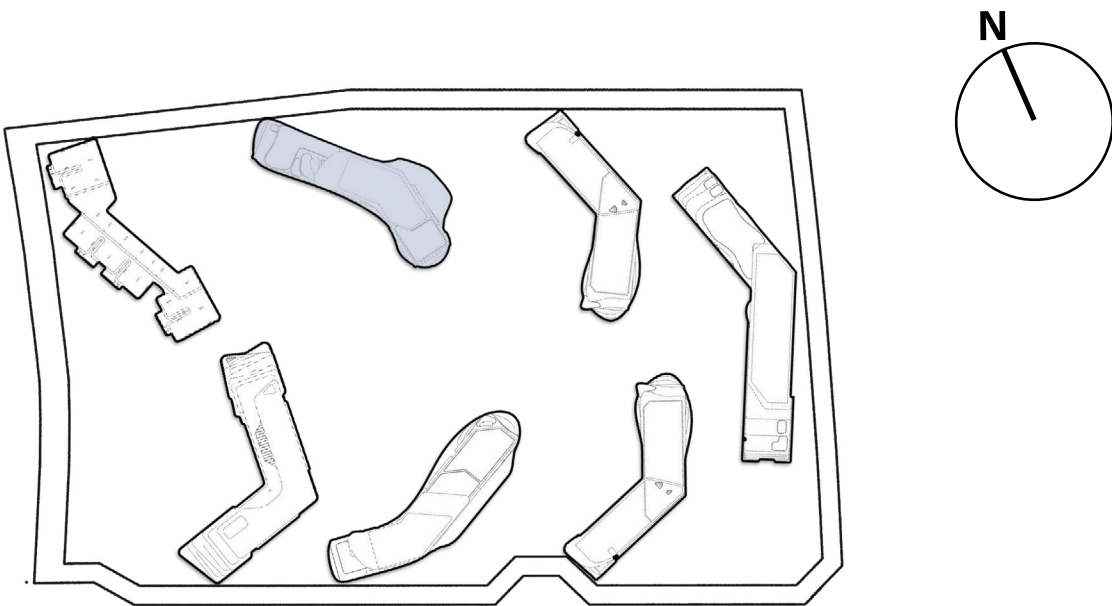
6th Floor  
02



# 1 - Bedroom Corner



PRIVATE  
BEACH



1st - 4th Floor  
14

5th Floor  
13

6th Floor  
06

Internal Living Area : **764.67 sq. ft.**

Outdoor Living Area : **154.14 sq. ft.**

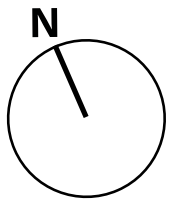
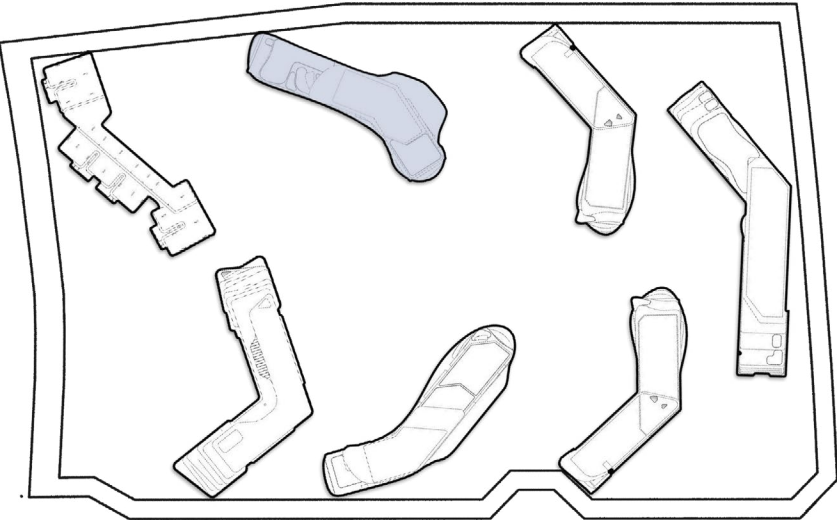
Total Living Area : **918.81 sq. ft.**



# 2 - Bedroom



PRIVATE  
BEACH



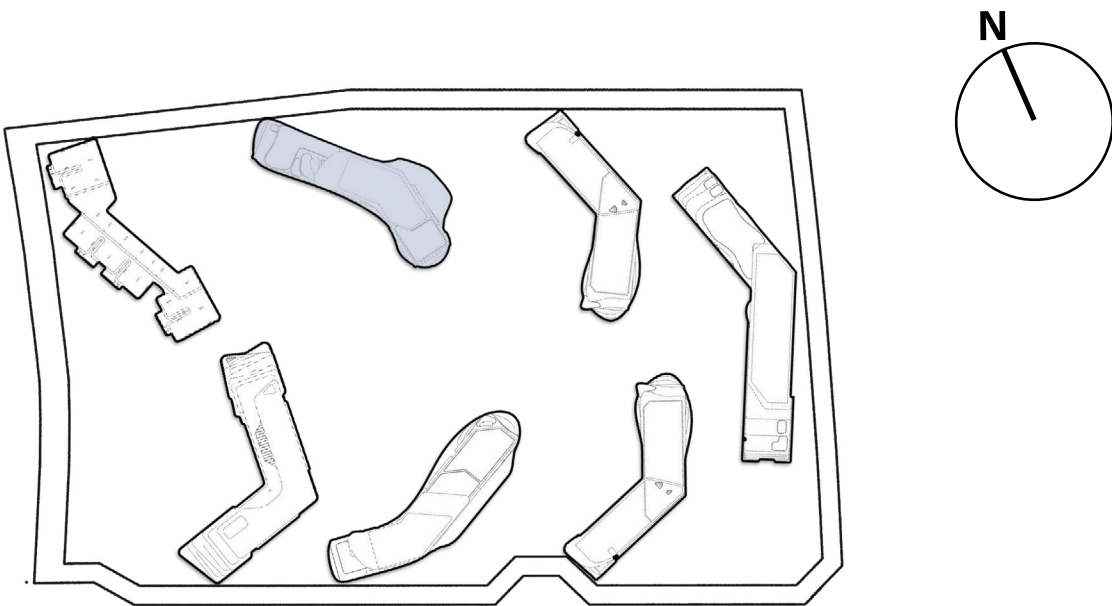
1st - 4th Floor  
10



# 3 - Bedroom



PRIVATE BEACH



1st - 4th Floor  
02,03,04,16

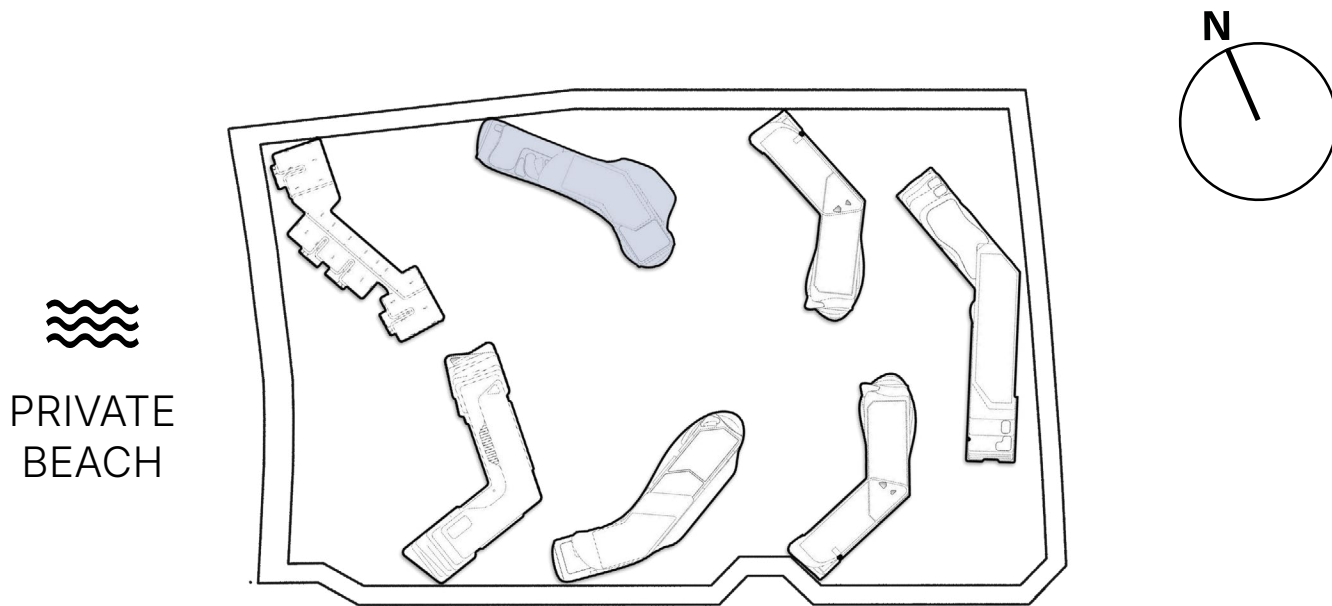
5th Floor  
02,03,04,15

6th Floor  
08



# 3 - Bedroom Corner

TYPE A



1st - 4th Floor

15

5th Floor

14

6th Floor

07

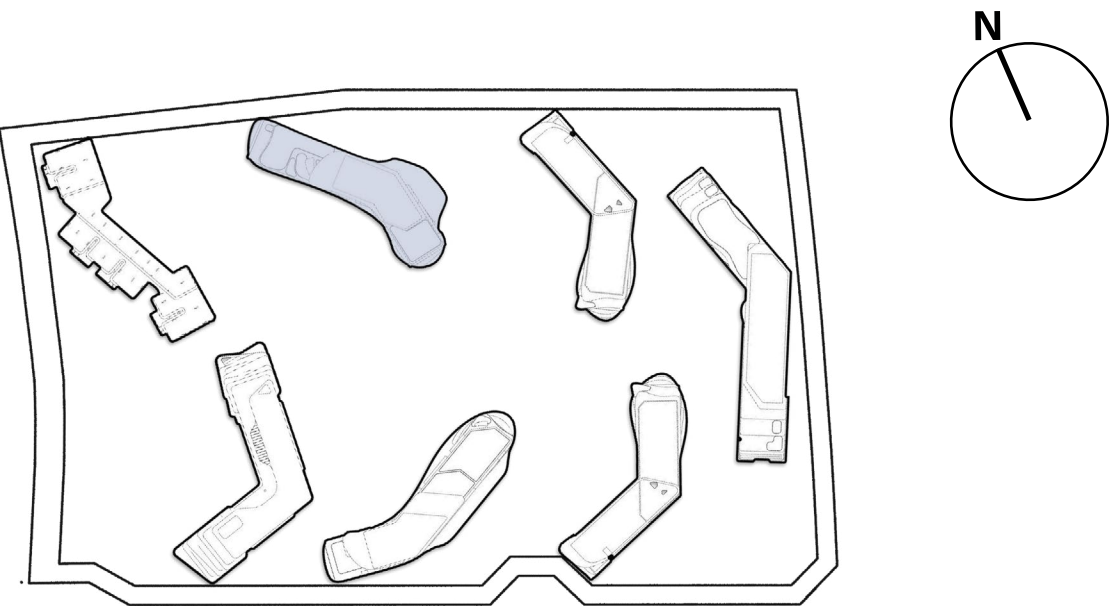


# 3 - Bedroom Corner

TYPE B



PRIVATE  
BEACH



1st - 4th Floor  
01 - 05

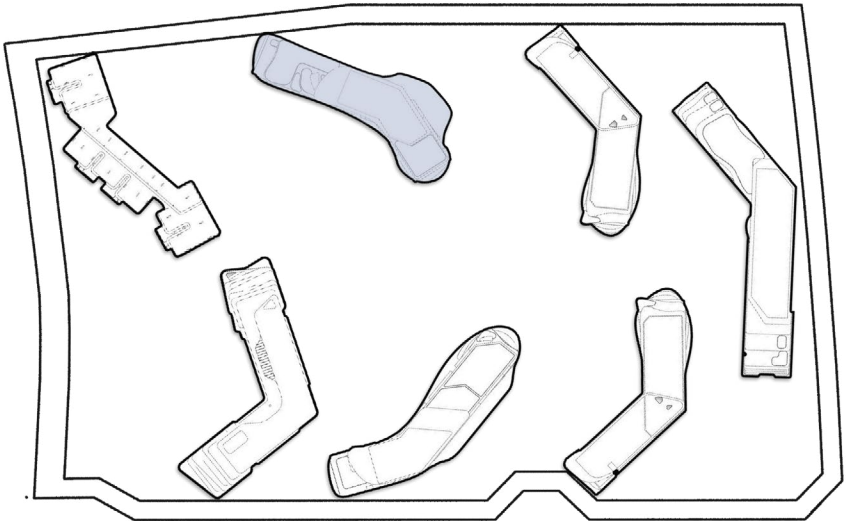


# 4 - Bedroom + S Dual Aspect

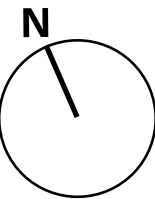
TYPE B



PRIVATE  
BEACH



5th Floor  
01



Internal Living Area : **2469.89 sq. ft.**

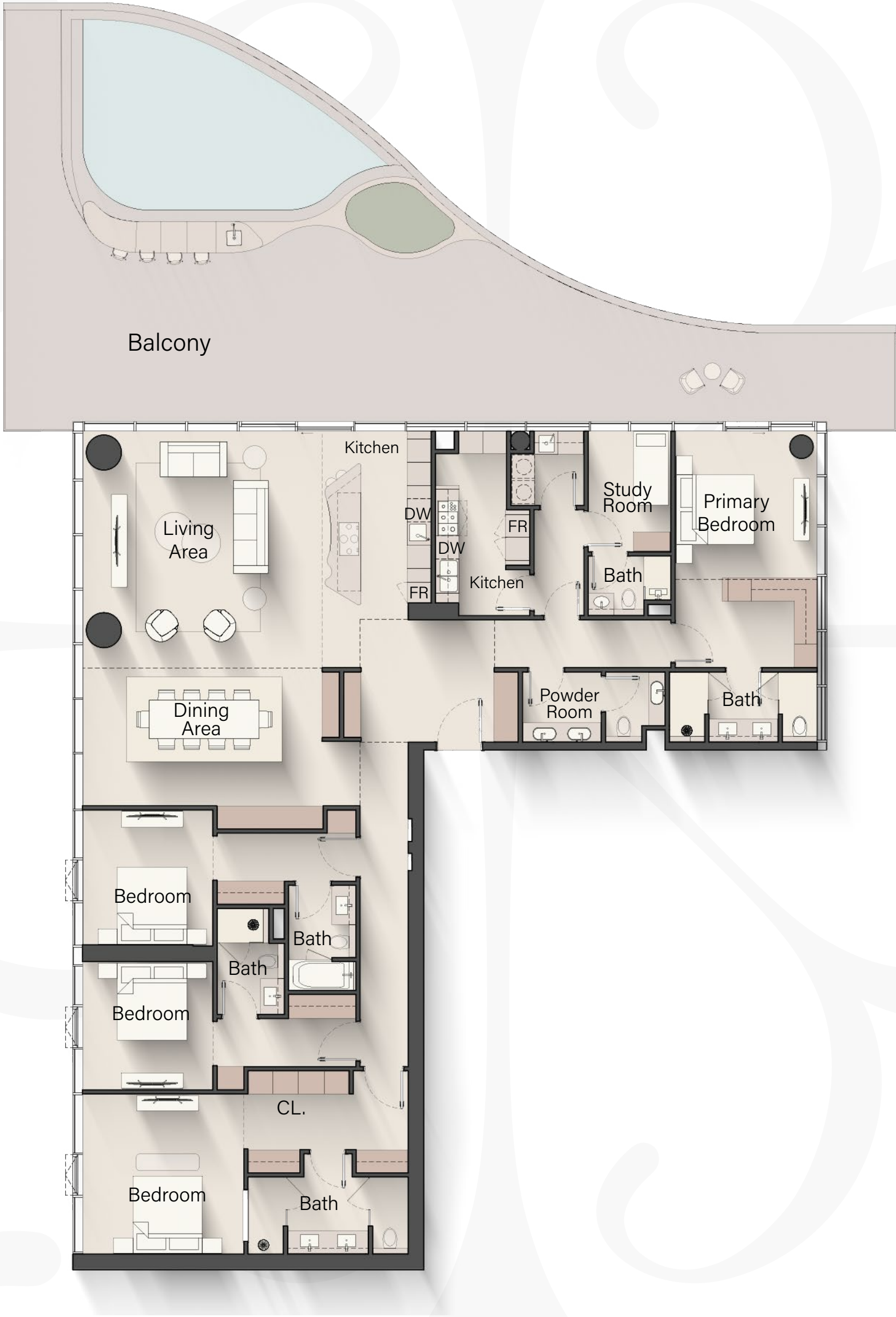
Outdoor Living Area : **627.00 sq. ft.**

Total Living Area : **3096.88 sq. ft.**

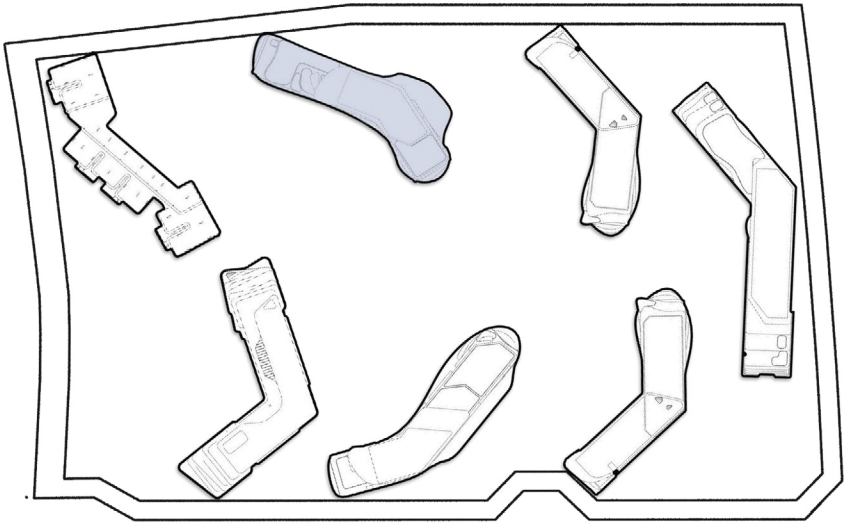


# 4 - Bedroom Penthouse

TYPE B



PRIVATE  
BEACH



1st Floor

08, 09

2nd Floor

12, 13

3rd - 8th Floor

14, 15

Internal Living Area : **3016.37 sq. ft.**      Outdoor Living Area : **1565.61 sq. ft.**      Total Living Area : **4581.98 sq. ft.**





Payment *plan*

20%

At the time  
of booking

10%

60 Days after  
reservation date

5%

120 Days after  
reservation date

5%

180 Days after  
reservation date

5%

240 Days after  
reservation date

5%

360 Days after  
reservation date

5%

On completion of 20%  
construction of the project

5%

On completion of 30%  
construction of the project

5%

On completion of 40%  
construction of the project

5%

On completion of 50%  
construction of the project

30%

On completion





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