

SEA

MIRROR

RESIDENCES



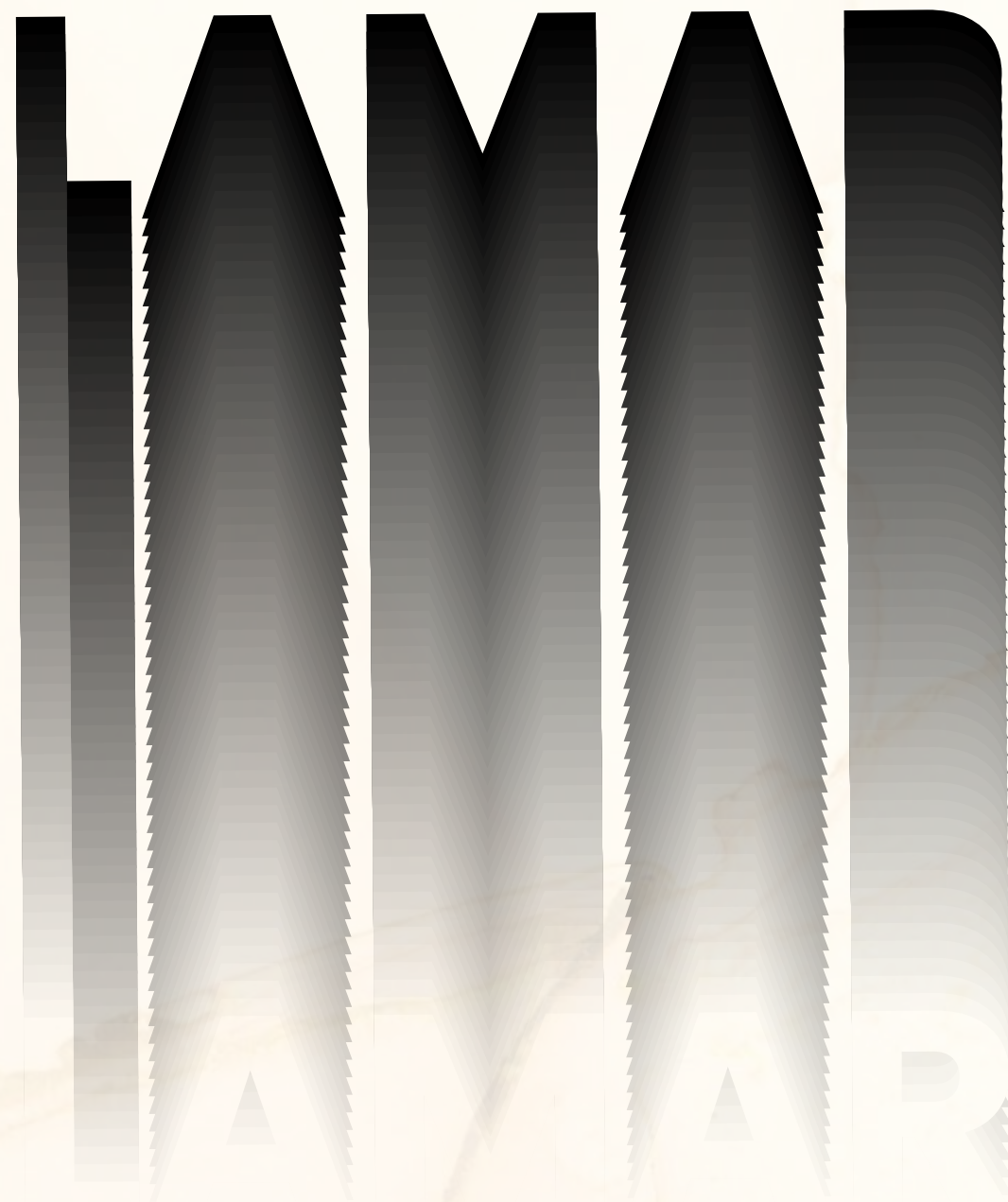
KEY SELLING POINTS

- Exclusive waterfront development on Dubai Canal's most prestigious stretch.
- Architectural design by Marcio Kogan – Studio MK27.
- Only 18 penthouses — boutique scale for utmost privacy.
- Private pools in every penthouse.
- Sunset-facing canal views with no future obstruction.
- Quiet luxury aesthetic — natural materials, earthy palette, art-integrated design.
- Dedicated wellness & lifestyle spaces including wine and cigar lounges.
- Art & architecture intertwined — curated visual journey across both towers.



MEET THE DEVELOPER

Lamar is a visionary, founder-led real estate firm based in Dubai, redefining luxury living through design and innovation.



Global Design Excellence

Collaborates with world-renowned architects and designers like David Chipperfield, Marcio Kogan, and Patricia Urquiola to create timeless spaces.

Signature Developments

Known for curating iconic destinations that blend residences, hospitality, retail, and lifestyle, setting new benchmarks in real estate.

Proven Market Success

A strong track record of high-demand, high-return projects thanks to differentiated design, strategic locations, and premium quality.

Regional & International Reach

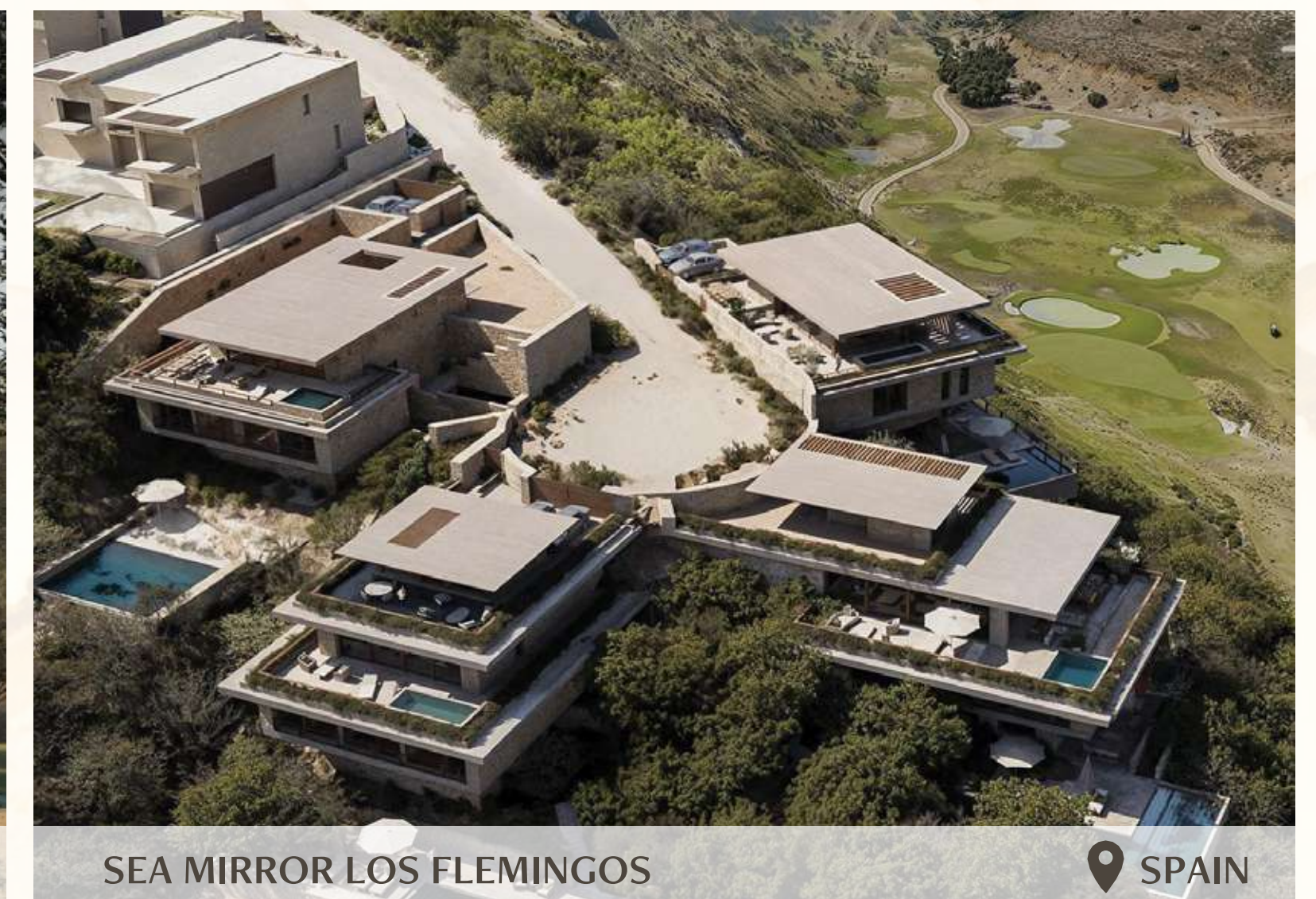
Active across the Middle East and Europe, leveraging deep networks and regulatory expertise.

End-to-End Excellence

In-house engineering and project management ensures seamless delivery and consistent quality across all developments.

SEA MIRROR COLLECTION

- **Brazilian** Architectural Style
- Mental and Physical **Well-being**
- **Boutique** and Distinguished Lifestyle



THE ARCHITECT

STUDIO MK27 is an architectural firm based in Sao Paulo. Founded by **Marcio Kogan** in the 70's, today it is composed of 30 architects and various collaborators worldwide.

As great admirers of the **Brazilian modernist generation**, their architecture places significant value on simple minimalism and attention to detail.

Studio MK27 has won over **250** national and international design awards. The architect firm represented Brazil at the 2012 Venice Architecture Biennale and became a **Prix Versailles** winner in 2019.

Marcio Kogan has also been included in **Epoca Magazine's** 100 Most Influential People in Brazil, **Wallpaper's** 150 Famous for 15 Years and **Dezeen's** 2017 Hot List.



MARCIO KOGAN & STUDIO MK27 — AT A GLANCE

- São Paulo-based architect and former filmmaker.
- 50+ person practice known for a contemporary continuation of Brazilian modernism.
- His film background shapes a “cinematic” approach to space and sequencing.

SIGNATURE ARCHITECTURE & INTERIOR-DESIGN STYLE:

1. **Aesthetic features:** Calm, long horizontal slabs, deep overhangs, razor-clean detailing.
2. **Material palette:** expressive concrete, warm woods, and glass.
3. **Interiors ID:** minimalist, sensual, crafted millwork; neutral tones and natural textures; custom furniture.



PATINA MALDIVES, FARI ISLANDS (2021)
MK27's first resort.



JUNGLE HOUSE (2015/16)
Three-level rainforest retreat with rooftop pool and expansive decks.



CASA PUNTA (2011)
MK27's first major project outside Brazil — a single-level concrete and timber house that translates his São Paulo architectural DNA into a coastal Uruguayan context.



THE ST. REGIS RESIDENCES CASARES — CASARES / COSTA DEL SOL, SPAIN (2025 – 2028)
A branded residences development: 46 homes in low-rise buildings near Marbella, Spain.

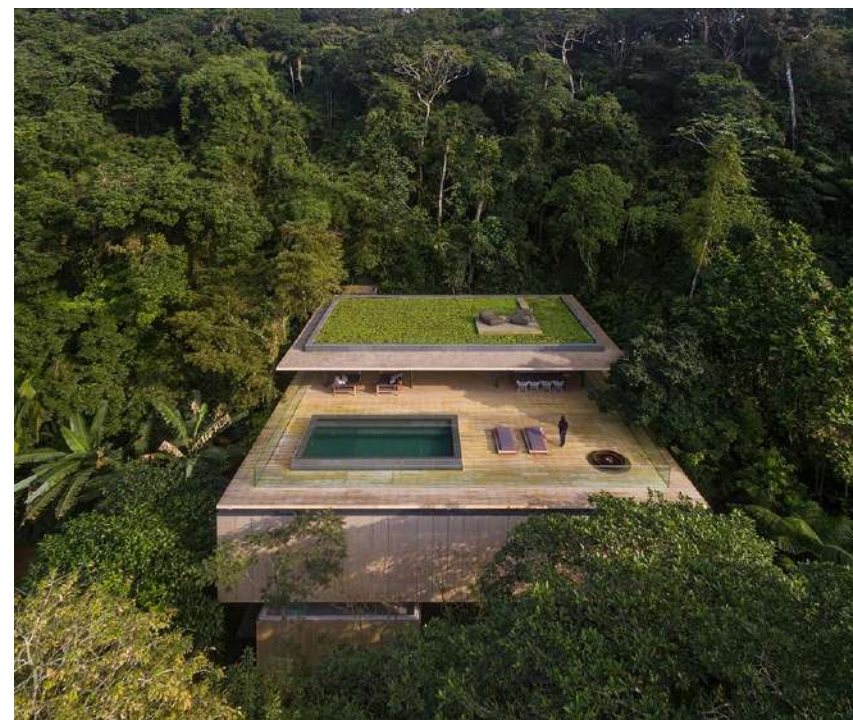


Neo-Futurism / High-Tech Modernism



Brazilian Modernism





THE LANDSCAPE ARCHITECT

*“Jean Mus — the man who designed
the Côte d’Azur”*

Jean Mus is a French landscape architect and garden designer, born in Grasse.

Over a career spanning decades, he has completed more than 1,500 projects worldwide.

Jean Mus helped define the garden-landscape identity of the Côte d’Azur by combining native Mediterranean plants with sculptural design, creating spaces that feel both natural and luxurious.



Jean Mus & Compagnie

NOTABLE PROJECTS & CONTRIBUTIONS

Hotels

- Cheval Blanc Hotel Saint-Tropez.
- The Ritz Paris, Place Vendôme.
- Monte Carlo Bay Monaco.

Residential

- A country house in the Luberon, Gordes.
- Journey from north to south, Netherlands.



THE RITZ PARIS, PLACE VENDÔME - Paris, France



A COUNTRY HOUSE IN THE LUBERON - Gordes, France

LOCATION



Jumeirah
Beach

5 minutes



Burj
Khalifa

12 minutes



Business
Bay

15 minutes



The
Dubai Mall

12 minutes



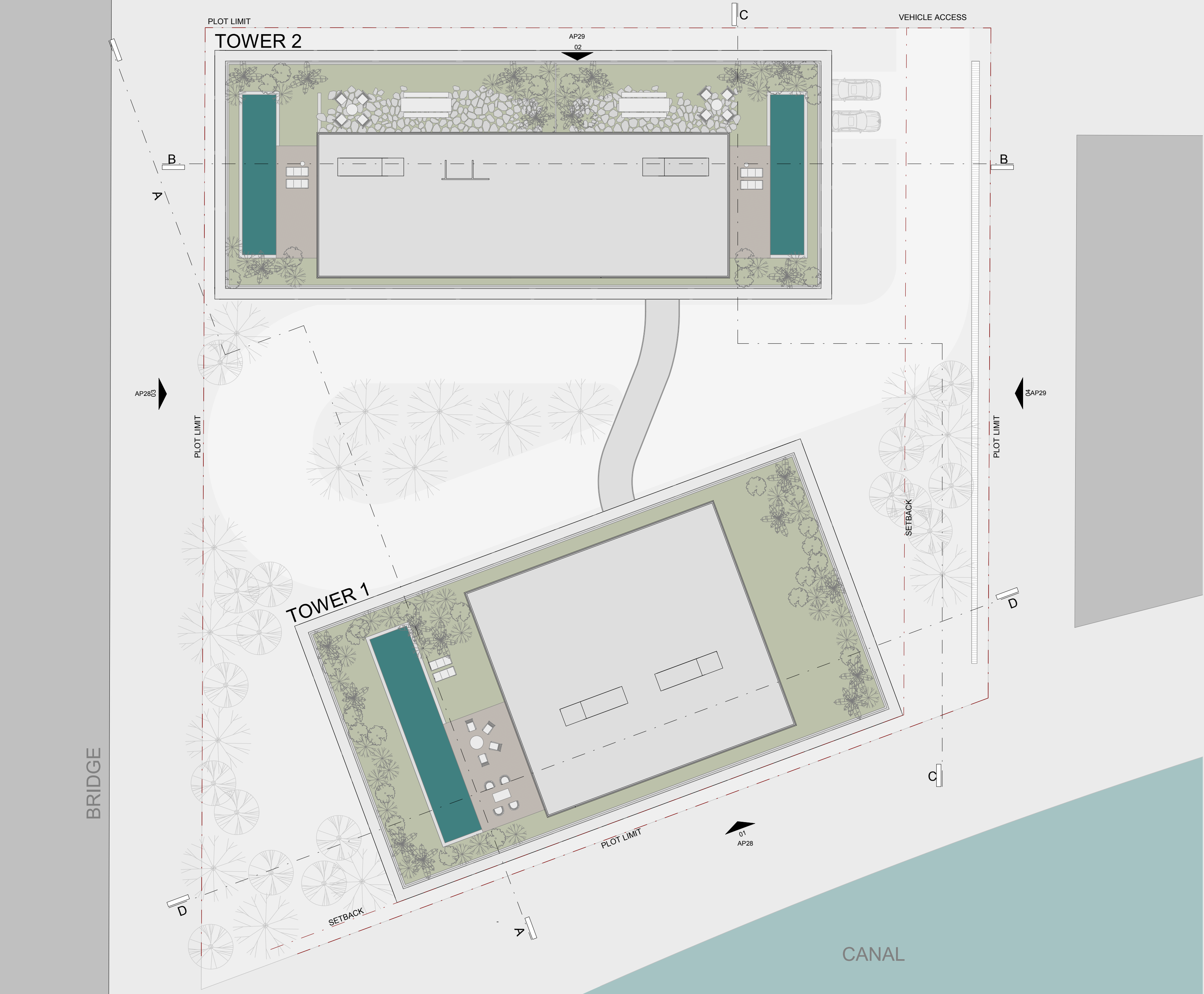
Dubai Intl.
Airport

20 minutes





BIRDS EYE
VIEW



TOWER
CONFIGURATION

3B+G+M+6+R

Tower 1 - MAR
Tower 2 - MOR

Tower 1 - MAR

Tower 2 - MOR

6th & 7th Floor
5BR Duplex
Penthouse

6th & 7th Floor
3BR & 4BR Duplex
Penthouses

1st - 5th Floor
4BR Full-floor
Penthouses

1st - 5th Floor
2BR & 3BR
Penthouses

Mezzanine
Restaurant (MAR) &
Cigar Lounge (MOR)

Ground Floor
Lobby



TOWER CONFIGURATION

3B+G+M+6+R

B1 and B2

- Residents and visitors parking, storage rooms and drivers' rooms

B3

- Lap pool
- Wellness bar
- Female thermal area
- Female changing rooms
- Female tea lounge
- Female massage rooms
- Male heat zone
- Male changing rooms
- Male lounge
- Male massage rooms
- Fitness studio
- Pilates studio
- Silent spin studio
- Male and female changing areas for gym
- Kids room
- Separate gym reception
- Bar







Arrive in Elegance









Elevated Urban Oasis

EXCLUSIVE LUXURY WATERFRONT LIVING

Sea Mirror is primed to become a haven for ultra-high-net-worth individuals.

Nestled along the Dubai Water Canal with impressive views of the canal, sea, and Dubai Skyline.

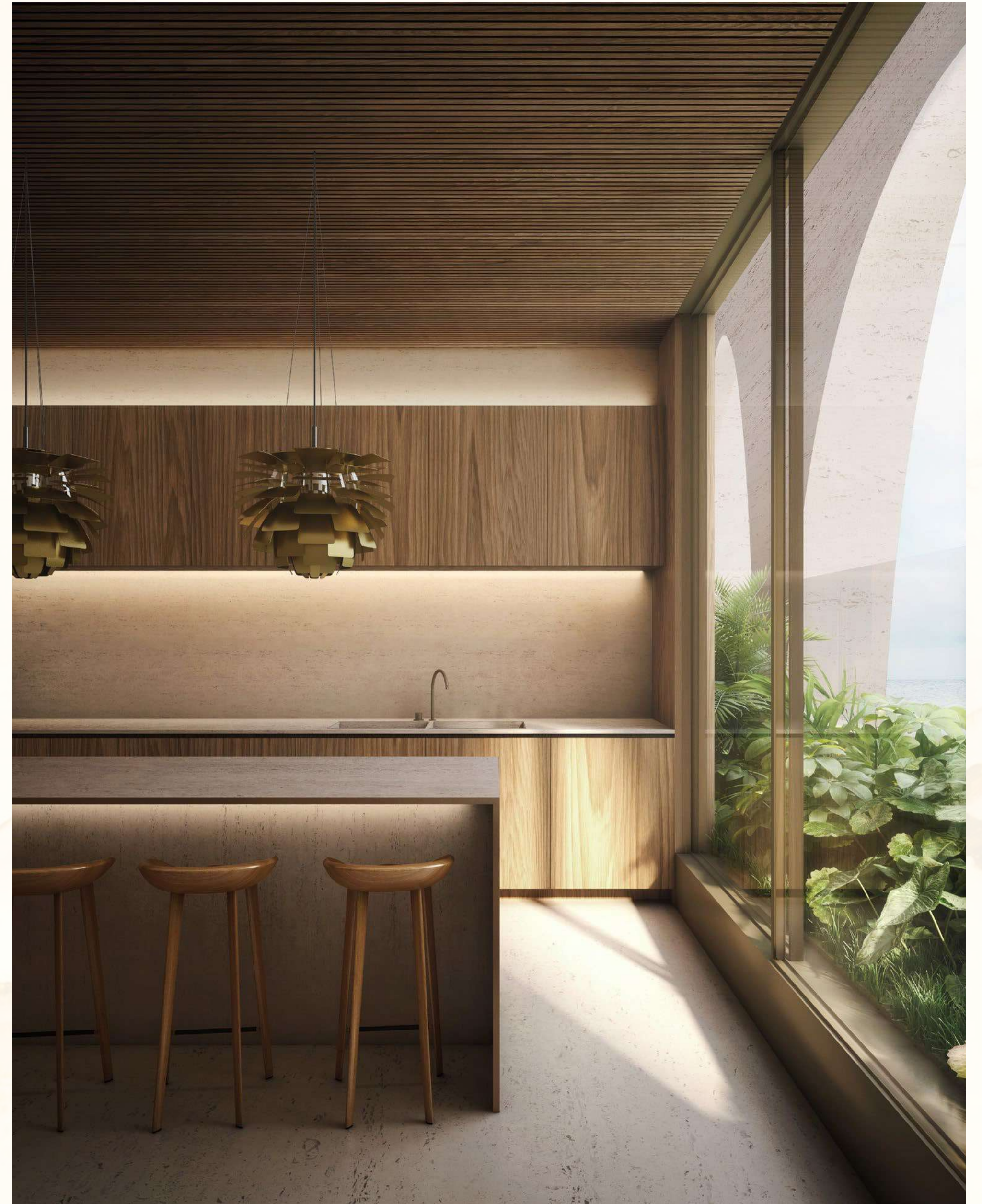
With 18 exclusive penthouses that offer luxury waterfront living.

Attention to detail is at the core of this development where sustainable, modern design meets ultra high-end finishes.





Warm and Calming





Architecture and Interior Design by international
award-winning architect firm Studio MK27.

A design masterpiece blending natural elements with
the richest of earth's materials - wood, glass, and
concrete unite to create a harmonious sanctuary.



Infinity Rooftop Oasis







Bespoke Details



COMMERCIAL
DETAILS

INVENTORY AVAILABILITY

Unit of Interest	Bedrooms	Total Area (sq. ft.)	Price (AED)	Price per sq. ft. (AED)	Views
MOR 302	2 BR	4,756	24,790,000	5,212.80	Dubai Water Canal, Sea, Dubai Skyline
MOR 402	2 BR	4,756	26,125,000	5,493.52	Dubai Water Canal, Sea, Dubai Skyline
MOR 101	3 BR	5,638	29,727,000	5,272.61	Dubai Water Canal, Sea, Dubai Skyline
MAR 101	Full Floor 4 BR	11,011	60,715,450	5,514.07	Dubai Water Canal, Sea, Dubai Skyline
MAR 201	Full Floor 4 BR	11,011	66,700,000	6,057.58	Dubai Water Canal, Sea, Dubai Skyline
MOR 601	4 BR Duplex	11,188	66,900,000	5,979.56	Dubai Water Canal, Sea, Dubai Skyline
MAR 401	Full Floor 4 BR	11,011	71,715,450	6,513.07	Dubai Water Canal, Sea, Dubai Skyline

COMMERCIAL
DETAILS

PAYMENT PLAN - 60/40

Installment No.	Payment Milestone	Payment (%)
1	Booking	10%
2	Within 1 month from booking	10%
3	December 2025	10%
4	March 2026	10%
5	July 2026	10%
6	October 2026	10%
7	Q1 2027	40%
	Total	100

ESTIMATED COMPLETION DATE
Q1 2027

