

LIV
MARITIME

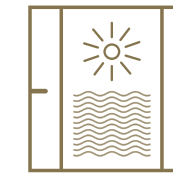
D U B A I M A R I T I M E C I T Y

AFS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS



LIV MARITIME



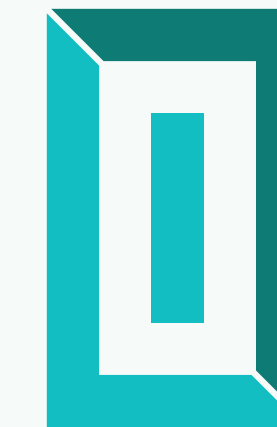
Apartments feature 3 Meter Floor-to-Ceiling windows allowing for natural sunlight & stunning views



A floor of luxurious amenities with an oversized pool and a mixture of fitness, relaxation, and entertainment areas



Breathtaking Views of the Arabian Sea, Jumeirah Coastline & the Rashid Yachts & Marina, & the Downtown Skyline



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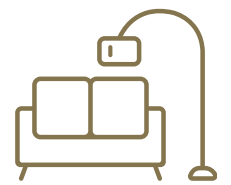
LIV MARITIME – 47 GLEAMING
STORIES OF REFINED LUXURY WITH
BREATHTAKING VIEWS OF THE
ARABIAN SEA, JUMEIRAH
COASTLINE, MARINA AND THE
DOWNTOWN SKYLINE

FLAWLESS TO THE LAST DETAIL

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Homes Equipped with Smart Home Technology – allowing controls from the convenience of your phone



Designed with maximum efficiency in mind, offering more useable space for our residents



Fully fitted Premium European kitchens with the latest innovations

Experience the Forefront of Luxury Living Along the Jumeirah Coastline

Wake up to the tranquility of endless water views,
where your home blends seamlessly with the
horizon.

Located between the Jumeriah Coastline and bustling
metropolitan areas of Downtown Dubai and DIFC, welcome to
Dubai's most up and coming waterfront community.



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Seaside Serenity Meets Modern Luxury

With a stunning glass exterior and at 47 Stories, LIV Maritime offers a unique collection of luxurious homes, prominently positioned along the picturesque Jumeriah coastline.

These homes encourage relaxation, inspiration and reflection amidst the vibrant energy of Dubai.

Where the sky meets the sea, the residences are crafted to encourage life both indoors and outdoors.



LIV MARITIME



LIV MARITIME



Handcrafted Architecture

A Boutique Tower on a Stunning Waterfront Location

Uniquely crafted architecture ensures waterfront views from every apartment.

This boutique residence showcases meticulous attention to detail, from space planning to finishes, offering a blend of cosmopolitan style and serene nature. The residences boast luxurious fixtures, fittings and finishes throughout.



Dubai Maritime City – A Yachting Destination Like No Other

The newest premier sailing and yacht destination redefines waterfront lifestyle with stunning views, serene seas, and an extraordinary coastal experience.

Home to one of the world's largest marinas, experience luxury and world-class facilities at this superyacht hotspot.





The Nautical Marvel

The sleek, modern design of the architecture integrates seamlessly with the lively city backdrop, blending effortlessly with the tranquil beauty of the Gulf Sea.

The Townhouses, Duplexes and the Tower are pushed to the front of the waterfront promenade, allowing for uninterrupted expansive sea views.





LIV MARITIME

LOCATION

DUBAI MARITIME CITY

5 Mins

Rashid Yachts & Marina
Dubai Cruise Terminal

7 Mins

Pearl Jumeirah

10 Mins

J1 Beach
La Mer
Restaurants
Beach Clubs

10 Mins

Dubai Healthcare City

12 Mins

Bulgari Resort
Four Seasons Hotel Jumeirah
Mandarin Oriental Jumeirah

15 Mins

Dubai International Financial Centre (DIFC)
World Trade Centre

18 Mins

Downtown Dubai
Dubai Mall
Business Bay

18 Mins

Gold Souk

20 Mins

Dubai International Airport

20 Mins

Golf Courses & Parks

30 Mins

Palm Jumeirah





Maritime City Upgraded Infrastructure – Roads, Metros, Cruise Terminals

Dubai Maritime City is a key component of Dubai’s Urban Master Plan – transforming the city into a “20 minute city”

Key components include new roads, bridges, metros, water taxi, and cruise terminals in and around Dubai Maritime City to make it a leader in connectivity with the key areas of the city.

The “Al Shindagha Corridor Project”, one of RTA’s largest projects valued at AED 5.3 billion, includes construction of 3 bridges spanning 13 kilometers which will allow extremely fast travel times from Dubai Maritime City to DIFC, Trade Centre, and to other key parts of the city.

The Dubai Metro Extension Project, valued at over AED 18 billion with work to commence this year, will add to what is already the world’s longest driverless and fully automated rail network.

Mina Rashid has become a preferred destination for cruise lines around the world and was recently recognized as the World’s Leading Cruise Port. The port is undergoing further expansion and is set to become one of the largest marinas in the world, with berth capacity for more than 3,000 yachts and boats, the capacity to manage the largest luxury cruises, and a marine centre for discerning luxury travellers.





LIV the Coastal Lifestyle

Welcome to LIV Maritime, where vibrant waterfront living meets modern luxury.

Wake up to stunning views, with beaches and crystal-clear lagoons just steps away. Tree-lined parks invite leisurely strolls and family outings, while the NEW Dubai Mall by the Sea and healthcare facilities cater to your every need.



This is more than just a place to live; it's a lifestyle that embraces both relaxation and convenience.





Discover Coastal Living at LIV Maritime

**A New Level of Luxury Living in Dubai Maritime City,
Striking from Every Angle.**

Striking Views Encompass the Tower – Expansive Endless Views of the Arabian Gulf, the Jumeirah Coastline towards Bvlgari Resort, Burj Al Arab, and Palm Jumeirah, as wells as striking Downtown Dubai and Burj Khalifa Views.

Just outside your door, you'll find a lovely walking promenade along the sea, upscale shops, jogging paths, and inviting coffee houses.





LIV in Exclusivity

An Exquisite Drop-Off Welcomes You

The grand double height lobby takes inspiration from its seaside location, with welcoming curves, rich gold and bronze metal works, luxurious marble details, and flowing design to welcome your arrival.

The entrance boasts 24-hour concierge service and radiates refined luxury from the moment you arrive at the iconic tower.





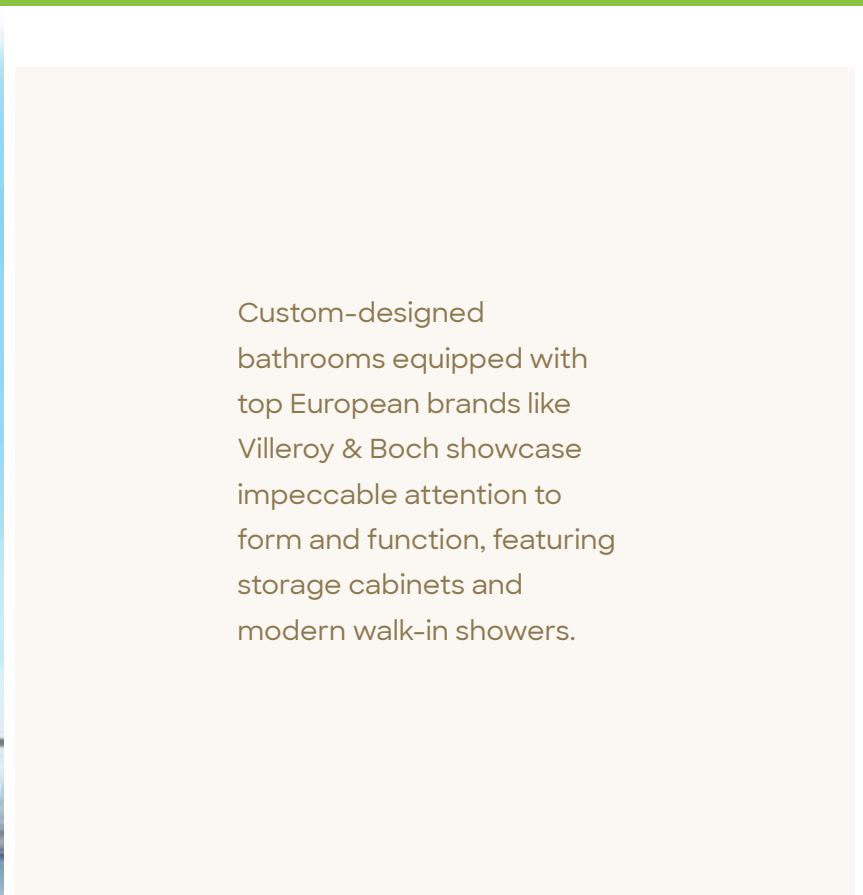
KITCHENS & LIVING ROOMS

Open Concept Floor Plans with 3 Meter High Floor to Ceiling Windows to enjoy stunning views.

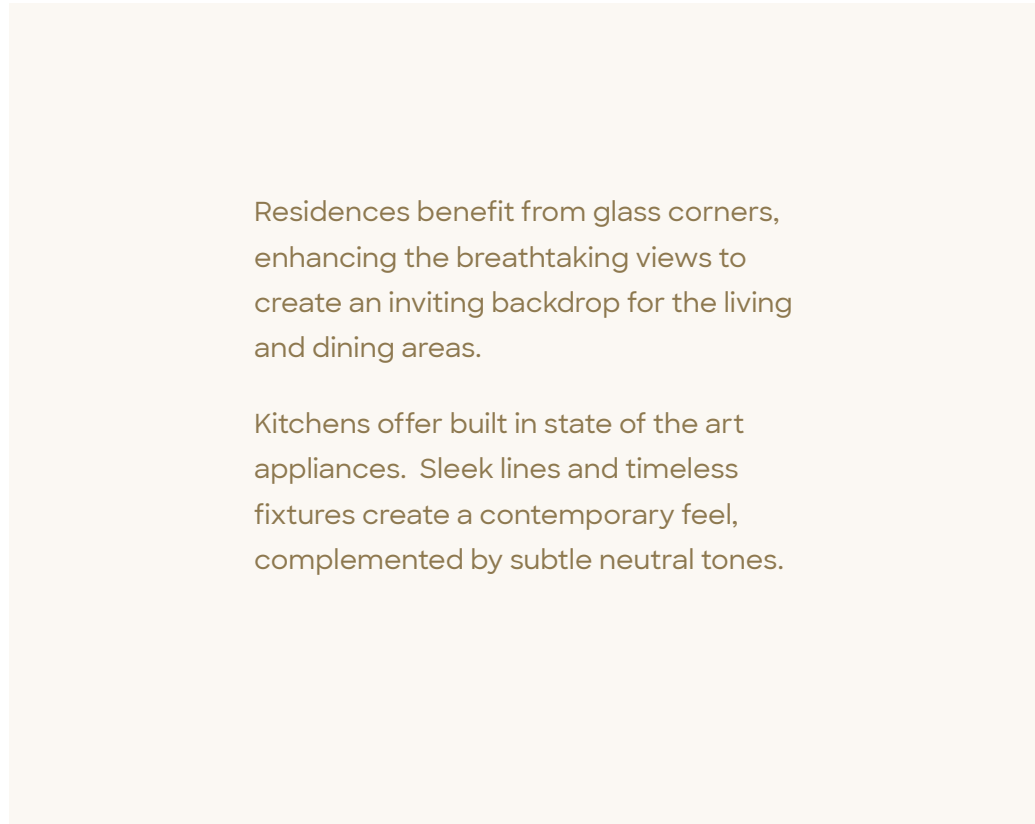


BEDROOMS & BATHROOMS

Carefully crafted bedrooms feature breathtaking waterfront and skyline views, along with generously arranged wardrobes, storage solutions, and shelving, creating a perfect balance of style and practicality.



Custom-designed bathrooms equipped with top European brands like Villeroy & Boch showcase impeccable attention to form and function, featuring storage cabinets and modern walk-in showers.



Residences benefit from glass corners, enhancing the breathtaking views to create an inviting backdrop for the living and dining areas.

Kitchens offer built in state of the art appliances. Sleek lines and timeless fixtures create a contemporary feel, complemented by subtle neutral tones.





THE SIGNATURE COLLECTION

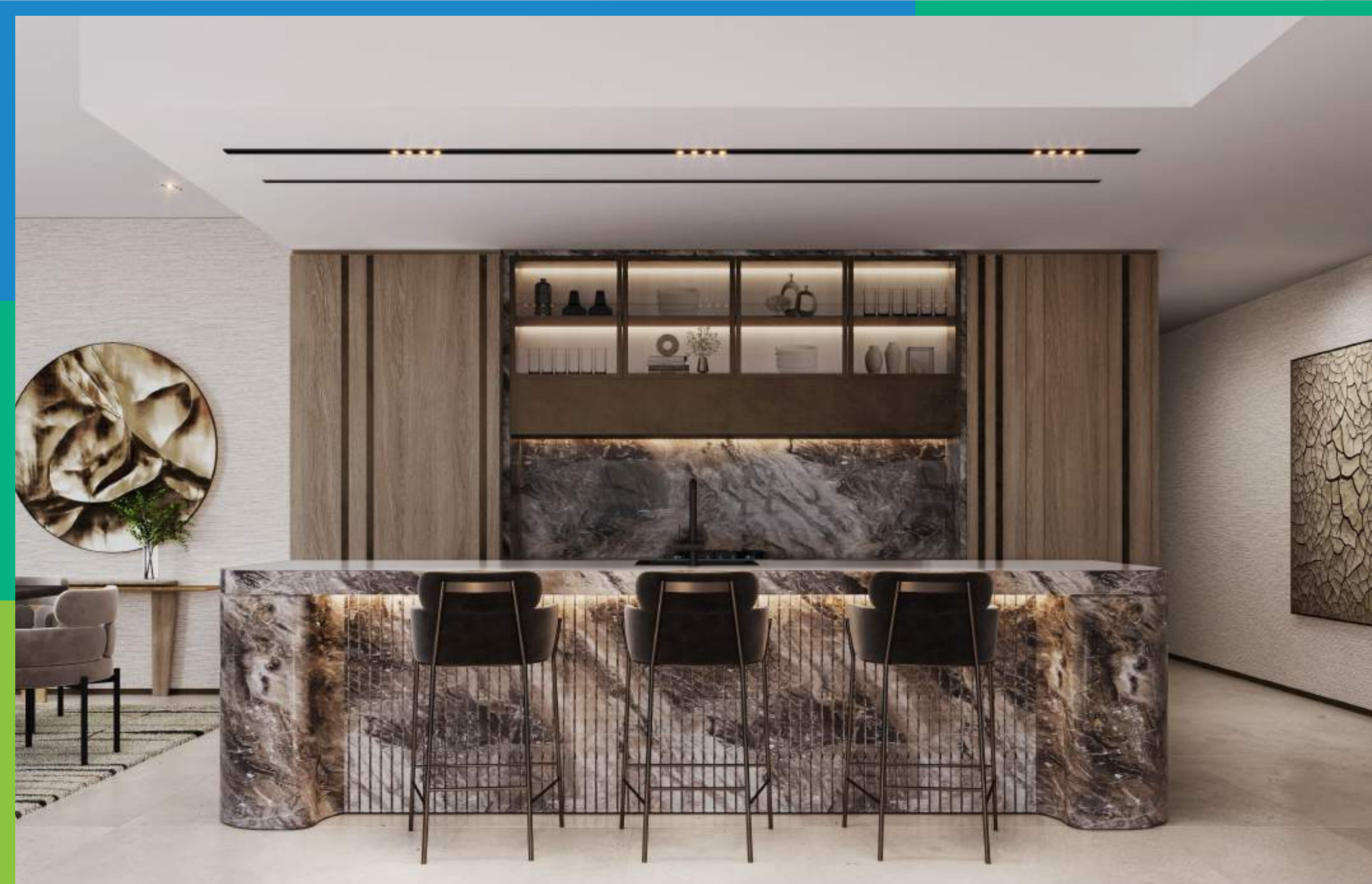
Exquisite Design – Exclusive Living

The Signature Collection at LIV Maritime Comprises A Limited Collection of Super Luxurious Townhouses, Duplexes, & Three Bedroom Residences.

Double Height Indoor and Outdoor Spaces, Private Plunge Pools, & luxurious gold framing, your Signature Home provides residents with a new level of immaculate elegance.

Each Townhouse & Duplex includes a separate access card for exclusive entry, providing private VIP entrances and distinct lobbies for added privacy and convenience.



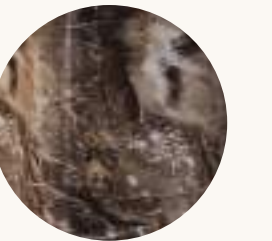
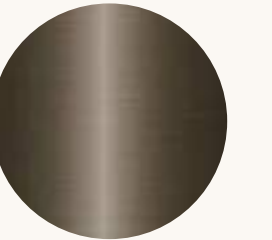


Signature Kitchens – Superior Finishes

Each Signature Unit has been crafted to
elevate Luxury to a new Level

The Signature Residences epitomize elevated design, detail,
and lifestyle, with seaside-inspired color schemes of sand,
coral, water, and sky, the interior palette is soothing,
sophisticated, and naturally modern.

Italian stones and flooring, marble and quartz countertops,
designer appliances, and Italian & German kitchen mixers,
bring together exceptional design, intuitive technology, and
precision engineering in these luxurious Kitchens.





Living Rooms & Dining Spaces with Panoramic Waterfront Views & Private

These grand, double height spaces come with custom fitted doors that slide wide open, creating a seamless transition between indoor & outdoor living.

Living rooms showcase elegant flooring, bespoke joinery, exquisite marble and metals, and ample lighting, emphasizing luxury throughout.





Bedrooms & Bathrooms

Meticulously finished with marble surrounds, soaking tubs, and luxurious showers, LIV Maritime redefines high-end design.

Spacious bedrooms include stunning walk-in wardrobes and cozy lounge areas, complemented by natural wood flooring and tailored furnishings. The LIV Maritime Townhouses exude signature glamour and sophistication in every corner.

These signature homes come equipped with smart home technology, and motorized curtains when optioned with our furniture package.





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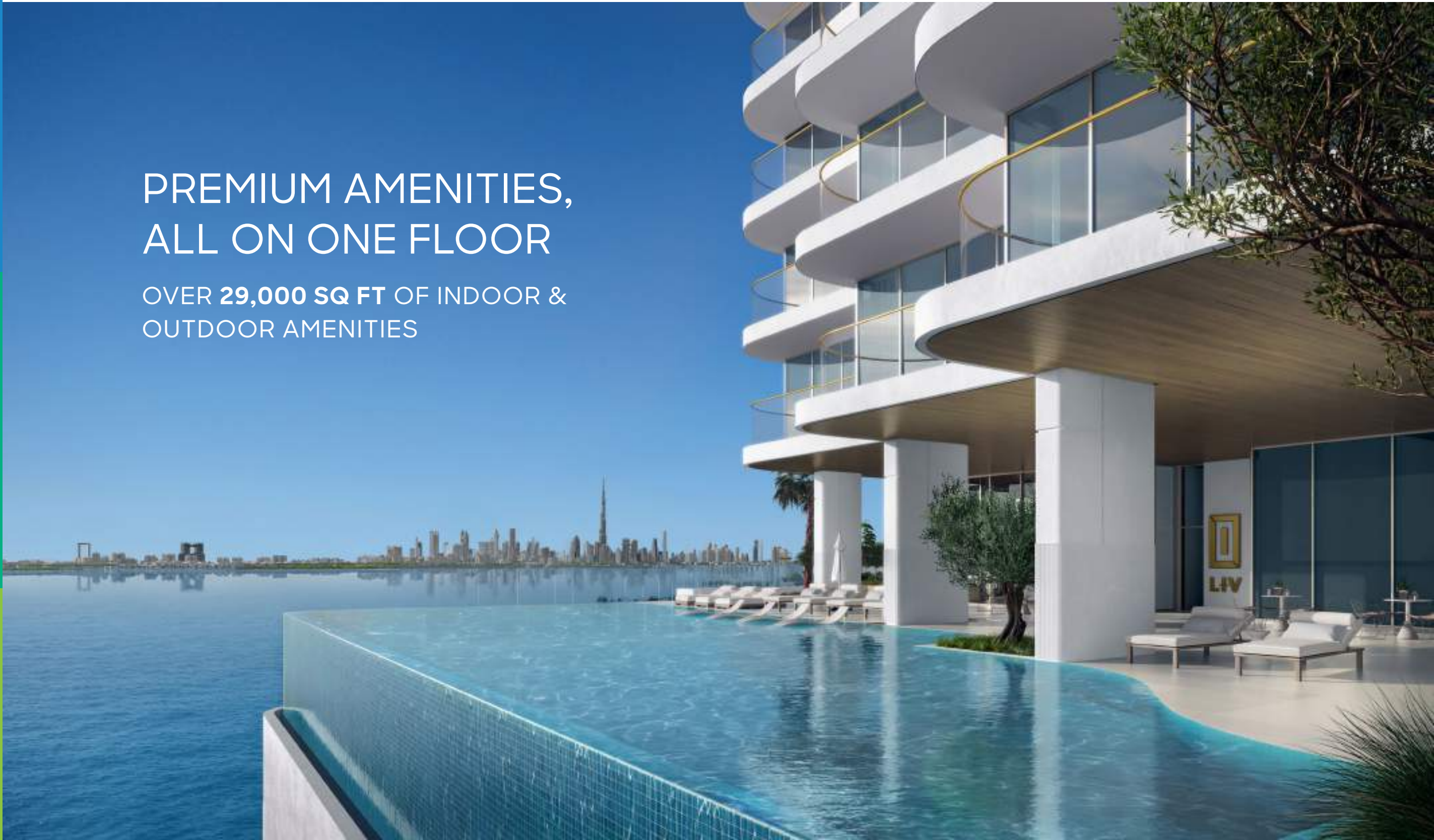


Each Signature home is meticulously designed to elevate the concept of luxury. Your dream home hovers over the shore, offering dramatic water vistas and spectacular views of the Dubai Skyline at night.

These Signature Homes boast Private Entertainer Terraces and gardens for your enjoyment. With soaring double-height spaces and seamless indoor-outdoor flow, these homes are designed for luxurious living.

PREMIUM AMENITIES,
ALL ON ONE FLOOR

OVER 29,000 SQ FT OF INDOOR &
OUTDOOR AMENITIES



LEVEL 06 AMENITIES + GARDEN UNIT

LIV MARITIME CITY

- | | | | |
|-----------------------|--------------------|-------------------------------|-------------------------|
| Indoor Gym | Outdoor Yoga | Kids Play Room | Outdoor Dining & Lounge |
| Yoga Studio | Padel Court | Conference Room | Infinity Pool |
| Men's Steam & Sauna | Kids Play Area | Residents Lounge | Jacuzzi |
| Ladies' Steam & Sauna | Golf Putting Green | Residents Private Dining Area | Kids Pool |
| Outdoor Gym | BBQ & Dining Area | Residence Gardens | |



Residents Lounge with Private Dining Spaces

Finished with luxurious finishes, the lounge has dining areas, large islands, tv seating areas, and entertainment zones.

A dedicated residents lounge to invite family or friends, or hold private functions. Enjoy meals overlooking pristine blue waterfront, or host evening dinners in the indoor and outdoor spaces.

Dedicated Conference Room

with state of the art presentation, audio, and video equipment built in.



Outdoor Seating Lounges
& Entertaining Counters



Kids Play Room

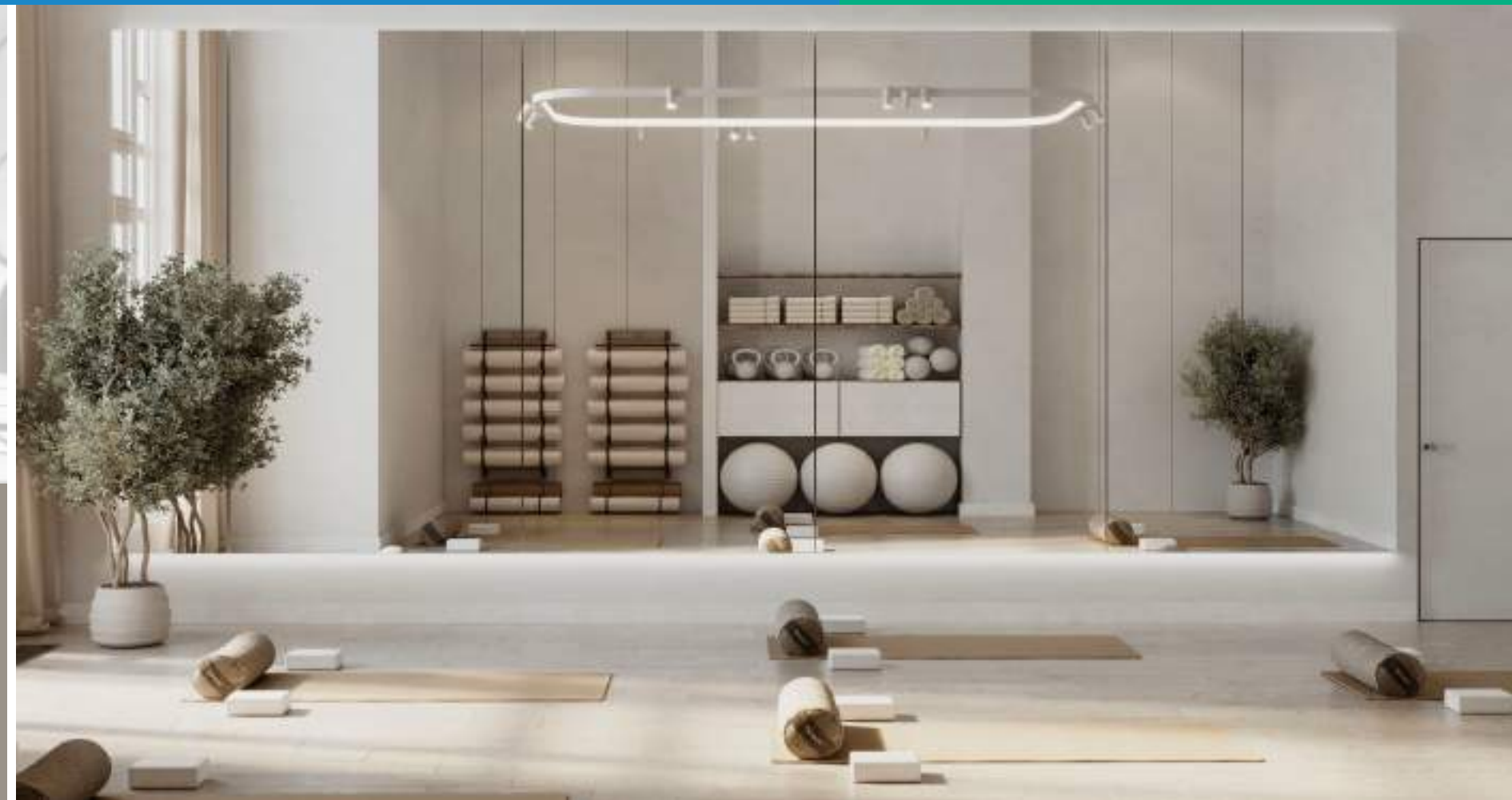


Outdoor Zen Garden & Yoga & Pilates Zones



Yoga Room

Our revitalizing Yoga Studios – where health and wellness blend seamlessly in a tranquil setting.



Dedicated SPA with
Sauna & Steam Room



LIV MARITIME



LIV FIT – Gym

A fully equipped State of the Art Fitness Center.
Train With the latest, cardio, strength and free-weight equipment.

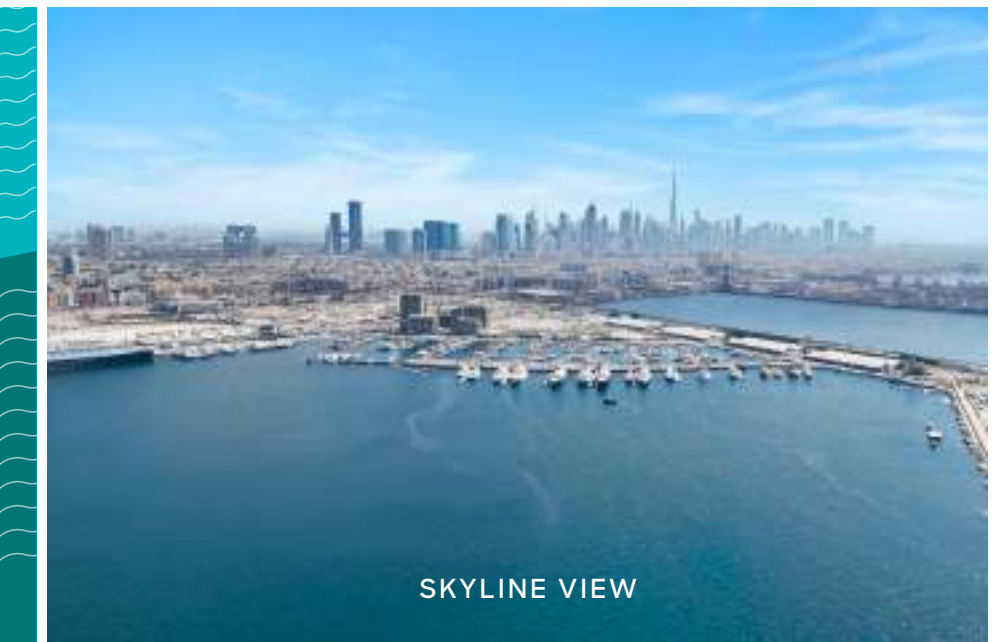
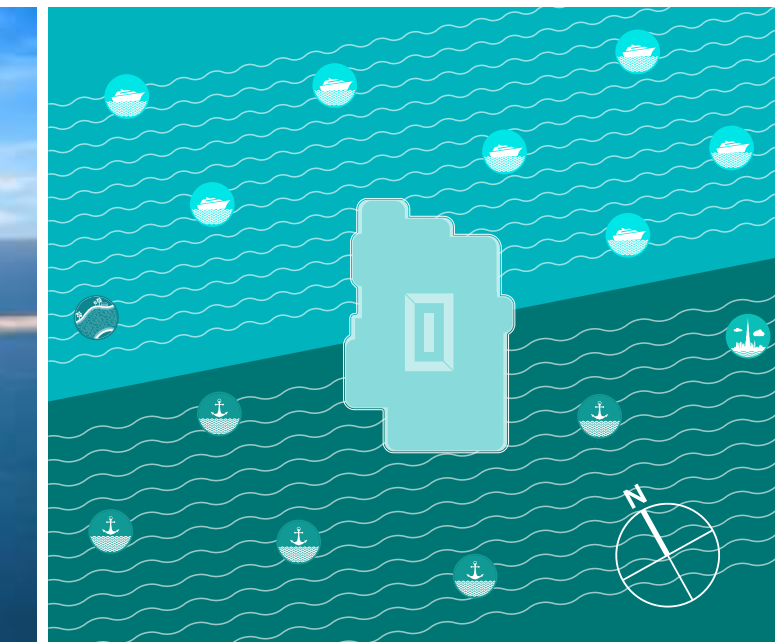
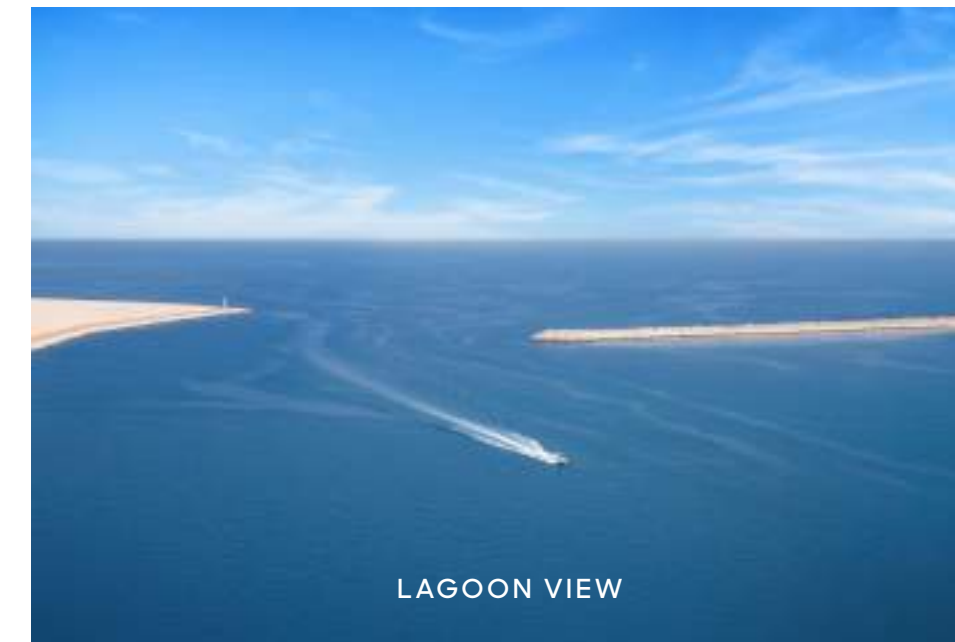


LIV MARITIME

TYPICAL FLOORPLANS

Apartment Feature Sea/Marina, Jumeirah Shoreline, Skyline & Lagoon Views

1 BR & 2 BR RESIDENCES
3 BR SIGNATURE RESIDENCES
DUPLEX & TOWNHOUSE





TYPICAL FLOORPLANS

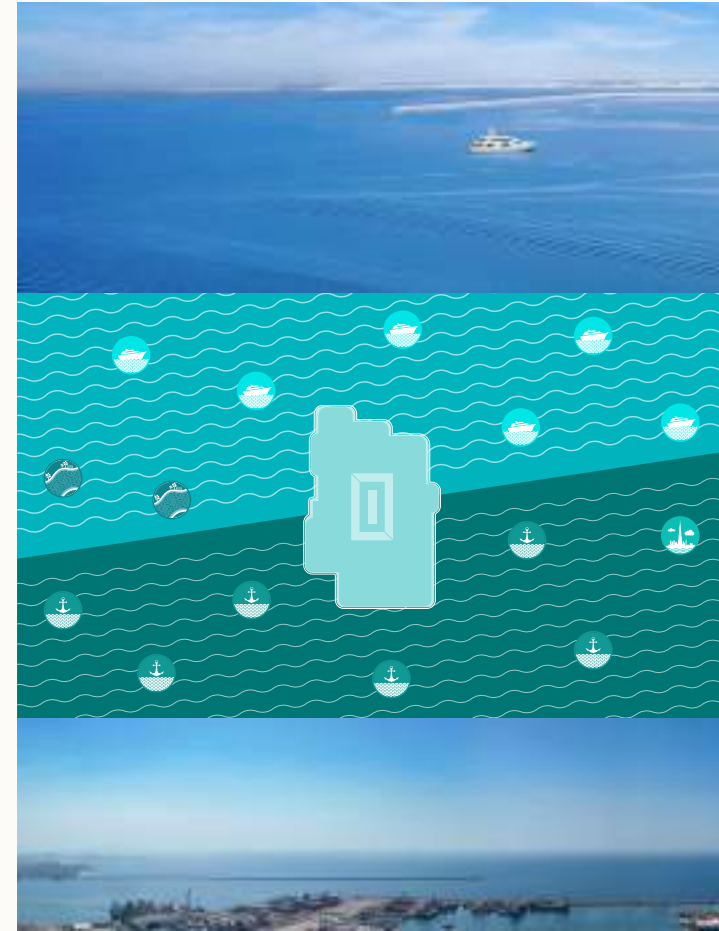
Residential Levels



Level 07

1 & 2 Bedroom Units

2 BR - A	(01)
1 BR - B	(02)
1 BR - C	(03)
1 BR - D	(04)
2 BR - B	(05)
1 BR - E	(06)
1 BR - A + TERRACE	(07)



TYPICAL FLOORPLANS

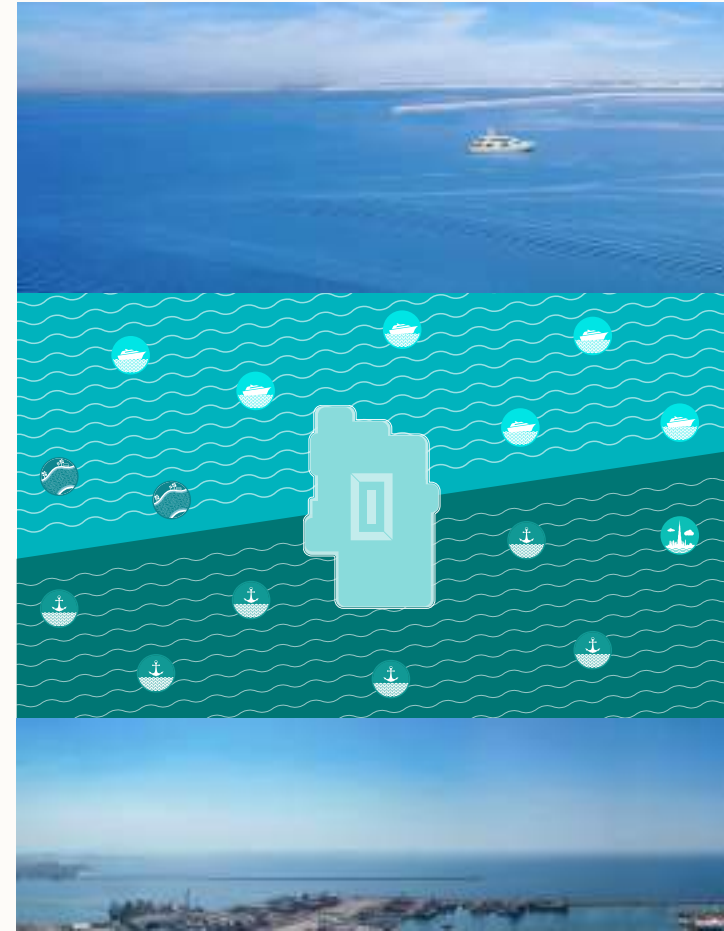
Residential Levels



Levels 08 - 24

1 & 2 Bedroom Units

2 BR - A	(01)
1 BR - B	(02)
1 BR - C	(03)
1 BR - D	(04)
2 BR - B	(05)
1 BR - E	(06)
1 BR - A	(07)





TYPICAL FLOORPLANS

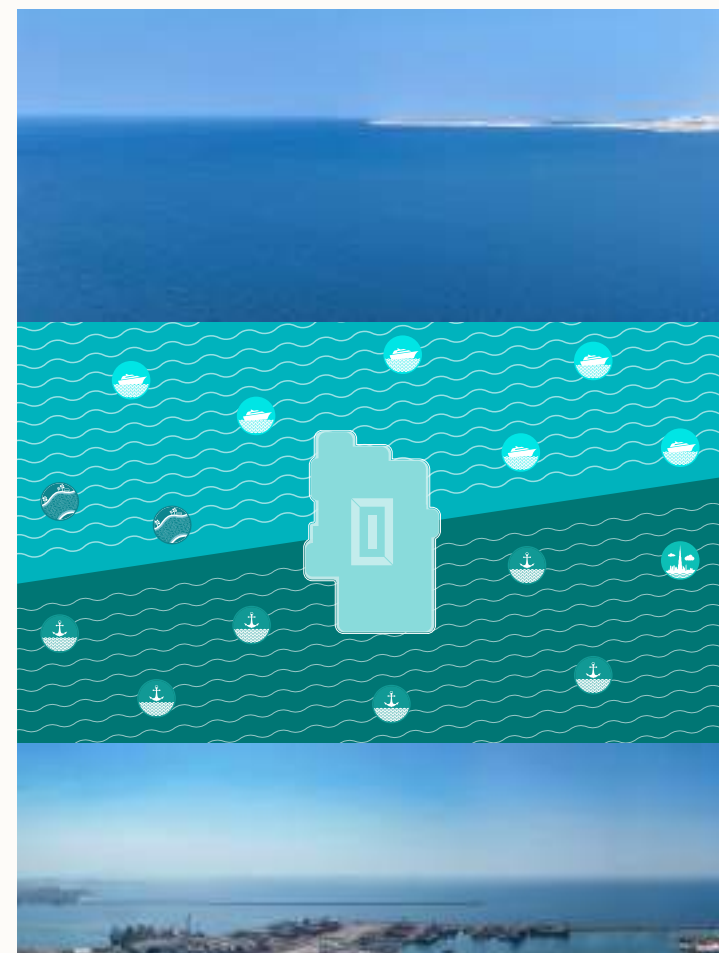
Residential Levels



Levels 27 - 37

1 & 2 Bedroom Units

2 BR - A	(01)
1 BR - B	(02)
1 BR - C	(03)
2 BR - C	(04)
1 BR - F	(05)
1 BR - E	(06)
1 BR - A	(07)



TYPICAL FLOORPLANS

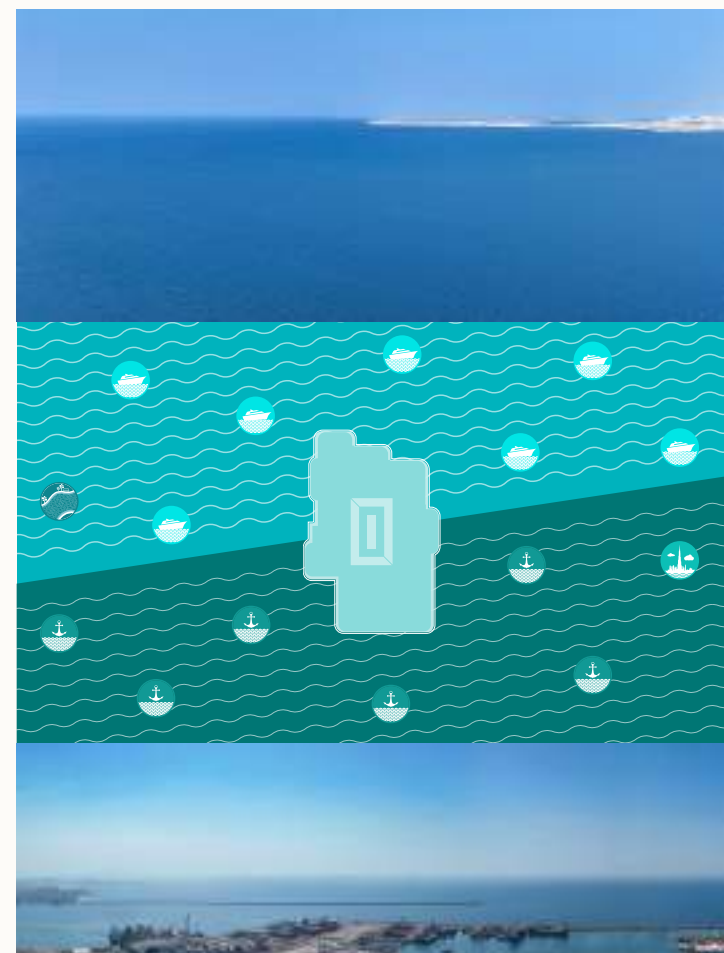
Residential Levels



Levels 38 - 41

1 & 2 Bedroom Units

2 BR - A	(01)
1 BR - B	(02)
1 BR - C	(03)
2 BR - C	(04)
2 BR - D	(05)
1 BR - A	(06)





TYPICAL FLOORPLANS

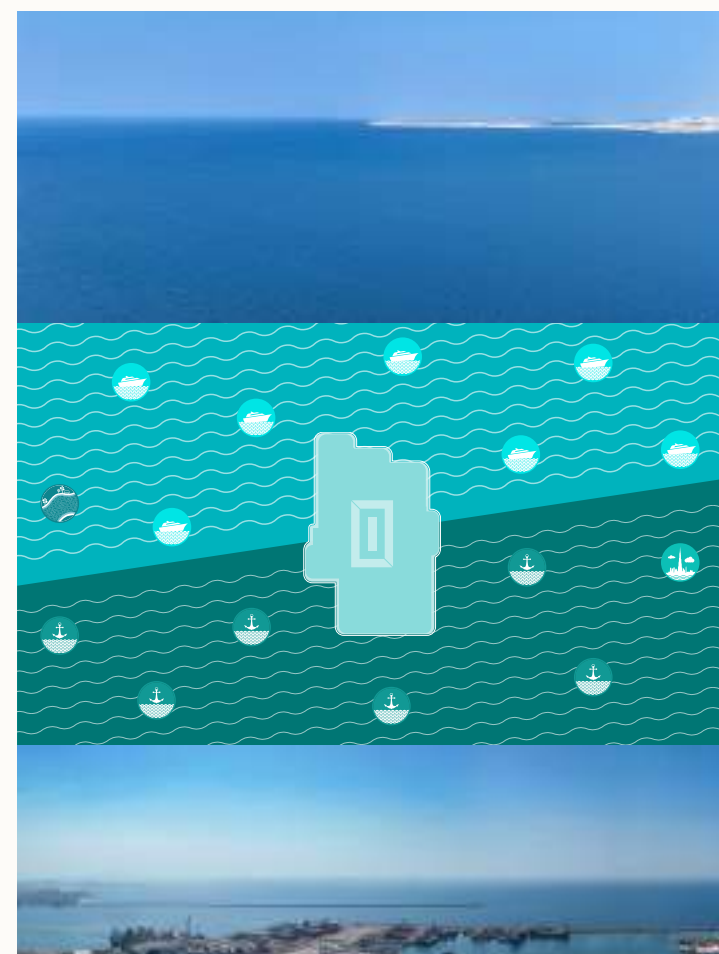
Residential Levels



Level 42

2 Bedroom Units
3 Bedroom Signature Units

- 3 BR - A SIGNATURE (01)
- 3 BR - B SIGNATURE + TERRACE (02)
- 2 BR - E (03)



TYPICAL FLOORPLANS

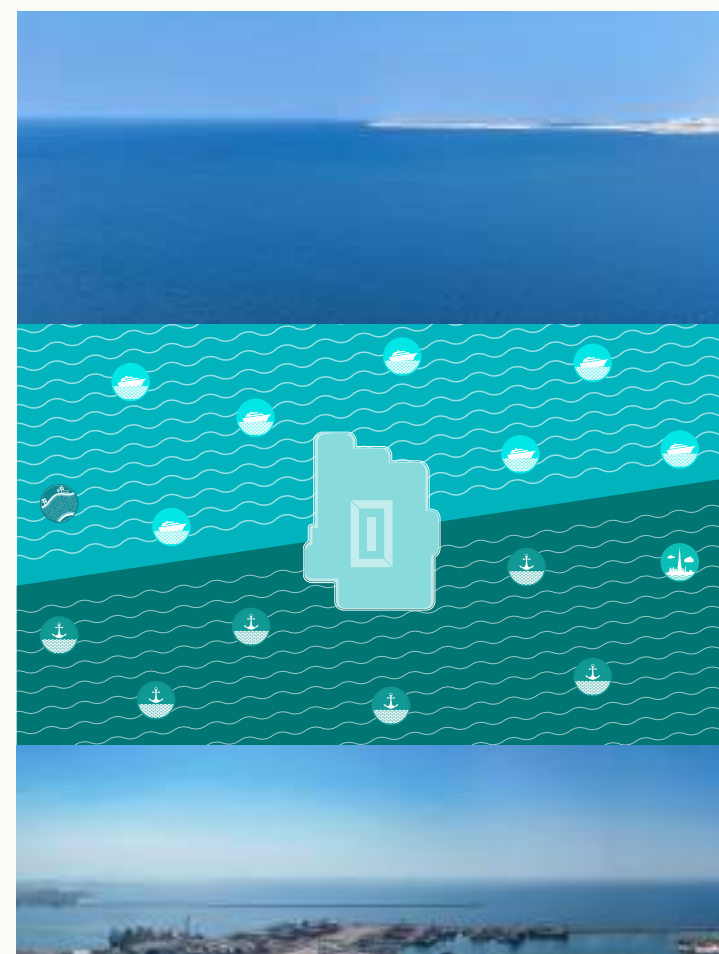
Residential Levels



Levels 43 - 44

2 Bedroom Units
3 Bedroom Signature Units

- 3 BR - A SIGNATURE (01)
- 3 BR - B SIGNATURE (02)
- 2 BR - E (03)





TYPICAL FLOORPLANS

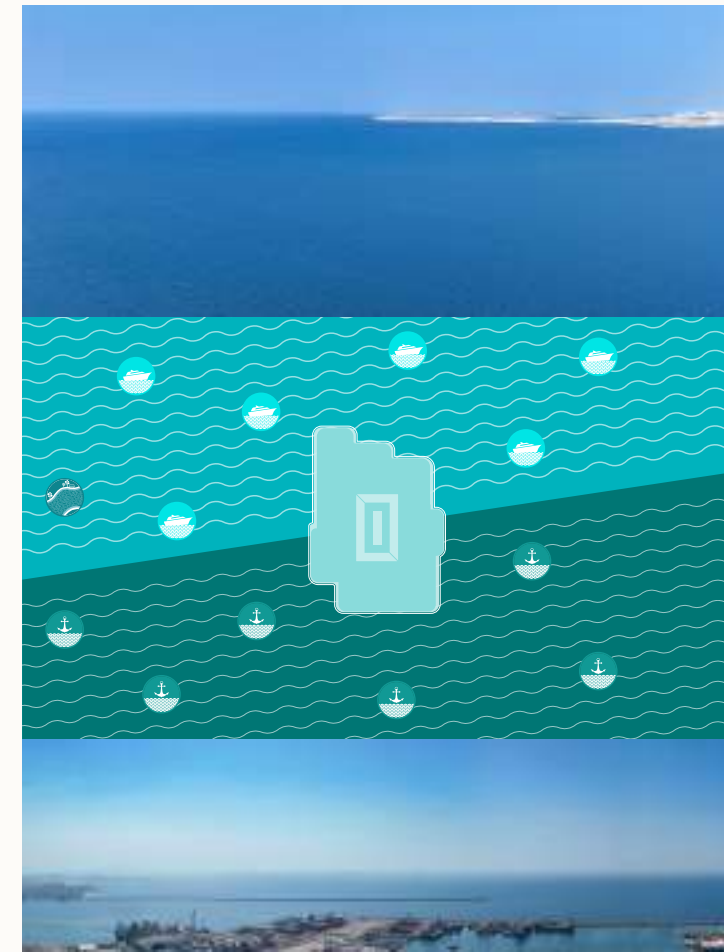
Residential Levels



Level 45

3 Bedroom Signature Units

- 3 BR - C SIGNATURE + TERRACE (01)
- 3 BR - B SIGNATURE (02)



TYPICAL FLOORPLANS

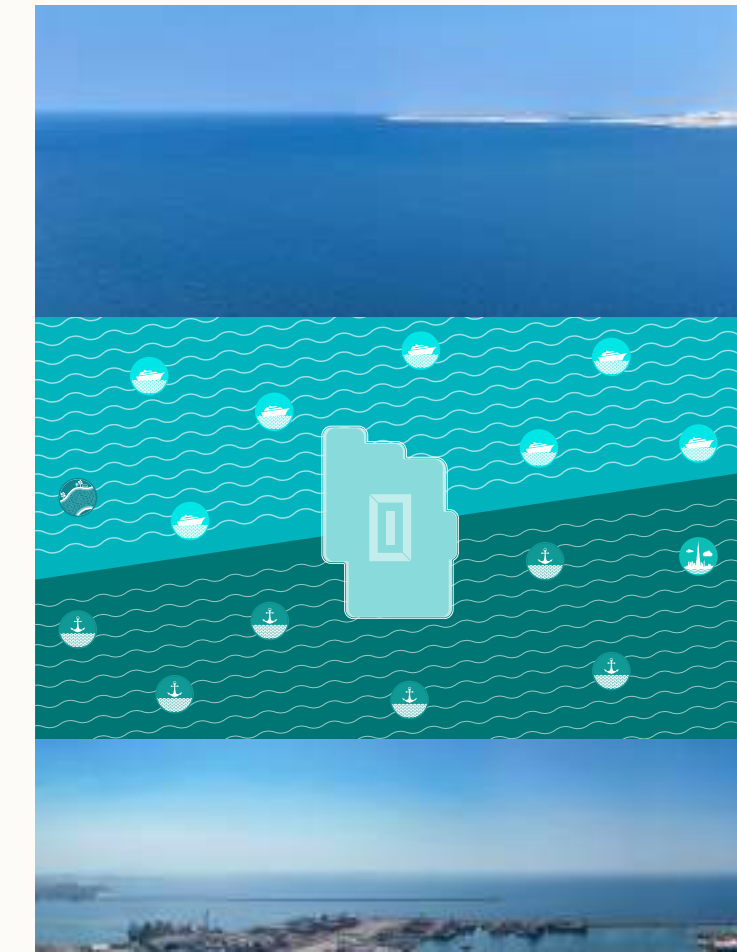
Residential Levels

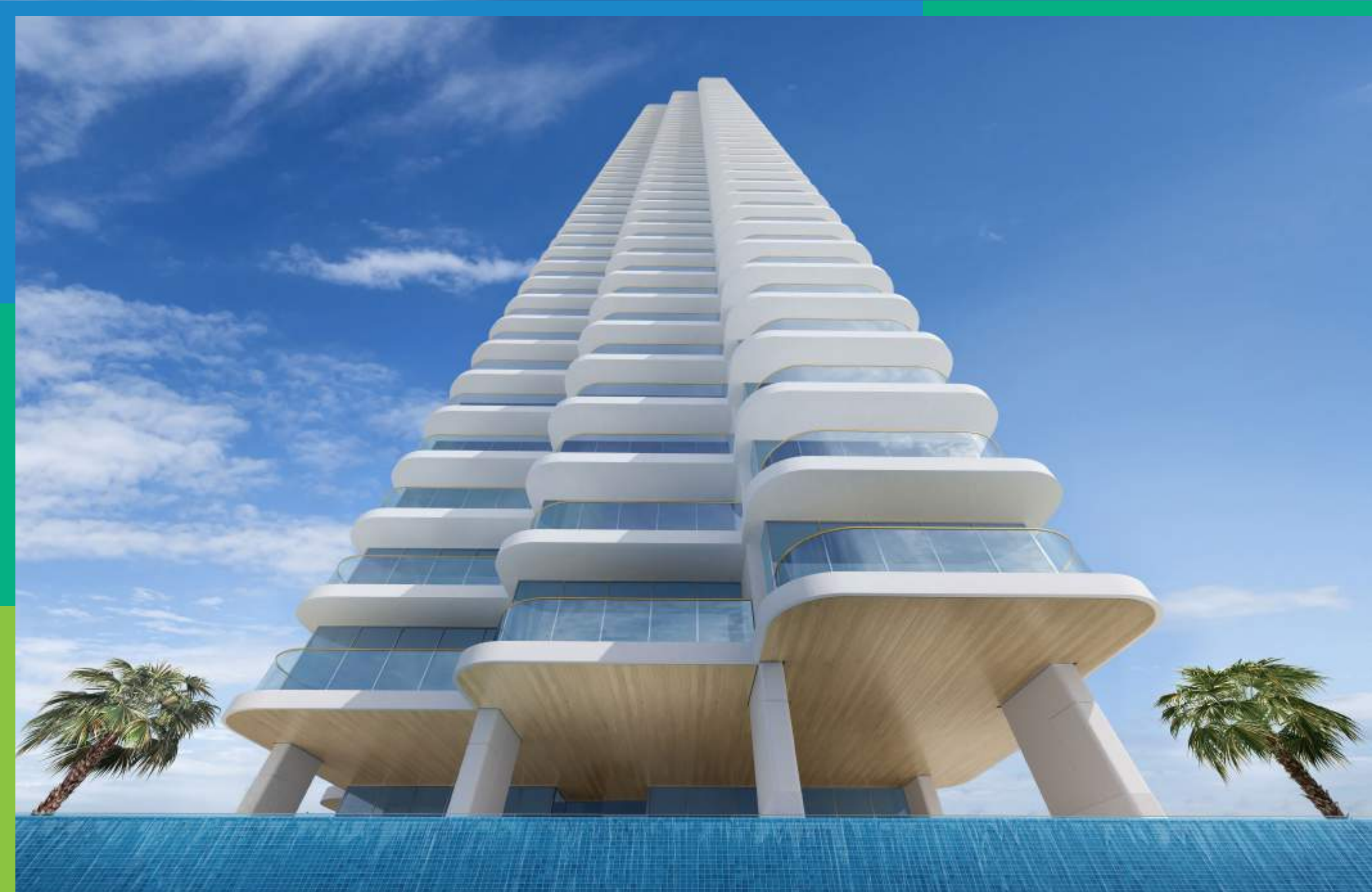


Levels 46 - 47

3 Bedroom Signature Units

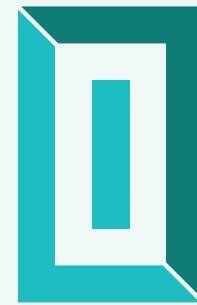
- 3 BR - C SIGNATURE (01)
- 3 BR - B SIGNATURE (02)





A Nautical Marvel





All views are indicative and where photographs of actual views have been taken, these are current at the time of publication of this brochure and any other marketing materials. Marina LIV Development is not responsible for any future changes in the surrounding built up environment that may effect the views depicted. The images of finishes shown are indicative of design intent and actual materials and



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