

**BLUE
WATERS**
RESIDENCES

||| MERAAS



BLUEWATERS

Bluewaters is a destination with a pioneering spirit, blending island, waterfront living with the exhilaration of the city to create an unrivalled experience for residents and visitors. It is a colourful beacon adorning Dubai's urban landscape, drawing in those seeking endless lifestyle opportunities.

Located opposite The Beach, Bluewaters is a lively, family-oriented destination with a diverse range of places and experiences that will leave you spoilt for choice.



10
Residential
buildings



+250
Metre high
Ain Dubai



+150
Retail
outlets



479
Hotel keys



2,400
Parking spaces



2
Luxury hotels



Beach club

LOCATION AND CONNECTIVITY

Bluewaters is within touching distance of Dubai Marina and is just a short drive from Abu Dhabi. Connected to the mainland by a direct road link from Sheikh Zayed Road, Bluewaters will operate the Group Rapid Transit service that offers passengers a unique travel experience via a driverless vehicle system. There will also be a 265 metre pedestrian bridge linking the island to the beachfront at Jumeirah Beach Residence.

45 ^{min} Abu Dhabi Airport	30 ^{min} Dubai International Airport	30 ^{min} Al Maktoum Airport	7 ^{min} The Beach
20 ^{min} Downtown Dubai	20 ^{min} City Walk	7 ^{min} Dubai Marina	



Legend

- Highway
- Primary roads
- Secondary roads
- Local roads
- Boats
- Dubai Metro
- Pedestrian and cycling bridge
- Dock
- Pedestrian
- Water taxi

AIN DUBAI

A world-class tourism attraction.

At over 250m, Ain Dubai is the world's largest observation wheel and forms the spectacular centrepiece of Bluewaters. Towering high above the coastline, Ain Dubai will provide unforgettable views of the city.

Through Ain Dubai, visitors can expect a truly magical experience that has been carefully designed to complement the vibrant lifestyle at Bluewaters.





SHOPPING & DINING

The retail space at Bluewaters is split between ground and first floor levels, with over 167 outlets. Concepts and stores will host a wide range of retail, restaurants, cafes and entertainment activities, while waterfront outlets will serve a range of cuisines, from high-end restaurants to intimate bistros.

BLUEWATERS RESIDENCES

Bluewaters residences comprises 10 apartment buildings, 4 penthouses, and 17 townhouses. Properties offer a range of dimensions and are set over a podium that is aligned to capture stunning views and create a truly unique island experience.

The elegant, mid-rise towers are home to 698 one, two, three and four-bedroom, glass-fronted apartments, each with one or two parking spaces. Bluewaters offers a premium lifestyle for the whole family with residential amenities including state-of-the-art gymnasiums, swimming pools, landscaped gardens, basketball courts and children's play areas.





YOUR ISLAND GETAWAY

Bluewaters residences offer the ultimate in community living, providing residents with easy access to all of the island facilities in lush, green surroundings.

The concept of water connects each element of the island through a series of shaded water courtyards, providing a cooling effect to the external spaces. A series of landscaped courtyards located on the waterfront frame the views out to the sea and beyond.

The pedestrian areas that are a central feature of the island are based on the structure of a valley where intimate spaces weave through the development to provide orientation through its shaded walkways.

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CONTEMPORARY LIVING

The interiors at Bluewaters residences are finished to the highest standards, with a neutral palette and a minimalist style that combines the warmth of Scandinavian wooden floors with the opulence of soft metallic fixtures.

Designed for a contemporary lifestyle, the open plan kitchen features state-of-the-art Italian appliances and seamless worktops.

With floor to ceiling windows, all apartments offer sweeping views, varying between Ain Dubai, the sea, the greenery and a boulevard











Master plan

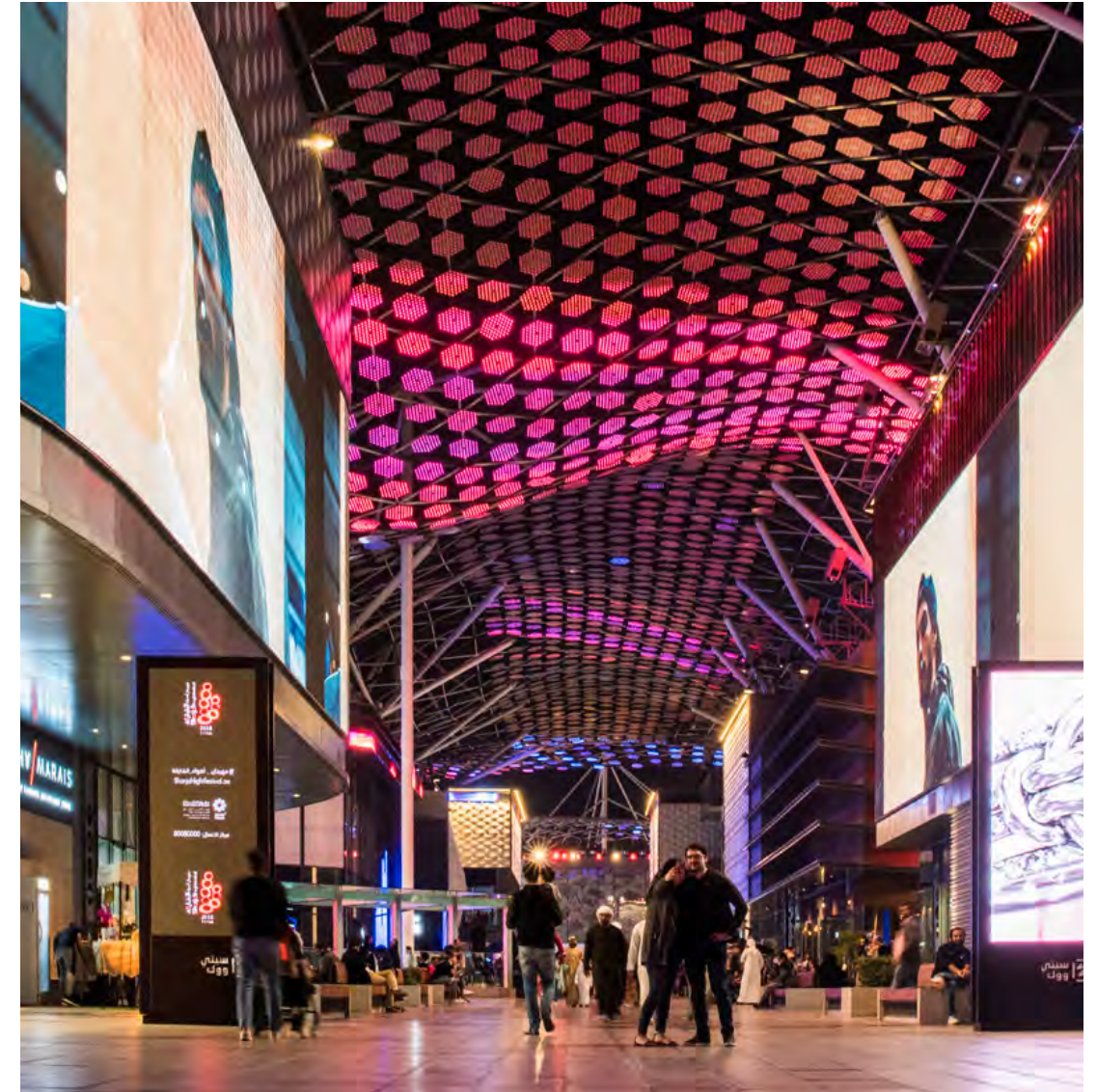


ABOUT MERAAS

MERAAS is a Dubai-based conglomerate that aims to enhance the emirate's cityscape with a human-centric approach to developing assets in the real estate, tourism, hospitality, F&B, retail, leisure and entertainment, technology, maritime, and healthcare sectors.

Meraas pursues its mission to build creative urban culture where thriving communities can take root. Among its investments are some of the most admired real-estate properties in premium locations, such as Bluewaters Residences, Bvlgari Residences, Cherrywoods, City Walk Residences, Nikki Beach Residences, Port de La Mer Residences, Villa Amalfi, and Zabeel Saray Royal Residence.

The company's portfolio comprises over 80 million square feet of total developed land, freehold land plots, more than 3,500 homes, 2,000 retail units, and 15 landmark destinations, including Al Seef, Bluewaters, Boxpark, City Walk, Dubai Harbour, Jumeira Bay, Kite Beach, La Mer, Last Exit, Pearl Jumeira, The Beach and The Outlet Village.





For more information about Bluewaters Residences
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