



MARRIOTT EXECUTIVE APARTMENTS

Barsha South



MARRIOTT RESIDENCES

DEVELOPMENT DESCRIPTION

Property is an existing Apartment building in Barsha South that are being considered to be branded as Marriott Executive Apartment. The Development is located on Umm Suqeim Road opposite of Sheikh Mohammed Gardens. Part of Mohammed Bin Rashed City, it is in close proximity to Dubai's most famous commercial destinations - Dubai Hills Mall, Mall of the Emirates, 10 minutes from Madinat Jumeriah and Burj Al Arab, and 15 minutes from Dubai Mall and Burj Khalifa. It comprises of 3 Towers over common Podium where the Pool Garden is located, 3 common underground levels of 500 car park, storage's, plant rooms, staff facilities, back of house kitchen and delivery bay. Ground Floor will welcome the Hotel lobby, Marriott Lounge, Meeting room spaces, All Day Dining and 2 specialty restaurants The building complex hosts a collection of 411 high-end apartments ranging from 1 bedroom to 3 bedroom as well as penthouses. All apartments are spacious and newly re-furbished with excellent view of Dubai skyline.

PROJECT SUMMARY

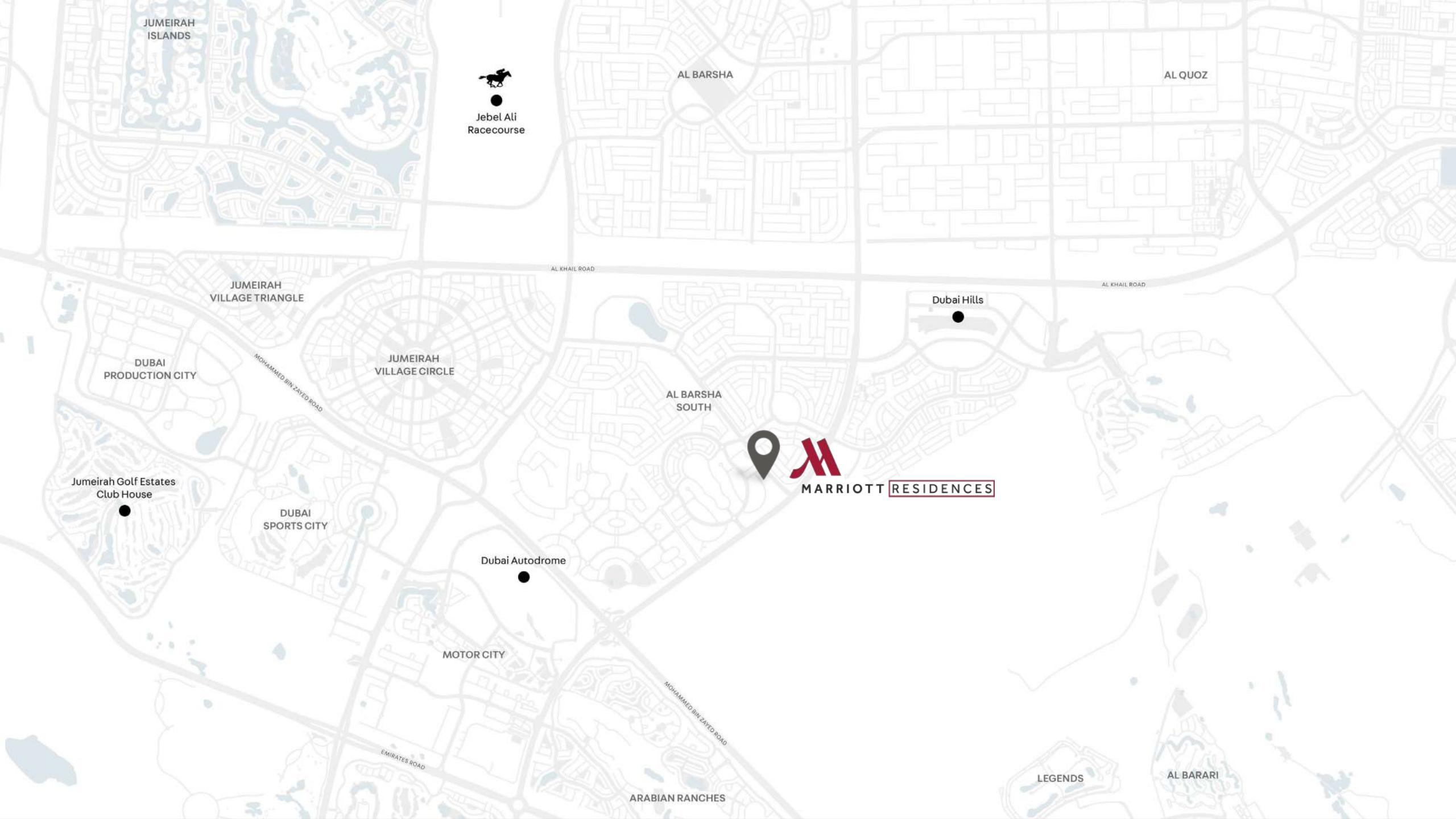
Plot	Area 102,395 sqft.
BUA	Area 1,153,806 sqft.
GFA	Area 610,617 sqft.
Parking	Basements 3 to 1 Ground - 500 no's
Pool Garden, Spa, Fitness Center, Lounge, Kids Club	Total 25,607 sqft. (1 st Floor)
Apartment Units	1st - 24th Floor
Basement Staff Facilities & kitchen	Total 6,232 sqft.
GF- Lobby, Lounge, Meeting Space, F&B Outlets	Total 20,935 sqft.

Total No. of Units	411
1 Bedroom Units (Type A)	Qty 95
1 Bedroom Units (Type B)	Qty 21
2 Bedroom Units	Qty 263
3 Bedroom Units	Qty 7
3 Bedroom Units	Qty 1
2 Bedroom Townhouse	Qty 6
1 Bedroom Penthouse	Qty 6
2 Bedroom Penthouse	Qty 12

TOWER 1 & 3 SUMMARY

Tower 1-Total No. of Units		137
1 Bedroom Units (Type A)	Qty	39
2 Bedroom Units	Qty	88
3 Bedroom Units	Qty	2
2 Bedroom Townhouse	Qty	2
1 Bedroom Penthouse	Qty	2
2 Bedroom Penthouse	Qty	4

Tower 3-Total No. of Units		138
1 Bedroom Units (Type A)	Qty	39
2 Bedroom Units	Qty	88
3 Bedroom Units	Qty	3
2 Bedroom Townhouse	Qty	2
1 Bedroom Penthouse	Qty	2
2 Bedroom Penthouse	Qty	4



JUMEIRAH ISLANDS



Jebel Ali Racecourse

AL BARSHA

AL QUOZ

JUMEIRAH VILLAGE TRIANGLE

AL KHALIL ROAD

AL KHALIL ROAD

Dubai Hills

DUBAI PRODUCTION CITY

JUMEIRAH VILLAGE CIRCLE

AL BARSHA SOUTH

Jumeirah Golf Estates Club House

DUBAI SPORTS CITY



MARRIOTT RESIDENCES

Dubai Autodrome

MOTOR CITY

MOHAMMED BIN ZAYED ROAD

ARABIAN RANCHES

EMIRATES ROAD

LEGENDS

AL BARARI




Marriott
EXECUTIVE APARTMENTS


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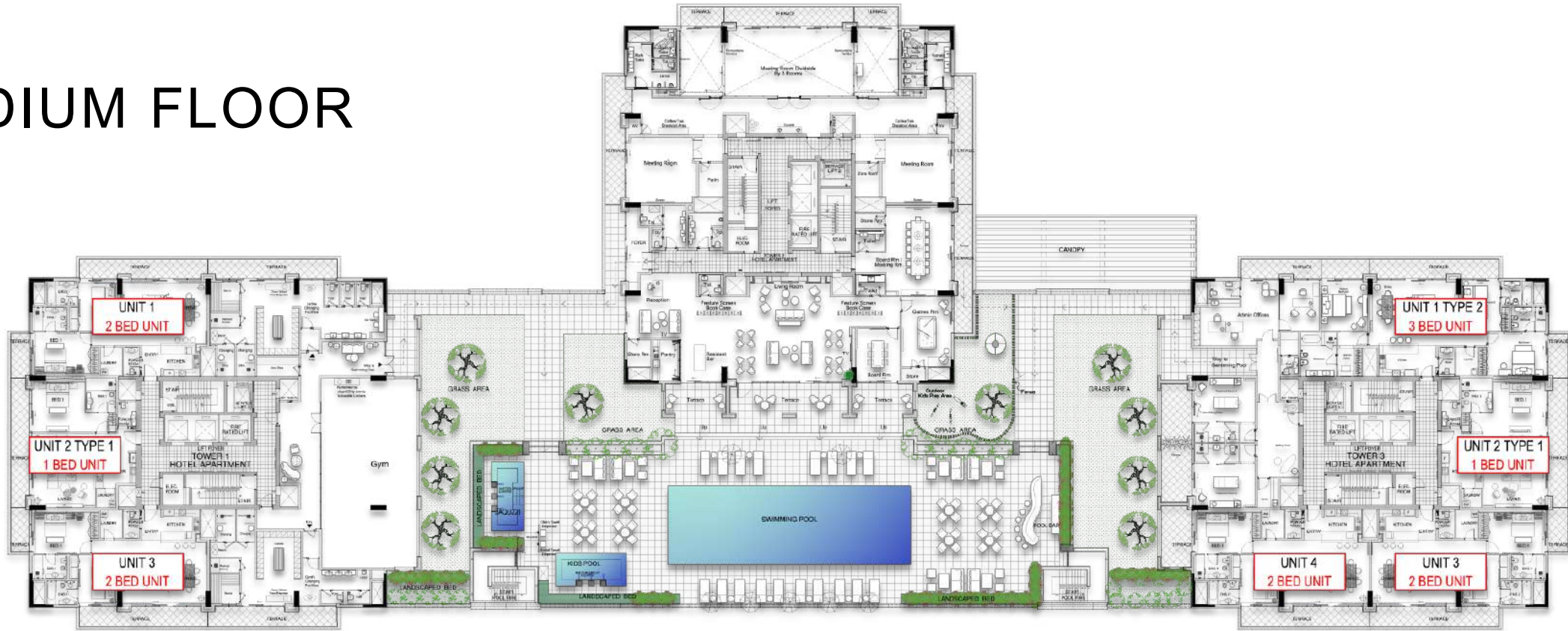

Marriott
EXECUTIVE APARTMENTS



MASTER PLAN

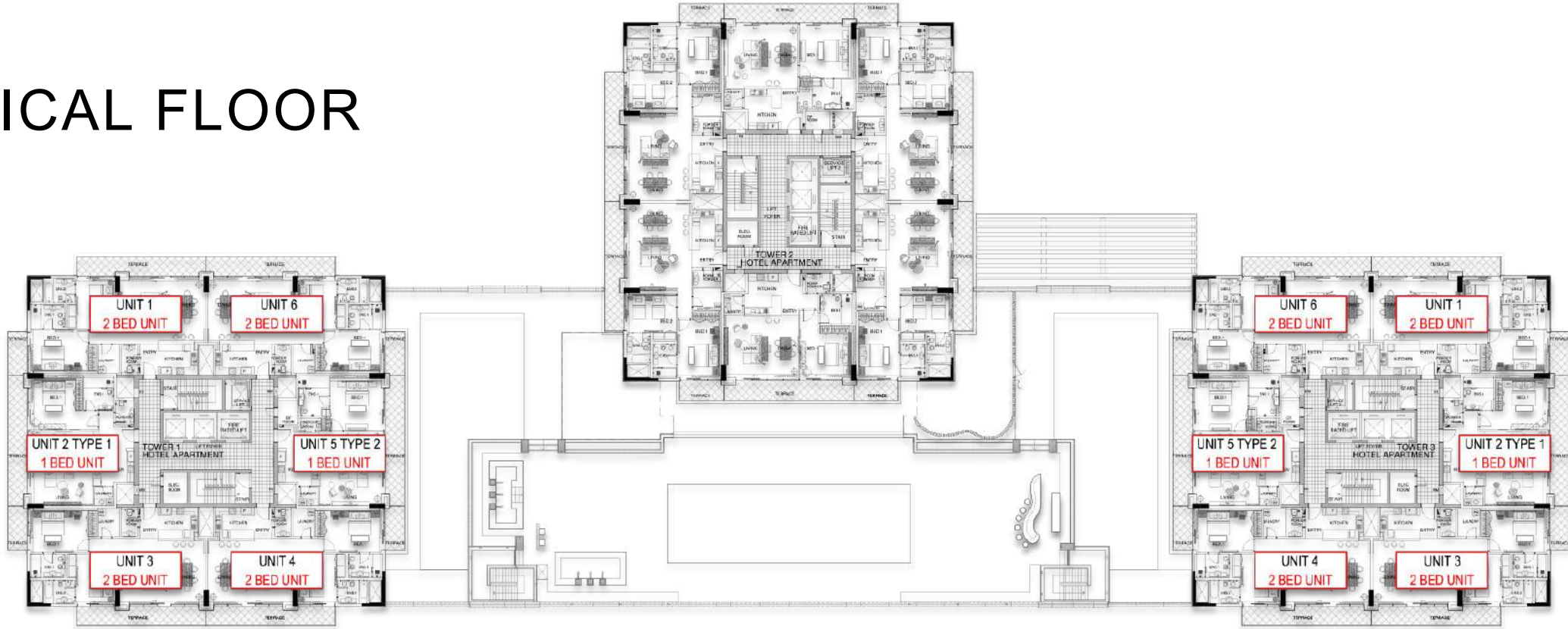


PODIUM FLOOR





TYPICAL FLOOR





AMENITIES



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HOTEL LOBBY



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CONFERENCE ROOM



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BOARD ROOM



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CLUB LOUNGE



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GYM



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SPA



RETAIL

come share
our passion
for food



JONES
THE GROCER





Dear Silence,
Am I using you right?
Do I feel the breeze and hear her whisper
Allow enough light to enter? And then,
do I heed her call and bask in the sun,
For darkness is the night's domain.

الصمتاء،
سك بشكك جيد؟
ر بالتسيم واسمع همسه قائلًا:
يدخل نور كاف؟ ثم،
نداءه واستلقي في الشمس؟
هي شأن الليل.

And when our Earth rotates on her axis
to infuse the evening upon us
and quiet the mind in preparation for rest,
do I gaze upon the heavens and marvel at
the stars
whose light has reached from billions of
miles?

تدور الأرض حول محورها
حاف المساء علينا
أعياء الذه إبتات بالارتياح
ق إلى بوابه النور وس وأتمل بالبحر
ببلاؤها ملبار الأامال؟

Do I take a moment to admire the birds?
Those symbols of liberty who flutter, feed,
and roost
the common mynas, the white-eared
bulbuls,
the house sparrows, the laughing doves
their love of freedom reminds me of us.

أنا لحظة أعجبها بالطيور
حريه التي ترف وتغذي وتعيش
بناصه اللابل ذات الأذنين البيضاء،
الغور والحبوب الضاحكة،
حريه يذكرني بنا.

Do I pause
to revere the trees?
Those wise perennials whose calm
teaches us to be still:
the olive tree, the sea hibiscus,
the ghafl, the rosy trumpet?

ل قليلاً
لأشجار؟ تلك النباتات المعمرة الرزينة
يُعلمنا السكون
أزيتون، كوكبي النور،
الغاف والزرابي.

Do I breathe in to taste
the fragrant aroma of the jasmine
the oleander,
even the cardamom, the cloves,
even the azure expanse
which surrounds
even the deep salted sea.

شهيماً لأتوق
لإسمين العطرة،
ال، القرفة،
متداد الأزرق الذي يحيط
بها البحر العميقة.

Do I feel the soil beneath my feet?
Life thrives, not just before me,
not just within,
but above and below?
Do I thank the ground from which nature
blooms
and to which one day I shall return?

ر بالتراب العنقة أسفل قدمي
الحياة ليست فقط أمامي
تطبخية
في وتحتي؟
ر الأرض التي نمت منها الطبيعة العنقة
بها سأعود يوماً ما؟

Do I immerse my skin in water
and let that blue wonder
envelop me in her silken texture?
For she is the elixir
from whom I am made. Without her,

ر جلدي في الماء
ه العنقة الأرقام
حريها؟
ة السحرية

BASTA RESTAURANT



BASTA
RESTAURANT

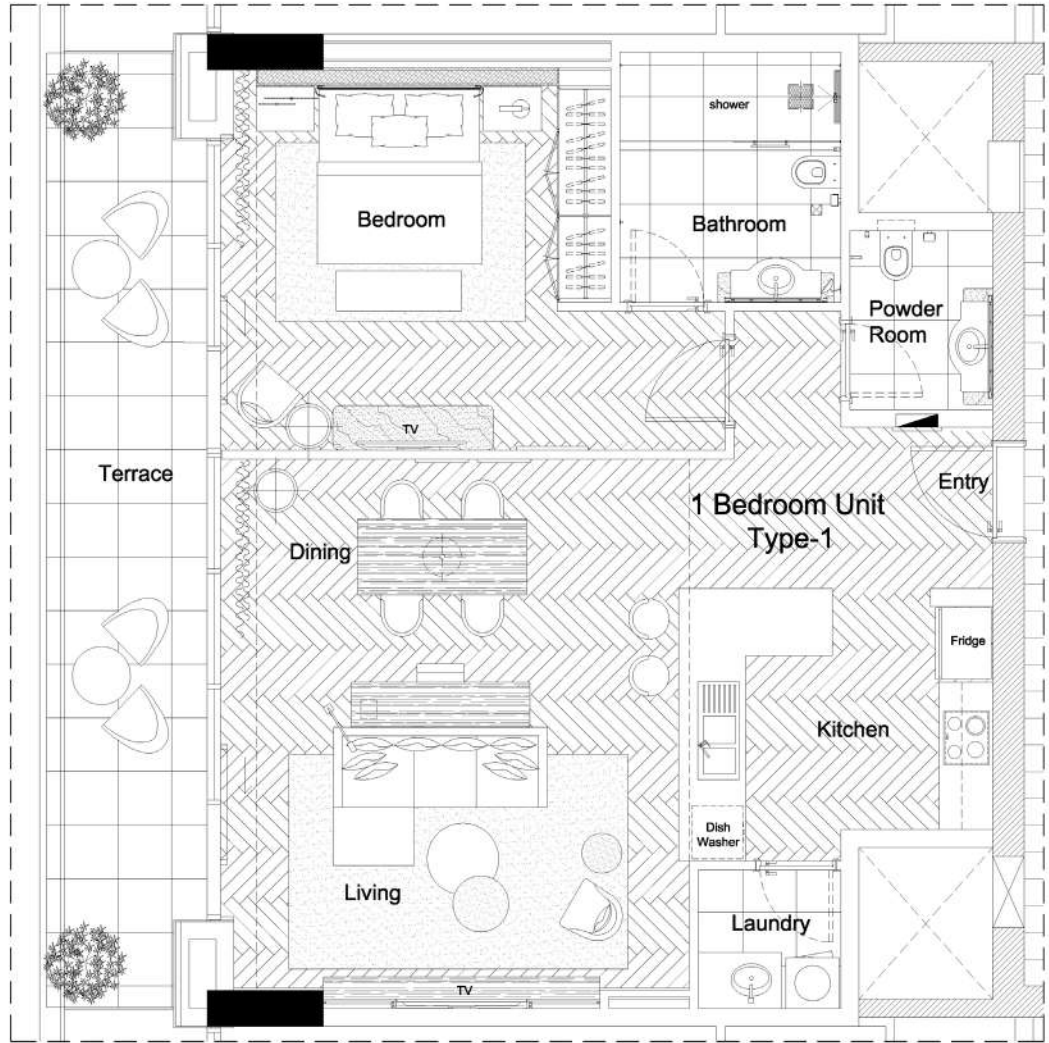


FLOOR PLANS AND RENDERS

ONE BEDROOM

TYPE-1

Interior	961.00 Sq.ft.
Exterior	191.00 Sq.ft.
Total Area	1,152.00 Sq.ft.

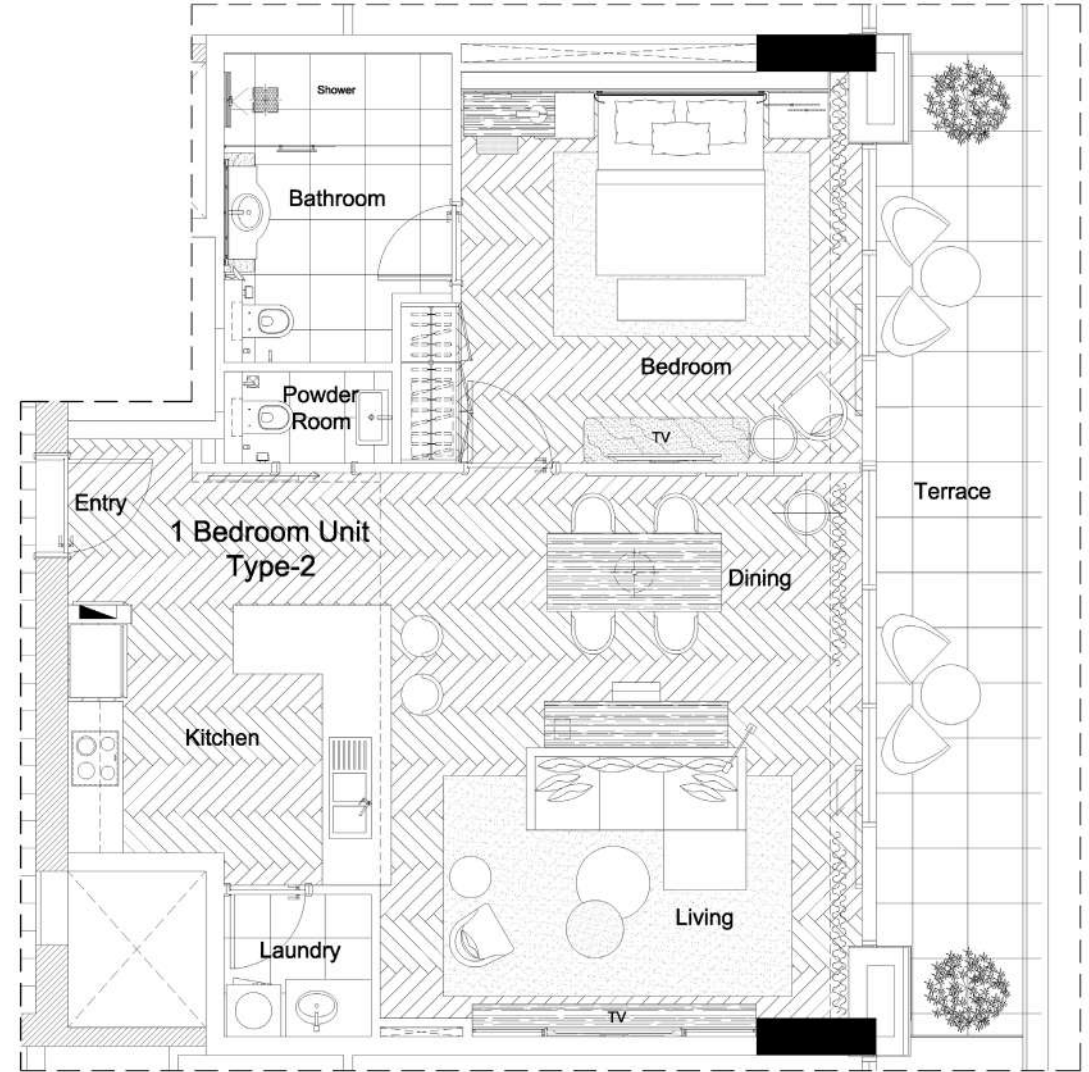


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ONE BEDROOM

TYPE-2

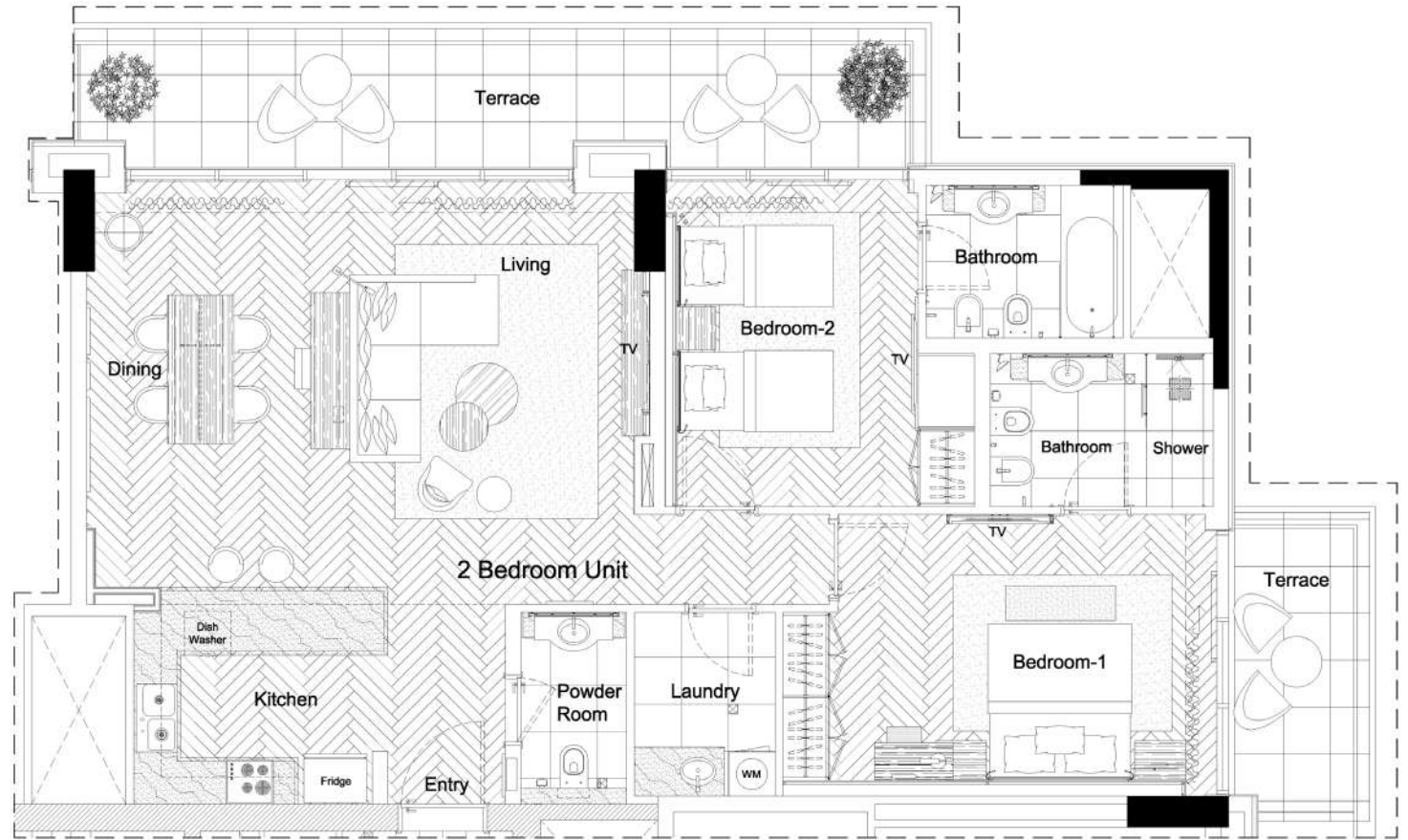
Interior	919.00 Sq.ft.
Balcony	191.00 Sq.ft.
Total Area	1,110.00 Sq.ft.



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TWO BEDROOM

Interior	1,238.00 Sq.ft.
Balcony	258.00 Sq.ft.
Total Area	1,497.00 Sq.ft.



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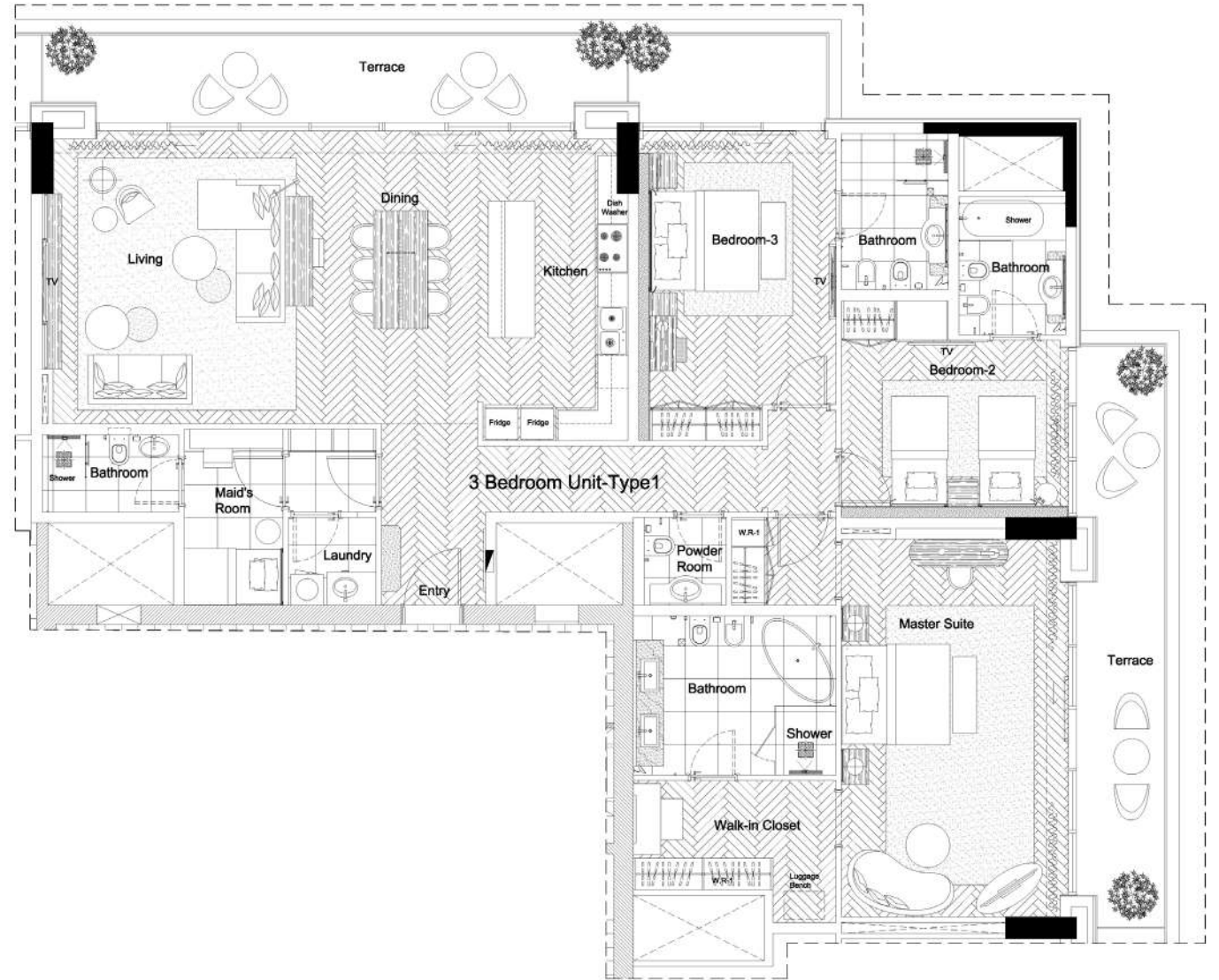
THREE BEDROOM

TYPE-1

Interior 2,172.00 Sq.ft.

Balcony 449.00 Sq.ft.

Total Area 2,621.00 Sq.ft.



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THREE BEDROOM

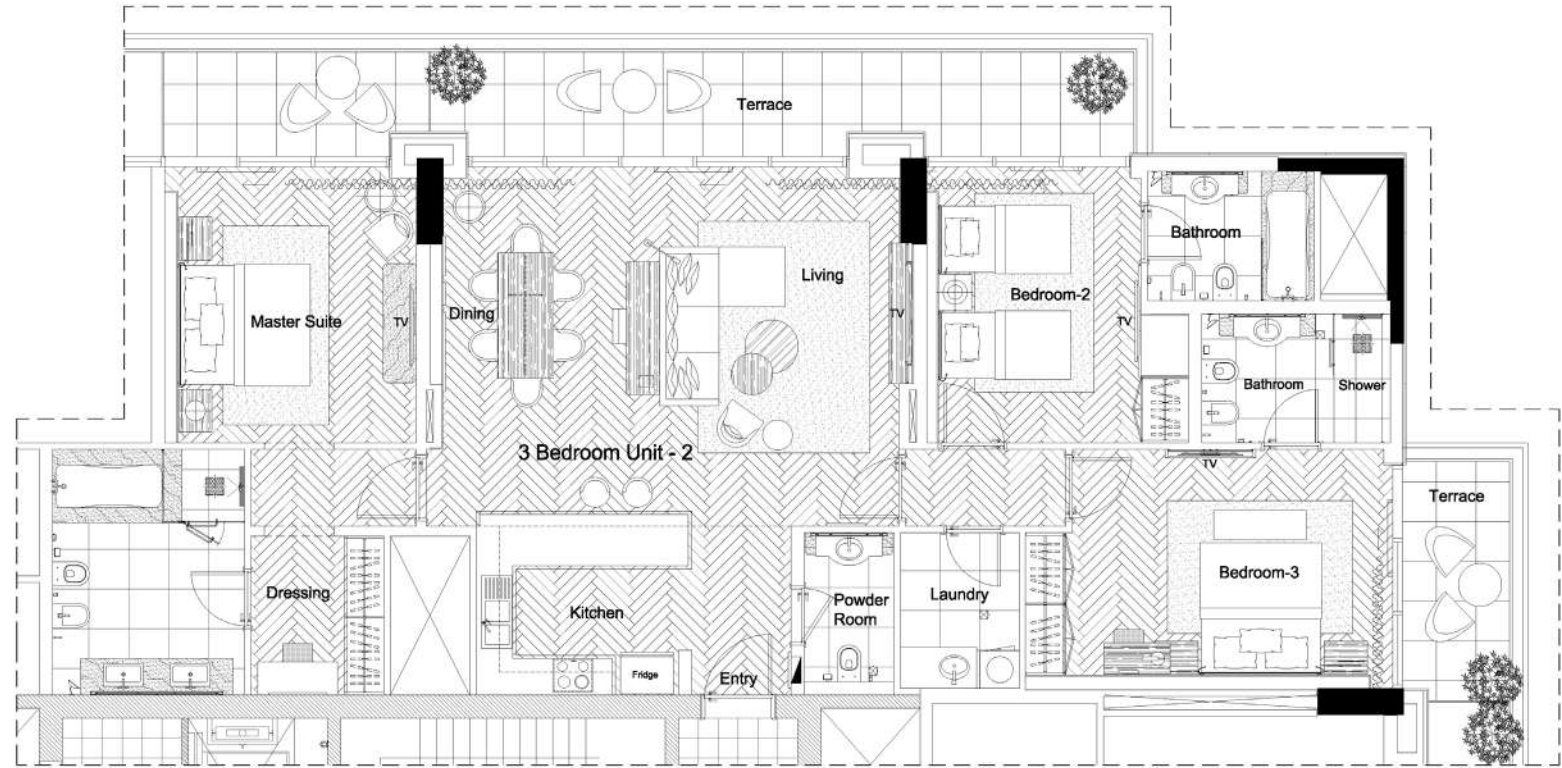
TYPE-2

Balcony

359.68 Sq.ft.

Unit Area

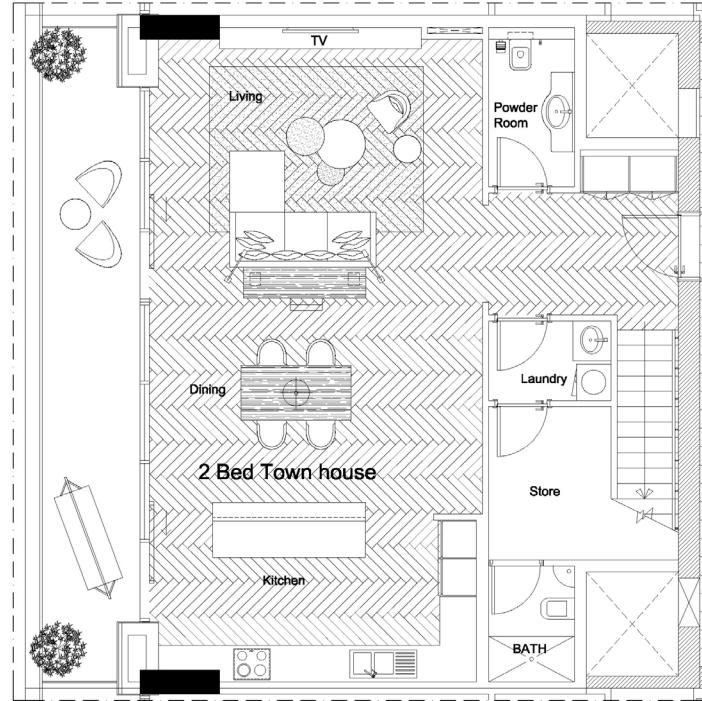
1,649.90 Sq.ft.



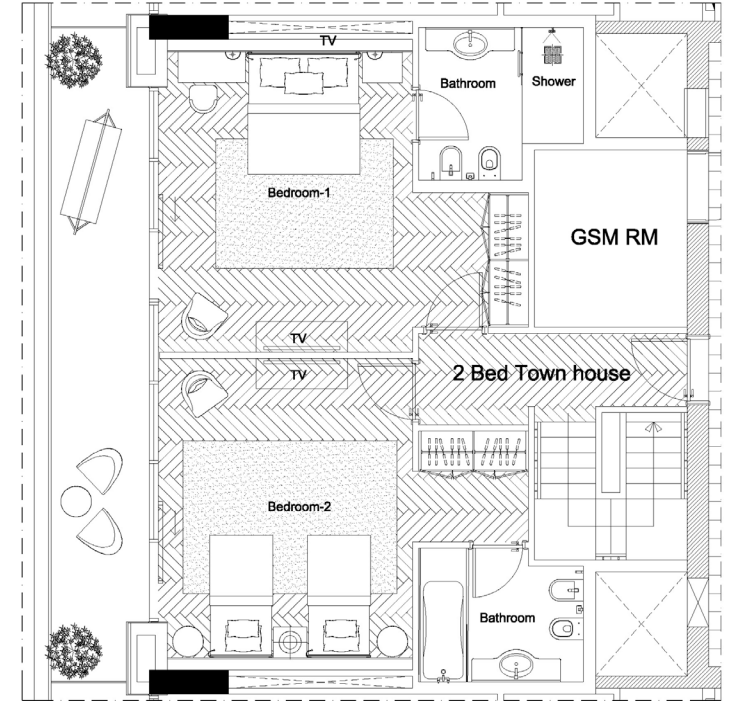
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TWO BEDROOM TOWNHOUSE

Interior	1,834.00 Sq.ft.
Balcony	381.00 Sq.ft.
Total Area	2,215.00 Sq.ft.



11TH FLOOR TOWNHOUSE

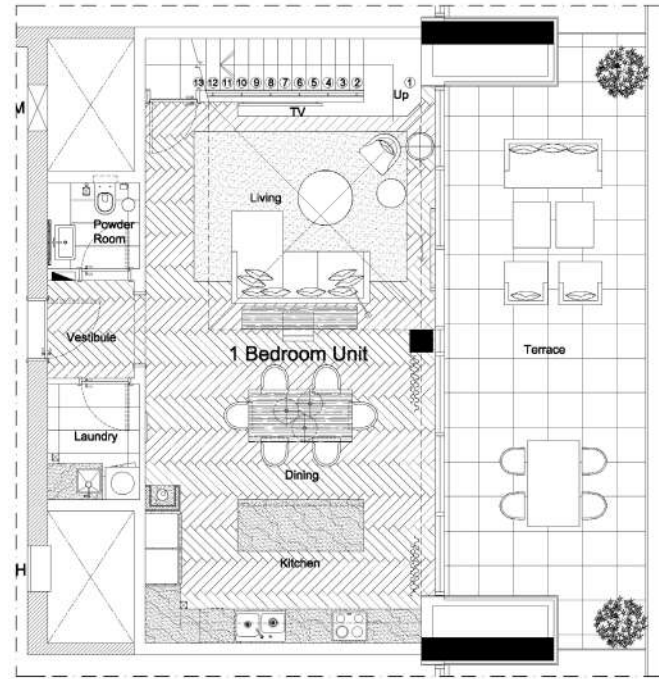


12TH FLOOR TOWNHOUSE

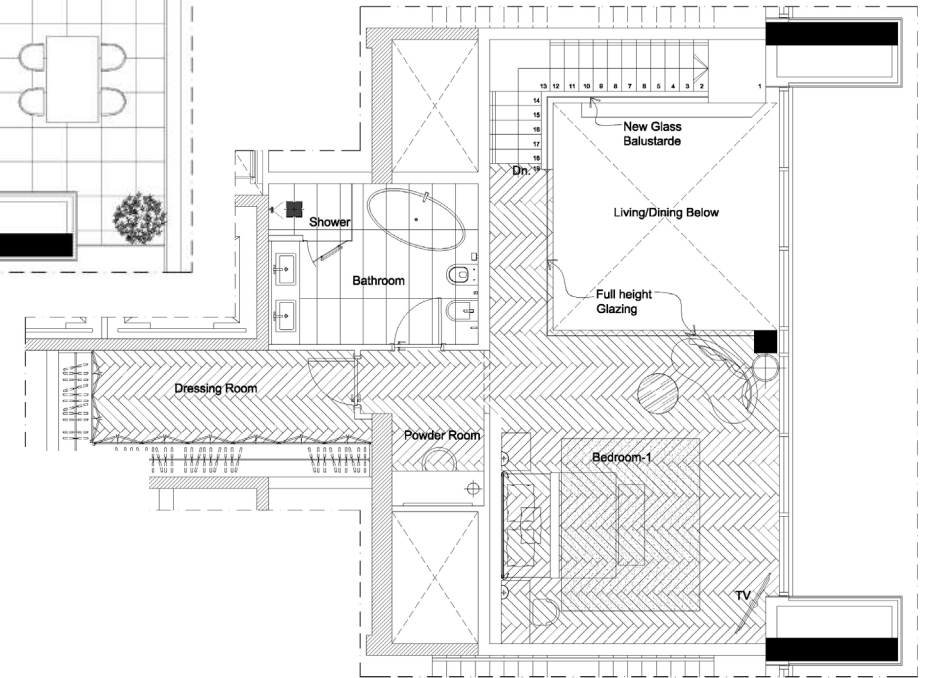
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ONE BEDROOM PENTHOUSE

Interior	1,450.00 Sq.ft.
Balcony	363.00 Sq.ft.
Total Area	1,813.00 Sq.ft.



24TH FLOOR PENTHOUSE



24TH FLOOR MEZZANINE

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TWO BEDROOM PENTHOUSE

Interior

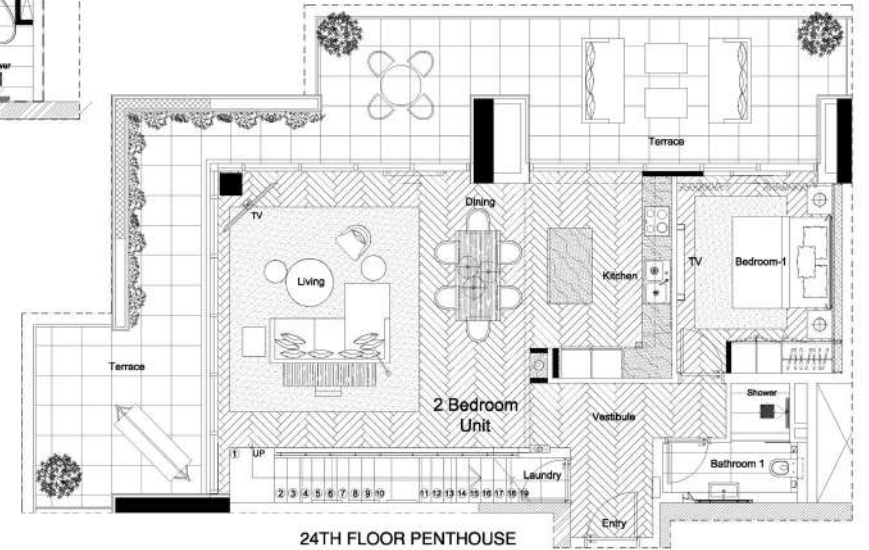
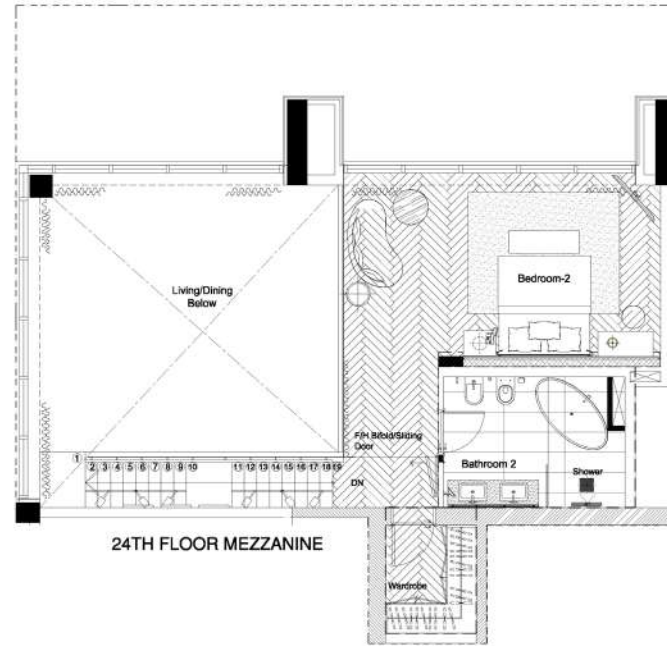
1,517.00 Sq.ft.

Balcony

595.00 Sq.ft.

Total Area

2,112.00 Sq.ft.



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AREA & PRICING SUMMARY

Total No. of Units	Min. of TOTAL AREA (sq.ft.)	Max. of TOTAL AREA (sq.ft.)	Min. of Unit Price	Max. of Unit Price
1 Bedroom	1,110	1,215	AED 2,004,000	AED 2,431,000
2 Bedroom	1,488	1,582	AED 2,477,000	AED 3,034,000
3 Bedroom	2,621	2,621	AED 5,022,000	AED 5,147,000
1 Bed Penthouse	1,813	1,839	AED 4,048,000	AED 4,091,000
2 Bed Penthouse	2,091	2,112	AED 4,062,000	AED 4,427,000
2 Bed Townhouse	2,215	2,215	AED 4,454,000	AED 4,559,000