

BLUE MARINA

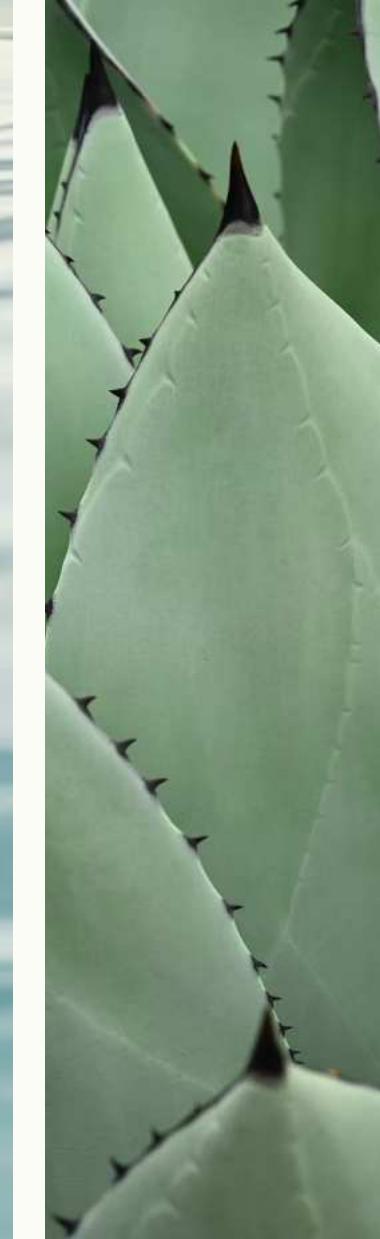
R E S I D E N C E



SHAKIROV
DEVELOPMENTS

A woman with blonde hair tied back, wearing a white sleeveless dress and sunglasses, is sitting on the edge of a swimming pool. She is leaning back, with one leg bent and her foot resting on the edge of the pool. Her hands are resting on the pool's edge. The water is clear and blue, with sunlight reflecting off the surface. A small glass of orange juice and a black umbrella are on the pool deck next to her. The background is a bright, sunny day.

THIS IS GLAMOUR UNFETTERED,
LUXURY IN ITS PUREST FORM.

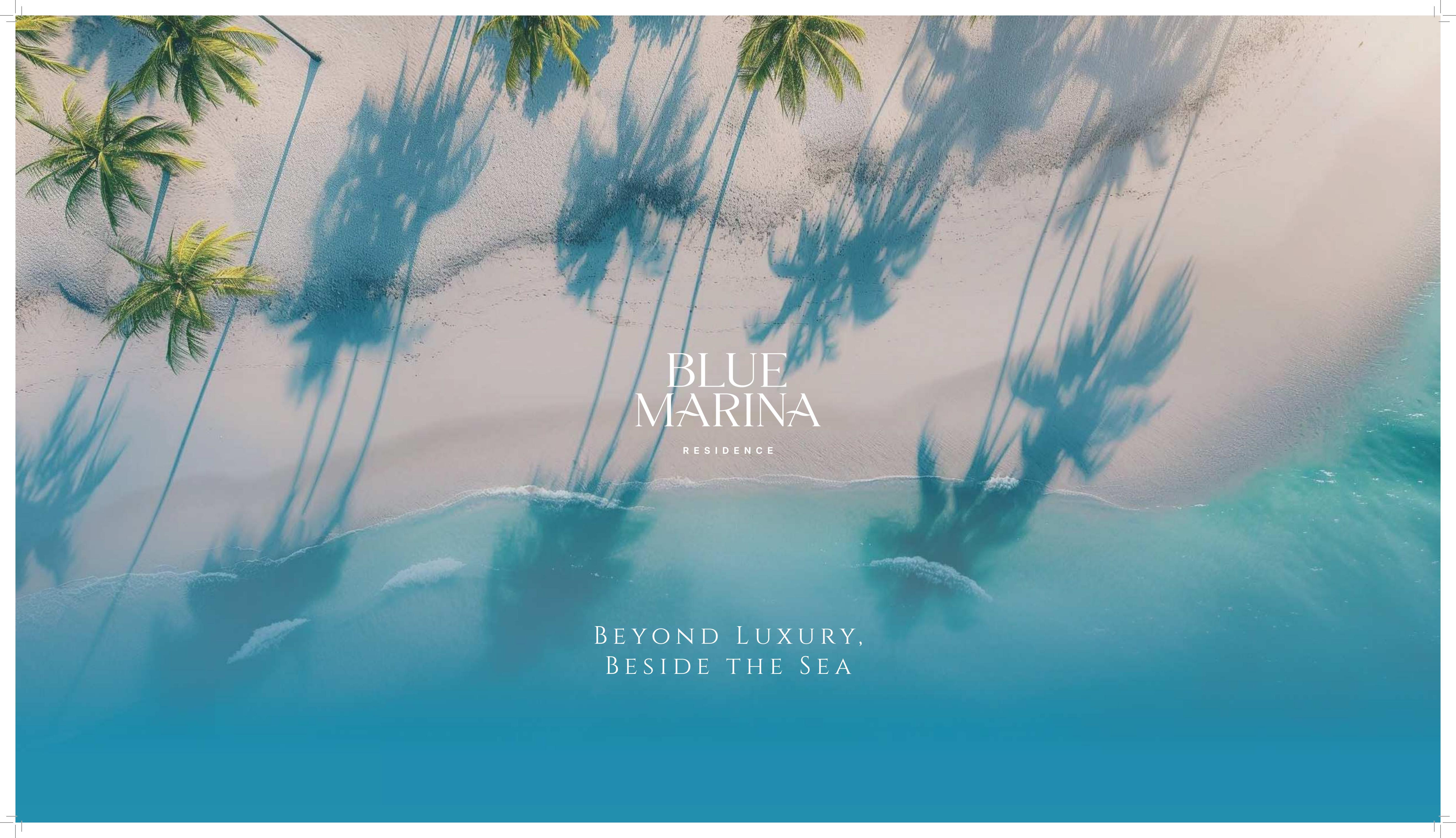


SHAKIROV DEVELOPERS

A visionary *waterfront* development, Blue Marina Residence is where elegant modern living meets seaside serenity.

Each element is created to offer a lifestyle that puts together luxury with wellness, activity with relaxation, and architecture with nature.

Welcome to a unique living experience.
Here you will savour relaxation and comfort like no other.

An aerial photograph of a tropical beach. The top half of the image shows a light-colored sandy beach with several palm trees standing on the left. Their long, thin shadows stretch across the sand towards the right. The bottom half of the image is filled with the vibrant turquoise water of the ocean, with white-capped waves breaking near the shore.

BLUE MARINA

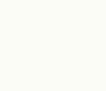
RESIDENCE

BEYOND LUXURY,
BESIDE THE SEA

INTRODUCTION

Blue Marina Residence offers an elevated coastal lifestyle designed for comfort, connectivity & convenience.

Surrounded by serene waterfront views and modern amenities, it's where contemporary living meets natural beauty. Whether you're seeking a vibrant residence or a tranquil escape, **Blue Marina Residence** brings it all together.

 Location Dubai Islands	 17 Square Kilometer Across 5 Islands	 20+ Kilometer Beachfront	 Road & Sea Links Mainland Dubai
 1, 2, 3, 4 Bedroom Apartments	 4 Apartments in Ground Floor	 150+ Total Parking Area	



WHERE YOUR HOME IS THE CONNECTION
TO THE ENVIRONMENT, TO YOURSELF,
IN HARMONY.



AMENITIES

Immerse yourself in a vibrant community enriched by exceptional experiences.



Infinity Pool

Unwind in the stunning infinity pool with uninterrupted views of the coastline.



Fitness Centre

Stay active in a fully equipped gym with state-of-the-art equipment.



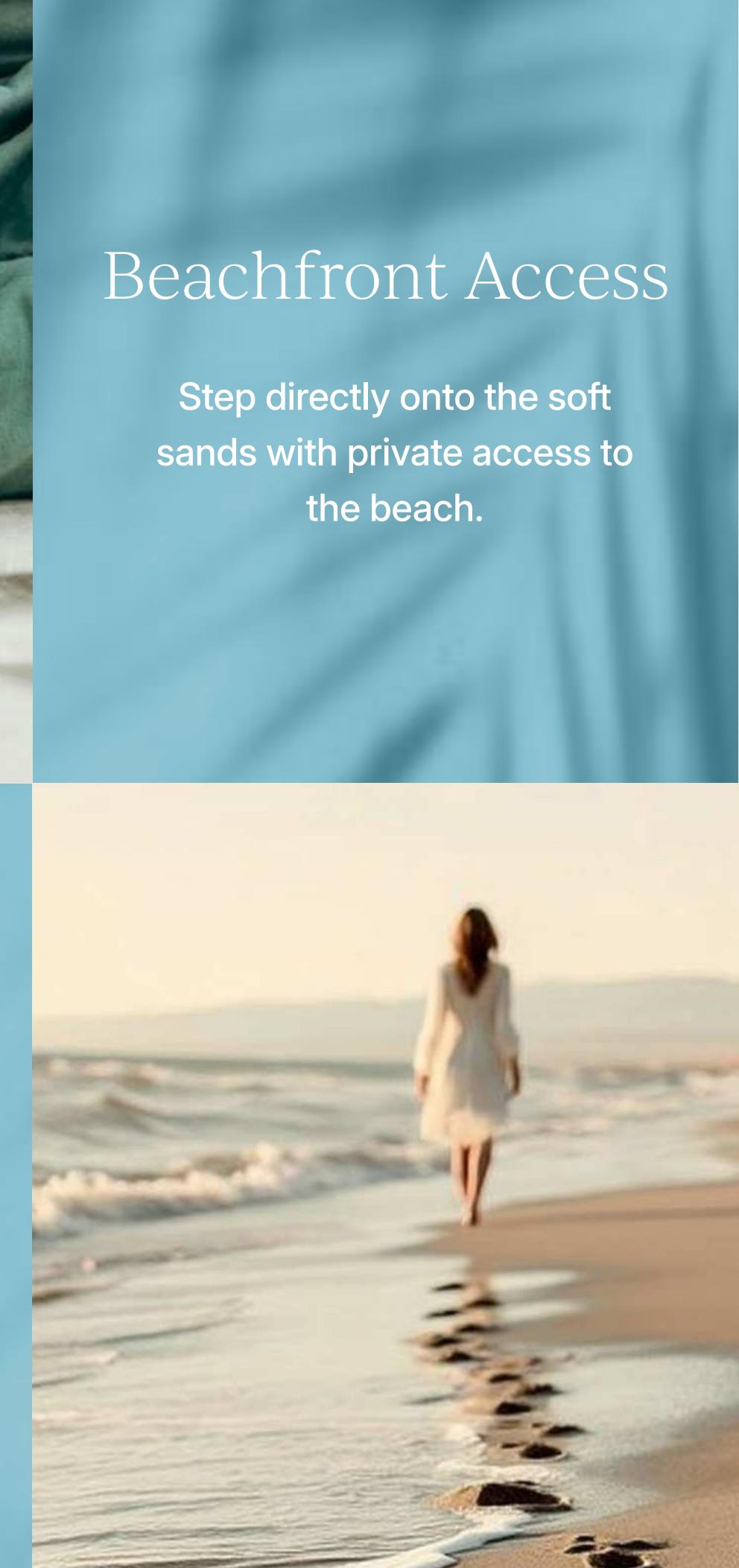
Open-Air Lounges

Breathe in the coastal breeze from thoughtfully designed open-air lounges.



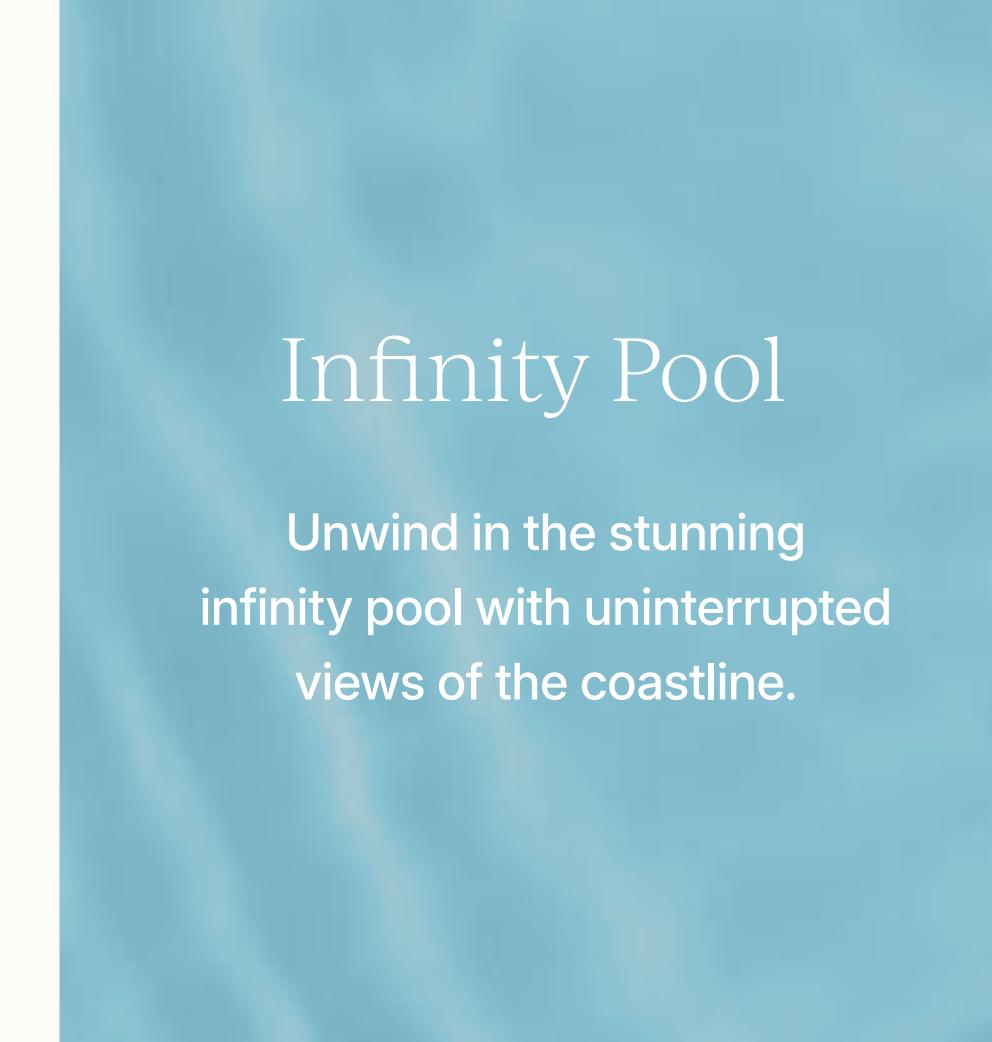
Play Area

A safe and vibrant space where little ones can laugh, learn, and explore.



Beachfront Access

Step directly onto the soft sands with private access to the beach.



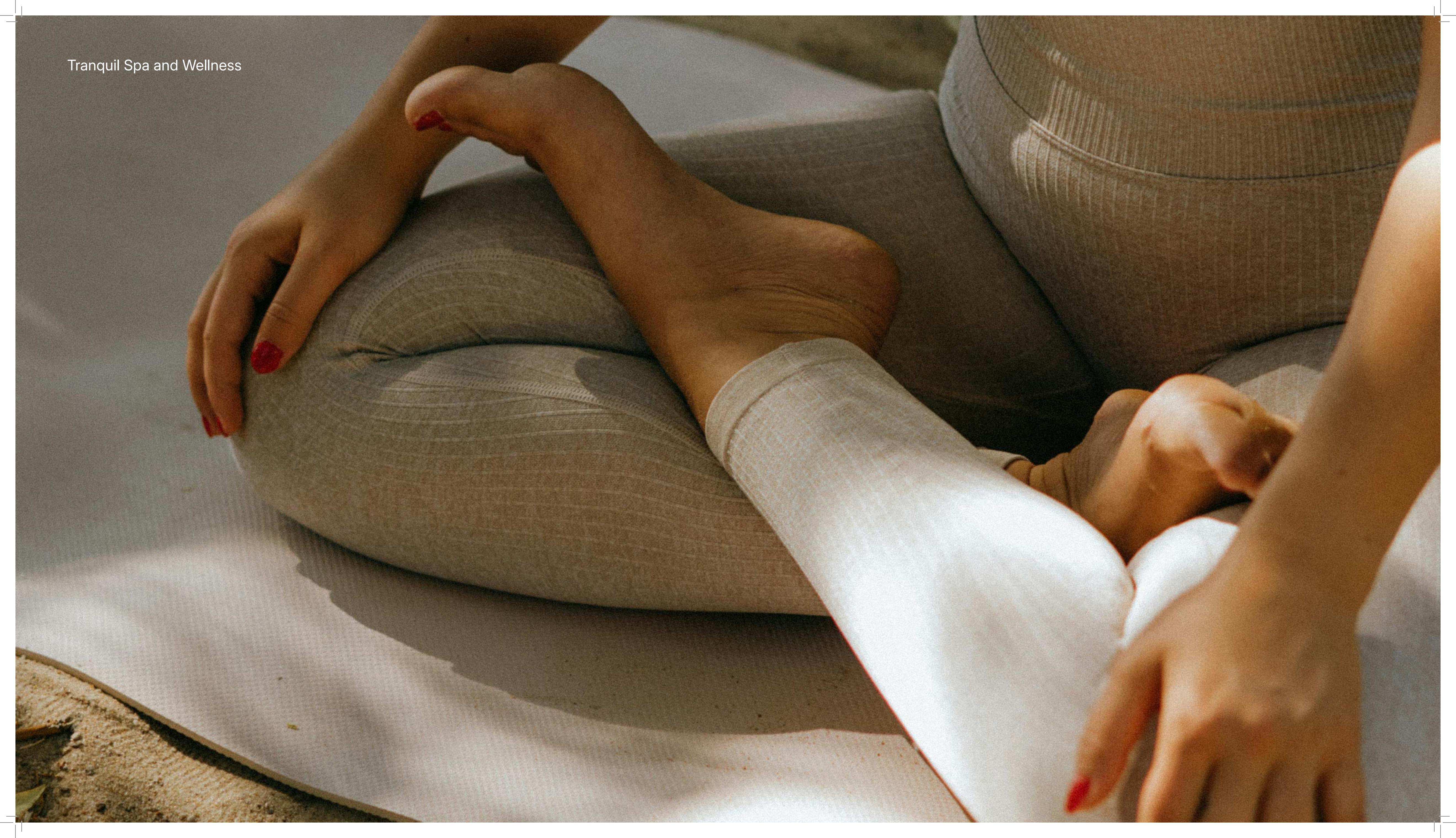
Panoramic Views at Infinity Pool



State of the Art Gym Facility



Tranquil Spa and Wellness



Community Barbeque Zone



LED TV with Outdoor Seating



Outdoor Cinema Projector

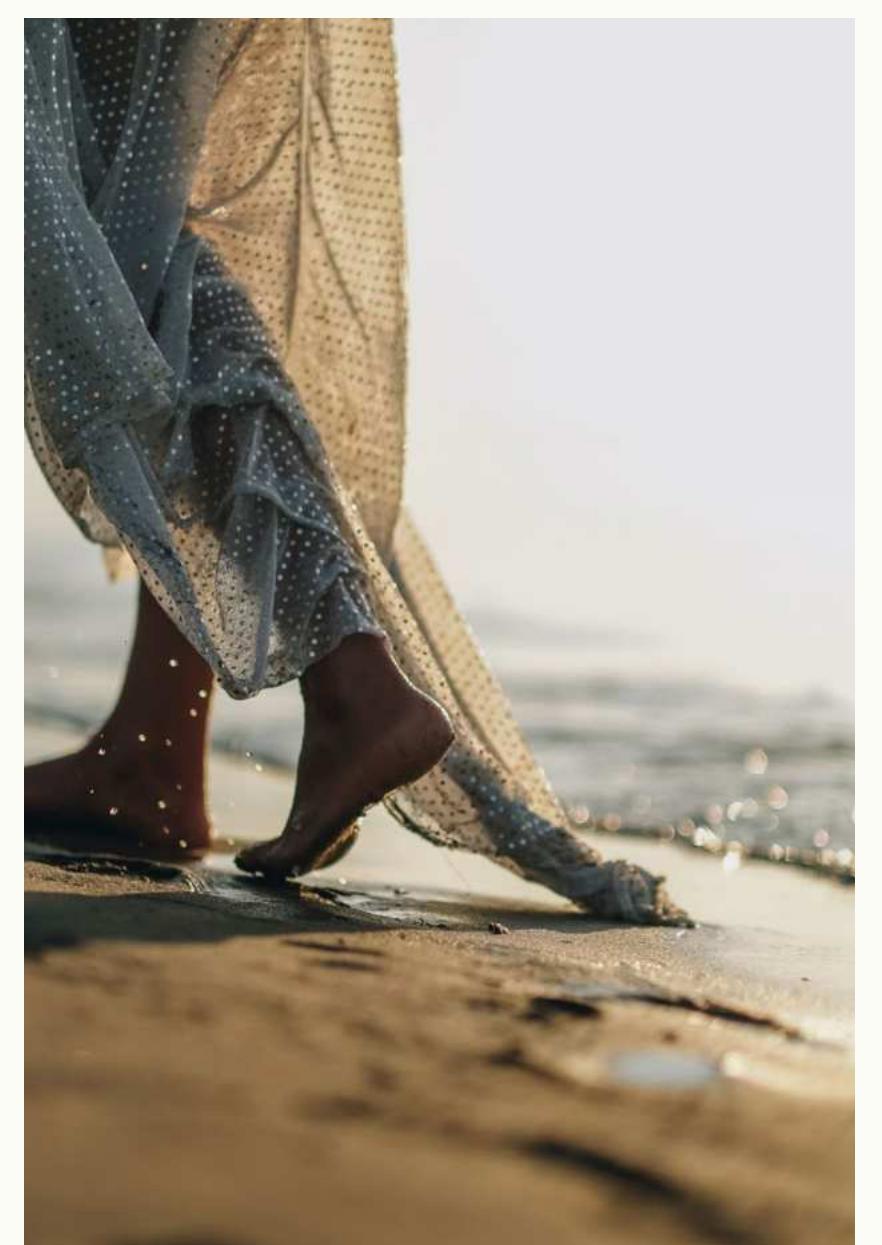
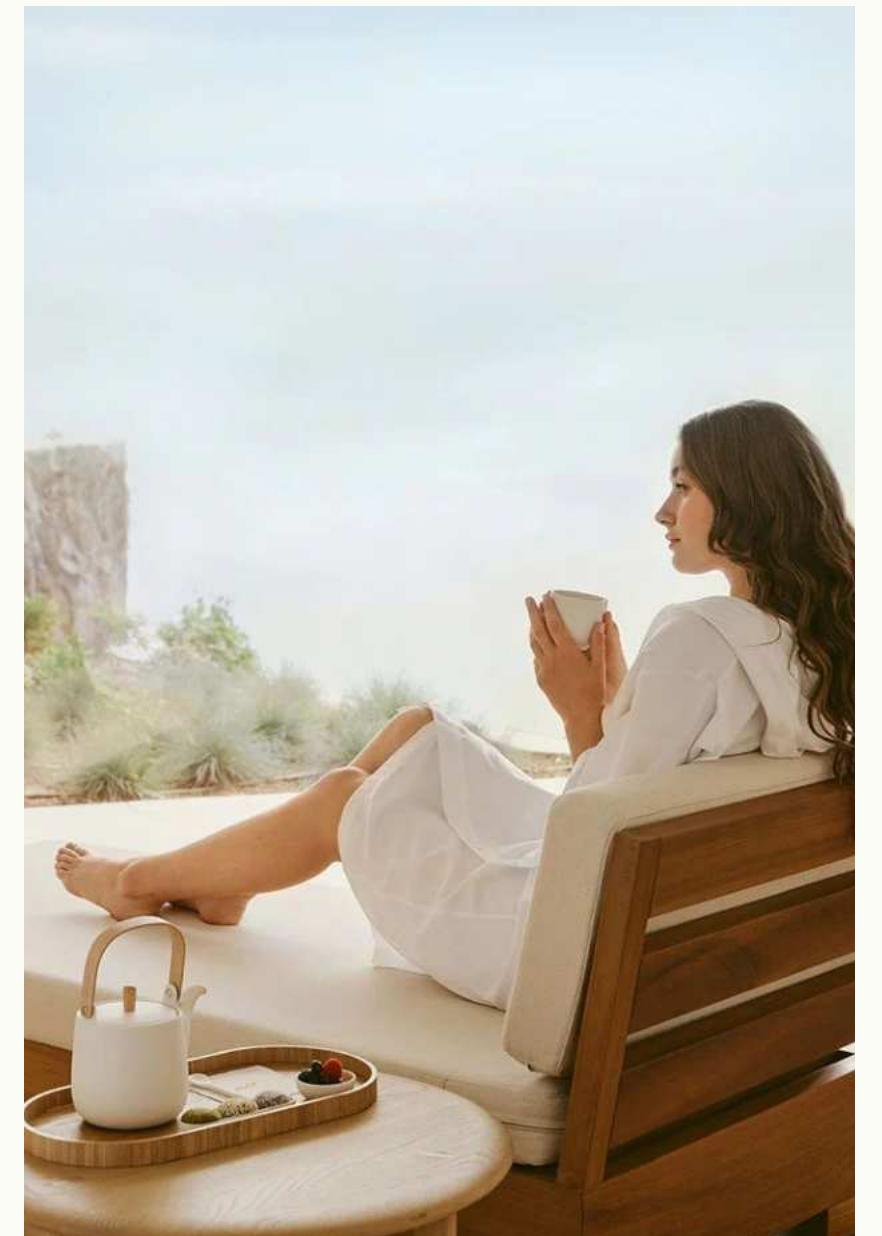
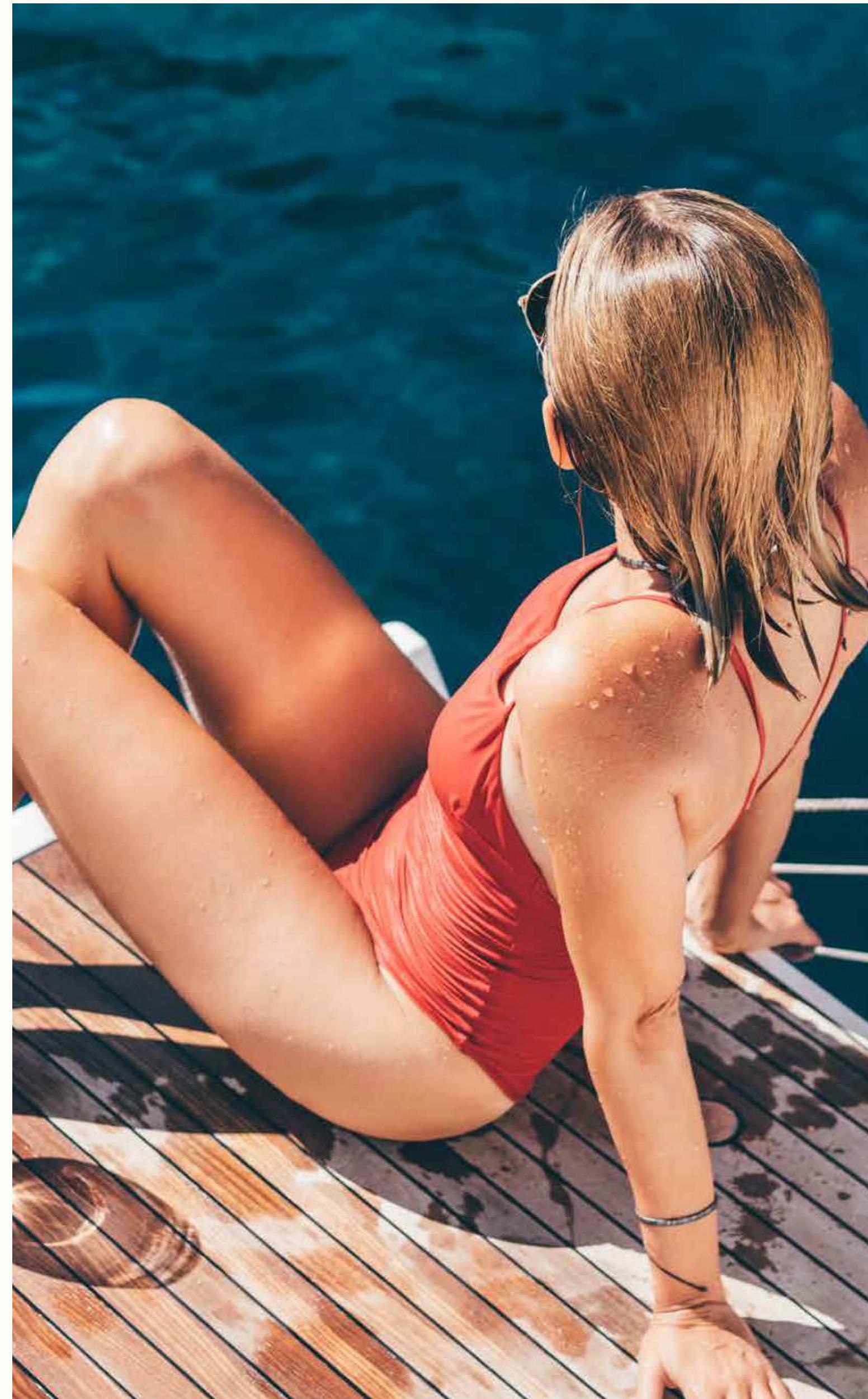


PRIME LOCATION

Dubai Islands is one of Dubai's most ambitious lifestyle projects. Spanning five interconnected islands, the development introduces:

A Luxury Coastal Lifestyle
80+ Upcoming Hotels
Wellness Resorts Family Getaways
Dubai's Longest Beachfront
A Smart Infrastructure
Direct Access Via Land & Sea

From *Port Rashid* to *Al Mamzar*,
Blue Marina Residence enjoys a prime spot
in the city's next premium waterfront district.



BLUE MARINA

R E S I D E N C E



IN DUBAI

Connected to the Best



DEIRA CITY
CENTRE

DOWNTOWN
DUBAI

DUBAI
INTERNATIONAL
AIRPORT

BUSINESS
BAY

DUBAI
WORLD TRADE
CENTRE

DUBAI CREEK
HARBOUR

LA MER BEACH

DUBAI
MARINA

PALM
JUMEIRAH

MAMZAR BEACH
PARK

AL GHURAIR
CENTRE

CITY WALK

15 MINUTES

25 MINUTES

20 MINUTES

30 MINUTES

25 MINUTES

20 MINUTES

25 MINUTES

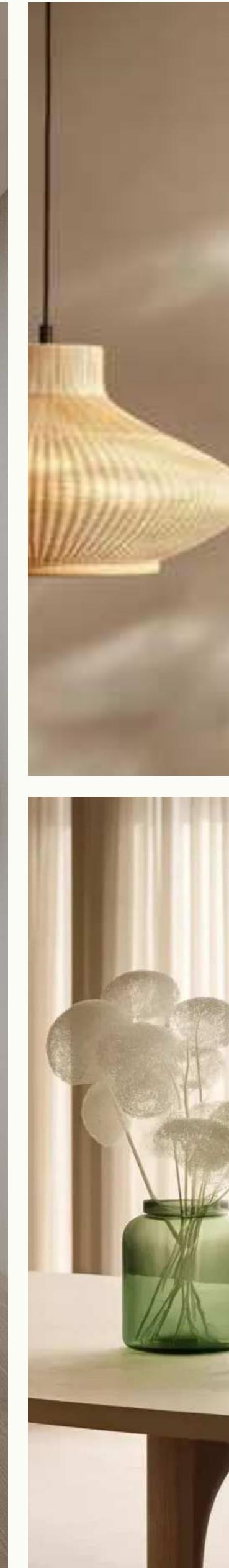
40 MINUTES

40 MINUTES

15 MINUTES

15 MINUTES

25 MINUTES



ARCHITECTURE

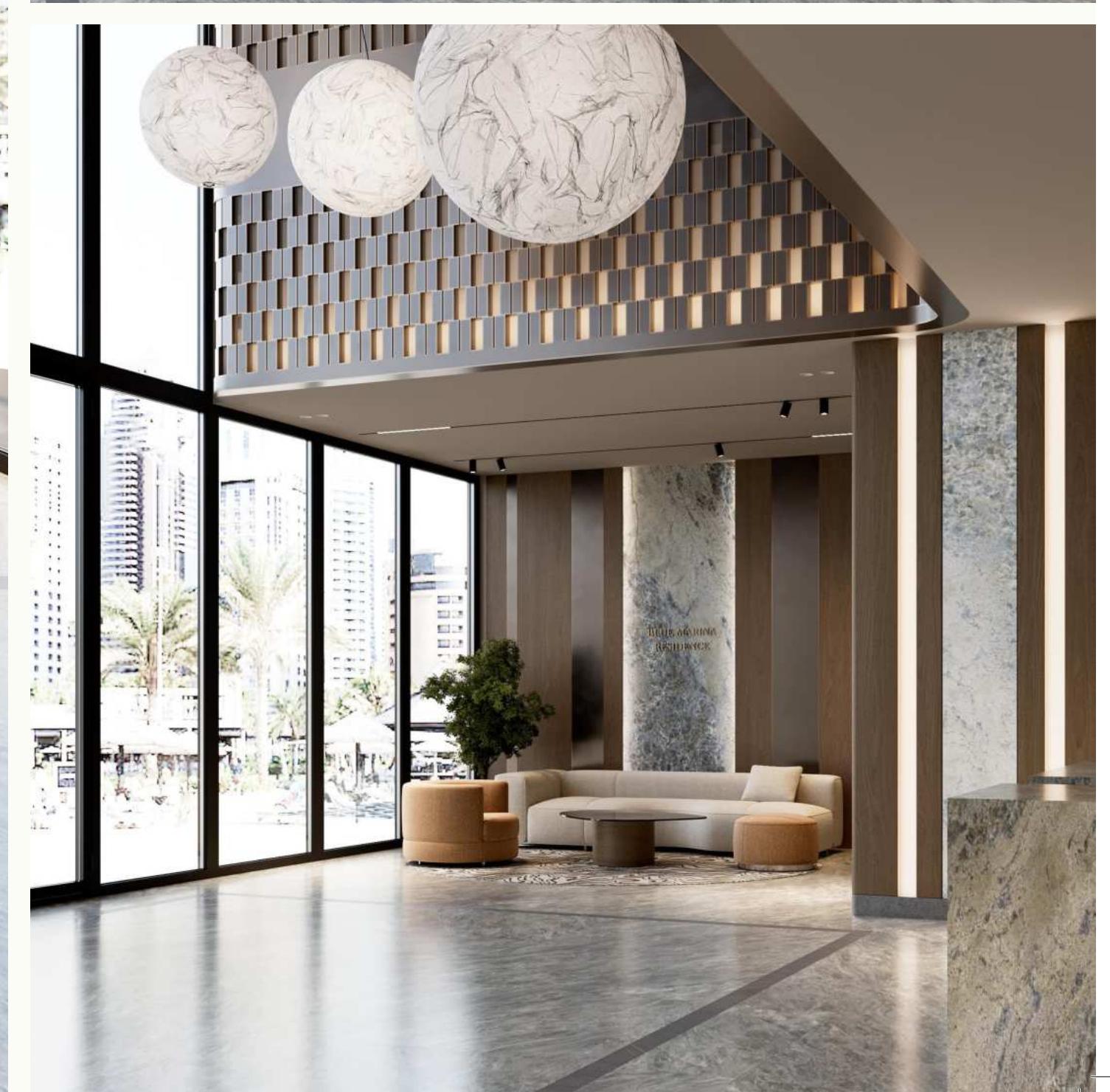
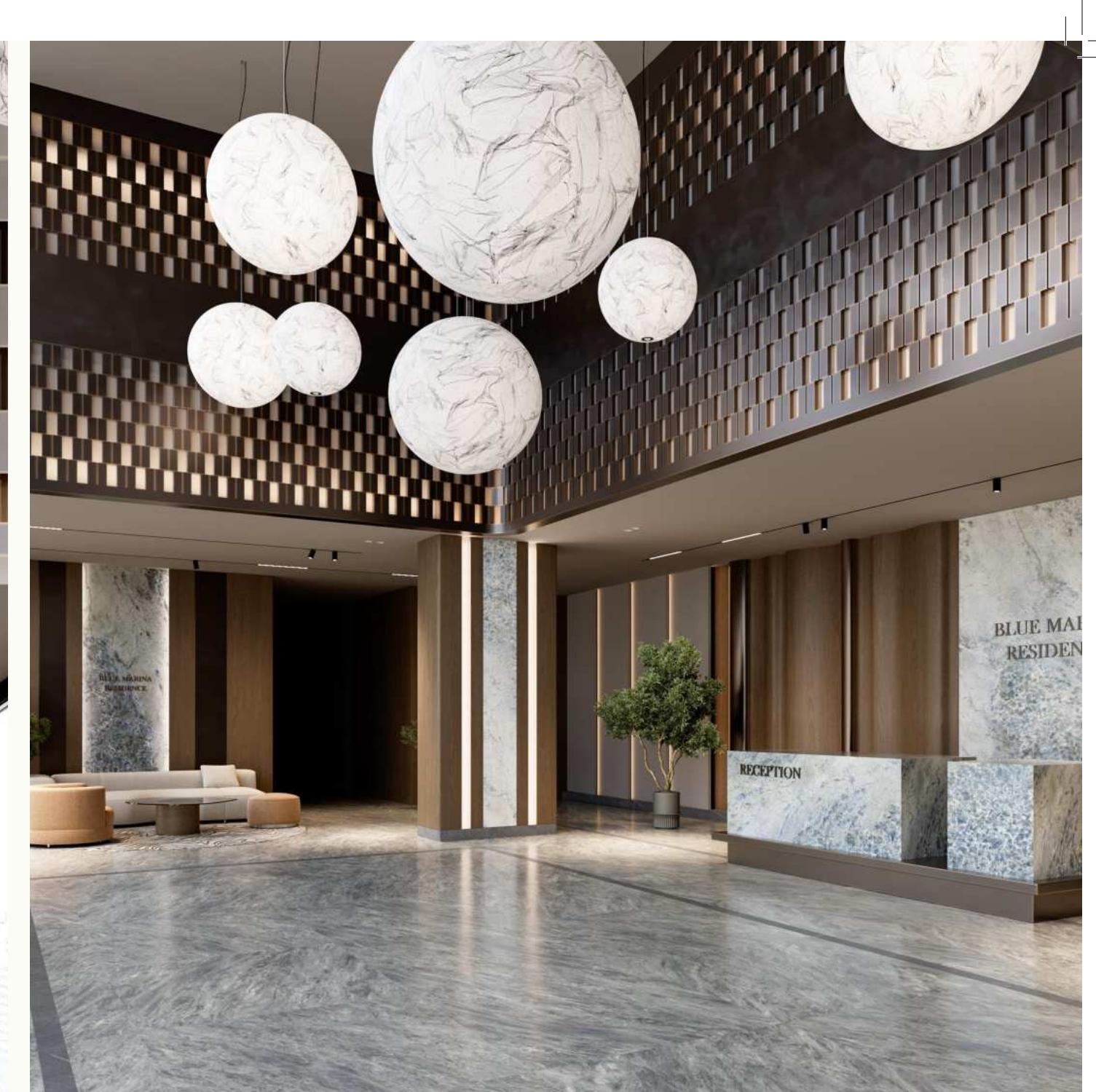
Blue Marina Residence offers an elevated coastal lifestyle designed for comfort, connectivity & convenience. Explore the exquisite finishes that adorn each *apartment residence*.

*Innovative Design
Smart Layouts
Light-Filled Homes
Elegant Facades
Premium Materials*



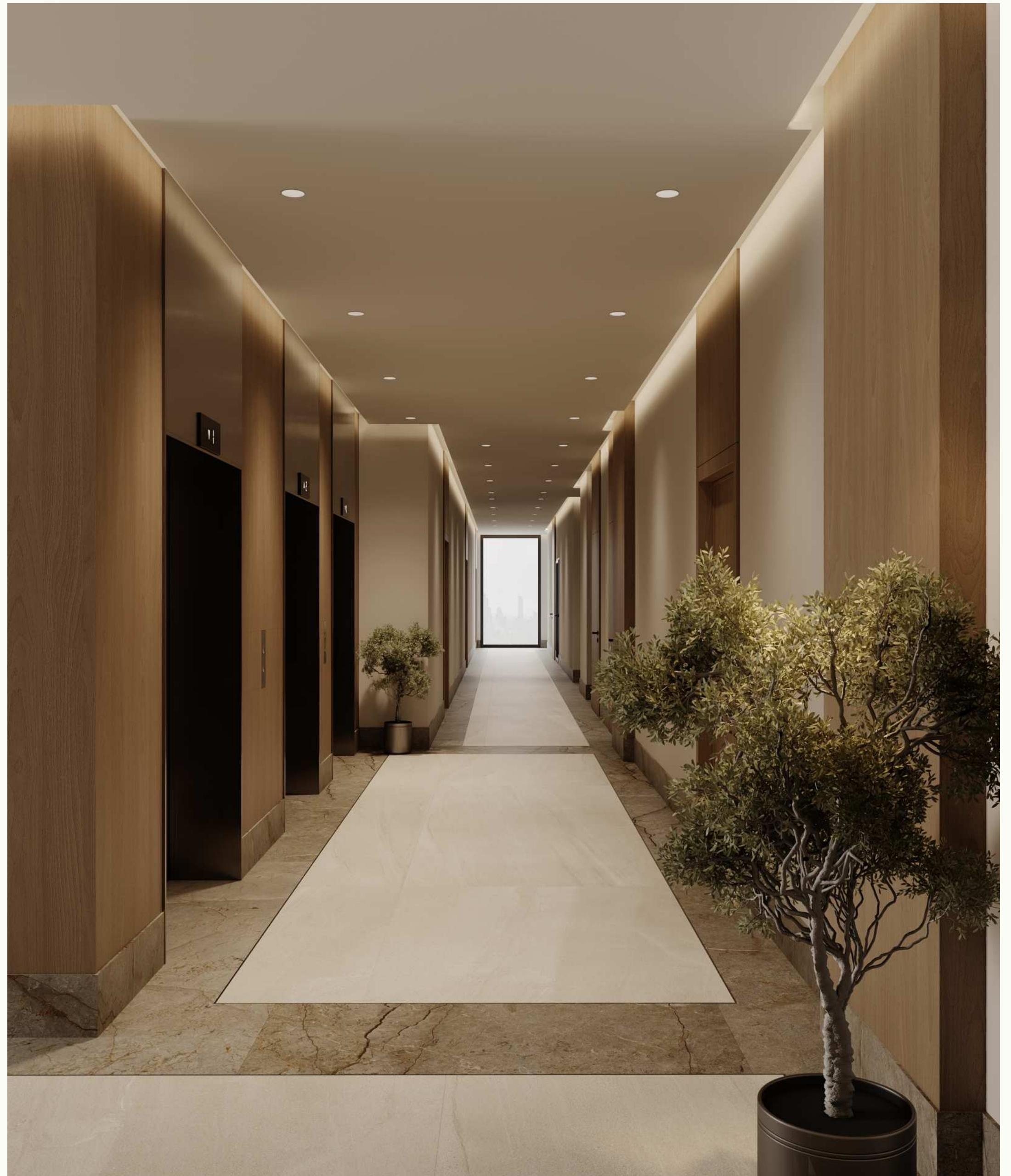
RECEPTION & LOBBY AREA

An elegant first impression. The lobby at Blue Marina Residence welcomes you with sophisticated coastal charm, designed for function and grace.



Wide Corridors





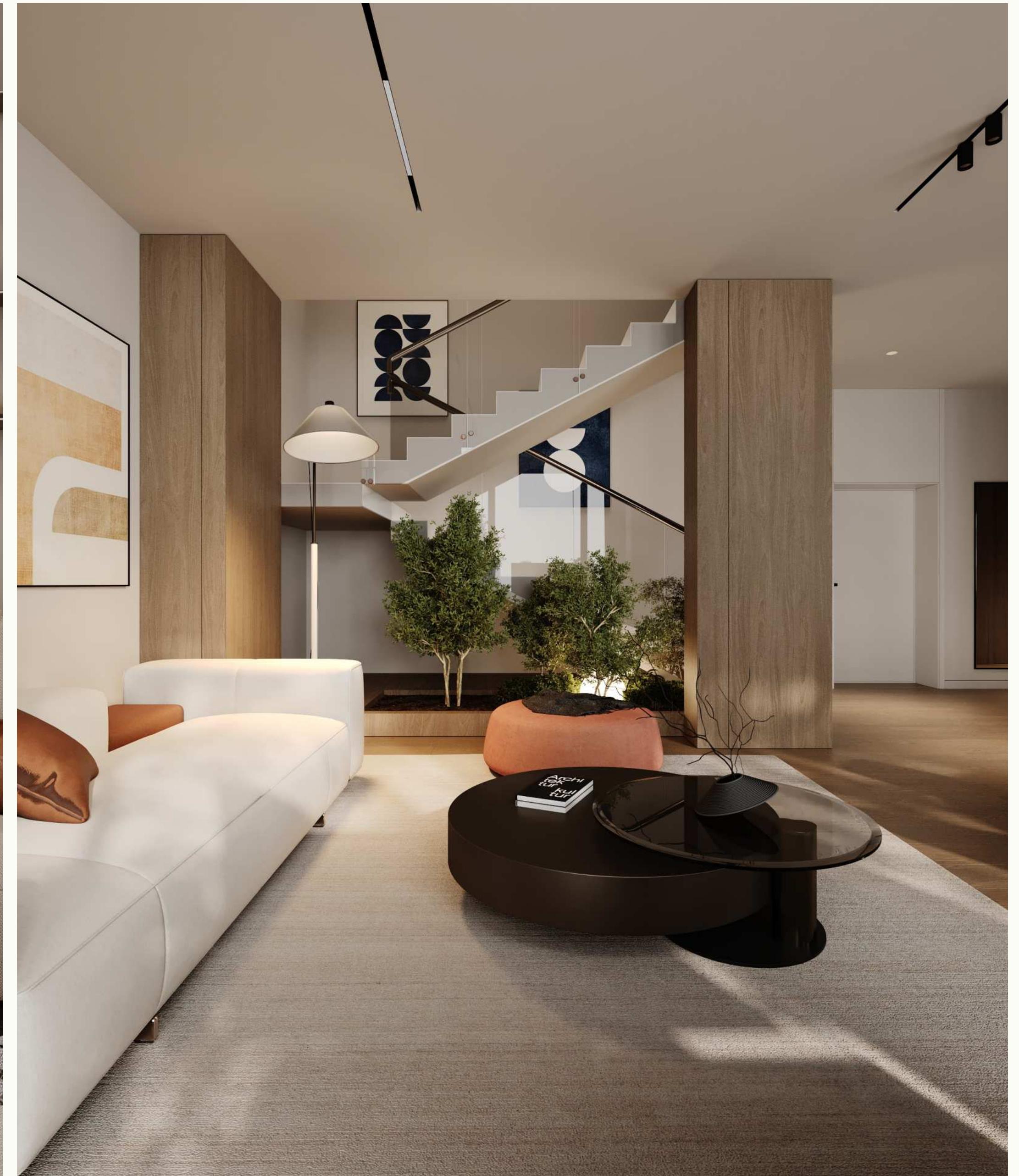


MODERN SPACES

Each apartment is finished with high-end materials, natural light streaming in through full-length windows, and serene color palettes that echo the marina surroundings.

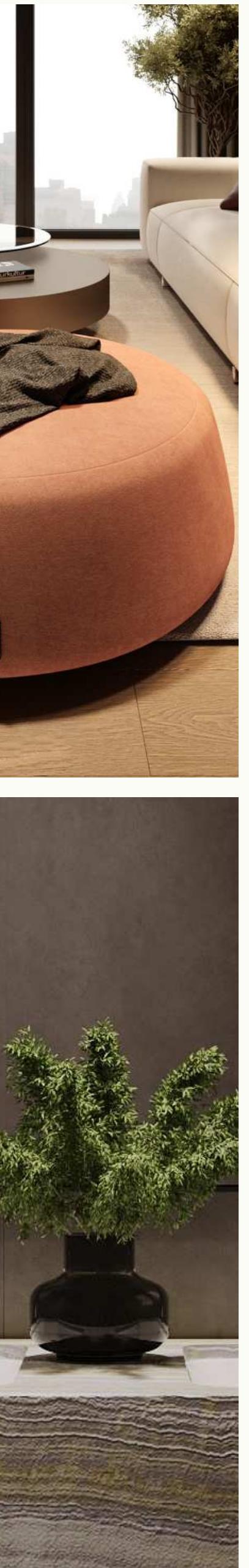
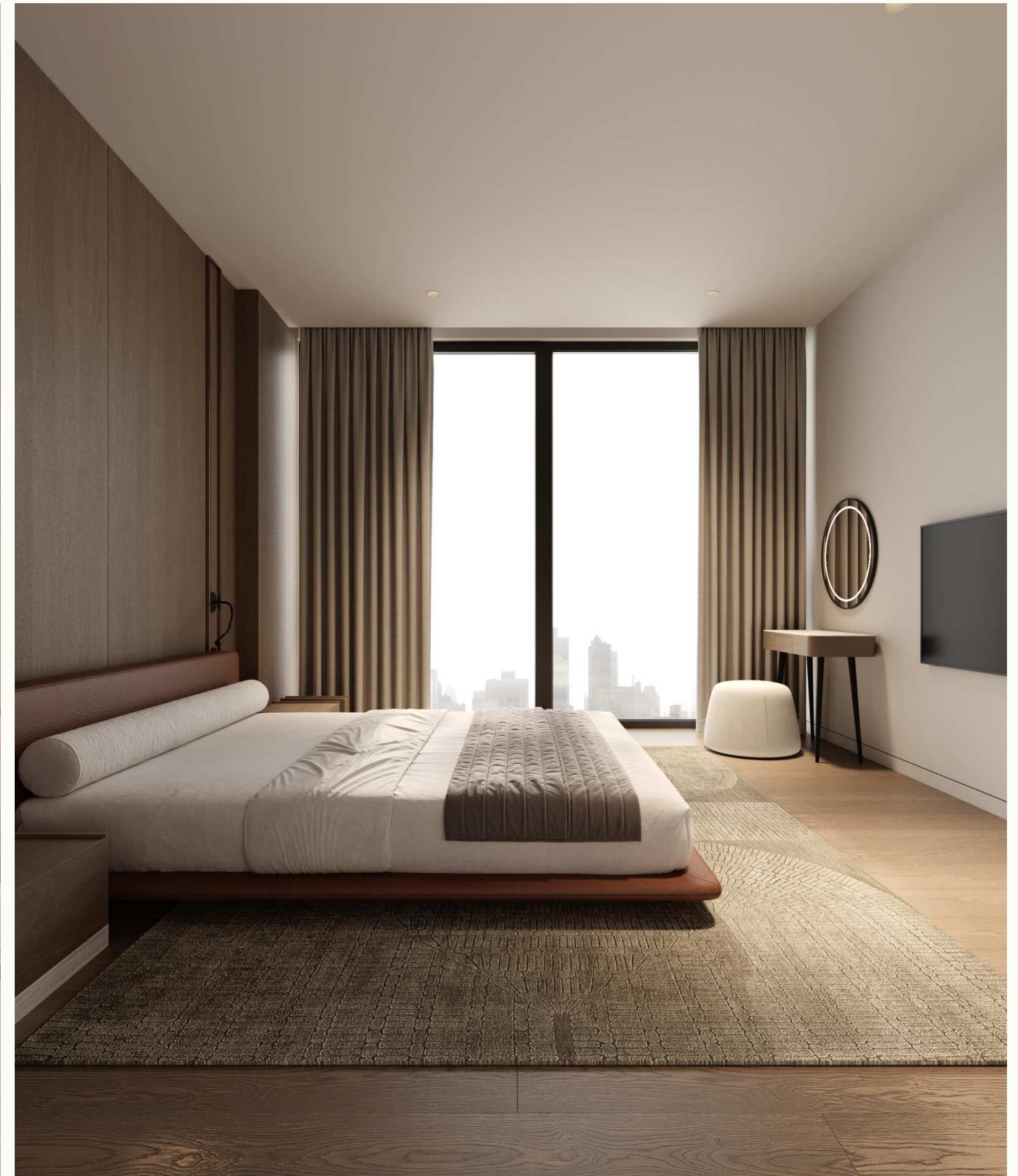
Living and Dining Rooms





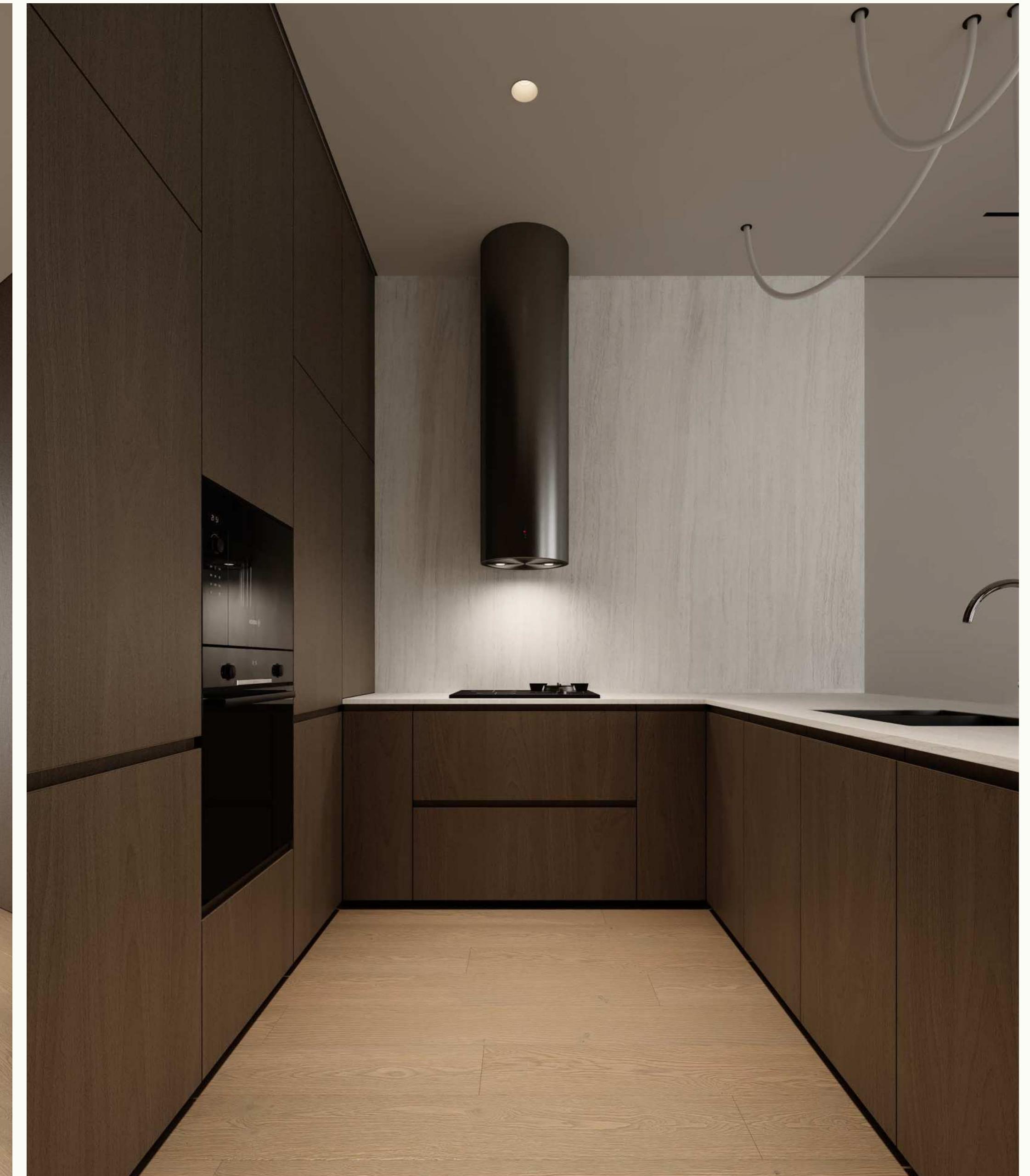
Master Bedrooms





Fully Equipped Kitchens





Spacious Bathrooms





OWNERSHIP

PAYMENT PLAN

Down Payment
20%
SPA (Signing)

1st Instalment
5%
November 2025

2nd Instalment
5%
February 2026

3rd Instalment
5%
May 2026

4th Instalment
5%
August 2026

5th Instalment
5%
November 2026

6th Instalment
5%
February 2027

Handover
50%
2027

DISCLAIMER: 4% Dubai Land Department fee + AED 5,000 admin charges apply.

