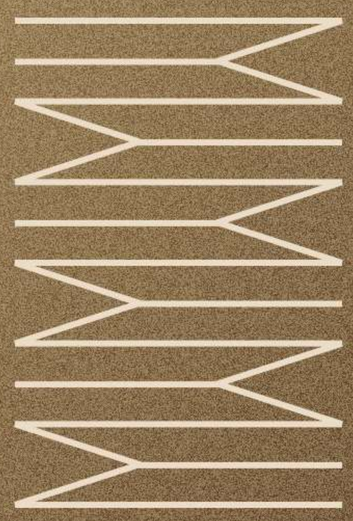


THE TERRACES MARASI DRIVE

REPRESENTS LUXURY

BUSINESS BAY

by

KEYMAVEN

supreme living

ELITE RESIDENTIAL ADDRESS

On the Business Bay Canal

Pinnacle of luxury living

Introducing a new epitome of luxury and splendour in the centre of Dubai.



Imagine a life soaked with unique privileges centred in a contemporary designed complex.



THE TERRACES MARASI DRIVE

A luxury residential development was created with modern architectural traits to become one of a kind in this area. The project is currently under construction and located on the Business Bay Canal.

Touch of elegance

Touch the astonishing sensation of luxury and comfort when you are in a mixture of solitude and involvement in the life of a bustling city.



Settle for something bigger and better with The Terraces Marasi Drive.

BE IN THE CENTRE OF MEMORABLE EXPERIENCES

Discover luxury, opportunity, and adventure in Business Bay. With upscale dining, shopping, and endless sights and sounds, it's the perfect place to live life to the fullest.







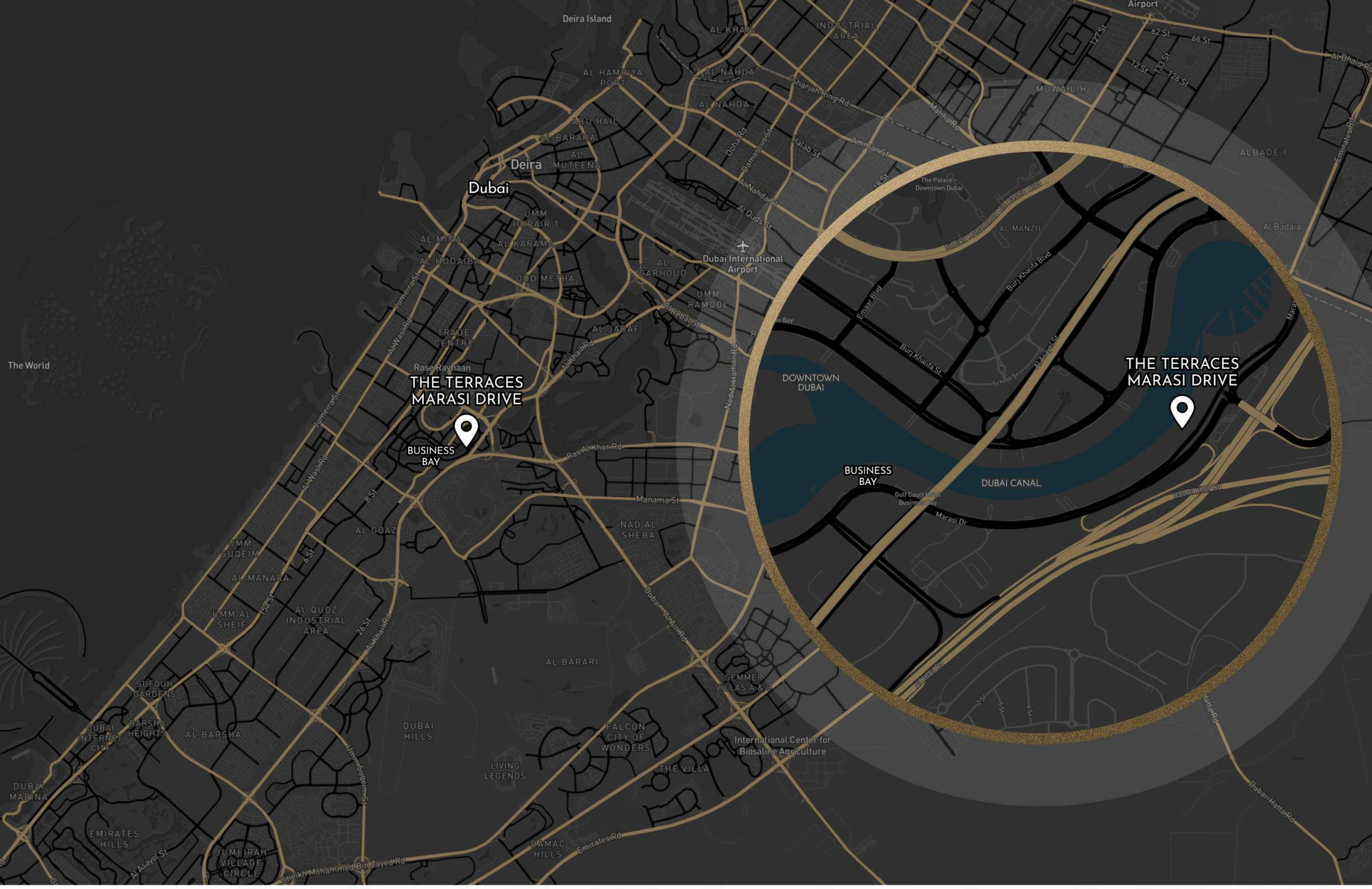


Living close to the water

Start each day next to the soothing canal water. Experience life next to one of Dubai's most recognizable landmarks.



You can walk along the promenade, watch the calm waters, the city's beautiful views, and enjoy life's delights.



Transport accessibility

PROXIMATE LOCATIONS

The Terraces Marasi Drive's strategic position close to Al Khail Road and Sheikh Zayed Road makes getting Dubai's well-known points and sights more convenient.

- Dubai Mall
  - 8 minutes
- Dubai International Airport
  - 15 minutes
- Palm Jumeirah
  - 21 minutes
- Burj Khalifa
  - 11 minutes
- Jumeirah Beach
  - 15 minutes
- Dubai Marina
  - 23 minutes

BEHOLD THE MODERN TRAITS

The project is distinguished by its expressive architecture, including spacious terraces that encircle the entire building, from where a magnificent view of the whole city and the boundless sky opens up.



Expertly eliminating strategic corners and elements of the building's facade, a design approach was crafted to exude a sense of spaciousness and opulence. The end result is a space that inspires feelings of grandeur and abundance.

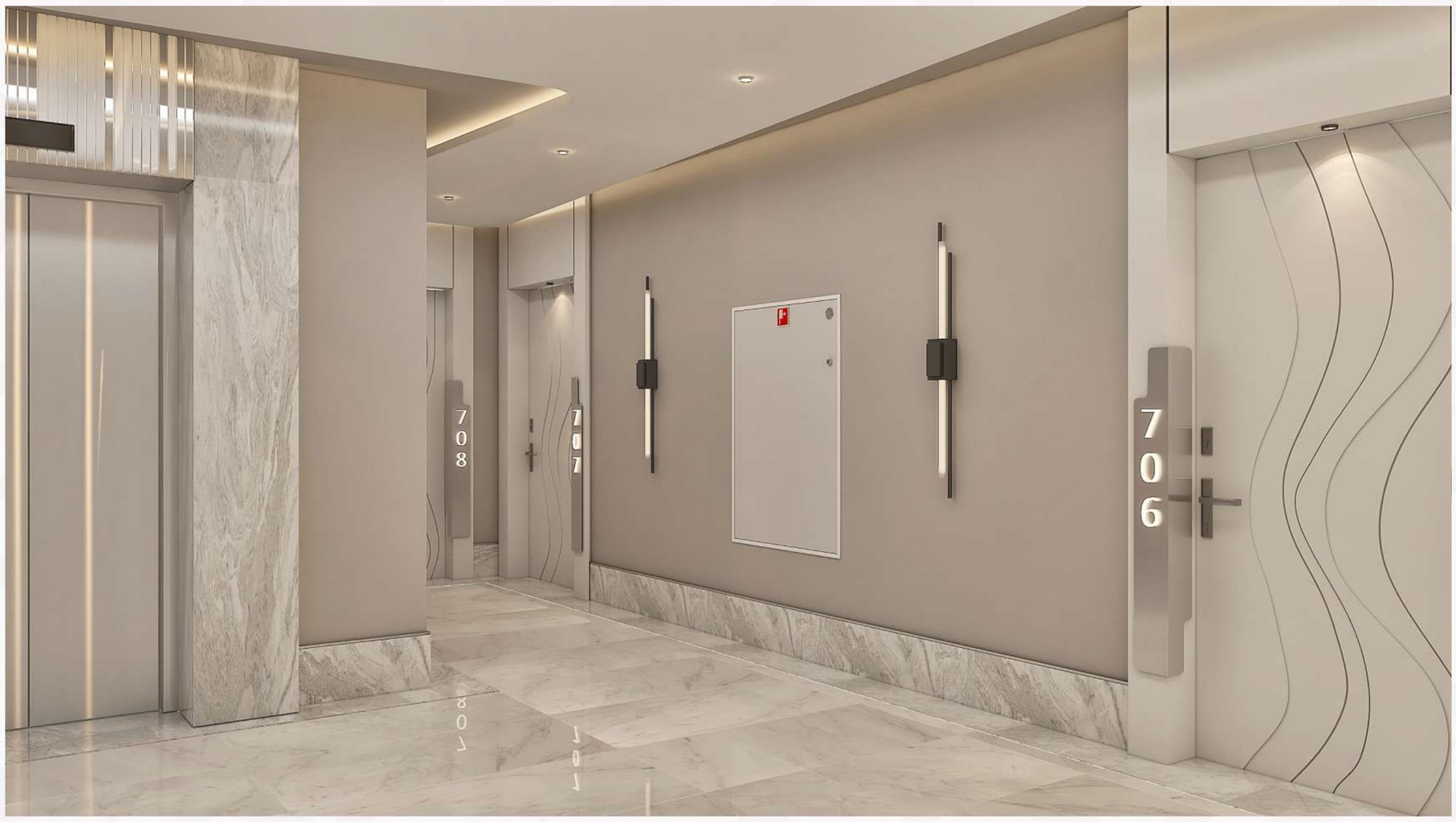


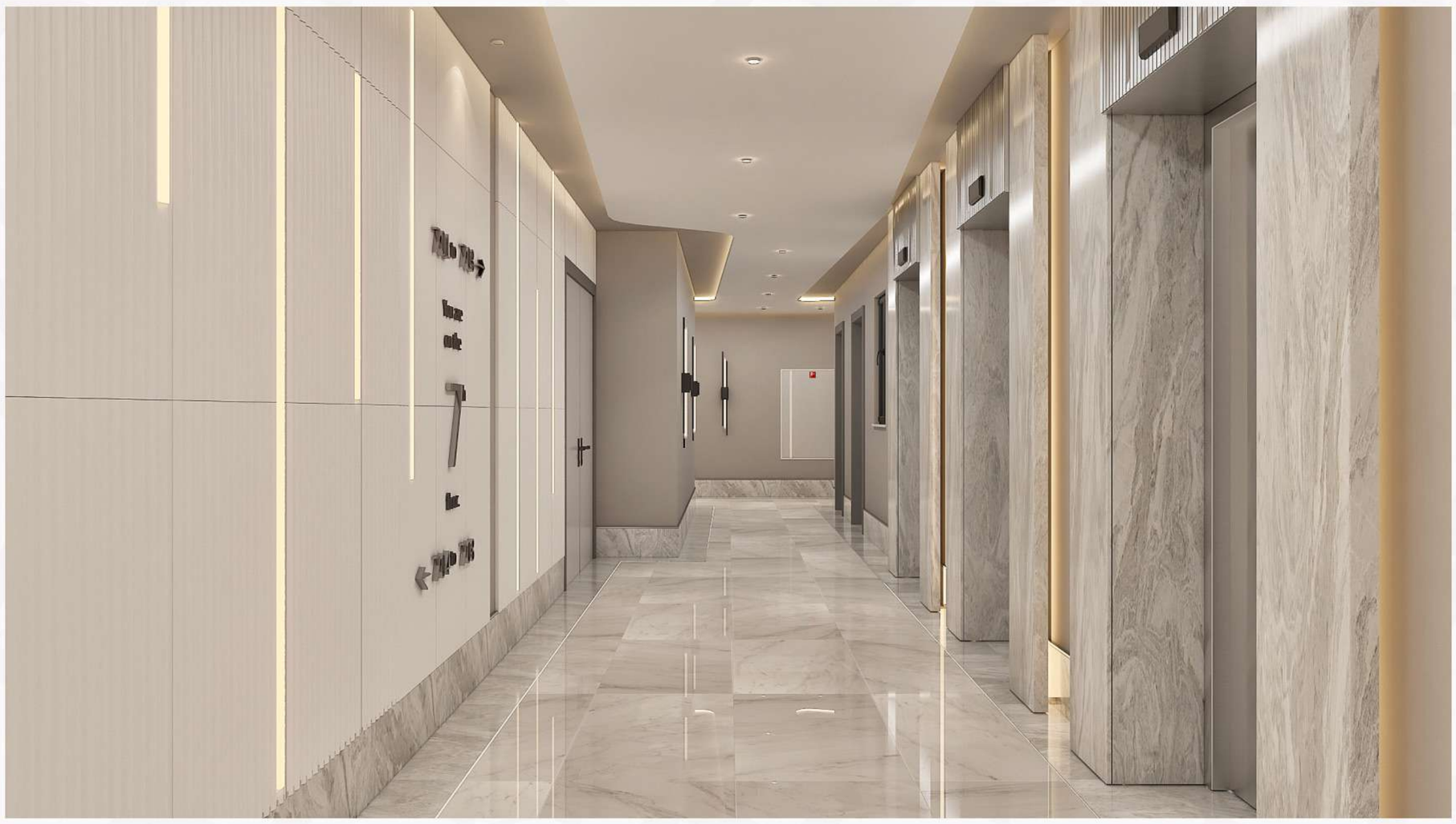


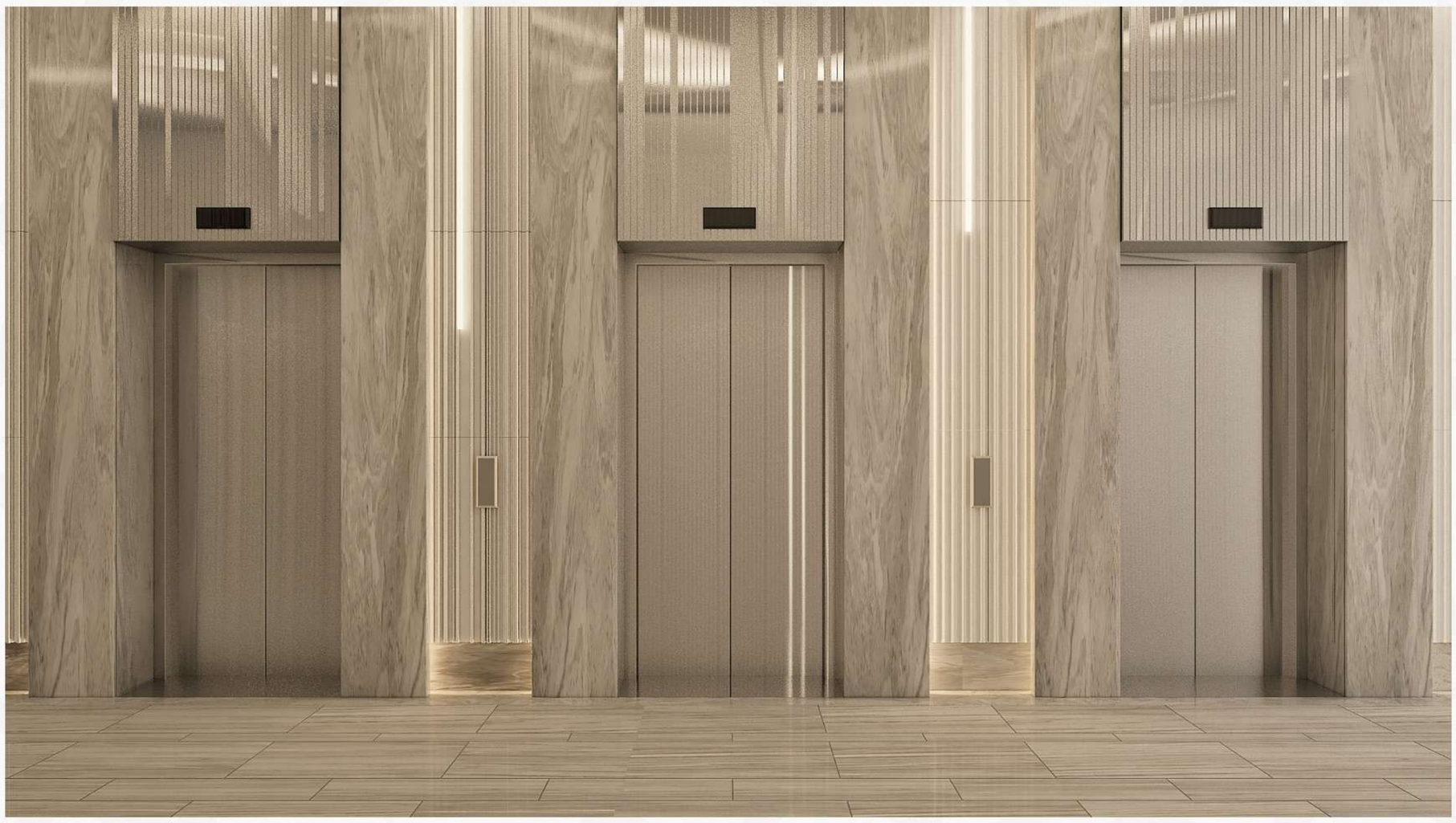
Grandeur at the first blush

Upon entering the complex, you are greeted by an extraordinarily large and exquisitely decorated lobby imbued with a sense of style.









INTERIOR DESIGN IS VISUALIZED FOR ILLUSTRATION PURPOSE ONLY.

MASTERING THE ART OF LIVING

Bask in the moments of life surrounded by sophistication and unmatched amenities. At the same time, the project's location in the heart of Dubai creates a feeling of being the centrepiece of the bright lifestyle of a big city.



ALL YOUR NEEDS

Experience luxury living at its finest with amenities such as a pool with lounging area, spa, designated kids pool & jacuzzi, modern gym and well-maintained outdoor areas. Enjoy added convenience with an in-house chef, valet parking and a remote door protection system for added security. A smart home system app offers residents complete control over their units and the building's various features via their phones.

- Swimming Pools
- Relaxing Spa
- Smart Home App
- Guests Valet Parking
- Modern Gym
- Pet Sitting
- Remote Door Protection
- In House Chef and Clean Services



PUBLIC AND PRIVATE SWIMMING POOLS









ALL-IN-ONE MODERN GYM







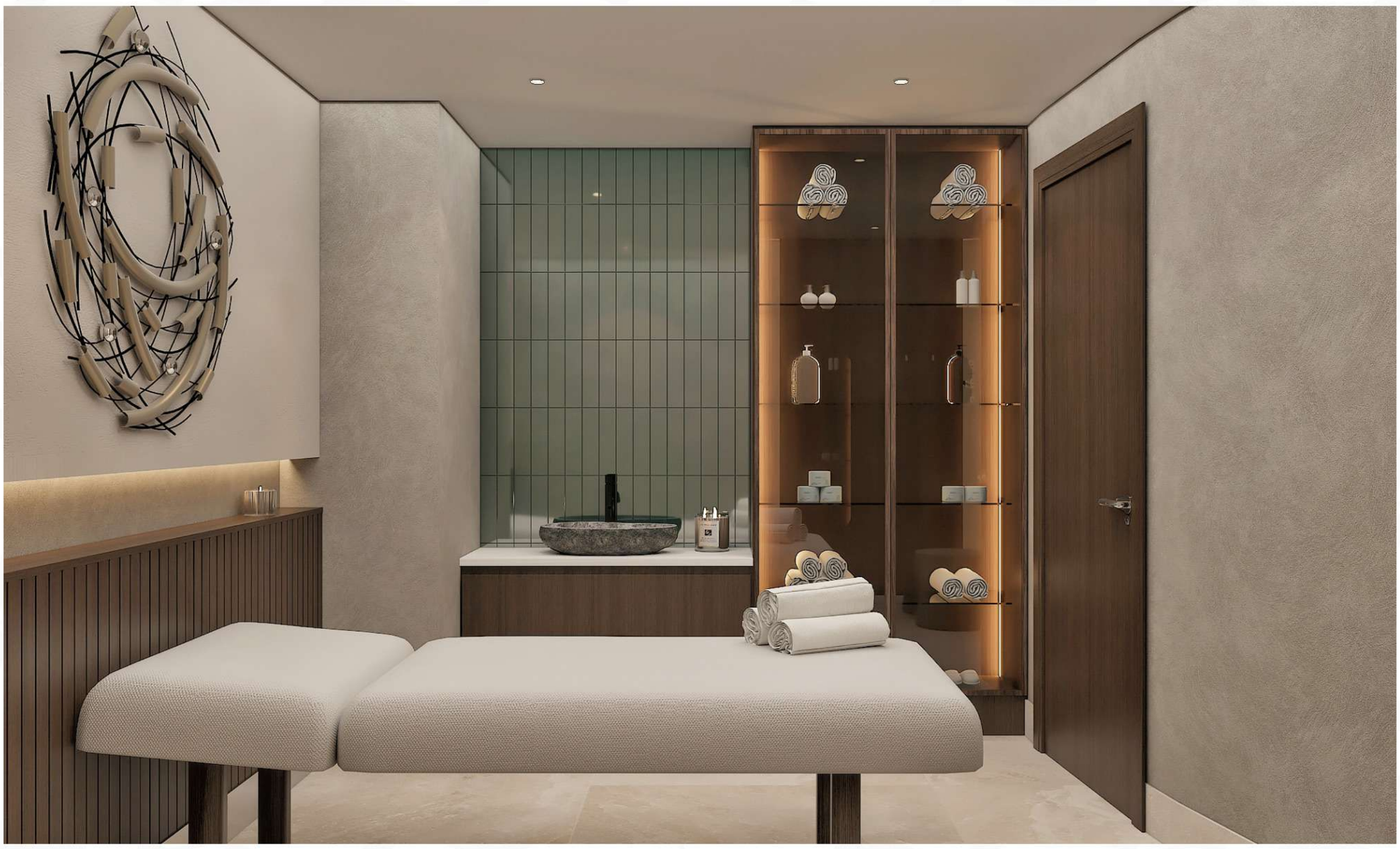


SPA WITH WELLBEING THERAPIES

- Halotherapy
- Cryotherapy
- Hyperbaric Oxygen Therapy
- Massage Therapy







EXTENSIVE RECREATION AREAS







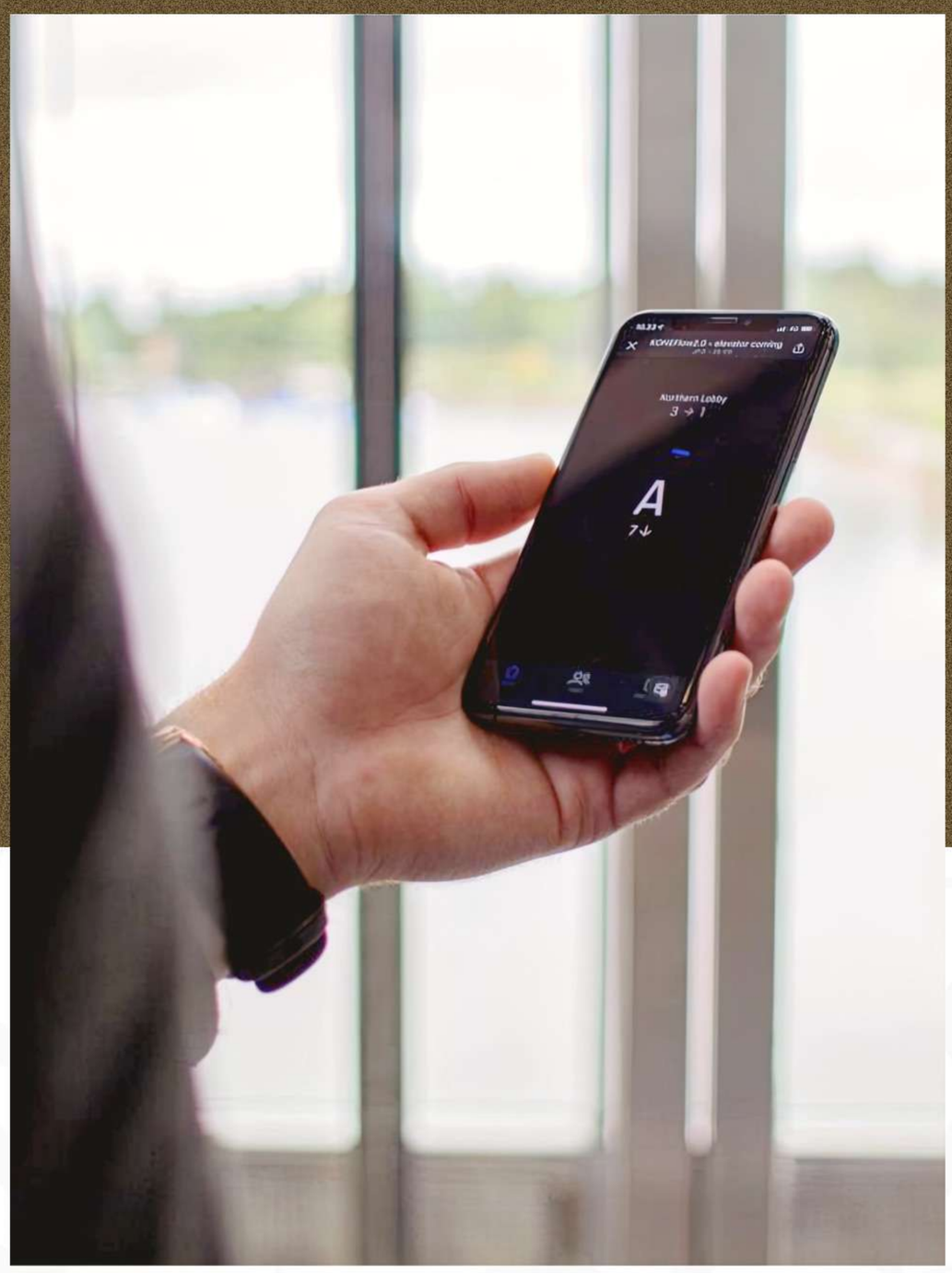


THE SMART HOME APP FOR A SEAMLESS LIVING EXPERIENCE

The building is equipped with the latest in home automation technology. You can easily manage all your home devices from one place.

Say goodbye to the key-only era. Residents can use the door access mobile app to grant and revoke home access quickly. The mobile call elevator app allows residents to call the elevator directly from their smartphone, making it more convenient and efficient to move within the building.

- Fully Home Automation System
- Door Access Mobile App
- Mobile Call App For Elevator







FEEL THE WHOLE ESSENCE OF A LUXURIOUS LIFE

Immerse yourself in the unique atmosphere of luxury life. Every day will be a delight with a magnificent view from the panoramic windows of the famous Burj Khalifa and the embrace of chic interiors.



Feel the living splendour

The apartments of the complex have a thoughtful functional layout.



Each of the apartments offers spacious terraces with guaranteed privacy and unobstructed 180-degree views of the city.

1-BEDROOM APARTMENT



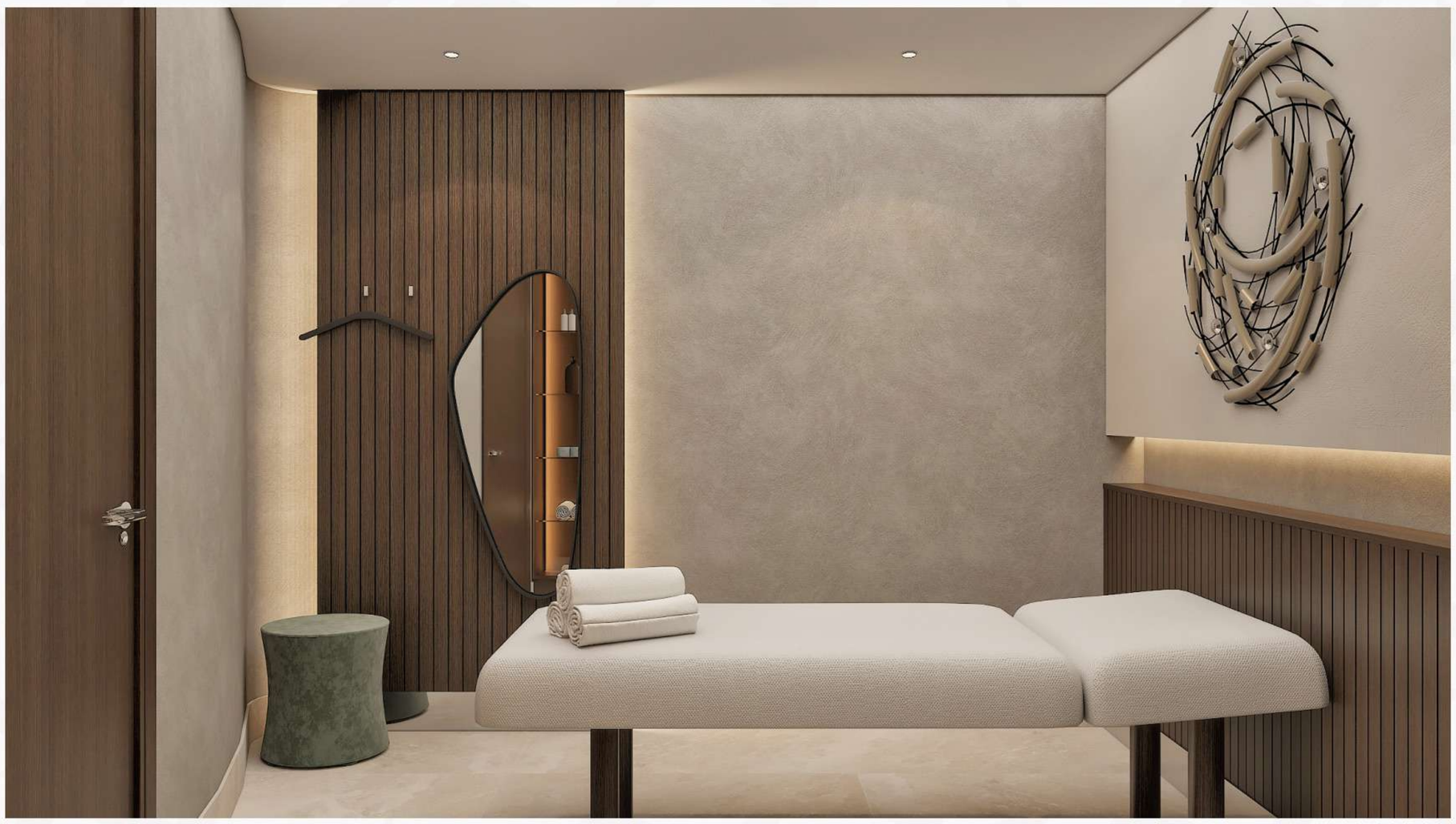
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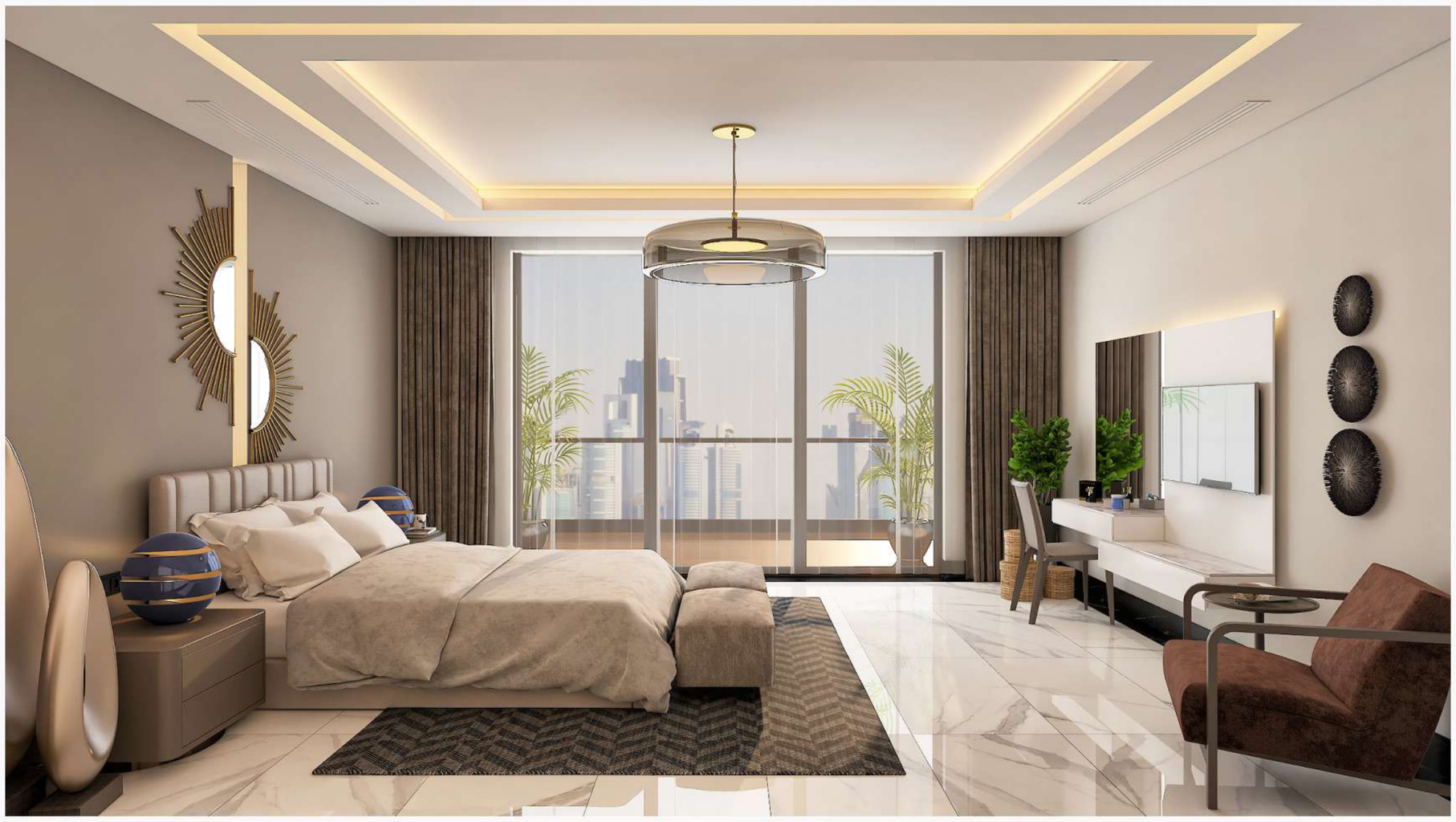




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2-BEDROOM APARTMENT



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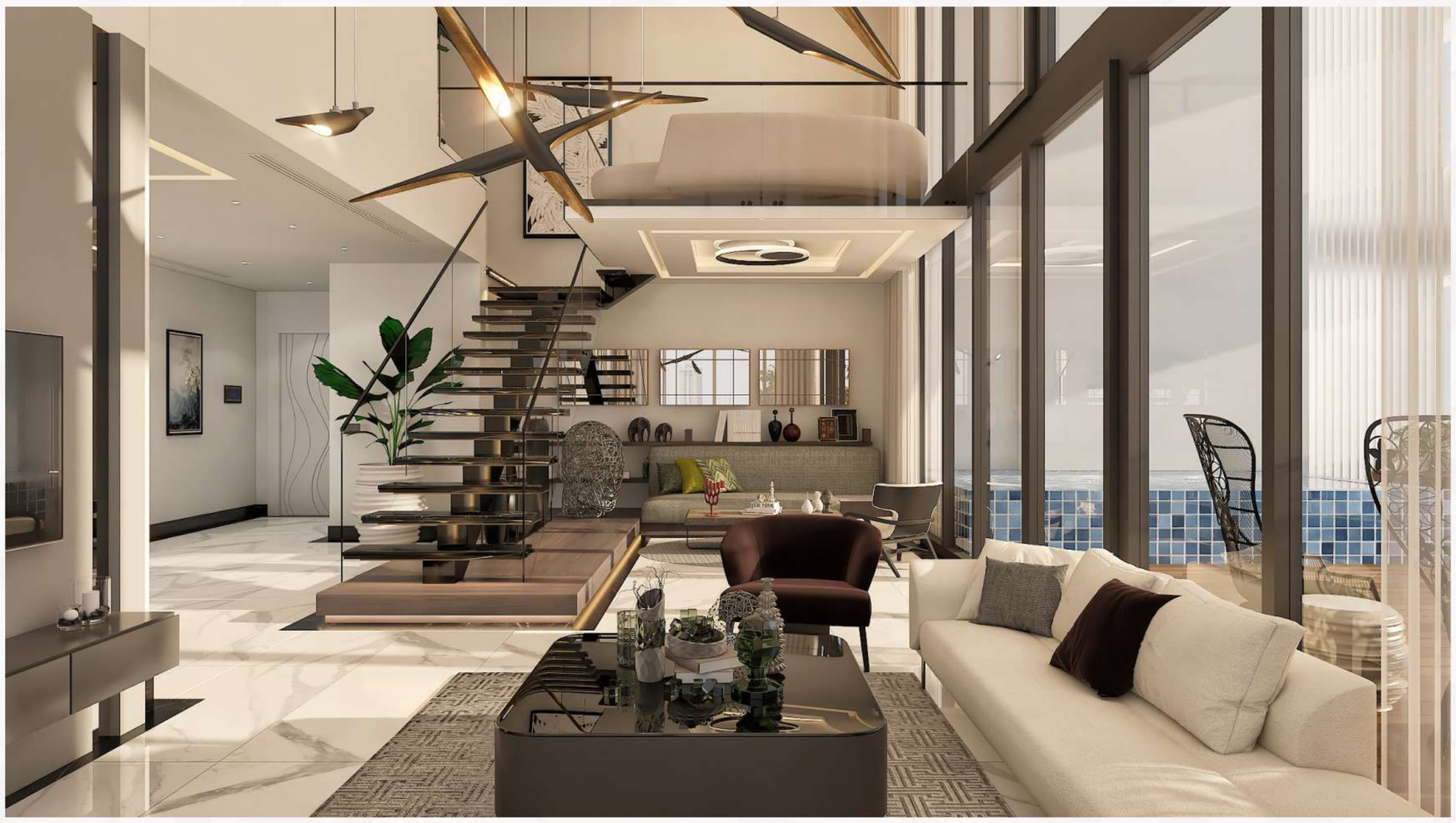
3-BEDROOM APARTMENT



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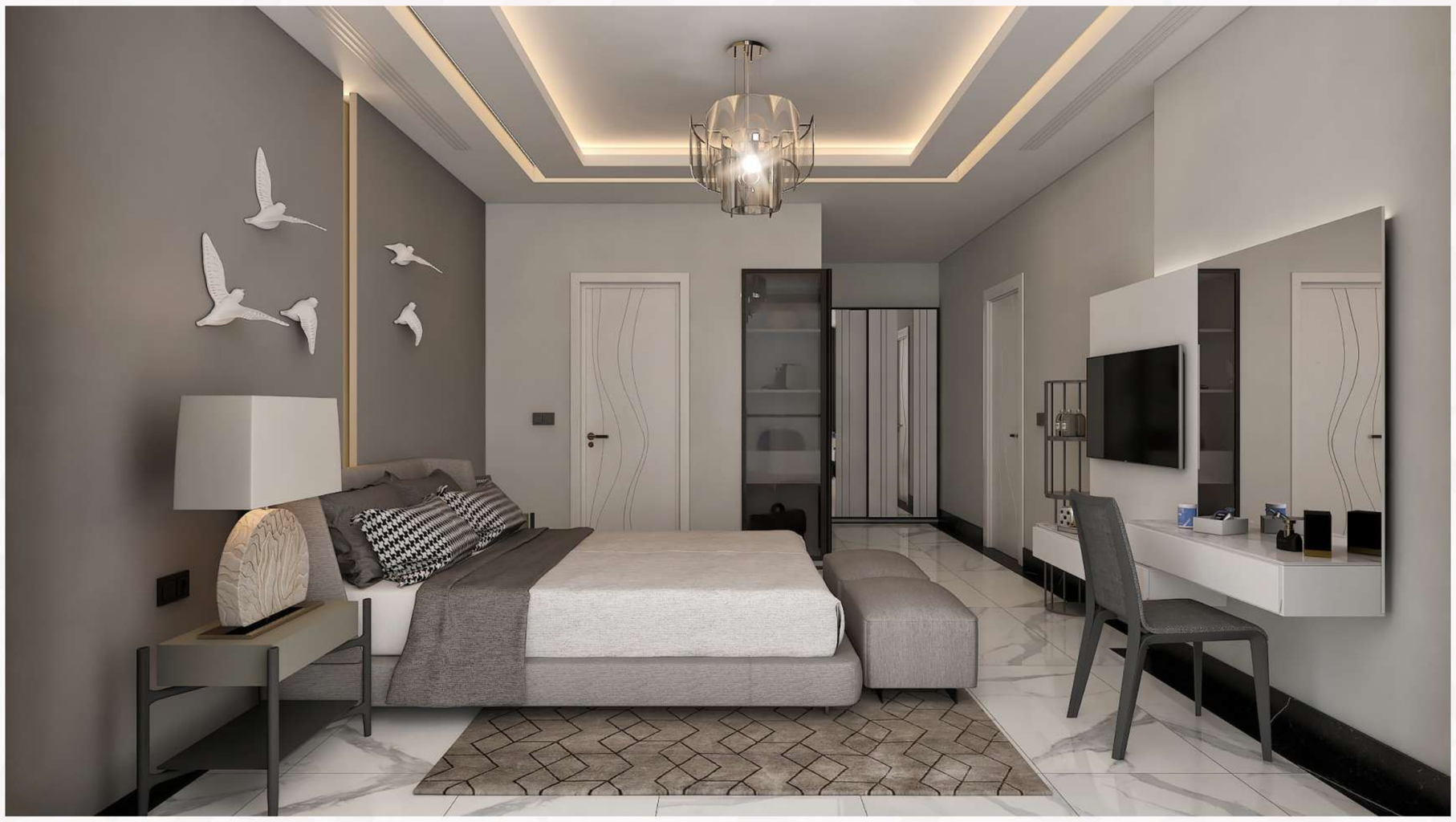
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4-BEDROOM PENTHOUSE



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PAYMENT PLAN

10%

On Reservation

10%

10% On Signing SPA

10%

After 6 Months

10%

After 12 Months

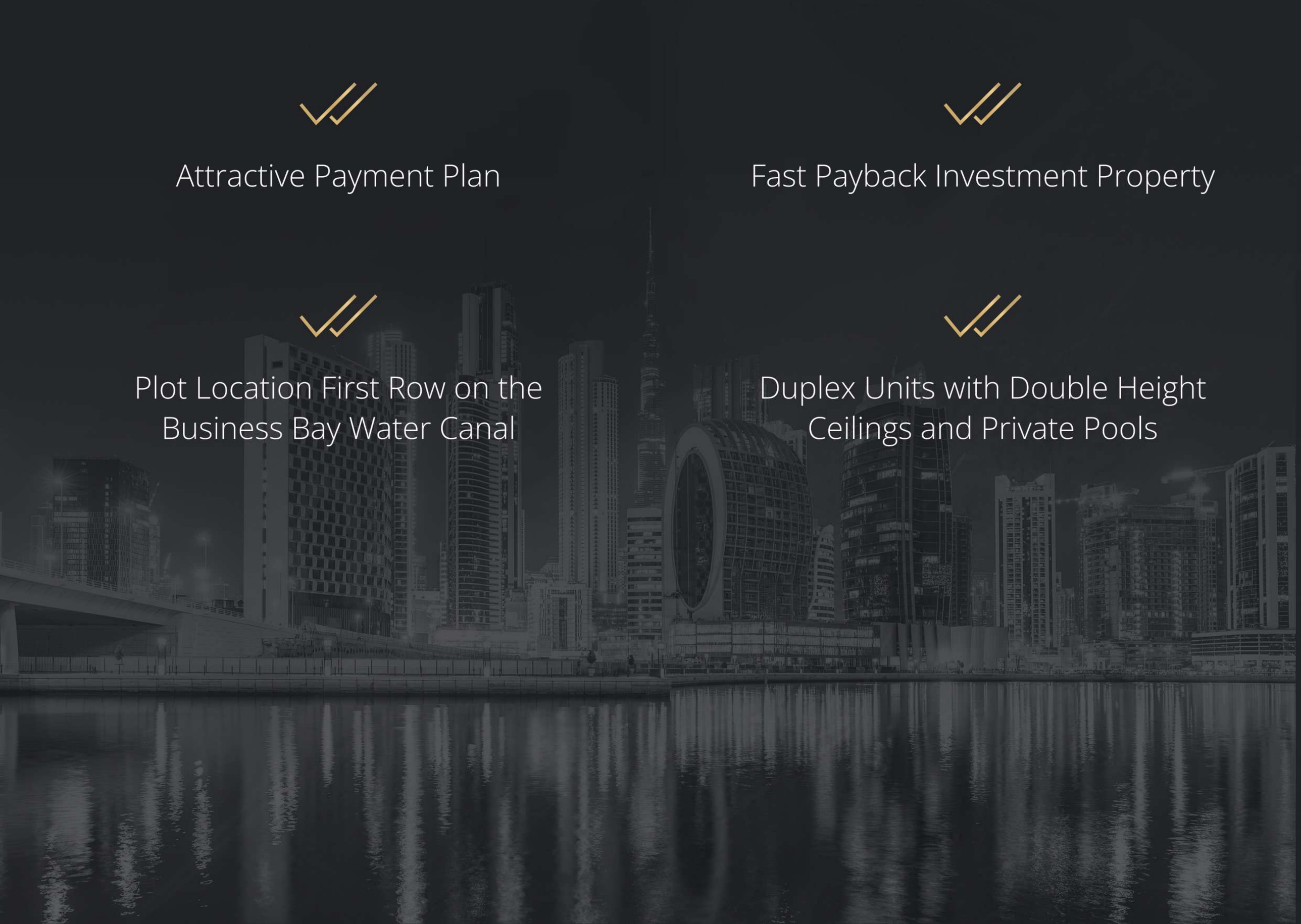
60%

On Handover March 2024

RESIDENCE'S EMPOWERING

BENEFITS

- Modern Architecture & Contemporary Interiors
- High-end Facilities & Amenities
- Attractive Payment Plan
- Fast Payback Investment Property
- Plot Location First Row on the Business Bay Water Canal
- Duplex Units with Double Height Ceilings and Private Pools



KEYMAVEN

supreme living

Keymaven is constantly striving to raise the bar in construction, customer service and design with its unique style. The company is proud of its achievements and seeks to develop in the country's market and new regions.

The developer intends to become a significant figure in the real estate market and create new city symbols.

Keymaven, with its style, builds projects in an incredibly unusual manner that will surprise you with the originality and sophistication of the exterior, functionality of the layout and modern interiors.





DUBAI IN FIGURES

83% YEARLY GROWTH IN TRANSACTIONS

The residential market witnessed a record in the first quarter in the total volume of transactions

16TH GLOBALLY RANKED

Ease of doing business index ranked Dubai the 16th globally in 2021

7% EXPECTED POPULATION GROWTH

40% of Dubai's 2.5 million population is between 20-35 years and in need of contemporary accommodation. The city's population is expected to grow at 7% annually and reach 5 million by 2030

7.28M TOURISTS IN 2021

Dubai has the world's highest visitor per resident ratio of 5.7 and an estimated 7.28 million tourists travelling to Dubai in 2021 making it the fourth most visited city in the world

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