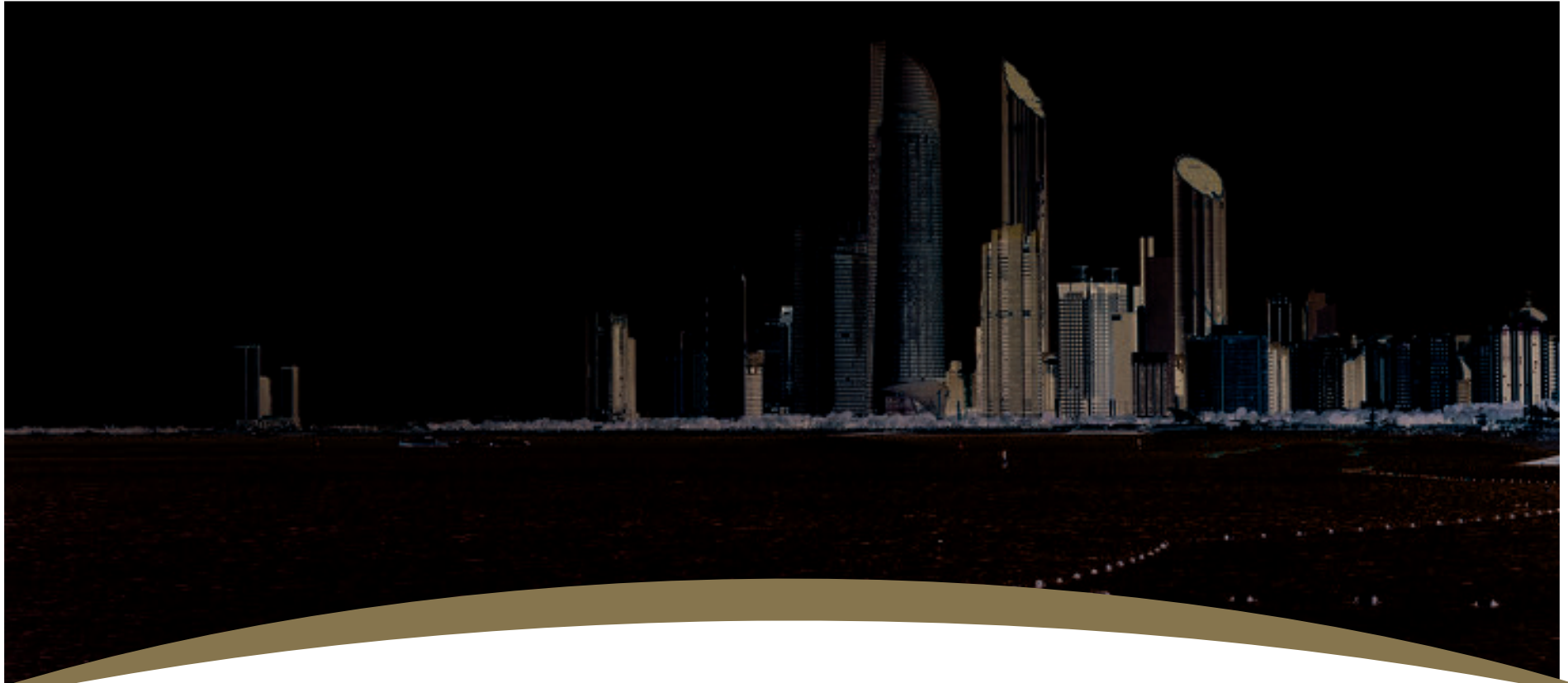




L A M A R

LUXURY UNITS FOR SALE



WHY INVEST IN ABU DHABI

As the capital of the thriving United Arab Emirates, Abu Dhabi is a highly attractive destination for both investors and residents alike. This cosmopolitan city enjoys a robust, diversified economy which provides a wealth of job opportunities and a tax-free income – making it a magnet for international professionals.

With a first-rate lifestyle, excellent healthcare and education facilities, iconic venues such as the Louvre Museum, world-class infrastructure, pristine beaches, and some of the most luxurious hotels in the world, Abu Dhabi enjoys an incredibly high standard of living.

LAMAR RESIDENCES

WHERE LUXURY MEETS COASTAL BEAUTY

Welcome to **Lamar Residences**, an exceptional waterfront community nestled within the prestigious **Al Raha Beach in the heart of Abu Dhabi**, renowned for its opulent real estate and serene beachfront vistas.

Spanning an impressive **1.34 million square feet**, **Lamar Residences** encompasses four grand residential buildings on a shared waterfront expanse comprised of 435 residential units, including 30 lavishly appointed villas.

Elevating the standard of luxury living in the city, **Lamar Residences** captivates with its refined architectural design, offering top-tier amenities, an unrivaled location, and easy access to Abu Dhabi's best landmarks and destinations.

PREMIUM AMENITIES AND FACILITIES INCLUDE:



Infinity pool and
recreation area



State-of-the-Art
Fitness Center



Children's
Play Area



Landscaped
Gardens



7/24 Security



Covered Parking



Retail outlets



DISTANCE TO MAJOR LANDMARKS:

- Al Raha Mall on Al Raha Beach: walking distance
- Abu Dhabi International Airport: 10km
- Yas Island: 12km
- Abu Dhabi Golf Club: 14km
- Emirates Park Zoo: 21km
- City Center: 25km

TOP LEISURE AND ENTERTAINMENT HUBS WITHIN AN EASY DRIVE:

- Ferrari World Abu Dhabi — 15 minutes
- Yas Marina Circuit — 15 minutes
- Yas Bay — 15 minutes
- Yas Waterworld Abu Dhabi — 15 minutes
- Yas Mall — 15 minutes
- Sheikh Zayed Grand Mosque — 15 minutes
- Louvre Abu Dhabi — 20 minutes
- Abu Dhabi Airport — 15 minutes





WHY INVEST IN LAMAR RESIDENCES, AL RAHA BEACH?

Perfect Location

Ideally situated within the prestigious Al Raha Beach area – celebrated for its elegant coastal living and pristine beachfront – residents here enjoy effortless access to prominent landmarks, vibrant entertainment hubs, and convenient prime facilities.

Opulent Living Experience

Put simply, Lamar Residences redefines luxury living. The development boasts fabulous amenities, meticulously crafted homes, and idyllic surroundings that grant residents a life of uncompromised comfort and grandeur.

Exceptional Investment Potential

Al Raha Beach real estate market ranks among Abu Dhabi's most coveted, promising substantial returns on investment. Lamar Residences is already attracting astute global investors with the promise of remarkable ROI.

Robust Rental Demand

Al Raha Beach enjoys immense popularity among both residents and tourists, creating a robust demand on investment and rentals alike. An investment in Lamar Residences ensures an enticing rental income stream.

Future Growth

As Al Raha Beach continues its dynamic evolution, property values will soar, further enforcing the position of the district as a key investment opportunity. Lamar Residences is your opportunity to be part of this opulent, promising community.



UNITS



A WIDE CHOICE OF PROPERTY TYPES AND SIZES:

Lamar Residences offers a variety of property types for investors – chic apartments, elegant townhouses, and glamorous penthouses.

Apartment sizes range from spacious one-bedroom units to luxurious four-bedroom units, providing ample living space for individuals and families.

Meanwhile, townhouses and penthouses offer even more space with multiple bedrooms and generous floor areas.

APARTMENTS

1-BEDROOM

1-BEDROOM - 954 SQ. FT
1-BEDROOM - 984 SQ. FT

2-BEDROOM

2-BEDROOMS - 1374 SQ. FT
2-BEDROOMS - 1419 SQ. FT
2-BEDROOMS - 1482 SQ. FT
2-BEDROOMS - 1483 SQ. FT
2-BEDROOMS - 2928 SQ. FT

3-BEDROOM

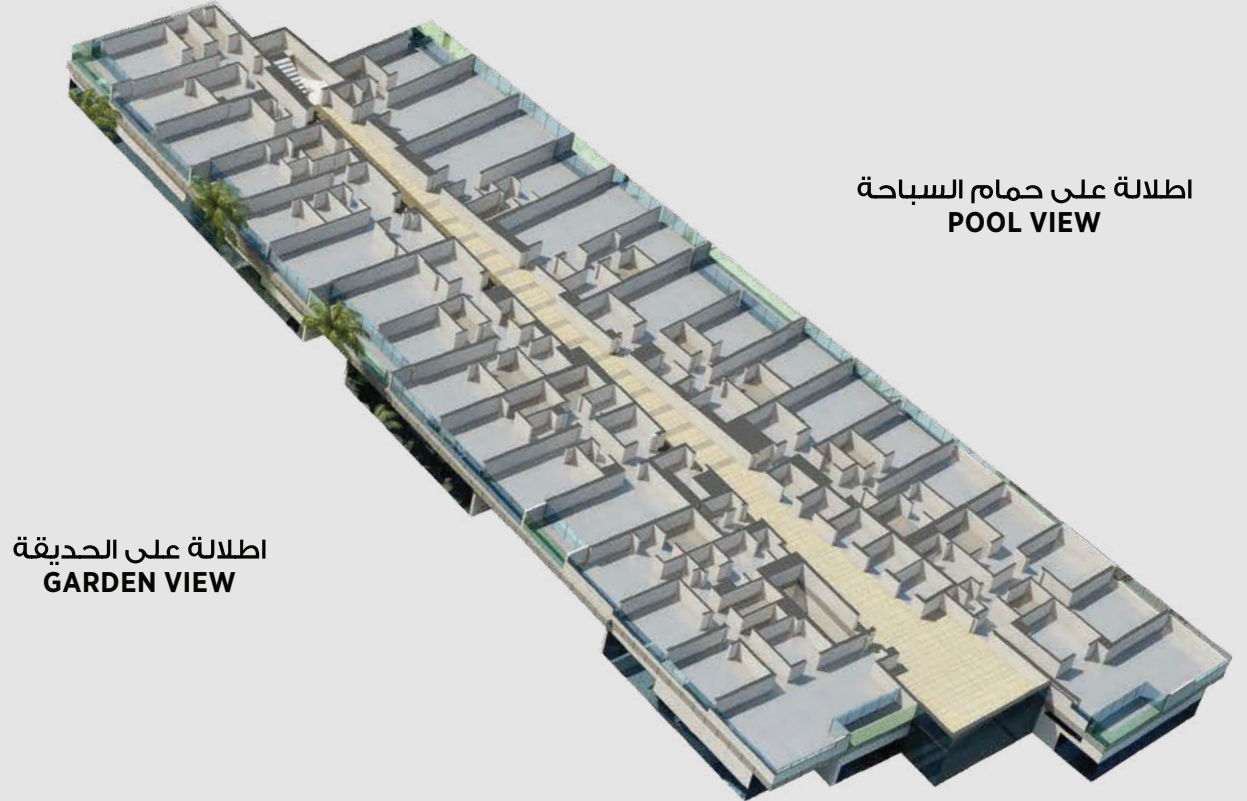
3-BEDROOMS - 1981 SQ. FT
3-BEDROOMS - 2043 SQ. FT
3-BEDROOMS - 2671 SQ. FT
3-BEDROOMS - 2717 SQ. FT

4-BEDROOM

4-BEDROOMS - 2928 SQ. FT
4-BEDROOMS - 3462 SQ. FT

TYPICAL FLOOR PLANS

اطلالة على المدينة
CITY VIEW

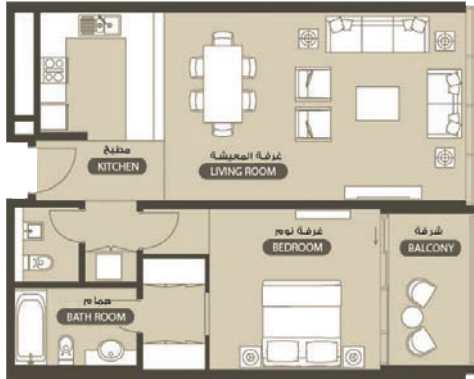


اطلالة على حمام السباحة
POOL VIEW

اطلالة على الحديقة
GARDEN VIEW

اطلالة على البحر
SEA VIEW

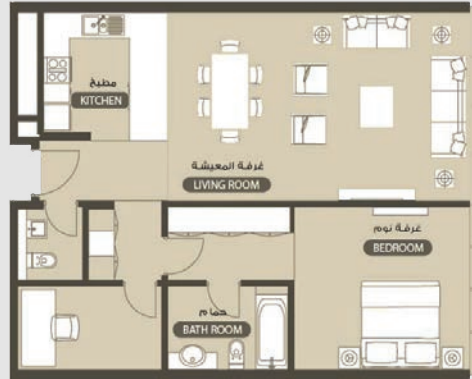
ا غرفة نوم
1 BEDROOM
نوع C TYPE



انظر على حوض السباحة
POOL VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C207	الوحدة
Number of Bedroom (s)	1	عدد غرف النوم
Range (sqft/sqm)	870.80 - 936.24/80.90 - 86.98	مساحة (قدم مربع/متر مربع)

ا غرفة نوم
1 BEDROOM
نوع A TYPE



انظر على الحديقة
GARDEN VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	CA04	الوحدة
Number of Bedroom (s)	1	عدد غرف النوم
Range (sqft/sqm)	870.80 - 936.24/80.90 - 86.98	مساحة (قدم مربع/متر مربع)

٢ غرفة نوم
2 BEDROOM
نوع B TYPE



انظر على الخريطة
GARDEN VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C103	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/سم²)	1,297.05 - 1,516.50/20.50 - 140.86	مساحة (قدم مربع/متر مربع)

٢ غرفة نوم
2 BEDROOM
نوع A TYPE



انظر على الخريطة
GARDEN VIEW
انظر على المدينة
CITY VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C105	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/سم²)	1,297.05 - 1,516.50/20.50 - 140.86	مساحة (قدم مربع/متر مربع)

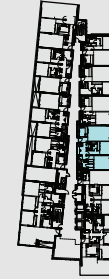
٢ غرفة نوم
2 BEDROOM
نوع D TYPE



إطلالة على الحديقة
GARDEN VIEW
إطلالة على المدينة
CITY VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C205	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/room)	1,297.05 - 1,516.20/20.50 - 140.86	مساحة (قدم مربع/متر مربع)

٢ غرفة نوم
2 BEDROOM
نوع C TYPE



إطلالة على حوض السباحة
POOL VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C309	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/room)	1,297.05 - 1,516.20/20.50 - 140.86	مساحة (قدم مربع/متر مربع)

٤ غرفة نوم دوبلكس
4 BEDROOM DUPLEX

نوع A

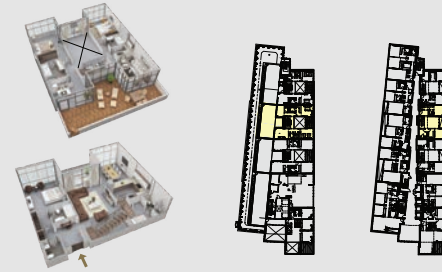


إطلالة على الحديقة
GARDEN VIEW
إطلالة على البحر
SEA VIEW
إطلالة على حمام السباحة
POOL VIEW

Tower	C	البرج
Floor Plan Level	9 + 10	مخطط الطابق
Unit	C910	الوحدة
Number of Bedroom (s)	4	عدد غرف النوم
Range (sqft/m ²)	4183.5 - 5040.85 / 388.66 - 468.31	مساحة (قدم مربع/متر مربع)

٣ غرفة نوم دوبلكس
3 BEDROOM DUPLEX

نوع A



إطلالة على حمام السباحة
POOL VIEW

Tower	C	البرج
Floor Plan Level	9+10	مخطط الطابق
Unit	C907	الوحدة
Number of Bedroom (s)	3	عدد غرف النوم
Range (sqft/m ²)	3,725.40 - 3,969.64 / 347.30 - 368.81	مساحة (قدم مربع/متر مربع)

