

ELLINGTON  
PROPERTIES



THE MERIVA  
COLLECTION

SUNSET

GARDENS

SHORES



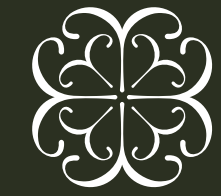
*A welcome from the ocean*



## MERIVA SUNSET

Look out across uninterrupted ocean vistas from  
The Meriva Collection's highest viewpoint.

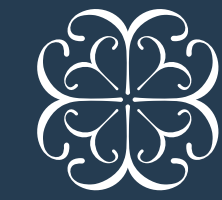
Perched at the top of the collection, Meriva Sunset is for those who feel most alive in the quiet glow of evening light. Where the sunrises and sunsets cast an ever-changing canvas that transforms from morning calm to radiant dusk. Elevated terraces, soft interior palettes, and thoughtfully composed spaces draw the outside in, allowing every moment to unfold with ease. This is a place where days feel lighter, evenings stay with you longer, and residents have a front-row seat to the beauty of the horizon.



# MERIVA GARDENS

Live a life soothed by nature, within lush gardens  
and meandering waterways.

Meriva Gardens is a gentle retreat where greenery sets the rhythm of your days. Meandering paths guide you through shaded pockets, quiet seating alcoves, and flowing waterways that bring a sense of calm to every step. These tranquil homes are framed by soft landscaping and natural light, creating living spaces that feel grounded, refreshing, and deeply restorative. Mornings begin with birdsong, afternoons drift beneath leafy canopies, and evenings settle into a quiet, enveloping serenity.



# MERIVA SHORES

Begin every day in beachfront serenity, moments from the white sands and pristine waters.

Welcome to coastal living at its most natural. Where the beachfront becomes an extension of your home. Welcome the soft sea breeze through open terraces, and relish interiors shaped around natural textures. Whether it's a morning walk along the sands or a quiet evening by the water, residences at Meriva Shores bring you closer to the elements, inspiring clarity, calm, and a beautifully unhurried way of life.



Leave the city outside,  
*find serenity within*

## The *location*



Meriva sits at the heart of a pedestrianised ocean-front enclave. Meandering waterways connect every building, garden, and amenity along an ambling pathway to the beach.

This thoughtfully designed environment encourages residents to walk, cycle, and explore, while maintaining easy access to nearby schools, business hubs, and lifestyle destinations.

# Dubai Islands B



THE MERIVA  
COLLECTION





|  |   |  |                                 |  |
|--|---|--|---------------------------------|--|
| <i>05 mins</i><br>Dubai Islands Mall   | <i>18 mins</i><br>Dubai International Airport                 | <i>18 mins</i><br>Dubai Festival City Mall | <i>20 mins</i><br>Port Rashid   | <i>20 mins</i><br>Gold Souq Metro Station (Green Line) |
| <i>25 mins</i><br>Museum of the Future | <i>30 mins</i><br>Dubai International Financial Centre (DIFC) | <i>35 mins</i><br>Burj Khalifa/Dubai Mall  | <i>45 mins</i><br>Palm Jumeirah | <i>60 mins</i><br>Al Maktoum International Airport     |

DUBAI METRO MAP

- Red Line
- Green Line
- Blue Line

# The Sun & Views Analysis

SUNRISE

N

E

S

W

SUNSET







# The Design *Philosophy*

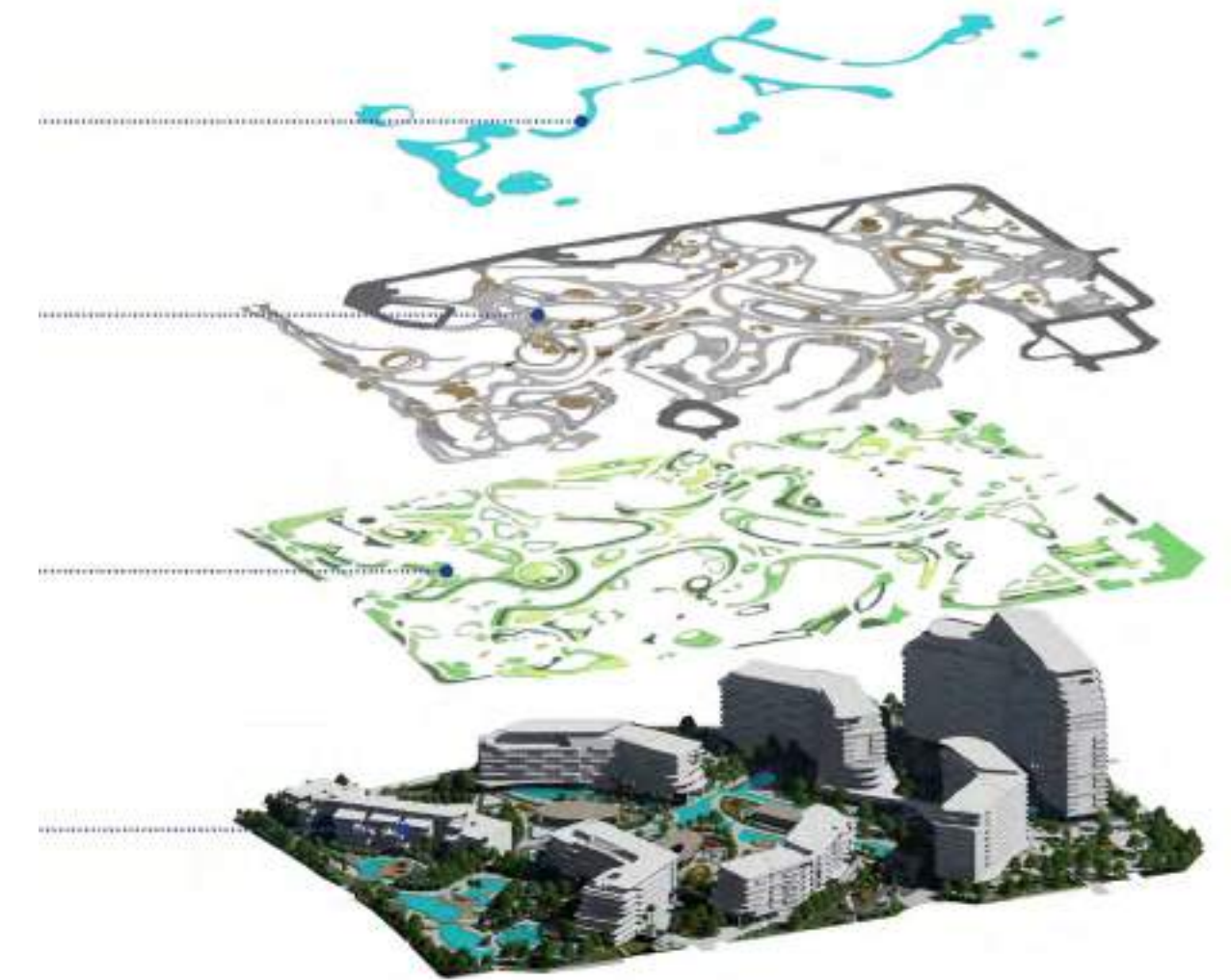


Water body

Circulation

Green

Buildings



The project is inspired by the seamless curves and organic flow of nature, integrating architecture and landscape into one continuous composition. Soft, flowing lines shape the masterplan, guiding movement and framing views. Buildings are carefully positioned to embrace the lagoon and maximize visual connections to water and greenery, while the landscape becomes the connective tissue of the development.

The *Elevations*



North East Elevation (G+6)

# The Building *Configuration*

## MERIVA SHORES

- Rooftop
- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Level
- Basement





# Project *Configuration*

## PARKING

|                   |                  |
|-------------------|------------------|
| <b>1 Bedrooms</b> | 1 Parking Space  |
| <b>2 Bedrooms</b> | 1 Parking Space  |
| <b>3 Bedrooms</b> | 2 Parking Spaces |
| <b>4 Bedrooms</b> | 2 Parking Spaces |
| <b>Penthouses</b> | 3 Parking Spaces |

## ELEVATORS

- 3 tenant lifts per building**
- 2 visitor lifts per building**

## OWNERSHIP

**Freehold**

## ANTICIPATED COMPLETION DATE

**Q2 2030**

## SERVICE CHARGE

**AED 18 per sq. ft.**

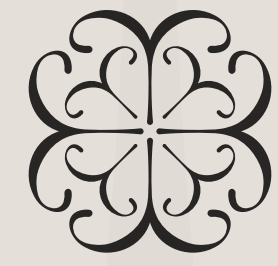
## Number of Units *Per Type*

|                        |          |
|------------------------|----------|
| 1 Bedroom              | 81 units |
| 1 Bedroom Corner       | 11 units |
| 2 Bedrooms             | 4 units  |
| 2 Bedrooms + S         | 6 units  |
| 3 Bedrooms             | 45 units |
| 3 Bedrooms + S Corner  | 29 units |
| 4 Bedrooms Dual Aspect | 1 unit   |
| 4 Bedrooms Penthouse   | 2 unit   |

## Size Range Per *Unit Type*

|                        |   |
|------------------------|---|
| 1 Bedroom              | from 832.33 sq. ft. to 880.48 sq. ft.     |
| 1 Bedroom Corner       | from 1,007.24 sq. ft.                     |
| 2 Bedrooms             | from 1,272.38 sq. ft.                     |
| 2 Bedrooms + S         | from 1,376.14 sq. ft.                     |
| 3 Bedrooms             | from 1,747.22 sq. ft.                     |
| 3 Bedrooms + S Corner  | from 2,189.89 sq. ft. to 2,321.51 sq. ft. |
| 4 Bedrooms Dual Aspect | from 3,176.97 sq. ft.                     |
| 4 Bedrooms Penthouse   | from 4,169.69 sq. ft. to 4,648.11 sq. ft. |



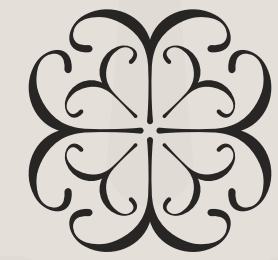


Masterplan  
*Amenities*

# Master Plan Amenities

- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 CASCADING WATER FEATURES
- 04 LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 CLUB LOUNGE
- 07 JAZZ CLUB
- 08 LIFT LOBBY
- 09 FITNESS STUDIO & JUICE BAR
- 10 YOGA & PILATES STUDIO
- 11 CHANGING ROOM WITH SAUNA, EXPERIENCE SHOWER & LAVENDER ROOM
- 12 KIDS PLAY AREA
- 13 OUTDOOR FITNESS AREA
- 14 BARBEQUE AREA
- 15 SUN LOUNGERS AREA
- 16 ADULTS POOL
- 17 LAGOON WATER FEATURE
- 18 KIDS POOL
- 19 KIDS SPLASH AREA
- 20 OUTDOOR KIDS PLAY AREA
- 21 POOL BAR
- 22 POOL BAR SEATING AREA
- 23 JOGGING TRACK
- 24 PADEL COURT
- 25 BASKETBALL COURT
- 26 SEATING AREA
- 27 DELIVERY PARKING
- 28 MOVE-IN PARKING
- 29 PARKING ACCESS
- 30 ROCK SCULPTURE
- 31 SCOOTER & BIKE TRACK



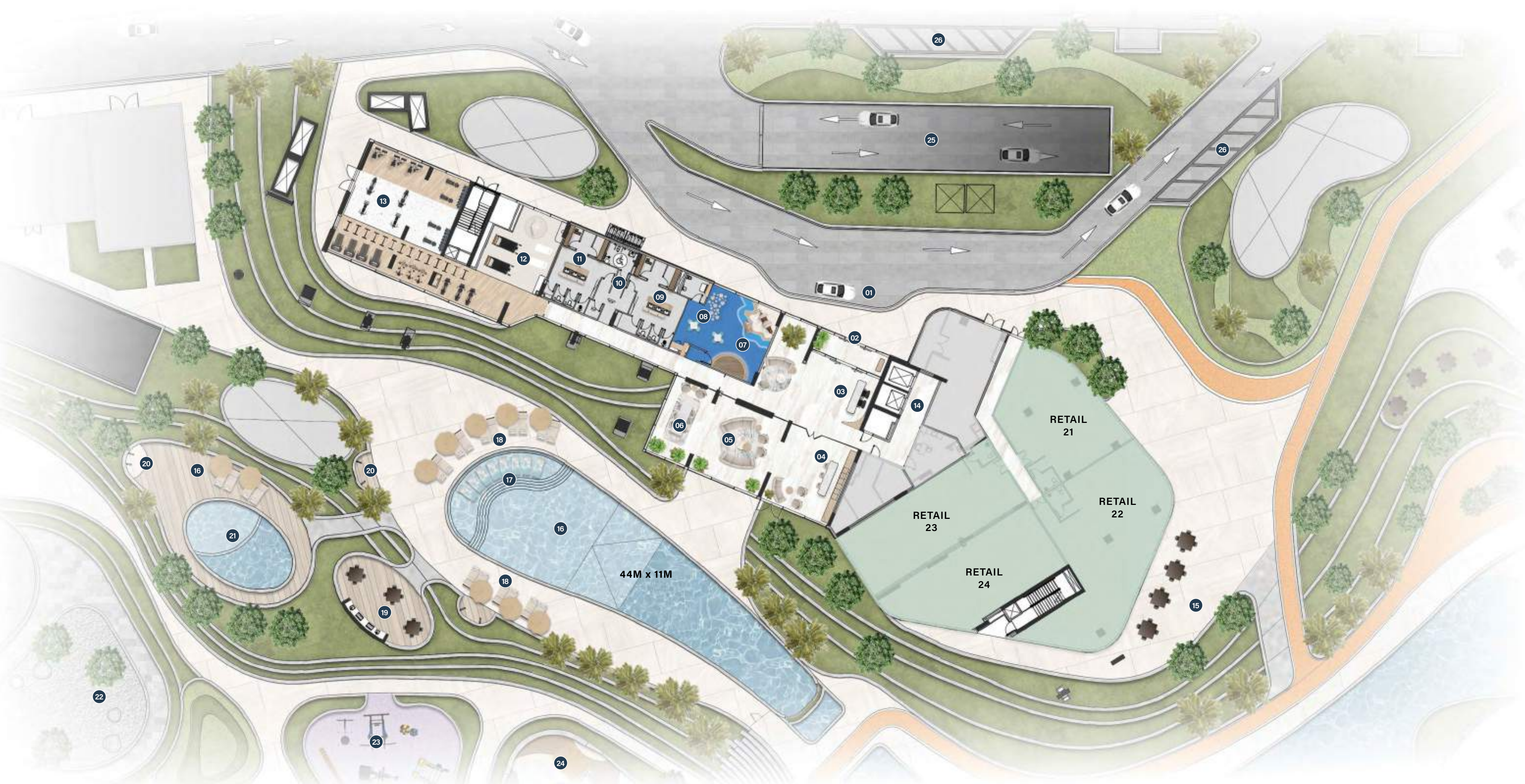
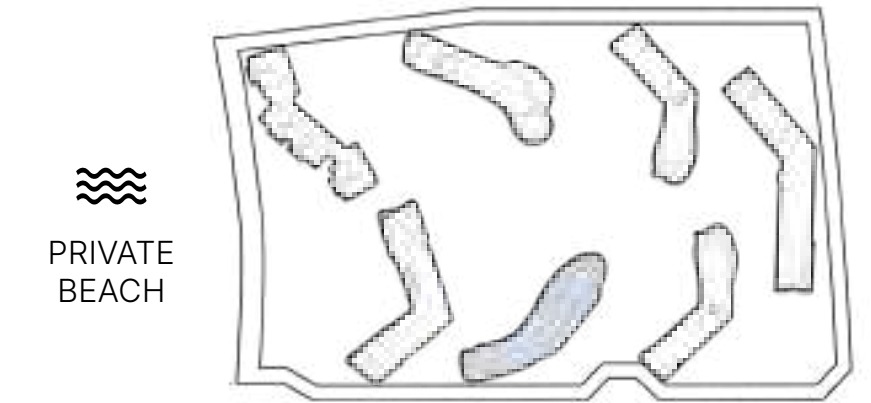


Ground floor  
*Amenities*

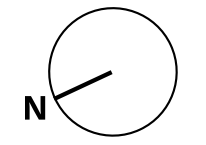
# Tower A

## Ground Floor

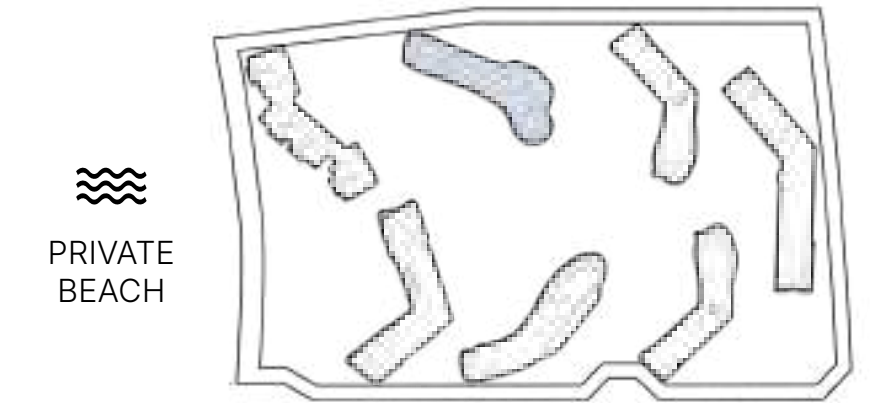
### Amenities Floor Plan



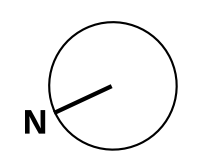
- 01 DROP-OFF AREA
- 02 LOBBY ENTRANCE
- 03 LOBBY RECEPTION
- 04 PANTRY
- 05 CLUB LOUNGE
- 06 COMMUNAL TABLE
- 07 KIDS PLAY AREA
- 08 KIDS WASHROOM
- 09 FEMALE CHANGING ROOM
- 10 BATHROOM FOR PEOPLE OF DETERMINATION
- 11 MALE CHANGING ROOM
- 12 YOGA & PILATES STUDIO
- 13 FITNESS STUDIO
- 14 LIFT LOBBY
- 15 RETAIL SEATING AREA
- 16 ADULT POOL
- 17 BAJA SHELF
- 18 SUN LOUNGERS AREA
- 19 BARBEQUE AREA
- 20 SHOWER AREA
- 21 KIDS POOL
- 22 SEATING AREA
- 23 OUTDOOR FITNESS AREA
- 24 OUTDOOR KIDS PLAY AREA
- 25 PARKING ACCESS
- 26 DELIVERY PARKING



Tower B  
Ground Floor  
Amenities Floor Plan



- 01 DROP-OFF AREA
- 02 LOBBY ENTRANCE
- 03 LOBBY RECEPTION
- 04 CLUB LOUNGE
- 05 PANTRY
- 06 COMMUNAL TABLE
- 07 LIFT LOBBY
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- 19 BARBEQUE AREA
- 20 SHOWER AREA
- 21 KIDS POOL
- 22 SEATING AREA
- 23 MOVE-IN PARKING
- 24 PARKING ACCESS





*Drop Off Area*



*Lobby Reception*



*Lobby Lounge*



Yoga & Pilates Studio



Fitness Pavilion



INTERACTIVE ZONE

- Start
- Settings
- Explore
- Exit

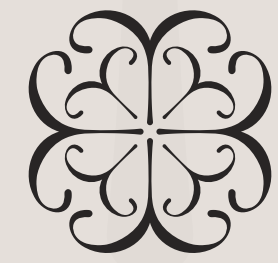
Kids Play Area



Jogging Track



*Adults Pool*



Ground floor  
*Amenities*

Tower B



*Jazz Club*



*Jazz Dining*



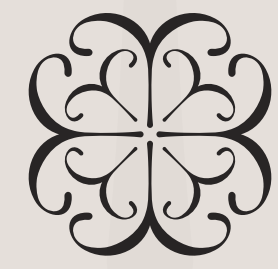
*Games Room*



Games Room *Seating*



*Cinema Room*



The  
*Residences*



*Living Room*



*Kitchen*



*Master Bedroom*



*Master Bathroom*



*Powder Room*

