



MARAVÉA

RESIDENCES

BY

ENZO
DEVELOPERS

FACTSHEET

MARAVÉA

RESIDENCES

COMPLETE ISLAND LIVING

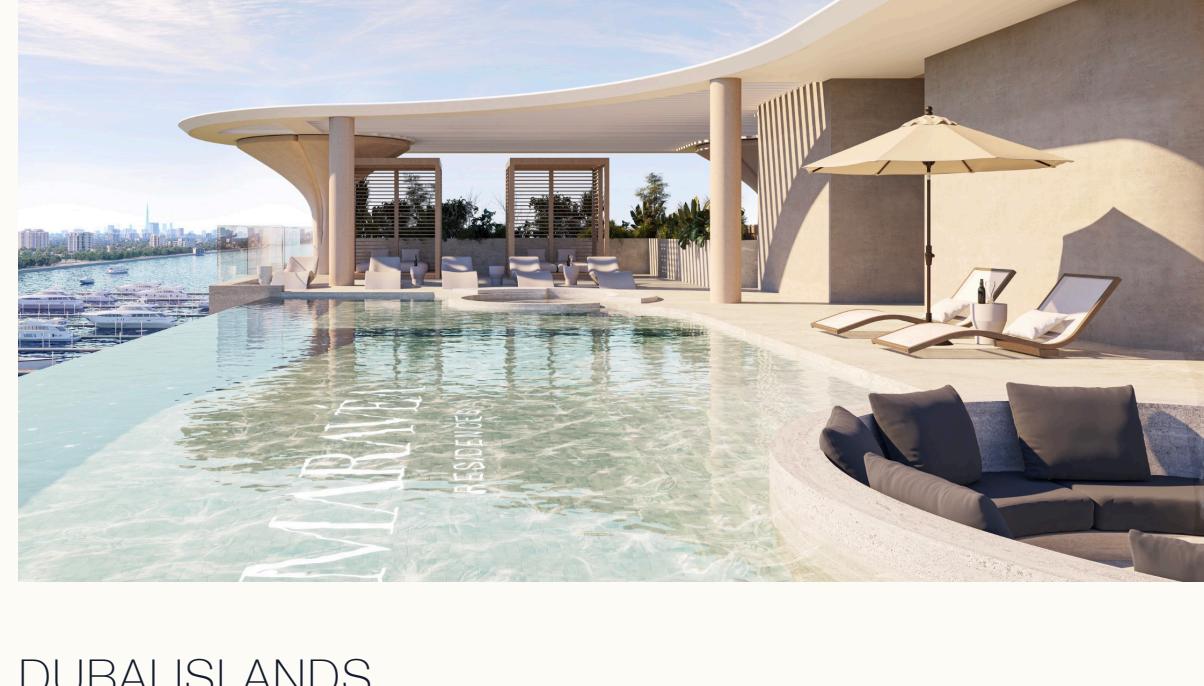
Maravéa is an intimate waterfront residential development on Dubai Islands, defined by enduring value, boutique rarity, and a complete coastal living experience. Limited to just 63 exclusive residences, it offers a rare sense of privacy and long-term distinction within Dubai's next-generation coastal district.

Designed around wellbeing, Maravéa features three floors of wellness-focused amenities, light-filled interiors, and uninterrupted water views that encourage balance, calm, and a sense of effortless living. Together, these elements create a refined island sanctuary where lifestyle, leisure and longevity converge.



STRATEGIC CONNECTIVITY

2 Mins Dubai Islands Mall	3 Mins Dubai Islands Beach	5 Mins Distinct Golf Courses
15 Mins Dubai International Airport	15 Mins Jumeirah Bay	15 Mins DIFC
15 Mins J1 Beach	20 Mins Dubai Mall/ Burj Khalifa	25 Mins Burj Al Arab



DUBAI ISLANDS. LIVE BY THE WATER

20+ km of Beaches and Vibrant Shoreline	Dubai Islands Marina	80+ Hotels, Marinas and Retail

SIGNATURE FEATURES

Boutique Waterfront Living	Three Levels of Amenities	Refined, Contemporary Architecture	Open water, Burj and Park Views

PROJECT OVERVIEW

Project Type: Residential	Location: Dubai Islands	Building Configuration: G + 2P + 8 + R
Total Units: 63	Handover: Q2 2028	

TRIPLE-LEVEL ISLAND EXPERIENCE

Ground + 1st Floor

Lobby With Lounge Seating	Kids' Pool	Kids' Splash Pad	Kids' Play Area	Outdoor Showers

Kids' Sand Pit	Poolside Seating	Putting Area	Rock Climbing Wall	Pebble Reflexology

BBQ Area	Multipurpose Room	Landscaped Gardens	Walking Paths	Pet Corner

Cinema	Zen Garden	Co-Working Lounge	Al Fresco Dining	EV Charging Stations

8th Floor

Changing Rooms	Indoor Gym	Outdoor Gym	Yoga Deck	Cold Plunge

Sauna Pod	Meditation Zone	Calisthenics Zone	Pilates Zone	Weight Training Zone

Rooftop

Infinity Pool	Jacuzzi	Pool Lounge Deck	Sunken Seating	Fire Pit

Floating Sunbeds

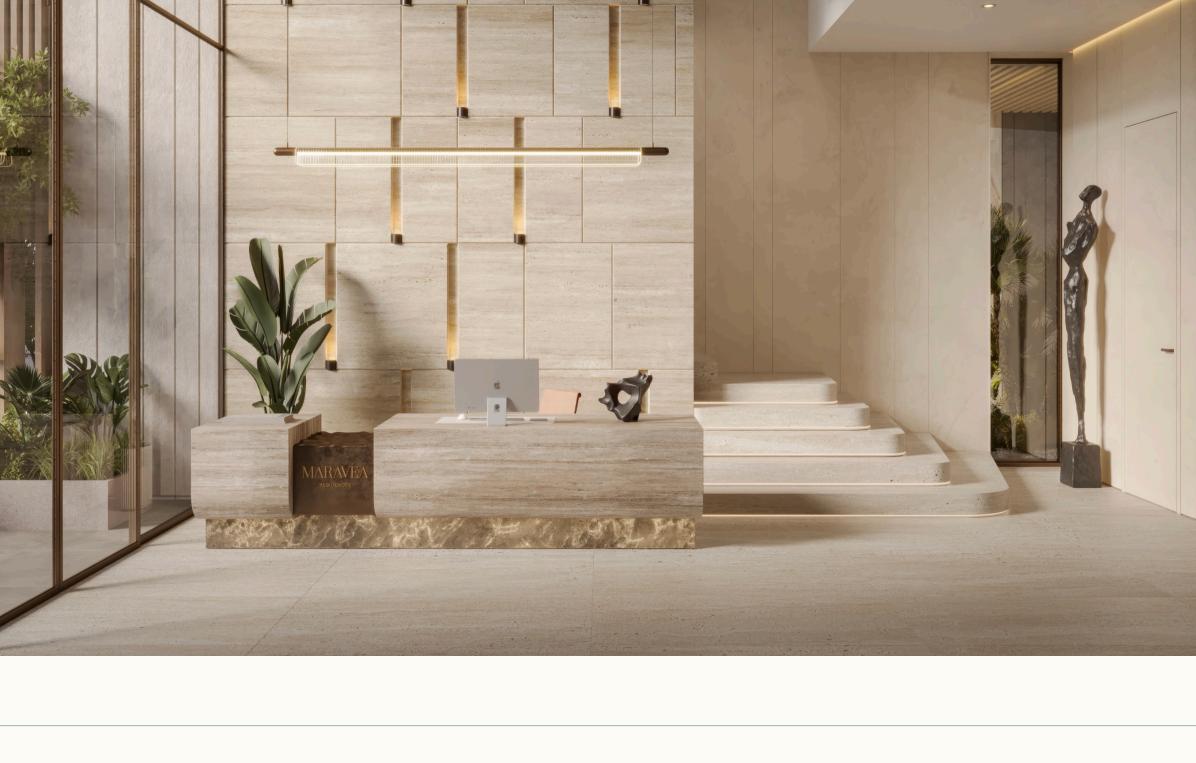
Floating Sunbeds	Cabanas	Sky Lounge	Open Showers	Wet and Dry Deck

PAYMENT PLANS

Standard Payment Plan	Special EOI Phase Payment Plan
50/50	30/70
50% During Construction	30% During Construction
50% On Completion	70% On Handover
	20% On Completion
	40% 2- years Post Handover

UNIT TYPES & SIZES

Unit	Average Size (Sq.Ft)
1 BR / 1 BR + Study	860
2 BR + Study/Maid's	1361
The Signature Residences at Maravea	2509
The Maison at Maravea	4369



Enzo is a boutique developer driven by a Rare By Choice mindset. Each project is a singular, one-of-a-kind community designed for discerning buyers and investors who value distinction and legacy. By elevating architecture, execution, and the experience of living, Enzo brings true rarity to Dubai's property landscape. Each project is intentionally limited, never mass-market, and designed to remain ahead of its time.

ENZO
DEVELOPERS

OVER 21M SQ.FT.
of residential portfolio

20 YEARS
of experience in mall
ownership and management

ZERO DEBT
structure supporting
stability and growth

90+ YEARS LEGACY
Part of MPU Group
Established in 1932