



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.

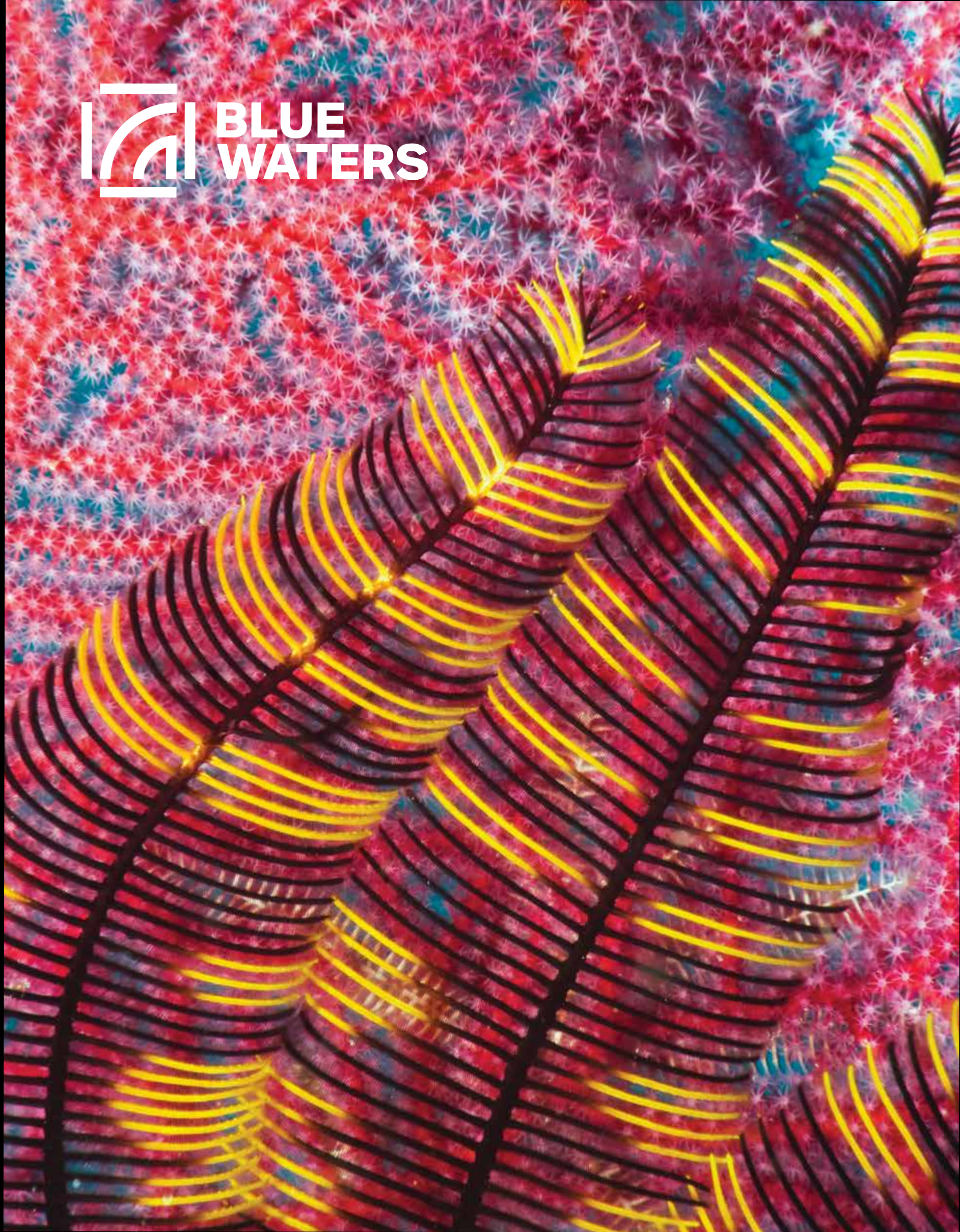


- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

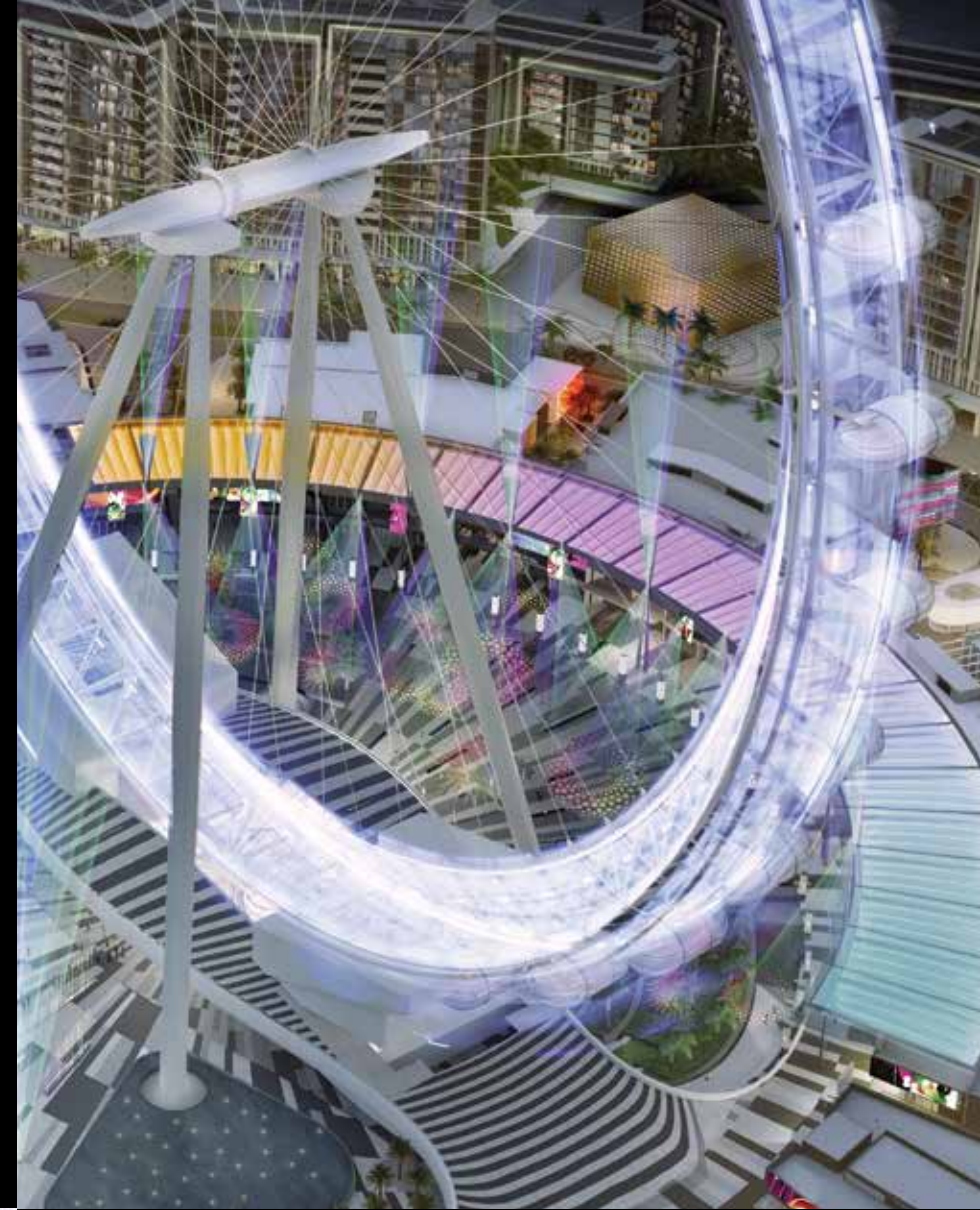








Island



Style

Urban



Living



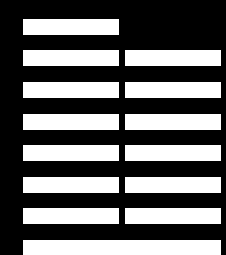


Waterfront living

Bluewaters is a destination with a pioneering spirit, blending island, waterfront living with the exhilaration of the city to create an unrivalled experience for residents and visitors. It is a colourful beacon adorning Dubai's urban landscape, drawing in those seeking endless lifestyle opportunities.

Located off the coast of Jumeirah Beach Residence opposite THE BEACH, Bluewaters is a lively, family-oriented destination with a diverse range of places and experiences that will leave you spoilt for choice.

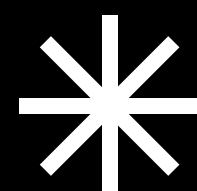
The island is home to Ain Dubai, the world's largest observation wheel, and is set to become one of the world's largest tourism hotspots, complete with distinctive residential, retail, hospitality, and entertainment experiences and concepts.



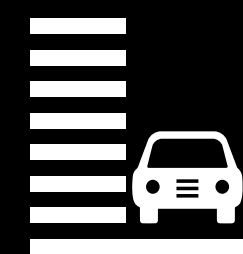
10
Residential
buildings



164
Retail, dining and
entertainment outlets



210
Metre high
Ain Dubai



2,400
Parking spaces



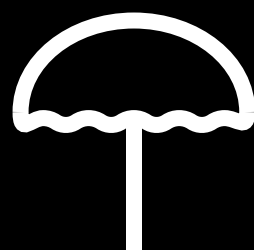
2
Luxury hotels



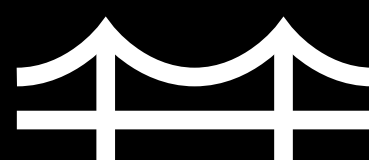
479
Hotel keys



Ferry dock



Beach club



Road and
pedestrian bridges



Location and connectivity

Bluewaters is within touching distance of Dubai Marina and is just a short drive from Abu Dhabi. Connected to the mainland by a direct road link from Sheikh Zayed Road, Bluewaters will operate the Group Rapid Transit service that offers passengers a unique travel experience via a driverless vehicle system. There will also be a 265 metre pedestrian bridge linking the island to the beachfront at Jumeirah Beach Residence.

45 min
Abu Dhabi
Airport

30 min
Dubai International
Airport

30 min
Al Maktoum
Airport

20 min
Downtown
Dubai

7 min
Dubai
Marina





Retail therapy

The retail experience at Bluewaters spans across the boulevard and units are spread in the small scale buildings. The ground and first floor levels will have 132 outlets with an additional 32 units under residential buildings, hosting a combination of retail, restaurants, cafes and entertainment concepts and experiences. Waterfront outlets will serve a range of cuisines, from high-end restaurants to intimate bistros, while the basements beneath them will have ample parking for shoppers and visitors.



Plush



Vibe

Explore



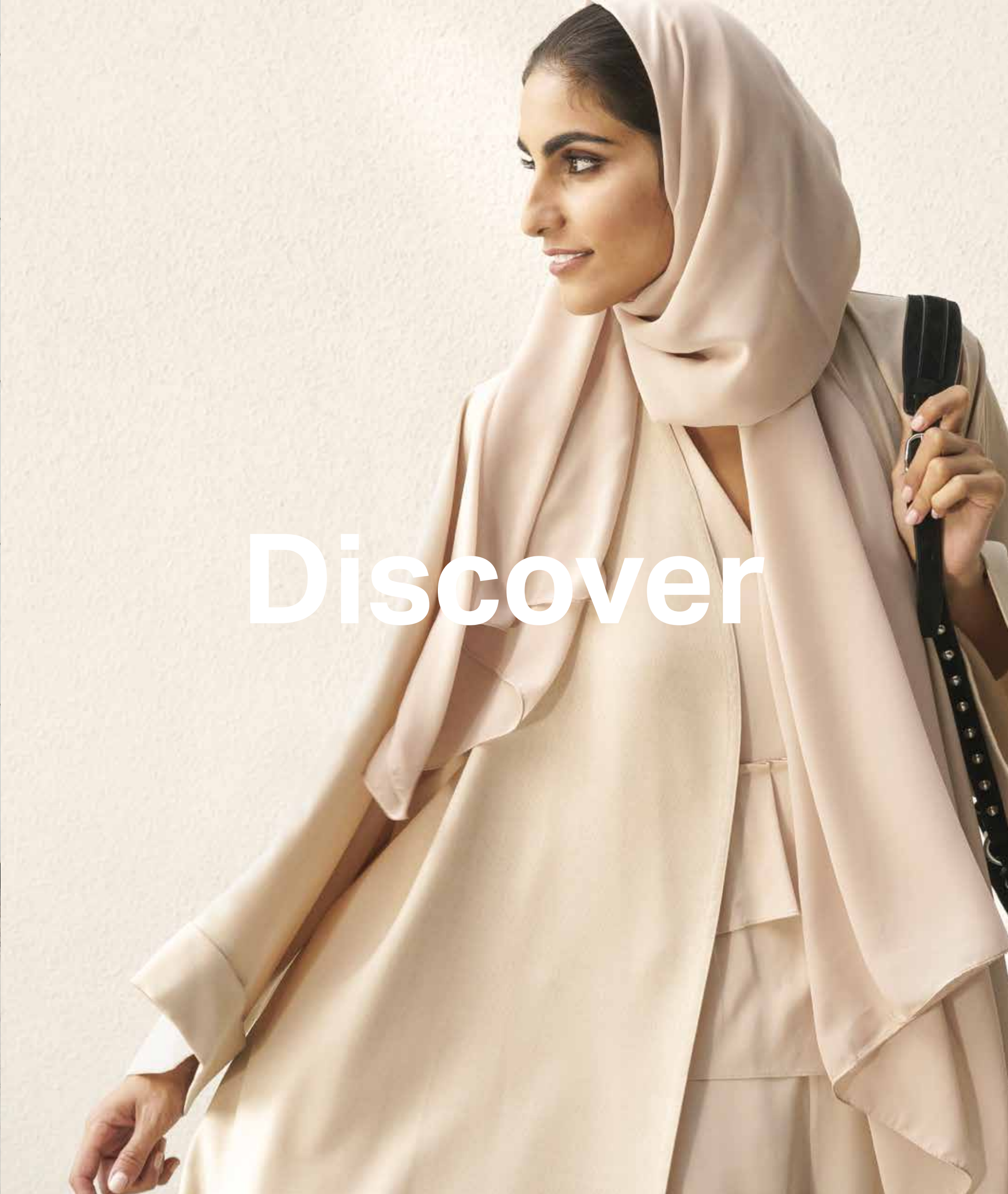
Share







Shop



Discover



A world-class destination

At 210m, Ain Dubai is the world's largest observation wheel and forms the spectacular centrepiece of Bluewaters. Towering high above the coastline, Ain Dubai will provide unforgettable views of the city.

Through Ain Dubai, visitors can expect a truly magical experience that has been carefully designed to complement the vibrant lifestyle at Bluewaters.



Play



Happy

Bright



Energy



Explore

Entertain





An island retreat

The two, five-star, luxury hotels at Bluewaters are set to become a magnet for visitors from around the world, ensuring there's a place for everyone on the island. Set at the tip of the island with breathtaking views of the sea, the hotels command a premium position in Dubai. Their architecture is a low-lying haven for those looking for a seafront retreat. The hotels will have relaxing beach club and distinct dining offerings that cater to the most discerning guests and visitors.



Carefree



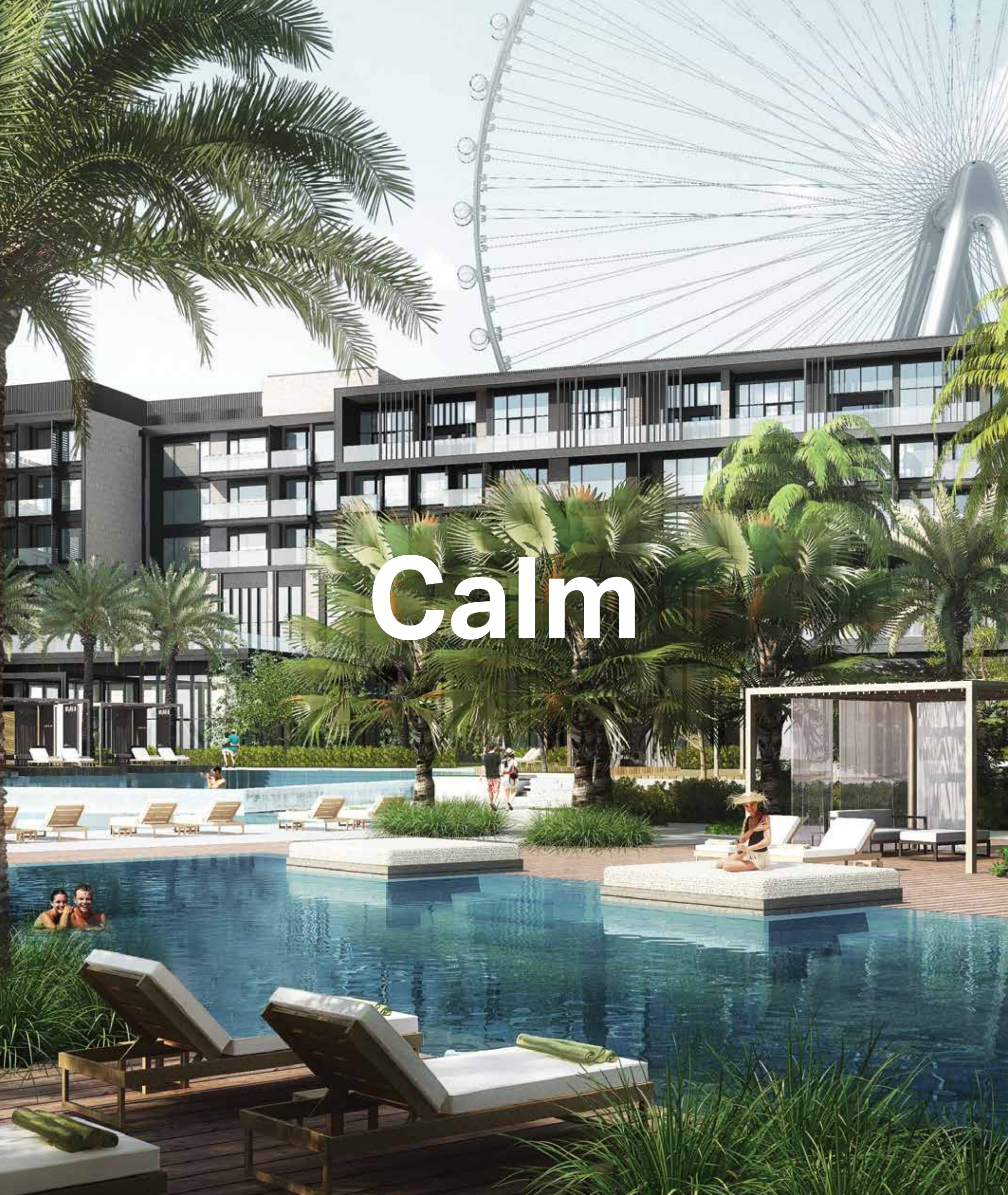
Islander

Life

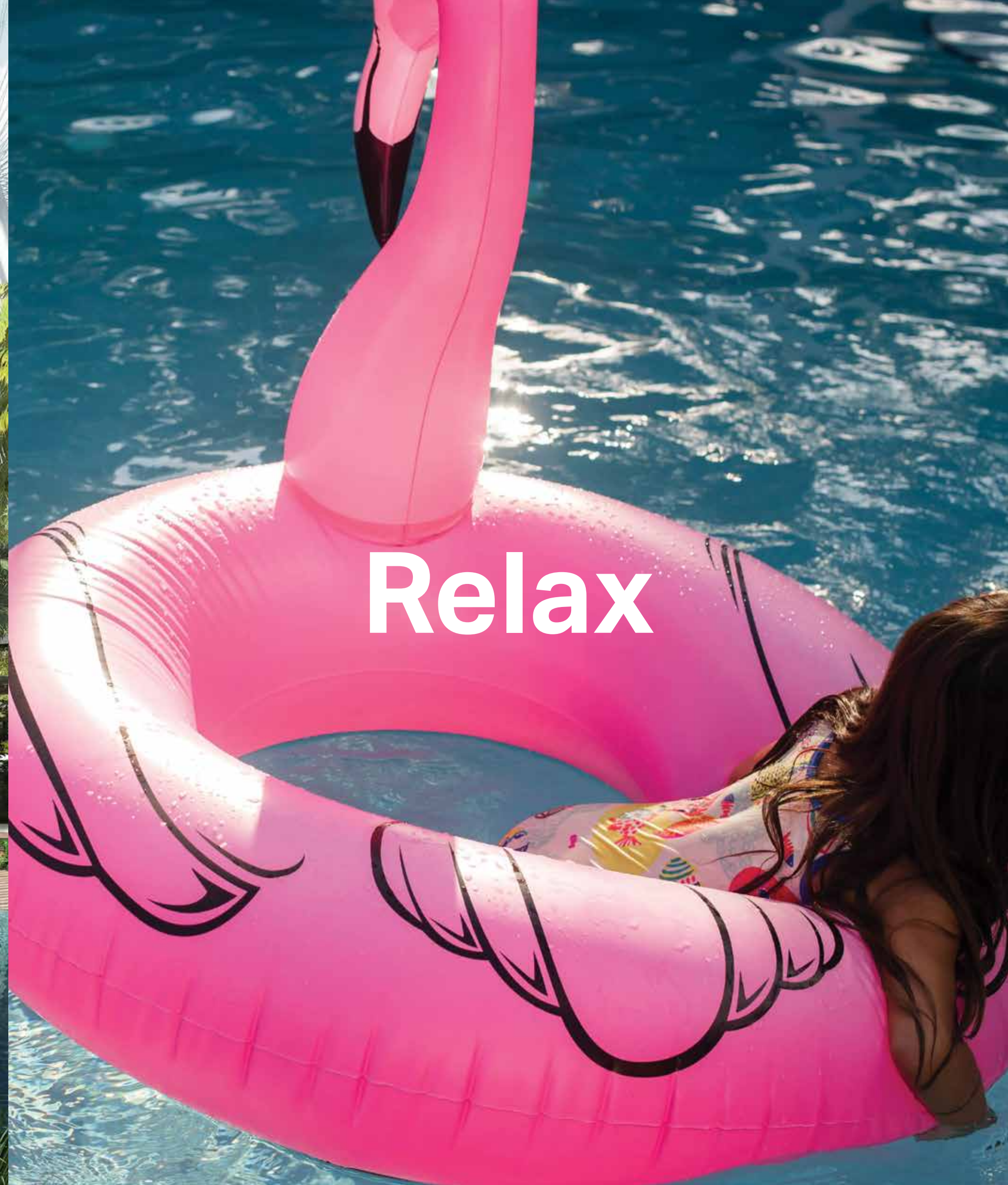


Traveller





Calm

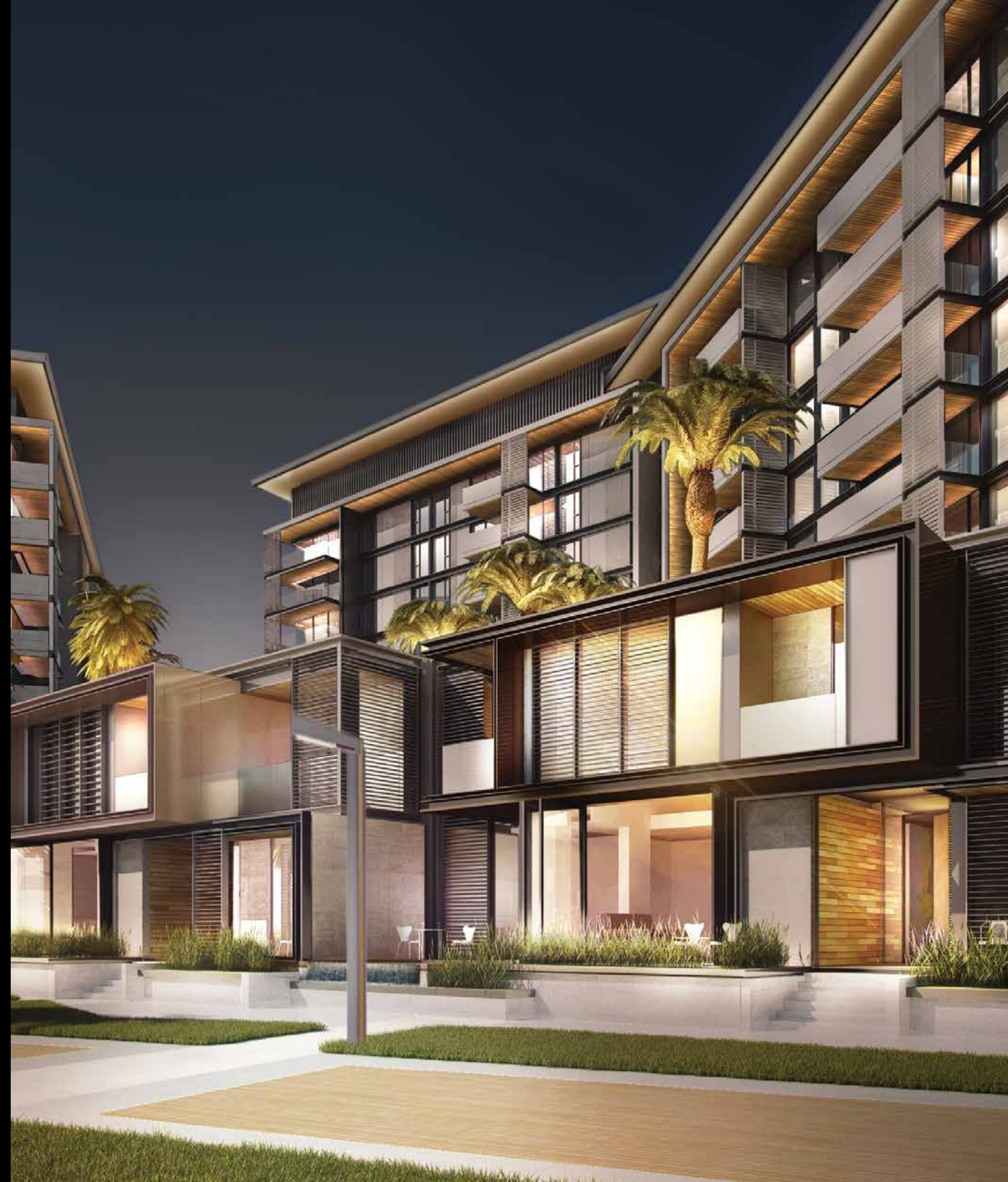


Relax



Bluewaters residences

Bluewaters residences comprises 10 apartment buildings, 4 penthouses, and 17 townhouses. Properties offer a range of dimensions and are set over a podium that is aligned to capture stunning views and create a truly unique island experience. The elegant, mid-rise towers are home to 698 one, two, three and four-bedroom, glass-fronted apartments, each with one or two parking spaces. Bluewaters offers a premium lifestyle for the whole family with residential amenities including state-of-the-art gymnasiums, swimming pools, landscaped gardens, basketball courts and children's play areas.

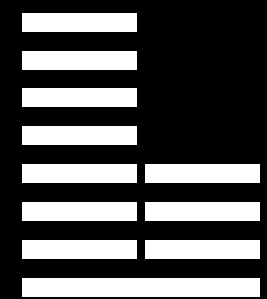




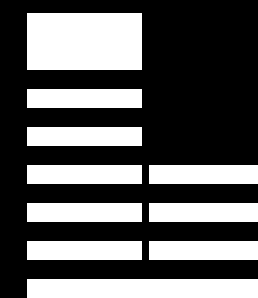
1-4
Bedrooms



17
Townhouses



698
Apartments

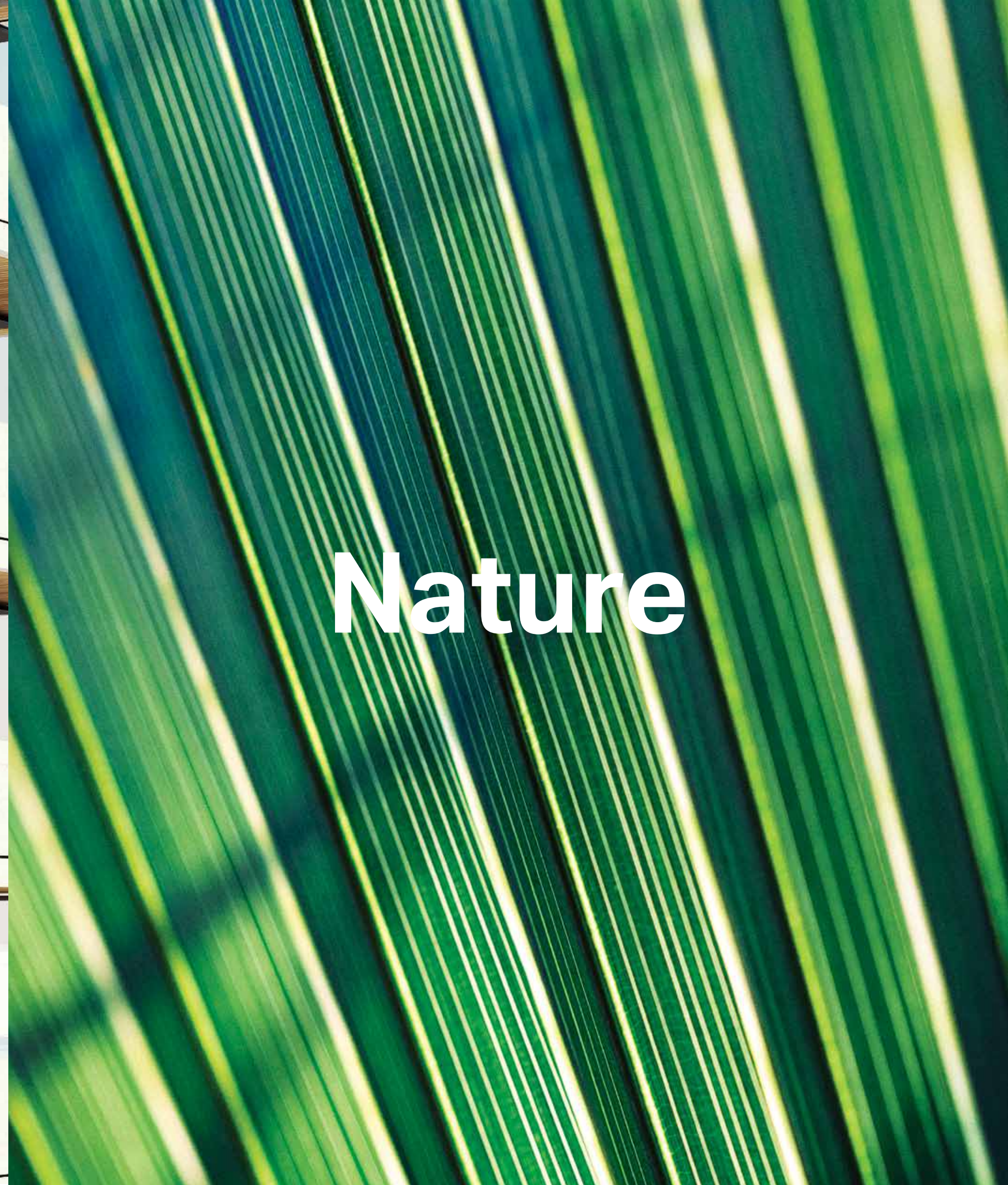


4
Penthouses





Urban



Nature



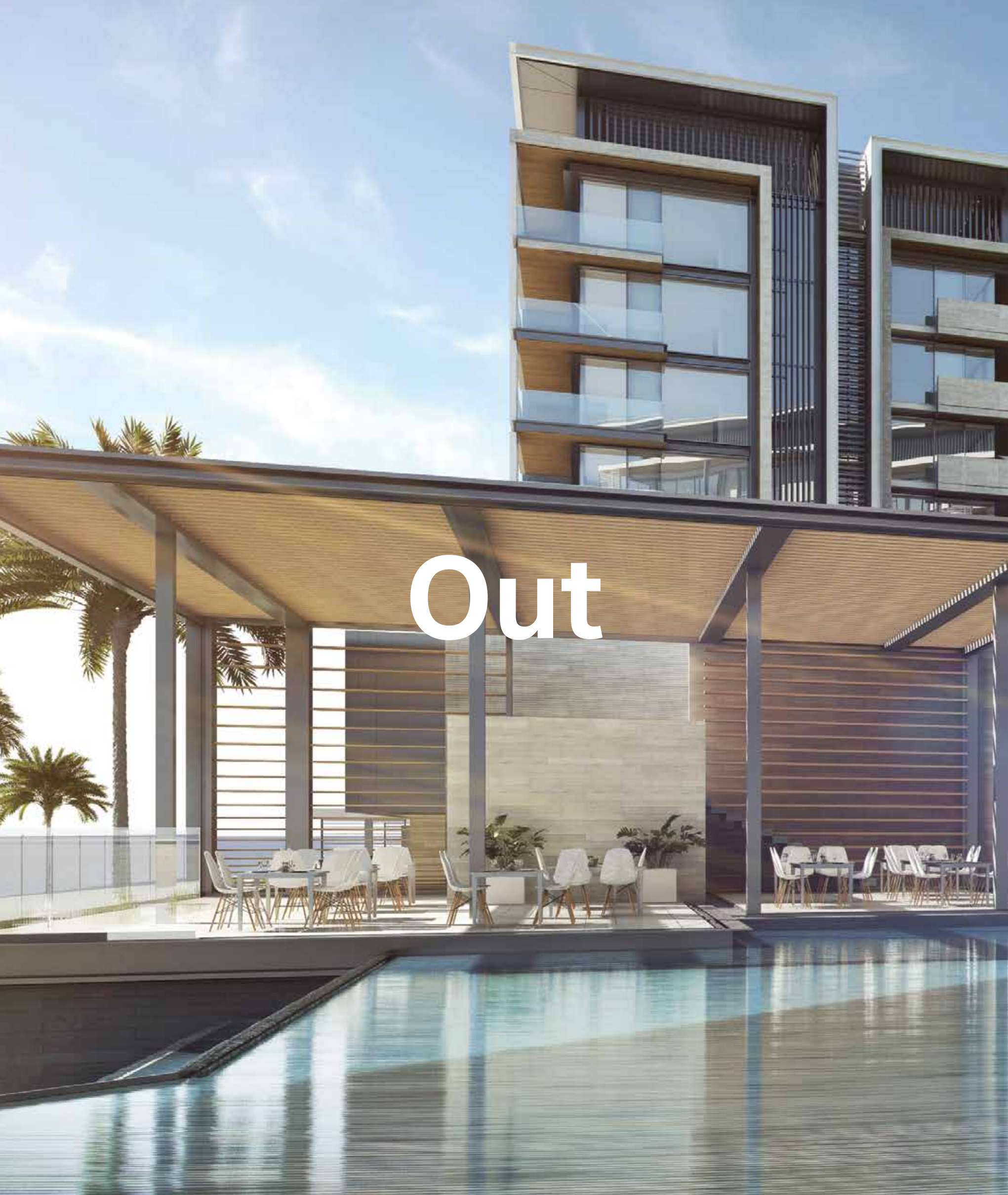




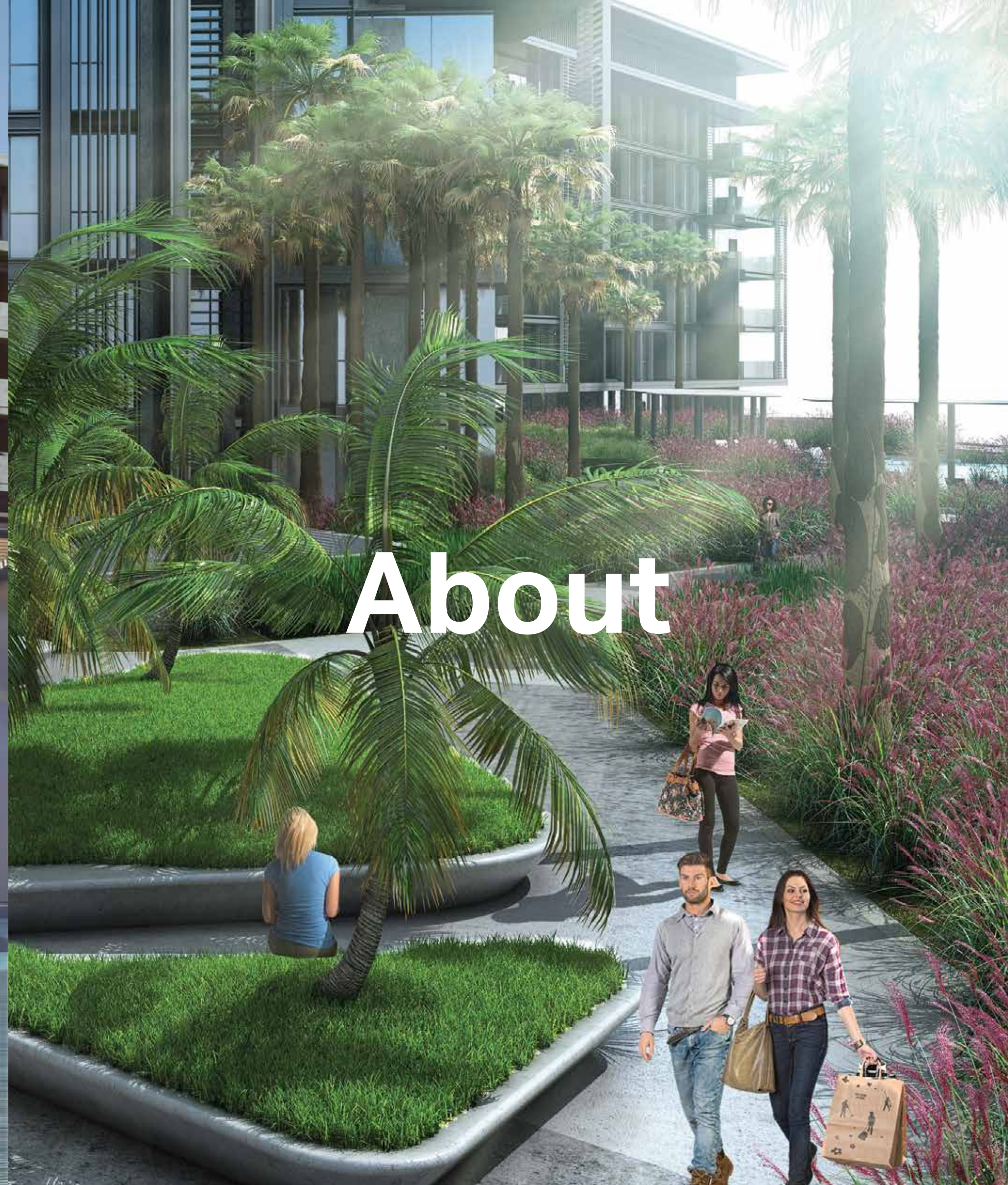
Outdoor vitality

Bluewaters residences offer the ultimate in community living, providing residents with easy access to all of the island facilities in lush, green surroundings.

The concept of water connects each element of the island through a series of shaded water courtyards, providing a cooling effect to the external spaces. A series of landscaped courtyards located on the waterfront frame the views out to the sea and beyond. The pedestrian areas that are a central feature of the island are based on the structure of a valley where intimate spaces weave through the development to provide orientation through its shaded walkways.



Out



About



The four penthouses enjoy unrivalled 360-degree views of the Arabian Gulf, Marina, Ain Dubai and Dubai's skyline and offer generous indoor and outdoor space, with 5-bedrooms, en-suite bathroom and extended living areas.



Town



House



Contemporary living

The interiors at Bluewaters residences are finished to the highest standards, with a neutral palette and a minimalist style that combines the warmth of Scandinavian wooden floors with the opulence of soft metallic fixtures. Designed for a contemporary lifestyle, the open plan kitchen features state-of-the-art Italian appliances and seamless worktops.

With floor to ceiling windows, all apartments offer sweeping views, varying between Ain Dubai, the sea, the greenery and a boulevard.







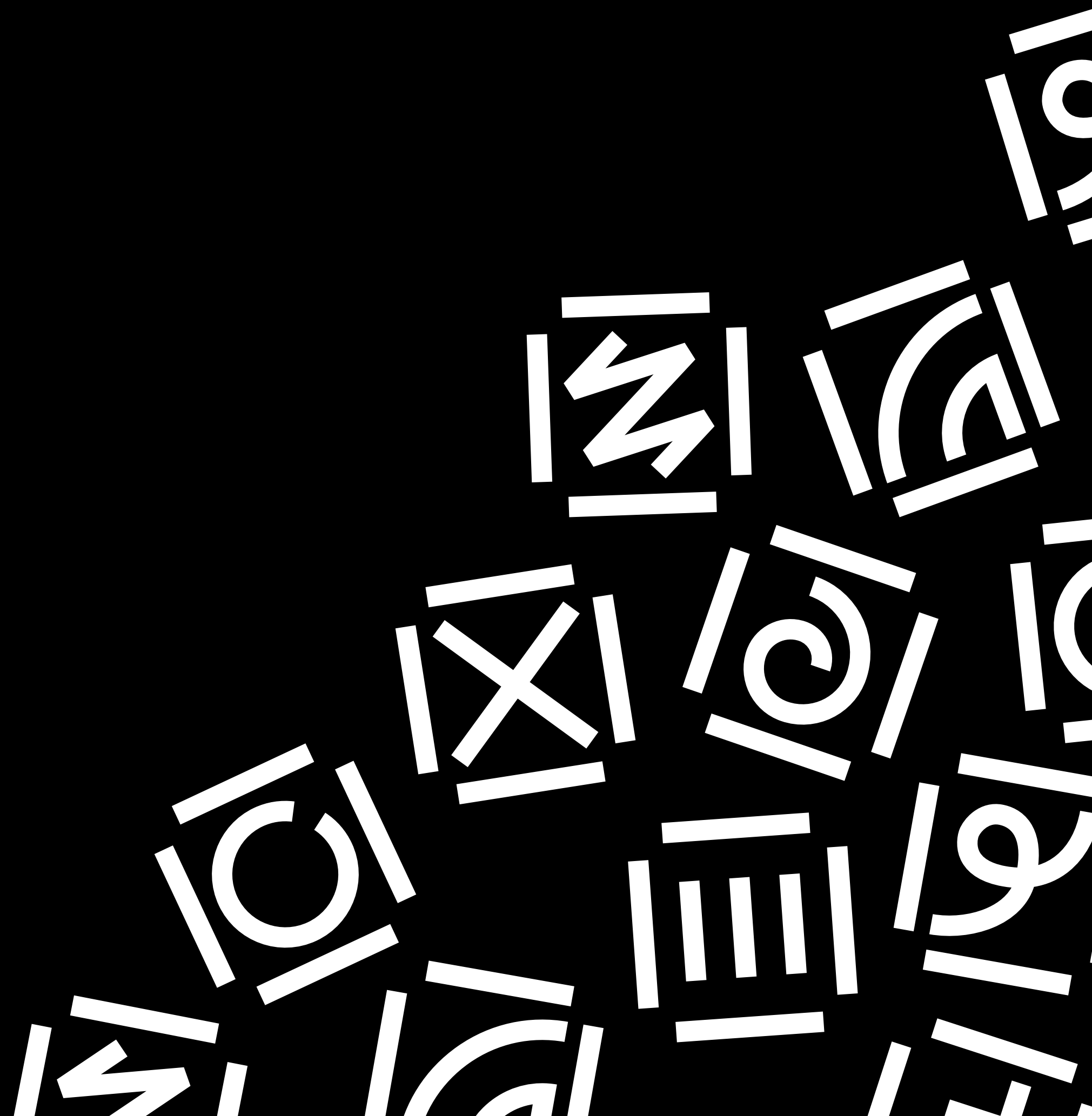
Master plan



- AD
Ain Dubai
- H1-H2
Luxury hotel
- SA1-SA2
Serviced apartments
- PB
Pedestrian bridge
- R1-R10
Residential building
- R-FB
Retail and F&B

Meraas overview

Meraas is dedicated to making Dubai and the UAE better for people to live, work and play in. We design for a diverse mix of people to stimulate a creative urban culture where the next generation of ideas, businesses and communities can take root. Our investments ensure a better future for generations to come and spread across different sectors including food, retail, leisure, hospitality, health and education. Our destinations which include to date - CITY WALK, THE BEACH, BOXPARK, Last Exit and The Outlet Village - are open places for communities to socialise, explore, learn, play, create and innovate.





bluewatersdubai.ae