



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

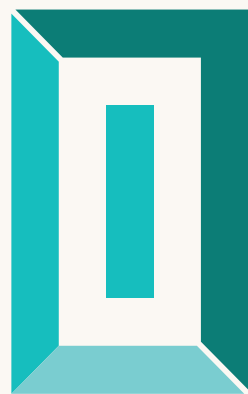
Prop971 is a curated data platform for UAE off plan properties.



LIV
MARINA

D U B A I M A R I N A





**LIV
MARINA**

A STUNNING G+44 STORY RESIDENTIAL TOWER LOCATED IN THE MOST PRIME AREA OF DUBAI MARINA

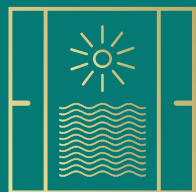
This exclusive waterfront tower offers uninterrupted views of the Marina Waterfront as well as stunning ocean views.

The “Five Star Quarter” of Dubai Marina, the luxurious tower is located next to the Grosvenor House Hotel, and is walking distance to prestigious properties such as the Ritz Carlton, Intercontinental, and Le Royal Meridien Hotels.

LIV MARINA is walking distance to the beach, restaurants, shopping, the metro and tram stations.

Discover a restorative retreat for the mind, healthful activities for the body, and elegant spaces for the social connection. Find life at home where it should be, naturally in balance.

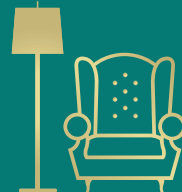
Modern High Quality Design, Plentiful and Luxurious Amenities to enhance a healthy and fulfilling Lifestyle, in the most Energetic & Vibrant Community in Dubai.



All apartments feature floor to ceiling windows, allowing natural sunlight and uninterrupted views



A full floor of luxurious amenities, allowing resort style living in the heart of Dubai Marina



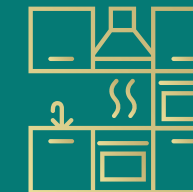
Designed with maximum efficiency in mind, offering more useable space for our residents



Conveniently located near community parks, jogging and cycling tracks



Breathtaking views of the Marina waters as well as dazzling sea views



Premium European kitchens with the latest innovations in appliances and finishes



THE BEACH & DUBAI MARINA LIV IN THE HEART OF IT ALL

ONE OF THE
LAST EXCLUSIVE
WATERFRONT PLOTS
IN DUBAI MARINA

LIV develops projects globally that positively impact and improve lives. Each location and property is carefully selected with a special vision in mind that speaks to the mind, body & soul...





EXTRAORDINARY DESIGN

At 44 stories, every apartment in LIV MARINA optimizes waterfront views with full height windows and fantastic open air balconies.

Strikingly Designed to stand apart in the Dubai Marina skyline to become the areas most distinctive address.



LIV
MARINA

LIVUAE.COM



Redefining the
Marina Skyline

The Most Sought After
Location in Dubai



LOCATION

DUBAI MARINA

All Within 5 Minutes

DINING, LEISURE & SHOPPING

The Walk JBR
The Beach, JBR
Emirates Golf Club
Montgomerie Golf Club

5 STAR HOTELS

Ritz Carlton
Intercontinental
Le Royal Meridien
Grosvenor House
The Address Dubai Marina
Jumeirah Living Marina

TRANSPORT

Dubai Metro
Dubai Tram
RTA Water Taxi
Sheikh Zayed Road

OTHER NEARBY DESTINATIONS

Dubai International Airport - 22 mins
Al Maktoum International Airport - 22 mins
EXPO 2020 - 20 mins
Mall of the Emirates - 7 mins
Dubai Parks & Resorts - 15 mins
Ain Dubai - Bluewaters
Palm Jumeirah - 5 mins





A STUNNING DROP OFF EXUDES REFINED LUXURY FROM THE MOMENT YOU APPROACH THE ICONIC TOWER

The grand double height lobby is detailed to perfection which welcomes your arrival and is a preview to the luxurious fixtures, fittings and finishes throughout.



LIV MARINA
EMBODIES
CHIC FROM
THE MOMENT
YOU ENTER...
OPULENT
SOCIAL SPACES
TO WELCOME
RESIDENTS &
YOUR GUESTS

Marble Lined Reception
manned with 24 hour
security, concierge, and
guest services. Library and
Workspace Counters create
a functional and tranquil
environment.



BOUTIQUE LUXURY LIVING

Lobby, Lifts, & Corridors exude a stunning luxury hotel style ambiance, with interior design by a leading design house.

Residents step into lifts steeped in contemporary luxurious design, and are taken up to corridor levels blanketed in luxurious marble lined corridors with ambient lighting.



**LIV
MARINA**

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Beautiful Sunsets

Enjoy open air terraces with panoramic waterfront views of the Sea, Palm Jumeirah, and Dubai Harbour



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MARINA

[LIVUAE.COM](https://livuae.com)

Terraces to Unwind & Enjoy





KITCHENS & LIVING ROOMS

*Designed thoughtfully to become
your ultimate sanctuary.*

Every residence offers open and airy floor plans that feature 3m ceiling heights, with floor to ceiling windows. Expansive and engaging views set the backdrop to open living and dining areas.

Exquisitely crafted Custom Italian Cabinetry combine to create a tone-chef inspired professional kitchen. Marble Quartz countertops and open planned kitchens with exquisite attention to detail.





BEDROOMS & BATHROOMS

Thoughtfully planned bedrooms with floor to ceiling windows and luxury closets. Spacious and comfortable, serenity is guaranteed.

Custom designed bathrooms strike a balance of discretion and boldness. Richly veined stone countertops, designer tiled walls, and walk in showers and soaking tubs all combine to establish a sanctuary of relaxation.



UNPARALLELED LUXURY LIVING, A FULL FLOOR OF AMENITIES...

AMENITIES ARE TRULY WHAT SET THIS DEVELOPMENT APART

In addition to the swimming pool and gym, the space is also wellness-centered, with steam, sauna rooms and a yoga studio. The residents lounge, gaming room and kids' play area provide entertainment spaces for all ages, the music room, virtual golf and gardens provide spaces for all interests.

Also part of this level is the study and conference room, with flexible seating arrangements for those who want individual or collective work space options.

Additional outdoor options such as the outdoor yoga studio, kids pool and play areas, resident gardens and lounge areas, along with barbeque and dining areas add to the many functions of this space overlooking trademark views of the Dubai Marina waters and skyline.

THE ICONIC TOWER FEATURES A FULL FLOOR OF FANTASTIC AMENITIES



Gym



Yoga Studio



Ladies' Steam & Sauna



Men's Steam & Sauna



Gaming Room



Music Room



Study/Conference Room



Virtual Golf



Kids Play Area



Residents Lounge



Outdoor Yoga



Outdoor Gym



Residents Gardens



BBQ Area



Outdoor Kids Play Area



Kids Trampoline Park



Kids Pool

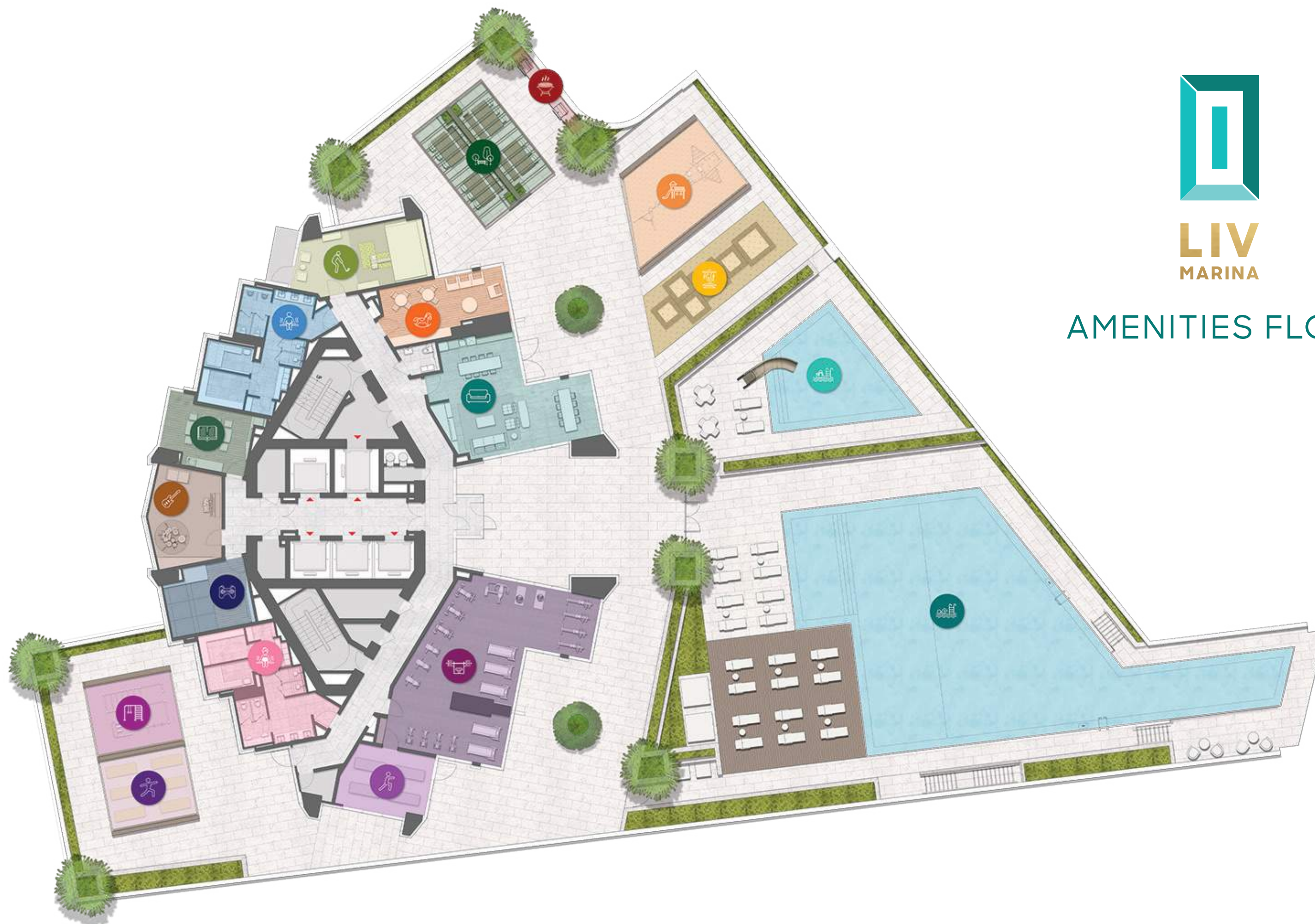


Swimming Pool



LIV
MARINA

AMENITIES FLOOR





EFFORTLESS
WATERFRONT LIVING
WITH FANTASTIC
VIEWS OF THE
MARINA FROM THE
STYLISH TERRACE
& INFINITY POOL
ALONG WITH
LUSH TRANQUIL
LANDSCAPED
GARDENS

Unwind on the outdoor deck featuring an exquisite resort sized infinity pool flowing to the marina, beautiful waterfront gardens, and social areas for entertaining.





LIV FIT. MODERN, STATE OF THE ART GYM OVERLOOKING THE MARINA WATERS

Health and well-being blend seamlessly with invigorating social and recreational spaces. Enjoy breathtaking waterfront views while using the latest training equipment in the fitness center.

DEDICATED SPA WITH SAUNA & STEAM ROOMS

Retreat into the dedicated ladies and mens steam and sauna rooms offering you a chance to rejuvenate and unwind.





AMENITIES FOR RESIDENTS - GAMING ROOM & VIRTUAL GOLF ROOM, MUSIC ROOM, STUDY ROOM/CONFERENCE FACILITIES





KIDS POOL, INDOOR KIDS PLAY ROOM,
OUTDOOR KIDS PLAY AREAS
& TRAMPOLINE PARK



LIV MARINA RESIDENTS LOUNGE

Invite your family and friends to a luxurious extension of your apartment.

The LIV MARINA Residents Lounge welcomes Residents and Guests to a space made for entertaining. This unique indoor-outdoor space includes a Kitchen Area with a large open island, dining table and seating, lounge chairs and bar stools, outdoor dining and relaxation areas, the Lounge is a central part of the LIV MARINA Amenities Floor.

This multi-purpose space includes ultimate design features which highlight the incredible finishes throughout LIV MARINA. Meticulous details, from a large marble quartz island, immaculate furnishings, tv and entertainment center, marble dining tables and European wood panelled walls, large glass panels open out to incredible waterfront views of the Marina.





RESIDENCE GARDENS, DINING & BBQ AREAS, OUTDOOR YOGA & GYM

Lush landscaped gardens on the terrace offer park-like tranquility to our expansive amenity spaces. Indoor and Outdoor Yoga Studios – allow for wellness with a view in a peaceful and tranquil setting.





A COSMOPOLITAN LIFE BETWEEN THE BEACH & MARINA

LIV MARINA OFFERS EVERYTHING
AT ONE PRESTIGIOUS ADDRESS

Enjoy life at the center of the 5 star quarter of Dubai Marina;
Upscale living at its finest. The Beach, Marina, Sporting Activities,
Boutiques, Shopping, Fine & Casual Dining.





INVEST IN THE FUTURE DUBAI - THE BEST CITY IN THE WORLD

A CITY OF TOMORROW
THAT INSPIRES, DUBAI IS
AMONGST THE BEST CITIES
TO LIVE IN OR INVEST
IN THE WORLD

With Leadership focused on investing in the future, the UAE has continuously invested in infrastructure and tourism facilities like no other city in the world. World Class Airports and Airlines, Ports, Road & Rail Networks, and Leading Free Zones, Dubai allows for easy investment.

Dubai has been ranked first regionally and second globally in the world's top 10 city destinations. With the world's best hotels and resorts, and amazing tourism attractions such as Expo 2020, Museums, Glittering Shopping Venues, Sporting & Entertainment Arenas, Park and Golf Courses, this city is full of activities.

And within the best city in the world, Dubai Marina is the best location in Dubai. Consistently ranked the most sought after location in Dubai, Dubai Marina offers higher rental and holiday homes yields, or capital appreciation opportunities for Residents. Located in the center and nestled between Dubai Marina and the Beach - investing in LIV Marina is investing in your future.



LIV IN A NEW ICON ALONG THE SKYLINE

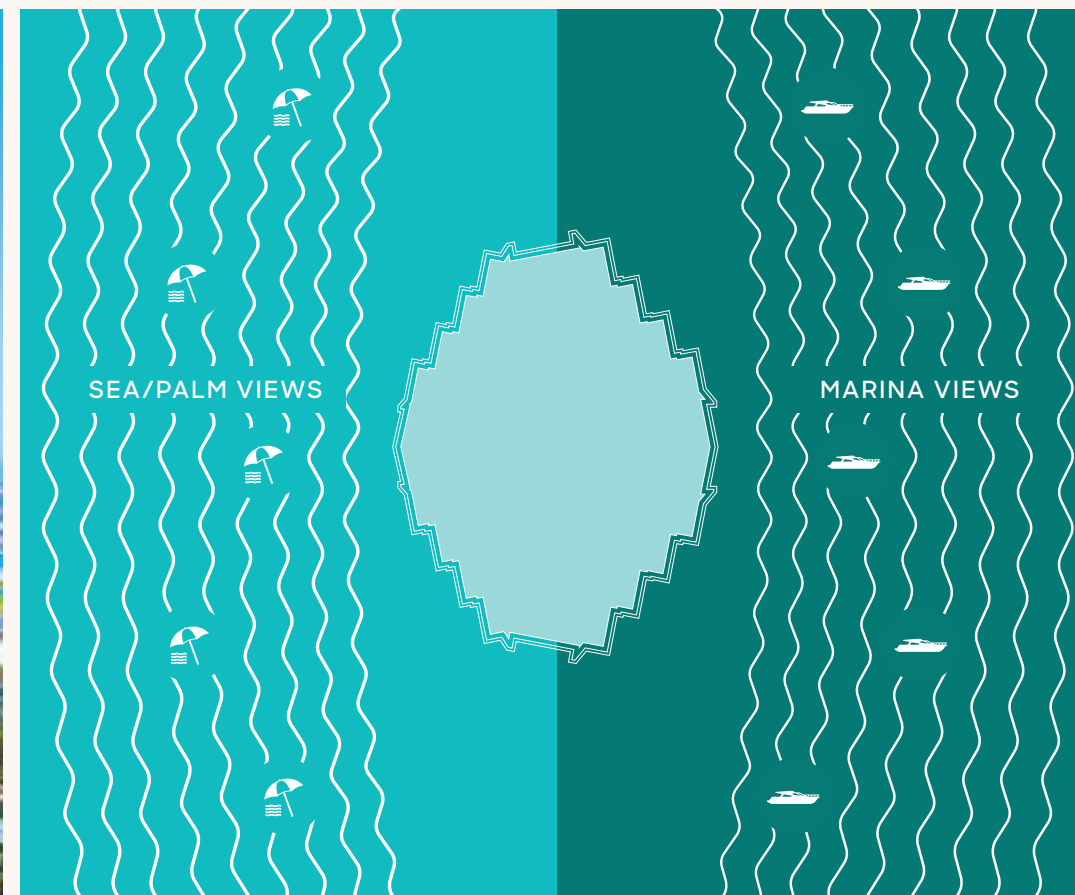
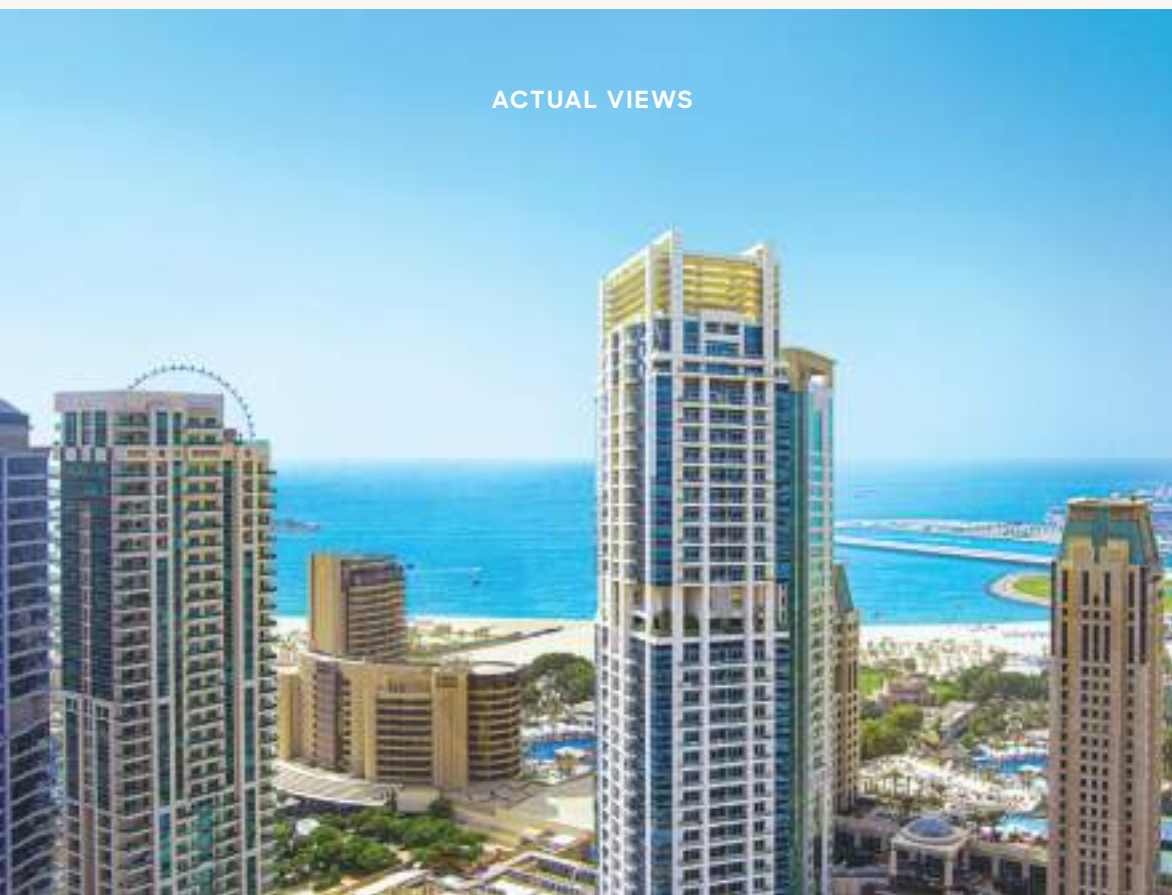
MAGNIFICENT VIEWS.
LOCATED AT THE HEART OF DUBAI MARINA,
RESIDE AMONGST ICONS.

Stunning views of various iconic landmarks. Residences feature marina and/or sea views surrounded by turquoise and azure blue waters.

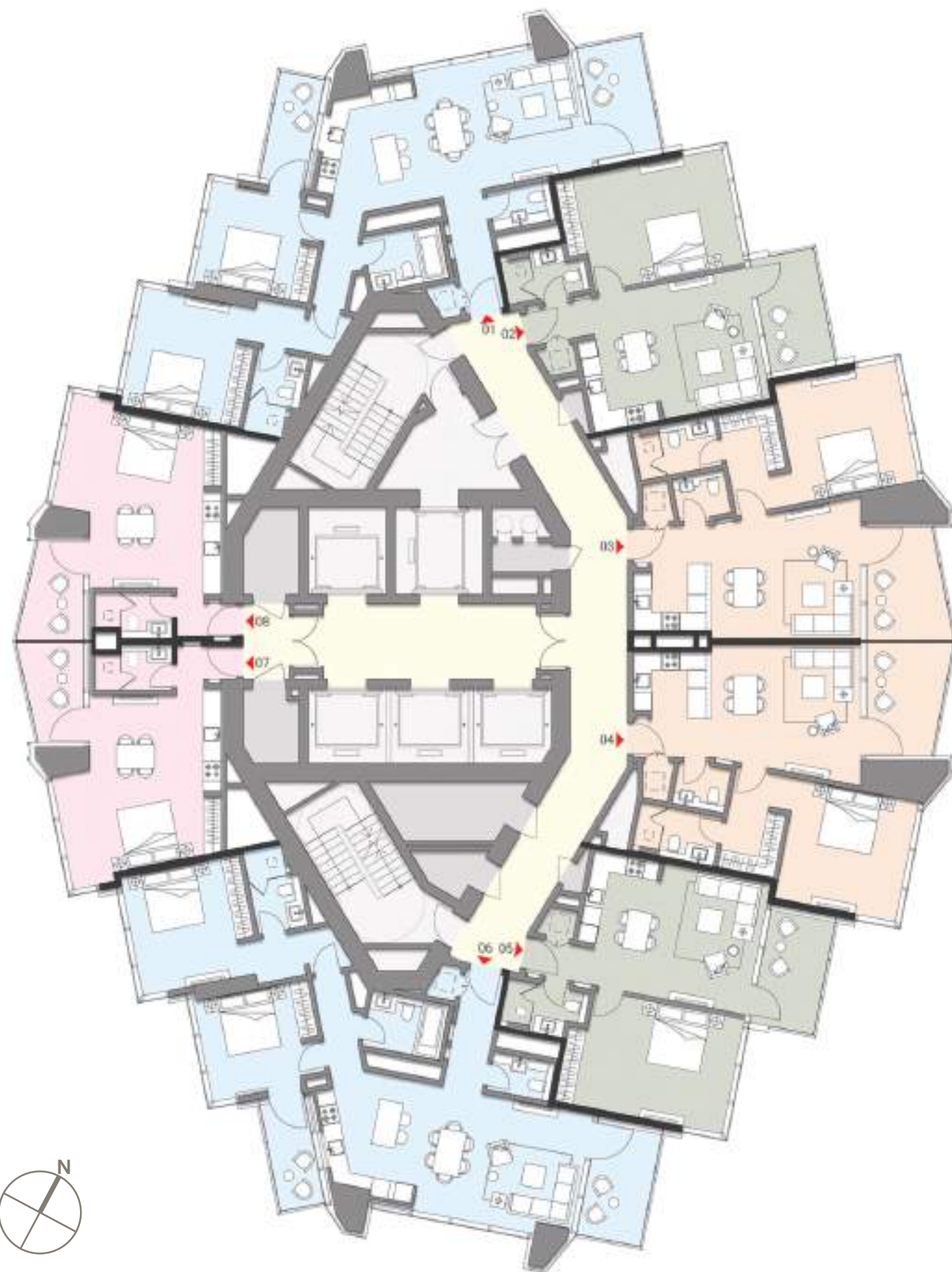


TYPICAL FLOORPLANS

APARTMENTS FEATURE SEA/PALM VIEWS AND/OR MARINA VIEWS



Studios, 1, 2, 3 Bedroom & Signature Apartments



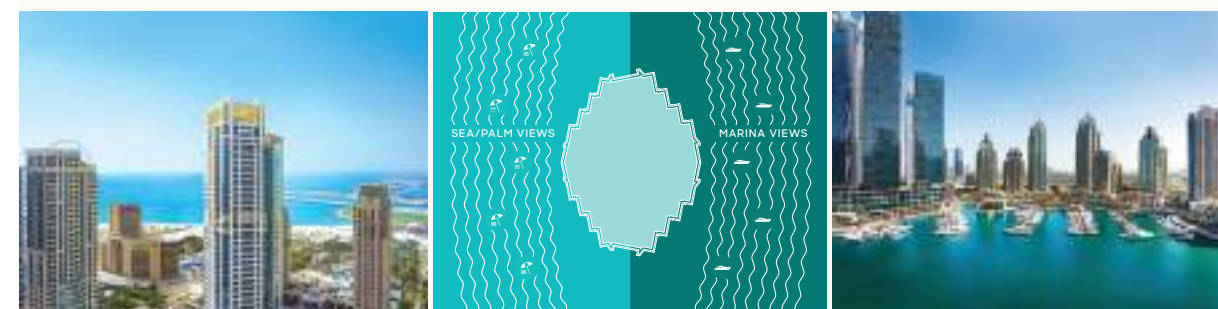
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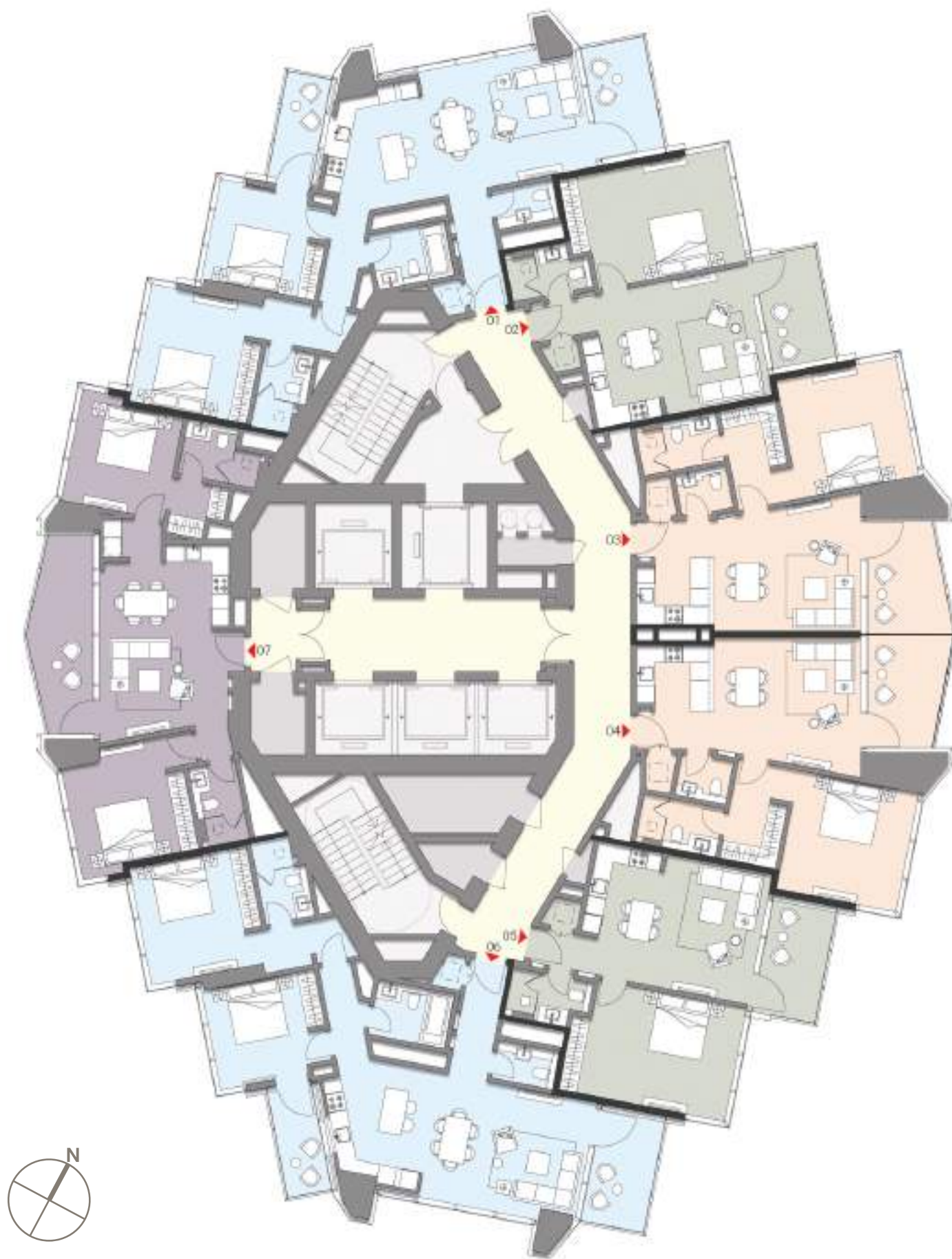
TYPICAL FLOORPLANS Residential Levels

Levels 5 - 10

Studios, 1 & 2 Beds

- Studios
Units 07, 08
- 1 BR A
Units 02, 05
- 1 BR C1
Units 03, 04
- 2 BR B
Units 01, 06





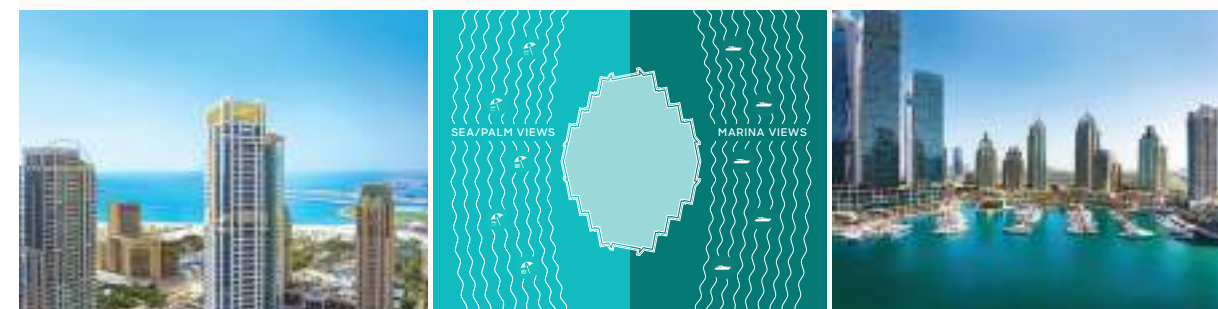
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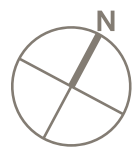
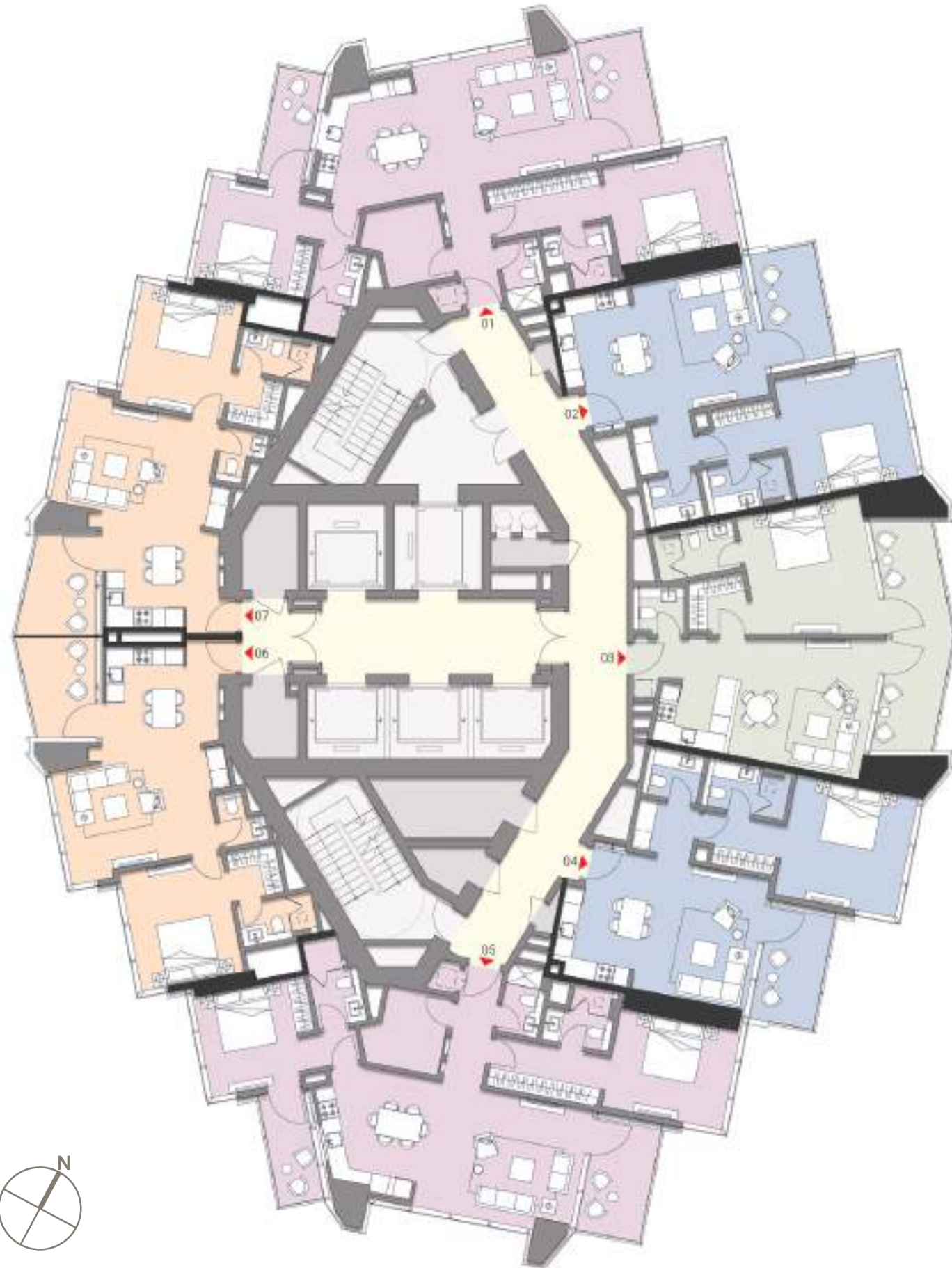
TYPICAL FLOORPLANS Residential Levels

Levels 11 – 24

1 & 2 Beds

- 1 BR A
Units 02, 05
- 1 BR C1
Units 03, 04
- 2 BR A
Units 07
- 2 BR B
Units 01, 06





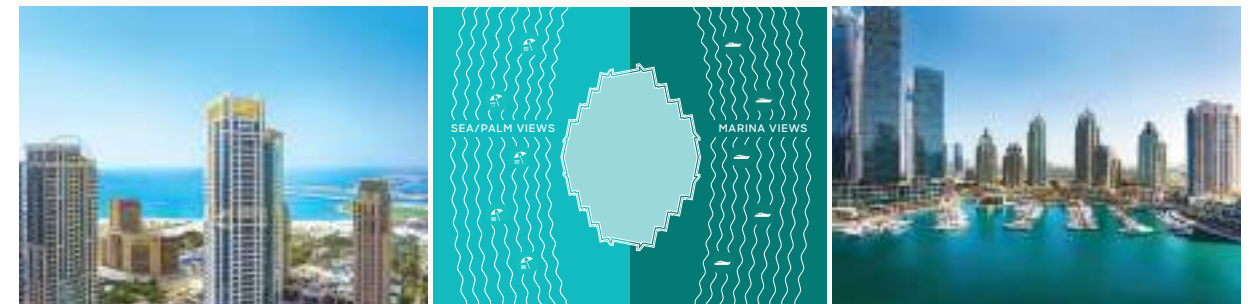
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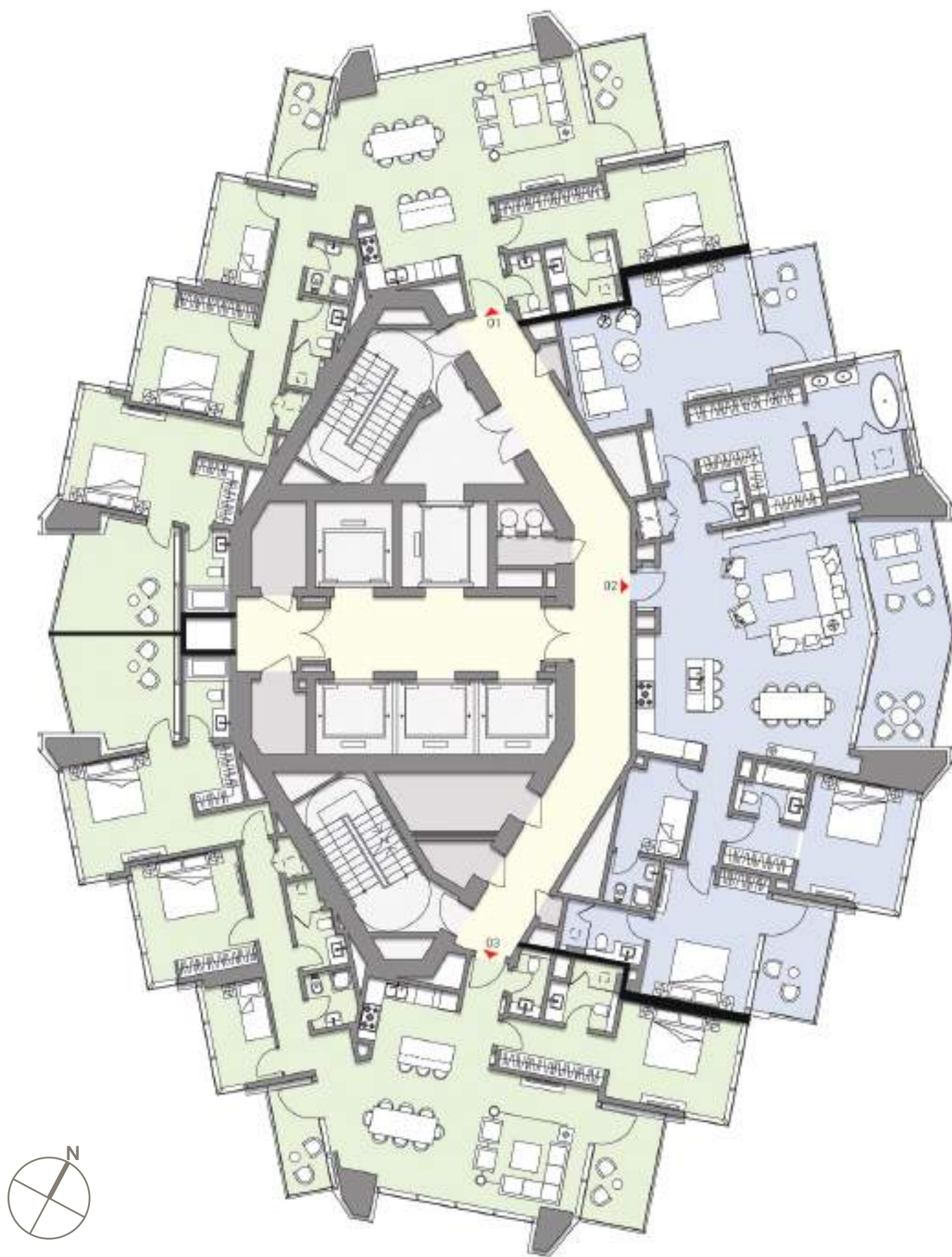
TYPICAL FLOORPLANS Residential Levels

Levels 26 - 36

1 & 2 Beds

- 1 BR B1
Units 02, 04
- 1 BR B2
Units 06, 07
- 1 BR C2
Units 03
- 2 BR C
Units 01, 05





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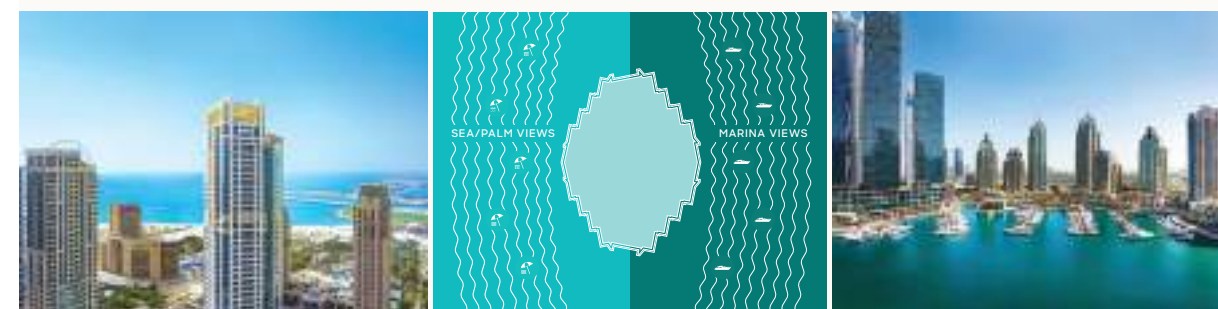
TYPICAL FLOORPLANS Residential Levels

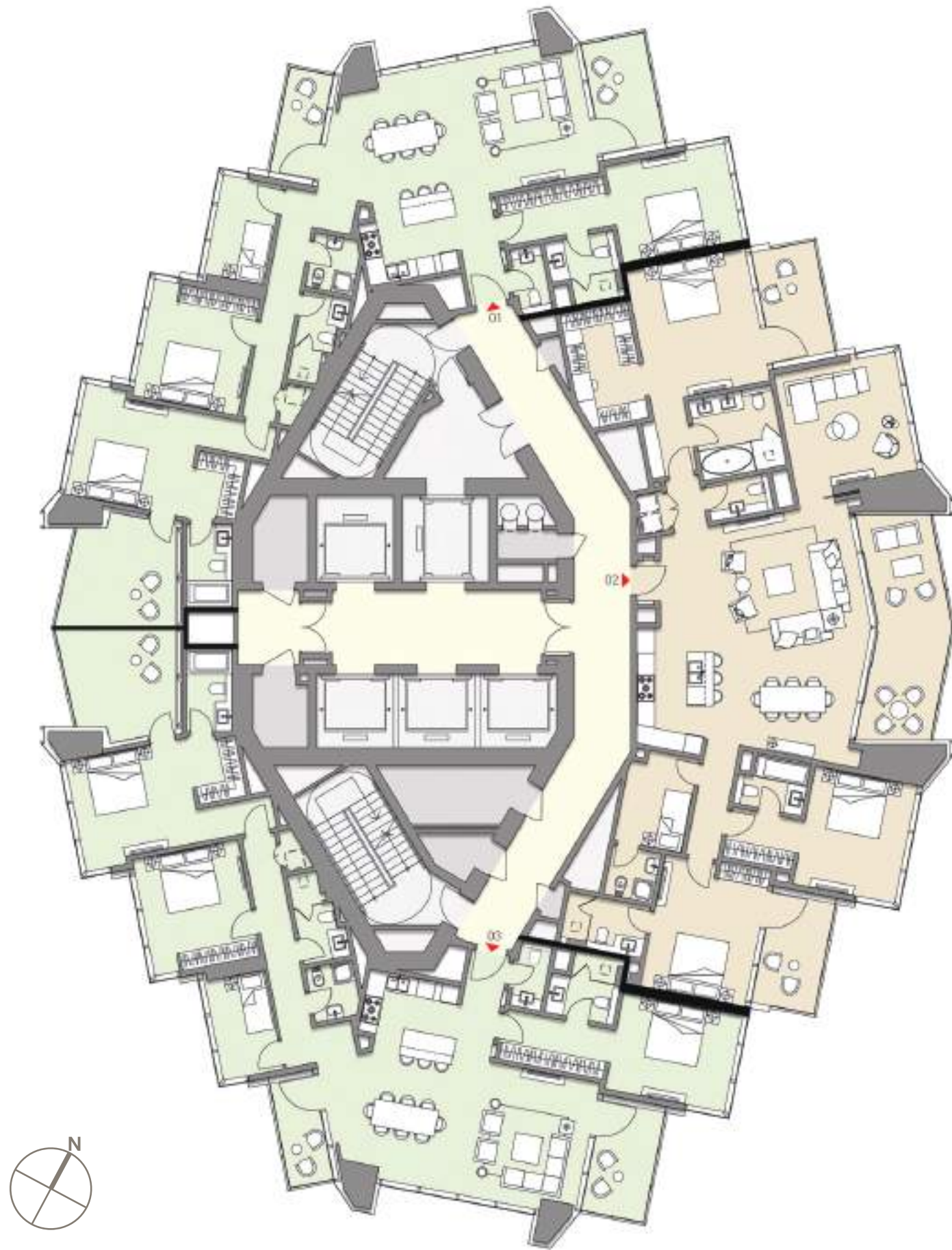
Levels 37 - 40

3 Beds

3 BR A
Units 01, 03

3 BR B - SIGNATURE
Units 02





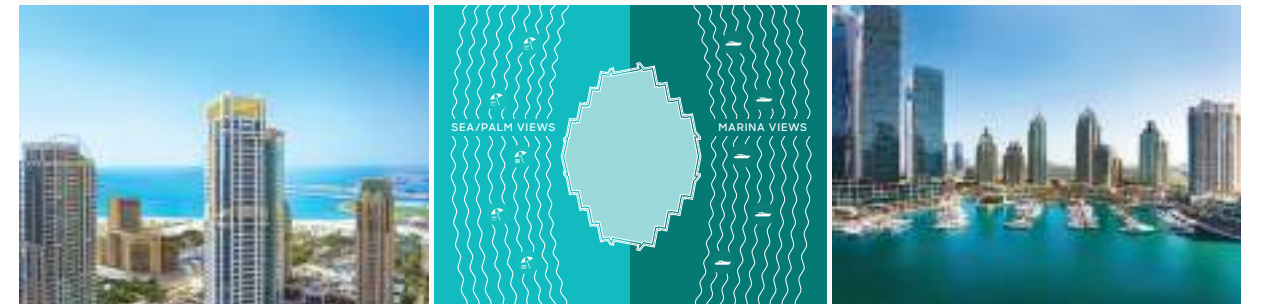
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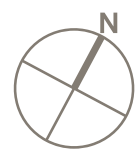
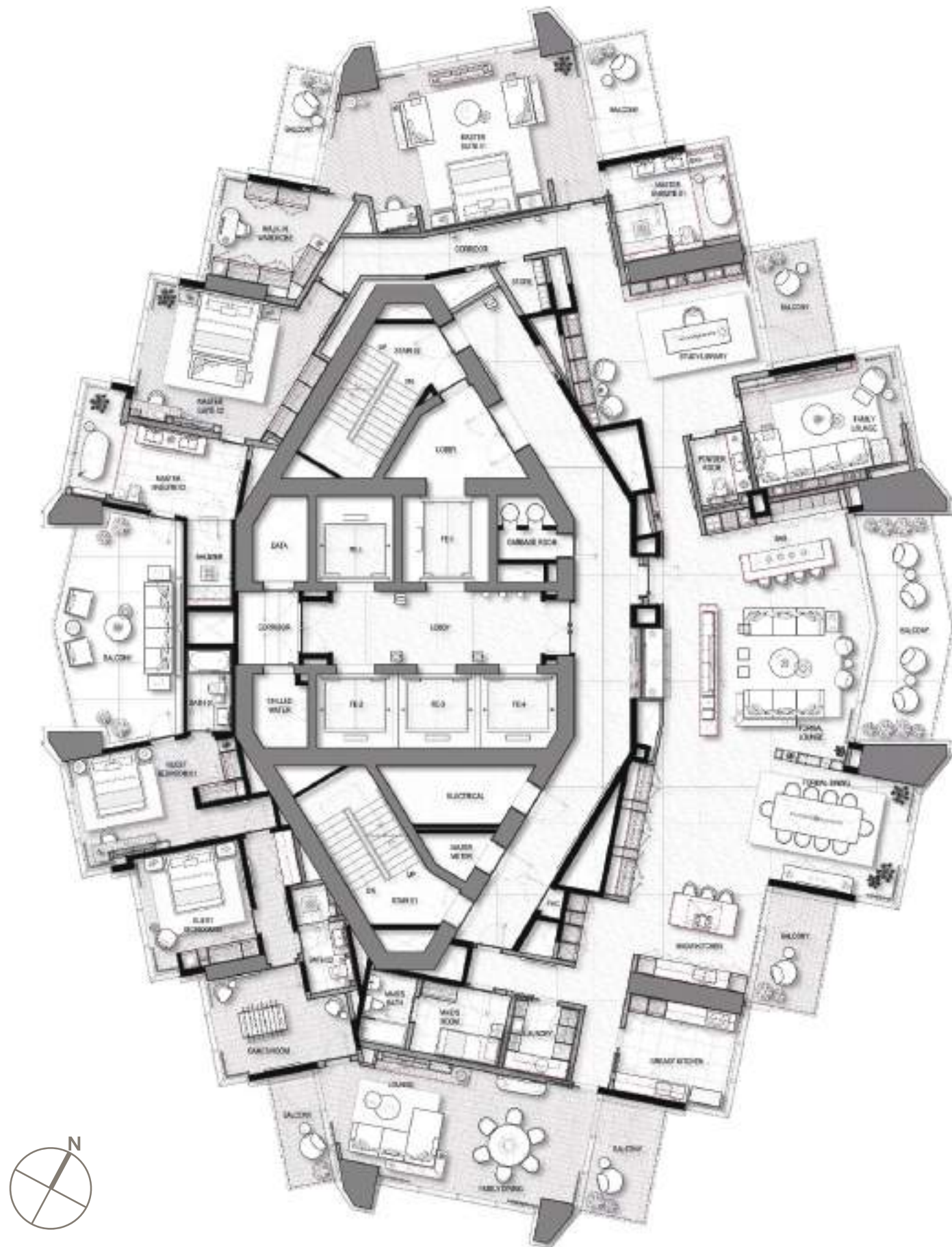
TYPICAL FLOORPLANS Residential Levels

Levels 41 - 42 3 Beds

3 BR A
Units 01, 03

3 BR B - SIGNATURE
Units 02



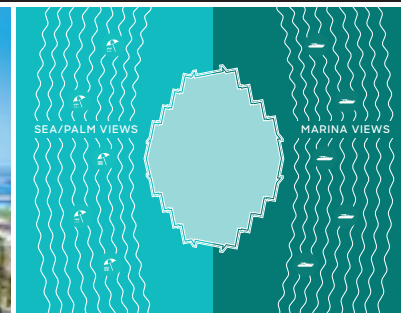


LIV
MARINA

TYPICAL FLOORPLANS Residential Levels

Levels 43 - 44

Full Floor
Signature
Penthouse



LIV GLOBAL

THE LIV STORY IS DEFINED
BY PRESTIGIOUS LOCATIONS,
DISTINGUISHED DESIGN &
LUXURIOUS FINISHES

When a home is what you seek, we discover a place that is uniquely you. When luxury is your indulgence, we craft the finest in living experiences. When you want a place in the world to call your own, we build worlds where you feel at home.

From Hollywood to New York to Dubai, LIV has built a legacy of bespoke homes for the discerning global citizen. A confluence of expertise, elegance and experience, our creations are landmarks in their own right. We believe that everything, big and small, must fall in place to make the ultimate statement in luxury living. At LIV, it does.

Complete harmony is a hallmark of LIV spaces. Our surroundings, our partners, our patrons – we share a common vision – one that will transform the idea of what a home is.





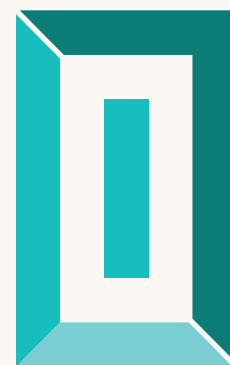




LIV Life

livuae.com

All views are indicative and where photographs of actual views have been taken, these are current at the time of publication of this brochure and any other marketing materials. LIV Real Estate LLC is not responsible for any future changes in the surrounding built up environment that may effect the views depicted. The images of finishes shown are indicative of design intent and actual materials and finishes may differ.



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