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L.I.V

DEVELOPERS

PENTHOUSE COLLECTION

THE LIV PENTHOUSE COLLECTION

A Collection of Prime Residences in Dubai's Most Sought After Community, Dubai Marina.

Luxurious fixtures, fittings and finishes throughout – the LIV Penthouse Collection is a rare balance where Luxury Living commingles with Premium Amenities, Location and Views.



LIV LUX

5 Bedroom Superlux Penthouse | 4 Bedroom Duplex Penthouse | Half Floor Penthouses

LIV MARINA

Full Floor Penthouse





**LIV
LUX**

The Areas New Address for Ultra Luxury Oceanfront Living

LIV Developers has designed LIV LUX with the view of it being the most luxurious address, the new “ CROWN JEWEL ” of Dubai Marina. An ultra-exclusive collection of remarkable Penthouses each with their own private infinity pool on the terraces.



LIV LUX BESPOKE PENTHOUSES

A New Level of Luxury
Living in Dubai Marina

Ranging from **3,306** to **15,250** sq ft

- 5 Bedroom Superlux Penthouse
- 4 Bedroom Duplex Penthouses
- Half Floor Penthouses

*Our most limited collection
of Exclusive Homes, all with
stunning Sea views and
entertainment spaces.*

ACTUAL SEA VIEW



ACTUAL MARINA VIEW





5 BEDROOM SUPERLUX PENTHOUSE

Levels 46 – 47

This masterpiece anchors the top floors of this iconic tower, encompassing an impressive total of **15,270 sq ft.**

A One of A Kind Marvel.

Unique in every aspect, the scale of the Superlux Penthouse is expansive and dramatic.

LIV LUX's Superlux Penthouse boasts stunning skyline views and impeccable entertainment spaces.

From every angle, this residence exudes opulence, with double-height living rooms that allow natural light to flood in from your panoramic waterfront views.

Key Features :

- 9 Meter Private Infinity Swimming Pool
- Double Height Ceilings of 6 Meters
- 34 Meters Width of Double Height Glass running along the Entire Sea Facing Section of the Unit
- Double Sliding Doors allow for open and seamless continuity between your indoor and outdoor spaces
- Smart Home Technology
- Double Door Grand Entry with Additional Private Service Entrances
- Show Kitchen
- Separate Grease Kitchen
- Custom Built in Bar and Entertainment Areas
- Piano Lounge
- Study/ Office
- Gym and Yoga Room
- Private Cinema
- Drivers Waiting Room
- Maids Room
- Breakfast Area and Family Lounge
- Upper Level Library or Cigar Lounge
- Upper Level Billiards/ Game Area
- Private Art Gallery
- Upper Floor Entertainers Terrace with Outdoor TV Room and Lounge, Outdoor Bar and Kitchen
- Upper Floor Pantry
- Built in Closets and Display Walls Throughout
- 2 Identical Upper Floor – Full Master Suites
- Outdoor Jacuzzi
- Outdoor Massage Area, Shower and Zen Gardens



DESIGN & FINISHES

- Polished plaster to walls
- Didyma (Zakynthos) feature stone
- Timber flooring
- Wallcovering to walls
- Matte light tone lacquer for built-in joinery
- Matte mid tone lacquer for built-in joinery
- Brushed bronze metal for accents throughout
- Orobico grey marble
- Travertine effect tile for kitchen island
- Accent upholstery leather to sofa seat base
- Neutral upholstery fabric to sofa
- Scatter cushion
- Limestone to walls
- Clear silver mirror
- Neutral tile to bathroom walls and floors
- White recon stone
- Upholstery leather to dining table
- Arbescato marble to dining tabletop
- Breccia grey marble feature stone
- White recon stone
- Upholstery leather to dining table
- Arbescato marble to dining tabletop
- Breccia grey marble feature stone



THE LIV PENTHOUSE COLLECTION



Our Most Exclusive Home,
A Handcrafted Masterpiece.

The Superlux Penthouse has our largest private infinity pool, stunning skyline views and entertainment spaces. Private Massage Areas and Zen Gardens, Outdoor Jacuzzi and Sun-Lounging all in your own private terraces of your Penthouse.



LIVING & DINING AREA

Double height ceilings soar upwards of 6 meters and towering walls of glass create endless sightlines from every vantage point.

The Superlux 5 bedroom floorplan features welcoming social spaces and private retreats designed for an elegant lifestyle of everyday comfort and ultra luxury.





LIV
LUX



THE LIV PENTHOUSE COLLECTION



BATHROOMS

SERENE SPACES. Thoughtfully positioned, floor-to-ceiling windows and sliding doors bathe master bathrooms in abundant, natural light. Deep soaking tubs, frame-less glass wet rooms with rain shower heads, double vanities with designer sinks, and imported marble flooring and walls transitions to the Outdoor Jacuzzi with sun lounging areas bring quiet spa-like Zen sanctuaries.



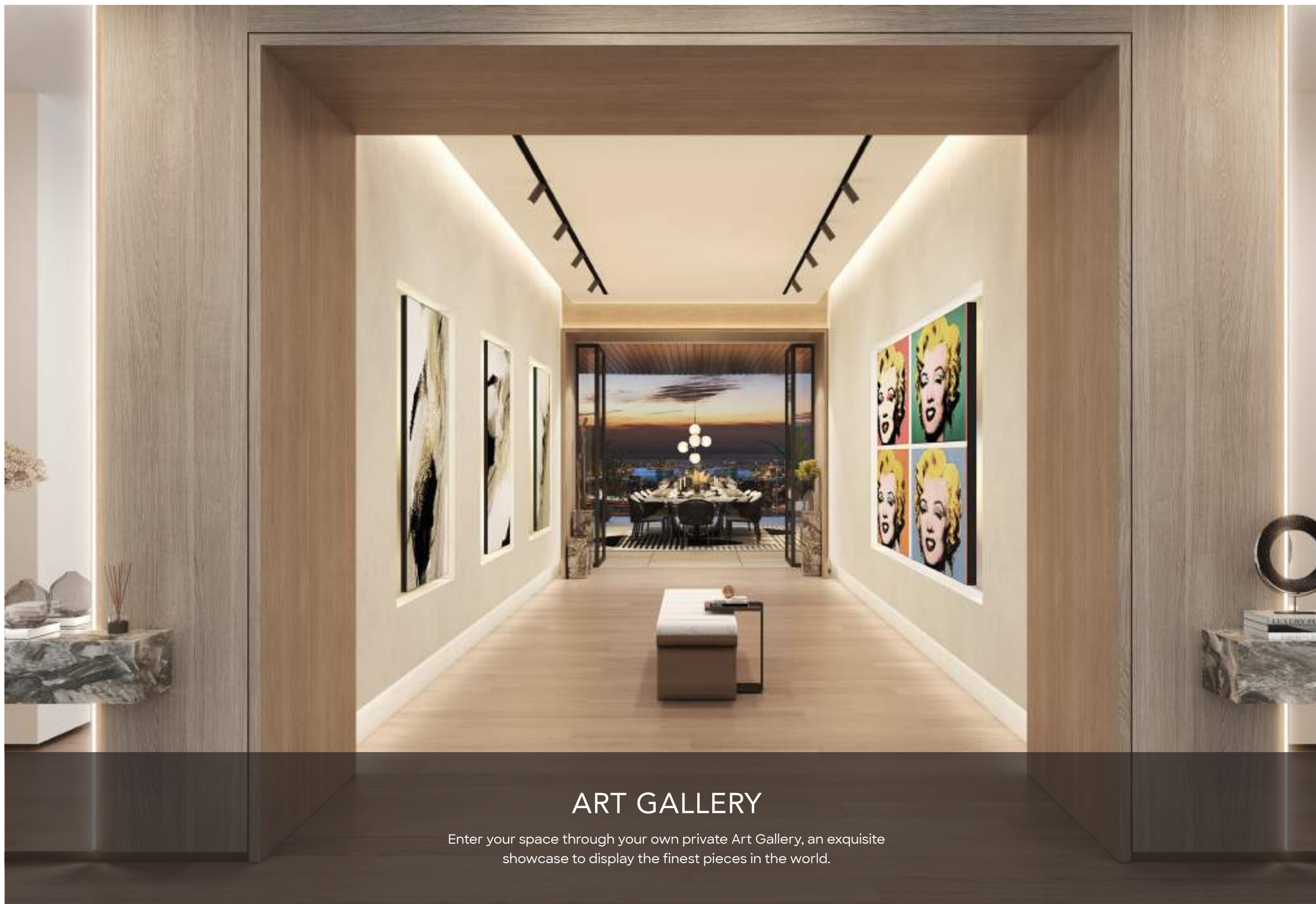
OUTDOOR TERRACES

Elevated outdoor living. Among the most defining characteristics of the Superlux Penthouse are the sweeping outdoor terraces; each a lavish extension of living space that embraces the elements of waterfront lifestyle, where sun, sea, and sky unite to create an unrivaled standard of luxury. Perfect for entertaining or relaxing, affording panoramic views of the Palm Jumeirah, Dubai Harbour, and Arabian Sea.



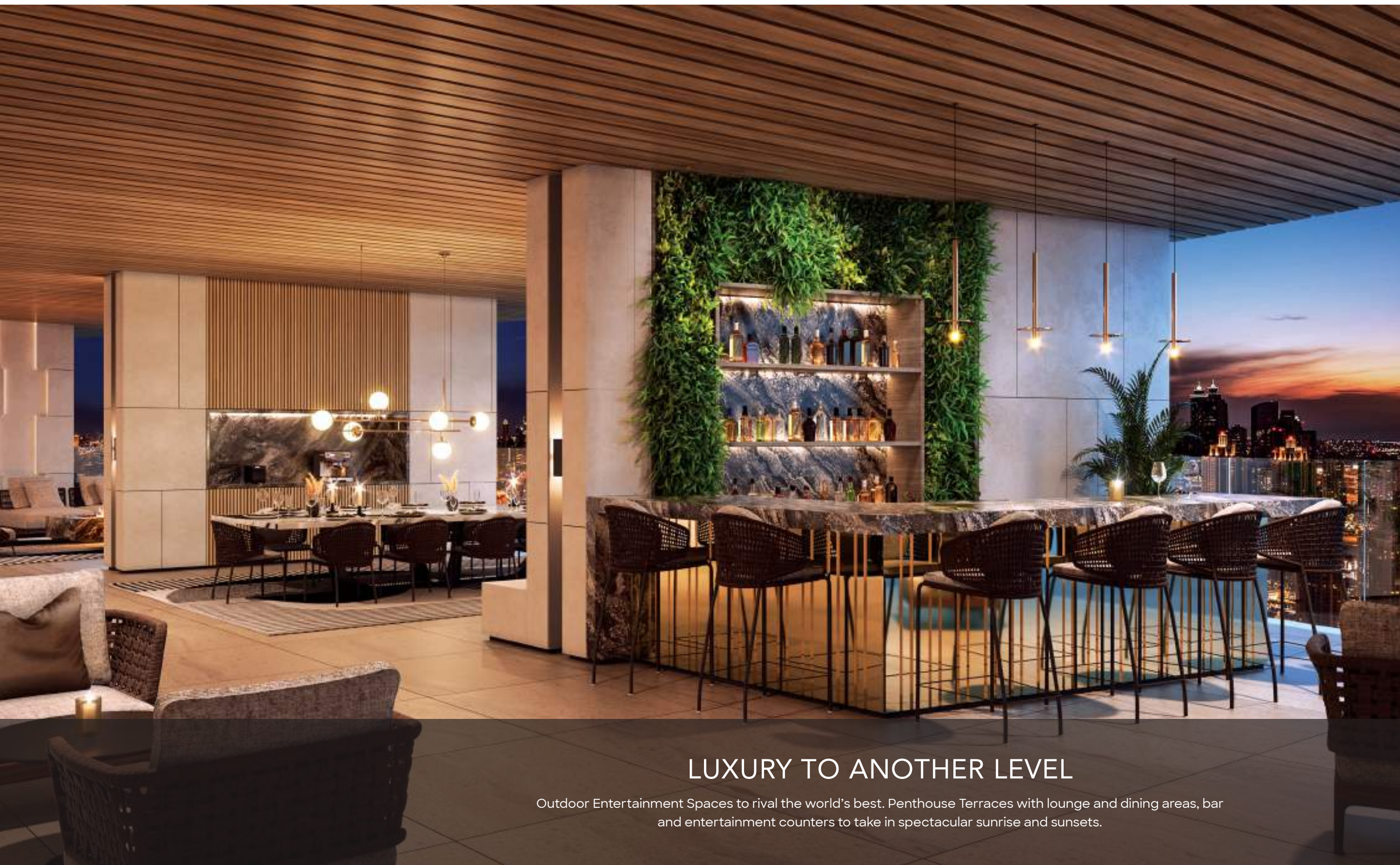






ART GALLERY

Enter your space through your own private Art Gallery, an exquisite showcase to display the finest pieces in the world.



LUXURY TO ANOTHER LEVEL

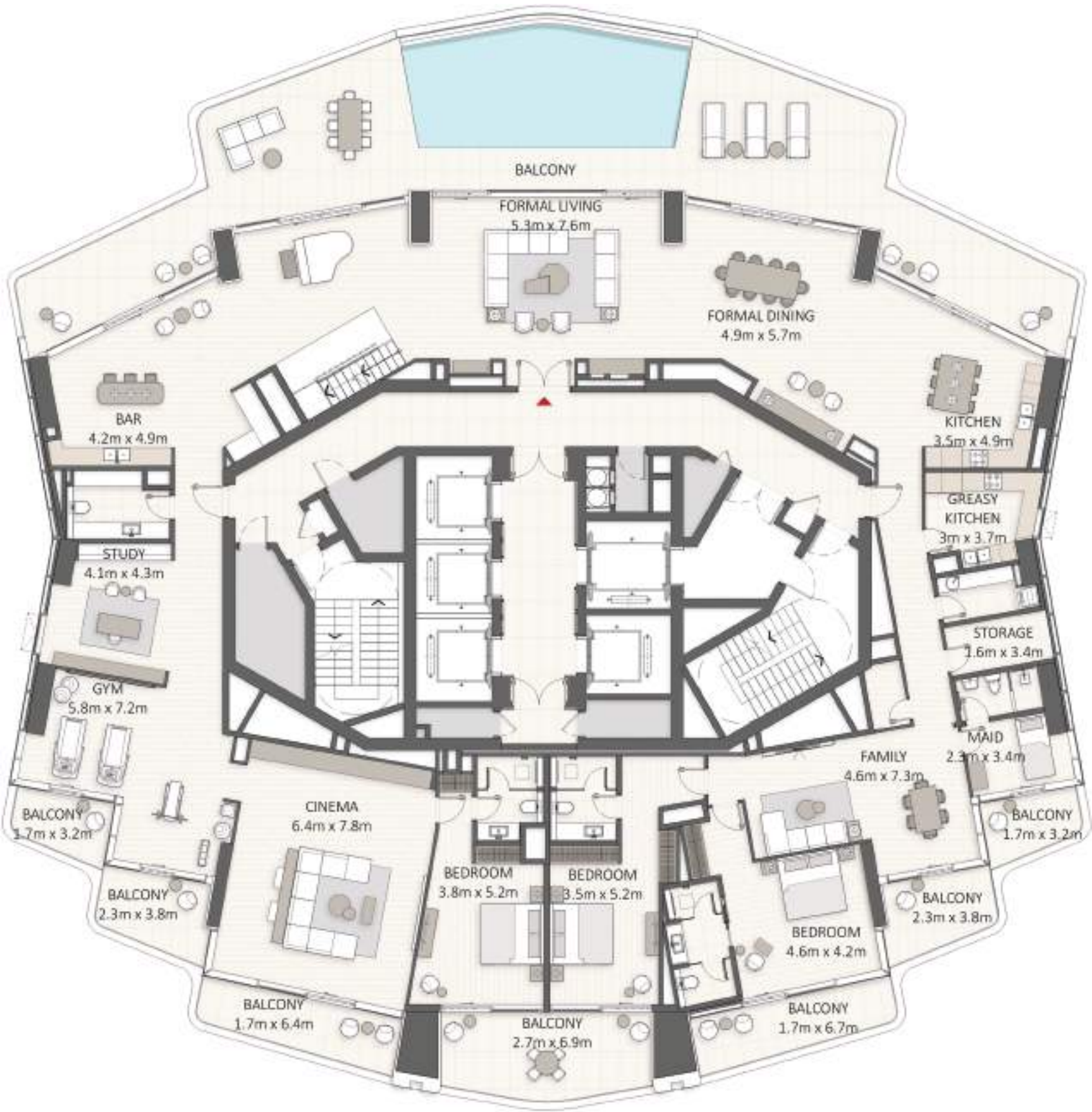
Outdoor Entertainment Spaces to rival the world's best. Penthouse Terraces with lounge and dining areas, bar and entertainment counters to take in spectacular sunrise and sunsets.

Penthouse Levels

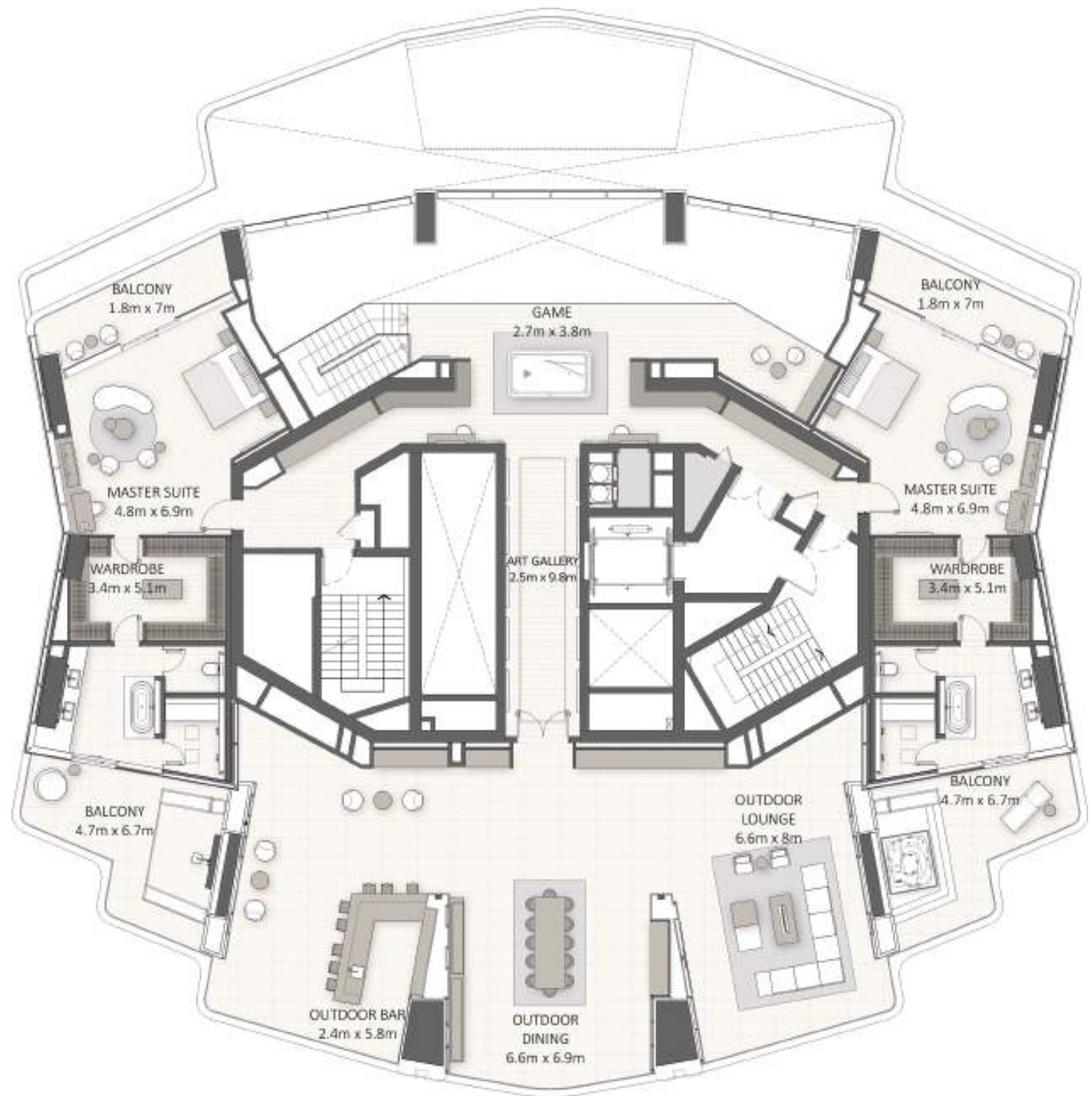
Levels 46 & 47

5 Bedroom
Superlux Penthouse

Apartment Area	1,096.81 sqm	11,806.00 sqft
Balcony Area	321.79 sqm	3,464.00 sqft
Total Area	1,418.60 sqm	15,270.00 sqft



SUPERLUX PENTHOUSE LOWER FLOOR



SUPERLUX PENTHOUSE UPPER FLOOR

4 BEDROOM DUPLEX PENTHOUSES

Levels 42 - 45

Bespoke Sky Villas at **7,270 sq ft.**

The Pinnacle of
Exclusivity.

Key Features :

- 7 Meter Private Infinity Swimming Pool
- Double Height Ceilings of 6 Meters
- 17 Meters Width of Double Height Glass
- Customized Double Sliding Doors which allow to completely open spaces to make use of Fantastic Indoor/Outdoor Spaces and Entertaining Areas
- Smart Home Technology
- Double Door Grand Entry with Additional Private Service Entrances
- Show Kitchen
- Separate Grease Kitchen
- Custom Built in Bar and Entertainment Areas
- Drivers Waiting Room
- Maids Room
- Breakfast Area and Family Lounge
- Upper Level Family Lounge
- Study/ Office
- Gym and Yoga Room
- Built in Closets and Display Walls Throughout



DESIGN & FINISHES

- Didyma (Zakynthos) feature stone or similar
- Accent Stone to walls
- Wallcovering to walls
- Polished Plaster on walls
- Matte light tone lacquer for built-in joinery
- Dark bronze metal for accents throughout
- Matte mid tone lacquer for built-in joinery
- Timber veneer for joinery
- Bronze tinted glass for wardrobe glass doors
- Timber flooring
- Arbescato marble to dining tabletop
- Ebonized timber veneer to dining table base
- Master Bathroom Marble - Didyma or similar
- Master Bathroom accent wall in stone or porcelain
- Bathroom Floor and Wall Tiles
- Breccia grey marble feature stone or similar in bathrooms
- Clear silver mirror in bathrooms





LIVING & DINING AREA

Elevate your lifestyle with awe-inspiring views of the Palm Jumeirah, Ain Dubai, and the Arabian Sea, setting the tone for the luxurious interiors of this Villa in the Sky.

Floor-to-ceiling 6-meter windows seamlessly merges the outdoor splendor with the indoor living space, inviting natural daylight to flood through and create a light and airy ambiance. The use of natural wood floors throughout the Duplex Penthouses create a harmonious connection between the two levels, offering a seamless transition as you move through these impeccable villas in the sky.



KITCHENS

Ultra Premium Show Kitchens with
stunning Italian Marble contemporary
counters and Gaggenau Appliances.





BEDROOMS

The Master Suites embody an unparalleled level of refinement, featuring natural wood floors, bespoke lighting, walk-in wardrobes, built-in make-up tables, and inviting living and lounge areas, all finished to the highest standard. All bedrooms showcase picturesque and awe-inspiring views of the Arabian Sea and the Dubai Marina Skyline.



BATHROOMS

The Master Suite Bathroom boasts a spectacular design, featuring the finest natural Italian stone.

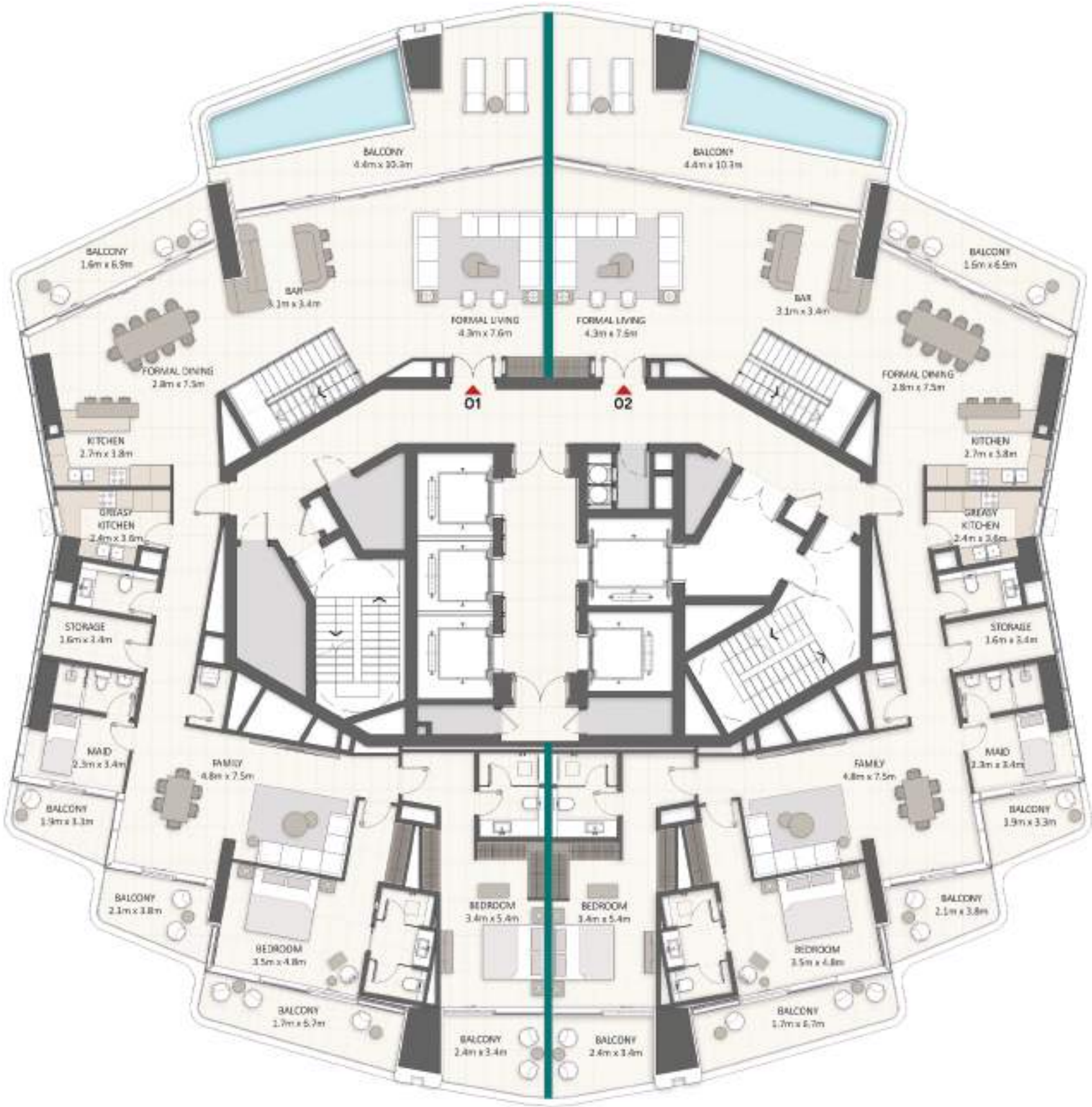
The premium finishes and bespoke designs set an unparalleled benchmark for luxury, catering exclusively to the most discerning few.

Penthouse Levels

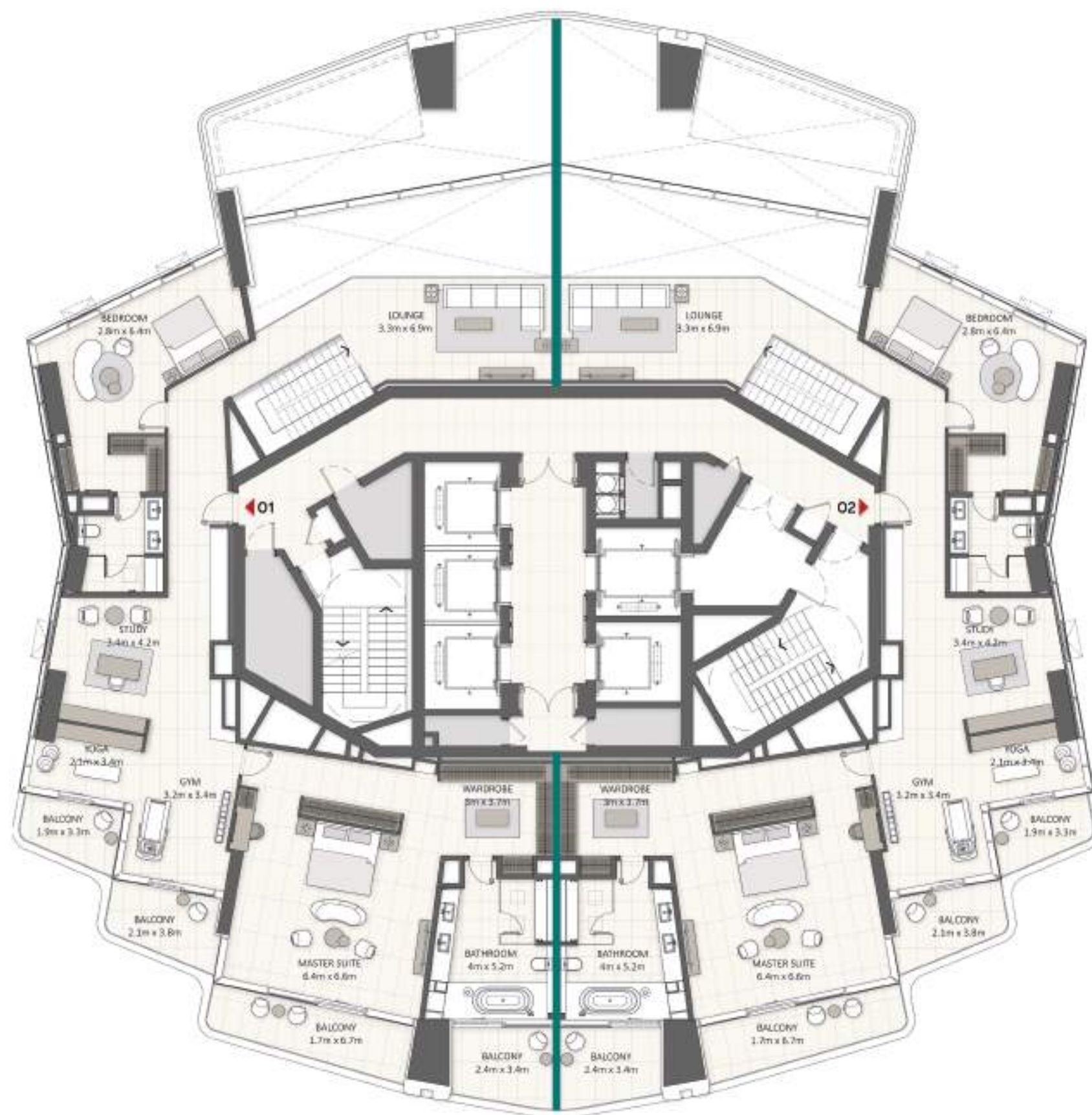
Levels 42 & 43, 44 & 45

4 Bedroom
Duplex Penthouses
UNITS 01, 02

Apartment Area	532.97 sqm	5,737.00 sqft
Balcony Area	142.39 sqm	1,533.00 sqft
Total Area	675.36 sqm	7,270.00 sqft



DUPLEX PENTHOUSE LOWER FLOOR



DUPLEX PENTHOUSE UPPER FLOOR



LIV

HALF FLOOR PENTHOUSES

Levels 40 - 41

Half floor units at **3,306 sq ft** with panoramic views of the Sea and Dubai Marina.

Thoughtfully
Designed to Elevate
Luxury to a New Level.

Key Features :

- 3 Meters High Floor to Ceiling Windows
- Customized Double Sliding Doors which allow to completely open spaces to make use of Fantastic Indoor/Outdoor Spaces and Entertaining Areas
- Smart Home Technology
- Show Kitchen
- Maids Room
- Breakfast Area and Family Lounge
- Built in Closets and Display Walls Throughout



DESIGN & FINISHES

- Accent upholstery leather to sofa seat base
- Upholstery fabric to sofa
- Accent cushions
- Upholstery fabric to armchair
- Arbescato marble to dining tabletop
- Suede upholstery fabric to dining chair
- Matte light tone lacquer for built-in joinery
- Matte mid tone lacquer for built-in joinery
- Dark grey feature tile
- Light neutral colour tile
- Breccia grey marble to coffee tabletop
- Brushed bronze metal for accents throughout
- Clear silver mirror
- Wallcovering to walls
- Accent wallcovering to walls
- Travertine effect tile
- Upholstery leather to bar stools
- Light neutral colour tile

LIV THE LUX LIFESTYLE

Every LIV LUX Penthouse optimizes waterfront views with full height windows and fantastic open-air balconies. LIV LUX takes its inspiration from the very lifestyle it creates – enjoy stunning ocean views from the serenity of your own private balcony.





LIVING AREA

Elegant Open Style LUX Living. Experience the epitome of luxury living in our expansive residences, each designed with flowing, open concept floor plans that seamlessly blend form and function.

Enjoy the stunning views of the Arabian Sea and Dubai Marina offered by the 3-meter high floor-to-ceiling windows, which serve as a breathtaking backdrop to your open living and dining areas.



KITCHENS

Revel in the bespoke details that make our residences truly unique, from the contemporary custom cabinetry to the finest European fixtures carefully curated for your indulgence.

Your Home comes with the utmost care and attention to detail, providing residents with the elegance and upscale level of comfort they deserve.





BATHROOMS

Indulge in the finest of European Brands, such as Villeroy and Boch, in our custom-designed bathrooms, meticulously crafted to achieve the perfect balance. The uncompromising attention to detail, including cabinets with ample storage and contemporary walk-in showers, ensuring your utmost comfort and convenience.



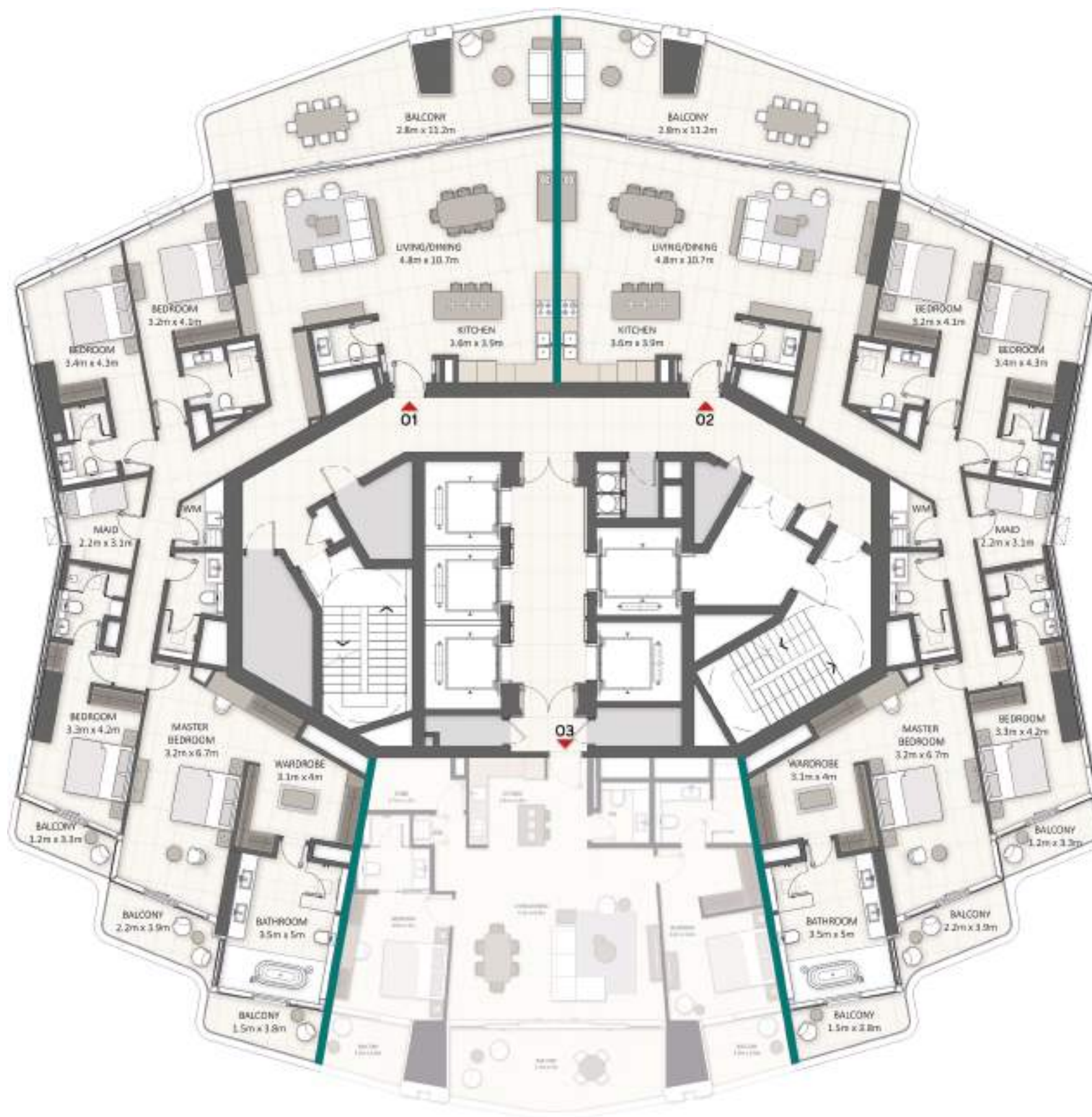
Penthouse Levels

Levels 40 - 41

4 Bedroom
Half Floor Penthouses
UNITS 01, 02

Apartment Area	252.16 sqm	2,714.00 sqft
Balcony Area	54.94 sqm	592.00 sqft
Total Area	307.10 sqm	3,306.00 sqft





THE LIV PENTHOUSE COLLECTION



The Most Luxurious Address in Dubai Marina.

AT YOUR SERVICE. Your LIV LUX journey starts with a truly stunning, hotel style drop off with 24-hour white glove valet and concierge services available to all residents and guests.





The Lobby of LIV LUX is Our Largest and Grandest Yet.

- With double height ceilings at 6 meters.
- Electric Vehicle (EV) Charging Stations.
- High Speed lifts with maximum 35 second waiting times, for any type of apartment.
- Access Control for all Levels, with priority access for Signature and Penthouse Levels.
- Free WIFI for all Lobby and Amenity Levels.





A FULL FLOOR OF AMAZING AMENITIES

The Amenities Level with over **27,000 sq ft** offers residents a myriad of exceptional amenities and puts LIV LUX in a league of its own.



COMPLIMENTARY BEACH ACCESS

*Available on Penthouses and Signature Units

THE LIV PENTHOUSE COLLECTION



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.



STRIKINGLY
DESIGNED
TO STAND APART
IN THE DUBAI
MARINA SKYLINE
TO BECOME THE
AREAS MOST
DISTINCTIVE
ADDRESS.



THE LIV MARINA FULL FLOOR SIGNATURE PENTHOUSE

Finished to perfection.

Fully furnished with uber luxury interiors showcasing the finest attention to detail. At LIV, we placed emphasis on carefully selecting an array of tonal, textural & subtle finishes. Enjoy full panoramic views of the Sea & Dubai Marina from your own private terrace.



THE LIV PENTHOUSE COLLECTION

THE LIV MARINA FULL FLOOR SIGNATURE PENTHOUSE

Level 43

Full floor at **6,732** sq ft. with well-planned open spaces taking full advantage of the remarkable sea & marina views. LIV Marina sets a new benchmark for luxury & bespoke designs.

Handcrafted
for Excellence.

Key Features :

- Show Kitchen
- Greasy Kitchen
- Maids Room
- Study/Library
- Breakfast Area and Family Lounge
- Built in Closets and Display Walls Throughout
- Premium European kitchens with the latest innovations in appliances and finishes
- Optimized waterfront views with full height windows and fantastic open air balconies



DESIGN & FINISHES

A thoughtful curation of materials speaks the language of exquisite living. Sensorial delights appear at Every turn - colors and textures that combine in surprising ways to create a whole that is greater than the Sum of its parts.



LIVING AREA

In the LIV Marina Penthouse, the pursuit of luxury and outstanding quality is evident in the flawless integration of style and utility on a magnificent scale.

The spacious living room, show kitchen, and social areas feature premium fixtures and fittings, alongside bespoke design and distinctive materials such as streaked woods, glass, and artful marble. The glass-railed terraces accessible through sliding doors offers residents unmatched views of the Marina and Sea.



THE LIV PENTHOUSE COLLECTION





BEDROOMS & BATHROOMS

The master suite captures the essence of timeless design with its exquisite interior palette of natural wood flooring and Italian marble, which combine to create a naturally modern, soothing, and sophisticated ambiance.

Refinement and timelessness meet in perfect harmony in the bathrooms, where the interior design, with its Italian marble, creates a serene, modern, and refined aesthetic.

MAGNIFICENT VIEWS

Located in the Heart of Dubai Marina, Reside Amongst Icons.

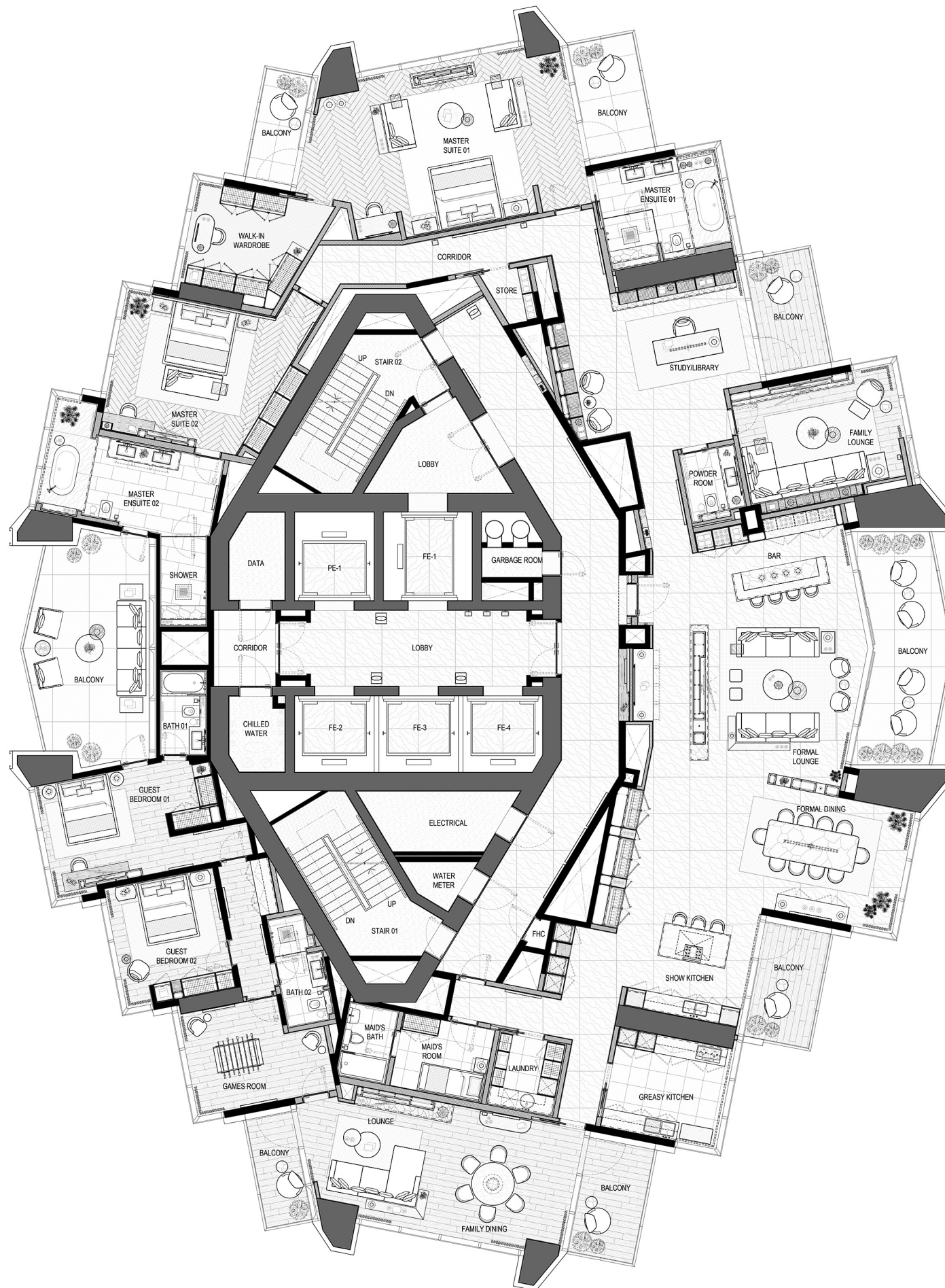
ACTUAL SEA VIEW



ACTUAL MARINA VIEW



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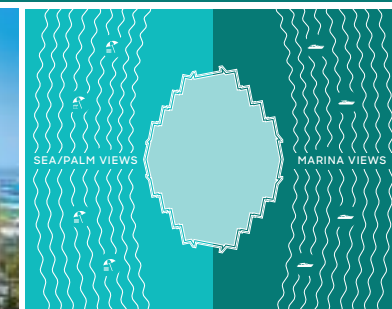
LIV
MARINA

Penthouse Levels

Level 43

Full Floor
Signature Penthouse

Apartment Area	532.69 sqm	5,637.00 sqft
Balcony Area	101.74 sqm	1095.00 sqft
Total Area	625.43 sqm	6,732.00 sqft





BEAUTIFUL SUNSETS

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



LIV Life

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.



L·I·V

DEVELOPERS

CALL 800 LIV(548)

livuae.com