



Prop971

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- **INVESTMENT INSIGHTS:**

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

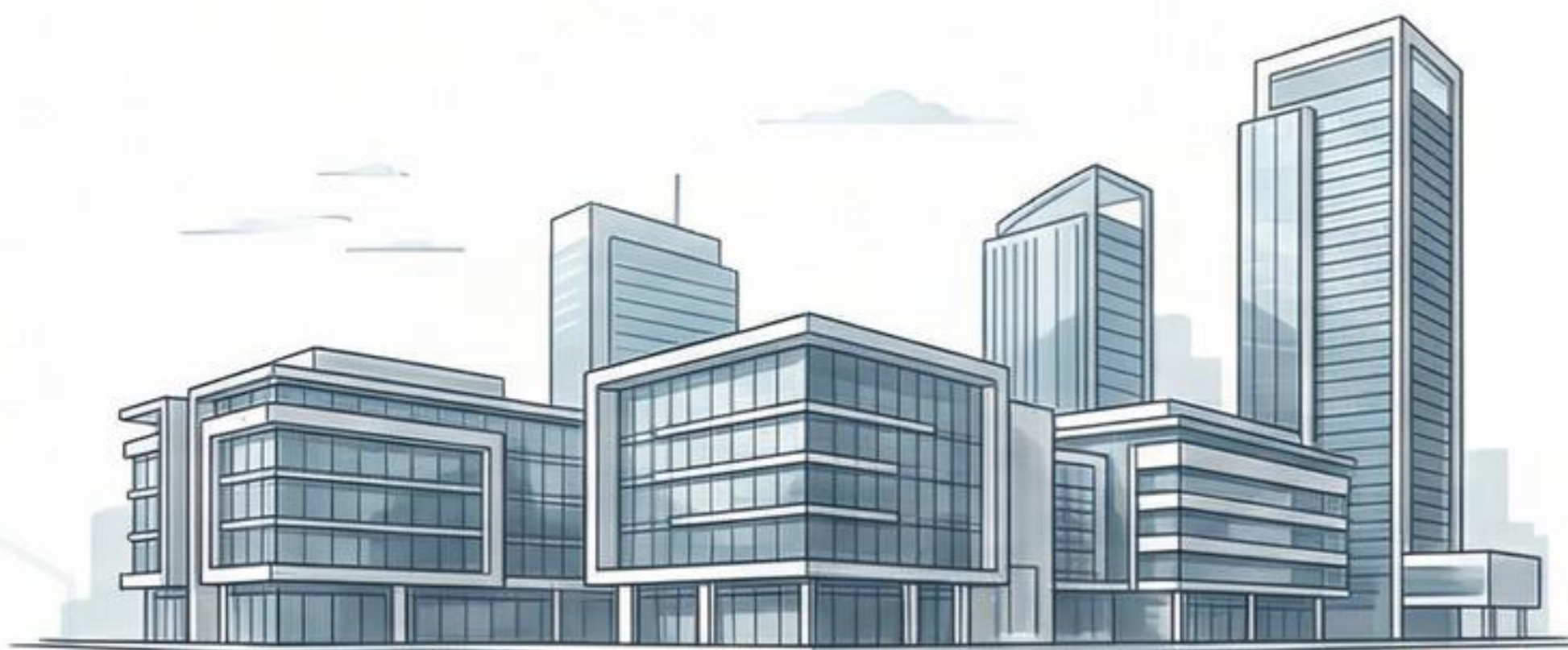


- **TRUSTED DEVELOPERS:**

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

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



MARAVÉA

RESIDENCES

BY
ENZO
DEVELOPERS

MARAVÉA

RESIDENCES

AS WATER TRACES THE EDGES OF DUBAI ISLANDS,
THE RELATIONSHIP BETWEEN HOME AND THE SEA
BECOMES INTERTWINED.

THERE, MARAVÉA RISES AS A BOUTIQUE WATERFRONT
RESIDENCE, WHERE ISLAND LIVING BECOMES
PART OF EVERYDAY LIFE.



MARAVÉA RESIDENCES

MARAVÉA

COMPLETE ISLAND LIVING



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DUBAI ISLAND

DUBAI'S MOST
ICONIC
COASTAL ADDRESS





DUBAI ISLANDS

LIVE BY THE WATER

Dubai Islands is a next-generation waterfront district spanning 17 square kilometers across five interconnected islands, with pristine shoreline, beaches, boardwalks, and vibrant public waterfronts. Home to world-class hotels, new marinas, cultural venues, and retail boulevards, it blends leisure and lifestyle effortlessly. Connected to the mainland by a major bridge, the islands prioritize walkability and wellbeing through landscaped parks, cycling paths, and inviting waterfront streets, shaping a refined coastal community set to become one of Dubai's most coveted addresses.

KEY HIGHLIGHTS

20+ km of Beaches and Vibrant Shoreline

Master Development by Nakheel

80+ Hotels, Marinas and Retail

109% Surge in Number of Transaction in H1 2025

Combination of 5 Islands

Direct Access to the Mainland via the Infinity Bridge

2 Upcoming Golf Courses

17.1% Increase in Price per sq.ft. in 2025



ISLAND LIVING, WITHIN REACH OF THE CITY



MARAVÉE
RESIDENCES

Located within a master-planned coastal district

Surrounded by marinas, waterfront retail, and island leisure destinations

Close to the upcoming largest mall in the area

Direct access to the mainland via the Infinity Bridge



2 MINUTES
Dubai Islands Beach



3 MINUTES
Dubai Islands Mall



5 MINUTES
3 Distinct Golf Courses



15 MINUTES
Dubai International Airport



15 MINUTES
Jumeirah Bay



15 MINUTES
DIFC



15 MINUTES
J1 Beach



20 MINUTES
Dubai Mall / Burj Khalifa



25 MINUTES
Burj Al Arab

INVESTMENT GUIDE

WHERE LIFESTYLE
& LONG-TERM
VALUE ALIGN



DUBAI

AN INTERNATIONAL MARKET WITH ENDURING APPEAL

Ranked among the world's safest
and cleanest cities

Strongly regulated property market, governed by
RERA and backed by strong investor confidence

Tax-free economy

Rental yields averaging 5–9%, up to 11% in
prime areas

20% to 30% capital appreciation

18.7M international visitors in 2024

Connected to 240+ global destinations

Golden Visa and Investor Visa

WHY INVEST IN DUBAI ISLANDS

Price appreciation: 17.1% in 2025

Rental performance: 8% average annual ROI

Market activity: 109% surge in number of transaction in H1 2025

Demand outlook: 32.3% increase in prices recorded in 2025

Sales momentum: 2,075+ units sold in H1 2025, reflecting a 109% surge

Transaction value: AED 5.6 billion recorded in H1 2025

Connectivity boost: 3 Bridges Connecting to Mainland

Strategic alignment: Part of Dubai Vision 2040





THE RESIDENCES COLLECTION

WHERE ISLAND LIFE
TAKES ITS MOST
PERSONAL FORM



THE TRUE SPIRIT OF COASTAL LIVING

Maravéa Residences is a boutique building limited to 63 residences, designed around space, privacy, and open water and park views. The collection includes one, two, and three-bedroom apartments, along with the signature Enzo Maison, all defined by light-filled interiors and picturesque views.

Key Highlights:



Boutique Waterfront
Living



Open Water, Burj,
and Park Views



The Maison at
Maravea



Refined, Contemporary
Architecture



Three Levels of
Amenities



63 Exclusive
Residences



Light-Filled
Interiors

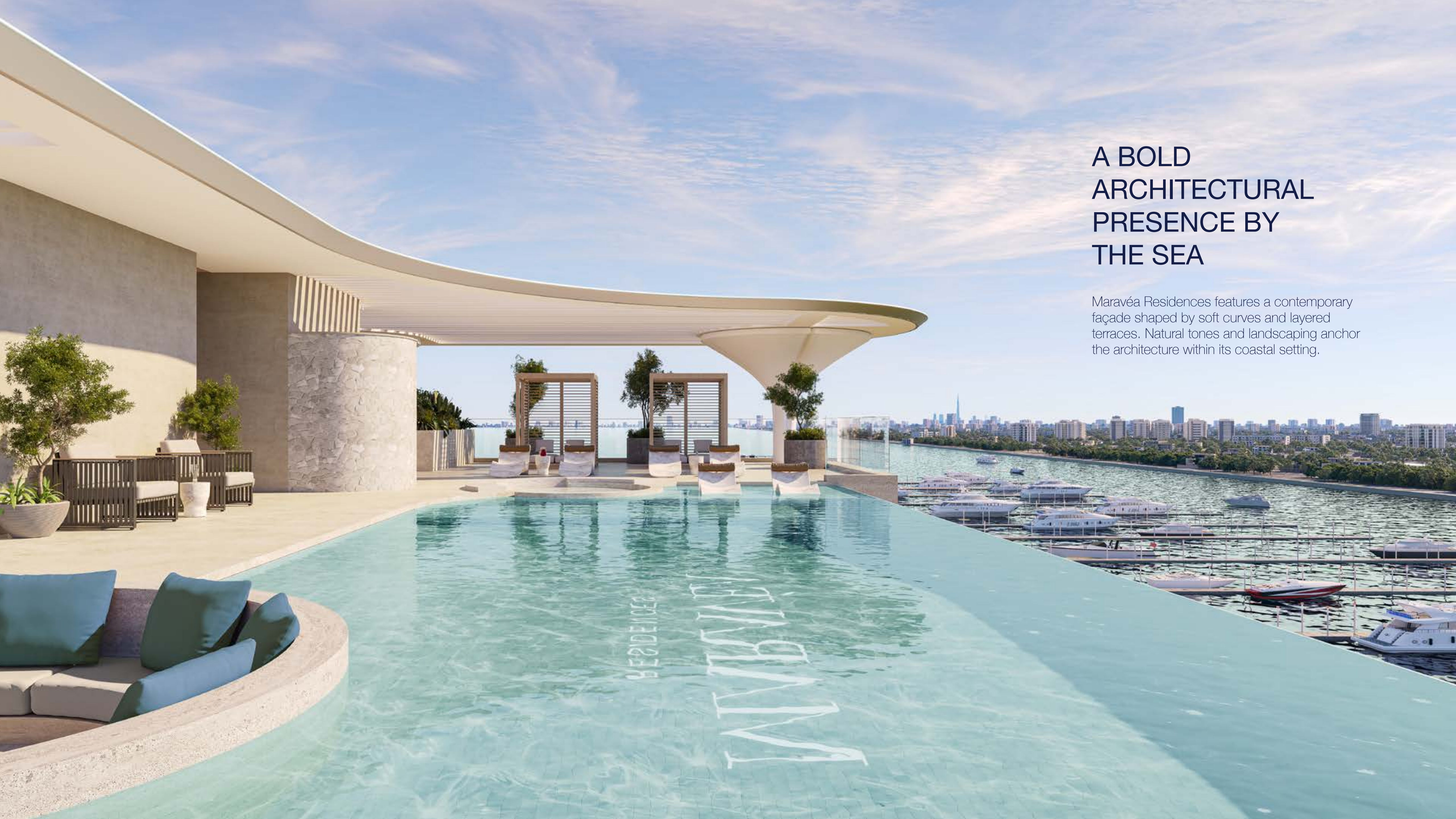


Designed for Space
& Privacy



A BOLD ARCHITECTURAL PRESENCE BY THE SEA

Maravéa Residences features a contemporary façade shaped by soft curves and layered terraces. Natural tones and landscaping anchor the architecture within its coastal setting.



THE LOBBY

The lobby creates a calm first impression through natural stone, warm finishes, and controlled lighting. Seating and artwork are arranged to support comfort and ease of movement from the moment of arrival.





INTERIORS THAT ECHO THE SPIRIT OF THE COAST

The interior design draws from the serenity of island living, expressed through natural materials, warm tones, and fluid transitions between spaces. Light moves through the residences as a guiding element, shaping an atmosphere that feels grounded and suited to life by the water.





LIVING AREA

- Floor-to-ceiling glazing that brings in light and frames water, park, and skyline views
- Generous ceiling heights
- Open layouts that connect living, dining, and kitchen areas
- Integrated lighting

KITCHEN AND DINING AREA

- Open-plan layout that keeps cooking, dining, and living connected
- Integrated cabinetry for a clean look
- Equipped-kitchen





BEDROOM

- Floor-to-ceiling windows bring in light and expansive views
- Integrated wardrobes keep the space organized
- Clear layouts allow easy movement and privacy

STUDY

- Dedicated workspace in select units



BATHROOM

- Fitted with Grohe / Laufen or equivalent fittings





AMENITIES

CURATED SPACES
THAT DEFINE THE
ISLAND LIFESTYLE



LIFE, THE ENZO WAY

Amenities at Maravéa Residences are arranged across multiple levels of the building, forming a layered experience, where wellness, leisure, and social spaces are given generous scale and clear presence, creating a sense of openness while remaining part of everyday life for residents.



GROUND + 1ST FLOOR

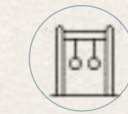
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Lobby With Lounge Seating | 
Kids' Pool | 
Kids' Splash Pad | 
Kids' Play Area | 
Outdoor Showers |
| 
Library | 
Kids' Sand Pit | 
Poolside Seating | 
Putting Area | 
Rock Climbing Wall |
| 
Pebble Reflexology | 
Golf Simulator | 
Bbq Area | 
Multipurpose Room | 
Landscaped Gardens |
| 
Walking Paths | 
Pet Corner | 
Acoustic Pod | 
Cinema | 
Zen Garden |
| 
Co-Working Lounge | 
Al Fresco Dining | 
EV Charging Station | 
Residents' lounge | 
AV enabled Meeting Room |
| | 
Wifi in Common Areas | 
Co Working Space | 
Coffee Station | |



8TH FLOOR



Indoor Gym



Outdoor Gym



Calisthenics Zone



Yoga Deck



Cold Plunge



Sauna Pod



Mediation Zone



Changing Rooms



Pilates Zone



Weight Training
Zone





ROOFTOP



Infinity Pool



Jacuzzi Pool



Pool Lounge Deck



Sunken Seating



Fire Pit



Floating Sunbeds



Cabanas



Sky Lounge



Open Showers



Wet and Dry Deck



MARAVÉA RESIDENCES

PROJECT DETAILS

WHERE LIFE
UNFOLDS AT AN
ISLAND PACE



PROJECT OVERVIEW

PROJECT NAME	Maravéa Residences
PROJECT TYPE	Residential
LOCATION	Dubai Islands, Dubai
CONFIGURATION	G + 2P + 8 + R
TOTAL UNITS	63 Residential Units
PAYMENT PLAN	50 50
HANDOVER	Q4 2028

UNIT TYPES	AVERAGE SIZE
1 BR / 1 BR + Study	860 SQ. FT.
2 BR + Study/Maid's	1,361 SQ. FT.
Signature Residences at Maravea	2,509 SQ. FT.
The Maison at Maravea	4,369 SQ. FT.



THE DEVELOPER

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. This approach is grounded in an extensive 21M sq ft portfolio.

Standing apart from mass-market developers, Enzo focuses on singular projects that are always ahead of their time, embodying what it means to be Rare By Choice. Behind this selectivity is proven operational depth, supported by over 20 years of mall ownership and management, and a zero-debt financial structure that reinforces long-term stability and growth.

OVER 21M SQ.FT

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

MARAVÉA

RESIDENCES

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