



Prop971

Off Plan Projects in the UAE. Curated Opportunities.



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- **INVESTMENT INSIGHTS:**

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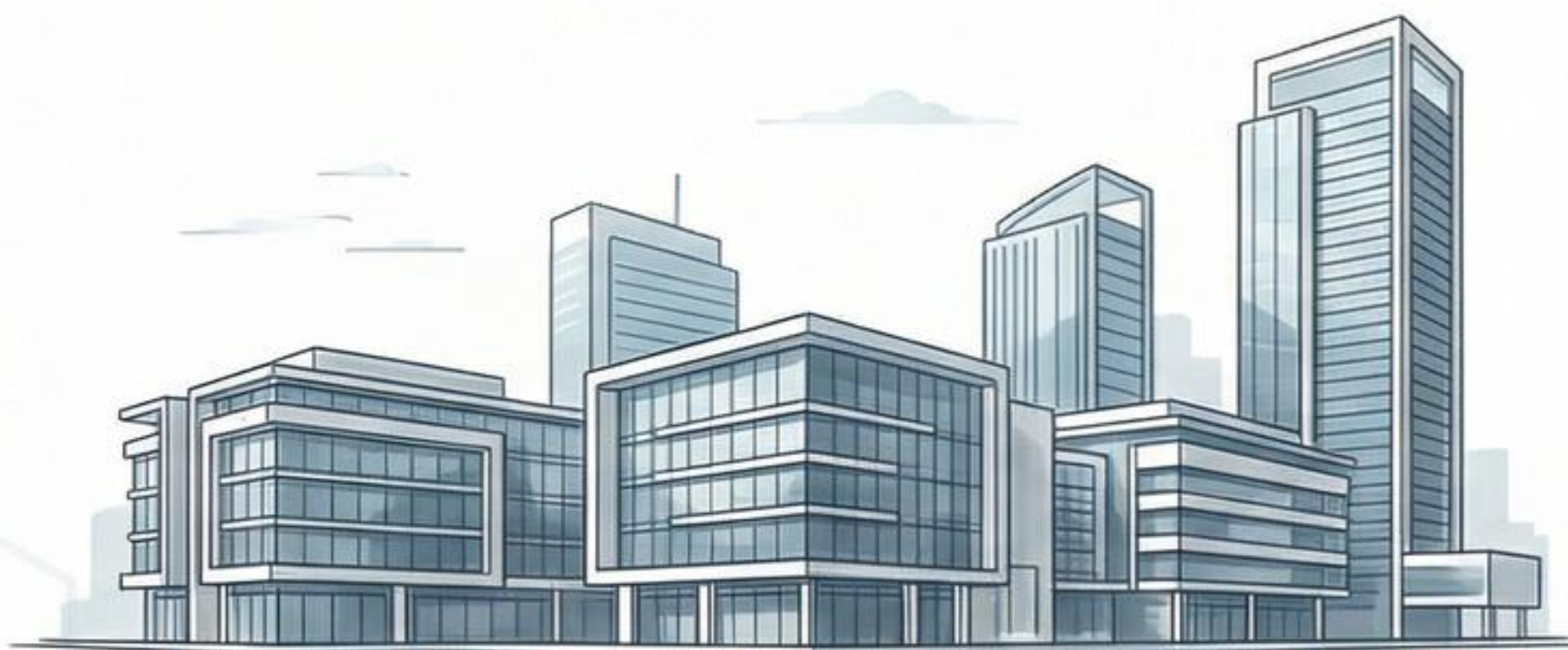


- **TRUSTED DEVELOPERS:**

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.



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by

SH

*marea*

RESIDENCES

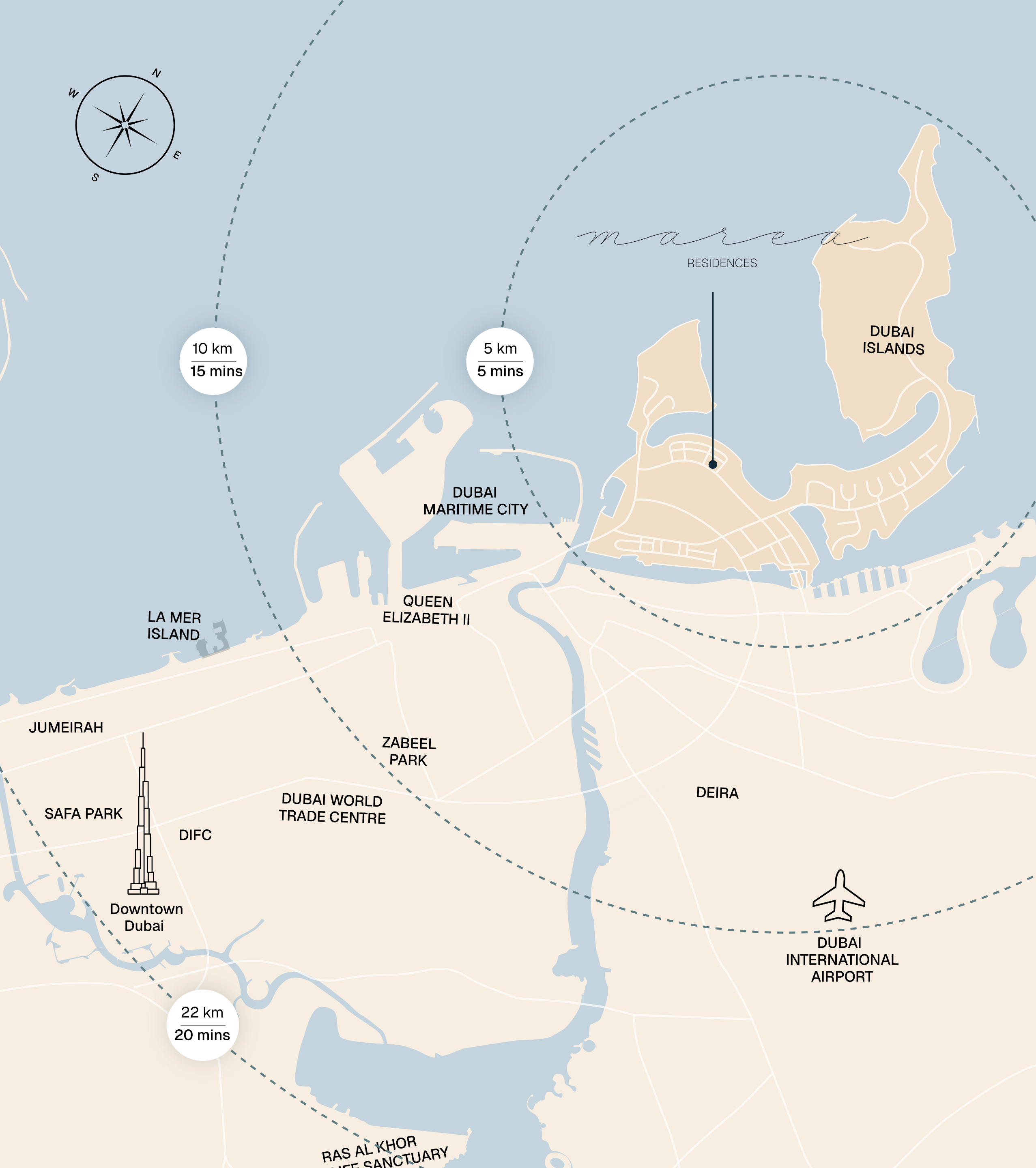
The Perfect Fusion of Living and Leisure

A fresh approach to living has taken shape from the designers of opulent hotels. The residential structure of Marea Residences embodies the hospitality legacy of Sharafi Development, offering residents upscale finishes, unique island lifestyle, and hotel-style amenities.



*More than simply a home, Marea
feels like a haven by the sea*





The Latest Jewel of the City

Marea is flawlessly positioned to bring together the comfort of the city with the finest of island living. As part of the city's 2040 vision, this destination, which is tucked away within the Dubai Islands masterplan, is poised to grow into one of Dubai's most recognizable waterfront communities.



2 minutes

to Dubai Islands
Beach



2 minutes

to Dubai Islands
Mall



20 minutes

to Dubai
International Airport



20 minutes

to Downtown Dubai
& Burj Khalifa

An In-depth Look at Dubai Islands:

This destination features over 20 km of immaculate beaches and waterfront promenades, 20 km of verdant green areas and nature corridors, and two top-notch golf courses, all set within a visionary concept of five connected islands.

- Museums, performance spaces, art districts, upscale resorts, and boutique hotels
- Soon-to-open Dubai Islands Mall adds retail convenience
- Easy bridge connections to mainland Deira
- Quick access to Sheikh Zayed Road



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SHARAFI

DEVELOPMENT

Core principles:

Sharafi Development carries a legacy that's been shaping Dubai for over a century. What started in 1924 as a family venture in trading has grown into one of the city's most respected names in real estate and construction. From their first landmark on the Creek waterfront in the 1970s to the contemporary projects redefining Dubai's skyline today, Sharafi has stayed true to its founding values of integrity, quality, and trust.

- Architectural precision
- Long-term value creation
- Exclusivity & rarity
- Timeless craftsmanship

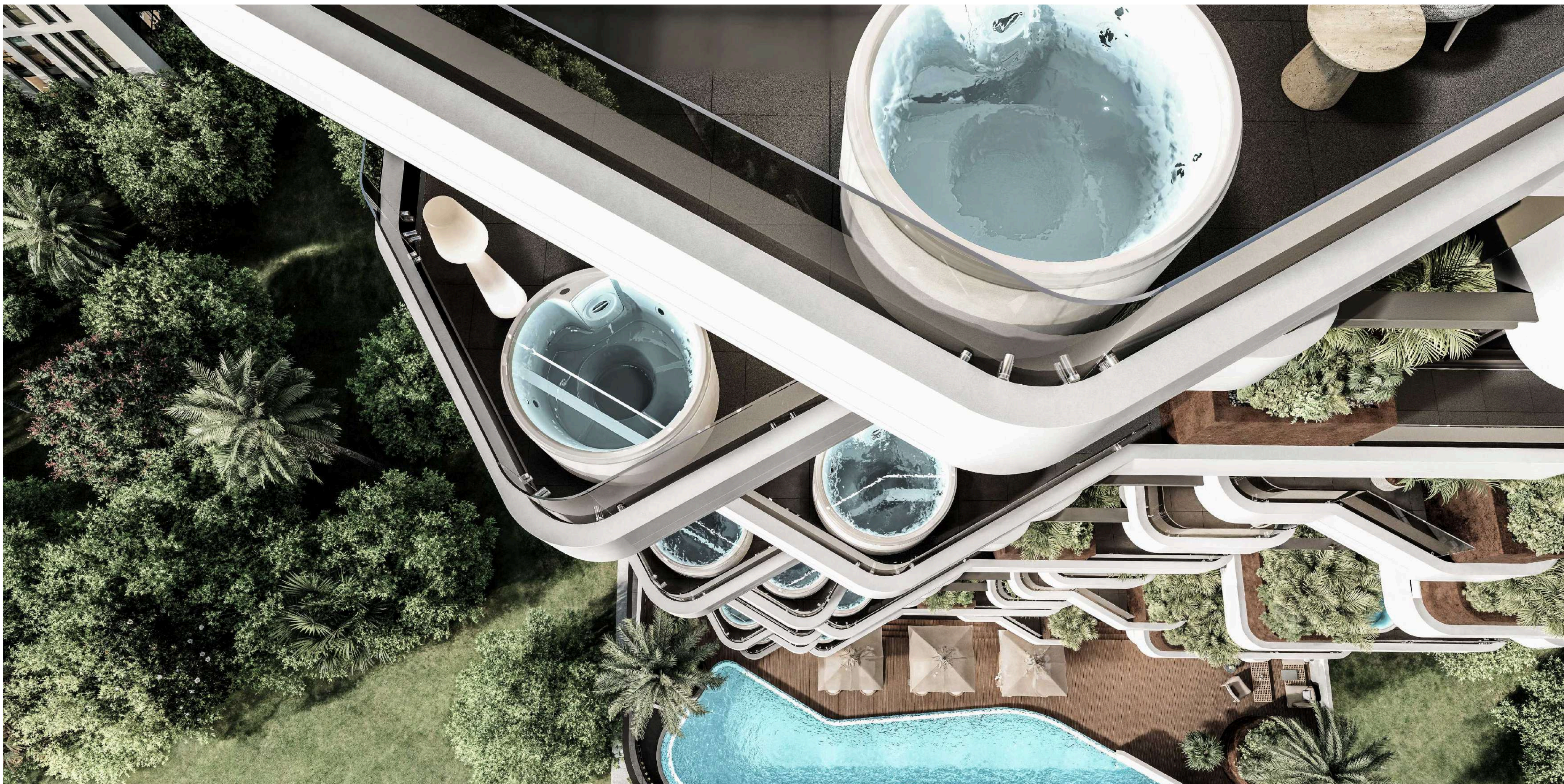
About

Dubai Islands' Marea Residences is an upscale G+2+12 complex. Marea, with its rare dwellings, sculpted façades, and sea-inspired flowing form, is an emblem of tranquility and opulence.

marea
RESIDENCES



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Interior

The Craftmanship

Sharafi's devotion to accuracy ensures that every residence reflects European artistry and exemplary material selection:

- Bespoke layouts with abundant natural light
- Open-plan kitchens with premium appliances
- Spa-inspired bathrooms
- High ceilings for a sense of space
- Private balconies & terraces with a Jacuzzi





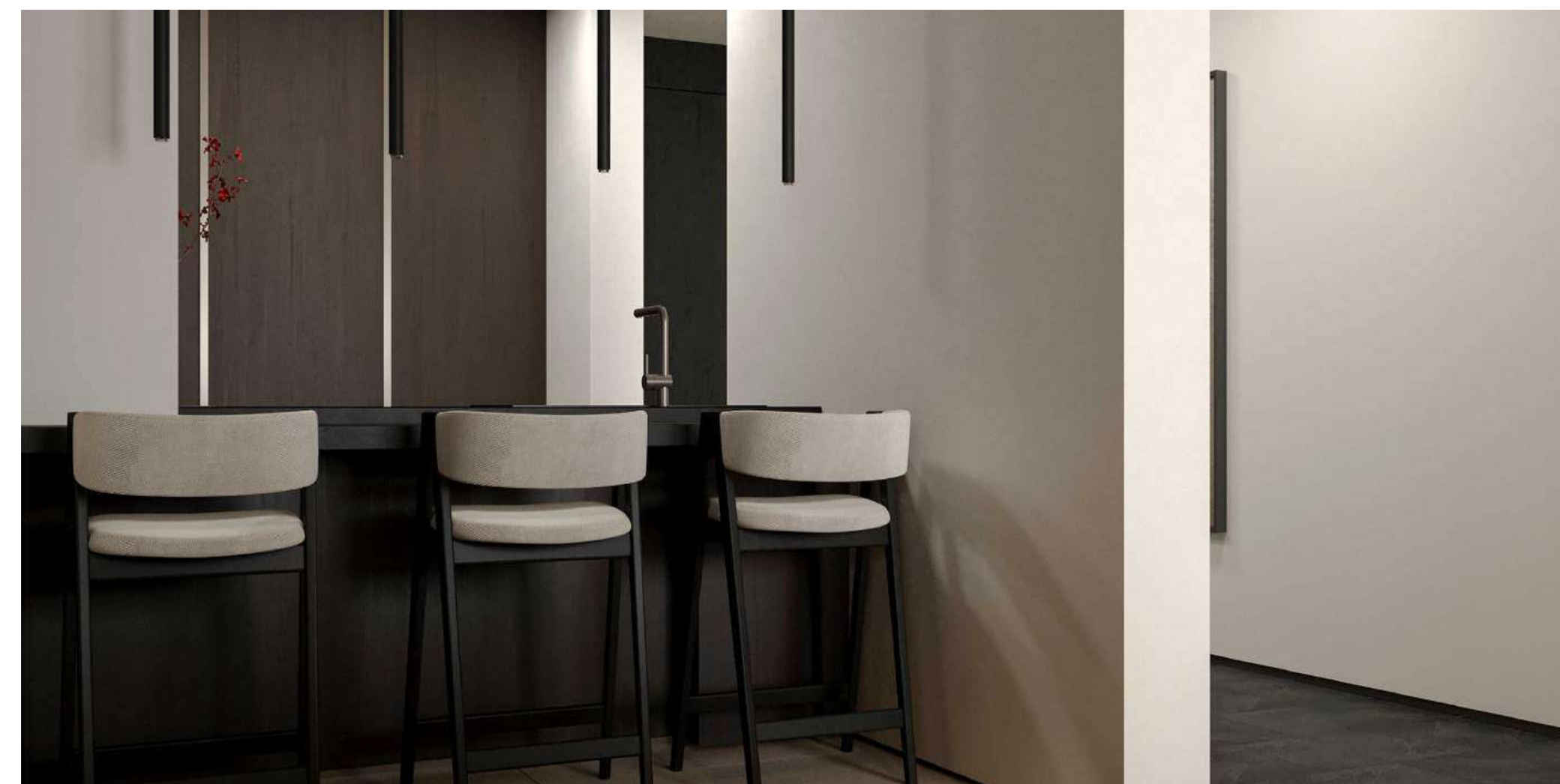
Living Room



Entrance

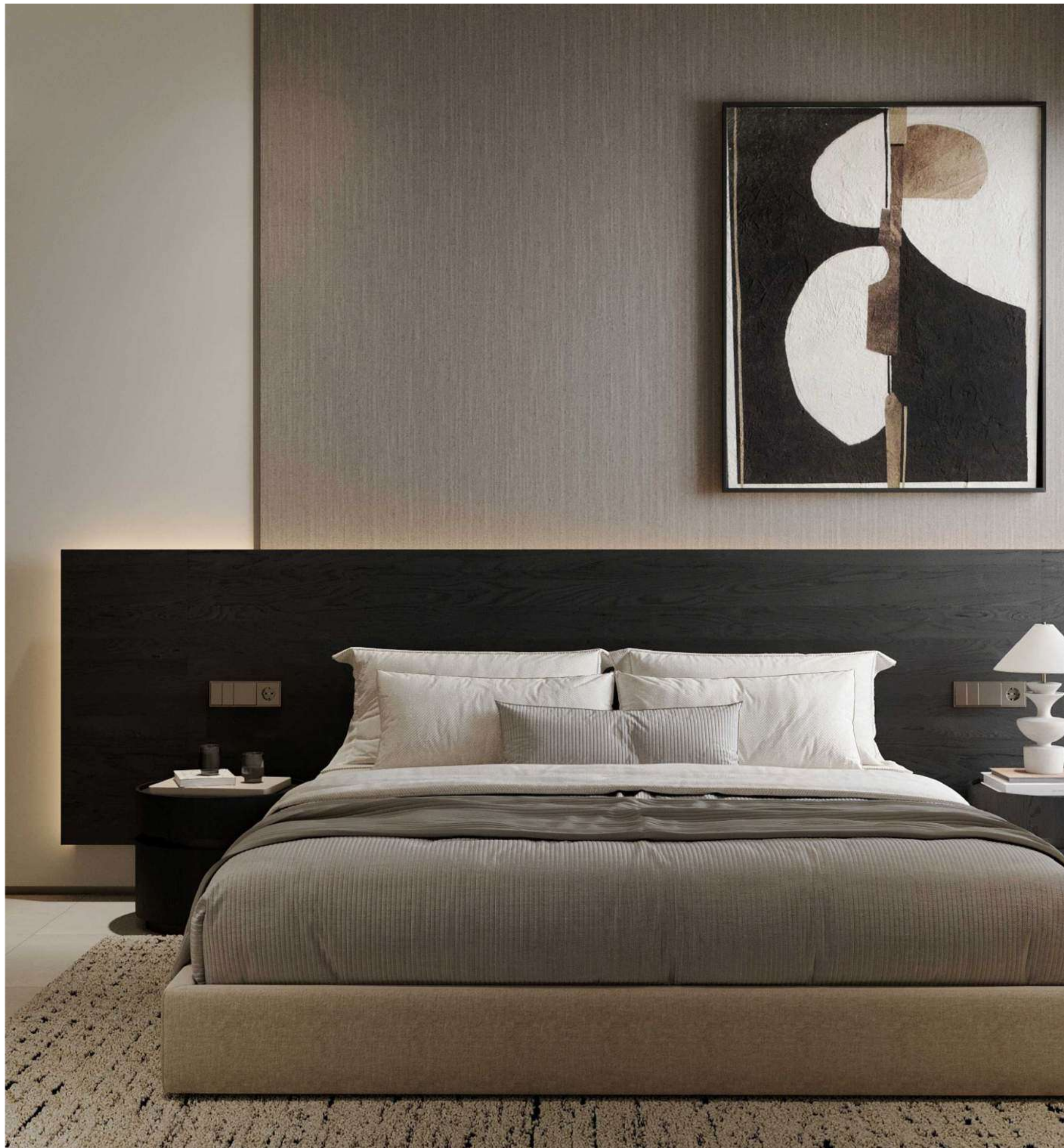




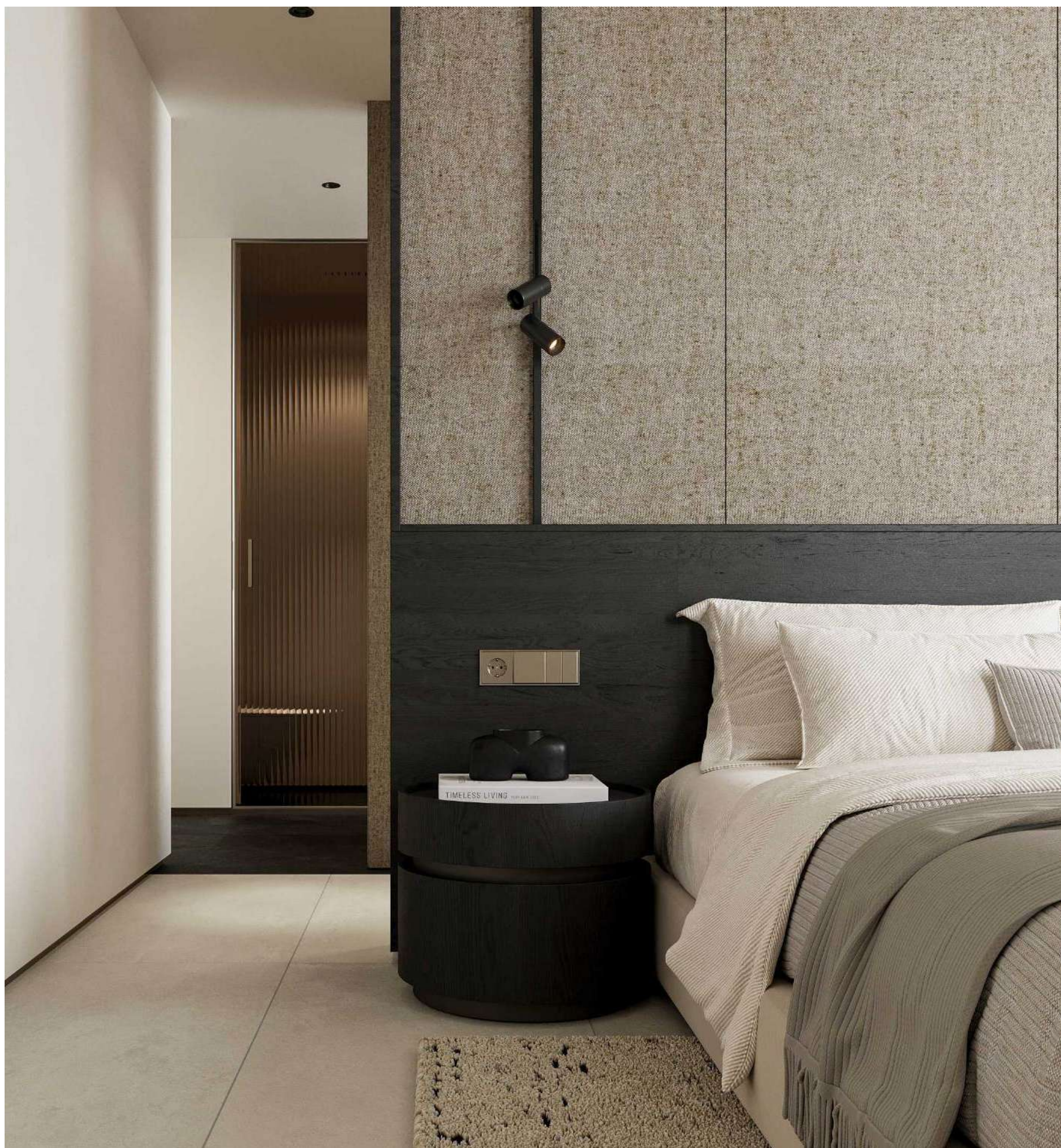














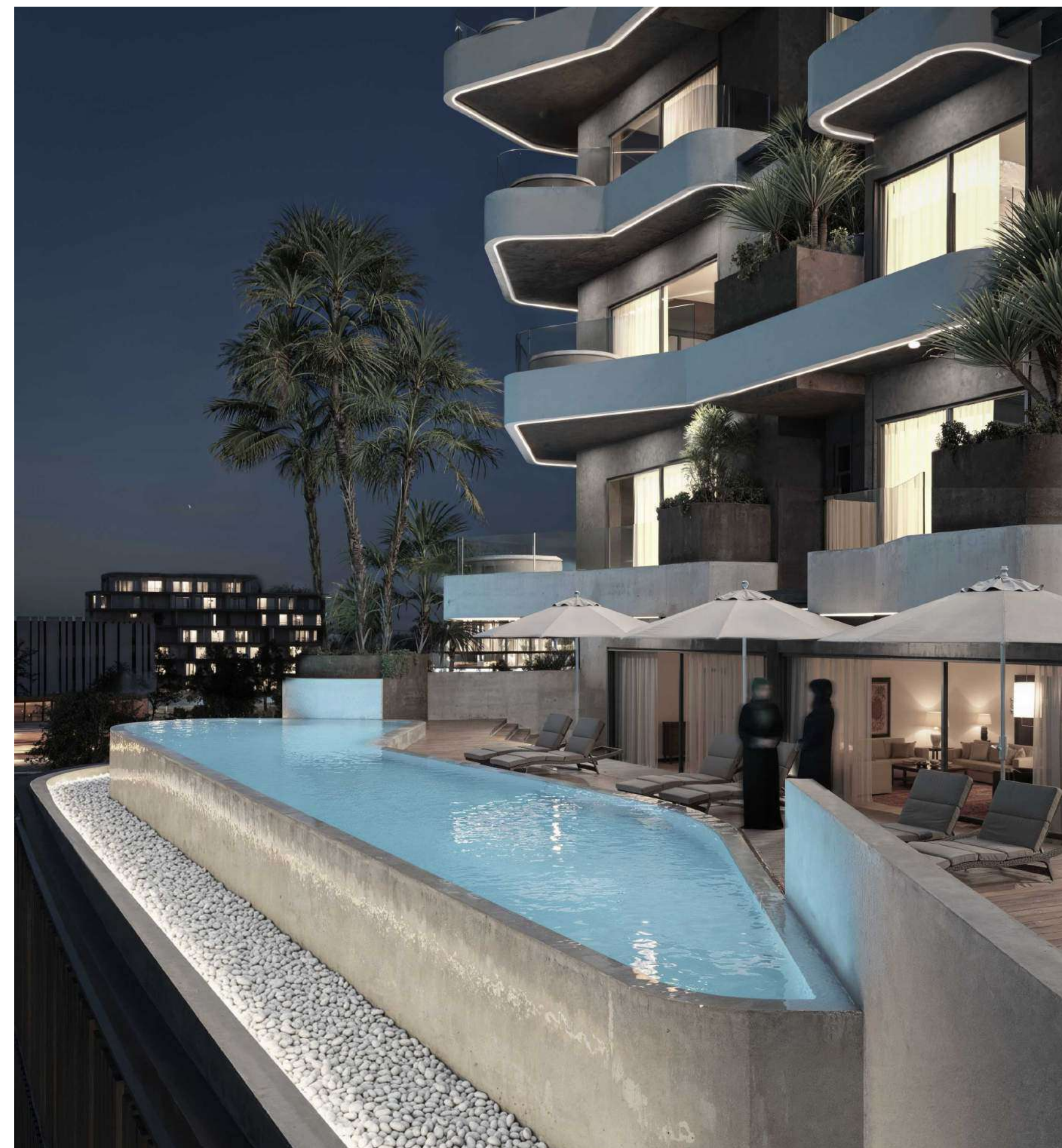
Exterior

A sculpted architectural masterpiece forged by the waves, Marea presents the following characteristics:

- Sea-reflection flowing edges
- Superior workmanship paired with seclusion
- Tiers of verdant podiums
- Swimming deck with sun lounger







Luxury Amenities

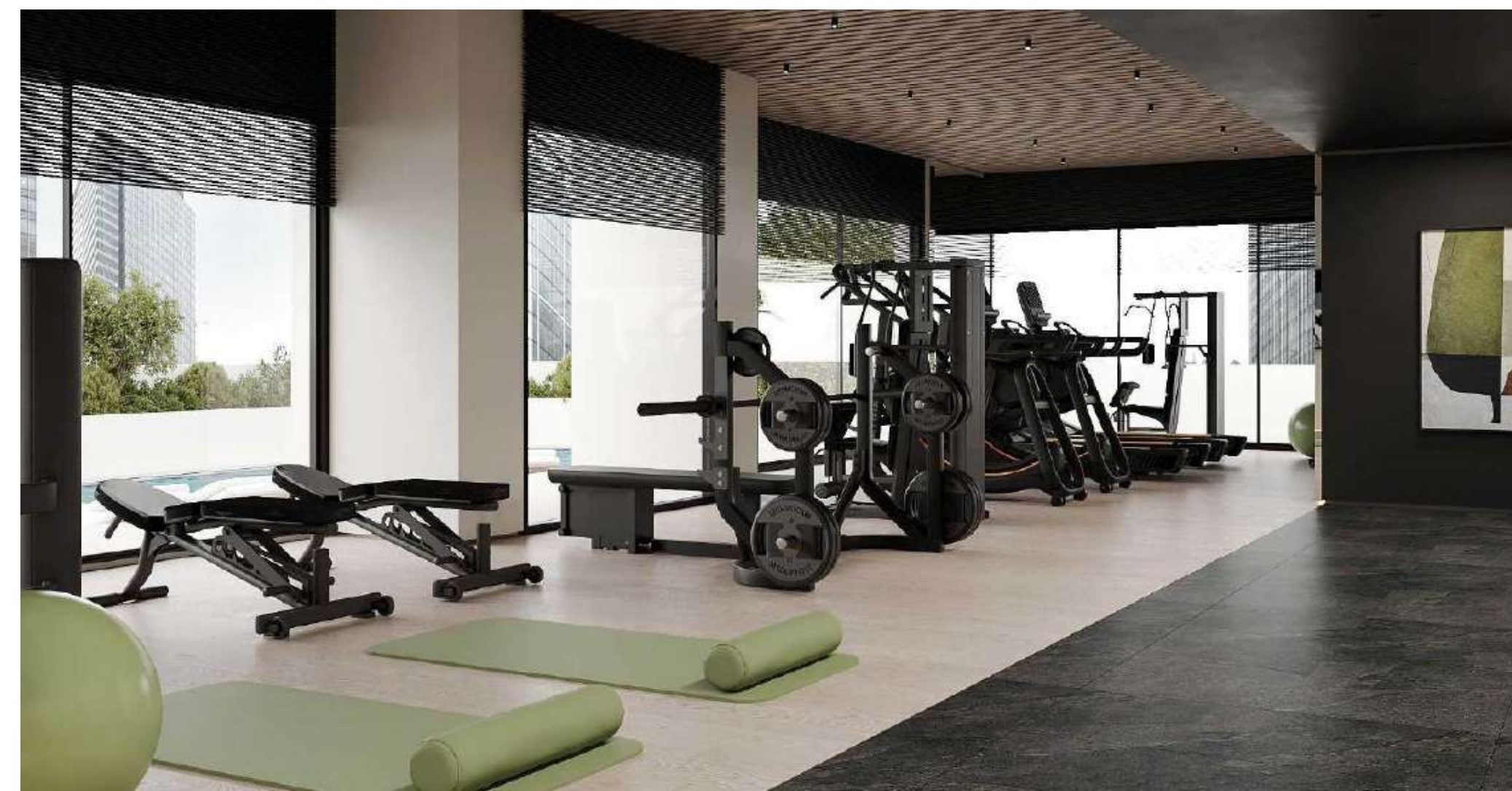
Marea offers a resort-inspired approach to life, harmonizing wellness, repose, and conviviality

 Infinity Pool

 Private Gardens

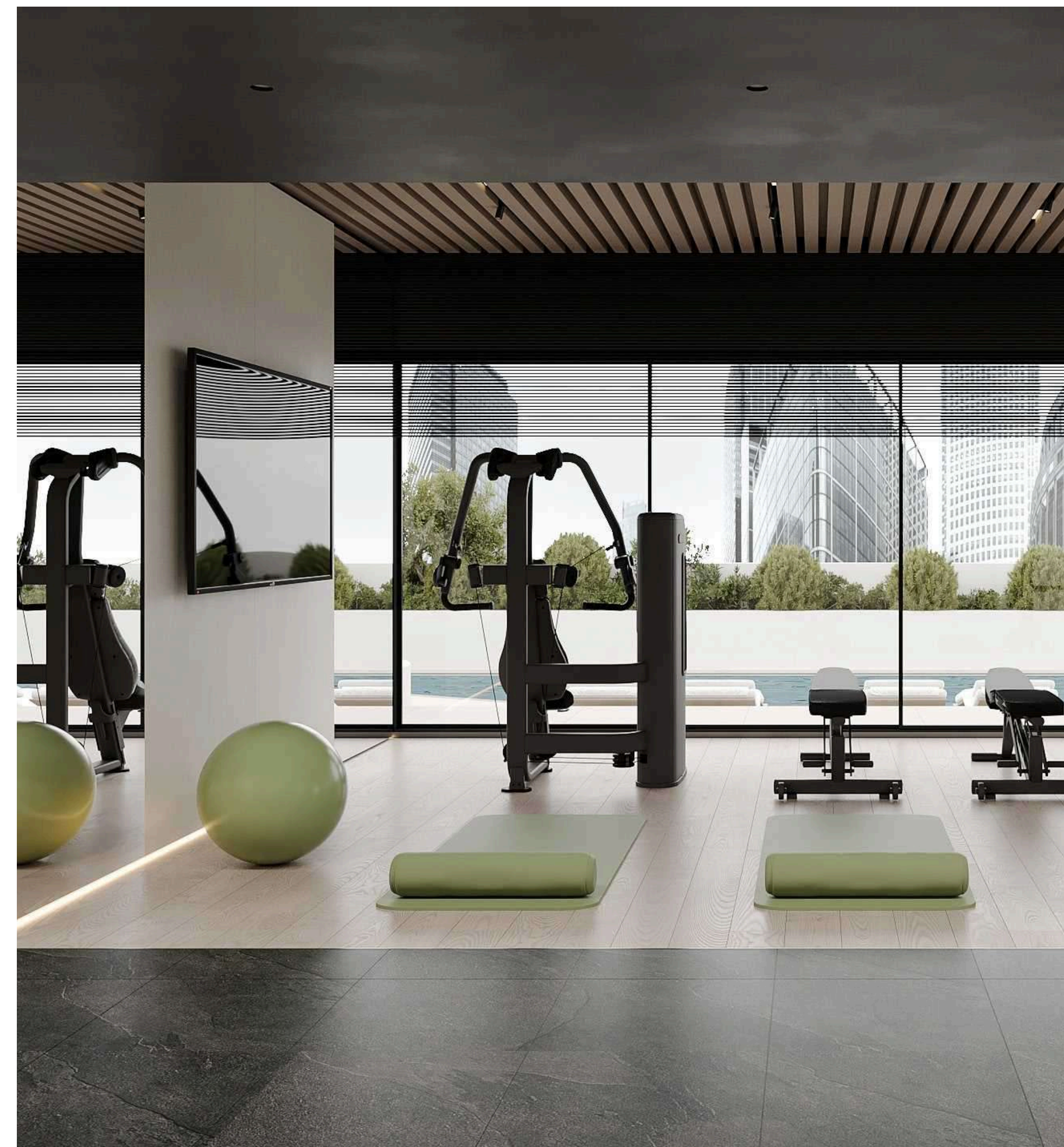
 Concierge & 24/7 security

 Spa & Wellness studio

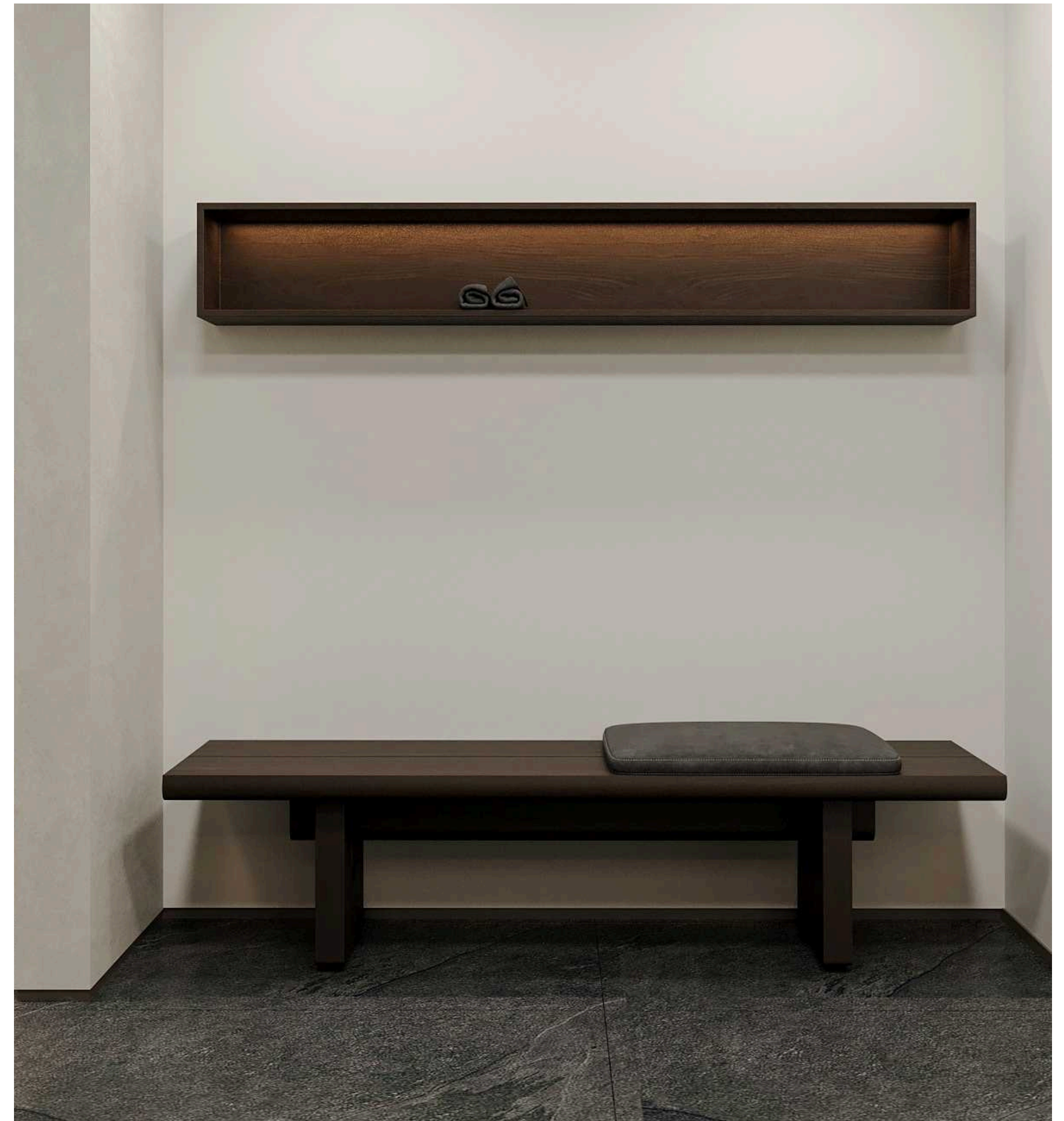








Shower





Prices

Includes:

- 2 years free property management
- 1 year free maintenance
- Access to hotel facilities at the upcoming beachfront hotel developed by Sharafi Development

1-Bedroom Residences
from 2.6M AED

2-Bedroom Residences
from 2.8M AED

2- & 3-Bedroom Penthouse Collection
from 7.8M AED



Payment Plan

40/30/30

5%	Booking (+4% DLD+ 4000AED Admin Fee)
10%	After 1 month
5%	After 6 months
10%	After 12 months
10%	After 18 months
30%	On Handover
30%	Post-handover (2 years 5% every 4 months)

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