

Unit Mix:

BUILDING STRUCTURE
3B + G + 4P + 2HC + 47+ R

ONE-BEDROOM APARTMENT
105 up to 111 sq m
1,132 up to 1,192 sq ft

TWO-BEDROOM APARTMENT
153 up to 169 sq m
1,649 up to 1,817 sq ft

TWO-BEDROOM DUPLEX
186 up to 201 sq m
2,001 up to 2,164 sq ft

THREE-BEDROOM DUPLEX
283 up to 291 sq m
3,049 up to 3,136 sq ft

FOUR-BEDROOM DUPLEX
606 up to 614 sq m
6,519 up to 6,610 sq ft

FIVE-BEDROOM DUPLEX
1,174 up to 1,174 sq m
12,635 up to 12,635 sq ft

ABA Group
Choice Developer

Project Sales & Marketing by:

DEVMARK

FOR MORE INFORMATION, PLEASE CONTACT:

800 DEVMARK
theteam@Devmark.com

Payment Plan:

Percentage	Payment Date
Booking Deposit	On Booking
20%	Immediate
5%	Within 6 Months from Booking
10%	Within 12 Months from Booking
5%	On Completion of 50% Construction
10%	On Completion of 60% Construction
5%	On Completion of 70% Construction
10%	Handover
5%	4 Months Post Handover
5%	8 Months Post Handover
5%	12 Months Post Handover
5%	16 Months Post Handover
5%	20 Months Post Handover
5%	24 Months Post Handover
5%	30 Months Post Handover

Service charge estimation: AED 25 per sq. ft.

ESCROW BANK ACCOUNT DETAILS

Account Name	ABA LUX LIVING
Bank	Sharjah Islamic Bank
IBAN	AE440410000012053111003
Swift Code	NBSHAEAS
Account Number	0012053111003

BROKER PACK **LIVE AVAILABILITY**

Project Registraton: 2939
Developer Registration: 1392

DISCLAIMERS:

Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Seller and Buyer will have any legal effect. E&OE.

The prospective buyer is advised that the "Kempinski Marina Residences" are developed, financed, marketed and sold solely by ABA Real Estate Development (the "Developer"), a company independent from the Kempinski group, and the "Kempinski" name is used by the Developer solely for the purposes of marketing and selling the Units under a license from Kempinski Hotels SA. The role of the Kempinski group following sale of the Units by the Developer is limited to the supervision, direction and control of the management of the Residences by the Developer and the grant of the right to use the Kempinski name and Trademark as an identifier of the Residences only.

Kempinski
Marina Residences
DUBAI



AN ICONIC MASTERPIECE IN DUBAI MARINA

Kempinski
HOTELIERS SINCE 1897



Marina Living Perfected

Discover the epitome of luxury living at Kempinski Marina Residences in Dubai, the newest symbol of elegance in Dubai Marina. With 1 and 2 bedroom apartments, 2-, 3-, 4- and 5-bedroom duplexes this prestigious development combines a renowned address with Kempinski's heritage, offering opulent interiors, world-class amenities, and exceptional services.



Timeless Luxury

Kempinski Marina Residences, Dubai, with its architecturally designed vertical gardens set on staggered balconies, understated and elegant interiors, brings craftsmanship and design to new levels in a high-rise, perpendicular landscape in the bustling Dubai Marina skyline.





World Class Amenities

These residences exude sophistication and style. Offering ample space for relaxation and entertainment, it promises an unparalleled living experience for discerning residents.

There is a plethora of unique amenities that elevate daily living and allow residents to partake in their favourite activities, luxuriate and relax, and be entertained - all without leaving the premises.

Amenities & In-Resident Services

- Outdoor Swimming Pool
- State of the Art Gym
- Yoga Studio
- Padel Tennis
- Basketball Court
- Jogging Track
- Games Room
- Indoor Kids Club
- Outdoor Kids Play Area & Splash Pool
- Residents Lounge
- Outdoor BBQ Area and Zen Garden
- Private Cinema Room
- Concierge Service 24/7
- Valet Parking 24/7
- Security 24/7
- Wake-up Service
- Car Rental Reservations
- Restaurant/Theatre Reservations
- Common Area Maintenance & Housekeeping
- Gardening & Landscaping
- Garbage Disposal

A La Carte Offerings

- Butler Service
- Limousine Service/Airport Transfers
- Travel Agency Services
- Luggage Handling & Storage
- Shopping Assistance
- Fresh Flower Service
- Auto Care
- Nanny/Babysitting
- Pet Care Service
- Apartment Maintenance Packages
- Maid Service
- Towel, Linen & Guest Amenities
- Laundry, Dry Cleaning, Ironing
- Plant Care
- Party Service (Rent-a-Chef/Waiter)
- Grocery Service
- Personal Trainer
- Multi-Purpose Hall
- Notary Public Service
- Private Cinema Room
- Golf Simulator Room
- Meeting Room Rental
- Premium Residents Lounge & Meeting Room







Finishes and Materials:

Elegant Flooring:
Living areas are adorned with Marble Silk Georgette, Beige or Silver Travertine, offering a luxurious and refined touch.

Luxurious Bathrooms:
Marble floors and walls create a high-end, serene bathroom ambiance. Frameless glass shower screens. Quartz grand stone countertops.

Premium Kitchen Features
Kitchens feature Travertine countertops and marble tile flooring. Cabinets with a wood-veneer finish for a combination of durability and aesthetic appeal. Smoked glass upper cabinets.

High-End Kitchen Appliances:
The residences are equipped with Miele built-in refrigerator and black oven, Siemens (or similar brand) dishwasher, Miele stove, and Siemens washing machine for exceptional functionality and reliability.

Luxury Bathroom Sanitaryware:
Top-tier sanitaryware from premium brands featuring toilets, sinks, bathtubs, faucets and showerheads, providing a luxury experience.

Smart Home System
A comprehensive smart home system offers ease of control over various features including smart locks, lighting, security, and access control, as well as AC and curtain management.