



MIRAGGIO

SOURCE OF FATE

The BUILDING

Rising **16 storeys** above the serene waters of **Al Marjan Island**, Miraggio is a landmark residential development that transforms waterfront living. This architectural masterpiece offers uninterrupted panoramic views of the **Arabian Gulf**. Positioned along the bay promenade, Miraggio provides seamless access to world-class attractions, including the upcoming **Wynn Al Marjan Island**, just a 15-minute walk away.

The APARTMENTS

Miraggio by Source of Fate offers a residential haven for those seeking serenity with their families. With open courtyards surrounded by tropical gardens and elegant water features, it offers a peaceful retreat. The building features retail spaces on the ground floor, adding convenience and vibrancy to the living experience. This collection of **810 residential apartments** is thoughtfully crafted and designed to harmonize seamlessly with the surrounding seascape.

The AMENITIES



YOGA ROOM



STATE-OF THE-ART-GYM



PADEL COURT



KIDS POOL



INFINITY POOL



KIDS' PLAY AREA



JOGGING TRACK



SCENIC PROMENADE



JUICE BAR



TROPICAL GARDEN

STARTING PRICES

The building's strategic placement ensures panoramic sea views, highlighting the golden hues of the sunset.

TYPE	UNIT SIZE	STARTING FROM
Studio	420 - 600 sq ft	AED 1,200,000
1 Bed	804 - 1,176 sq ft	AED 1,900,000
2 Bed	1,304 - 2,543 sq ft	AED 3,200,000
3 Bed	1,826 - 3,026 sq ft	AED 4,900,000

PAYMENT PLAN

ON RESERVATION	10%
ON SIGNING SPA	10%
6 MONTHS AFTER SPA / 10% CONSTRUCTION (WHICHEVER COMES FIRST)	10%
30% CONSTRUCTION	5%
50% CONSTRUCTION	10%
70% CONSTRUCTION	5%
90% CONSTRUCTION	5%
ON HANDOVER	5%
6 MONTHS POST HANDOVER	10%
12 MONTHS POST HANDOVER	10%
18 MONTHS POST HANDOVER	10%
24 MONTHS POST HANDOVER	10%

AWARDS

Luxury Lifestyle Awards 2025:
Best Luxury Waterfront Development

Gold Winner Muse 2025:
Architectural Design - Apartments

Titan Awards Category Winner:
Architecture Apartments 2025