



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