



STELLA MARIS  
ستيلا ماريس

STELLA MARIS BY



سكوب للإستثمار  
SCOPE INVESTMENT

# THE LAST WATERFRONT PROJECT IN DUBAI MARINA





# STELLA MARIS SKY HIGH LUXURY

Crafted with residents and investors in mind, Stella Maris is an architectural gem that has been engineered for those who understand and truly appreciate real luxury. A one-of-a-kind residential tower that redefines the marina skyline, Stella Maris stands as the tallest building in its district and offers 52 floors of unparalleled luxurious living. Stella Maris sits comfortably within the heart of Dubai Marina, on one of the last water edge plots available.

High in the skies above the world-renowned marina promenade, Stella Maris residents are in a class of their own with the inspirational views that surrounds them. Enjoy the panoramic views and proximity to the Dubai Marina Yacht Club harbor as well as the city's much awaited attraction, the Dubai Eye – the world's largest ferris wheel inspired by the London Eye on the River Thames. For green space lovers a beautiful manicured park will be conveniently located just at your doorstep.

The development boasts luxurious lifestyle residences with apartments overlooking the marina and Arabian Gulf Sea. It will offer 313 residences in total, ranging from 1 to 3 bedroom apartments, 4 bedroom duplex apartments, townhouses and penthouses. Location is key to Stella Maris. Offering the quickest access to and from Sheikh Zayed Road, a stone throw away from the world famous Marina promenade amenities, a few minutes away from the beach and the renowned JBR walk, Stella Maris epitomizes life at its best. Public transportation is easy and convenient with the Metro and Tram services all within walking distance. For those that prefer to move around by water, a yacht mooring facility in proximity to the building. Stella Maris ensures that residents have all their needs met within close reach.

## LOCATION

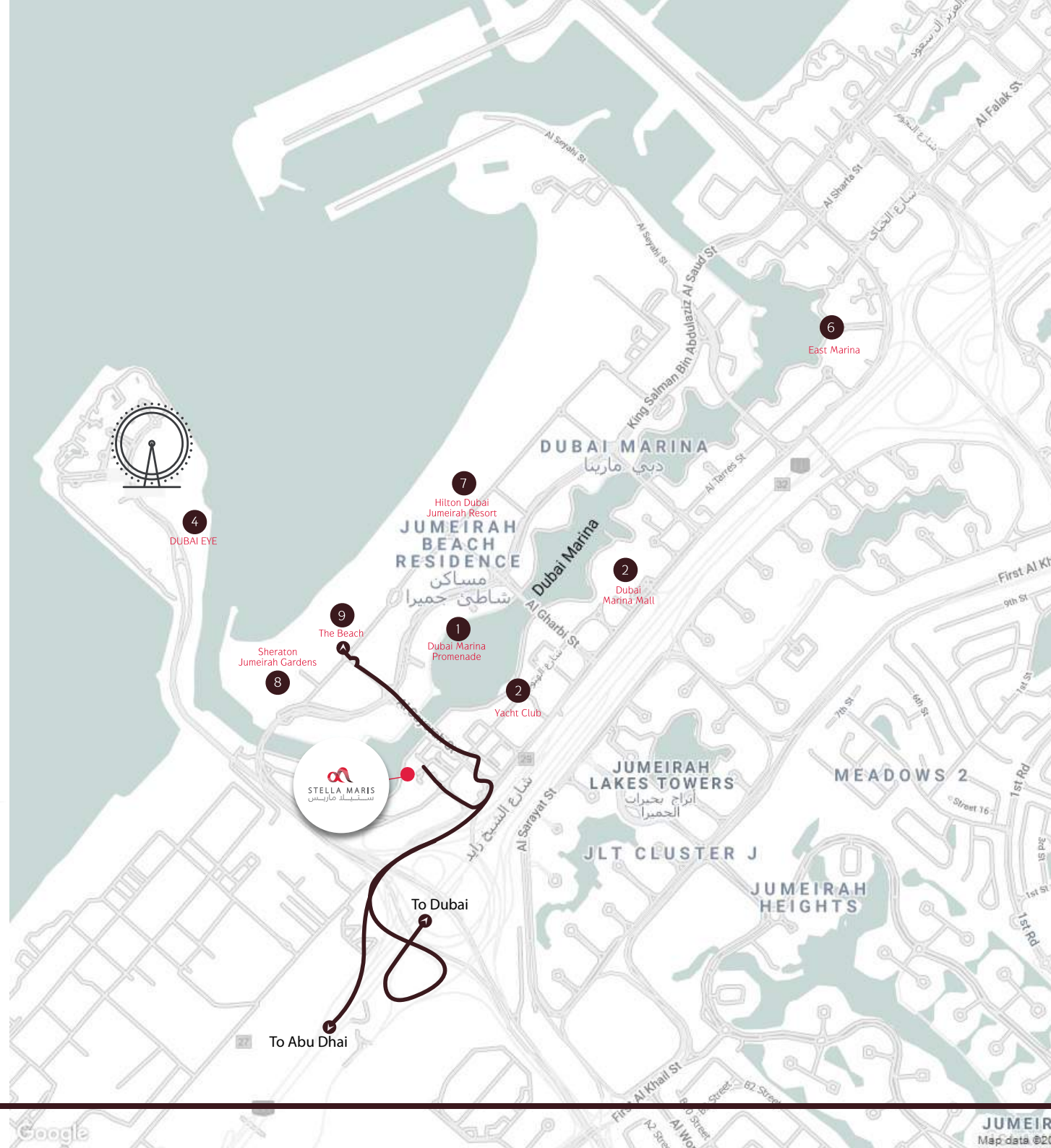
UNPARALLELED  
LOCATION IN  
THE HEART OF  
DUBAI MARINA

EASY ACCESS IN AND OUT OF DUBAI MARINA

- ✓ From Stella Maris to Abu Dhabi; access Sheikh Zayed Road, 1km, 2 minutes by car.
- ✓ From Stella Maris to Dubai; access Sheikh Zayed Road, 2km, 3 minutes by car.
- ✓ From Stella Maris to the Beach; 500 metres, 4 minutes walking.

## NEARBY ATTRACTIONS

- ✓ Dubai Marina Promenade
- ✓ Dubai Marina Yacht Club
- ✓ Dubai Marina Mall
- ✓ Dubai Eye
- ✓ West Marina
- ✓ East Marina
- ✓ Hilton Dubai The Walk
- ✓ Sheraton Jumeirah Beach Resort
- ✓ The Beach





# IN THE HEART OF DUBAI Marina

An epitome of luxurious urban lifestyle, Stella Maris is located in one of Dubai's most iconic destinations - the Dubai Marina. Offering an exclusive waterfront lifestyle, a bustling community, an endless variety of restaurants and leisure experiences. A discerning gem for those who understand and appreciate true luxury.





THE LAST WATERFRONT  
RESIDENTIAL PROPERTY  
ON DUBAI MARINA





البهو الرئيسي  
MAIN LOBBY

STELLA MARIS  
ستيلامارس

STELLA MARIS BY  
سكوب للإستثمار  
SCOPE INVESTMENT



شقة غرفة نوم واحدة  
ONE BEDROOM APARTMENT

STELLA MARIS  
ستيل ماريس

STELLA MARIS BY  
سكوب للاستثمار  
SCOPE INVESTMENT





شقة غرفتين نوم  
TWO BEDROOM APARTMENT

STELLA MARIS  
ستيليا ماريس

STELLA MARIS BY  
سكوب للاستثمار  
SCOPE INVESTMENT

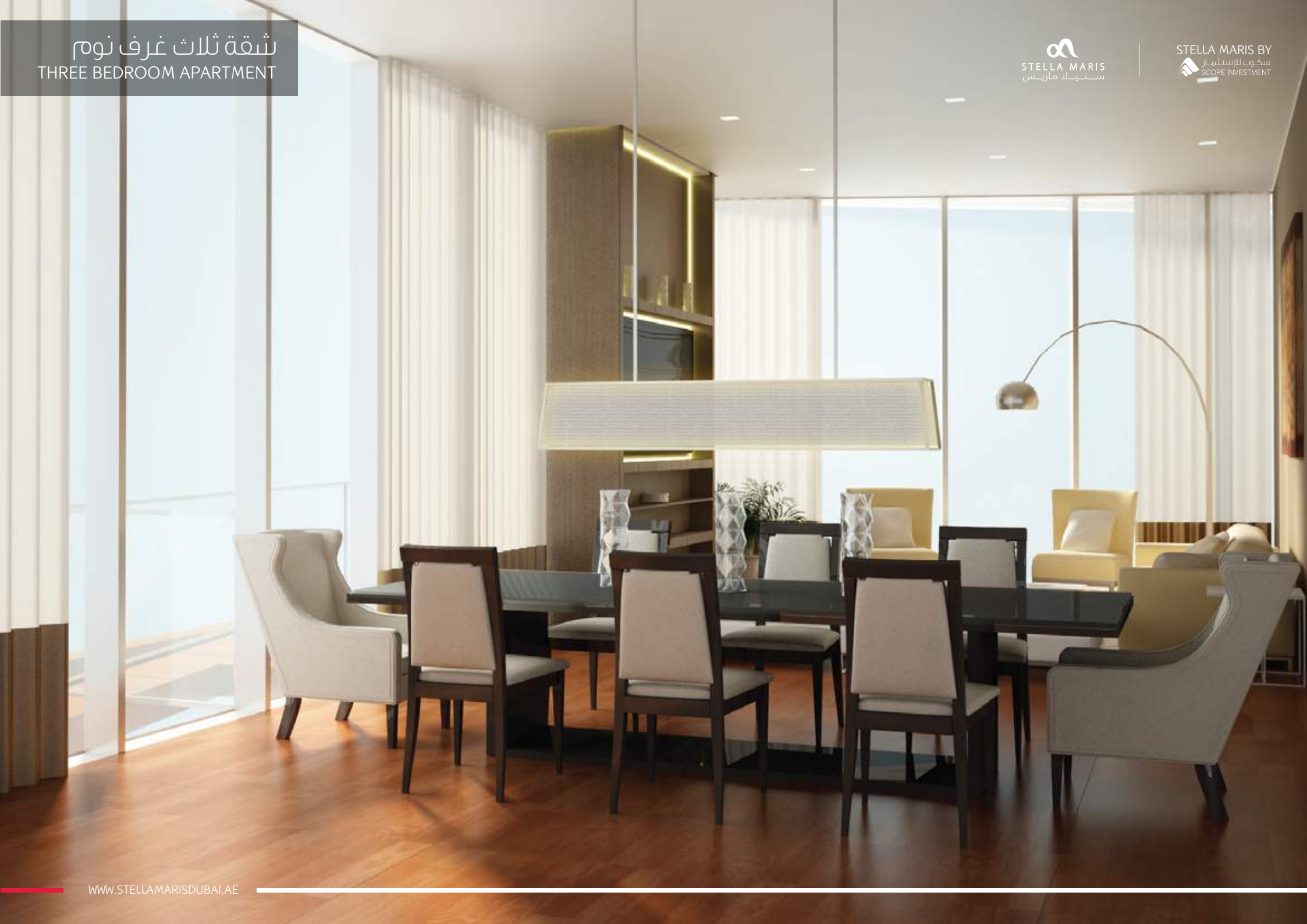




شقة ثلاث غرف نوم  
THREE BEDROOM APARTMENT

STELLA MARIS  
ستيل ماريس

STELLA MARIS BY  
سكوب للإستثمار  
SCOPE INVESTMENT





# ٤ غرف نوم دوبلكس FOUR BEDROOM DUPLEX

YOUR 4 BEDROOM DUPLEX AT STELLA MARIS

Along with unrivalled views, move around in ease and comfort in your luxurious spacious two-level duplex. A state of the art kitchen with high end finishes to make your family gatherings enjoyable.

STELLA MARIS  
ستيليا ماريس

STELLA MARIS BY  
سكوب للإستثمار  
SCOPE INVESTMENT



# تاون هاوس TOWNHOUSE

YOUR TOWNHOUSE AT STELLA MARIS

Giving luxury a new meaning, your townhouse features a private swimming pool, stunning views and exceedingly spacious living areas. Perfect for entertaining guests as well as spending quality time with your family.

STELLA MARIS  
ستيل ماريس

STELLA MARIS BY  
سكوب للاستثمار  
SCOPE INVESTMENT



# بنته اوس PENTHOUSE

YOUR PENTHOUSE AT STELLA MARIS

Experience the highest form of luxury as a floor to ceiling reception area welcomes you home with large spacious two-level living areas. Soak in your own private swimming pool as you enjoy the magnificent views of the Arabian Gulf.

STELLA MARIS  
ستيلار ماريس

STELLA MARIS BY  
سكوب للإستثمار  
SCOPE INVESTMENT



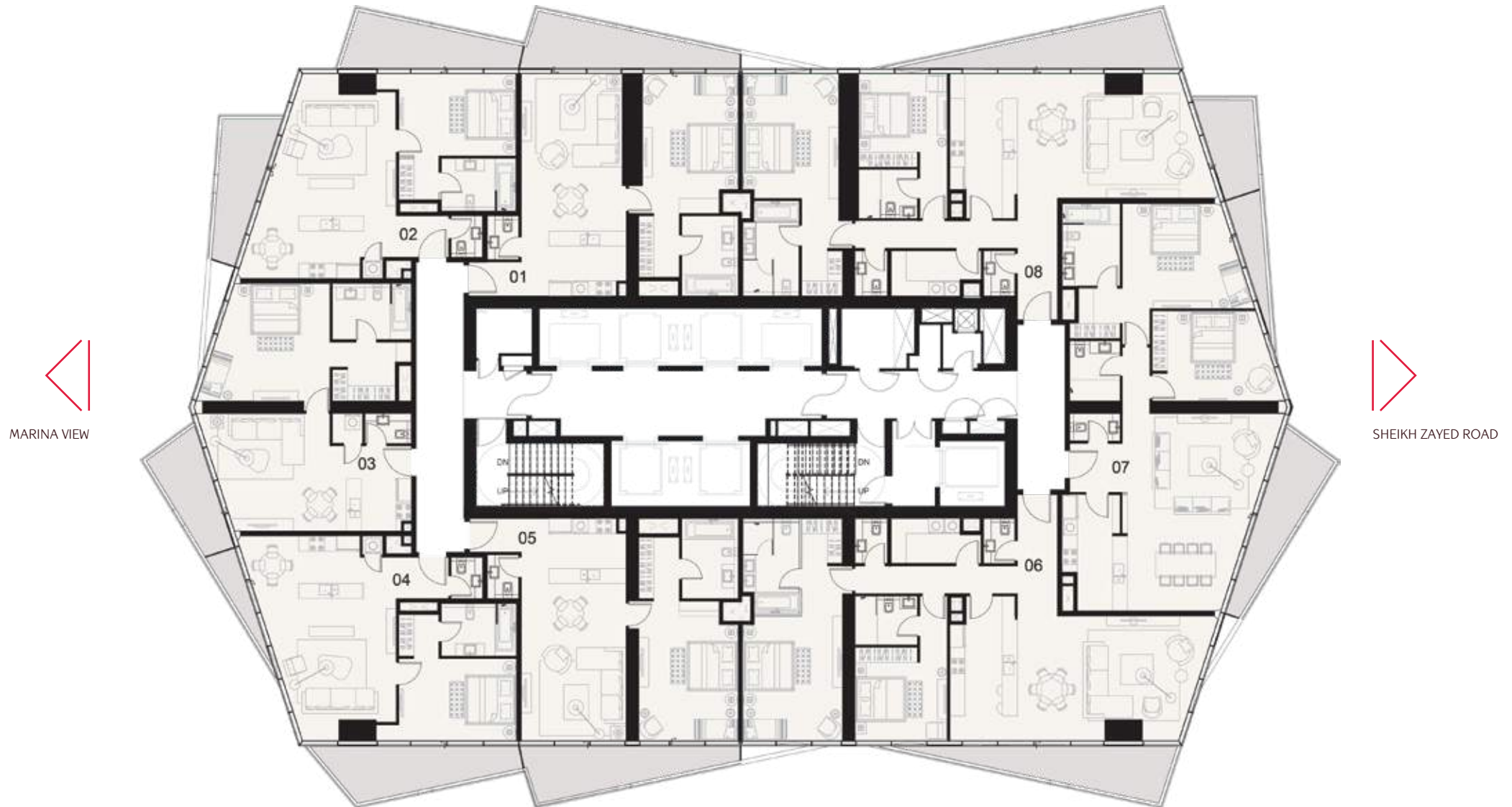




# APARTMENT FLOOR PLANS



# 1ST TYPICAL FLOOR PLAN (5TH 16-TH)





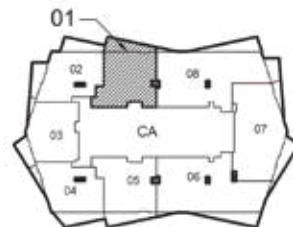
# 1ST TYPICAL FLOOR PLAN (5TH 16-TH)

## ENLARGED UNIT LAYOUTS



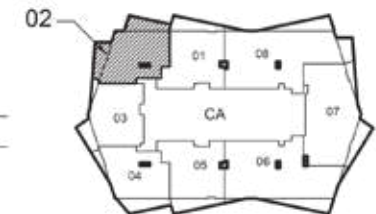
01 - (1B-A)

UNIT AREA:	85.67SQ.M ( 922 SQ.FT)
BALCONY AREA:	14.12SQ.M ( 152 SQ.FT)
TOTAL AREA:	99.79SQ.M ( 1074 SQ.FT)



02 - (1B-B)

UNIT AREA:	77.77SQ.M ( 837 SQ.FT)
BALCONY AREA:	23.90SQ.M ( 257 SQ.FT)
TOTAL AREA:	101.67SQ.M ( 1094 SQ.FT)





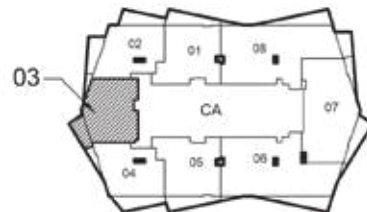
# 1ST TYPICAL FLOOR PLAN (5TH 16-TH)

## ENLARGED UNIT LAYOUTS



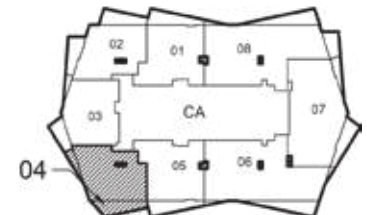
03 - (1B-C)

UNIT AREA:	81.02 SQ.M ( 872 SQ.FT)
BALCONY AREA:	9.54 SQ.M ( 103 SQ.FT)
TOTAL AREA:	90.56 SQ.M ( 975 SQ.FT)



04 - (1B-B)

UNIT AREA:	77.96 SQ.M ( 839 SQ.FT)
BALCONY AREA:	18.23 SQ.M ( 197 SQ.FT)
TOTAL AREA:	96.21 SQ.M ( 1036 SQ.FT)





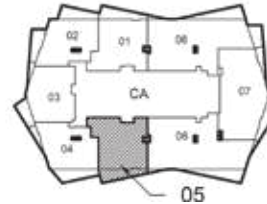
# 1ST TYPICAL FLOOR PLAN (5TH 16-TH)

## ENLARGED UNIT LAYOUTS



05 - (1B-A)

UNIT AREA:	85.62 SQ.M ( 922 SQ.FT)
BALCONY AREA:	14.13 SQ.M ( 152 SQ.FT)
TOTAL AREA:	99.75 SQ.M ( 1074 SQ.FT)



06 - (2B-C)

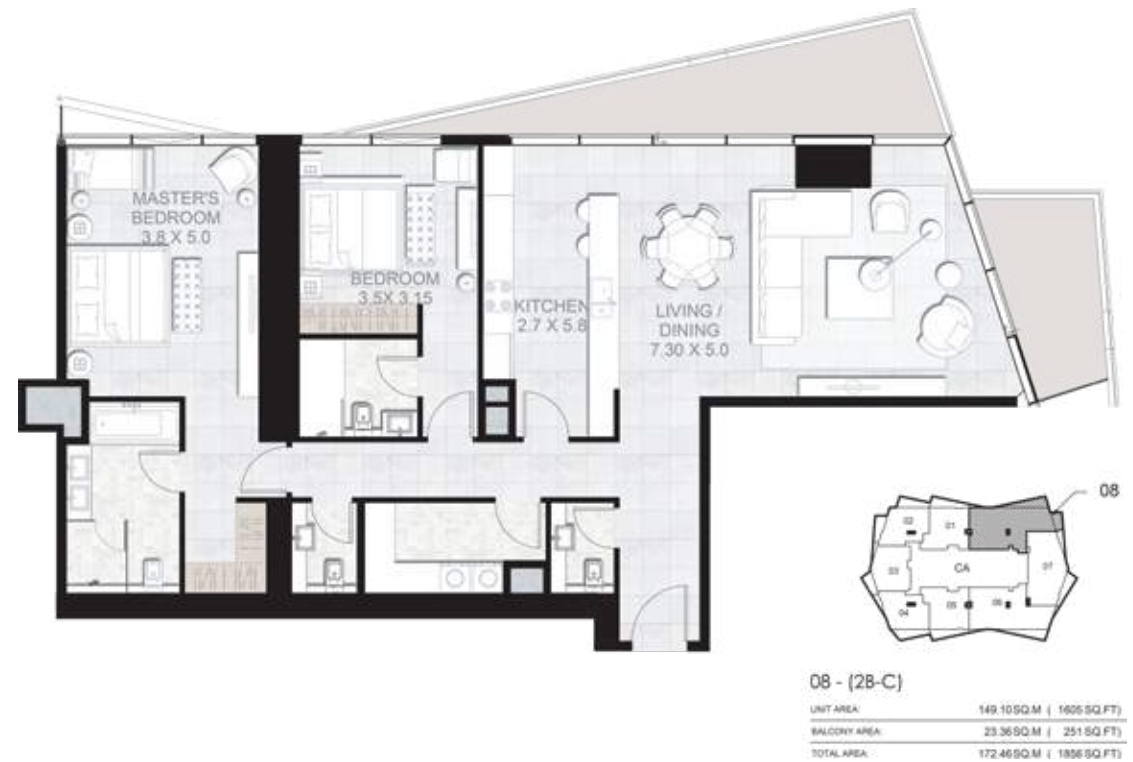
UNIT AREA:	149.10 SQ.M ( 1605 SQ.FT)
BALCONY AREA:	15.18 SQ.M ( 163 SQ.FT)
TOTAL AREA:	164.28 SQ.M ( 1768 SQ.FT)





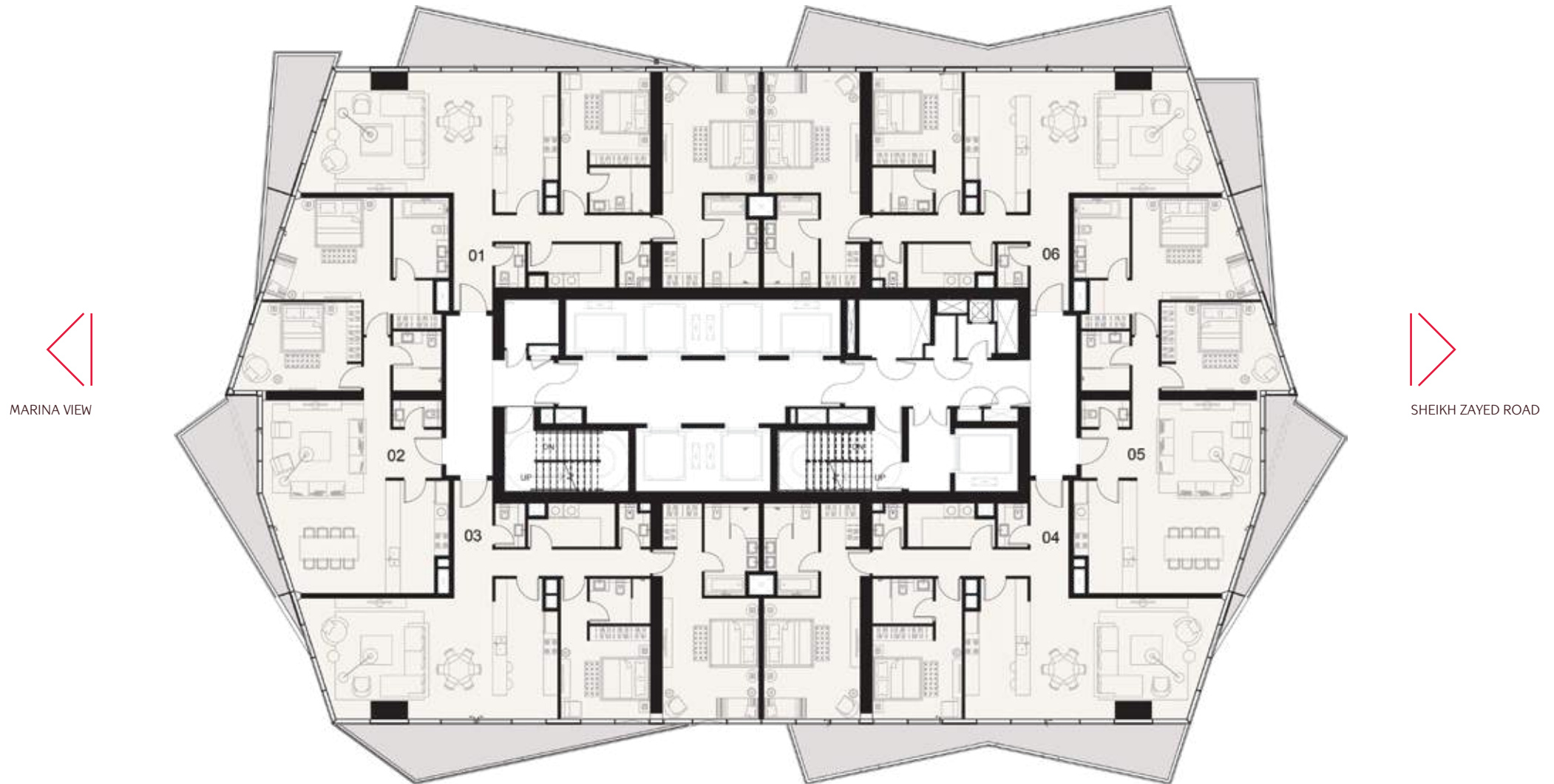
# 1ST TYPICAL FLOOR PLAN (5TH 16-TH)

## ENLARGED UNIT LAYOUTS



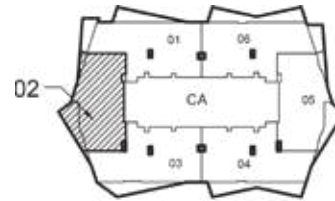


## 2ND TYPICAL FLOOR PLAN (18TH - 27TH)



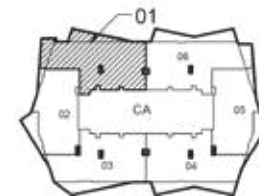
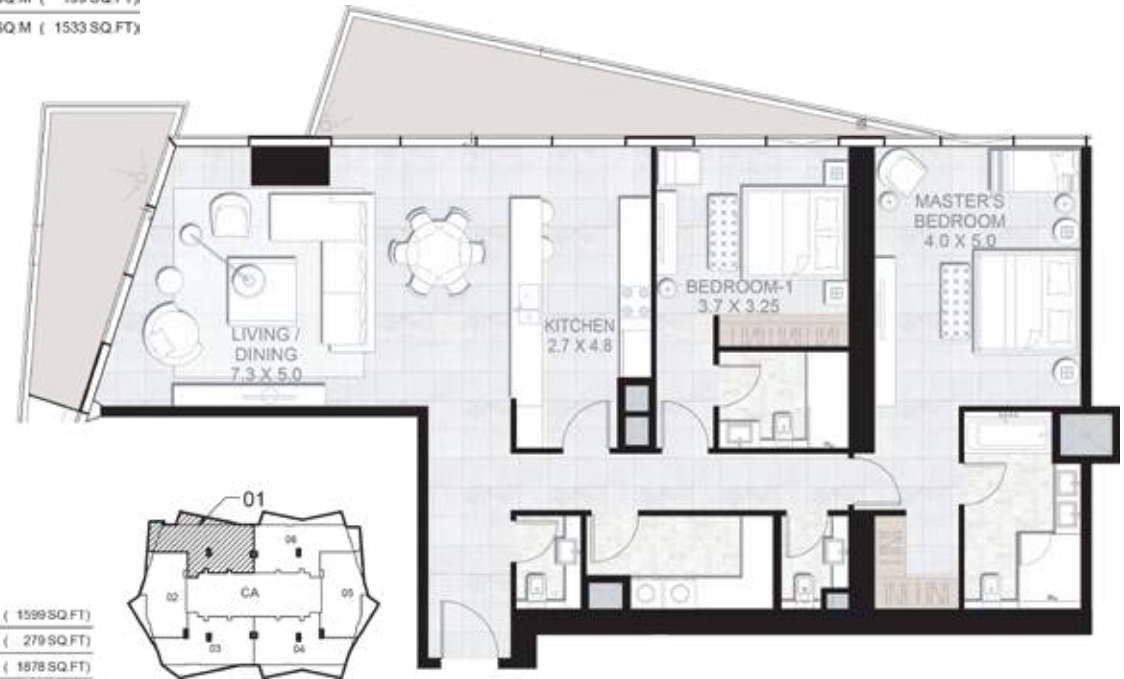
# 2ND TYPICAL FLOOR PLAN (18TH - 27TH)

## ENLARGED UNIT LAYOUTS



02 - (2B-B)

UNIT AREA:	123.91 SQ. M ( 1334 SQ. FT.)
BALCONY AREA:	18.52 SQ. M ( 199 SQ. FT.)
TOTAL AREA:	142.43 SQ. M ( 1533 SQ. FT.)



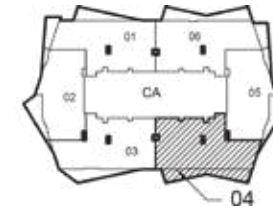
01 - (2B-C)

UNIT AREA:	148.54 SQ. M ( 1599 SQ. FT.)
BALCONY AREA:	25.90 SQ. M ( 279 SQ. FT.)
TOTAL AREA:	174.44 SQ. M ( 1878 SQ. FT.)



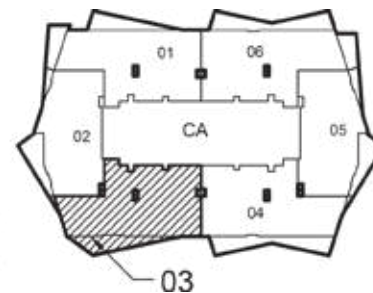
# 2ND TYPICAL FLOOR PLAN (18TH - 27TH)

## ENLARGED UNIT LAYOUTS



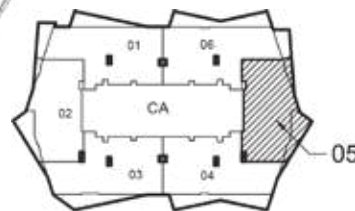
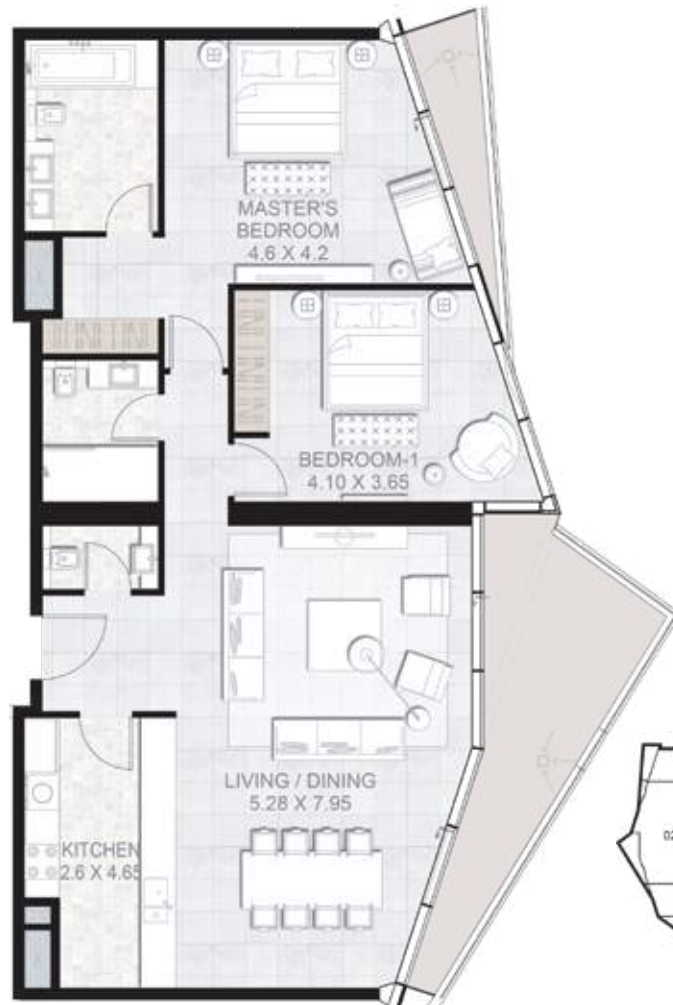
**03 - (2B-A)**

UNIT AREA:	148.11SQ.M ( 1594 SQ.FT)
BALCONY AREA:	18.65SQ.M ( 201 SQ.FT)
TOTAL AREA:	166.76SQ.M ( 1795 SQ.FT)



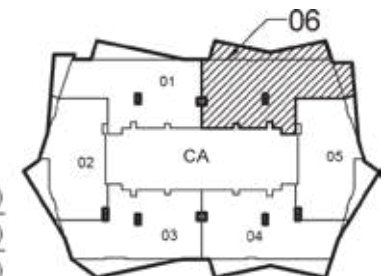
# 2ND TYPICAL FLOOR PLAN (18TH - 27TH)

## ENLARGED UNIT LAYOUTS



05 - (2B-B)

UNIT AREA:	123.91SQ.M ( 1334 SQ.FT)
BALCONY AREA:	19.99SQ.M ( 215 SQ.FT)
TOTAL AREA:	143.90SQ.M ( 1549 SQ.FT)

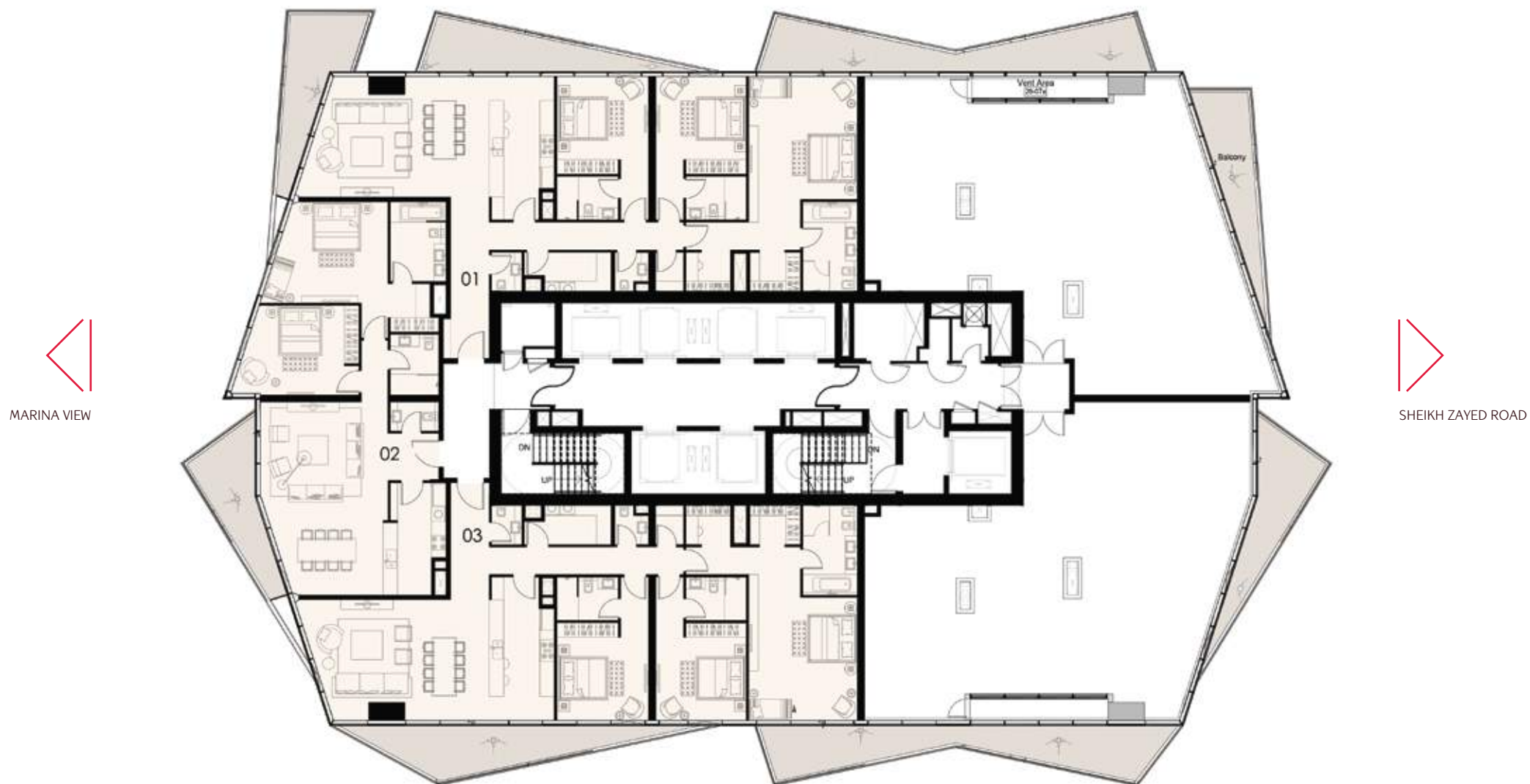


06 - (2B-C)

UNIT AREA:	148.34SQ.M ( 1597 SQ.FT)
BALCONY AREA:	36.19SQ.M ( 389 SQ.FT)
TOTAL AREA:	184.53SQ.M ( 1986 SQ.FT)



# 28TH FLOOR PLAN



MARINA VIEW



SHEIKH ZAYED ROAD

# 28TH FLOOR PLAN

## ENLARGED UNIT LAYOUTS





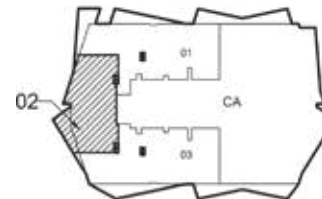
# 28TH FLOOR PLAN

## ENLARGED UNIT LAYOUTS



03 - (38-A)

UNIT AREA:	188.94 SQ.M ( 2034 SQ.FT)
BALCONY AREA:	48.38 SQ.M ( 520 SQ.FT)
TOTAL AREA:	237.32 SQ.M ( 2554 SQ.FT)

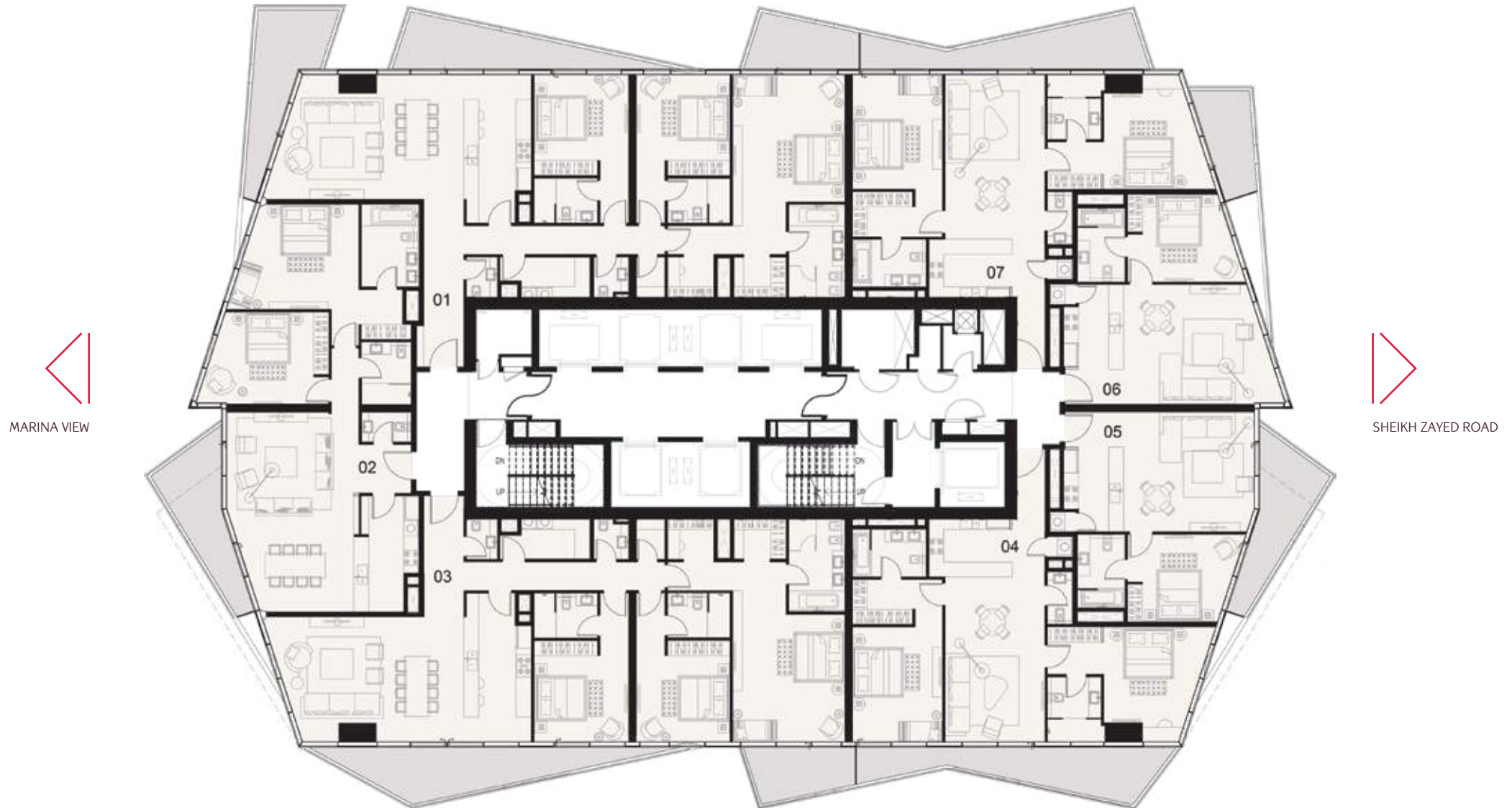


02 - (28-B)

UNIT AREA:	124.11 SQ.M ( 1336 SQ.FT)
BALCONY AREA:	13.72 SQ.M ( 148 SQ.FT)
TOTAL AREA:	137.83 SQ.M ( 1484 SQ.FT)



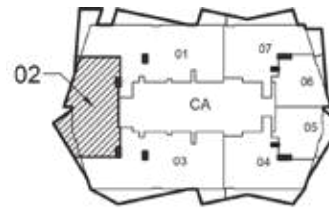
# 3RD TYPICAL FLOOR PLAN (29TH - 45TH)





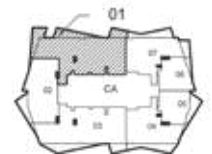
# 3RD TYPICAL FLOOR PLAN (29TH - 45TH)

## ENLARGED UNIT LAYOUTS



02 - (2B-B)

UNIT AREA:	124.12 SQ.M ( 1336 SQ.FT)
BALCONY AREA:	13.71 SQ.M ( 148 SQ.FT)
TOTAL AREA:	137.83 SQ.M ( 1484 SQ.FT)



01 - (3B-A)

UNIT AREA:	193.88 SQ.M ( 2087 SQ.FT)
BALCONY AREA:	26.71 SQ.M ( 287 SQ.FT)
TOTAL AREA:	220.59 SQ.M ( 2374 SQ.FT)

# 3RD TYPICAL FLOOR PLAN (29TH - 45TH)

## ENLARGED UNIT LAYOUTS



### 03 - (3B-A)

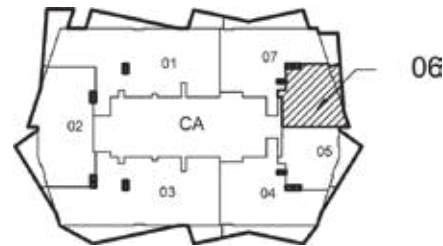
UNIT AREA:	189.10 SQ.M ( 2035 SQ.FT)
BALCONY AREA:	29.03 SQ.M ( 313 SQ.FT)
TOTAL AREA:	218.13 SQ.M ( 2348 SQ.FT)





# 3RD TYPICAL FLOOR PLAN (29TH - 45TH)

## ENLARGED UNIT LAYOUTS



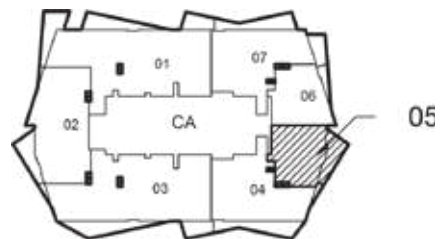
06 - (1B-G)

UNIT AREA:	64.65 SQ.M ( 696 SQ.FT)
BALCONY AREA:	4.82 SQ.M ( 52 SQ.FT)
TOTAL AREA:	69.47 SQ.M ( 748 SQ.FT)



07 - (2B-D)

UNIT AREA:	110.12 SQ.M ( 1185 SQ.FT)
BALCONY AREA:	26.80 SQ.M ( 289 SQ.FT)
TOTAL AREA:	136.92 SQ.M ( 1474 SQ.FT)

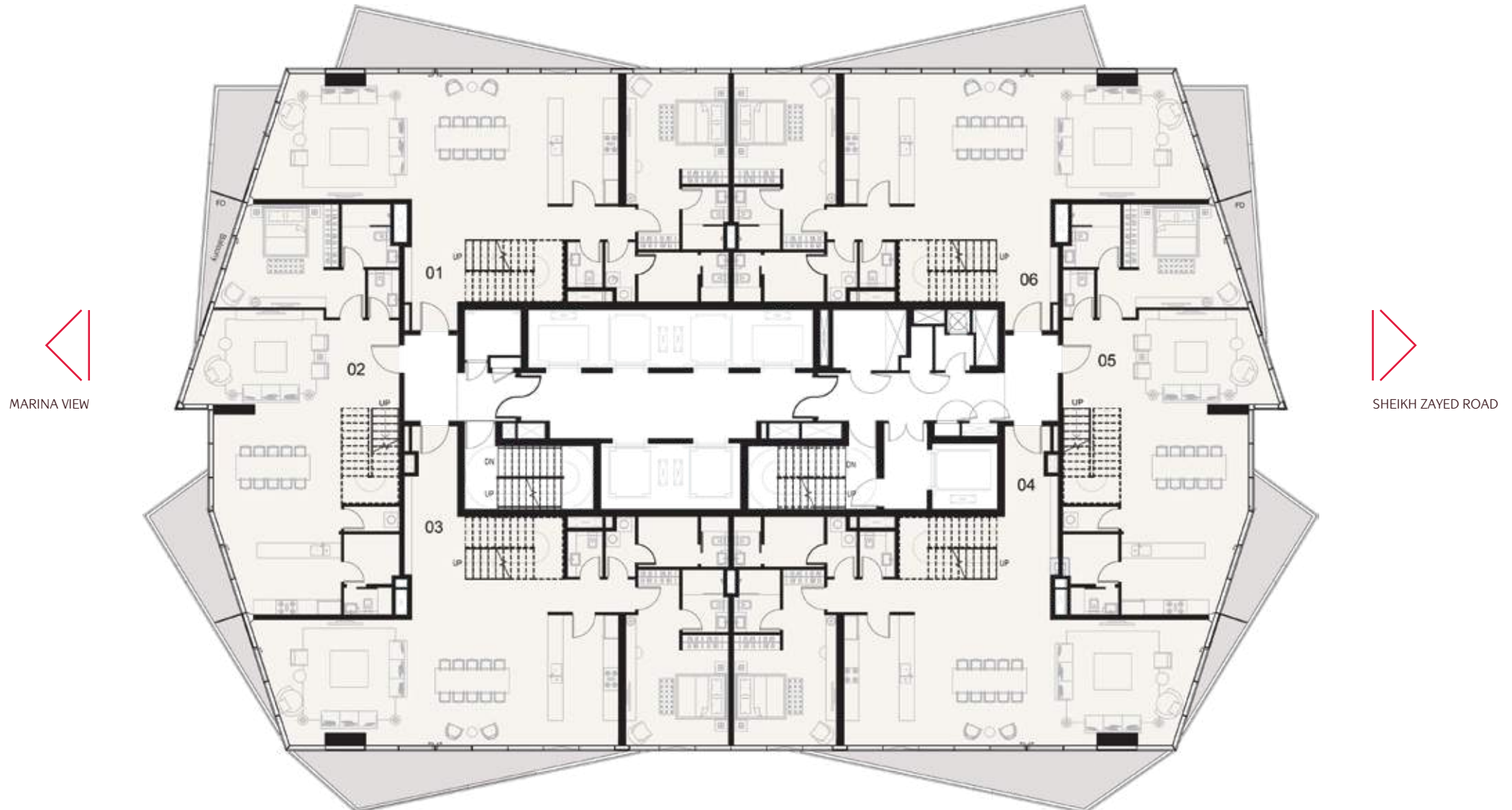


05 - (1B-G)

UNIT AREA:	61.86 SQ.M ( 666 SQ.FT)
BALCONY AREA:	13.91 SQ.M ( 150 SQ.FT)
TOTAL AREA:	75.77 SQ.M ( 816 SQ.FT)

# 4TH TYPICAL FLOOR PLAN (46TH - 49TH)

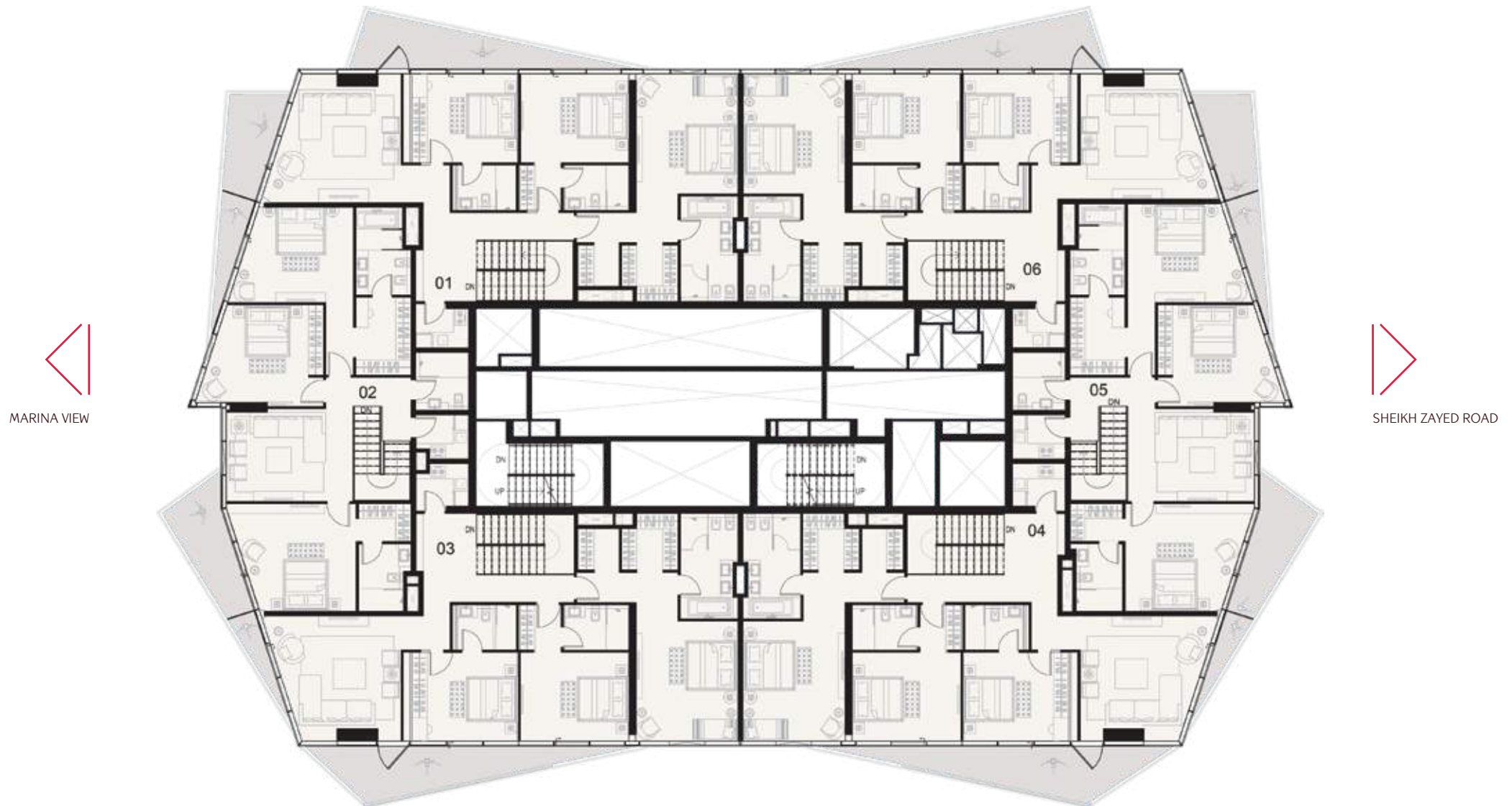
(DUPLEX APARTMENTS)





# 5TH TYPICAL FLOOR PLAN (46TH - 49TH)

(DUPLEX APARTMENTS)



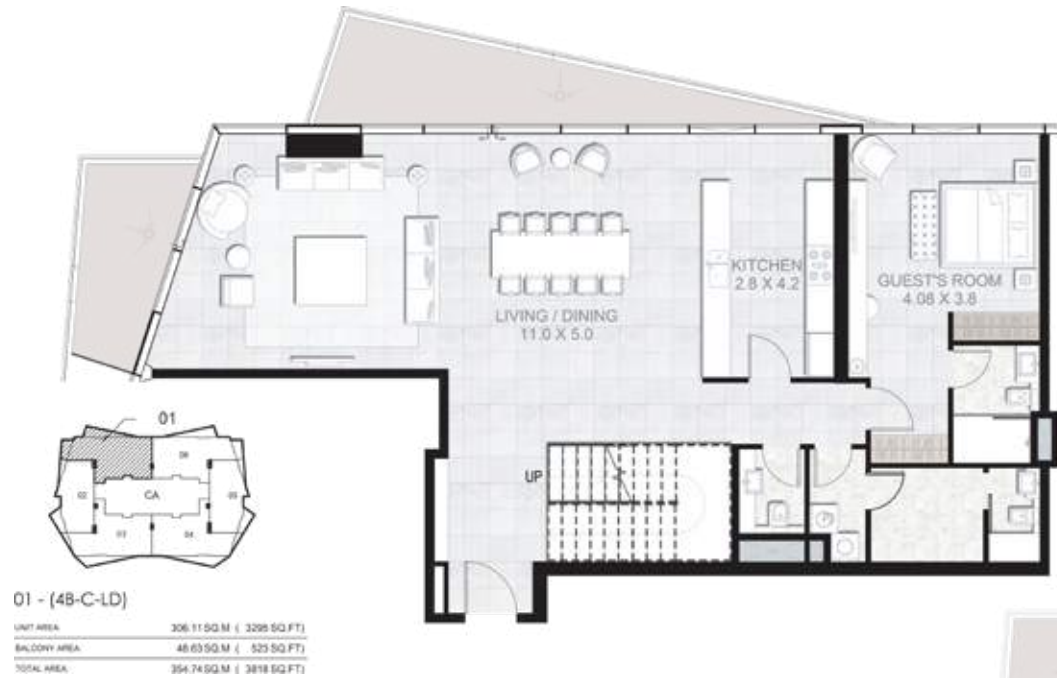
MARINA VIEW



SHEIKH ZAYED ROAD

# 4TH & 5TH TYPICAL FLOOR PLANS

ENLARGED UNIT LAYOUTS (DUPLEX APARTMENTS)





# 4TH & 5TH TYPICAL FLOOR PLANS

ENLARGED UNIT LAYOUTS (DUPLEX APARTMENTS)



# 4TH & 5TH TYPICAL FLOOR PLANS

ENLARGED UNIT LAYOUTS (DUPLEX APARTMENTS)





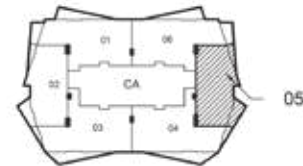
# 4TH & 5TH TYPICAL FLOOR PLANS

ENLARGED UNIT LAYOUTS (DUPLEX APARTMENTS)



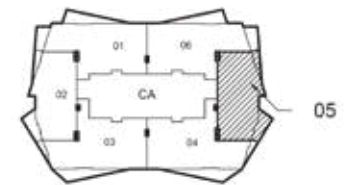
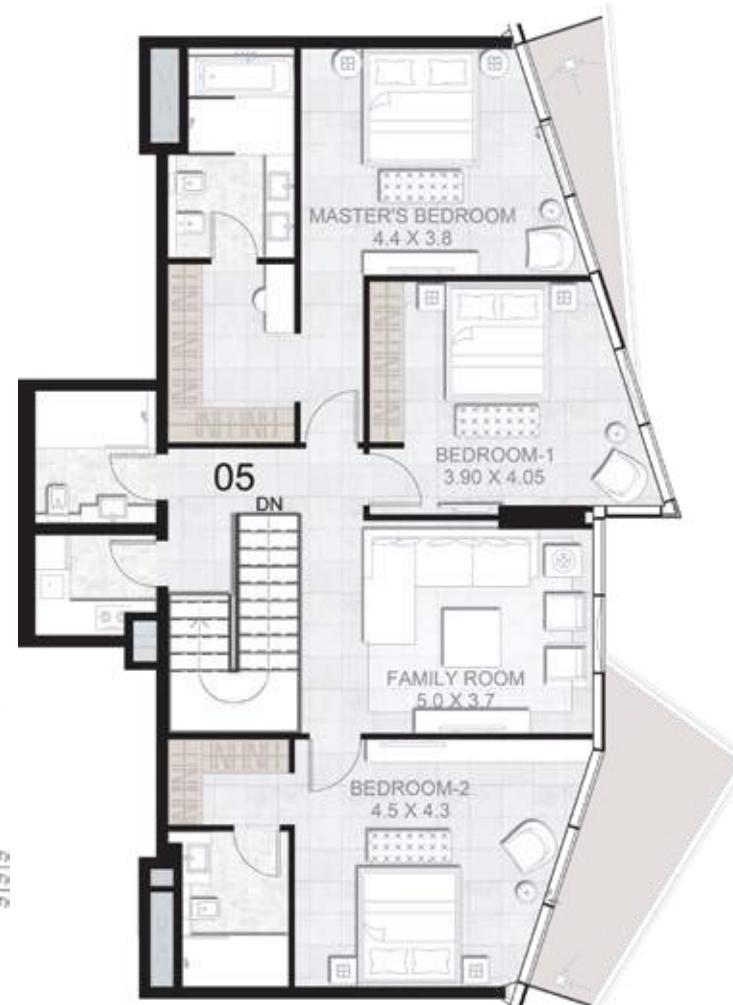
# 4TH & 5TH TYPICAL FLOOR PLANS

ENLARGED UNIT LAYOUTS (DUPLEX APARTMENTS)



05 - (48-B-LD)

UNIT AREA:	253.91 SQ. M ( 2733 SQ. FT.)
BALCONY AREA:	31.05 SQ. M ( 334 SQ. FT.)
TOTAL AREA:	284.96 SQ. M ( 3067 SQ. FT.)



05 - (48-B-UD)

UNIT AREA:	253.91 SQ. M ( 2733 SQ. FT.)
BALCONY AREA:	31.05 SQ. M ( 334 SQ. FT.)
TOTAL AREA:	284.96 SQ. M ( 3067 SQ. FT.)



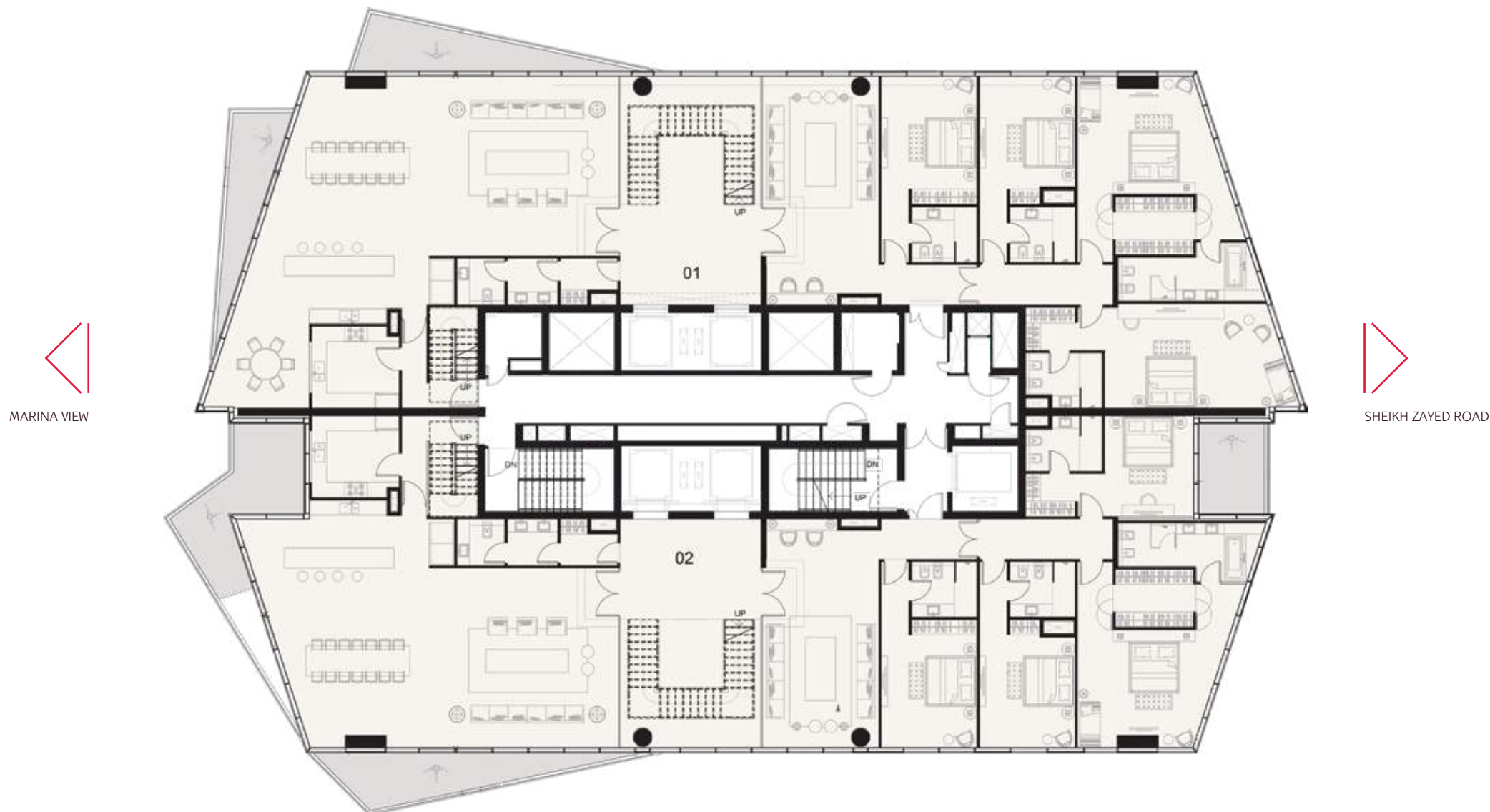
# 4TH & 5TH TYPICAL FLOOR PLANS

ENLARGED UNIT LAYOUTS (DUPLEX APARTMENTS)



# 50TH FLOOR PLAN

(PENTHOUSE)



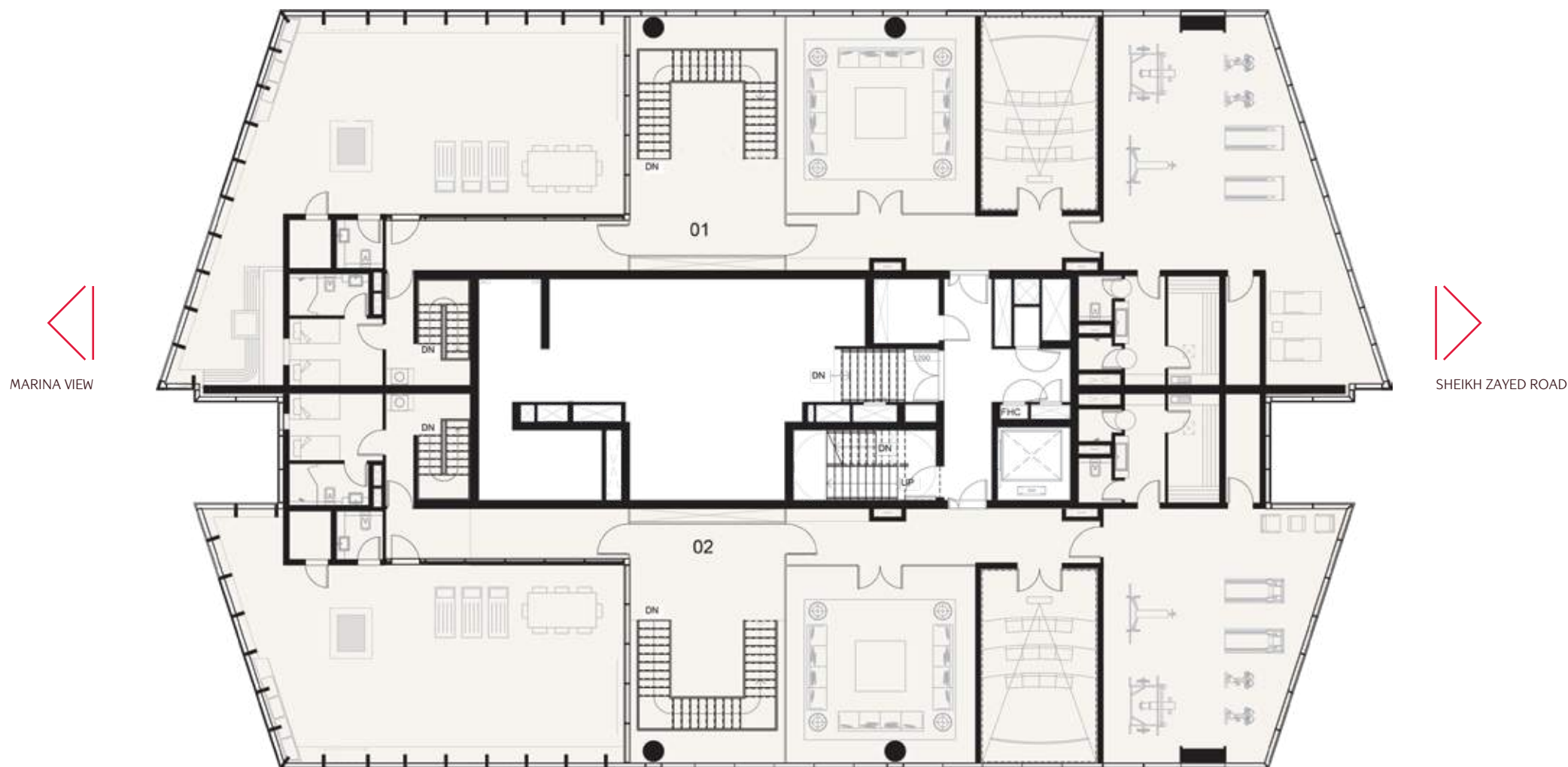
MARINA VIEW

SHEIKH ZAYED ROAD



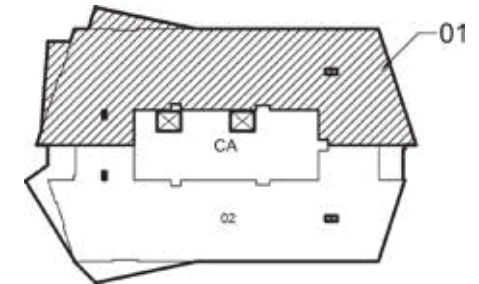
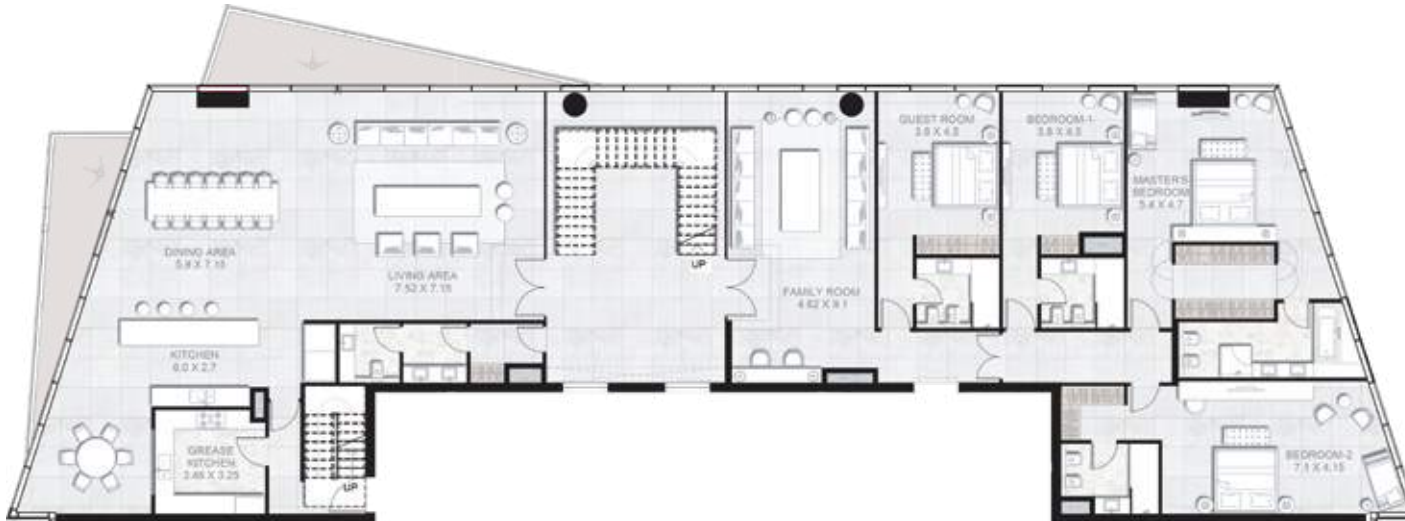
# 51ST FLOOR PLAN

(PENTHOUSE)



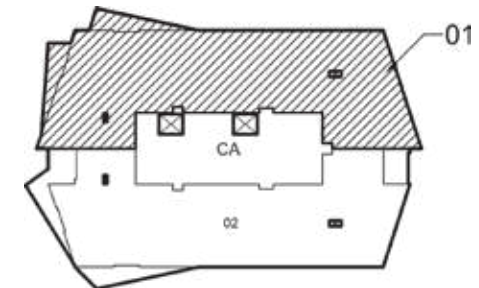
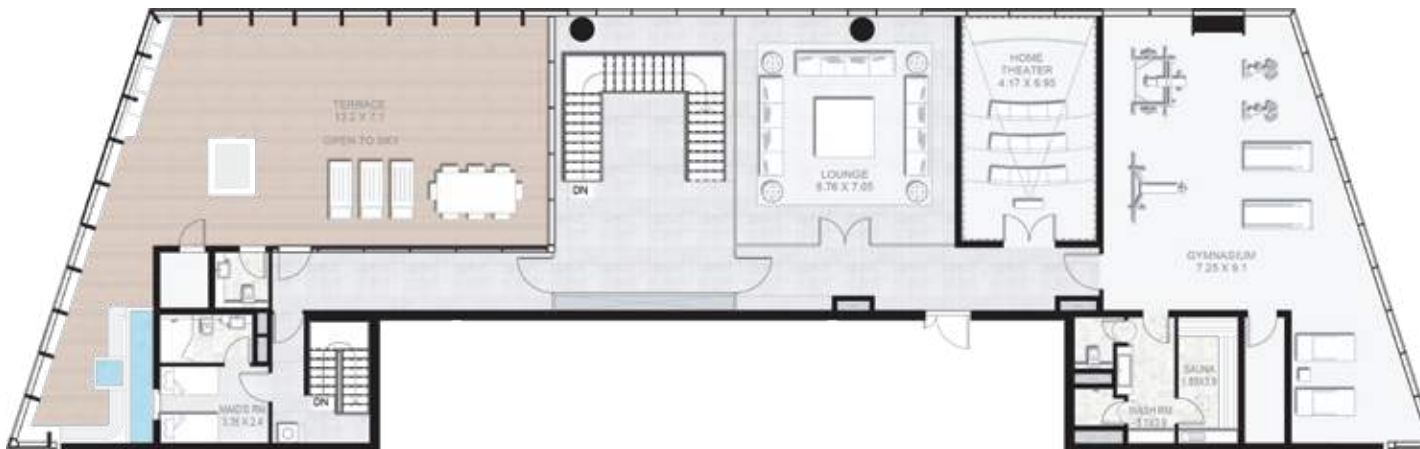
# 50TH & 51ST FLOOR PLANS

## ENLARGED UNIT LAYOUTS (PENTHOUSE)



01 - T1-LPH

UNIT AREA:	764.62 SQ.M ( 8230 SQ.FT)
BALCONY AREA:	150.71 SQ.M ( 1623 SQ.FT)
TOTAL AREA:	915.33 SQ.M ( 9853 SQ.FT)



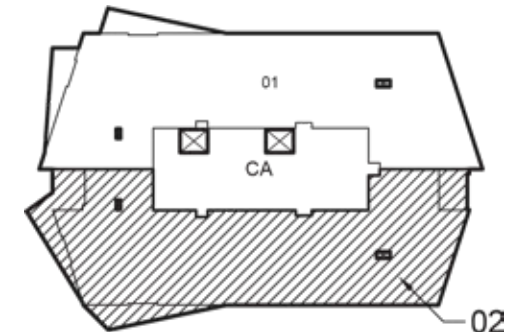
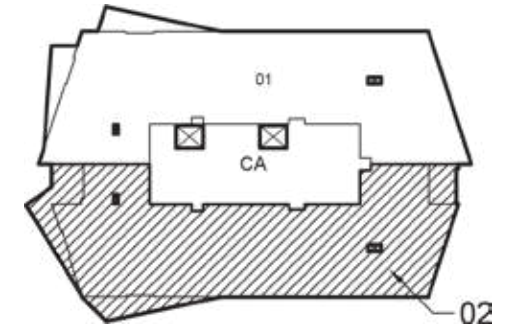
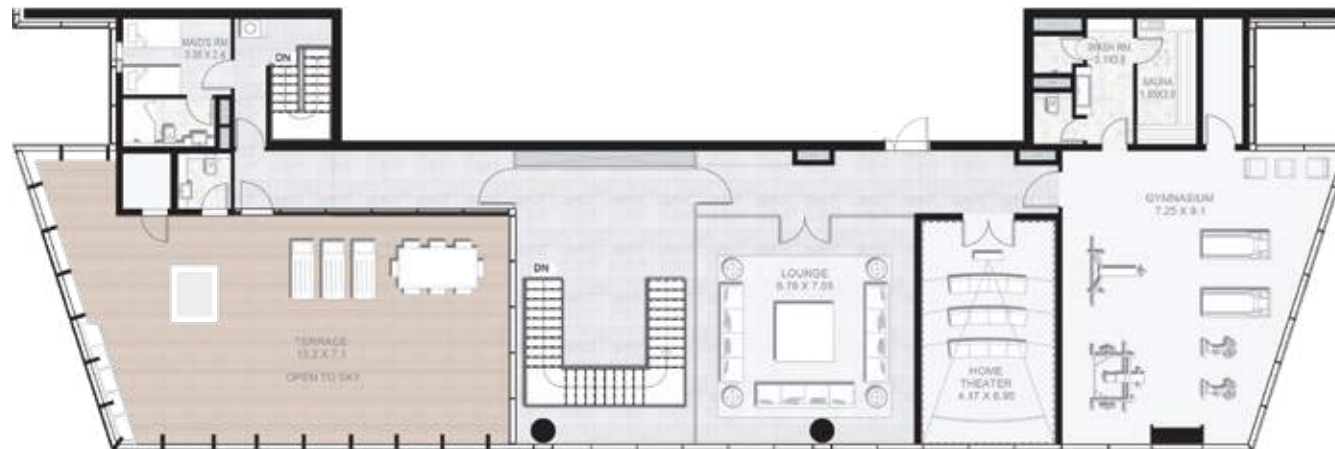
01 - T1-UPH

UNIT AREA:	764.62 SQ.M ( 8230 SQ.FT)
BALCONY AREA:	150.71 SQ.M ( 1623 SQ.FT)
TOTAL AREA:	915.33 SQ.M ( 9853 SQ.FT)



# 50TH & 51ST FLOOR PLANS

## ENLARGED UNIT LAYOUTS (PENTHOUSE)



### 02 - T1-LPH

UNIT AREA:	718.50SQ.M ( 7734 SQ.FT)
BALCONY AREA:	161.83SQ.M ( 1742 SQ.FT)
TOTAL AREA:	880.33SQ.M ( 9476 SQ.FT)

## AMENITIES

# LUXURY HOMES COMBINE LAVISH AMENITIES



PRIVATE  
POOL



GENEROUS  
LANDSCAPED AREAS



GYM FOR MEN  
AND LADIES



PRIVATE  
THEATER ROOM



SAUNA AND  
STEAM ROOM



PRIVATE  
CLUB



INDOOR AND OUTDOOR  
PLAY AREAS





# GYM FOR MEN AND LADIES

In the new urban arena, only the fittest survive and thrive. The Stella Maris gym is complete with the most advanced equipment and amenities that will inspire you to push beyond your limits and set your own personal records.





AMENITIES

## PRIVATE THEATER ROOM

For those who wish to seek solace from hectic urban life, Stella Maris has a world class where you can unravel and unwind. Savour scenic views while you relax and allow trained therapists to work their magic on you. Give yourself to their indulgent pampering and come away rejuvenated.





# منطقة الأطفال KID'S AREA

STELLA MARIS  
ستيل ماريس

STELLA MARIS BY  
سكوب للاستثمار  
SCOPE INVESTMENT







## CONTACT US

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