



# RIVA RESIDENCE

## @ Dubai Maritime City

### The Community:

Strategically located between Port Rashid and Dubai's Drydocks World, Dubai Maritime City capitalizes on its strengths, bringing together the entire maritime industry, offering its residents a dynamic, unique blend of tradition and modern lifestyle.

The multifunctional community of Dubai Maritime City is divided into six thematic clusters:

1. Maritime Centre - a business cluster with business and entertainment venues
2. Industrial Precinct - an industrial area and a large-scale ship repair complex
3. Academic Quarter - an academic quarter for marine industry professionals
4. Marina District - a mixed-use marina service area
5. Harbour Offices - a quarter with 19 plots for the construction of office towers
6. Harbour Residences - a residential area with residences

The area is a freehold economic zone, and residents can enjoy quick access to the sea and to Dubai airport, just 20 minutes away.

The location at Dubai Maritime Authority is an exciting destination for both visitors and residents to experience a unique blend of tradition and modernity, and to explore Dubai's rich maritime history. Lying on a man-made peninsula with easy access to road, air & sea infrastructures.

### About Riva Residence:

Riva Residence by VAKSON located right at the shoreline of the Dubai Maritime City, it is an excellent luxurious seafront residential building consisting of 1, 2 & 3 bedroom apartments and total of 152 apartments in the building. It's a Ground+4 Podium+ 25 story residential building with uninterrupted and stunning views of the Arabian gulf ocean, Burj Khalifa View, Downtown View, Jumeirah View and Dubai Island View.

Construction started on May, 2023 and Estimated Hand Over is On 2nd half 2025

### About Developer:

VAKSON has been operating in Dubai real estate industry since 1970, it is one of the oldest real estate companies in Dubai. Dealing Real Estate Investment, Development and management since 5 decades.

Vakson has successfully delivered multiples of building, managing thousands of properties since its establishment.



Developed and Designed by: Wasy Ramz

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## PROJECT DETAILS

Number of Bedroom	Minimum Size (sqft)	Maximum Size (sqft)	Minimum Price (PSF)	Maximum Price (PSF)	Number of Bathroom	Maids Room	Parking
1 Bedroom	801 sqft	1083 sqft	AED 1,600,000	AED 2,060,000	1 + 1 P. Room	No	1
2 Bedroom	1,342 sqft	1,504 sqft	AED 2,750,000	AED 3,155,000	2+1 P. Room	Yes	1
3 Bedroom	2,043 sqft	3,091 sqft	AED 4,250,000	AED 6,490,000	3+1 P. Room	Yes	2

## PAYMENT PLAN

Installment	Payment Percentage	Due Date
Down Payment	10 % on booking+ 4% DLD + AED 3,000 admin charges	Due on booking
1st Installment	10 %	Due 2 months from SPA signing date
2nd Installment	10 %	Due 4 months from SPA signing date.
3rd Installment	10 %	Due 8 months from SPA signing date.
Units can be resold after payment of 40 %		
Hand over	60 %	Due on hand over
Estimated hand over is on 2nd half 2025		



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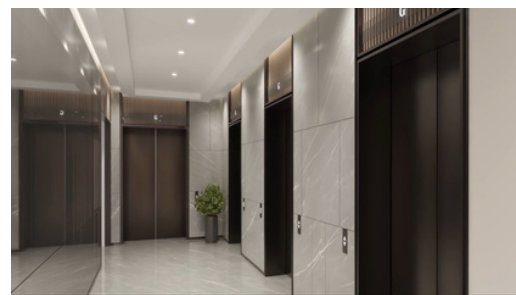
**Pick & Drop off Area**



**Main Lobby**



**Elevators**



**Swimming Pool**



**Business Center**



**Kids Play Area**



**Gym**



**Bedroom**



**Sky Lounge**

