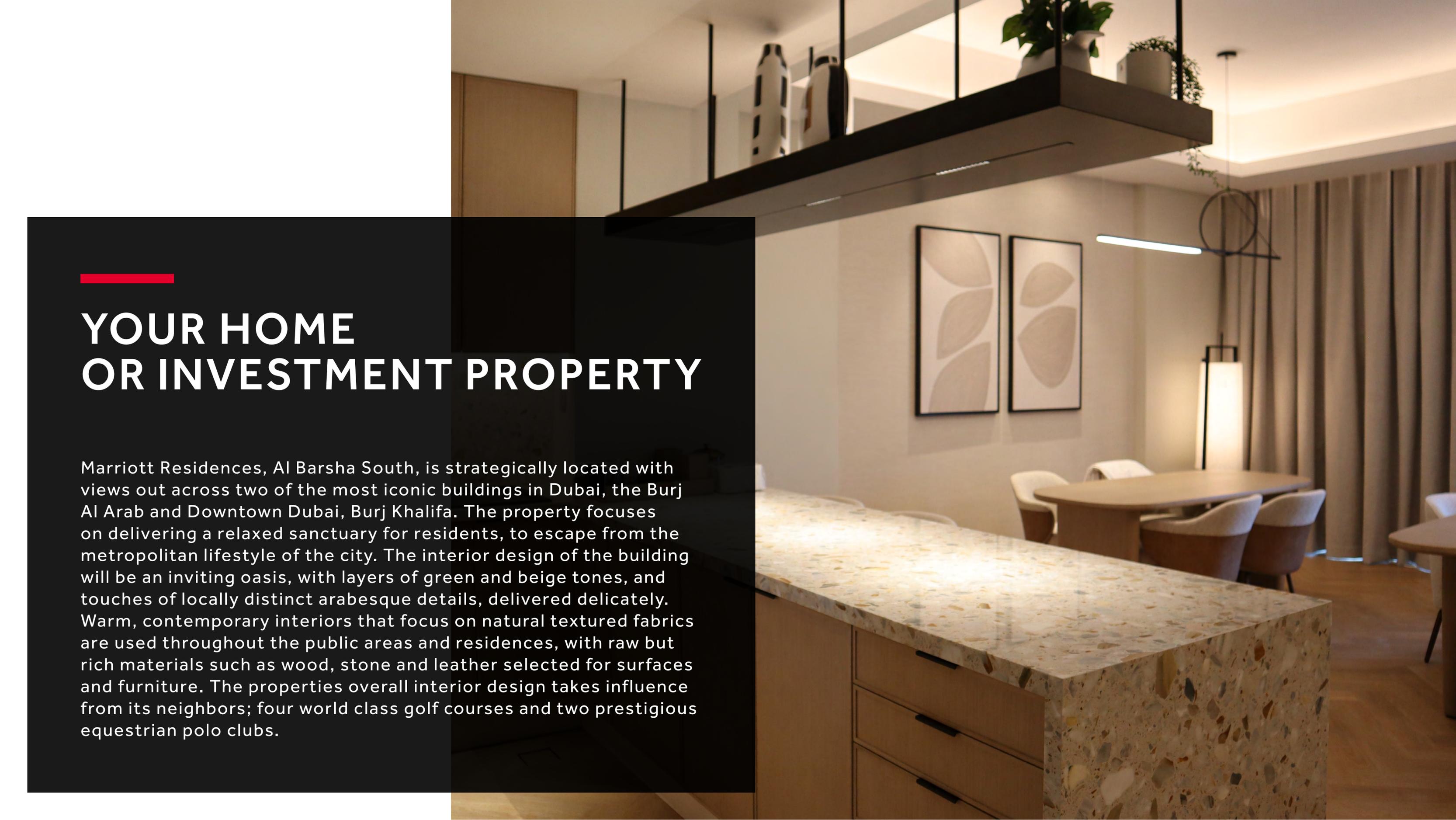




MARRIOTT RESIDENCES  
AL BARSHA SOUTH  
DUBAI



**A NEW RESIDENTIAL  
DESTINATION IN DUBAI:  
WHERE LIFESTYLE AND  
LEISURE MEET**



# YOUR HOME OR INVESTMENT PROPERTY

Marriott Residences, Al Barsha South, is strategically located with views out across two of the most iconic buildings in Dubai, the Burj Al Arab and Downtown Dubai, Burj Khalifa. The property focuses on delivering a relaxed sanctuary for residents, to escape from the metropolitan lifestyle of the city. The interior design of the building will be an inviting oasis, with layers of green and beige tones, and touches of locally distinct arabesque details, delivered delicately. Warm, contemporary interiors that focus on natural textured fabrics are used throughout the public areas and residences, with raw but rich materials such as wood, stone and leather selected for surfaces and furniture. The properties overall interior design takes influence from its neighbors; four world class golf courses and two prestigious equestrian polo clubs.

# DETAILS THAT ELEVATE

Instead of finishing with the details, these clever elements define the foundation of the design narrative.

**MICRO BECOMES MACRO.**

Prominent expressions in our hotels are found in the interior design details.



WITH VIEWS OF

# BURJ KHALIFA AND BURJ AL ARAB

Located within close proximity to all of the city's major attractions and business hubs, Marriott Residences, Al Barsha South, provides convenience for owners and tenants to access central work and tourist destination. Downtown Dubai, Dubai Financial Centre District, The Mall of Emirates, Dubai Mall and Jumeirah Beach are all approximately 15 to 20 minutes' drive from the Residences, and other popular such as The Dubai Hills Mall, Jumeirah Village Circle District, Al Quoz and Al Barsha District even closer in proximity. Additionally the first casino in the country is only a 1 hour drive away.



 MARRIOTT RESIDENCES  
AL BARSHA SOUTH  
DUBAI

The image features a 3D architectural rendering of a city skyline, likely Dubai, with a prominent skyscraper in the center. The buildings are rendered in a light gray, semi-transparent style. In the background, a topographic map overlay is visible, showing contour lines and various geometric shapes like squares and circles. A solid red horizontal bar is positioned above the text.

# STRATEGIC LOCATION

# NEARBY ATTRACTIONS



## LEISURE

- Dubai Hills Mall
- Dubai Butterfly Garden
- Dubai Miracle Garden
- Burj Al Arab
- Arabian Ranches Golf Club
- Dubai Polo & Equestrian Club
- Padel Ground Dubai
- Global Village



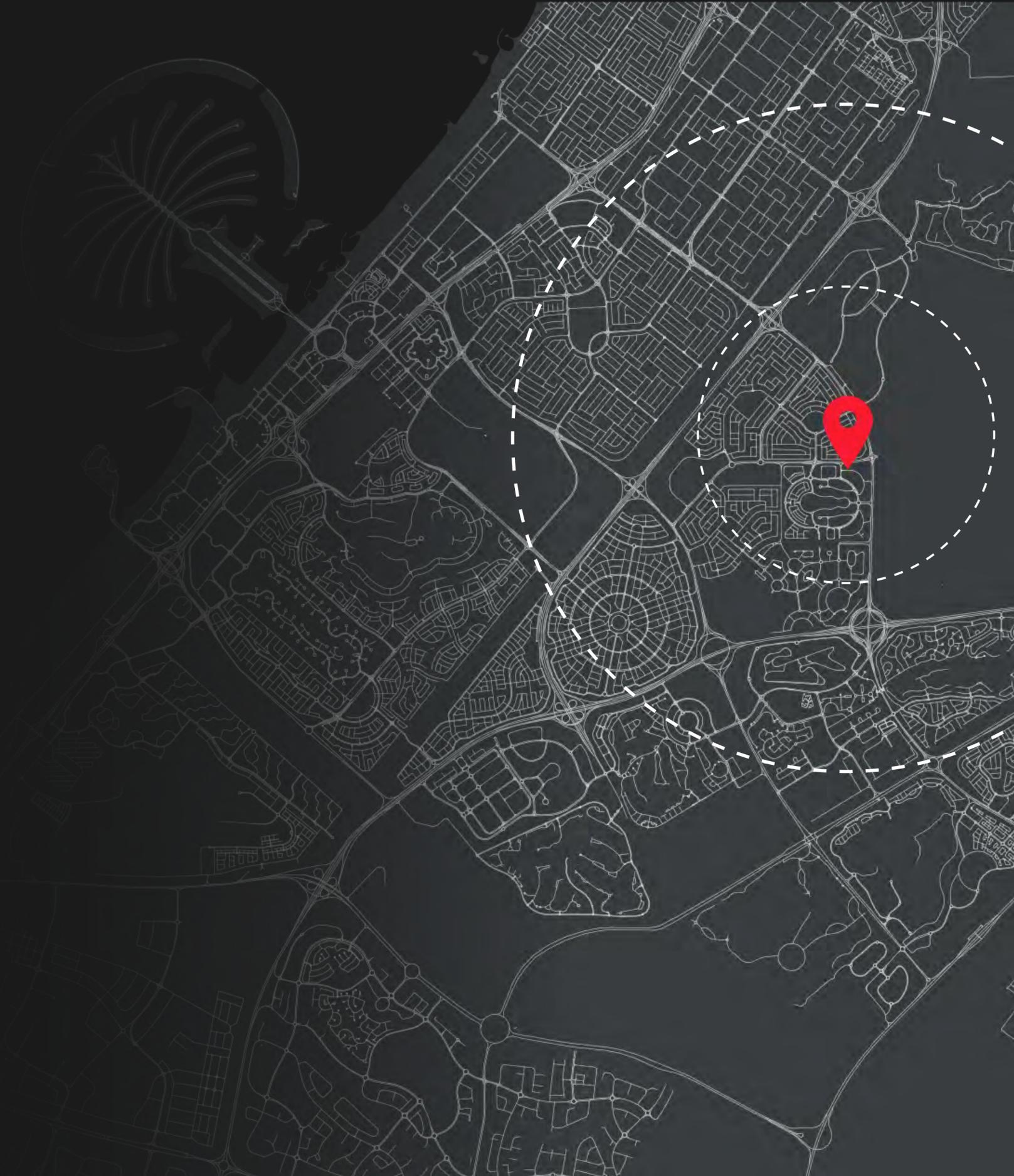
## HEALTHCARE

- Neuro Spinal Hospital
- Genesis Healthcare center
- Mediclinic Park View
- Aster Pharmacy



## SUPERMARKETS

- Carrefour
- Viva
- Union Coop
- Geant Hypermarket





# HONEST MEETS POLISHED

An ingenious blend of natural and orderly design elements help create surprising effects. The space is governed by strong, clean lines, but upon closer examination, texture and structure reveal a harmonious balance that is thoughtfully dynamic.



# MASTER PLAN

# PODIUM LEVEL



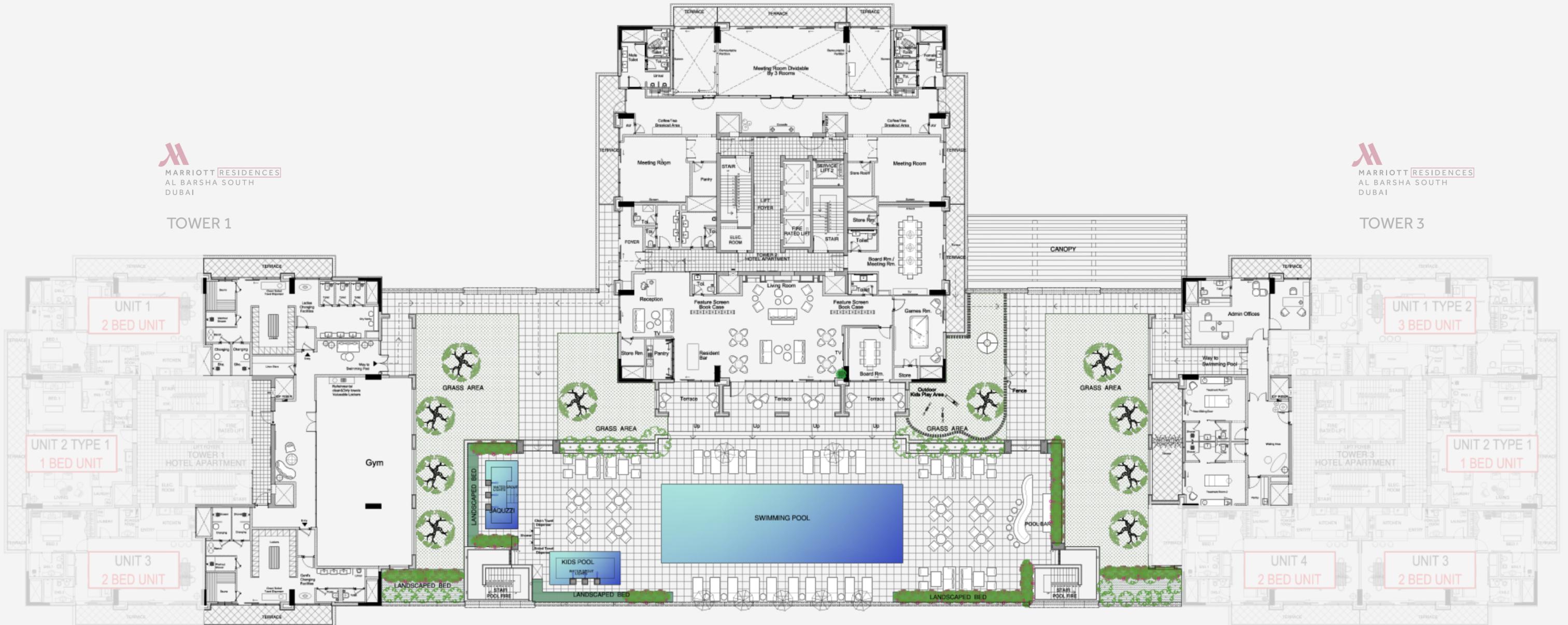
TOWER 2

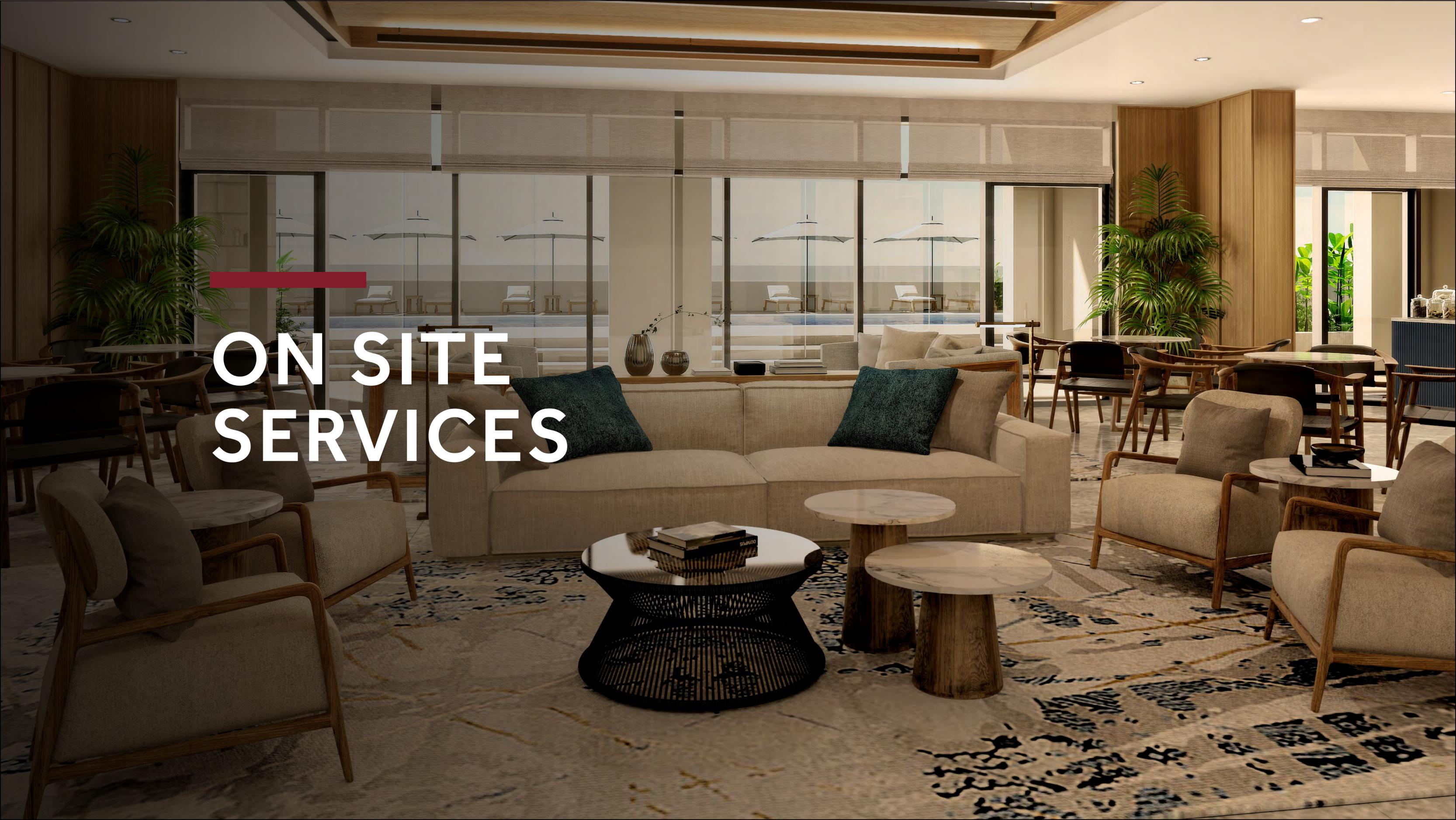


TOWER 1



TOWER 3





**ON SITE  
SERVICES**



BOARDROOM

GYM





SPA

# HOSPITALITY

 MARRIOTT RESIDENCES  
AL BARSHA SOUTH  
DUBAI



Basta is home to some of the city's best loved cuisine.

A refreshing Italian restaurant that expertly fuses the feel of a Florentine steakhouse with a Neapolitan pizzeria, serving traditional Italian cuisine with a modern twist. Basta offers indoor and outdoor dining options, with an extended menu full of life and flavour in true Italian style.

**BASTA!**





jones the grocer



---

# DESIGN INSPIRATION



# CAPTIVATING INTERIOR ARCHITECTURE

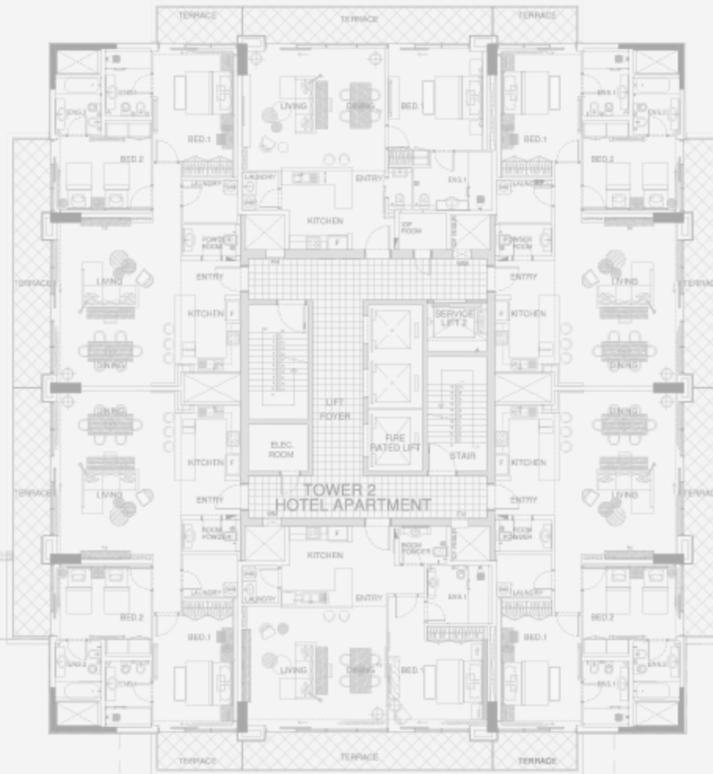
Simple yet dramatic architectural features layered with uncommon use of materials and purposeful lighting deliver a sophisticated combination of depth, dimension and intimacy.



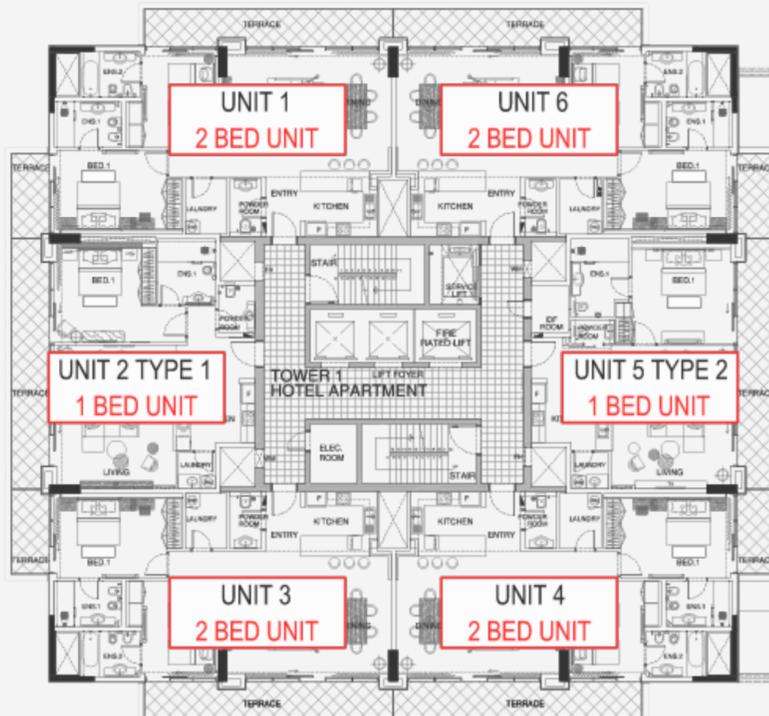
# TYPICAL FLOOR



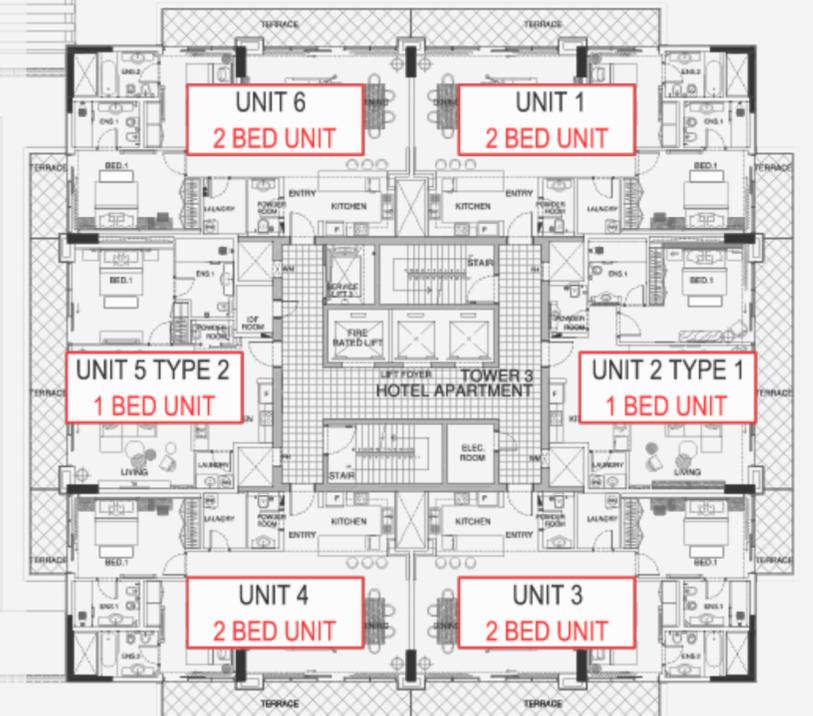
TOWER 2



TOWER 1



TOWER 3

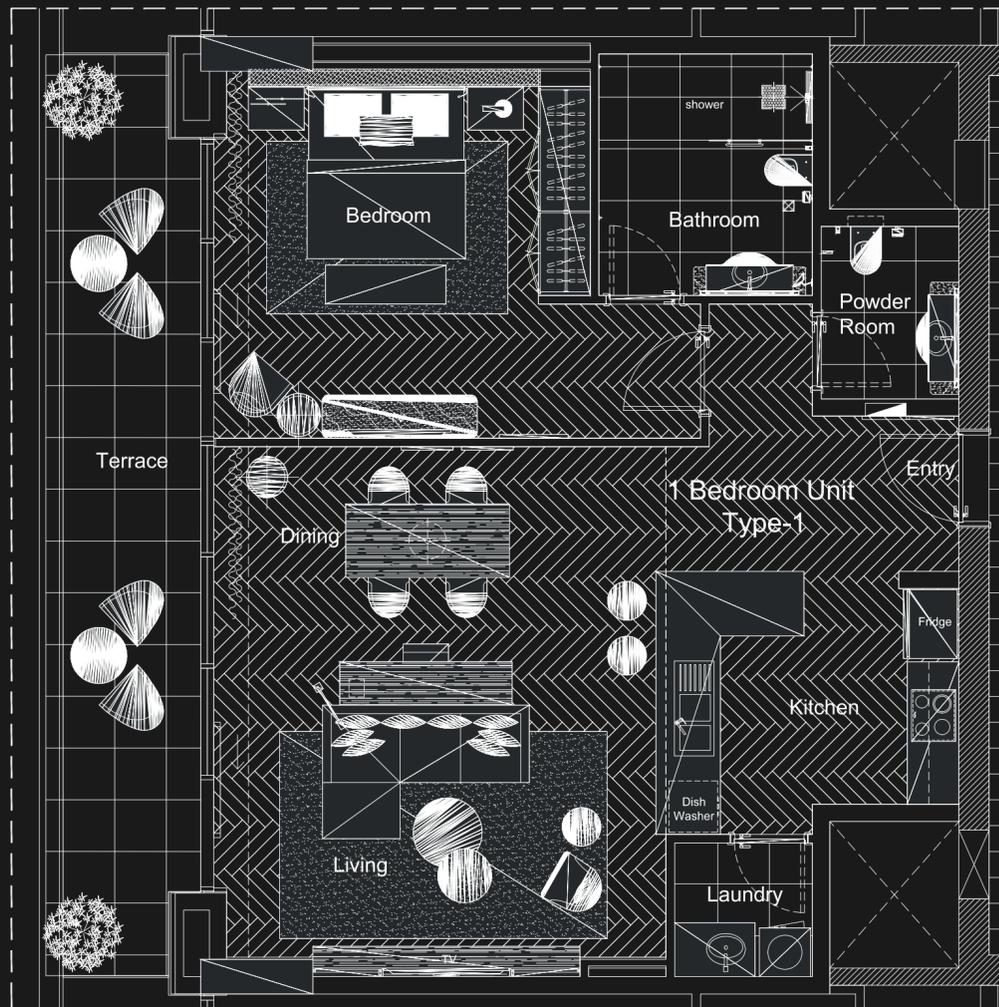


# ONE, TWO AND THREE BEDROOM

Discover the seamless style of Marriott Residences with the signature Marriott touch. With One, Two and Three Bedroom Apartments, equipped with top-of-the-line appliances and designed with contemporary living in mind. Each apartment boast a modern, open-concept kitchen and living space, a spacious balcony that offers breathtaking views of Dubai and large windows throughout, allowing ample natural light. The interiors are decorated with calming earth tones, including parquet wooden floors and stone kitchen accents.

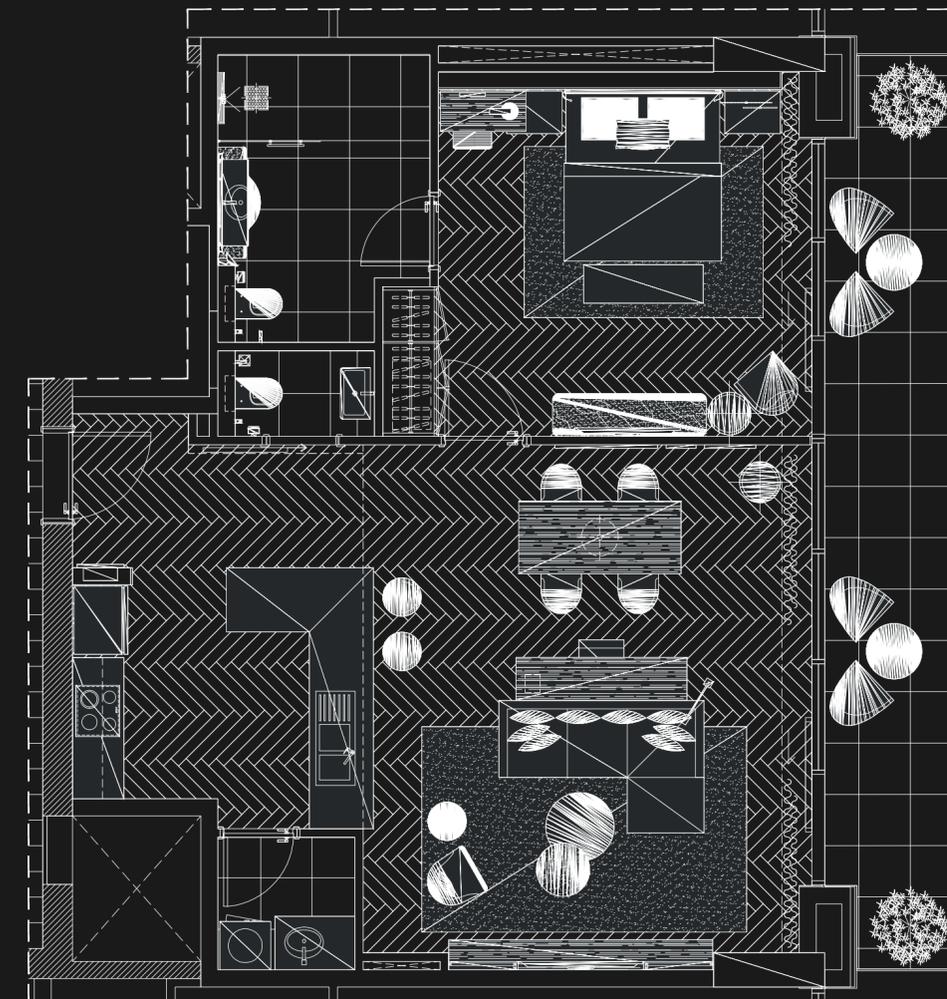


TYPE 1



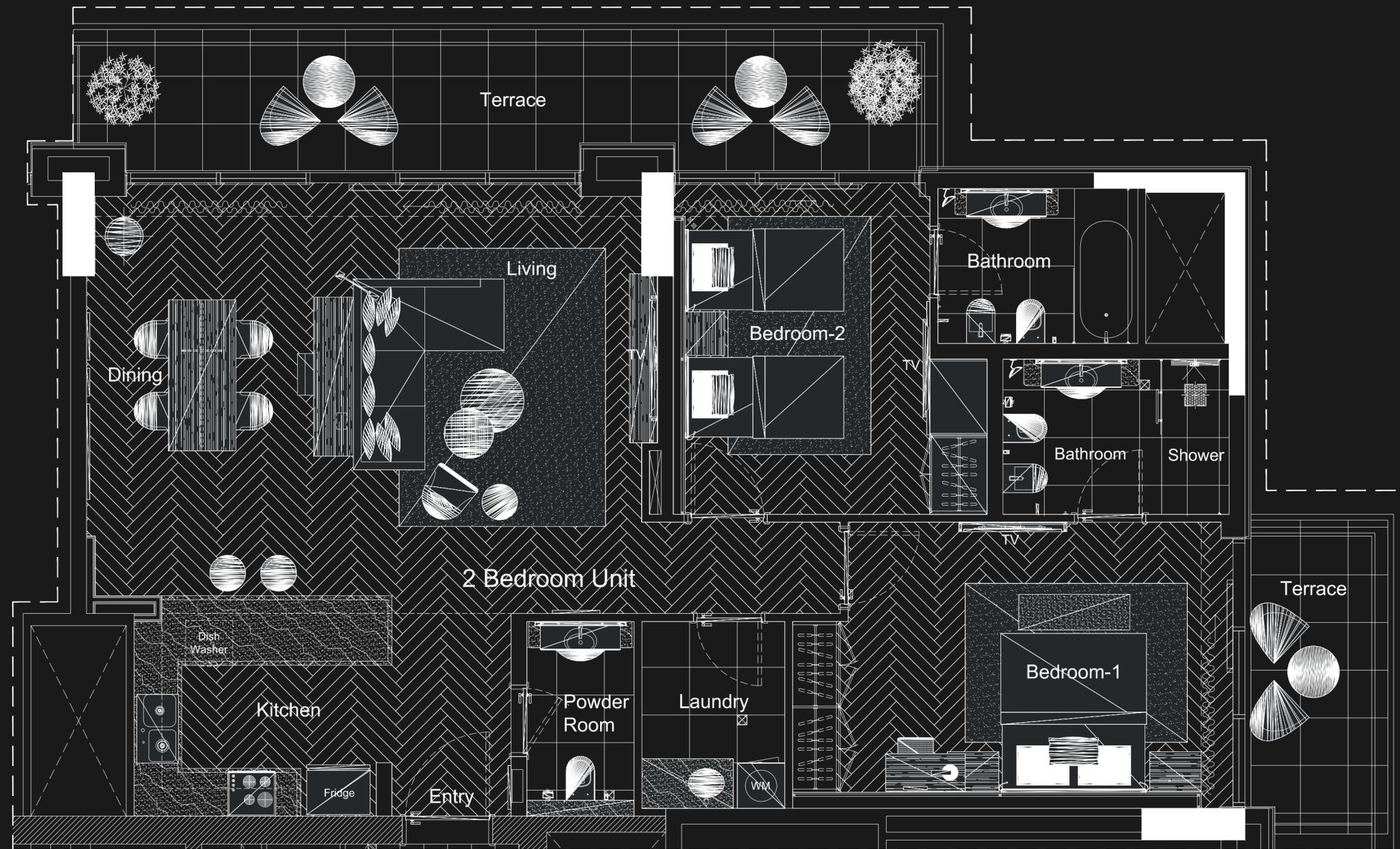
BALCONY 190.63 SQFT.	UNIT 961.23 SQFT.	TOTAL DIMENSIONS 1151.86 SQFT.
-------------------------	----------------------	-----------------------------------

TYPE 2



BALCONY 190.63 SQFT.	UNIT 919.25 SQFT.	TOTAL DIMENSIONS 1109.88 SQFT.
-------------------------	----------------------	-----------------------------------

ONE BEDROOM UNIT



## TWO BEDROOM UNIT

BALCONY 258.34 SQFT.	UNIT 1233.55 SQFT.	TOTAL DIMENSIONS 1491.89 SQFT.
-------------------------	-----------------------	--------------------------------------

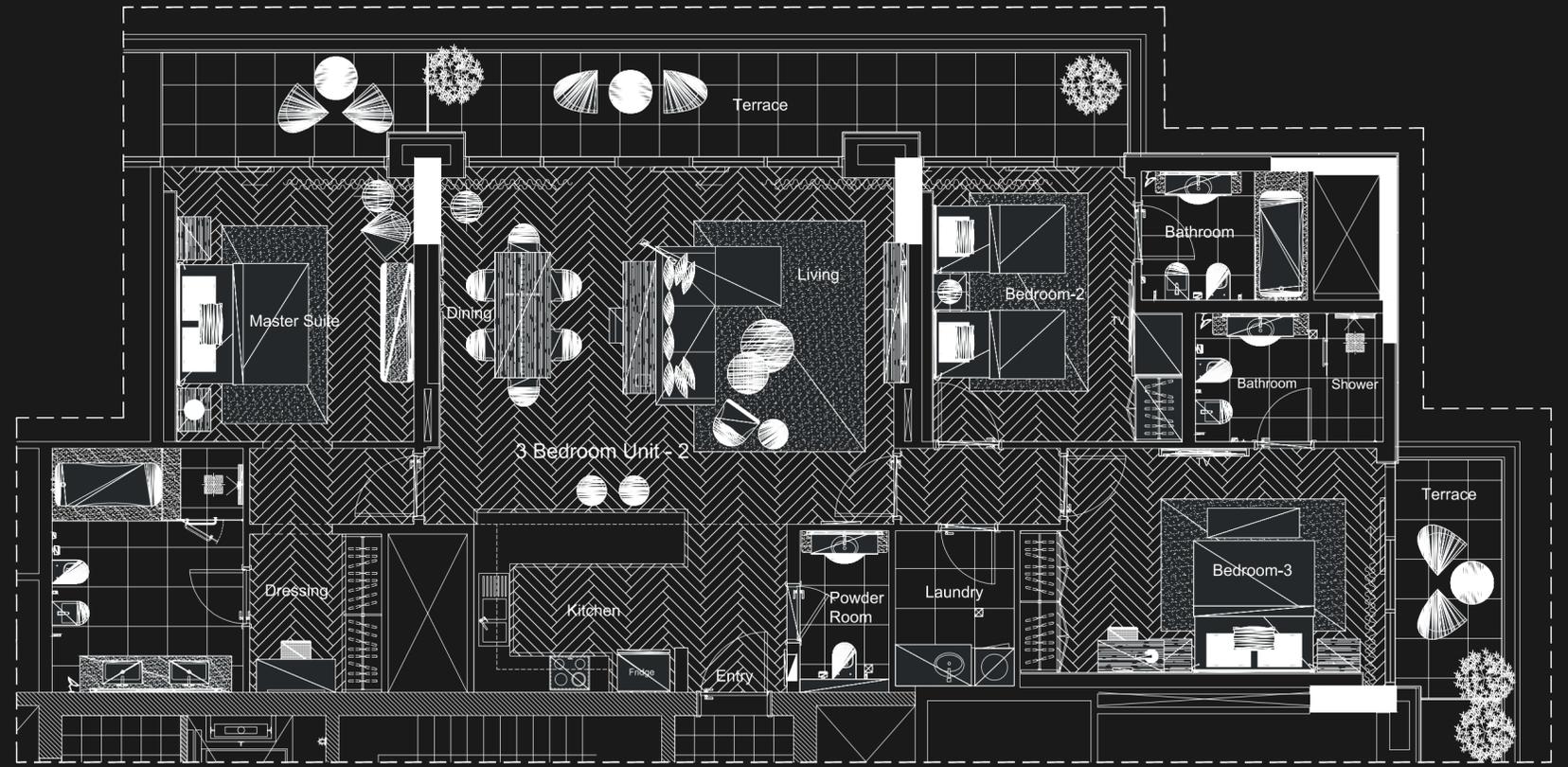


TYPE 1

BALCONY  
448.97 SQFT.

UNIT  
2171.73 SQFT.

TOTAL DIMENSIONS  
2620.70 SQFT.



TYPE 2

BALCONY  
395.68 SQFT.

UNIT  
1649.90 SQFT.

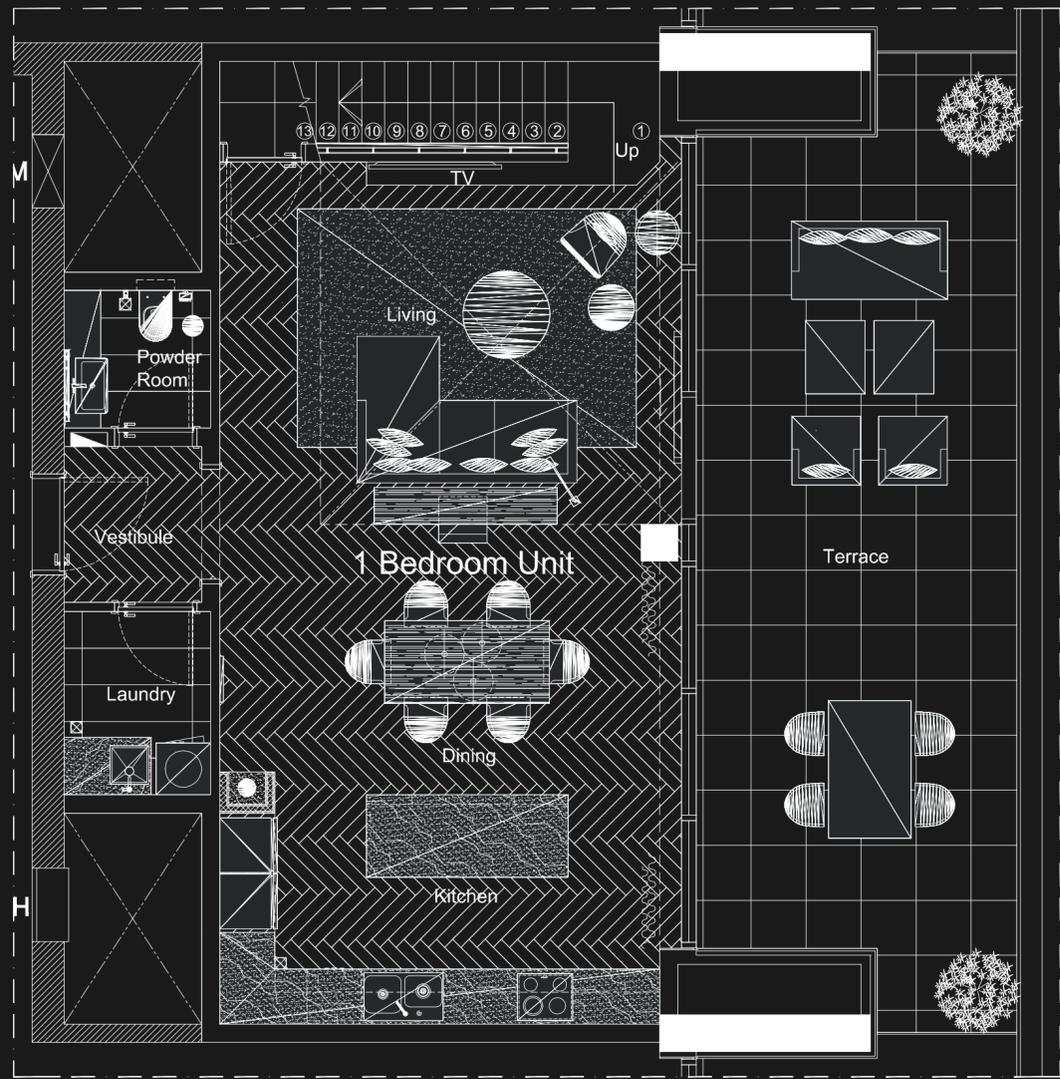
TOTAL DIMENSIONS  
2045.58 SQFT.

## THREE BEDROOM UNIT

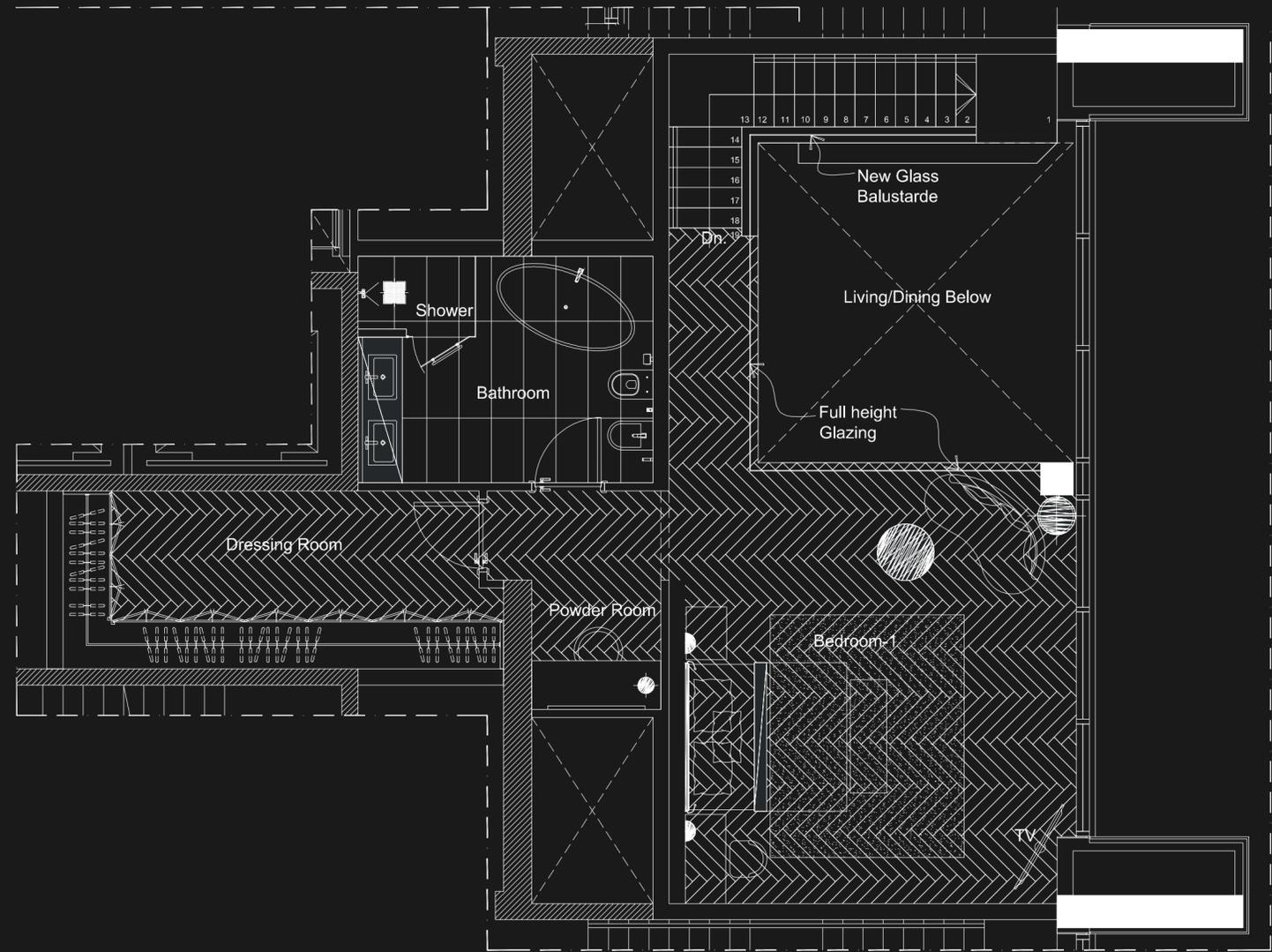
# THE PENTHOUSE

A sophisticated Penthouse where breathtaking views and premium amenities elevate your everyday lifestyle to new heights. In these categories, premium spacious interiors include an open format stairway leading to the bedroom space, which sits elevated above the living area. The corner location of these apartments within the building allow for unusually large floor-to-ceiling windows that optimize the stunning panoramic views of Burj Khalifa and Burj Al Arab beachside.





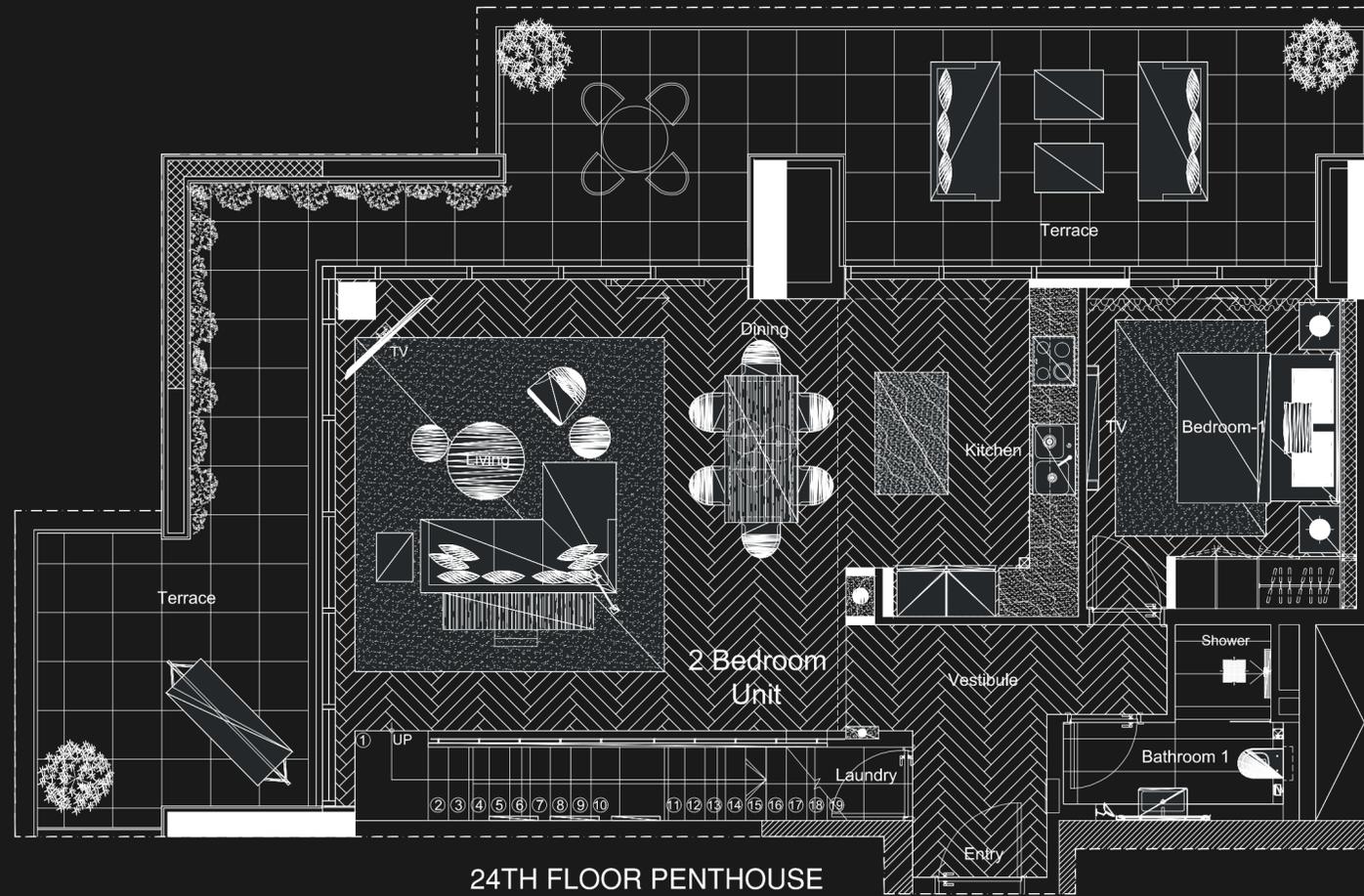
24TH FLOOR PENTHOUSE



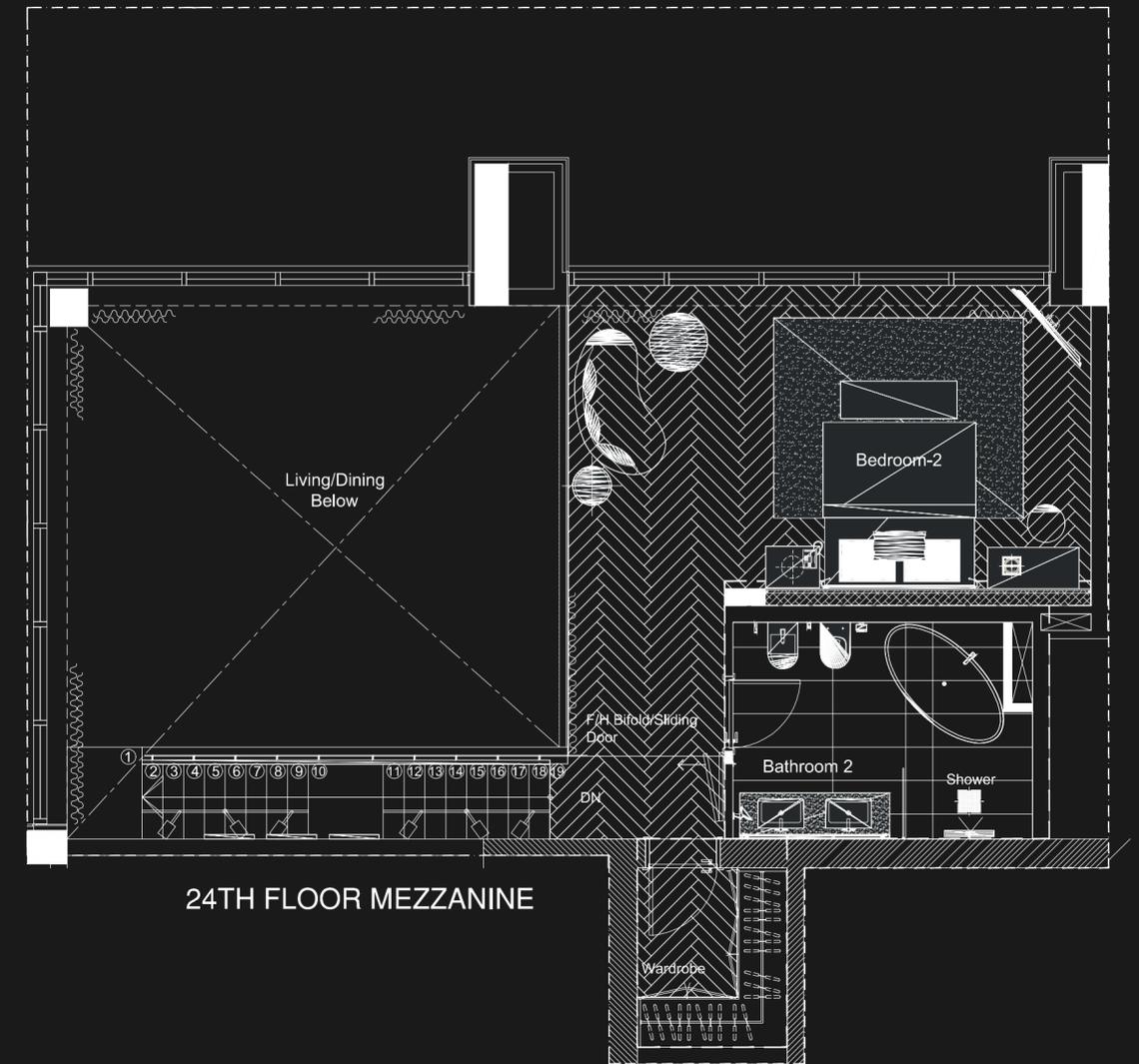
24TH FLOOR MEZZANINE

# THREE BEDROOM UNIT PENTHOUSE

BALCONY 362.75 SQFT.	UNIT 1450.45 SQFT.	TOTAL DIMENSIONS 1813.20 SQFT.
-------------------------	-----------------------	-----------------------------------



24TH FLOOR PENTHOUSE



24TH FLOOR MEZZANINE

## TWO BEDROOM UNIT PENTHOUSE

BALCONY  
594.60 SQFT.

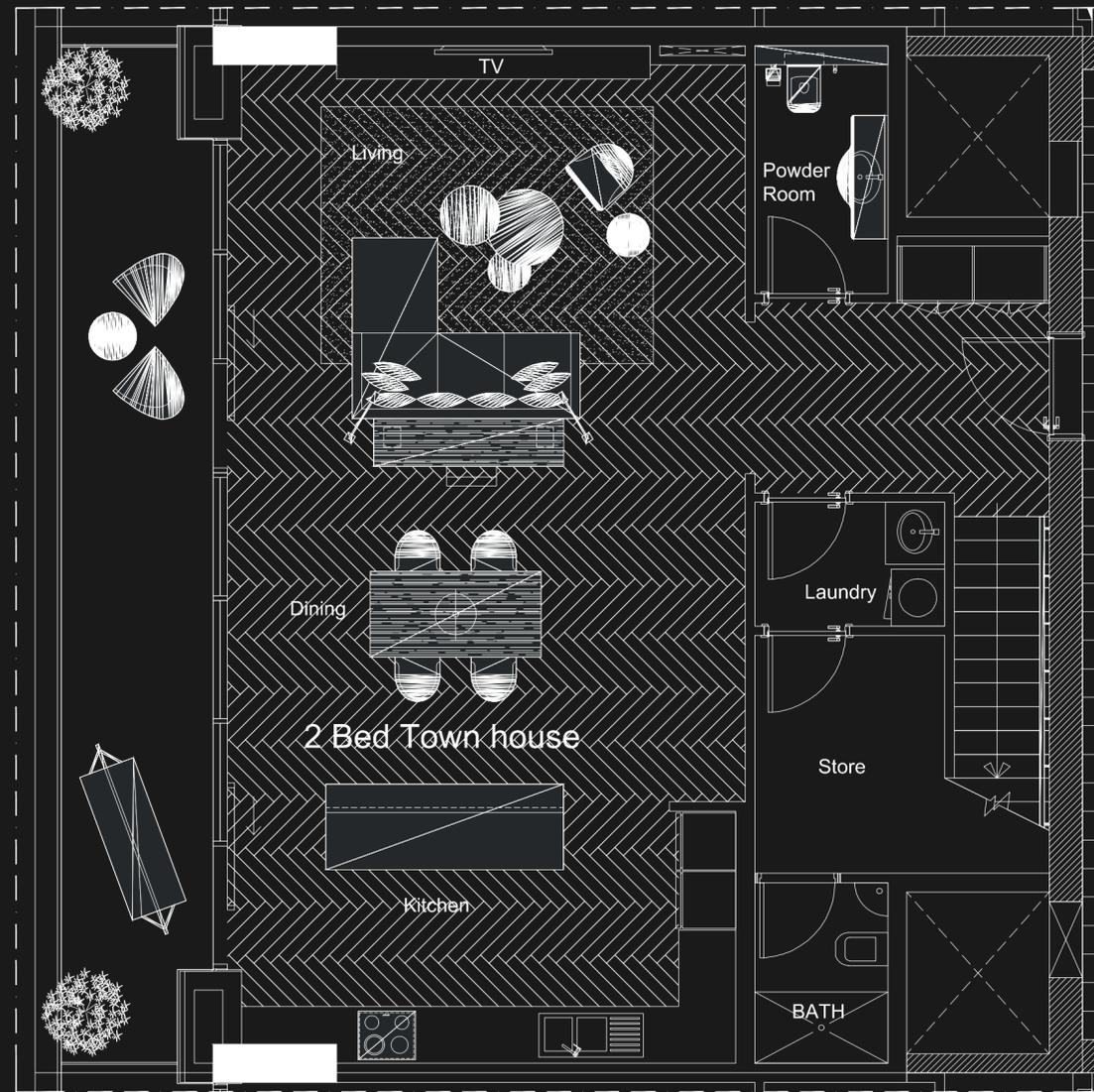
UNIT  
1508.25 SQFT.

TOTAL DIMENSIONS  
2102.85 SQFT.

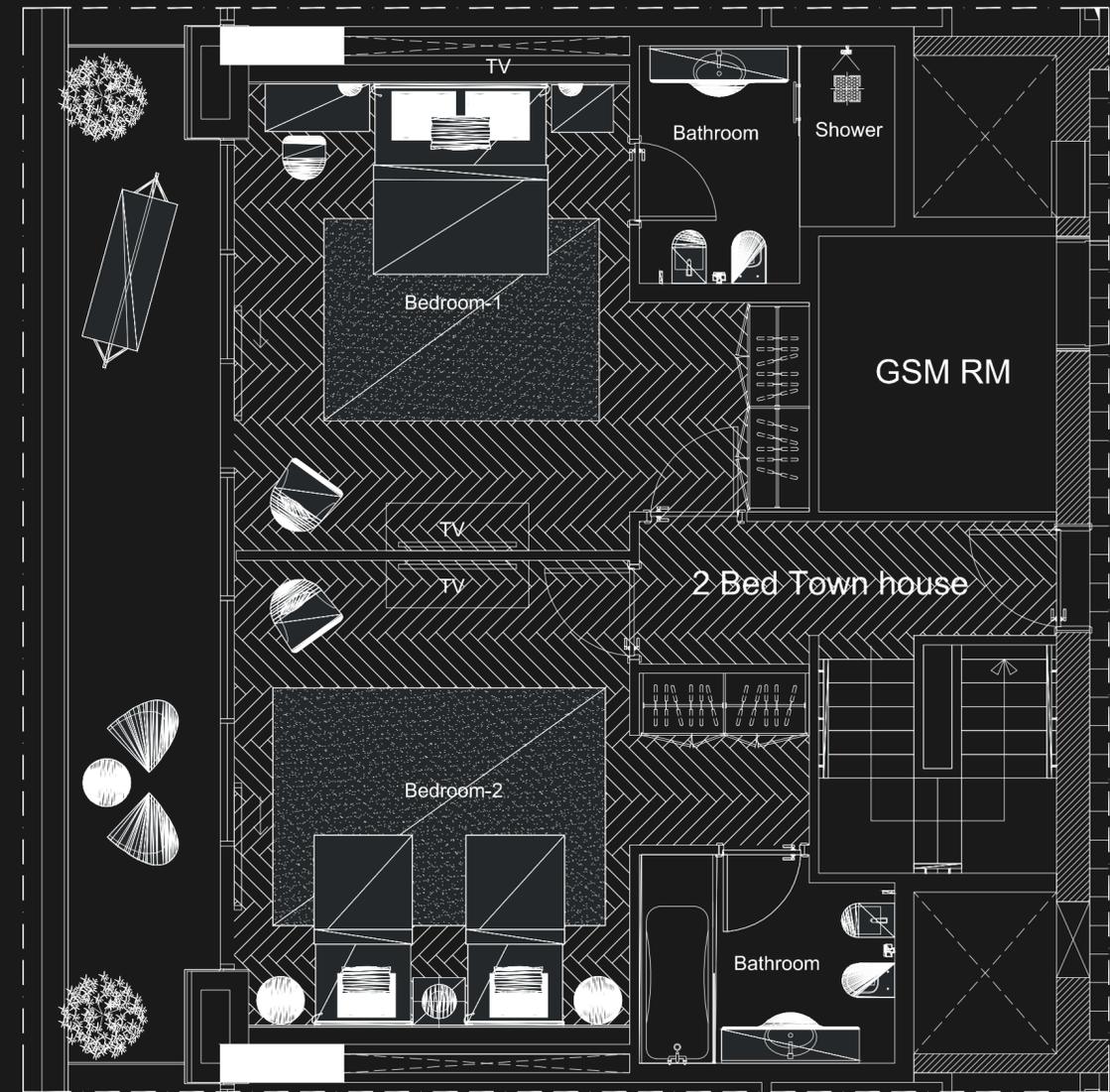
# TWO BEDROOM TOWNHOUSE

A sophisticated Penthouse where breathtaking views and premium amenities elevate your everyday lifestyle to new heights. In these categories, premium spacious interiors include an open format stairway leading to the bedroom space, which sits elevated above the living area. The corner location of these apartments within the building allow for unusually large floor-to-ceiling windows that optimize the stunning panoramic views of Burj Khalifa and Burj Al Arab beachside.





11TH FLOOR TOWNHOUSE



12TH FLOOR TOWNHOUSE

## TWO BEDROOM UNIT TOWNHOUSE

BALCONY 381.37 SQFT.	UNIT 1833.65 SQFT.	TOTAL DIMENSIONS 2215.02 SQFT.
-------------------------	-----------------------	-----------------------------------



MARRIOTT RESIDENCES  
AL BARSHA SOUTH  
DUBAI