



MARRIOTT EXECUTIVE APARTMENTS

Barsha South



DEVELOPMENT DESCRIPTION

Property is an existing Apartment building in Barsha South that are being considered to be branded as Marriott Executive Apartment. The Development is located on Umm Suqeim Road opposite of Sheikh Mohammed Gardens. Part of Mohammed Bin Rashed City, it is in close proximity to Dubai's most famous commercial destinations - Dubai Hills Mall, Mall of the Emirates, 10 minutes from Madinat Jumeriah and Burj Al Arab, and 15 minutes from Dubai Mall and Burj Khalifa. It comprises of 3 Towers over common Podium where the Pool Garden is located, 3 common underground levels of 500 car park, storage's, plant rooms, staff facilities, back of house kitchen and delivery bay. Ground Floor will welcome the Hotel lobby, Marriott Lounge, Meeting room spaces, All Day Dining and 2 specialty restaurants The building complex hosts a collection of 411 high-end apartments ranging from 1 bedroom to 3 bedroom as well as penthouses. All apartments are spacious and newly re-furbished with excellent view of Dubai skyline.

PROJECT SUMMARY

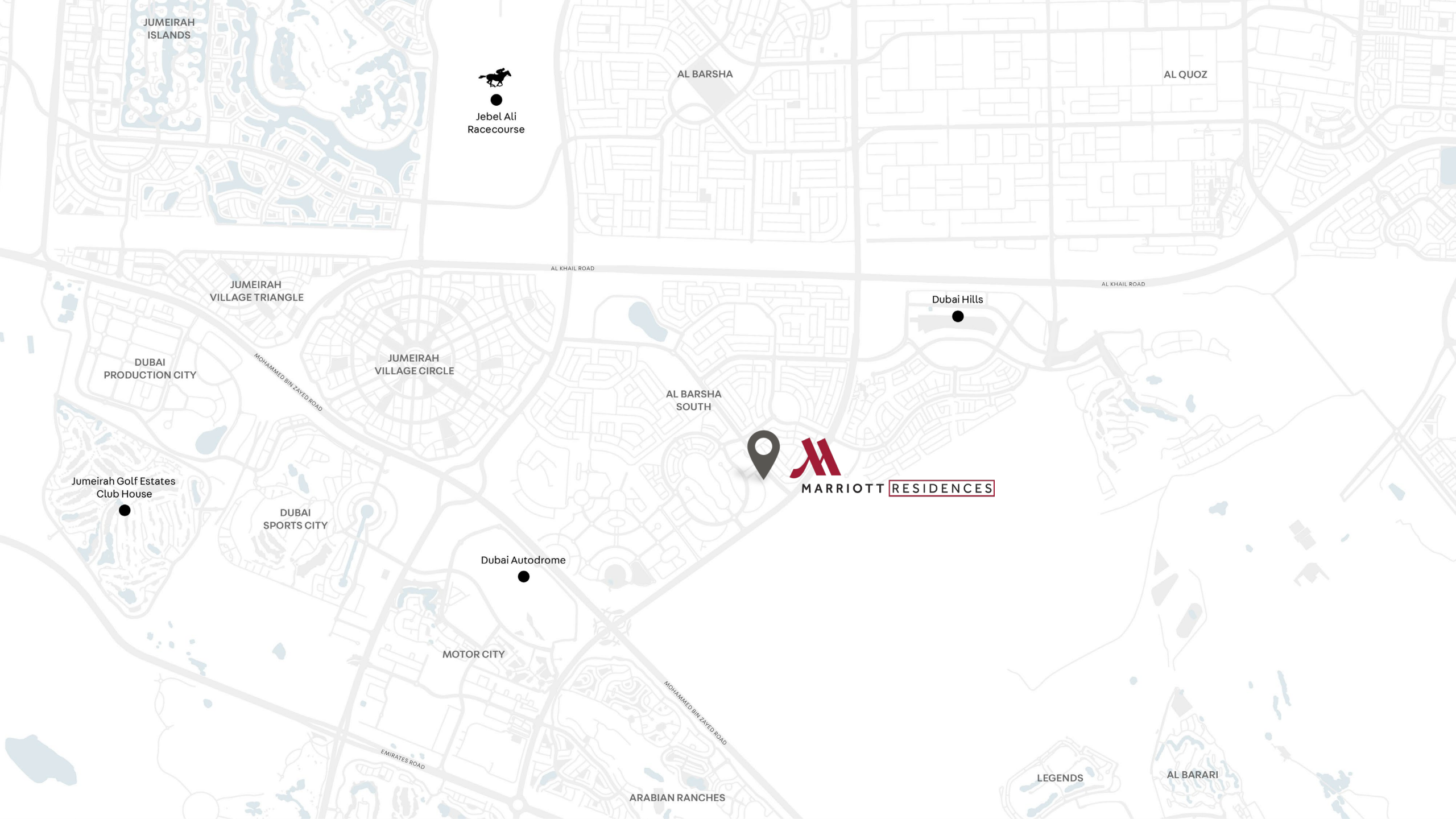
Plot	Area 102,395 sqft.
BUA	Area 1,153,806 sqft.
GFA	Area 610,617 sqft.
Parking	Basements 3 to 1 Ground - 500 no's
Pool Garden, Spa, Fitness Center, Lounge, Kids Club	Total 25,607 sqft. (1 st Floor)
Apartment Units	1st - 24th Floor
Basement Staff Facilities & kitchen	Total 6,232 sqft.
GF- Lobby, Lounge, Meeting Space, F&B Outlets	Total 20,935 sqft.

Total No. of Units	411
1 Bedroom Units (Type A)	Qty 95
1 Bedroom Units (Type B)	Qty 21
2 Bedroom Units	Qty 263
3 Bedroom Units	Qty 7
3 Bedroom Units	Qty 1
2 Bedroom Townhouse	Qty 6
1 Bedroom Penthouse	Qty 6
2 Bedroom Penthouse	Qty 12

TOWER 1 & 3 SUMMARY

Tower 1-Total No. of Units		137
1 Bedroom Units (Type A)	Qty	39
2 Bedroom Units	Qty	88
3 Bedroom Units	Qty	2
2 Bedroom Townhouse	Qty	2
1 Bedroom Penthouse	Qty	2
2 Bedroom Penthouse	Qty	4

Tower 3-Total No. of Units		138
1 Bedroom Units (Type A)	Qty	39
2 Bedroom Units	Qty	88
3 Bedroom Units	Qty	3
2 Bedroom Townhouse	Qty	2
1 Bedroom Penthouse	Qty	2
2 Bedroom Penthouse	Qty	4



JUMEIRAH ISLANDS



Jebel Ali Racecourse

AL BARSHA

AL QUOZ

AL KHAIL ROAD

AL KHAIL ROAD

JUMEIRAH VILLAGE TRIANGLE

DUBAI PRODUCTION CITY

JUMEIRAH VILLAGE CIRCLE

AL BARSHA SOUTH

Dubai Hills

Jumeirah Golf Estates Club House

DUBAI SPORTS CITY

Dubai Autodrome

MOTOR CITY

ARABIAN RANCHES

LEGENDS

AL BARARI



MARRIOTT RESIDENCES




Marriott
EXECUTIVE APARTMENTS


Marriott
EXECUTIVE APARTMENTS



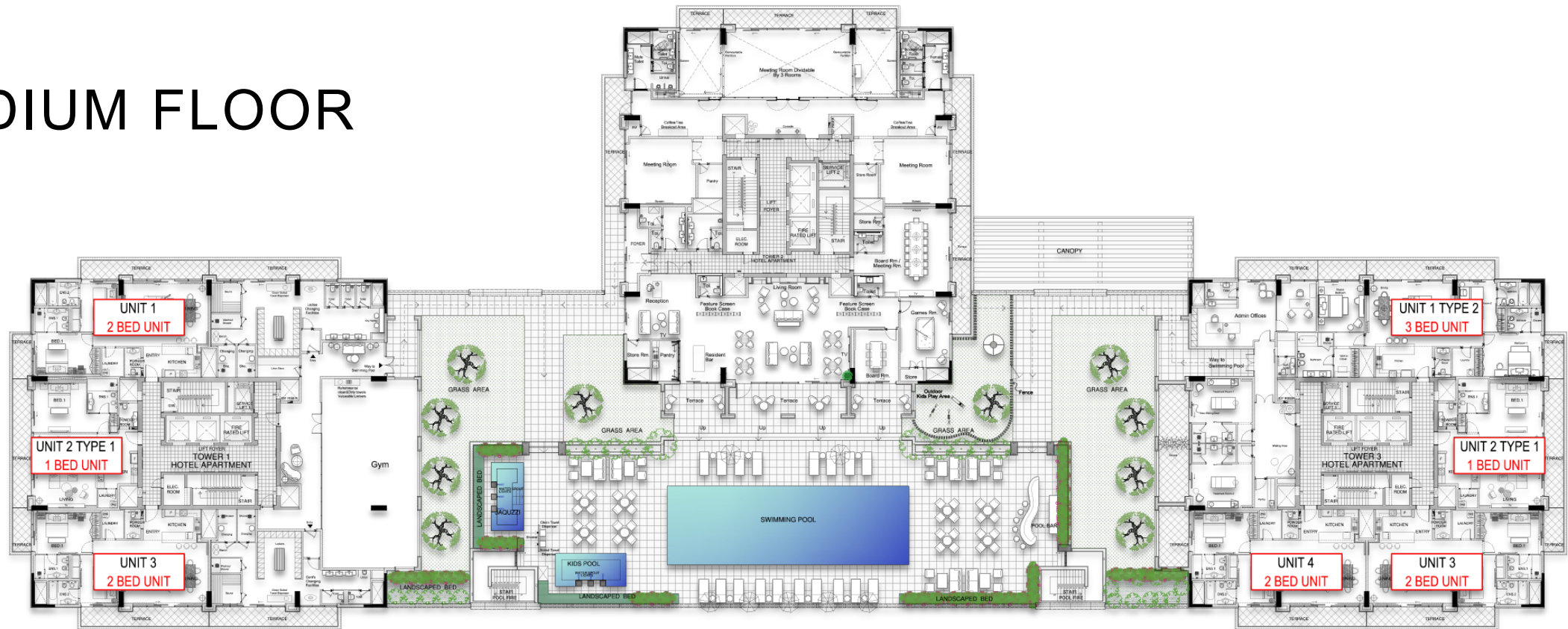

Marriott
EXECUTIVE APARTMENTS


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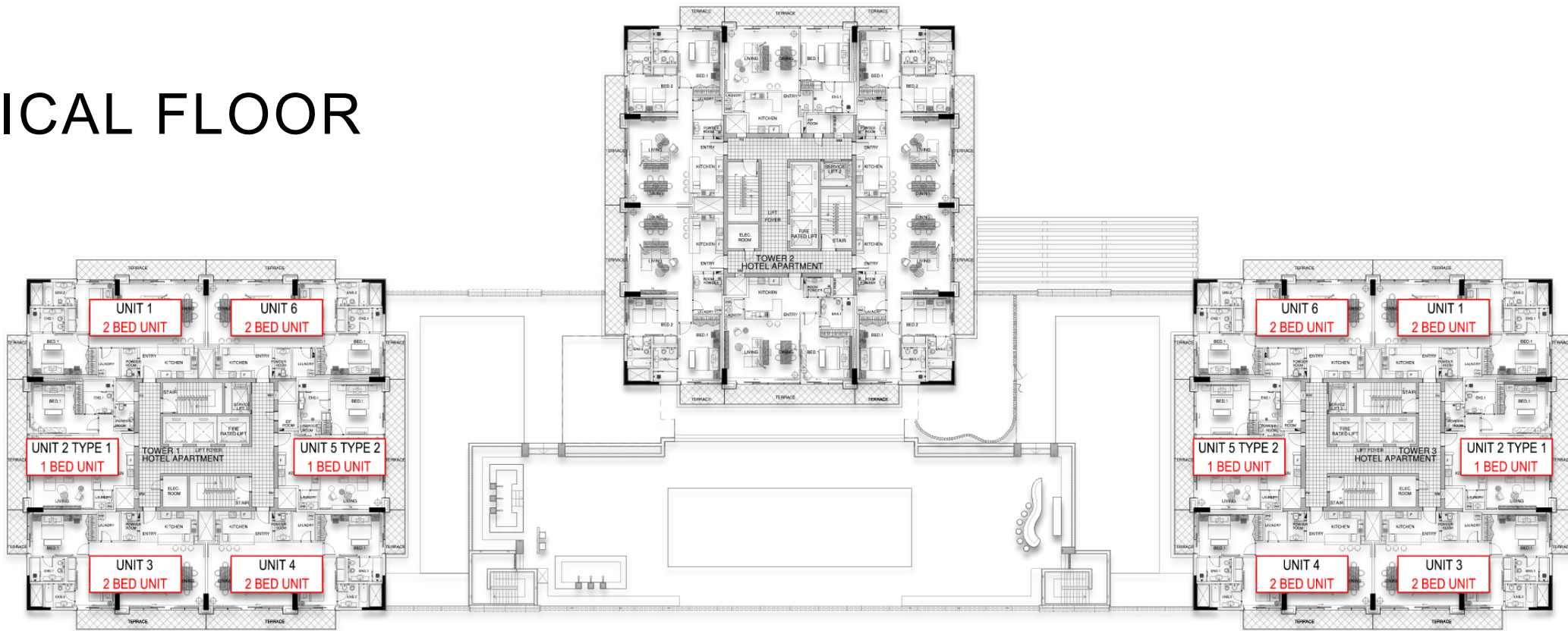


MASTER PLAN

PODIUM FLOOR



TYPICAL FLOOR





AMENITIES



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HOTEL LOBBY



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CONFERENCE ROOM



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BOARD ROOM



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CLUB LOUNGE



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GYM



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SPA



—
RETAIL

come share
our passion
for food

jones
the grocer

JONES
THE GROCER



Dear Silence,
Am I using you right?
Do I feel the breeze and hear her whisper
"Allow enough light to enter?" And then,
do I heed her call and bask in the sun?
For darkness is the night's domain.

And when our Earth rotates on her axis
to unfurl the evening upon us,
and quiet the mind in preparation for rest,
do I gaze upon the heavens and marvel at
the stars
whose light has reached from billions of
miles?

Do I take a moment to admire the birds?
Those symbols of liberty who flutter, feed
and roost
my common mynas, the white-eared
bulbuls,
the house sparrows, the laughing doves
their love of freedom reminds me of us.

Do I pause
to revere the trees?
Those wise potentals whose calm
teaches us to be still:
the olive tree, the sea hibiscus,
the ghar, the rosy trumpet?

Do I breathe in to taste
the fragrant aroma of the jasmine
the oleanther,
even the cardamom, the cloves,
even the azure expanse
which surrounds
even the deep salted sea.

Do I feel the soil beneath my feet?
Life thrives not just before me,
not just within,
but above and below?
Do I thank the ground from which nature
blooms
and to which one day I shall return?

Do I immerse my skin in water
and let that blue wonder
envelop me in her slicker texture?
For she is the elixir
from whom I am made. Without her,

الصمت،
هل أنا أستخدمك
بشكل جيد؟
هل أسمع همسه وأتأمل
بأن نور كاف؟ ثم،
هل أستمع لنداء الشمس
فأستلقي في الليل.

تدور الأرض حول محورها
حافاً المساء علينا
أعياه الذين يذوقون بالارتياح
ق إلى بوابة الفردوس وأتمنى بالبحر
سبحاً هائل الأمل؟

ألاحظ الطيور
التي ترفرف وتغني وتعيش
باعتاد، الببغاء ذات الأذن البيضاء،
الطير، الحبار، الصياد
حرية يذكرني بها.

ل قليلاً
لأشجار؟ تلك النباتات المعمرة الرزينة
نؤمننا السكون،
الزيتون، كوكب البحر،
شبهاً لاندوق
لأسمين المعروفة.

ال، القرفة،
متداد الأزرق الذي يحيط
بنا البحر العميق.

ر بالترعة الغنية أسفل قدمي
التي تلتصق بقدمي
طرية
في وتختل؟
ل الأرض التي تحت منها الطبيعة الجميلة
لها ساعده يوماً ما؟

ر جلدي في الماء،
م العظيمة الراقص
حريريها؟
ة السحرية.

BASTA RESTAURANT



BASTA
RESTAURANT

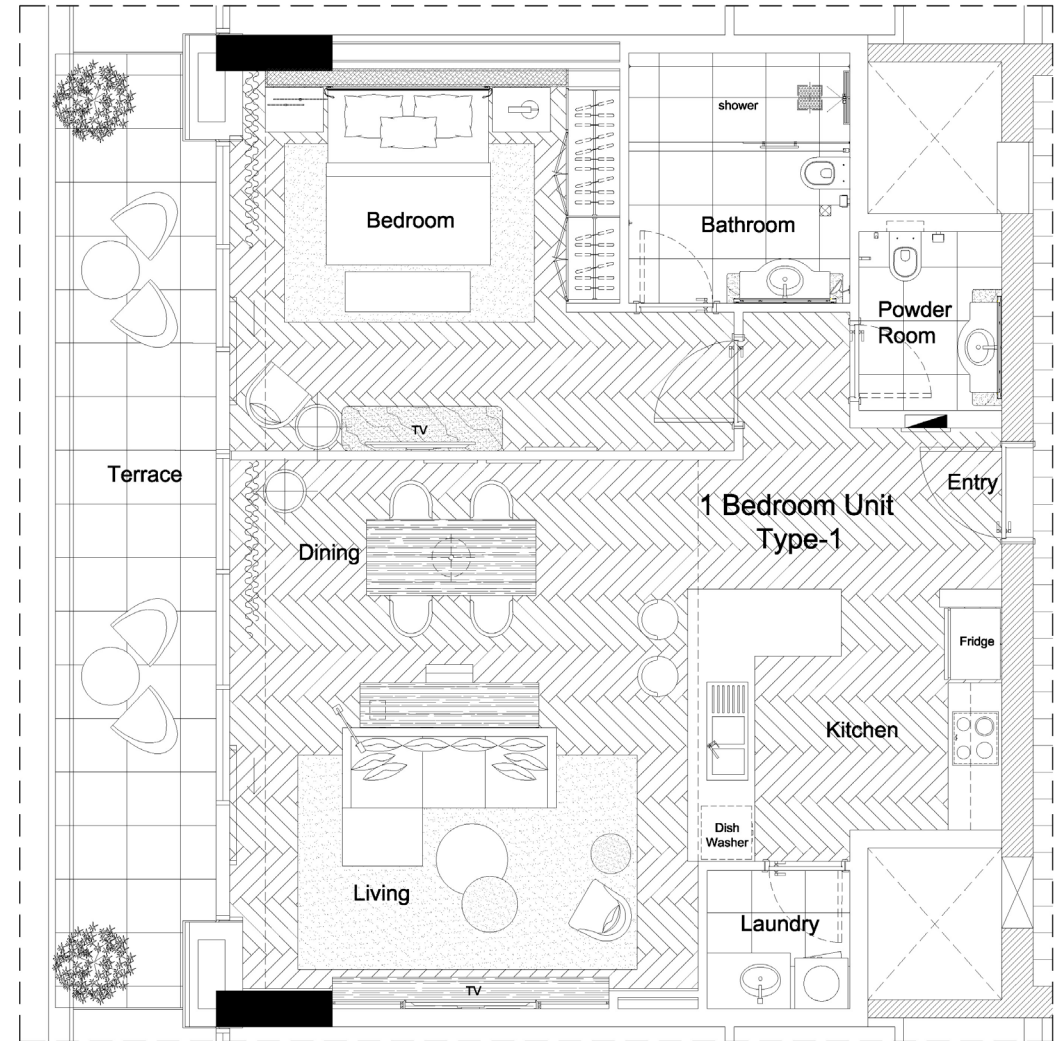


FLOOR PLANS AND RENDERS

ONE BEDROOM

TYPE-1

Interior	961.00 Sq.ft.
Exterior	191.00 Sq.ft.
Total Area	1,152.00 Sq.ft.

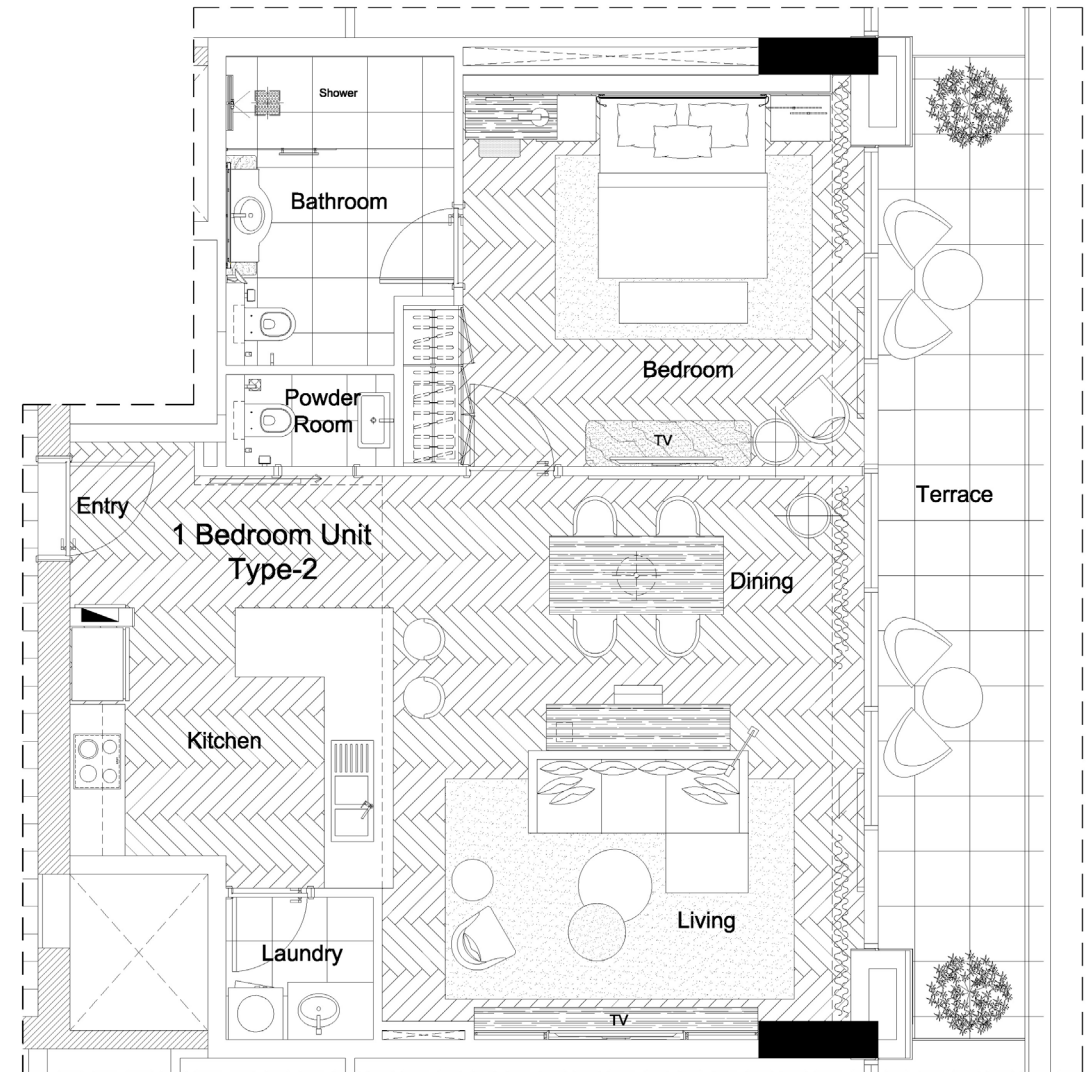


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ONE BEDROOM

TYPE-2

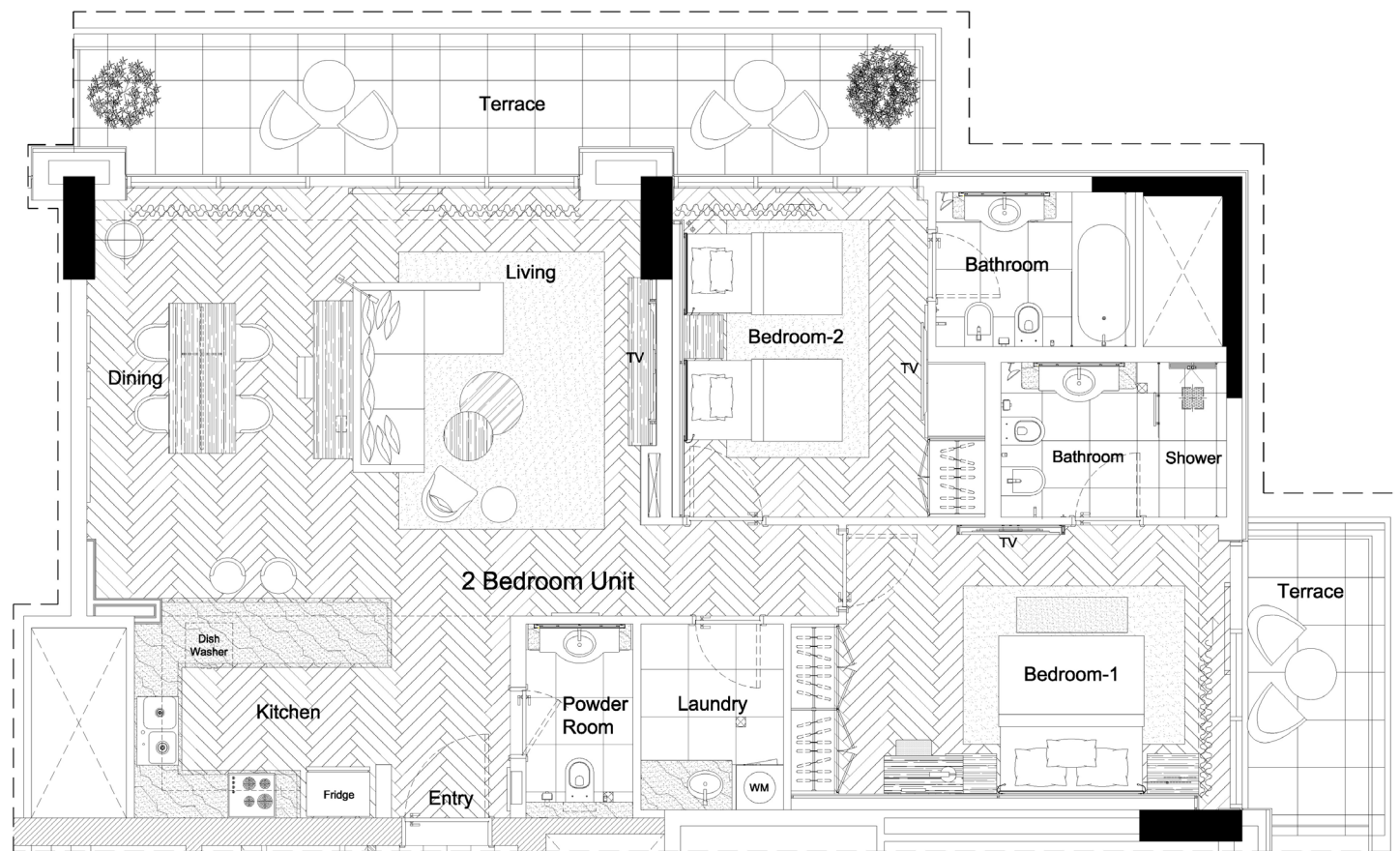
Interior	919.00 Sq.ft.
Balcony	191.00 Sq.ft.
Total Area	1,110.00 Sq.ft.



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TWO BEDROOM

Interior	1,238.00 Sq.ft.
Balcony	258.00 Sq.ft.
Total Area	1,497.00 Sq.ft.



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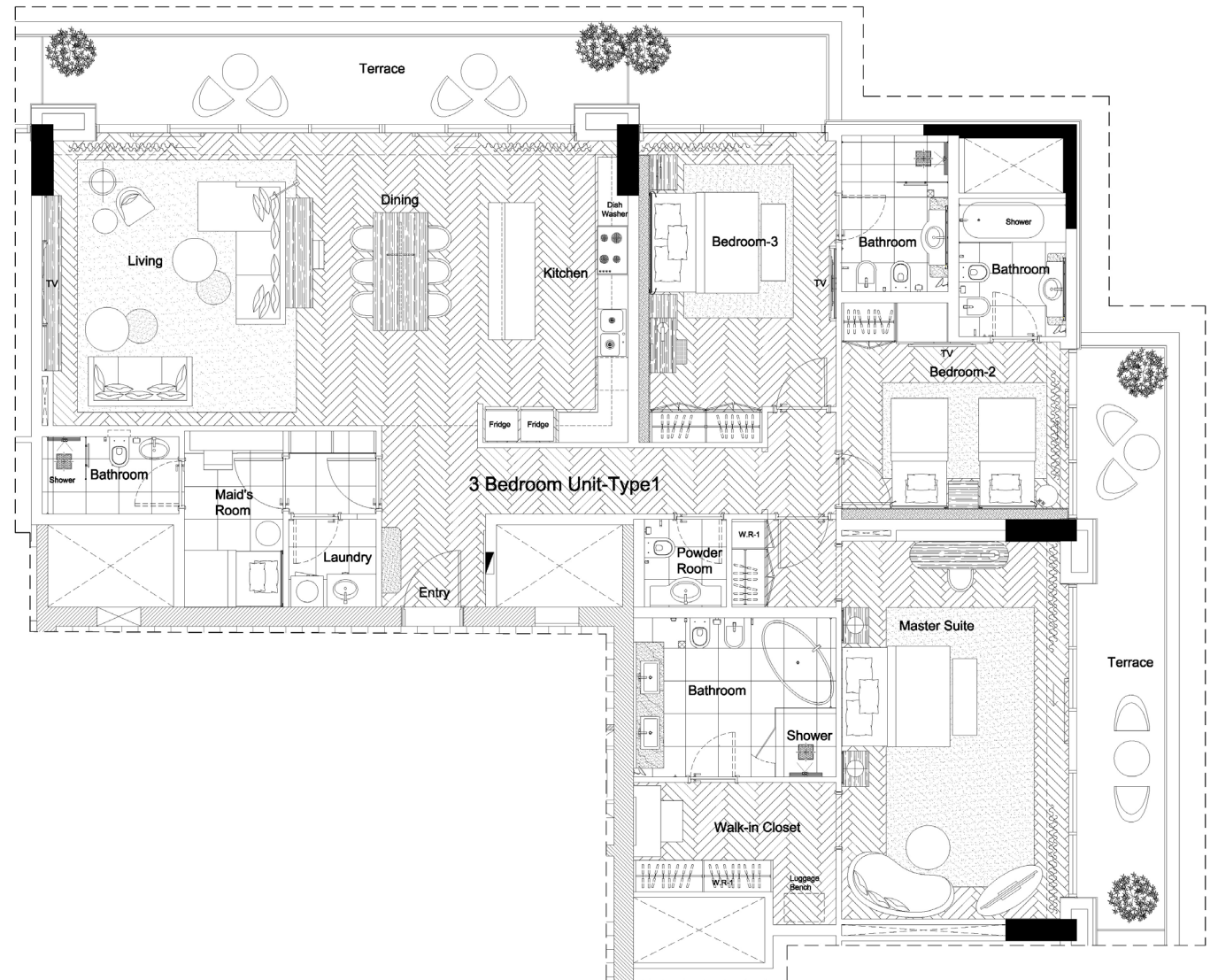


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THREE BEDROOM

TYPE-1

Interior	2,172.00 Sq.ft.
Balcony	449.00 Sq.ft.
Total Area	2,621.00 Sq.ft.



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THREE BEDROOM

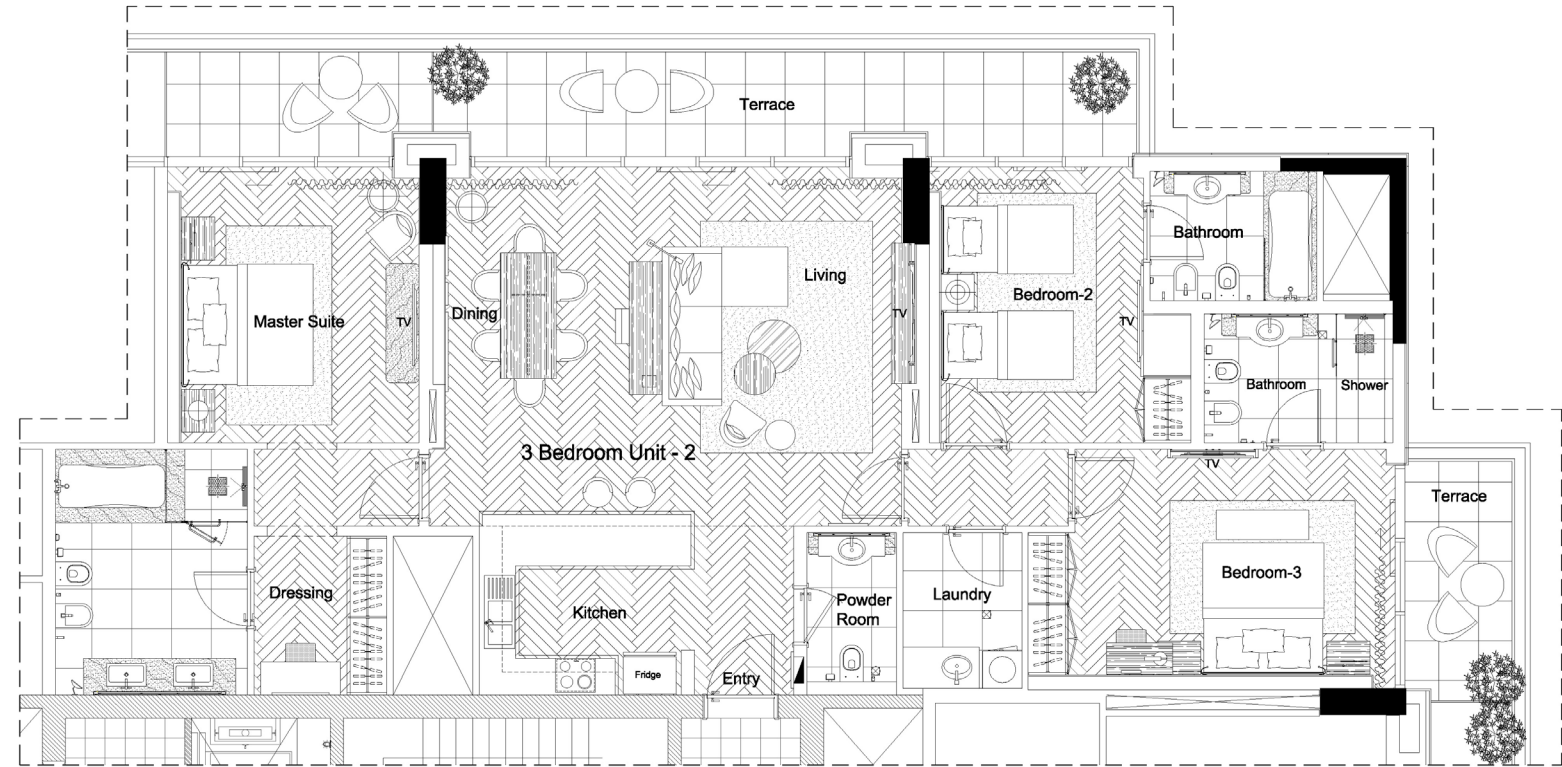
TYPE-2

Balcony

359.68 Sq.ft.

Unit Area

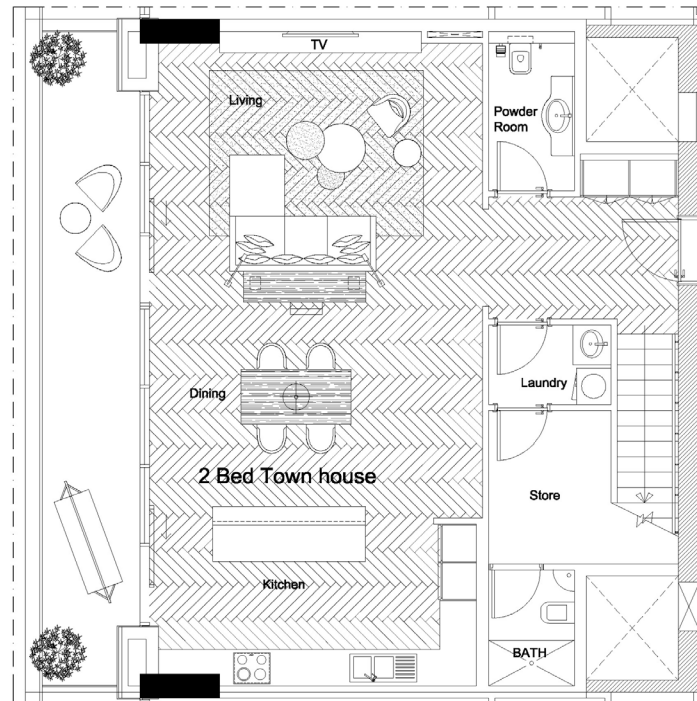
1,649.90 Sq.ft.



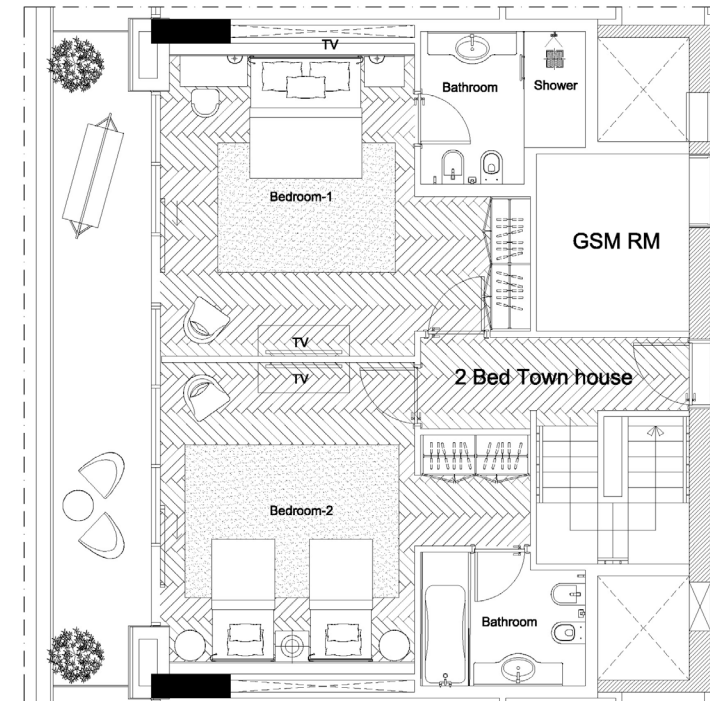
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TWO BEDROOM TOWNHOUSE

Interior	1,834.00 Sq.ft.
Balcony	381.00 Sq.ft.
Total Area	2,215.00 Sq.ft.



11TH FLOOR TOWNHOUSE



12TH FLOOR TOWNHOUSE

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ONE BEDROOM

PENTHOUSE

Interior

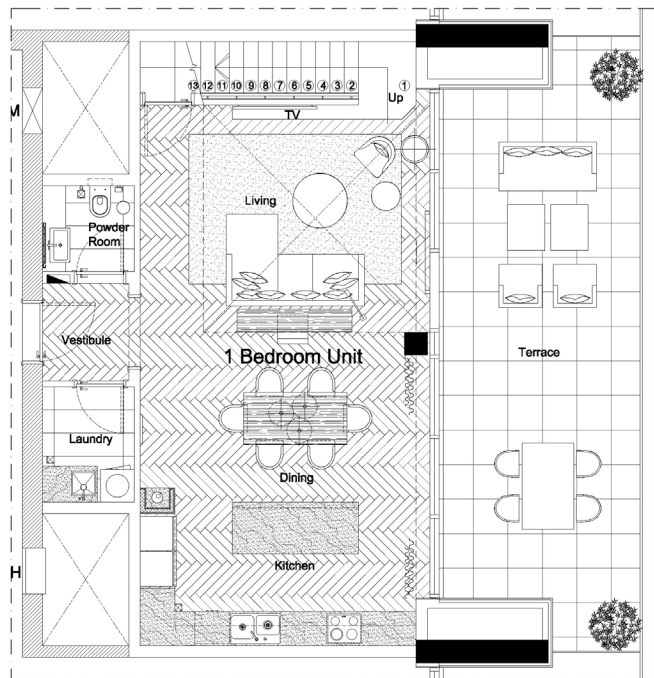
1,450.00 Sq.ft.

Balcony

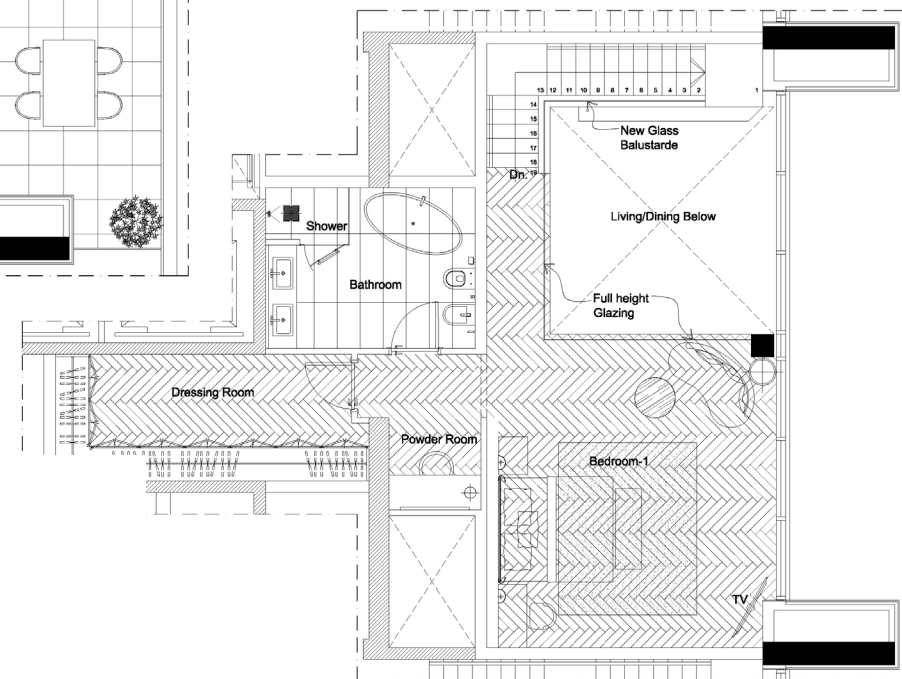
363.00 Sq.ft.

Total Area

1,813.00 Sq.ft.



24TH FLOOR PENTHOUSE

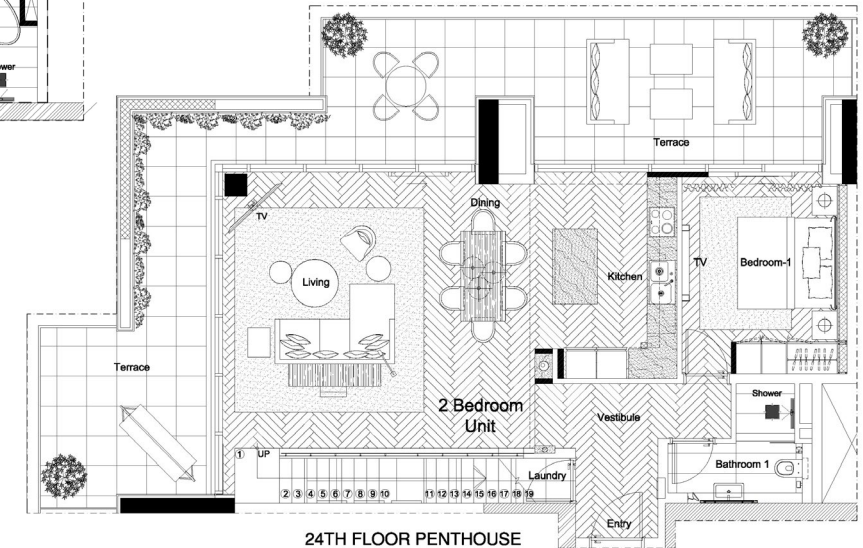
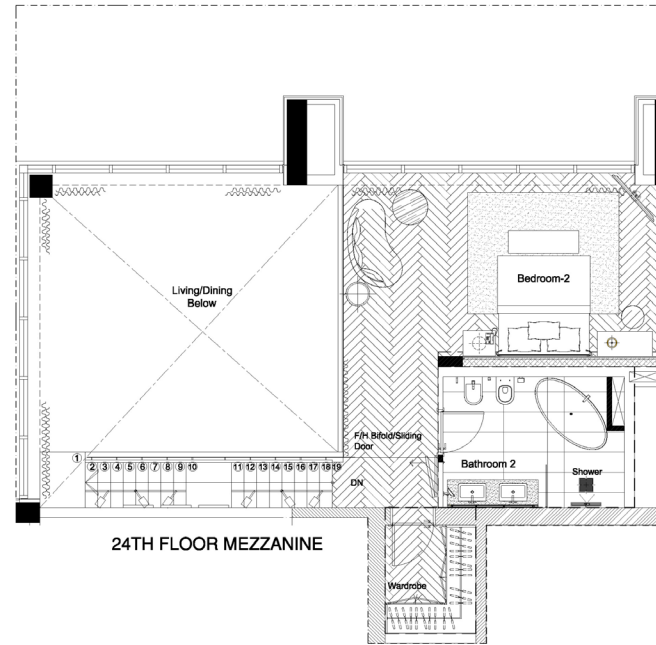


24TH FLOOR MEZZANINE

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TWO BEDROOM PENTHOUSE

Interior	1,517.00 Sq.ft.
Balcony	595.00 Sq.ft.
Total Area	2,112.00 Sq.ft.



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AREA & PRICING SUMMARY

Total No. of Units	Min. of TOTAL AREA (sq.ft.)	Max. of TOTAL AREA (sq.ft.)	Min. of Unit Price	Max. of Unit Price
1 Bedroom	1,110	1,215	AED 2,004,000	AED 2,431,000
2 Bedroom	1,488	1,582	AED 2,477,000	AED 3,034,000
3 Bedroom	2,621	2,621	AED 5,022,000	AED 5,147,000
1 Bed Penthouse	1,813	1,839	AED 4,048,000	AED 4,091,000
2 Bed Penthouse	2,091	2,112	AED 4,062,000	AED 4,427,000
2 Bed Townhouse	2,215	2,215	AED 4,454,000	AED 4,559,000