

# MARINA ARCADE

*Marina Arcade is a contemporary residential tower comprising of 47 plush floors located in one of the most sought after residential addresses in the city of Dubai. The Dubai Marina District.*

*Marina Arcade is strategically located on the famous on Al Naseem street across Dubai Media City which makes it accessible to the various public transport, The Dubai Tram (just minutes away) & The Dubai Metro.*

*The beauty about Marina Arcade is, that it is strategically located between The Dubai Marina & The Dubai Media city, so you get to enjoy Marina Style Living, yet are in your own sanctuary away from the hustle and bustle of the Marina District.*

## Marina Arcade: A Lifestyle Choice

*The exterior garden in our facilities area provides a tranquil setting to relax and madidate. While the fully equipped gym and running, track will keep you fit and the purpose designed children's play area will engage the playfulness of your young loved ones.*

*The interior for this prestigious address has been designed by renowned Italian architect & Interior Designer Mr. Matteo Nunziati to create a superb living experience with special attention including: high ceilings and quality finishing and detailing in areas like the kitchen, wardrobes and bathrooms.*

*Marina Arcade offers spacious 1, 2, 3 and 4 bedroom apartments equipped with modern and state-of-the-art lifestyle facilities.*

*The Marina Arcade has loft apartments on its 2nd and 3rd floor.*

*Our Signature units boasts of sky homes with sky gardens and a dedicated terrace with Jacuzzi on its 16th and 30th floor.*

*2 Penthouses with spacious open to sky terrace and swimming pool overlooking The Palm Jumeirah and Marina area on the 44th floor.*

*While many developers talk about having duplex apartment, we at Marina Arcade have gone a step further in creating a Triplex.*

*Sky villa triplex apartment occupy 3 levels with private lift, roof deck, and swimming pool.*

*Truly a state of the art Sky Villa Triplex Apartment. Sky homes with modern design on its 45th floor. This is a purpose-built design apartment with an internal elevator inside the apartment, giving you the choice to have a floor for the little Angels, a private swimming pool, a roof deck, which at night can be enjoyed to host a party under the stars.*

## **Life Style & Recreation Facilities**

*Marina Arcade lifestyle and recreation facilities are conveniently located on the 2<sup>nd</sup> and 3<sup>rd</sup> level*

*Temperature controlled main Swimming pool size length is 17-meter width 6.1 meter*

## **5\* Hospitality Style Services**

*In creating the ultimate living experience for you we aim to enhance the services to the standards associated with the 5 Star Hospitality Style. Such offerings will include: a 24-hour concierge service to cater to your requirements, well trained bellboys and attendants to help you with your luggage and groceries and a door man to greet you and welcome your guests.*

*Additionally, free valet parking will be offered to occupants and their guests.*

## **High Standard Bosch Kitchen Appliances**

*Marina Arcade delivers the best. Our kitchens all come fitted with the latest innovative appliances from Bosch. A cooking range, refrigerator, dishwasher & washing machine to make moving in with ease and living with a lot more style.*

## **Safety: A Prime Concern**

*Once again, our team at Marina Arcade have taken the initiative to make sure we are a thousand steps ahead where safety is concerned.*

*The exterior cladding of the building is predominately double glazed glass, ACP panels with mineral core filler, providing fire rated advantage and having Perimeter Fire Barrier (fire stops) on every floor for the highest standards of safety.*

## **Sanctuary**

*Once you are in your space, this is your space. Our external windows and doors systems have been incorporated by one of the world leaders in the aluminium systems, the French TECHNAL. The TECHNAL systems provide highest standards in durability, insulation of noise, weather and thermal effects. Your own sanctum sanctorum.*

## **Savings**

*The building air-conditioning system has been designed with in-house chillers unlike district cooling, thereby eliminating fixed charges, hidden costs and significantly reducing electricity usage costs.*

*Additionally, the building has been designed with a central gas system for the kitchen thereby providing additional savings in your power bills.*

*A sure win win.*

## **Smart Elevators- Vertical Mobility**

*5\* living, the moment you step into our lift lobby which hosts 8 Smart Elevators by Schindler for your convenience.*

*Marina Arcade boasts of 3<sup>rd</sup> generation Schindler Elevators with the latest state of the art innovative Port Technology, reducing waiting time, providing convenience and thus less power consumption. This is the latest in energy saving*

## **Allocated Parking**

*The building has a total number of 366 allocated and visitors' car parking as per the municipality's regulations*

## **Additional information**

- Valet Parking free*
- Free of Charge Guest parking*
- Aluminium doors and windows incorporated by French Company TECHNAL*
- Access and Entry from the front of Building, diversion of services sought from RTA a big task but managed*
- 7000 sq ft gym with Life Fitness Equipment's, with a reception each for Ladies and Gents*
- Children's and Adults Swimming pool*
- Children's Play area, jogging track on 3<sup>rd</sup> floor*
- Owners Association Management Company –STRATA GLOBAL*
- Kitchen Appliances from Bosch*
- Central Gas System in Kitchen, cost of usage never is quite low and save the residences DEWA bill*
- Kitchen Hinges are of SELACHAY*
- Granite Stone as Kitchen table top*
- TARANTINE MARBLE from Italy used in lobby and common areas*
- LED lights save the energy and electricity consumption*
- Closets and wardrobes have built in automatic light facility from TUSCANA*
- SMART AUTOMATED Elevator System from Schindler with PORT system which reduces the waiting time*
- SMTV interface*
- 250 plus cameras for CCTV and security surveillance*
- Noise reduction due to specially designed windows and ceiling and chillers being outside the main vertical structure*
- Lobby AREA having private guest area for residents, private lounge at lobby level*