

MARBELLA

Marbella

Marbella is a secure, family-friendly community offering beautifully designed homes. Each home features spacious layouts, ensuite bathrooms for all bedrooms, a dedicated maid's room, and built-in kitchen appliances. The homes are thoughtfully planned for comfortable living, blending privacy with practicality.

Why Marbella?

- **Tailored Styled Homes:** 4-Bedroom homes featuring thoughtfully crafted layouts and luxurious finishes
- **Seamless Connections:** Access to essential services, shopping centres, schools, and healthcare facilities
- **Interior Canvas:** Neutral material palette invites personalization, allowing residents to infuse their unique personality
- **Community:** Green spaces and landscaped gardens offering ample room for families to relax, explore, and thrive together
- **Convenient Location:** Close proximity to Etihad Rail and Metro ensures seamless connectivity to key destinations across the UAE as well as Barsha South Mall and Maktoum Airport
- **Handover Q1 2026 :** Move into your dream home next year, without the typical 3 - 5 year handover period



Location & Accessibility

- Unparalleled access key to destinations, including Maktoum Airport, Jumeirah Golf Club and Downtown
- Framed by serene parks, gardens, and natural reserves, providing residents with a peaceful retreat
- Marbella is surrounded by top-tier schools, state-of-the-art healthcare facilities, and vibrant community centers
- Located in a low-density community, offering privacy while fostering a vibrant, inclusive neighbourhood

Payment Plan

Payment Plan	Payment Percentage	Date
Down Payment	24%	Immediate
1st Instalment	10%	Within 2 Months
2nd Instalment	10%	Within 4 Months
3rd Instalment	10%	Within 6 Months
4th Instalment 100% Construction Completion	50%	Handover

Bedrooms	Units	Min. Plot Area (sq. ft.)	Max. Plot Area (sq. ft.)	Average BUA Area (sq. ft.)	Starting Price (in AED Mn)
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4 - Bedroom 41 1,274 2,178 2,780 2.90

- Total 41 units, 4-bedroom + maids with Balconies Ground + First + Second Floor



Expansive layouts

- With spacious layouts and exquisite finishes, Marbella is a premium choice for those who value luxury and functionality

Amenities



- Shopping & Dining
- Pool Deck
- Kids Playground
- Ample Healthcare Facilities
- State of Art Fitness Centre
- Community Centres
- Recreational Facilities
- Community Parks

