

ANWA ARIA

SEAFRONT
TOWNHOMES

OMNIYAT

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SEAFRONT
TOWNHOMES,
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HARMONIOUS
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MELODY OF THE
SEA, SERENADING
YOUR DAILY LIFE.

AN ODE TO SERENITY

The Seafront Townhomes are more than a place to live; they are a harmonious composition of luxurious living. These exquisite residences are designed to create an elegantly orchestrated lifestyle, where every day resonates with the serene rhythm of the surrounding sea.



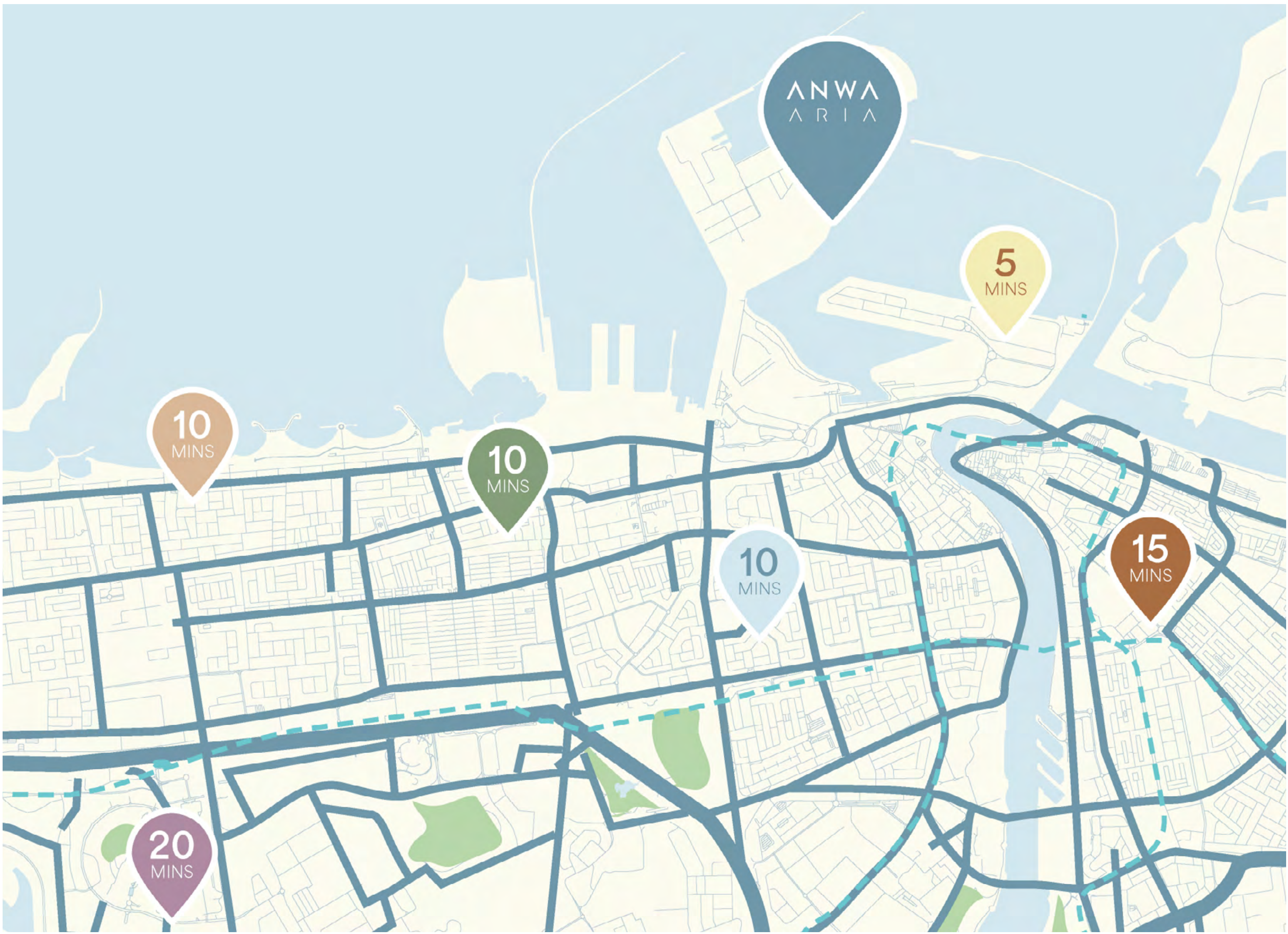




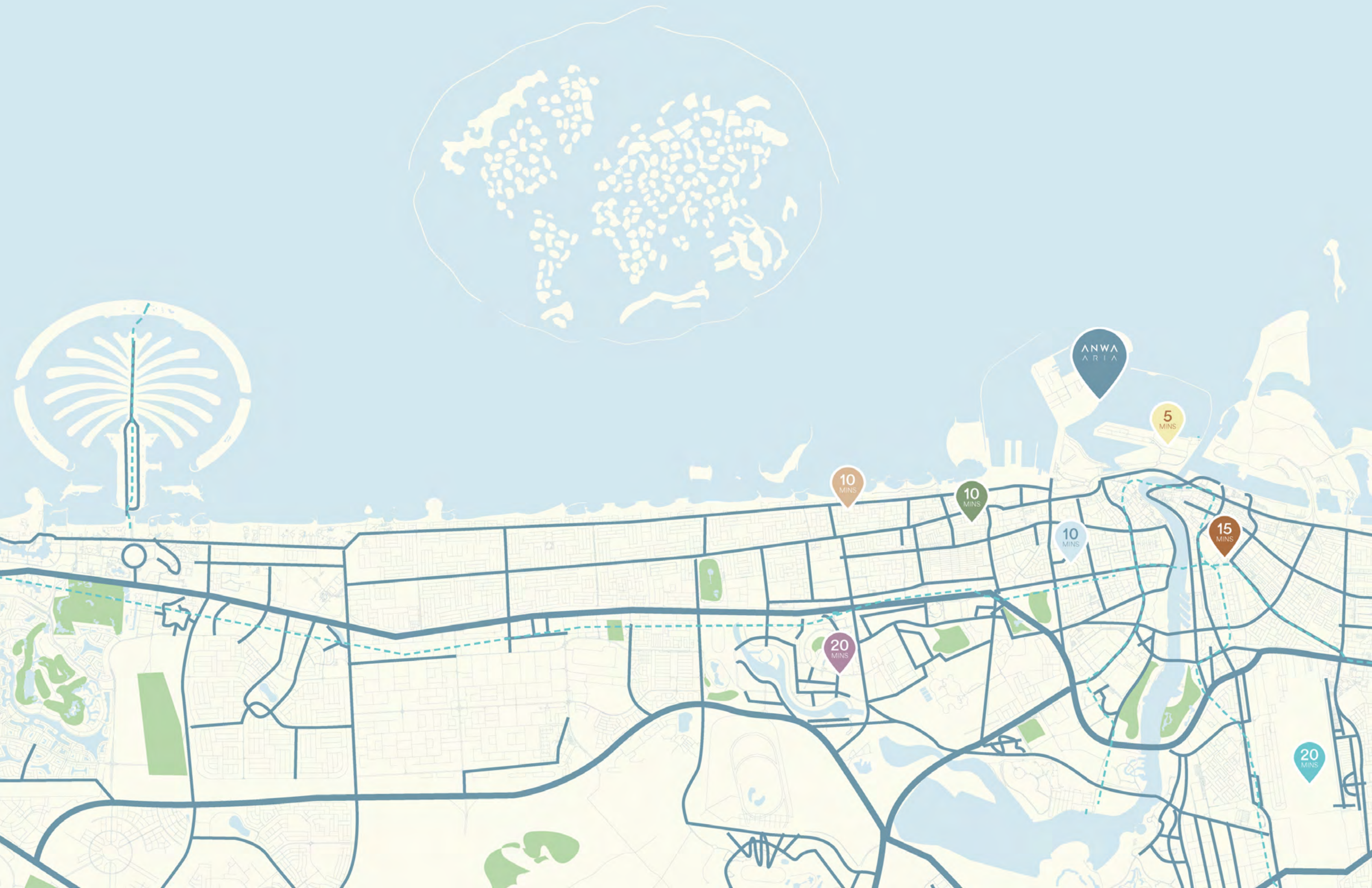
A HARMONIOUS MARITIME LOCATION

Dubai Maritime City artfully blends urban living with a peaceful waterside setting. Poised on the shores of this peninsula, the Seafront Townhomes are connected to, yet cocooned from, the bustle of Dubai.

The exclusive cruise destination of Mina Rashid is just a 5-minute stroll away along the waterfront promenade, and offers a myriad of retail, dining and entertainment experiences.



- DUBAI INTERNATIONAL AIRPORT
20 MINS
- MINA RASHID
5 MINS
- THE DUBAI MALL / BURJ KHALIFA
20 MINS
- NEAREST HOSPITAL
10 MINS
- NEAREST SCHOOL
10 MINS
- THE GOLD SOUK
15 MINS
- JUMEIRAH BEACH COASTAL LINE
10 MINS



AN
UNRIVALLED
CANVAS

ANWA
ARIA

ANWA





WHERE THE
WAVES SET
THE PACE FOR
YOUR DAY

ENDLESS SEA VIEWS

From your Seafront Townhome, savor the boundless vistas that envelop you. Wake up to the captivating Arabian Gulf sunrise, with the azure sea as your daily backdrop.

As night falls, the starlit waters create a tranquil ambiance, offering a soothing retreat after a night of city adventures. At any hour, this remarkable location promises to elevate your perspective.





DISCOVER
A MELODIC
ARRIVAL

A GRAND WELCOME

Your journey begins with a grand arrival at your townhome. These luxurious residences have been thoughtfully designed to provide a seamless and private entrance.

At the Promenade Level, you'll find your own reception lobby, granting you direct access to the picturesque waterfront.



VERDANT ENTRYWAY

Each Seafront Townhome is intricately connected to the tower and indoor parking levels through a beautifully landscaped inner courtyard.

This features winding pathways and elegant foot bridges, allowing a dramatic and private arrival that sets the stage for the exceptional living experience that awaits you.





AN EXCEPTIONAL
COMPOSITION



TERRACE SEAFRONT
TOWNHOMES

GARDEN SEAFRONT
TOWNHOMES

THE SYMPHONY

Each Seafront Townhome combines indoor comfort with the freedom of waterside living. Expansive windows welcome an abundance of natural light, filling the interiors with a bright and airy ambiance, all while providing enchanting water views. Venture outdoors, and you'll discover generously sized private grounds that are intricately linked to the picturesque boardwalk and adjacent park.

TYPES AND SIZES:

3 Bedroom Townhomes 2,185 to 5,100 sq.ft.

4 Bedroom Townhomes 4,691 to 4,895 sq.ft.



GARDEN SEAFRONT TOWNHOMES

Located on the lower levels, these exquisite duplex townhomes offer a calming retreat with a private garden and terrace that overlooks the blissful sea. With direct access to the promenade, here you will be connected to the tranquil waterfront, creating an unmatched indoor and outdoor living experience.



TERRACE SEAFRONT TOWNHOMES

Uplift your living experience with the upper-level triplex townhomes, boasting expansive terraces that offer unobstructed sea views—an ideal spot to witness breathtaking sunsets daily.

Additionally, the rooftop comes with its own direct access, making it a perfect venue for entertaining and creating cherished moments under the open sky.



SOULFUL SPACES



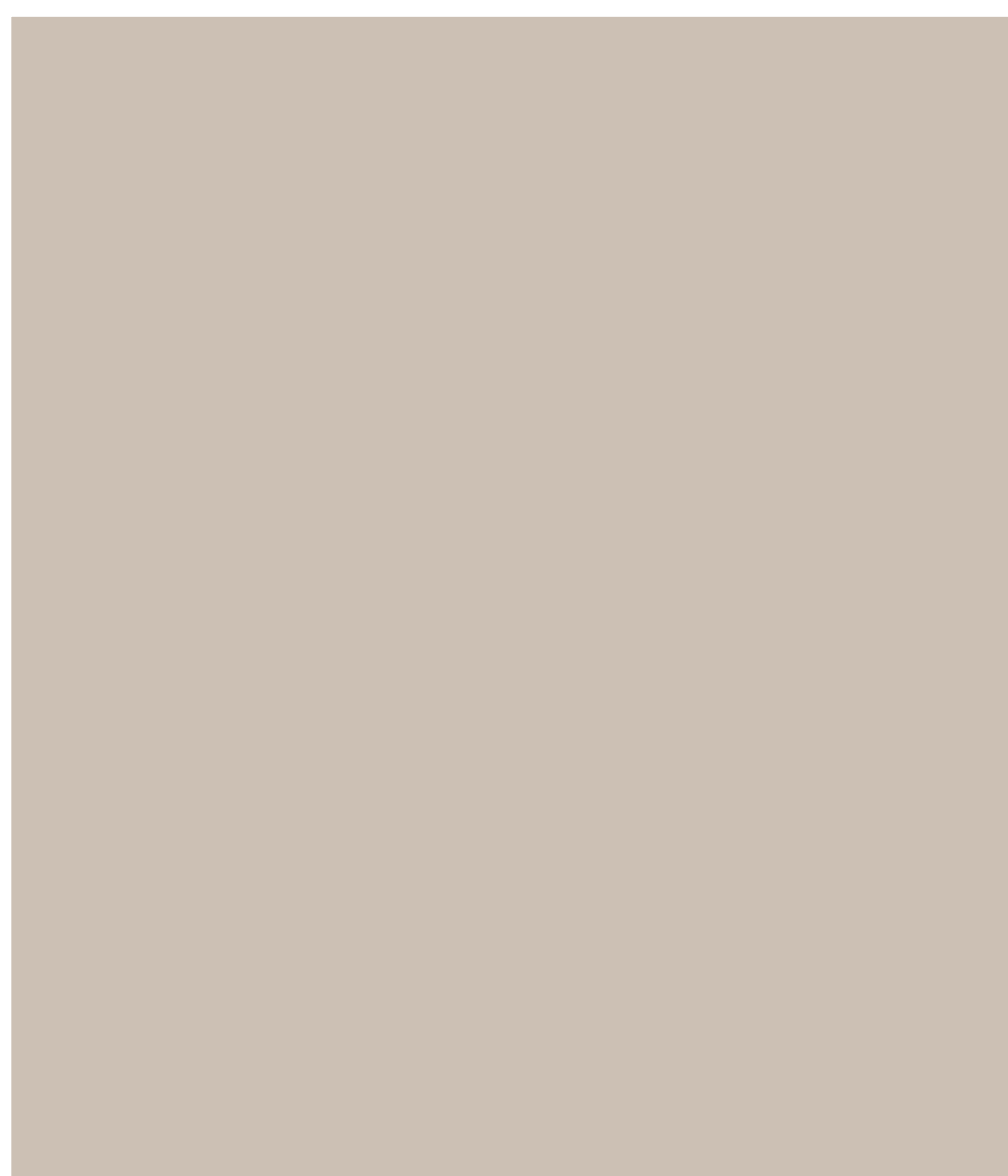
EMBRACING THE WATER'S GRACE

Each Seafront Townhome has been consciously composed to be in perfect harmony with the surrounding water. Generously proportioned windows flood every residence with golden light, presenting a panoramic view of the sky and water beyond.

Floor plans maximize sea views and encourage the natural flow of the sea's breeze, bringing with it a sense of wellbeing.



MATERIALS & FINISHES



LAQUER 10% GLOSS
FINISH - JOINERY



ASH LAMINATE OPEN
GRAIN - JOINERY



IRONMONGERY



VOLAKES GENERAL
FLOORING



QUARTDORMS
EXTREME ICEBERG
WITHE 300



GLASS
BACKSPLASH



RAKED VENEER
WOOD CABINET
FEATURE





SEAFARING FINISHES

A carefully curated palette of neutral materials echoes the maritime landscape, intertwining elements of sea, sand, and sky within each space.

The use of marble and ash wood contributes to tranquil living where the essence of the seafront setting is woven into every aspect of life.



COVETED
ARRAY OF
AMENITIES



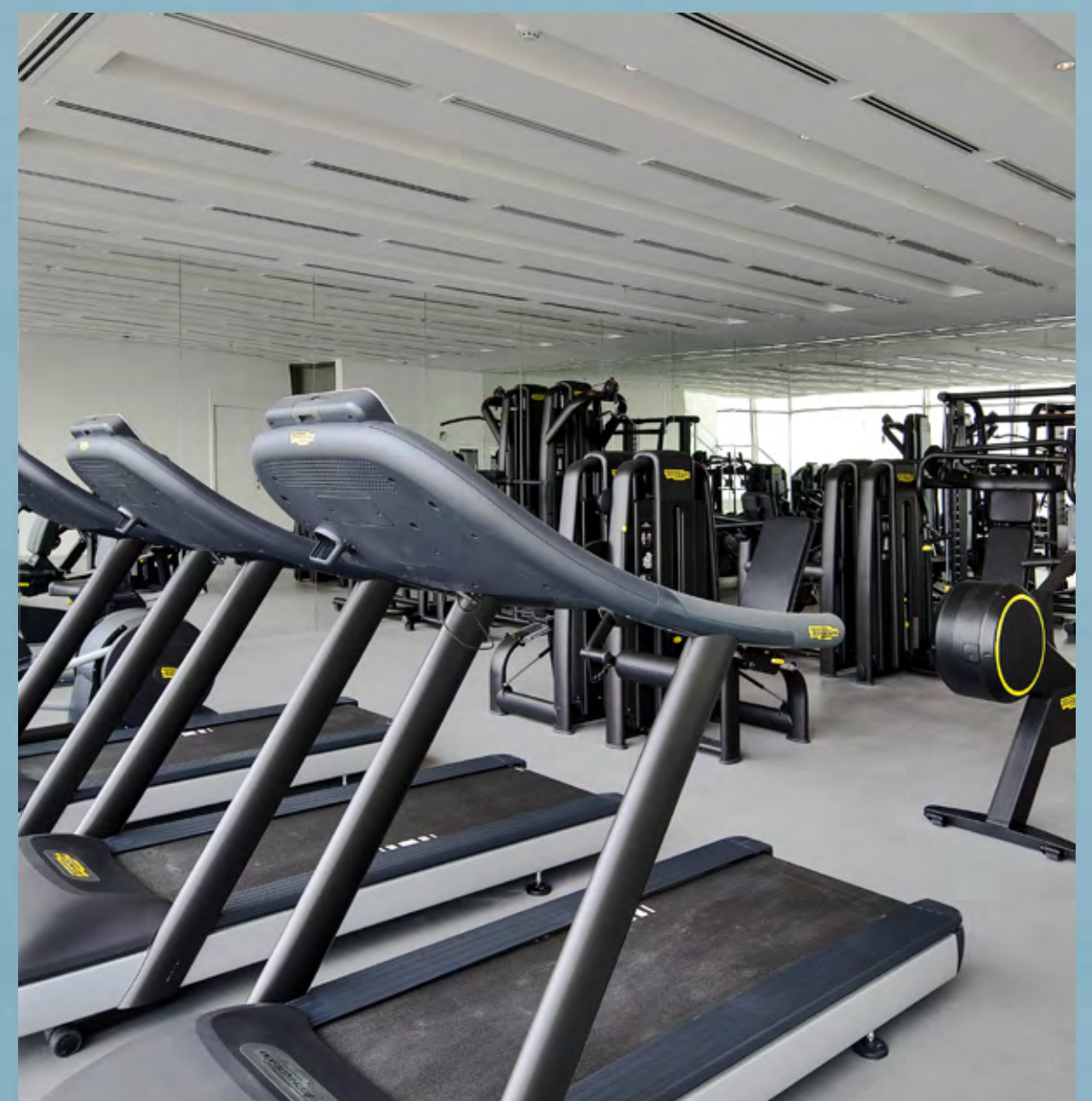
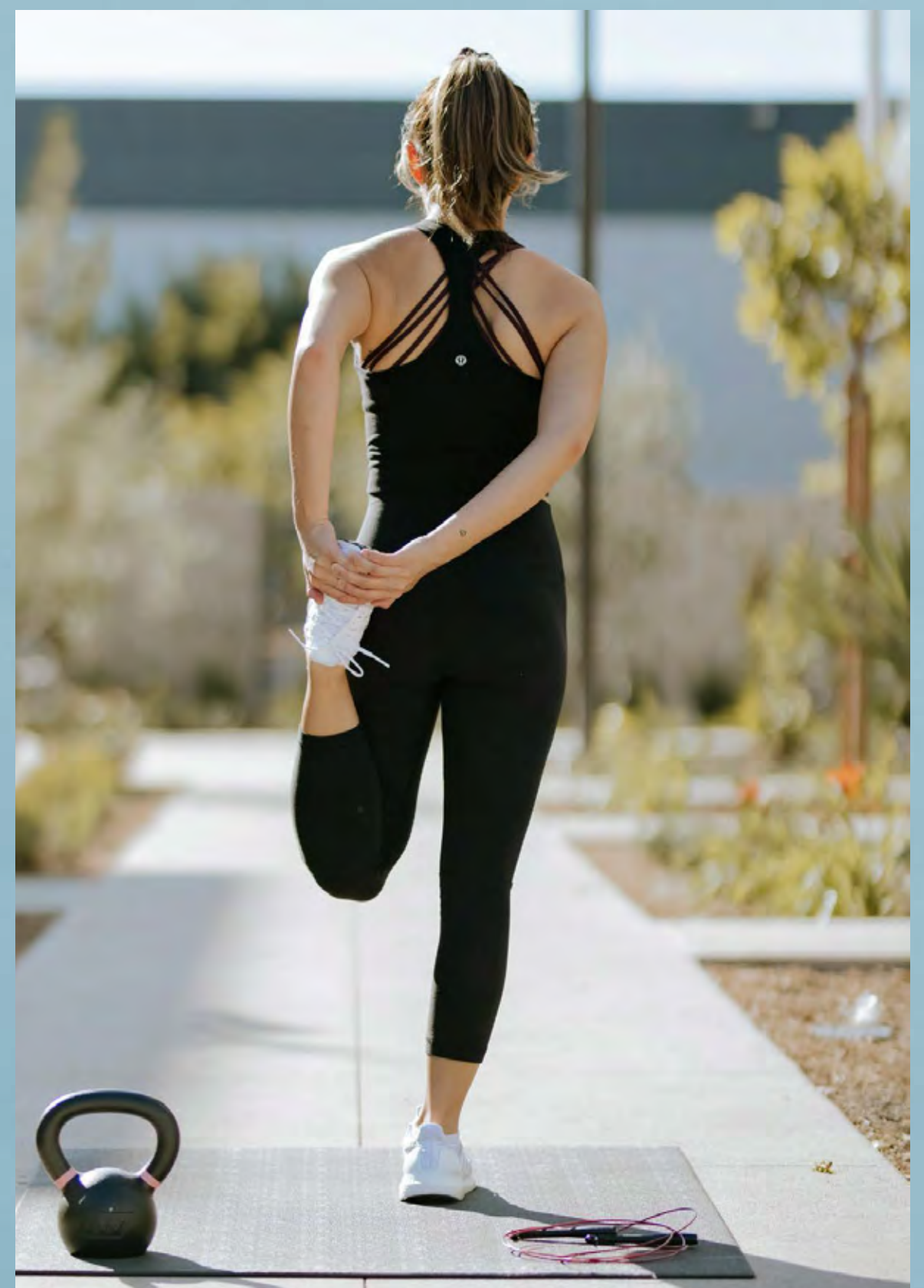
A VIBRANT SANCTUARY BY THE SEA

With a range of perfectly tuned amenities, ANWA ARIA has everything you need to design your ideal day. An azure infinity pool overlooks the sea, while a series of lounges and outdoor terraces create space for every special moment. When it's time to move, make yourself at home in the state-of-the-art gymnasium or find your zen in the yoga studio. Retail spaces and a kids' play area bring convenience to your doorstep, while direct access to the promenade gives easy access to all Dubai Maritime City has to offer.



WORLD-CLASS AMENITIES

- Swimming pool with sea view
- Gymnasium
- Yoga studio
- Outdoor terraces
- Kids' play area
- Ground floor retail
- Direct access to park and promenade



BENEFITS OF INVESTING IN DUBAI

Dubai, a cosmopolitan city boasting a diverse population of 200 nationalities, stands as a global business and tourism hub renowned for its innovation and opportunities, safety and accessibility. Over the past two decades, it has thrived with a high- income economy.

Recent government initiatives, including the ten-year golden visa and remote working options, have further facilitated expats making Dubai their second home.

Combining all these factors together, Dubai has established itself as one of the best cities in the world to invest and live in.

- STABLE CURRENCY
- TAX EFFICIENT
- WORLD-CLASS HEALTHCARE
- CONNECTIVITY
- COMMUNITY
- SAFETY FOR FAMILIES
- RESIDENCE VISA
- OPEN AND FREE SYSTEM



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