



MARINA LIVING

Dubai Marina

by
LMD°

A GLIMMERING WATERFRONT DESTINATION

Marina Living offers the latest addition of residences in Dubai Marina with sprawling views from every direction in one of the last remaining plots.





WHEN LIFE IS IN FULL SWING



Free-spirited and vibrant, Dubai Marina is the world's largest man-made canal along the coastline of the Arabian Gulf.

The area is the most sought-after coastal community in Dubai. The prime location, positioned in parallel to Sheikh Zayed Road, provides access to major city attractions. An exceptional transportation network connects the area to the wider city via public methods, including water taxi and trams.

Dubai Marina can be undoubtedly called the hallmark of Dubai.



Enjoy yachting, walk along the promenade, get shopping experiences at the renowned Dubai Marina Mall, visit the luxurious white beaches, such as JBR Beach, and enjoy a ride of the Ain Dubai to experience the thrill of the skyline across the city horizon — all this and even more can be done in Dubai Marina.



NEARBY PLACES



JBR BEACH

5 Minutes



MARINA MALL

5 Minutes



PALM JUMEIRAH

10 Minutes



DUBAI MALL & BURJ KHALIFA

18 Minutes



DIFC

20 Minutes



DUBAI INTERNATIONAL AIRPORT

24 Minutes



DUBAI WORLD CENTRAL

25 Minutes



DUBAI OPERA HOUSE

30 Minutes

POSITIONED ON THE VIBRANT LOCALE OF DUBAI MARINA'S WEST END

Positioned on one of the last remaining plots in Dubai Marina. A bustling destination with a wide array of outdoor activities, world-renowned touristic destinations and iconic landmarks.

A limited collection of 205 residences spanning 19-floor levels with views of the Arabian Gulf and Sheikh Zayed Road.

Marina Living is a residential blend of well-planned one - and two-bedroom apartments with amenities that nurture a social engagement platform on its podium and enough of sport facilities for the health conscious.

19

FLOOR LEVELS

205

RESIDENCES

2025

Q2 HANDOVER DATE



RITUALS AT MARINA LIVING

- Rooftop Infinity Pool
- Landscaped BBQ Deck
- Paddle Court
- State-of-the-art gym
- Children Play Area
- Steam Room and Sauna



AWE-INSPIRING ENTRANCE



ROOFTOP INFINITY POOL



MODERN GYM FACILITY



CHILDREN PLAY AREA





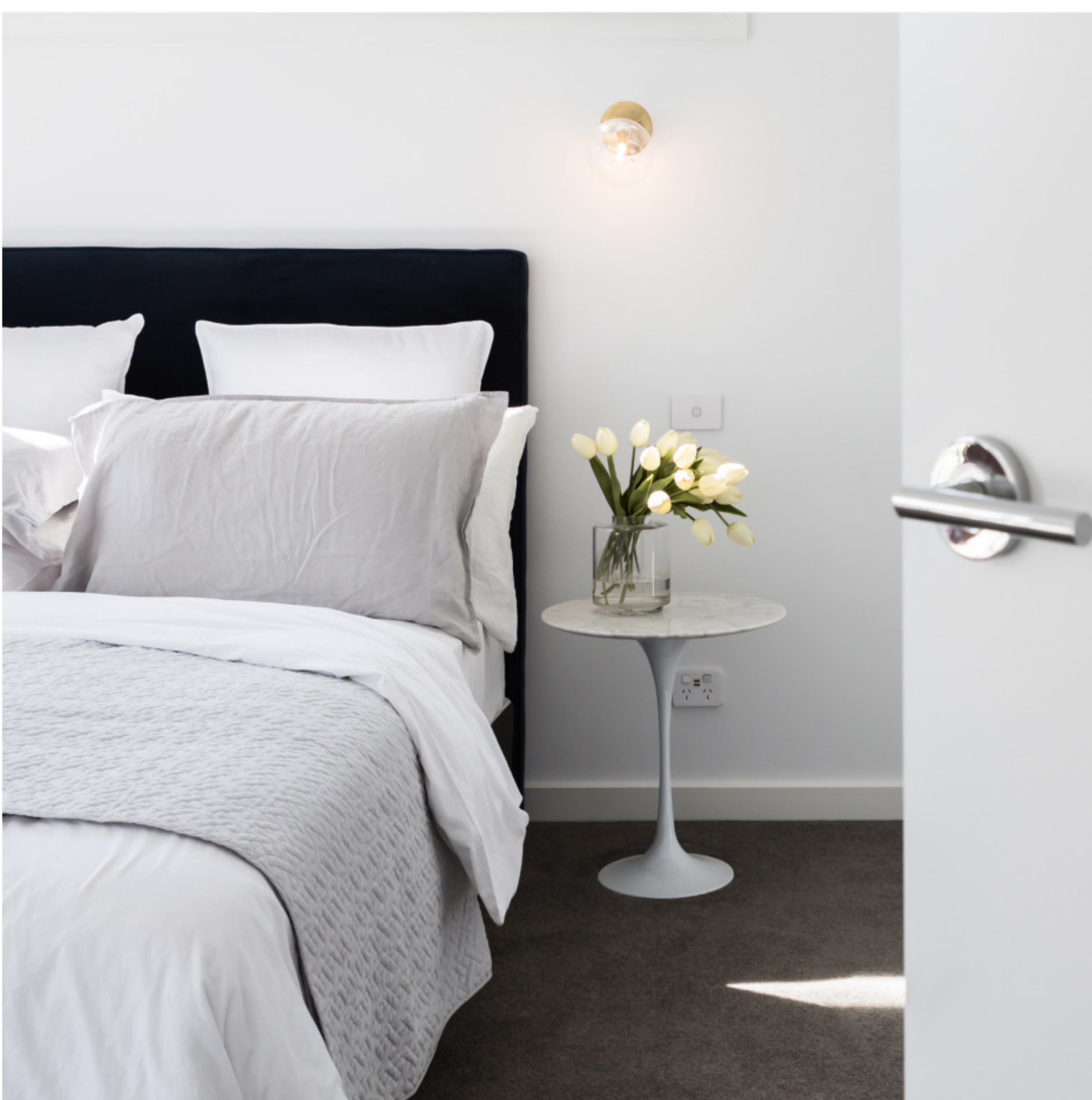
BBOQ AREA
SURROUNDED BY
GREEN LANDSCAPE

OPEN AIR
PADDLE COURT



IMPECCABLY DESIGNED APARTMENTS

Functional and thoughtful layout of the apartments with modern design and neutral colors which are pleasing to the eye.





INTEGRATED KITCHEN AND LIVING ROOM

The kitchen and living room are merged as envisioned, providing extra space for amazing times and valuable memories with family and friends.

A fridge, oven, and cooker are among the latest appliances in the kitchen.



PAYMENT PLAN

5%

1ST INSTALLMENT
RESERVATION

15%

2ND INSTALLMENT
SIGNING OF THE SPA

5%

3RD INSTALLMENT
AFTER **3** MONTHS
FROM SIGNING THE SPA

5%

4TH INSTALLMENT
AFTER **6** MONTHS
FROM SIGNING THE SPA

5%

5TH INSTALLMENT
AFTER **9** MONTHS
FROM SIGNING THE SPA

5%

6TH INSTALLMENT
AFTER **12** MONTHS
FROM SIGNING THE SPA

10%

7TH INSTALLMENT
AFTER **18** MONTHS
FROM SIGNING THE SPA

10%

8TH INSTALLMENT
AFTER **24** MONTHS
FROM SIGNING THE SPA

40%

9TH INSTALLMENT
ON HANDOVER

DISTINCT OFFERING



Attractive
payment plan



Vibrant
urban living



A limited opportunity
located in one of the last
plots in Dubai Marina



Well-connected and safe
multi-modal transportation
network



Wide range of world-
class amenities



Eclectic Residential
Layouts

Dubai Marina is one of the most attractive residential areas of Dubai. High demand and limited land for new construction make Marina Living one of the city's latest and most significant investment opportunities.

95% DUBAI MARINA
OCCUPANCY RATE

8% EXPECTED ANNUAL
RENTAL YIELD





DUBAI IN FIGURES

83% YEARLY GROWTH IN
TRANSACTIONS

The residential market witnessed a record in the first quarter in the total volume of transactions

16TH GLOBALLY
RANKED

Ease of doing business index ranked Dubai the 16th globally in 2021

7% EXPECTED POPULATION
GROWTH

40% of Dubai's 2.5 million population is between 20-35 years and in need of contemporary accommodation. The city's population is expected to grow at 7% annually and reach 5 million by 2030

7.28_M TOURISTS IN
2021

Dubai has the world's highest visitor per resident ratio of 5.7 and an estimated 7.28 million tourists travelling to Dubai in 2021 making it the fourth most visited city in the world

LMD°



Since its inception, **LMD** has become a household name in the Real Estate market because of its credibility and unrelenting drive to raise the bar for design, construction, customer service and community engagement.

Continuing to deliver projects in Egypt and Dubai, LMD prides itself in its diversifying reach, adding new geographies and market segments.

W Residences Cairo, Layan New Cairo, Continental Tower Dubai Marina are a few developments under the LMD portfolio.

AX CAPITAL

INNOVATIVE REAL ESTATE AGENCY IN DUBAI

AX

Over 3,000 offers on the primary and secondary markets, 12 years of experience, and boundless love for the city. We have a great sense of the market which allows us to reach the best position in real estate purchases.

Partnerships with customers are the basis of our business. We know how to listen and hear, dedicate ourselves to solving your problems, take into consideration all the details and only recommend the right properties.



AX CAPITAL IN NUMBERS:

10+

Years of experience in
the luxury real estate
market

130 MLN AED

Highest single
transaction value

5 000+

Offers in
the database

5+ BLN AED

Total amount of
successful deals



—AX—
CAPITAL



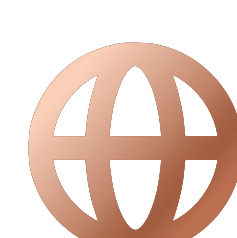
14th Floor, Westburry Office,
Business Bay, Dubai, UAE.



+97142427373



info@axcapital.ae



<https://www.axcapital.ae>

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