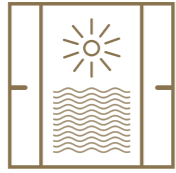




**LIV**  
**WATERSIDE**  
DUBAI MARINA

D U B A I M A R I N A





All apartments feature stunning waterfront views, with plenty of natural sunlight



Well planned open spaces designed with maximum efficiency in mind, offering useable space for our residents.



Experience the luxury of waterfront living with 175 meters of Marina Waters Frontage.



**LIV**  
**WATERSIDE**  
DUBAI MARINA

YOUR  
PRIVATE RESORT  
IN THE HEART  
OF DUBAI MARINA



Premium Entertainment & Wellness Spaces. Three floors of well-appointed amenities devoted to wellness, sport, leisure, recreation, entertaining and socializing.



Luxury European kitchens with the latest innovations in appliances and finishes.



Perfectly Connected. Conveniently located on the Marina Promenade, near community parks, jogging tracks, restaurants, retail shops, tram and metro station.





## LIV ON THE WATERS EDGE

SIGNATURE WATERFRONT  
LIVING –

A contemporary collection of villas,  
townhouses, duplexes and  
apartments.

Surrounded by spectacular views of Dubai  
Marina, this exclusive location embodies a  
new definition of waterfront luxury, comfort  
& convenience.

Perfectly located in a mesmerizing setting  
that captures the spirit of excitement and  
graceful beauty for which the Dubai Marina  
is world-famous for.





LIV WATERSIDE | DUBAI MARINA



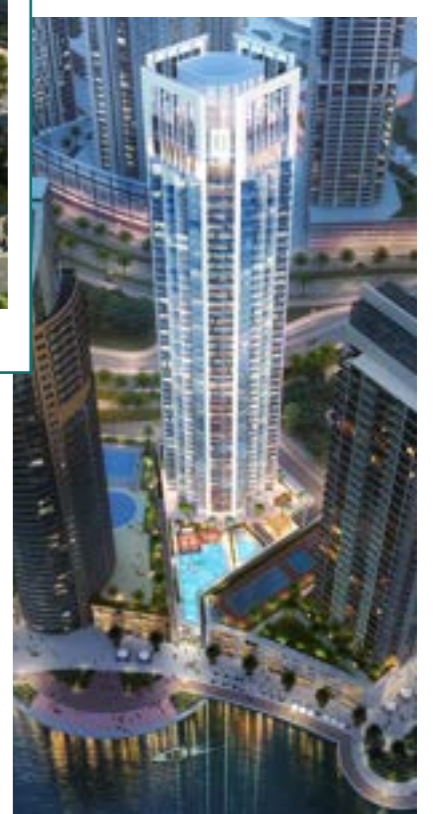
# DUBAI MARINA PROJECTS



LIV RESIDENCE



LIV LUX



LIV MARINA



LIV WATERSIDE









AN EXCLUSIVE  
WATERFRONT  
GATED COMMUNITY  
IN DUBAI MARINA



A stunning and unique entrance portal exudes luxury and exclusivity. Manned with 24 hour security, Residents enter into a green and tranquil oasis.

A refined and unique drop off, lined with lush landscape, soothing water features, and olive & palm trees.



# LIV FOR ASTONISHING ENTRANCES

LIV WATERSIDE'S  
LOBBY IS A GRAND  
DOUBLE HEIGHT  
ENTRANCE THAT MAKES  
A STATEMENT.



Opulent social spaces to welcome residents & your guests. The lobby is meticulously designed with exquisite attention to detail, serving as a glimpse into the fixtures, fittings, and finishes that can be found throughout the space.

Marble Lined Reception with 24 hour security, concierge and guest spaces, with social seating and greenery create a luxurious and tranquil environment.

Electric Vehicle Charging Stations for Residents.

Free Wi-Fi for the Residential Amenity Spaces.



## THREE FLOORS WITH STUNNING AMENITIES FOR RESIDENTS TO ENJOY

At the waterfront promenade lounge, Residents can avail a myriad of amenities, from a private Residents Garden and Courtyard, to a double height entertaining area featuring a breakfast lounge, residents kitchen, grand dining room, and private chefs kitchen, allowing Residents to book for private functions.

Immerse yourself to a movie in the cinema or cozy up with a book in the lounge.

Fine tune your swing with our state of the art Golf Simulator. Private conference rooms, Storage Facilities for Residents, kids play room, billiard tables, table tennis provide entertaining spaces for all interests.

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LIV. ENTERTAIN. SOCIALIZE.

---





-   
 RESIDENTS OUTDOOR  
GARDENS & COURTYARD

  
 BILLIARDS
-   
 RESIDENTS CAFE &  
BREAKFAST BAR

  
 PROMENADE  
RESIDENTS LOUNGE

  
 GAMES ROOM
-   
 KIDS PLAY AREA

  
 VIRTUAL GOLF

  
 CINEMA
-   
 CONFERENCE  
ROOM

  
 RESIDENTS  
STORAGE LOCKERS

  
 WORK/  
ZOOM POD
-   
 MEETING  
ROOM

  
 RESIDENTS  
PRIVATE DINING &  
EVENTS AREA

## THE PROMENADE LEVEL

### PODIUM FLOORPLAN







## STROLL DOWN A STUNNING STAIRCASE TO THE PROMENADE LEVEL LOUNGE

### Residents Lounge & Breakfast Cafe

Exquisite materials and details finished in rich, warm tones within layered, open and airy spaces form a fantastic setting for owners and their guests to enjoy the very best of times together. The Residents Lounge features a Café with indoor and outdoor seating along the stunning waterside promenade.

A grand staircase with a stunning contemporary chandelier, double height spaces for Residents to relax or work in, private Residents dining rooms, artpiece billiard tables come together to form this one of a kind space.





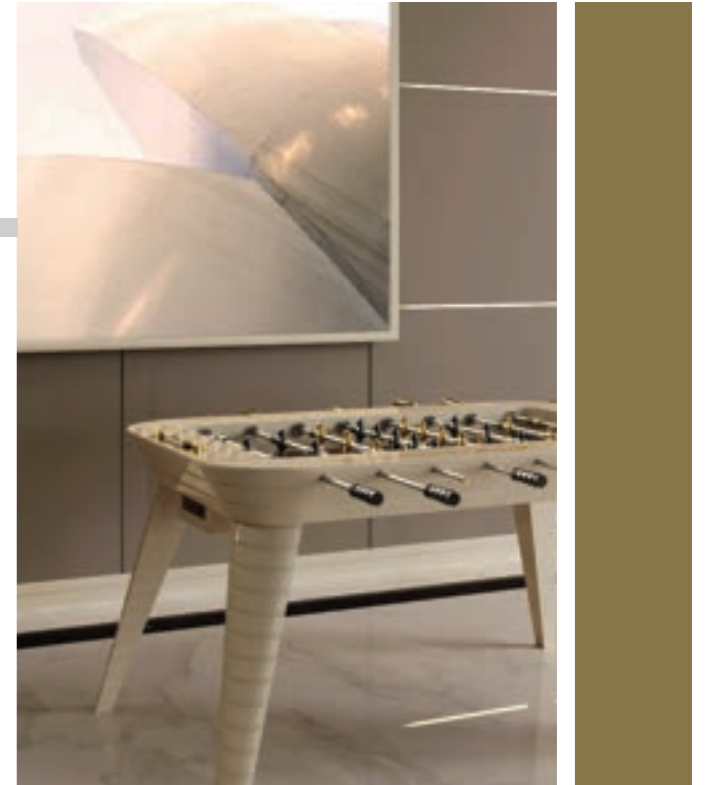
Residents Café/Breakfast Bar  
Promenade Residents Lounge  
Residents Outdoor Gardens & Courtyard  
Residents Private Dining & Events Area  
Conference/Meeting Room  
Work/Zoom Pod







Kids Playroom  
Cinema  
Virtual Golf  
Billiards  
Table Tennis & Foosball  
Games Room





# SERVICED HEALTH & WELLNESS LEVEL

Go up to the first floor wellness level, thoughtfully designed to focus on your health and well being.

Residents are offered white glove service with a SPA & Facilities Manager, to cater to all of your health and wellness needs.

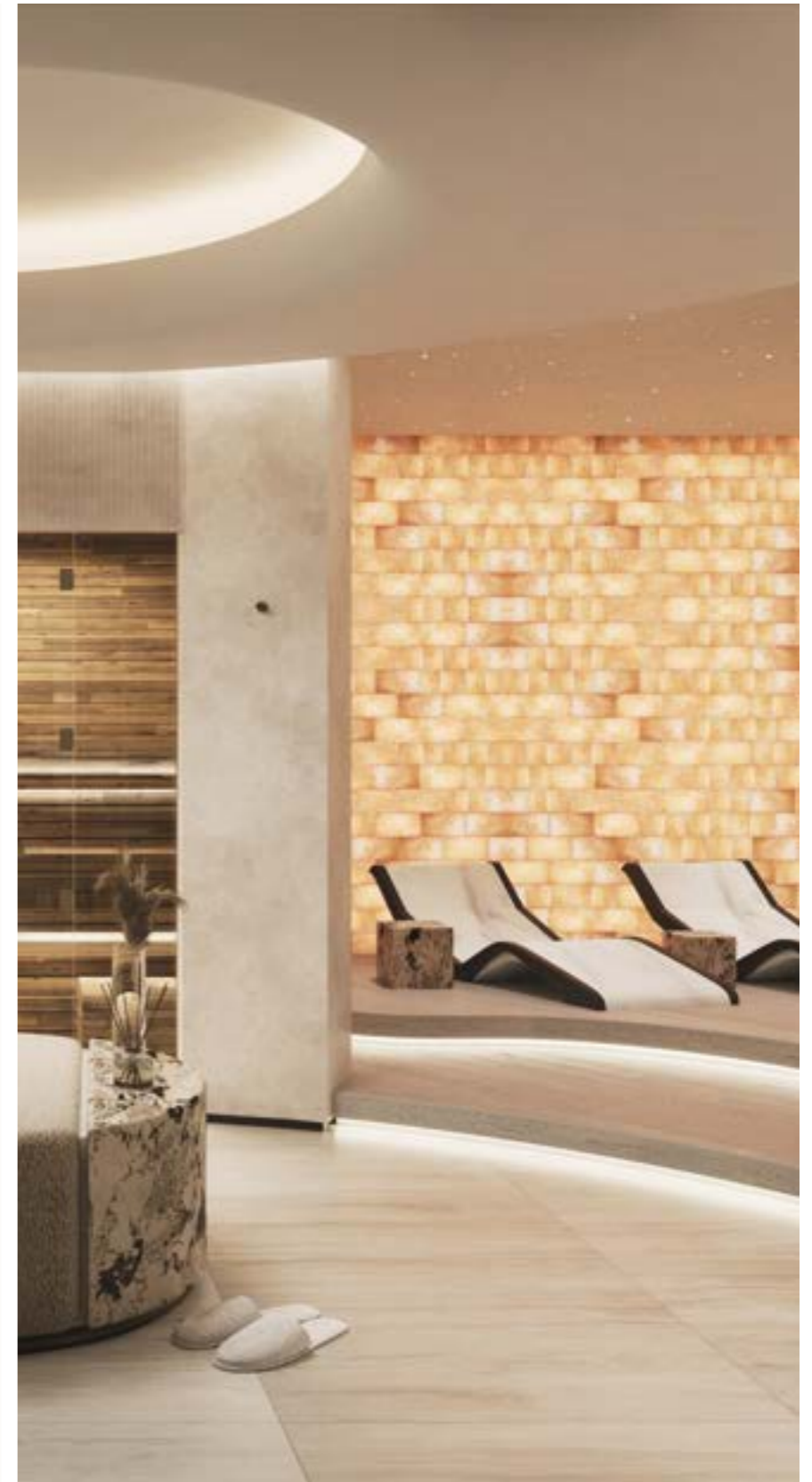
Access the LIV signature spa with fitness center featuring opulently designed wellness lounges, saunas, steam room, cold plunge pools, and salt cave.

Residents will regularly find themselves front and center for the ultimate in healing, relaxation, and an experience in authentic self-care, with access to an adults pool, kids pool, gym, indoor and outdoor yoga, outdoor dining and entertaining spaces all overlooking the pristine marina waters.

---

LIV. RELAX. REJUVENATE.

---





- 

DEDICATED FEMALE SPA & CHANGING AREA



EXPERIENCE SHOWER
- 

SALT CAVE



SAUNA



COLD PLUNGE
- 

DEDICATED MALE SPA & CHANGING



STEAM ROOM



EXPERIENCE SHOWER
- 

COLD PLUNGE



SAUNA



STORAGE LOCKERS
- 

FITNESS GYM



YOGA STUDIO



OUTDOOR YOGA
- 

KIDS POOL



SWIMMING POOL
- 

POOLSIDE CABANAS



OUTDOOR DINING LOUNGE

## SERVICED HEALTH & WELLNESS FACILITIES

### AMENITIES FLOORPLAN











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# Signature Spa Experience

## TAKE THE PLUNGE

Residents can avail themselves at the superb facilities and services carefully selected to heal the mind, relax the body and lift the spirit.

Activate your senses and reward your body naturally to the ultimate rejuvenation. Blending ancient cleansing and detoxifying practices with new-age health and wellness rituals, LIV Waterside offers a place of healing, calmness and tranquility.

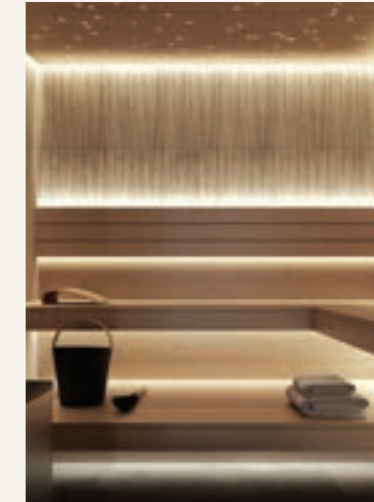
Relax in your private salt cave and treat your skin to the surrounding of Himalayan salt, unwind in your private sauna, take the plunge in the invigorating cold plunge pools, or immerse yourself in the experience shower enveloping sound, smell, and lighting to awaken your senses.



COLD PLUNGE POOL



FULL EXPERIENCE  
SHOWER



SAUNA



# Fitness Gym & Yoga Studio

LIV FIT. LIV WELL.

Wellness integrates naturally with energetic communal and recreational spaces.

Revel in the experience of using top-tier fitness equipment at the contemporary gym. Bring out your inner zen and energize your soul in our spacious indoor or outdoor yoga studio.

Combining the best of fitness, lifestyle, and leisure in one holistic environment, LIV Waterside gives you the peace of mind to relax and the encouragement to thrive.



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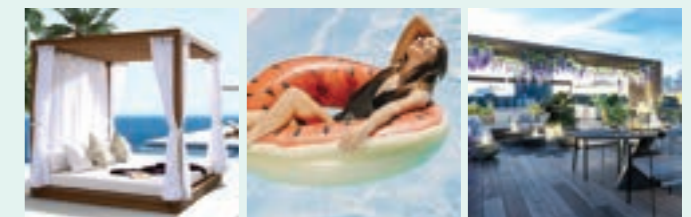
## Outdoor Pool & Poolside Cabanas, Kids Pool & Outdoor Dining Lounge

**BREATHE. RELAX. UNWIND.**

Soak up the sun while enjoying breathtaking marina waterfront views on the expansive pool deck.

Adults pool with lap area, kids pool, poolside cabanas surrounding by lush greenery and flowers.

Outdoor dining and entertaining spaces for residents, outdoor yoga spaces.







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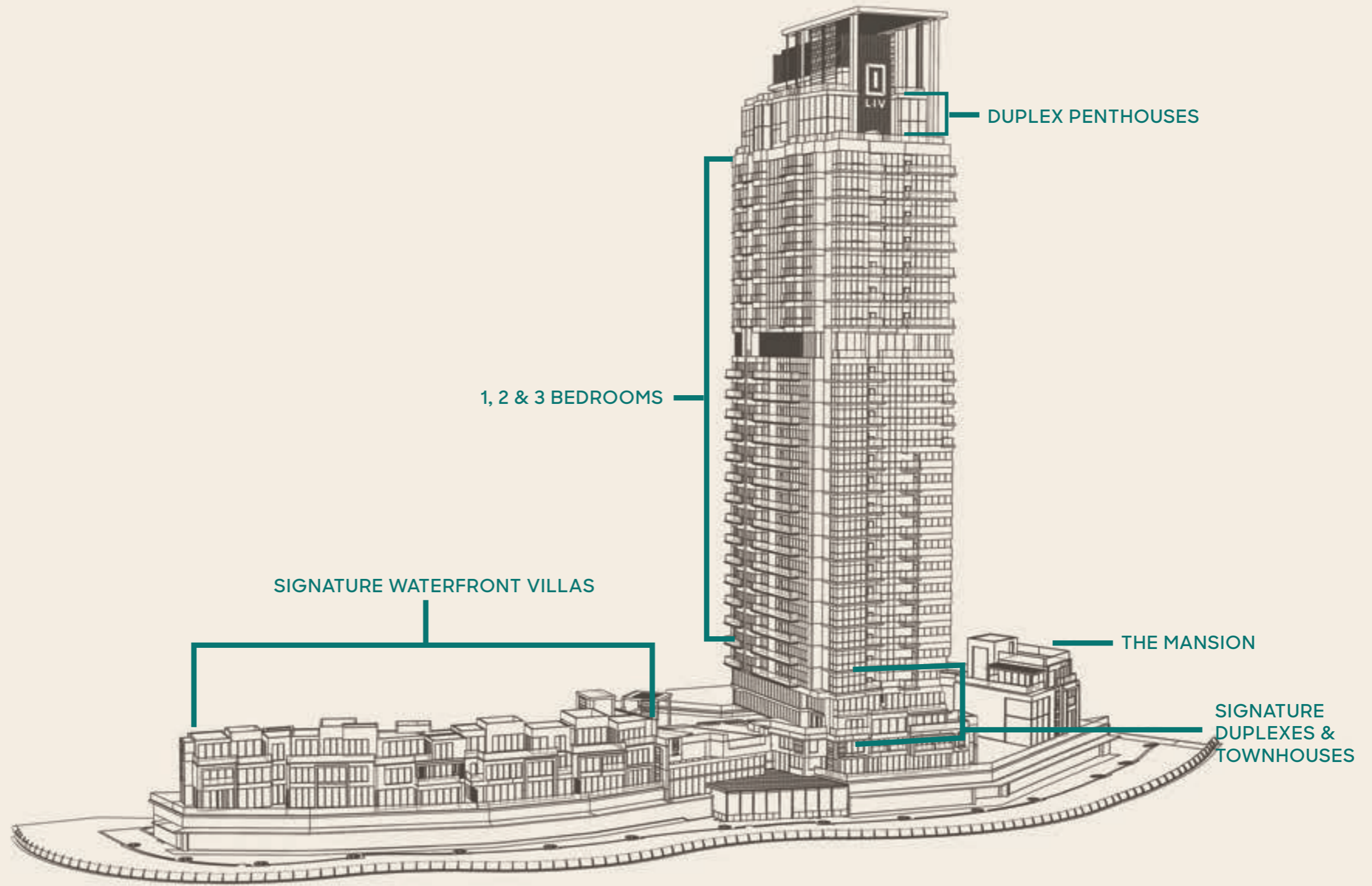
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ACTUAL VIEWS



**LIV**  
WATERSIDE  
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## KITCHENS & LIVING ROOMS

Thoughtfully designed open space living, with panoramic water views.

Chef-ready kitchens feature grooved panels, marble quartz countertops, and feature islands with integrated seating and state of the art appliances

Your home was masterfully designed, with rigorous attention to detail to provide you with the optimum setting to live your very best life.









## BEDROOMS & BATHROOMS

Thoughtfully planned bedrooms accompanied by well curated wardrobes ensure both style and substance coexist.

Bedrooms with extensive views of the Dubai Marina Waters and skyline.

Custom designed bathrooms strike the balance of calmness and sophistication. Richly veined countertops and tiles adorn the walls and floors establishing a sanctuary of richness and relaxation. Your bathrooms crafted with attention to detail, with medicine cabinets offering storage, and fitted with the finest in European Brands such as Villeroy & Boch.





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## DUPLEXES, TOWNHOUSES & PENTHOUSES

AN ARRAY OF SUPER LUXURIOUS  
RESIDENCES - ELEVATE LUXURY  
TO A NEW LEVEL.

3 BR Duplex Penthouses with Private Sky  
Gardens & 6 meter high double height  
ceilings with Beautiful Marina & Arabia Sea  
Views.

Townhouses with our luxurious Penthouse Finishes,  
featuring extensive 180 degree views of the Marina  
Waters, full of natural sunlight and the vibrant  
energy of Dubai Marina.

Duplexes with Signature finishes, large  
Entertainment Terraces, placed right over the  
marina waters, with full panoramic views.









## KITCHENS & LIVING ROOMS

Envisioned for best in class cuisine yet designed for refined luxury, these are custom crafted kitchens with Italian marble, contemporary shelving, and luxurious appliances from the worlds leading brands.

Featuring a dynamic composition of clean lines, Each residence complements the building's outer form while drawing the surrounding natural elements within. Living Rooms defined by refined flooring, custom joinery, extensive lighting and a focus on luxury throughout.

Flow-through open layouts, and oversized terraces allow spaces to transition harmoniously between indoors and out.









## PENTHOUSE VIEWS

Panaromic Penthouse Views of Dubai Marina, along with the Arabian Sea and Palm Jumeirah



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## BEDROOMS & BATHROOMS

Finished to perfection, with Marble Surrounds, Soaking Tubs, and Luxurious Showers. LIV Waterside has taken luxury design to an unmatched level.

Large Bedrooms with beautiful walk in wardrobes and lounge spaces, custom wood flooring, and bespoke furniture and lighting, the LIV Waterside penthouses add signature glamour and grace to every square inch of the residences.







## SIGNATURE WATERFRONT VILLAS

Each Villa is beautifully handcrafted and majestically stand directly on the water, offering impeccable uninterrupted views.

LIV Waterside features impeccably designed Villas. In addition to oversized terraces, each residence offers four to five bedrooms, flow-through living and dining areas, private elevator for each villa, a professional kitchen, and rooftop entertaining spaces that feature seamless indoor/outdoor living.



LARGE OPEN SPACES,  
WITH CUSTOM FITTED  
DOORS TO ALLOW FOR  
EXPANSIVE VIEWS

Luxury is exemplified in this home through the incorporation of natural timber flooring and the use of the finest in marble and luxurious stones..

Our kitchens are designed with the utmost attention to detail, featuring exquisite Italian marble and ultra-premium appliances, ensuring the ultimate culinary experience

Generous, sunlit layouts and Floor-to-ceiling glass windows and spacious private balconies bring the outdoors in . The palette is clean and contemporary, with warm tones and cool accents, complemented by rich textures and carefully streamlined design throughout each and every room.











## EXQUISITE DESIGN, EXCEPTIONAL LIVING

Indulge in Uniquely Crafted Luxury Villas lined with the finest in travertine and elegant custom details.

Gated private entries, with lush landscape and greenery, along with rooftop entertainer terraces.

Each villa sitting on a prime waterfront location offering residents a front-row seat to captivating scenery, allowing them to immerse themselves in the tranquil beauty that surrounds them.





EACH VILLA COMES WITH EXPANSIVE PRIVATE TERRACES ON THE GROUND FLOOR WITH FULL PANORAMIC WATERFRONT VIEWS.

The rooftop of each villa is an outdoor entertainers dream, with fully openable sleek doors for residents to enjoy indoor & outdoor spaces. With an Entertainers lounge and tv area, kitchen/bar, study or gym, outdoor bbq stations, and outdoor dining & lounge spaces, these Villa Rooftops offer stunning luxury with a stunning backdrop.









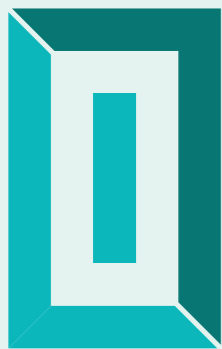


## BEDROOMS & BATHROOMS

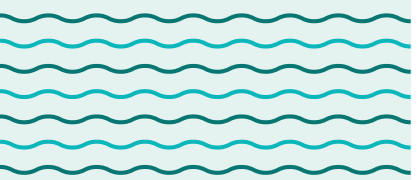
LIV in Serenity. The suite showcases the beauty of natural wood flooring, complemented by crafted lighting and a lounge area. Additionally, the suite offers fully fitted walk-in wardrobes, cabinetry & display units, adding the perfect finishing touches to this exceptional masterpiece.

The Master-Suite bathroom is beautifully enhanced with a harmonious blend of exquisite Italian marbles, resulting in a luxurious and cohesive aesthetic. A freestanding bathtub overlooking a floor-length mirror, walk in shower and plenty of storage spaces completes the stunning design.





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DUBAI MARINA



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# The MANSION at LIV Waterside

1 OF 1 IN DUBAI MARINA

Our Largest Independent Mansion is a one of a kind Masterpiece, offering a unique level of luxury waterfront living.

- PRIVATE GATED ENTRANCE & PRIVATE POOL
- IMMACULATE LANDSCAPED GARDENS PROVIDED BY LIV
- GROUND + 2 + ROOFTOP TERRACE
- PRIVATE ELEVATOR
- 7M HIGH CEILINGS WITH 4M HIGH ENTRY DOORS & SLEAK OVERSIZED WINDOWS
- AIR CONDITIONED LUXURIOUS SHOW GARAGE WITH CUSTOM LIGHTING AND JOINERY
- SEPARATE DRIVERS LOFT WITH EXTRA PARKING
- FULL PANORAMIC MARINA VIEWS





# TYPICAL FLOORPLANS

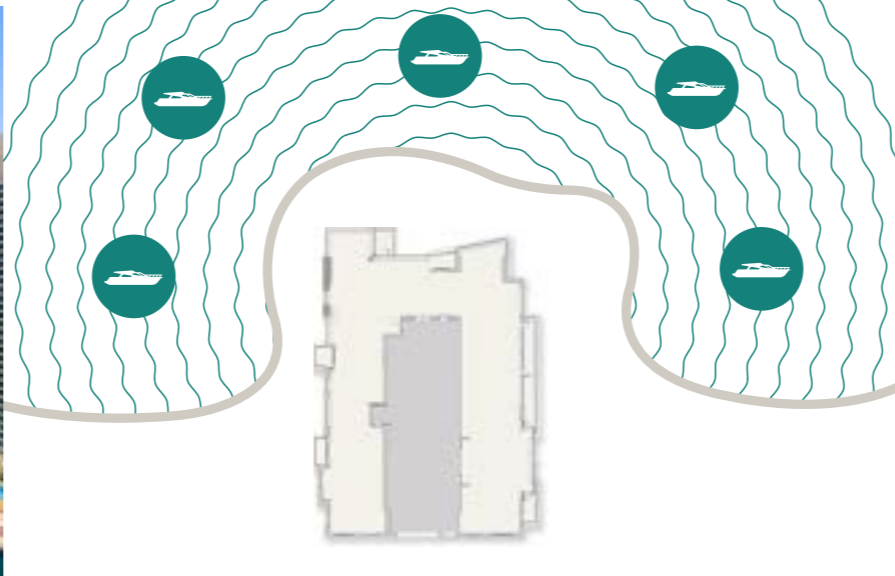
All Apartments / Villas Feature Full Panoramic Marina Views

1, 2 & 3 BEDROOMS

DUPLEXES, TOWNHOUSES & PENTHOUSES

SIGNATURE WATERFRONT VILLAS









# TYPICAL FLOORPLANS

Residential Levels

**LIV**  
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Levels 02 ( 1, 2 & 3 BEDROOM UNITS )

- 1 BR - A
- 1 BR - B
- 1 BR - C
- 1 BR - D
- 2 BR - A
- 3 BR - A







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# TYPICAL FLOORPLANS

Residential Levels

Levels 03 - 11 ( 1, 2 & 3 BEDROOM UNITS )

- 1 BR - A
- 1 BR - B
- 1 BR - D
- 2 BR - A
- 2 BR - B
- 3 BR - A







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# TYPICAL FLOORPLANS

Residential Levels

Levels 12 - 15 ( 1, 2 & 3 BEDROOM UNITS )

- 1 BR - A
- 1 BR - B
- 1 BR - D
- 2 BR - A
- 2 BR - C
- 3 BR - A







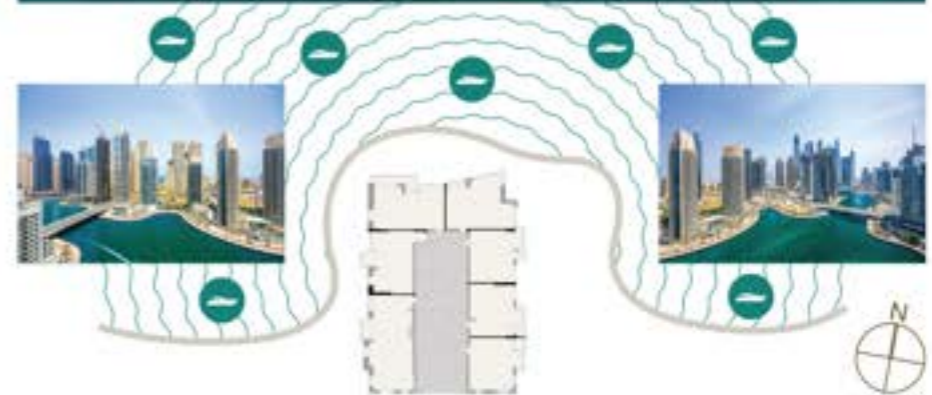
**LIV**  
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# TYPICAL FLOORPLANS

Residential Levels

**Level 17** ( 1 & 2 BEDROOM UNITS )

- 1 BR - E
- 1 BR - F
- 1 BR - G
- 1 BR - H1
- 1 BR - I
- 1 BR - J
- 2 BR - D





# Effortless Waterfront Living with Fantastic Views

ELEVATE YOUR LIFESTYLE IN OUR UPSCALE APARTMENTS AND VILLAS.

Elevate your lifestyle in our upscale apartments and villas. With each floor offering sweeping views of the vibrant marina, you will be immersed in a picturesque setting that seamlessly blends tranquility with the energy of a bustling waterfront.

Whether you choose an apartment or a villa, every residence has been thoughtfully designed to maximize the breathtaking views, allowing you to indulge in the beauty of the marina from the comfort of your own home.





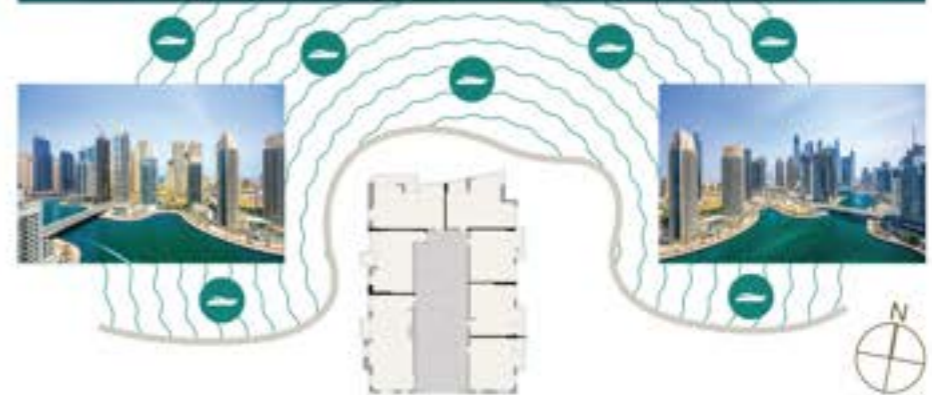
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# TYPICAL FLOORPLANS

Residential Levels

Level 18 - 24 ( 1 & 2 BEDROOM UNITS )

- 1 BR - E
- 1 BR - F
- 1 BR - G
- 1 BR - H2
- 1 BR - I
- 1 BR - J
- 2 BR - D







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## TYPICAL FLOORPLANS

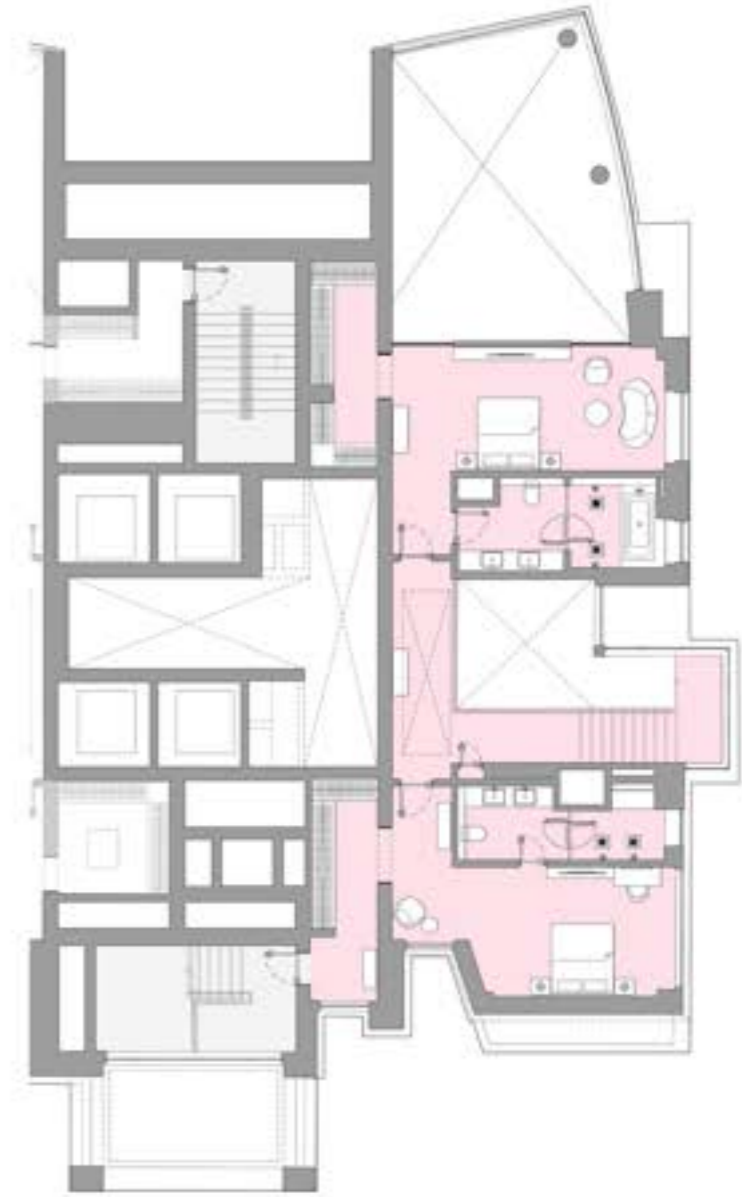
Penthouse Levels 25 & 26

**UNIT 2501**

3 BEDROOM DUPLEX PENTHOUSES



LOWER FLOOR



UPPER FLOOR





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DUBAI MARINA

## TYPICAL FLOORPLANS

Penthouse Levels 25 & 26

**UNIT 2502**

3 BEDROOM DUPLEX PENTHOUSES



LOWER FLOOR

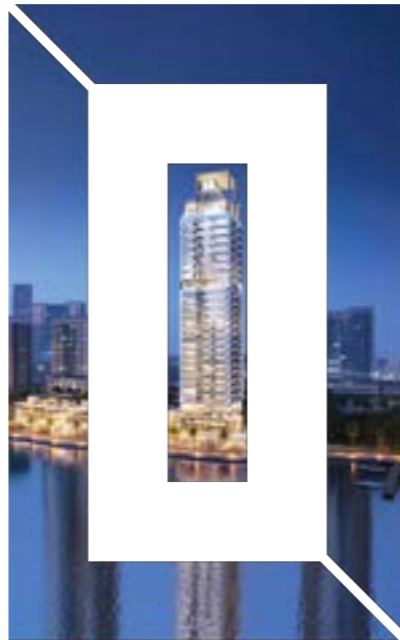


UPPER FLOOR









## LIV on the Water's Edge

All views are indicative and where photographs of actual views have been taken, these are current at the time of publication of this brochure and any other marketing materials. Marina LIV Development is not responsible for any future changes in the surrounding built up environment that may effect the views depicted. The images of finishes shown are indicative of design intent and actual materials and





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