



FLOOR PLANS

MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES

A PROJECT BY

ELEVATE

The background of the entire page is an underwater photograph. It shows light rays filtering down from the surface, creating a shimmering effect. There are also some coral or rock formations visible in the upper left corner, and some faint, blurry shapes that could be fish or other marine life. The overall color palette is a range of blues and teals.

RESIDENCES

MONDRIAN

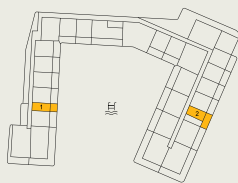
AL MARJAN ISLAND
BEACH RESIDENCES



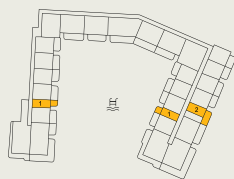
Typical Manhattan Residences



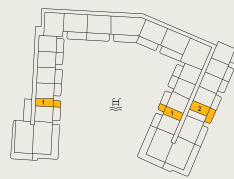
Net Internal Area	323.46 sq ft - 340.36 sq ft
Balcony	90.96 sq ft - 230.35 sq ft
TOTAL	414.41 sq ft - 570.71 sq ft



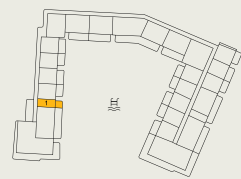
LEVEL 1



LEVEL 2, 3, 4, 7, 8, 11, 12



LEVEL 5, 6, 9, 10



LEVEL 13, 14



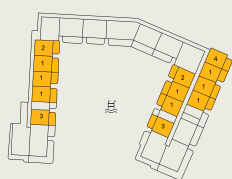
Typical 1 Bedroom Residences



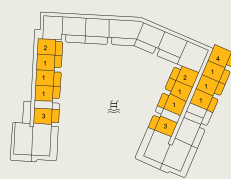
Net Internal Area	618.28 sq ft - 640.24 sq ft
Balcony	181.27 sq ft - 268.02 sq ft
TOTAL	799.55 sq ft - 908.27 sq ft



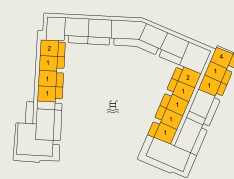
LEVEL 1



LEVEL 2, 3, 4, 7, 8, 11, 12



LEVEL 5, 6, 9, 10



LEVEL 13, 14

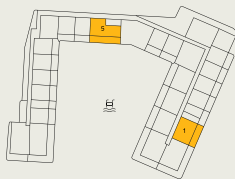


Typical

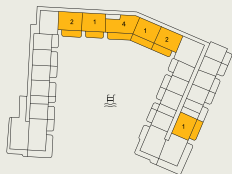
2 Bedroom Residences



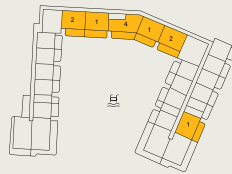
Net Internal Area	940.24 sq ft - 995.99 sq ft
Balcony	286.11 sq ft - 500.63 sq ft
TOTAL	1226.34 sq ft - 1496.63 sq ft



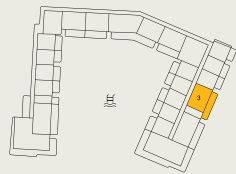
LEVEL 1



LEVEL 2, 3, 4, 7, 8, 11, 12



LEVEL 5, 6, 9, 10



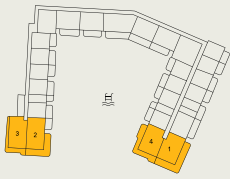
LEVEL 13, 14

1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.
2. All materials, dimensions, and drawings are approximate only.
3. Information is subject to change without notice, at developer's absolute discretion.
4. Actual area may vary from the stated area.
5. Drawings not to scale.
6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

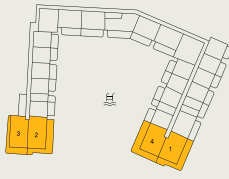


Typical

3 Bedroom Residences



LEVEL 2, 3, 4, 7, 8, 11, 12



LEVEL 5, 6, 9, 10

Net Internal Area	1288.24 sq ft - 1323.54 sq ft
Balcony	444.88 sq ft - 817.53 sq ft
TOTAL	1733.11 sq ft - 2141.07 sq ft

The background of the entire page is a close-up, high-resolution photograph of water ripples. The water is a deep teal color, and the ripples create a complex, organic pattern of light and dark lines that flow across the frame. The lighting is soft, highlighting the texture of the water's surface.

FRONT ROW COLLECTION

MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES



Typical 3 Bedroom Townhouses



GROUND



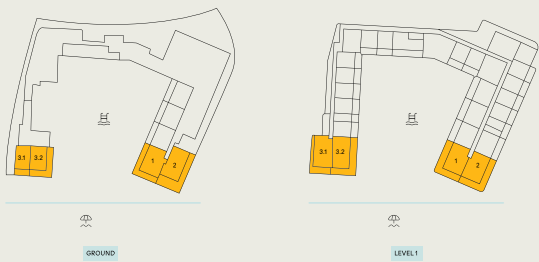
LEVEL 1

Net Internal Area	1868.09 sq ft - 1882.52 sq ft
Balcony	675.12 sq ft - 682.33 sq ft
TOTAL	2550.42 sq ft - 2557.63 sq ft



Typical

3 & 4 Bedroom Townhouses



Net Internal Area	2177.66 sq ft - 2622.86 sq ft
Balcony	762.52 sq ft - 1822.88 sq ft
TOTAL	2940.19 sq ft - 4445.75 sq ft

The background of the entire image is an underwater scene. It features a deep teal color with numerous light rays filtering down from the surface, creating a shimmering, ethereal effect. A single fish is visible in the upper left quadrant, swimming towards the right. The overall texture is fluid and organic, with light reflecting off the water's surface and creating a sense of depth and movement.

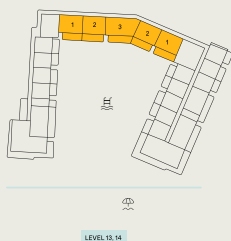
SKY COLLECTION

MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES



Typical 3 Bedroom Penthouses

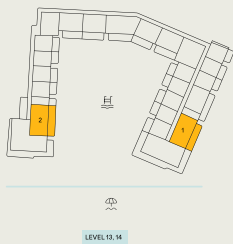


Net Internal Area	1907.49 sq ft - 2022.88 sq ft
Balcony	639.92 sq ft - 766.61 sq ft
TOTAL	2547.41 sq ft - 2789.49 sq ft



Typical

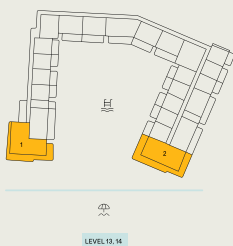
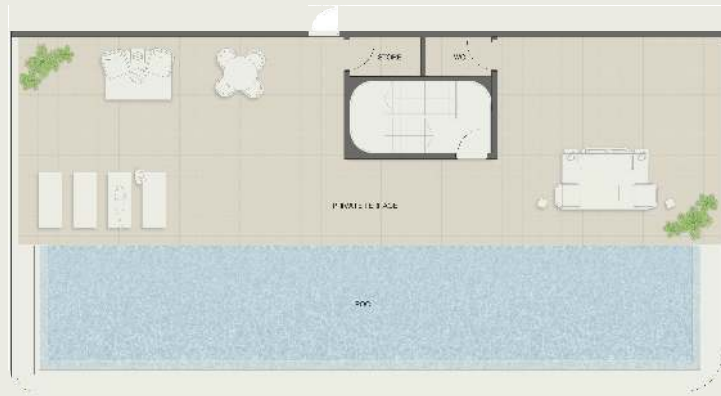
4 Bedroom Sky Villas



Net Internal Area	2650.96 sq ft - 2699.72 sq ft
Balcony	2397.04 sq ft - 2980.01 sq ft
TOTAL	5047.99 sq ft - 5679.73 sq ft



Typical 5 Bedroom Sky Villas



Net Internal Area	3877.73 sq ft - 3553.84 sq ft
Balcony	4704.94 sq ft - 5914.06 sq ft
TOTAL	8582.68 sq ft - 9476.91 sq ft

MONDRIAN

AL MARJAN ISLAND BEACH RESIDENCES

Mondrian Al Marjan Beach Residences ("Project") is not owned, developed, or sold by AH New Lifestyle Middle East FZE ("Licensor"), or its affiliates. One Islands Development FZ-LLC ("Licensee"), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Project. Licensee uses the "Mondrian" brand and certain trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from Licensor. Under certain circumstances, the license may be terminated or revoked according to its terms in which case the Project shall not have the right to use the "Mondrian" brand or related trademarks. For the avoidance of doubt, no individual residential units ("Units") have the right to use the "Mondrian" brand or have any rights to use the "Mondrian" related trademarks. Licensor does not make any representations or guarantees with respect to the Units or the Project and is not responsible for Licensee's marketing practices, advertising, and sales representations.

A PROJECT BY

ELEVATE