

ELLINGTON
PROPERTIES



THE MERIVA COLLECTION

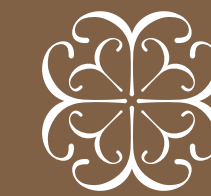
SUNSET

GARDENS

SHORES



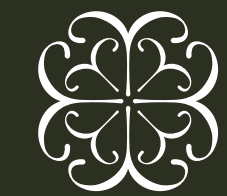
A welcome from the ocean



MERIVA SUNSET

Look out across uninterrupted ocean vistas from
The Meriva Collection's highest viewpoint.

Perched at the top of the collection, Meriva Sunset is for those who feel most alive in the quiet glow of evening light. Where the sunrises and sunsets cast an ever-changing canvas that transforms from morning calm to radiant dusk. Elevated terraces, soft interior palettes, and thoughtfully composed spaces draw the outside in, allowing every moment to unfold with ease. This is a place where days feel lighter, evenings stay with you longer, and residents have a front-row seat to the beauty of the horizon.



MERIVA

GARDENS

Live a life soothed by nature, within lush gardens
and meandering waterways.

Meriva Gardens is a gentle retreat where greenery sets the rhythm of your days. Meandering paths guide you through shaded pockets, quiet seating alcoves, and flowing waterways that bring a sense of calm to every step. These tranquil homes are framed by soft landscaping and natural light, creating living spaces that feel grounded, refreshing, and deeply restorative. Mornings begin with birdsong, afternoons drift beneath leafy canopies, and evenings settle into a quiet, enveloping serenity.



MERIVA SHORES

Begin every day in beachfront serenity, moments from
the white sands and pristine waters.

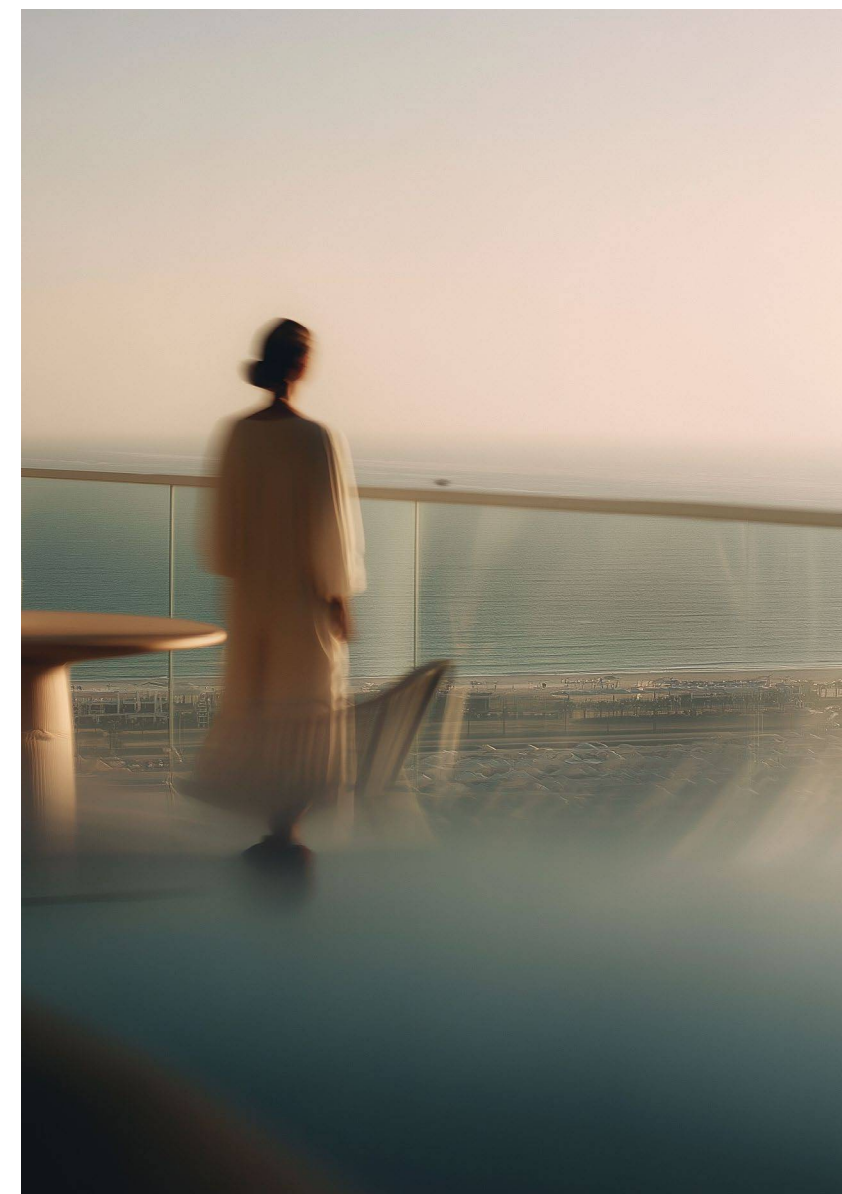
Welcome to coastal living at its most natural. Where the beachfront becomes an extension of your home. Welcome the soft sea breeze through open terraces, and relish interiors shaped around natural textures. Whether it's a morning walk along the sands or a quiet evening by the water, residences at Meriva Shores bring you closer to the elements, inspiring clarity, calm, and a beautifully unhurried way of life.



Leave the city outside,
find serenity within



The *location*



Meriva sits at the heart of a pedestrianised ocean-front enclave. Meandering waterways connect every building, garden, and amenity along an ambling pathway to the beach.

This thoughtfully designed environment encourages residents to walk, cycle, and explore, while maintaining easy access to nearby schools, business hubs, and lifestyle destinations.

Dubai Islands B



THE MERIVA
COLLECTION





<i>05 mins</i> Dubai Islands Mall	<i>18 mins</i> Dubai International Airport	<i>18 mins</i> Dubai Festival City Mall	<i>20 mins</i> Port Rashid	<i>20 mins</i> Gold Souq Metro Station (Green Line)
<i>25 mins</i> Museum of the Future	<i>30 mins</i> Dubai International Financial Centre (DIFC)	<i>35 mins</i> Burj Khalifa/Dubai Mall	<i>45 mins</i> Palm Jumeirah	<i>60 mins</i> Al Maktoum International Airport

DUBAI METRO MAP

- Red Line
- Green Line
- Blue Line

The *Sun & Views* Analysis



N

E

SUNRISE

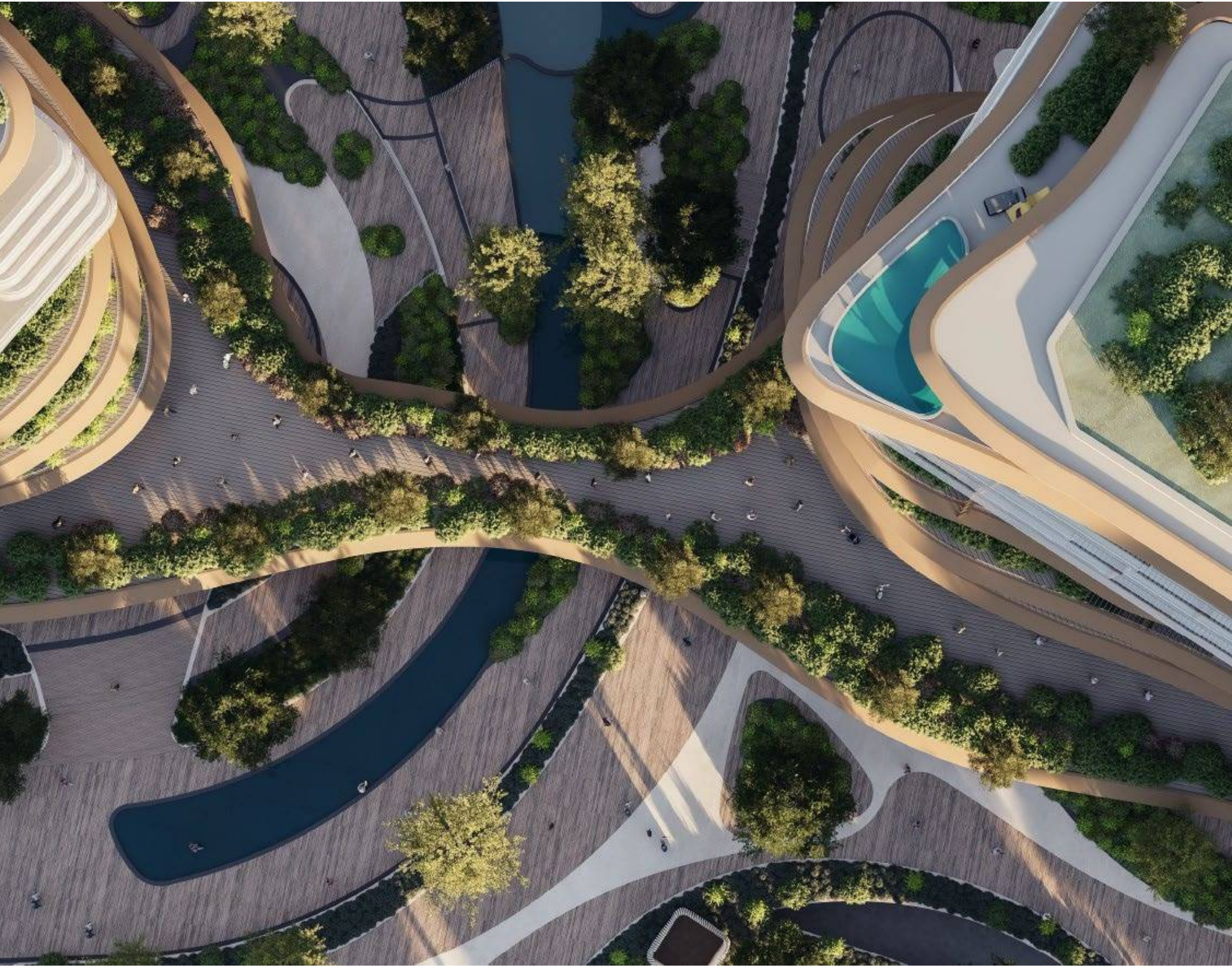
S

W

SUNSET



The Design *Philosophy*

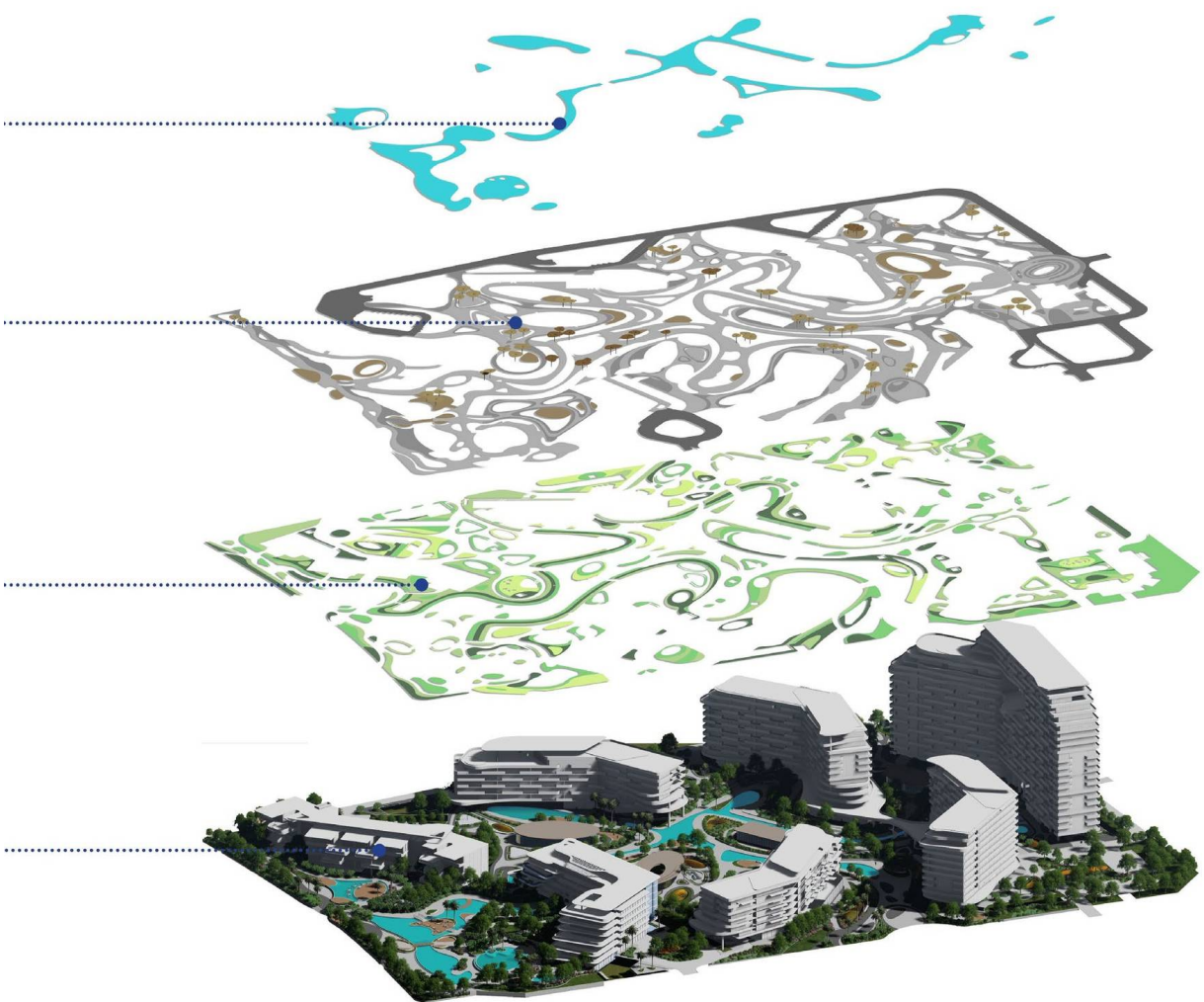


Water body

Circulation

Green

Buildings



The project is inspired by the seamless curves and organic flow of nature, integrating architecture and landscape into one continuous composition. Soft, flowing lines shape the masterplan, guiding movement and framing views. Buildings are carefully positioned to embrace the lagoon and maximize visual connections to water and greenery, while the landscape becomes the connective tissue of the development.

The *Elevations*



North East Elevation (G+10)

The Building *Configuration*

MERIVA GARDENS

- Rooftop
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor
- Ground Level
- Basement



Project *Configuration*

PARKING

1 Bedrooms	1 Parking Space
2 Bedrooms	1 Parking Space
3 Bedrooms	2 Parking Spaces
4 Bedrooms	2 Parking Spaces
Penthouses	3 Parking Spaces

ELEVATORS

- 3 tenant lifts per building
- 2 visitor lifts per building

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q2 2030

SERVICE CHARGE

AED 18 per sq. ft.

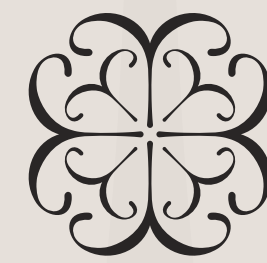
Number of Units *Per Type*

1 Bedroom	88 units
2 Bedrooms	35 units
2 Bedrooms + S	18 units
2 Bedrooms + S Corner	16 units
3 Bedrooms + S Dual Aspect	8 units
4 Bedrooms Dual Aspect	2 units
4 Bedrooms Penthouse	1 unit

Size Range Per *Unit Type*

1 Bedroom	from 832.33 sq. ft. to 880.48 sq. ft.
2 Bedrooms	from 1,272.38 sq. ft.
2 Bedrooms + S	from 1,426.62 sq. ft.
2 Bedrooms + S Corner	from 1,492.01 sq. ft. to 2,121.31 sq. ft.
3 Bedrooms + S Dual Aspect	from 2,170.67 sq. ft. to 2,345.99 sq. ft.
4 Bedrooms Dual Aspect	from 3,050.35 sq. ft. to 3,176.97 sq. ft.
4 Bedrooms Penthouse	from 3,367.08 sq. ft. to 4,648.11 sq. ft.



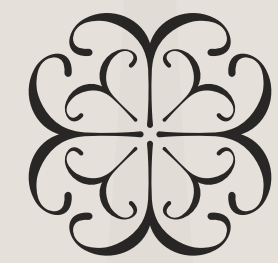


Masterplan
Amenities

Master Plan Amenities

- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 CASCADING WATER FEATURES
- 04 LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 CLUB LOUNGE
- 07 JAZZ CLUB
- 08 LIFT LOBBY
- 09 FITNESS STUDIO & JUICE BAR
- 10 YOGA & PILATES STUDIO
- 11 CHANGING ROOM WITH SAUNA, EXPERIENCE SHOWER & LAVENDER ROOM
- 12 KIDS PLAY AREA
- 13 OUTDOOR FITNESS AREA
- 14 BARBEQUE AREA
- 15 SUN LOUNGERS AREA
- 16 ADULTS POOL
- 17 LAGOON WATER FEATURE
- 18 KIDS POOL
- 19 KIDS SPLASH AREA
- 20 OUTDOOR KIDS PLAY AREA
- 21 POOL BAR
- 22 POOL BAR SEATING AREA
- 23 JOGGING TRACK
- 24 PADEL COURT
- 25 BASKETBALL COURT
- 26 SEATING AREA
- 27 DELIVERY PARKING
- 28 MOVE-IN PARKING
- 29 PARKING ACCESS
- 30 ROCK SCULPTURE
- 31 SCOOTER & BIKE TRACK





Ground floor
Amenities

Ground Floor Amenities Floor Plan

- 01

LOBBY ENTRANCE
- 02

LOBBY RECEPTION
- 03

LOBBY SEATING AREA
- 04

COMMUNAL TABLE
- 05

LIFT LOBBY
- 06

RETAIL TERRACE

07

VISITORS' WASHROOMS

08

SEATING AREA

09

FITNESS STUDIO ENTRANCE

10

SPINNING ZONE

11

JUICE BAR

12

CLIMBING WALL

13

CHANGING ROOM WITH SAUNA,
EXPERIENCE SHOWER AND
LAVEMDER ROOM

14

OUTDOOR FITNESS AREA

15

ADULTS POOL

16

LAGOON WATER FEATURE

17

JOGGING TRACK

18

MOVE-IN PARKING

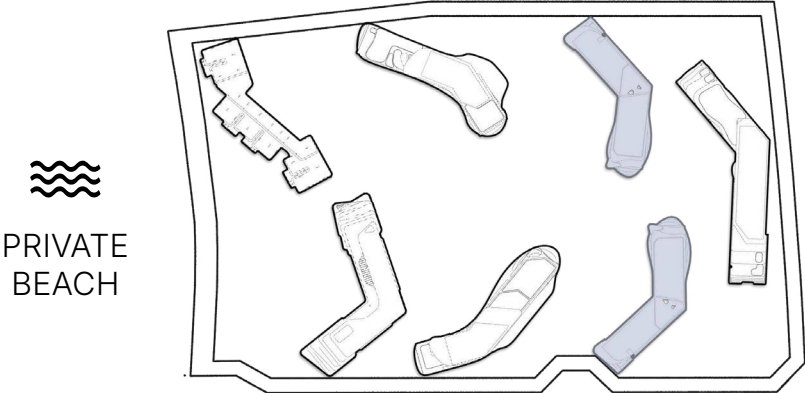
19

BARBEQUE AREA

20

DROP-OFF AREA

21

PARKING ACCESS



Drop Off Area



Lobby Reception



Lobby Lounge



Yoga & Pilates *Studio*



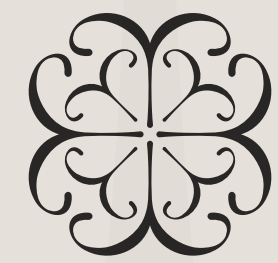
Fitness Pavilion



Jogging Track



Adults Pool



1st floor
Amenities

1st Floor Amenities Floor Plan

- 01

LIFT LOBBY
- 02

JAZZ DINING
- 03

JAZZ LOUNGE
- 04

GAMES ROOM
- 05

GAMES ROOM SEATING AREA
- 06

CINEMA ROOM
- 07

PODCAST ROOM
- 08

PANTRY
- 09

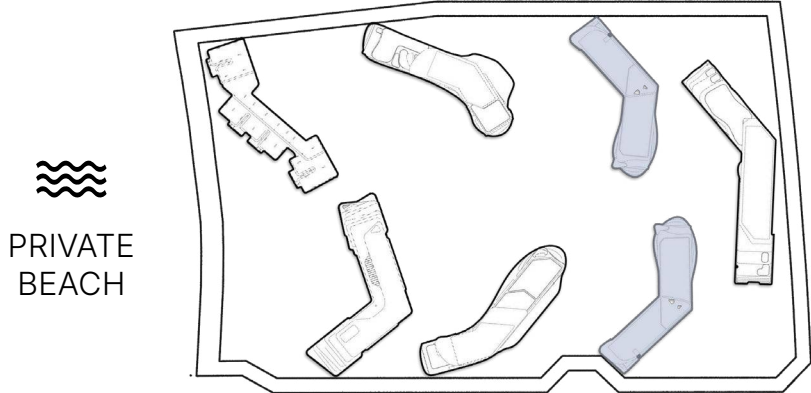
KIDS PLAY AREA
- 10

OUTDOOR KIDS PLAY AREA
- 11

KIDS TOILET
- 12

PHONE BOOTH
- 13

WASHROOMS





Jazz Club



Jazz Dining



INTERACTIVE ZONE

- Start
- Settings
- Explore
- Exit

Kids Play Area



Games Room



Games Room *Seating*

Cinema Room





The
Residences



Living Room



Kitchen



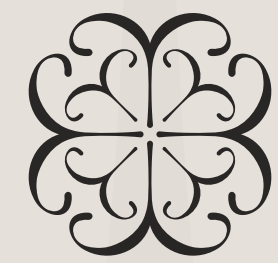
Master Bedroom



Master Bathroom



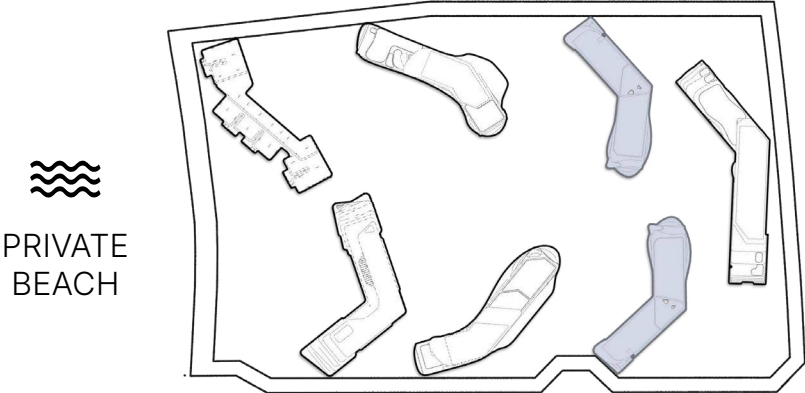
Powder Room



Typical floor
Plans

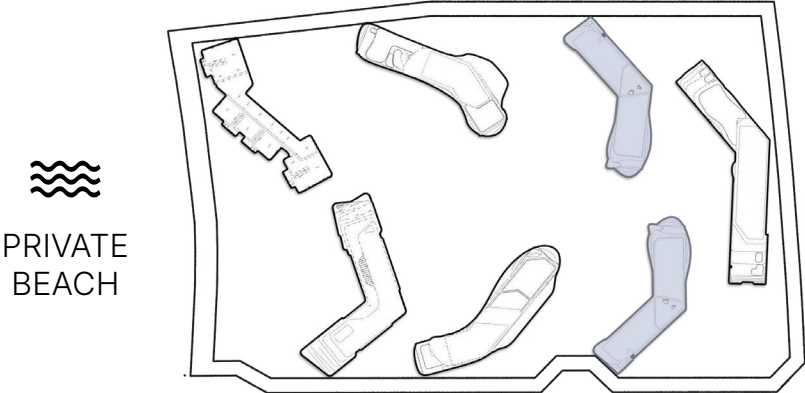
1st Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER



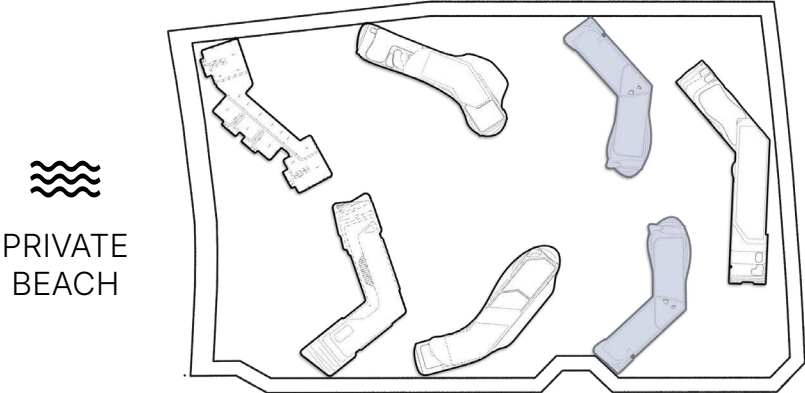
2nd Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM + S DUAL ASPECT



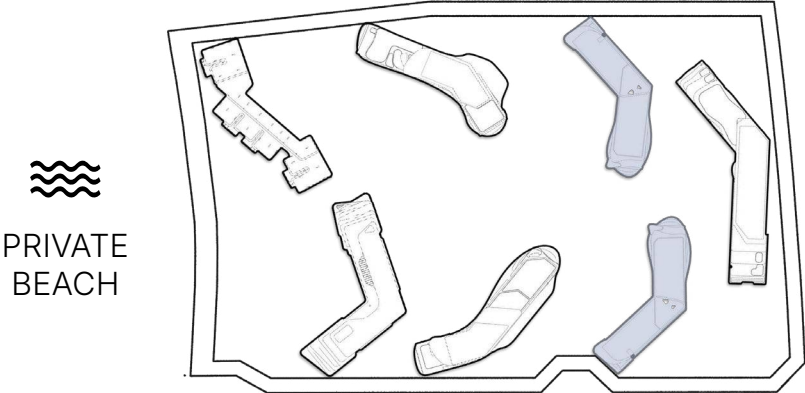
3rd Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM + S DUAL ASPECT



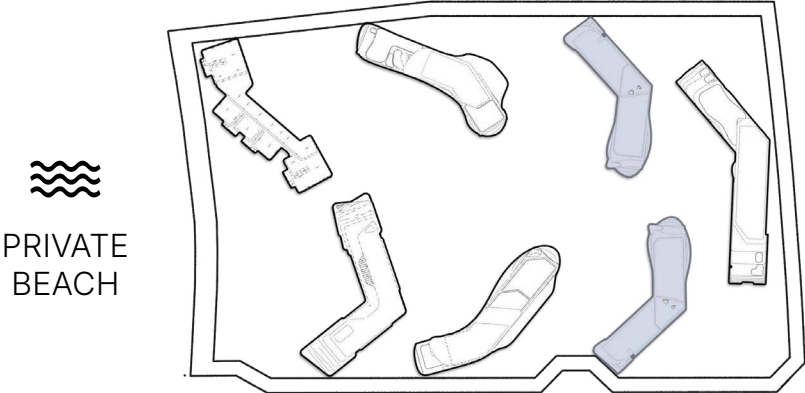
4th Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM + S DUAL ASPECT



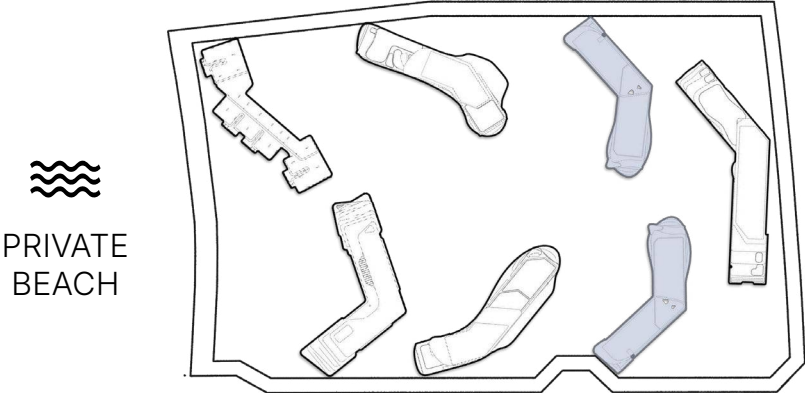
5th Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM + S DUAL ASPECT



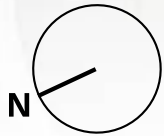
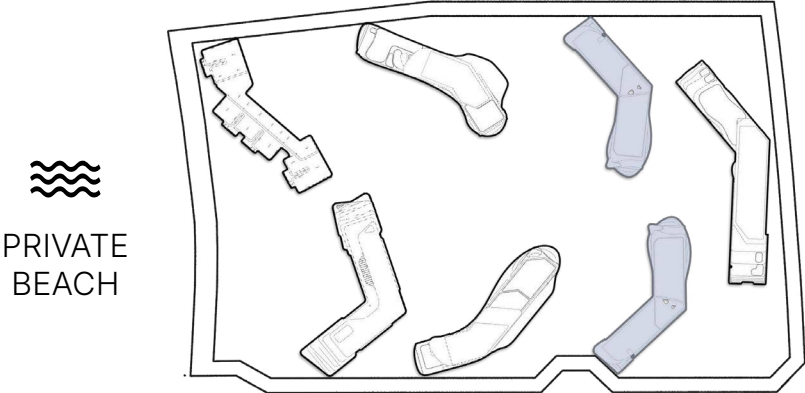
6th Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM + S DUAL ASPECT



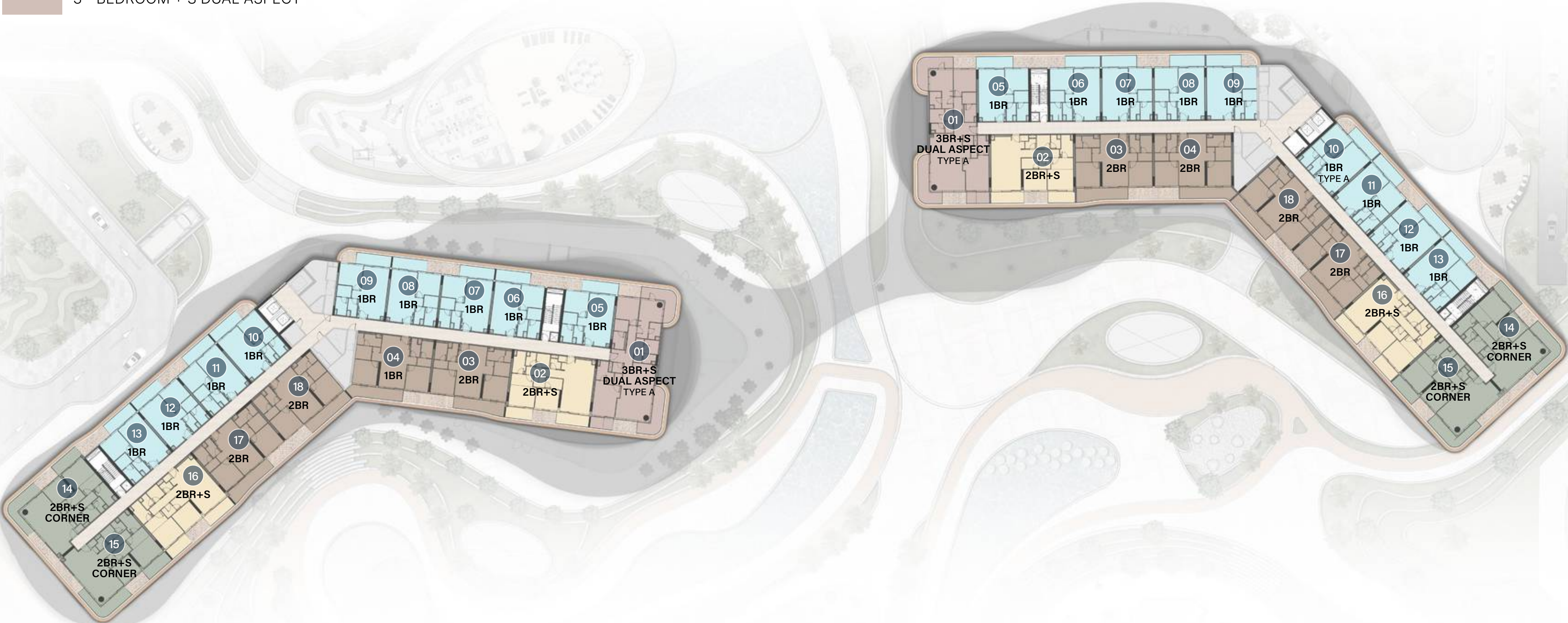
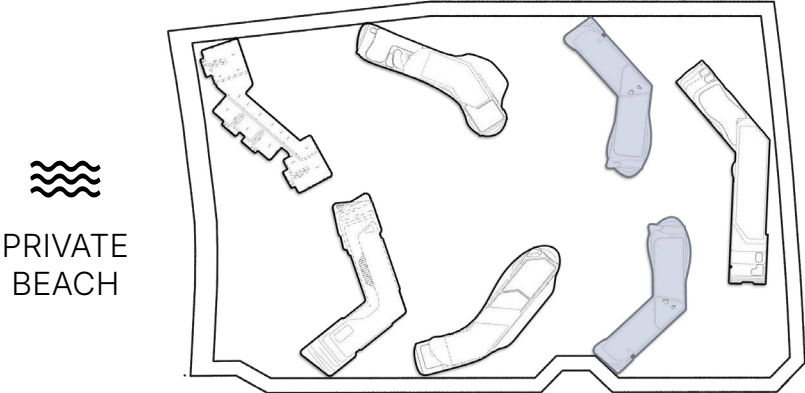
7th Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM + S DUAL ASPECT



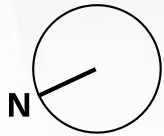
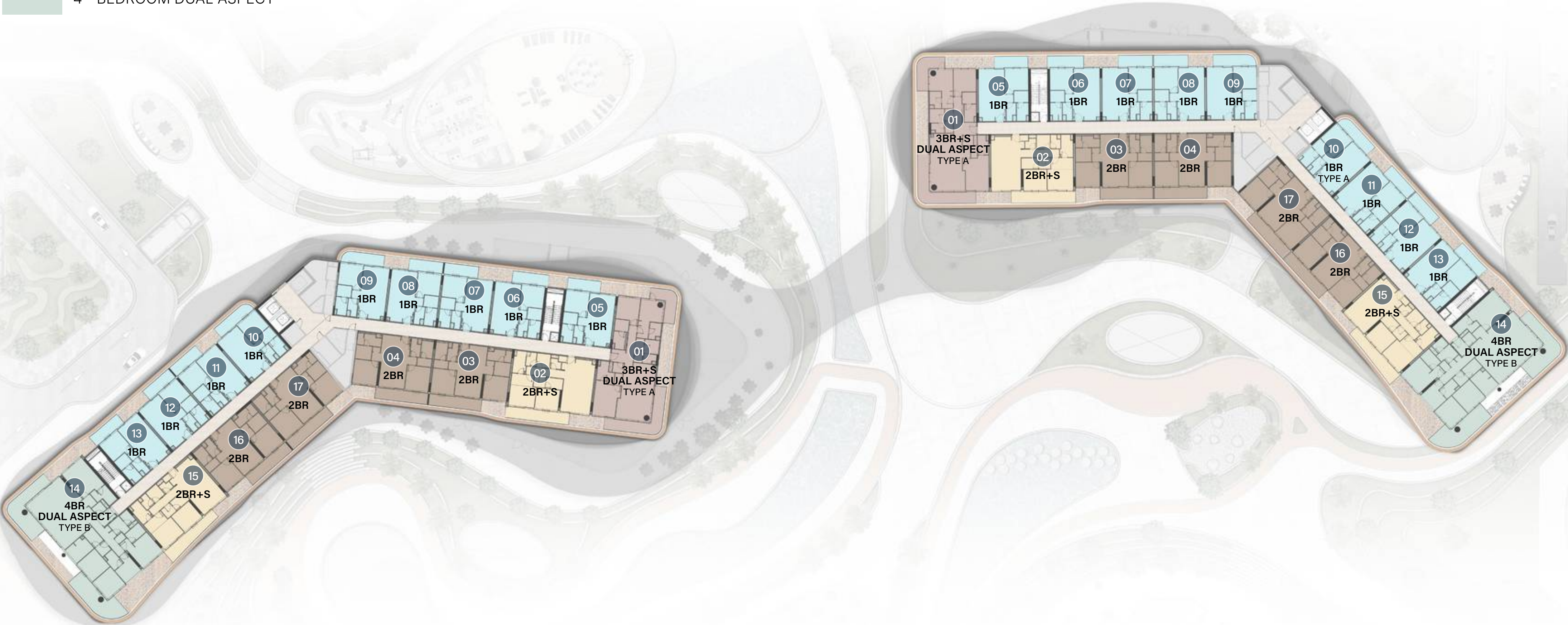
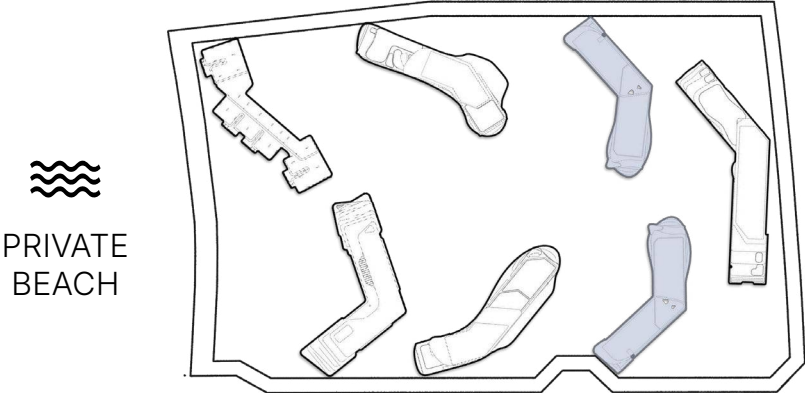
8th Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM + S DUAL ASPECT



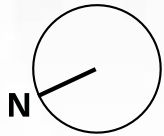
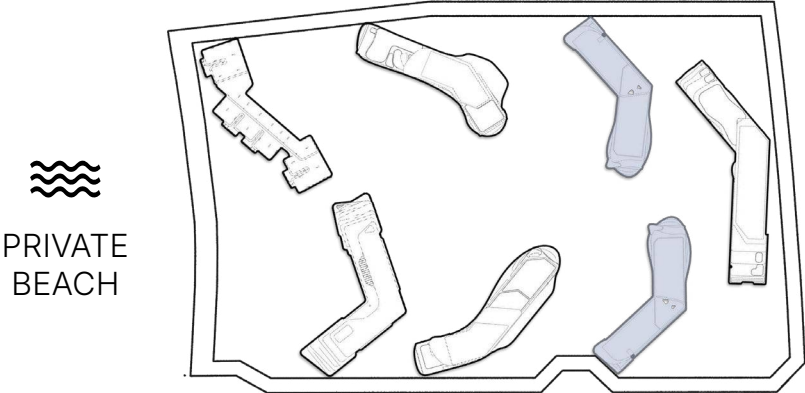
9th Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 3 - BEDROOM + S DUAL ASPECT
- 4 - BEDROOM DUAL ASPECT



10th Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 4 - BEDROOM DUAL ASPECT
- 4 - BEDROOM PENTHOUSE



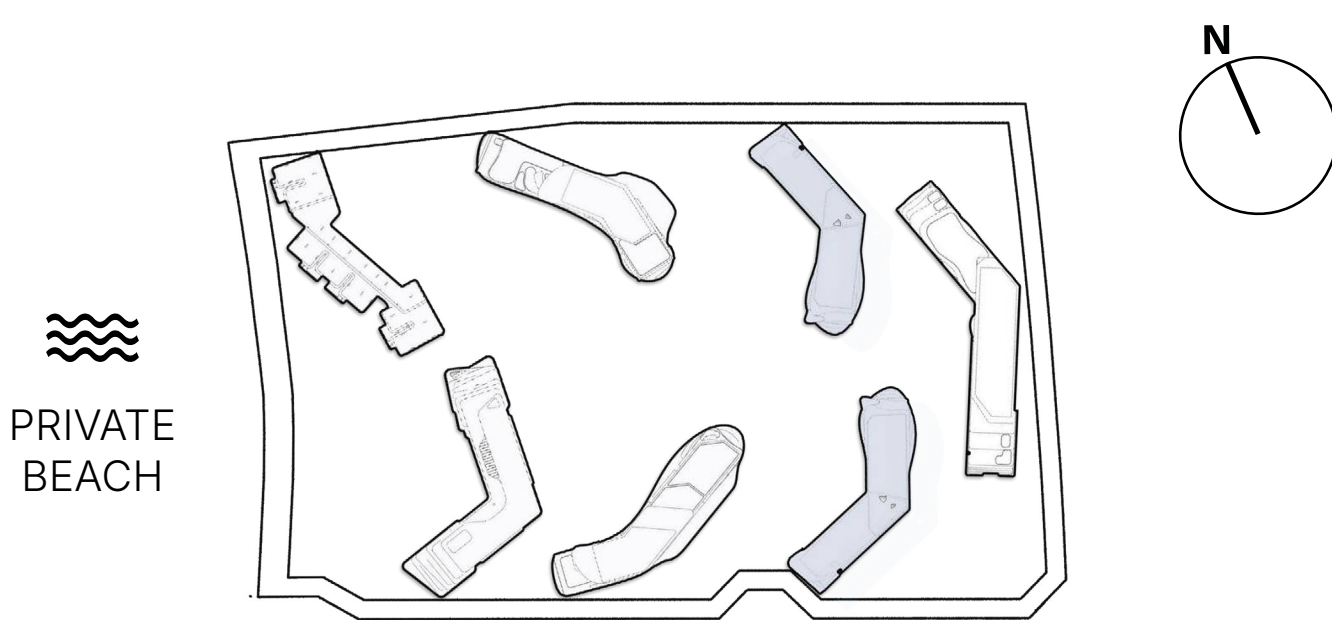
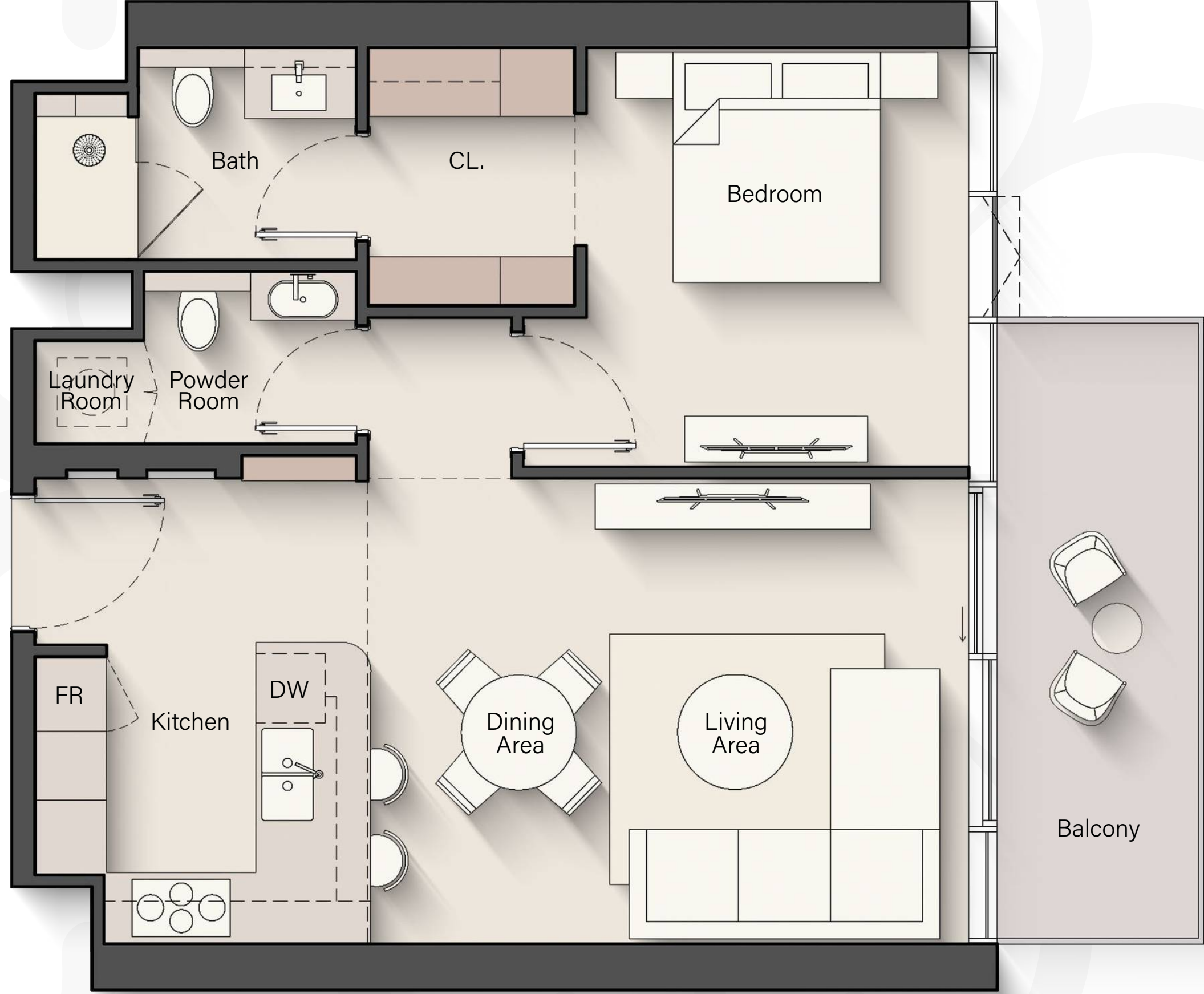


MERIVA
GARDENS

Floor *plans*

1 - Bedroom

TYPE A



1st Floor

02 - 07

2nd Floor

04 - 11

3rd & 4th Floor

05 - 13

5th, 6th, & 7th Floor

04 - 13

8th & 9th Floor

05 - 13

10th Floor

04 - 11

Internal Living Area : **723.87 sq. ft.**

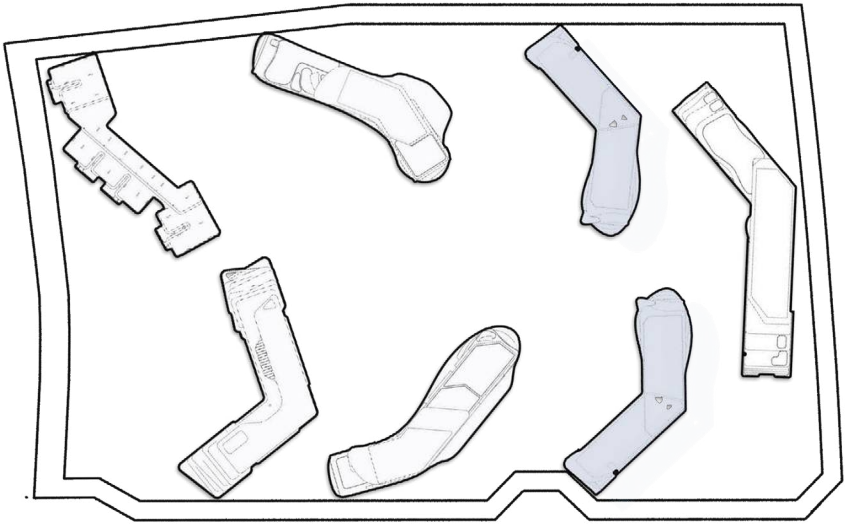
Outdoor Living Area : **108.82 sq. ft.**

Total Living Area : **832.70 sq. ft.**

2 - Bedroom



PRIVATE
BEACH



1st Floor

01, 11 - 12

2nd Floor

03, 15, 16

3rd - 4th Floor

03, 04, 17, 18

5th, 6th, & 7th Floor

03, 17, 18

8th Floor

03, 04, 17, 18

9th Floor

03, 04, 16, 17

10th Floor

02, 03, 14, 15

Internal Living Area : **1108.14 sq. ft.**

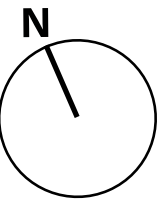
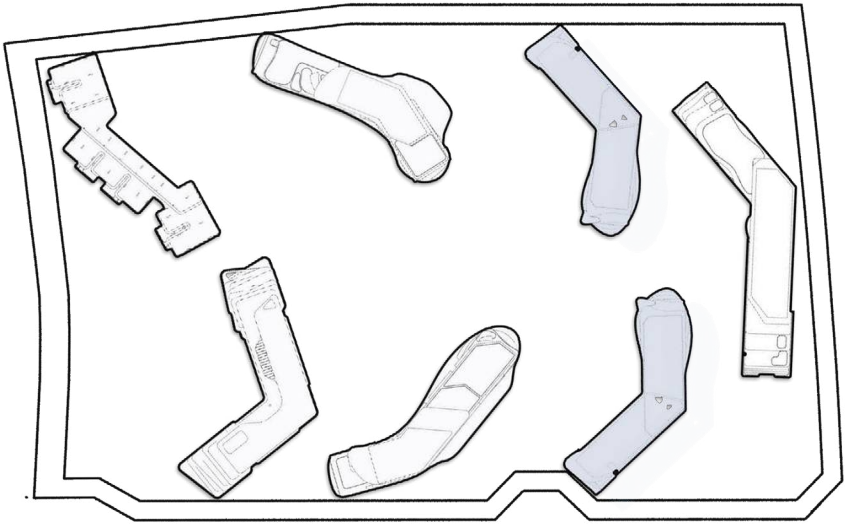
Outdoor Living Area : **173.08 sq. ft.**

Total Living Area : **1281.23 sq. ft.**

2 - Bedroom + S



PRIVATE
BEACH



1st Floor

10

2nd Floor

02, 04

3rd - 8th Floor

02, 16

9th Floor

02, 15

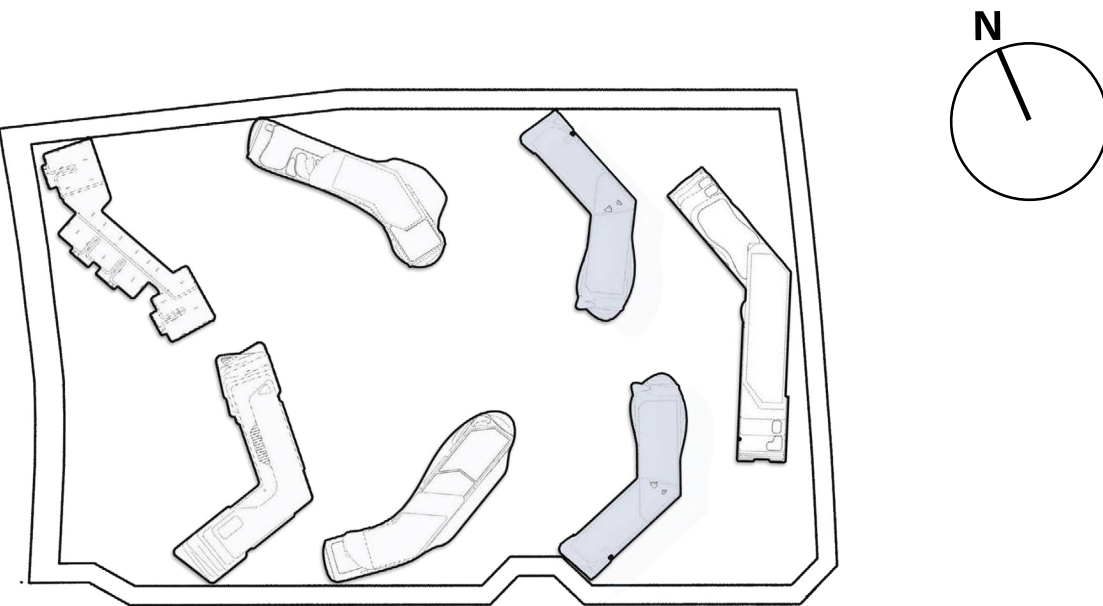
10th Floor

13

2 - Bedroom + S
TYPE A



PRIVATE
BEACH

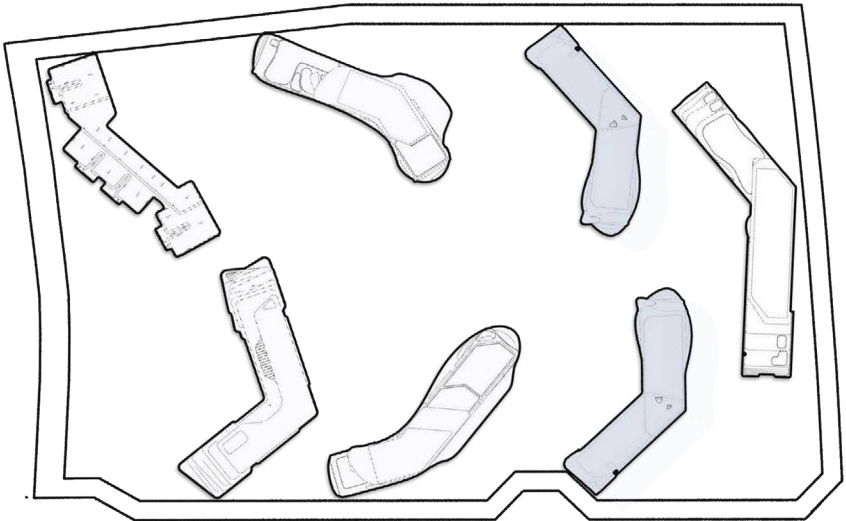


1st - 15th Floor
02

2 - Bedroom + S Corner



PRIVATE
BEACH



1st Floor

08, 09

2nd Floor

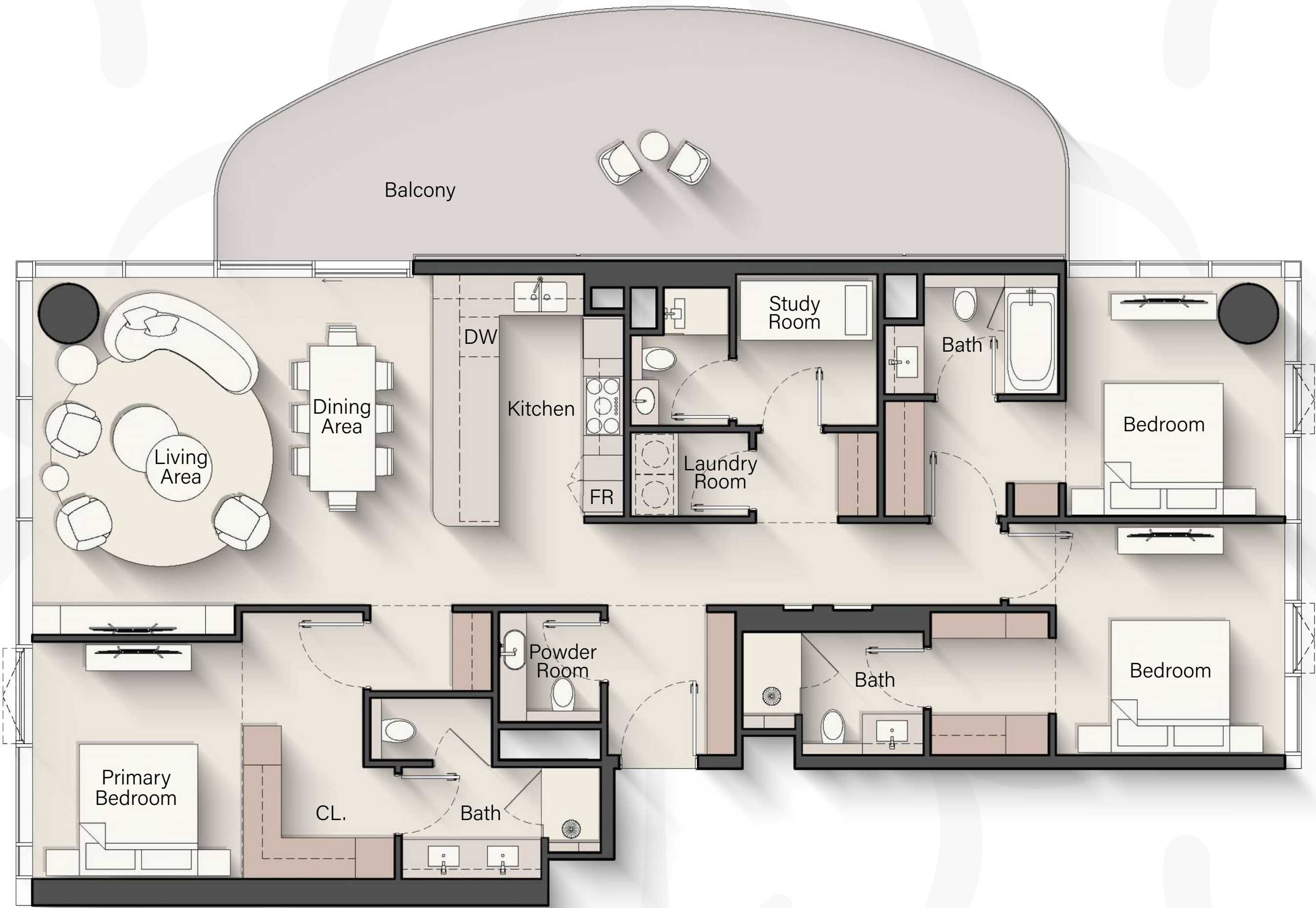
12, 13

3rd - 8th Floor

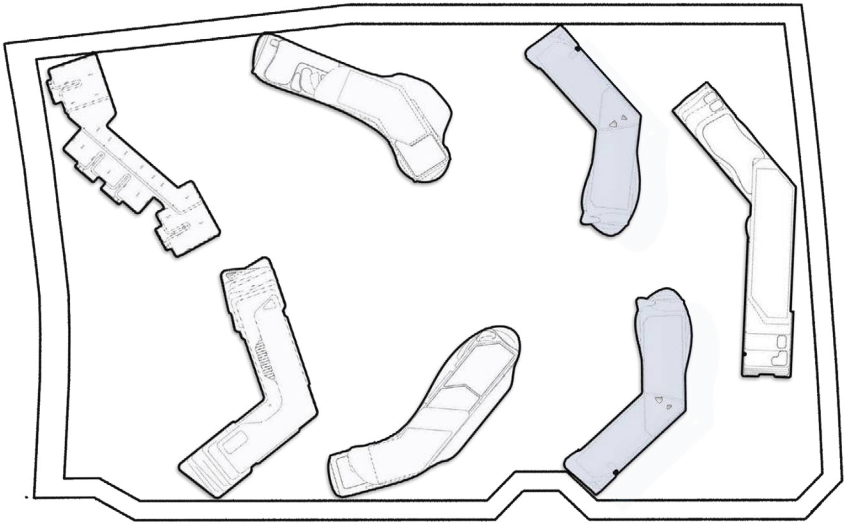
14, 15

3 - Bedroom + S Dual Aspect

TYPE A



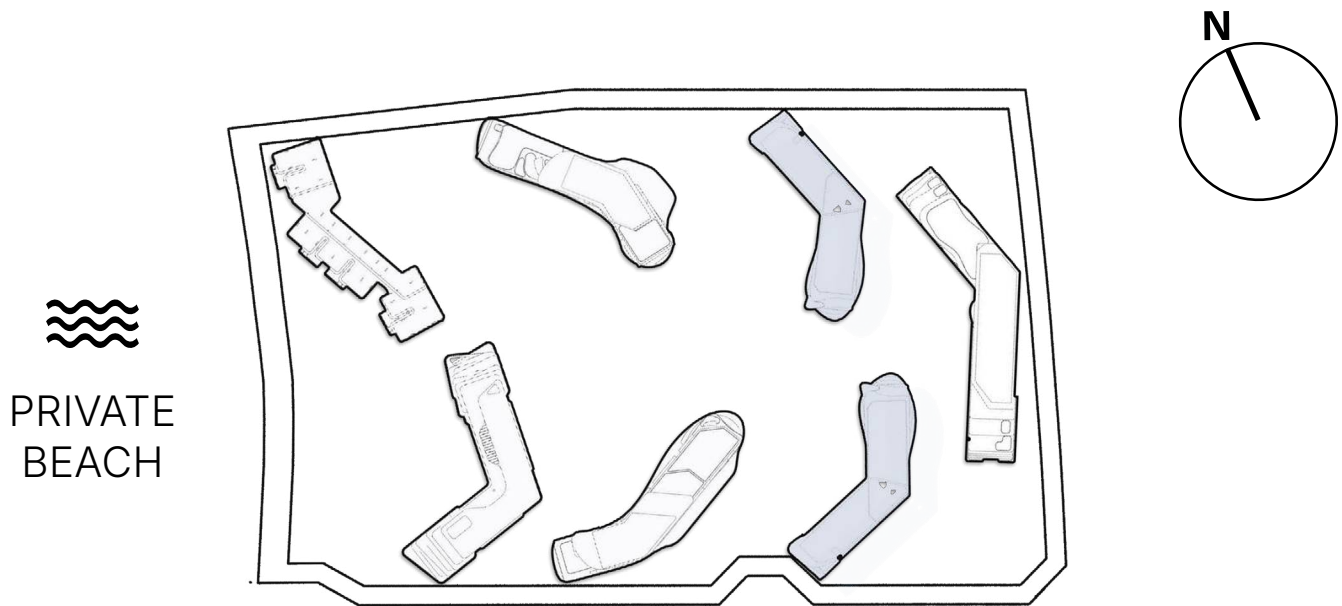
PRIVATE
BEACH



2nd - 9th Floor
01

4 - Bedroom + S Dual Aspect

TYPE B

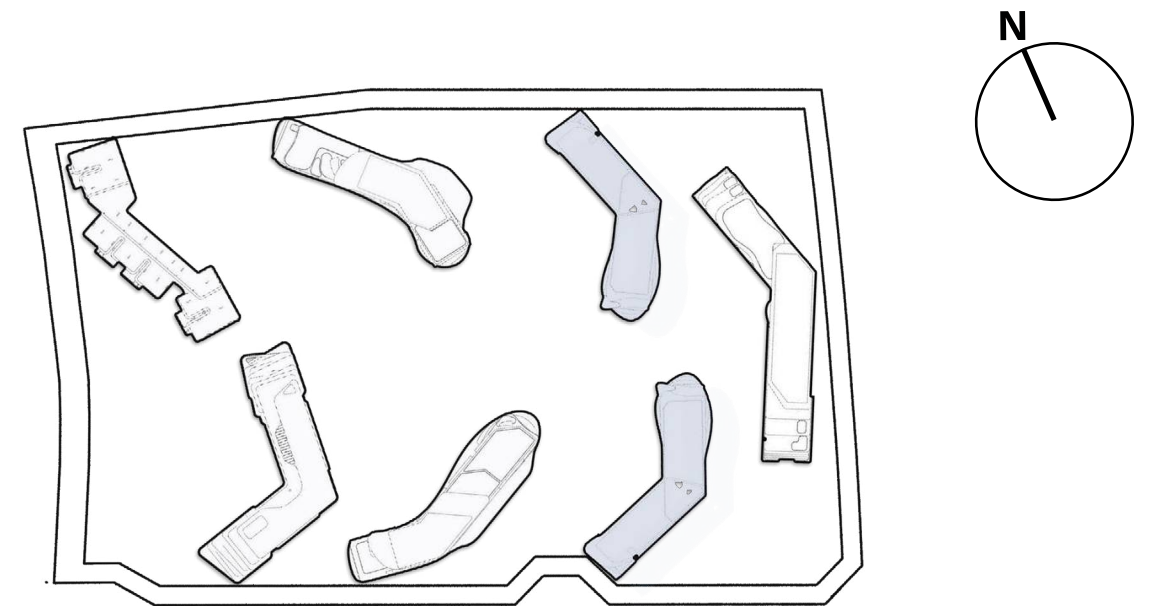


9th Floor
14

10th Floor
12

4 - Bedroom Penthouse

TYPE A



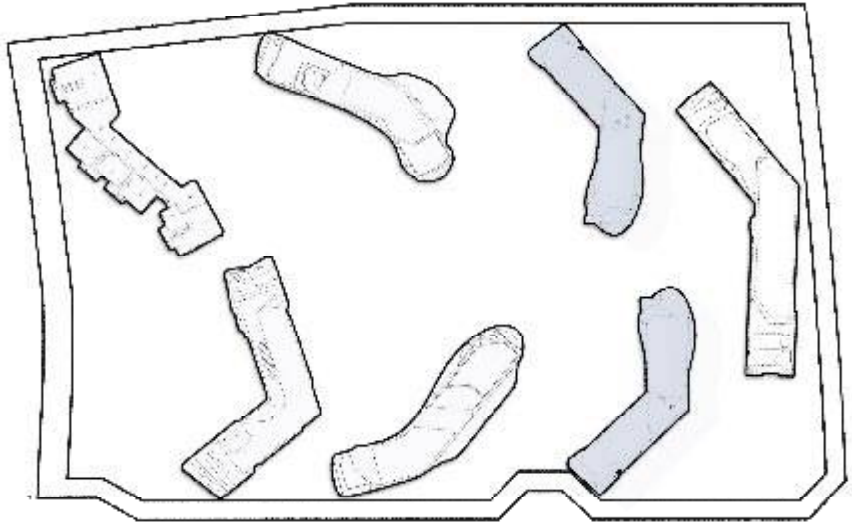
10th Floor
01

Internal Living Area : **2443.52 sq. ft.** Outdoor Living Area : **1102.33 sq. ft.** Total Living Area : **3545.85 sq. ft.**

Retail - 1
MERIVA GARDENS 'A'



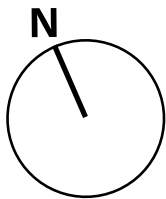
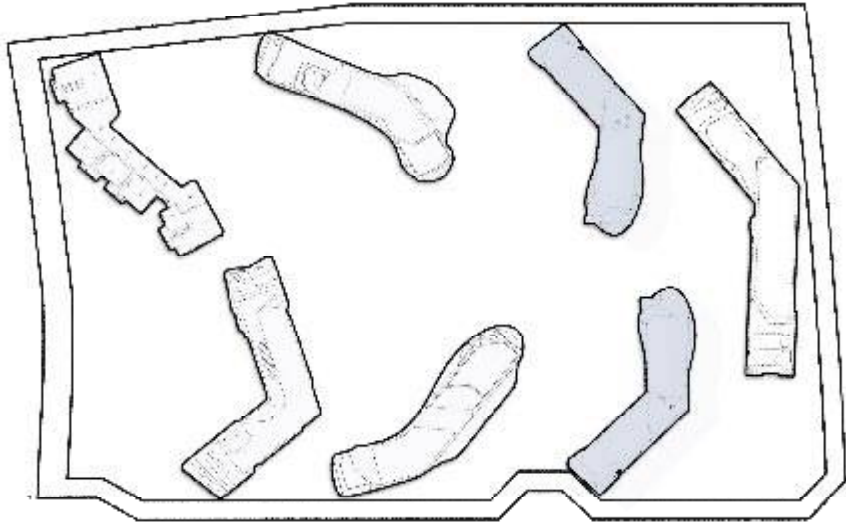
PRIVATE
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Retail - 2
MERIVA GARDENS 'A'



PRIVATE
BEACH

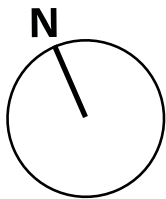
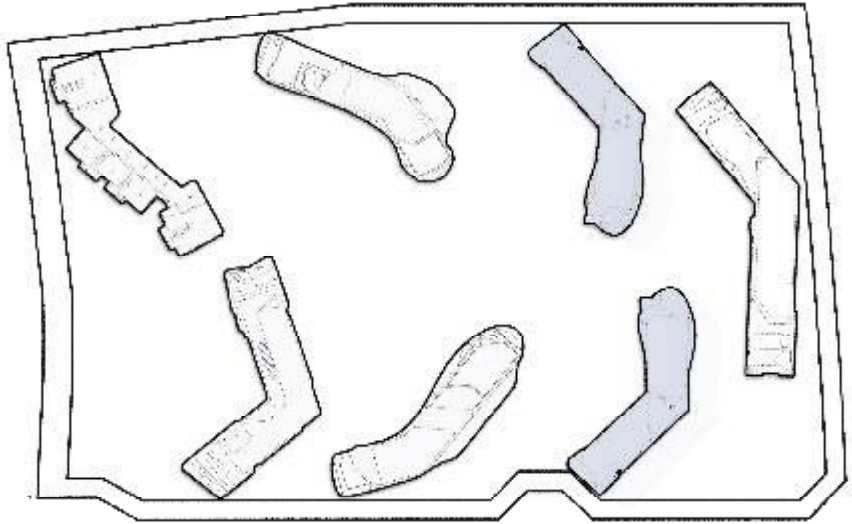


Retail - 3

MERIVA GARDENS 'A'



PRIVATE
BEACH



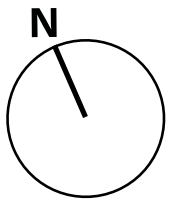
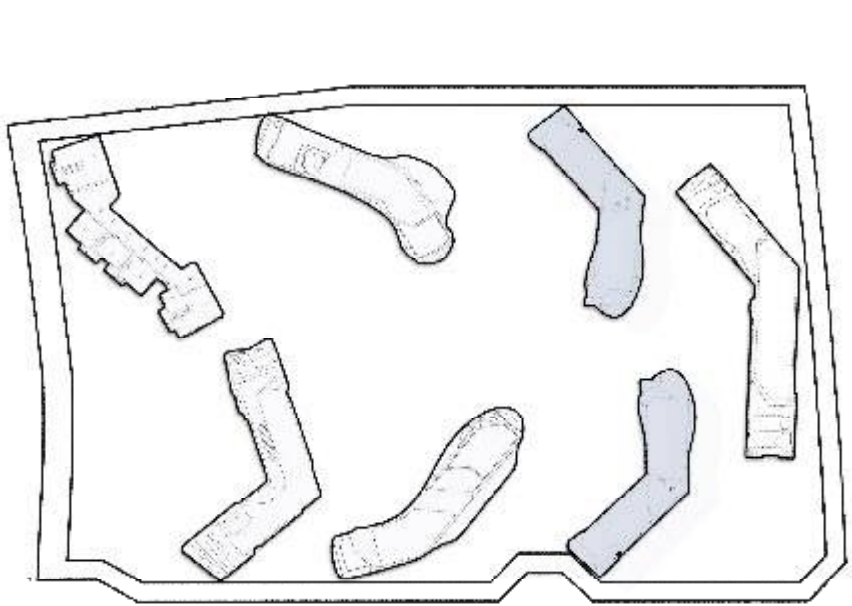
Internal Retail Area : **1262.50 sq. ft.**

Outdoor Retail Area : **415.59 sq. ft.**

Total Retail Area : **1678.09 sq. ft.**

Retail - 4
MERIVA GARDENS 'A'

PRIVATE
BEACH



Internal Retail Area : **1250.12 sq. ft.**

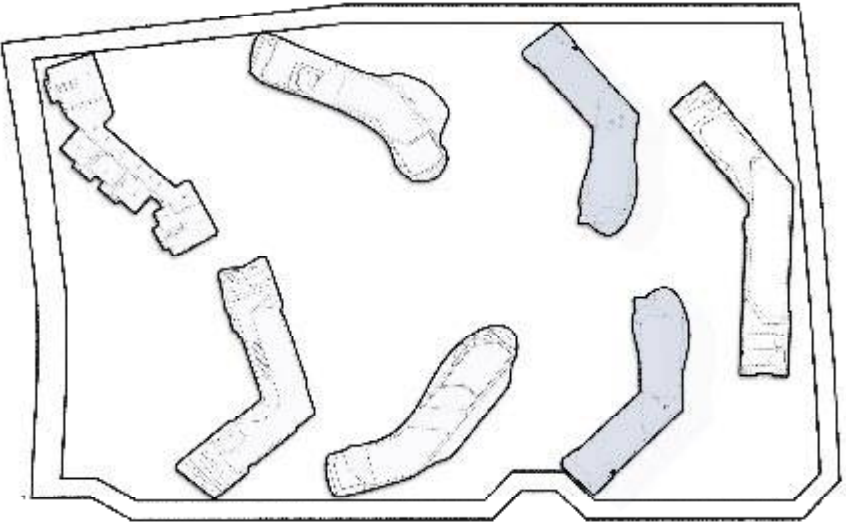
Outdoor Retail Area : **288.58 sq. ft.**

Total Retail Area : **1538.70 sq. ft.**

Retail - 5
MERIVA GARDENS 'A'



PRIVATE
BEACH



Internal Retail Area : **1292.96 sq. ft.**

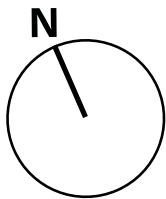
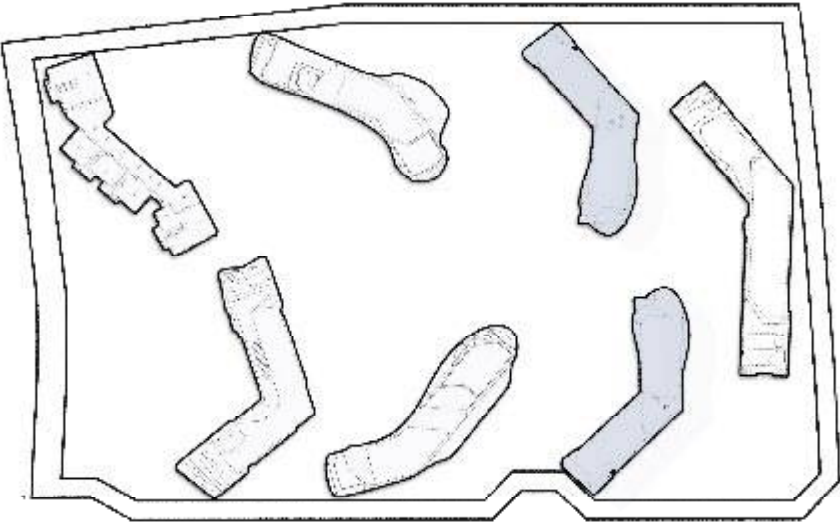
Outdoor Retail Area : **367.16 sq. ft.**

Total Retail Area : **1660.12 sq. ft.**

Retail - 6
MERIVA GARDENS 'A'



PRIVATE
BEACH



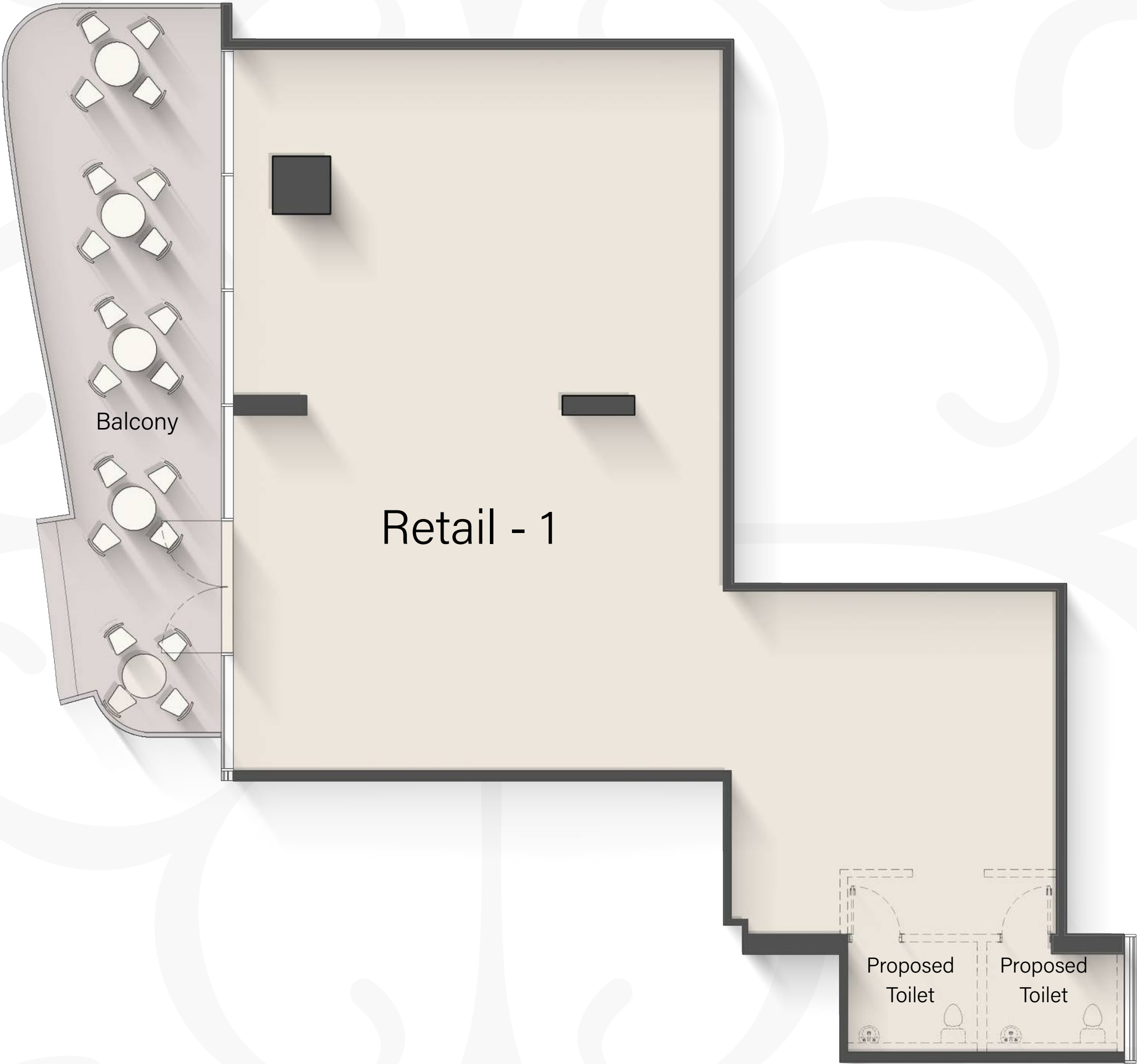
Internal Retail Area : **1293.18 sq. ft.**

Outdoor Retail Area : **444.44 sq. ft.**

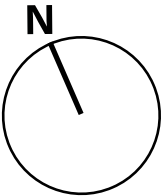
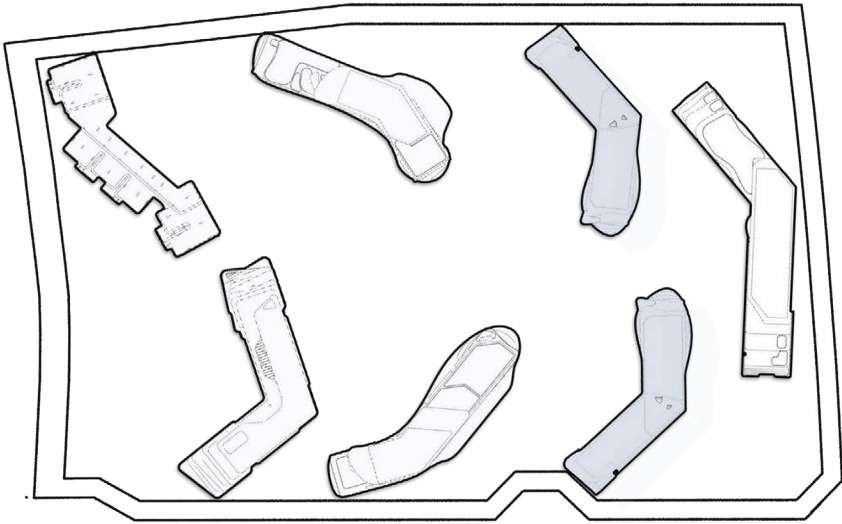
Total Retail Area : **1737.62 sq. ft.**

Retail - 1

MERIVA GARDENS 'B'



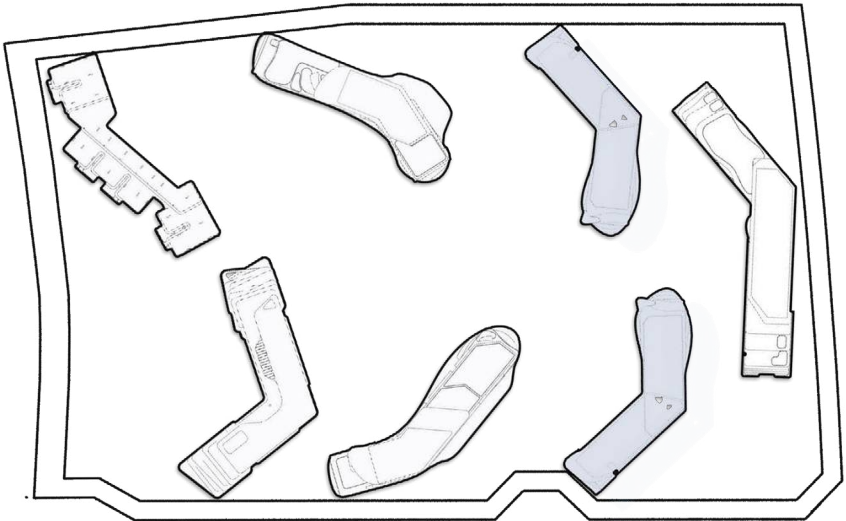
PRIVATE
BEACH



Retail - 2
MERIVA GARDENS 'B'



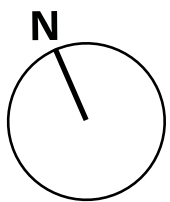
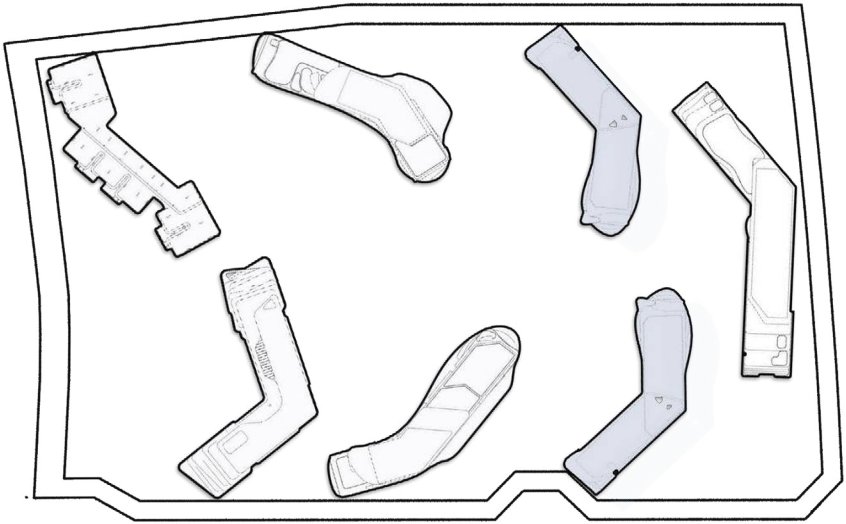
PRIVATE
BEACH



Retail - 3
MERIVA GARDENS 'B'



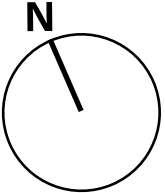
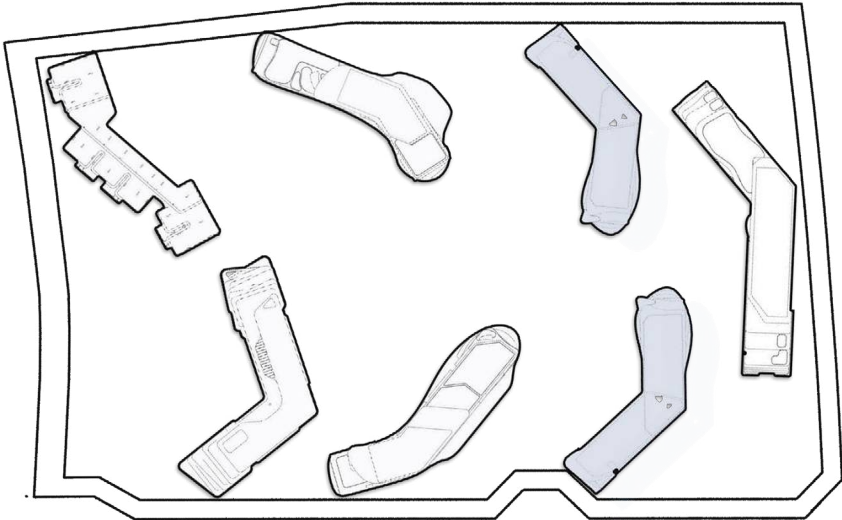
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Retail - 4
MERIVA GARDENS 'B'

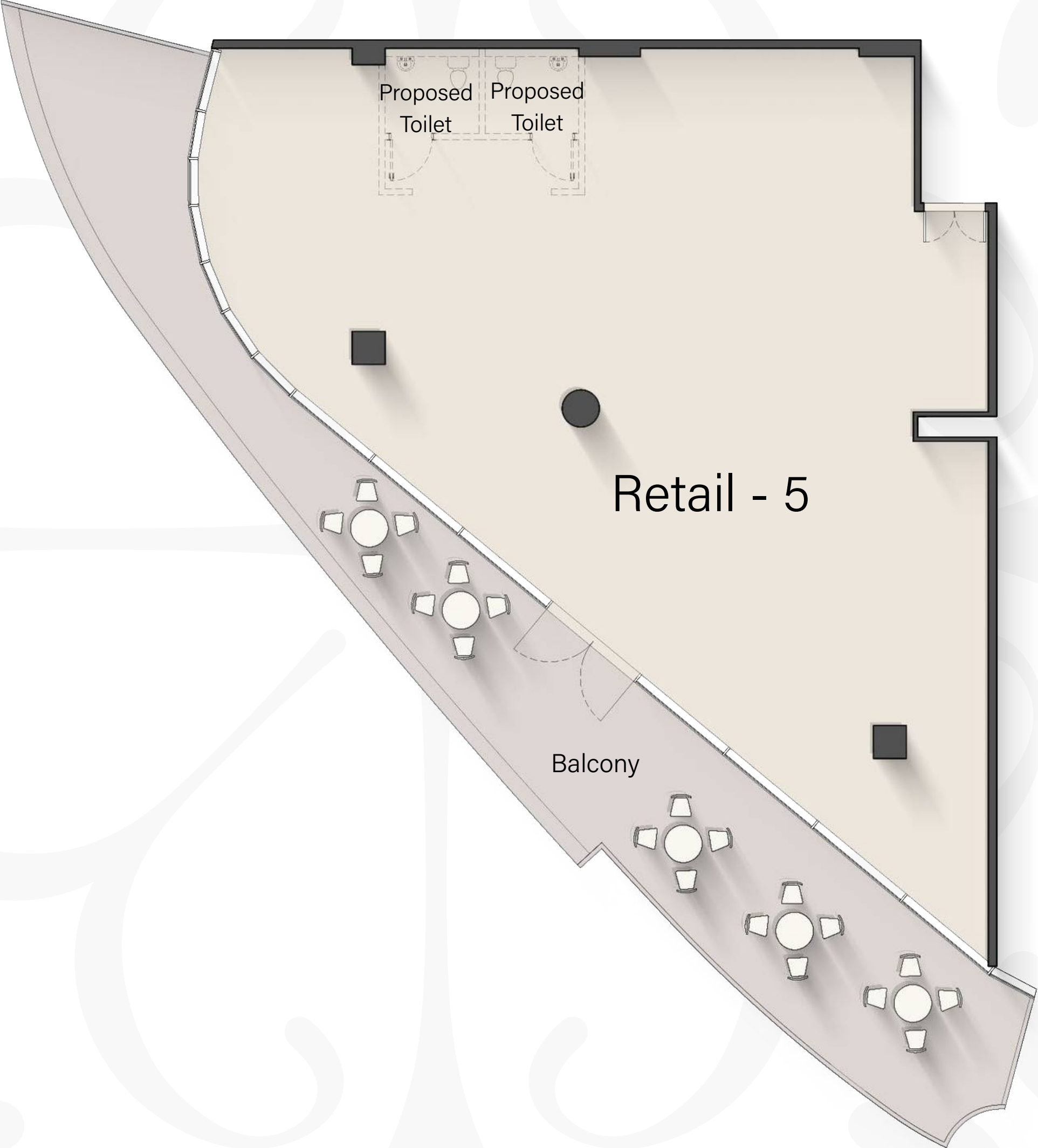


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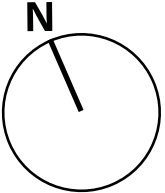
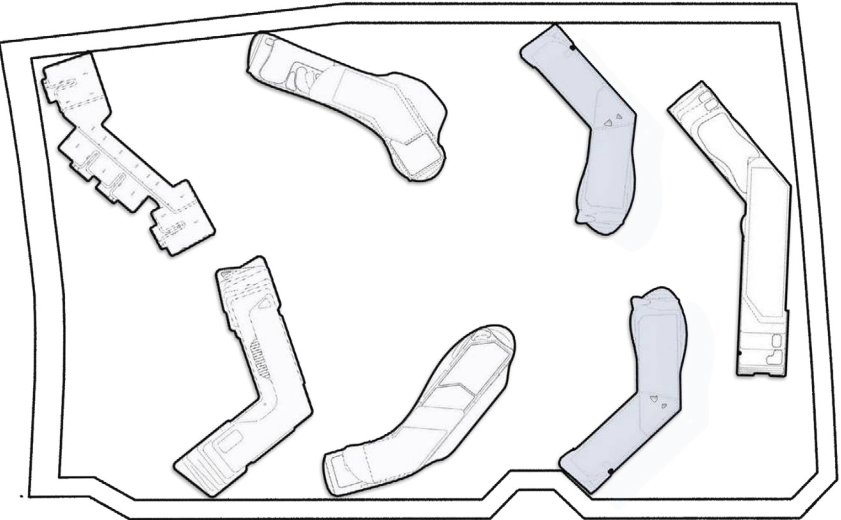


Retail - 5

MERIVA GARDENS 'B'



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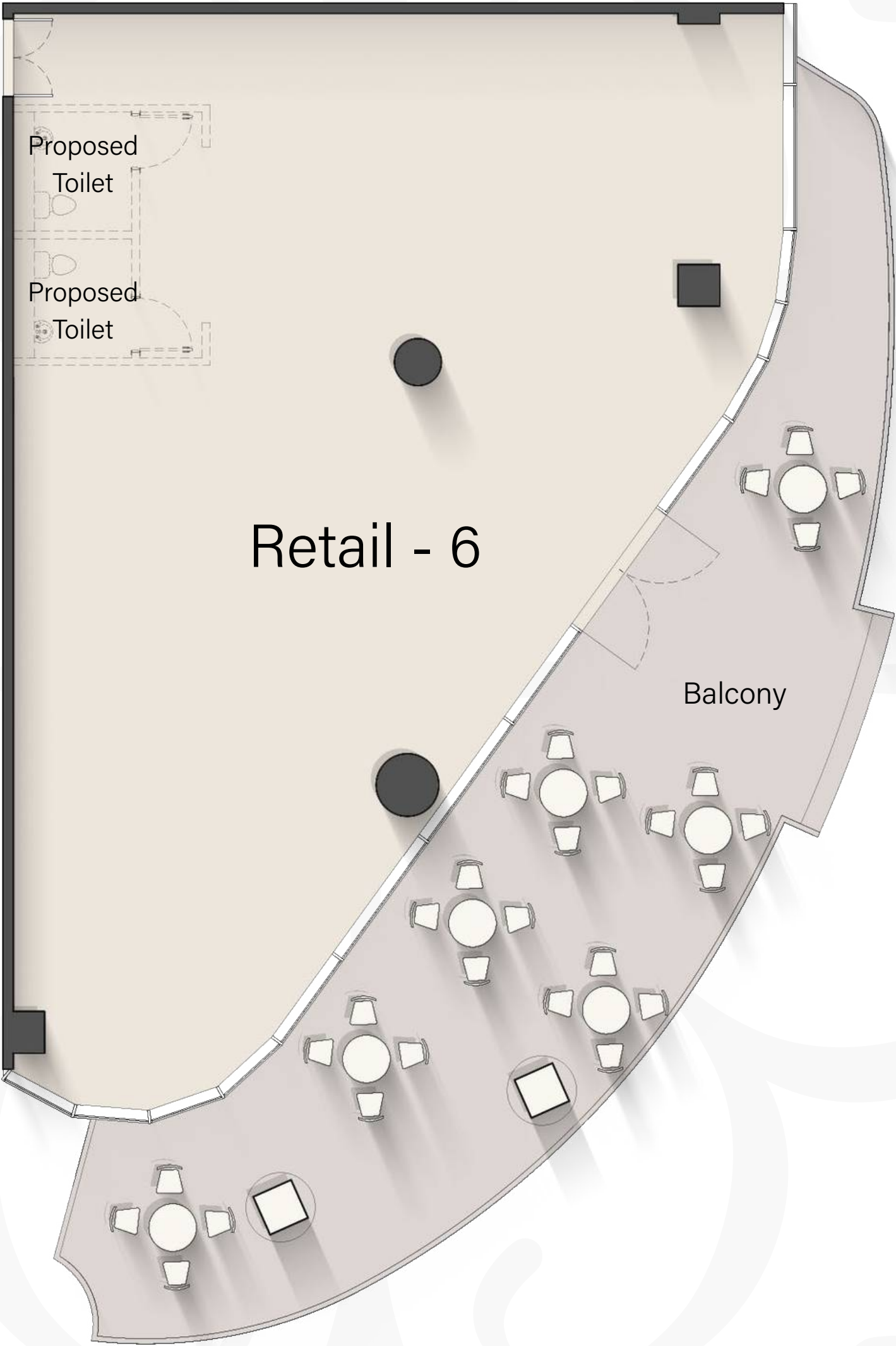
Internal Living Area : **2960.40 sq. ft.**

Outdoor Living Area : **1176.60 sq. ft.**

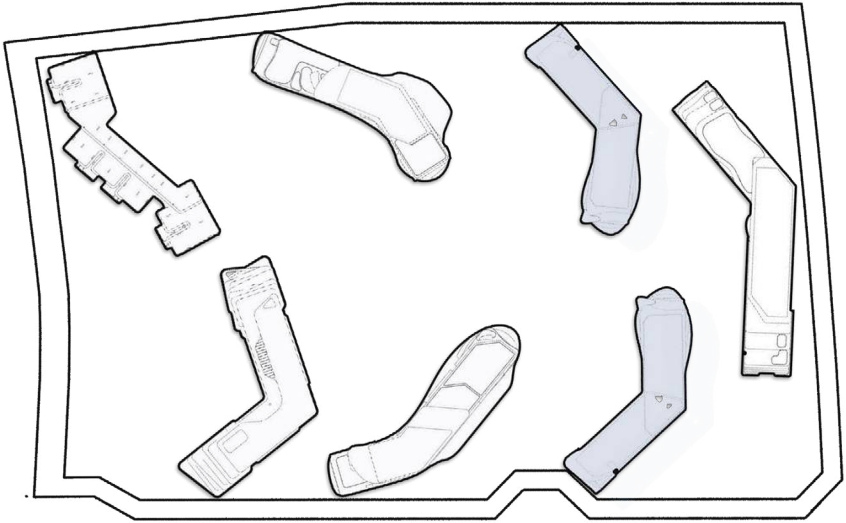
Total Living Area : **4137.00 sq. ft.**

Retail - 6

MERIVA GARDENS 'B'



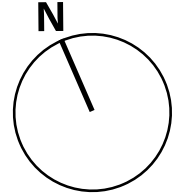
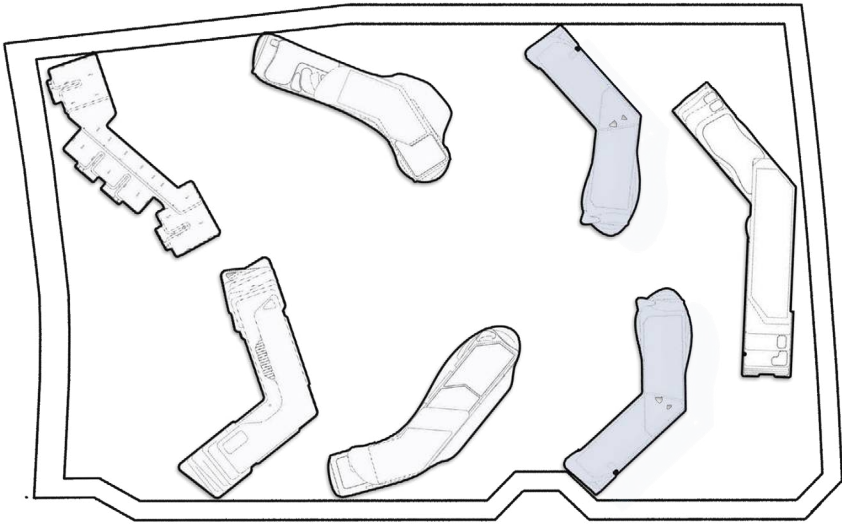
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Retail - 7
MERIVA GARDENS 'B'



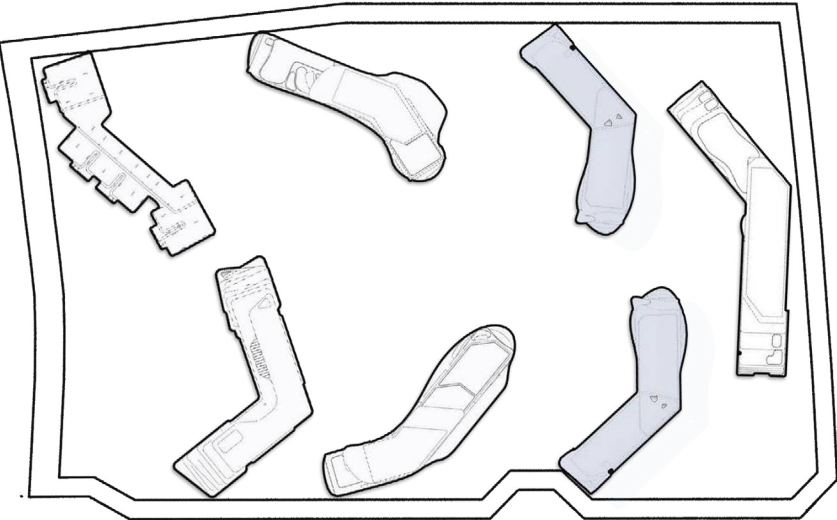
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Retail - 8
MERIVA GARDENS 'B'



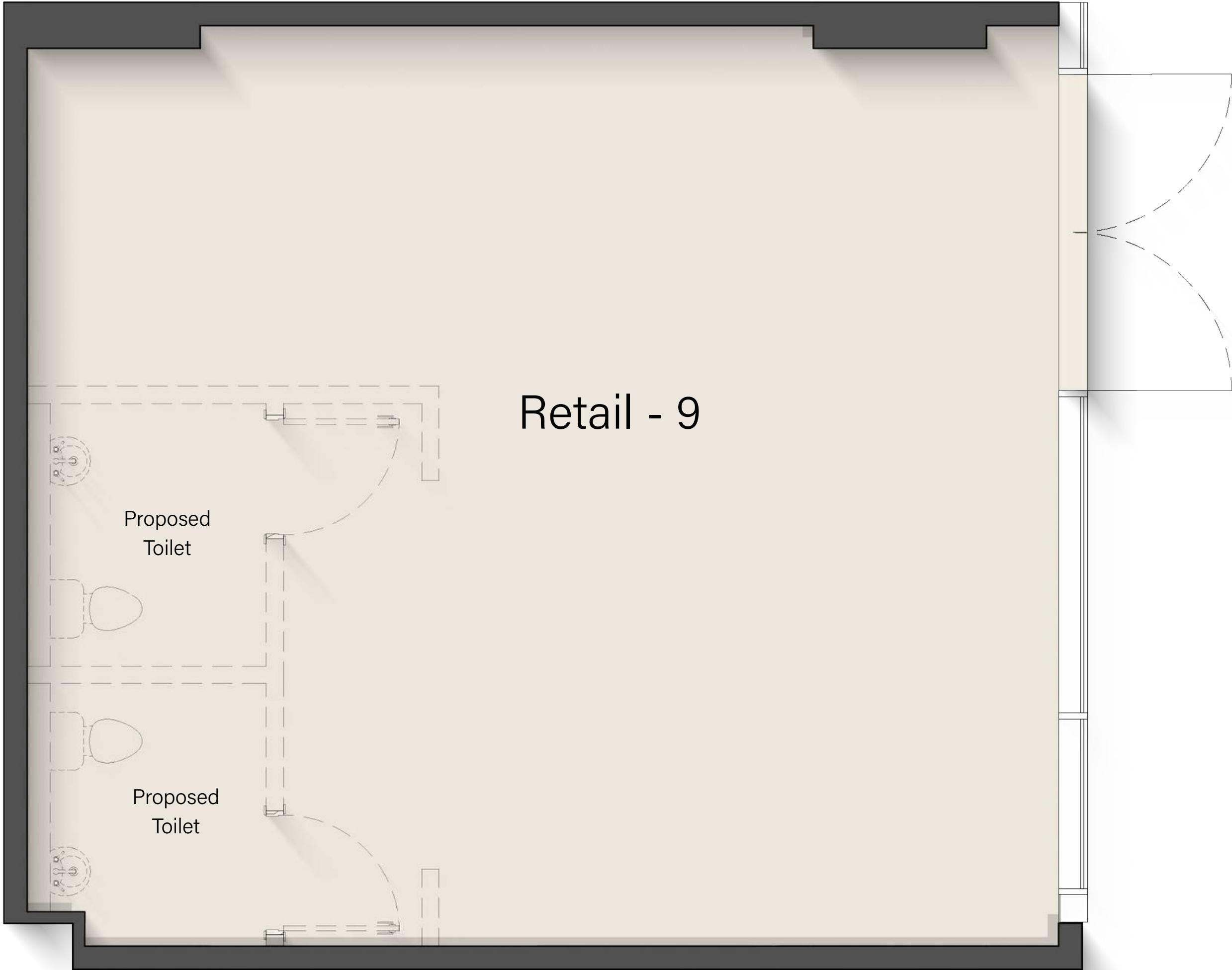
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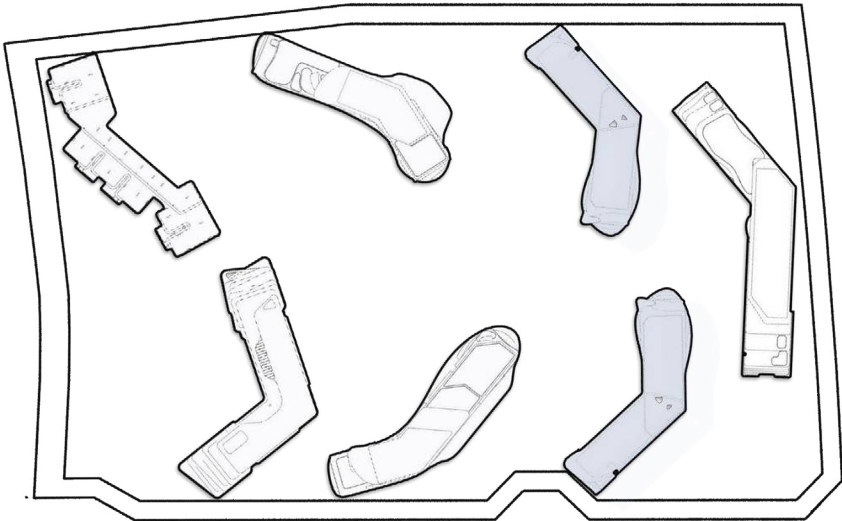
Total Retail Area : **1365.62 sq. ft.**

Retail - 9

MERIVA GARDENS 'B'



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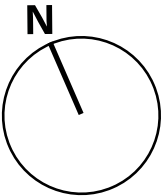
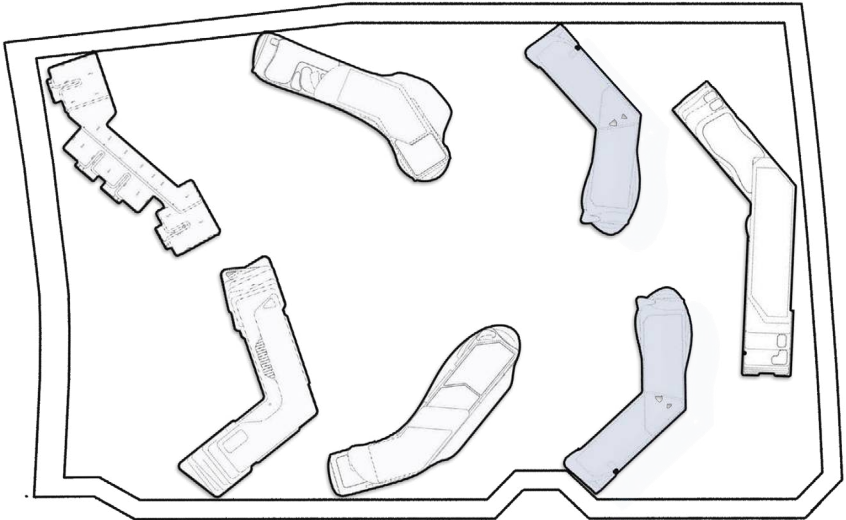


Retail - 10

MERIVA GARDENS 'B'



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Payment *plan*

20%

At the time
of booking

10%

60 Days after
reservation date

5%

120 Days after
reservation date

5%

180 Days after
reservation date

5%

240 Days after
reservation date

5%

360 Days after
reservation date

5%

On completion of 20%
construction of the project

5%

On completion of 30%
construction of the project

5%

On completion of 40%
construction of the project

5%

On completion of 50%
construction of the project

30%

On completion



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