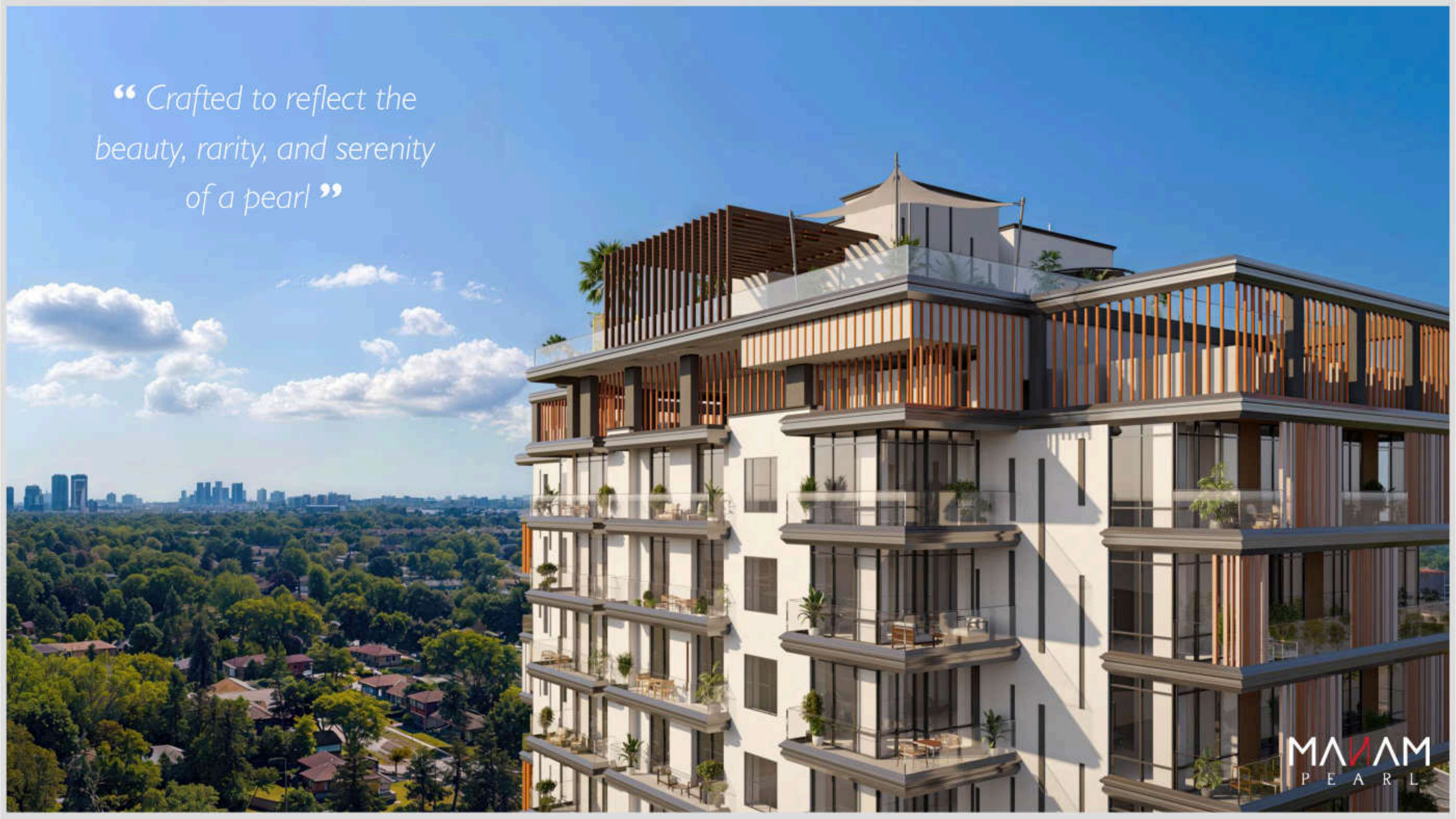




MAVIA

P E A R L

*“Crafted to reflect the
beauty, rarity, and serenity
of a pearl”*



MAVAM
PEARL

Where Grace Rises

A sanctuary born of
timeless elegance,
inspired by the natural pearl.
It rises with grace, possesses a
rare beauty, and holds a
quiet power.

Like the pearl, formed in
still waters— slowly, delicately,
gathering layers of meaning—
Manam Pearl is crafted
with profound
depth and intention.

Its beauty isn't loud, it's a
testament to refinement.



MANAM
PEARL

*Al Furjan stands as a prime location in Dubai,
offering an exceptional blend of suburban
tranquility and urban connectivity.*

- 15 MINUTES

Dubai Marina
- 18 MINUTES

Palm Jumeirah
- 28 MINUTES

Downtown Dubai
- 40 MINUTES

Dubai International Airport (DXB)
- 24 MINUTES

Al Maktoum International Airport (DWC)
- 12 MINUTES

Expo City
- 25 MINUTES

Palm Jebel Ali



3

MINUTES

Al Furjan
Metro Station

10

MINUTES

Ibn Battuta
Mall

10

MINUTES

Sheikh Zayed Road
(E 11)

5

MINUTES

Sheikh Mohammed
Bin Zayed Road
(E 311)

5

MINUTES

Discovery Garden
Metro Station 2

IBN BATTUTA

DISCOVERY
GARDENS

AL FURJAN

Discovery Garden
Metro Station 2

Al Furjan
Metro Station

MAHAM
PEARL

E 11

E 311

Unlock High Returns

Invest with confidence, benefiting from **rental yields reaching 6.7%**. Capitalize on the area's robust growth, which has delivered **20–30%** capital appreciation in just the last two years, driven by exciting new launches and ongoing infrastructure development.

Key Factors Fueling ROI & Appreciation:

Metro Connectivity & Rental Growth

Al Furjan Metro significantly boosts rental demand, particularly for 1 to 2-bedroom units, making your investment highly desirable.

Proximity to Key Hubs

Enjoy strong demand from professionals and aviation staff thanks to our prime location near **EXPO City** and **DWC Airport**.

Backed by a Trusted Developer

Invest with confidence, knowing **Nakheel's** proven track record ensures sustained community growth and continuous infrastructure upgrades.





At **Manam Pearl**, every residence unfolds like the interior of a precious pearl—open, luminous, and serene.

The journey begins at the ground floor, where a welcoming **lobby** sets the tone for what lies above. Rising gracefully over **11 residential floors**, the tower culminates in a rooftop sanctuary where thoughtfully curated amenities await.

Here, space is defined not by square footage, but by light, air, and a liberating sense of openness. Each detail whispers of quiet sophistication, where purposeful design meets the soul, and luxury feels effortless.



*Experience elevated living where
social interaction is at the heart of
our vertical community.
Lines blur between inside and out,
inviting you to connect with nature
and neighbors alike.*

***“Stillness is luxury,
and calm is the
new comfort”***

*Inhale serenity, exhale stress
— this is where balance
begins.*

*A serene escape,
suspended between
the vibrant city and the
boundless sky.*

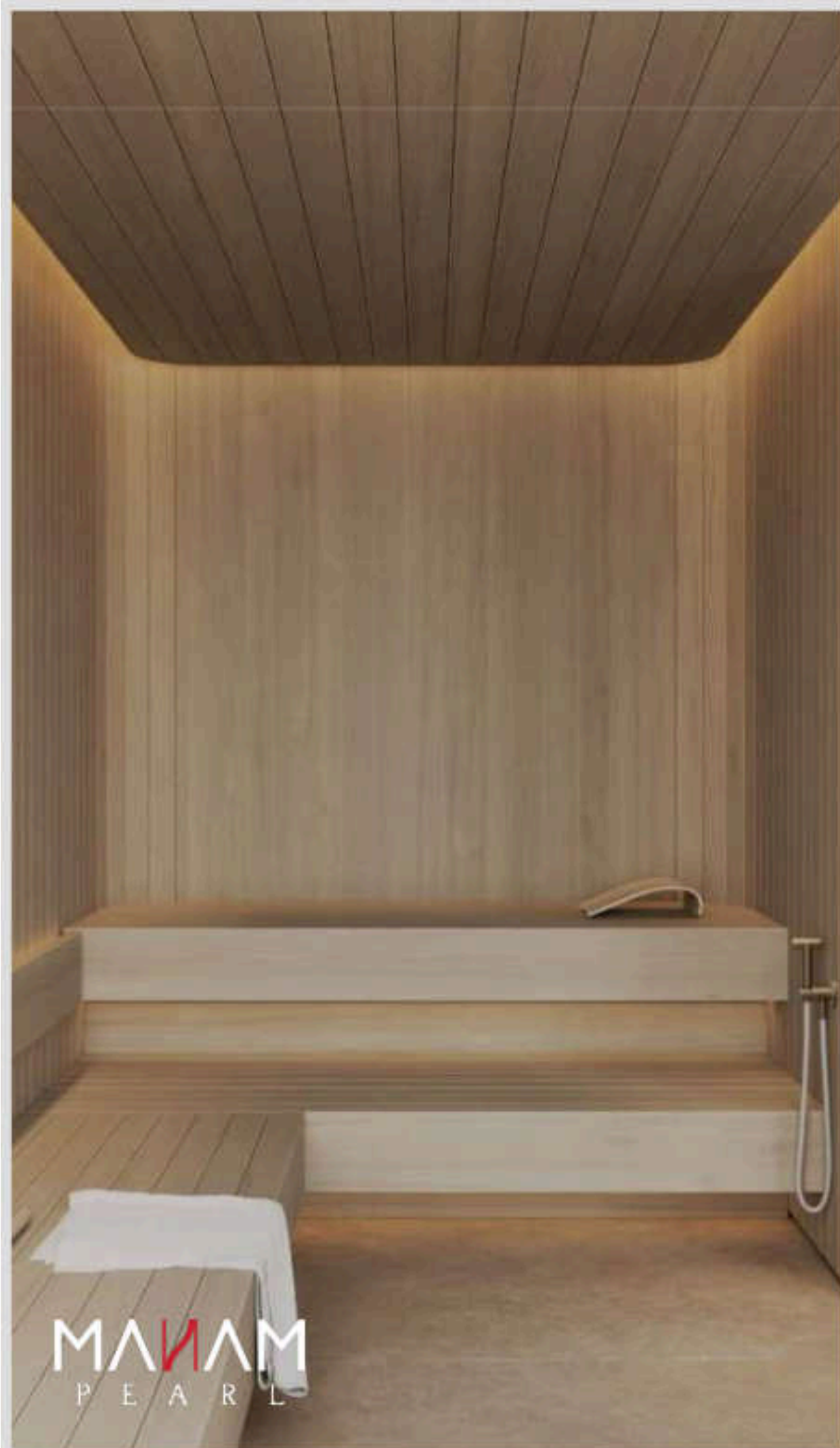
*At Manam Pearl,
luxury transcends walls
and limits, rising
effortlessly into the
open air.*



MANAM
PEARL



Discover the Sky-High Sanctuary, an exclusive realm of amenities designed to elevate your everyday. Our rooftop is a vibrant community hub where leisure meets luxury under the open sky.



AMENITIES



KID'S
PLAYAREA



BBQ STATION



OUTDOOR
CINEMA



GYM



SAUNA



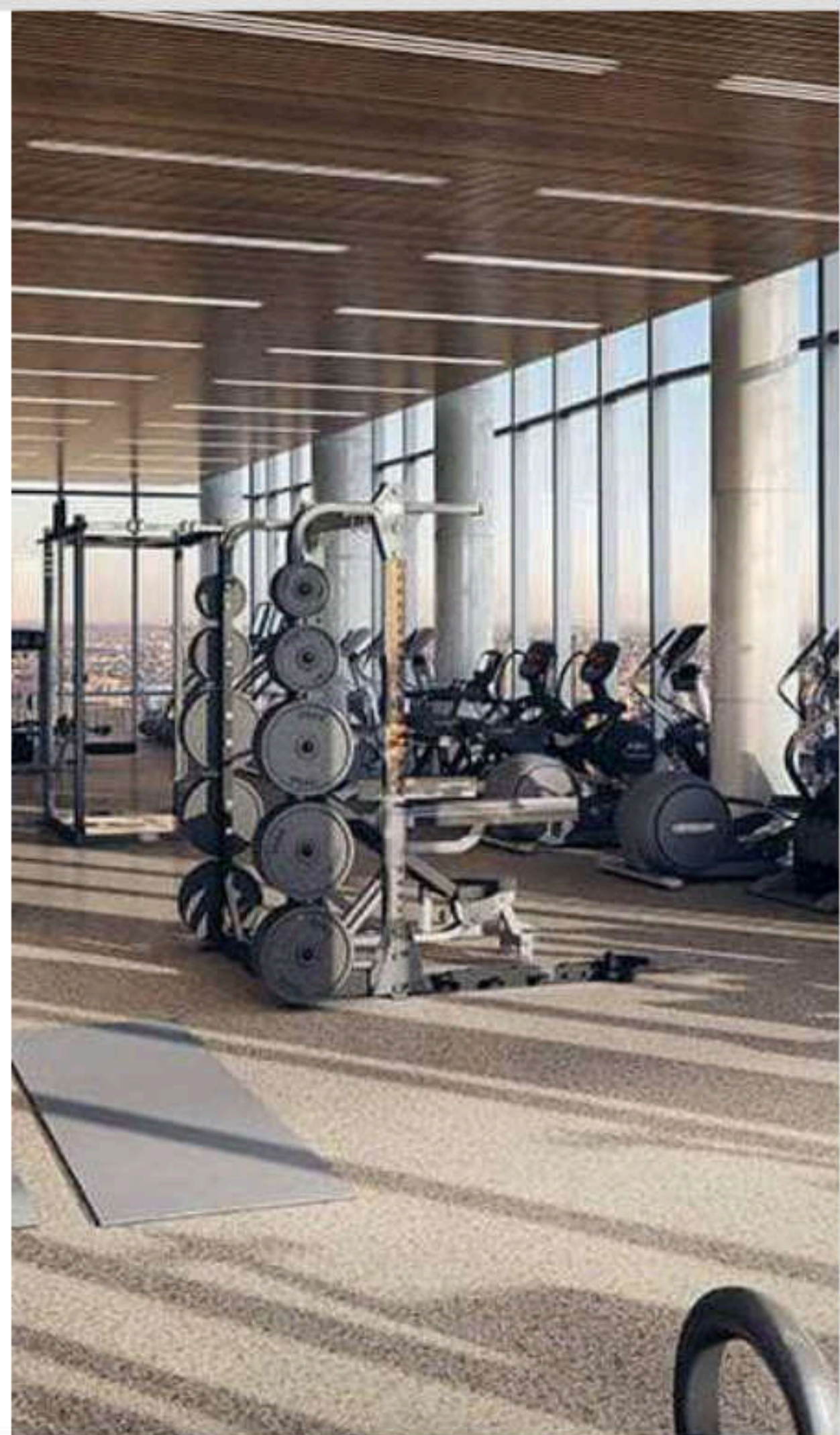
BEACH ENTRY
POOL

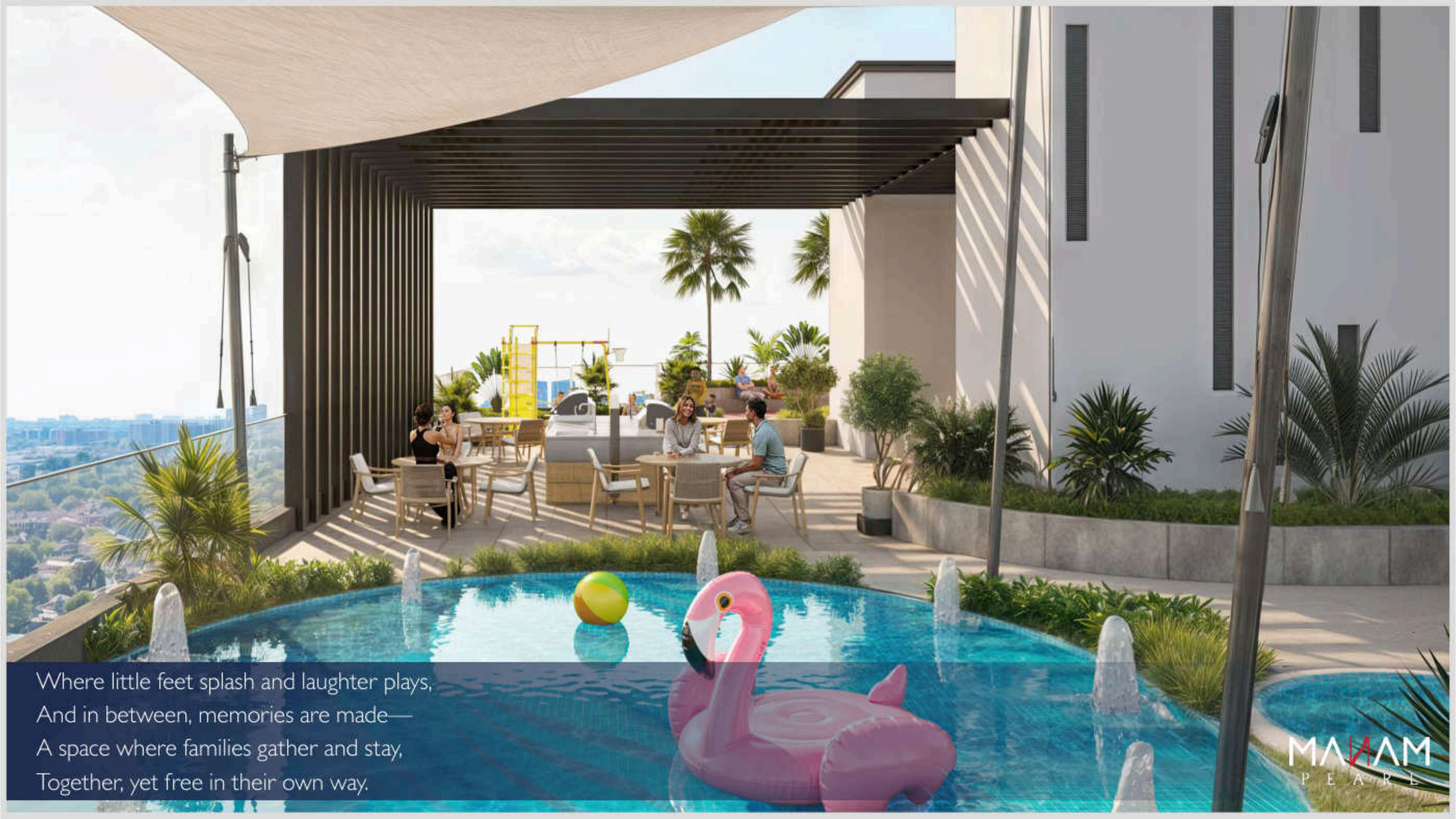


ROOFTOP
GARDEN SPACE



JACUZZI





Where little feet splash and laughter plays,
And in between, memories are made—
A space where families gather and stay,
Together, yet free in their own way.

MAHAM
PEARL



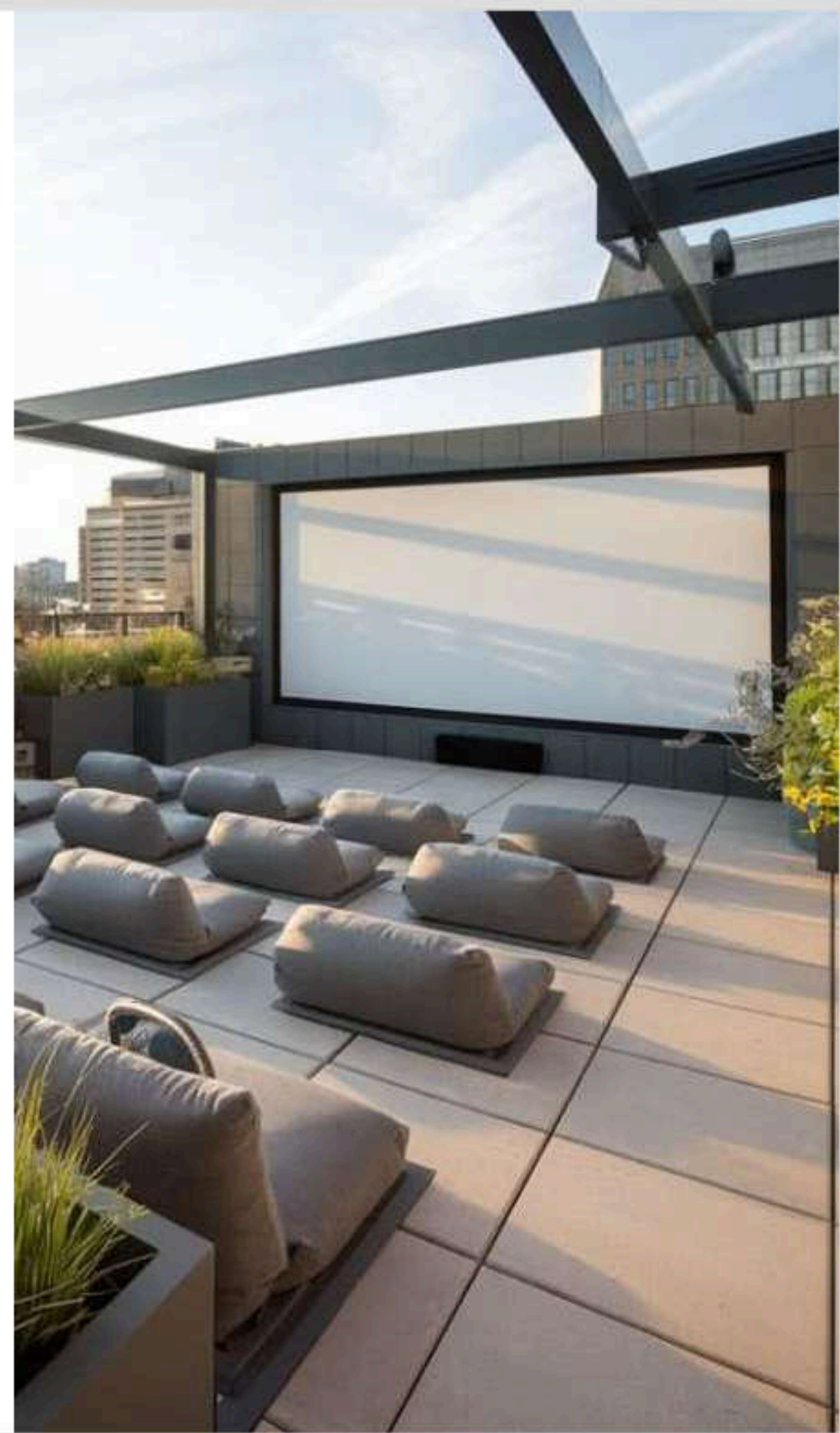
Walk barefoot through a serene green oasis.

MAVAM
PEARL



Where the city fades and
stories begin—

Lounge spaces designed to
let you unwind,
and an **Open-air cinema**
beneath the night sky.
Because every great evening
deserves a great setting.



Seamless Living

Luxury thrives where your elegant interiors meet the vibrant outdoors. Our design embraces indoor-outdoor living, crafting spaces where boundaries disappear.

Expansive windows and thoughtful balconies invite light, air, and a harmonious flow, connecting you to the world outside.

Step inside, and discover interiors inspired by the timeless elegance of a pearl. Our material palette mirrors its exquisite luminosity, with reflective surfaces and calming natural tones that evoke understated beauty. Every element, chosen for its rarity and enduring charm, ensures an aesthetic that's not just beautiful, but effortlessly luxurious and timeless. Your home here is a luminous sanctuary, where the essence of the pearl inspires a life lived in harmony, inside and out.



LIVING ROOM



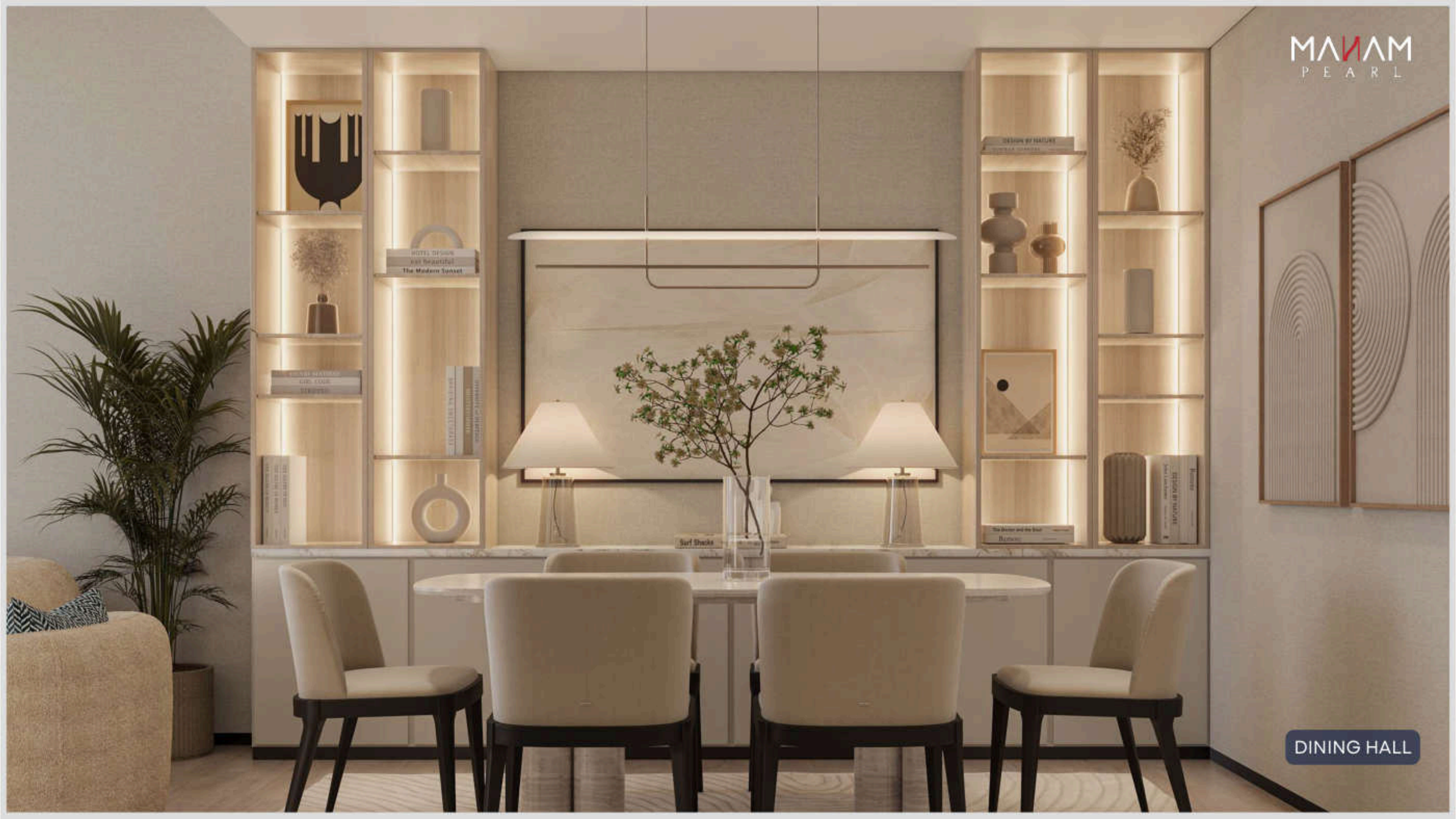
CONNECTED SPACES



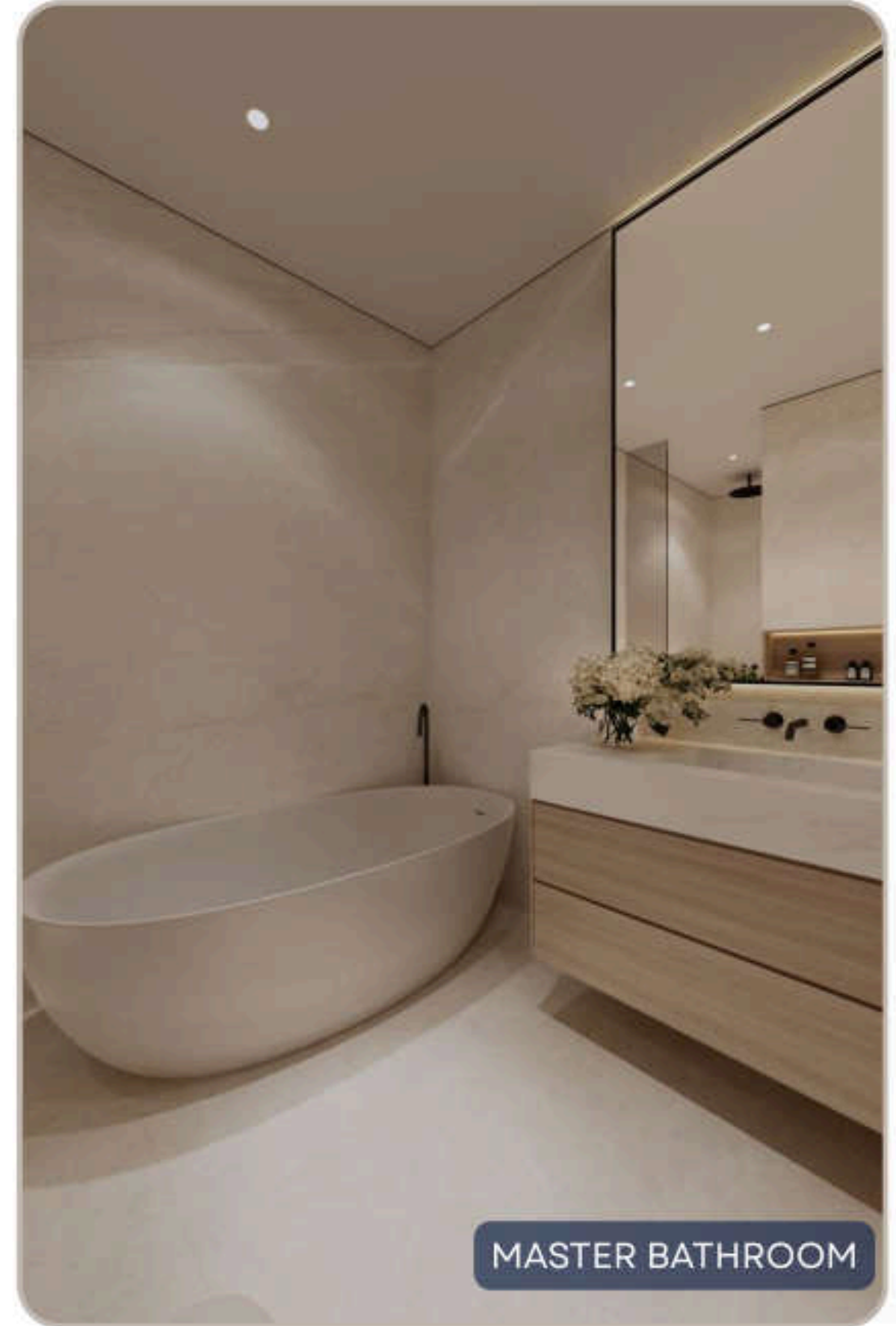
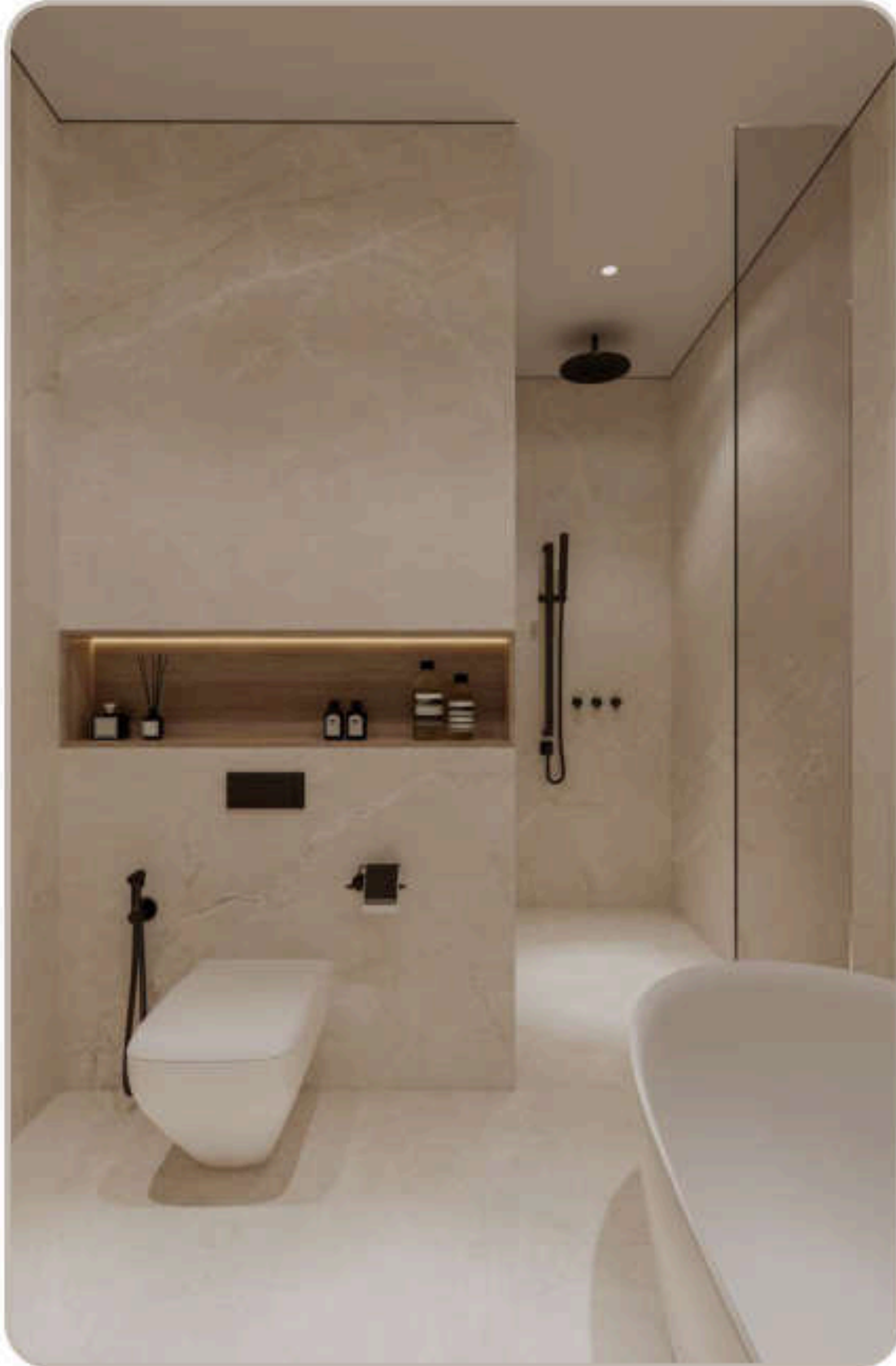
EXPANSIVE BALCONY



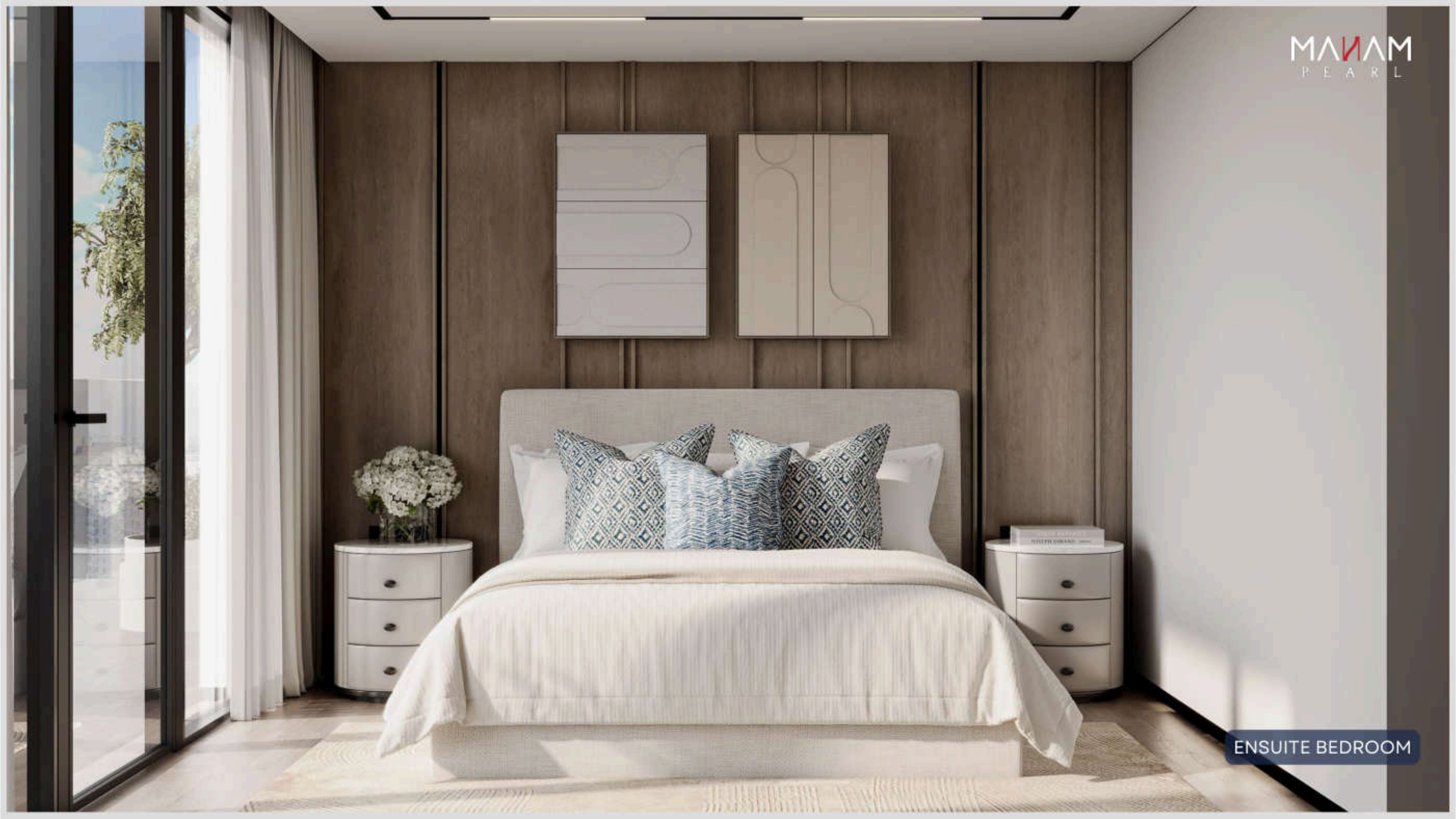
KITCHEN | DINING | LIVING ROOM







MASTER BATHROOM



ENSUITE BEDROOM

TYPICAL FLOOR PLAN

2ND to 11TH FLOOR



APARTMENT TYPE- 01

1 BEDROOM



Internal Living Area

635.39 SQ.Ft

Balcony Area

200.21 SQ.Ft

Total Area

835.60 SQ.Ft



APARTMENT TYPE- 02

2 BEDROOM



Internal Living Area

1001.26 SQ.Ft

Balcony Area

244.99 SQ.Ft

Total Area

1246.25 SQ.Ft



APARTMENT TYPE- 03

3 BEDROOM



Internal Living Area

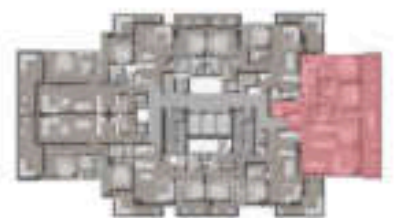
1353.02 SQ.Ft

Balcony Area

344.12 SQ.Ft

Total Area

1697.15 SQ.Ft



APARTMENT TYPE- 04

2 BEDROOM



Internal Living Area

993.62 SQ.Ft

Balcony Area

235.19 SQ.Ft

Total Area

1228.81 SQ.Ft



APARTMENT TYPE- 05

1 BEDROOM



Internal Living Area

629.37 SQ.Ft

Balcony Area

192.46 SQ.Ft

Total Area

821.82 SQ.Ft



APARTMENT TYPE- 06

2 BEDROOM



Internal Living Area

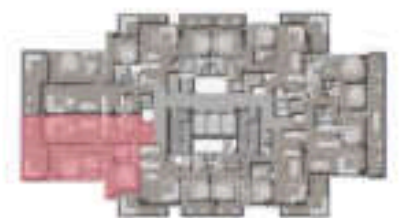
1137.21 SQ.Ft

Balcony Area

251.12 SQ.Ft

Total Area

1388.33 SQ.Ft



APARTMENT TYPE- 07

2 BEDROOM



Internal Living Area

1136.02 SQ.Ft

Balcony Area

251.12 SQ.Ft

Total Area

1387.15 SQ.Ft



RESIDENTIAL FLOOR I



APARTMENT TYPE- 01

1 BEDROOM



Internal Living Area

634.53 SQ.Ft

Balcony Area

458.43 SQ.Ft

Total Area

1092.97 SQ.Ft



APARTMENT TYPE- 02

2 BEDROOM



Internal Living Area

1001.15 SQ.Ft

Balcony Area

779.41 SQ.Ft

Total Area

1780.57 SQ.Ft



APARTMENT TYPE- 03

3 BEDROOM



Internal Living Area

1353.02 SQ.Ft

Balcony Area

1828.57 SQ.Ft

Total Area

3181.60 SQ.Ft



APARTMENT TYPE- 04

2 BEDROOM



Internal Living Area

993.62 SQ.Ft

Balcony Area

780.06 SQ.Ft

Total Area

1773.68 SQ.Ft



APARTMENT TYPE- 05

1 BEDROOM



Internal Living Area

629.26 SQ.Ft

Balcony Area

445.41 SQ.Ft

Total Area

1074.67 SQ.Ft



APARTMENT TYPE- 06

2 BEDROOM



Internal Living Area

1137.21 SQ.Ft

Balcony Area

1260.99 SQ.Ft

Total Area

2398.20 SQ.Ft



APARTMENT TYPE- 07

2 BEDROOM



Internal Living Area

1136.02 SQ.Ft

Balcony Area

1260.78 SQ.Ft

Total Area

2396.80 SQ.Ft





MAHAM

R E A L T Y

DREAM IT, OWN IT

