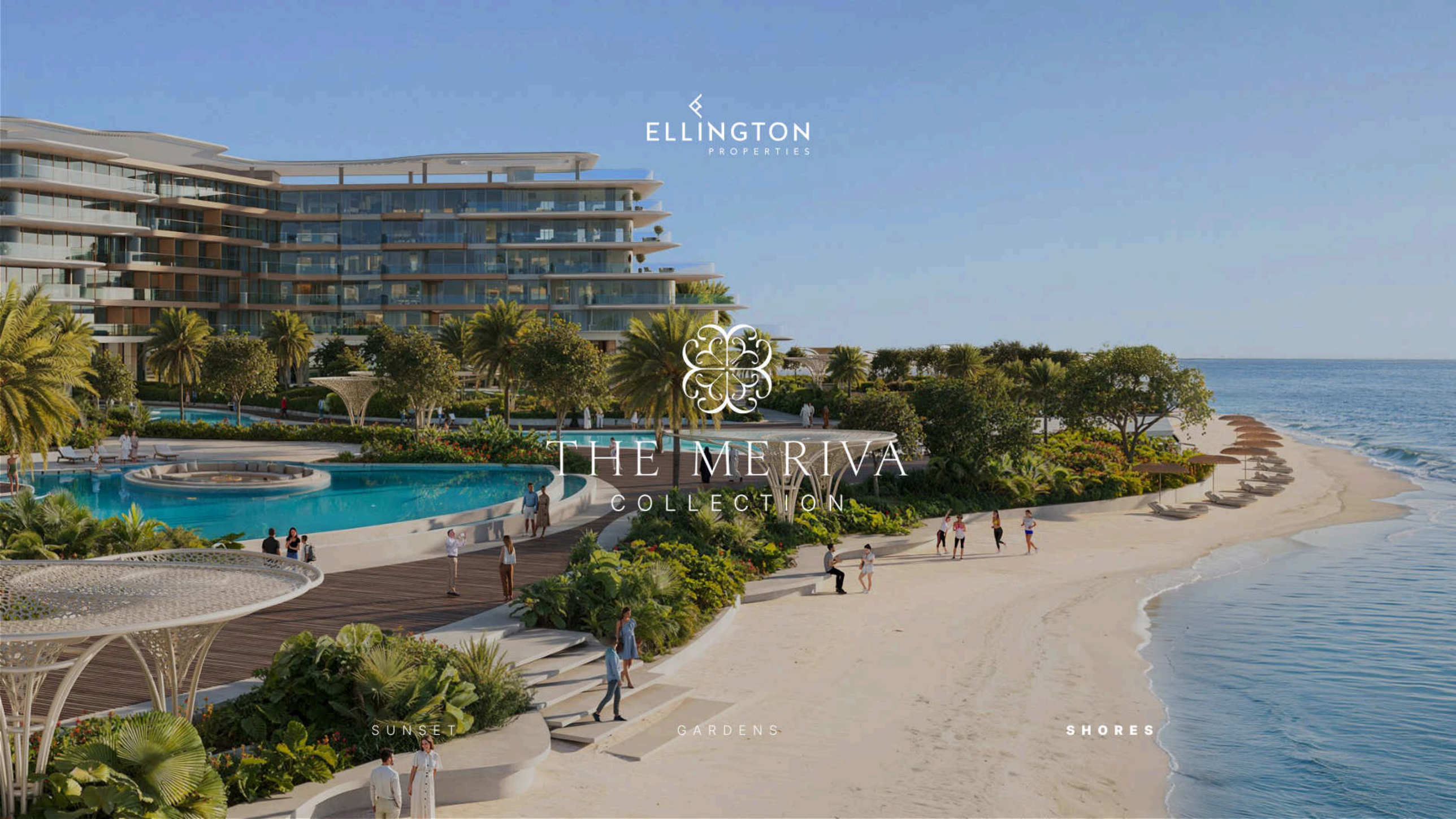

ELLINGTON
PROPERTIES
THE MERIVA
COLLECTION
SUNSET
GARDENS
SHORES


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 svness.



MERIVA
SHORES

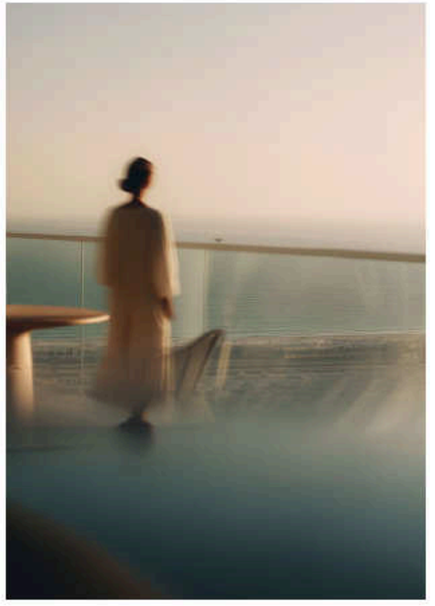
Begin every day in beachfront serenity, moments from the white sands and pristine waters.

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



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

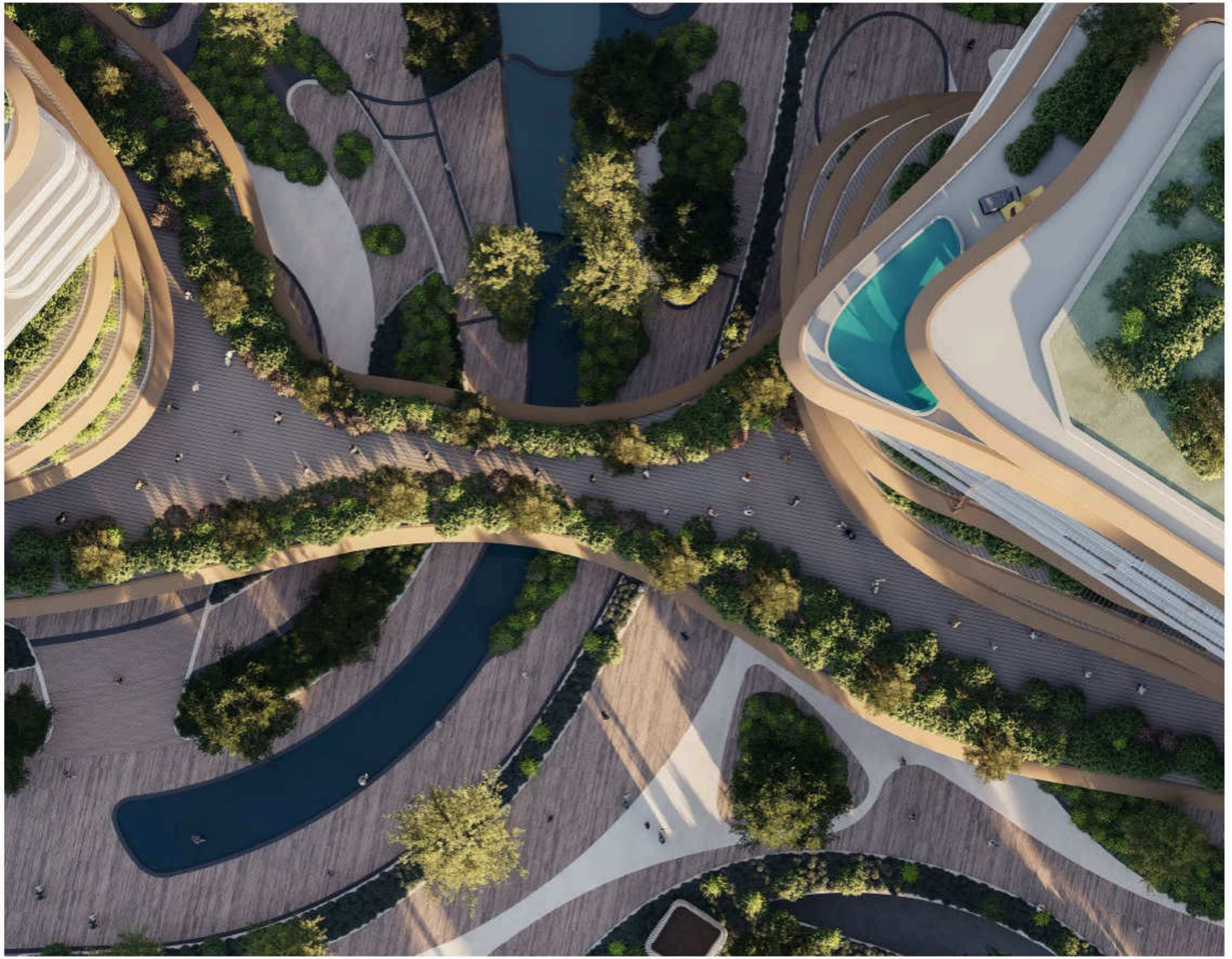
The *Sun & Views* Analysis

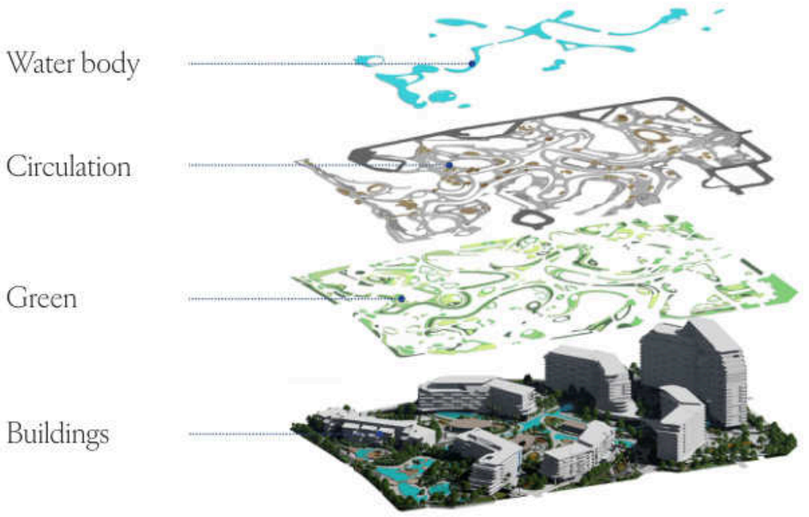






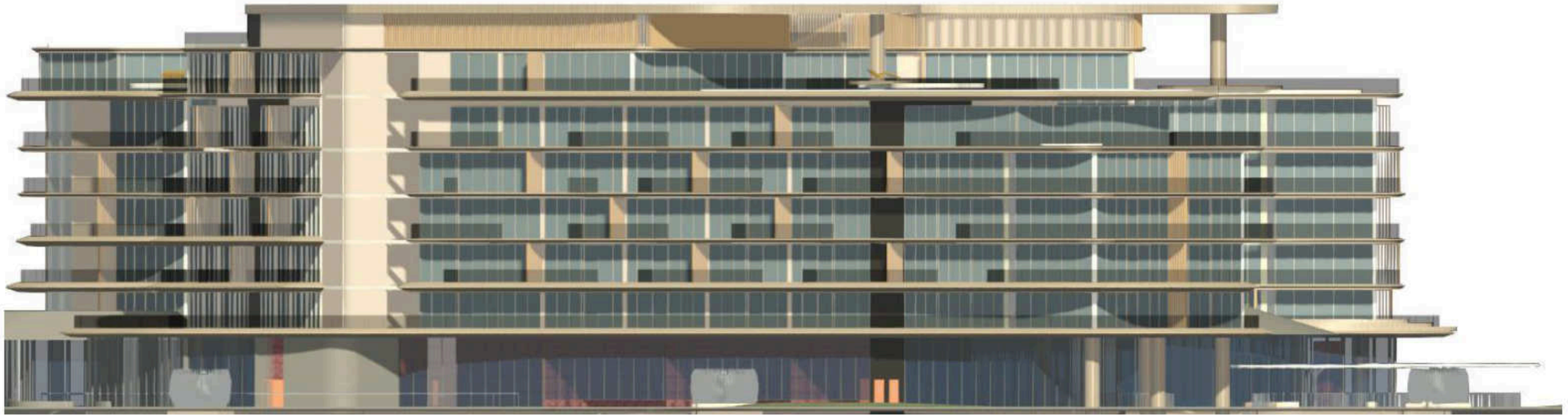
The Design *Philosophy*





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+6)

The Building *Configuration*





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

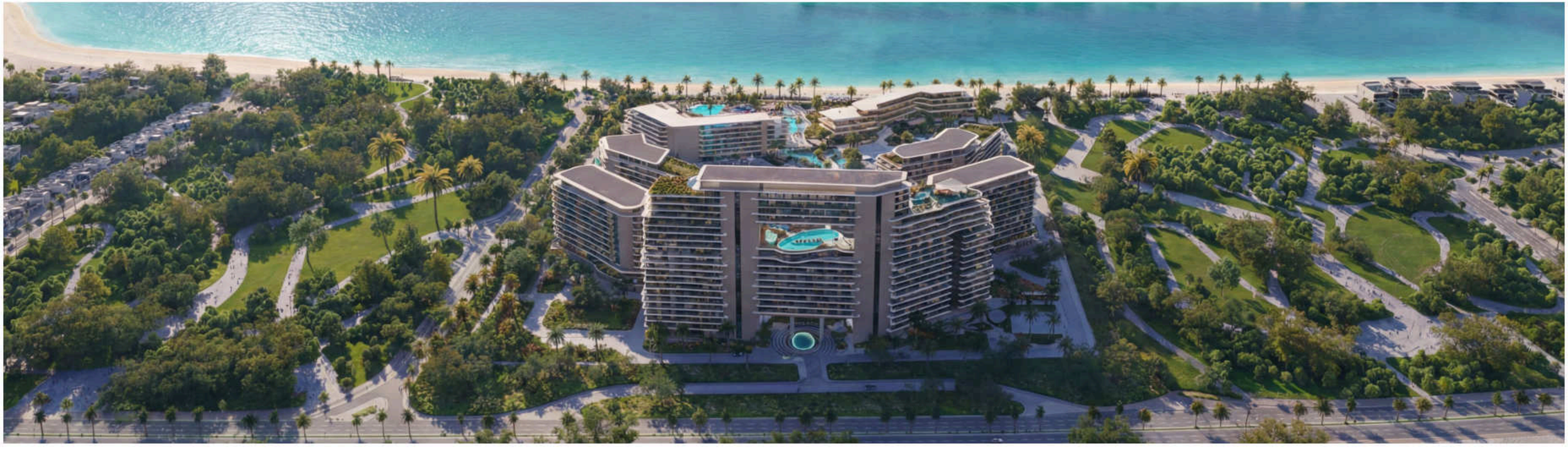
AED 18 per sq. ft.

Number of Units *Per Type*

1 Bedroom	81 units
1 Bedroom Corner	11 units
2 Bedrooms	4 units
2 Bedrooms + S	6 units
3 Bedrooms	45 units
3 Bedrooms + S Corner	29 units
4 Bedrooms Dual Aspect	1 unit
4 Bedrooms Penthouse	2 unit

Size Range Per *Unit Type*

1 Bedroom	from 832.33 sq. ft. to 880.48 sq. ft.
1 Bedroom Corner	from 1,007.24 sq. ft.
2 Bedrooms	from 1,272.38 sq. ft.
2 Bedrooms + S	from 1,376.14 sq. ft.
3 Bedrooms	from 1,747.22 sq. ft.
3 Bedrooms + S Corner	from 2,189.89 sq. ft. to 2,321.51 sq. ft.
4 Bedrooms Dual Aspect	from 3,176.97 sq. ft.
4 Bedrooms Penthouse	from 4,169.69 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

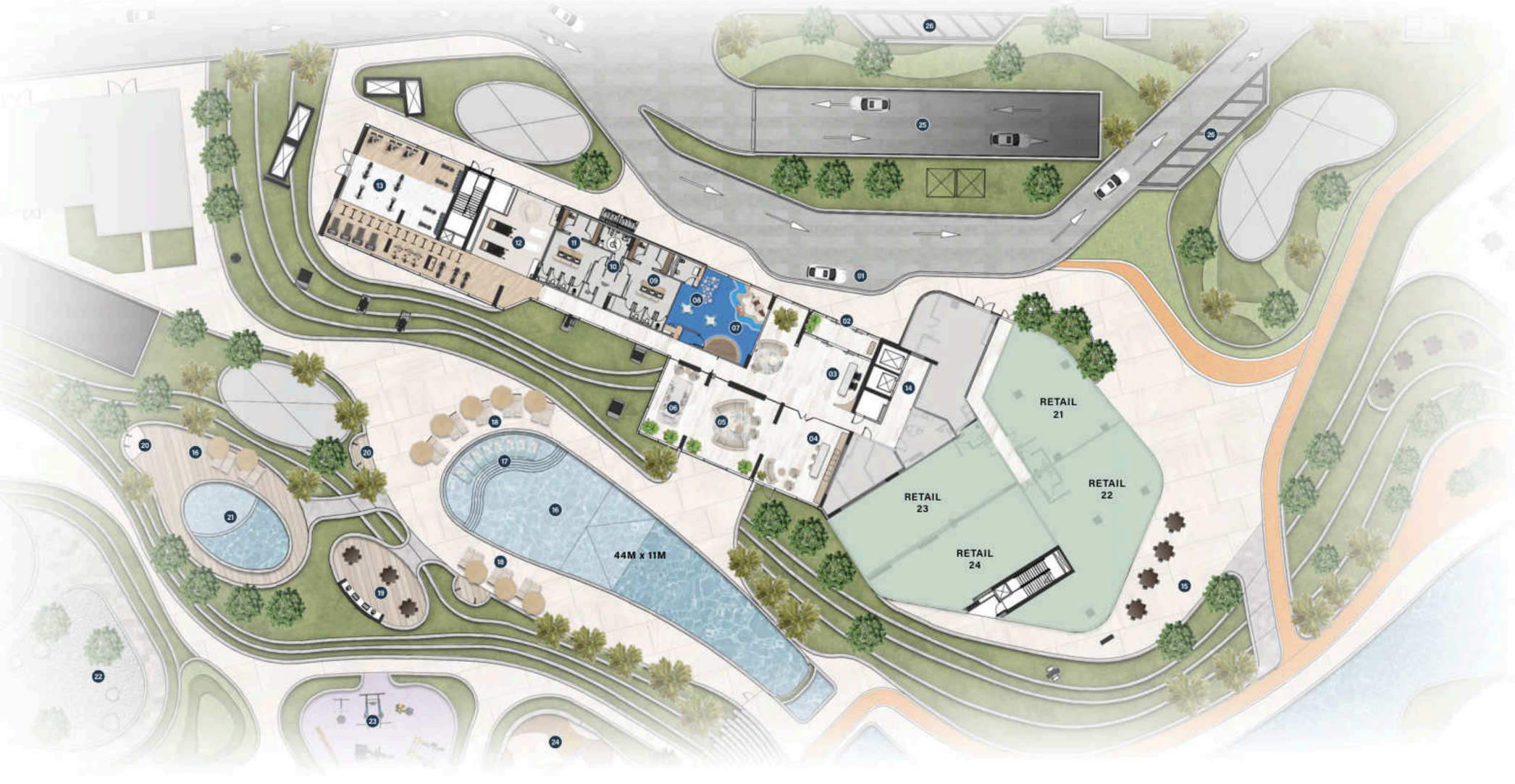


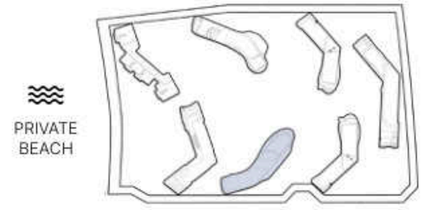
Ground floor

Amenities

Tower A

Ground Floor
Amenities Floor Plan





PRIVATE BEACH

01 DROP-OFF AREA
02 LOBBY ENTRANCE
03 LOBBY RECEPTION
04 PANTRY
05 CLUB LOUNGE
06 COMMUNAL TABLE
07 KIDS PLAY AREA
08 KIDS WASHROOM
09 FEMALE CHANGING ROOM
10 BATHROOM FOR PEOPLE OF DETERMINATION
11 MALE CHANGING ROOM
12 YOGA & PILATES STUDIO
13 FITNESS STUDIO
14 LIFT LOBBY
15 RETAIL SEATING AREA
16 ADULT POOL
17 BAJA SHELF
18 SUN LOUNGERS AREA
19 BARBEQUE AREA
20 SHOWER AREA
21 KIDS POOL
22 SEATING AREA
23 OUTDOOR FITNESS AREA
24 OUTDOOR KIDS PLAY AREA
25 PARKING ACCESS
26 DELIVERY PARKING

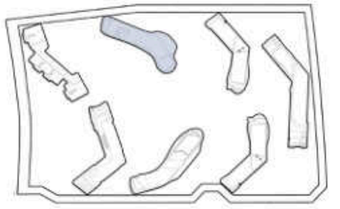
N

Tower B

Ground Floor
Amenities Floor Plan

PRIVATE BEACH





01 DROP-OFF AREA
02 LOBBY ENTRANCE
03 LOBBY RECEPTION
04 CLUB LOUNGE
05 PANTRY
06 COMMUNAL TABLE
07 LIFT LOBBY
08 KIDS PLAY AREA
09 KIDS WASHROOM
10 FEMALE CHANGING ROOM
11 MALE CHANGING ROOM
12 BATHROOM FOR PEOPLE OF DETERMINATION
13 YOGA & PILATES STUDIO
14 FITNESS STUDIO
15 RETAIL SEATING AREA
16 ADULT POOL
17 BAJA SHELF
18 SUN LOUNGERS AREA
19 BARBEQUE AREA
20 SHOWER AREA
21 KIDS POOL
22 SEATING AREA
23 MOVE-IN PARKING
24 PARKING ACCESS

N


Drop Off *Area*



Lobby *Reception*



Lobby *Lounge*



Yoga & Pilates *Studio*



Fitness *Pavilion*



Kids Play *Area*


Jogging Track


Adults *Pool*

Ground floor
Amenities

Tower B



Jazz *Club*



Jazz *Dining*


Games *Room*



Games Room *Seating*



Cinema *Room*

The
Residences



Living *Room*



Kitchen



Master *Bedroom*


Master *Bathroom*


Powder *Room*

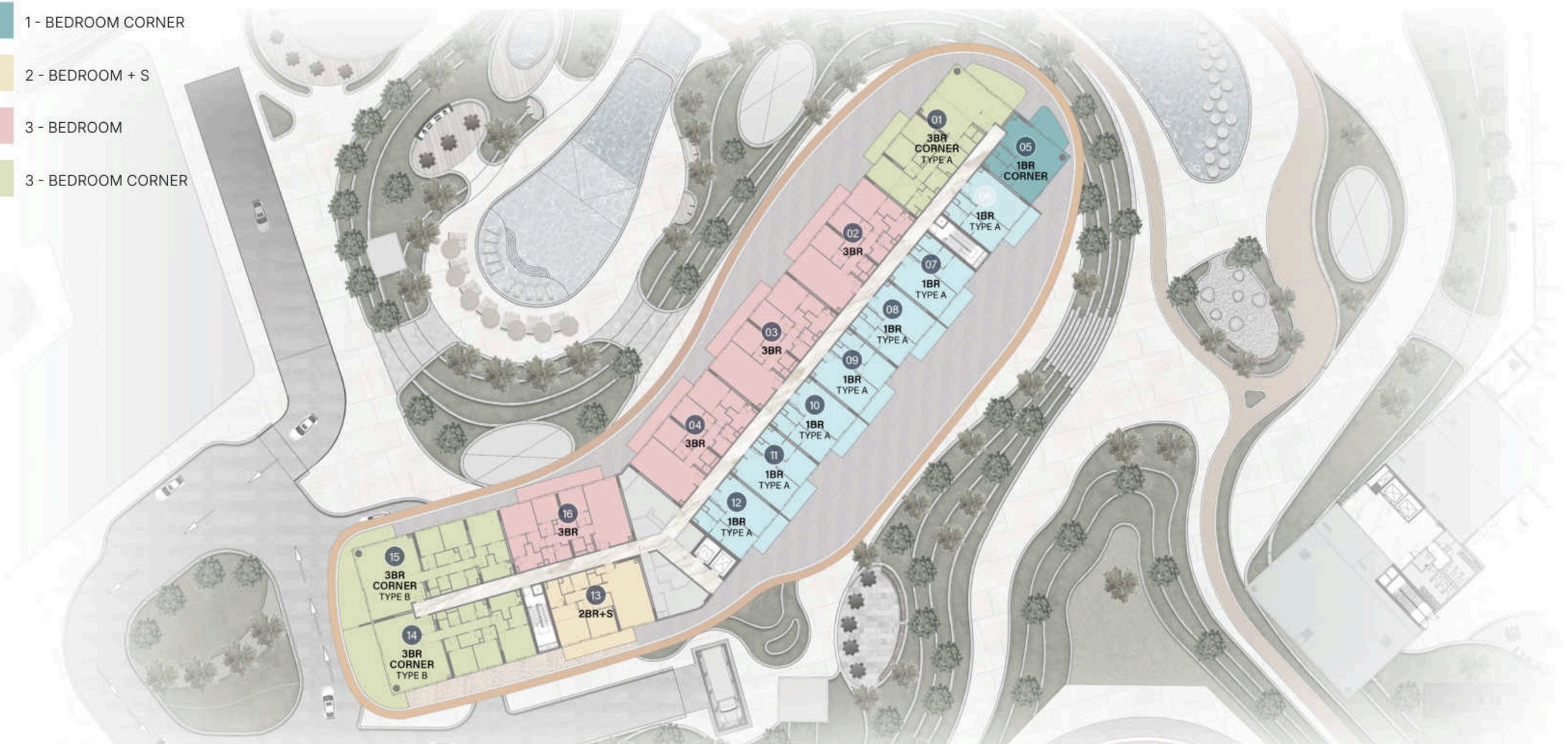
Typical floor
Plans

Tower A

1st Floor
Typical Plan

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

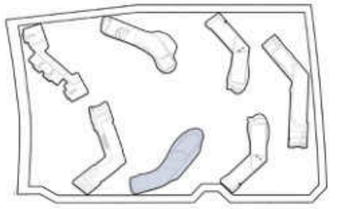
PRIVATE BEACH

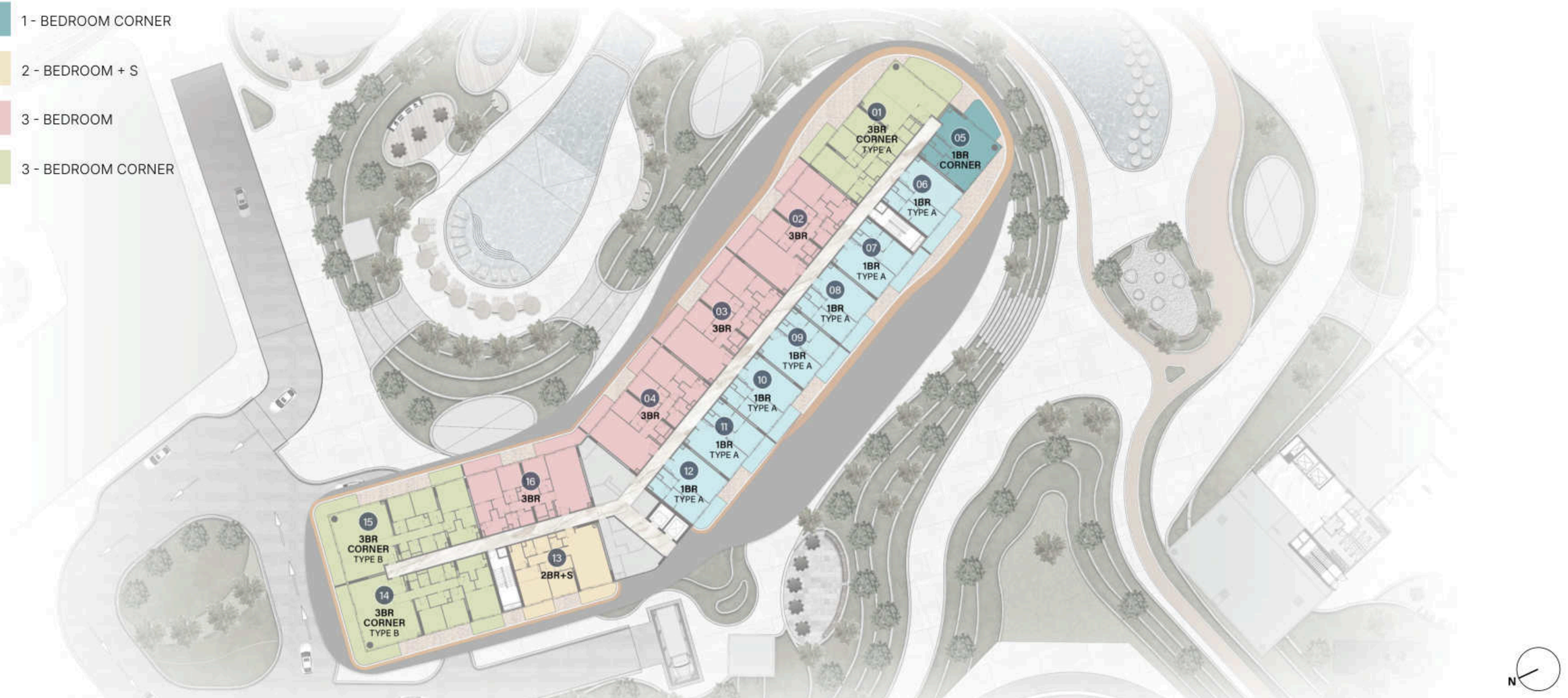


2nd Floor
Typical Plan

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

PRIVATE BEACH

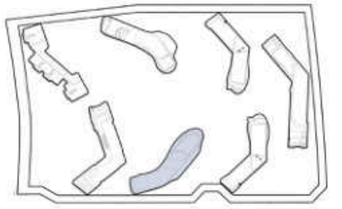


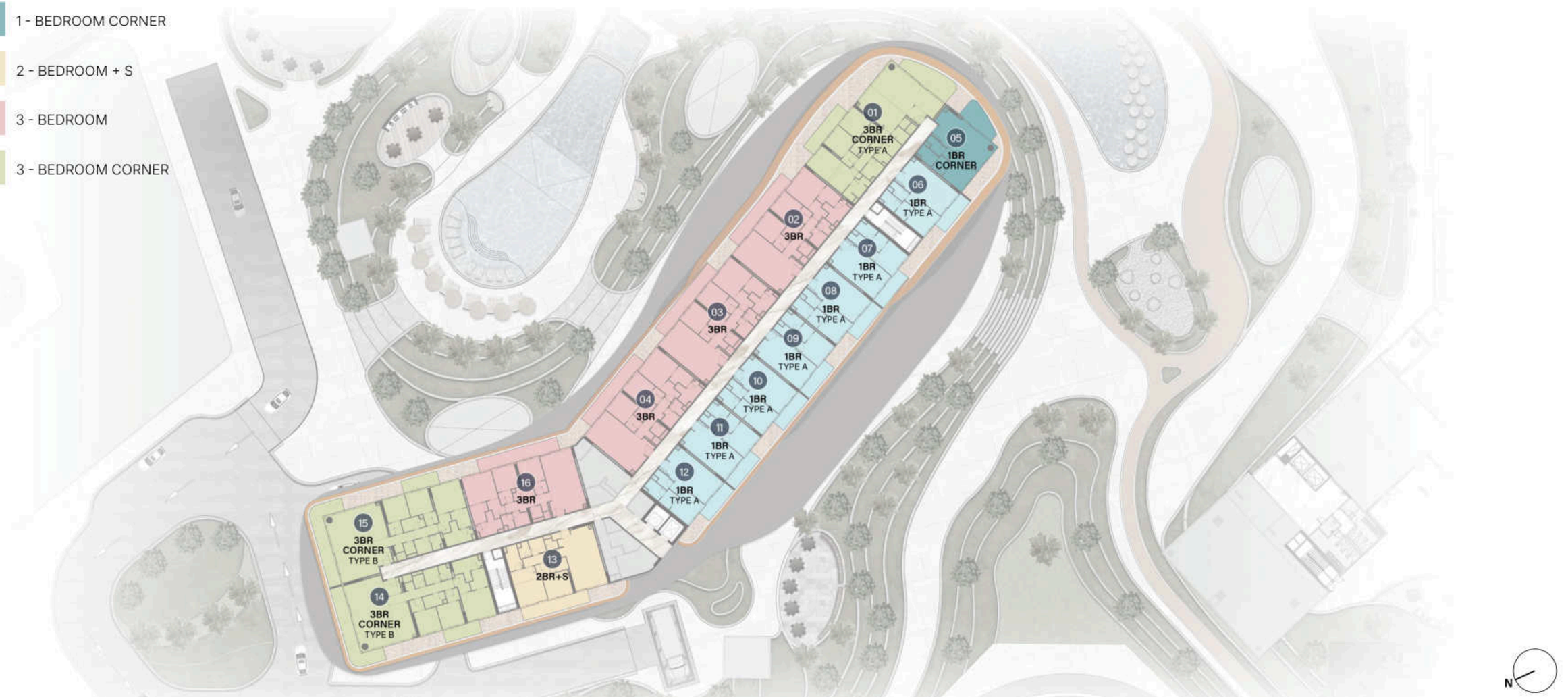


3rd Floor
Typical Plan

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

PRIVATE BEACH

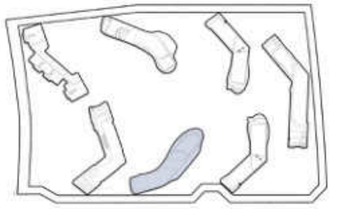


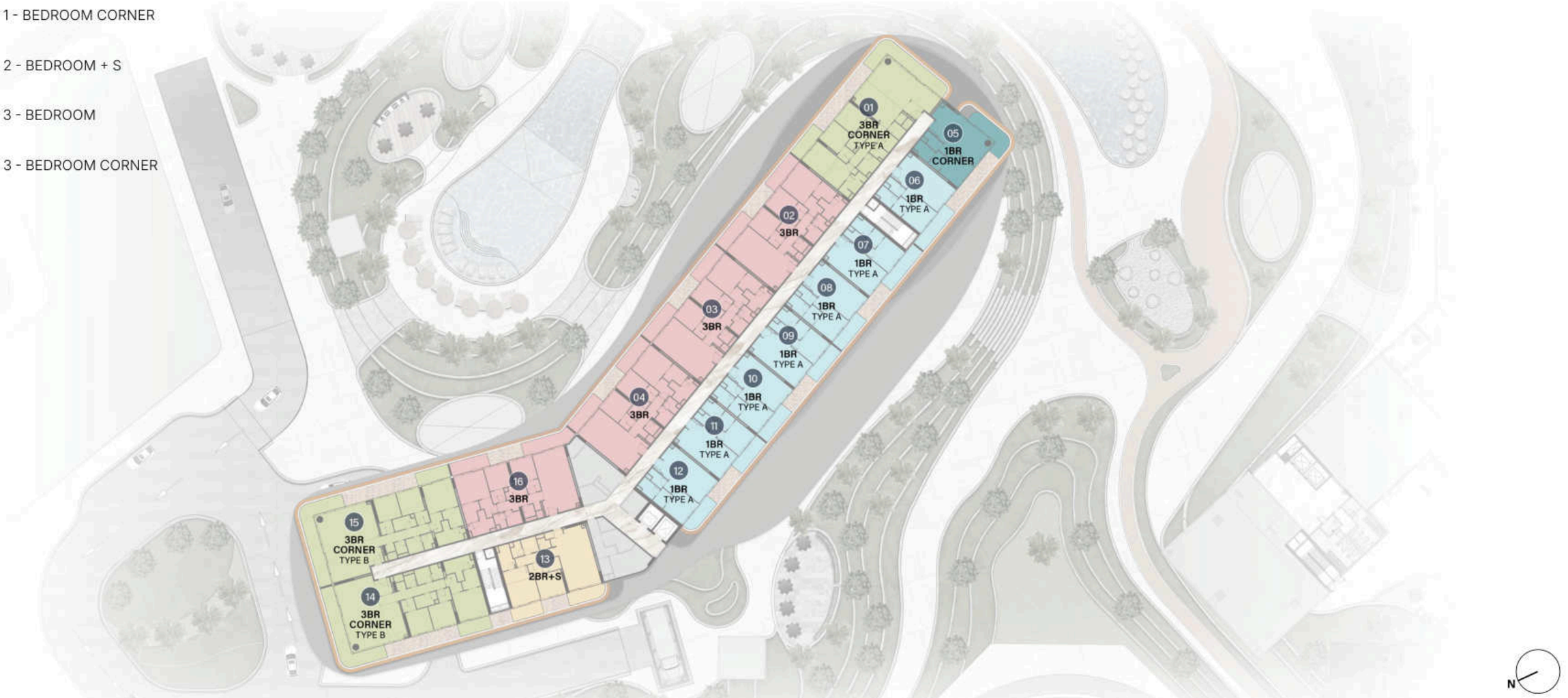


4th Floor
Typical Plan

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

PRIVATE BEACH

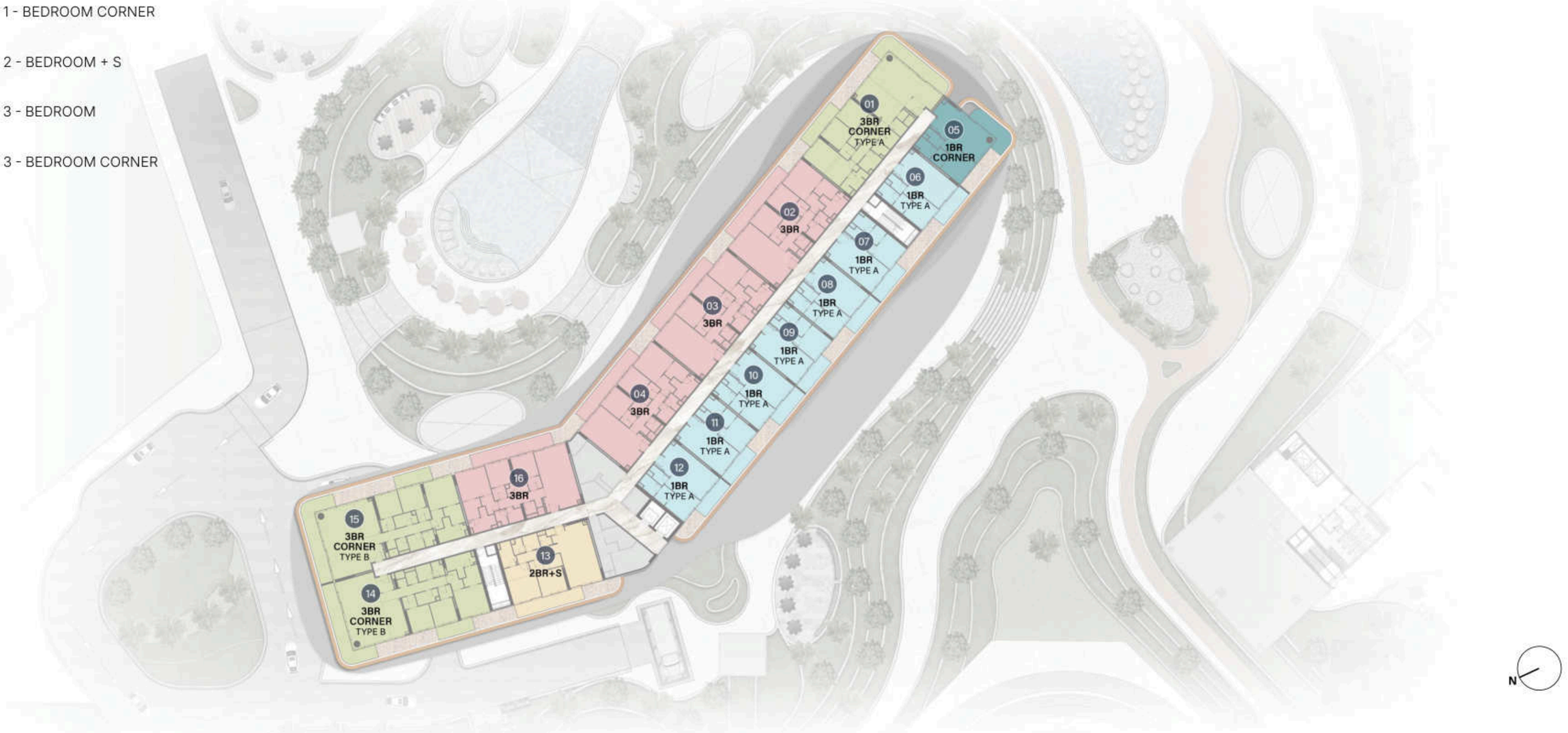




5th Floor
Typical Plan

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

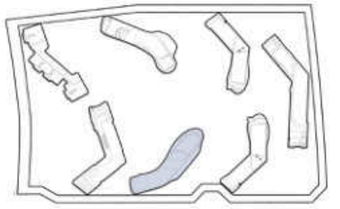
PRIVATE BEACH



6th Floor
Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM + S
- 3 - BEDROOM
- 4 - BEDROOM PENTHOUSE

PRIVATE BEACH





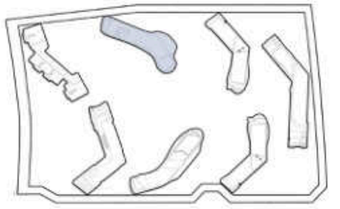
Typical floor
Plans

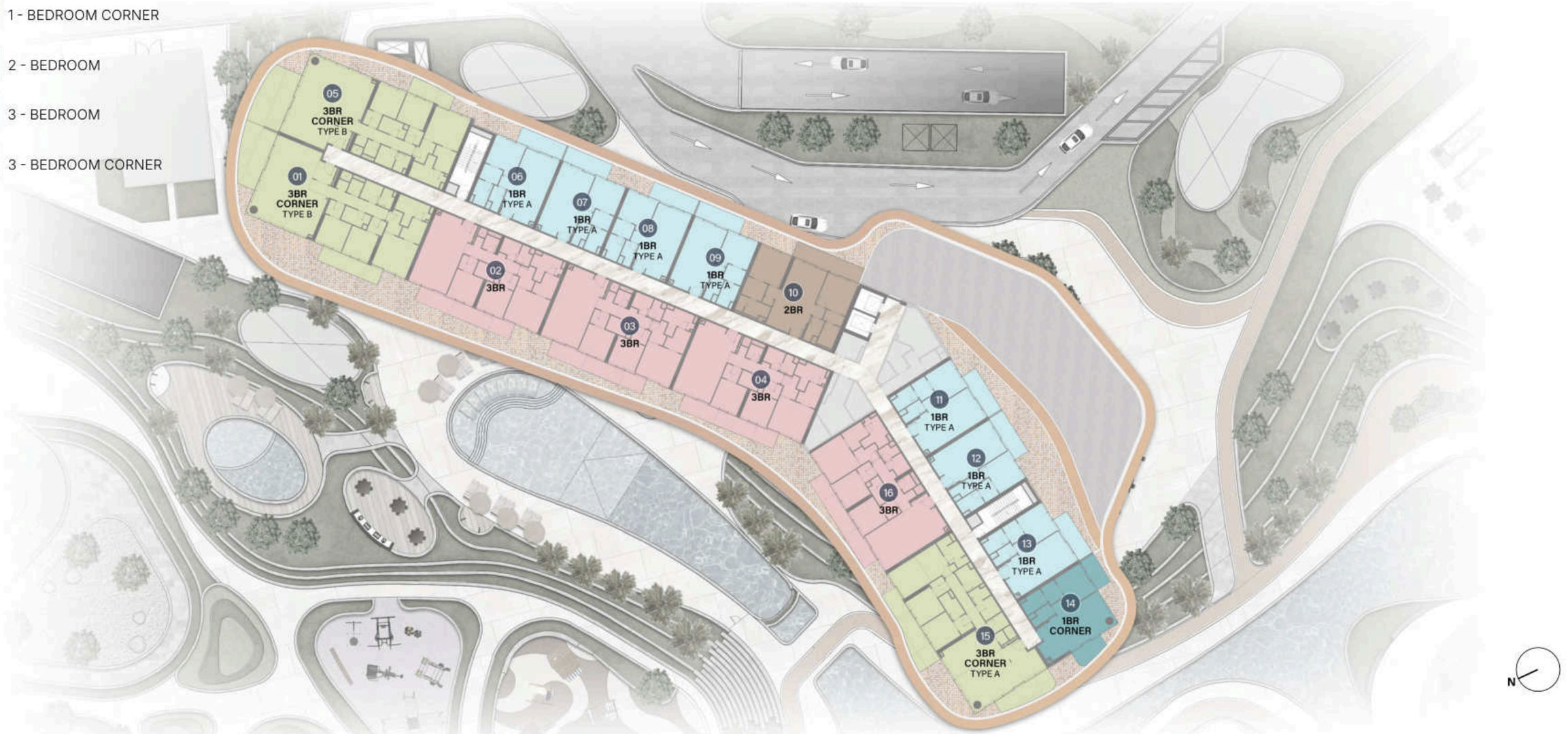
Tower B

1st Floor
Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM CORNER

PRIVATE BEACH

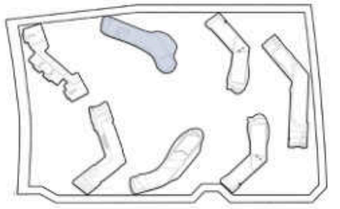




2nd Floor
Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM CORNER

PRIVATE BEACH

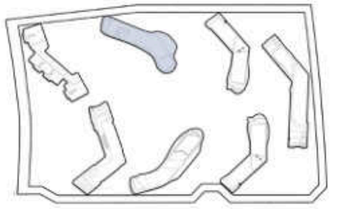




3rd Floor
Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM CORNER

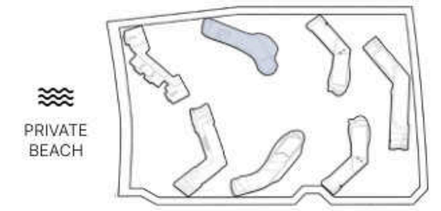
PRIVATE BEACH





4th Floor
Typical Plan

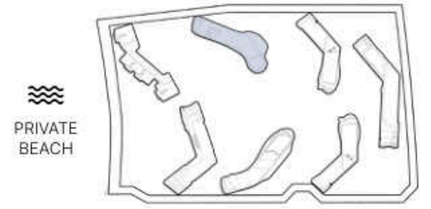
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM CORNER





5th Floor
Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 3 - BEDROOM
- 3 - BEDROOM CORNER
- 4 - BEDROOM DUAL ASPECT





N

6th Floor
Typical Plan





MERIVA
SHORES

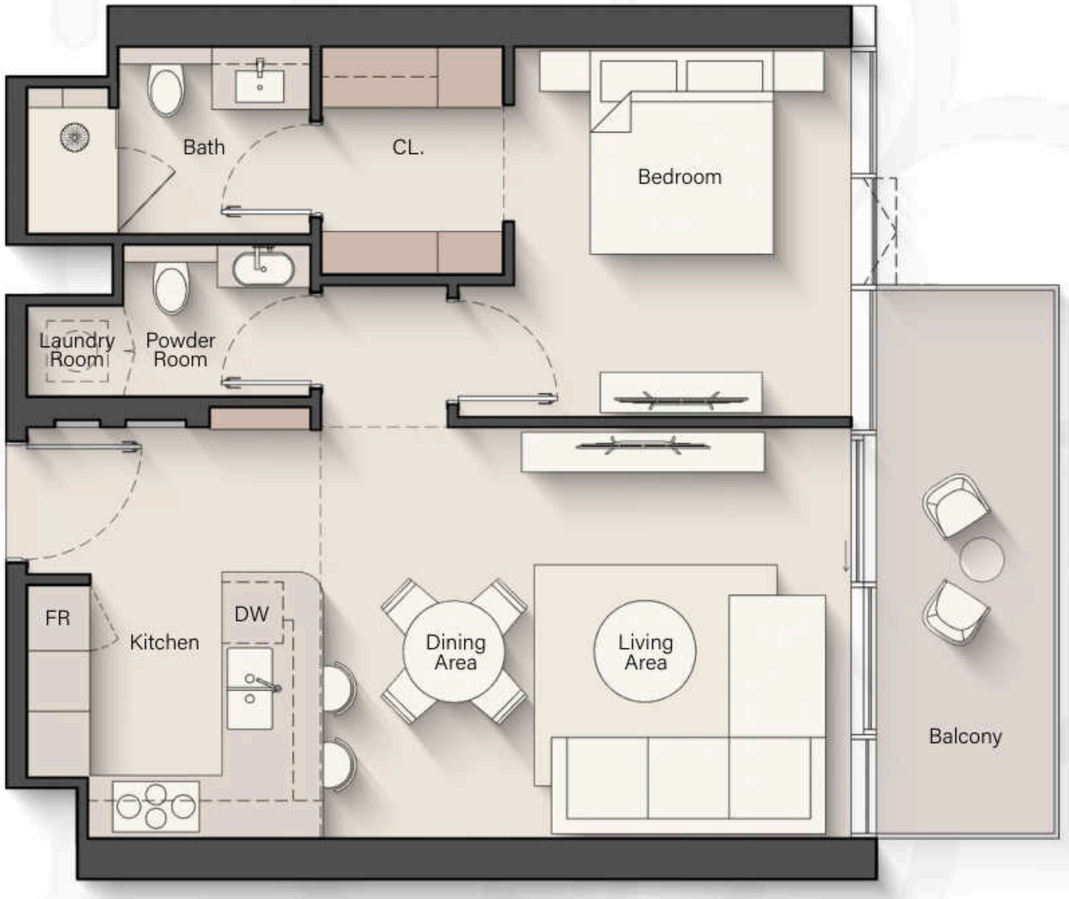
Floor *plans*

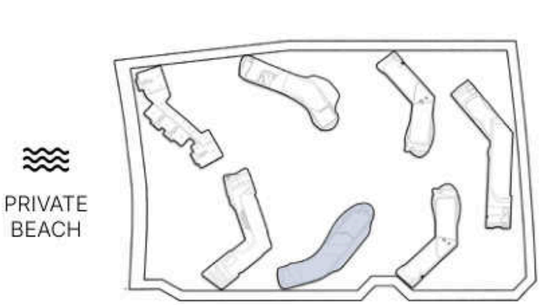
Floor *Plans*

Tower A

1 - Bedroom

TYPE A





1st - 5th Floor
06 - 12

6th Floor
05 - 10

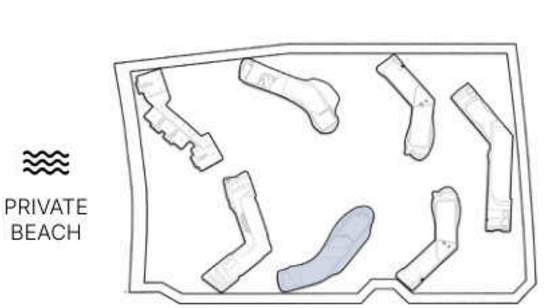
Internal Living Area : **723.87 sq. ft.**

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

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

1 - Bedroom Corner





1st - 5th Floor

05

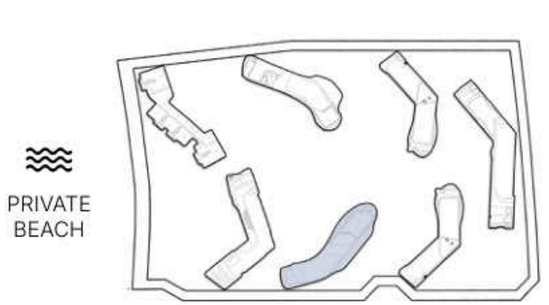
Internal Living Area : **764.67 sq. ft.**

Outdoor Living Area : **154.14 sq. ft.**

Total Living Area : **918.81 sq. ft.**

2 - Bedroom + S





1st - 5th Floor
13

6th Floor
11

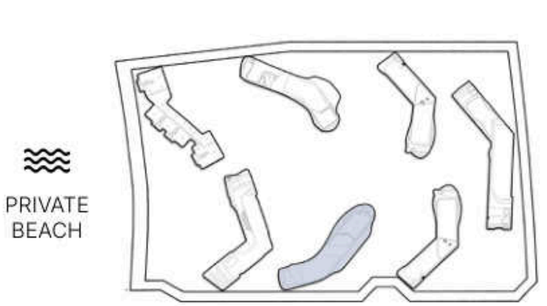
Internal Living Area : **1240.97 sq. ft.**

Outdoor Living Area : **195.90 sq. ft.**

Total Living Area : **1436.87 sq. ft.**

3 - Bedroom





1st - 5th Floor
02,03,04,16

6th Floor
02,03,04,12

Internal Living Area : **1515.99 sq. ft.**

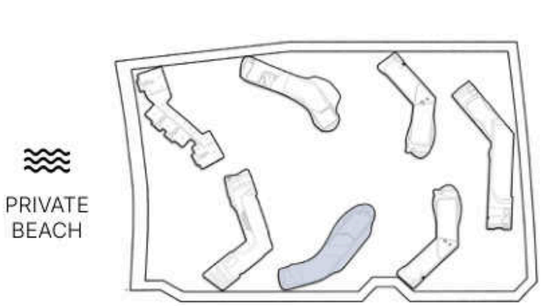
Outdoor Living Area : **238.53 sq. ft.**

Total Living Area : **1754.52 sq. ft.**

3 - Bedroom Corner

TYPE A





1st - 5th Floor

01

Internal Living Area : **1821.04 sq. ft.**

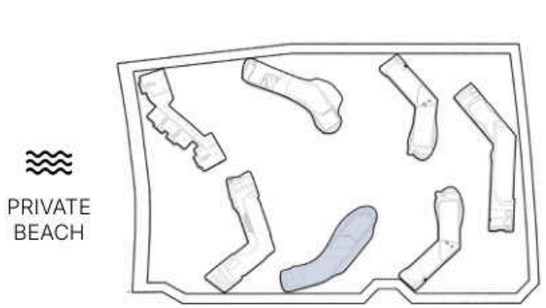
Outdoor Living Area : **395.14 sq. ft.**

Total Living Area : **2216.18 sq. ft.**

3 - Bedroom Corner

TYPE B





1st - 5th Floor

14 , 15

Internal Living Area : **1931.05 sq. ft.**

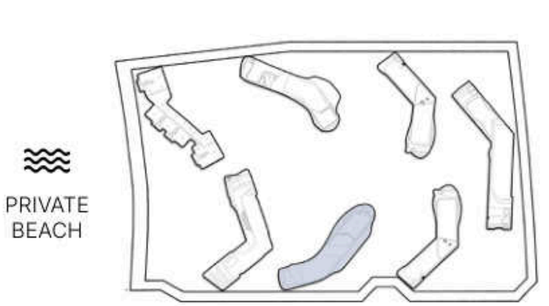
Outdoor Living Area : **397.73 sq. ft.**

Total Living Area : **2328.77 sq. ft.**

4 - Bedroom Penthouse

TYPE D





6th Floor

01

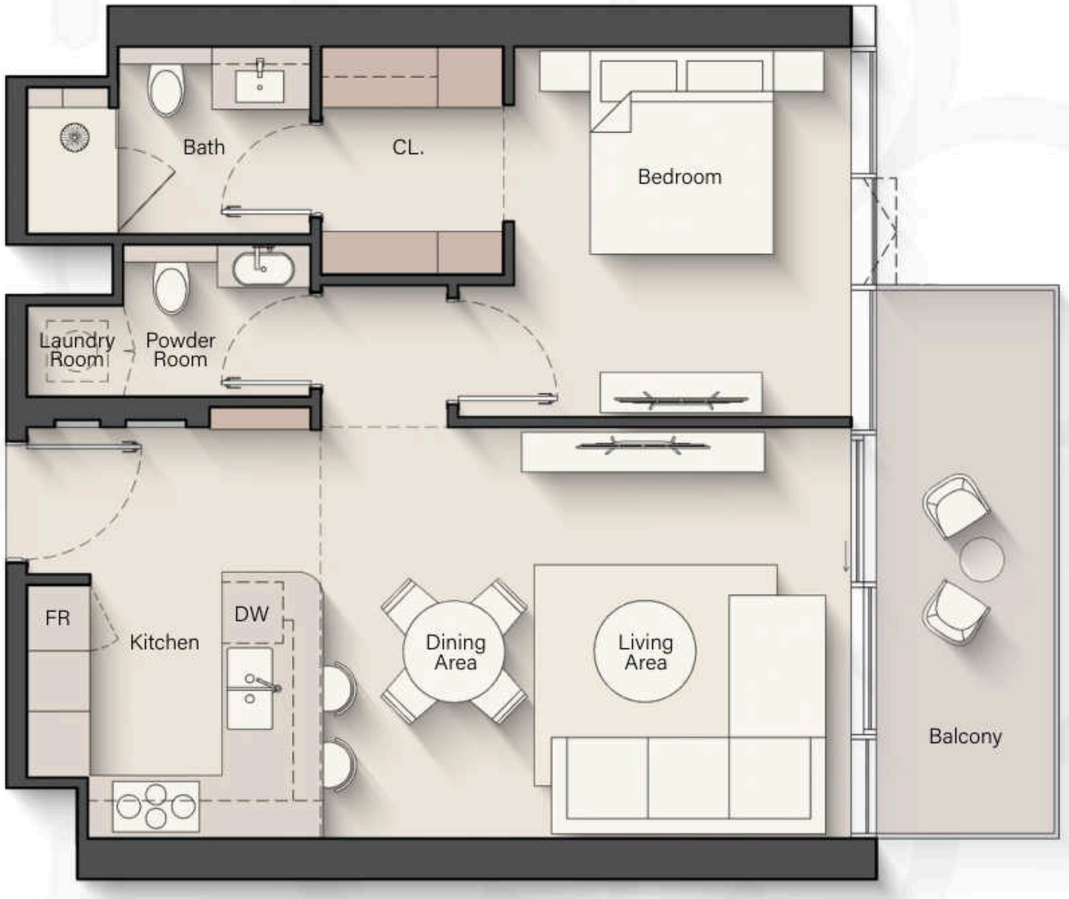
Internal Living Area : **3389.99 sq. ft.** Outdoor Living Area : **1223.96 sq. ft.** Total Living Area : **4613.95 sq. ft.**

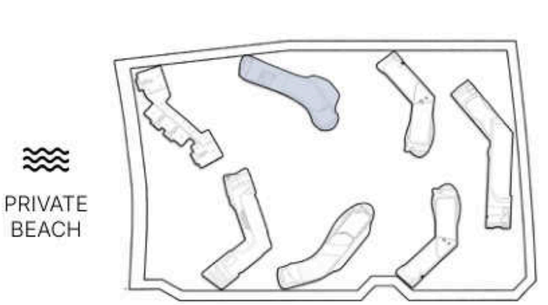
Floor *Plans*

Tower B

1 - Bedroom

TYPE A





1st - 4th Floor
06 - 09 , 11 - 13

5th Floor
06 - 09 , 11 , 12

6th Floor
03 - 05

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

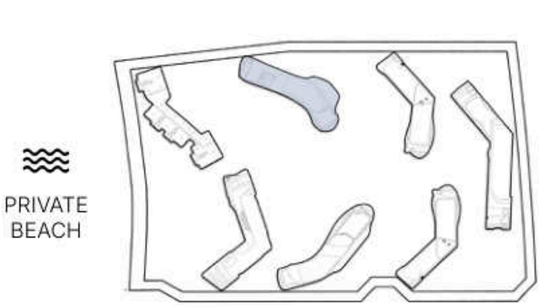
Outdoor Living Area : **108.82 sq. ft.**

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

1 - Bedroom

TYPE B





5th Floor
09

6th Floor
02

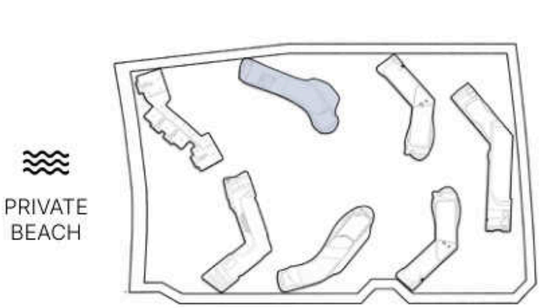
Internal Living Area : **824.30 sq. ft.**

Outdoor Living Area : **107.21 sq. ft.**

Total Living Area : **931.51 sq. ft.**

1 - Bedroom Corner





1st - 4th Floor
14

5th Floor
13

6th Floor
06

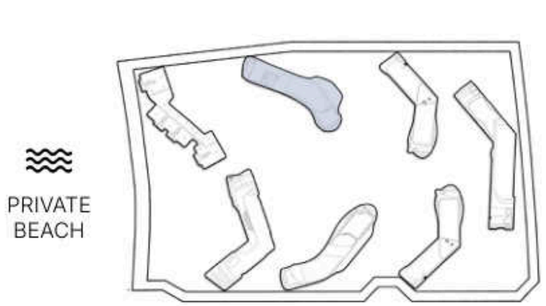
Internal Living Area : **764.67 sq. ft.**

Outdoor Living Area : **154.14 sq. ft.**

Total Living Area : **918.81 sq. ft.**

2 - Bedroom





1st - 4th Floor

10

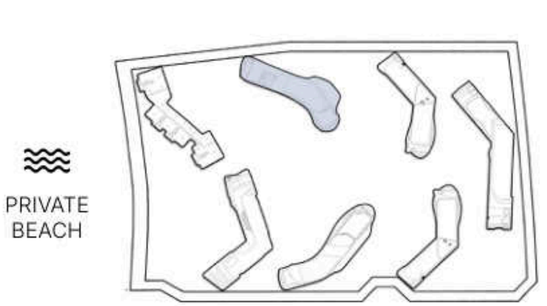
Internal Living Area : **1108.14 sq. ft.**

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

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

3 - Bedroom





1st - 4th Floor
02,03,04,16

5th Floor
02,03,04,15

6th Floor
08

Internal Living Area : **1515.99 sq. ft.**

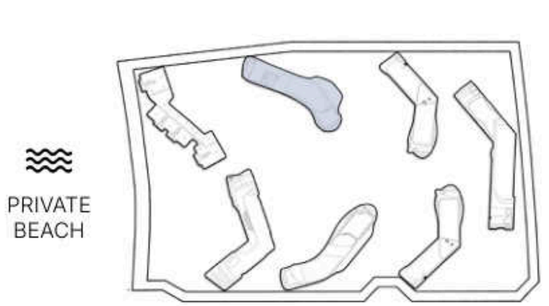
Outdoor Living Area : **238.53 sq. ft.**

Total Living Area : **1754.52 sq. ft.**

3 - Bedroom Corner

TYPE A





1st - 4th Floor
15

5th Floor
14

6th Floor
07

Internal Living Area : **1821.04 sq. ft.**

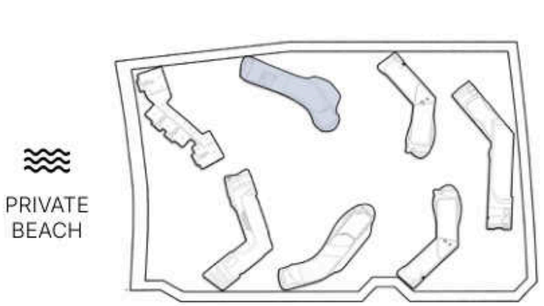
Outdoor Living Area : **395.14 sq. ft.**

Total Living Area : **2216.18 sq. ft.**

3 - Bedroom Corner

TYPE B





1st - 4th Floor

01 - 05

Internal Living Area : **1931.05 sq. ft.**

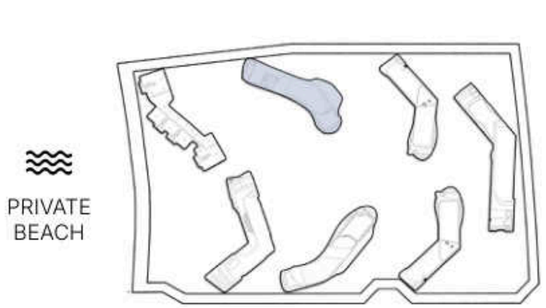
Outdoor Living Area : **397.73 sq. ft.**

Total Living Area : **2328.77 sq. ft.**

4 - Bedroom + S Dual Aspect

TYPE B





5th Floor

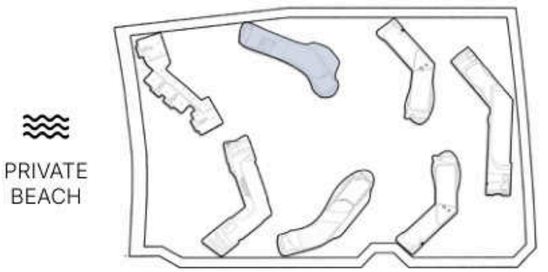
01

Internal Living Area : **2469.89 sq. ft.** Outdoor Living Area : **627.00 sq. ft.** Total Living Area : **3096.88 sq. ft.**

4 - Bedroom Penthouse

TYPE B





1st Floor
08 , 09

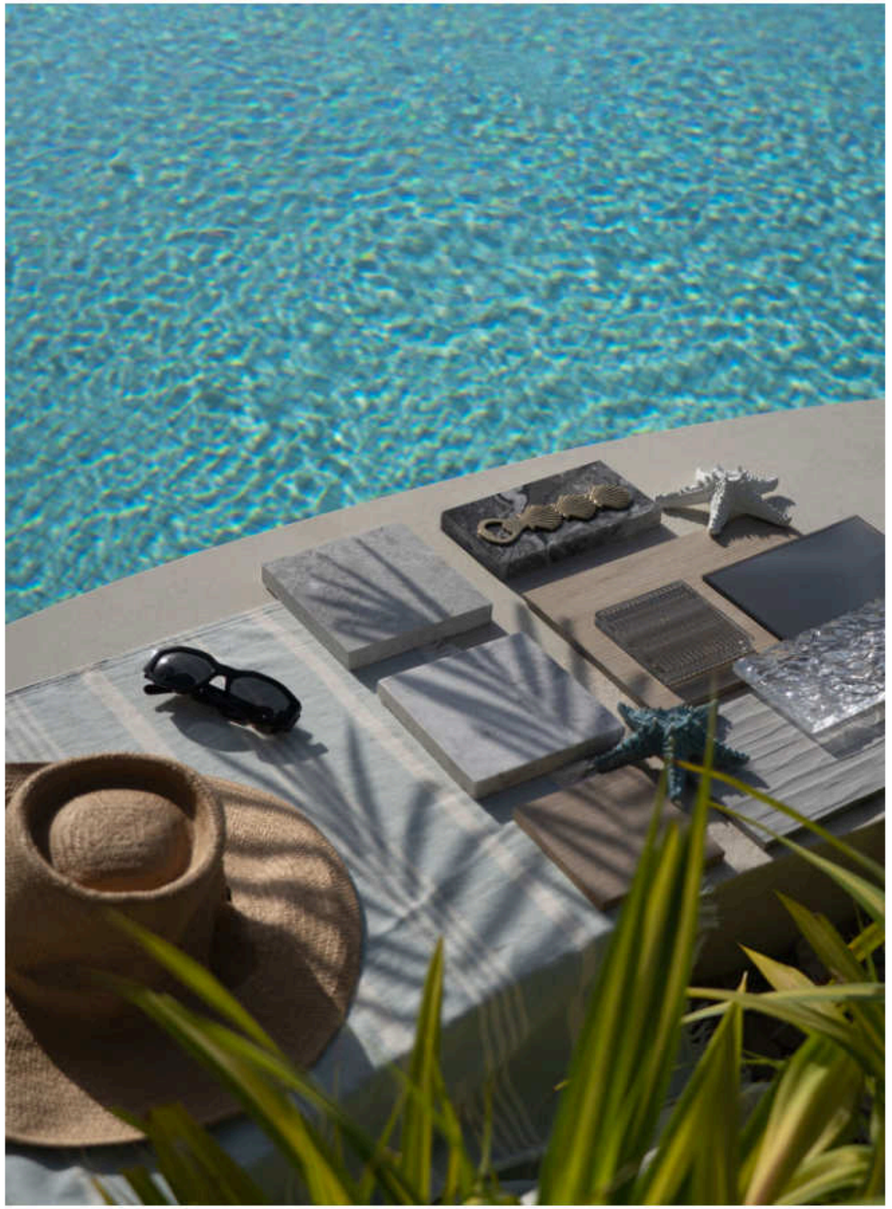
2nd Floor
12 , 13

3rd - 8th Floor
14 , 15

Internal Living Area : **3016.37 sq. ft.**

Outdoor Living Area : **1565.61 sq. ft.**

Total Living Area : **4581.98 sq. ft.**



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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