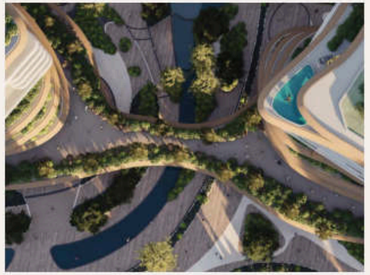

ELLINGTON
PROPERTIES
MERIVA
GARDENS
INVESTMENT
GUIDE

A community rooted in *coastal nature*

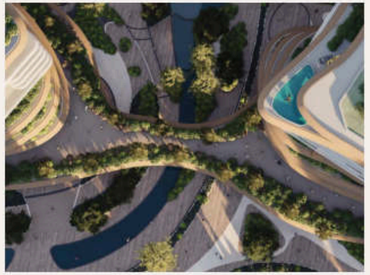


Set along a prized beachfront, The Meriva Collection is a pedestrianised enclave where layered architecture, flowing water and open landscapes come together. In the community, contemporary living unfolds at a gentler pace, guided by calm nature and thoughtful design.

A new *rhythm* emerges



Living amidst
coastal promenades

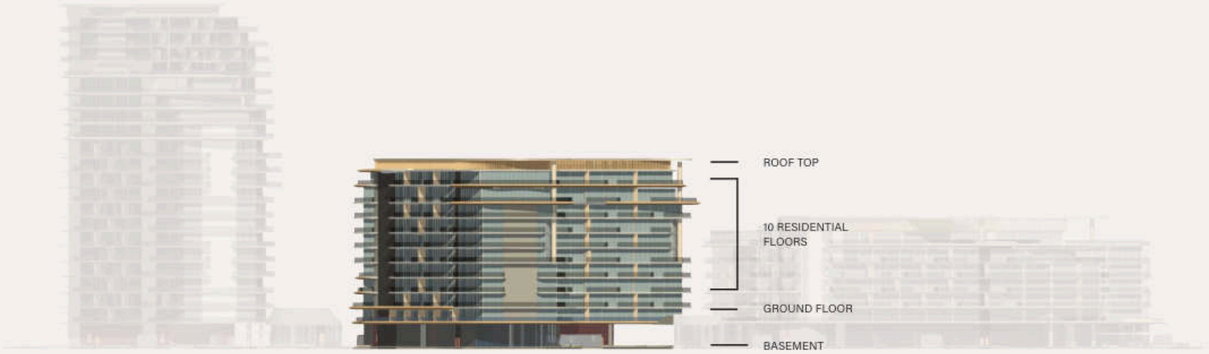


Twin residential towers ascend to G+10, poised among meandering scenic paths and expanses of open greenery. A thoughtfully curated collection of amenities is seamlessly interlaced throughout the grounds, establishing a residential setting that invites a slower, more deliberate rhythm of living.

Twin towers set along winding walks,
amenities placed with quiet care



PROJECT CONFIGURATION



PARKING

1 bedroom: 1 parking space
2 bedroom: 1 parking space
3 bedroom: 2 parking spaces
4 bedroom: 2 parking spaces
Penthouse: 3 parking spaces

ELEVATORS

3 tenant lifts per building
2 visitor lifts per building

ANTICIPATED COMPLETION DATE

Q2 2030

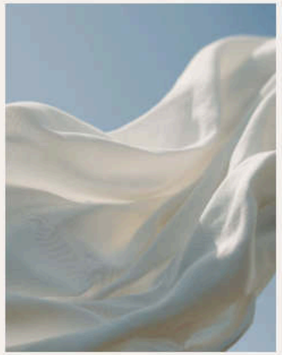
OWNERSHIP

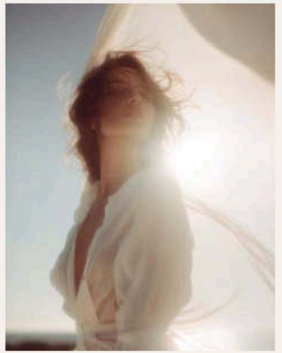
Freehold

ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft





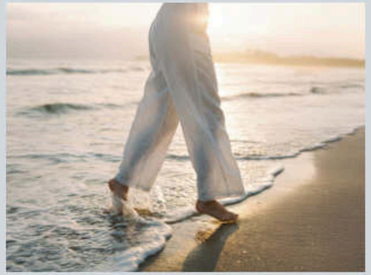




AMENITIES WITHIN THE PROJECT

- Fitness pavilion with juice bar
- Yoga and pilates studios
- Club lounge
- Indoor & outdoor kids' play areas
- Adults & kids' pools
- Indoor cinema
- Podcast and co-working space
- Jazz club
- Drop off area
- EV charging stations
- Outdoor seating areas
- Dining and BBQ areas
- Basketball court
- Paddle court and table tennis
- Sun loungers & cabanas
- Pool deck with cabanas and showers
- Long jogging track
- Mini-Golf corner
- Lagoon water fountains
- Pet park

The sea sets *the tone*

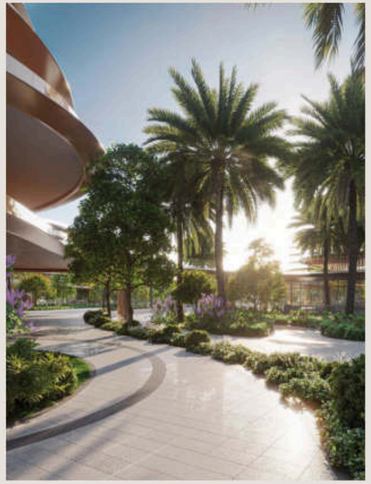


Dubai Islands presents a rare coastal address with turquoise sea and shoreline views, while the city remains present without dominating the setting. The horizon extends outward, offering distance and perspective that sets the location apart. This measured relationship between island calm and urban proximity gives the destination both emotional appeal and lasting relevance.

Living along the *serene coast*

Generous glazing frames uninterrupted sea views, allowing light and horizon to define the living experience. Within this coastal setting, residences feel removed from urban intensity while remaining part of a complete waterfront community.

Ocean *quiet*



Located on Dubai Islands, The Meriva Collection is a waterfront community composed of five premium residential buildings, a signature residence, and a distinctive seafront hotel, thoughtfully positioned to maximise sea views, natural light, and privacy.

The development offers an exclusive selection of 1 to 4-bedroom residences, alongside a limited collection of signature 3 to 5-bedroom penthouses, each oriented toward open horizons and the shoreline beyond.

Every home is conceived as a seamless balance of contemporary comfort and enduring sophistication, where refined design meets the quiet rhythm of coastal living.

Breathe in *the light*



A realm of *serenity*

Leisure, *recalibrated*



Leisure moves *with the sea*

A coastal community where movement, rest and connection are thoughtfully balanced. From wellness and play to social spaces and quiet retreats, every amenity supports a natural rhythm of living. Leisure becomes part of everyday life, shaped with ease.

Spaces for *all ages*

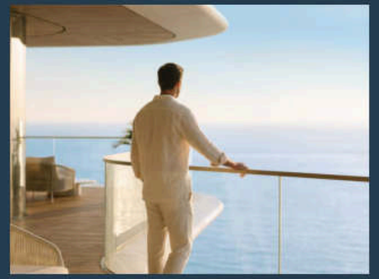
Facilities are planned to support different lifestyles and stages of life. Dedicated areas for children, fitness, socialising and quiet retreat ensure the community responds naturally to families, residents and long-term occupancy.

UNIT TYPES AND SIZES

UNIT TYPE	SIZES RANGE	NO. OF UNITS G+10
1 Bedroom	832.33 - 880.48 sq.ft	88
1 Bedroom Corner	1,007.24 sq.ft	0
2 Bedroom	1,272.38 sq.ft	35
2 Bedroom Corner	1,376.14 sq.ft	0
2 Bedroom + S	1,426.62 sq.ft	18
2 Bedroom + S Corner	1,492.01 - 2,121.31 sq.ft	16
2 Bedroom + S Dual Aspect	1,607.05 sq.ft	0
3 Bedroom	1,747.22 sq.ft	0
3 Bedroom + S Dual Aspect	2,170.67 - 2,345.99 sq.ft	8
3 Bedroom Penthouse	3,702.41 sq.ft	0
4 Bedroom Penthouse	3,367.08 - 4,648.11 sq.ft	1
4 Bedroom Dual Aspect	3,050.35 - 3,176.97 sq.ft	2



When the day *opens gently*



Experience a beachfront community featuring a comprehensive range of high-end amenities. From lap pools and landscaped decks to fitness studios, lounges and quieter corners, amenities are designed to support different moments of the day.

Life opening to *the sea*

A position of *elegance*



The Meriva Collection marks Ellington's most ambitious waterfront community. Introducing a level of scale and activity rarely seen in a single development. The presence of hospitality, residences and premium amenities within one community gives the address a constant sense of momentum.

Watching the *city rise*



Ground Floor
Amenities Master Plan

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

MERIVA
SUNSET



12th Floor
Amenities Floor Plan

01 SERVICE LIFT
02 LIFT LOBBY
03 JUICE BAR
04 FEMALE CHANGING ROOM
05 MALE CHANGING ROOM
06 BATHROOM FOR PEOPLE OF DETERMINATION
07 SUN LOUNGERS
08 CABANA
09 LAP POOL
10 FITNESS ZONE
11 JACUZZI

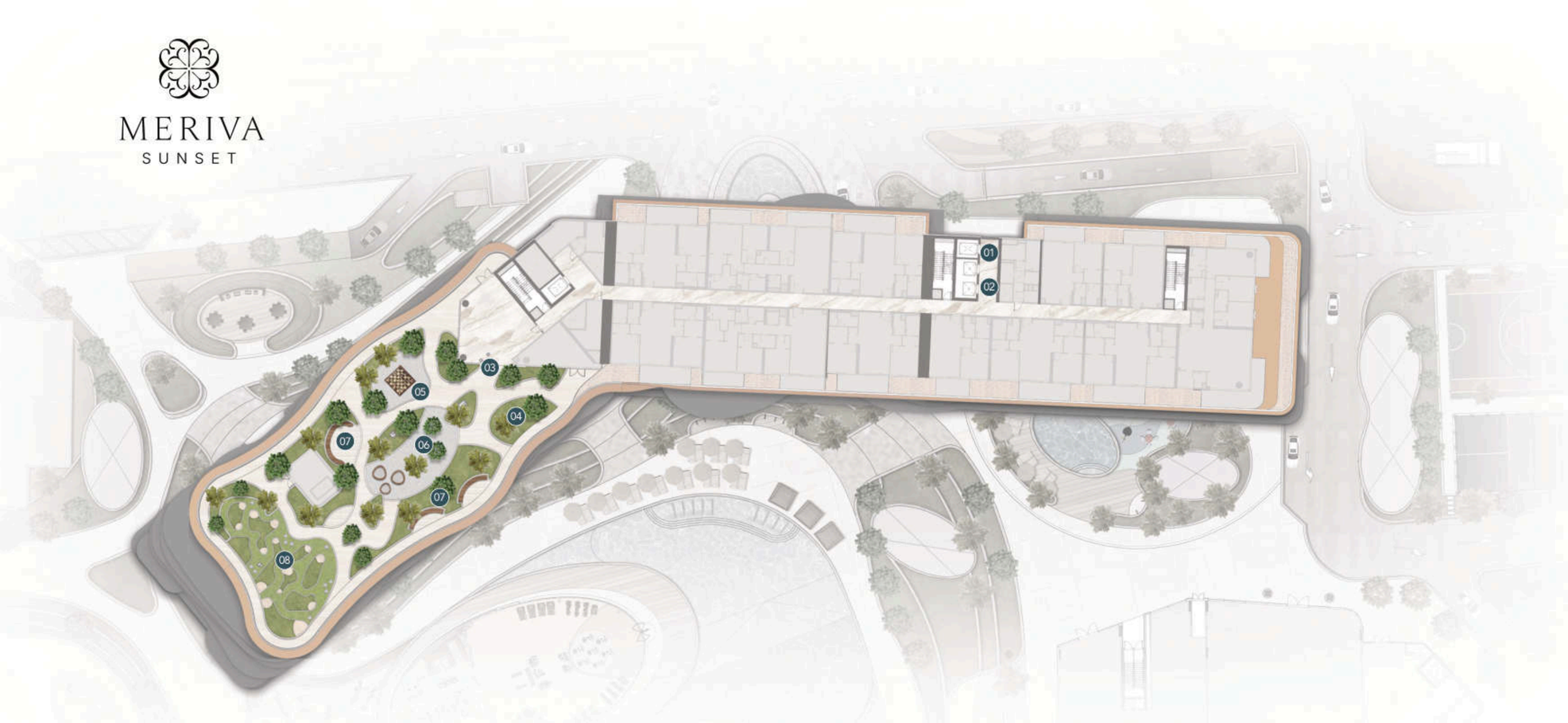
MERIVA
SUNSET



13th Floor
Amenities Floor Plan

01 SERVICE LIFT
02 LIFT LOBBY
03 GAMES TABLE
04 ADULTS POOL
05 SUN LOUNGERS
06 BARBEQUE DECK

MERIVA
SUNSET

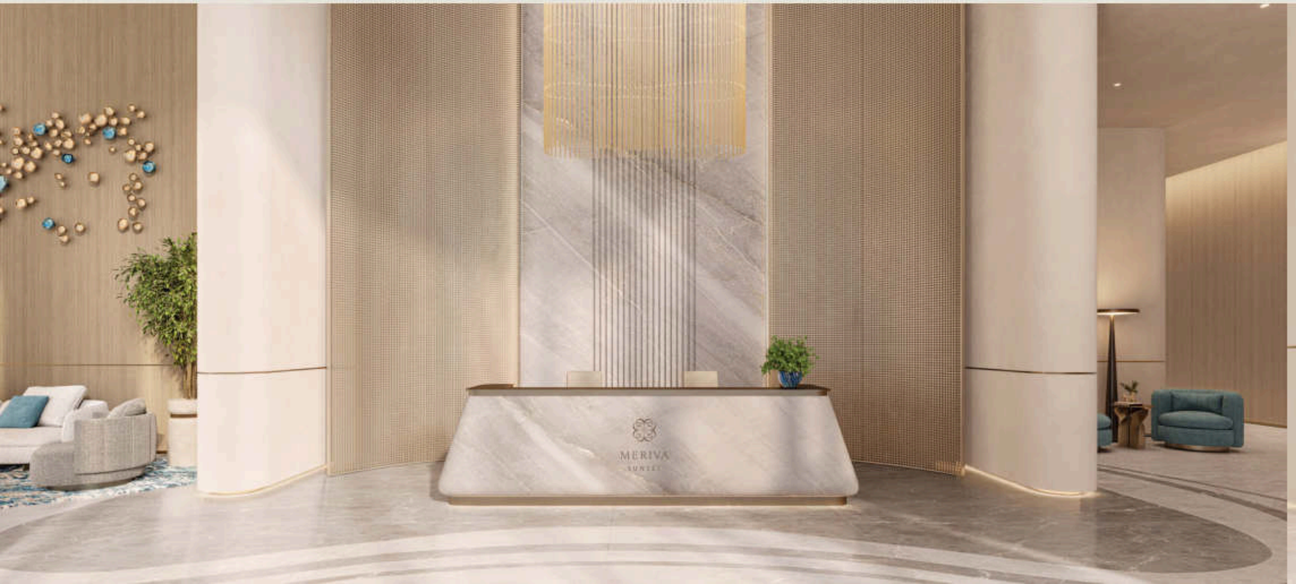


17th Floor
Amenities Floor Plan

01 SERVICE LIFT
02 LIFT LOBBY
03 ACCESS TO MINI GOLF AREA
04 VIEWING DECK AREA
05 OUTDOOR GIANT CHESS
06 LAWN SEATING AREA
07 SEATING AREA
08 MINI GOLF

Main *lobby*

An arrival defined by proportion, light, and restraint. Double-height volumes, refined materials and layered lighting create a quiet sense of calm from the first moment. Movement flows naturally toward the lift lobbies, guided by spatial rhythm, while curated furnishings and art bring warmth and character to an atmosphere that feels composed and welcoming.



Lobby *lounge*

An entrance of rare composure is shaped in balanced proportion and quiet authenticity. Curved seating, honed stone and finely crafted accents create a cultivated air. Warm finishes soften the scale, while generous volumes hold presence without excess. From the first step within, residents and guests are received with enduring taste rather than display.



Jazz *club*

An intimate venue where sound and design move in harmony. Centred around a grand self-playing piano, the Jazz Club offers a refined setting for live performances and quiet evenings. A central dining table, concealed circular seating oriented toward the stage and a library wall with a signature sliding ladder create layered experiences, each designed for conversation, listening, and lingering.



Jazz club *dining*

A sculptural marble table anchors the room, inviting elegant gatherings in an atmosphere of quiet distinction. Expansive glazing frames the sea beyond, as warm timber and brushed brass lend depth and refinement, accompanied by the gentle presence of low, calm music. With a dedicated bar and pantry, each dinner is hosted with effortless poise and understated grandeur.



Fitness *studio*

A dedicated pavilion designed around precision and flow. Fully equipped with state-of-the-art training facilities. The gym supports a full spectrum of movement, from focused strength sessions to restorative practice. Yoga and Pilates studios, refined changing facilities and a juice bar complete the setting, where every detail is considered to support wellbeing and routine becomes ritual.



Yoga & Pilates *studio*

A serene, light-filled studio dedicated to precision and poise. Framed by expansive glazing, natural light and tranquil views elevate every movement. Premium reformers and integrated technology support a practice defined by balance, control, and quiet strength.



Private *cinema*

A dedicated cinema crafted for immersion and comfort. Plush recliners, advanced acoustics, and high-definition projection set the stage for private screenings and relaxed movie nights. A discreet pantry for refreshments completes the experience, ensuring every detail supports uninterrupted enjoyment.



Kids' *play area*

An immersive indoor–outdoor environment for play and discovery. From interactive zones and playful stages to engaging digital experiences, exploration comes naturally, while child-friendly amenities ensure comfort and safety throughout.



Indoor *pool*

An elongated lap pool anchors a serene wellness environment defined by clean lines and gentle light. Reflections move softly across the water as natural and ambient lighting blend throughout the space. Lounge benches and intimate alcoves invite moments of rest, creating a tranquil retreat where time feels suspended.




Living on the blue
experience a life worth living

Games *room*

For residents of all ages, the Games Room is an elegant social retreat where modern entertainment meets timeless charm. From PlayStations, air hockey and VR experiences to the quiet refinement of chess and classic board games, every detail is curated for connection, leisure and graceful enjoyment.



Games room *seating*

Within the room, contemporary recreation is complemented by a distinguished lounge setting. While immersive play animates one side, a gracious seating area invites residents to gather, observe and converse in understated refinement, shaping a space where movement and calm exist in harmony.



Living *room*

A dedicated pavilion designed around precision and flow. Fully equipped with state-of-the-art training facilities. The gym supports a full spectrum of movement, from focused strength sessions to restorative practice. Yoga and Pilates studios, refined changing facilities and a juice bar complete the setting, where every detail is considered to support wellbeing and routine becomes ritual.



Kitchen

A palette of soft greys, warm taupe and natural beige establishes a calm, timeless foundation. Light wood cabinetry adds warmth, balanced by smooth grey marble surfaces and subtle champagne metal accents. Layered lighting, from pendants to integrated shelving creates an ambient glow, enhanced by generous natural light.



Powder *room*

An intimate composition where material, light, and proportion align. A continuous mirror expands the space visually, reflecting soft illumination throughout. A sculptural glass basin in a deep blue tone becomes the focal point, set against stone and grounded by warm wood accents. Concealed storage and integrated lighting preserve clean lines, creating a refined, gallery-like atmosphere where every detail is intentional.



Bathroom

The primary bathroom reflects a seamless continuity of materials and tone. A double vanity in refined grey stone anchors the space, complemented by concealed storage behind fixed mirrors. Warm wood paneling adds depth and tactility, integrating stone shelving and discreet utility, while tinted glass enclosures provide privacy without closing the space.



Bedroom and *wardrobe*

Full-height glazing frames expansive sea views, filling the bedroom with natural light and a sense of openness. An L-shaped wardrobe, crafted in leather-finished panels, warm wood and champagne detailing, anchors the space with quiet sophistication. Integrated lighting, mirrored surfaces and seamless pull-out systems enhance both function and flow.



Each day begins with *ocean vistas*



Residences at The Meriva Collection are shaped by a design-led philosophy inspired by the calm of the sea. Expansive layouts, natural light and refined materials create interiors of quiet elegance, where seamless flow and a subtle connection to the shoreline define elevated coastal living.



Views worth *slowing down for*

PAYMENT PLAN

DOWNPAYMENT

20%

At the time of booking

FIRST PAYMENT

10%

60 days after the reservation date

SECOND PAYMENT

5%

120 days after the reservation date

THIRD PAYMENT

5%

180 days after the reservation date

FOUR PAYMENT

5%

240 days after the reservation date

FIFTH PAYMENT

5%

360 days after the reservation date

SIX PAYMENT

5%

On completion of 20% construction of the project

SEVEN PAYMENT

5%

On completion of 30% construction of the project

EITGHT PAYMENT

5%

On completion of 40% construction of the project

NINTH PAYMENT

5%

On completion of 50% construction of the project

LAST PAYMENT

30%

On completion

BOOKING STEPS

01 Customer will pay the booking amount and submit the required documents to initiate the unit reservation

02 Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form

03 Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign

04 Customer will send back the signed SPAs for execution to Ellington Properties

05 Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

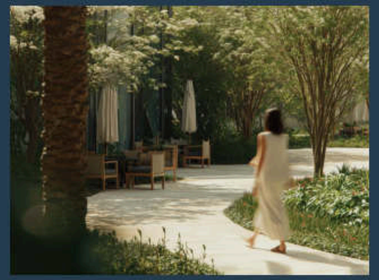
DOCUMENTS NEEDED TO BOOK A UNIT

01 Buyer's Passport Copy

02 Home address, email address, including the contact number (should be the same as the home address)

03 AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on https://pay.ellingtonproperties.ae

A timeless *island*



Life at The Meriva Collection moves at your pace. Along the shoreline of Dubai Islands, the sea remains a constant presence, steady and reassuring. Light-filled spaces open toward the horizon, inviting calm into everyday moments. Elegance is understated and serenity becomes a natural part of living by the coast.

Watch the horizon *unfold*



ELLINGTON
PROPERTIES

800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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