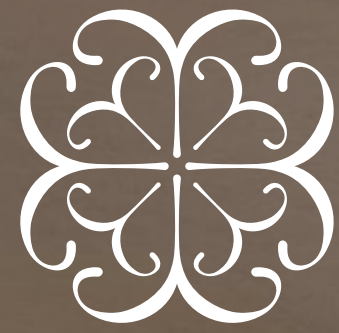


ELLINGTON
PROPERTIES



THE MERIVA
COLLECTION

SUNSET

GARDENS

SHORES



A welcome

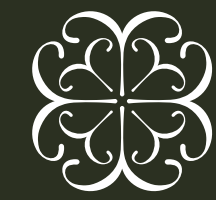
from the ocean



MERIVA SUNSET

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

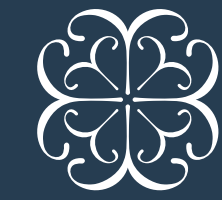
Perched at the top of the collection, Meriva Sunset is for those who feel most alive in the quiet glow of evening light. Where the sunrises and sunsets cast an ever-changing canvas that transforms from morning calm to radiant dusk. Elevated terraces, soft interior palettes, and thoughtfully composed 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 stillness.



MERIVA
SHORES

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

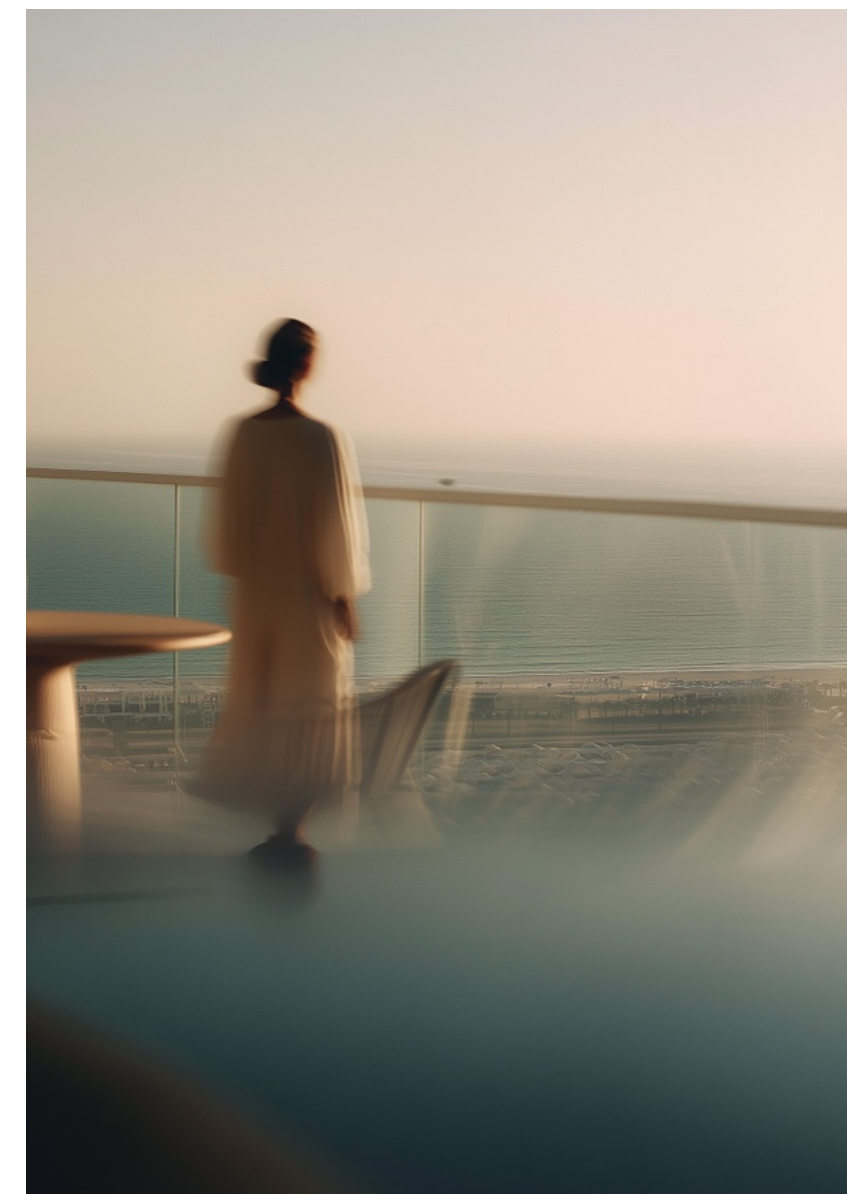
Welcome to coastal living at its most natural. Where the beachfront becomes an extension of your home. Welcome the soft sea breeze through open terraces, and relish interiors shaped around natural textures. Whether it's a morning walk along the sands or a quiet evening by the water, residences at Meriva 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

METRO CONNECTIVITY MAP

- Red Line
- Green Line
- Future Extension Line
- Tram Line

The Sun & Views Analysis

SUNRISE

N

E

S

W

SUNSET



The Design *Philosophy*

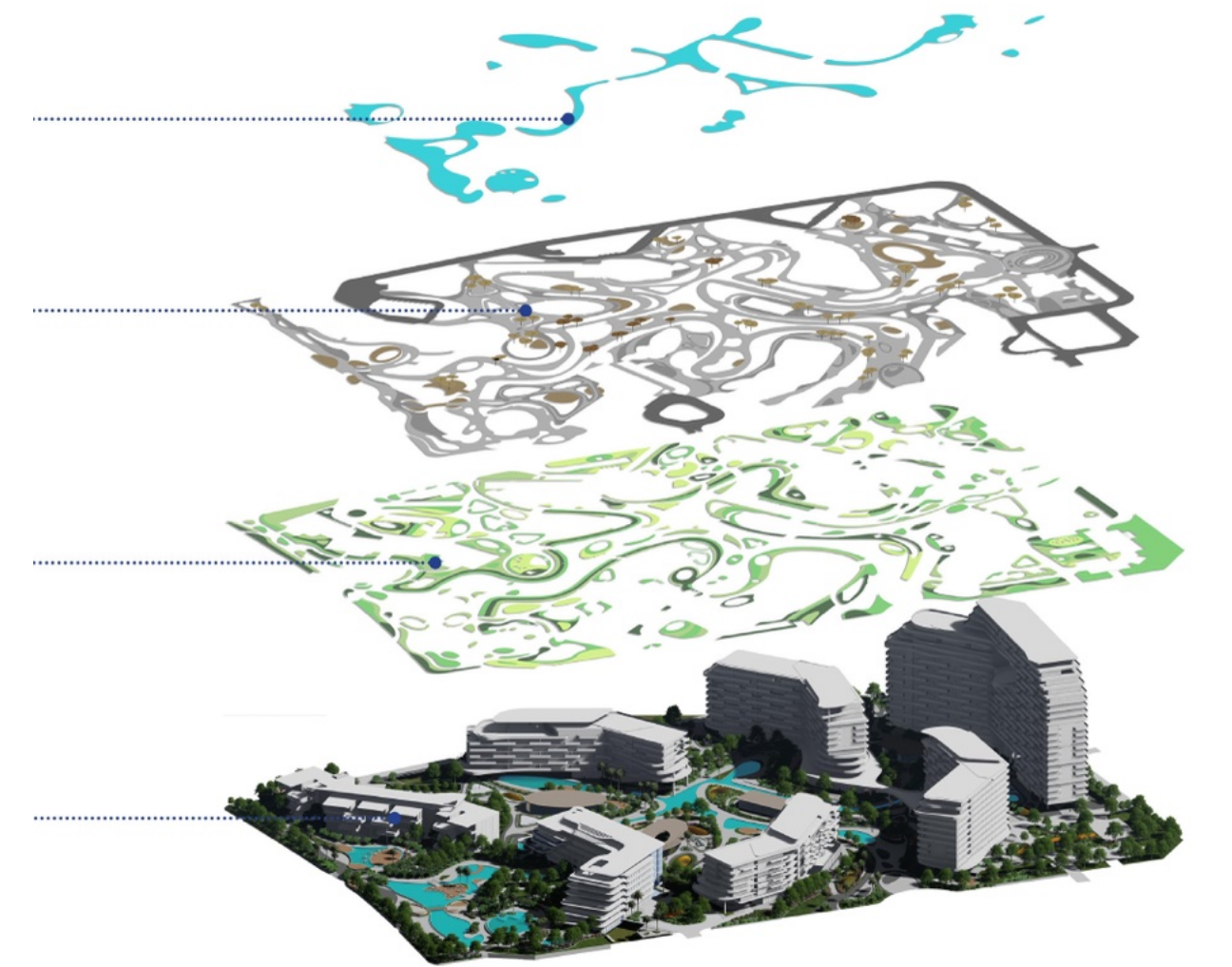


Water body

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+20)

The Building Configuration

MERIVA SUNSET



- Rooftop
- 20th Floor
- 19th Floor
- 18th Floor
- 17th Floor
- 16th Floor
- 15th Floor
- 14th Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 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

6

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q2 2030

SERVICE CHARGE

AED 18 per sq. ft.

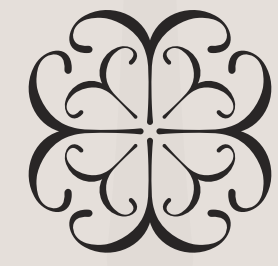
Number of Units *Per Type*

1 Bedroom	182 units
1 Bedroom Corner	12 units
2 Bedrooms	98 units
2 Bedrooms Corner	16 units
2 Bedrooms + S	15 units
2 Bedrooms + S Corner	28 units
2 Bedrooms + S Dual Aspect	3 units
3 Bedrooms	15 units
3 Bedrooms + S Dual Aspect	3 units
3 Bedrooms Penthouse	1 unit
4 Bedrooms Dual Aspect	3 units
4 Bedrooms Penthouse	1 unit

Size Rance 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 Corner	from 1,376.14 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.
2 Bedrooms + S Dual Aspect	from 1,607.05 sq. ft.
3 Bedrooms	from 1,747.22 sq. ft.
3 Bedrooms + S Dual Aspect	from 2,170.67 sq. ft. to 2,345.99 sq. ft.
3 Bedrooms Penthouse	from 3,702.41 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.

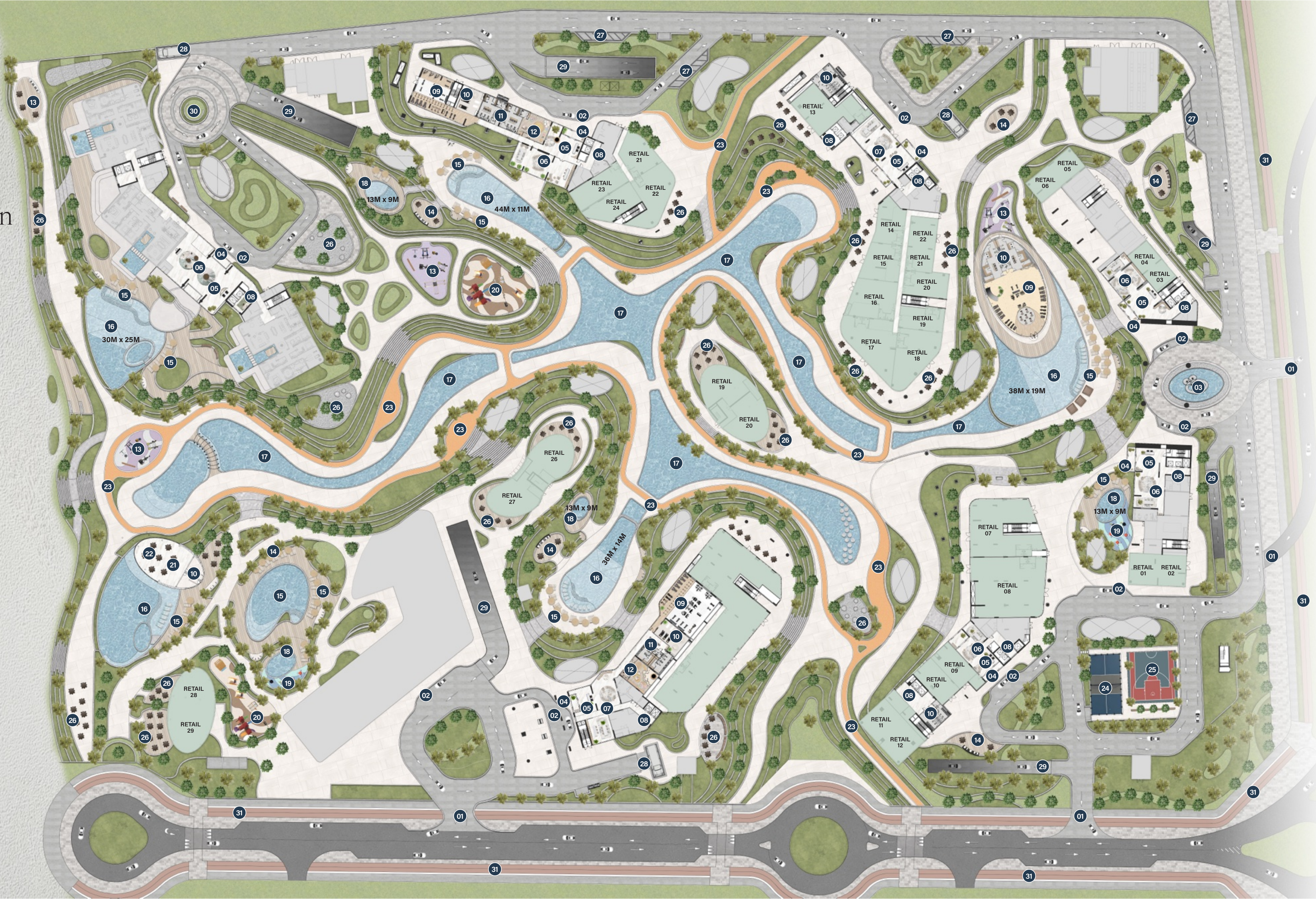




Ground floor
Amenities

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 JAZZ CLUB
- 08 LIFTS LOBBY
- 09 FITNESS STUDIO & JUICE BAR
- 10 YOGA & PILATES STUDIO
- 11 CHANGING ROOM WITH SAUNA, EXPERIENCE SHOWER & LAVENDAR 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





Drop Off Area



Lobby Reception



Lobby Lounge



Jazz Club



Jazz Dining



Pilates & Yoga Studio



Fitness Pavilion



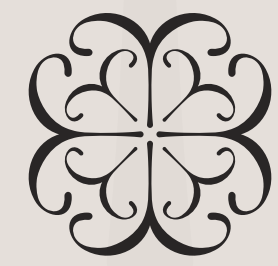
INTERACTIVE ZONE

- Start
- Settings
- Explore
- Exit

Kids Play Area



Jogging Track



12th floor
Amenities

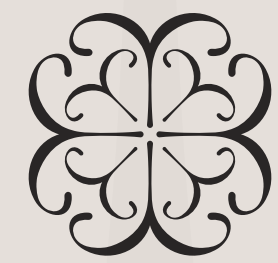
12th Floor Amenities Floor Plan

- 01 LIFT LOBBY
- 02 SERVICE LIFT
- 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





Indoor Pool



13th floor
Amenities

13th Floor Amenities Floor Plan

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





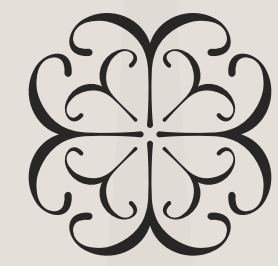
Adults Pool



Games Room



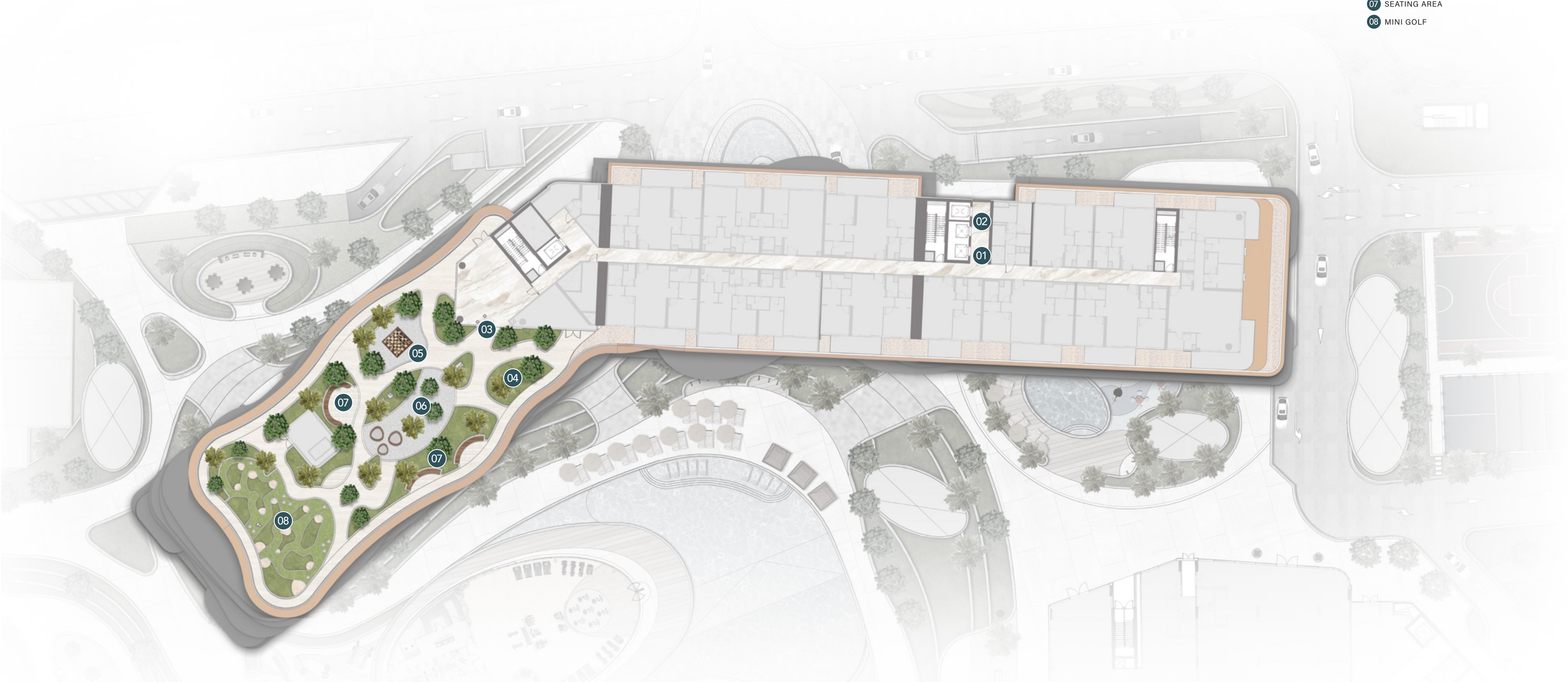
Games Room *Seating*



17th floor
Amenities

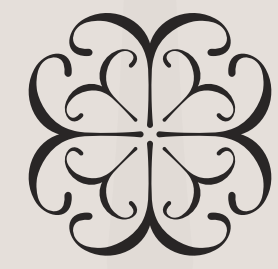
17th Floor Amenities Floor Plan

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





Viewing Deck



The
Residences



Living Room



Kitchen



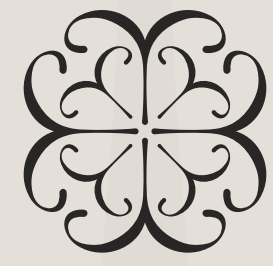
Master Bedroom



Master Bathroom



Powder Room

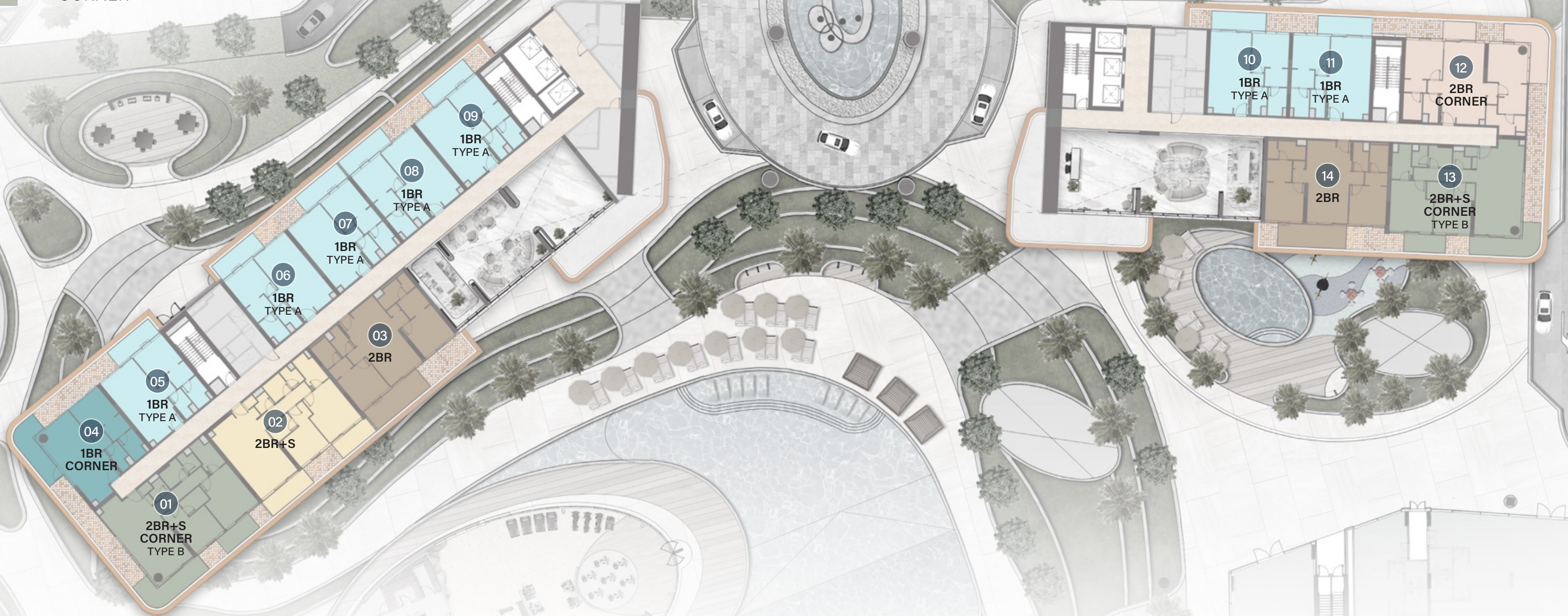
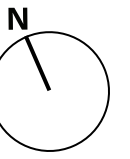
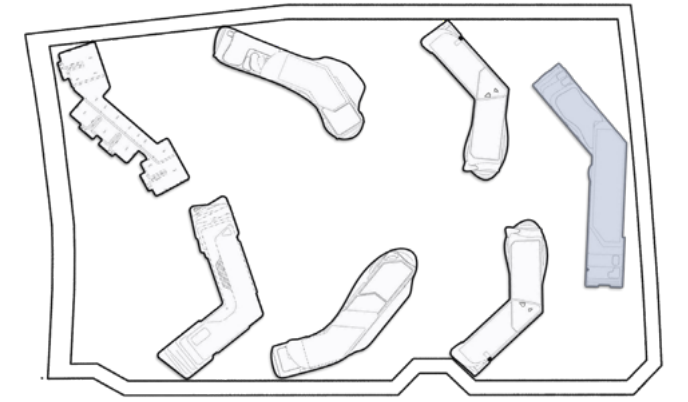


Typical floor
Plans

1st Floor Typical Plan

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

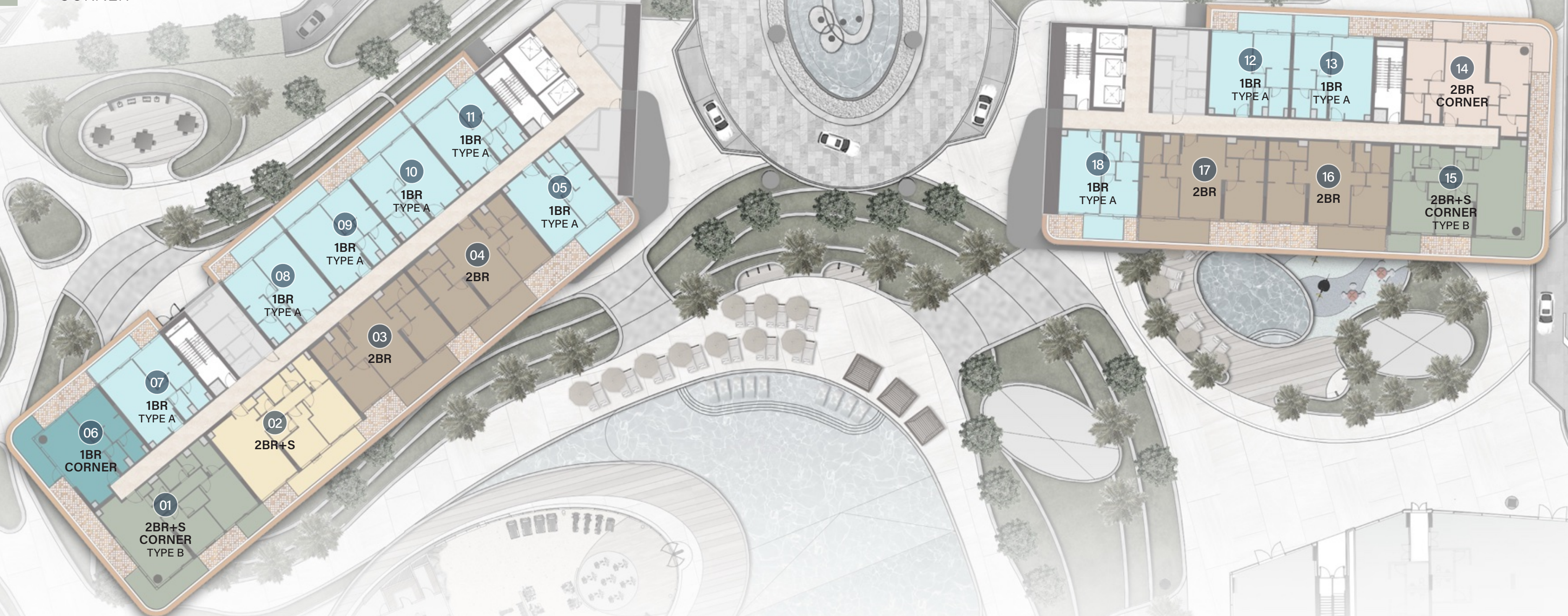
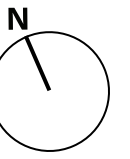
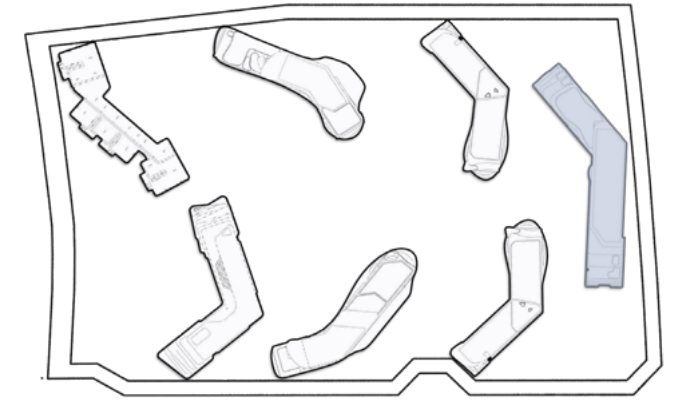
PRIVATE BEACH



2nd Floor Typical Plan

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

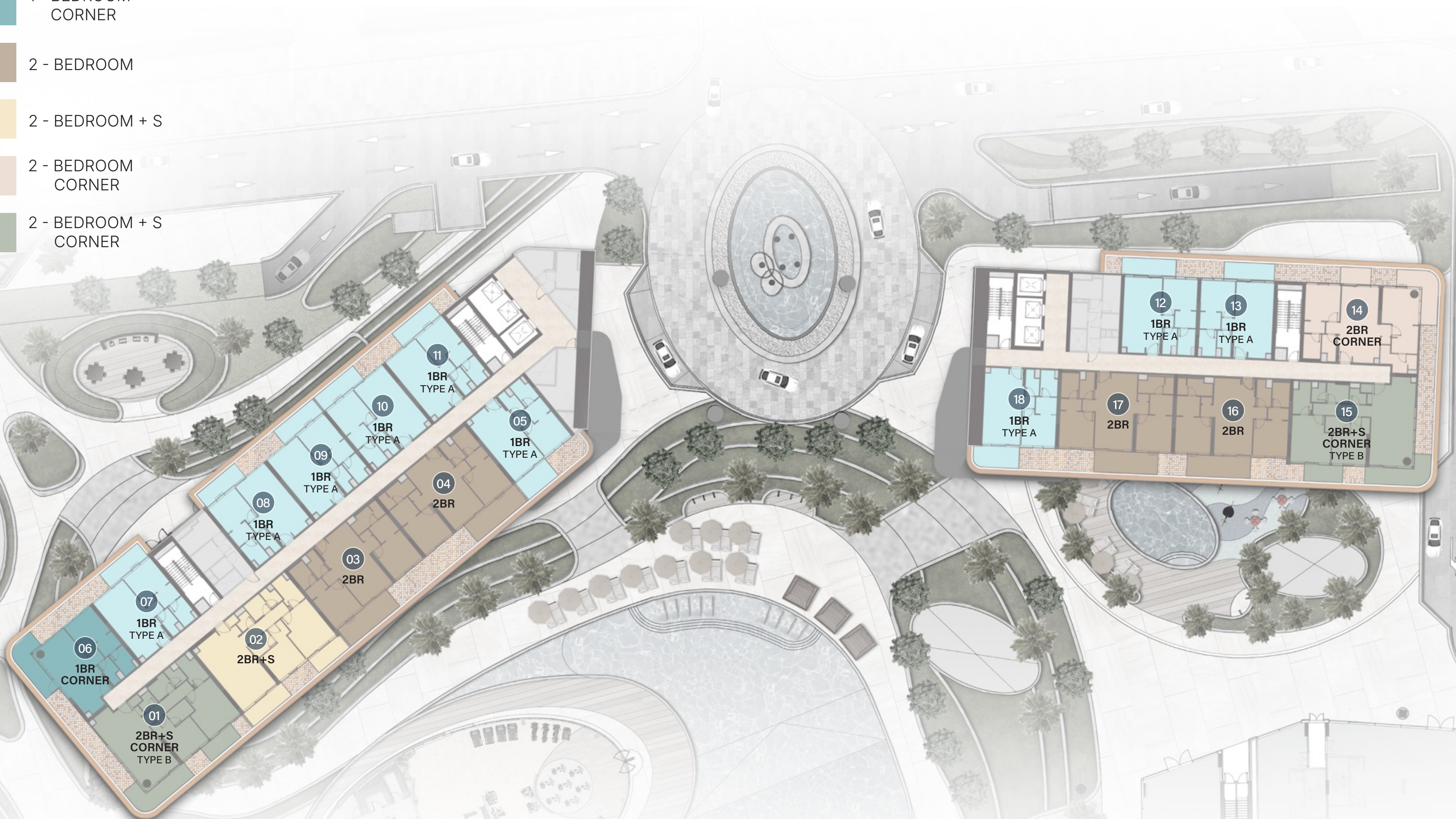
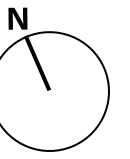
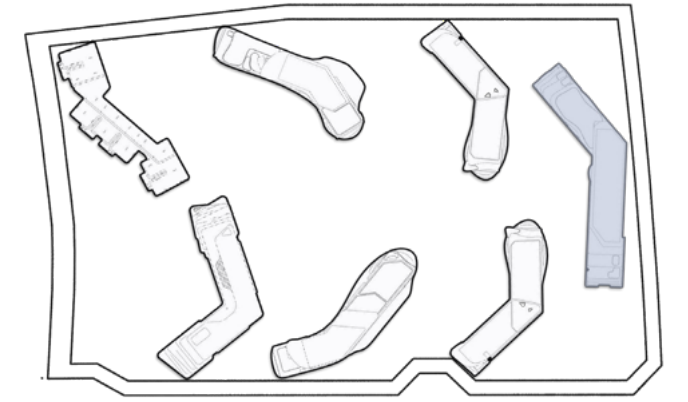
PRIVATE BEACH



3rd Floor Typical Plan

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

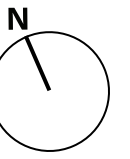
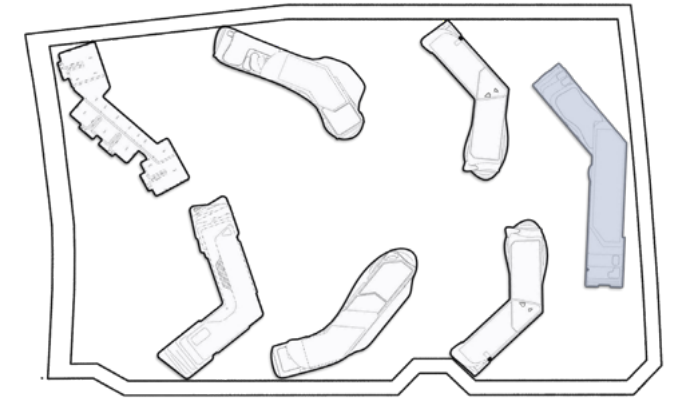
PRIVATE BEACH



4th Floor Typical Plan

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

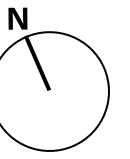
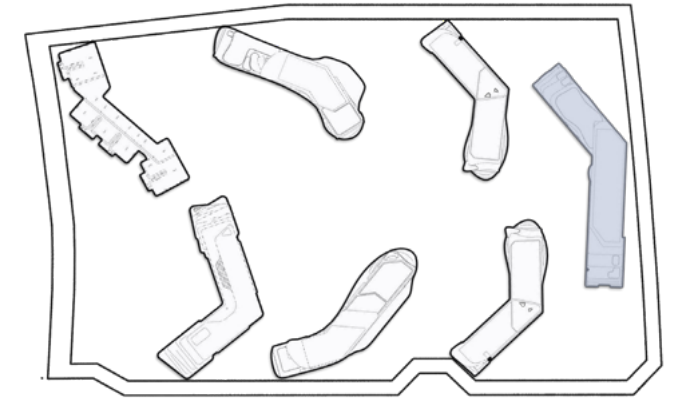
PRIVATE BEACH



5th Floor Typical Plan

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

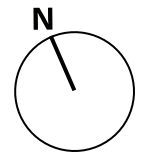
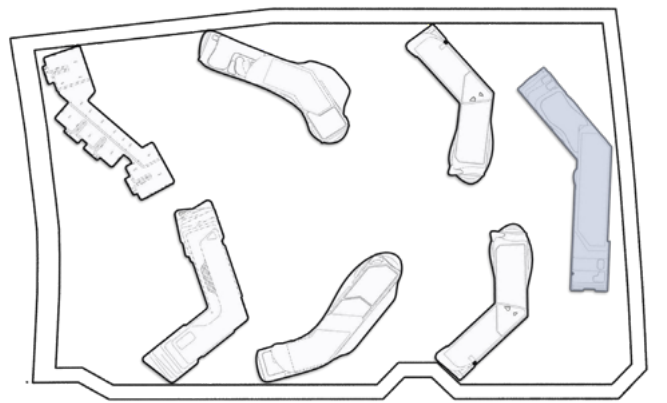
PRIVATE BEACH



6th Floor Typical Plan

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

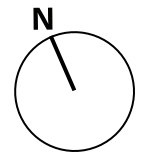
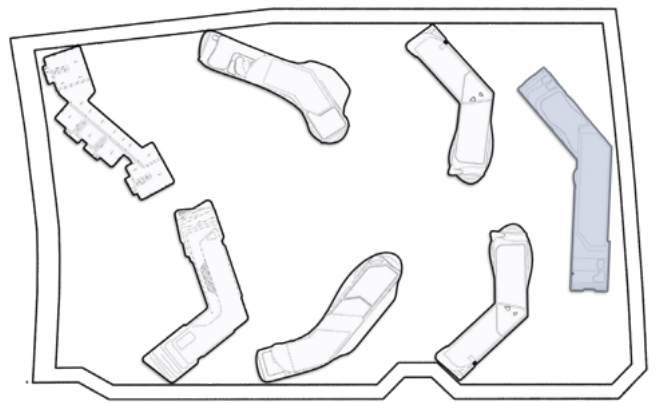
PRIVATE BEACH



7th Floor Typical Plan

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

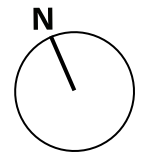
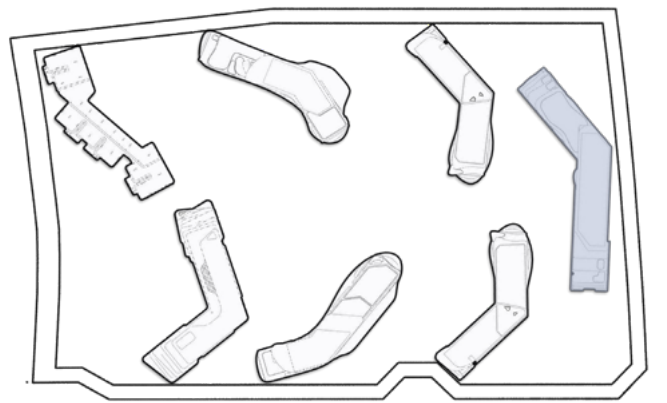
PRIVATE BEACH



8th Floor Typical Plan

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

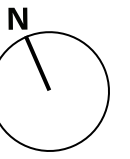
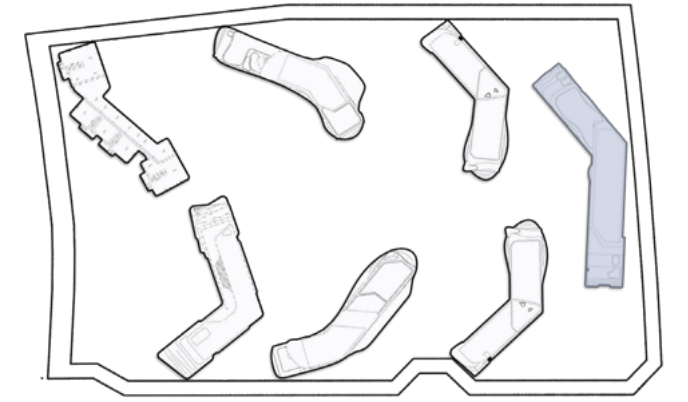
PRIVATE BEACH



9th Floor Typical Plan

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

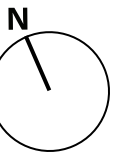
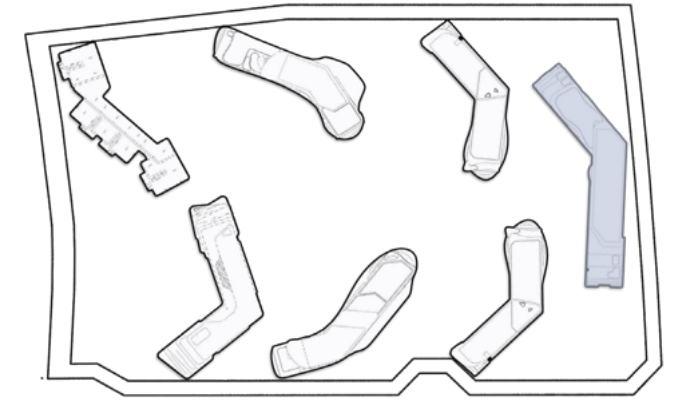
PRIVATE BEACH



10th Floor Typical Plan

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

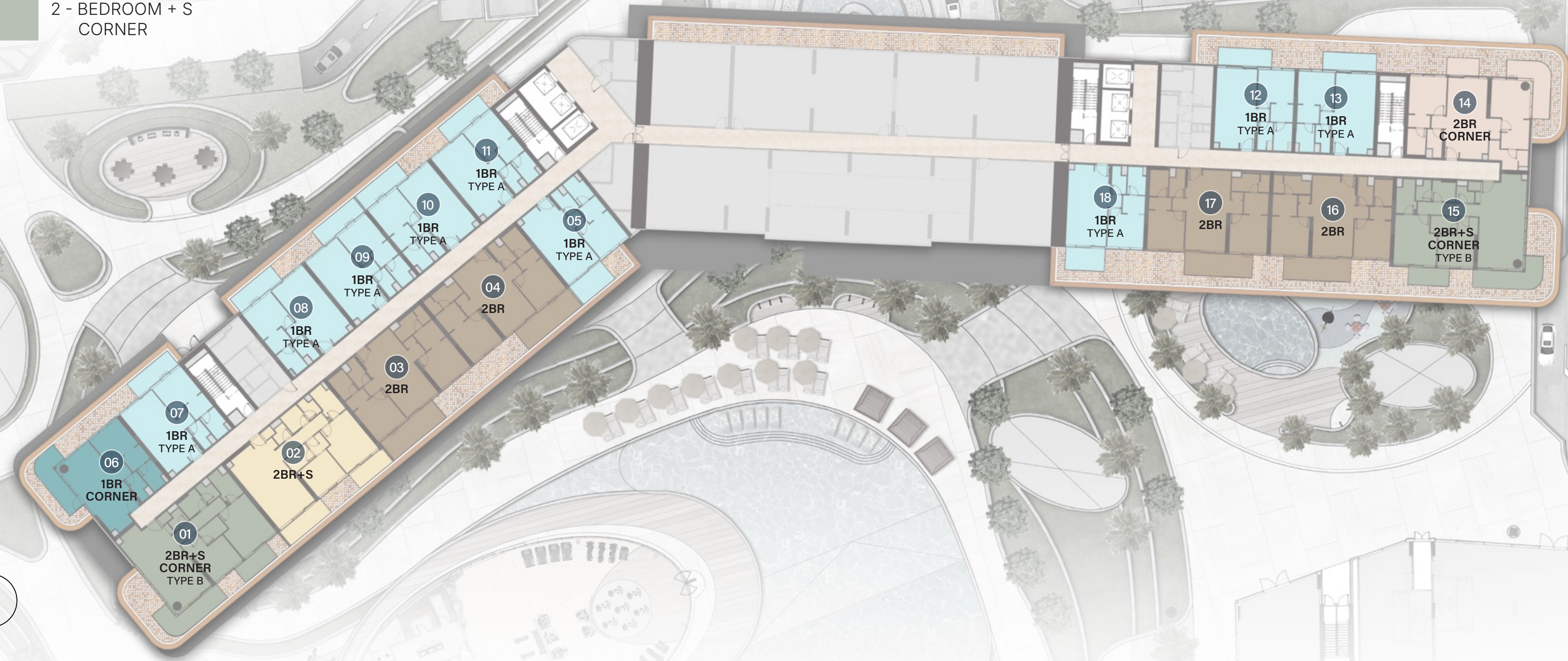
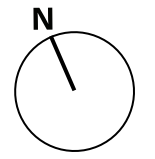
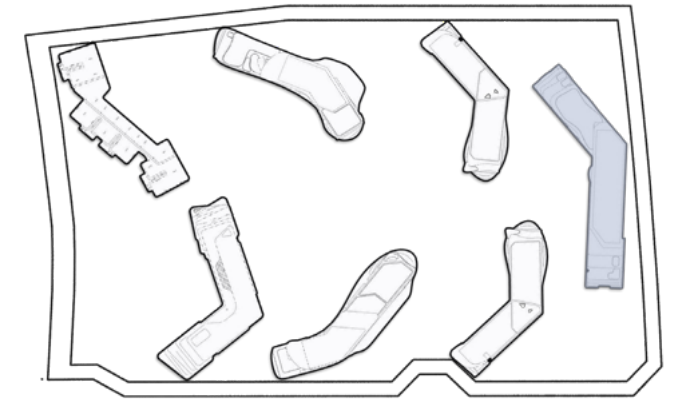
PRIVATE BEACH



11th Floor Typical Plan

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

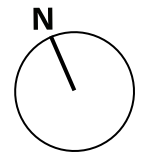
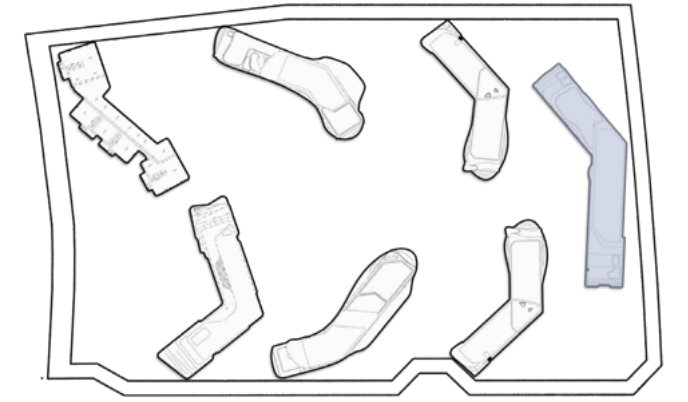
PRIVATE BEACH



12th Floor Typical Plan

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

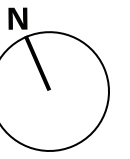
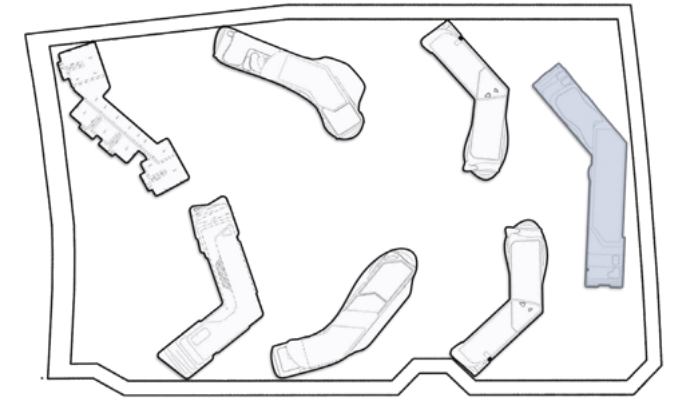
PRIVATE BEACH



13th Floor Typical Plan

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

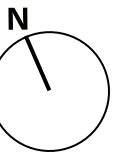
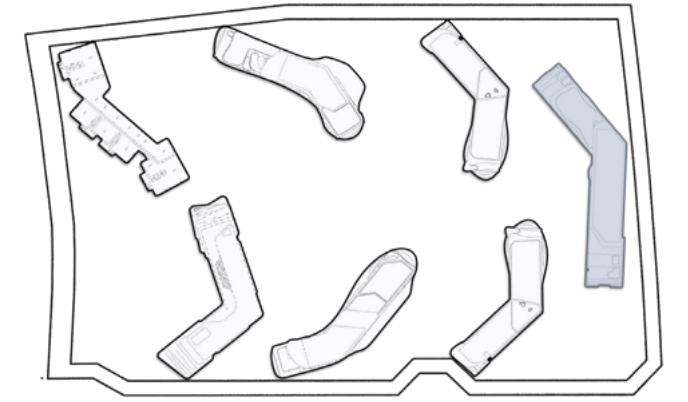
PRIVATE BEACH



14th Floor Typical Plan

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

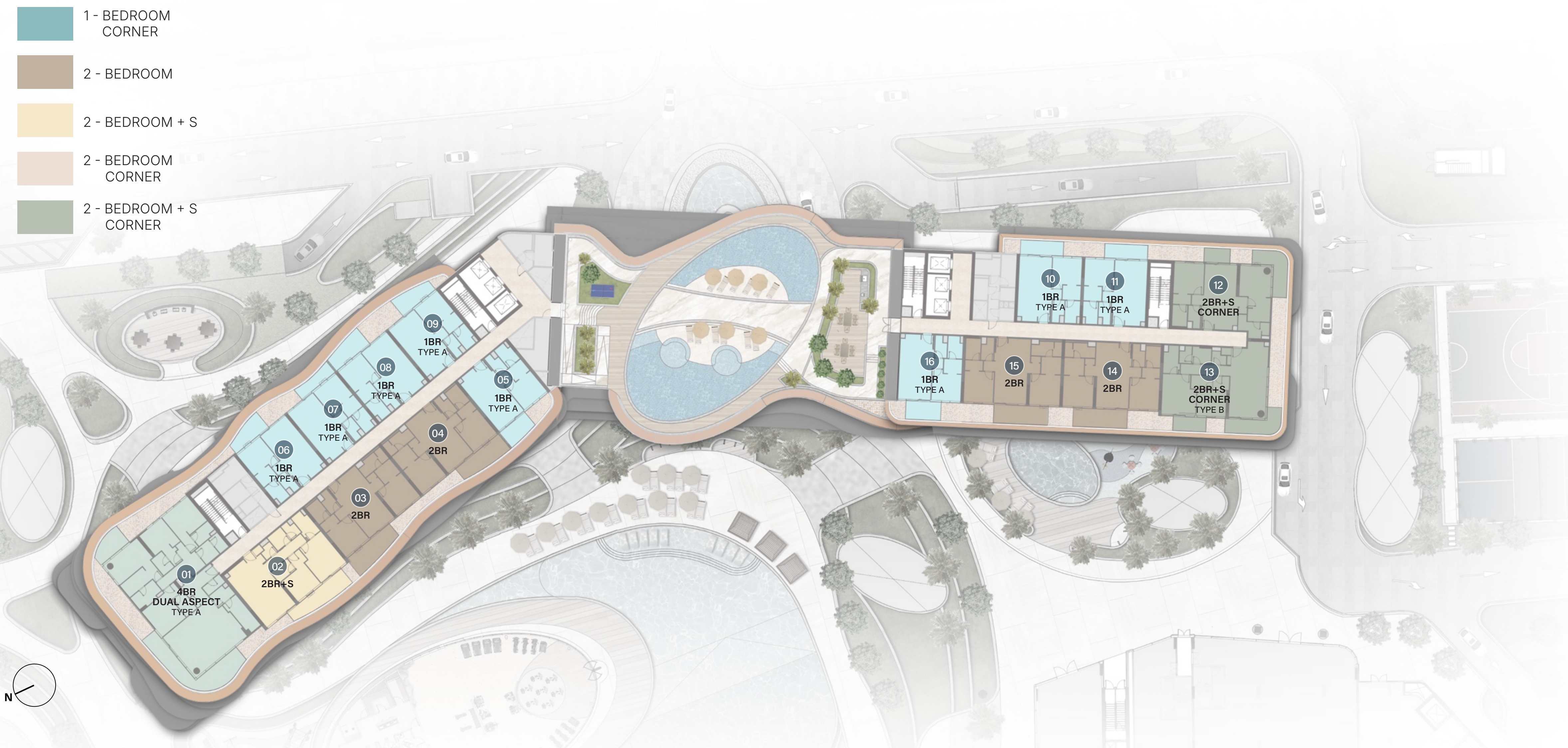
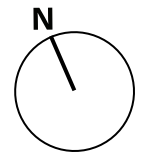
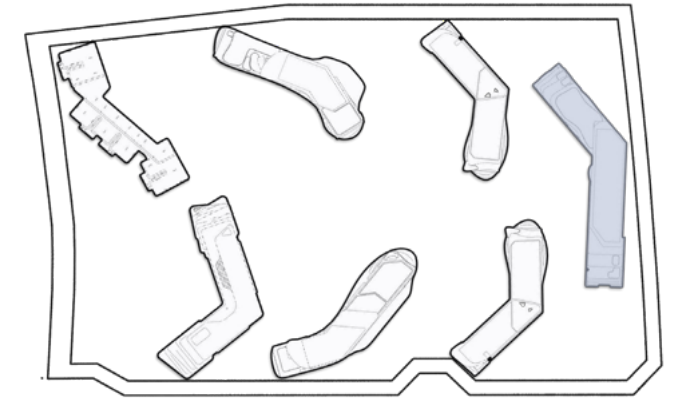
PRIVATE BEACH



15th Floor Typical Plan

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

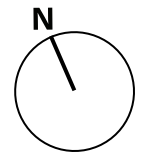
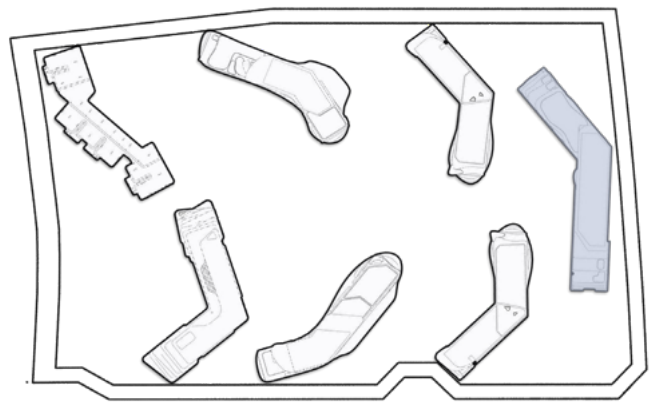
PRIVATE BEACH



16th Floor Typical Plan

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

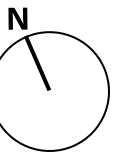
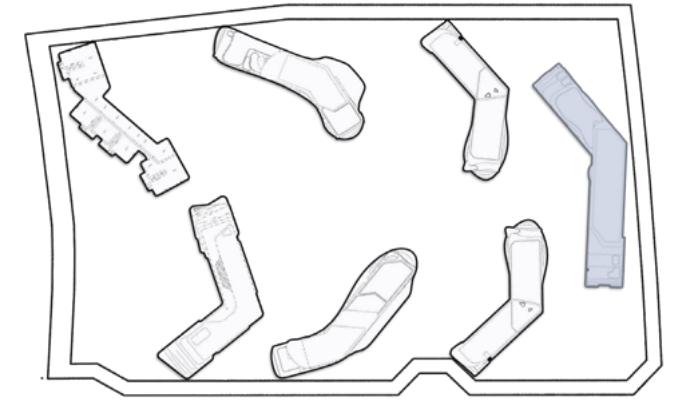
PRIVATE BEACH



17th Floor Typical Plan

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

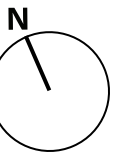
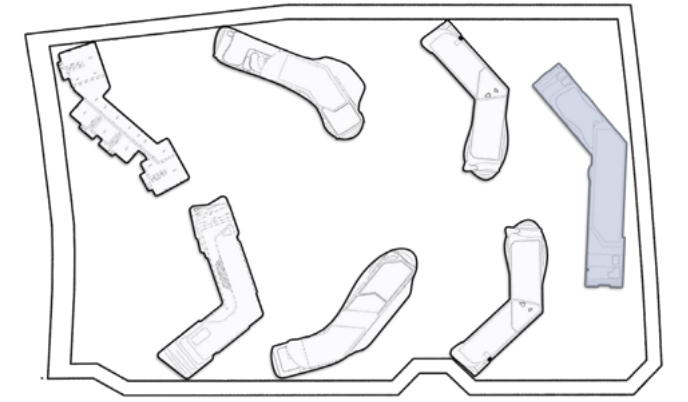
PRIVATE
BEACH



18th Floor Typical Plan

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

PRIVATE BEACH

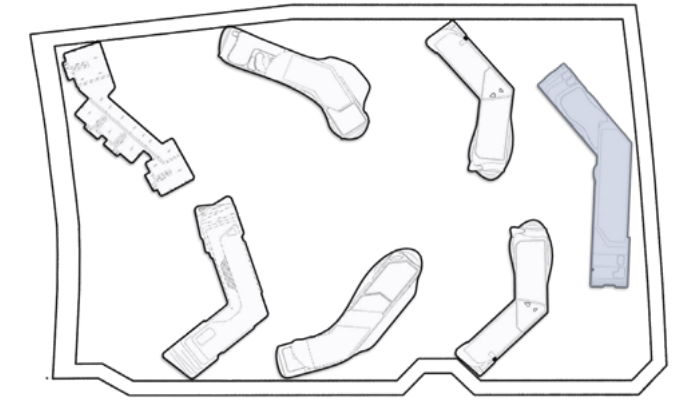


Unit No.	Bedroom Count	Aspect Type
01	3	3BR+S DUAL ASPECT TYPE B
02	2	2BR
03	2	2BR
04	1	1BR TYPE A
05	1	1BR TYPE A
06	1	1BR TYPE A
07	2	2BR
08	3	3BR
09	2	2BR
10	2	2BR+S DUAL ASPECT
11	2	2BR
12	3	3BR
13	2	2BR

20th Floor Typical Plan

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

PRIVATE
BEACH



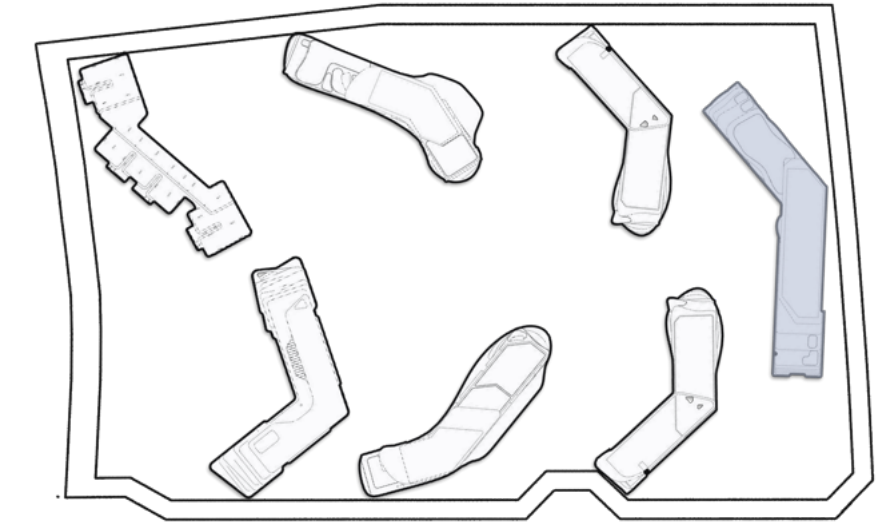
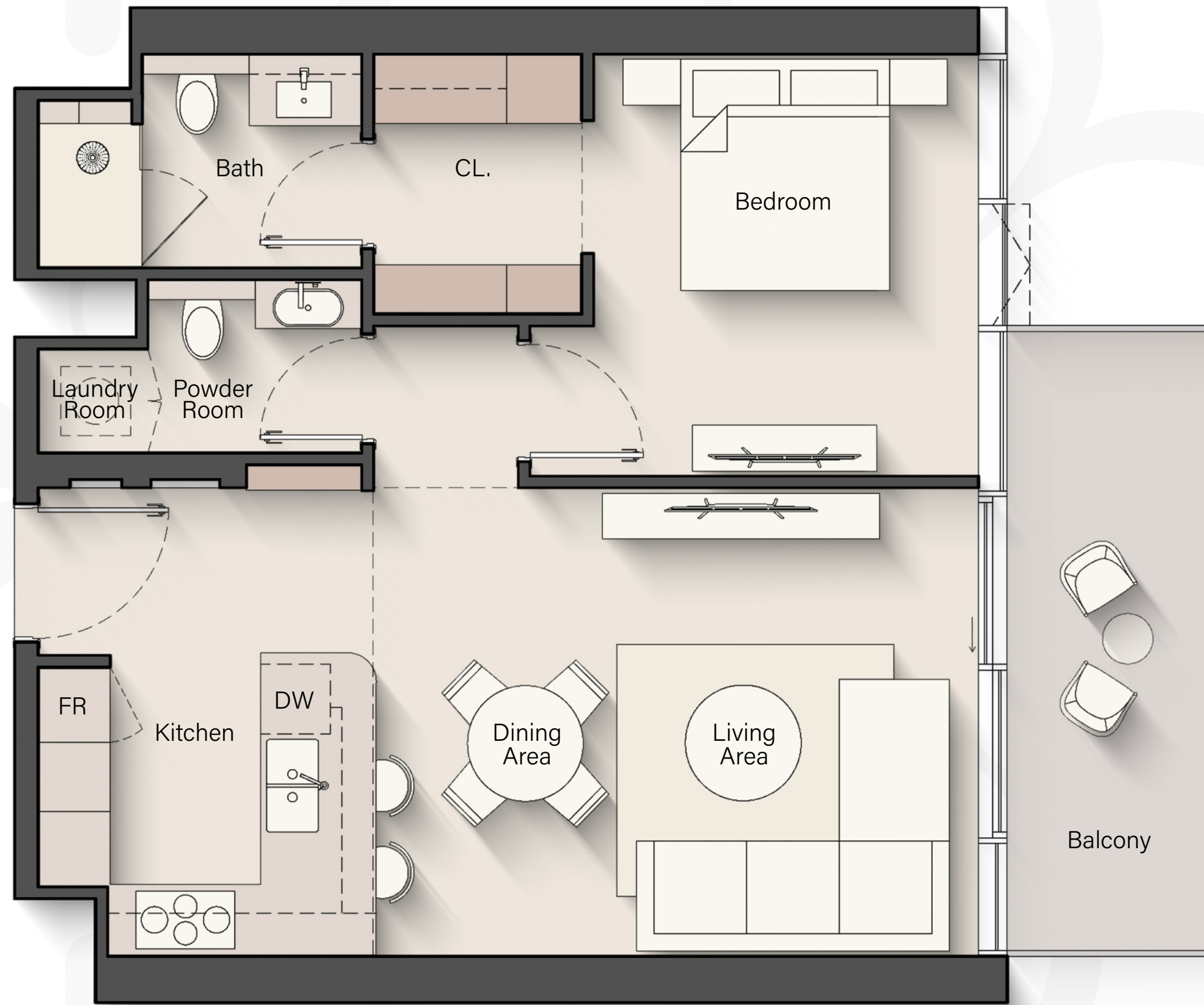


MERIVA
SUNSET

Floor plans

1 - Bedroom

TYPE A



1st Floor

05 - 011

2nd & 3rd Floor 11th & 12th Floor

05, 07 - 13, 18

4th - 9th Floor

05, 07 - 16, 20, 25 - 26

10th Floor

05, 07 - 11, 13 - 16, 20, 25 - 26

13th & 15th Floor

05 - 11, 16

16th Floor

04 - 10, 15

17th & 19th Floor

04, 06

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

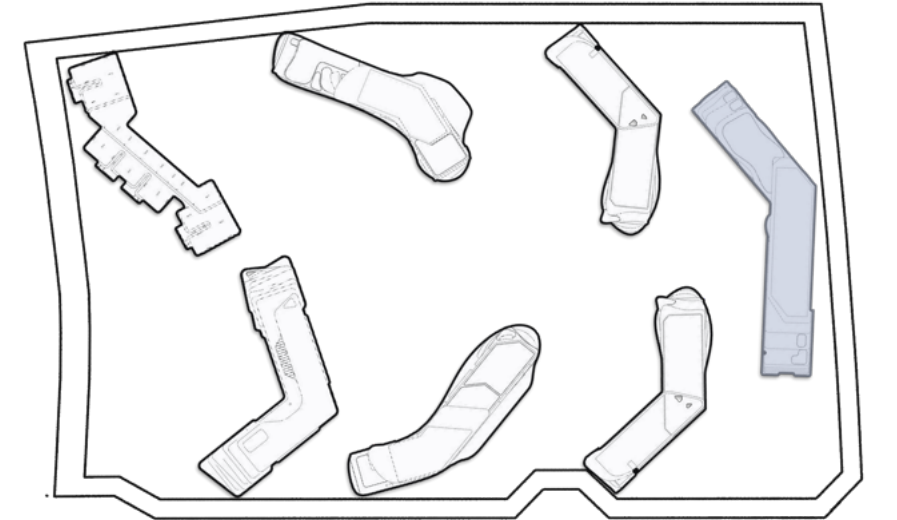
Outdoor Living Area : **108.82 sq. ft.**

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

1 - Bedroom Corner



PRIVATE BEACH



1st Floor

04

2nd - 12th Floor

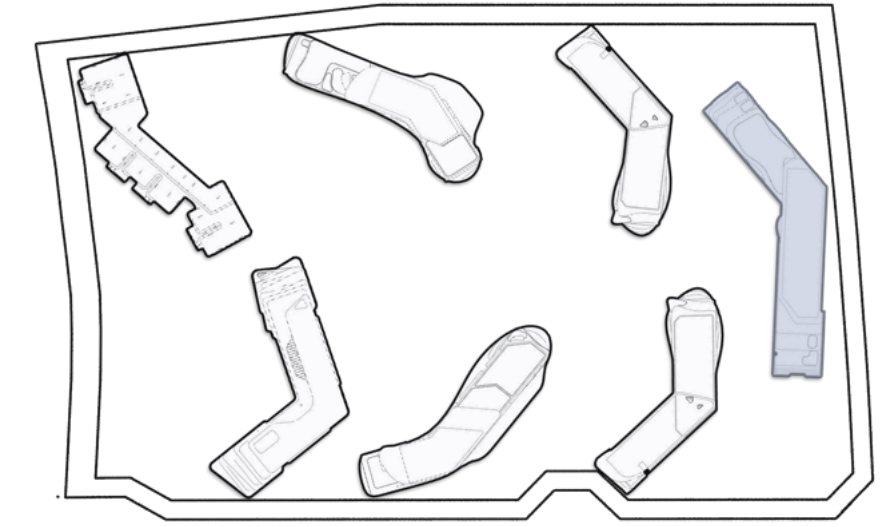
06

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

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

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

2 - Bedroom



1st Floor

03, 14

2nd & 3rd Floor 11th & 12th Floor

03, 04, 16, 17

4th - 10th Floor

03, 04, 17, 19, 21, 22

13th Floor

03, 04, 14, 15

16th Floor

02, 03, 13, 14

17th Floor

02, 03, 07, 09, 10, 12

18th & 19th Floor

02, 03, 07, 09, 11, 13

20th Floor

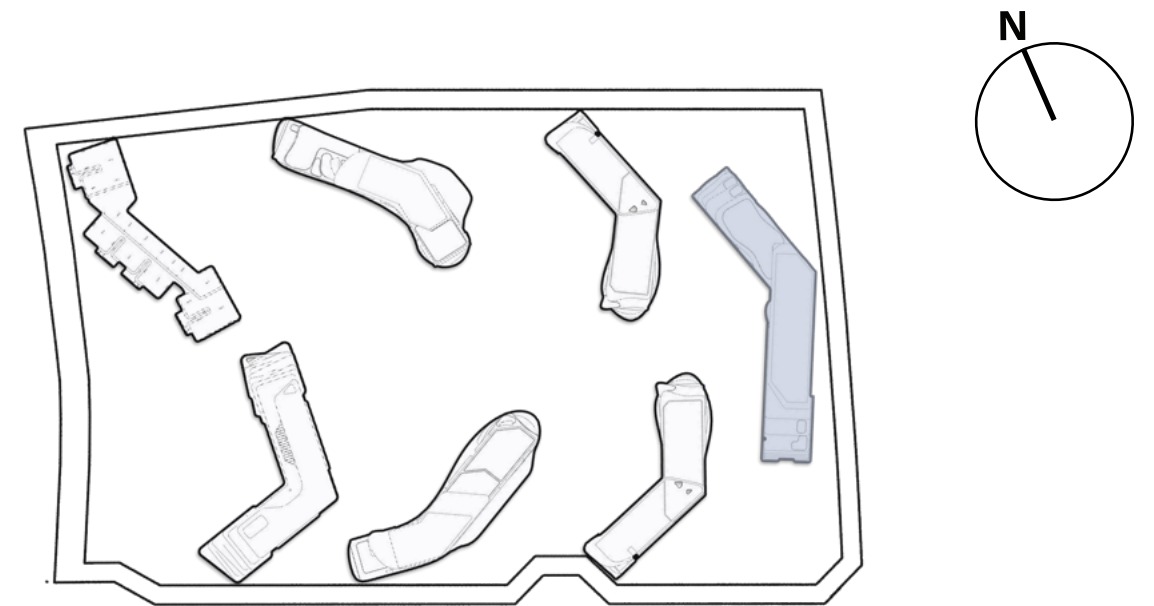
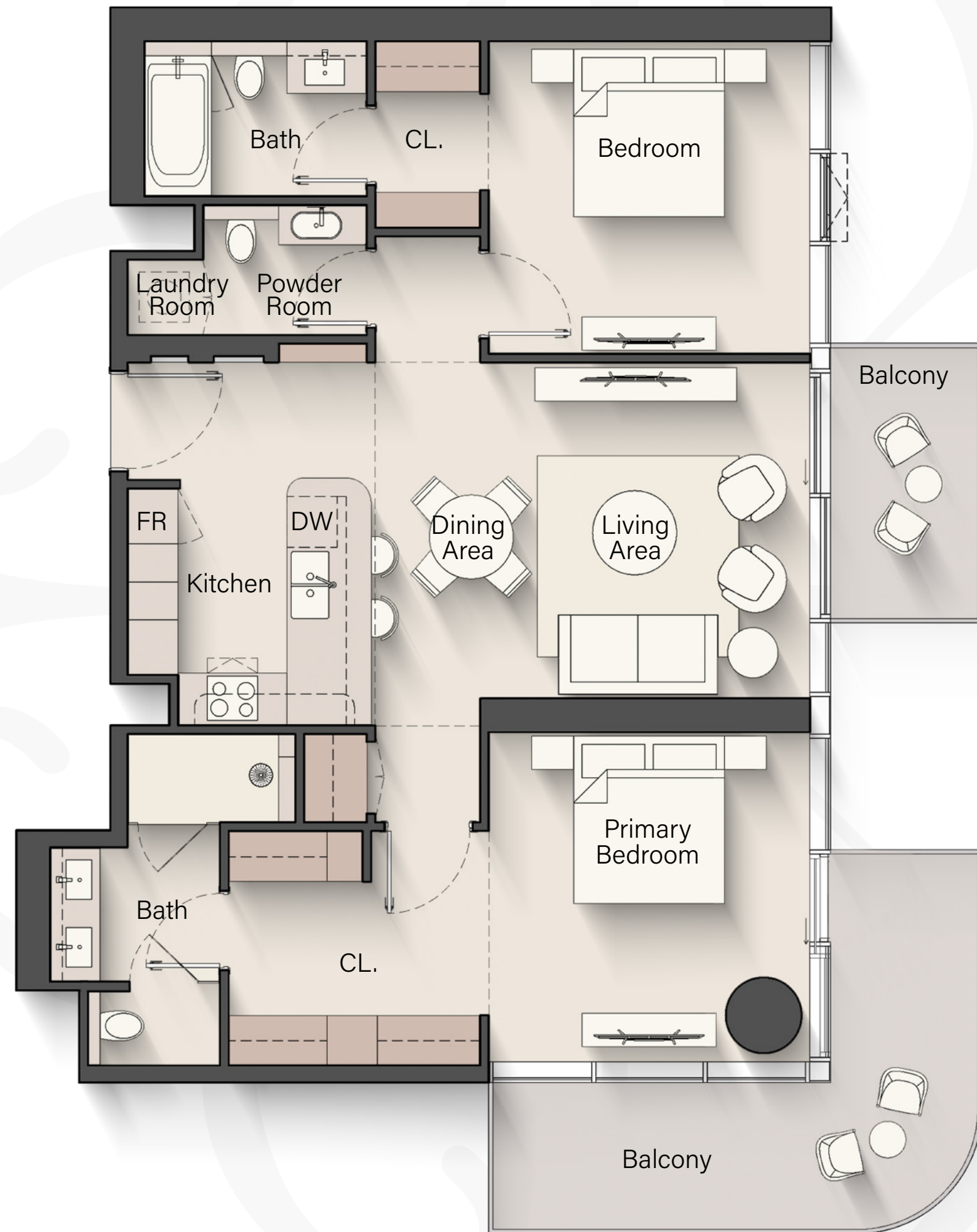
02, 04, 06, 08

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

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

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

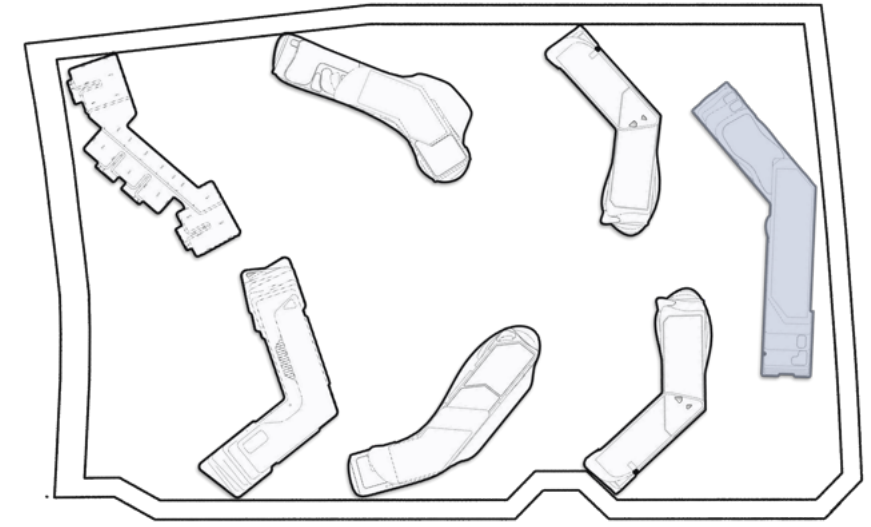
2 - Bedroom Corner



1st Floor	12
2nd & 3rd Floor 11th & 12th Floor	14
4th - 10th Floor	24

Internal Living Area : **1144.96 sq. ft.** Outdoor Living Area : **228.84 sq. ft.** Total Living Area : **1373.80 sq. ft.**

2 - Bedroom + S



1st till 15th Floor

02

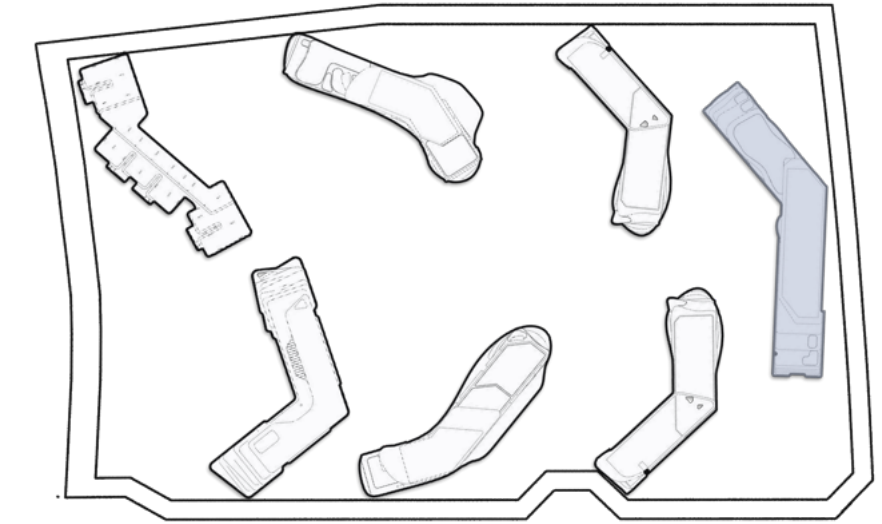
Internal Living Area : **1240.97 sq. ft.**

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

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

2 - Bedroom + S Corner

TYPE B



14th & 15th Floor

13

16th Floor

12

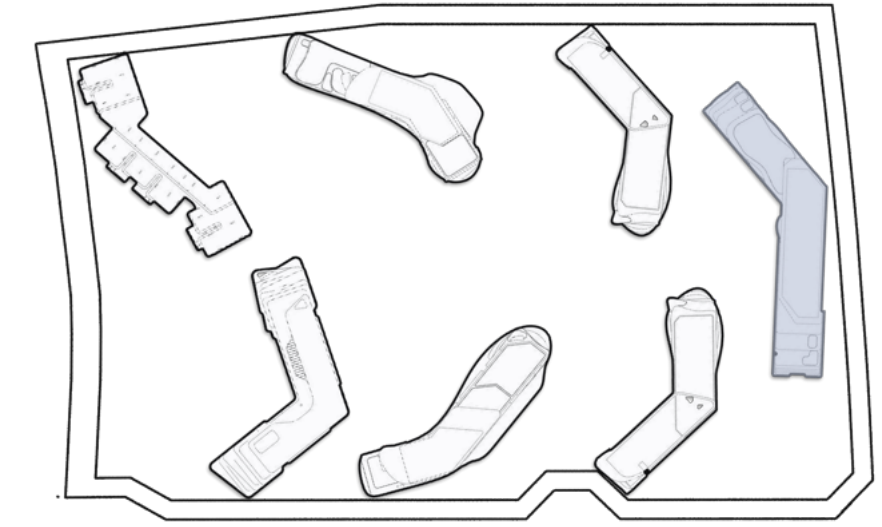
Internal Living Area : **1286.72 sq. ft.**

Outdoor Living Area : **250.58 sq. ft.**

Total Living Area : **1537.30 sq. ft.**

2 - Bedroom + S Dual Aspect

TYPE B



18th & 19th Floor

10

20th Floor

05

Internal Living Area : **1778.74 sq. ft.**

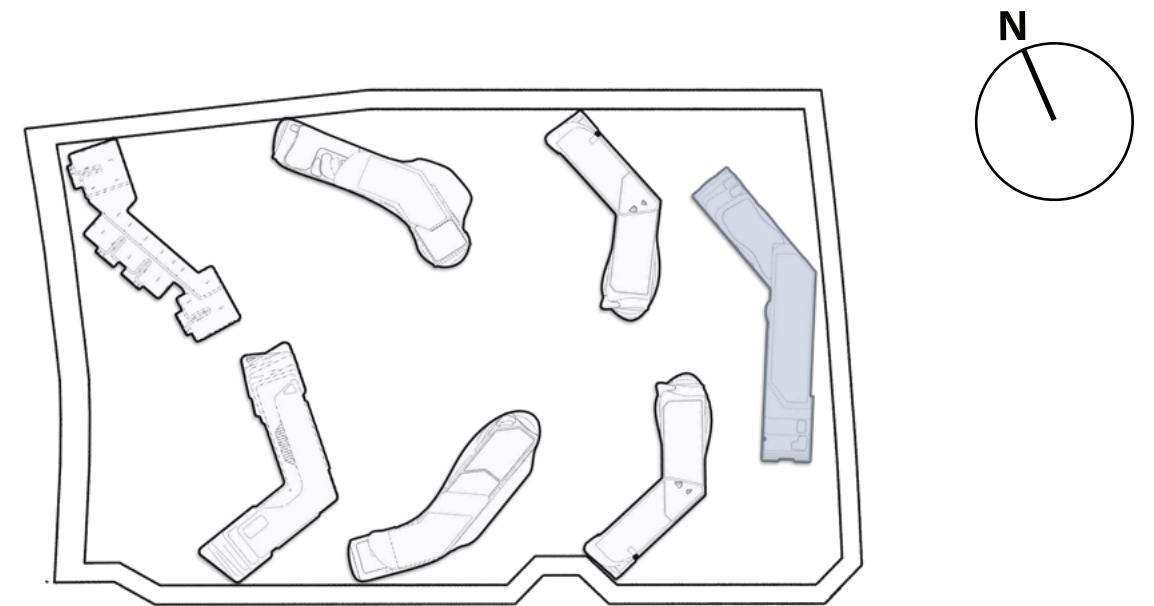
Outdoor Living Area : **268.67 sq. ft.**

Total Living Area : **2047.40 sq. ft.**

3 - Bedroom



PRIVATE BEACH



4th - 10th Floor
03, 14

17th Floor
08, 11

18th & 19th Floor
08, 12

20th Floor
03, 07

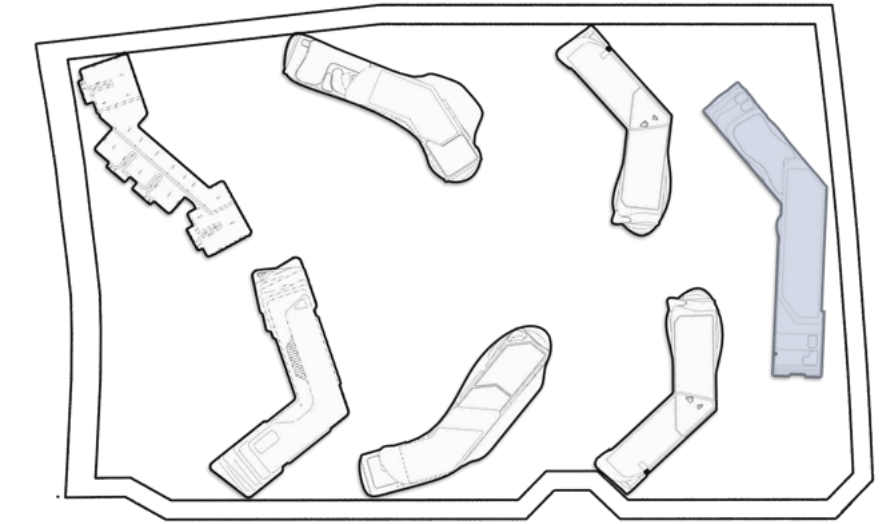
Internal Living Area : **1515.99 sq. ft.**

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

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

3 - Bedroom + S Dual Aspect

TYPE B



17th, 18th & 19th Floor

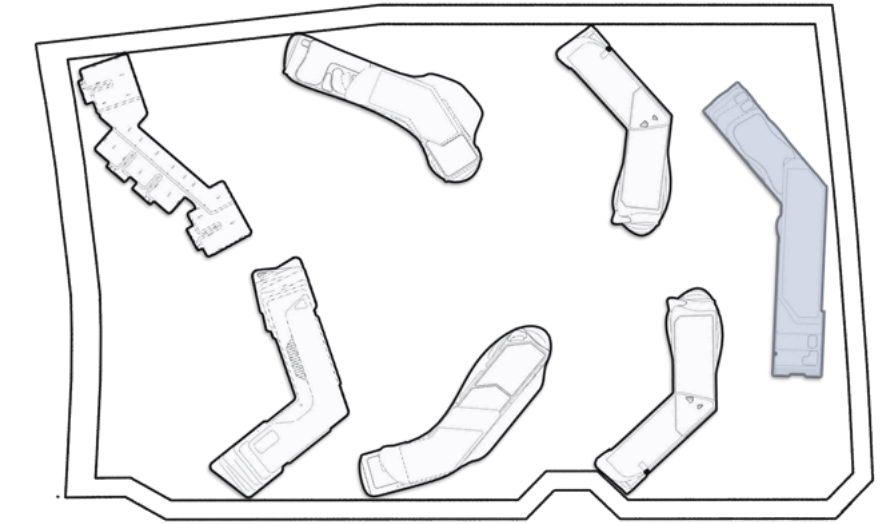
01

Internal Living Area : **1864.74 sq. ft.**

Outdoor Living Area : **478.03 sq. ft.**

Total Living Area : **2342.77 sq. ft.**

3 - Bedroom Penthouse



16th Floor

01

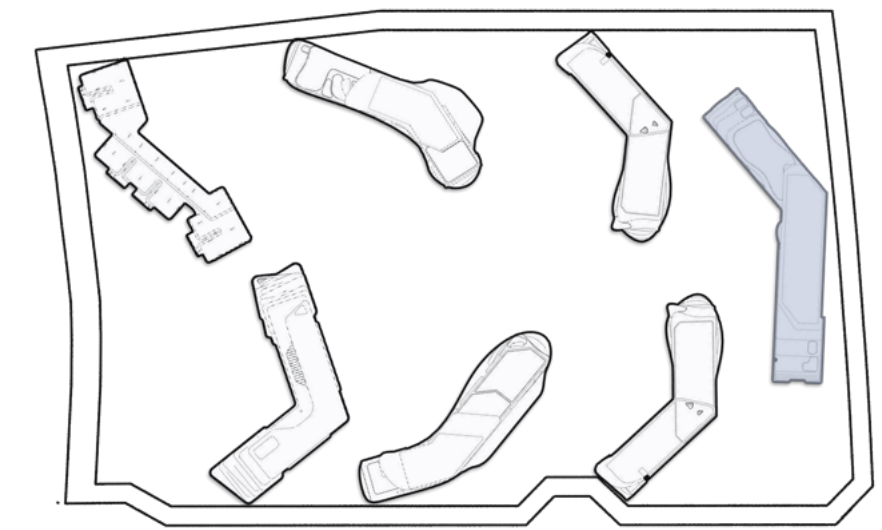
Internal Living Area : **2687.10 sq. ft.**

Outdoor Living Area : **951.31 sq. ft.**

Total Living Area : **3638.42 sq. ft.**

4 - Bedroom + S Dual Aspect

TYPE A



13th, 14th & 15th Floor

01

Internal Living Area : **2427.80 sq. ft.**

Outdoor Living Area : **515.16 sq. ft.**

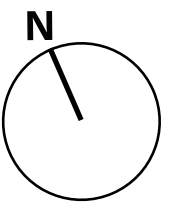
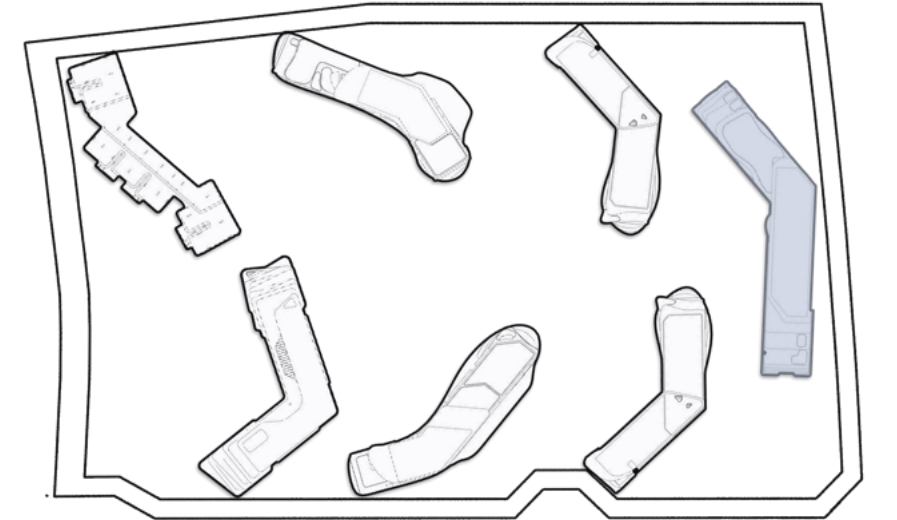
Total Living Area : **2942.96 sq. ft.**

4 - Bedroom Penthouse

TYPE C



PRIVATE
BEACH



20th Floor
01

Internal Living Area : **3150.70 sq. ft.**

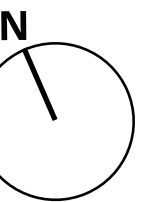
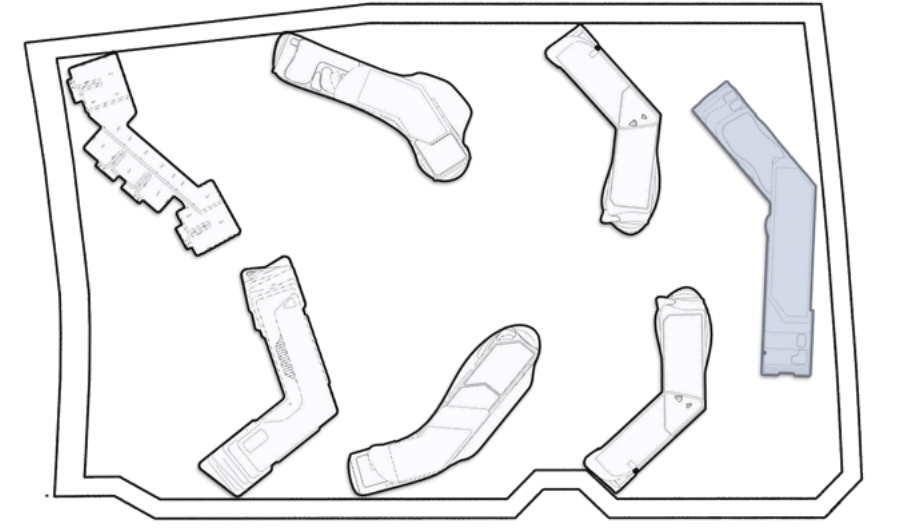
Outdoor Living Area : **1466.91 sq. ft.**

Total Living Area : **4617.61 sq. ft.**

Retail - 1



PRIVATE BEACH

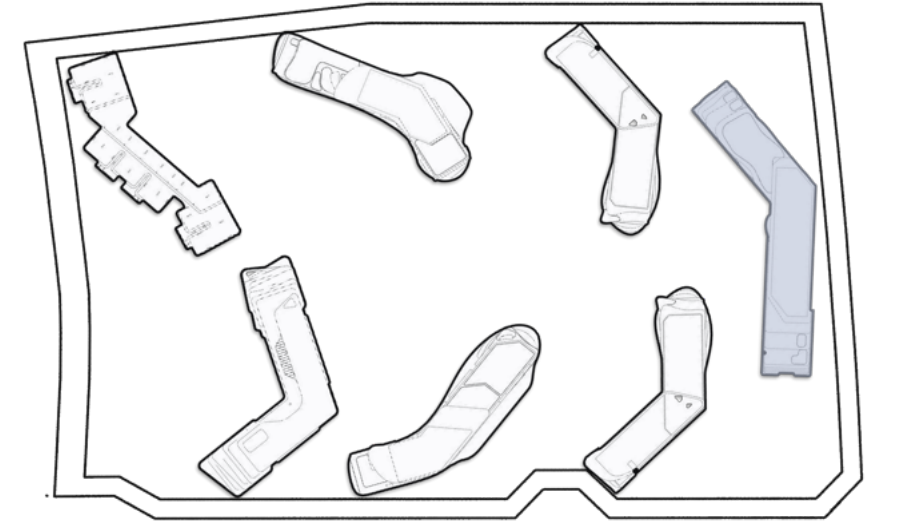


Total Retail Area : **1132.15 sq. ft.**

Retail - 2

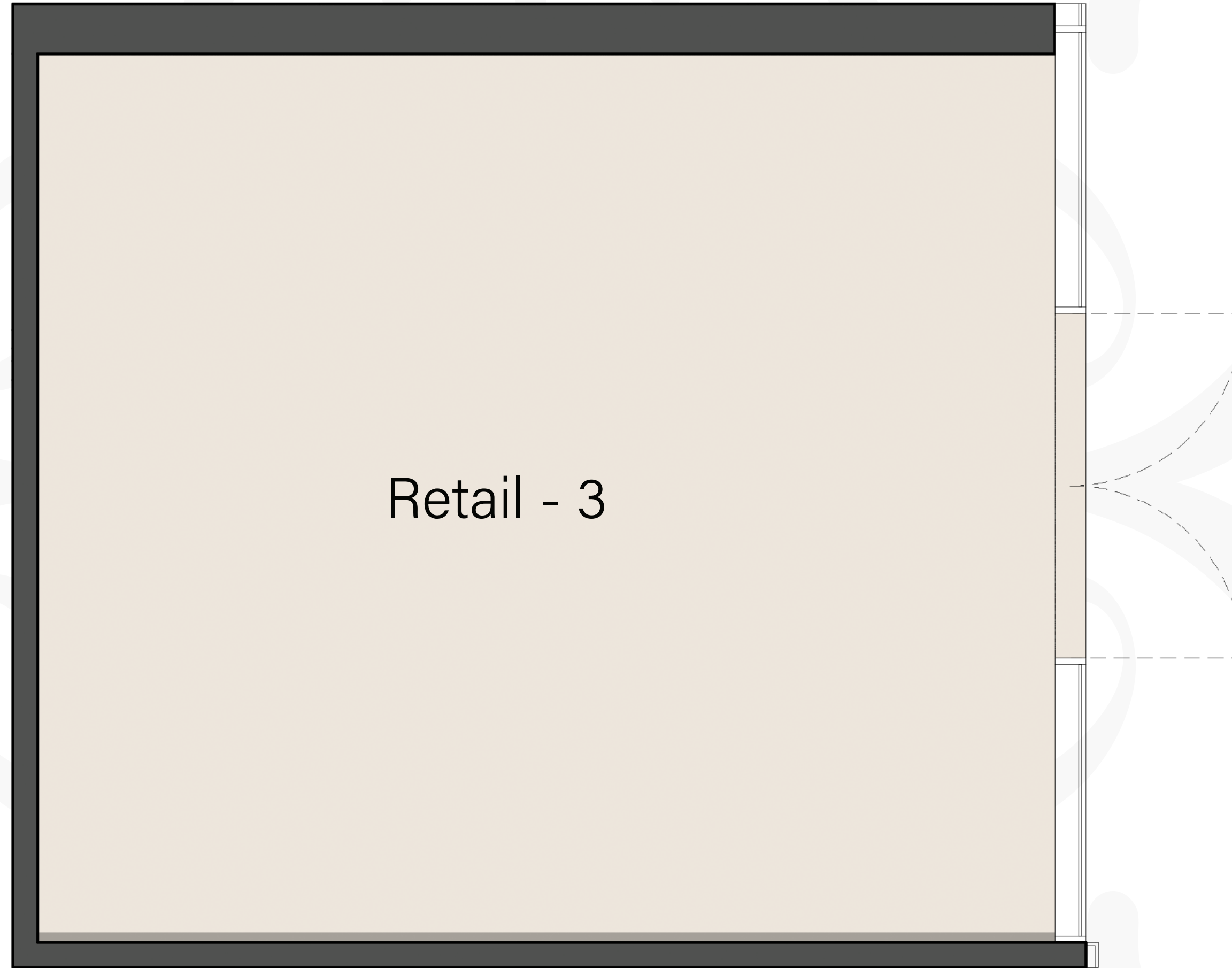


PRIVATE BEACH

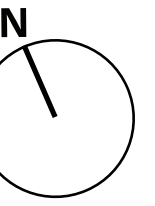
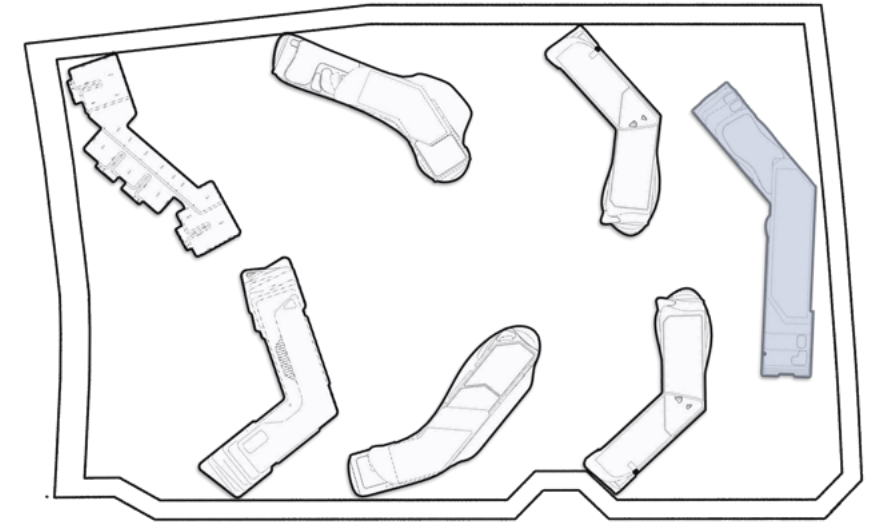


Total Retail Area : **1127.30 sq. ft.**

Retail - 3



PRIVATE BEACH

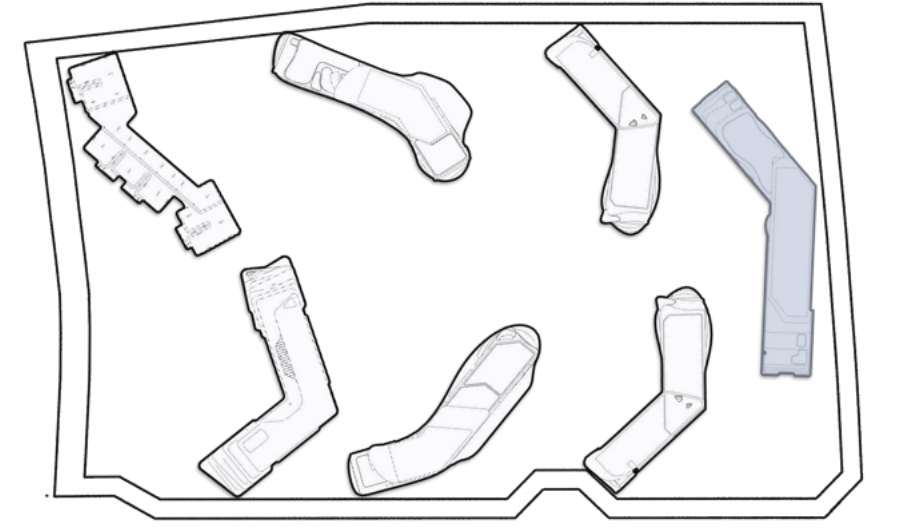


Total Retail Area : **671.45 sq. ft.**

Retail - 4



PRIVATE BEACH

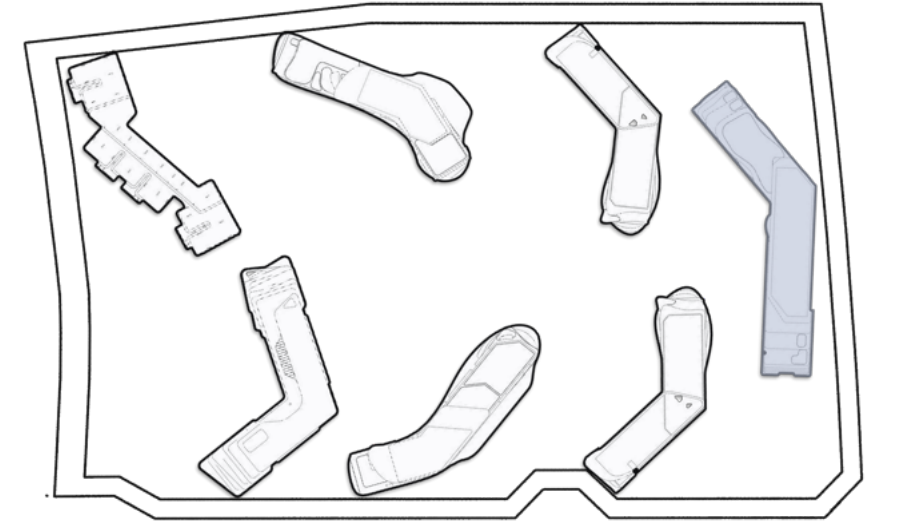


Total Retail Area : **743.89 sq. ft.**

Retail - 5



PRIVATE BEACH

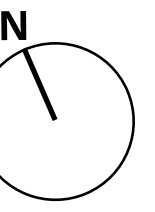
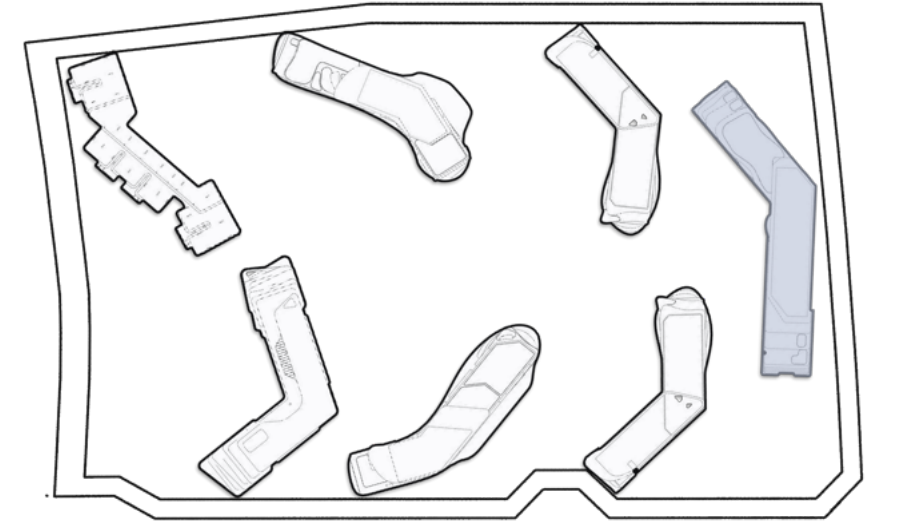


Total Retail Area : **850.56 sq. ft.**

Retail - 6



PRIVATE BEACH



Total Retail Area : **885.55 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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