



# BLUEWATERS RESIDENCES

📍 LOCATION: BLUEWATERS ISLAND 📅 COMPLETED: 2019

These are the original Bluewaters Residences, located on Bluewaters Island. The whole community consists of 10 apartment buildings with 698 apartments in 1-4BR configurations, four 5-bedroom penthouses and 17 townhouses. There will be excellent residential facilities and the location of the development will be surrounded by one of the best social and transport infrastructures across the city. Bluewaters Island houses 2 famous hotels with plenty of dining and entertainment venues, including Ain Dubai – the biggest Ferris wheel in the world and Madam Tussauds.

## FACILITIES

- INFINITY RESORT STYLE POOL
- OBSERVATION DECK
- BBQ AREA
- KID'S PLAY AREAS
- KID'S POOL
- COMMUNITY GARDENS
- GYM
- OUTDOOR EXERCISE AREA
- JOGGING TRACK

## SIZES & PRICES

1 BR – 1,090 SQFT TO 1,155 SQFT	SECONDARY MARKET
2 BR – 1,500 SQFT TO 2,077 SQFT	SECONDARY MARKET
3 BR – 1,662 SQFT TO 2,212 SQFT	SECONDARY MARKET
4 BR – TBC SQFT	SECONDARY MARKET
5 BR PENTHOUSE – 9,405 SQFT	SECONDARY MARKET
TOWNHOUSE – TBC SQFT	SECONDARY MARKET

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Franprix Bluewater Island, Honey Lemon Minimart, ZOOM 6524, Viva Supermarket

**PUBLIC TRANSPORT:** FERRY – Bluewater transport station, BUS – Bluewaters Island 1, METRO – DMCC

**SCHOOLS/NURSERIES:** Emirates International School – Meadows, Blossom Marina Nursery Dubai, British Orchard Nursery JBR

**MEDICAL FACILITIES:** Medcare Medical Center JBR, American Medical Center, Kings Marina Medical Centre, Marina Medical Center

**RETAIL/F&B:** Bluewaters Island, JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

**PETROL STATION:** Dubai Harbour, ENOC Jebel Ali Villaga, ENOC Emirates International School

**LANDMARKS:** Ain Dubai, JBR, Dubai Marina, Palm Jumeirah



## LOCATION FACTORS

- SITUATED ON BLUEWATERS ISLAND - THE BLUEWATERS BRIDGE CONNECTS THE ISLAND TO THE SZR AND JBR/ DUBAI MARINA AREA
- ULTIMATE HOLIDAY DESTINATION
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- GREAT ROAD CONNECTIVITY – DIRECT ACCESS TO THE SZR
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT IN BOTH BLUEWATERS AND JBR
- JBR IS A POPULAR TOURIST DESTINATION
- ONE OF THE BEST SOCIAL INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF BLUEWATERS ISLAND, PALM JUMEIRAH, AIN DUBAI AND THE SEA
- 40 MINUTES TO DXB AIRPORT
- 30 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79



The interiors at Bluewaters residences are finished to the highest standards, with a neutral colour palette and a minimalist style that combines the warmth of Scandinavian wooden floors with the opulence of soft metallic fixtures. Designed for a contemporary lifestyle, the open plan kitchen features state-of-the-art Italian appliances and seamless worktops. With floor-to-ceiling windows, all apartments offer sweeping views, varying between Ain Dubai, the sea, the greenery and a boulevard.

## PITCH POINTS / WHY BUY?

- BLUEWATERS ISLAND IS A GREAT DESTINATION FOR TOURISTS AND RESIDENTS TO RESIDE IN
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS IN AND AROUND JBR
- EXCELLENT HOLIDAY DESTINATION
- SET AMONGST 5-STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS
- EVERYTHING IS WITHIN WALKING DISTANCE
- LOTS OF TOURIST ATTRACTIONS LIKE AIN DUBAI, CAESARS PALACE AND MADAME TUSSAUDS ON BLUEWATERS ISLAND
- PLENTY OF DINING AND ENTERTAINMENT OPTIONS IN THE SURROUNDING AREAS
- GREAT ROI POTENTIAL

## IN CLOSE PROXIMITY

- 210m ARD AL MAARIFA NURSERY
- 290m BLUEWATERS BUS STOP
- 550m FRANPRIX SUPERMARKET
- 600m TRAM – JBR 2
- 1km SHEIKH ZAYED RD
- 1.6km MEDCARE MEDICAL CENTER JBR
- 3.2km DUBAI MARINA MALL
- 6.3km PETROL STATION



## KEY FEATURES

- ALL UNITS COME WITH AT LEAST ONE BALCONY OR TERRACE AND A WC
- ALL BEDROOMS COME WITH BUILT-IN WARDROBES
- 2 & 3BR UNITS INCLUDE A MAID'S ROOM AND A BATHROOM, A UTILITY ROOM, AND ALL BEDROOMS COME WITH A DRESSING AREA
- TWO SEPARATE ENTRANCES – MAIN AND SERVICE ENTRANCE FOR 2 & 3BR UNITS
- 4BR RESIDENCES COME WITH EXTRA STORAGE ROOMS
- PENTHOUSES HAVE A 360 DEGREE VIEW OF THE SEA, DUBAI MARINA, AIN DUBAI AND DUBAI SKYLINE
- DUPLEX PENTHOUSES COME WITH PRIVATE POOL, CLOAK ROOM, ENTRANCE LOBBY, OFFICE, STORAGE ROOMS, DRESSING AREAS, X2 MAID'S ROOM AND A 2ND FAMILY ROOM AND KITCHEN

<b>PROMOTION:</b>	SECONDARY MARKET
<b>PAYMENT PLAN:</b>	SECONDARY MARKET
<b>ROI:</b>	6%

## DEVELOPER OVERVIEW

MERAAS HOLDING LLC OPERATES AS A HOLDING COMPANY AND OFFER 6 SUBSIDIARIES, INCLUDING RETAIL, F&B, HOSPITALITY, HEALTHCARE, ENTERPRISE AND REAL ESTATE. THE PORTFOLIO OF MERAAS COMPRISES OF LEADING DEVELOPMENTS SUCH AS CITY WALK RESIDENCES, BLUEWATERS RESIDENCES, NIKKI BEACH RESIDENCES, BULGARI RESIDENCES, PORT DE LA MER, LA MER MAISONS, JUMEIRAH BAY, CHERRYWOODS AND MANY MORE.

## THINGS TO KNOW

SERVICE CHARGE:	27-29 PER SQFT
ALLOCATED PARKING:	YES (X1 SPACE – 1 & 2BR, X2 SPACE – 3 & 4BR)
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT