



# FAIRMONT MARINA RESIDENCES

LOCATION: AL BATEEN AREA  COMPLETED: Q4 2020

Fairmont Marina Residences consists of 563 apartment units across 39 floors and range from one to four bedrooms. This waterfront hotel and residences mixes luxury and Persian regality in its design and gives access to all hotel amenities to all residences. The complex has multiple swimming pools, and the resort is located on the waterfront, which has private access to the beach.

## FACILITIES

- |  |   |   |
|--|---|---|
|  SWIMMING POOL / INFINITY POOL |  PARKING       |  FITNESS CENTER      |
|  HOTEL HOSPITALITY & SERVICES  |  TENNIS COURTS |  LOUNGES             |
|  SPA                           |  MEETING ROOMS |  ON-SITE RESTAURANTS |
|  PRIVATE BEACH ACCESS          |   |   |

## SIZES & PRICES

1 BR FROM 1,076 SQFT	FROM AED 1,960,000 (For Locals / Cash Payment)
2 BR FROM 1,625 SQFT	FROM AED 3,500,000
3 BR FROM 2,712 SQFT	FROM AED 5,500,000
4 BR FROM 3,229 SQFT	FROM AED 7,100,000

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Carrefour Marina Mall, Waitrose, Al Rajaa Grocery

**PUBLIC TRANSPORT:** BUS – King Salman bin Abdulaziz Al Saud

**SCHOOLS/NURSERIES:** American Community School Abu Dhabi, Elite Privtae School, Al Bateen Primary Model School, Playhouse Nursery

**PETROL STATION:** ADNOC – Al Corniche, ADNOC – Al Khalidiya

**MEDICAL FACILITIES:** Harley Street Medical Centre, Burjeel MHPC Marina Medical Center, Remax Medical Center, Corniche Gate Medical

**RETAIL/F&B:** On-site restaurants, Marina Mall, Mirage Marina Restaurant and Café

**LANDMARKS:** Marina Mall, Emirates Heritage Club, Marina Eye, Emirates Palace



## LOCATION FACTORS

- LOCATED RIGHT NEXT TO MARINA MALL
- CONNECTS TO THE MAINLAND OF ABU DHABI BY THE AL MARSA STREET BRIDGE
- SURROUNDING ISLANDS ARE AL REEM ISLAND, SAADIYAT ISLAND AND AL LULU ISLAND
- ALL AMENITIES, INCLUDING MARINA MALL ARE ALL WITHIN WALKING DISTANCE OF THE HOTEL AND RESIDENCES
- BUS STOP WITHIN 1KM OF THE DEVELOPMENT
- 30 MINUTES TO ZAYED CITY
- 35 MINUTES TO YAS ISLAND
- 35 MINUTES TO ABU DHABI AIRPORT
- 1.5 HOURS TO DUBAI MARINA



+7 969 179 97 79





Interiors in the Fairmont Marina Residences are a mix of classic and modern designs. The hotel and residences are a reflection of Persian culture, and each unit has a Middle Eastern design throughout.

## PITCH POINTS / WHY BUY?

- FREEHOLD DEVELOPMENT FOR ALL NATIONALITIES
- INVESTORS WHO WANT TO RENT UNITS TO TENANTS CAN BECOME PART OF THE FAIRMONT MANAGED RENTAL PROGRAMME
- ALL PROPERTY OWNERS WILL HAVE FAIRMONT PRESIDENT'S CLUB MEMBERSHIP
- GREAT ROI OPPORTUNITY
- ALREADY ESTABLISHED COMMUNITY AND AREA
- EXCELLENT WORLD-RENOWNED HOTEL BRAND
- MARINA MALL IS ONLY A 15 MINUTE WALK AWAY
- ALL LOCAL AMENITIES ARE AVAILABLE ON THE ISLAND

**PAYMENT PLAN:** 20/80 (8% EVERY 6 MONTHS FOR 5 YEARS)

**ROI:** 5.1-3.9% (depending on the number of bedrooms)

## DEVELOPER OVERVIEW

NIC (National Investment Corporation) was established in 1999 in Abu Dhabi to develop breakwater areas and create a sustainable environment for economical, social prospects and to attract more tourists. NIC's first project was Marina Mall in Abu Dhabi. The Chairman and majority shareholder of NIC is Sultan bin Khalifa Al Nahyan, an advisor to His Highness The President of the UAE.

## THINGS TO KNOW

SERVICE CHARGE:	AED 35 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

## IN CLOSE PROXIMITY

- 550m BURJEEL MHPC MEDICAL CENTER
- 1km MARINA MALL
- 1km BUS- KING SALMAN BIN ABDULAZIZ
- 1.2km CARREFOUR SUPERMARKET
- 3.5km ADNOC PETROL STATION
- 5.5km AMERICAN COMMUNITY SCHOOL



## KEY FEATURES

- ALL OWNERS HAVE ACCESS TO ALL HOTEL FACILITIES AND AMENITIES
- GENEROUS FLOORPLAN SPACE IN ALL UNITS
- PRIVATE BEACH ACCESS
- PRESIDENT'S CLUB MEMBERSHIP INCLUDES RESIDENTIAL SERVICES INCLUDING: HOUSEKEEPING, PRIVATE CHEF, CHILDCARE, GROCERY SHOPPING