



# MARINA ARCADE TOWER

LOCATION: DUBAI MARINA    COMPLETED: 2017

Marina Arcade is a 354 ft high-rise residential building in a modern architectural style with 280 residential units across 47 floors. The tower houses 1-4 residences which include 1BR lofts, 3BR duplexes and Signature Residences. The complex also has the biggest residential gym in the Dubai Marina, as well as other excellent community amenities.

## FACILITIES



SWIMMING  
POOLS



COVERED  
PARKING



SPA  
& SAUNA



GYM



F&B



INTERACTIVE CHILDREN'S  
PLAYGROUND



VALET



TABLE  
TENNIS



CONCIERGE

## SIZES & PRICES

1 BR LOFT – FROM 1,679 SQFT TO 2,000 SQFT	SECONDARY MARKET
2 BR – FROM 1,075 SQFT TO 1,653 SQFT	SECONDARY MARKET
3 BR – FROM 2,091 SQFT TO 2,488 SQFT	SECONDARY MARKET
4 BR – FROM 2,985 SQFT	SECONDARY MARKET
SIGNATURE RESIDENCES – FROM 2,454 SQFT	SECONDARY MARKET

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Al Maya Sadaf Supermarket, Beach City Supermarket, Fresh Deals Supermarket, Carrefour City

**PUBLIC TRANSPORT:** TRAM – Jumeirah Beach Residences 1, BUS – Jumeirah Beach Residences 1 - Seaside

**SCHOOLS/NURSERIES:** Raffles Nursery dubai Marina, Blossom Marina Nursery, Emirates International School

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

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

**PETROL STATION:** Dubai Harbour

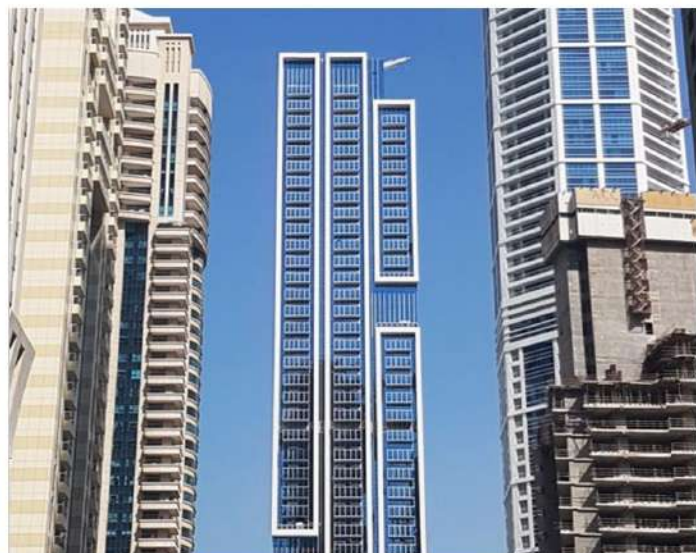
**LANDMARKS:** Dubai Harbour, Dubai Marina, Palm Jumeirah

## LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- CLOSE TO TOURIST DESTINATION OF JBR
- CLOSE TO DUBAI HARBOUR
- EASY ACCESS TO THE SZR
- ONE OF THE BEST INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79



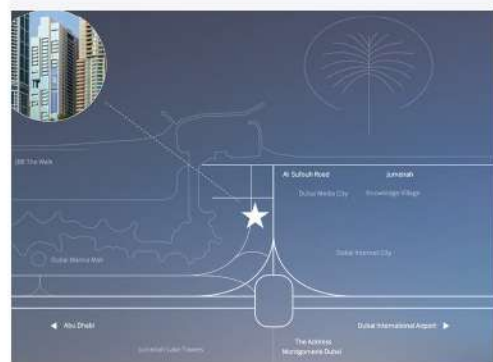
Designer interiors with flawless finishes are the features of Marina Arcade, thanks to the building's multi award-winning Italian interior designer Matteo Nunziati's attention to details. The large, open interiors have floor-to-ceiling windows to create an ambience of relaxation and wellbeing. The sound insulation within the premises was carried out by French specialists of the Technal company.

## PITCH POINTS / WHY BUY?

- DUBAI MARINA IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN THE MARINA GENERATE 7.95%
- 10.8% PRICE SURGE FOR PROPERTIES IN THE MARINA AREA IN 2021
- WIDE VARIETY OF RESIDENTIAL AMENITIES ON-SITE
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- VERY POPULAR HOLIDAY DESTINATION AND TOURIST HOTSPOT
- SET AMONGST 5-STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS

## IN CLOSE PROXIMITY

- 400m AL MAYA SADAF SUPERMARKET
- 1km BLOSSOM MARINA NURSERY
- 1.1km TRAM – JBR 1
- 1.7km DUBAI MARINA MALL
- 1.8km SHEIKH ZAYED RD
- 2km KINGS MEDICAL CENTER
- 3.6km PETROL STATION



**PAYMENT PLAN:** SECONDARY MARKET

**ROI:** 5.3-8%

## DEVELOPER OVERVIEW

Mada'in Properties PJSC aims to redefine the UAE real estate development landscape with unique, boutique properties that surpass all expectations in detail, design, and 5-star experiences. Phase one of the Marina Arcade Tower is the company's first project in the UAE. The Saudi based company is owned by more than 300 shareholders from the UAE and the GCC.

## THINGS TO KNOW

SERVICE CHARGE: AED 14.30 PER SQFT

ALLOCATED PARKING: YES

RESALE POLICY: ANYTIME.

## KEY FEATURES

- SIGNATURE RESIDENCES COME WITH A JACUZZI AND ITS OWN GREEN AREA
- 4BR UNITS INCLUDE A PRIVATE POOL AND A MAID'S ROOM
- BUILT-IN KITCHENS WITH BOSCH APPLIANCES
- 6,000 SQFT FITNESS CENTER- THE BIGGEST IN THE DUBAI MARINA
- ALL UNITS ARE VERY SPACIOUS COMPARED WITH SIMILAR RESIDENCES IN THE DUBAI MARINA AREA
- EXCELLENT RESIDENTIAL AMENITIES