
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

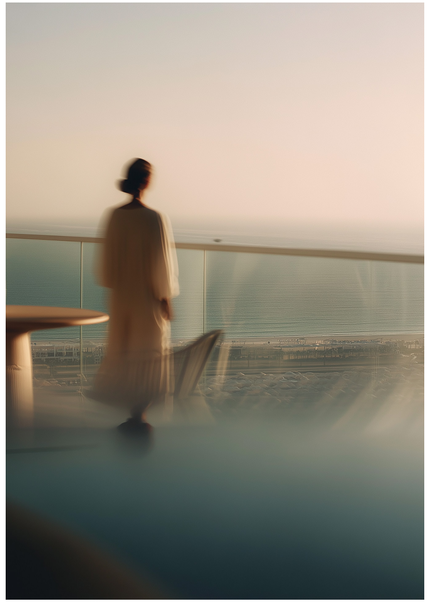
Begin every day in beachfront serenity, moments from the white sands and pristine waters.

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






| | | | | |
|---|---|---|---|---|
| *05 mins* Dubai Islands Mall | *18 mins* Dubai International Airport | *18 mins* Dubai Festival City Mall | *20 mins* Port Rashid | *20 mins* Gold Souq Metro Station (Green Line) |
| *25 mins* Museum of the Future | *30 mins* Dubai International Financial Centre (DIFC) | *35 mins* Burj Khalifa/Dubai Mall | *45 mins* Palm Jumeirah | *60 mins* Al Maktoum International Airport |

## METRO CONNECTIVITY MAP

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

# The *Sun & Views* Analysis



# The Design *Philosophy*

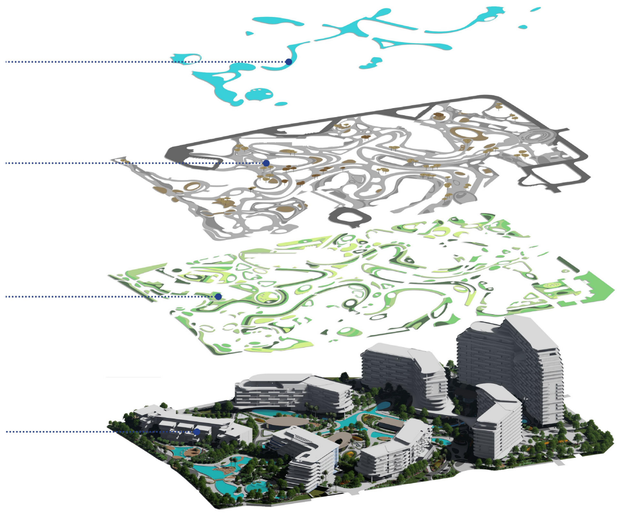


Water body

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





# 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*




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




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



# 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



# 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



# 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



# 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



# 14th Floor
# Typical Plan

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



# 15th Floor
# Typical Plan

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



# 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



# 20th Floor
# Typical Plan

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

PRIVATE BEACH





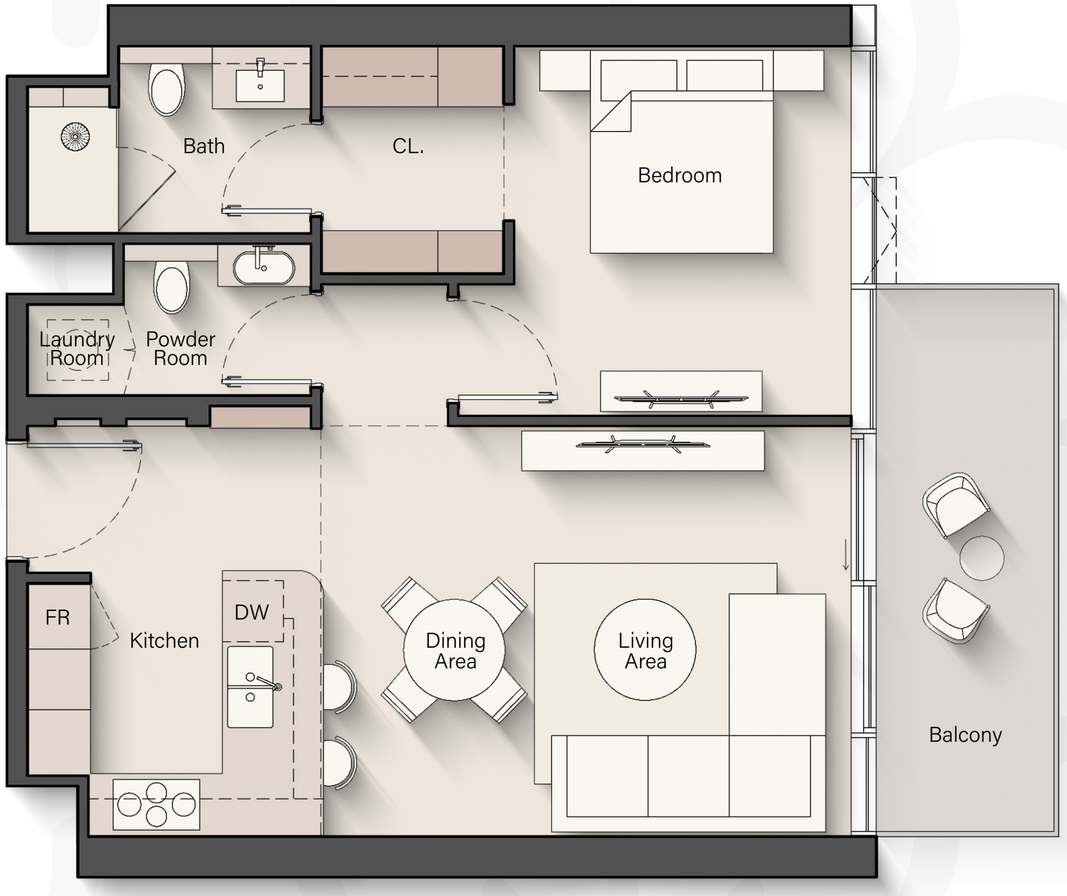
# MERIVA

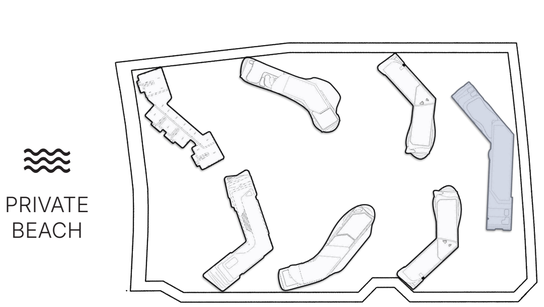
## SUNSET

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

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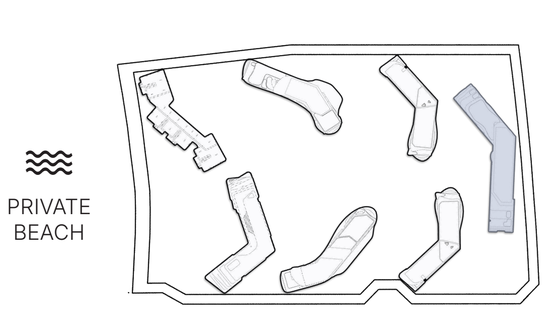
Internal Living Area : **723.87 sq. ft.**

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

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

# 1 - Bedroom Corner




**1st Floor**
04

**2nd - 12th Floor**
06

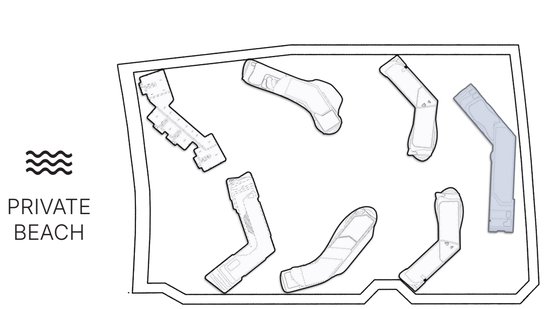
Internal Living Area : **764.67 sq. ft.**

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

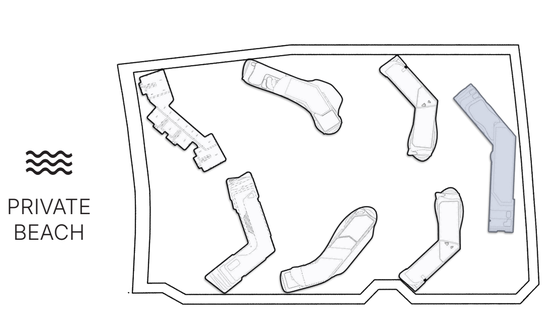
Internal Living Area : **1108.14 sq. ft.**

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

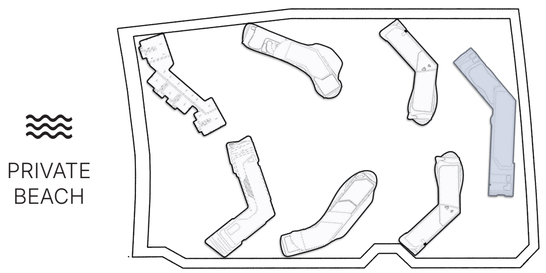
Internal Living Area : **1144.96 sq. ft.**

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.**

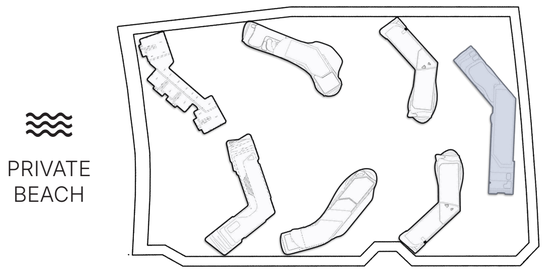
Outdoor Living Area : **195.90 sq. ft.**

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

# 2 - Bedroom + S Corner

TYPE B




**14th & 15th Floor**

13

**16th Floor**

12

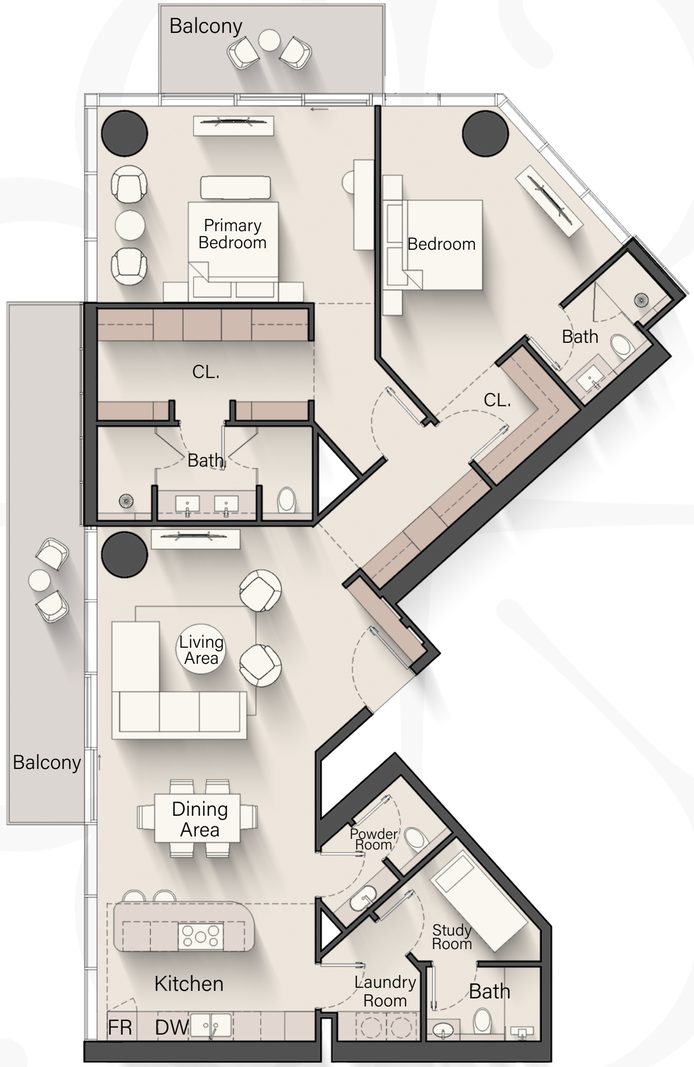
Internal Living Area : **1286.72 sq. ft.**

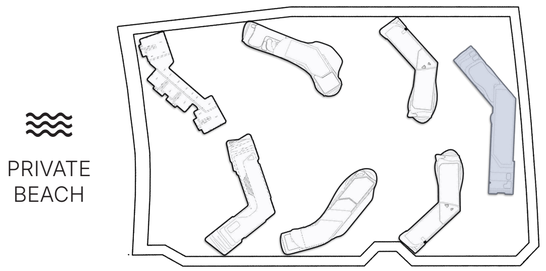
Outdoor Living Area : **250.58 sq. ft.**

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

# 2 - Bedroom + S Dual Aspect

TYPE B




**18th & 19th Floor**

10

**20th Floor**

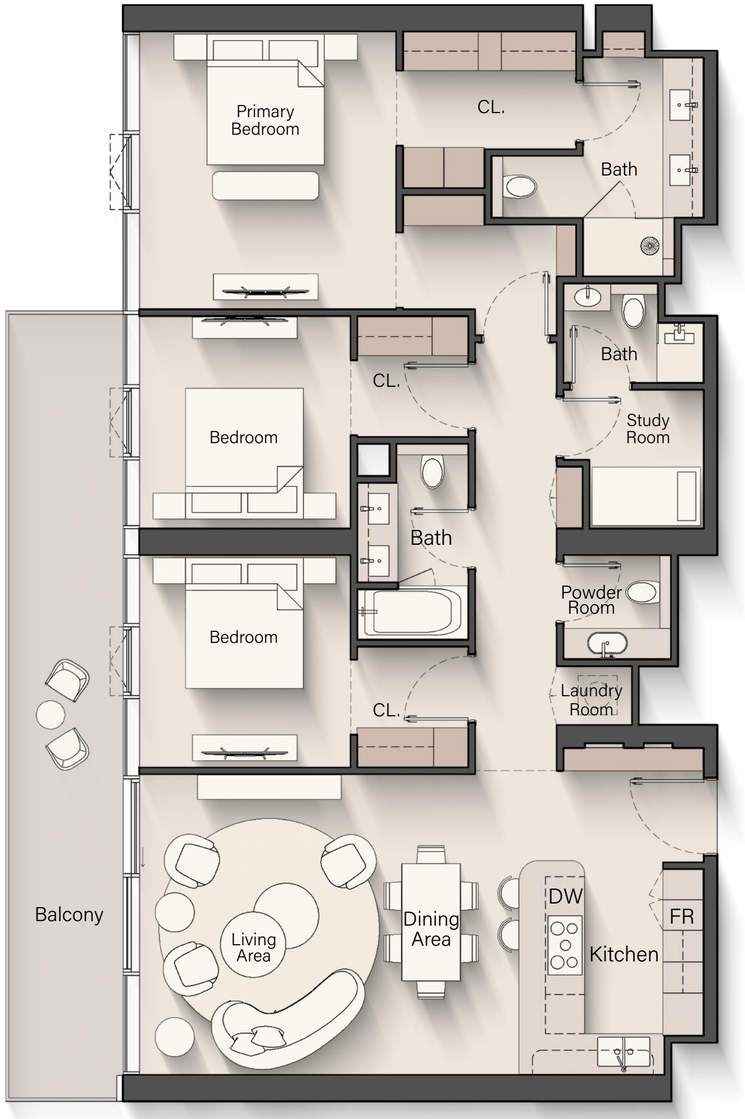
05

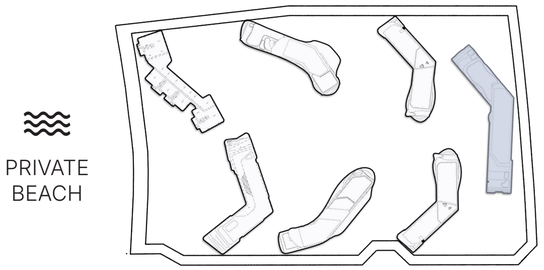
Internal Living Area : **1778.74 sq. ft.**

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

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

# 3 - Bedroom




**4th - 10th Floor**
03 , 14

**17th Floor**
08 , 11

**18th & 19th Floor**
08 , 12

**20th Floor**
03 , 07

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

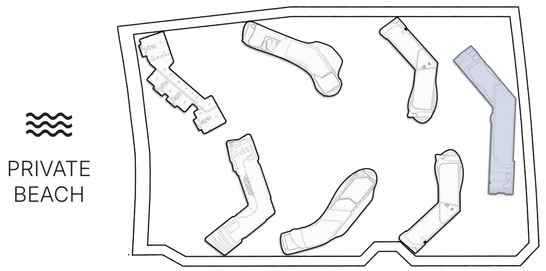
Outdoor Living Area : **238.53 sq. ft.**

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

# 3 - Bedroom + S Dual Aspect

TYPE B




**17th, 18th & 19th Floor**

01

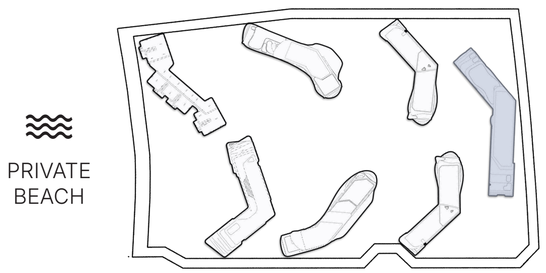
Internal Living Area : **1864.74 sq. ft.**

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.**

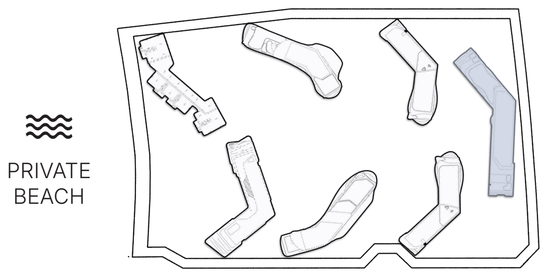
Outdoor Living Area : **951.31 sq. ft.**

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.**

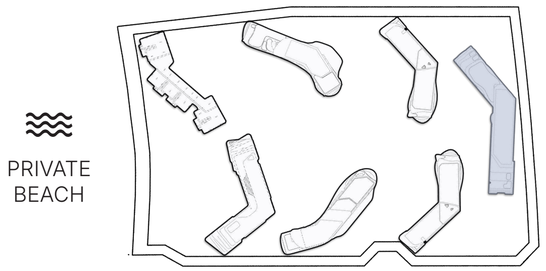
Outdoor Living Area : **515.16 sq. ft.**

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

# 4 - Bedroom Penthouse

TYPE C




**20th Floor**

01

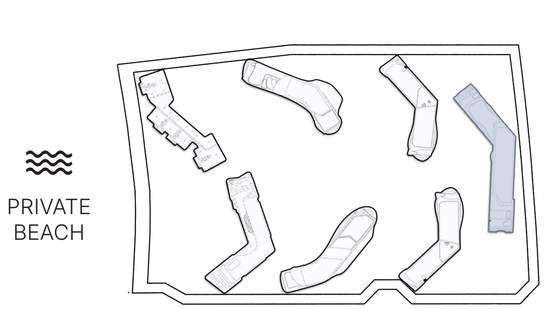
Internal Living Area : **3150.70 sq. ft.**

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

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

# Retail - 1

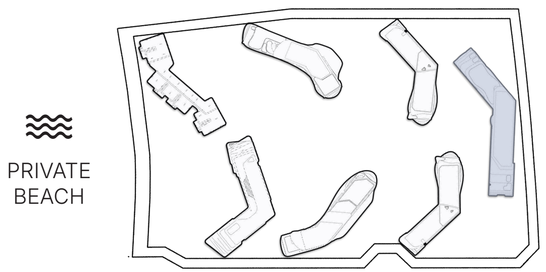



Total Retail Area : **1132.15 sq. ft.**

# Retail - 2

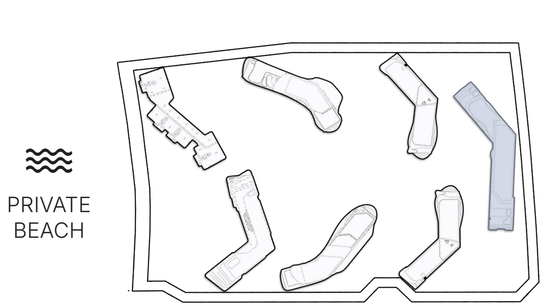



Total Retail Area : **1127.30 sq. ft.**

# Retail - 3

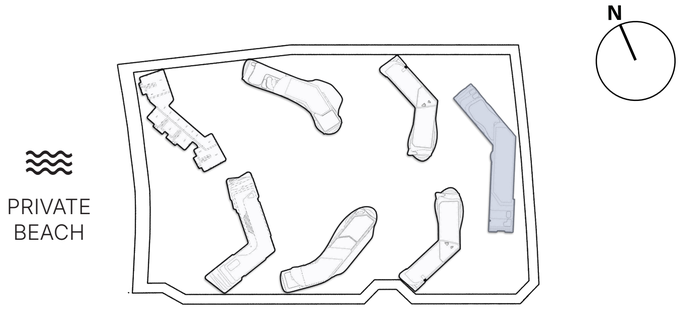



Total Retail Area : **671.45 sq. ft.**

# Retail - 4

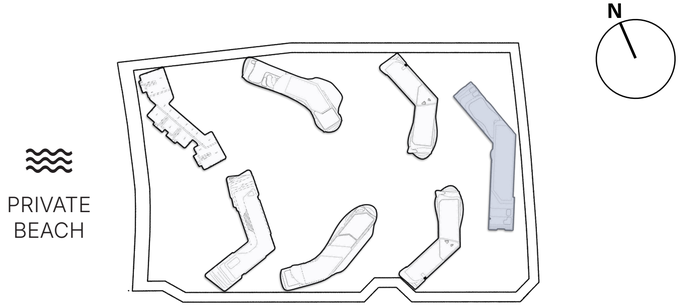



Total Retail Area : **743.89 sq. ft.**

# Retail - 5

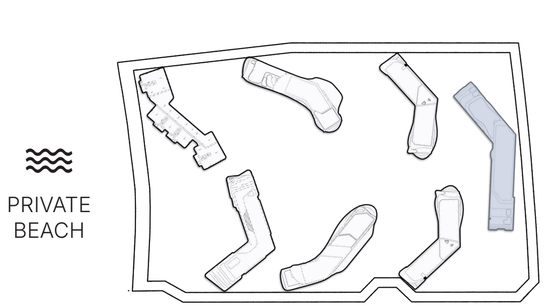



Total Retail Area : **850.56 sq. ft.**

# Retail - 6




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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