



LIV
WATERSIDE
DUBAI MARINA



LIV Waterside

YOUR PRIVATE
RESORT IN THE
HEART OF
DUBAI MARINA

Surrounded by spectacular views
of Dubai Marina, this exclusive
location embodies a new definition
of waterfront luxury, comfort &
convenience



LIV ON THE WATERS EDGE

SIGNATURE WATERFRONT LIVING

A contemporary collection of Villas,
Townhouses, Duplexes &
Apartments

The widest waterfront plot in
Dubai Marina



LIV
WATERSIDE
DUBAI MARINA



The View From Your Apartment in LIV Waterside

LIV Residence
COMPLETED & HANDED OVER



LIV Waterside
LAUNCHING SOON



LIV LUX
CONSTRUCTION IN
PROGRESS
HANDOVER 2026



LIV Marina
CONSTRUCTION IN PROGRESS - HANDOVER 2025

OUR PARTNERS

Contractor



Façade Consultant



Interior Design





AN EXCLUSIVE GATED COMMUNITY IN DUBAI MARINA

A stunning and unique entrance portal exudes luxury and exclusivity. Manned with 24 hour security, Residents enter into a green and tranquil oasis.

A refined and unique drop off, lined with lush landscape, soothing water features, and olive and palm trees.





A SPECTACULAR OASIS OF LUXURY WATERFRONT HOMES IN THE HEART OF DUBAI MARINA



THE LOBBY IS A GRAND
DOUBLE HEIGHT
ENTRANCE THAT MAKES
A STATEMENT

Reception with 24 hour
security & concierge

Three Levels with Stunning
Amenities

Electric Vehicle Charging Stations for Residents

Dedicated Elevator for the 3 Amenities Levels

Free Wi-Fi for the Residential Amenities Spaces







Residents Café/Breakfast Bar
Promenade Residents Lounge
Residents Outdoor Gardens & Courtyard
Residents Private Dining & Events Area
Conference/Meeting Room
Work/Zoom Pod





Kids Playroom
Cinema
Virtual Golf
Billiards
Games Room



- | | |
|---|---|
|  |  |
| DEDICATED FEMALE SPA & CHANGING AREA | EXPERIENCE SHOWER |
|  |  |
| SALT CAVE | SAUNA |
|  | |
| COLD PLUNGE POOL | |
|  |  |
| DEDICATED MALE SPA & CHANGING AREA | STEAM ROOM |
|  | |
| COLD PLUNGE POOL | |
|  |  |
| SAUNA | EXPERIENCE SHOWER |
|  | |
| STORAGE LOCKERS | |
|  |  |
| FITNESS GYM | YOGA STUDIO |
|  | |
| OUTDOOR YOGA | |
|  |  |
| KIDS POOL | SWIMMING POOL |
|  |  |
| POOLSIDE CABANAS | OUTDOOR DINING LOUNGE |

SERVICED HEALTH & WELLNESS FACILITIES

AMENITIES FLOORPLAN



PLUNGE
POOL

SAUNA

SALT
CAVE

EXPERIENCE
SHOWER



FITNESS GYM & YOGA STUDIO

LIV FIT. LIV WELL.



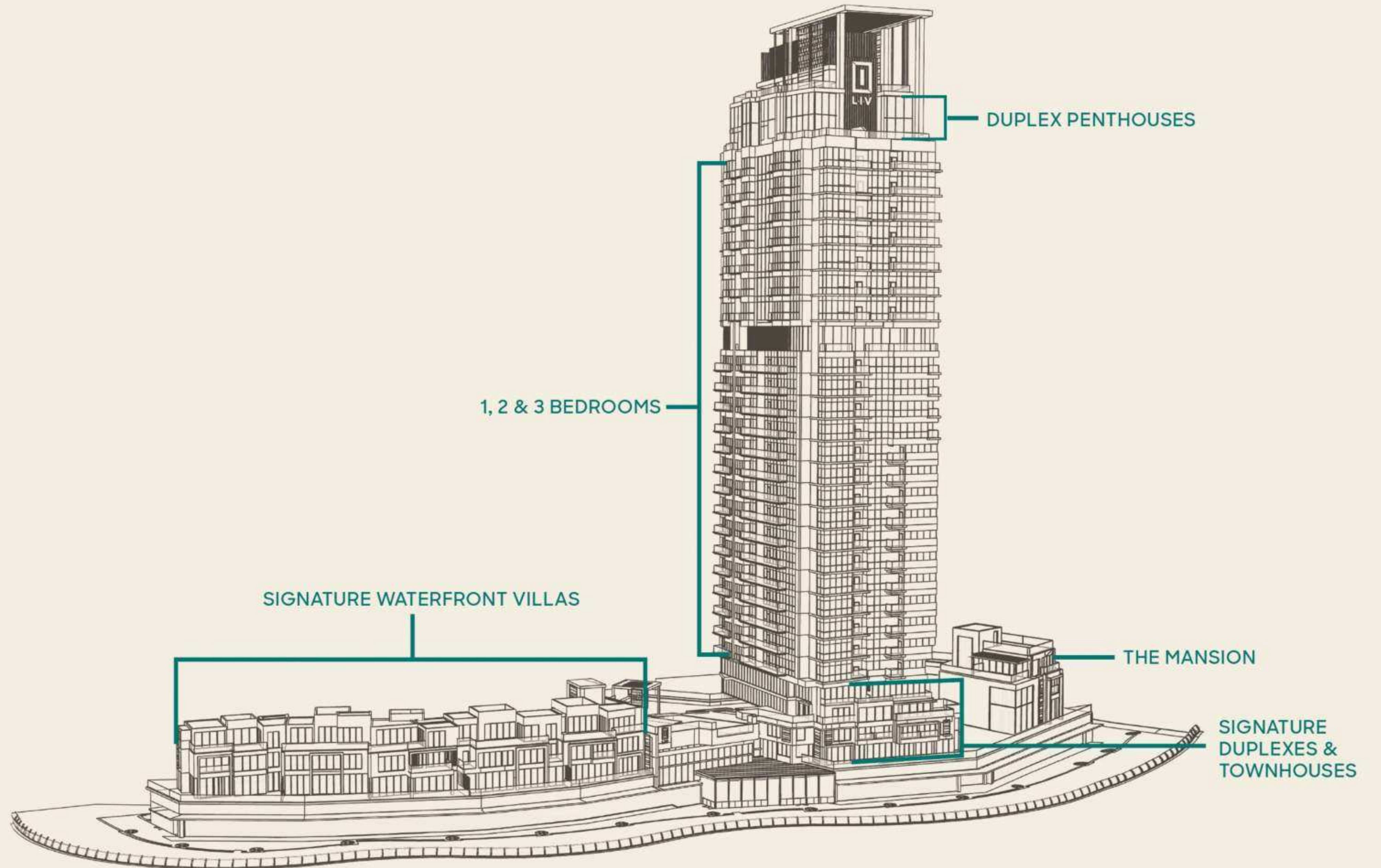
OUTDOOR POOL & POOLSIDE CABANAS, KIDS POOL AND OUTDOOR DINING LOUNGE







LIV
WATERSIDE
DUBAI MARINA



UNIT MIX – 155 UNITS

92 One Bedroom Units

35 Two Bedroom Units

14 Three Bedroom Units

3 Signature Duplex Units

2 Duplex Penthouses

3 Signature Waterfront Townhouses

5 Signature Waterfront Villas

1 THE MANSION at LIV Waterside



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DUBAI MARINA



EVERY UNIT HAS FULL MARINA VIEWS

ALL UNIT TYPES ON THE WEBSITE HAVE
LINKS TO 360° ACTUAL VIEWS FROM
EACH BALCONY



LIV Waterside Residences

From Levels 2 to 24
Comprised of 1, 2 & 3 Bedroom Units



1 Bedroom Units

10 TYPES

- Full Marina Views

Sizes:

- 1Br Type A – 808 sq ft
- 1Br Type B – 815 sq ft
- 1Br Type C – 1,020 sq ft
- 1Br Type D – 835 sq ft
- 1Br Type E – 768 sq ft
- 1Br Type F – 757 sq ft
- 1Br Type G – 759 sq ft
- 1Br Type H – 917 sq ft
- 1Br Type I – 1,029 sq ft
- 1Br Type J – 828 sq ft

Prices starting from **AED 2.3 million**



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2 Bedroom Units

2 TYPES

- 1 Type with Full Marina Views

Sizes:

- 2Br Type A – 1,243 sq ft

Prices starting from **AED 3.45 Million**

- 1 Type with Full Marina & Sea Views

Sizes:

- 2Br Type B – 1,180 sq ft

- Prices starting from **AED 3.85 Million**



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3 Bedroom Units

1 TYPE

- 1 Type with Marina & Sea Views

Sizes:

- **1,734 sq ft**

- Prices starting from **AED 4.99 Million**



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DUBAI MARINA



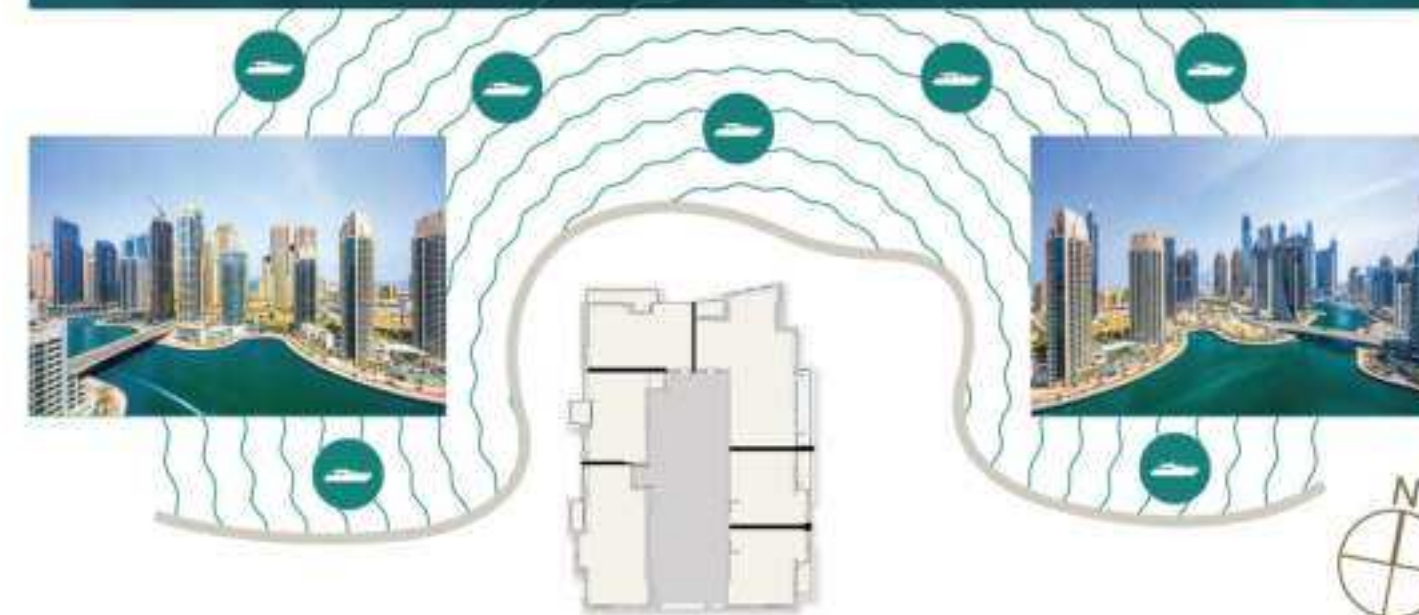
TYPICAL FLOORPLANS

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Residential Levels

Levels 02 (1, 2 & 3 BEDROOM UNITS)

- 1 BR - A
- 1 BR - B
- 1 BR - C
- 1 BR - D
- 2 BR - A
- 3 BR - A





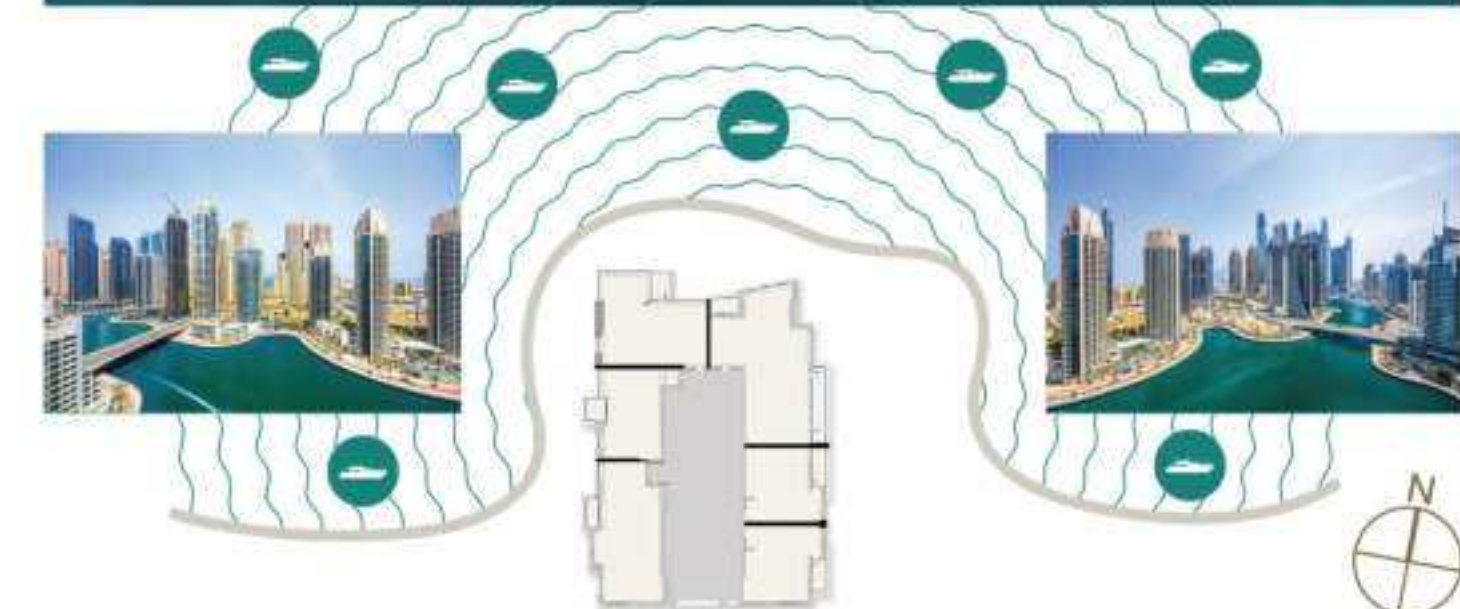
TYPICAL FLOORPLANS

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Residential Levels

Levels 03 - 11 (1, 2 & 3 BEDROOM UNITS)

- 1 BR - A
- 1 BR - B
- 1 BR - D
- 2 BR - A
- 2 BR - B
- 3 BR - A





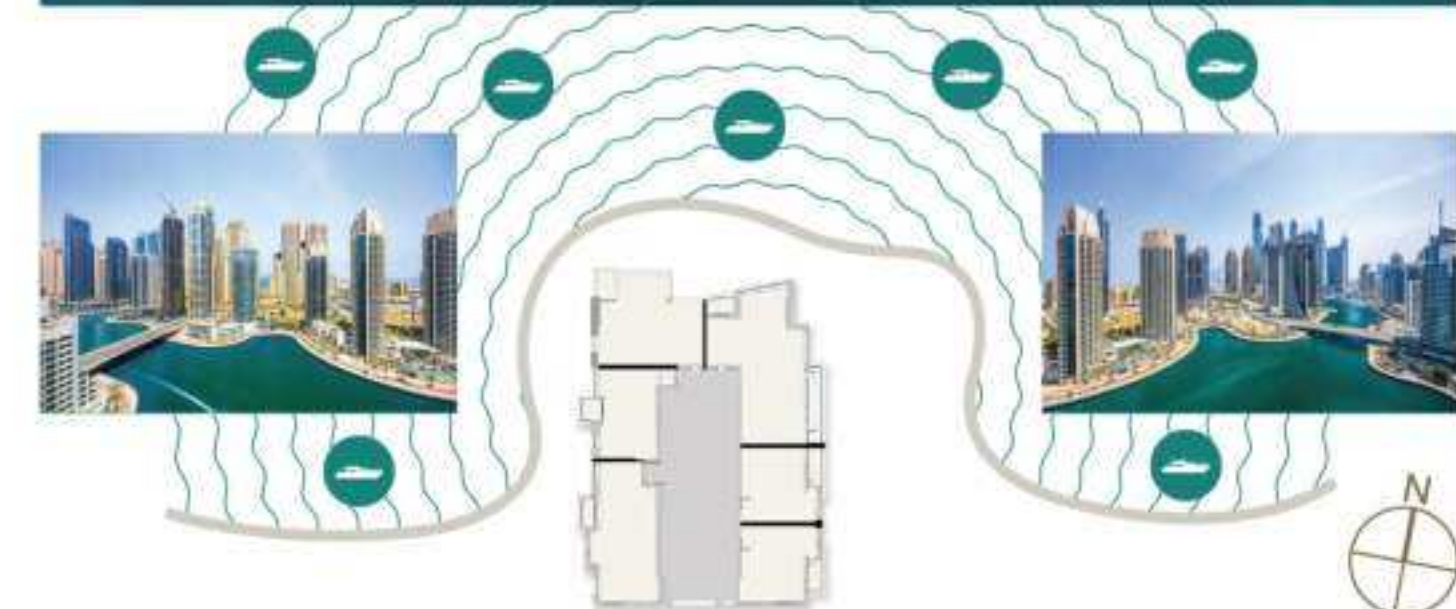
TYPICAL FLOORPLANS

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Residential Levels

Levels 12 - 15 (1, 2 & 3 BEDROOM UNITS)

- 1 BR - A
- 1 BR - B
- 1 BR - D
- 2 BR - A
- 2 BR - C
- 3 BR - A





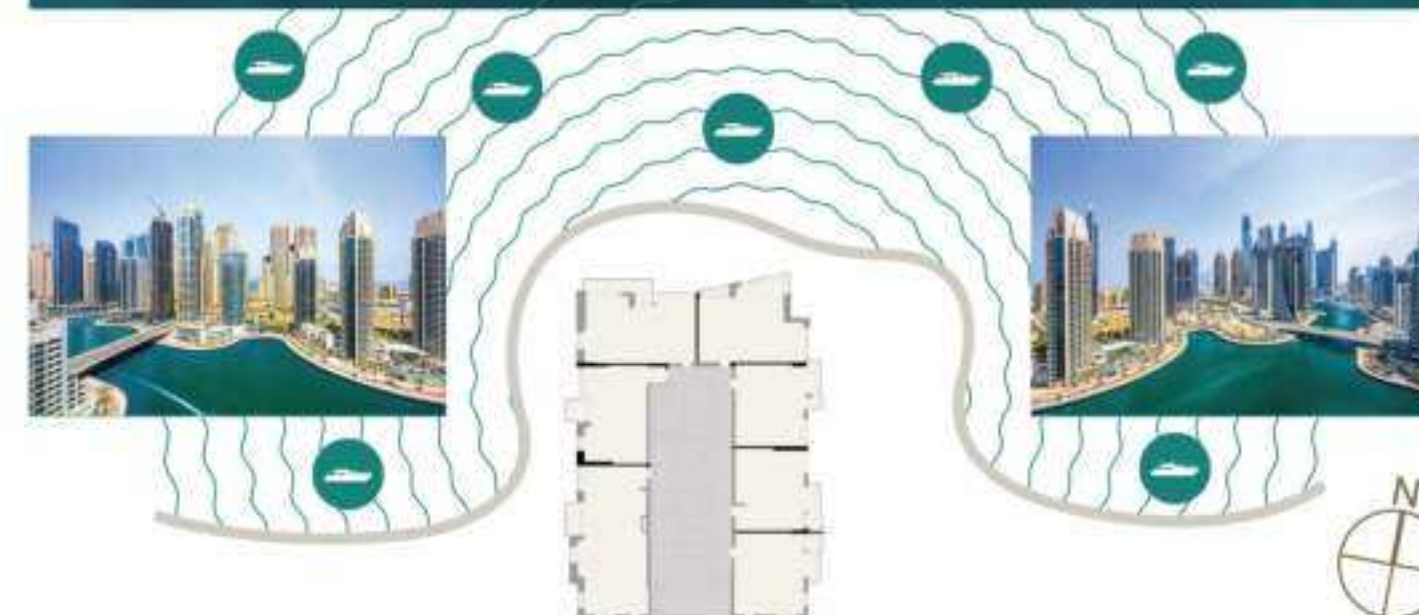
TYPICAL FLOORPLANS

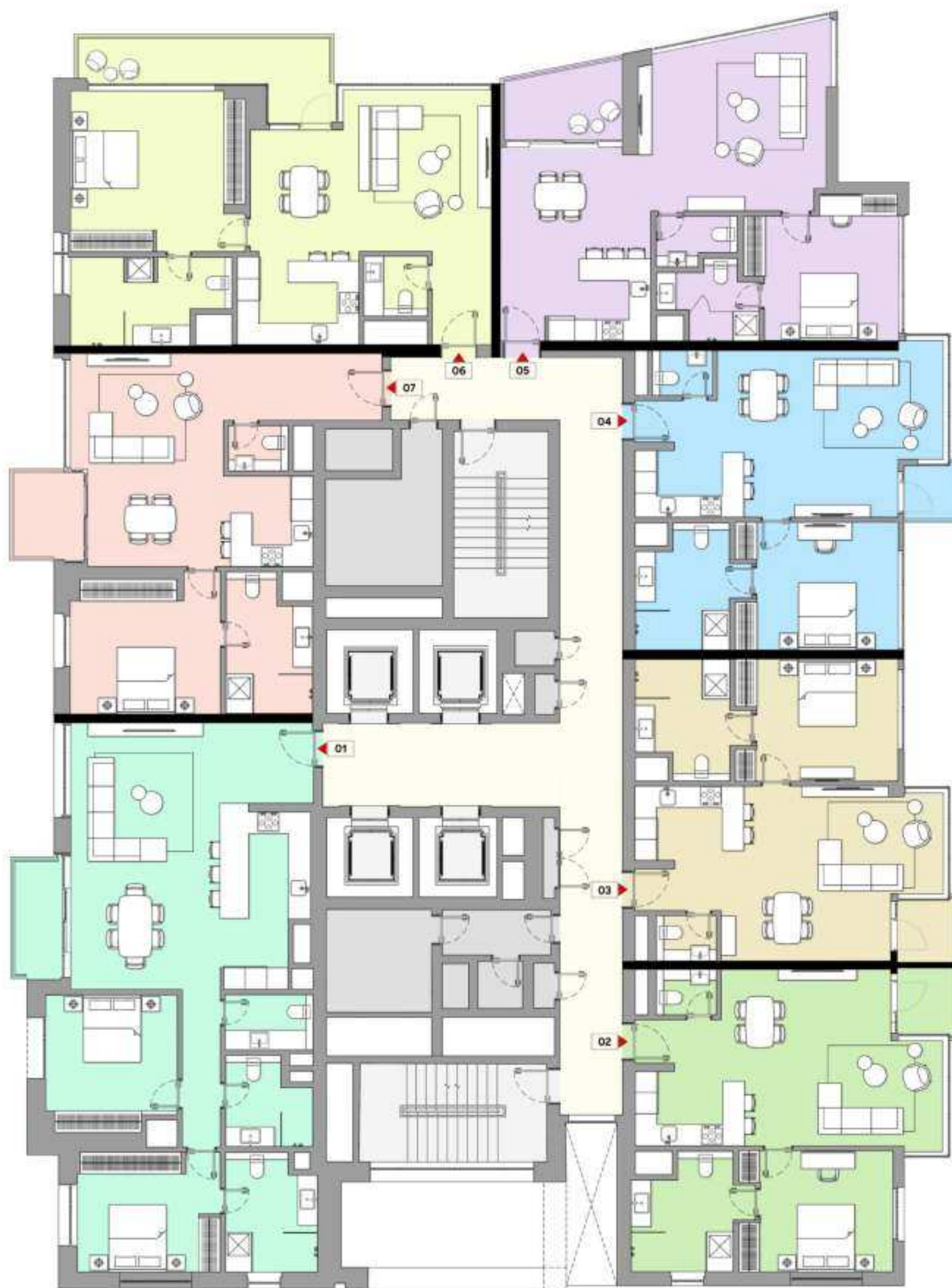
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Residential Levels

Level 17 (1 & 2 BEDROOM UNITS)

- 1 BR - E
- 1 BR - F
- 1 BR - G
- 1 BR - H1
- 1 BR - I
- 1 BR - J
- 2 BR - D





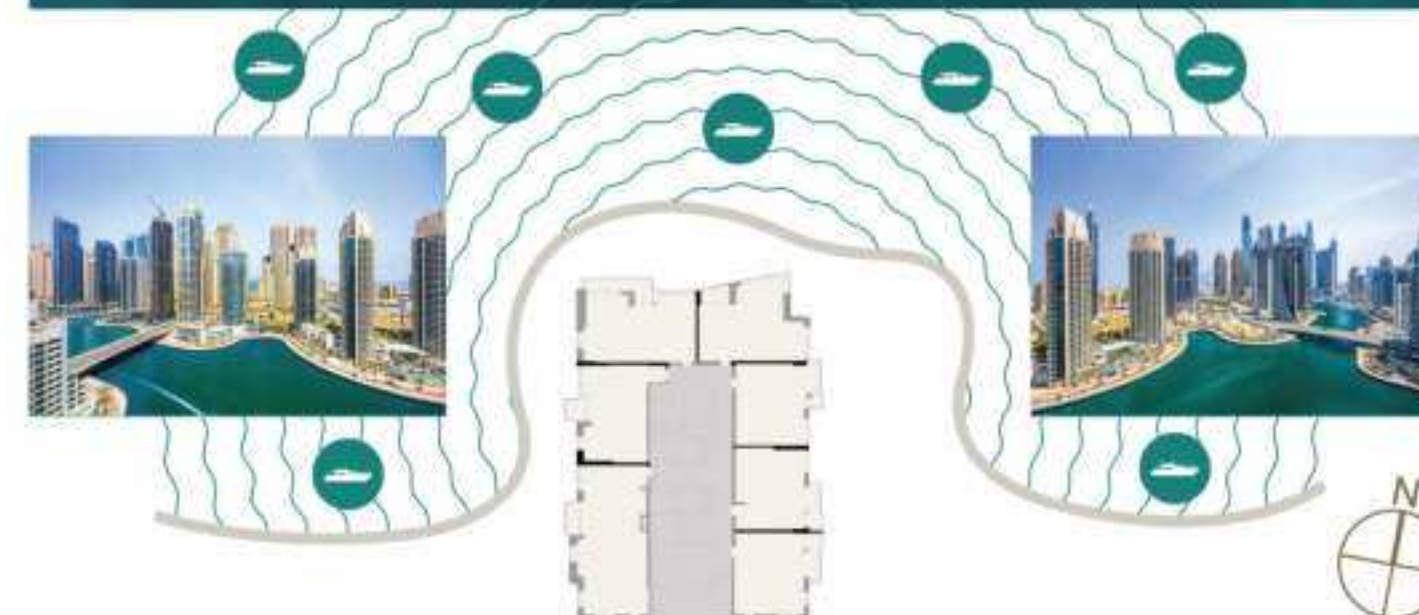
TYPICAL FLOORPLANS

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Residential Levels

Level 18 - 24 (1 & 2 BEDROOM UNITS)

- 1 BR - E
- 1 BR - F
- 1 BR - G
- 1 BR - H2
- 1 BR - I
- 1 BR - J
- 2 BR - D



LIV Waterside

Signature
3 Bedroom
Duplex

Level 1



3 Bedroom Signature Duplex Units

2 TYPES

- Full Marina Views
- Signature Finishes

Sizes:

- **2,575 sq ft**
- **2,672 sq ft**

- Prices starting from **AED 7.75 Million**



LIV
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LIV Waterside Duplex Penthouses

Levels 25 & 26



Duplex Penthouse Units

2 TYPES

- Top 2 Floors
- Private Sky Garden
- Panoramic Marina & Sea Views
 - 4,379 sq ft – 3 Bedroom
 - 4,449 sq ft – 3 Bedroom

Prices starting from **AED 14.7 Million**



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The View From Your Duplex Penthouse at LIV Waterside

Townhouses

3 TYPES

- Ground + Upper Level
- Private Entrances
- Penthouse Finishes
- Full Marina Views
 - 2,462 sq ft
 - 3,038 sq ft
 - 3,742 sq ft

Prices starting from **AED 8 million**



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SIGNATURE WATERFRONT VILLAS

Each Unit is beautifully handcrafted and majestically stands directly on the water, offering impeccable uninterrupted views.



Exquisite Design, Exceptional Living

- Gated Private Entrances
- Exquisite Landscape done by the Developer
- Travertine & Stucco Facades
- 4m High Oak Finished Entrance Doors
- Luxurious Metal & Mashrabiya Accents
- Floor to Ceiling Windows & Doors

LIV Waterside Signature Waterfront Villas

Ground Level





Imported European Wood Flooring, Walk in Wardrobes, Floor to Ceiling Windows, Oversized Bedrooms
Luxurious Marble Bathrooms, Soaking Tubs, Walk In Showers, Accent Lighting, Smoked Mirrors



LIV Waterside Signature Waterfront Villas feature oversized terraces.

Second Level of Indoor & Outdoor Space TV Viewing Area, A Lounge Space, Room for Pool Table or Piano, Service Kitchen, Study or Office, Space For Outdoor Living & Dining spaces with Outdoor BBQ Stations with Fully Openable Doors for Residents to enjoy Indoor & Outdoor spaces.

Signature Waterfront Villas

5 TYPES

- Full Panoramic Marina Views
- Ground + 2 Levels
- Rooftop Lounge, Gym & Rooftop Terraces
- Each Villa with Private Elevators
- Separate Private Gated Entrances & Parking in front of the Villas with Private Gardens
- Private Pool in selected Villas with Double Height Ceilings & Glass facades.
 - **Four to Five Bedrooms – 5,106 sq ft to 6,600 sq ft**

Prices starting from **AED 16.5 million**



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The View From Your Villas & Townhouses in LIV Waterside



THE MANSION

at LIV Waterside

1 of 1 in Dubai Marina

Private Gated Entrance & Private Pool & Gardens

Ground + 2 + Rooftop Terrace

7m High Ceilings with 4m High Entry Door

10,000 sq ft with Marina Views

Separate Drivers Loft with Air Conditioned Show Garage

6 Parking Spaces

PRICE UPON REQUEST



PAYMENT PLAN

10%

On Booking

10%

2 Months from
Booking

10%

5 Months from
Booking

5%

10 Months from
Booking

5%

15 Months from
Booking

60%

On Handover Sep 2025
+ 4% DLD Fee



LIV
WATERSIDE
DUBAI MARINA

COMMISSION

4% + VAT COMMISSION

5% + VAT COMMISSION

For Penthouses & Villas (AED 14.7 Million & Above)

PAYABLE AFTER
20% INSTALLMENT RECEIVED & SPA SIGNED



LIV
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DUBAI MARINA

LIV WATERSIDE EXPERIENCE CENTER

905 Marina Plaza, Dubai Marina

LIV Lounge Show Apartment
(9:00-9:00PM)



LIV WATERSIDE EXPERIENCE CENTER

905 Marina Plaza, Dubai Marina

LIV Lounge

Show Apartment (9:30-9:00PM)

