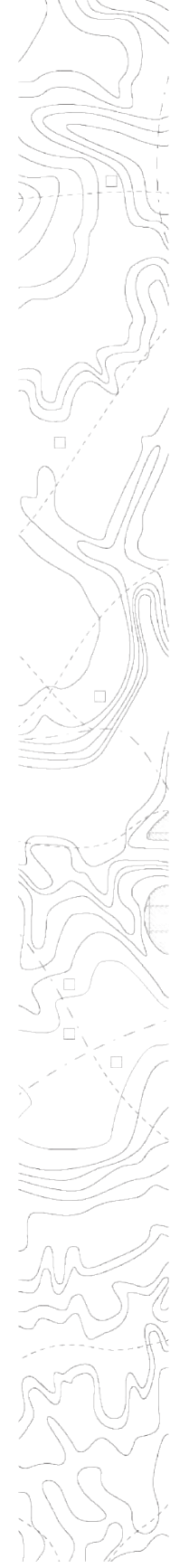




MARRIOTT RESIDENCES  
SHEIKH ZAYED ROAD  
DUBAI







# LIVING THAT INSPIRES

A home to behold, Marriott Residences Sheikh Zayed Road, Dubai, is ideally located in Al Barsha First, offering numerous amenities in a comfortable and high-end space.

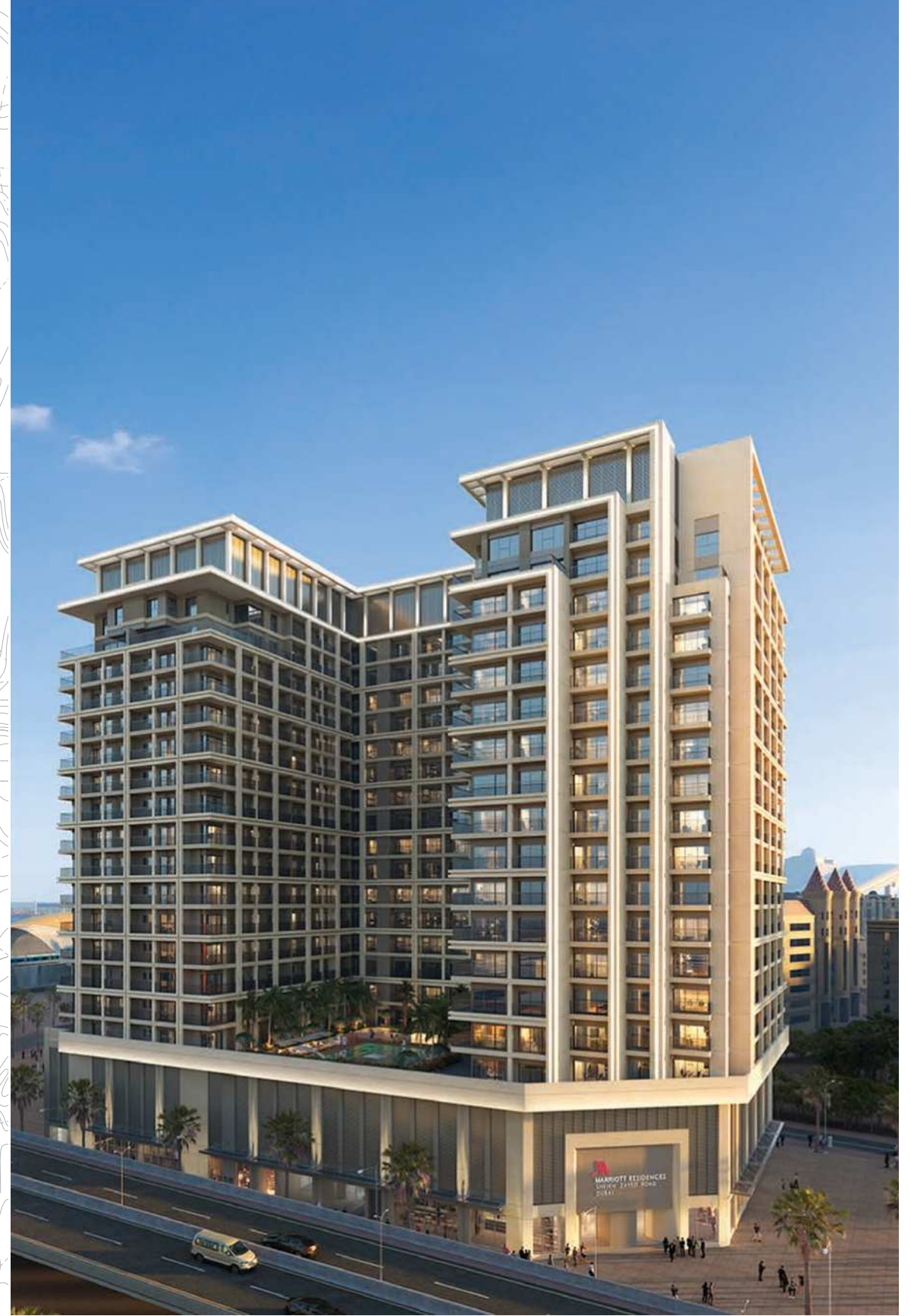
Retreat from the world to a restful space made entirely for you, a sanctuary where elegance meets comfort, where inviting and thoughtfully designed amenities, along with Marriott Hotels wonderful hospitality, blend to create a vibrant community.



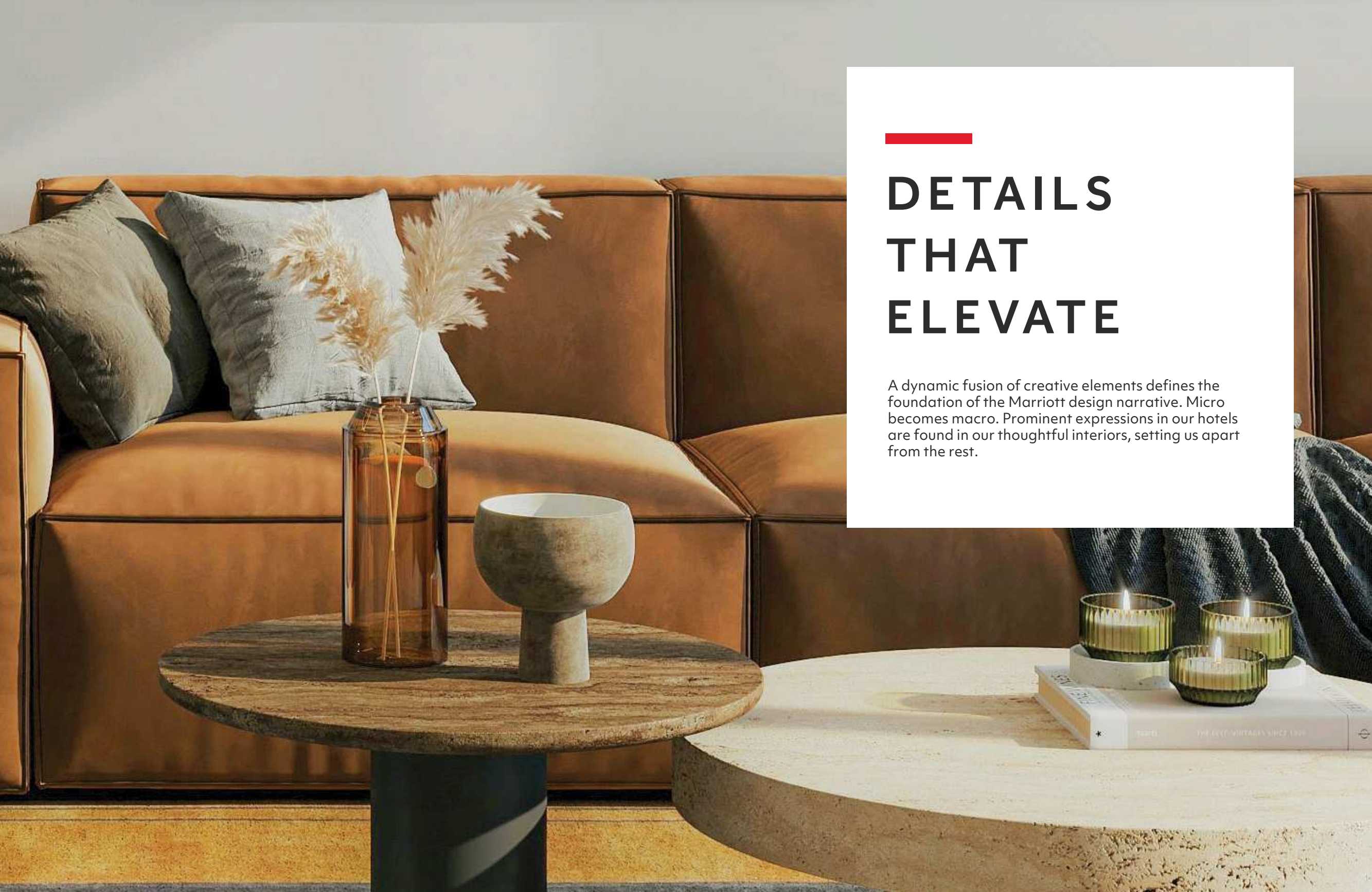
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# WONDERFUL LIVING. ALWAYS.

The premium standard of service practiced at Marriott Hotels around the world is impeccably reproduced at the Marriott Residences Sheikh Zayed Road, Dubai.







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# DETAILS THAT ELEVATE

A dynamic fusion of creative elements defines the foundation of the Marriott design narrative. Micro becomes macro. Prominent expressions in our hotels are found in our thoughtful interiors, setting us apart from the rest.





SEAMLESS  
CONNECTIVITY





# BRILLIANTLY LOCATED

## SHOPPING

- 6 MINS

Mall of the Emirates
- 7 MINS

Al Barsha Mall
- 12 MINS

Dubai Mall

## ATTRACTIONS

- 8 MINS

Burj Al Arab
- 15 MINS

Palm Jumeirah

## AIRPORTS

- 15 MINS

Dubai International Airport (DXB)
- 30 MINS

Al Maktoum International Airport (DWC)

## SCHOOLS

- 5 MINS

GEMS Wellington International School
- 2 MINS

Dubai National School Al Barsha

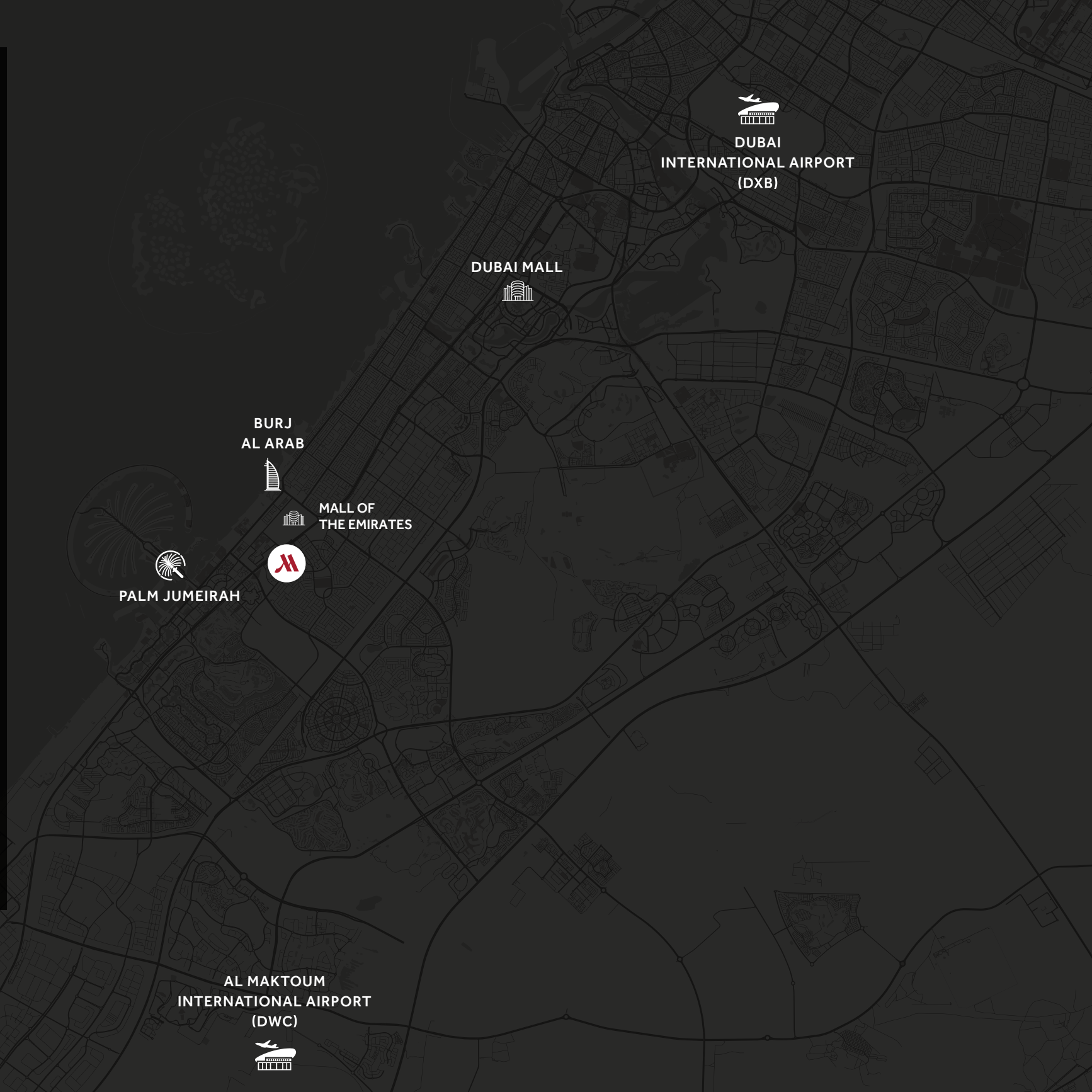
## RESTAURANTS

- 8 MINS

Flambe Restaurant & Bar
- 8 MINS

tashas
- 8 MINS

Mogiya Authentic Japanese







---

# HONEST MEETS POLISHED

An ingenious blend of natural and orderly design elements help create surprising effects. The space is governed by strong, clean lines, but upon closer examination, texture and structure reveal a harmonious balance that is thoughtfully dynamic.





# MASTER PLAN





MARRIOTT RESIDENCES  
SHEIKH ZAYED ROAD  
DUBAI







# **EXCEPTIONAL AMENITIES**



RELAXING  
LOUNGE AREA





  
COFFEE  
SHOP







MEETING  
ROOMS





GYM





  
SWIMMING  
POOL







# **ON-SITE SERVICES**





# ESSENTIAL SERVICES

SERVICES THAT ARE INCLUDED IN THE ASSOCIATION PAID BY OWNERS TO THEIR CONDOMINIUM OR HOMEOWNERS' ASSOCIATION

|                                             |                                                      |
|---------------------------------------------|------------------------------------------------------|
| • Airline/Private Air Reservations          | • Tour Information & Reservations                    |
| • Shopping Information                      | • Spa & Salon Reservations                           |
| • Airport/GroundTransportation Arrangements | • Religious Services Information                     |
| • Ordering Floral Arrangements              | • Move-in Coordination                               |
| • Activity Arrangements                     | • Pet Care/Kennel Information                        |
| • Coordinate Delivery Services              | • Loss Prevention                                    |
| • Automobile Rental Reservations            | • Theater & Entertainment Information                |
| • Business Center                           | • Butler/Doorman/Porter Services                     |
| • Limousine/Car Service Reservations        | • Notary Public Services                             |
| • Trash Removal                             | • Common Area Housekeeping                           |
| • Hotel and Guest Suite Reservations        | • Valet Parking                                      |
| • Reserving Golf Tee Times                  | • Common Area Maintenance                            |
| • Restaurant Information/ Reservations      | • Newspaper/Magazine/Package & Reservations Delivery |





# À LA CARTE SERVICES

À LA CARTE SERVICES MAY BE ARRANGED BY THE CONCIERGE TEAM, AND ARE TYPICALLY PROVIDED BY THIRD PARTIES NOT AFFILIATED WITH MARRIOTT RESIDENCES

**À LA CARTE\* GENERAL SERVICES**

- Grocery Shopping
- Laundry/Dry Cleaning
- Alterations Services
- Car Washing/Detailing
- Travel & Vacation Planning
- Equipment Rental
- Photocopies/Facsimiles
- Secretarial Services
- Function/Event Planning
- In-Residence Dining/Catering
- Mail Packing & Shipping
- Personal Chef Services
- Plant Care Maintenance
- Personal Trainer
- Translation Services
- In-home Spa Treatments/ Services
- Nanny/Child Care Services
- Pet Grooming
- Vacant Home Care

**À LA CARTE\* ENGINEERING SERVICES**

- Light Bulb/Florescent Tube Replacement
- Furniture Assembly
- Minor Electrical & Plumbing
- HVAC Filter Change
- Bulk/Move-in Trash Removal
- Electronics Hook-Up
- Touch-Up Painting
- Picture Hanging

**À LA CARTE\* HOUSEKEEPING SERVICES**

- Dust Interior
- Oven/Cook Top Cleaning
- Clean Bathrooms
- Strip Beds & Change Sheets
- Wash Dishes
- Refrigerator Cleaning
- Clean Balcony
- Clean Mirrors
- Vacuum & Mop Floors





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# EXPERIENCE EXCLUSIVE RESIDENTIAL PERKS

## ONVIA

World-class amenities and services, a dedicated team that ensures a deep understanding of your needs, and VIP benefits through ONVIA, a fully integrated and comprehensive owner recognition platform, all await the owners of Marriott Residences Sheikh Zayed Road, Dubai.

- Elevated Marriott Bonvoy™ status for Residence Owners
- Preferred Residence Owner rates for select hotels within the global Marriott Bonvoy™ portfolio
- Special offerings and preferred access on voyages with The Ritz-Carlton Yacht Collection
- Exclusive offers on culinary experiences when at home and within the local community
- A focus on wellness, including spa and treatment offerings
- Access to a world-class accredited concierge service





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# ENJOY ELITE STATUS WITH MARRIOTT BONVOY™

As the world's richest loyalty travel platform, Marriott Bonvoy™ enables everyone to keep traveling with passion and purpose. With more than 7,000 hotels and resorts in 130 countries across a portfolio of extraordinary brands, our members enjoy unparalleled benefits, rewards and recognition. Our awarded loyalty platform was developed to better cater to the unique preferences of our most valuable visitors by providing you with premium opportunities for a variety of exciting rewards such as preferred rates, endless experiences and special partnerships. As an exclusive member, you will earn points for every U.S. dollar spent on accommodations at participating locations worldwide.







# **DESIGN INSPIRATION**





# CAPTIVATING INTERIOR ARCHITECTURE

Simple yet dramatic architectural features layered with uncommon use of materials and purposeful lighting deliver a sophisticated combination of depth, dimension, and intimacy.







TIMELESS  
SOPHISTICATION









# 2,3 BEDROOM & DUPLEX APARTMENTS

Experience the epitome of refined living at Marriott Residences, where elegance meets unparalleled style.

Choose from our Two, Three-Bedroom, and Duplex Apartments, each crafted for modern sophistication with innovative appliances and contemporary design. Each apartment boasts a modern, open-concept kitchen and living space, a spacious balcony that offers breathtaking views of Dubai, and large windows throughout, allowing ample natural light.

The interiors are decorated with calming earth tones, including parquet wooden floors & stone kitchen accents.







# FLOOR PLANS





Legend

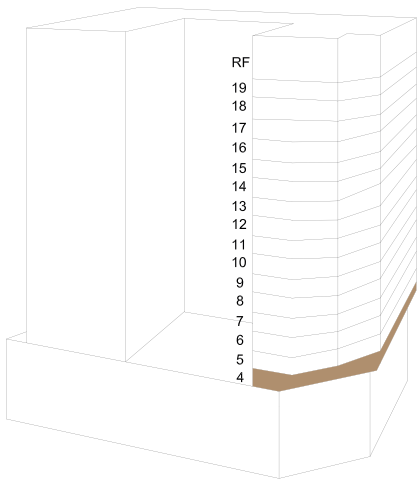
**DW** Dish washer    **REF** Refrigerator

# 2 Bedroom Apartment

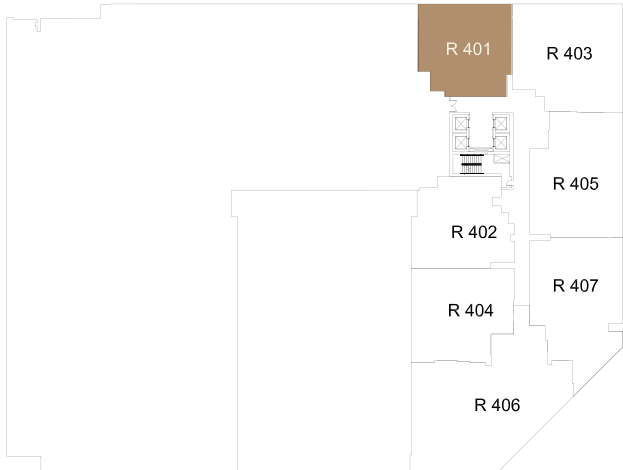
Unit Type: **A**    Unit Number: **R 401**    Floor: **4**

Areas (SQFT)

|         |             |
|---------|-------------|
| Suite   | 1253.8 SQFT |
| Balcony | 248.2 SQFT  |
| Total   | 1502.0 SQFT |



Floor Level



Key Plan







Legend

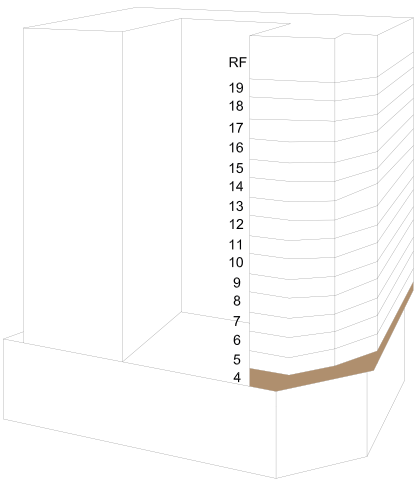
DW Dish washer    REF Refrigerator

# 2 Bedroom Apartment

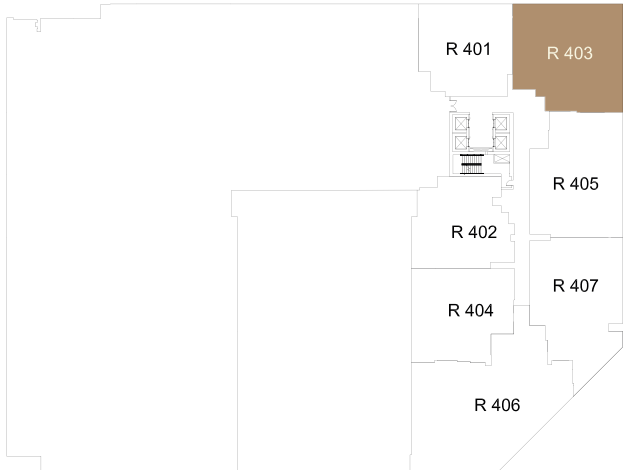
Unit Type: **B**    Unit Number: **R 403**    Floor: **4**

Areas (SQFT)

|         |             |
|---------|-------------|
| Suite   | 1443.3 SQFT |
| Balcony | 603.2 SQFT  |
| Total   | 2046.5 SQFT |



Floor Level



Key Plan







Legend

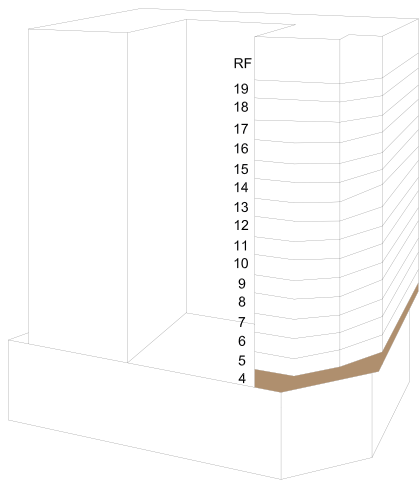
**DW** Dish washer    **REF** Refrigerator

# 2 Bedroom Apartment

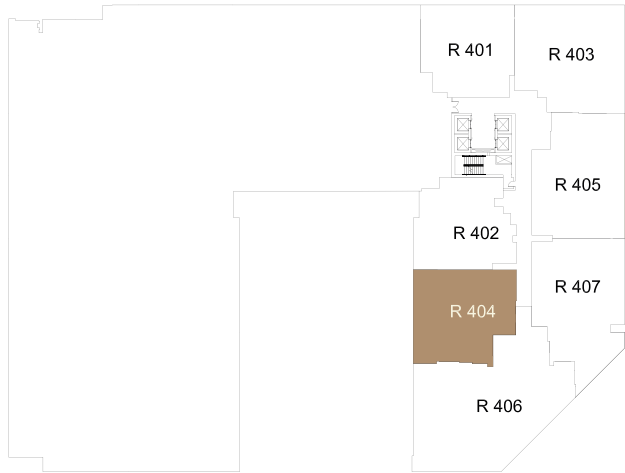
Unit Type: **C**    Unit Number: **R 404**    Floor: **4**

Areas (SQFT)

|         |             |
|---------|-------------|
| Suite   | 1173.7 SQFT |
| Balcony | 452.4 SQFT  |
| Total   | 1626.1 SQFT |



Floor Level



Key Plan



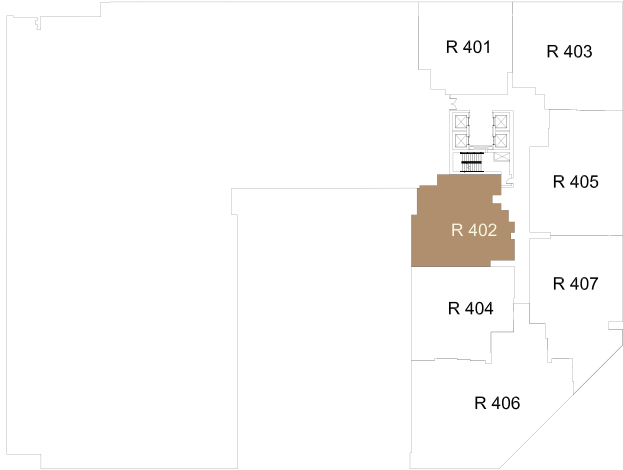
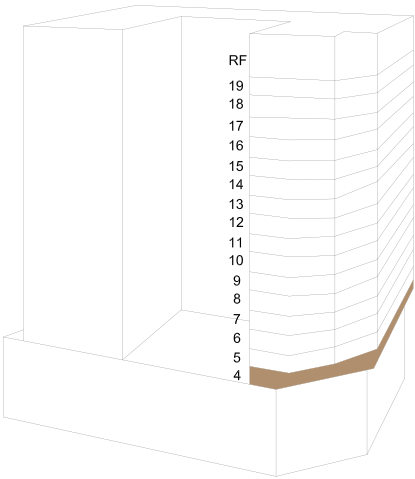




# 2 Bedroom Apartment

Unit Type: **D** Unit Number: **R 402** Floor: **4**

| Areas (SQFT) |             |
|--------------|-------------|
| Suite        | 1159.9 SQFT |
| Balcony      | 357.7 SQFT  |
| Total        | 1517.6 SQFT |



Legend

**DW** Dish washer    **REF** Refrigerator

Floor Level

Key Plan



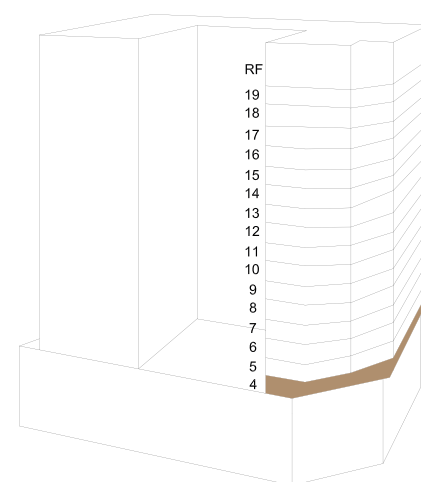




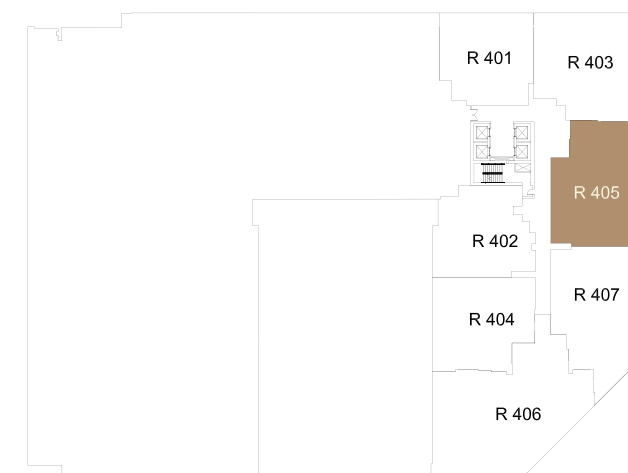
# 3 Bedroom Apartment

Unit Type: **A** Unit Number: **R 405** Floor: **4**

| Areas (SQFT) |             |
|--------------|-------------|
| Suite        | 1645.6 SQFT |
| Balcony      | 329.7 SQFT  |
| Total        | 1975.3 SQFT |



Floor Level



## Key Plan



### Legend

**DW** Dish washer      **REF** Refrigerator

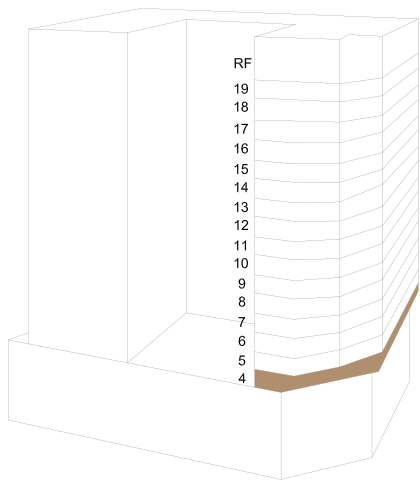




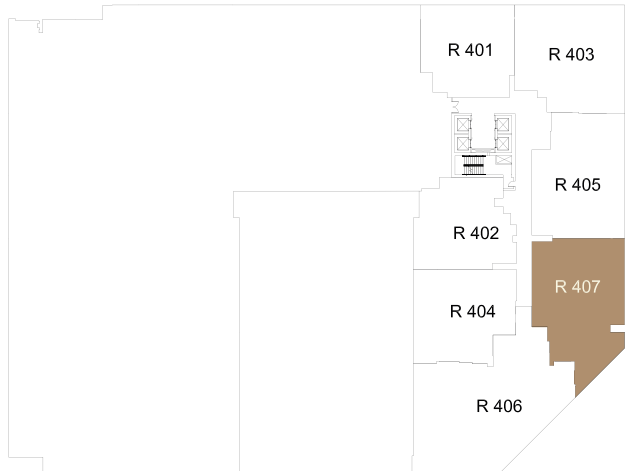
# 3 Bedroom Apartment

Unit Type: **B** Unit Number: **R 407** Floor: **4**

| Areas (SQFT) |             |
|--------------|-------------|
| Suite        | 1587.8 SQFT |
| Balcony      | 437.8 SQFT  |
| Total        | 2025.6 SQFT |



Floor Level



Key Plan







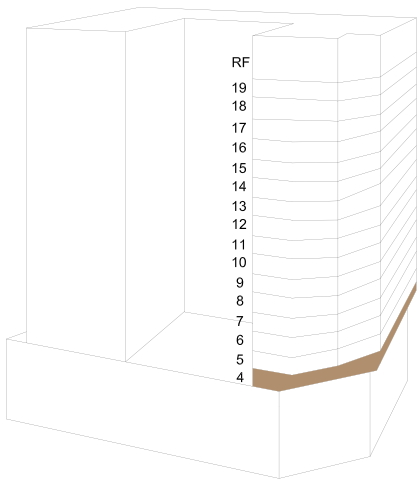
# 3 Bedroom Apartment

Unit Type: **C** Unit Number: **R 406** Floor: **4**

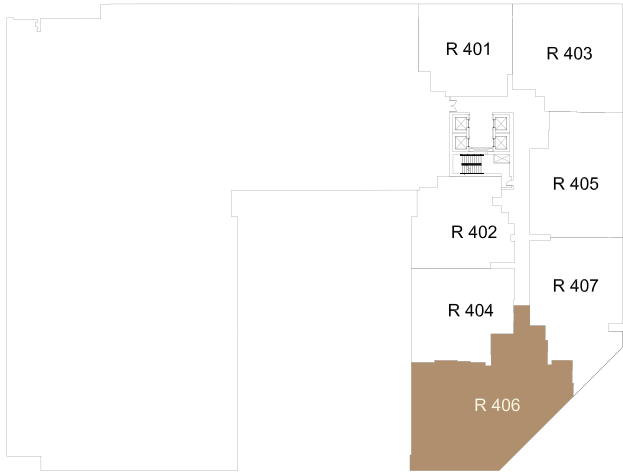
| Areas (SQFT) |             |
|--------------|-------------|
| Suite        | 1754.4 SQFT |
| Balcony      | 1362.7 SQFT |
| Total        | 3117.1 SQFT |

Legend

**DW** Dish washer    **REF** Refrigerator



Floor Level



Key Plan







Legend

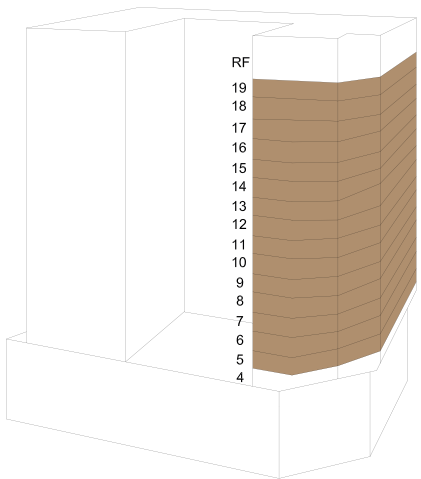
**DW** Dish washer    **REF** Refrigerator

# 2 Bedroom Apartment

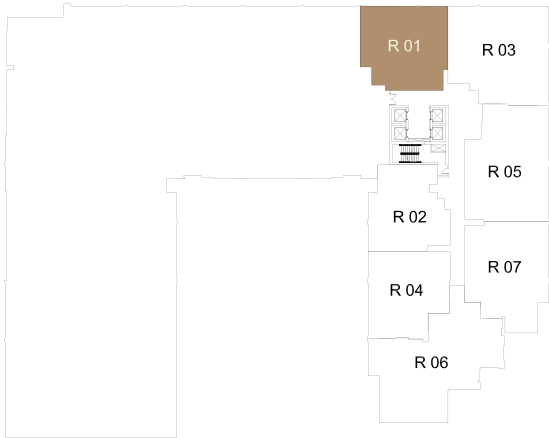
Unit Type: **A**    Unit Number: **R 01**    Floor: **5 - 19**

Areas (SQFT)

|         |             |
|---------|-------------|
| Suite   | 1253.8 SQFT |
| Balcony | 202.6 SQFT  |
| Total   | 1456.4 SQFT |



Floor Level



Key Plan





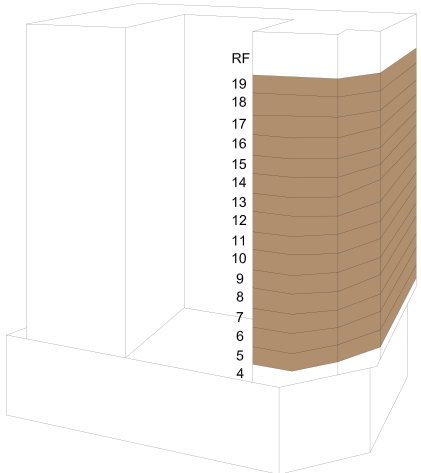
# 2 Bedroom Apartment

Unit Type: **B** Unit Number: **R 03** Floor: **5 - 19**

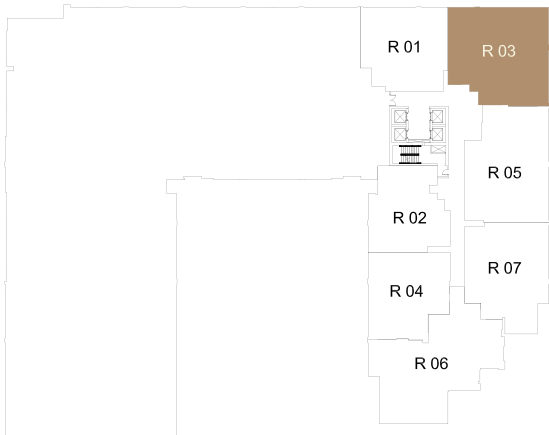
| Areas (SQFT) |             |
|--------------|-------------|
| Suite        | 1443.0 SQFT |
| Balcony      | 497.9 SQFT  |
| Total        | 1941.0 SQFT |

Legend

**DW** Dish washer    **REF** Refrigerator



Floor Level



Key Plan







Legend

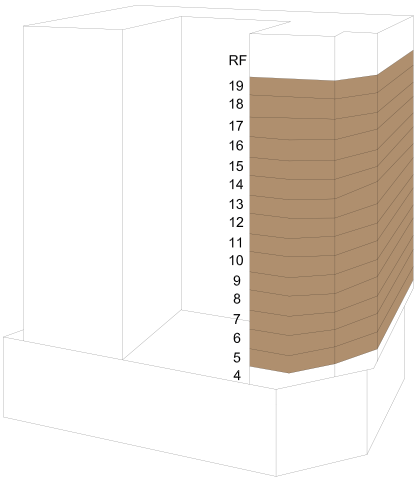
**DW** Dish washer    **REF** Refrigerator

# 2 Bedroom Apartment

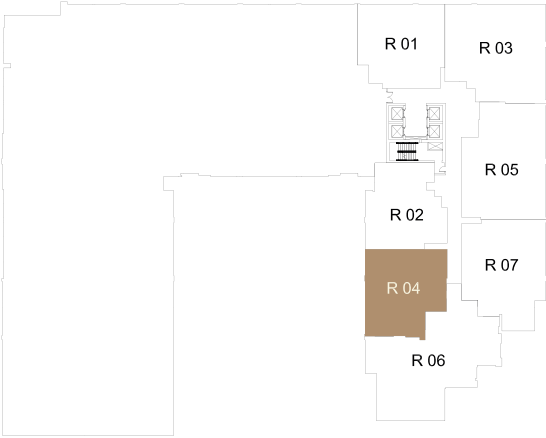
Unit Type: **C**    Unit Number: **R 04**    Floor: **5 - 19**

Areas (SQFT)

|         |             |
|---------|-------------|
| Suite   | 1178.0 SQFT |
| Balcony | 182.8 SQFT  |
| Total   | 1360.8 SQFT |



Floor Level



Key Plan





Legend

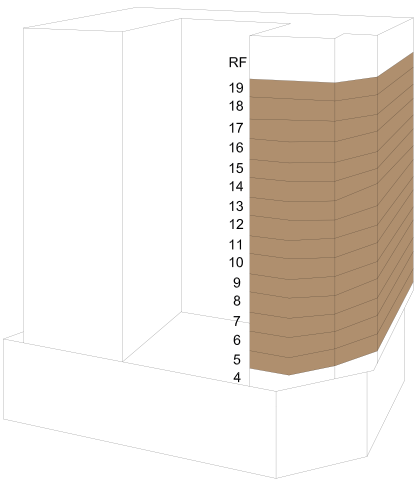
**DW** Dish washer      **REF** Refrigerator

# 2 Bedroom Apartment

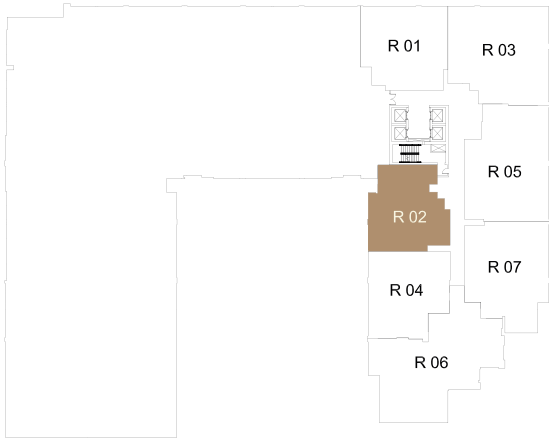
Unit Type: **D**    Unit Number: **R 02**    Floor: **5 - 19**

Areas (SQFT)

|         |             |
|---------|-------------|
| Suite   | 1164.0 SQFT |
| Balcony | 121.9 SQFT  |
| Total   | 1285.9 SQFT |



Floor Level



Key Plan







Legend

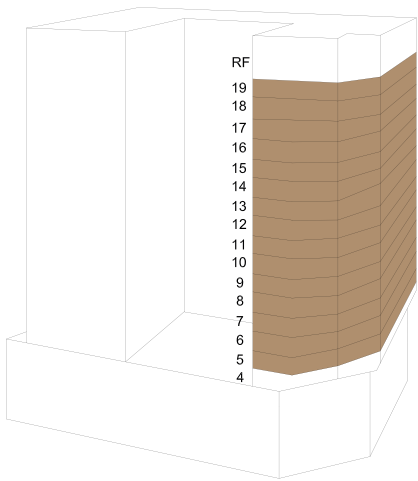
DW Dish washer    REF Refrigerator

# 3 Bedroom Apartment

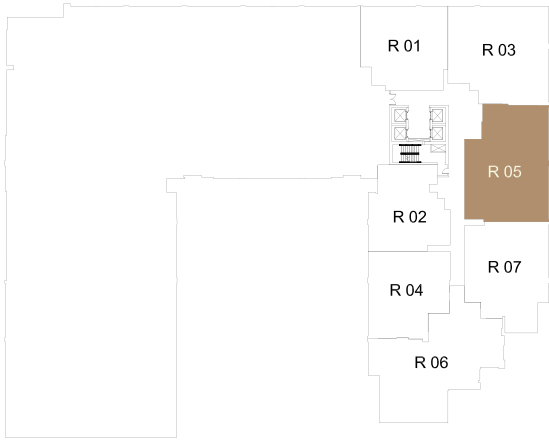
Unit Type: **A**    Unit Number: **R 05**    Floor: **5 - 19**

Areas (SQFT)

|         |             |
|---------|-------------|
| Suite   | 1645.4 SQFT |
| Balcony | 268.8 SQFT  |
| Total   | 1914.2 SQFT |



Floor Level



Key Plan





Legend

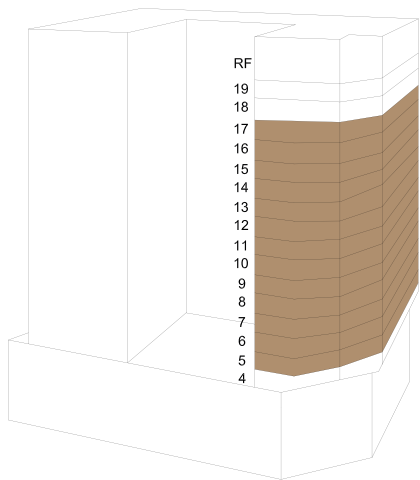
DW Dish washer REF Refrigerator

# 3 Bedroom Apartment

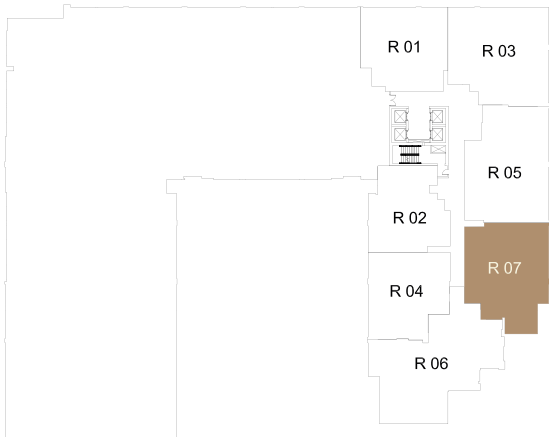
Unit Type: **B** Unit Number: **R 07** Floor: **5 - 17**

Areas (SQFT)

|         |             |
|---------|-------------|
| Suite   | 1513.3 SQFT |
| Balcony | 249.8 SQFT  |
| Total   | 1763.1 SQFT |



Floor Level



Key Plan







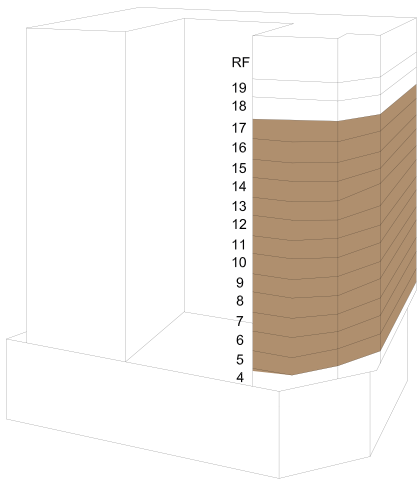
# 3 Bedroom Apartment

Unit Type: **C** Unit Number: **R 06** Floor: **5 - 17**

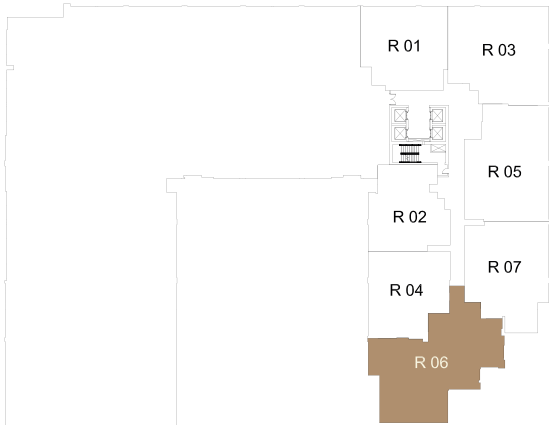
| Areas (SQFT) |             |
|--------------|-------------|
| Suite        | 1820.0 SQFT |
| Balcony      | 434.4 SQFT  |
| Total        | 2254.4 SQFT |

Legend

**DW** Dish washer    **REF** Refrigerator



Floor Level



Key Plan



3 Bedroom Duplex Apartment



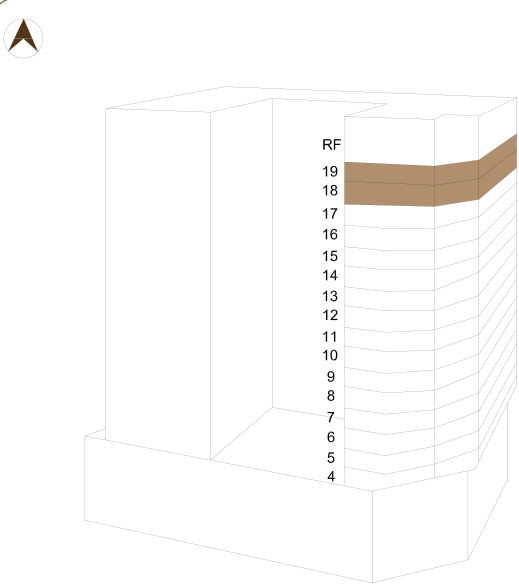
Lower Floor Plan



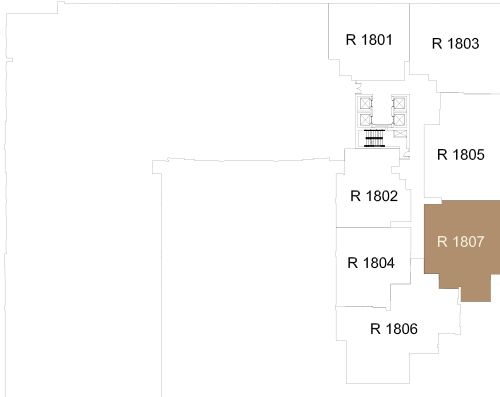
Upper Floor Plan

Unit Type: **A**  
Unit Number: **R 1807**  
Floor: **18 - 19**

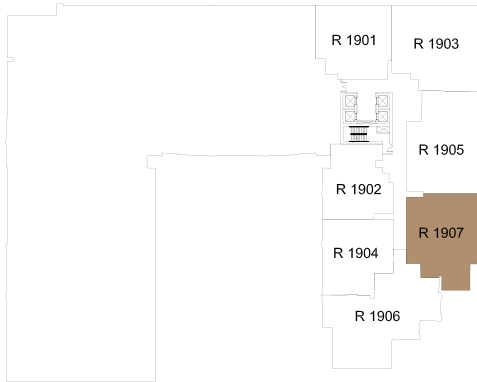
| Areas (SQFT) |             |
|--------------|-------------|
| Suite        | 2698.2 SQFT |
| Balcony      | 535.5 SQFT  |
| Total        | 3233.7 SQFT |



Floor Level



Lower Floor Key Plan



Upper Floor Key Plan

Legend

DW

Dish washer

REF

Refrigerator



3 Bedroom Duplex Apartment



Lower Floor Plan



Upper Floor Plan

Unit Type: **B**  
Unit Number: **R 1806**  
Floor: **18 - 19**

| Areas (SQFT) |             |
|--------------|-------------|
| Suite        | 2960.2 SQFT |
| Balcony      | 939.3 SQFT  |
| Total        | 3899.4 SQFT |

RF

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

Floor Level

R 1801

R 1803

R 1805

R 1802

R 1804

R 1806

Lower Floor Key Plan

R 1901

R 1903

R 1905

R 1902

R 1904

R 1906

Upper Floor Key Plan

Legend

DW

Dish washer

REF

Refrigerator

# EXCLUSIVE DEVELOPMENT

Dubai General Properties (DGP), the real estate arm of Al Ali Property Investment (API) , is a leading real estate developer dedicated to creating exceptional urban communities. DGP strategically collaborates with Refine, a consortium of highly accomplished developers and experts in development management.

This exclusive collaboration applies the proven track record of industry experts to elevate luxury standards in UAE real estate development, promising unparalleled value for high-end investors.

DEVELOPED BY



API



PRESENTED BY

refine

800 REFINE (733463)  
REFINEDUBAI.COM





MARRIOTT RESIDENCES  
SHEIKH ZAYED ROAD  
DUBAI

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