



Kempinski  
Marina Residences

DUBAI



AN ICONIC MASTERPIECE  
IN DUBAI MARINA

*Kempinski*  
HOTELIERS SINCE 1897





## Marina Living Perfected

Discover the epitome of luxury living at Kempinski Marina Residences in Dubai, the newest symbol of elegance in Dubai Marina. With 1 and 2 bedroom apartments, 2-, 3-, 4- and 5-bedroom duplexes this prestigious development combines a renowned address with Kempinski's heritage, offering opulent interiors, world-class amenities, and exceptional services.



## Timeless Luxury

Kempinski Marina Residences, Dubai, with its architecturally designed vertical gardens set on staggered balconies, understated and elegant interiors, brings craftsmanship and design to new levels in a high-rise, perpendicular landscape in the bustling Dubai Marina skyline.



## World Class Amenities

These residences exude sophistication and style. Offering ample space for relaxation and entertainment, it promises an unparalleled living experience for discerning residents.

There is a plethora of unique amenities that elevate daily living and allow residents to partake in their favourite activities, luxuriate and relax, and be entertained - all without leaving the premises.

## Amenities & In-Resident Services

- Outdoor Swimming Pool
- State of the Art Gym
- Yoga Studio
- Padel Tennis
- Basketball Court
- Jogging Track
- Games Room
- Indoor Kids Club
- Outdoor Kids Play Area & Splash Pool
- Residents Lounge
- Outdoor BBQ Area and Zen Garden
- Private Cinema Room
- Concierge Service 24/7
- Valet Parking 24/7
- Security 24/7
- Wake-up Service
- Car Rental Reservations
- Restaurant/Theatre Reservations
- Common Area Maintenance & Housekeeping
- Gardening & Landscaping
- Garbage Disposal



## A La Carte Offerings

- Butler Service
- Limousine Service/Airport Transfers
- Travel Agency Services
- Luggage Handling & Storage
- Shopping Assistance
- Fresh Flower Service
- Auto Care
- Nanny/Babysitting
- Pet Care Service
- Apartment Maintenance Packages
- Maid Service
- Towel, Linen & Guest Amenities
- Laundry, Dry Cleaning, Ironing
- Plant Care
- Party Service (Rent-a-Chef/Waiter)
- Grocery Service
- Personal Trainer
- Multi-Purpose Hall
- Notary Public Service
- Private Cinema Room
- Golf Simulator Room
- Meeting Room Rental
- Premium Residents Lounge & Meeting Room



## Finishes and Materials:

### Elegant Flooring:

Living areas are adorned with Marble Silk Georgette, Beige or Silver Travertine, offering a luxurious and refined touch.

### Luxurious Bathrooms:

Marble floors and walls create a high-end, serene bathroom ambiance. Frameless glass shower screens. Quartz grand stone countertops.

### Premium Kitchen Features

Kitchens feature Travertine countertops and marble tile flooring. Cabinets with a wood-veneer finish for a combination of durability and aesthetic appeal. Smoked glass upper cabinets.

### High-End Kitchen Appliances:

The residences are equipped with Miele built-in refrigerator and black oven, Siemens (or similar brand) dishwasher, Miele stove, and Siemens washing machine for exceptional functionality and reliability.

### Luxury Bathroom Sanitaryware:

Top-tier sanitaryware from premium brands featuring toilets, sinks, bathtubs, faucets and showerheads, providing a luxury experience.

### Smart Home System

A comprehensive smart home system offers ease of control over various features including smart locks, lighting, security, and access control, as well as AC and curtain management.



## Unit Mix:

**BUILDING STRUCTURE**  
3B + G + 4P + 2HC + 47+ R

**ONE-BEDROOM APARTMENT**  
105 up to 111 sq m  
1,132 up to 1,192 sq ft

**TWO-BEDROOM APARTMENT**  
153 up to 169 sq m  
1,649 up to 1,817 sq ft

**TWO-BEDROOM DUPLEX**  
186 up to 201 sq m  
2,001 up to 2,164 sq ft

**THREE-BEDROOM DUPLEX**  
283 up to 291 sq m  
3,049 up to 3,136 sq ft

**FOUR-BEDROOM DUPLEX**  
606 up to 614 sq m  
6,519 up to 6,610 sq ft

**FIVE-BEDROOM DUPLEX**  
1,174 up to 1,174 sq m  
12,635 up to 12,635 sq ft

## Payment Plan:

Percentage	Payment Date
<b>Booking Deposit</b>	On Booking
10%	Within 7 days from Booking
10%	Within 30 Days from Booking
5%	Within 12 Months from Booking
10%	Within 18 Months from Booking
5%	On Completion of 50% Construction
10%	On Completion of 60% Construction
5%	On Completion of 70% Construction
10%	Handover
5%	4 Months Post Handover
5%	8 Months Post Handover
5%	12 Months Post Handover
5%	16 Months Post Handover
5%	20 Months Post Handover
5%	24 Months Post Handover
5%	30 Months Post Handover

Service charge estimation: AED 25 per sq. ft.

### ESCROW BANK ACCOUNT DETAILS

Account Name	ABA LUX LIVING
Bank	Sharjah Islamic Bank
IBAN	AE440410000012053111003
Swift Code	NBSHAEAS
Account Number	0012053111003



Project Sales & Marketing by:



FOR MORE INFORMATION, PLEASE CONTACT:

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**BROKER PACK**



**LIVE AVAILABILITY**

Project Registraton: 2939  
Developer Registration: 1392

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