

BEYOND LIVING





STEP INTO THE WONDERFUL AT MARRIOTT RESIDENCES JUMEIRAH LAKES TOWERS, DUBAI.

Sophisticated one, two and three-bedroom residences that embody the essence of modern living.

JUMEIRAH LAKES TOWERS

Your new home sits at the heart of Jumeirah Lakes Towers (JLT), a waterfront community set within stunning parkland. Enjoy unparalleled amenities, concierge services and à la carte service options, from childcare to private dining. Access thoughtful amenities complemented with the impeccable service of Marriott.





HOME IS WHERE THE LIFE IS

JLT is a remarkable neighbourhood. With its harmonious blend of lifestyle and comfort, you'll immediately feel at home.

It's a wonderful place to live, work and play. Add to this, JLT's proximity to the rest of the city, and you really are in the ideal spot.

WONDERFUL LIVING IN THE HEART OF JLT

Take a leisurely stroll by the lakes, browse the outdoor markets, watch a movie or enjoy the best in shopping and dining in the remarkable neighbourhood of JLT. With Dubai Marina and immaculate, soft-sand beaches close by, everything you desire is just minutes away, whether on foot or by car.



THE LOCAL AREA

		Drive time
1	Jumeirah Island Pavilion	2 min
2	Dubai Marina Mall	6 min
3	Bluewaters Island	6 min
4	Ibn Battuta Mall	7 min
5	Top Golf Dubai	9 min
6	JBR Beach	11 min
7	Nakheel Mall	12 min
8	Dubai Miracle Garden	15 min
9	Burj Khalifa & Dubai Mall	20 min
10	DXB International Airport	24 min

WONDERFUL LIVING. ALWAYS.

Balanced and beautiful, there’s a place for everything, and everything is in its place – it just feels right.

RESIDENCES OVERVIEW

From the moment you arrive, you’ll be impressed by the building’s stature, and seduced by every last detail. Brilliantly designed inside and out, you’ll instinctively know you’ve landed somewhere very special. You can feel it in every design detail, in the ambience, in the elegant surroundings, and the breathtaking views of Jumeirah Islands.



SPECIFICATIONS

Everything is meticulously crafted, with generous 3.1-meter ceilings in the main living areas and an 8-meter high lobby. Every space is finished to the highest quality and features an array of contemporary European fixtures and fittings: COMTÜR doors, Schüco windows, Siemens kitchen appliances, Grohe, Hansgrohe and Toto bathroom furniture, and BLUM fittings throughout.

Apartment Ceiling Height	3.1M
Bathroom Ceiling Height	2.6M
Lobby Ceiling Height	8M
Kitchen Appliances	Fully Equipped by Siemens
Finish Quality	High Quality



YOUR NEW HOME

One, two and three-bedroom residences offer wide balcony spaces and impeccable modern interiors. All fixtures and fittings are furnished by many of Europe's leading contemporary brands that redefine sophistication and durability. The overall feel is light and airy, with the highest-quality design touch throughout.





WELCOME TO THE 5TH FLOOR

Imagine a place where you can relax and play, all day long.

Where the gym is open to the sky. Where the infinity pool really does feel like it stretches out to the horizon. Where wellness and fun, sit hand-in-hand.

The 5th floor of the Residences is truly spectacular. Not just a floor of the building, but a sophisticated leisure complex in its own right.



















WHERE ENERGY MEETS ELEGANCE

There are indoor and outdoor gyms, a jogging track, a paddle tennis court, a yoga room, and sauna and treatment rooms. Children have their own swimming pool and play area.

There is also plenty of space to slow down and take life easy, whether it's lounging on a sunbed, enjoying an open-air theatre, unwinding in a sumptuous lounge, or gathering in barbecue areas and a welcoming bar. This is the ultimate in relaxation and comfort, your own world of pleasure and leisure, where you can live life to the fullest every day of the week.



UNPARALLELED AMENITIES

Infinity Open Pool		Indoor & Outdoor Gym	
Kids Pool		Yoga Room	
Kids Play Area		Sauna	
Open-to-Sky Gym		Theatre Area	
Sun Bed Water Area		Treatment Rooms	
Landscaping		Outdoor Shower	
Barbecue Zones		Pantry & Bar Counter	
Jogging Track		Seating Area	
Paddle Tennis Court		Planter Area	

RISE ABOVE TO THE 24TH FLOOR

From sunrise to late at night, the 24th floor of the Residences offers you unparalleled views of the glimmering city.



THE HEIGHT OF SOPHISTICATION

This is your place at the top, to gather and play, to unwind and watch the stars. The 24th floor is where chance meetings turn into lasting connections and friendships are forged.

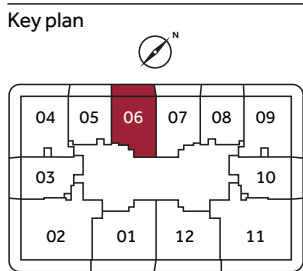
Find a cozy nook in the spacious lounge. Challenge your friends in the games room. Discover culinary tips and tricks in the exhibition kitchen. Settle in for a night of theatre. At 208 meters, this is the height of entertainment and the pinnacle of premium living.

Games Room		Closed pantry	
Theatre		Billiard tables	8
Exhibition Kitchen		Foldable tables	
Communal Lounge			

ONE BEDROOM

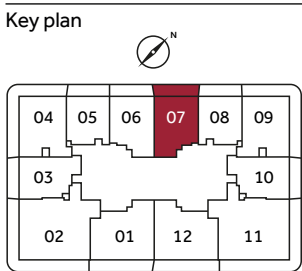
FLOOR PLAN A
UNIT 06

Unit Area	846.47 SQ.FT	78.64 SQ.M
Balcony Area	846.47 SQ.FT	78.64 SQ.M
Total Area	846.47 SQ.FT	78.64 SQ.M



FLOOR PLAN A
UNIT 07

Unit Area	846.66 SQ.FT	78.10 SQ.M
Balcony Area	174.48 SQ.FT	16.21 SQ.M
Total Area	1015.14 SQ.FT	94.31 SQ.M



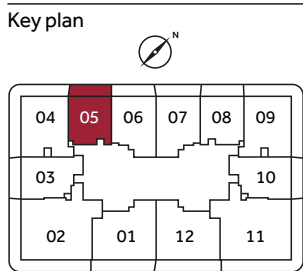
1. All dimensions are in imperial and metric, and measured from finish excluding construction tolerance. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images use are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

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ONE BEDROOM

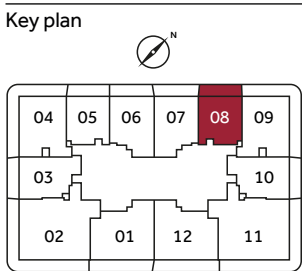
FLOOR PLAN B
UNIT 05

Unit Area	715.91 SQ.FT	66.51 SQ.M
Balcony Area	173.84 SQ.FT	16.15 SQ.M
Total Area	889.74 SQ.FT	82.66 SQ.M



FLOOR PLAN B
UNIT 08

Unit Area	715.26 SQ.FT	66.45 SQ.M
Balcony Area	174.59 SQ.FT	16.22 SQ.M
Total Area	889.85 SQ.FT	82.67 SQ.M



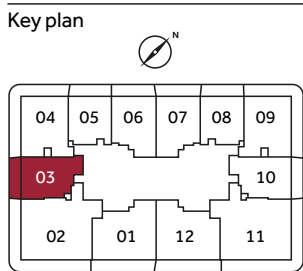
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ONE BEDROOM

FLOOR PLAN C
UNIT 03

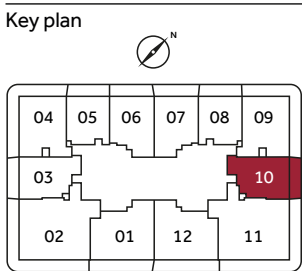
Unit Area	803.85 SQ.FT	74.68SQ.M
Balcony Area	169.21 SQ.FT	15.72 SQ.M
Total Area	973.06 SQ.FT	90.40 SQ.M



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FLOOR PLAN C
UNIT 10

Unit Area	803.42 SQ.FT	74.64 SQ.M
Balcony Area	169.32 SQ.FT	15.73 SQ.M
Total Area	972.73 SQ.FT	90.37 SQ.M

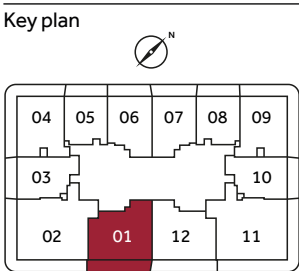


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TWO BEDROOM

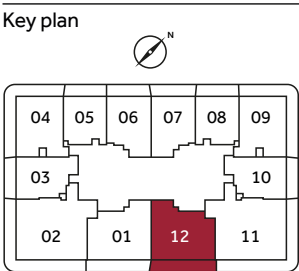
FLOOR PLAN A
UNIT 01

Unit Area	1143.02 SQ.FT	106.19 SQ.M
Balcony Area	268.99 SQ.FT	24.99 SQ.M
Total Area	1412.01 SQ.FT	131.18 SQ.M



FLOOR PLAN A
UNIT 12

Unit Area	1143.34 SQ.FT	106.22 SQ.M
Balcony Area	260.16 SQ.FT	24.17 SQ.M
Total Area	1403.61 SQ.FT	130.40 SQ.M

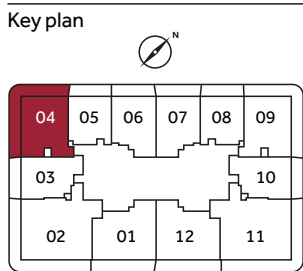


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TWO BEDROOM

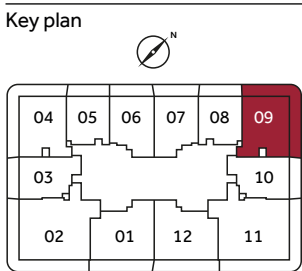
FLOOR PLAN B
UNIT 04

Unit Area	1016.97 SQ.FT	94.48 SQ.M
Balcony Area	475.44 SQ.FT	44.17 SQ.M
Total Area	1492.42 SQ.FT	138.65 SQ.M



FLOOR PLAN B
UNIT 09

Unit Area	1016.97 SQ.FT	94.48 SQ.M
Balcony Area	479.75 SQ.FT	44.57 SQ.M
Total Area	1496.72 SQ.FT	139.05 SQ.M



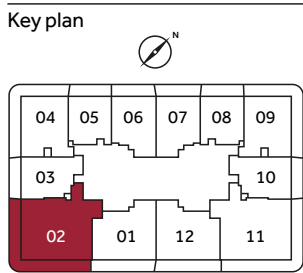
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THREE BEDROOM

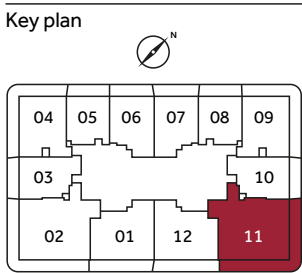
FLOOR PLAN
UNIT 02

Unit Area	1627.07 SQ.FT	151.16 SQ.M
Balcony Area	567.47 SQ.FT	52.72 SQ.M
Total Area	2194.55 SQ.FT	203.88 SQ.M



FLOOR PLAN
UNIT 11

Unit Area	1627.07 SQ.FT	151.16 SQ.M
Balcony Area	567.58 SQ.FT	52.73 SQ.M
Total Area	2194.65 SQ.FT	203.89 SQ.M



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AT YOUR SERVICE. ALWAYS.

The Residences are designed for comfort and ease.
Carefree, modern living that works elegantly and effortlessly.

ESSENTIAL SERVICES

‘Essential services’ come as standard within every homeowner’s association package.

- Flight, limousine and car service reservations
- Automobile rental and tour reservations
- Airport and ground transportation arrangements
- Theatre, entertainment and restaurant reservations
- Golf, spa and salon reservations
- Ordering floral arrangements
- Delivery services and move-in coordination
- Pet care and kennel information/reservations
- Hotel and guest suite reservations
- Common area housekeeping, maintenance and trash removal
- Butler/doorman/porter services and valet parking
- Shopping information
- Business centre
- Religious services information
- Notary public services

A LA CARTE SERVICES

À la carte services can be arranged at an additional cost by your concierge team, and are typically provided by trusted outside companies.

À La Carte General Services

- Event planning, personal chef and in-residence catering
- In-residence spa treatments and personal training
- Travel and vacation planning
- Plant care maintenance and vacant home care
- Nanny and child care services
- Pet grooming and grocery shopping
- Laundry, dry cleaning and alterations
- Car washing/detailing
- Equipment rental
- Photocopying, secretarial and translation services
- Mail packing and shipping

À La Carte Engineering Services

- Electronics hook-up and minor electrical/plumbing services
- Light bulb replacement and HVAC filter change
- Touch-up painting, picture hanging and furniture assembly
- Bulk and move-in trash removal

À La Carte Housekeeping Services

- Bathroom and floor cleaning
- Interior dusting and mirror polishing
- Oven and refrigerator cleaning
- Bed stripping and changing
- Dish washing
- Balcony cleaning



ONVIA

OWNER RECOGNITION PLATFORM

ONVIA represents Marriott’s commitment to enhancing your Residence Owner experience.

- Elevation of Status within Marriott Bonvoy for Residence Owners. Enjoy an elevated lifestyle globally, across more than 30 distinctive brands, with complimentary Marriott Bonvoy Gold Elite status through 2029. As an Owner, you can always access the absolute best service and unparalleled benefits at Marriott hotels worldwide.
- Preferred Hotel Access
- Access to Distinctive Lifestyle Partnerships
- Preferred Access & Signature Amenities with The Ritz-Carlton Yacht Collection
- Exclusive Offers on Epicurean Experiences
- A Focus on Wellness
- Exclusive On-Property and Online Retail Offers
- Simplified Marriott Bonvoy Credit Card Offerings
- World-Class Concierge Services
- Extraordinary Experiences Away From Home
- Locally Inspired, Curated Events and Activities, and
- Inspiring Art, Culture and Design through our HEREIN Multimedia Platform

PRESENTED BY

EVOLUTIONS

Evolutions is the first-of-its-kind real estate intelligence hub in Dubai that combines a concept store of exclusive developments, a 360-degree consultancy that specializes in the entire real estate lifecycle, and a global network of industry experts to facilitate connections with major industry players. The company serves as a bridge connecting all stakeholders, including developers, investors, brokers, and end-users. It actively supports the interests of every stakeholder, working towards creating, developing, and delivering valuable assets.

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