



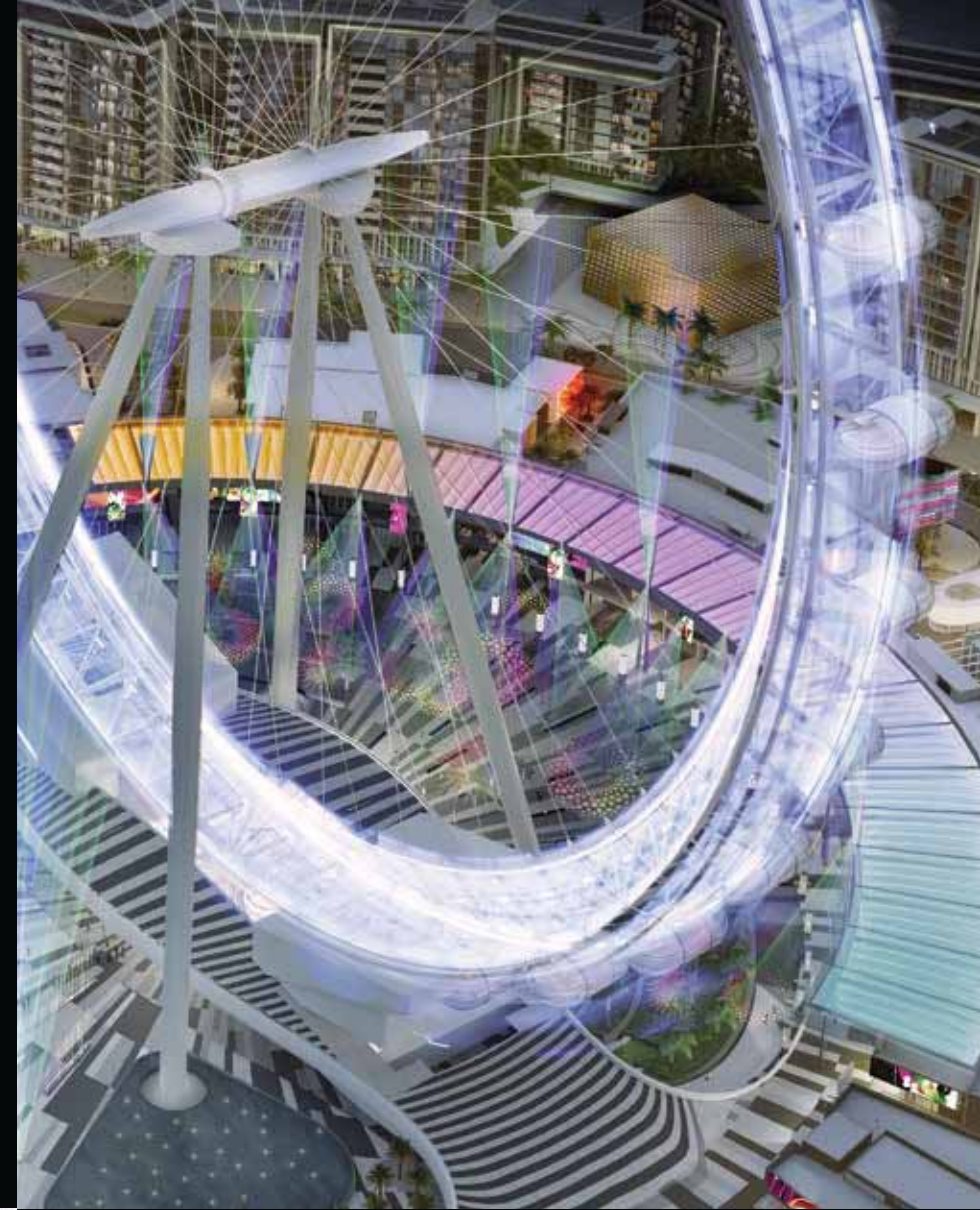
 **BLUE  
WATERS**







**Island**



**Style**



**Urban**



**Living**



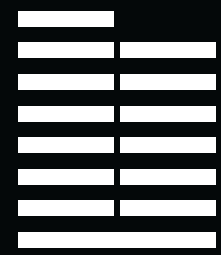


# Waterfront living

Bluewaters is a destination with a pioneering spirit, blending island, waterfront living with the exhilaration of the city to create an unrivalled experience for residents and visitors. It is a colourful beacon adorning Dubai's urban landscape, drawing in those seeking endless lifestyle opportunities.

Located off the coast of Jumeirah Beach Residence opposite THE BEACH, Bluewaters is a lively, family-oriented destination with a diverse range of places and experiences that will leave you spoilt for choice.

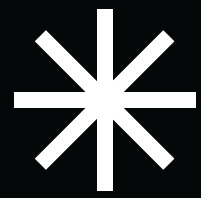
The island is home to Ain Dubai, the world's largest observation wheel, and is set to become one of the world's largest tourism hotspots, complete with distinctive residential, retail, hospitality, and entertainment experiences and concepts.



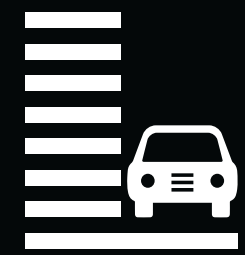
**10**  
Residential  
buildings



**164**  
Retail, dining and  
entertainment outlets



**210**  
Metre high  
Ain Dubai



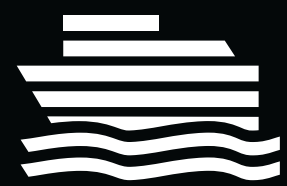
**2,400**  
Parking spaces



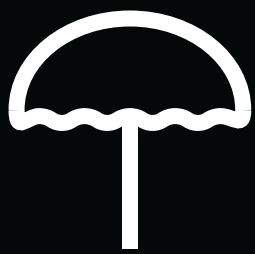
**2**  
Luxury hotels



**479**  
Hotel keys



Ferry dock



Beach club



Road and  
pedestrian bridges



# Location and connectivity

Bluewaters is within touching distance of Dubai Marina and is just a short drive from Abu Dhabi. Connected to the mainland by a direct road link from Sheikh Zayed Road, Bluewaters will operate the Group Rapid Transit service that offers passengers a unique travel experience via a driverless vehicle system. There will also be a 265 metre pedestrian bridge linking the island to the beachfront at Jumeirah Beach Residence.

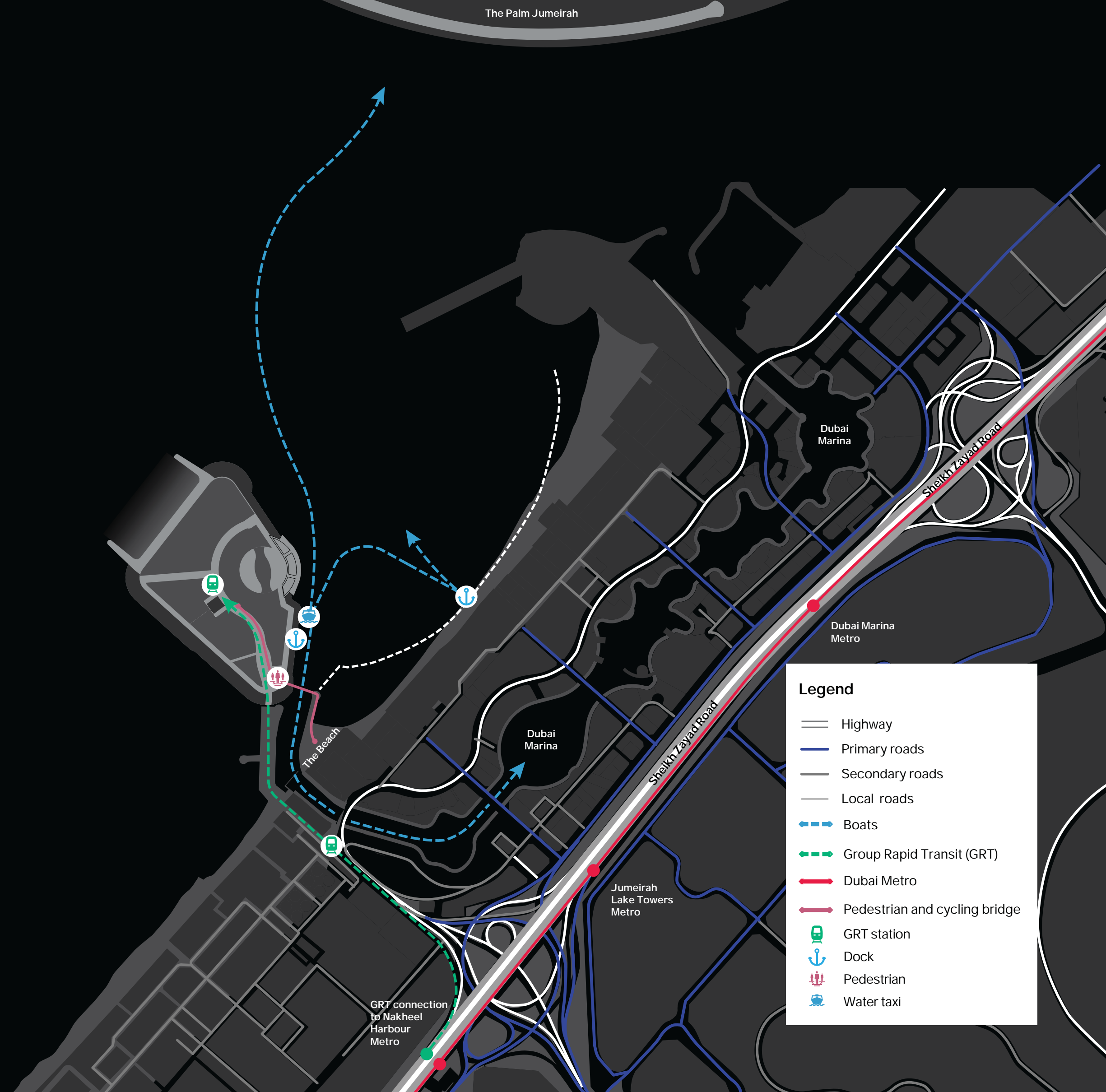
**45** min  
Abu Dhabi  
Airport

**30** min  
Dubai International  
Airport

**30** min  
Al Maktoum  
Airport

**20** min  
Downtown  
Dubai

**7** min  
Dubai  
Marina



**Legend**

- Highway
- Primary roads
- Secondary roads
- Local roads
- Boats
- Group Rapid Transit (GRT)
- Dubai Metro
- Pedestrian and cycling bridge
- GRT station
- Dock
- Pedestrian
- Water taxi



## Retail therapy

The retail experience at Bluewaters spans across the boulevard and units are spread in the small scale buildings. The ground and first floor levels will have 132 outlets with an additional 32 units under residential buildings, hosting a combination of retail, restaurants, cafes and entertainment concepts and experiences. Waterfront outlets will serve a range of cuisines, from high-end restaurants to intimate bistros, while the basements beneath them will have ample parking for shoppers and visitors.





**Plush**



**Vibe**



**Explore**



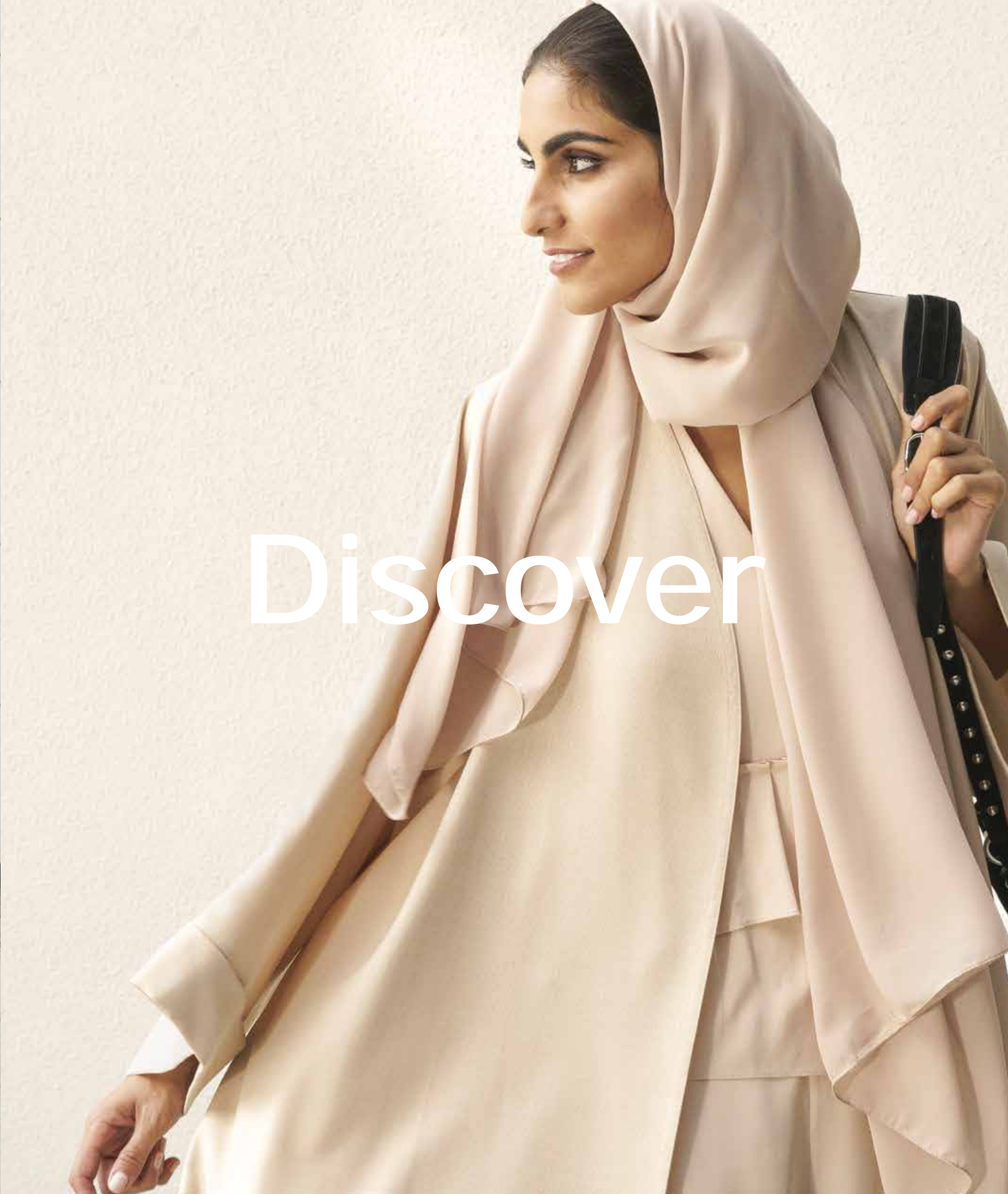
**Share**







Shop



Discover



## A world-class destination

At 210m, Ain Dubai is the world's largest observation wheel and forms the spectacular centrepiece of Bluewaters. Towering high above the coastline, Ain Dubai will provide unforgettable views of the city.

Through Ain Dubai, visitors can expect a truly magical experience that has been carefully designed to complement the vibrant lifestyle at Bluewaters.



**Play**



**Happy**



**Bright**



**Energy**



A vertical rainbow gradient background with a grid of glowing circles. The circles are arranged in a grid pattern and their colors transition from yellow and white at the top to red and orange at the bottom.

Explore

An aerial night view of a modern city with a Ferris wheel and illuminated buildings. The scene is lit up with various colors, including blue, purple, and white. The Ferris wheel is a prominent feature on the right side of the image. The buildings are modern and have large glass windows that are lit up from within. The overall atmosphere is vibrant and futuristic.

Entertain



## An island retreat

The two, five-star, luxury hotels at Bluewaters are set to become a magnet for visitors from around the world, ensuring there's a place for everyone on the island. Set at the tip of the island with breathtaking views of the sea, the hotels command a premium position in Dubai. Their architecture is a low-lying haven for those looking for a seafront retreat. The hotels will have relaxing beach club and distinct dining offerings that cater to the most discerning guests and visitors.



Carefree



Islander



Life



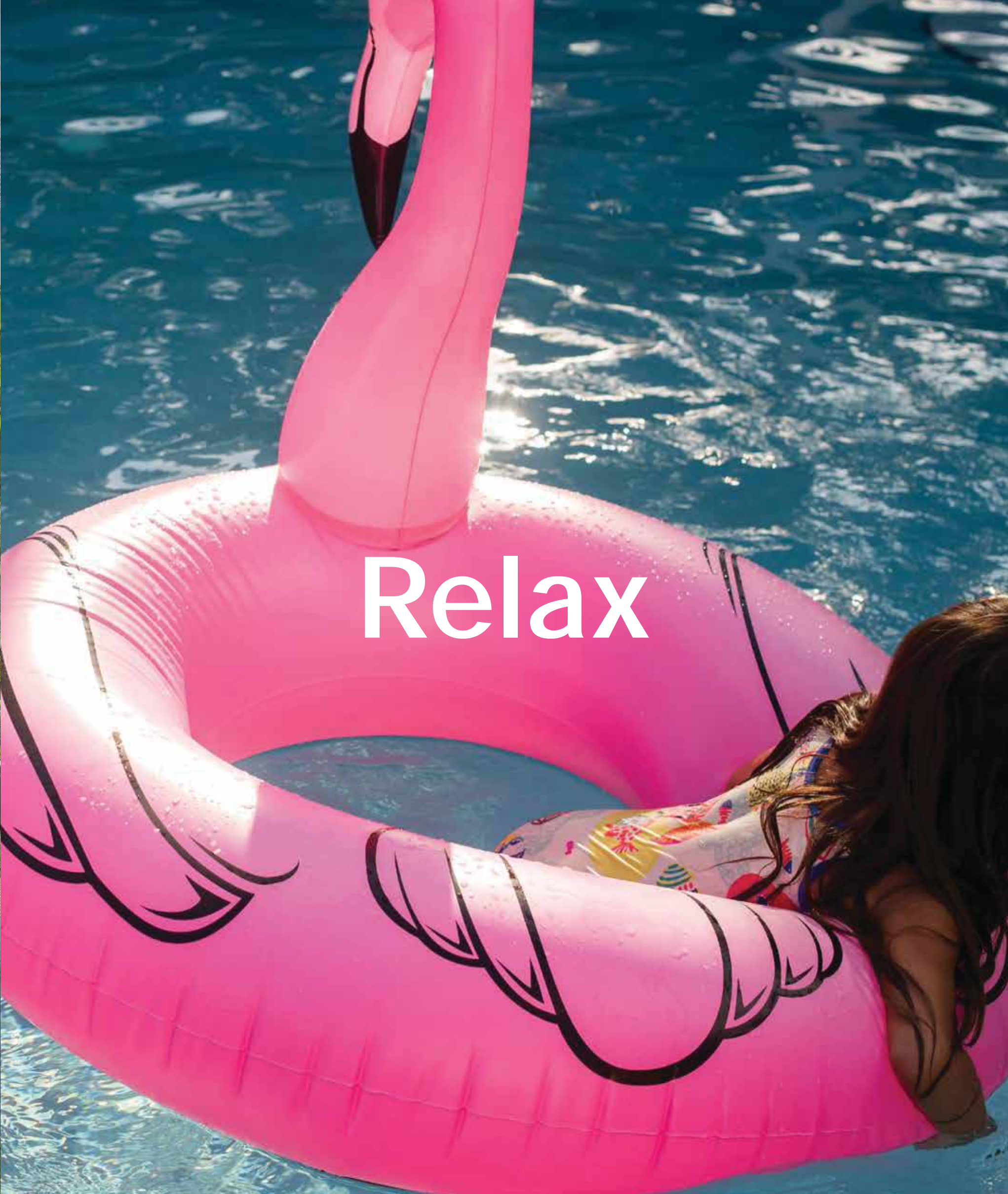
Traveller







Calm

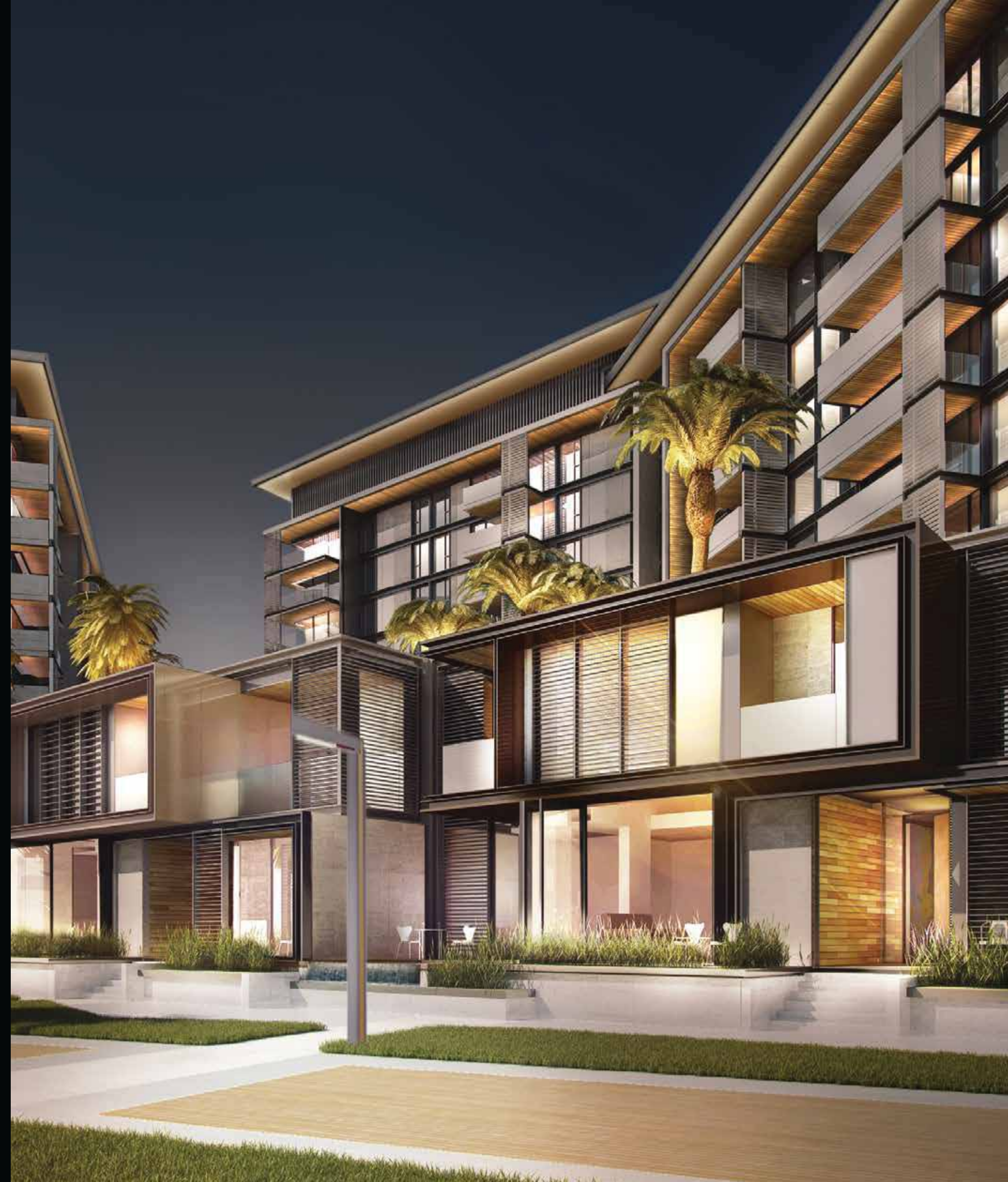


Relax



# Bluewaters residences

Bluewaters residences comprises 10 apartment buildings, 4 penthouses, and 17 townhouses. Properties offer a range of dimensions and are set over a podium that is aligned to capture stunning views and create a truly unique island experience. The elegant, mid-rise towers are home to 698 one, two, three and four-bedroom, glass-fronted apartments, each with one or two parking spaces. Bluewaters offers a premium lifestyle for the whole family with residential amenities including state-of-the-art gymnasiums, swimming pools, landscaped gardens, basketball courts and children's play areas.

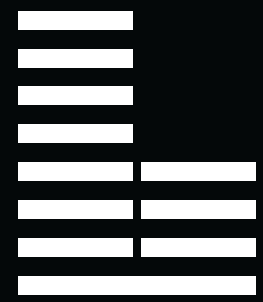




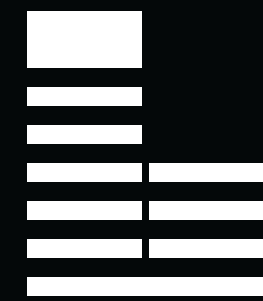
1-4  
Bedrooms



17  
Townhouses



698  
Apartments



4  
Penthouses





Urban



Nature



GALAXY COFFEE

Galaxy Mall



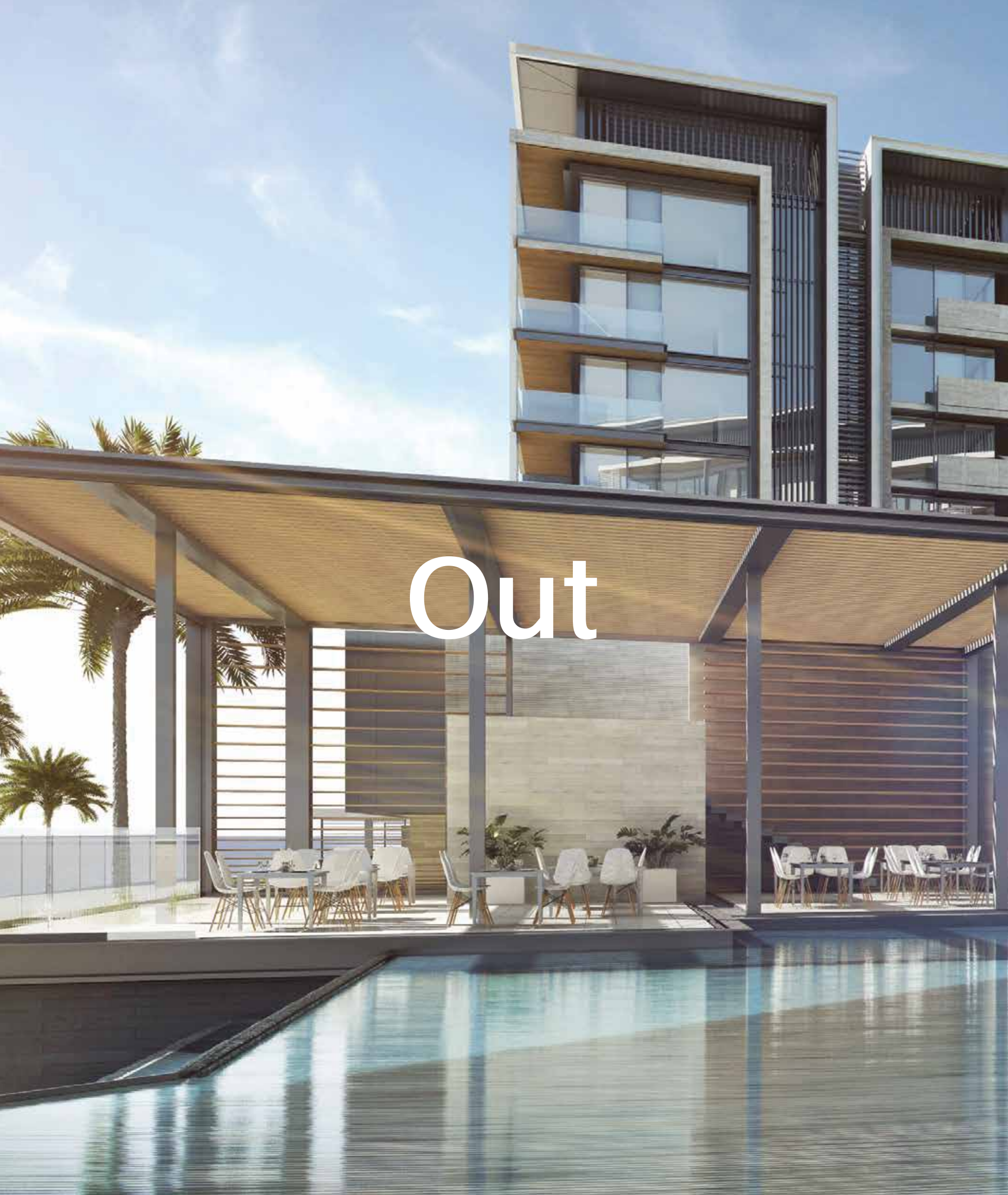


# Outdoor vitality

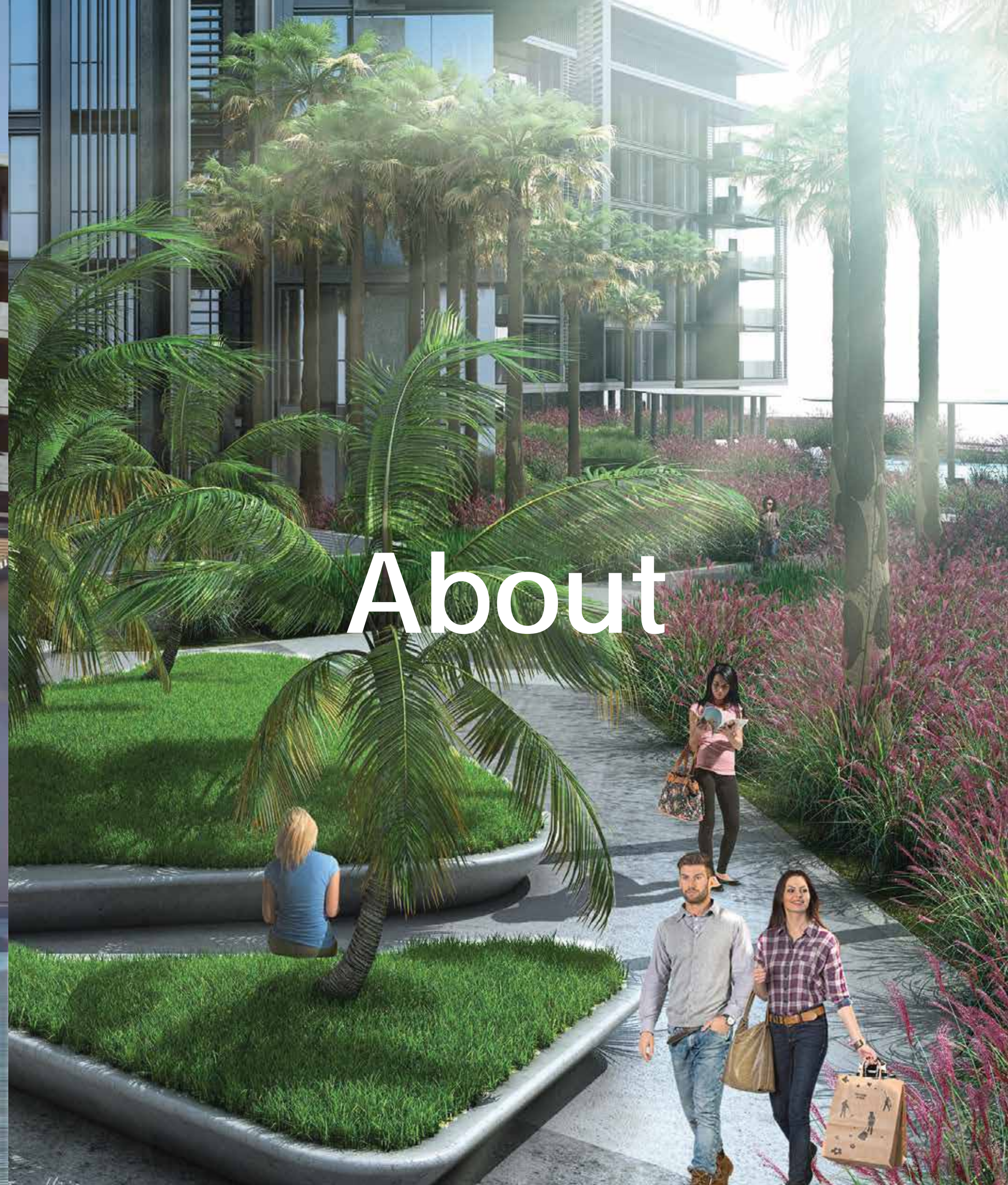
Bluewaters residences offer the ultimate in community living, providing residents with easy access to all of the island facilities in lush, green surroundings.

The concept of water connects each element of the island through a series of shaded water courtyards, providing a cooling effect to the external spaces. A series of landscaped courtyards located on the waterfront frame the views out to the sea and beyond. The pedestrian areas that are a central feature of the island are based on the structure of a valley where intimate spaces weave through the development to provide orientation through its shaded walkways.





Out

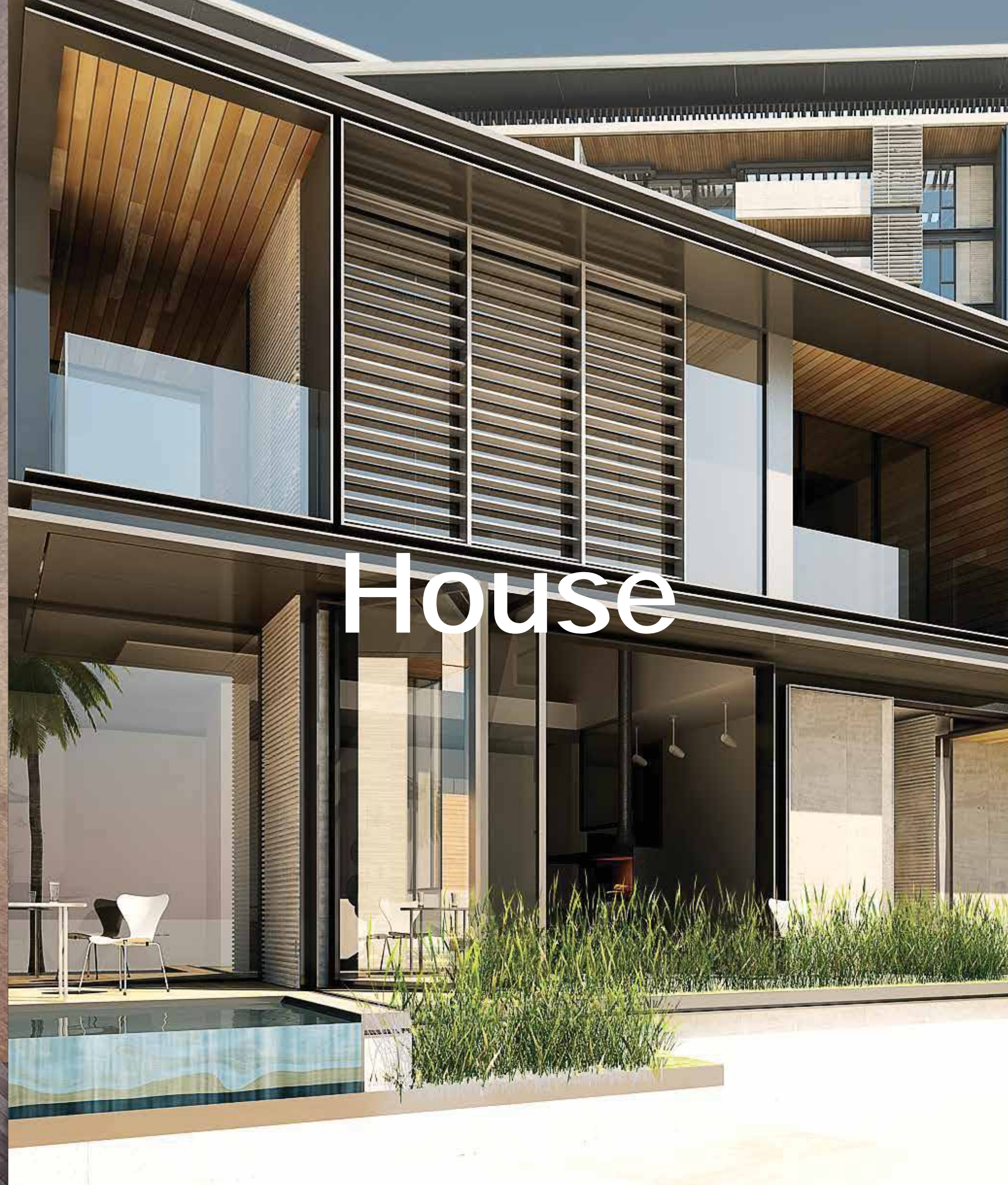


About





Town



House



# Contemporary living

The interiors at Bluewaters residences are finished to the highest standards, with a neutral palette and a minimalist style that combines the warmth of Scandinavian wooden floors with the opulence of soft metallic fixtures. Designed for a contemporary lifestyle, the open plan kitchen features state-of-the-art Italian appliances and seamless worktops.

With floor to ceiling windows, all apartments offer sweeping views, varying between Ain Dubai, the sea, the greenery and a boulevard.







# Master plan

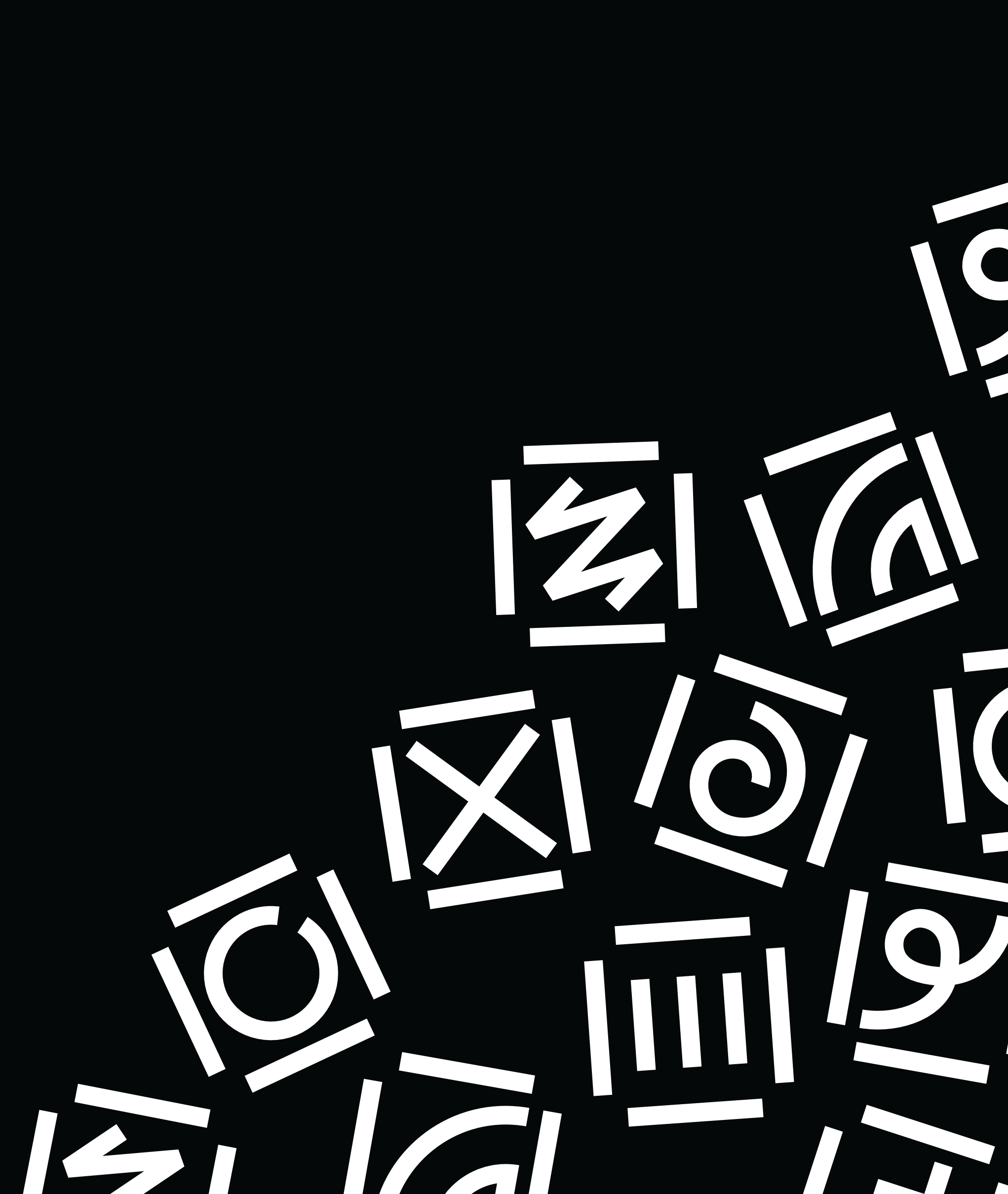


- AD Ain Dubai
- H1-H2 Luxury hotel
- SA1-SA2 Serviced apartments
- PB Pedestrian bridge
- R1-R10 Residential building
- R-FB Retail and F&B



# Meraas overview

Meraas is dedicated to making Dubai and the UAE better for people to live, work and play in. We design for a diverse mix of people to stimulate a creative urban culture where the next generation of ideas, businesses and communities can take root. Our investments ensure a better future for generations to come and spread across different sectors including food, retail, leisure, hospitality, health and education. Our destinations which include to date - CITY WALK, THE BEACH, BOXPARK, Last Exit and The Outlet Village - are open places for communities to socialise, explore, learn, play, create and innovate.





[bluewatersdubai.ae](http://bluewatersdubai.ae)



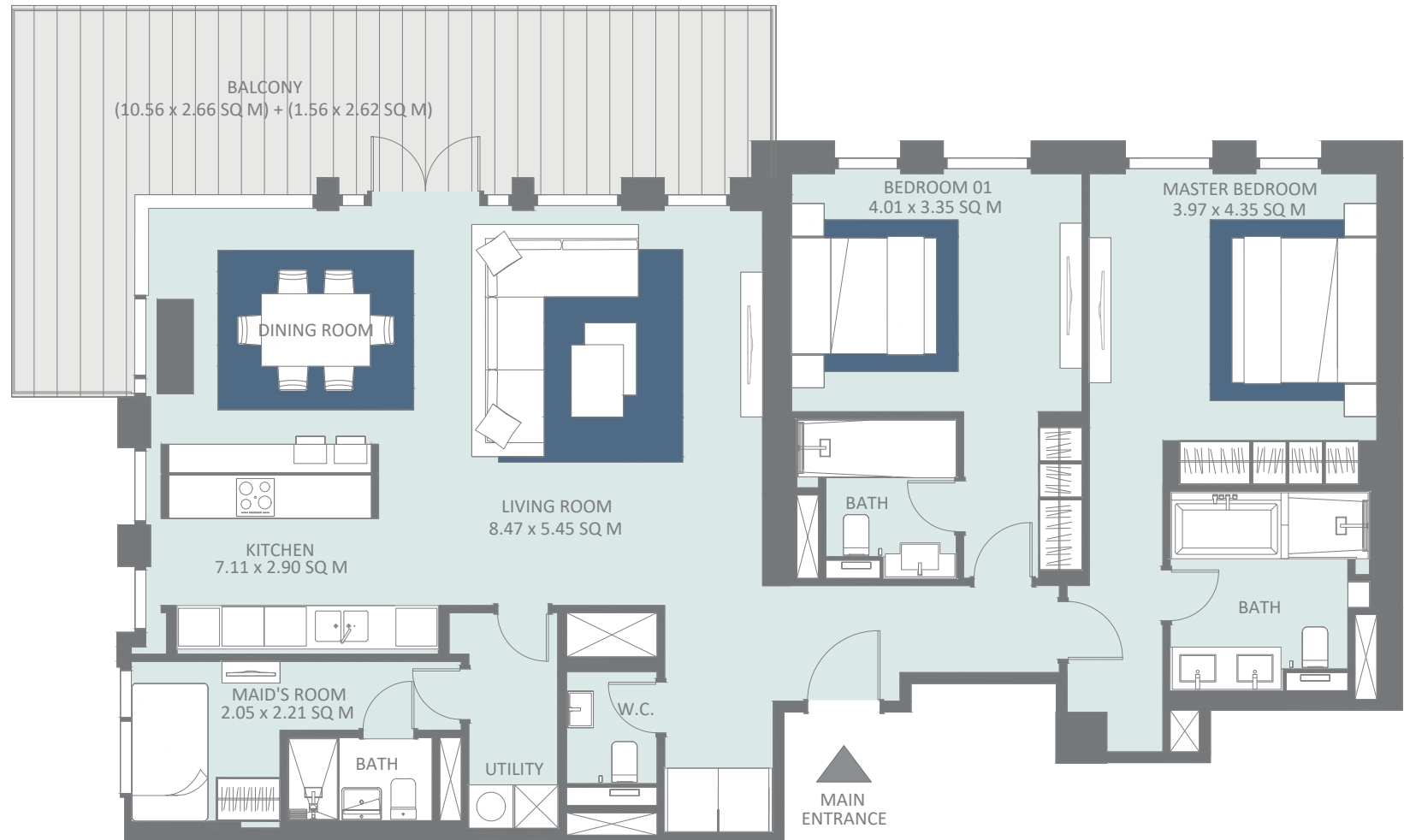
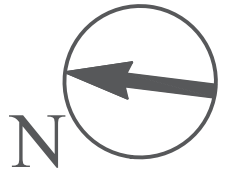
**BLUE  
WATERS**  
RESIDENCES

**BUILDING 10  
FLOOR PLANS**

**MERAAS**

# 2 BEDROOM APARTMENT | TYPE 3-1

Level 1

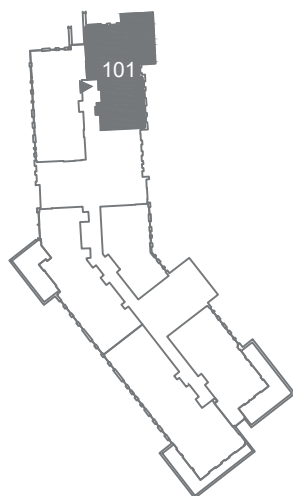


1 Unit	Net Area	Balcony Area	Total Area	Parking Bay	Views
101	1,501 Sq. Ft.	353 Sq. Ft.	1854 Sq. Ft.	1	B, G, AD

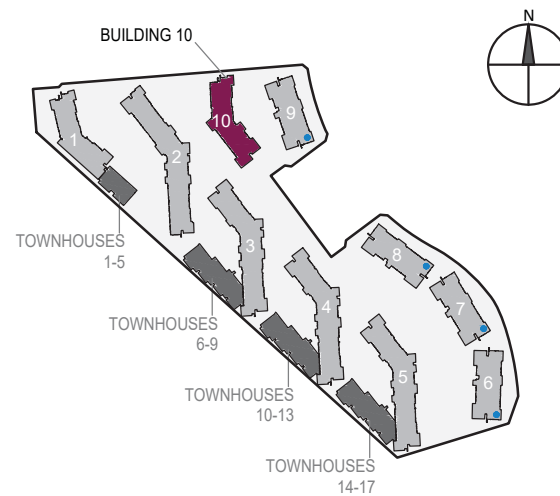
## FLOOR LEVEL

	9th level
	8th level
	7th level
	6th level
	5th level
	4th level
	3rd level
	2nd level
<b>101</b>	1st level

## FLOOR SHAPE



## BUILDING LOCATION



## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

# 3 BEDROOM APARTMENT | TYPE 4-1

Levels 3 to 9

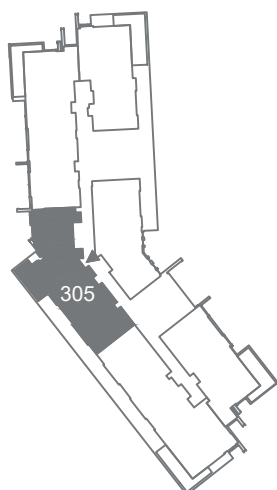


7 Units	Net Area	Balcony Area	Total Area	Parking Bay	Views
305	1,980 Sq. Ft.	200 Sq. Ft.	2,180 Sq. Ft.	2	B, G
405	1,980 Sq. Ft.	193 Sq. Ft.	2,173 Sq. Ft.	2	B, G
505	1,980 Sq. Ft.	193 Sq. Ft.	2,173 Sq. Ft.	2	B, G
605	1,980 Sq. Ft.	193 Sq. Ft.	2,173 Sq. Ft.	2	B, G
705	1,980 Sq. Ft.	193 Sq. Ft.	2,173 Sq. Ft.	2	B, G
805	1,980 Sq. Ft.	193 Sq. Ft.	2,173 Sq. Ft.	2	B, G
905	1,980 Sq. Ft.	193 Sq. Ft.	2,173 Sq. Ft.	2	B, G

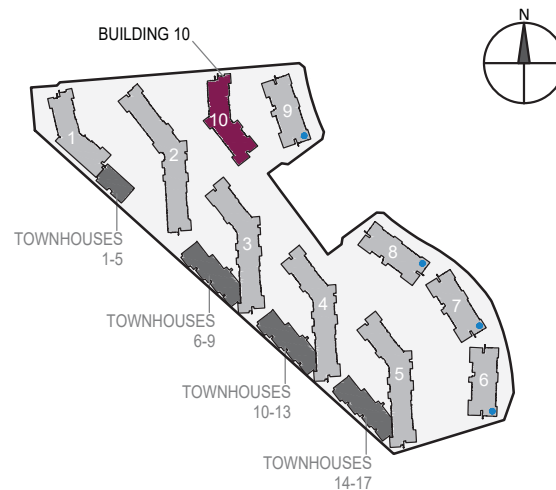
## FLOOR LEVEL

905	9th level
805	8th level
705	7th level
605	6th level
505	5th level
405	4th level
305	3rd level
	2nd level
	1st level

## FLOOR SHAPE



## BUILDING LOCATION



## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

# 4 BEDROOM APARTMENT | TYPE 2-1

Levels 3 to 9

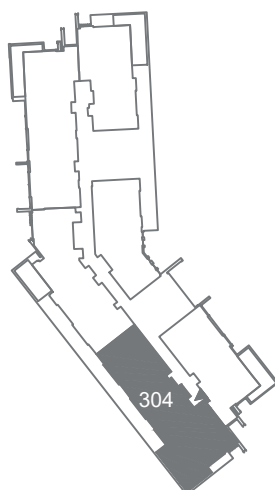


7 Units	Net Area	Balcony Area	Total Area	Parking Bay	Views
304	2,363 Sq. Ft.	218 Sq. Ft.	2,581 Sq. Ft.	2	G
404	2,363 Sq. Ft.	218 Sq. Ft.	2,581 Sq. Ft.	2	G
504	2,363 Sq. Ft.	218 Sq. Ft.	2,581 Sq. Ft.	2	G
604	2,363 Sq. Ft.	218 Sq. Ft.	2,581 Sq. Ft.	2	G
704	2,363 Sq. Ft.	218 Sq. Ft.	2,581 Sq. Ft.	2	G
804	2,363 Sq. Ft.	218 Sq. Ft.	2,581 Sq. Ft.	2	G
904	2,363 Sq. Ft.	218 Sq. Ft.	2,581 Sq. Ft.	2	G

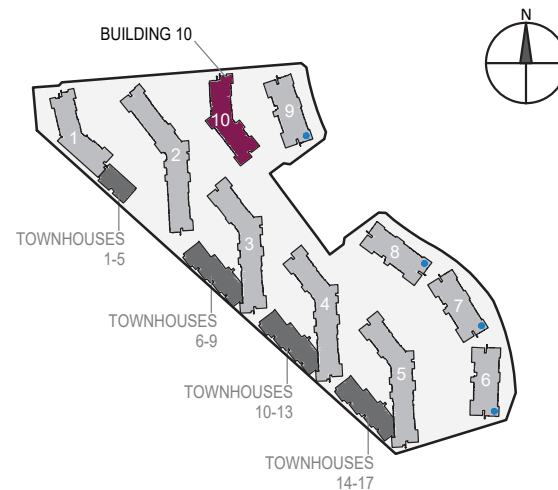
## FLOOR LEVEL

904	9th level
804	8th level
704	7th level
604	6th level
504	5th level
404	4th level
304	3rd level
	2nd level
	1st level

## FLOOR SHAPE



## BUILDING LOCATION



## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

# 2 BEDROOM APARTMENT | TYPE 9-1

Levels 3 to 9



7 Units	Net Area	Balcony Area	Total Area	Parking Bay	Views
302	1,483 Sq. Ft.	0	1,483 Sq. Ft.	1	B, G
402	1,482 Sq. Ft.	0	1,482 Sq. Ft.	1	B, G
502	1,482 Sq. Ft.	0	1,482 Sq. Ft.	1	B, G
602	1,483 Sq. Ft.	0	1,483 Sq. Ft.	1	B, G
702	1,483 Sq. Ft.	0	1,483 Sq. Ft.	1	B, G
802	1,482 Sq. Ft.	0	1,482 Sq. Ft.	1	B, G
902	1,482 Sq. Ft.	0	1,482 Sq. Ft.	1	B, G

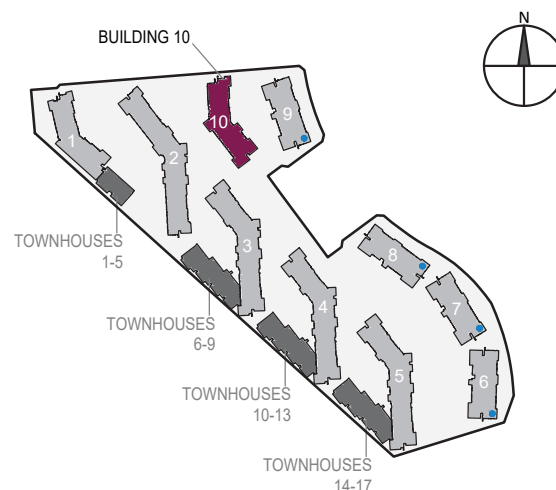
## FLOOR LEVEL

902	9th level
802	8th level
702	7th level
602	6th level
502	5th level
402	4th level
302	3rd level
	2nd level
	1st level

## FLOOR SHAPE



## BUILDING LOCATION

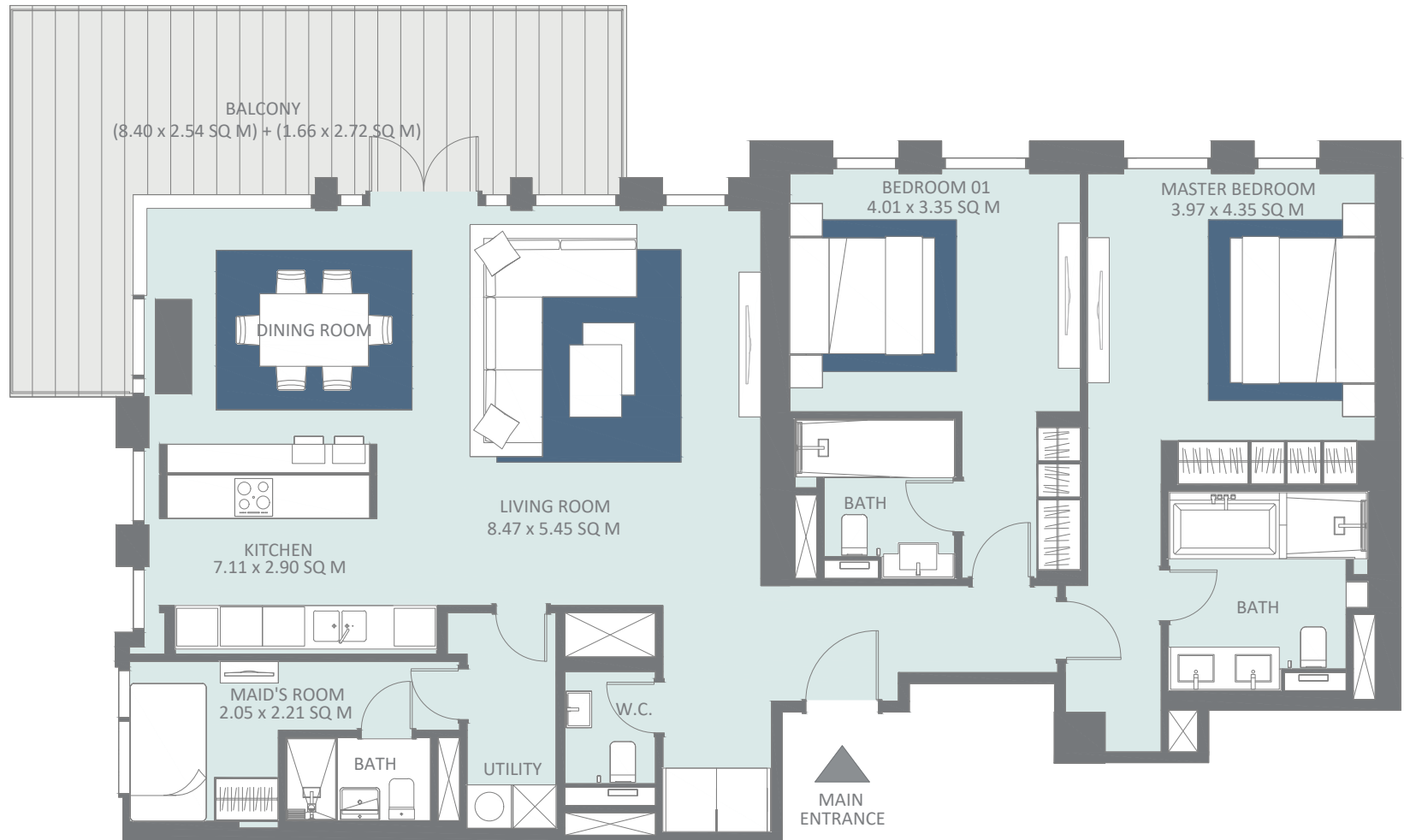
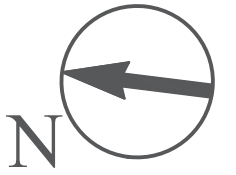


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

# 2 BEDROOM APARTMENT | TYPE 3-1

Levels 3 to 9

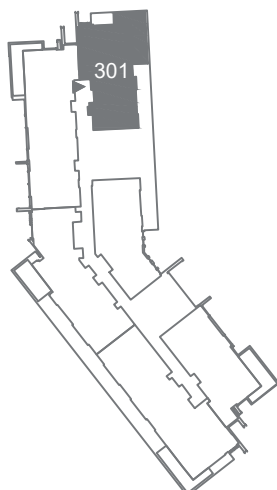


8 Units	Net Area	Balcony Area	Total Area	Parking Bay	Views
301	1,490 Sq. Ft.	281 Sq. Ft.	1,771 Sq. Ft.	1	B, G, AD
401	1,490 Sq. Ft.	281 Sq. Ft.	1,771 Sq. Ft.	1	B, G, AD
501	1,490 Sq. Ft.	281 Sq. Ft.	1,771 Sq. Ft.	1	B, G, AD
601	1,490 Sq. Ft.	281 Sq. Ft.	1,771 Sq. Ft.	1	B, G, AD
701	1,490 Sq. Ft.	281 Sq. Ft.	1,771 Sq. Ft.	1	B, G, AD
801	1,490 Sq. Ft.	281 Sq. Ft.	1,771 Sq. Ft.	1	B, G, AD
901	1,490 Sq. Ft.	281 Sq. Ft.	1,771 Sq. Ft.	1	B, G, AD

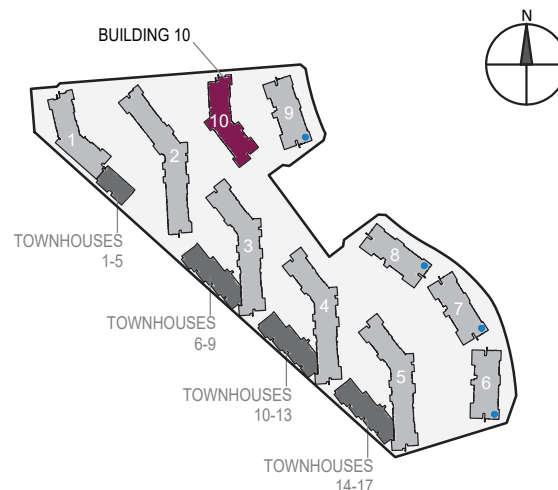
## FLOOR LEVEL

901	9th level
801	8th level
701	7th level
601	6th level
501	5th level
401	4th level
301	3rd level
	2nd level
	1st level

## FLOOR SHAPE



## BUILDING LOCATION



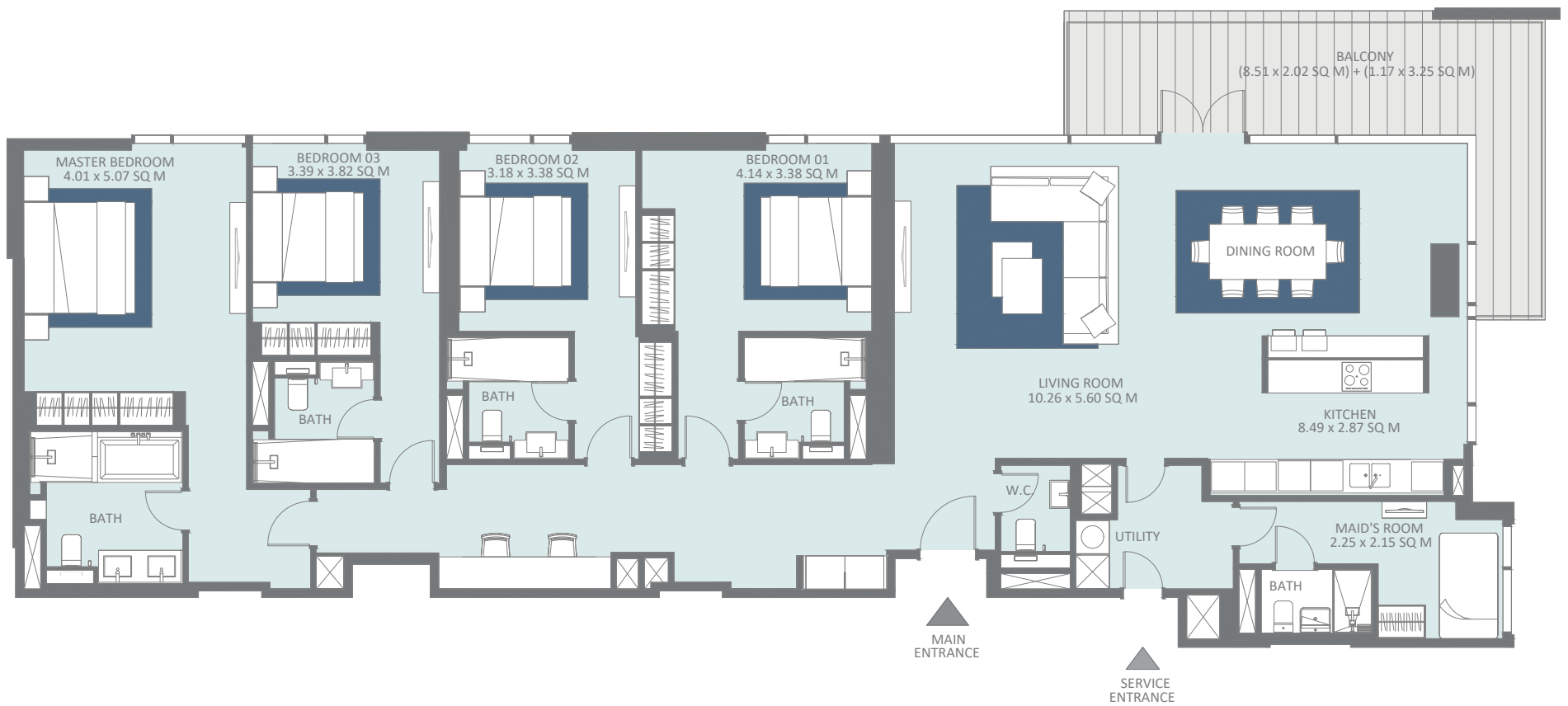
## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview



# 4 BEDROOM APARTMENT | TYPE 2-2

Levels 2 to 9

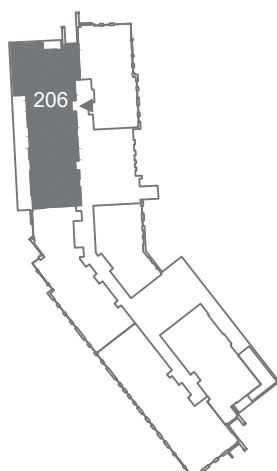


8 Units	Net Area	Balcony Area	Total Area	Parking Bay	Views
206	2,290 Sq. Ft.	243 Sq. Ft.	2,533 Sq. Ft.	2	B, G
306	2,288 Sq. Ft.	243 Sq. Ft.	2,531 Sq. Ft.	2	B, G
406	2,288 Sq. Ft.	243 Sq. Ft.	2,531 Sq. Ft.	2	B, G
506	2,288 Sq. Ft.	243 Sq. Ft.	2,531 Sq. Ft.	2	B, G
606	2,288 Sq. Ft.	243 Sq. Ft.	2,531 Sq. Ft.	2	B, G
706	2,288 Sq. Ft.	243 Sq. Ft.	2,531 Sq. Ft.	2	B, G
806	2,288 Sq. Ft.	243 Sq. Ft.	2,531 Sq. Ft.	2	B, G
906	2,288 Sq. Ft.	243 Sq. Ft.	2,531 Sq. Ft.	2	B, G

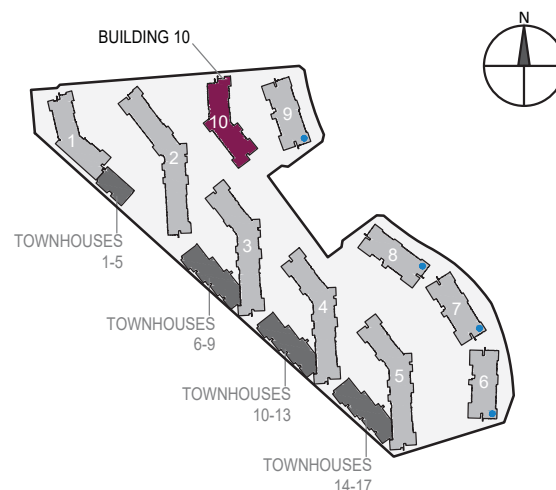
## FLOOR LEVEL

906	9th level
806	8th level
706	7th level
606	6th level
506	5th level
406	4th level
306	3rd level
206	2nd level
	1st level

## FLOOR SHAPE



## BUILDING LOCATION

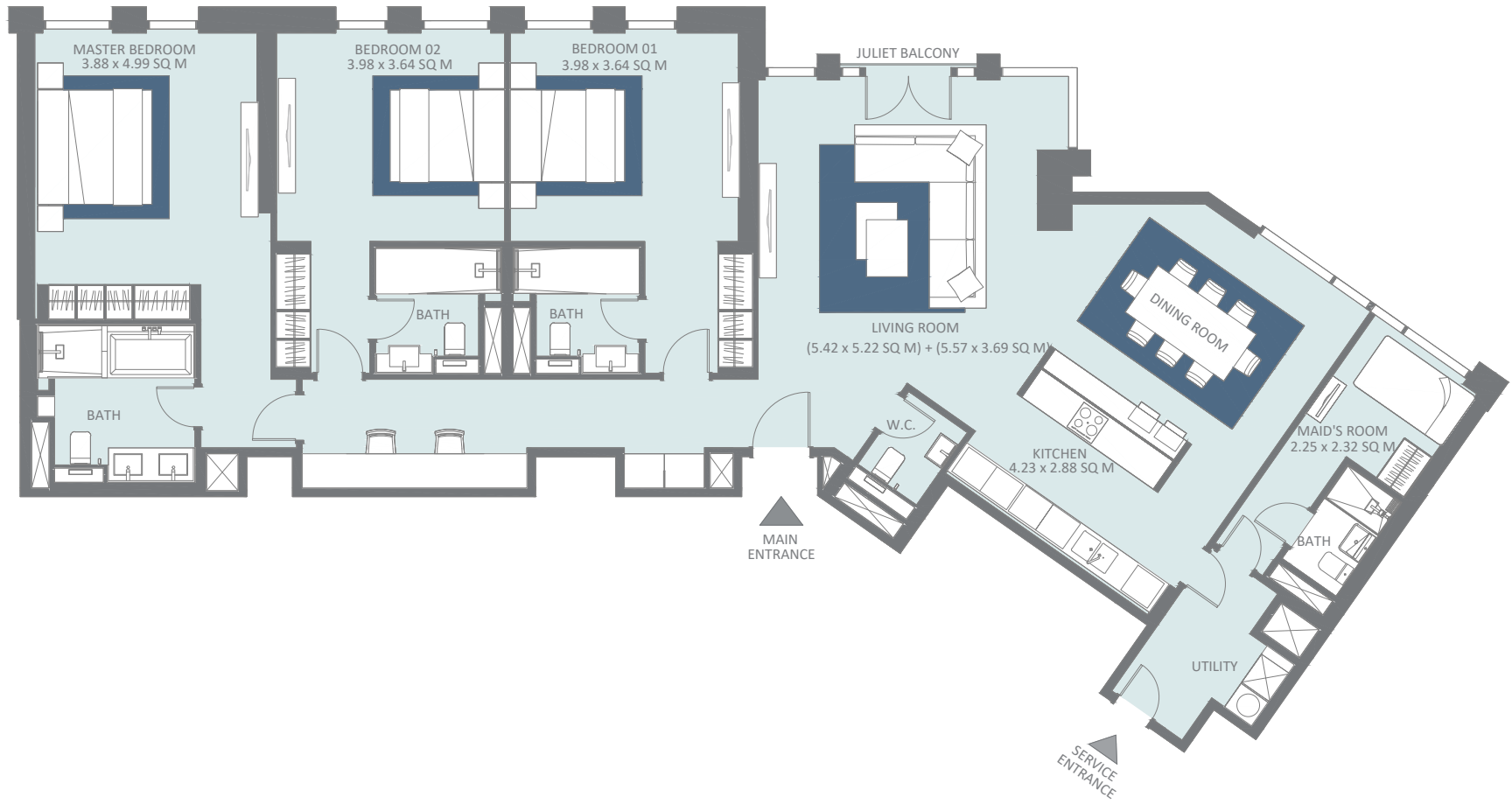


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

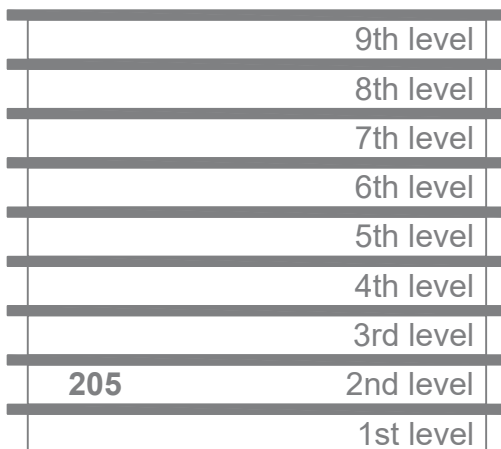
# 3 BEDROOM APARTMENT | TYPE 4-1

Level 2



1 Unit	Net Area	Balcony Area	Total Area	Parking Bay	Views
205	1,991 Sq. Ft.	0 Sq. Ft.	1,991 Sq. Ft.	2	B,G

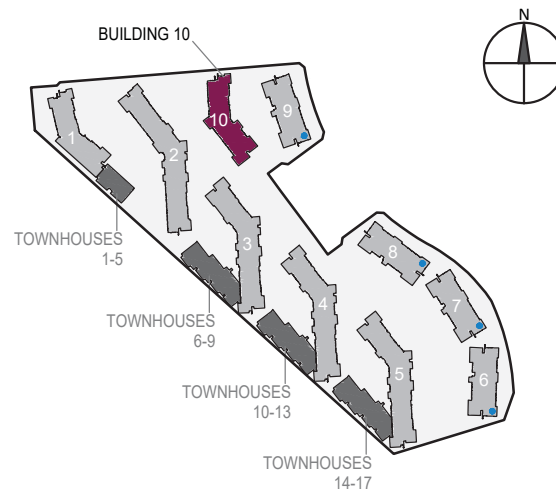
## FLOOR LEVEL



## FLOOR SHAPE



## BUILDING LOCATION

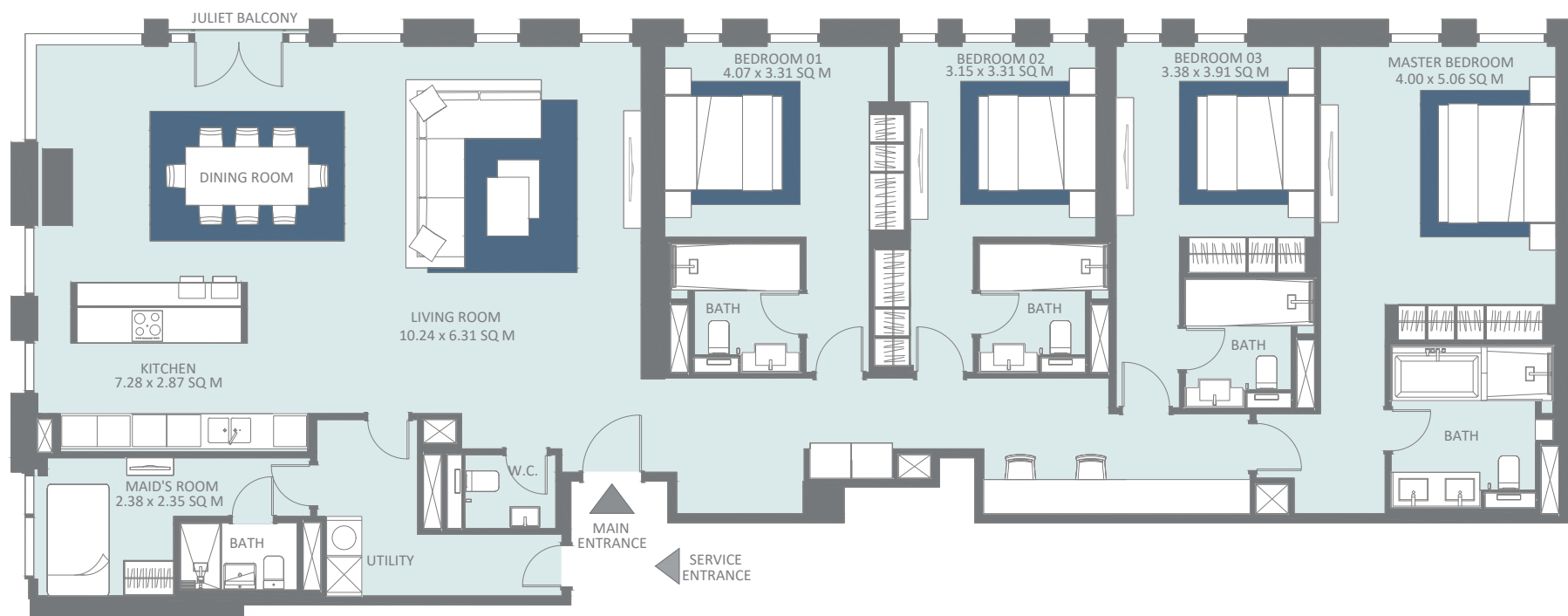


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

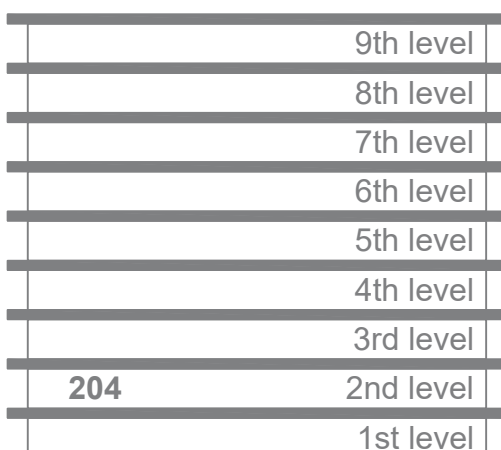
# 4 BEDROOM APARTMENT | TYPE 2-1

Level 2

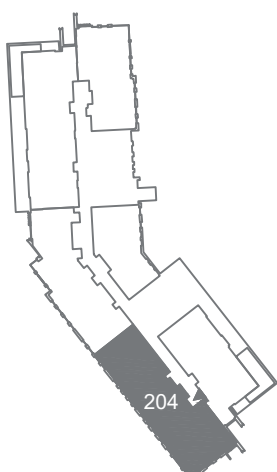


1 Unit	Net Area	Balcony Area	Total Area	Parking Bay	Views
204	2,368 Sq. Ft.	0 Sq. Ft.	2,368 Sq. Ft.	2	G

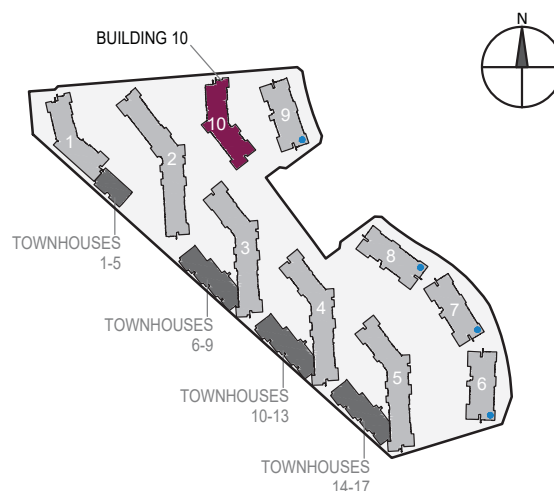
## FLOOR LEVEL



## FLOOR SHAPE



## BUILDING LOCATION

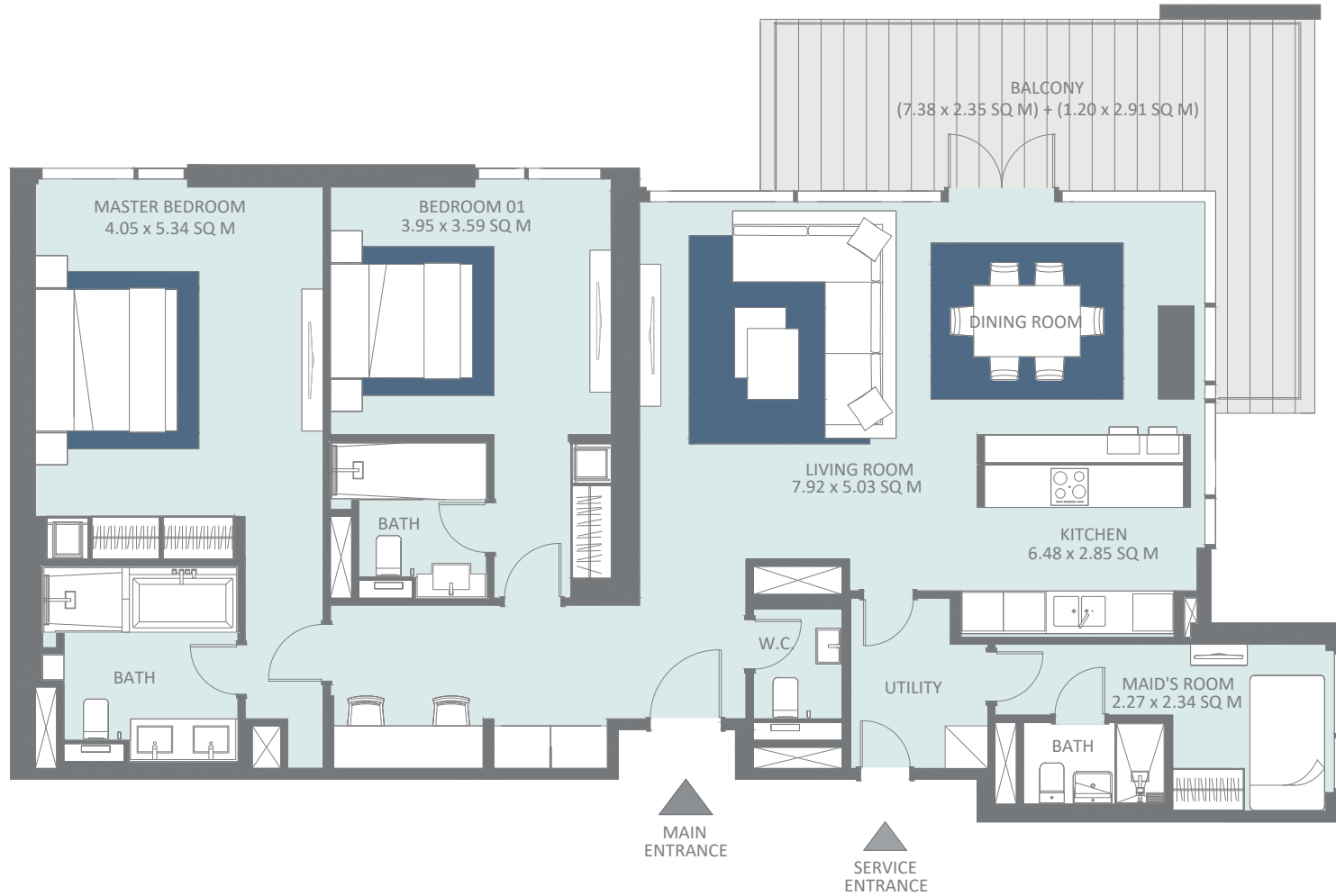


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

# 2 BEDROOM APARTMENT | TYPE 2-3B

Levels 2 to 9



8 Units	Net Area	Balcony Area	Total Area	Parking Bay	Views
203	1,520 Sq. Ft.	222 Sq. Ft.	1,742 Sq. Ft.	1	B, G
303	1,520 Sq. Ft.	222 Sq. Ft.	1,742 Sq. Ft.	1	B, G
403	1,520 Sq. Ft.	222 Sq. Ft.	1,742 Sq. Ft.	1	B, G
503	1,520 Sq. Ft.	222 Sq. Ft.	1,742 Sq. Ft.	1	B, G
603	1,520 Sq. Ft.	222 Sq. Ft.	1,742 Sq. Ft.	1	B, G
703	1,520 Sq. Ft.	222 Sq. Ft.	1,742 Sq. Ft.	1	B, G
803	1,520 Sq. Ft.	222 Sq. Ft.	1,742 Sq. Ft.	1	B, G
903	1,520 Sq. Ft.	222 Sq. Ft.	1,742 Sq. Ft.	1	B, G

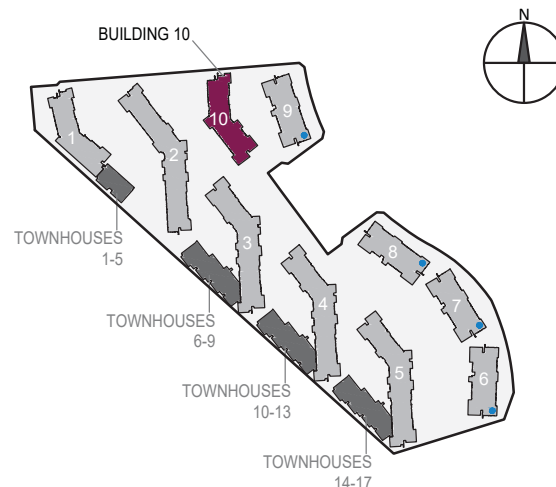
## FLOOR LEVEL

903	9th level
803	8th level
703	7th level
603	6th level
503	5th level
403	4th level
303	3rd level
203	2nd level
	1st level

## FLOOR SHAPE



## BUILDING LOCATION

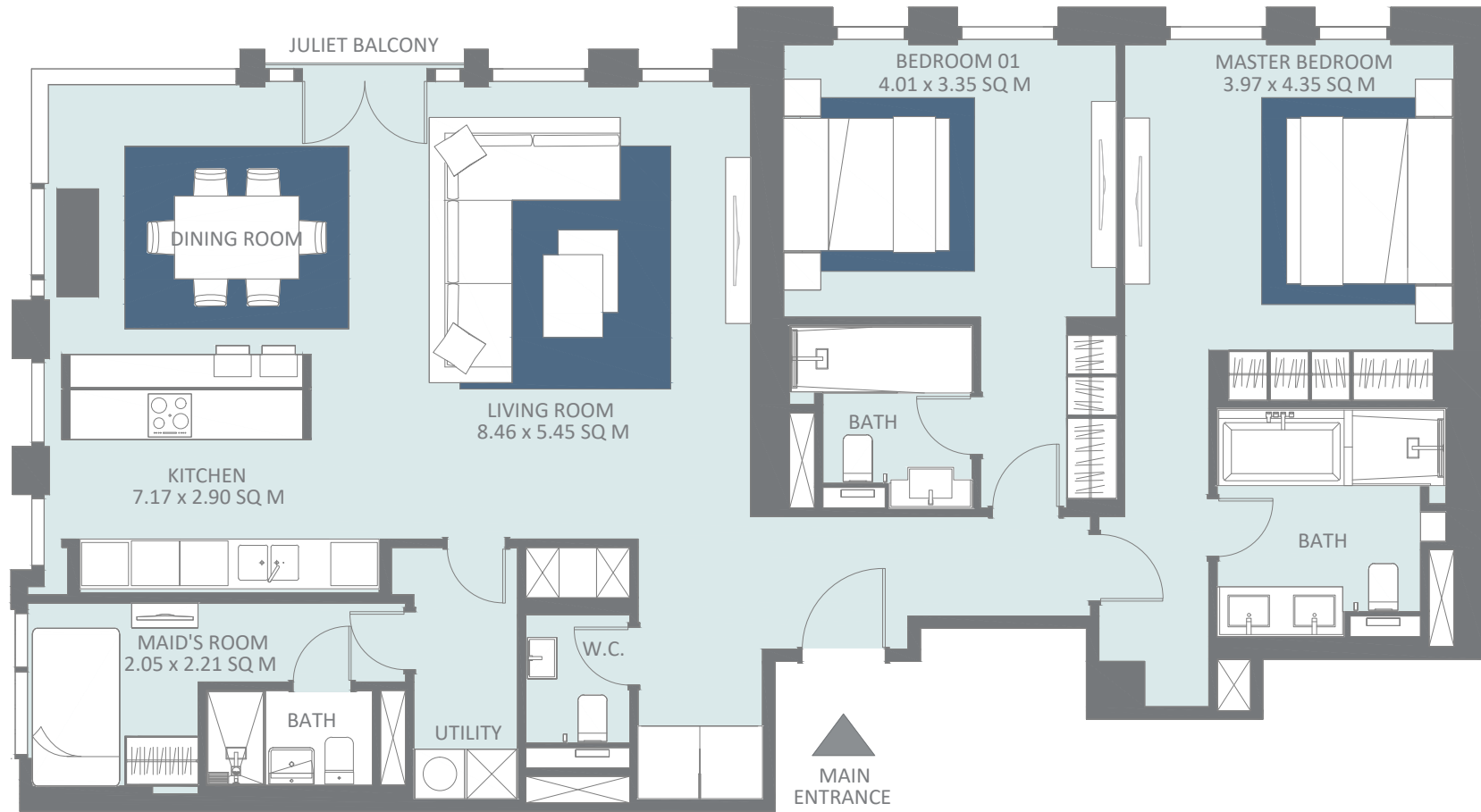


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

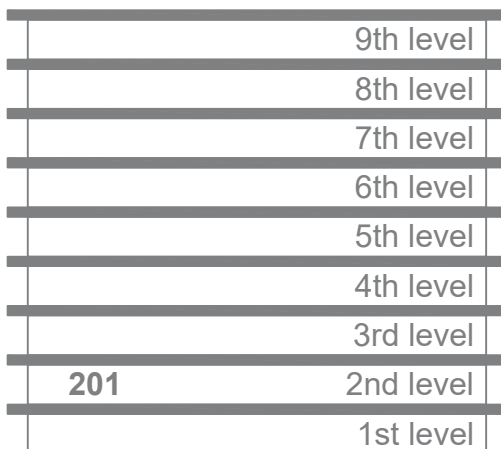
# 2 BEDROOM APARTMENT | TYPE 3-1A

Level 2

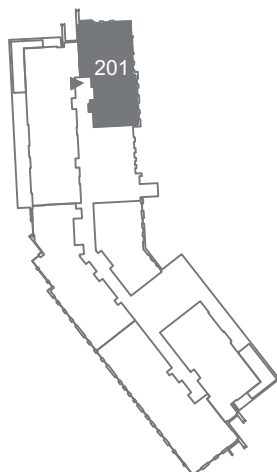


1 Unit	Net Area	Balcony Area	Total Area	Parking Bay	Views
201	1,499 Sq. Ft.	0 Sq. Ft.	1,499 Sq. Ft.	1	B, G, AD

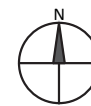
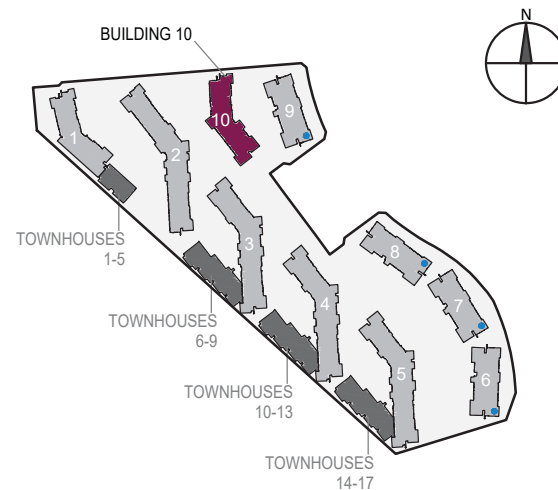
## FLOOR LEVEL



## FLOOR SHAPE



## BUILDING LOCATION

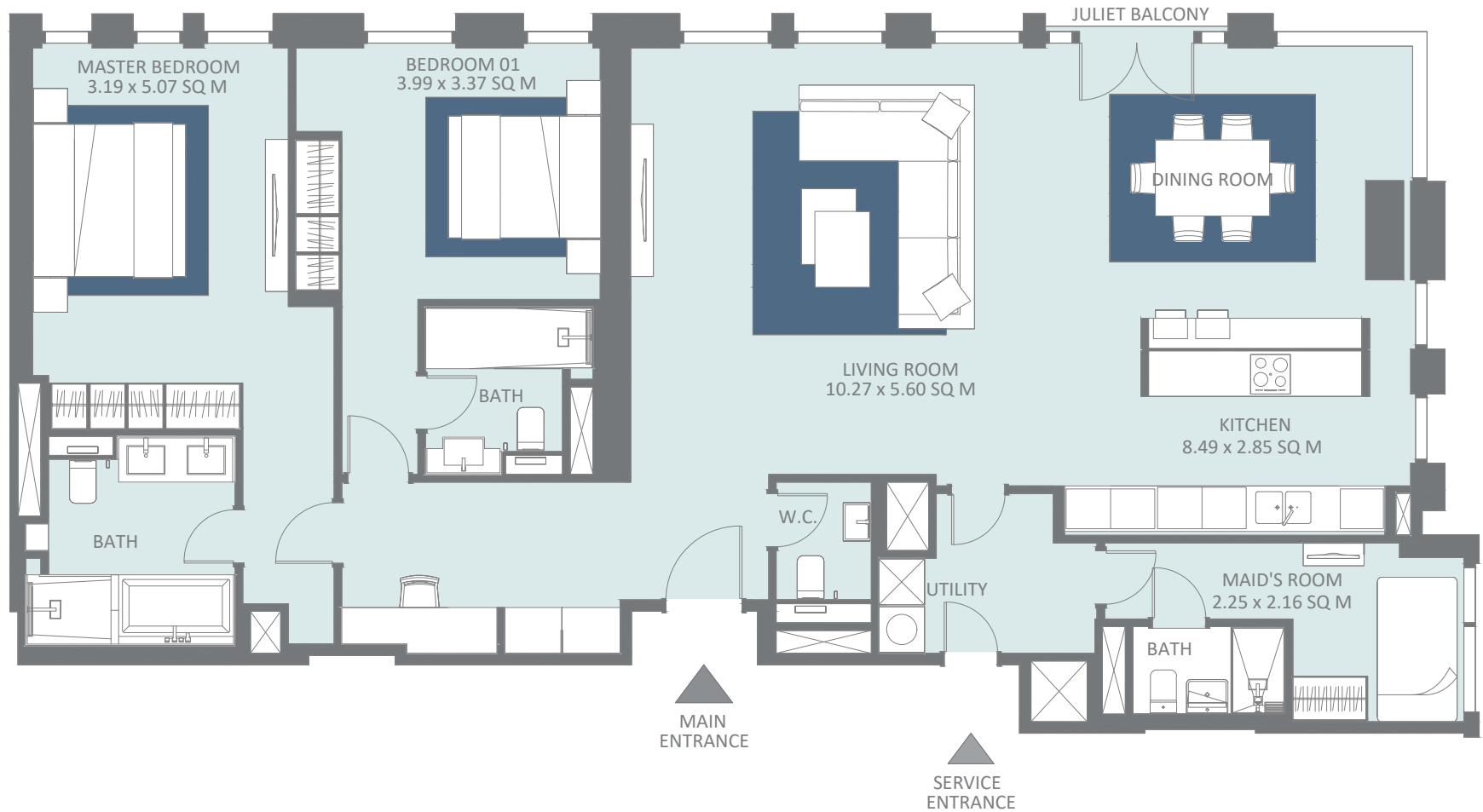


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

# 2 BEDROOM APARTMENT | TYPE 2-4

Level 1

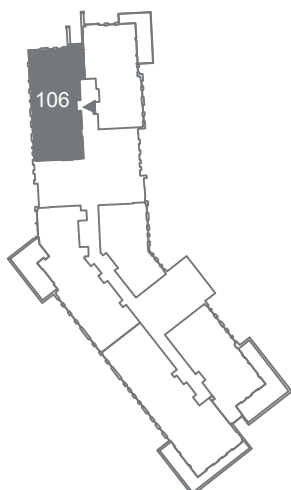


1 Unit	Net Area	Balcony Area	Total Area	Parking Bay	Views
106	1,630 Sq. Ft.	0 Sq. Ft.	1,630 Sq. Ft.	2	B, G

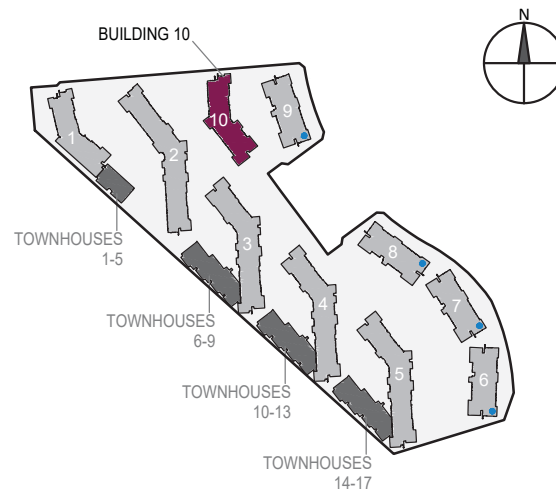
## FLOOR LEVEL

	9th level
	8th level
	7th level
	6th level
	5th level
	4th level
	3rd level
	2nd level
106	1st level

## FLOOR SHAPE



## BUILDING LOCATION

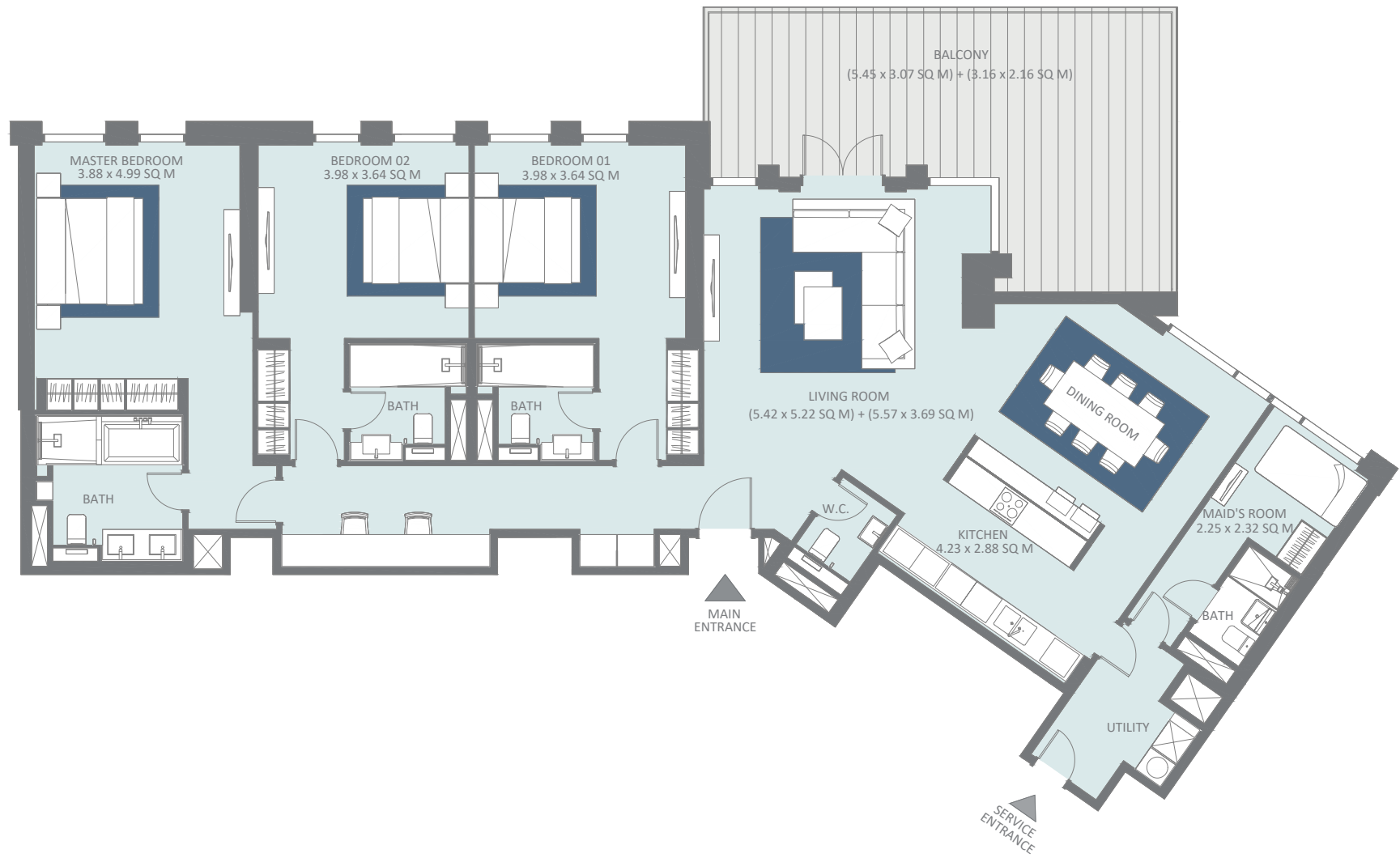


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

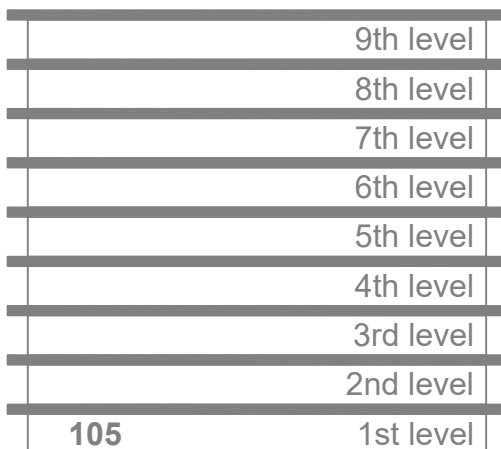
# 3 BEDROOM APARTMENT | TYPE 4-1

Level 1

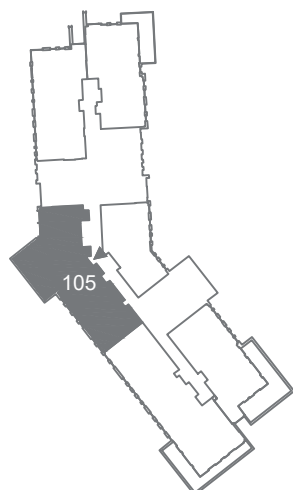


1 Unit	Net Area	Balcony Area	Total Area	Parking Bay	Views
105	1,987 Sq. Ft.	322 Sq. Ft.	2,309 Sq. Ft.	2	B, G

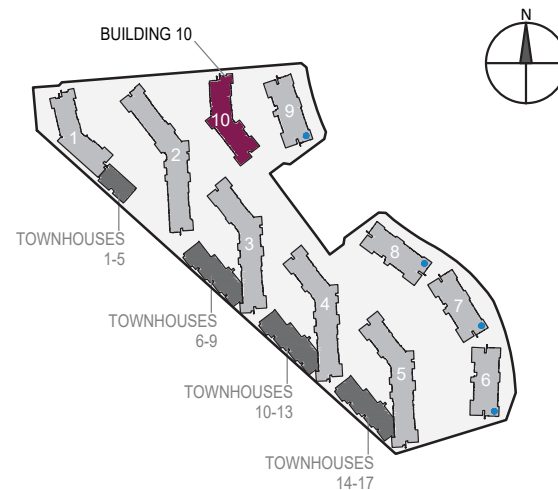
## FLOOR LEVEL



## FLOOR SHAPE



## BUILDING LOCATION

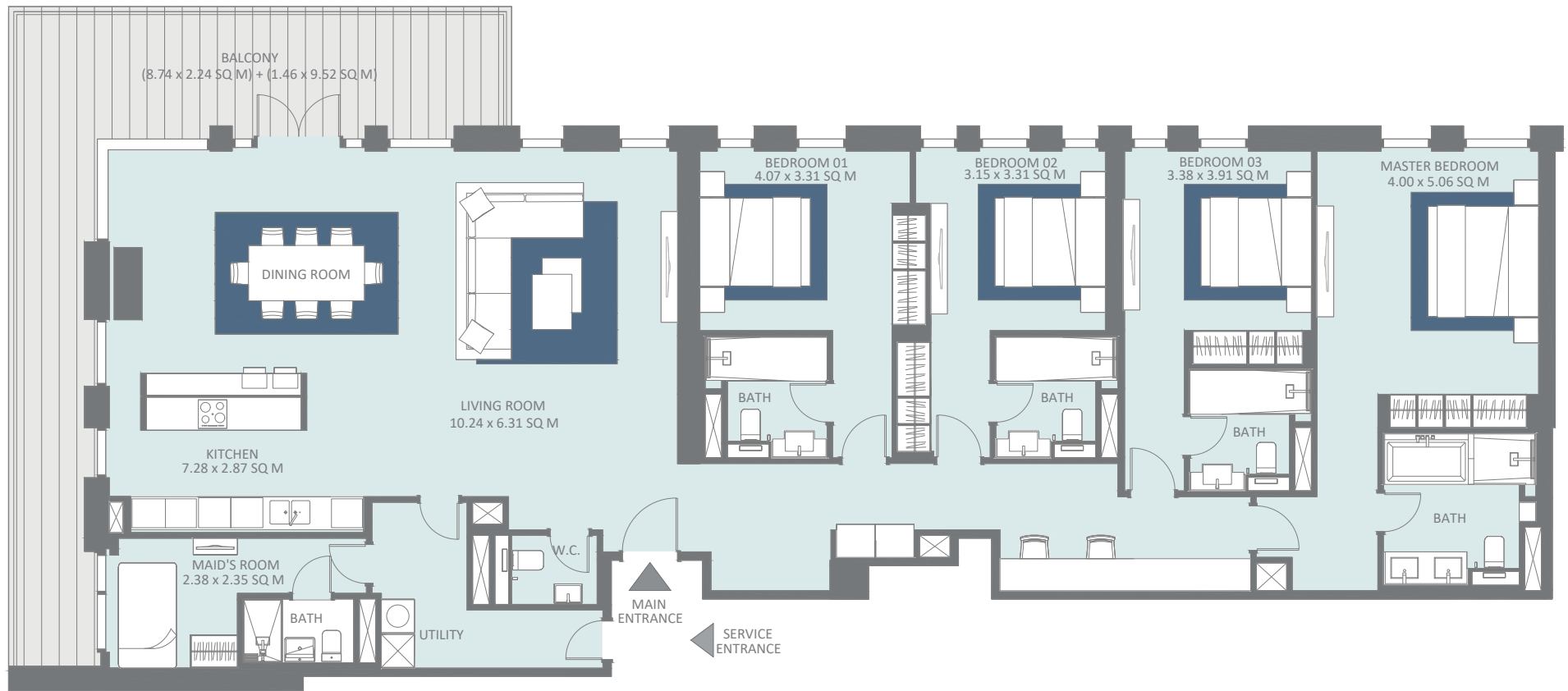


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

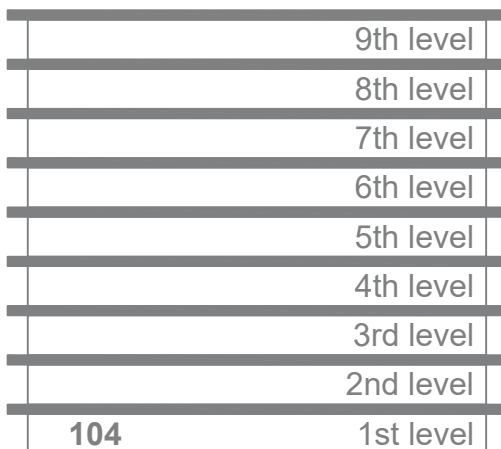
# 4 BEDROOM APARTMENT | TYPE 2-1

Level 1

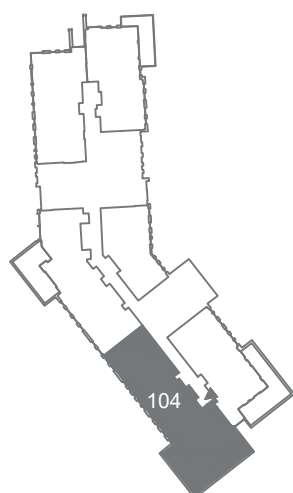


1 Unit	Net Area	Balcony Area	Total Area	Parking Bay	Views
104	2,365 Sq. Ft.	314 Sq. Ft.	2679.57 Sq. Ft.	2	G

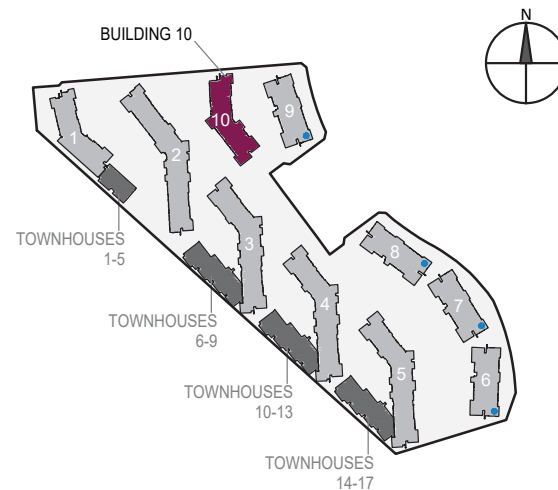
## FLOOR LEVEL



## FLOOR SHAPE



## BUILDING LOCATION



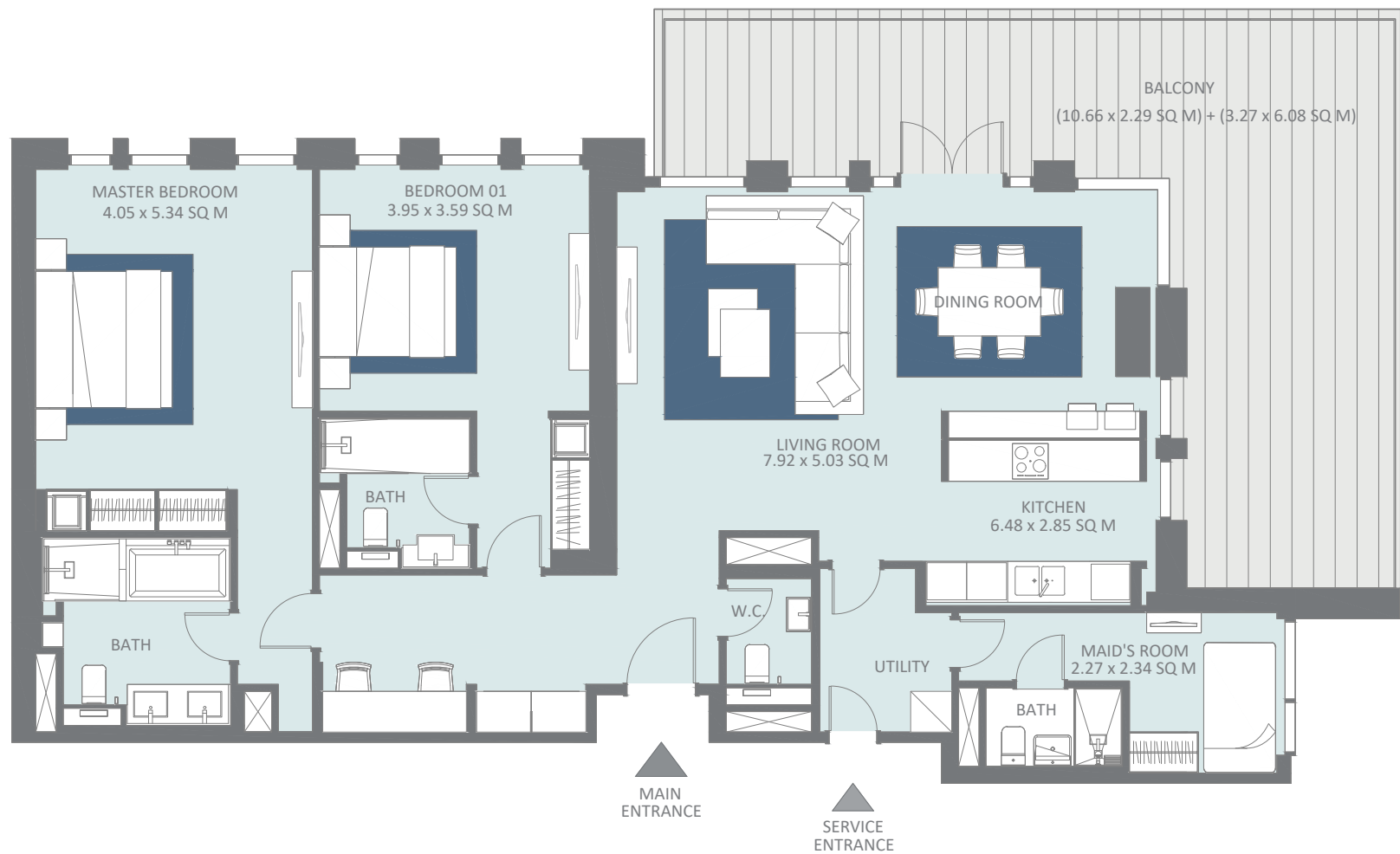
## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview



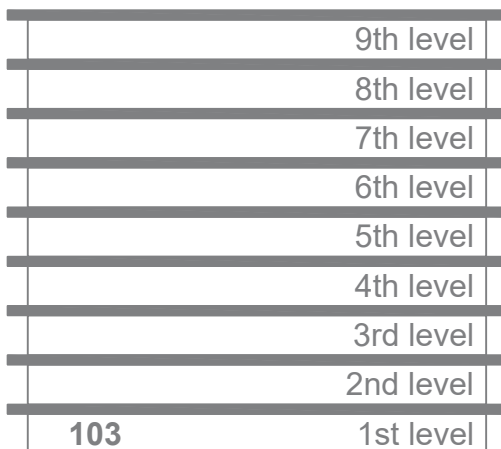
# 2 BEDROOM APARTMENT | TYPE 2-3B

Level 1

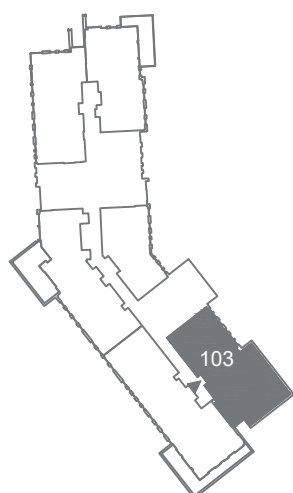


1 Unit	Net Area	Balcony Area	Total Area	Parking Bay	Views
103	1,522 Sq. Ft.	508 Sq. Ft.	2,030 Sq. Ft.	1	B, G

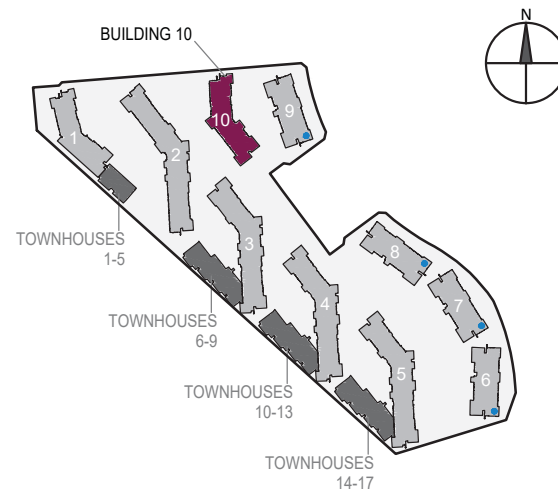
## FLOOR LEVEL



## FLOOR SHAPE



## BUILDING LOCATION

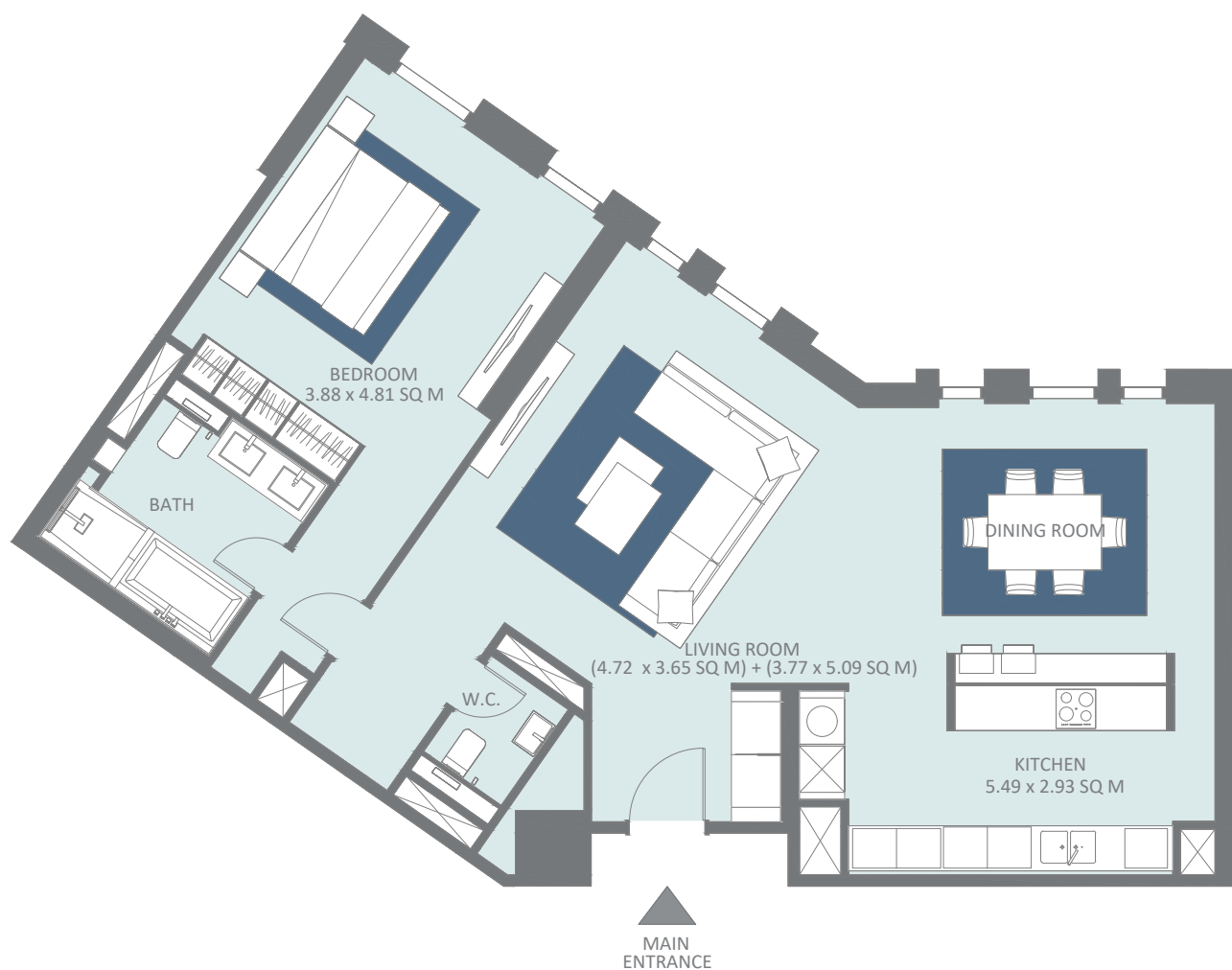


## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview

# 1 BEDROOM APARTMENT | TYPE 6-1

Levels 1 and 2

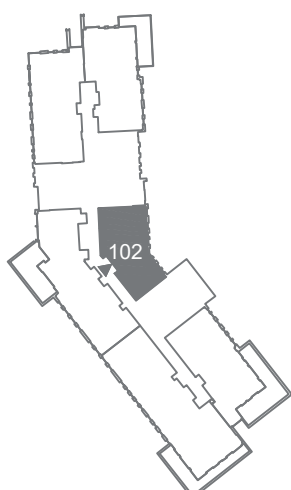


2 Units	Net Area	Balcony Area	Total Area	Parking Bay	Views
102	1,132 Sq. Ft.	0 Sq. Ft.	1,132 Sq. Ft.	1	B, G
202	1,132 Sq. Ft.	0 Sq. Ft.	1,132 Sq. Ft.	1	B, G

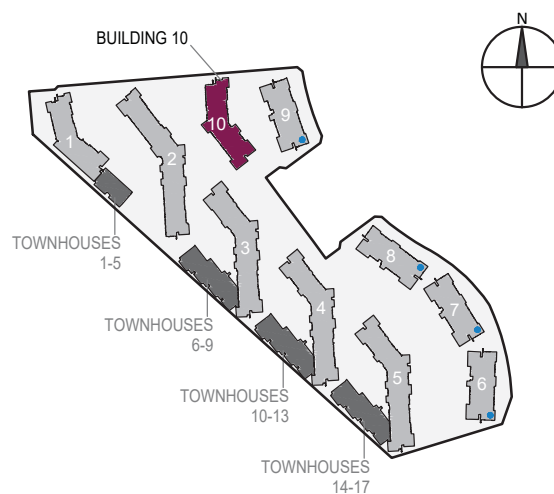
## FLOOR LEVEL

	9th level
	8th level
	7th level
	6th level
	5th level
	4th level
	3rd level
<b>202</b>	2nd level
<b>102</b>	1st level

## FLOOR SHAPE



## BUILDING LOCATION



## Views Legend

- AD - Ain Dubai
- DM - Dubai Marina
- B - Boulevard
- G - Garden
- S - Seaview