

ELLINGTON  
PROPERTIES



THE MERIVA  
COLLECTION

SUNSET

GARDENS

SHORES



A welcome

*from the ocean*



## MERIVA SUNSET

Look out across uninterrupted ocean vistas from  
The Meriva Collection's highest viewpoint.

Perched at the top of the collection, Meriva Sunset is for those who feel most alive in the quiet glow of evening light. Where the sunrises and sunsets cast an ever-changing canvas that transforms from morning calm to radiant dusk. Elevated terraces, soft interior palettes, and thoughtfully composed spaces draw the outside in, allowing every moment to unfold with ease. This is a place where days feel lighter, evenings stay with you longer, and residents have a front-row seat to the beauty of the horizon.



## MERIVA GARDENS

Live a life soothed by nature, within lush gardens  
and meandering waterways.

Meriva Gardens is a gentle retreat where greenery sets the rhythm of your days. Meandering paths guide you through shaded pockets, quiet seating alcoves, and flowing waterways that bring a sense of calm to every step. These tranquil homes are framed by soft landscaping and natural light, creating living spaces that feel grounded, refreshing, and deeply restorative. Mornings begin with birdsong, afternoons drift beneath leafy canopies, and evenings settle into a quiet, enveloping stillness.



# MERIVA SHORES

Begin every day in beachfront serenity, moments from the white sands and pristine waters.

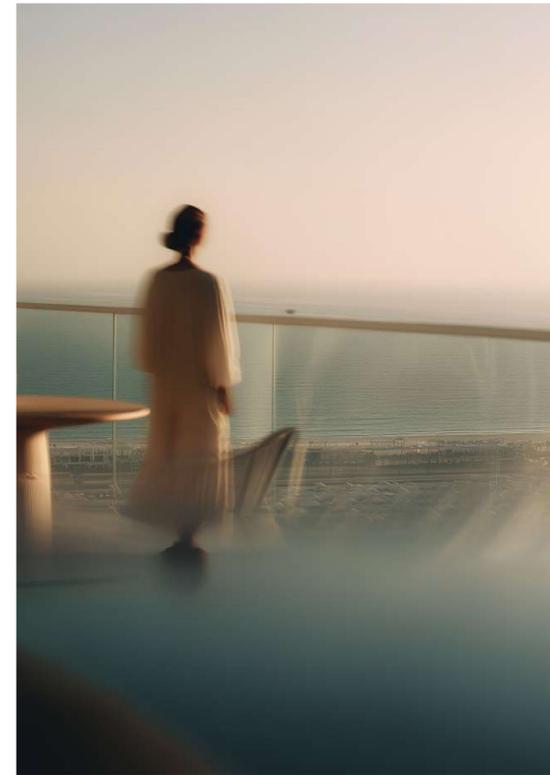
Welcome to coastal living at its most natural. Where the beachfront becomes an extension of your home. Welcome the soft sea breeze through open terraces, and relish interiors shaped around natural textures. Whether it's a morning walk along the sands or a quiet evening by the water, residences at Meriva Shores bring you closer to the elements, inspiring clarity, calm, and a beautifully unhurried way of life.

Leave the city outside,  
*find serenity within*





## The *location*



Meriva sits at the heart of a pedestrianised ocean-front enclave. Meandering waterways connect every building, garden, and amenity along an ambling pathway to the beach.

This thoughtfully designed environment encourages residents to walk, cycle, and explore, while maintaining easy access to nearby schools, business hubs, and lifestyle destinations.

Dubai Islands B



THE MERIVA  
COLLECTION





THE WORLD ISLAND

|  |   |  |                                 |  |
|--|---|--|---------------------------------|--|
| <i>05 mins</i><br>Dubai Islands Mall   | <i>18 mins</i><br>Dubai International Airport                 | <i>18 mins</i><br>Dubai Festival City Mall | <i>20 mins</i><br>Port Rashid   | <i>20 mins</i><br>Gold Souq Metro Station (Green Line) |
| <i>25 mins</i><br>Museum of the Future | <i>30 mins</i><br>Dubai International Financial Centre (DIFC) | <i>35 mins</i><br>Burj Khalifa/Dubai Mall  | <i>45 mins</i><br>Palm Jumeirah | <i>60 mins</i><br>Al Maktoum International Airport     |

METRO CONNECTIVITY MAP

- Red Line
- Green Line
- Future Extension Line
- Tram Line

# The Sun & Views Analysis

SUNRISE

N

E

S

W

SUNSET



# The Design *Philosophy*

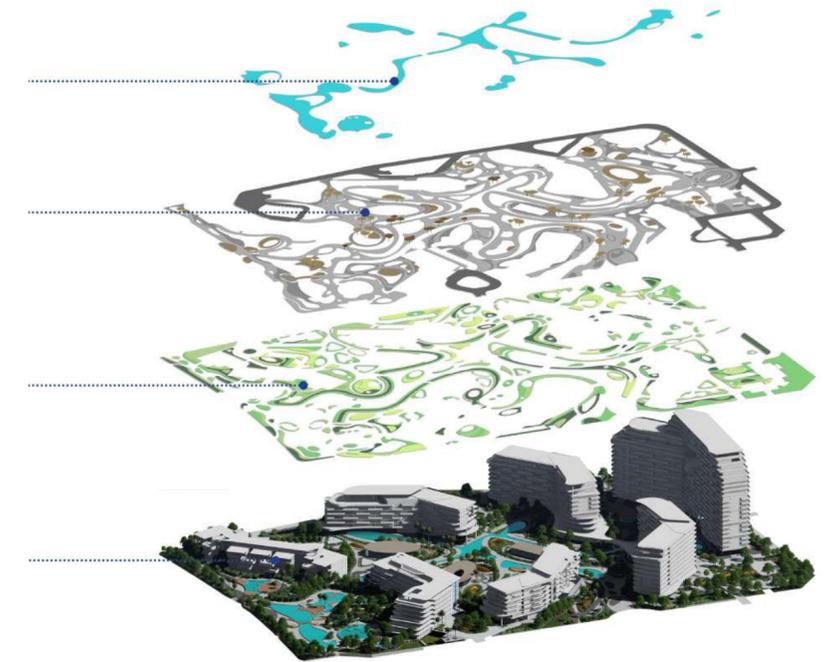


Water body

Circulation

Green

Buildings



The project is inspired by the seamless curves and organic flow of nature, integrating architecture and landscape into one continuous composition. Soft, flowing lines shape the masterplan, guiding movement and framing views. Buildings are carefully positioned to embrace the lagoon and maximize visual connections to water and greenery, while the landscape becomes the connective tissue of the development.

The *Elevations*



North East Elevation (G+20)

# The Building Configuration

## MERIVA SUNSET

- Rooftop
- 20<sup>th</sup> Floor
- 19<sup>th</sup> Floor
- 18<sup>th</sup> Floor
- 17<sup>th</sup> Floor
- 16<sup>th</sup> Floor
- 15<sup>th</sup> Floor
- 14<sup>th</sup> Floor
- 13<sup>th</sup> Floor
- 12<sup>th</sup> Floor
- 11<sup>th</sup> Floor
- 10<sup>th</sup> Floor
- 9<sup>th</sup> Floor
- 8<sup>th</sup> Floor
- 7<sup>th</sup> Floor
- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Level
- Basement





# Project *Configuration*

## PARKING

|                   |                  |
|-------------------|------------------|
| <b>1 Bedrooms</b> | 1 Parking Space  |
| <b>2 Bedrooms</b> | 1 Parking Space  |
| <b>3 Bedrooms</b> | 2 Parking Spaces |
| <b>4 Bedrooms</b> | 2 Parking Spaces |
| <b>Penthouses</b> | 3 Parking Spaces |

## ELEVATORS

**6**

## OWNERSHIP

**Freehold**

## ANTICIPATED COMPLETION DATE

**Q2 2030**

## SERVICE CHARGE

**AED 18 per sq. ft.**

## Number of Units *Per Type*

|                            |           |
|----------------------------|-----------|
| 1 Bedroom                  | 182 units |
| 1 Bedroom Corner           | 12 units  |
| 2 Bedrooms                 | 98 units  |
| 2 Bedrooms Corner          | 16 units  |
| 2 Bedrooms + S             | 15 units  |
| 2 Bedrooms + S Corner      | 28 units  |
| 2 Bedrooms + S Dual Aspect | 3 units   |
| 3 Bedrooms                 | 15 units  |
| 3 Bedrooms + S Dual Aspect | 3 units   |
| 3 Bedrooms Penthouse       | 1 unit    |
| 4 Bedrooms Dual Aspect     | 3 units   |
| 4 Bedrooms Penthouse       | 1 unit    |

## Size Rance Per *Unit Type*

|                            |   |
|----------------------------|---|
| 1 Bedroom                  | from 832.33 sq. ft. to 880.48 sq. ft.     |
| 1 Bedroom Corner           | from 1,007.24 sq. ft.                     |
| 2 Bedrooms                 | from 1,272.38 sq. ft.                     |
| 2 Bedrooms Corner          | from 1,376.14 sq. ft.                     |
| 2 Bedrooms + S             | from 1,426.62 sq. ft.                     |
| 2 Bedrooms + S Corner      | from 1,492.01 sq. ft. to 2,121.31 sq. ft. |
| 2 Bedrooms + S Dual Aspect | from 1,607.05 sq. ft.                     |
| 3 Bedrooms                 | from 1,747.22 sq. ft.                     |
| 3 Bedrooms + S Dual Aspect | from 2,170.67 sq. ft. to 2,345.99 sq. ft. |
| 3 Bedrooms Penthouse       | from 3,702.41 sq. ft.                     |
| 4 Bedrooms Dual Aspect     | from 3,050.35 sq. ft. to 3,176.97 sq. ft. |
| 4 Bedrooms Penthouse       | from 3,367.08 sq. ft. to 4,648.11 sq. ft. |





Ground floor  
*Amenities*

# Ground Floor Amenities Master Plan

- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 CASCADING WATER FEATURES
- 04 LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 CLUB LOUNGE
- 07 JAZZ CLUB
- 08 LIFTS LOBBY
- 09 FITNESS STUDIO & JUICE BAR
- 10 YOGA & PILATES STUDIO
- 11 CHANGING ROOM WITH SAUNA, EXPERIENCE SHOWER & LAVENDAR ROOM
- 12 KIDS PLAY AREA
- 13 OUTDOOR FITNESS AREA
- 14 BARBEQUE AREA
- 15 SUN LOUNGERS AREA
- 16 ADULTS POOL
- 17 LAGOON WATER FEATURE
- 18 KIDS POOL
- 19 KIDS SPLASH AREA
- 20 OUTDOOR KIDS PLAY AREA
- 21 POOL BAR
- 22 POOL BAR SEATING AREA
- 23 JOGGING TRACK
- 24 PADEL COURT
- 25 BASKETBALL COURT
- 26 SEATING AREA
- 27 DELIVERY PARKING
- 28 MOVE-IN PARKING
- 29 PARKING ACCESS
- 30 ROCK SCULPTURE
- 31 SCOOTER & BIKE TRACK





*Drop Off Area*



*Lobby Reception*



Lobby Lounge



*Jazz Club*



*Jazz Dining*



Pilates & Yoga Studio



INDOOR CYCLING STUDIO

CYCLE SQUAD

KEEP SPINNING

TIME TO SWEAT



TIME TO SWEAT

KEEP SPINNING

Fitness Pavilion



INTERACTIVE ZONE

- Start
- Settings
- Explore
- Exit

Kids Play Area



Jogging Track



12<sup>th</sup> floor  
*Amenities*

# 12th Floor Amenities Floor Plan

- 01 LIFT LOBBY
- 02 SERVICE LIFT
- 03 JUICE BAR
- 04 FEMALE CHANGING ROOM
- 05 MALE CHANGING ROOM
- 06 BATHROOM FOR PEOPLE OF DETERMINATION
- 07 SUN LOUNGERS
- 08 CABANA
- 09 LAP POOL
- 10 FITNESS ZONE
- 11 JACUZZI





Indoor *Pool*



13<sup>th</sup> floor  
*Amenities*

# 13th Floor Amenities Floor Plan

- 01 LOBBY LIFTS
- 02 SERVICE LIFT
- 03 GAMES TABLE
- 04 ADULTS POOL
- 05 SUN LOUNGERS
- 06 BARBEQUE DECK





*Adults Pool*



*Games Room*



Games Room *Seating*



17<sup>th</sup> floor  
*Amenities*

# 17th Floor Amenities Floor Plan

- 01 LOBBY LIFTS
- 02 SERVICE LIFT
- 03 ACCESS TO MINI GOLF AREA
- 04 VIEWING DECK AREA
- 05 OUTDOOR GIANT CHESS
- 06 LAWN SEATING AREA
- 07 SEATING AREA
- 08 MINI GOLF





*Viewing Deck*



The  
*Residences*



*Living Room*



*Kitchen*



*Master Bedroom*



*Master Bathroom*



*Powder Room*

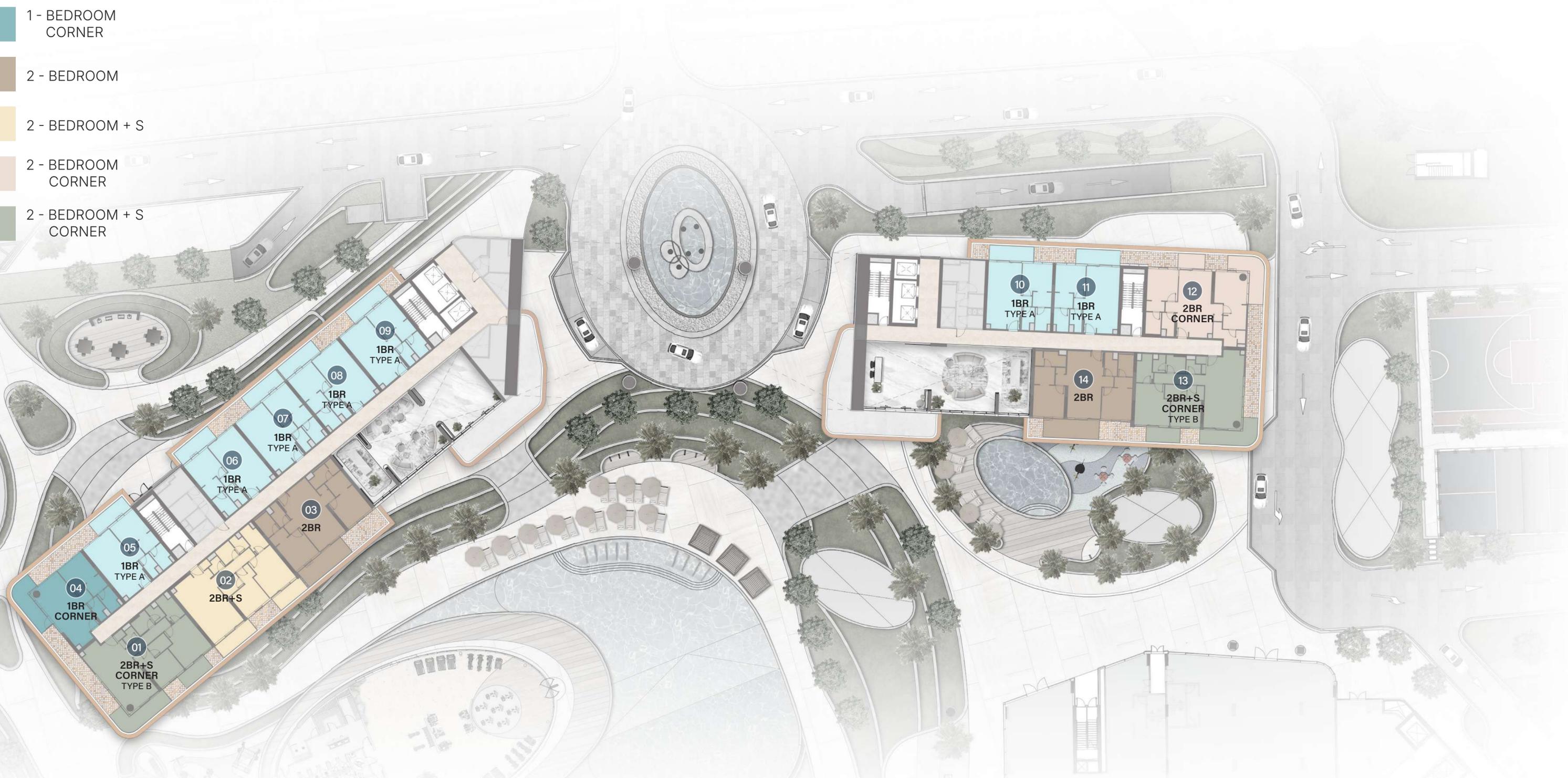
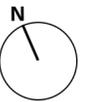
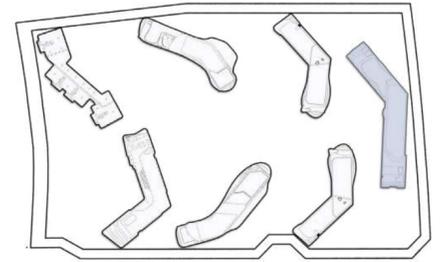


Typical floor  
*Plans*

# 1st Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER

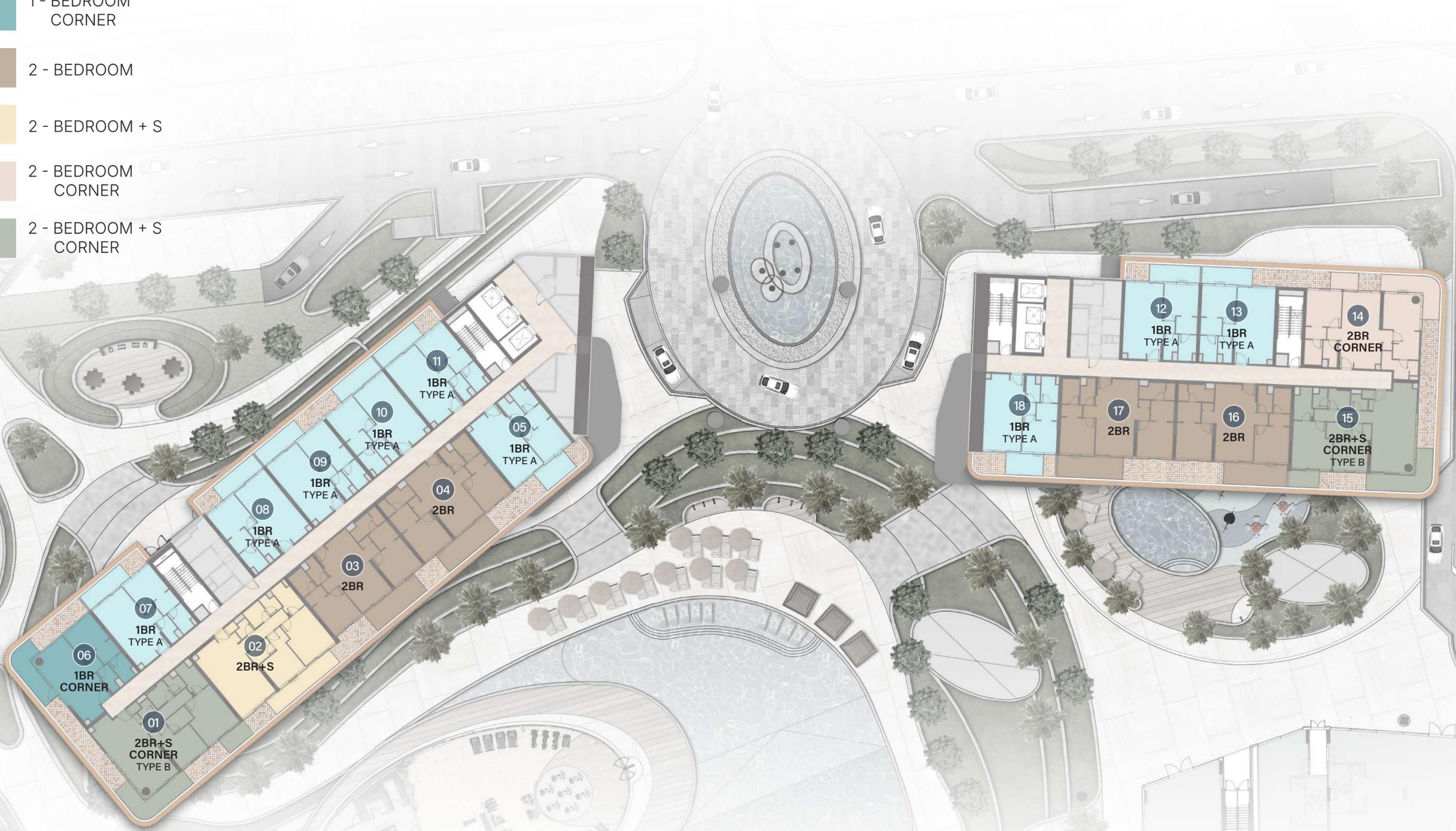
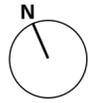
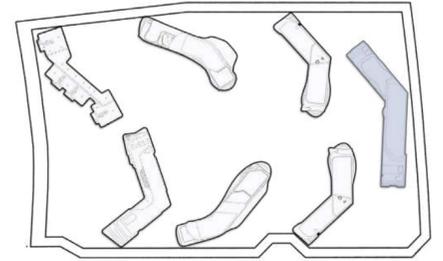
PRIVATE BEACH



# 2<sup>nd</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER

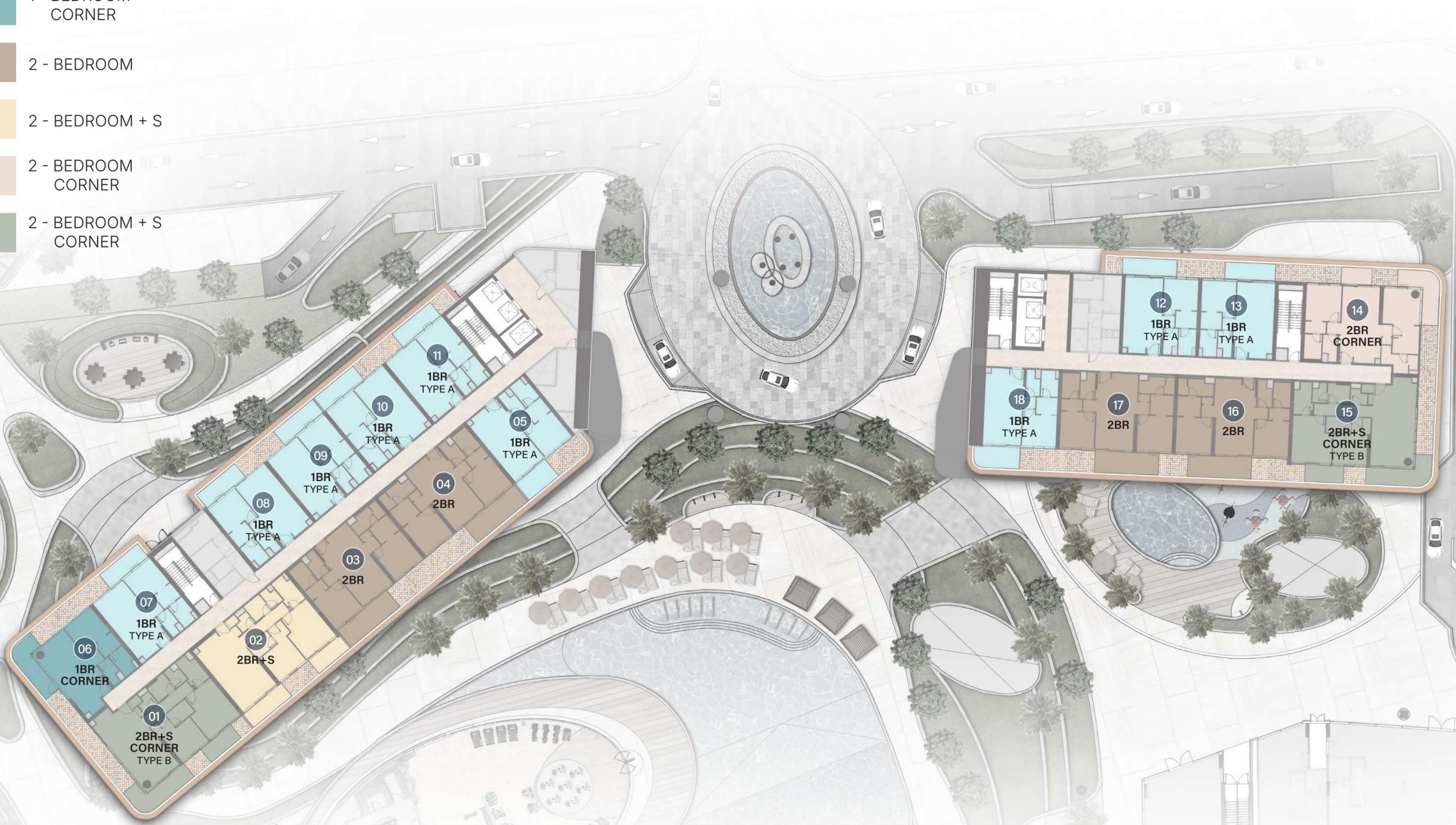
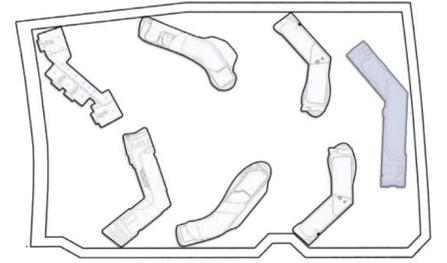
PRIVATE BEACH



# 3<sup>rd</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER

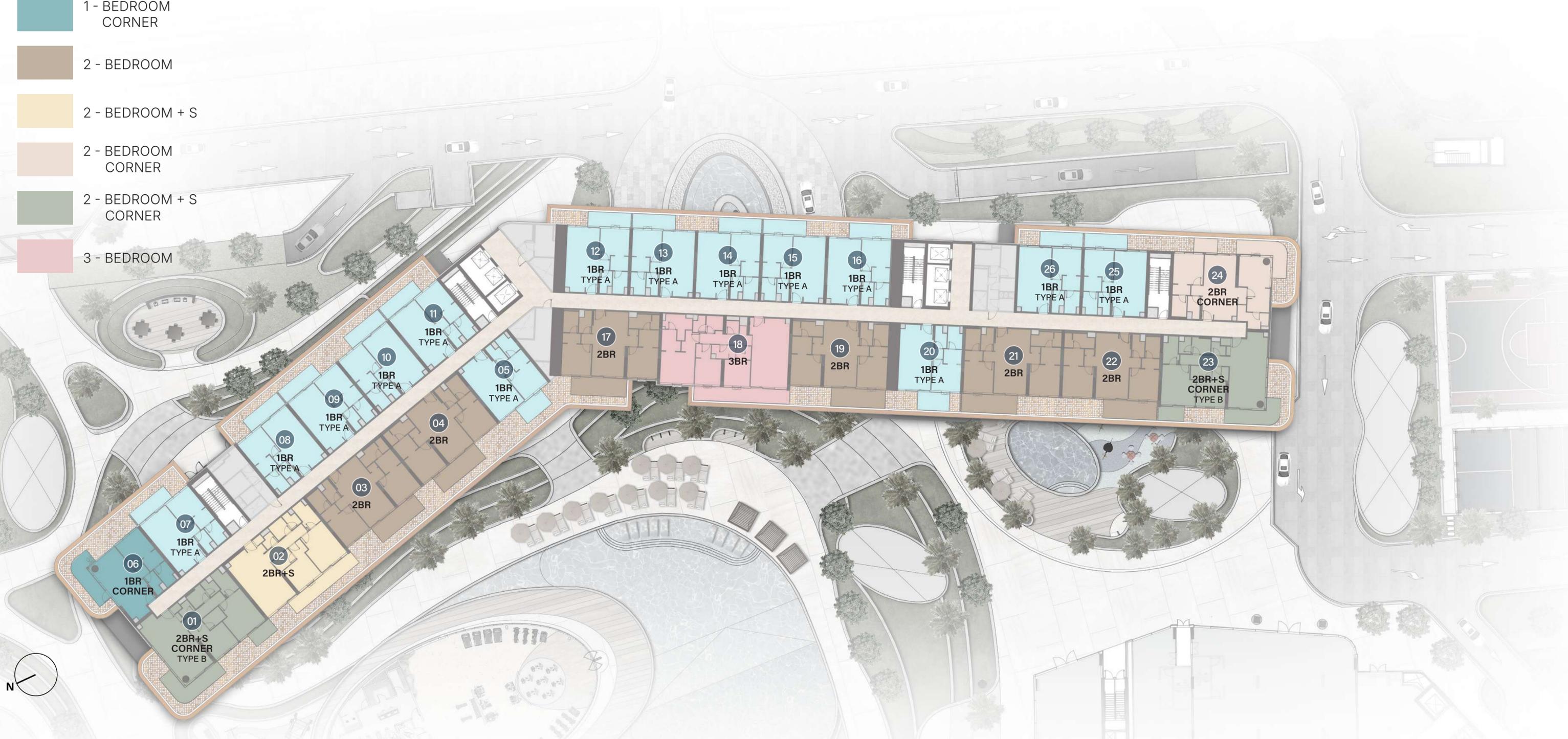
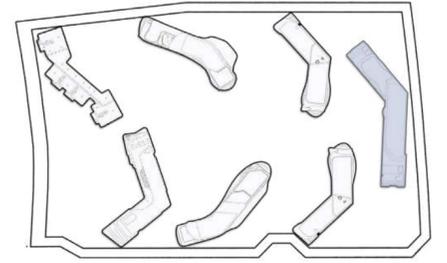
PRIVATE BEACH



# 4<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM

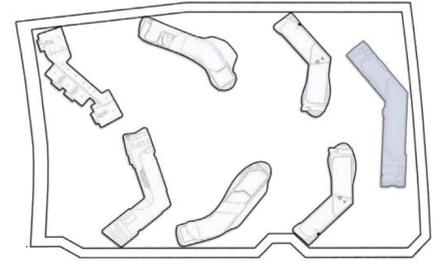
PRIVATE BEACH



# 5<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM

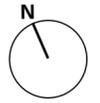
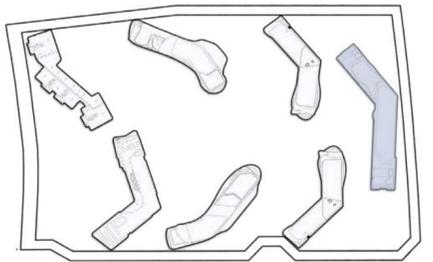
PRIVATE BEACH



# 6<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM

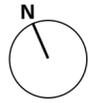
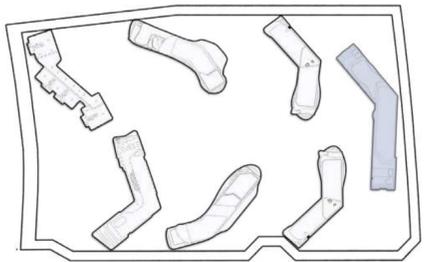
PRIVATE BEACH



# 7<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM

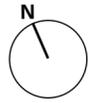
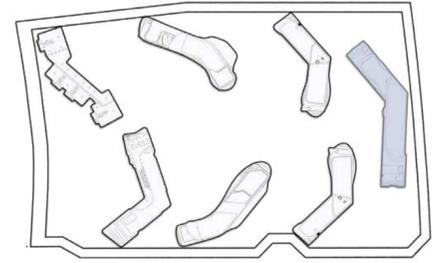
PRIVATE BEACH



# 8<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM

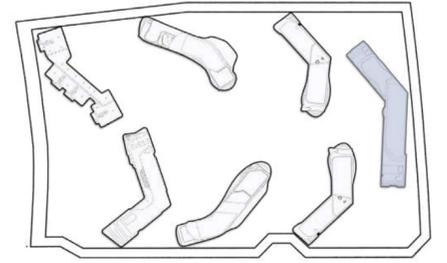
PRIVATE BEACH



# 9<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM

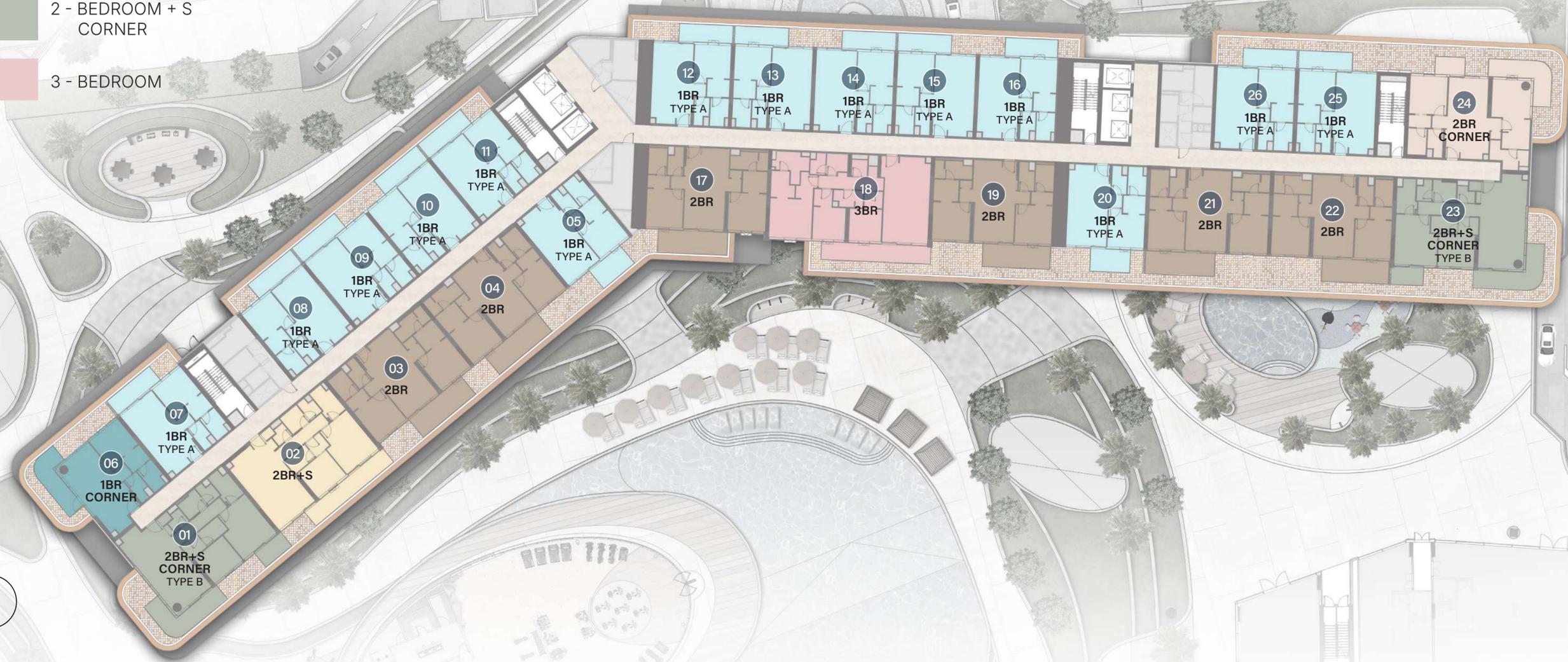
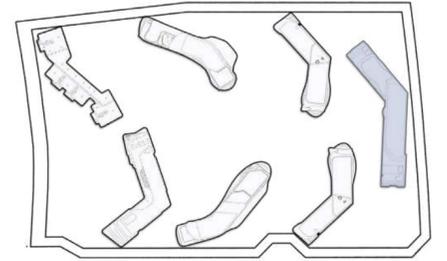
PRIVATE BEACH



# 10<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM

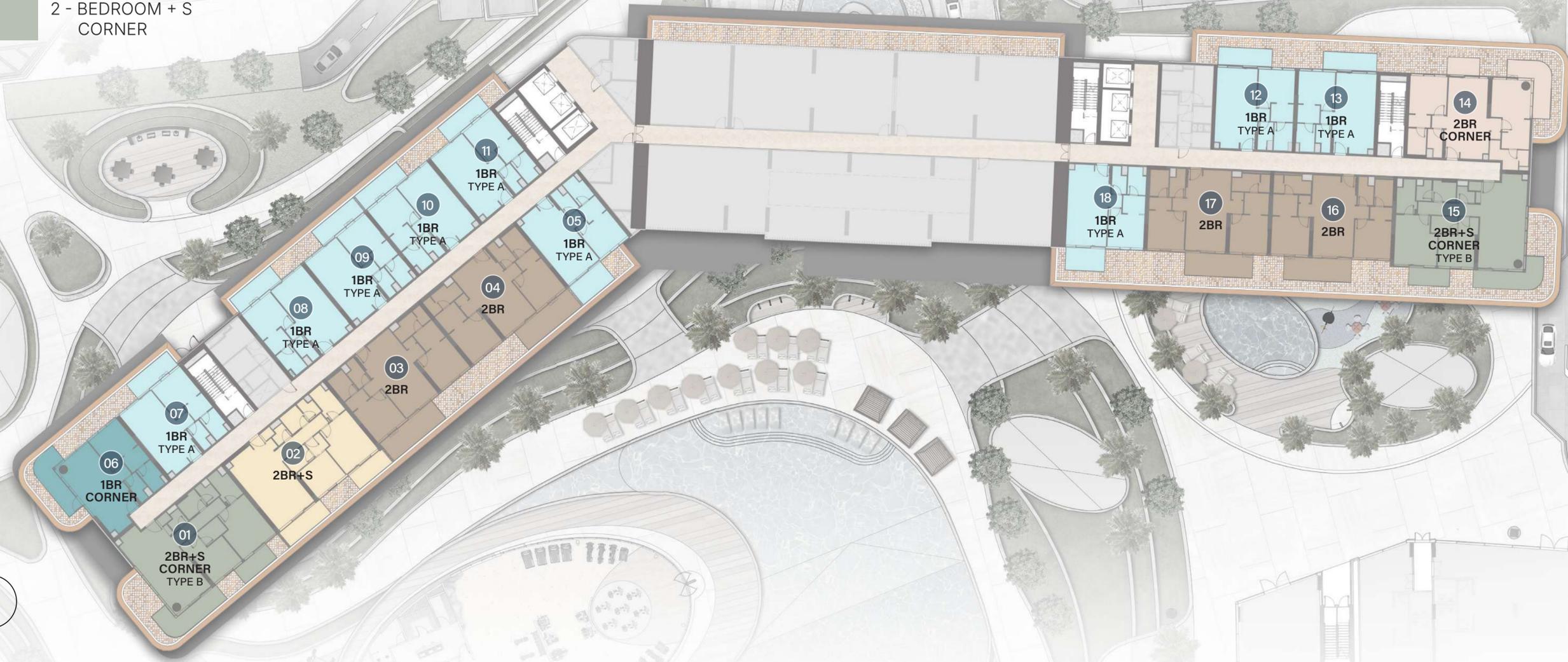
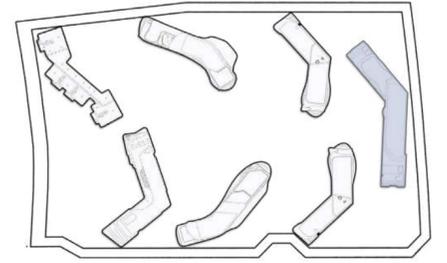
PRIVATE BEACH



# 11<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER

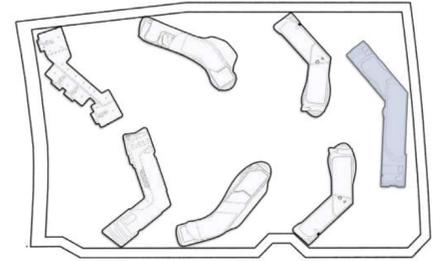
PRIVATE BEACH



# 12<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER

PRIVATE BEACH



12  
1BR  
TYPE A

13  
1BR  
TYPE A

14  
2BR  
CORNER

18  
1BR  
TYPE A

17  
2BR

16  
2BR

15  
2BR+S  
CORNER  
TYPE B

11  
1BR  
TYPE A

10  
1BR  
TYPE A

09  
1BR  
TYPE A

08  
1BR  
TYPE A

07  
1BR  
TYPE A

06  
1BR  
CORNER

05  
1BR  
TYPE A

04  
2BR

03  
2BR

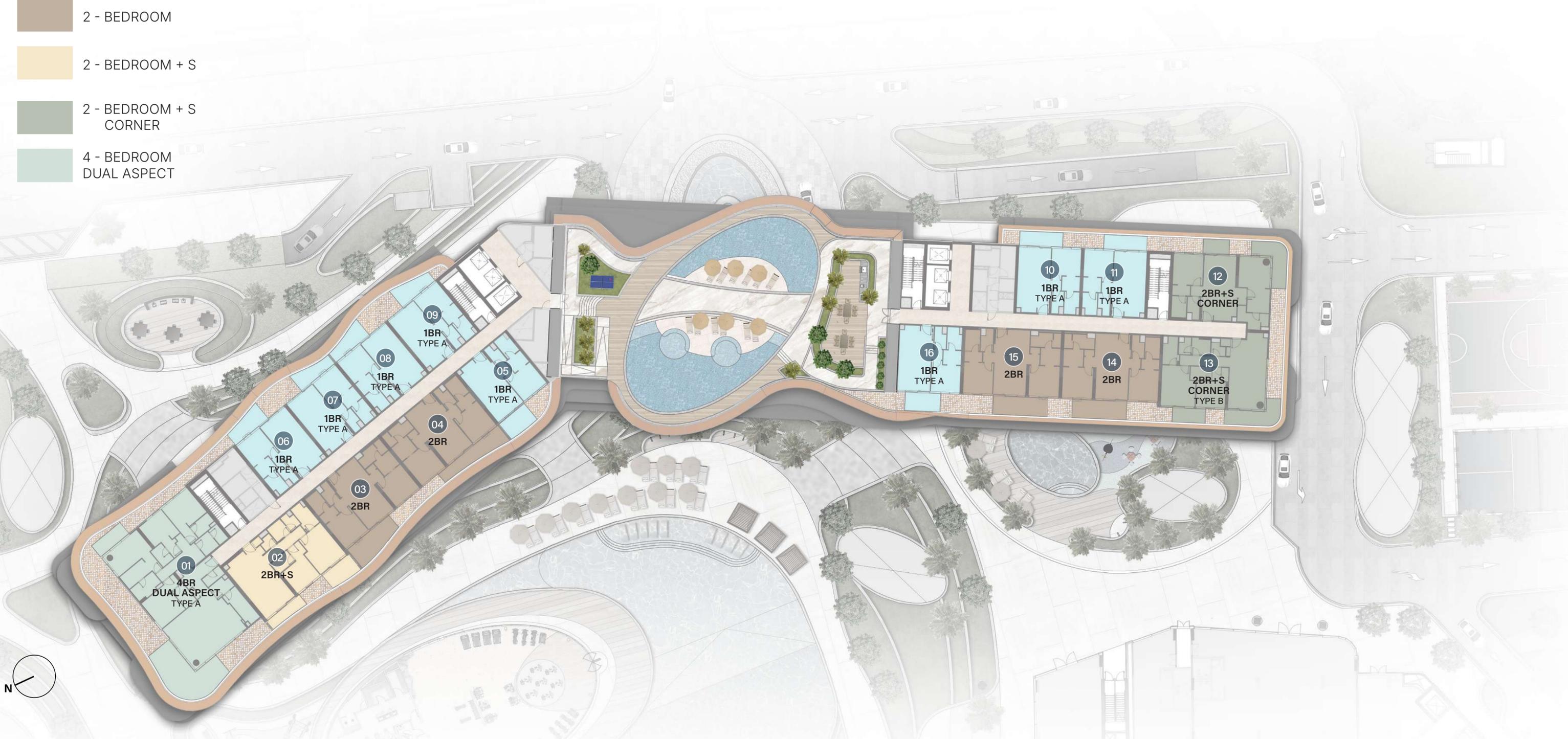
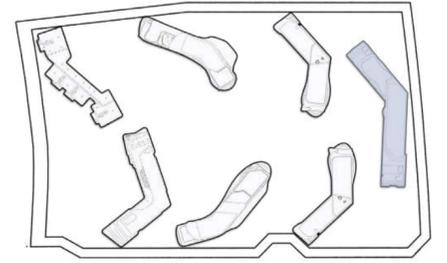
02  
2BR+S

01  
2BR+S  
CORNER  
TYPE B

# 13<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 4 - BEDROOM DUAL ASPECT

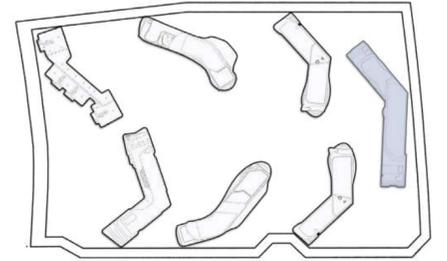
PRIVATE BEACH



# 14<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER

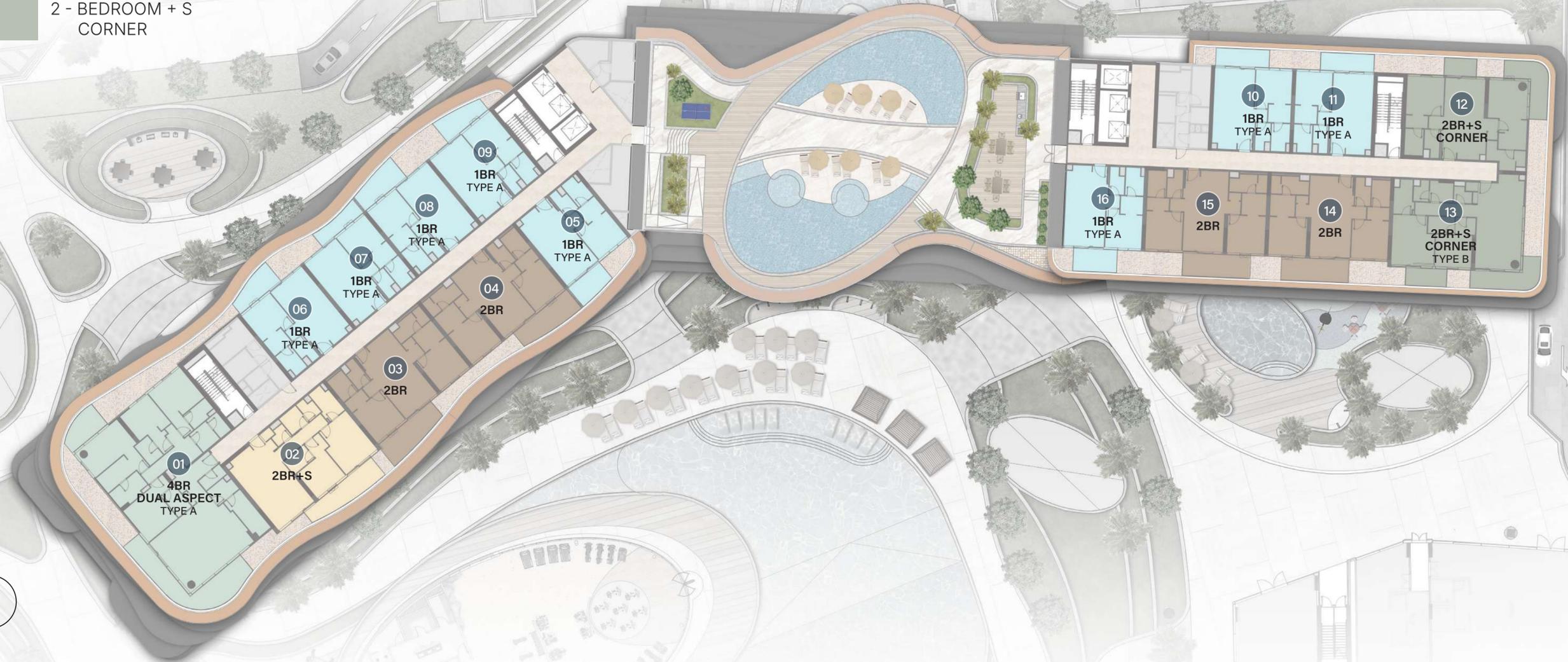
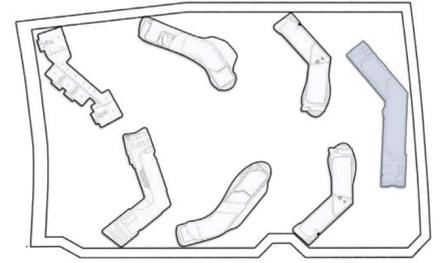
PRIVATE BEACH



# 15<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER

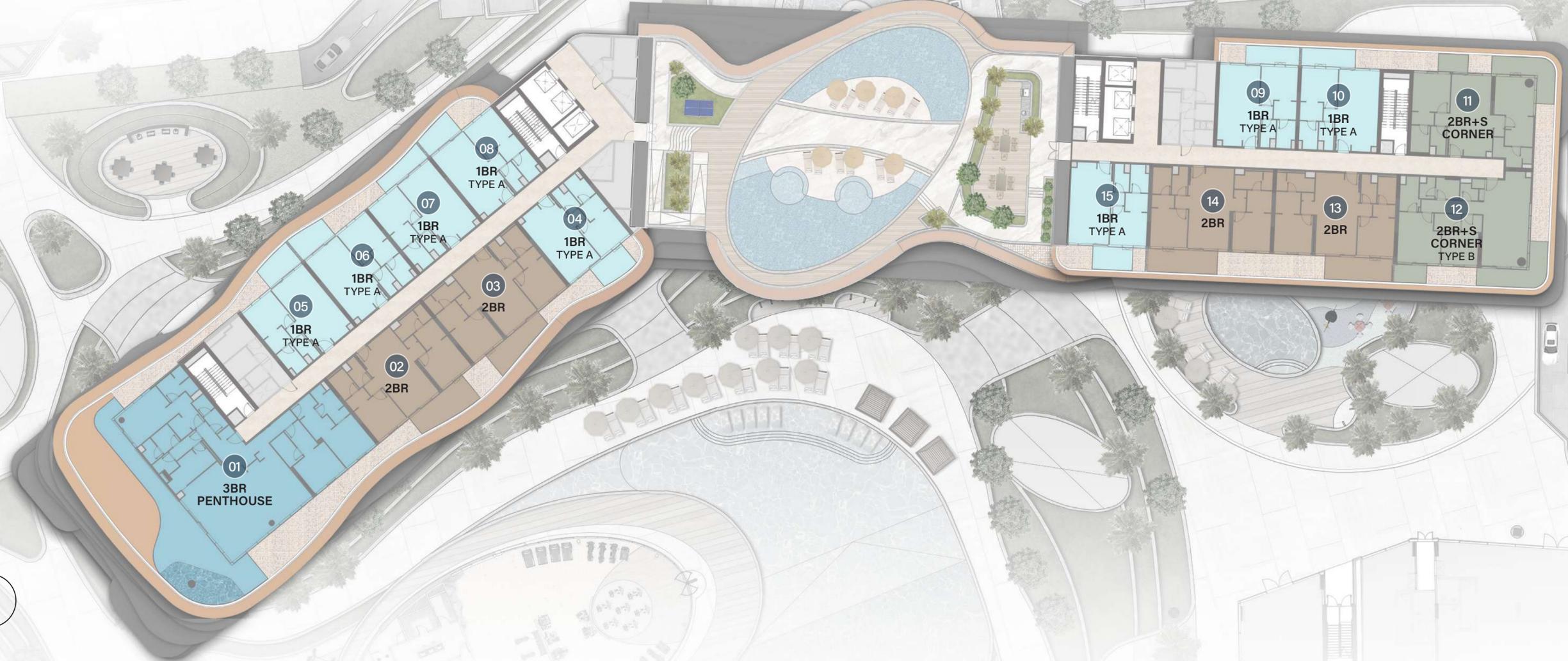
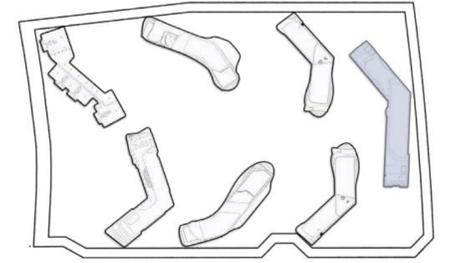
PRIVATE BEACH



# 16<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM PENTHOUSE

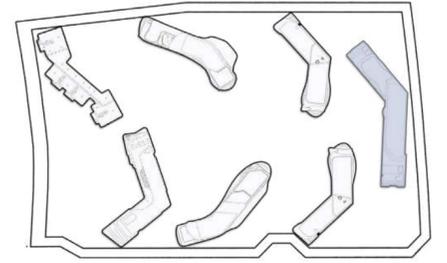
PRIVATE BEACH



# 17<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM + S  
DUAL ASPECT

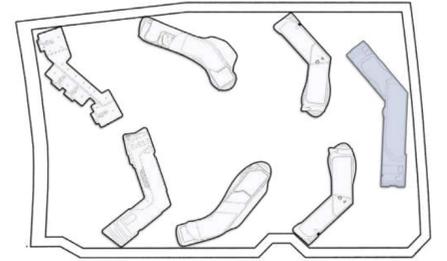
PRIVATE BEACH



# 18<sup>th</sup> Floor Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S  
DUAL ASPECT
- 3 - BEDROOM
- 3 - BEDROOM + S  
DUAL ASPECT

PRIVATE  
BEACH

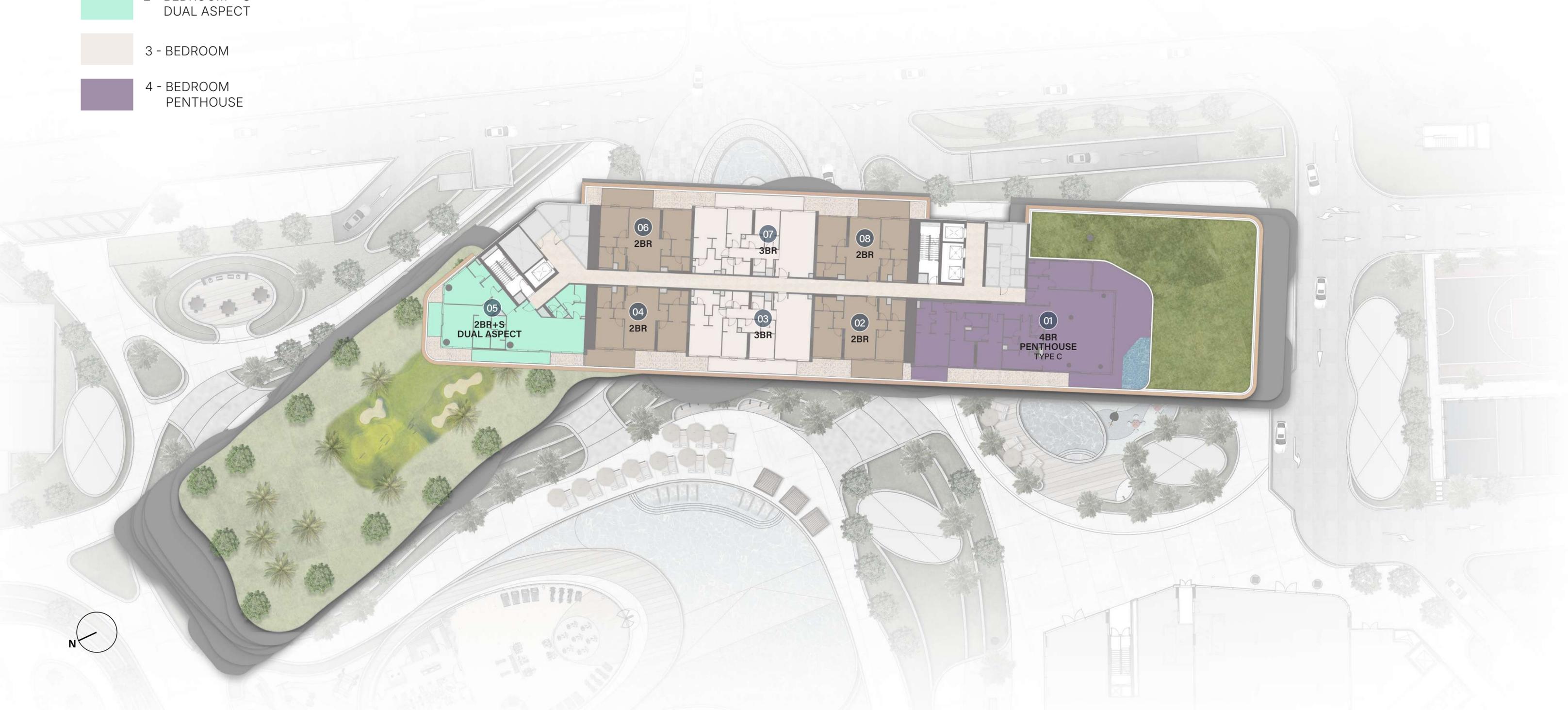
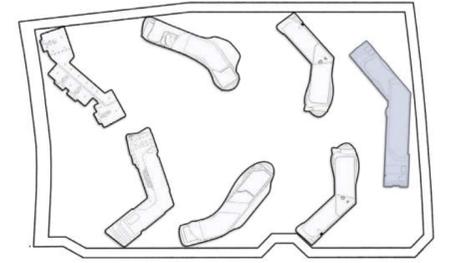


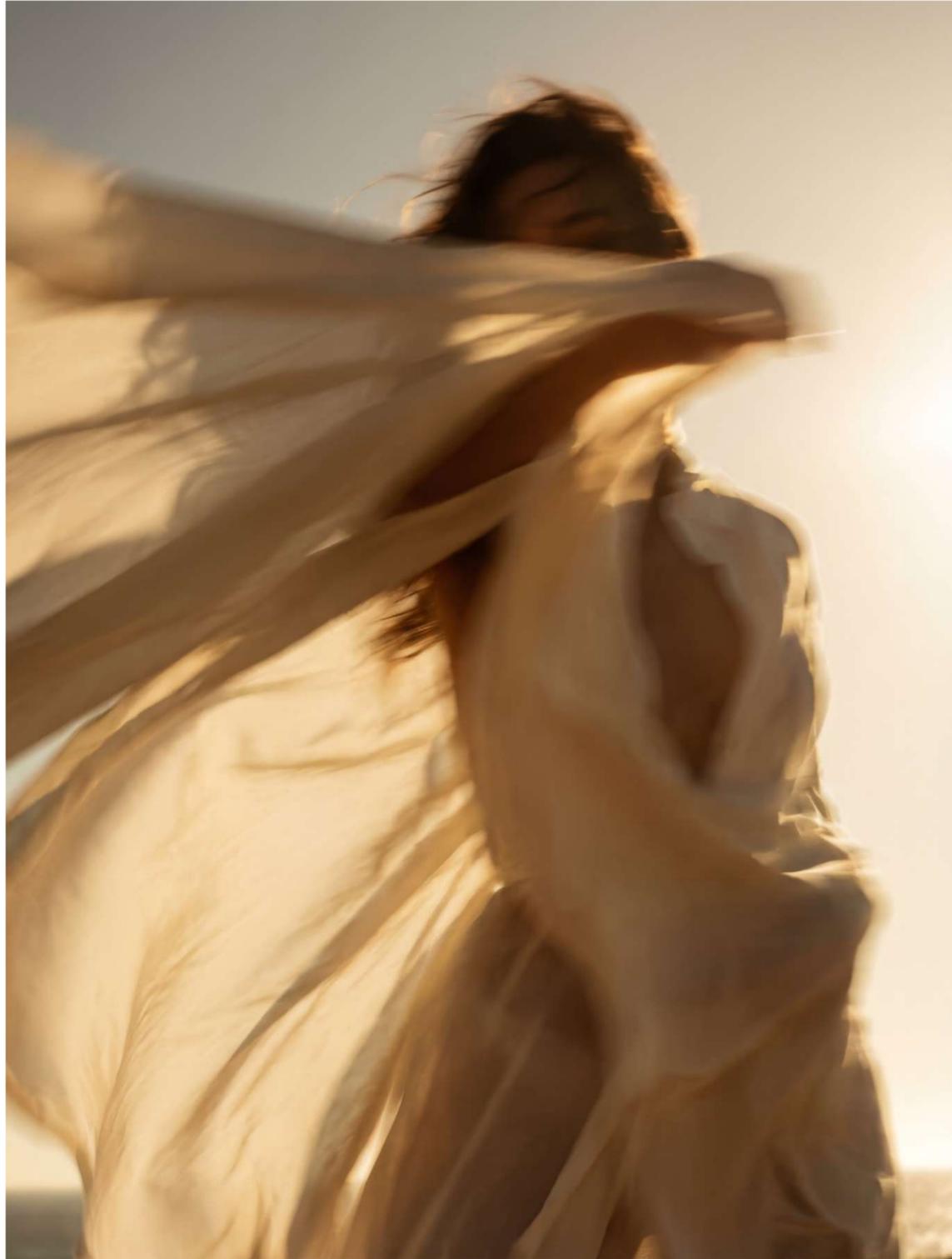
| Unit No. | Bedroom Count | Special Features         |
|----------|---------------|--------------------------|
| 01       | 3             | 3BR+S DUAL ASPECT TYPE B |
| 02       | 2             | 2BR                      |
| 03       | 2             | 2BR                      |
| 04       | 1             | 1BR TYPE A               |
| 05       | 1             | 1BR TYPE A               |
| 06       | 1             | 1BR TYPE A               |
| 07       | 2             | 2BR                      |
| 08       | 3             | 3BR                      |
| 09       | 2             | 2BR                      |
| 10       | 2             | 2BR+S DUAL ASPECT        |
| 11       | 2             | 2BR                      |
| 12       | 3             | 3BR                      |
| 13       | 2             | 2BR                      |

# 20<sup>th</sup> Floor Typical Plan

- 2 - BEDROOM
- 2 - BEDROOM + S  
DUAL ASPECT
- 3 - BEDROOM
- 4 - BEDROOM  
PENTHOUSE

PRIVATE  
BEACH



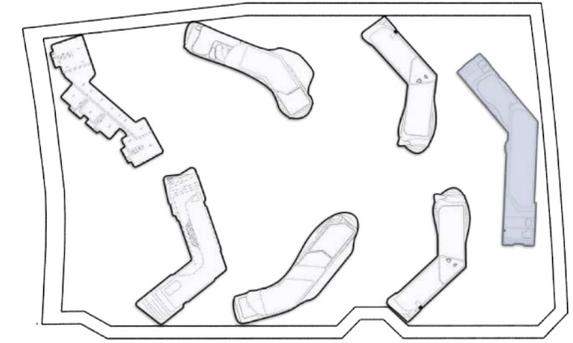
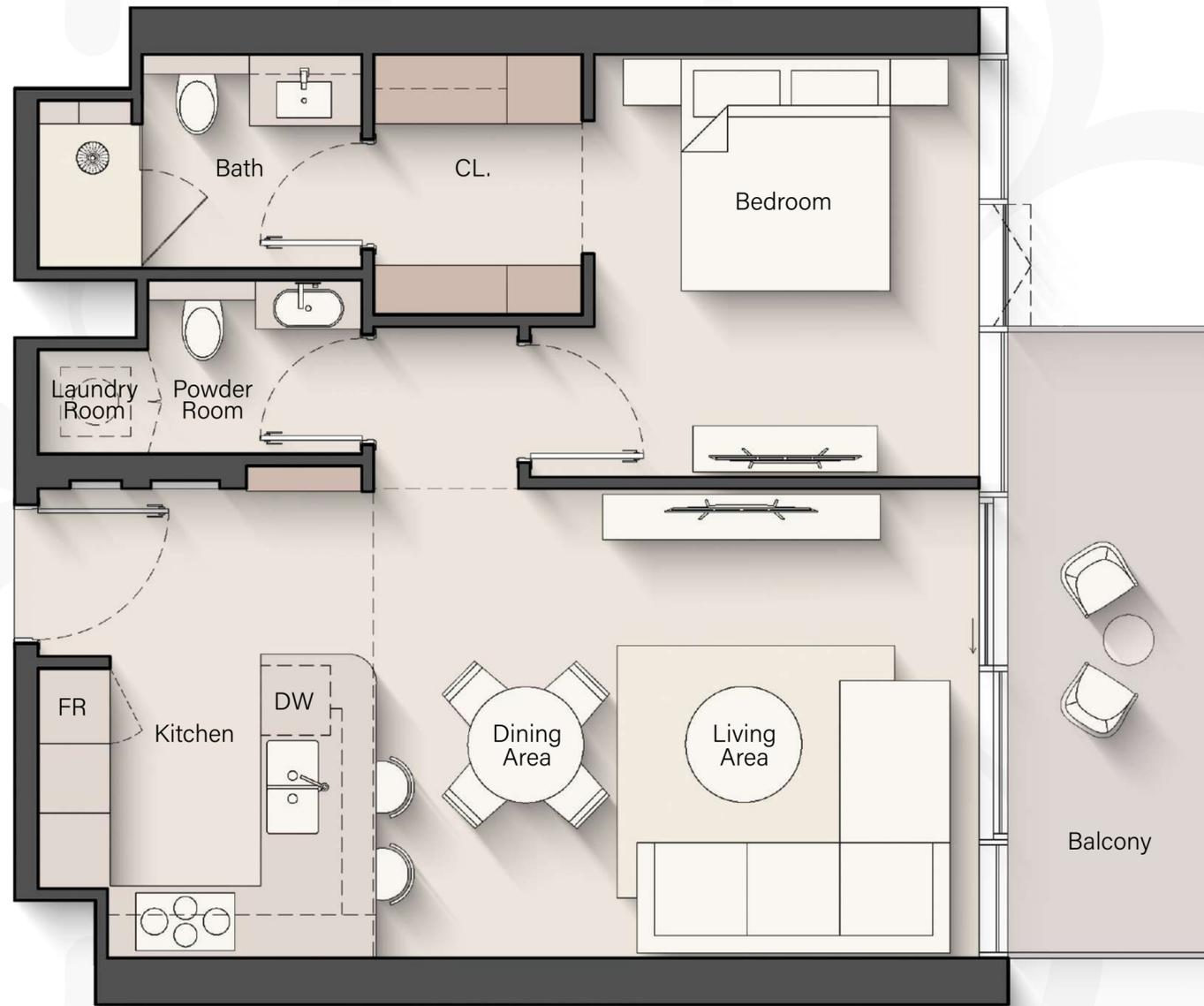


MERIVA  
SUNSET

*Floor plans*

# 1 - Bedroom

TYPE A



- 1st Floor**  
05 - 011
- 2nd & 3rd Floor**  
**11th & 12th Floor**  
05, 07 - 13, 18
- 4th - 9th Floor**  
05, 07 - 16, 20, 25 - 26
- 10th Floor**  
05, 07 - 11, 13 - 16, 20, 25 - 26
- 13th & 15th Floor**  
05 - 11, 16
- 16th Floor**  
04 - 10, 15
- 17th & 19th Floor**  
04, 06

Internal Living Area : **723.87 sq. ft.**

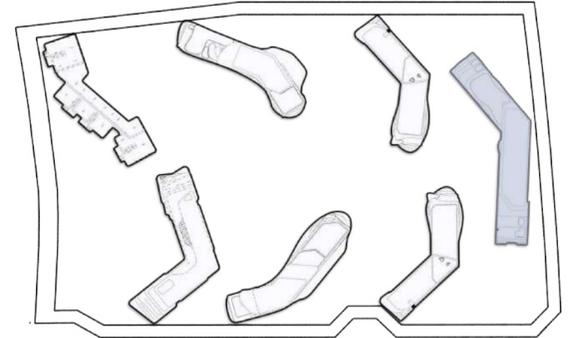
Outdoor Living Area : **108.82 sq. ft.**

Total Living Area : **832.70 sq. ft.**

# 1 - Bedroom Corner



PRIVATE BEACH



1st Floor

04

2nd - 12th Floor

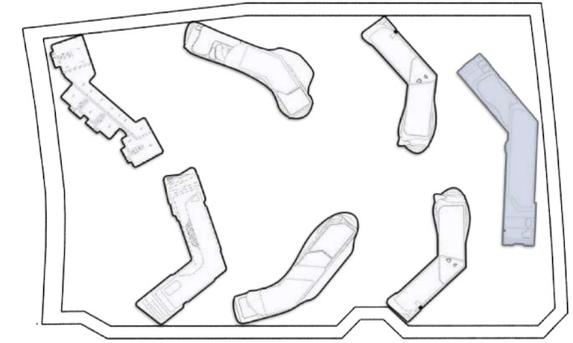
06

Internal Living Area : **764.67 sq. ft.**

Outdoor Living Area : **154.14 sq. ft.**

Total Living Area : **918.81 sq. ft.**

# 2 - Bedroom



- 1st Floor**  
03, 14
- 2nd & 3rd Floor**  
**11th & 12th Floor**  
03, 04, 16, 17
- 4th - 10th Floor**  
03, 04, 17, 19, 21, 22
- 13th Floor**  
03, 04, 14, 15
- 16th Floor**  
02, 03, 13, 14
- 17th Floor**  
02, 03, 07, 09, 10, 12
- 18th & 19th Floor**  
02, 03, 07, 09, 11, 13
- 20th Floor**  
02, 04, 06, 08

Internal Living Area : **1108.14 sq. ft.**

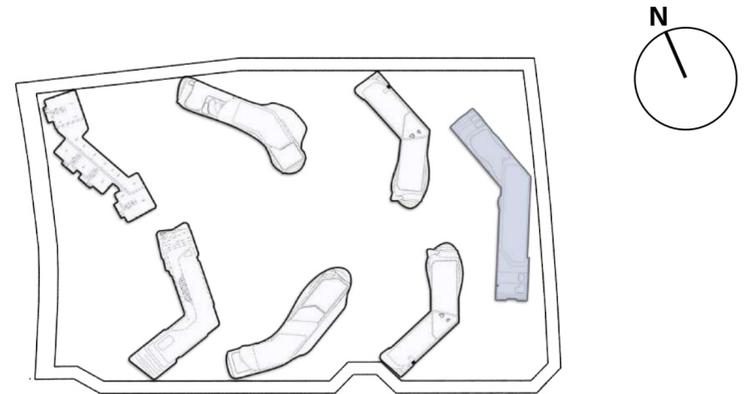
Outdoor Living Area : **173.08 sq. ft.**

Total Living Area : **1281.23 sq. ft.**

# 2 - Bedroom Corner



PRIVATE BEACH



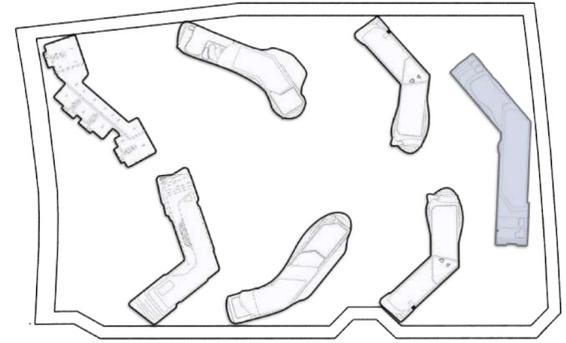
|  |    |
|--|----|
| <b>1st Floor</b>   | 12 |
| <b>2nd &amp; 3rd Floor</b><br><b>11th &amp; 12th Floor</b> | 14 |
| <b>4th - 10th Floor</b>                                    | 24 |

Internal Living Area : **1144.96 sq. ft.**

Outdoor Living Area : **228.84 sq. ft.**

Total Living Area : **1373.80 sq. ft.**

# 2 - Bedroom + S



1st till 15th Floor

02

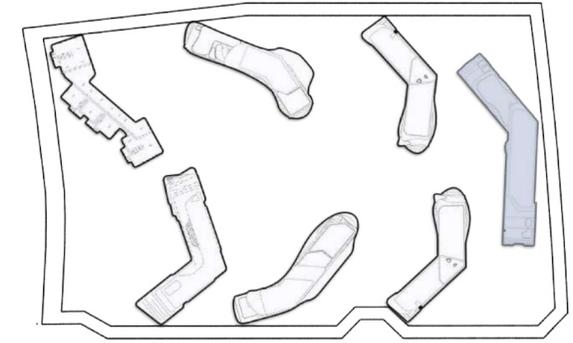
Internal Living Area : **1240.97 sq. ft.**

Outdoor Living Area : **195.90 sq. ft.**

Total Living Area : **1436.87 sq. ft.**

# 2 - Bedroom + S Corner

TYPE B



14th & 15th Floor

13

16th Floor

12

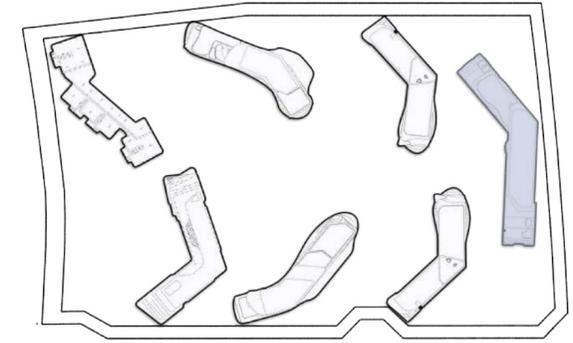
Internal Living Area : **1286.72 sq. ft.**

Outdoor Living Area : **250.58 sq. ft.**

Total Living Area : **1537.30 sq. ft.**

# 2 - Bedroom + S Dual Aspect

TYPE B



18th & 19th Floor

10

20th Floor

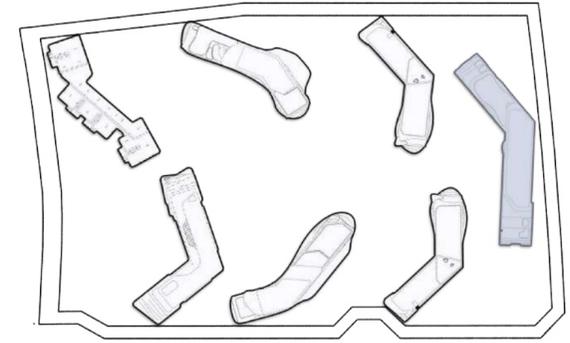
05

Internal Living Area : **1778.74 sq. ft.**

Outdoor Living Area : **268.67 sq. ft.**

Total Living Area : **2047.40 sq. ft.**

# 3 - Bedroom



**4th - 10th Floor**

03, 14

**17th Floor**

08, 11

**18th & 19th Floor**

08, 12

**20th Floor**

03, 07

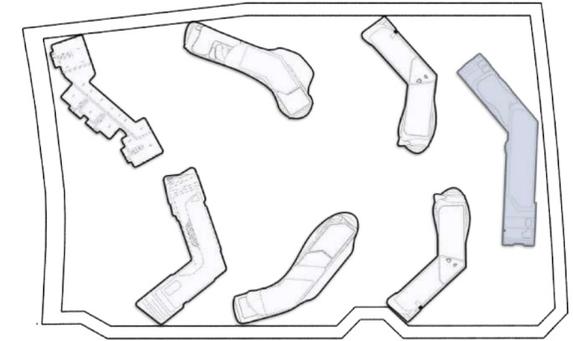
Internal Living Area : **1515.99 sq. ft.**

Outdoor Living Area : **238.53 sq. ft.**

Total Living Area : **1754.52 sq. ft.**

# 3 - Bedroom + S Dual Aspect

TYPE B



17th, 18th & 19th Floor

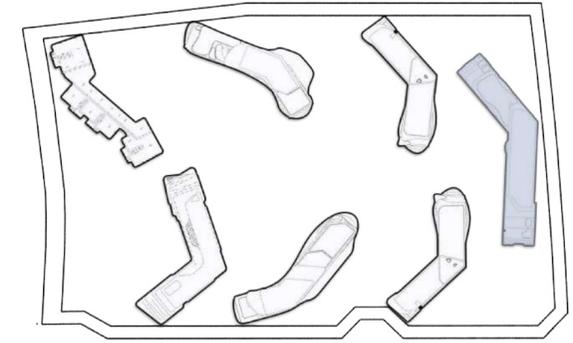
01

Internal Living Area : **1864.74 sq. ft.**

Outdoor Living Area : **478.03 sq. ft.**

Total Living Area : **2342.77 sq. ft.**

# 3 - Bedroom Penthouse



PRIVATE BEACH

16th Floor

01

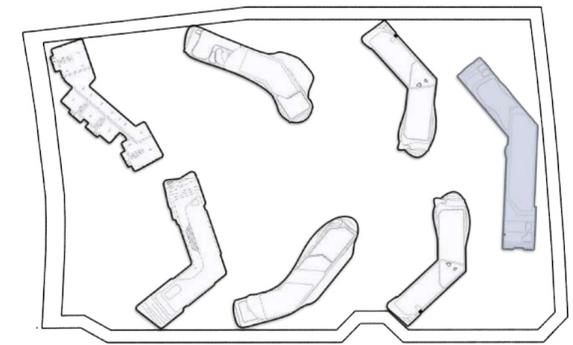
Internal Living Area : **2687.10 sq. ft.**

Outdoor Living Area : **951.31 sq. ft.**

Total Living Area : **3638.42 sq. ft.**

# 4 - Bedroom + S Dual Aspect

TYPE A



PRIVATE BEACH

13th, 14th & 15th Floor

01

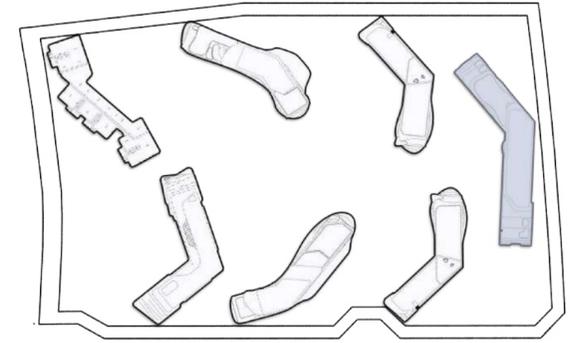
Internal Living Area : **2427.80 sq. ft.**

Outdoor Living Area : **515.16 sq. ft.**

Total Living Area : **2942.96 sq. ft.**

# 4 - Bedroom Penthouse

TYPE C



PRIVATE  
BEACH

20th Floor  
01

Internal Living Area : **3150.70 sq. ft.**

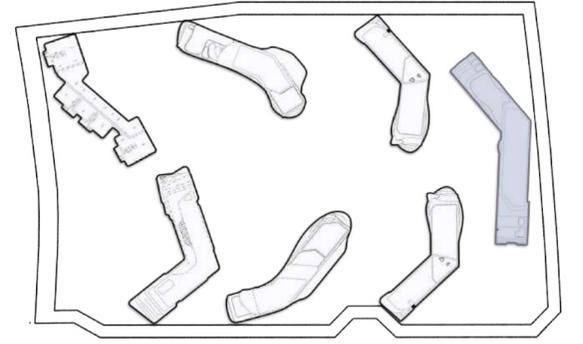
Outdoor Living Area : **1466.91 sq. ft.**

Total Living Area : **4617.61 sq. ft.**

# Retail - 1

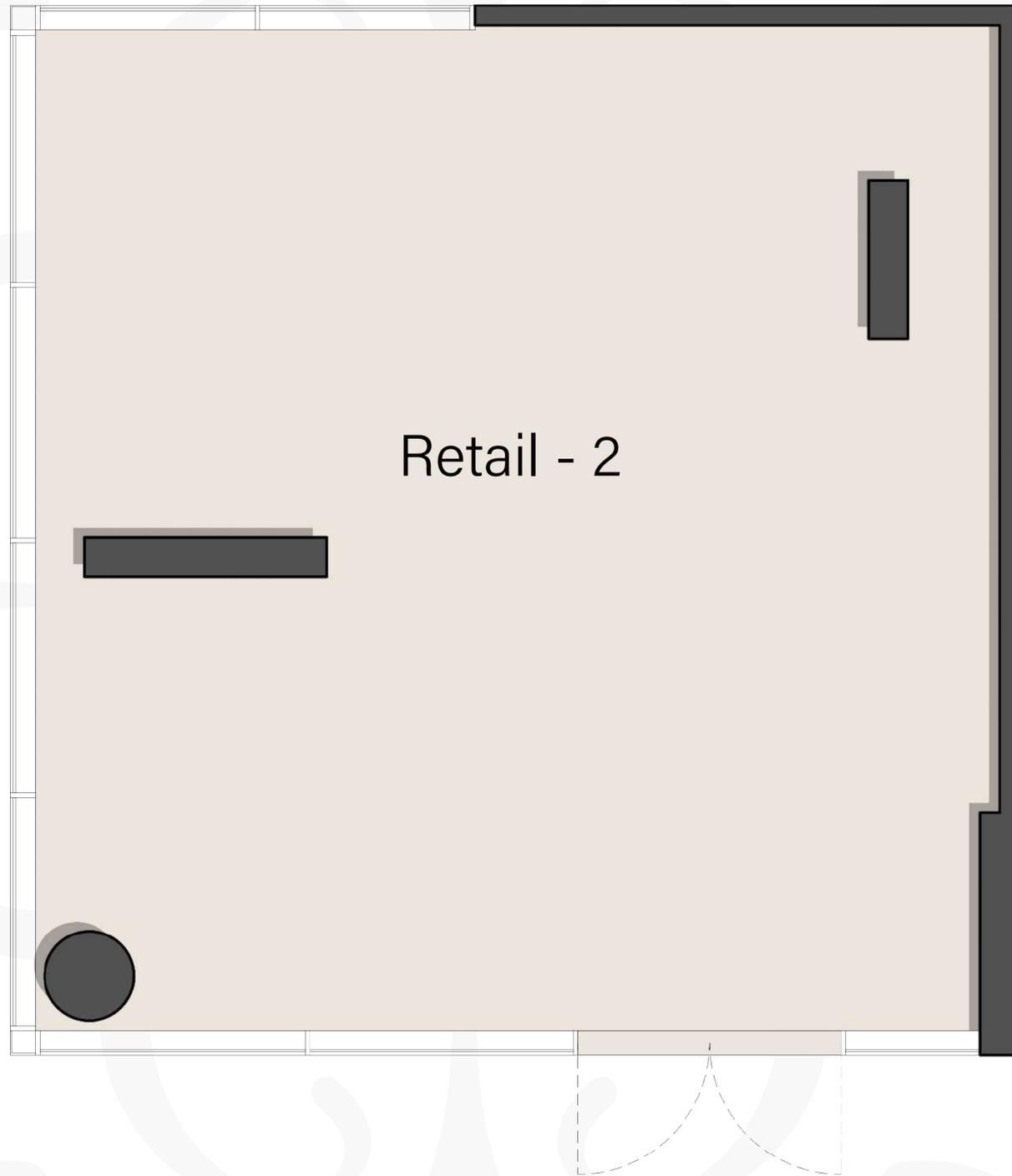


PRIVATE BEACH

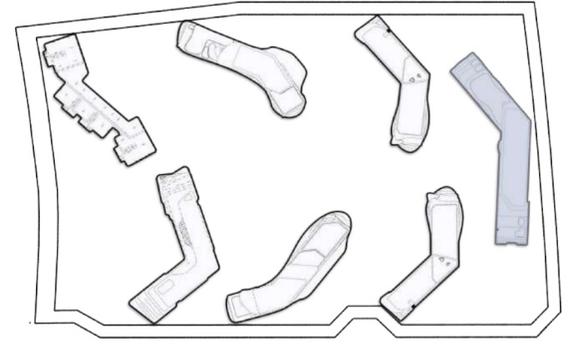


Total Retail Area : **1132.15 sq. ft.**

# Retail - 2

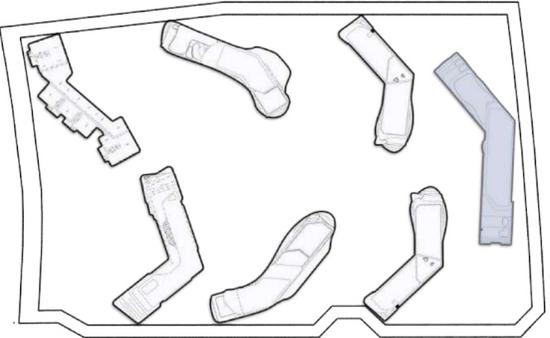


PRIVATE BEACH



Total Retail Area : **1127.30 sq. ft.**

# Retail - 3

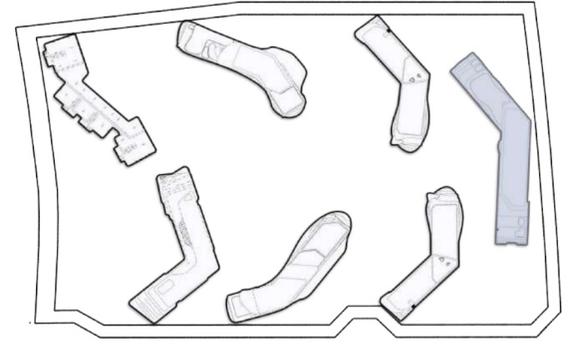


PRIVATE BEACH

# Retail - 4



PRIVATE BEACH



---

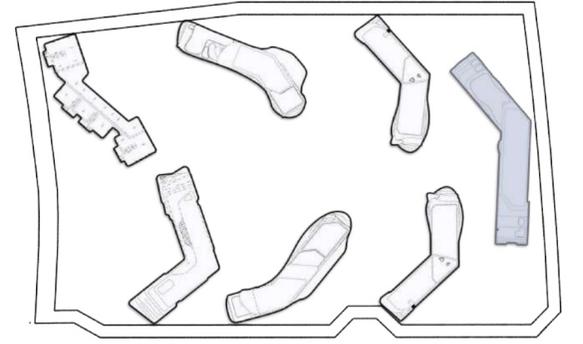
Total Retail Area : **743.89 sq. ft.**

# Retail - 5



Retail - 5

PRIVATE BEACH

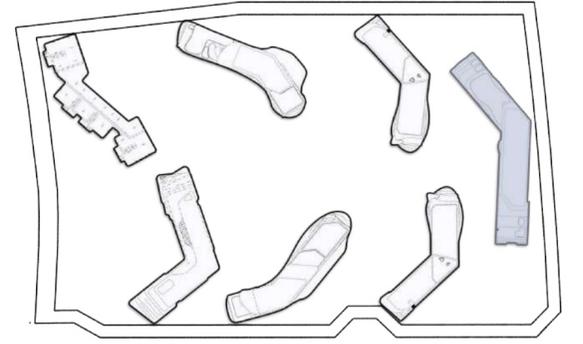


Total Retail Area : **850.56 sq. ft.**

# Retail - 6



PRIVATE BEACH



Total Retail Area : **885.55 sq. ft.**



## Payment *plan*

20%

At the time  
of booking

10%

60 Days after  
reservation date

5%

120 Days after  
reservation date

5%

180 Days after  
reservation date

5%

240 Days after  
reservation date

5%

360 Days after  
reservation date

5%

On completion of 20%  
construction of the project

5%

On completion of 30%  
construction of the project

5%

On completion of 40%  
construction of the project

5%

On completion of 50%  
construction of the project

30%

On completion



800 8288  
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes.  
While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.