LIV LUX

DUBAI MARINA

LIV

Apartments feature a minimum of 3 Meter Ceiling Heights – with floor to ceiling windows allowing for natural sunlight & stunning views

A full floor of luxurious amenities allowing for resort style living in the heart of Dubai Marina

Breathtaking views of Dubai Marina, Palm Jumeirah and the Arabian sea

LIV LUX

INTRODUCING
THE CROWN JEWEL OF
DUBAI MARINA

LIV LUX

LIV LUX – 47 GLEAMING STORIES OF REFINED LUXURY WITH BREATHTAKING VIEWS OF THE ARABIAN SEA, PALM JUMEIRAH, AND DUBAI MARINA

FLAWLESS TO THE LAST DETAIL

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24 hour valet service for all guests and residents

Designed with maximum efficiency in mind, offering more useable space for our residents

Fully fitted Premium European kitchens with the latest innovations

LIV BETWEEN THE BEACH & DUBAI MARINA

The tower enjoys a prime location nestled between the majestic Arabian Gulf and the vibrant sophistication of Dubai Marina.

The areas new address for ***Ultra-Luxury*** Oceanfront living.

LUXURY
COMES TO
DUBAI MARINA

– LIV LUX –

A collection of prime residences in Dubai's most sought after community, DUBAI MARINA.

With luxurious fixtures, fittings and finishes throughout – **LIV LUX** is a rare balance where luxury living commingles with 5 Star Amenities, Location, and Views.

GRANDEUR FROM
THE GROUND UP

LIV THE LUX LIFESTYLE

AT 47 STORIES, EVERY RESIDENCE IN **LIV LUX** OPTIMIZES WATERFRONT VIEWS WITH FULL HEIGHT WINDOWS AND FANTASTIC OPEN-AIR BALCONIES.

LIV LUX takes its inspiration from the very lifestyle it creates – enjoy stunning ocean views from the serenity of your own private balcony.

REDEFINING THE SKYLINE

LOCATION

DUBAI MARINA

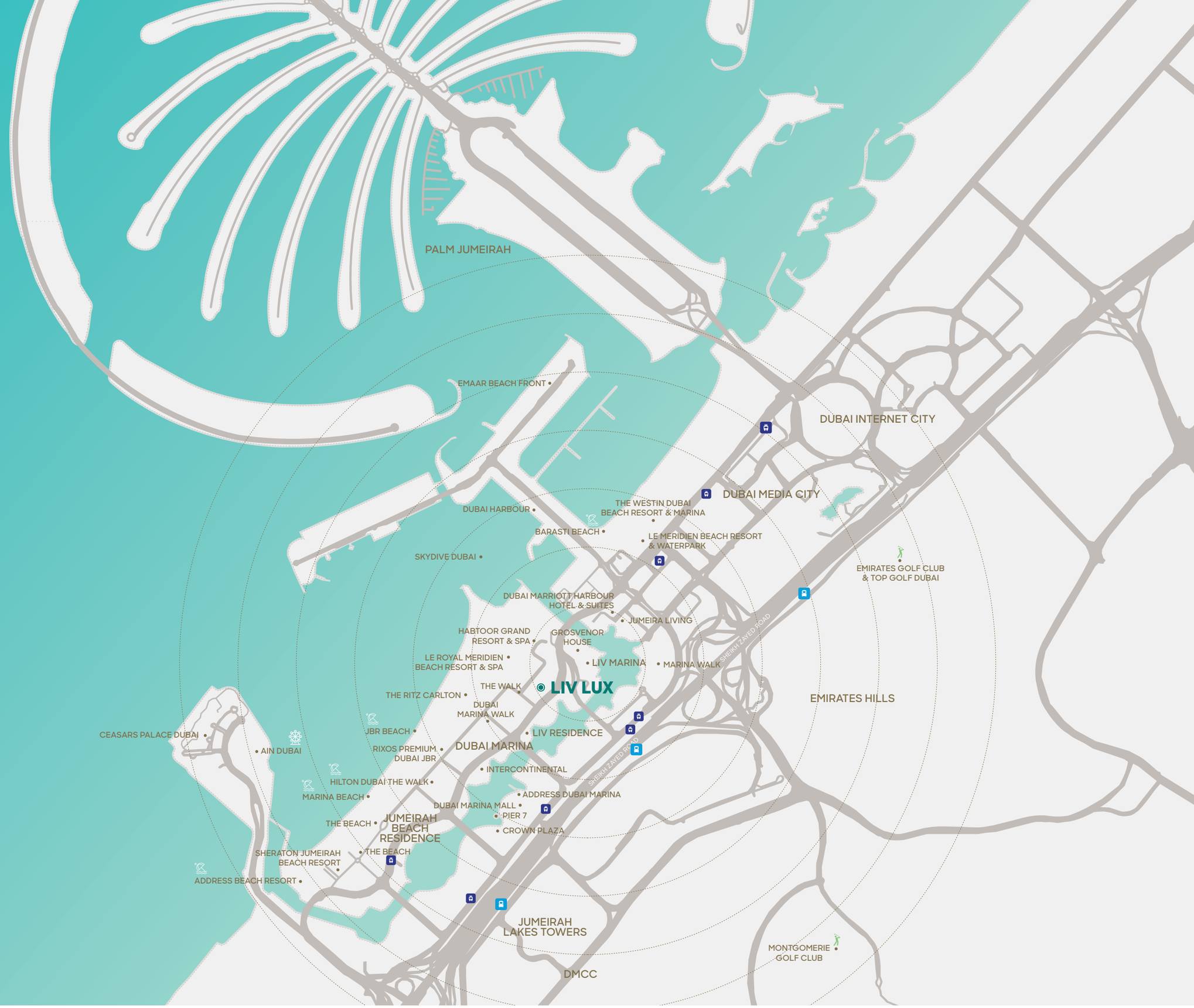
All within 5 minutes

DINING, LEISURE & SHOPPING
The Beach, JBR
Emirates Golf Club & TopGolf Dubai
Montgomerie Golf Club
Ain Dubai - Bluewaters
Dubai Marina Mall

5 STAR HOTELS
Le Royal Meridien
Ritz Carlton
Intercontinental
Grosvenor House
The Address JBR & Marina
Jumeirah Living Marina

TRANSPORT
Dubai Metro
Dubai Tram
RTA Water Taxi
Sheikh Zayed Road

OTHER NEARBY DESTINATIONS
Dubai International Airport - 22 mins
Al Maktoum International Airport - 22 mins
Mall of the Emirates - 7 mins
Dubai Hills Mall - 10 mins
Palm Jumeirah - 5 mins
DIFC - 18mins
Atlantis Aquaventure - 9 mins
Dubai Parks & Resorts - 15 mins



The Most Luxurious Address in Dubai Marina

A STUNNING DROP OFF, MANNED WITH WHITE GLOVE VALET PARKING SERVICES

The expansive 5 star hotel style entrance features -24 hour valet service and exudes refined luxury from the moment you approach the iconic tower.

LIV LUX EMBODIES **LUXURY** THE MOMENT YOU ENTER . . .

A Spacious grand lobby to welcome residents and your guests. Residents enjoy the use of the **LIV LUX** Reception, manned with 24 hour security, concierge, and guest services.

LIV LUX – BOUTIQUE LUXURY LIVING

The grand double height lobby is detailed to perfection.

The opulent entrance is a preview of the luxurious fixtures, fittings and finishes that can be found throughout. Lobby, Lifts, & Corridors exude a stunning luxury hotel style ambiance.

KITCHENS & LIVING ROOMS

Elegant Open Style **LUX** Living

Each expansive residence features flowing, open concept floor plans. Framed with a minimum of 3 meter high floor to ceiling windows. Engaging views set the backdrop to open living and dining areas.

Clean lines and timeless fixtures lend an air of modernity to neutral undertones, punctuated by touches of vibrance.

Contemporary Custom Cabinetry matched with the finest European Fixtures.

BEDROOMS & BATHROOMS

Intelligent Design Meets Grand Living

Thoughtfully planned bedrooms accompanied by stunning waterfront views, well curated wardrobes, storage and shelving ensure that both style and function coexist.

Custom designed bathrooms fitted with the finest in European Brands such as Villeroy & Boch, with unrelentless attention to form and function, cabinets with storage, and contemporary walk in showers.

The Signature Collection

THE SIGNATURE COLLECTION AT **LIV LUX** COMPRISES AN ARRAY OF SUPER LUXURIOUS RESIDENCES.

Each Signature unit has been thoughtfully designed to elevate Luxury to a new level.

Built in joinery, high end kitchens with upgraded appliances. Custom elevated ceilings with immaculate lighting, your Signature Home comes with the utmost care and attention to detail, providing residents with the elegance and upscale level of comfort they deserve.

LIV
LUX

Premium Finishes
& Bespoke Designs set
a new benchmark for
Luxury to cater to
a Discerning Few.

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DESIGN
LIGHTING
INTERIOR DESIGN

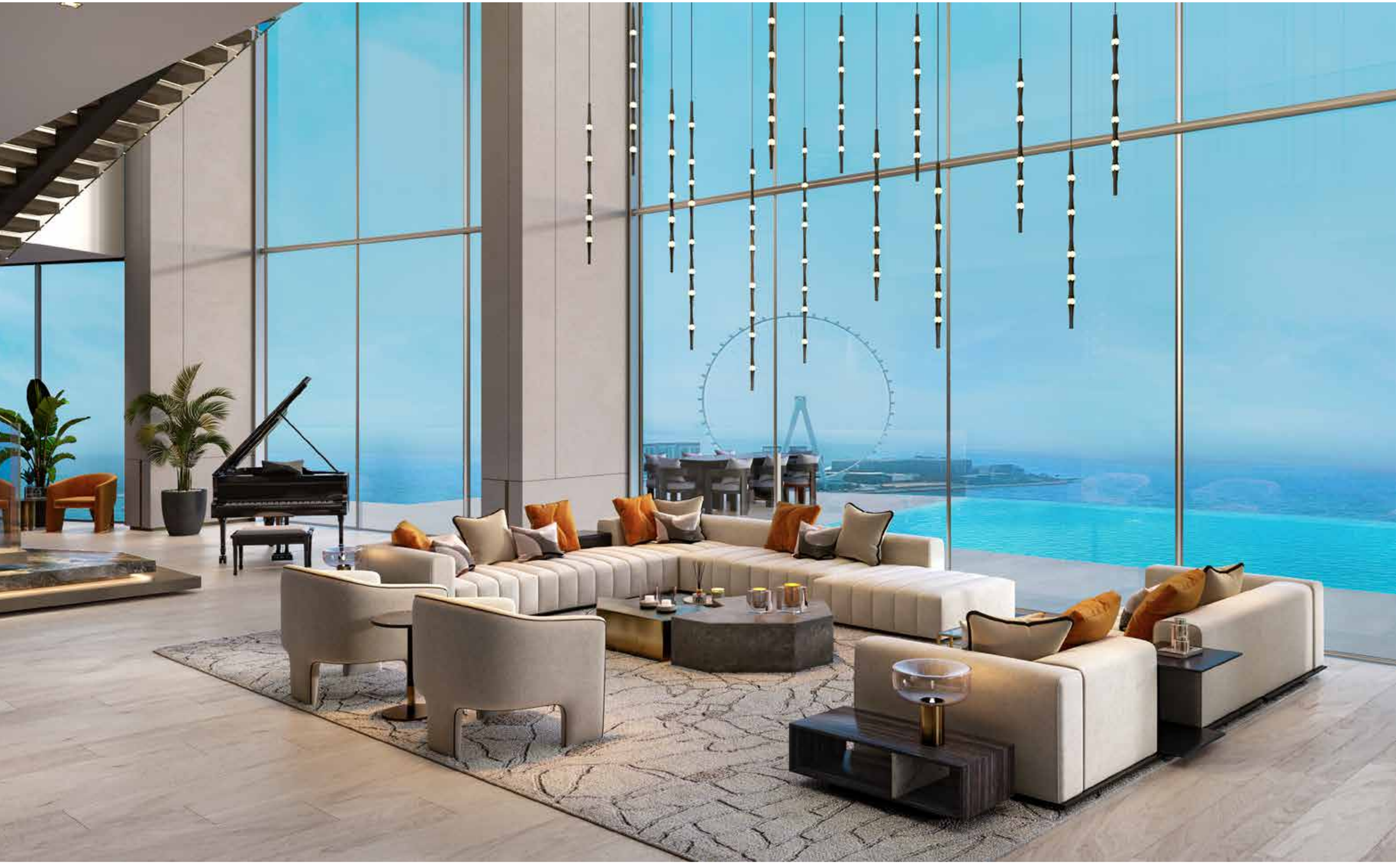
The **LIV LUX** Penthouse Collection

A NEW LEVEL OF LUXURY LIVING IN DUBAI MARINA

Striking from every angle.

Bespoke Duplex Penthouses ranging from 7250 to 15250 square feet. Our most Limited Collection of Exclusive Homes, all with infinity pools, stunning skyline views and entertainment spaces.

Double Height Living Rooms with Light pouring in from your waterfront views. Oversized bedrooms with lounging spaces, walk in wardrobes, and bathrooms steeped in Luxury – Grandeur in Every Space.



LIV
LUX

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Private Massage Areas and Zen Gardens, Outdoor Jacuzzi & Sun-Lounging
all in your own private terraces of your Penthouse.

The Ultimate in Opulance

LIV LUX PENTHOUSES

Ultra Premium Show Kitchens with stunning Italian marble with contemporary counters.

Bedrooms finished to perfection, with natural wood floors, custom lighting, walk in wardrobes, built in make up tables and living & lounge areas.

The **LIV** Superlux Penthouse

LUXURY TO ANOTHER LEVEL

Outdoor Entertainment Spaces to rival the world's best.
Enter your space through your own private ART Gallery, an exquisite showcase.
Penthouse Terraces with lounge & dining areas, and entertainment counters to take in spectacular sunrise and sunsets.

LIV LUXURIOUSLY

THE ENTIRE 7TH FLOOR OF **LIV LUX** IS ALLOCATED TO PREMIUM INDOOR AND OUTDOOR AMENITIES

An unmatched selection of options places LIV LUX in a class of its own. Practice on your own private Golf Putting Green, Experience the world's fastest growing sport with a round of Padel. Cook at our Outdoor BBQ & Dining areas, or unwind at the Outdoor Gardens. Enjoy the outdoor cinema, or cool off and sunlounge at the resort sized swimming pool.

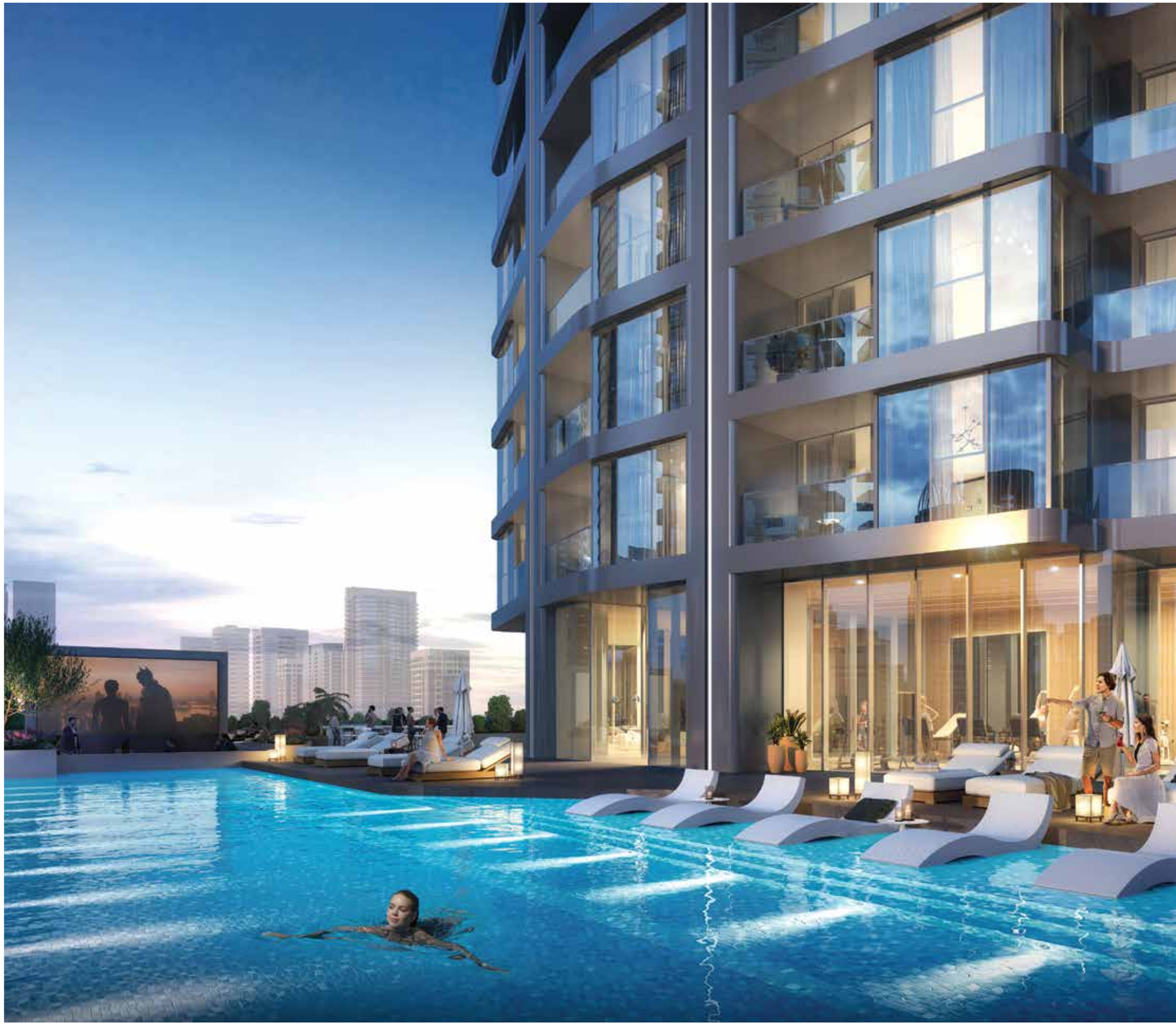
Experience breathtaking waterfront views while using the latest training equipment in the fitness center, private yoga rooms, or retreat into the dedicated spa with sauna and steam rooms, with changing facilities for ladies and gents.

Invite your own beauticians to the Private Salon available to Residents Only.

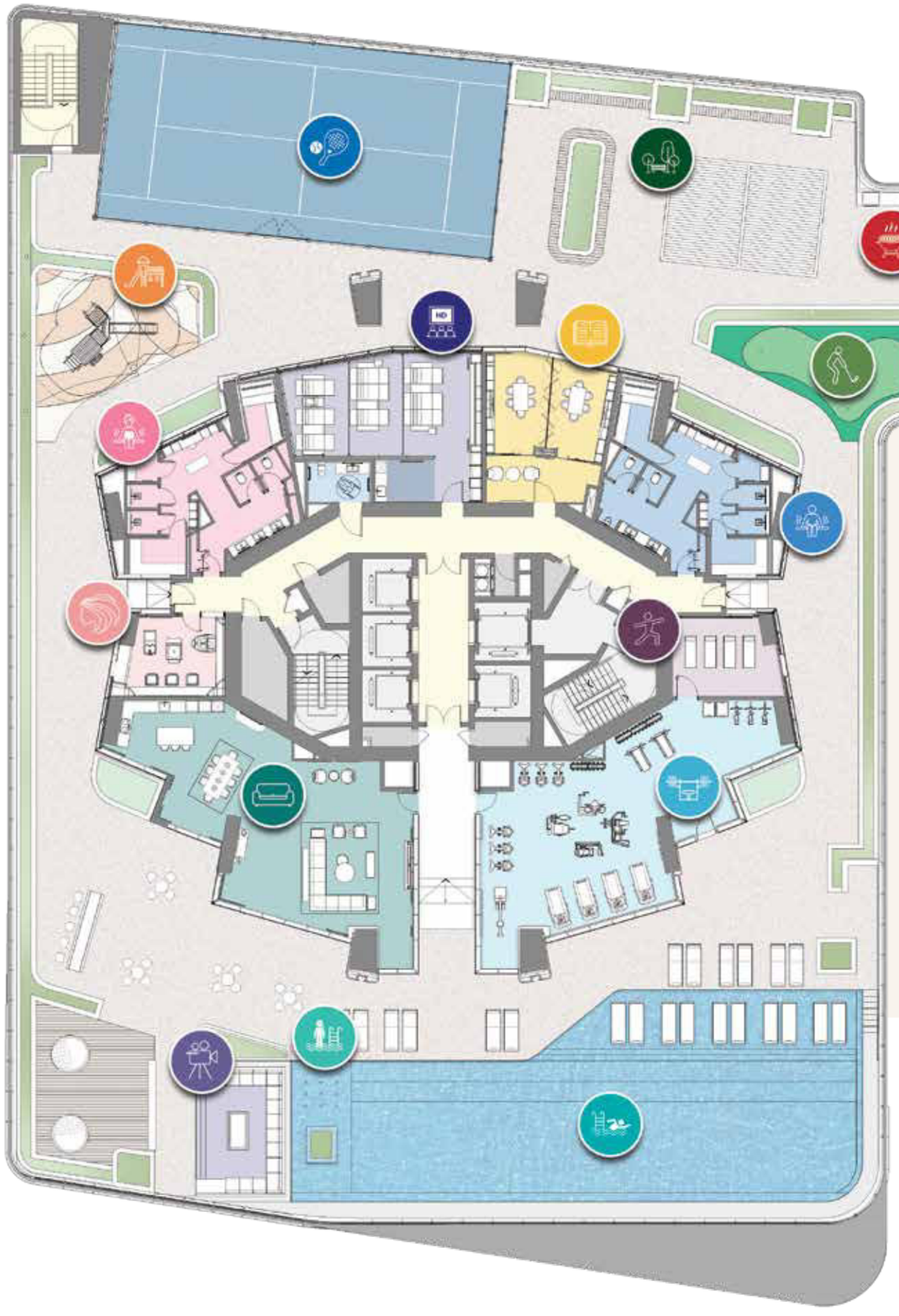
Entertain or Host Private Events in the Luxury Residents Lounge, or have access to well equipped conference rooms. End your day with a movie in the state of the art Indoor Theatre, equipped with the latest in video equipment & Plush Seating.

A FULL FLOOR OF AMENITIES

OVER **27,000 SQ FT.** OF AMENITIES EXCEEDS ALL EXPECTATIONS



- Residents Lounge
- Residents Beauty Salon
- Ladies' Steam & Sauna
- Indoor Movie Theatre
- Conference & Study Rooms
- Men's Steam & Sauna
- Yoga Studio
- Indoor Gym
- Infinity Pool
- Kids Splash Pool
- Outdoor Cinema
- Kids Play Area
- Padel Court
- Residence Gardens
- BBQ & Dining Area
- Golf Putting Green



LIV LUX

AMENITIES FLOORPLAN

Residents Lounge

Invite family and friends to your dedicated residents lounge. A luxurious extension of your own residence located at the center of the amenities floor.

Finished in the same style and design as the residences, the lounge has natural stone flooring, custom kitchen cabinetry, large islands with bar seating, dining area and a comfortable tv seating area.

This beautifully designed lounge enables residents and guests to entertain in a multitude of ways. Enjoy breakfast overlooking the Dubai Marina or host evening canapes and cocktails.

Residents Beauty Salon

Our Private Beauty rooms offer residents and their guests a luxurious space to enjoy treatments in the comfort of their own home.

Whether a blow dry before an evening out or a relaxing treatment after a long day this space allows residents to be pampered on a daily basis.

Cinema Room
Conference Room

Yoga Room

Health and wellness blend seamlessly with our revitalizing Yoga Studios – allow for wellbeing with a view in a peaceful and tranquil setting.

Dedicated SPA with Sauna & Steam Room

Retreat into the dedicated ladies and men's steam and sauna room offering you a chance to unwind and rejuvenate.

LIV FIT.

Enjoy the 24 hour convenience of a fully equipped State of the Art Fitness Center overlooking the blue Marina Waters.
With the latest, cardio, strength and free-weight equipment.

Outdoor Dining Areas & BBQ
Residents Gardens

Padel Court
Golf Putting Green

LIV
LUX

THE PINNACLE OF EXCLUSIVITY

LIV IN THE NEW ICON AMONG THE DUBAI SKYLINE

A state-of-the-art combination of incredible views, exceptional architecture, gracious layouts and hotel style services makes **LIV LUX** the ultimate oasis.

L+V

TYPICAL FLOORPLANS

APARTMENTS FEATURE
SEA/PALM VIEWS AND/OR **MARINA VIEWS**

1 BR & 2 BR Residences
2 BR, 3 BR & 4 BR Signature Residences
Duplex Penthouses

LIV

LIV the LUX Lifestyle

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All views are indicative and where photographs of actual views have been taken, these are current at the time of publication of this brochure and any other marketing materials. Marina LIV Development is not responsible for any future changes in the surrounding built up environment that may effect the views depicted. The images of finishes shown are indicative of design intent and actual materials and finishes may differ.