



dxboffplan











**Island**



**Style**

**Urban**



**Living**





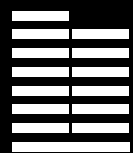
# Waterfront Living

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.

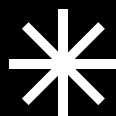




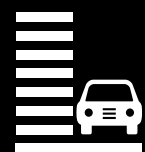
**10**  
Residential  
buildings



**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**<sup>min</sup>  
Abu Dhabi  
Airport

**30**<sup>min</sup>  
Dubai International  
Airport

**30**<sup>min</sup>  
Al Maktoum  
Airport

**20**<sup>min</sup>  
Downtown  
Dubai

**7**<sup>min</sup>  
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**





Explore



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**



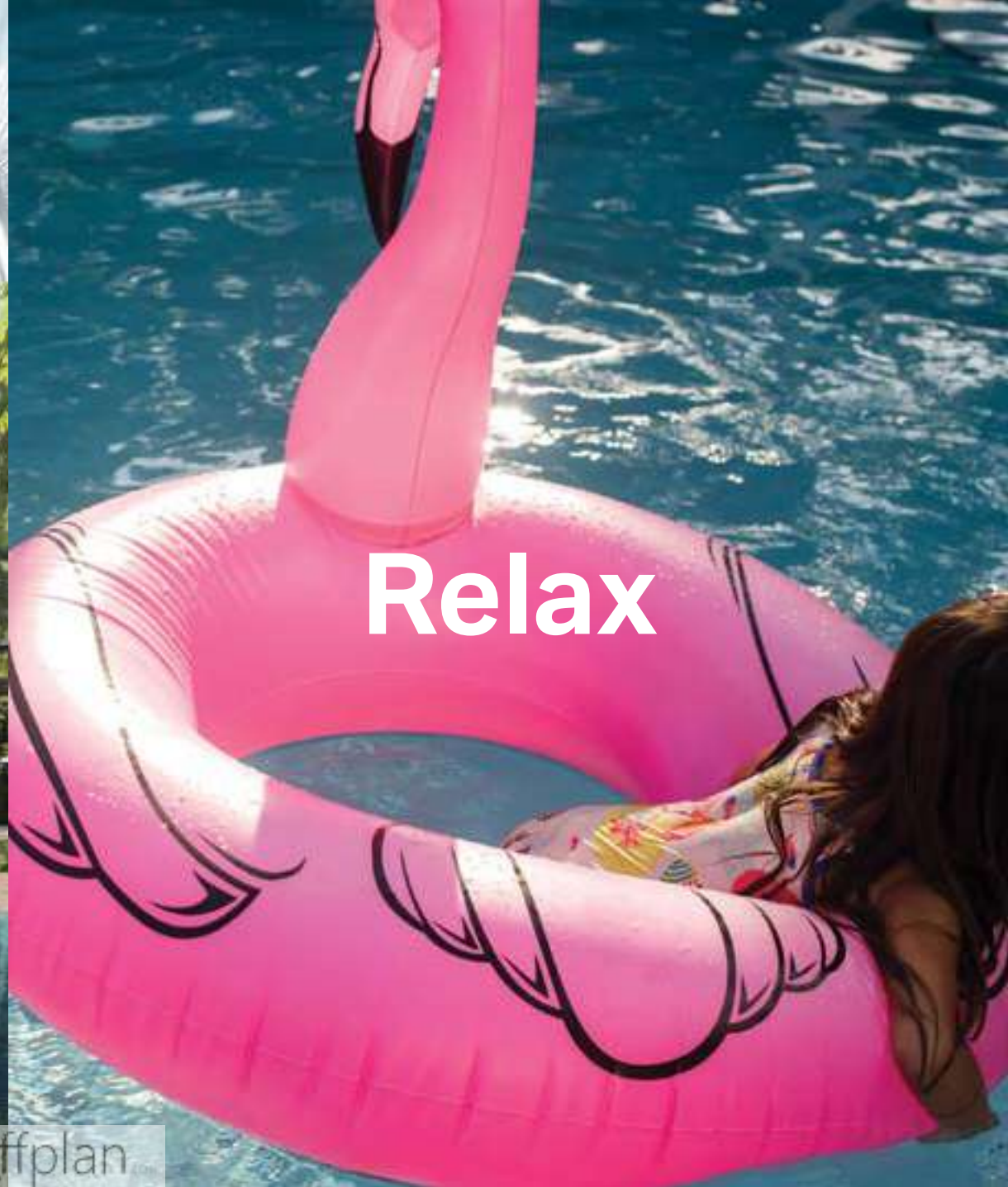
**Traveller**







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.

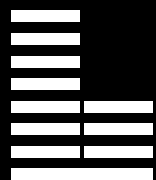




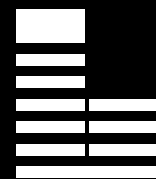
**1-4**  
Bedrooms



**17**  
Townhouses



**698**  
Apartments



**4**  
Penthouses





**Urban**



**Nature**











# 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





The four penthouses enjoy unrivalled 360-degree views of the Arabian Gulf, Marina, Ain Dubai and Dubai's skyline and offer generous indoor and outdoor space, with 5-bedrooms, en-suite bathrooms and extended living areas.



An architectural rendering of a modern townhouse interior courtyard. The space is defined by a wooden slat wall on the left and a concrete wall with a staircase on the right. A person in a white thobe is walking away from the viewer down a paved path towards a glass-enclosed area. The ceiling features a dark wooden beam structure.

**Town**

An architectural rendering of a modern townhouse exterior. The building features large glass windows and balconies with wooden slat railings. A small swimming pool is visible in the foreground, surrounded by a paved area and some greenery. The sky is clear and blue.

**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.













# Masterplan



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.

