



# BLUEWATERS *bay*

DESIGNED FOR YOUR  
NATURAL TIDE

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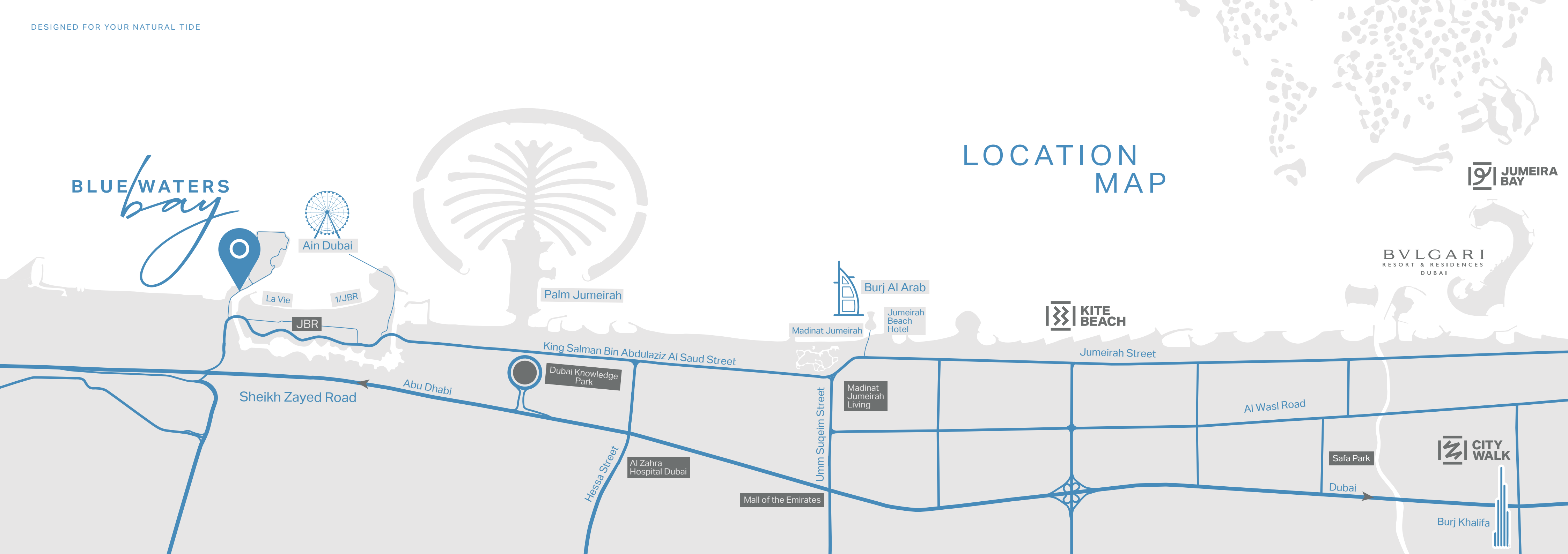




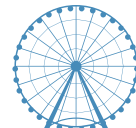
## ABOUT MERAAS

Meraas has illustrated its position as a leading master developer by creating and consistently delivering residential developments that strengthen Dubai's position as a global real estate investment destination of choice. Meraas has built a powerful legacy of developing creative spaces and establishing recognisable landmarks, leading to enriching lifestyle experiences for its residents.

Its cutting-edge portfolio comprises of leading developments across waterfront, urban, and suburban locations in Dubai, such as City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences and Port de La Mer, to name but a few. Meraas is synonymous with sophistication and innovation and offers best in class residential developments that appeal to a discerning, global customer.



BLUE WATERS  
*bay*



Ain Dubai

La Vie

1/JBR

JBR

Palm Jumeirah



Burj Al Arab

Madinat Jumeirah

Jumeirah Beach Hotel

KITE BEACH

BVLGARI  
RESORT & RESIDENCES  
DUBAI

CITY WALK

Sheikh Zayed Road

Abu Dhabi

King Salman Bin Abdulaziz Al Saud Street

Dubai Knowledge Park

Hessa Street

Al Zahra Hospital Dubai

Mall of the Emirates

Umm Suqeim Street

Madinat Jumeirah Living

Jumeirah Street

Al Wasl Road

Safa Park

Dubai

Burj Khalifa



# BLUEWATERS ISLAND

Dubai is a city with many destinations that are recognised globally, but none are quite as iconic as Bluewaters Island. Home to Ain Dubai, the world's largest observation wheel, Caesars Palace Dubai, the first and only one outside of the United States, as well as countless dining, shopping, leisure and entertainment attractions.

Bluewaters Island is situated adjacent to Jumeirah Beach Residence, Palm Jumeirah and Dubai Marina, placing it in one of the most popular and vibrant areas of the city.

# AMENITIES





FITNESS CENTRE





## VISION

Inspired by the Dubai lifestyle, Bluewaters Bay's contemporary architectural design and one-of-a-kind location evoke a true sense of grandeur, which has become synonymous with our beloved city.

With its open-plan apartment layouts, Bluewaters Bay has been designed to let the inside-out and the outside-in, inspiring a lifestyle that's lived in harmony with the surrounding world – from the bright lights of Bluewaters to the sparkling waters of the Arabian Gulf. Creating a home that combines the calmness and solitude of a seaside location, with the glamour and energy of a bustling destination.

A combination that is unique and embodied perfectly by Bluewaters Bay.





## ABOUT THE PROJECT

Located in the bay between Bluewaters Island and The Beach at JBR, residents will have the luxury of direct access to both destinations through the promenade. Whether you would like to have a relaxing day on the beach or dinner at an award-winning restaurant, the options are endless.

The main access point for Bluewaters Bay is directly from Bluewaters Bridge, which is linked to Sheikh Zayed Road. This vital connection makes it convenient for residents to head towards Bluewaters Island, with an easy path back towards Dubai's most major highway.

In addition to the main access, another access point is provided from the street level, which gives residents an alternative route to the Dubai Marina neighbourhood without the need to drive to Sheikh Zayed Road to reach this extremely popular area.

Rising high and taking a prominent place in the Dubai Marina and JBR skyline, Bluewaters Bay stands out given its spectacular design. The glass façade and expansive terraces give residents a sense of bringing the inside-out and the outside-in, to become one with the serene seaside surroundings.

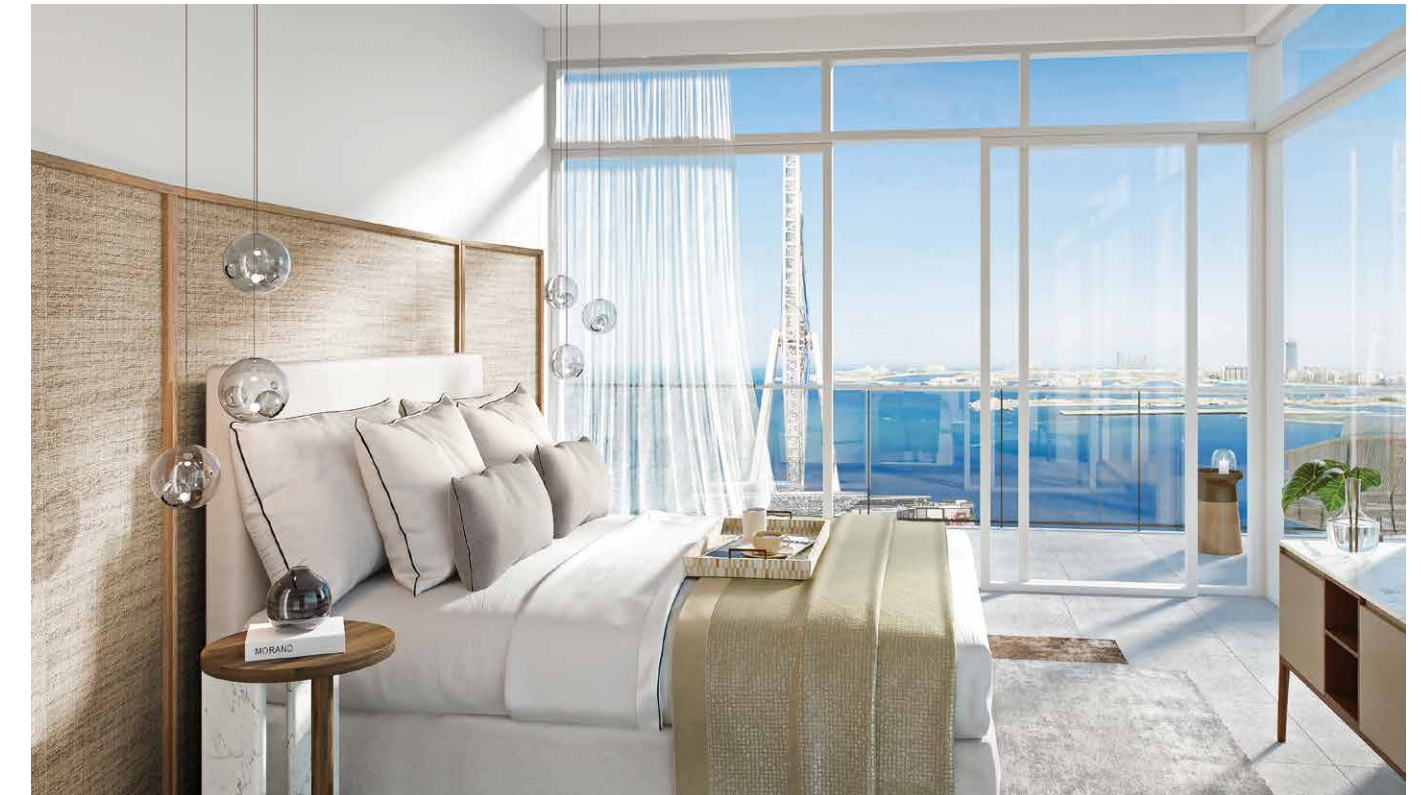
The entrance experience takes residents through an impressive double-height lobby, with views towards to the glittering lights of the city skyline. On the first floor, one can enjoy a game of tennis, work out in a well-equipped fitness centre or dive into an infinity pool with views towards Bluewaters Island and Ain Dubai on one side, with the beach and skyline on the other.





The interior spaces allow plentiful natural light to enter, which further accentuates the carefully curated finishes. In addition to the meticulous attention to detail, the spacious interior layouts are specifically designed to maximise functionality.

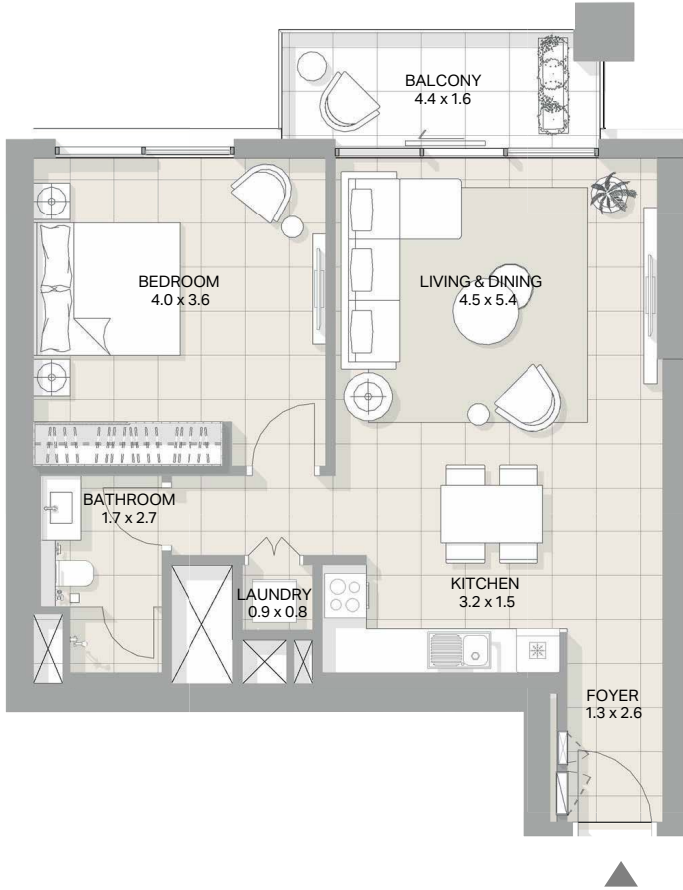
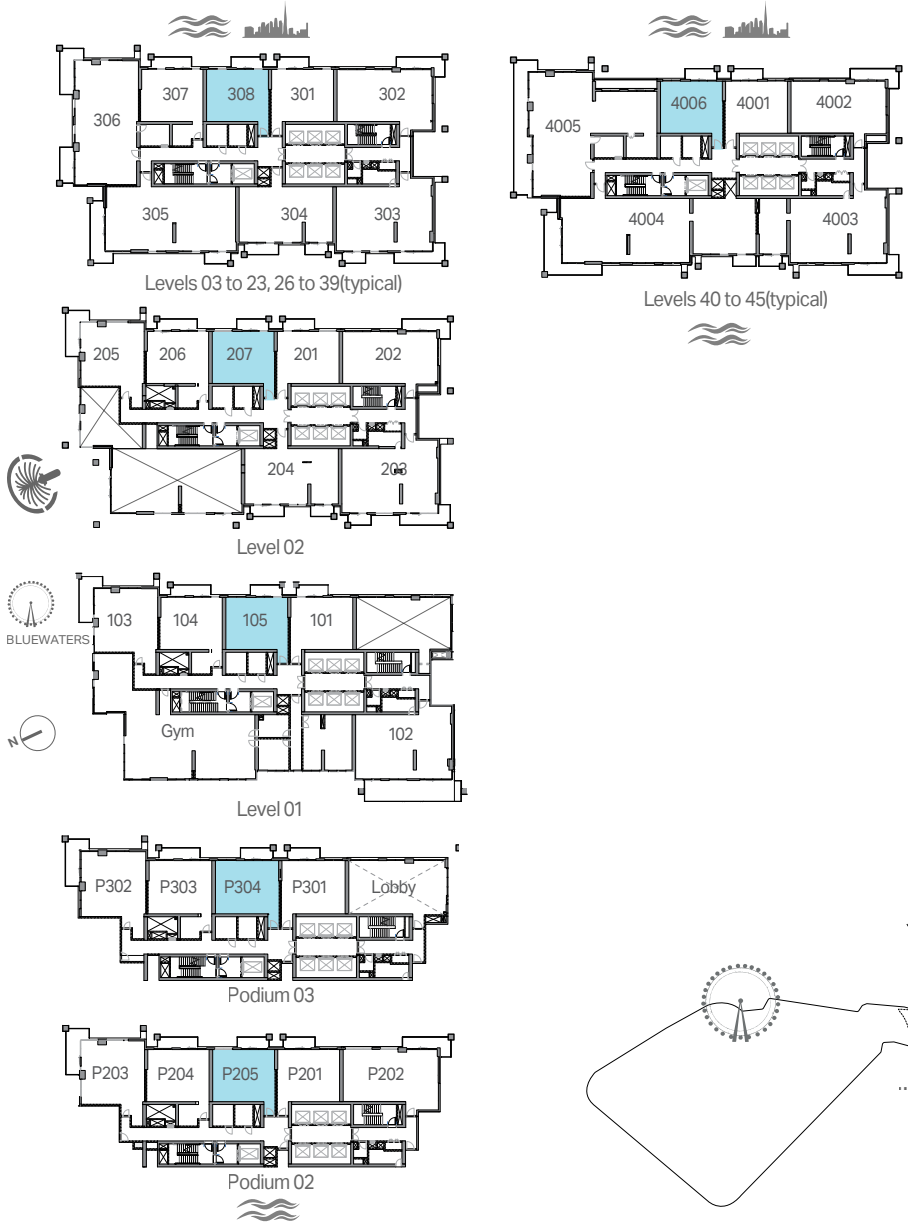
On the ground level, the promenade connects to a lush linear park, which will be a welcoming green area for residents and visitors to enjoy.





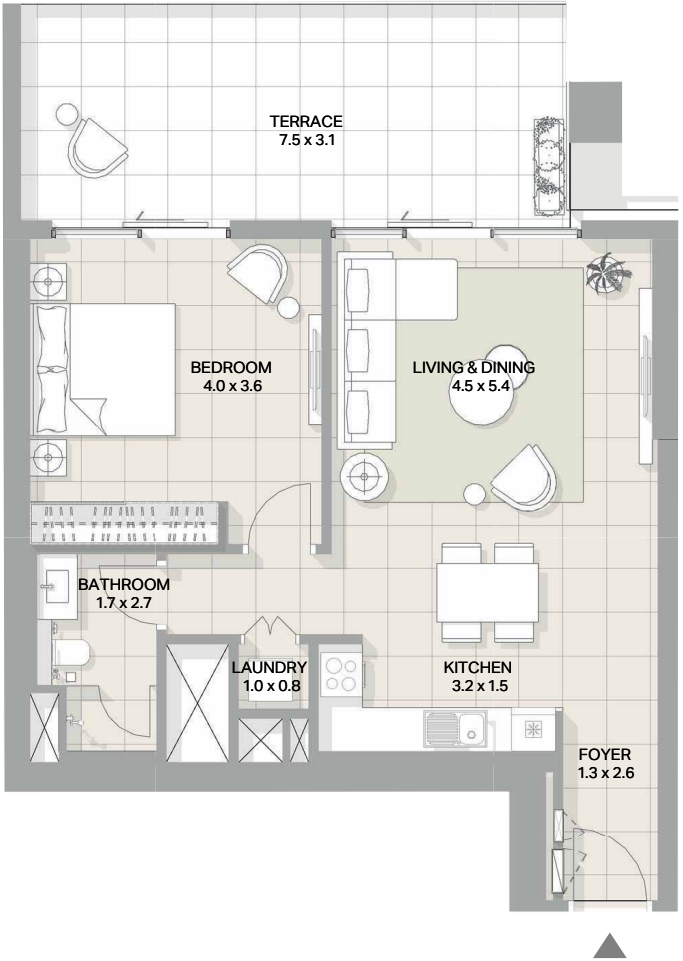
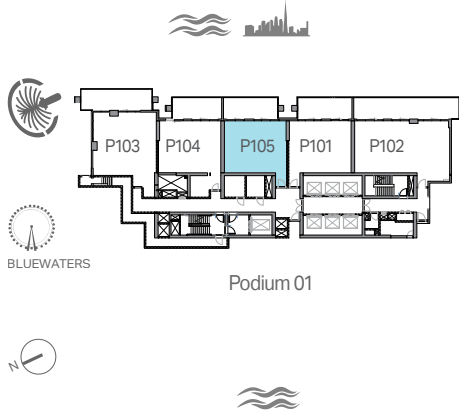
# FLOOR PLANS

1 Bedroom Type 01A



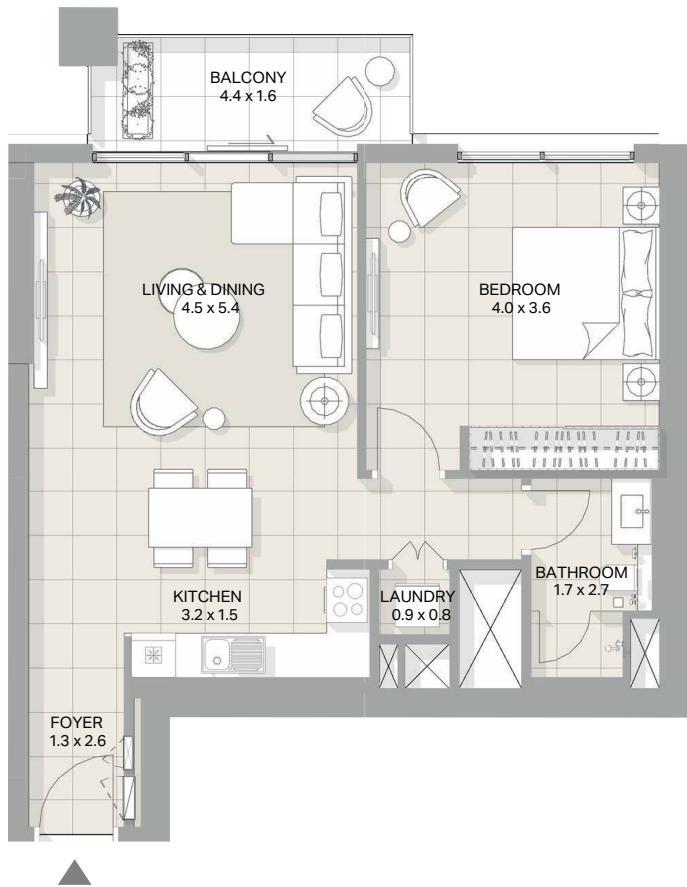
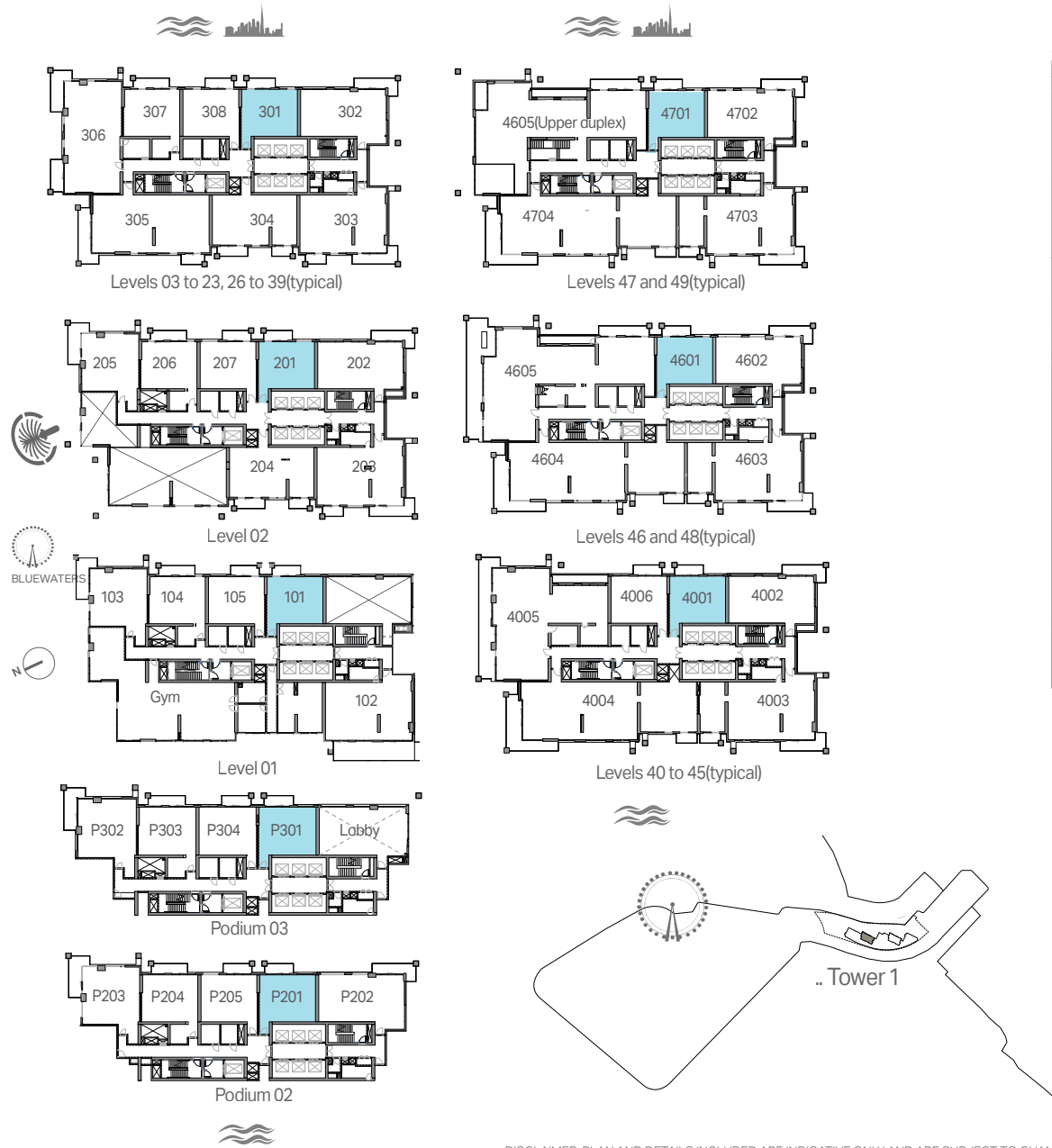
| Unit no.                       | Suite Area |        | Balcony Area |       | Total Area |        |
|--------------------------------|------------|--------|--------------|-------|------------|--------|
|                                | Sqm        | Sqft   | Sqm          | Sqft  | Sqm        | Sqft   |
| P205                           | 67.09      | 722.15 | 7.05         | 75.89 | 74.14      | 798.04 |
| P304                           | 67.14      | 722.69 | 7.05         | 75.89 | 74.19      | 798.58 |
| 105                            | 67.10      | 722.26 | 7.18         | 77.28 | 74.28      | 799.54 |
| 207, 308 to 2308, 2608 to 3908 | 67.01      | 721.29 | 7.18         | 77.28 | 74.19      | 798.57 |
| 4006, 4206 to 4506             | 67.10      | 722.26 | 7.17         | 77.18 | 74.27      | 799.44 |
| 4106                           | 67.08      | 722.04 | 7.17         | 77.18 | 74.25      | 799.22 |

1 Bedroom Type 01A Promenade



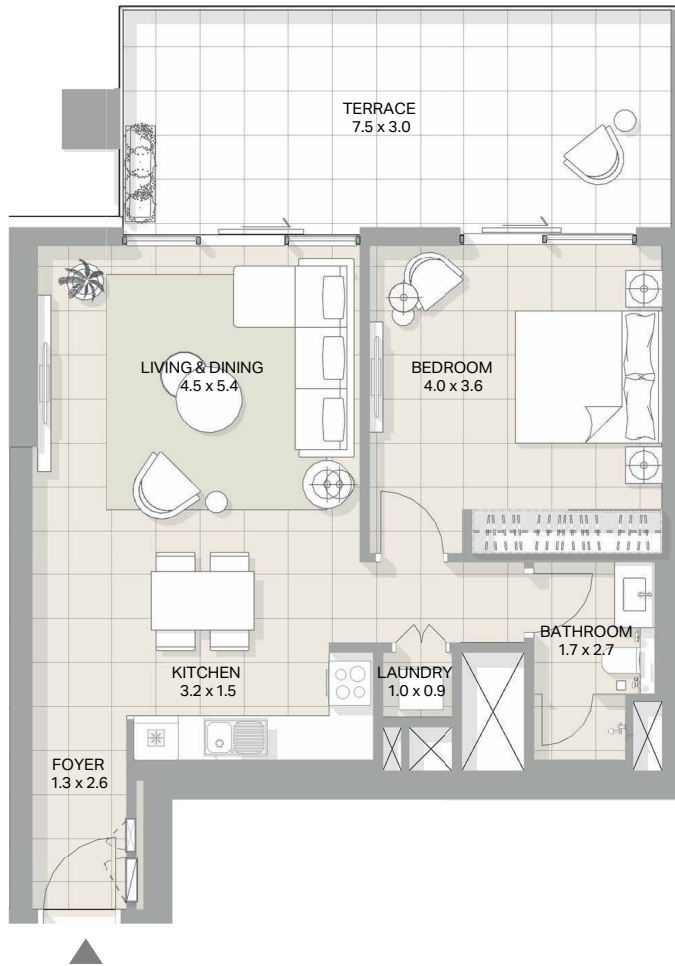
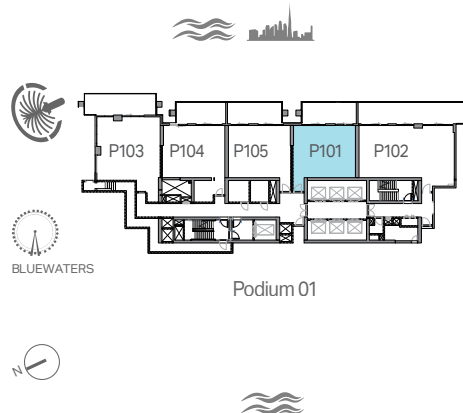
| Unit no. | Suite Area |        | Balcony Area |        | Total Area |        |
|----------|------------|--------|--------------|--------|------------|--------|
|          | Sqm        | Sqft   | Sqm          | Sqft   | Sqm        | Sqft   |
| P105     | 67.27      | 724.09 | 23.66        | 254.67 | 90.93      | 978.76 |

1 Bedroom Type 01B

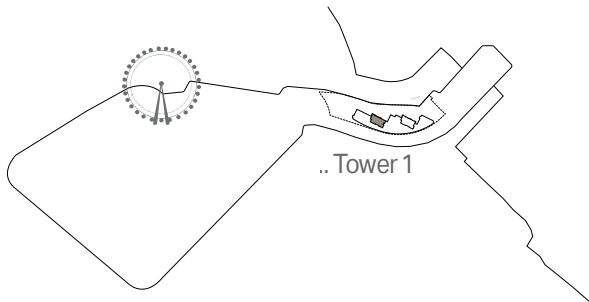


| Unit no.                  | Suite Area |        | Balcony Area |       | Total Area |        |
|---------------------------|------------|--------|--------------|-------|------------|--------|
|                           | Sqm        | Sqft   | Sqm          | Sqft  | Sqm        | Sqft   |
| P201 to P301,             | 67.07      | 721.93 | 7.04         | 75.78 | 74.11      | 797.71 |
| 101, 4001, 4201 to 4901   | 67.05      | 721.72 | 7.18         | 77.28 | 74.23      | 799.00 |
| 201 to 2301, 2601 to 3901 | 66.97      | 720.86 | 7.18         | 77.28 | 74.15      | 798.14 |
| 4101                      | 67.03      | 721.50 | 7.18         | 77.28 | 74.21      | 798.78 |

1 Bedroom Type 01B Promenade



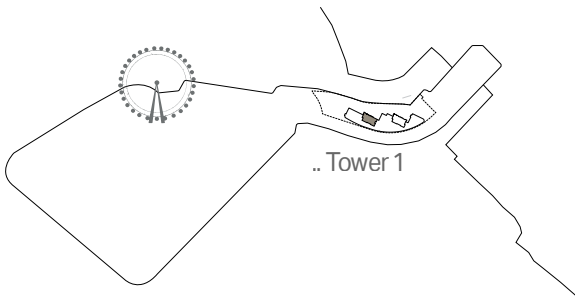
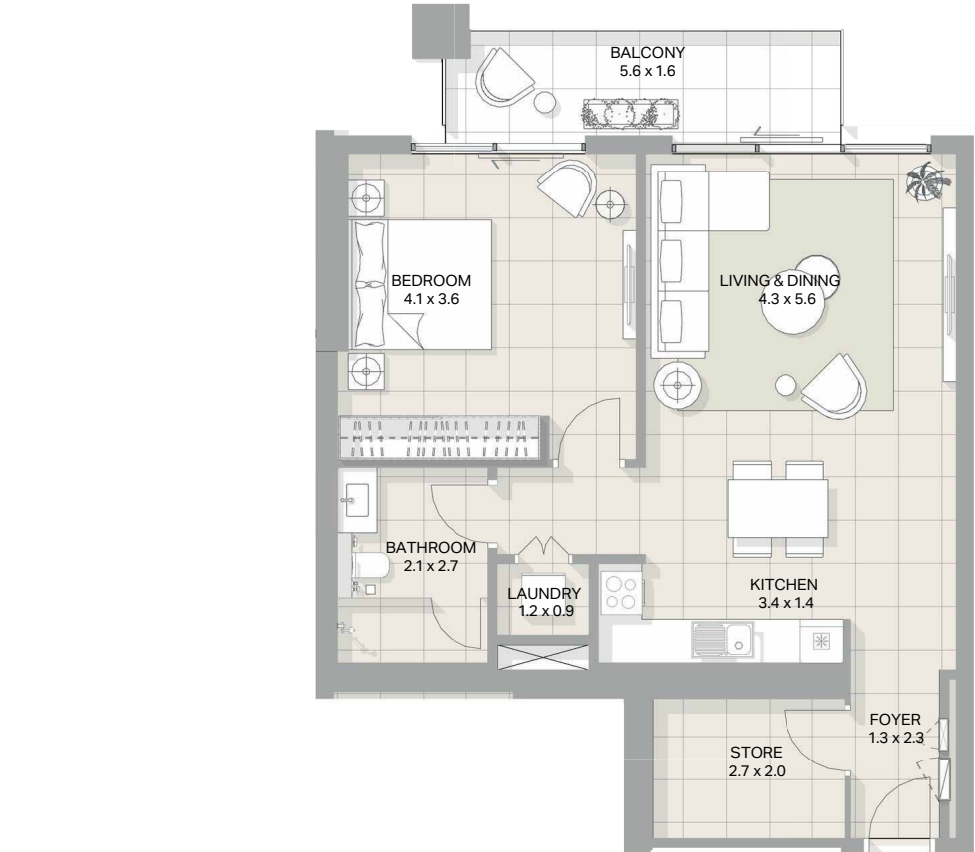
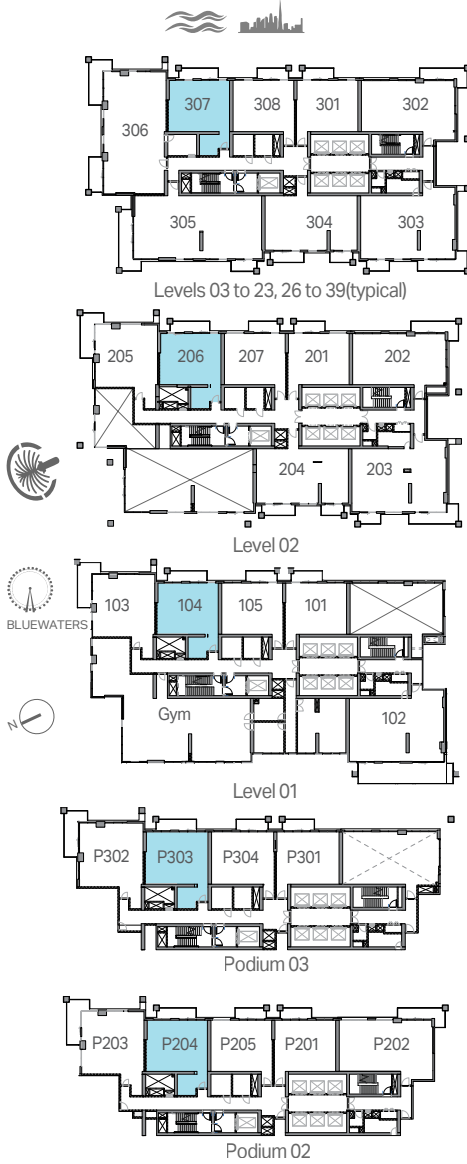
| Unit no. | Suite Area |        | Balcony Area |        | Total Area |        |
|----------|------------|--------|--------------|--------|------------|--------|
|          | Sqm        | Sqft   | Sqm          | Sqft   | Sqm        | Sqft   |
| P101     | 67.27      | 724.09 | 23.62        | 254.24 | 90.89      | 978.33 |



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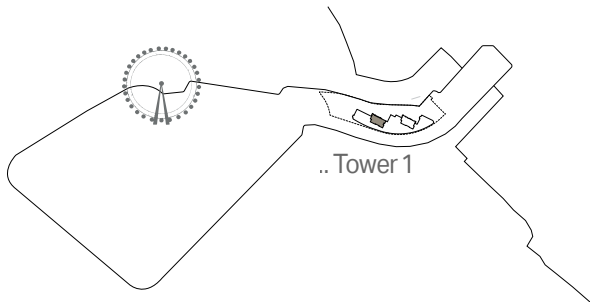
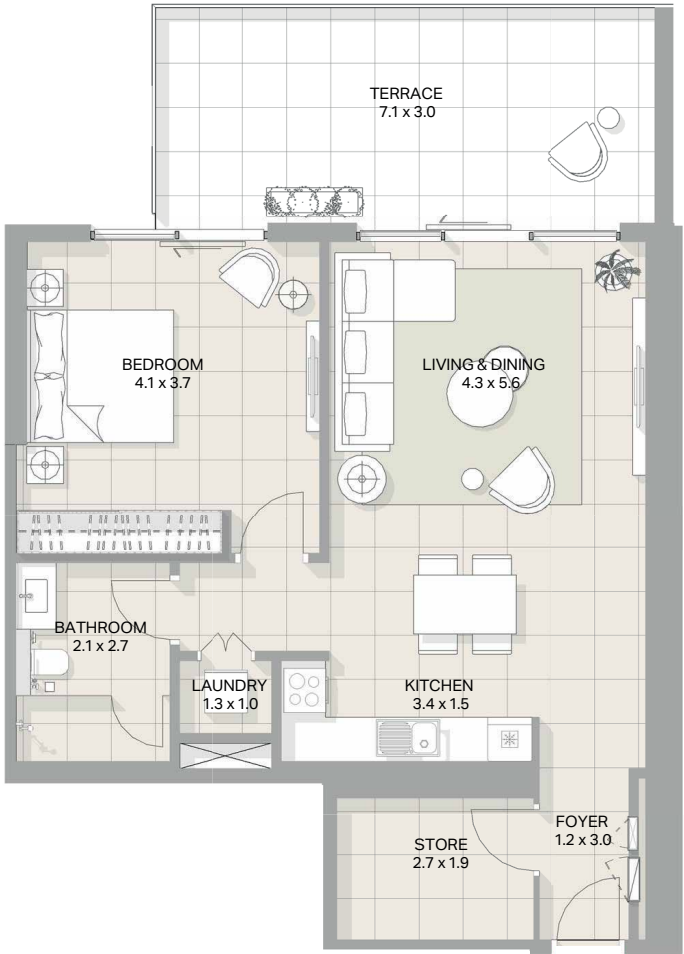
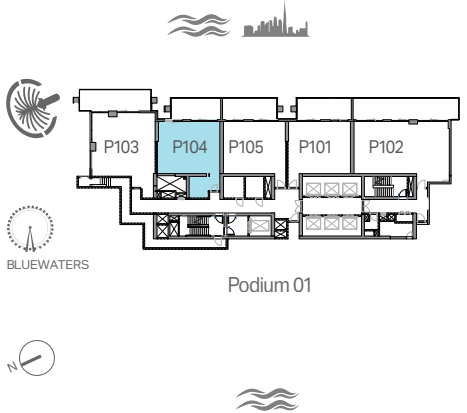
1 Bedroom Type 02



| Unit no.                   | Suite Area |        | Balcony Area |       | Total Area |        |
|----------------------------|------------|--------|--------------|-------|------------|--------|
|                            | Sqm        | Sqft   | Sqm          | Sqft  | Sqm        | Sqft   |
| P204, P303                 | 76.60      | 824.51 | 9.01         | 96.98 | 85.61      | 921.49 |
| 104                        | 76.57      | 824.19 | 9.01         | 96.98 | 85.58      | 921.17 |
| 206, 307 to 1707           | 76.37      | 822.04 | 9.08         | 97.74 | 85.45      | 919.78 |
| 1807 to 2307, 2607 to 3907 | 76.35      | 821.82 | 9.08         | 97.74 | 85.43      | 919.56 |

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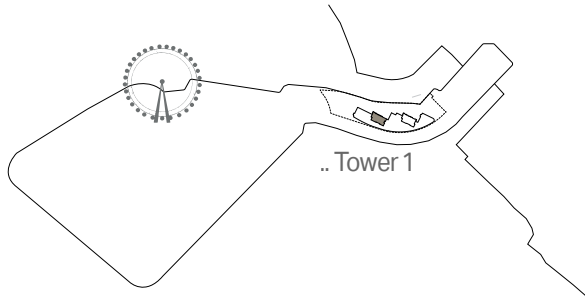
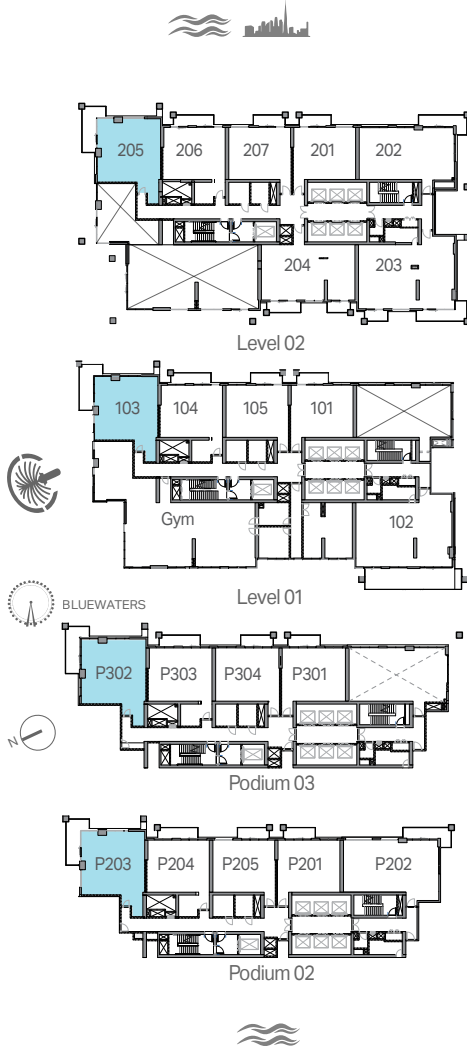
1 Bedroom Type 02 Promenade



| Unit no. | Suite Area |        | Balcony Area |        | Total Area |         |
|----------|------------|--------|--------------|--------|------------|---------|
|          | Sqm        | Sqft   | Sqm          | Sqft   | Sqm        | Sqft    |
| P104     | 76.60      | 824.51 | 21.74        | 234.01 | 98.34      | 1058.52 |

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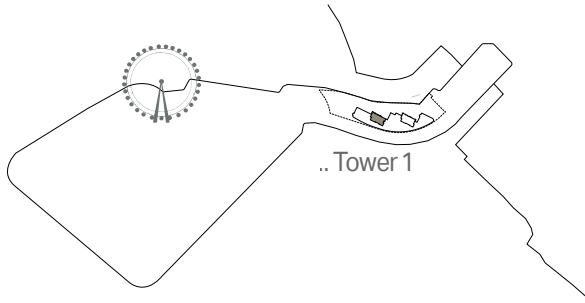
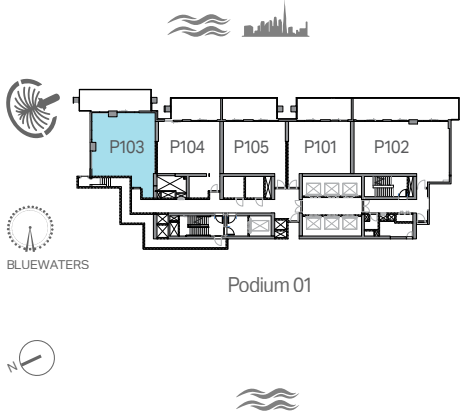
1 Bedroom Type 03



| Unit no. | Suite Area |        | Balcony Area |        | Total Area |         |
|----------|------------|--------|--------------|--------|------------|---------|
|          | Sqm        | Sqft   | Sqm          | Sqft   | Sqm        | Sqft    |
| P203     | 86.86      | 934.95 | 14.64        | 157.58 | 101.50     | 1092.53 |
| P302     | 86.66      | 932.80 | 14.68        | 158.01 | 101.34     | 1090.81 |
| 103      | 86.58      | 931.94 | 14.87        | 160.06 | 101.45     | 1092.00 |
| 205      | 86.83      | 934.63 | 14.76        | 158.88 | 101.59     | 1093.51 |

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1 Bedroom Type 03 Promenade

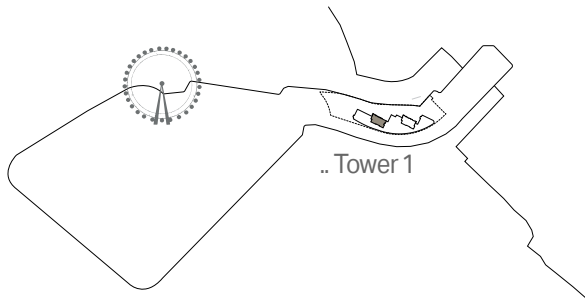
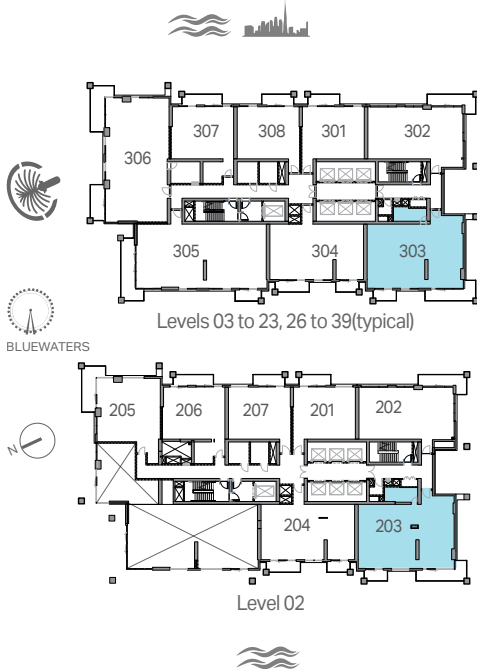


| Unit no. | Suite Area |        | Balcony Area |        | Total Area |         |
|----------|------------|--------|--------------|--------|------------|---------|
|          | Sqm        | Sqft   | Sqm          | Sqft   | Sqm        | Sqft    |
| P103     | 86.41      | 930.11 | 30.28        | 325.93 | 116.69     | 1256.04 |

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BLUEWATERS bay

2 Bedroom Type 01

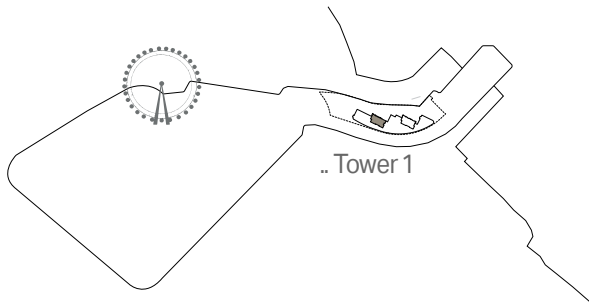
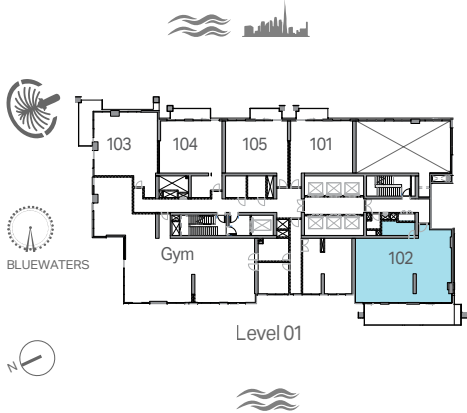


| Unit no.                        | Suite Area |         | Balcony Area |        | Total Area |         |
|---------------------------------|------------|---------|--------------|--------|------------|---------|
|                                 | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| 203 to 2303, 2603 to 3603, 3903 | 136.94     | 1474.01 | 18.26        | 196.55 | 155.20     | 1670.56 |
| 3703, 3803                      | 136.94     | 1474.01 | 18.25        | 196.44 | 155.19     | 1670.45 |

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BLUEWATERS bay

2 Bedroom Type 01 Garden

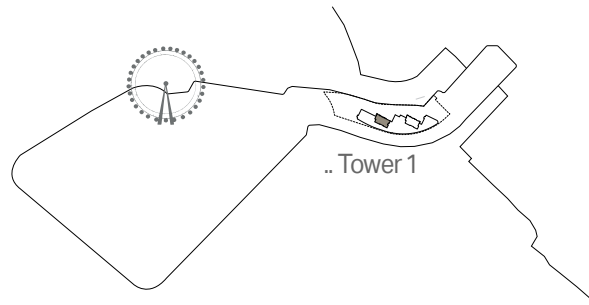
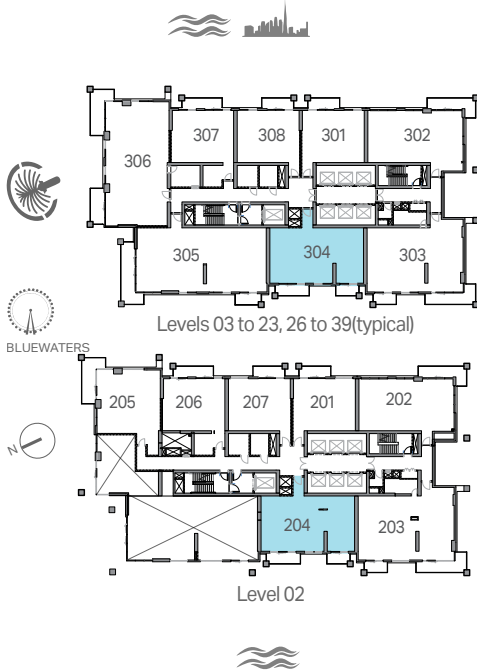


| Unit no. | Suite Area |         | Balcony Area |        | Total Area |         |
|----------|------------|---------|--------------|--------|------------|---------|
|          | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| 102      | 136.94     | 1474.01 | 39.84        | 428.83 | 176.78     | 1902.84 |

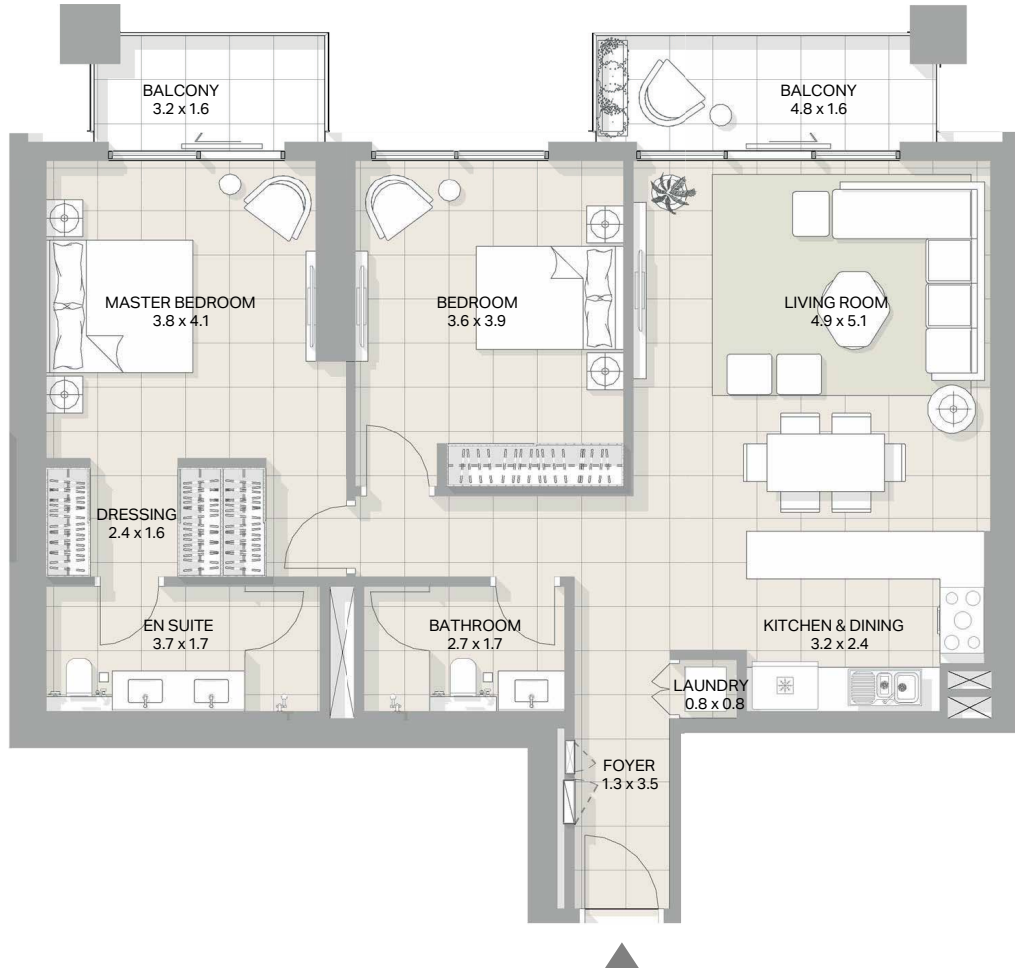
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BLUEWATERS bay

2 Bedroom Type 02



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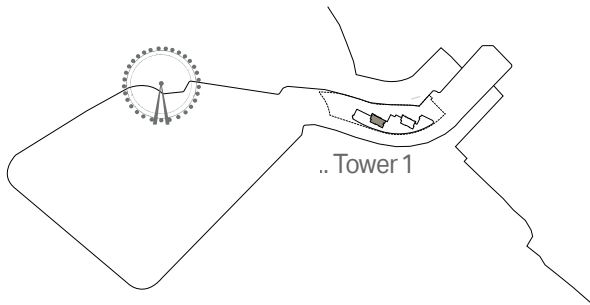


| Unit no.                  | Suite Area |         | Balcony Area |        | Total Area |         |
|---------------------------|------------|---------|--------------|--------|------------|---------|
|                           | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| 204 to 2304, 2604 to 3904 | 109.04     | 1173.70 | 12.65        | 136.16 | 121.69     | 1309.86 |



BLUEWATERS bay

2 Bedroom Type 03



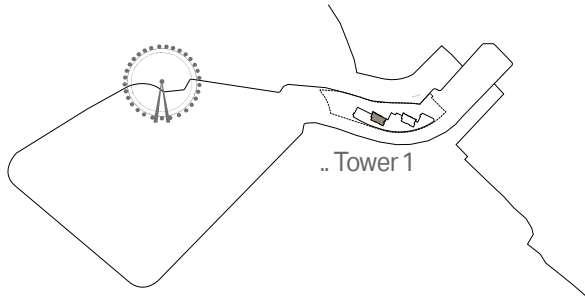
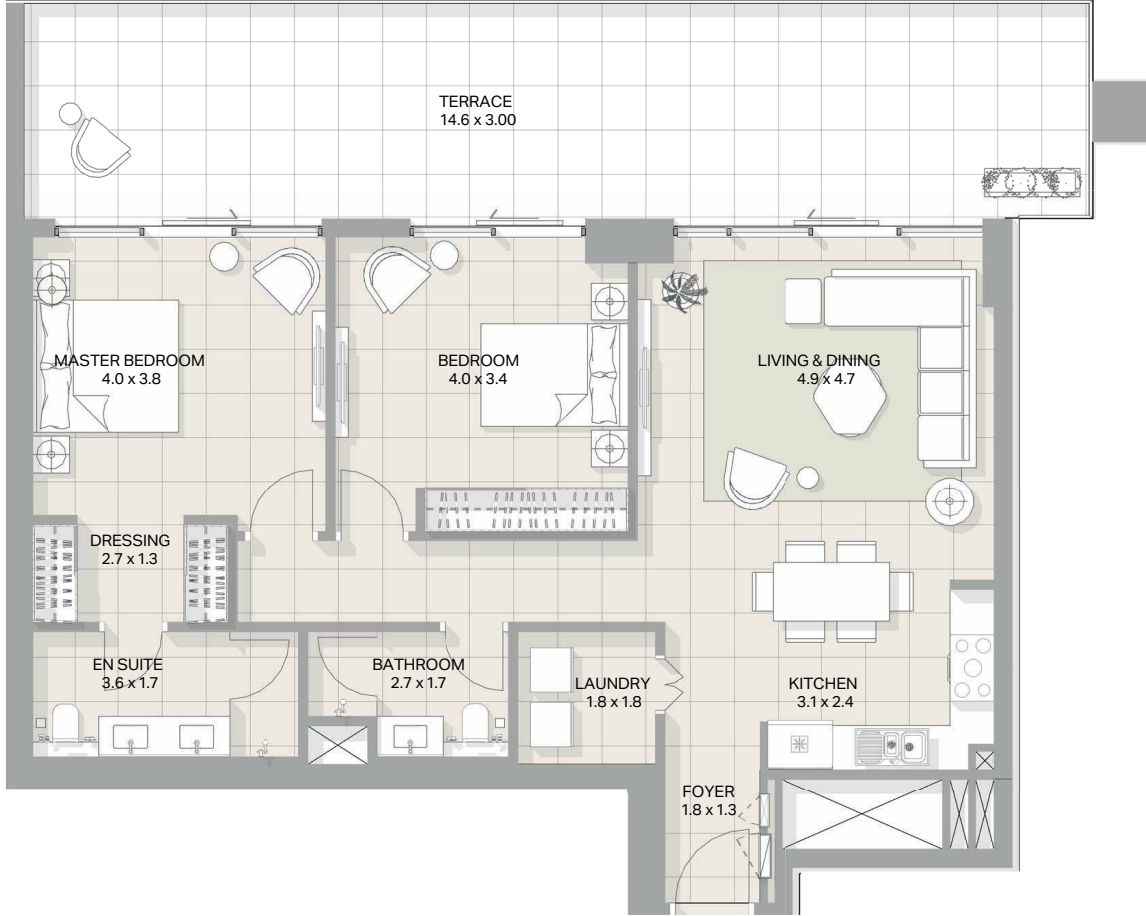
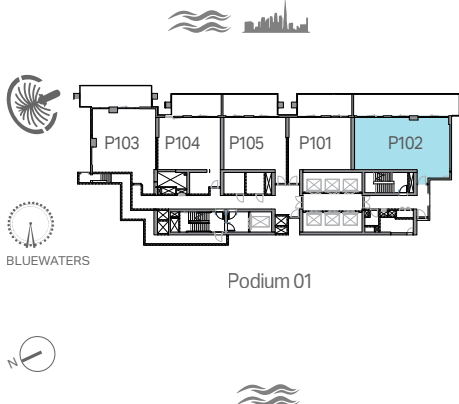
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| Unit no.                   | Suite Area |         | Balcony Area |        | Total Area |         |
|----------------------------|------------|---------|--------------|--------|------------|---------|
|                            | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| P202                       | 102.70     | 1105.45 | 12.75        | 137.24 | 115.45     | 1242.69 |
| 202                        | 102.62     | 1104.59 | 12.71        | 136.81 | 115.33     | 1241.40 |
| 302 to 1702, 2002 to 2302, | 102.38     | 1102.01 | 12.71        | 136.81 | 115.09     | 1238.82 |
| 1802 to 1902, 2602 to 3902 | 102.38     | 1102.01 | 12.72        | 136.92 | 115.10     | 1238.92 |
| 4002 to 4502               | 102.95     | 1108.14 | 12.59        | 135.52 | 115.54     | 1243.66 |
| 4602, 4802                 | 102.95     | 1108.14 | 12.55        | 135.09 | 115.50     | 1243.23 |
| 4702, 4902                 | 103.08     | 1109.54 | 12.75        | 137.24 | 115.83     | 1246.78 |



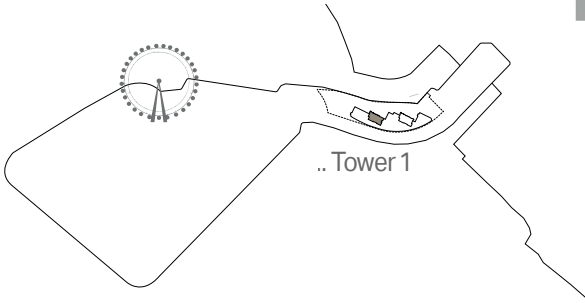
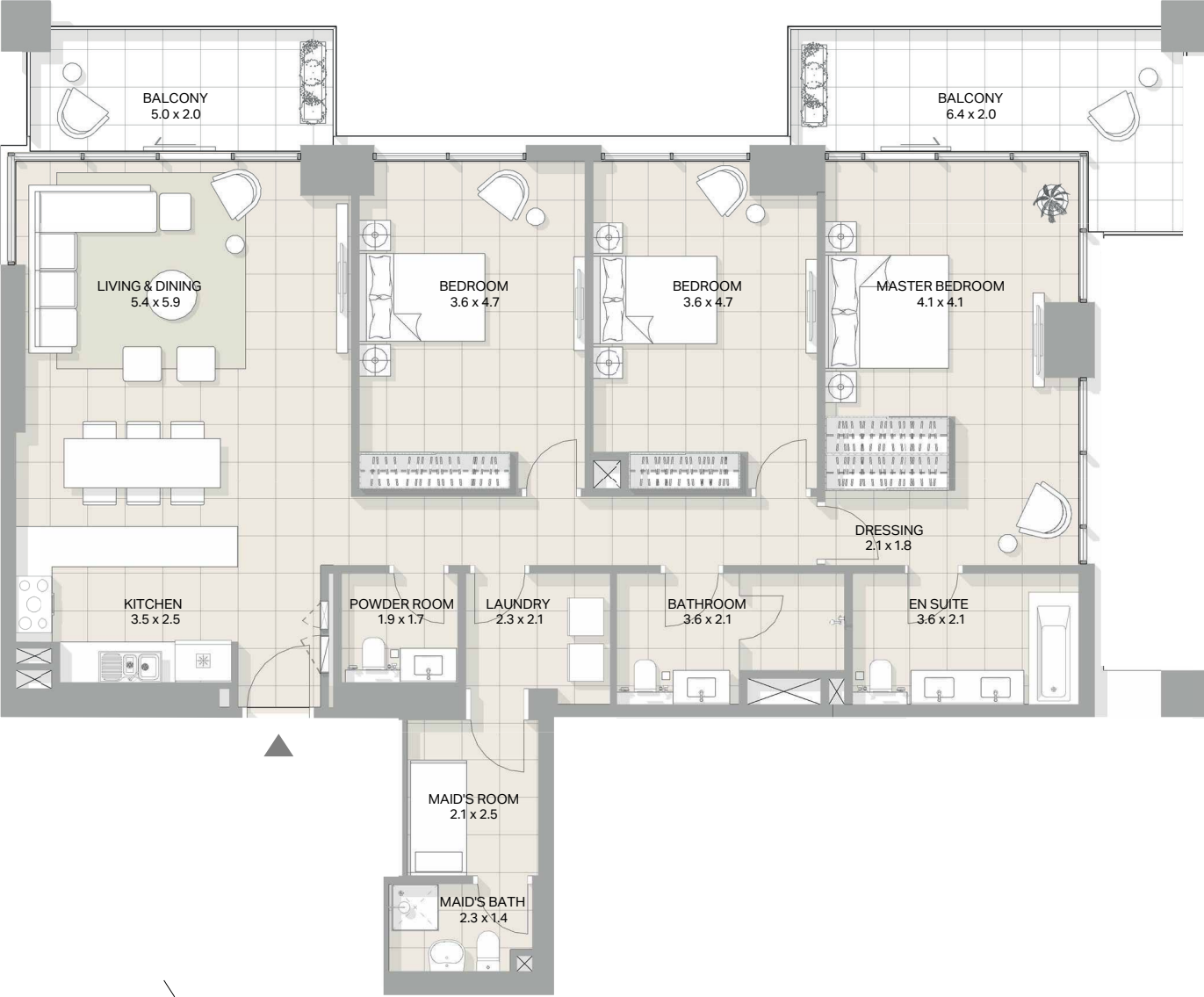
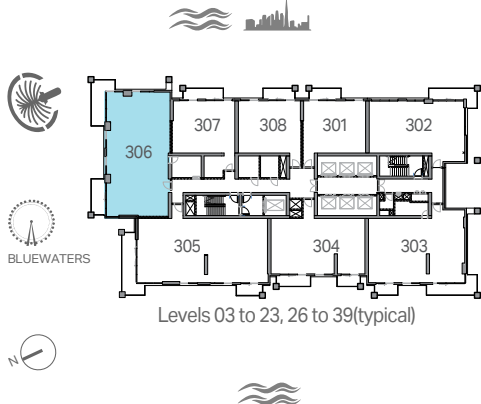
2 Bedroom Type 03 Promenade



| Unit no. | Suite Area |         | Balcony Area |        | Total Area |         |
|----------|------------|---------|--------------|--------|------------|---------|
|          | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| P102     | 103.3      | 1111.91 | 45.44        | 489.11 | 148.74     | 1601.02 |

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3 Bedroom Type 01

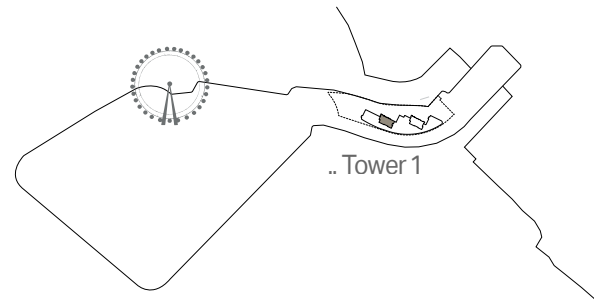
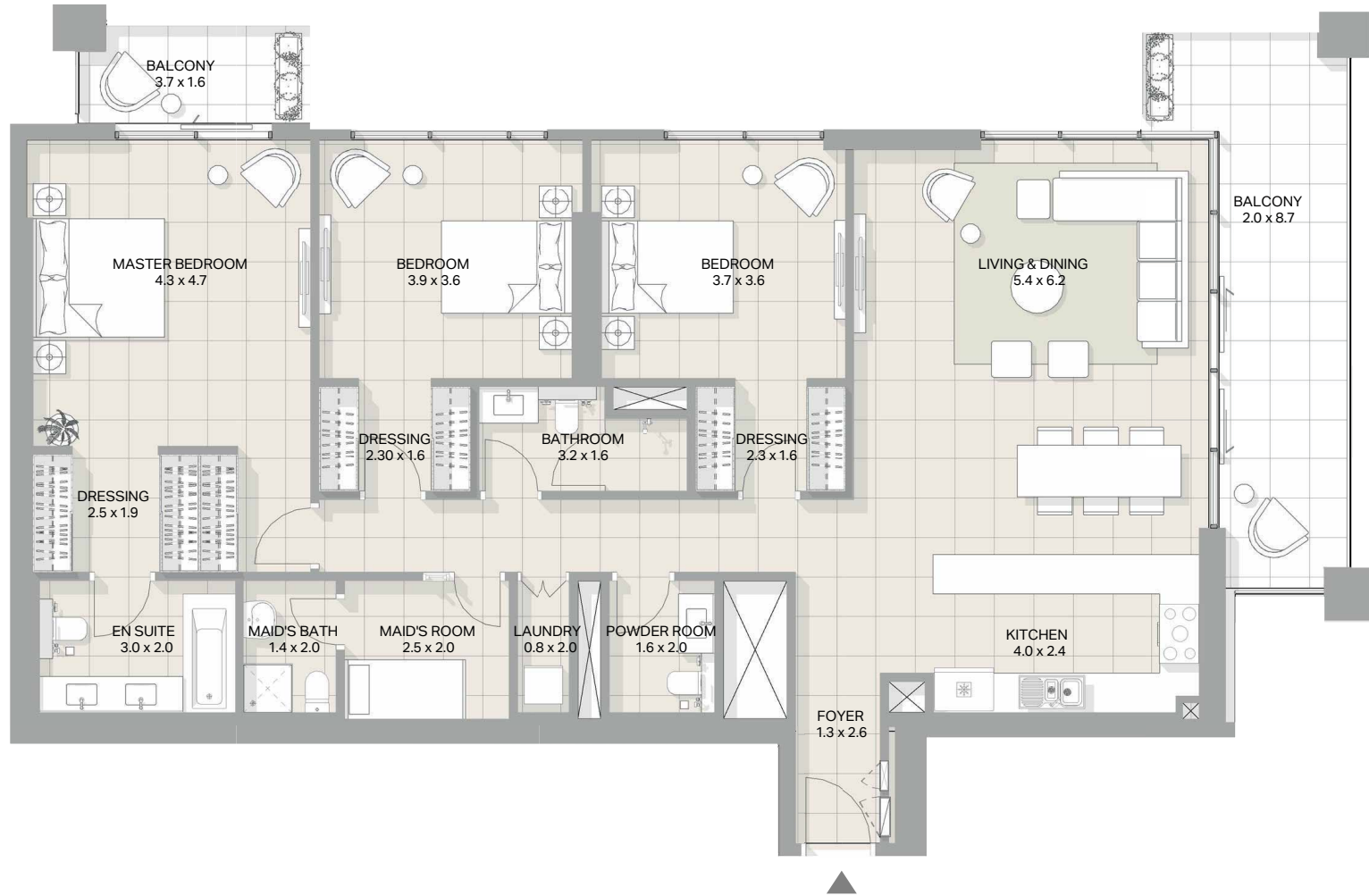
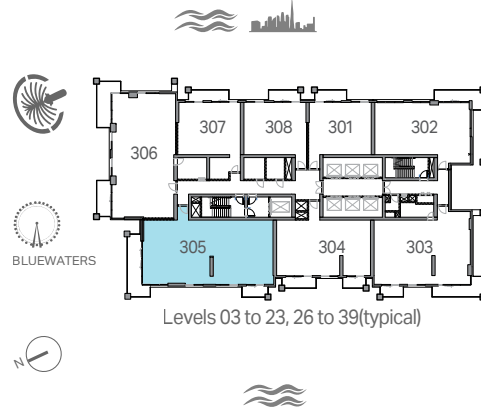


| Unit no.               | Suite Area |         | Balcony Area |        | Total Area |         |
|------------------------|------------|---------|--------------|--------|------------|---------|
|                        | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| 306-2306, 2606 to 3906 | 162.66     | 1750.86 | 24.67        | 265.55 | 187.33     | 2016.41 |

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BLUEWATERS bay

3 Bedroom Type 02

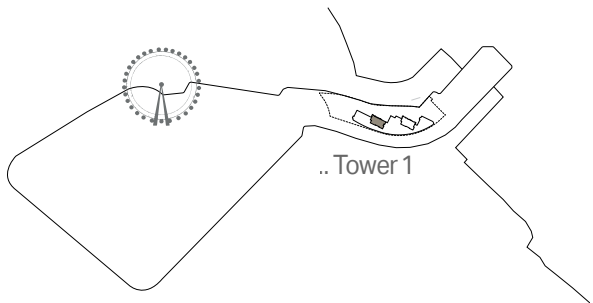
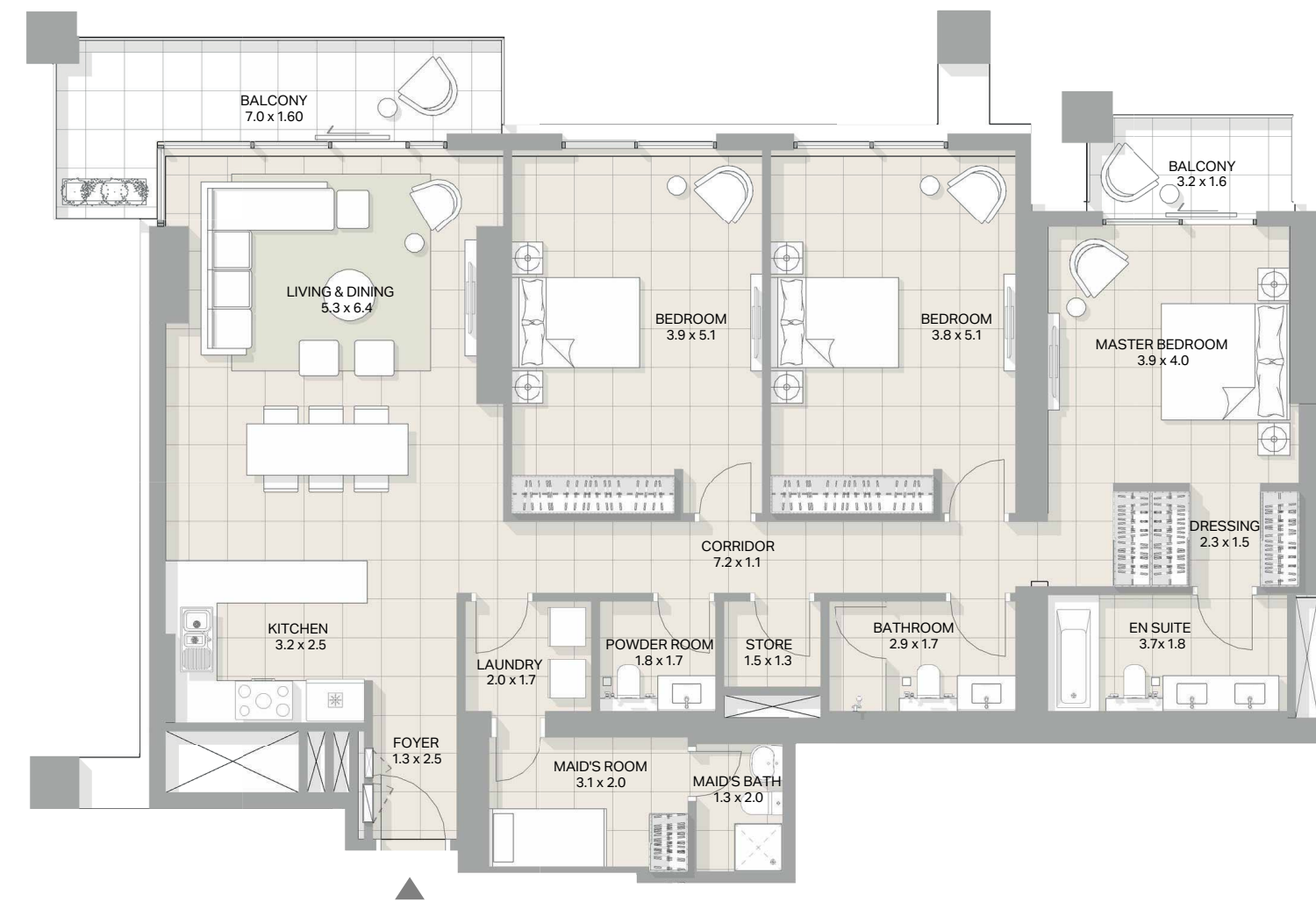
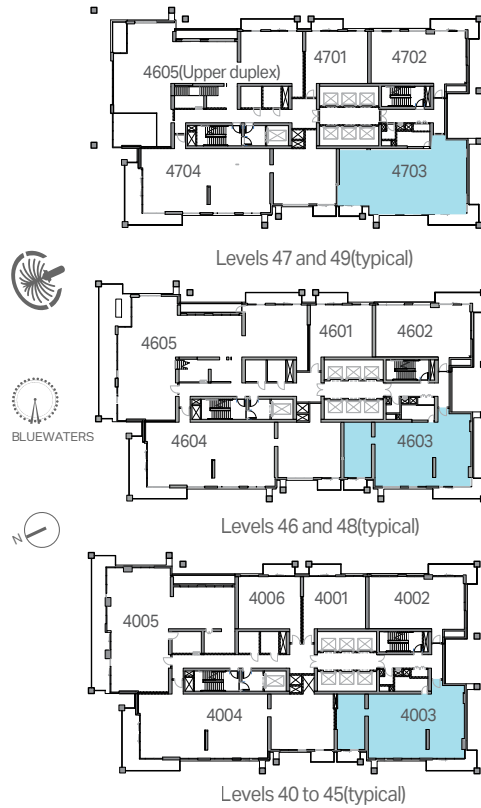
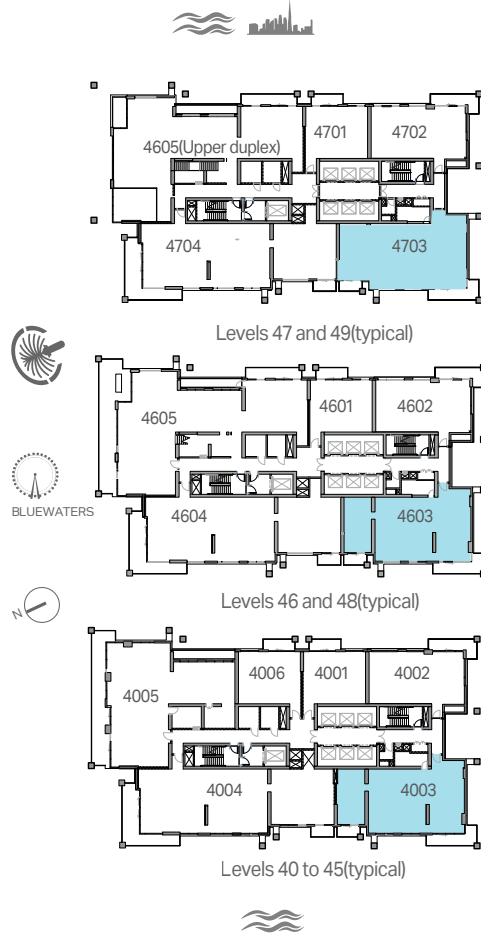


| Unit no.                   | Suite Area |         | Balcony Area |        | Total Area |         |
|----------------------------|------------|---------|--------------|--------|------------|---------|
|                            | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| 305 to 1705                | 164.86     | 1775.54 | 25.30        | 272.33 | 190.16     | 2046.87 |
| 1805 to 2305, 2605 to 3905 | 164.85     | 1774.43 | 25.31        | 272.43 | 190.16     | 2046.86 |

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BLUEWATERS bay

3 Bedroom Type 03

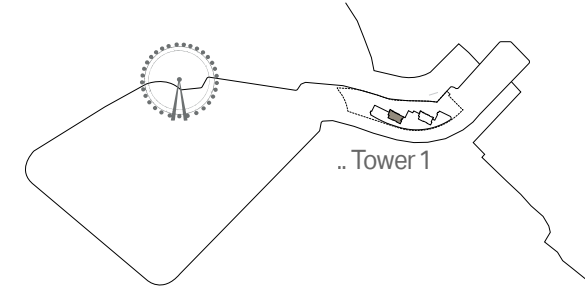
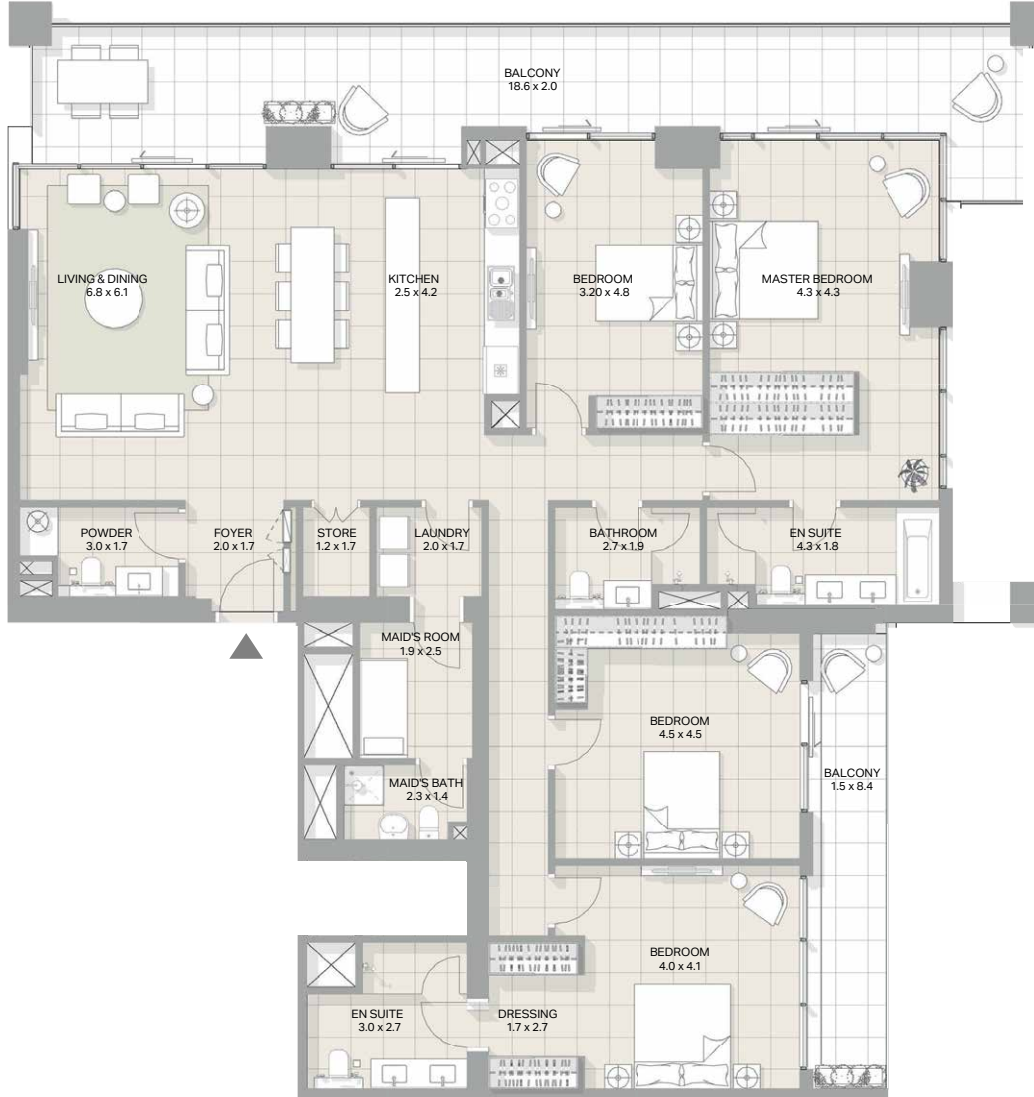
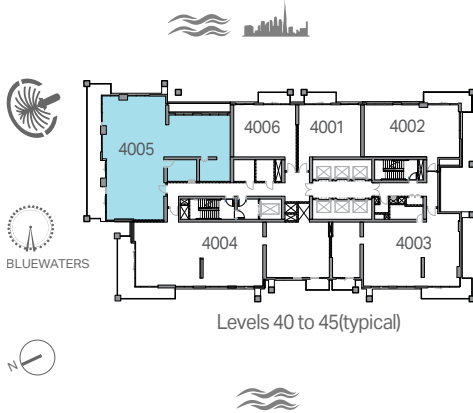


| Unit no.     | Suite Area |         | Balcony Area |        | Total Area |         |
|--------------|------------|---------|--------------|--------|------------|---------|
|              | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| 4003 to 4903 | 170.71     | 1837.51 | 18.24        | 196.33 | 188.95     | 2033.84 |

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BLUEWATERS bay

4 Bedroom Type 01



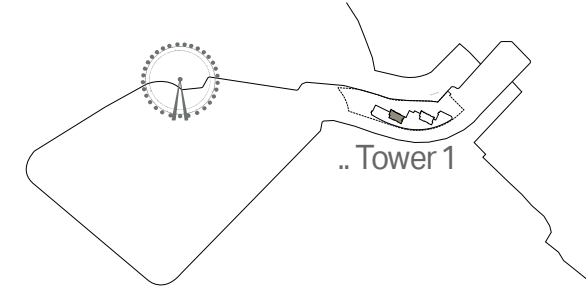
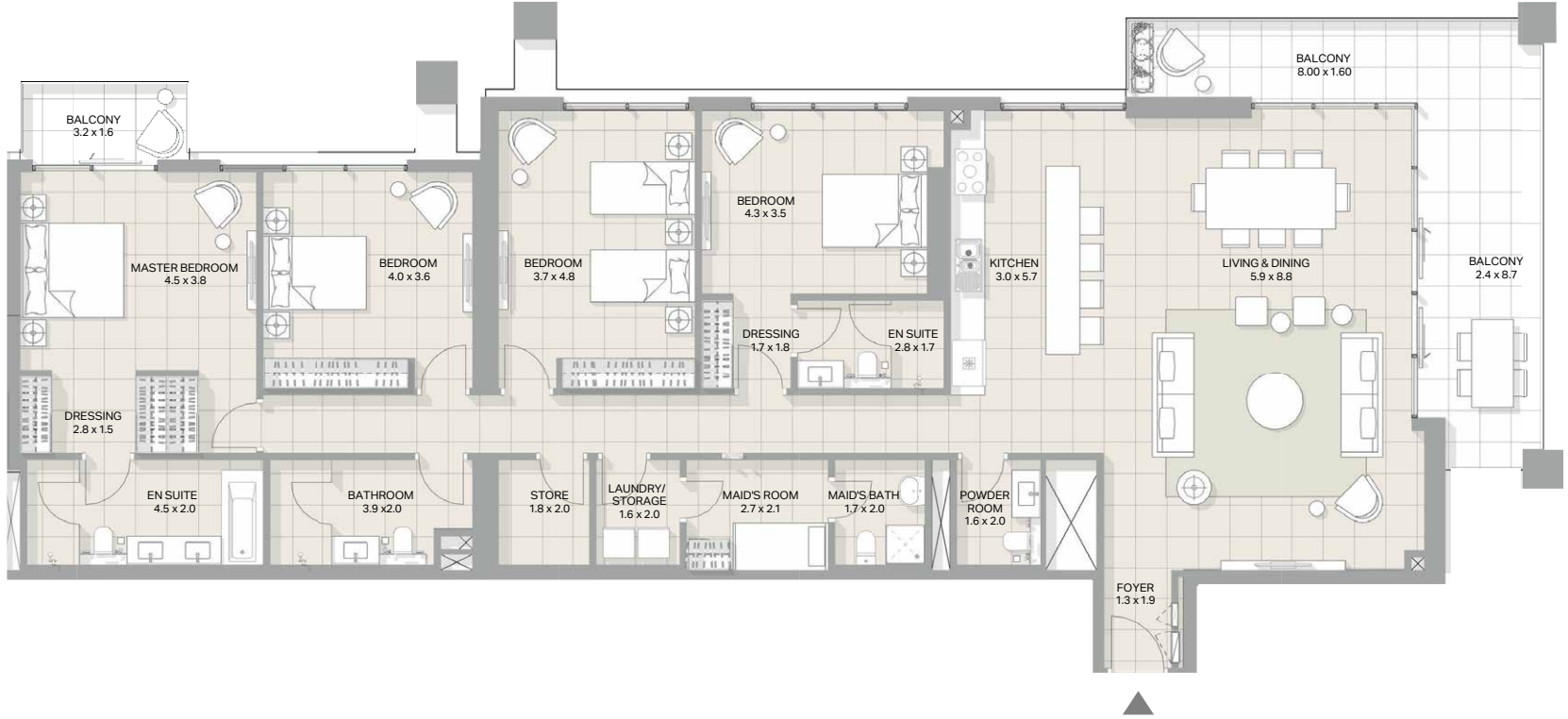
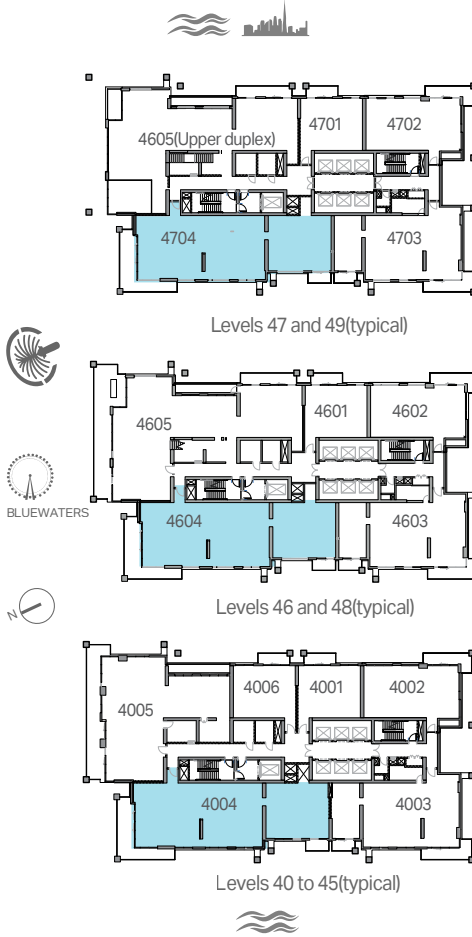
| Unit no.     | Suite Area |         | Balcony Area |        | Total Area |         |
|--------------|------------|---------|--------------|--------|------------|---------|
|              | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| 4005 to 4505 | 224.68     | 2418.43 | 57.56        | 619.57 | 282.24     | 3038.00 |

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BLUEWATERS bay

4 Bedroom Type 02

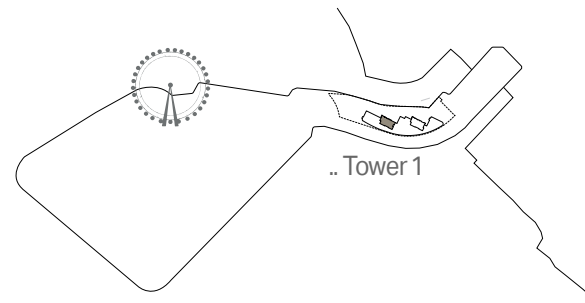


| Unit no.     | Suite Area |         | Balcony Area |        | Total Area |         |
|--------------|------------|---------|--------------|--------|------------|---------|
|              | Sqm        | Sqft    | Sqm          | Sqft   | Sqm        | Sqft    |
| 4004         | 233.97     | 2518.43 | 34.58        | 372.22 | 268.55     | 2890.65 |
| 4104 to 4504 | 234.04     | 2519.18 | 34.58        | 372.22 | 268.62     | 2891.40 |
| 4604 & 4804  | 234.09     | 2519.72 | 34.61        | 372.54 | 268.70     | 2892.26 |
| 4704 & 4904  | 234.03     | 2519.07 | 34.58        | 372.21 | 268.61     | 2891.29 |

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## 5 Bedroom Penthouse Lower Level



| Unit no.   | Suite Area |         | Balcony Area |         | Total Area |         |
|------------|------------|---------|--------------|---------|------------|---------|
|            | Sqm        | Sqft    | Sqm          | Sqft    | Sqm        | Sqft    |
| 4605, 4805 | 521.01     | 5608.10 | 118.02       | 1270.36 | 639.03     | 6878.46 |



### 5 Bedroom Penthouse - Upper Level







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