



BLUE MARINA

R E S I D E N C E

LET THE HORIZON BECOME
A PART OF YOUR EVERYDAY LIFE



POWERED BY **SEGREX**

BLUE MARINA

RESIDENCE

BORN FOR THE OPEN WATER

THERE ARE PEOPLE WHO SIMPLY CANNOT STAY FAR FROM THE SEA. THEY ARE DRAWN TO THE HORIZON. TO THE MOVEMENT OF THE WAVES. TO THE SENSE OF FREEDOM THAT APPEARS WHEN THERE IS NOTHING BETWEEN YOU AND THE OPEN WATER.

BLUE MARINA

RESIDENCE



BLUE
MARINA
RESIDENCE

BLUE MARINA RESIDENCE
WAS CREATED FOR THIS WAY OF LIFE

INSPIRED BY THE BLUE MARLIN — ONE OF THE MOST POWERFUL,
GRACEFUL AND DYNAMIC CREATURES OF THE OPEN OCEAN.

LOCATION

DUBAI ISLANDS — WHERE
THE CITY MEETS THE SEA

BLUE MARINA

RESIDENCE



3 MIN

DUBAI
ISLAND MALL

10 MIN

AL MAMZAR
BEACH PARK

15 MIN

DUBAI
INTERNATIONAL
AIRPORT

20 MIN

DUBAI INTERNATIONAL
FINANCIAL CENTRE

25 MIN

BURJ KHALIFA
DUBAI MALL

BLUE MARINA

RESIDENCE



① BEACHFRONT HOTELS / RESORTS

② MARINA

③ MARINA HOTELS & APARTMENTS

④ DUBAI ISLAND MALL

⑤ BEACH & PROMENADE

⑥ DESTINATION ART & CULTURAL DISTRICT

⑦ SCHOOL

⑧ HOSPITAL

⑨ GOLF COURSES

DISTRICT

An aerial photograph of a beach with turquoise water and a rainbow over the sand. The water is a vibrant blue-green, and the sand is a warm, golden-brown. A rainbow is visible in the lower right, arching over the beach. The overall scene is serene and picturesque.

A NEW WATERFRONT RHYTHM

DUBAI ISLANDS INTRODUCES A NEW WAY OF LIVING BY THE WATER. DESTINATION ITSELF BECOMES PART OF THE LIFESTYLE IN AN ENVIRONMENT WHERE THE MARINA, BEACHES, WATERFRONT SURROUNDINGS AND OPEN SPACES BLEND SEAMLESSLY.

BLUE MARINA

RESIDENCE



THIS PLACE IS FOR THOSE WHO WANT
TO BE A PART OF A RESORT LIFESTYLE

THE MARINA WITH ITS INFRASTRUCTURE AND THE BEACH ARE WITHIN A WALKABLE DISTANCE.
AT BLUE MARINA RESIDENCE, THE ENERGY OF MARINA LIFE MEETS THE TRANQUILLITY
OF THE SHORELINE, CREATING THE PERFECT BALANCE BETWEEN VIBRANT WATERFRONT
LIVING AND PEACEFUL MOMENTS BY THE SEA.

BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE





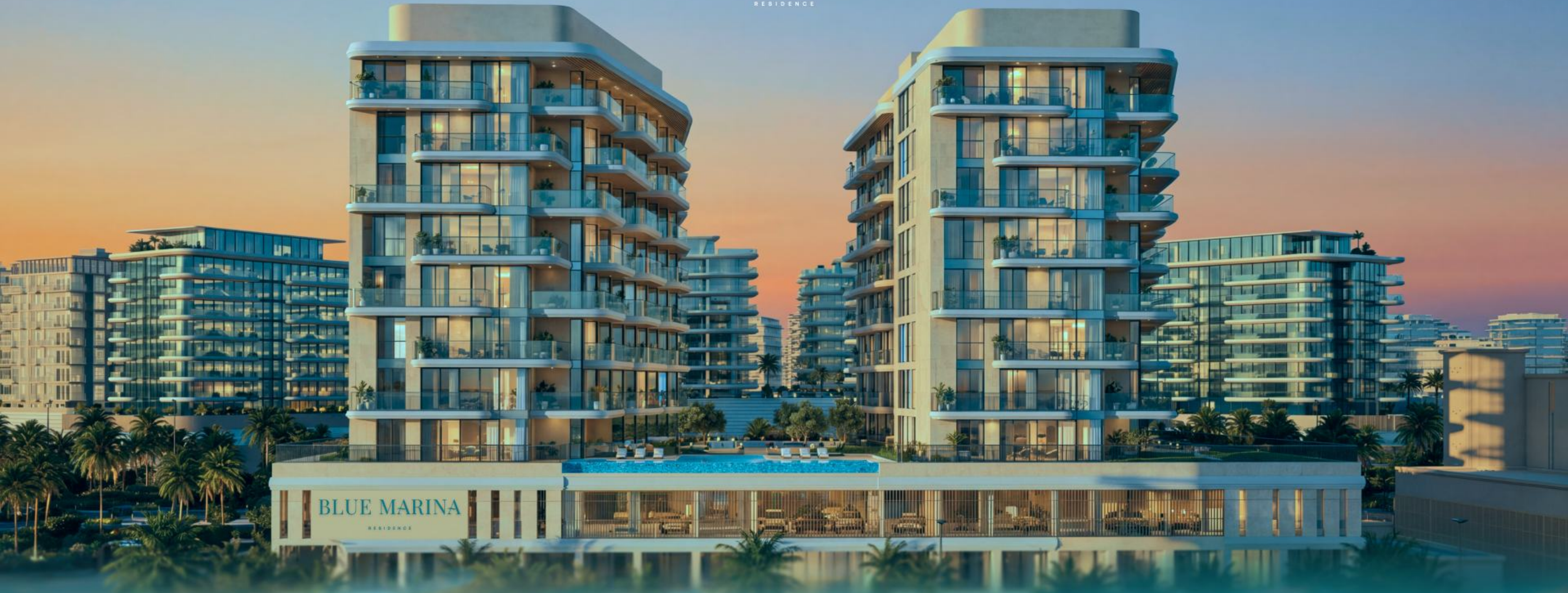
ARCHITECTURE

ARCHITECTURE IN MOTION

THE ARCHITECTURE OF BLUE MARINA IS ROOTED IN THE PROJECT'S
DEFINING IDEA: A MOVEMENT TOWARDS THE WATER.

BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE

TWO TOWERS.
ONE WATERFRONT ADDRESS

BLUE MARINA

RESIDENCE

THE ARCHITECTURE FOLLOWS THE HORIZON

FLOOR-TO-CEILING WINDOWS BRING THE LANDSCAPE INSIDE AND THE RESIDENCE BECOMES
A PLACE TO EXPERIENCE DUBAI AS A CONSTANTLY CHANGING PANORAMA.



AMENITIES

THE MARINA, REIMAGINED

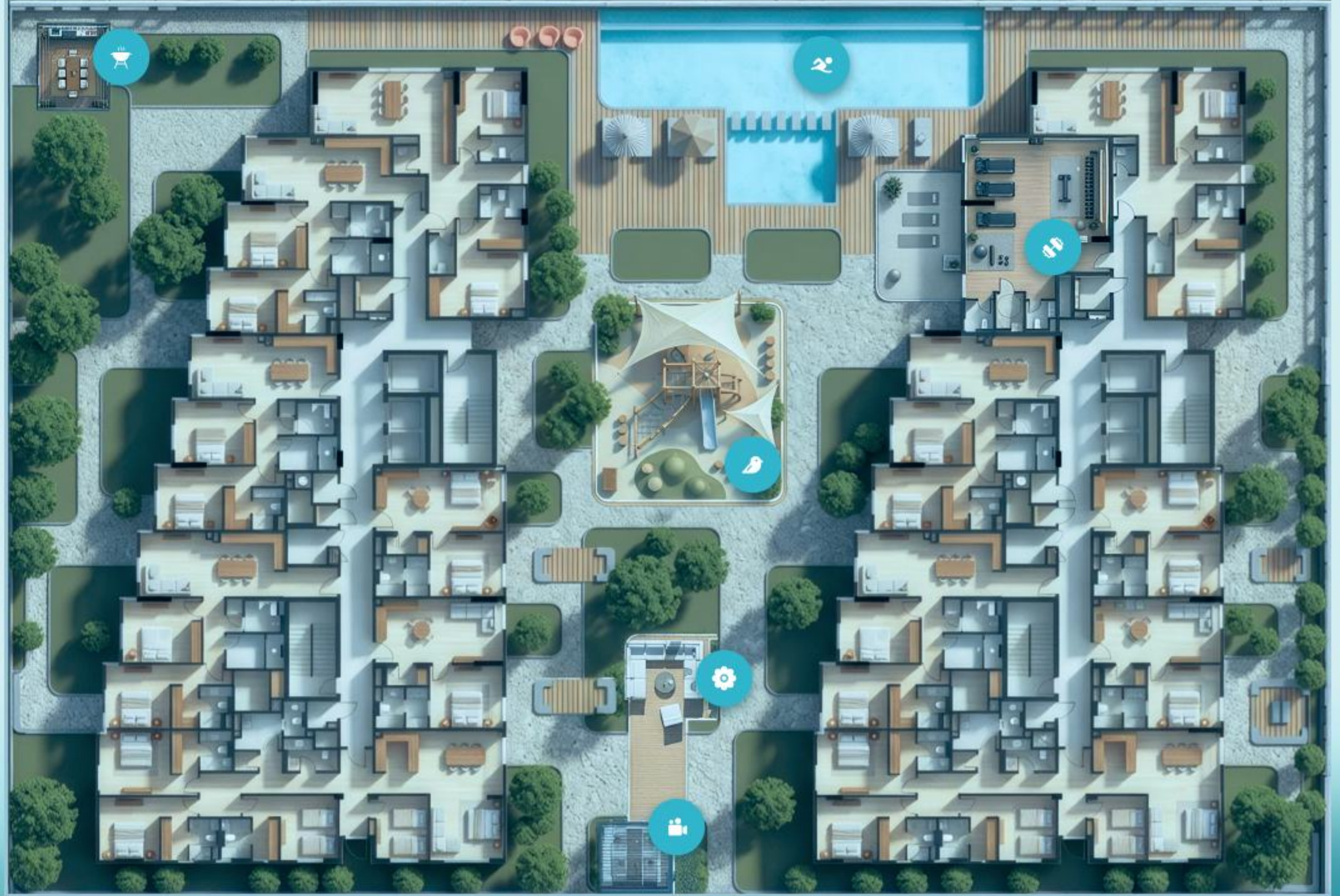
BLUE MARINA RESIDENCE IS MORE THAN A COLLECTION OF AMENITIES.
IT IS A COMPLETE RESORT-STYLE LIFESTYLE DESIGNED AROUND THE WATER.

BLUE MARINA

RESIDENCE

PODIUM LEVEL AMENITIES FLOOR PLAN

-  INFINITY POOL
-  GYM
-  BBQ ZONE
-  KIDS' PLAY AREA
-  OUTDOOR LOUNGE
-  OUTDOOR CINEMA



BLUE MARINA
RESIDENCE


BLUE
MARINA
RESIDENCE

RECEPTION


BLUE
MARINA
RESIDENCE

GRAND LOBBY

AN ELEGANT ARRIVAL EXPERIENCE INSPIRED BY THE ATMOSPHERE OF A PRIVATE HOTEL,
OFFERING 3 ELEVATORS FOR EACH TOWER. A DESIGNER LOBBY AND CONCIERGE DESK CREATE
A SENSE OF UNDERSTATED HOSPITALITY FROM THE MOMENT YOU ENTER.

BLUE MARINA

RESIDENCE

INFINITY POOL

WARM IN WINTER, REFRESHING IN SUMMER.

THE SIGNATURE WATER DESTINATION OF THE RESIDENCE. AN INFINITY POOL OFFERS PANORAMIC VIEWS OF THE SEA AND DUBAI SKYLINE, CREATING A SEAMLESS VISUAL CONNECTION BETWEEN WATER, SKY AND CITY. HERE, THE HORIZON BECOMES PART OF THE POOL.

BLUE MARINA

RESIDENCE

GYM

OUR FITNESS CENTER COMES WITH THE PROFESSIONAL AND MODERN EQUIPMENT, DESIGNED FOR AN ACTIVE CONTEMPORARY LIFESTYLE, WHERE TRAININGS BECOME A PART OF THE EVERYDAY WATERFRONT RITUAL.

BLUE MARINA

RESIDENCE

BBQ ZONE

A PLACE FOR EVENINGS WITH FAMILY AND FRIENDS. OUTDOOR DINING, SEA BREEZE
AND SUNSET VIEWS TURN AN ORDINARY DINNER INTO A REFINED WATERFRONT EXPERIENCE.

The image shows a luxurious outdoor cinema area on a rooftop terrace. A large, wide-screen television is mounted on a wall of vertical wooden slats, displaying a vibrant sunset scene over a rocky coastline. The terrace is furnished with several modern, light-colored armchairs and sofas arranged in a semi-circle facing the screen. Small, glowing lanterns are placed on low tables among the seating. The terrace is enclosed by a dark metal frame with white curtains on the sides. In the background, a dense urban landscape with palm trees and modern buildings is visible, with the Dubai skyline and the Burj Khalifa prominently featured in the distance under a clear blue sky.

BLUE MARINA

RESIDENCE

OUTDOOR CINEMA

CINEMA UNDER THE OPEN DUBAI SKY. WITH A LARGE SCREEN AND INVITING OUTDOOR SETTING, EVERY SCREENING BECOMES SOMETHING MORE — WHERE THE EVENING ITSELF BECOMES PART OF THE EXPERIENCE.

A modern outdoor lounge area at a waterfront residence. The scene features a large, light-colored modular sofa and a round coffee table on a wooden deck. In the background, there is a wooden playground structure and a view of the water with several boats. The building has multiple levels with glass railings and balconies. The sky is a mix of blue and orange, suggesting sunset or sunrise.

BLUE MARINA
RESIDENCE

OUTDOOR LOUNGE

SMART ZONING ACROSS THE PODIUM CREATES DISTINCT LANDSCAPED SPACES DESIGNED FOR RELAXATION.

BLUE MARINA
RESIDENCE

KIDS' PLAY AREA

A SAFE AND VIBRANT ENVIRONMENT FOR THE YOUNGEST RESIDENTS. A PLACE TO PLAY, INTERACT AND DISCOVER.

RESIDENCES

125

UNITS DESIGNED AROUND THE VIEW

BLUE MARINA RESIDENCE OFFERS A COLLECTION OF FULLY-FURNISHED RESIDENCES
RANGING FROM 1 TO 4 BEDROOM APARTMENTS, INCLUDING SPACIOUS DUPLEXES.

BLUE MARINA

RESIDENCE



G

GROUND FLOOR

2

PARKING FLOORS

8

RESIDENTIAL FLOORS

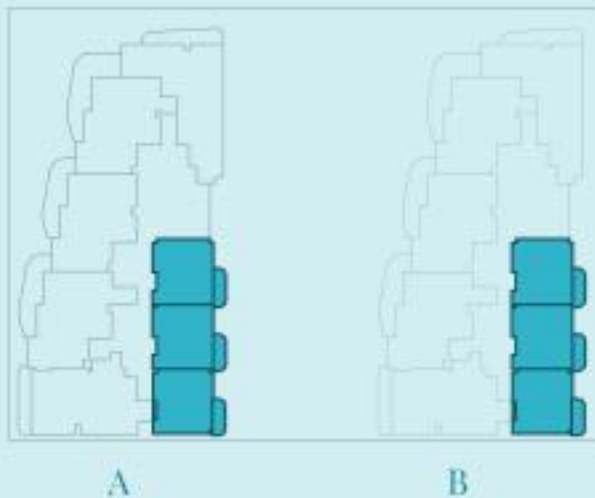
Q1 2028

HANDOVER

ONE
BEDROOM



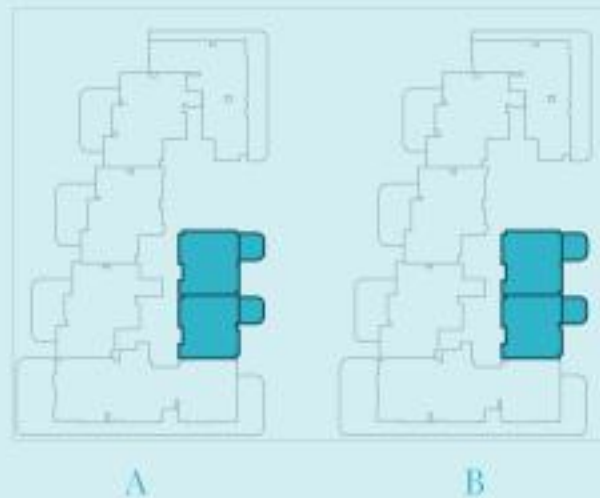
AREA: 671.35-743.03 SQ.FT
1-8 FLOORS



ONE
BEDROOM



AREA: 734.21-742.49 SQ.FT
AMENITIES FLOOR



ONE-BEDROOM

A high-angle architectural rendering of a modern apartment complex. The scene is viewed from a balcony with a glass railing, looking down into a central courtyard. The courtyard features a swimming pool, palm trees, and landscaped greenery. In the background, a tall, glass-clad skyscraper stands prominently, reflecting the sky. To the left, a marina with several boats is visible, and the sea extends to the horizon under a clear blue sky. The apartment building on the right has multiple levels with balconies, large windows, and potted plants.

46

PARTIAL SEA VIEW APARTMENTS

BLUE MARINA

RESIDENCE

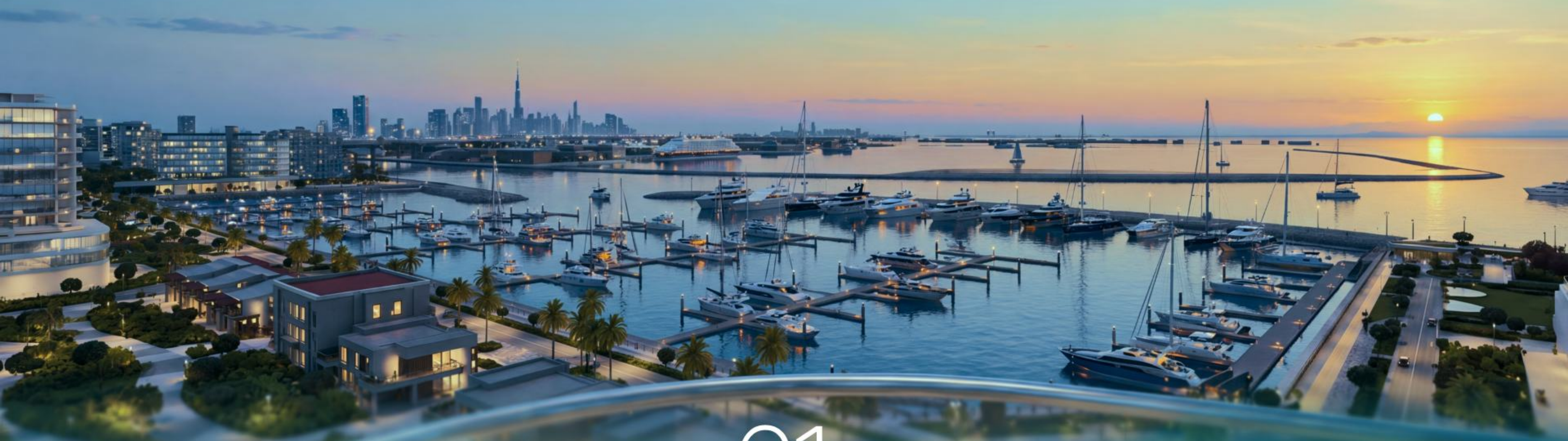


BLUE MARINA

RESIDENCE



TWO-BEDROOM



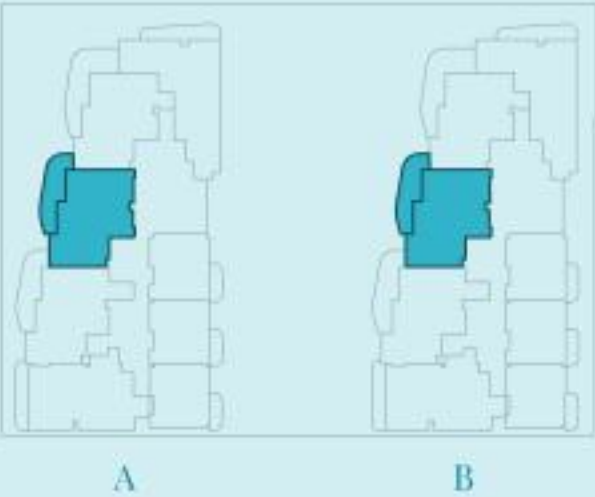
61

SEA VIEW APARTMENTS

TWO
BEDROOM



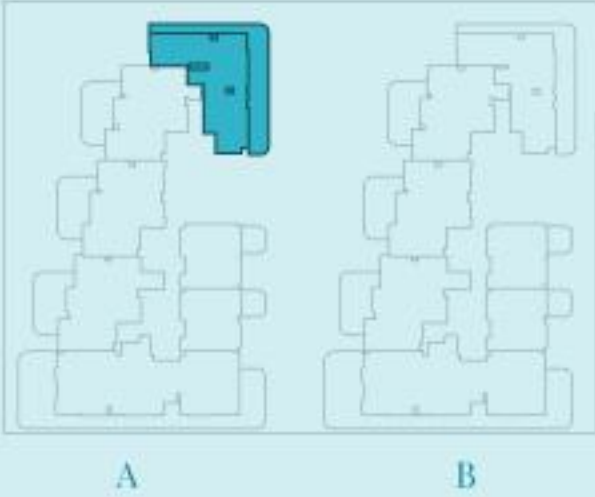
AREA: 1,268.96-1,846.01 SQ.FT
1-6 FLOORS



TWO
BEDROOM



AREA: 1,790.68 SQ.FT
AMENITIES FLOOR



BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE



THREE-BEDROOM



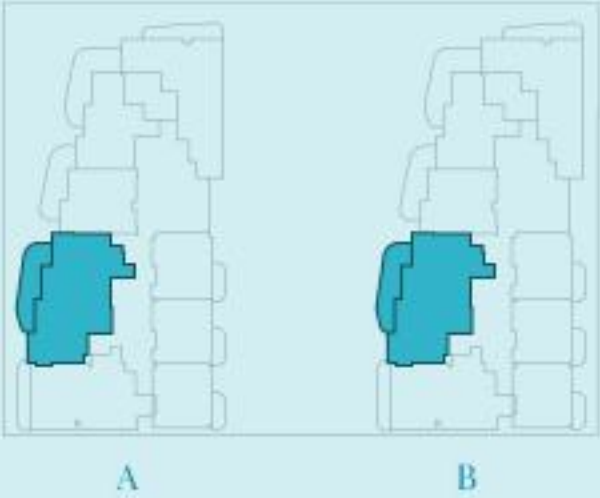
12

SEA VIEW APARTMENTS

THREE
BEDROOM



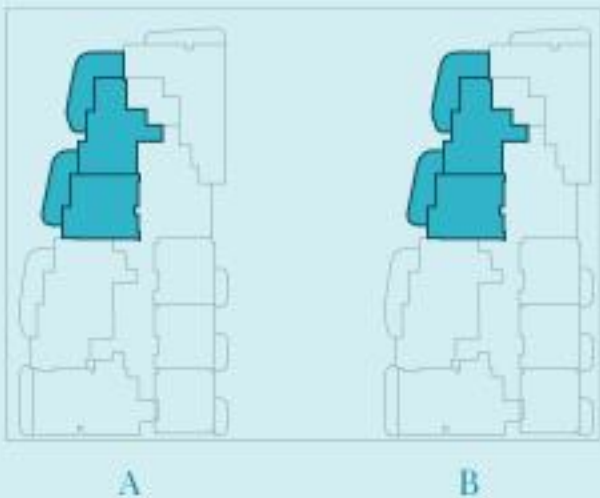
AREA: 1,700.48-2,126.63 SQ.FT
7-8 FLOORS



THREE
BEDROOM



AREA: 2,126.84-2,127.70 SQ.FT
8TH FLOOR



BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE



FOUR-BEDROOM



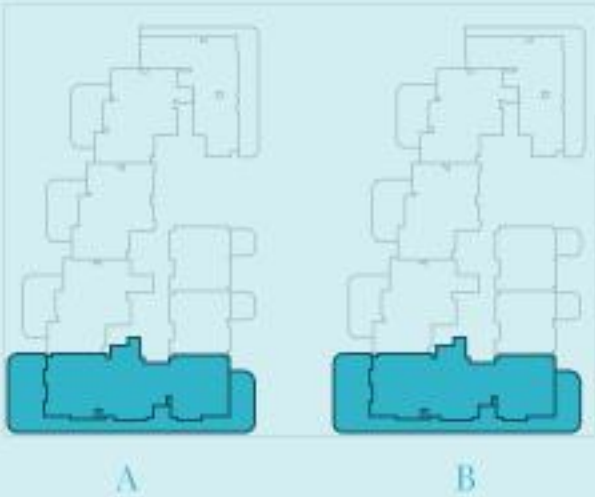
2

GARDEN VIEW APARTMENTS

FOUR
BEDROOM



AREA: 3,186.57-3,202.91 SQ.FT
AMENITIES FLOOR



BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE



DUPLEXES

4

MARINA VIEW DUPLEXES

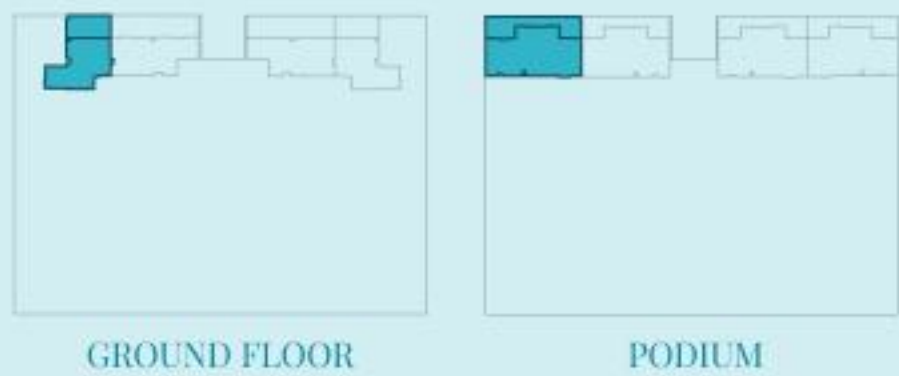
THREE-BEDROOM DUPLEX



GROUND FLOOR

PODIUM

AREA: 3,200 SQ.FT
G+P1 FLOORS



GROUND FLOOR

PODIUM

THREE-BEDROOM DUPLEX

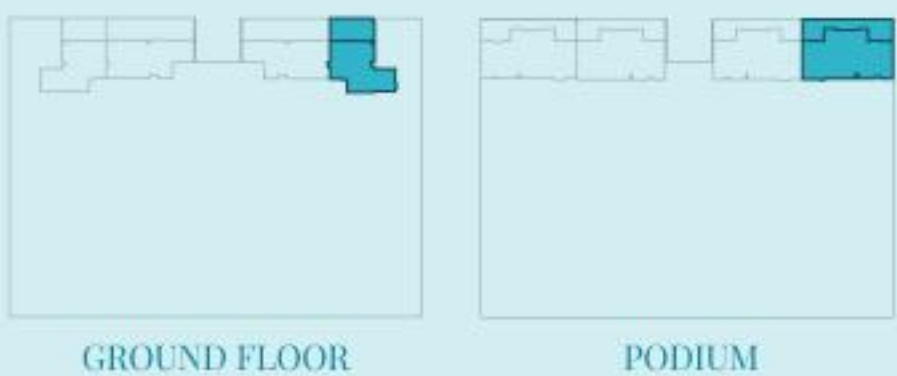


GROUND FLOOR



PODIUM

AREA: 3,082.78 SQ.FT
G+P1 FLOORS



GROUND FLOOR

PODIUM

FOUR-BEDROOM
DUPLEX



GROUND FLOOR



PODIUM

AREA: 3,557.47 SQ.FT
G+P1 FLOORS



GROUND FLOOR



PODIUM

FOUR-BEDROOM
DUPLEX



GROUND FLOOR

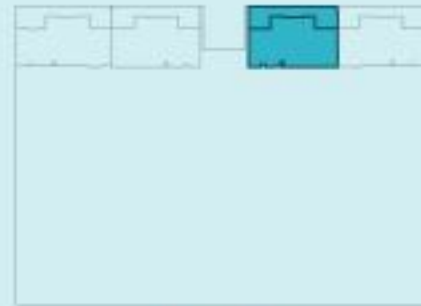


PODIUM

AREA: 3,564.36 SQ.FT
G+P1 FLOORS



GROUND FLOOR



PODIUM

BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE



BLUE MARINA

RESIDENCE

50 / 50 PAYMENT PLAN

DOWN PAYMENT	20%	4% DLD FEE + ADMIN FEE
DURING CONSTRUCTION	30%	
ON HANDOVER — Q1 2028	50%	



BLUE MARINA

R E S I D E N C E



SHAKIROV
DEVELOPMENTS

POWERED BY *SEGREX*

DEVELOPER

SHAKIROV DEVELOPMENTS IS REDEFINING LUXURY LIVING WITH A BOLD AND FRESH VISION, LEVERAGING EXTENSIVE EXPERTISE CULTIVATED OVER DECADES IN BOTH THE CONSTRUCTION AND HOSPITALITY SECTORS. THIS DEEP-ROOTED EXPERIENCE ALLOWS TO INTRODUCE AN ENTIRELY NEW BENCHMARK IN OPULENCE.

OUR AMBITIOUS YET CLEAR MISSION IS TO CRAFT HOMES THAT ENCAPSULATE LASTING STYLE, INTELLIGENT DESIGN AND AN UNPARALLELED QUALITY OF LIFE. THIS MEANS, SHAKIROV DEVELOPMENTS GOES BEYOND MERELY CONSTRUCTING BUILDINGS.

WWW.BLUEMARINA.AE