
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





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

METRO CONNECTIVITY MAP

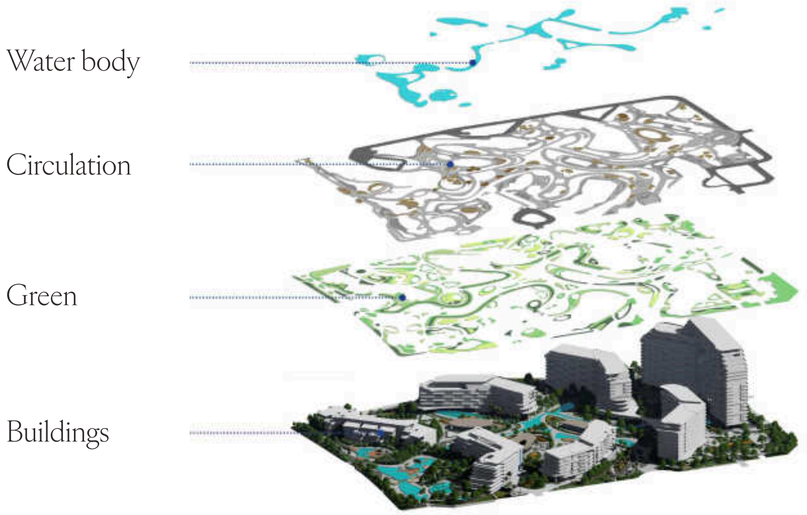
- *Red Line*
- *Green Line*
- *Future Extension Line*
- *Tram Line*

The *Sun & Views* Analysis



The Design *Philosophy*





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





Project *Configuration*

PARKING

1 Bedrooms	1 Parking Space
2 Bedrooms	1 Parking Space
3 Bedrooms	2 Parking Spaces
4 Bedrooms	2 Parking Spaces
Penthouses	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*



Fitness *Pavilion*



Kids Play *Area*


Jogging Track

12th 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*

13th 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*

17th 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

2nd Floor
Typical Plan

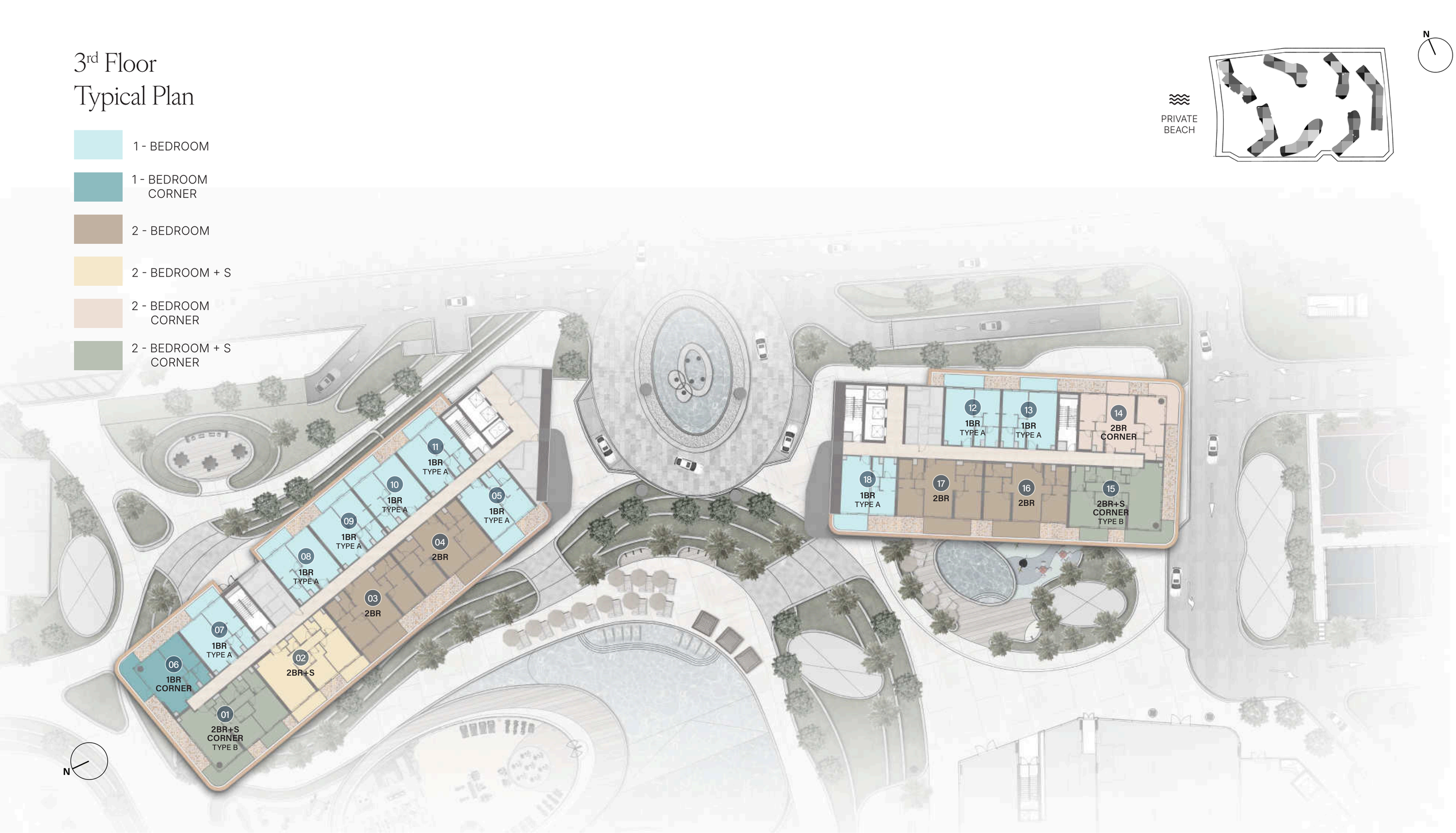
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER



3rd Floor
Typical Plan

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

PRIVATE BEACH



4th Floor
Typical Plan

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



5th Floor
Typical Plan

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

PRIVATE BEACH



6th Floor
Typical Plan

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



7th Floor
Typical Plan

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



8th Floor
Typical Plan

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

PRIVATE BEACH



9th Floor
Typical Plan

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

PRIVATE BEACH



10th Floor
Typical Plan

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



11th Floor
Typical Plan

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



12th Floor
Typical Plan

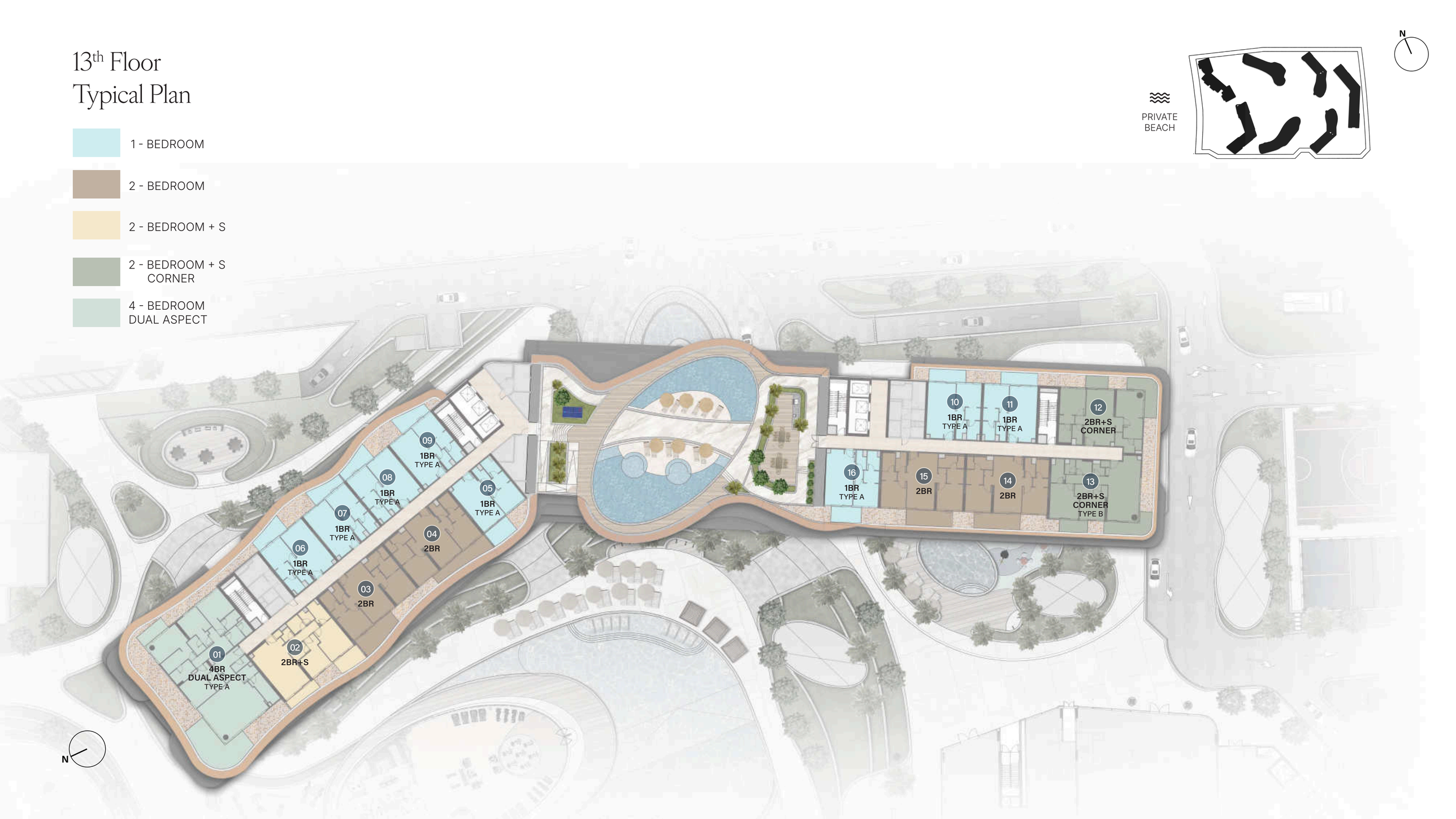
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER



13th Floor
Typical Plan

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

PRIVATE BEACH



14th Floor
Typical Plan

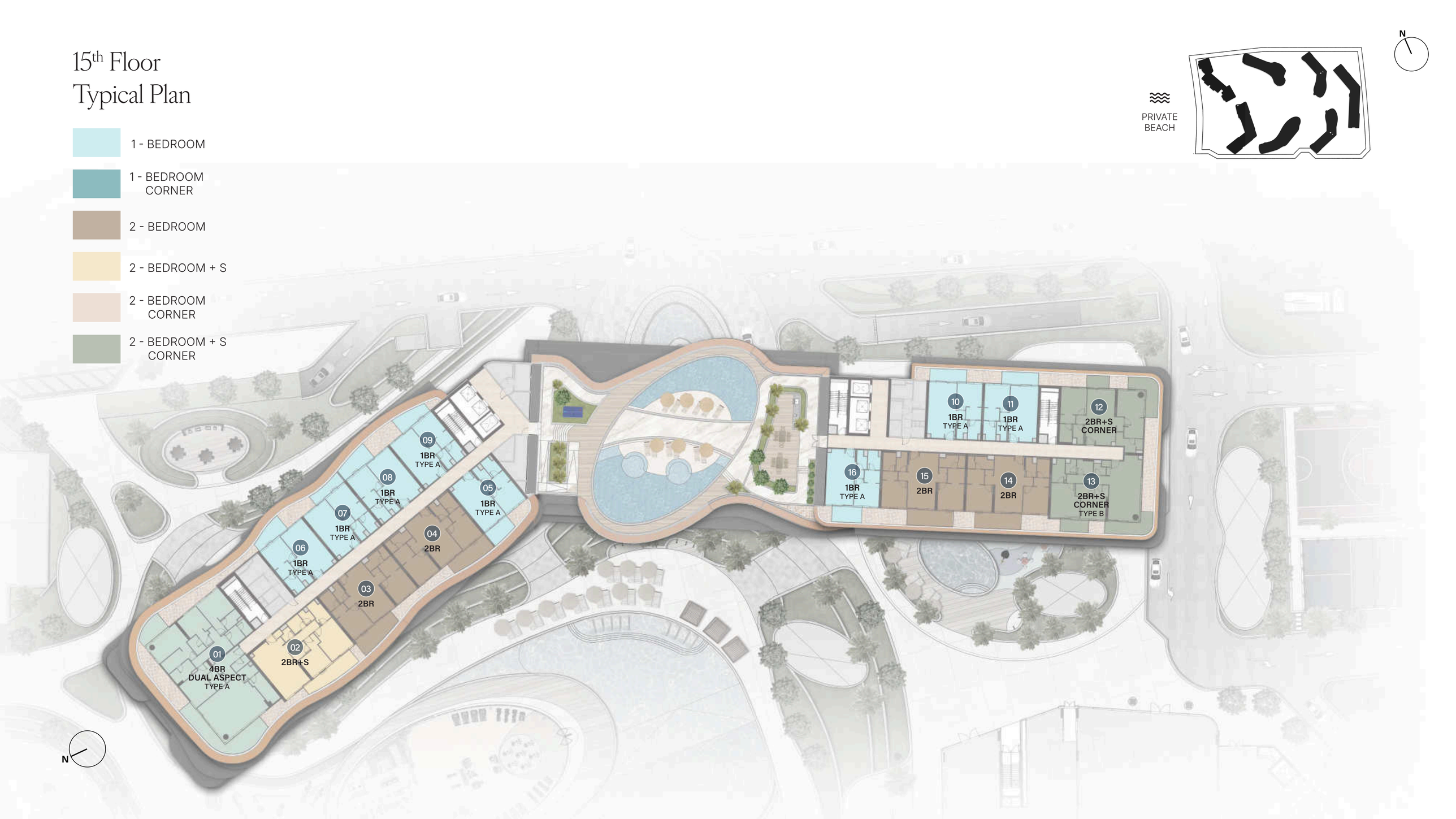
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER



15th Floor
Typical Plan

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

PRIVATE BEACH



16th Floor
Typical Plan

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

PRIVATE BEACH



17th Floor
Typical Plan

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

PRIVATE BEACH



18th Floor
Typical Plan

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

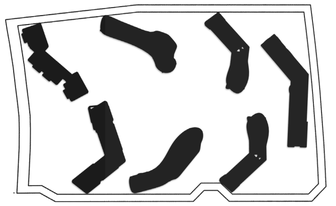
PRIVATE BEACH

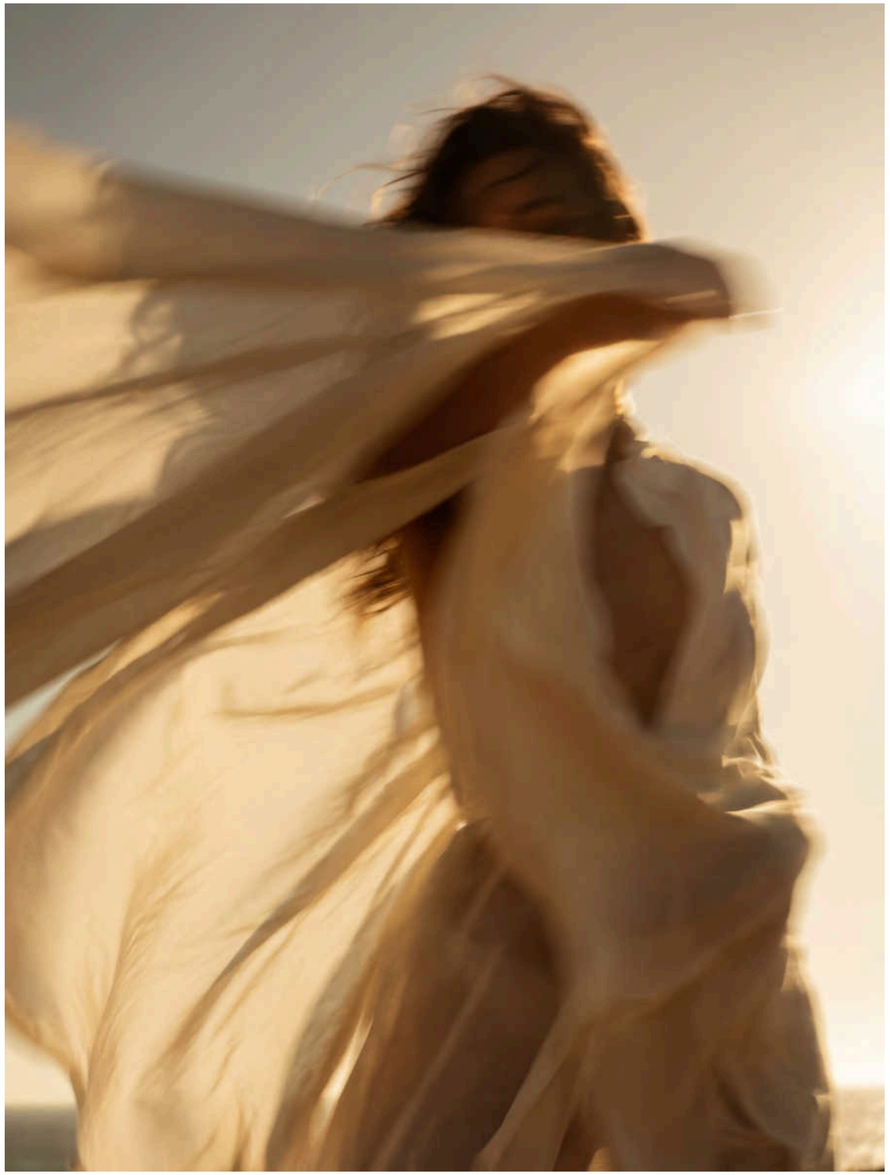


20th Floor
Typical Plan

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

PRIVATE BEACH





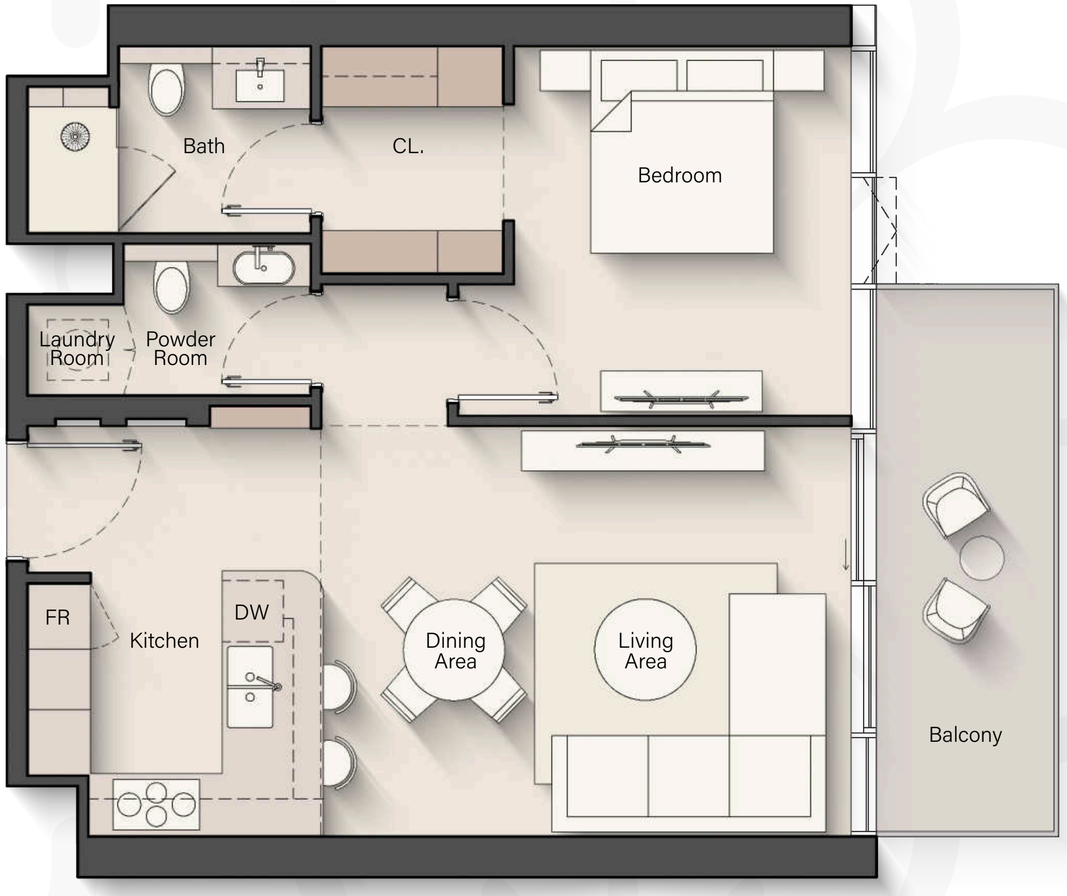
MERIVA

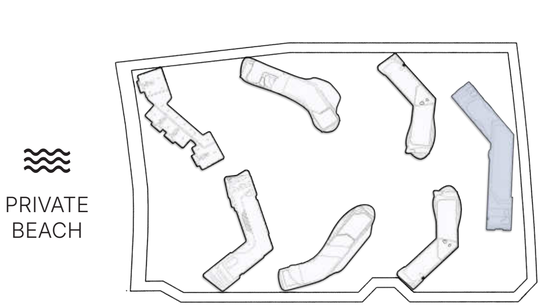
SUNSET

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

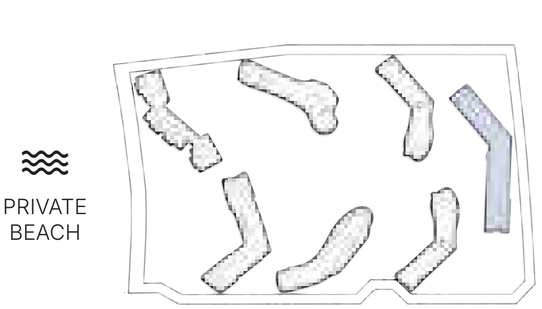
Internal Living Area : **723.87 sq. ft.**

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

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

1 - Bedroom Corner





1st Floor
04

2nd - 12th Floor
06

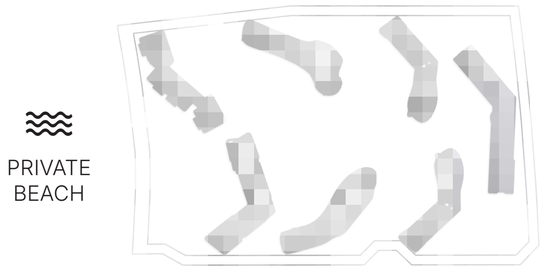
Internal Living Area : **764.67 sq. ft.**

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

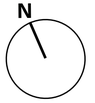
Internal Living Area : **1108.14 sq. ft.**

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

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

2 - Bedroom Corner





1st Floor
12

2nd & 3rd Floor
11th & 12th Floor
14

4th - 10th Floor
24

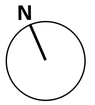
Internal Living Area : **1144.96 sq. ft.**

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



PRIVATE BEACH

N

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



PRIVATE BEACH

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



PRIVATE BEACH

N

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



PRIVATE BEACH

N

17th, 18th & 19th Floor

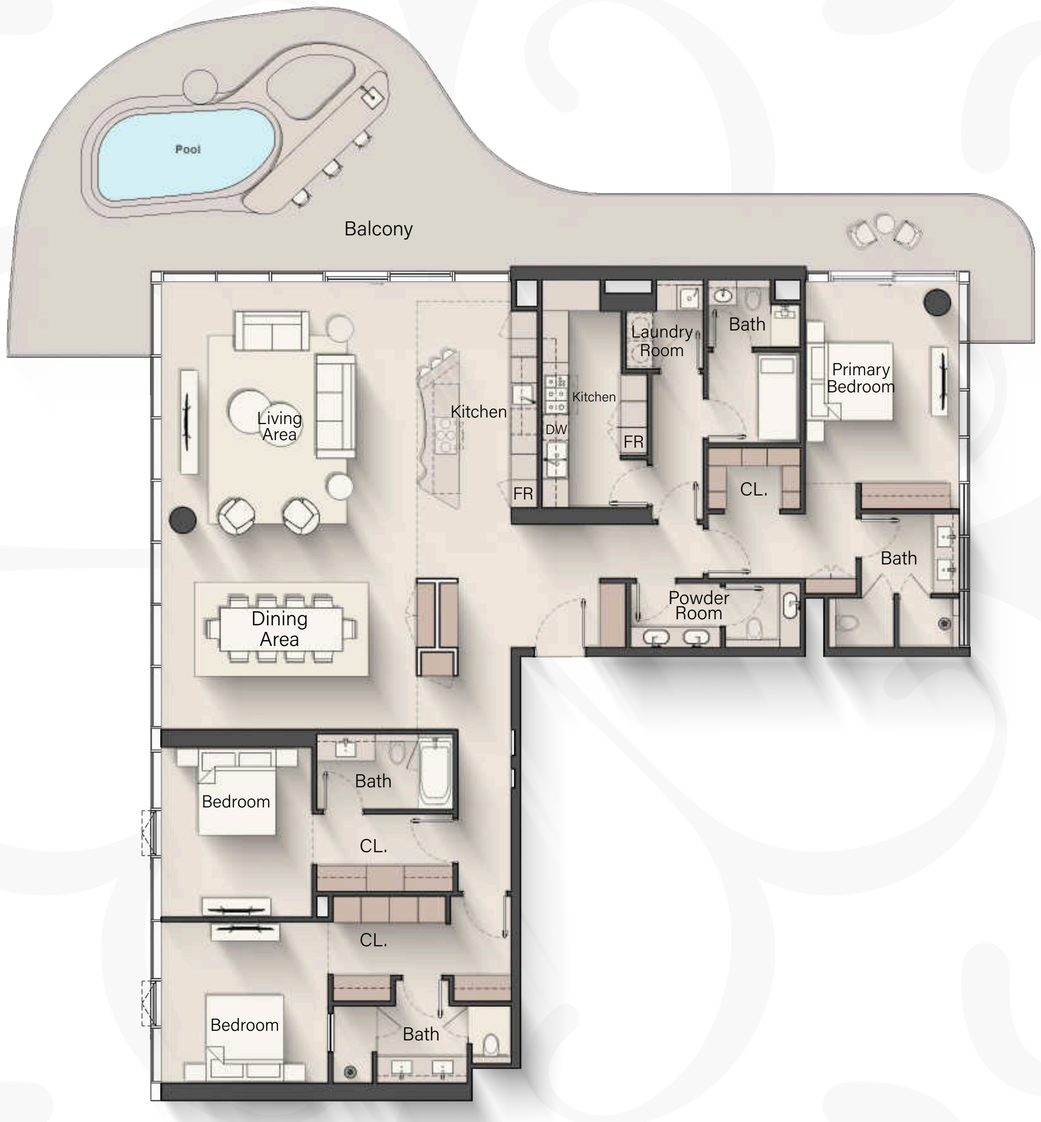
01

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

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

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

3 - Bedroom Penthouse



N

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

N

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





N

20th Floor

01

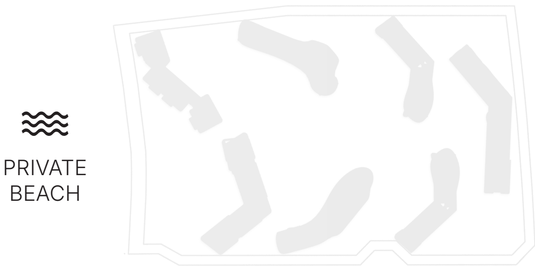
Internal Living Area : **3150.70 sq. ft.**

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

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

Retail - 1

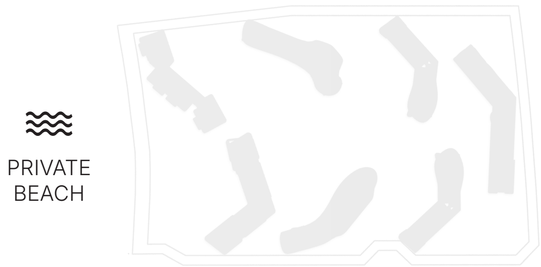




Total Retail Area : **1132.15 sq. ft.**

Retail - 2

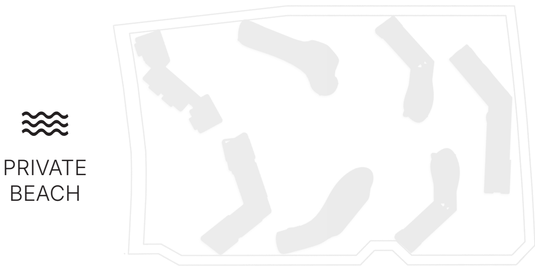




Total Retail Area : **1127.30 sq. ft.**

Retail - 3

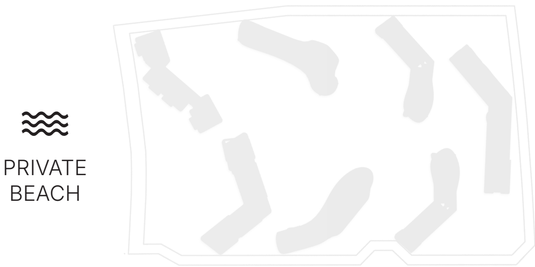




Total Retail Area : **671.45 sq. ft.**

Retail - 4

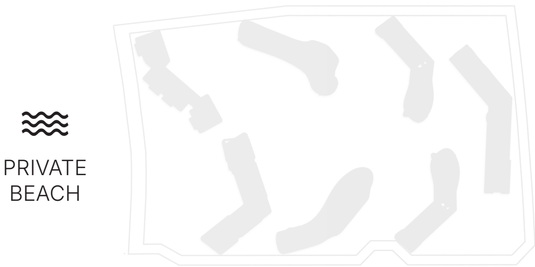




Total Retail Area : **743.89 sq. ft.**

Retail - 5

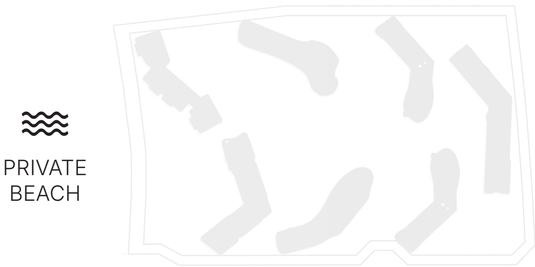




Total Retail Area : **850.56 sq. ft.**

Retail - 6





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

ELLINGTON
PROPERTIES

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.