



MERIVA
GARDENS

INVESTMENT
GUIDE

A community rooted in *coastal nature*



Set along a prized beachfront, The Meriva Collection is a pedestrianised enclave where layered architecture, flowing water and open landscapes come together. In the community, contemporary living unfolds at a gentler pace, guided by calm nature and thoughtful design.

A new rhythm emerges



Living amidst *coastal promenades*



Twin residential towers ascend to G+10, poised among meandering scenic paths and expanses of open greenery. A thoughtfully curated collection of amenities is seamlessly interlaced throughout the grounds, establishing a residential setting that invites a slower, more deliberate rhythm of living.

Twin towers set along winding walks,
amenities placed with quiet care



PROJECT CONFIGURATION



PARKING

1 bedroom: 1 parking space
2 bedroom: 1 parking space
3 bedroom: 2 parking spaces
4 bedroom: 2 parking spaces
Penthouse: 3 parking spaces

ELEVATORS

3 tenant lifts per building
2 visitor lifts per building

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q2 2030

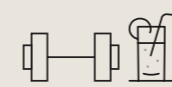
ANTICIPATED SERVICE CHARGE

AED 18 per sq.ft





AMENITIES WITHIN THE PROJECT



Fitness pavilion
with juice bar



Yoga and
pilates studios



Club lounge



Indoor & outdoor
kids' play areas



Adults & kids' pools



Indoor cinema



Podcast and
co-working space



Jazz club



Drop off area



EV charging stations



Outdoor seating areas



Dining and BBQ areas



Basketball court



Paddle court and
table tennis



Sun loungers & cabanas



Pool deck with cabanas
and showers



Long jogging track



Mini-Golf corner



Lagoon water fountains



Pet park

The sea sets *the tone*



Dubai Islands presents a rare coastal address with turquoise sea and shoreline views, while the city remains present without dominating the setting. The horizon extends outward, offering distance and perspective that sets the location apart. This measured relationship between island calm and urban proximity gives the destination both emotional appeal and lasting relevance.

Living along the *serene coast*



Generous glazing frames uninterrupted sea views, allowing light and horizon to define the living experience. Within this coastal setting, residences feel removed from urban intensity while remaining part of a complete waterfront community.

Ocean *quiet*



Located on Dubai Islands, The Meriva Collection is a waterfront community composed of five premium residential buildings, a signature residence, and a distinctive seafront hotel, thoughtfully positioned to maximise sea views, natural light, and privacy.

The development offers an exclusive selection of 1 to 4-bedroom residences, alongside a limited collection of signature 3 to 5-bedroom penthouses, each oriented toward open horizons and the shoreline beyond.

Every home is conceived as a seamless balance of contemporary comfort and enduring sophistication, where refined design meets the quiet rhythm of coastal living.

Breathe in *the light*



A realm of *serenity*



Leisure, *recalibrated*

Leisure moves *with the sea*

A coastal community where movement, rest and connection are thoughtfully balanced. From wellness and play to social spaces and quiet retreats, every amenity supports a natural rhythm of living. Leisure becomes part of everyday life, shaped with ease.

Spaces for *all ages*

Facilities are planned to support different lifestyles and stages of life. Dedicated areas for children, fitness, socialising and quiet retreat ensure the community responds naturally to families, residents and long-term occupancy.

UNIT TYPES AND SIZES

UNIT TYPE	SIZES RANGE	NO. OF UNITS
1 Bedroom	832.33 - 880.48 sq.ft	88
2 Bedroom	1,272.38 sq.ft	35
2 Bedroom + S	1,426.62 sq.ft	18
2 Bedroom + S Corner	1,492.01 - 2,121.31 sq.ft	16
3 Bedroom + S Dual Aspect	2,170.67 - 2,345.99 sq.ft	8
4 Bedroom Penthouse	3,367.08 - 4,648.11 sq.ft	1
4 Bedroom Dual Aspect	3,050.35 - 3,176.97 sq.ft	2



When the day
opens gently



Experience a beachfront community featuring a comprehensive range of high-end amenities. From lap pools and landscaped decks to fitness studios, lounges and quieter corners, amenities are designed to support different moments of the day.

Life opening to *the sea*

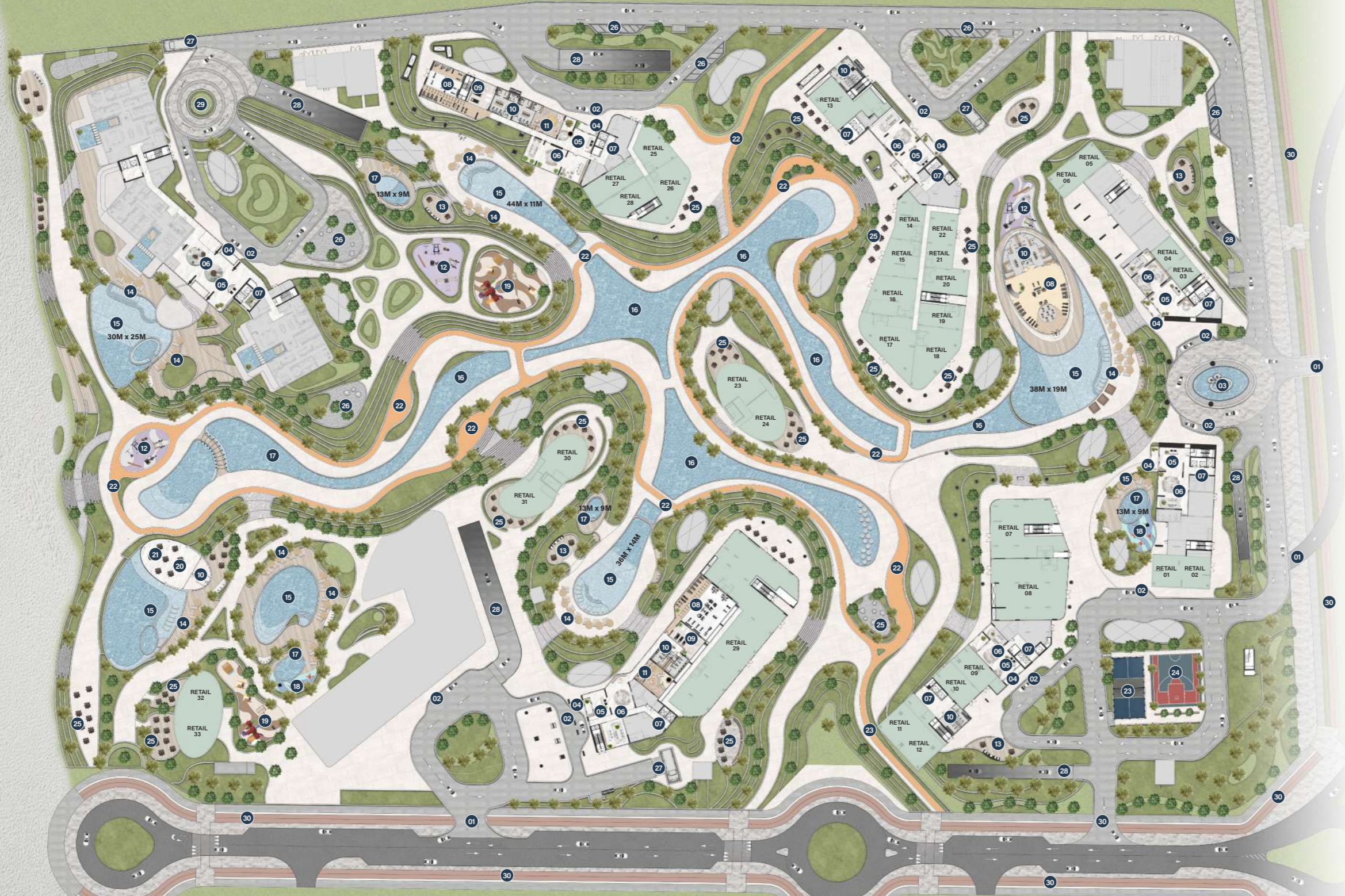
A position
of elegance



The Meriva Collection marks Ellington's most ambitious waterfront community. Introducing a level of scale and activity rarely seen in a single development. The presence of hospitality, residences and premium amenities within one community gives the address a constant sense of momentum.

Watching the *city rise*

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 LIFT LOBBY
- 08 FITNESS STUDIO & JUICE BAR
- 09 YOGA & PILATES STUDIO
- 10 CHANGING ROOM WITH SAUNA, EXPERIENCE SHOWER & LAVENDER ROOM
- 11 KIDS PLAY AREA
- 12 OUTDOOR FITNESS AREA
- 13 BARBEQUE AREA
- 14 SUN LOUNGERS AREA
- 15 ADULTS POOL
- 16 LAGOON WATER FEATURE
- 17 KIDS POOL
- 18 KIDS SPLASH AREA
- 19 OUTDOOR KIDS PLAY AREA
- 20 POOL BAR
- 21 POOL BAR SEATING AREA
- 22 JOGGING TRACK
- 23 PADEL COURT
- 24 BASKETBALL COURT
- 25 SEATING AREA
- 26 DELIVERY PARKING
- 27 MOVE-IN PARKING
- 28 PARKING ACCESS
- 29 ROCK SCULPTURE
- 30 SCOOTER & BIKE TRACK



MERIVA
SUNSET

12th Floor Amenities Floor Plan

- 01 SERVICE LIFT
- 02 LIFT LOBBY
- 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

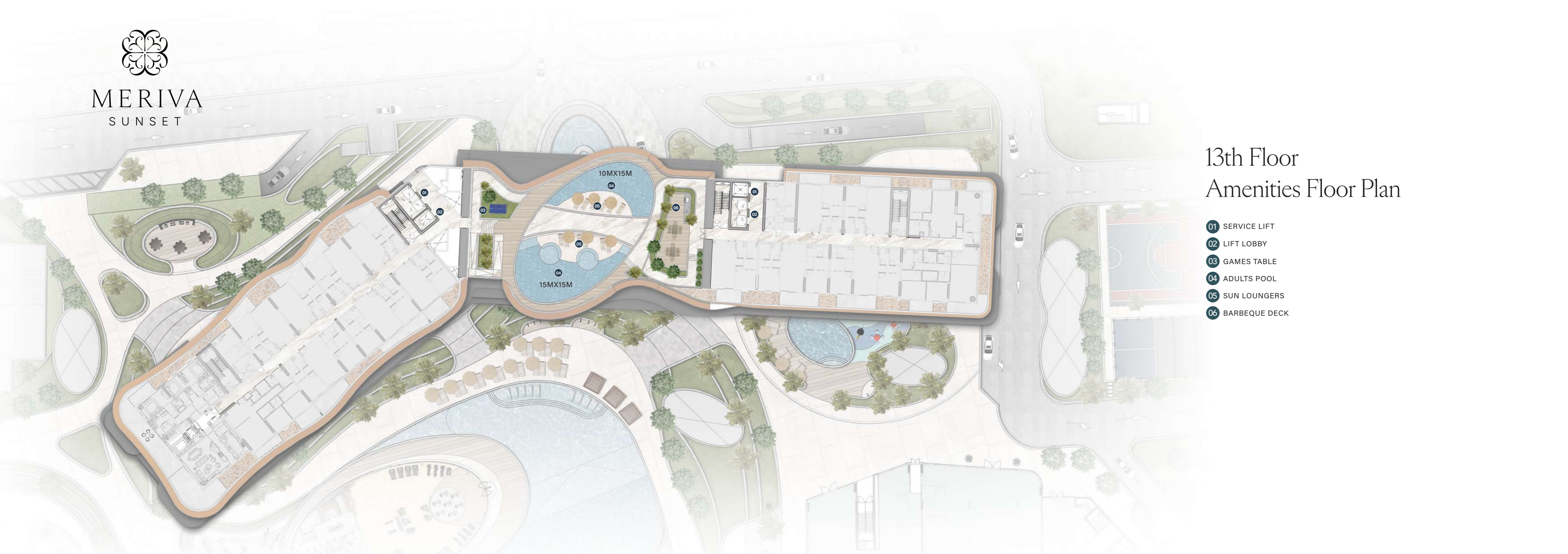




MERIVA
SUNSET

13th Floor Amenities Floor Plan

- 01 SERVICE LIFT
- 02 LIFT LOBBY
- 03 GAMES TABLE
- 04 ADULTS POOL
- 05 SUN LOUNGERS
- 06 BARBEQUE DECK

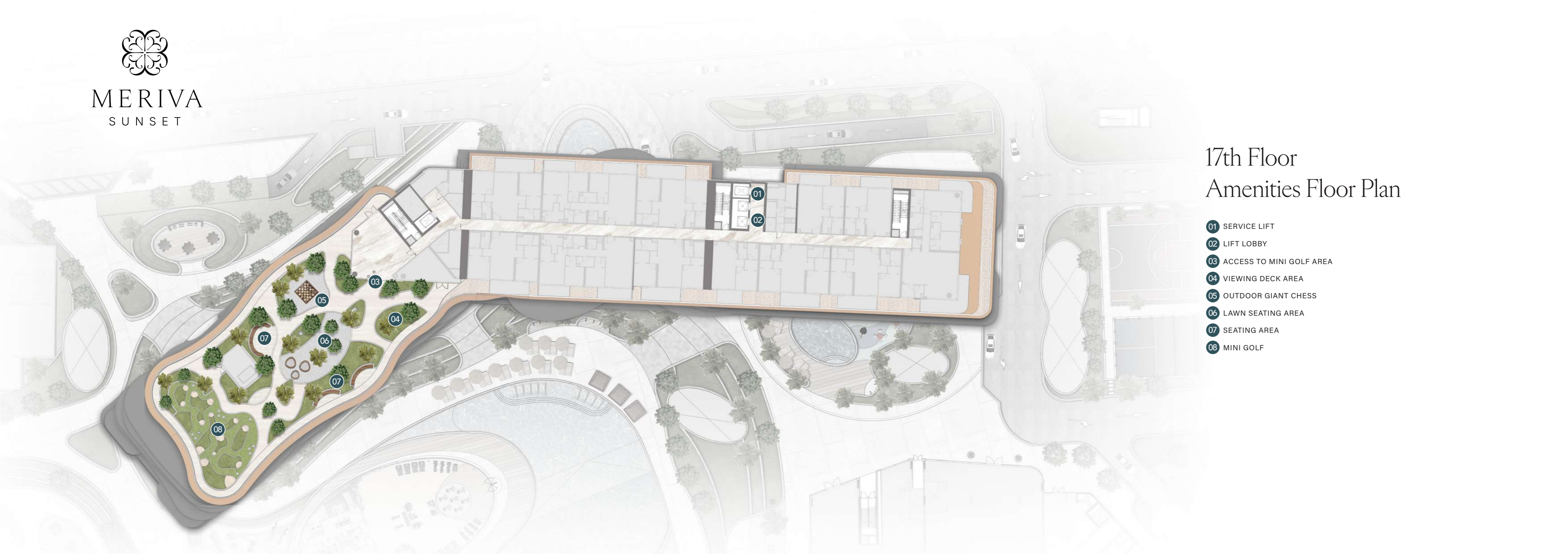




MERIVA
SUNSET

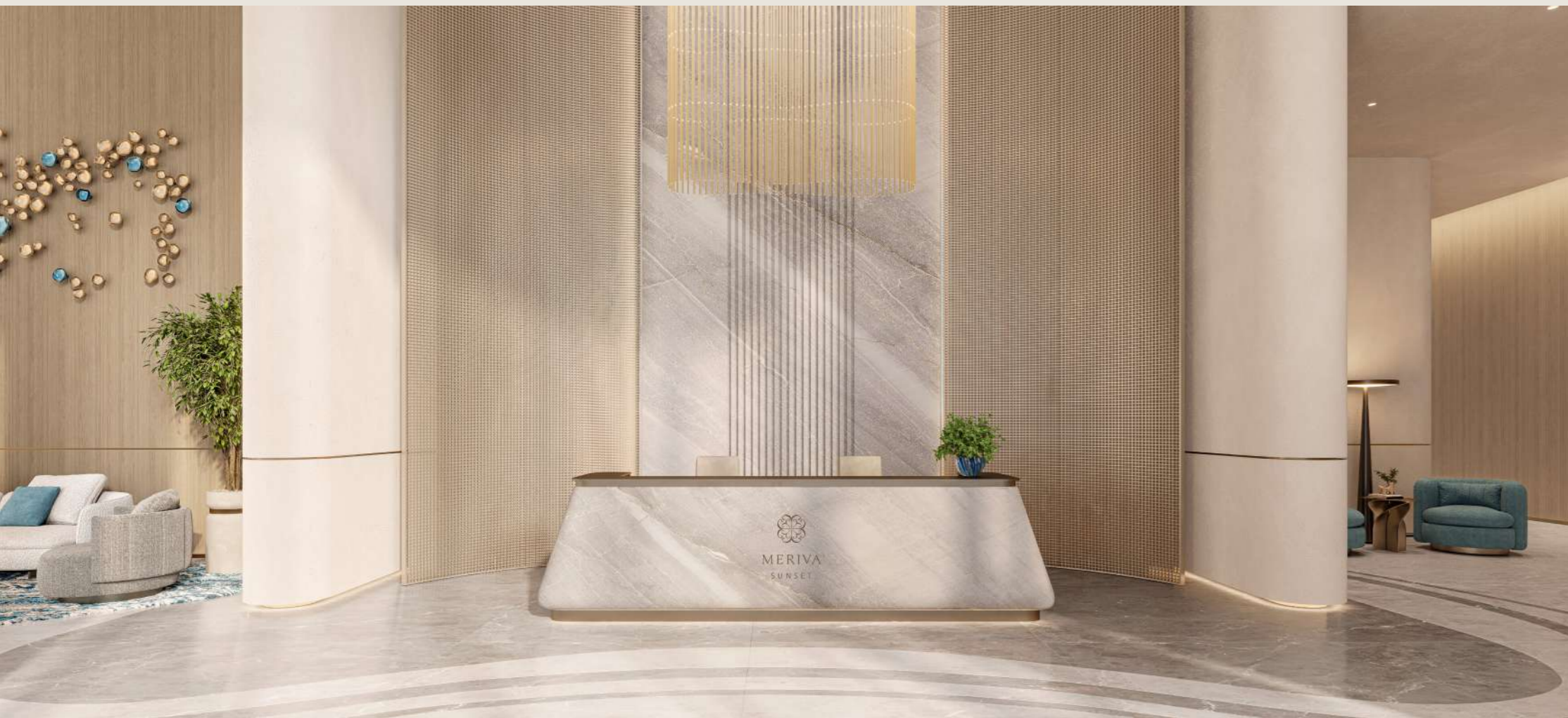
17th Floor Amenities Floor Plan

- 01 SERVICE LIFT
- 02 LIFT LOBBY
- 03 ACCESS TO MINI GOLF AREA
- 04 VIEWING DECK AREA
- 05 OUTDOOR GIANT CHESS
- 06 LAWN SEATING AREA
- 07 SEATING AREA
- 08 MINI GOLF



Main lobby

An arrival defined by proportion, light, and restraint. Double-height volumes, refined materials and layered lighting create a quiet sense of calm from the first moment. Movement flows naturally toward the lift lobbies, guided by spatial rhythm, while curated furnishings and art bring warmth and character to an atmosphere that feels composed and welcoming.



Lobby lounge

An entrance of rare composure is shaped in balanced proportion and quiet authenticity. Curved seating, honed stone and finely crafted accents create a cultivated air. Warm finishes soften the scale, while generous volumes hold presence without excess. From the first step within, residents and guests are received with enduring taste rather than display.



Jazz club

An intimate venue where sound and design move in harmony. Centered around a grand piano, the Jazz Club offers a refined setting for live performances and quiet evenings. A central dining table, concealed circular seating facing the stage, and a library wall with a signature sliding ladder create layers of experience each designed for conversation, listening, and lingering.



Jazz club dining

A refined social setting that supports networking and brings generations together with quiet sophistication. Plush seating and considered layouts encourage effortless conversation, while dedicated zones offer moments of chess, interactive play and immersive digital experiences. A more intimate corner invites slower gatherings around classic board games, creating a composed atmosphere.



Fitness *studio*

A dedicated pavilion designed around precision and flow. Fully equipped with state-of-the-art training facilities. The gym supports a full spectrum of movement, from focused strength sessions to restorative practice. Yoga and Pilates studios, refined changing facilities and a juice bar complete the setting, where every detail is considered to support wellbeing and routine becomes ritual.



Yoga & Pilates *studio*

A serene, light-filled studio dedicated to precision and poise. Framed by expansive glazing, natural light and tranquil views elevate every movement. Premium reformers and integrated technology support a practice defined by balance, control, and quiet strength.



Private *cinema*

A dedicated cinema crafted for immersion and comfort. Plush recliners, advanced acoustics, and high-definition projection set the stage for private screenings and relaxed movie nights. A discreet pantry for refreshments completes the experience, ensuring every detail supports uninterrupted enjoyment.



Kids' play area

An immersive indoor-outdoor environment for play and discovery. From interactive zones and playful stages to engaging digital experiences, exploration comes naturally, while child-friendly amenities ensure comfort and safety throughout.



Indoor pool

An elongated lap pool anchors a serene wellness environment defined by clean lines and gentle light. Reflections move softly across the water as natural and ambient lighting blend throughout the space. Lounge benches and intimate alcoves invite moments of rest, creating a tranquil retreat where time feels suspended.



Living on the blue
experience a life worth living



Games *room*

For residents of all ages, the Games Room is an elegant social retreat where modern entertainment meets timeless charm. From PlayStations, air hockey and VR experiences to the quiet refinement of chess and classic board games, every detail is curated for connection, leisure and graceful enjoyment.



Games room *seating*

Within the room, contemporary recreation is complemented by a distinguished lounge setting. While immersive play animates one side, a gracious seating area invites residents to gather, observe and converse in understated refinement, shaping a space where movement and calm exist in harmony.

