JW MARRIOTT

RESIDENCES

AT DUBAI ISLANDS, CENTRAL

THE FIRST OF
ITS KIND IN DUBAI





CG Developers
GLOBAL | EST. 1995

CG Corp Global
EST. 1935

CG-DEVELOPERS.COM

USA | China | Nepal | India | UAE | Bhutan | Kenya | Philippines | Sri Lanka | Maldives

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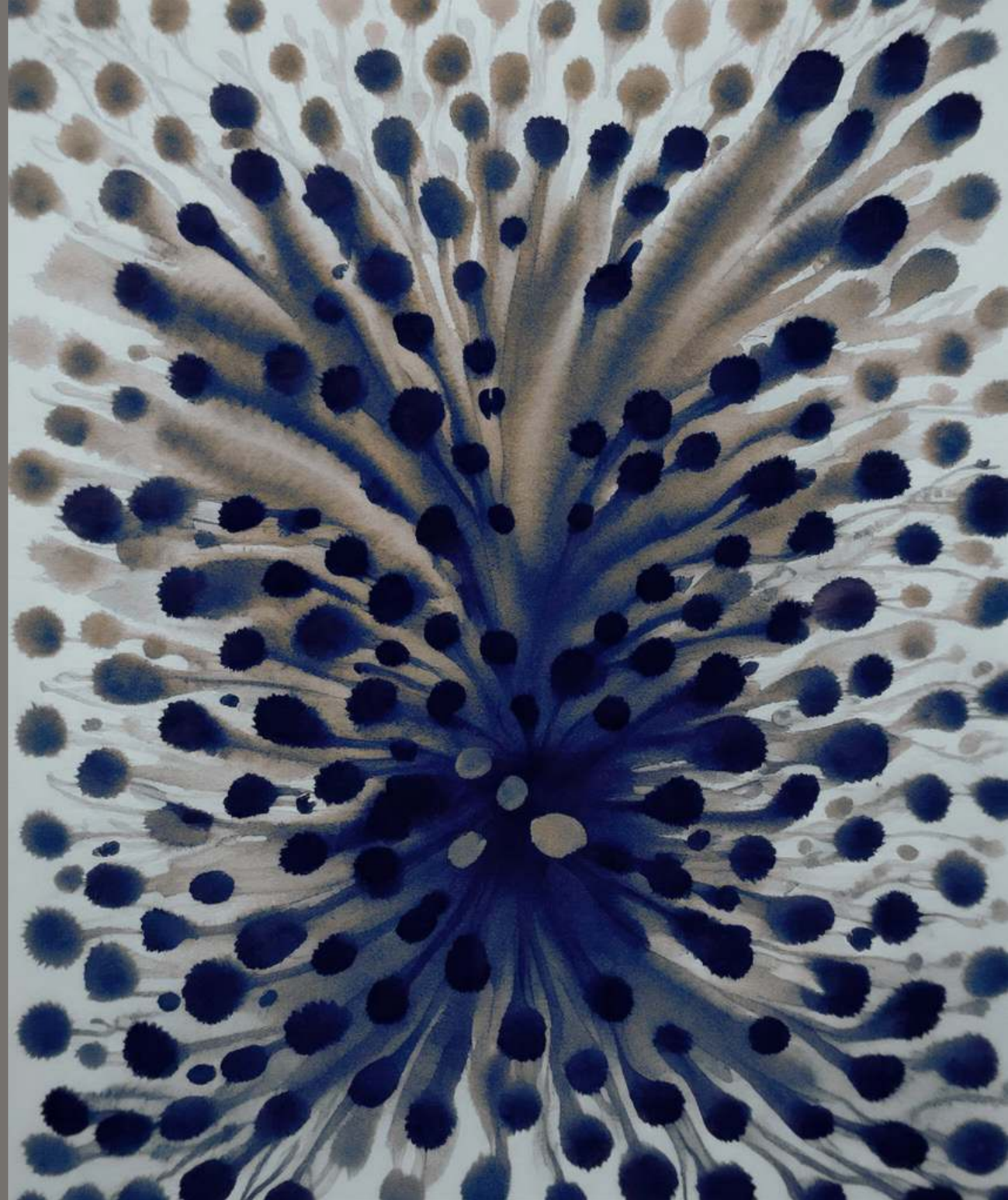
MOMENTS OF DELIGHT IN EVERY DETAIL

CHAPTER 01

INTRODUCTION



Mindful Luxury Emerges on Dubai’s Shores Where
Serenity Meets Sophistication.



CG Corp | Global®

EST. 1935

TAKING NEPAL TO THE WORLD.

100+	202	261
Years	Companies	Brands

20,000	35+	4
Employees	Countries	continents

With a rich legacy spanning over 100 years, the Chaudhary Family's roots began in 1935. Today, CG Corp Global stands as Nepal's leading multinational conglomerate, comprising 202 companies and 261 brands across global markets, supported by a workforce of more than 20,000 employees.

CG FOODS | CG BEVERAGE | CG FINANCIAL SERVICES | CG CAPITAL PARTNERS | CG PARKS

CG ENERGY INFRASTRUCTURE | CG PACKAGING | CG COMMUNICATIONS | CG EDUCATION | CG BREWERY | CG ELECTRONICS

CG HERITAGE | CG RETAIL & ECOMMERCE | CG Hospitality | CG MOTORS | CG CEMENT | CG CSR

WAI WAI | The Fern Hotels & Resorts | series by Marriott | The Farm at San Benito | moldcell | Union Bank | Nabil Bank

CG Developers

GLOBAL I EST. 1995

CURATING EXPERIENCES DEFINING SKYLINES



PART OF CG DEVELOPERS PORTFOLIO

CG Developers, established in 1995 as the real estate arm of CG Corp Global, has grown from township and mixed-use developments in Nepal to managing an extensive hospitality portfolio of 209 hotels and resorts across 12 countries and 130 destinations, with more than 15,000 keys.

12	130	209
Countries	Destinations	Hotels

15,000	500
Keys	Hotels by 2030

JW MARRIOTT

A LEGACY OF GLOBAL HOSPITALITY EXCELLENCE

125+	38	1984
Hotels	Countries	Founded



With over 125 distinctive properties in more than 38 countries and territories, JW Marriott offers environments and experiences designed to allow guests to focus on feeling present in mind, nourished in body, and revitalized in spirit.

DISTINCTIVE LUXURY ON DUBAI'S SHORES

WHERE TRANQUILITY RESIDES

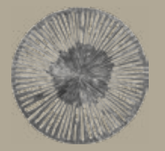
The JW Marriott Residences at Dubai Islands, Central offers **115 sanctuaries** where mindfulness infuses every moment, creating spaces thoughtfully designed to nurture mind, body, and spirit. Each residence provides an elevated experience that restores energy and brings peace through harmonious design.





CHAPTER 02

LOCATION

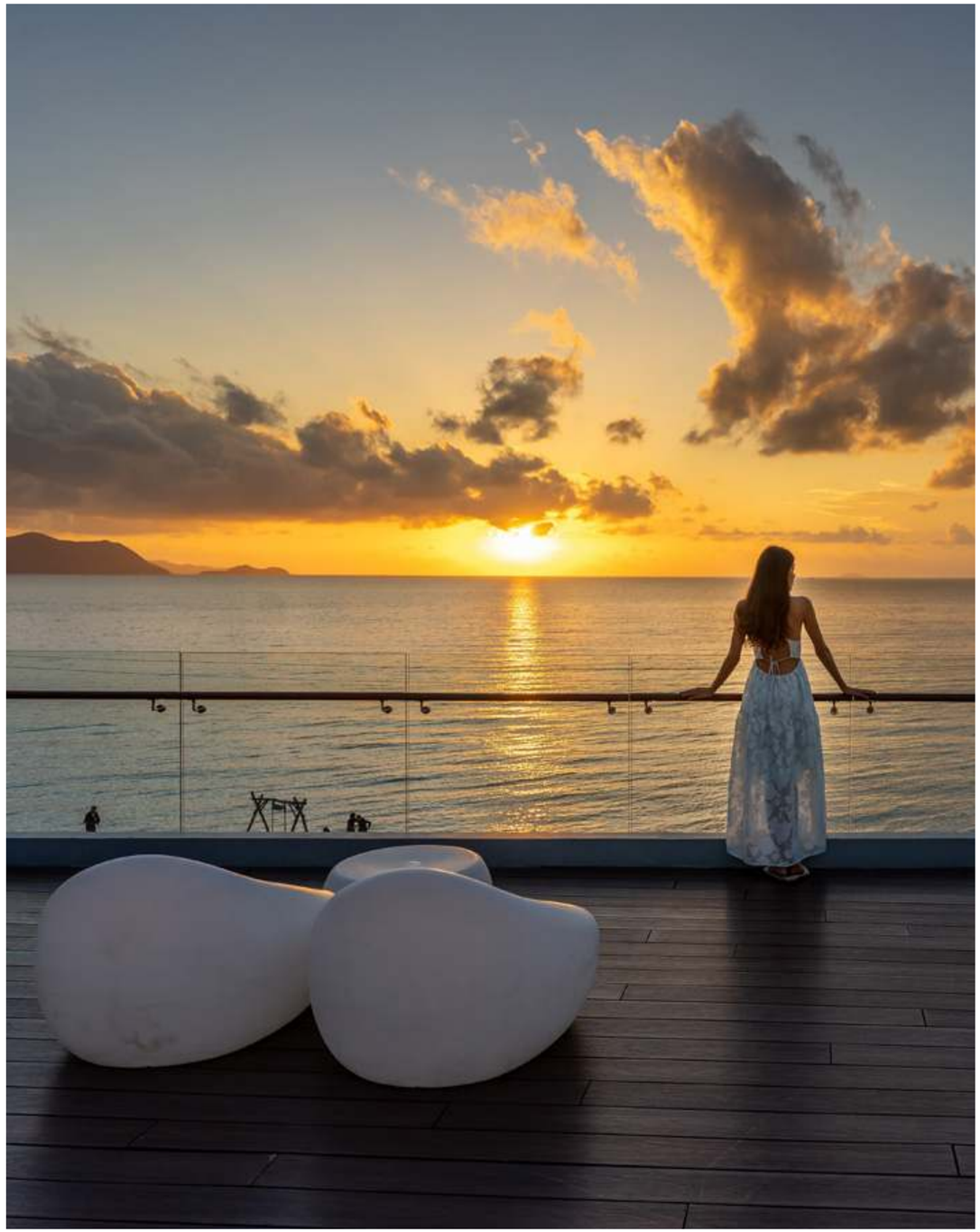


In A World Of Constant Motion,
Perfect Stillness Awaits.

OCEAN VIEW GRANDEUR

WHERE LUXURY FINDS ITS HORIZON

Balance, Tranquility. Renewal. This distinguished residential offering in the Arabian Gulf offers a privileged vantage point with spectacular sunsets that paint the sky in golden hues, where the symphony of waves provides the soundtrack to an unparalleled coastal lifestyle. Strategically positioned between Dubai's dynamic urban core and serene waters, this location offers seamless connectivity and complete sanctuary.



EXPERIENCE DUBAI ISLANDS' GOLDEN CHAPTER

Dubai Islands is a testament to Dubai's Vision 2040—a destination where tomorrow's most coveted address awaits the discerning few. From the curated elegance of Dubai Islands Mall to the tranquility of Blue Flag-certified beaches stretching 20 kilometers along pristine shores, every detail is designed for distinction. The exclusive Sports Country Club Island fosters wellness and camaraderie, while Oasis Island offers an eco-conscious sanctuary of world-class retreats.





A WORLD APART



Time flows with elegant precision from this privileged vantage—where ocean view serenity harmonizes with metropolitan accessibility. Dubai International Airport is a mere 20-minute journey, Downtown's vibrant heart and the iconic Dubai Mall within 35 minutes, and the legendary Palm Jumeirah just 45 minutes away.

DUBAI ISLANDS
HIGH VALUE. FUTURE READY

IN 6 MONTHS OF 2025, DUBAI ISLANDS SOLD 2,075+ UNITS (+109%), WITH DEAL VALUES SURGING 129.6% TO AED 5.6B

SOURCE: DXB PROPERTIES

- VISIONARY WATERFRONT DEVELOPMENT
- HIGH ECONOMIC IMPACT
- FREEHOLD DEVELOPMENT
- MIXED-USE MASTERPLAN
- STRONG GROWTH IN TOURISM
- STRATEGIC CONNECTIVITY
- 5 CONNECTED ISLANDS COVERING 17 SQUARE K.M.

1. BEACH FRONT HOTEL/RESORT
2. MARINA
3. HOTELS & APARTMENTS
4. MALL
5. URBAN ISLAND RESIDENTIAL
6. WATERFRONT RESIDENTIAL
7. BEACH
8. PROMENADE
9. COMMUNITY PARK
10. DESTINATION ART & CULTURAL DISTRICT

JW MARRIOTT
RESIDENCES
AT DUBAI ISLANDS, CENTRAL

A COLLECTION OF DISCOVERIES,
JUST MOMENTS FROM HOME

MORE THAN AN ADDRESS.
A BELONGING.

Nestled within Dubai Islands' premier district, this striking masterpiece captures nature's splendor while redefining luxury living. Spacious private terraces extend living spaces outward to embrace the surrounding marina lifestyle, where pristine beaches and world-class amenities become extensions of the home. Beyond Dubai Islands lies a curated selection of iconic destinations—the Al Fahidi Historical Precinct, the avant-garde Museum of the Future, championship fairways at Emirates Golf Club, and pristine shores at La Mer Beach create an unrivaled mosaic of discovery just moments from home.

LEISURE

1. City Centre Deira
2. Burjuman Mall
3. City Centre Al Shindaga
4. Al Ghurair Centre
5. Dubai Mall
6. Dubai Festival City
7. Deira Beach Island
8. Mamzar Beach
9. Zabeel Park
10. Creek Park
11. Al Hamriya Port
12. Dubai Islands Marina
13. Port Rashid

AIRPORTS

14. Dubai International Airport
15. Sharjah International Airport
16. Al Maktoum International Airport

ATTRACTIONS

17. Dubai Gold Souk
18. Dubai Creek Golf & Yacht Club
19. Al Shindaga Historical District
20. Al Fahidi Historical Neighborhood
21. Museum of the Future
22. Etihad Museum
23. Dubai Frame

NEIGHBOURHOODS

24. Deira
25. Al Seef
26. Dubai Creek
27. Oud Metha
28. Business Bay
29. Downtown Dubai
30. DIFC

HEALTHCARE

31. Dubai Hospital
32. Al Kuwait Hospital
33. Prime Medical Centre
34. Aster Hospital





DUBAI IS A GLOBAL HUB WITH DIRECT FLIGHTS TO OVER 240 DESTINATIONS ACROSS 6 CONTINENTS, CONNECTING TRAVELLERS TO MAJOR CITIES WORLDWIDE IN UNDER 8 HOURS.

JW MARRIOTT
RESIDENCES
AT DUBAI ISLANDS, CENTRAL

DUBAI



CHAPTER 03

THE RESIDENCES



The Arabian Gulf’s Beauty Unfolds In A Sanctuary Of Mindful Luxury.



THE FIRST JW MARRIOTT
RESIDENCES IN DUBAI

A NARRATIVE OF TIMELESS SOPHISTICATION



A SANCTUARY OF BALANCE

The JW Marriott Residences at Dubai Islands, Central transcends beyond the residences; it represents a carefully curated path designed to heighten aspirations and craft a life of distinction, creating spaces that inspire and nurture where every detail ensures residents depart more enriched than when they arrived.

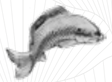
THE RESIDENCES BRING REFINED LUXURY AND PERSONALIZED SERVICE INTO PRIVATE HOMES, WHERE CAREFUL ATTENTION TO DETAIL CREATES SPACES THAT ELEVATE EVERYDAY MOMENTS.

FIND CENTER IN SERENITY

Floor-to-ceiling windows frame breathtaking seascapes where crystalline waters meet golden horizons in an ever-changing masterpiece. Each exquisitely rendered residence presents picturesque vistas overlooking Dubai Islands, offering an unrivaled visual symphony and serene moments.

INTERIORS

TIMELESS DESIGN MASTERFULLY CRAFTED



WHERE EVERY DETAIL INSPIRES

Exquisite proportions meet uncompromising craftsmanship within spaces of signature opulence. Bespoke luxury finishes frame premium ocean views, and private terraces extend living spaces into the horizon. Double-glazed windows ensure tranquil sanctuaries, while artfully crafted cabinetry harmonizes with state-of-the-art appliances, creating meticulously designed environments where no detail is overlooked.



LIVING ROOM



LIVING ROOM

INNER PEACE, OUTER BEAUTY

KITCHEN

MINDFUL DESIGN
FOR MEANINGFUL LIVING

BEDROOM

BEDROOM

WHERE TRANQUILITY RESIDES





BATHROOM

SANCTUARY FOR THE WHOLE SELF

BATHROOM

TERRACE

HARMONY BY THE SHORE



TERRACE



CHAPTER 04

MINDFUL LIVING & AMENITIES



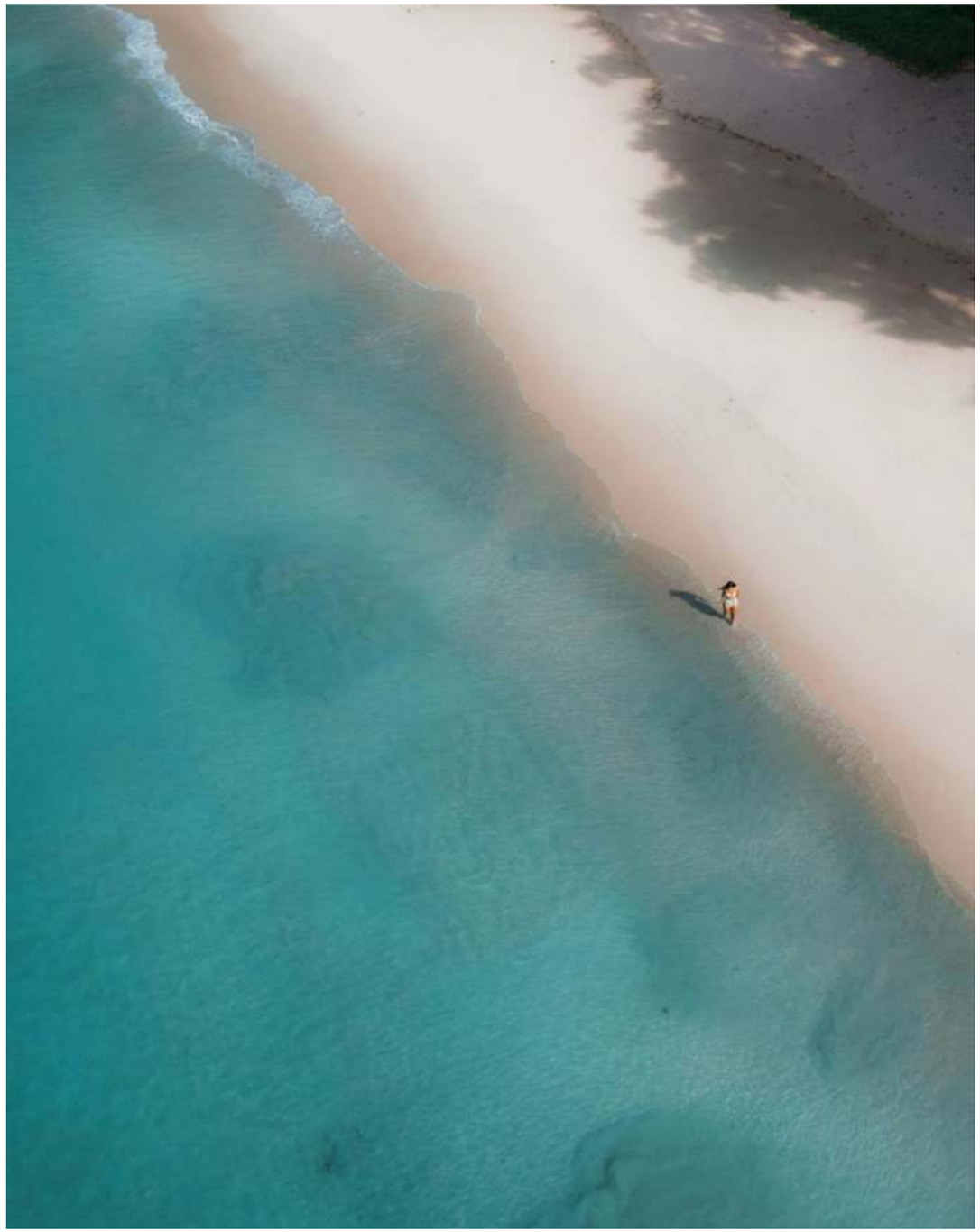
Beyond The Expected,
Awaiting Discovery.

MINDFUL LIVING

SWIM INTO THE HORIZON

THOUGHTFULLY COMPOSED FOR COMFORT

These residences offer a sophisticated, personally catered experience in luxury living, where coveted ocean views balance tranquil serenity with vibrant energy. The distinctive spaces transform everyday moments into extraordinary experiences, creating an atmosphere where mindfulness and present-moment awareness infuse daily life.



A LIFESTYLE DEFINED BY A LEGACY OF WELL-BEING

LEISURE

- ROOFTOP POOL
- KIDS CLUB
- JW GARDEN
- MEDIA ROOM
- BEACH ACCESS

WELLNESS

- FITNESS CENTER
- SPA TREATMENT ROOMS
- STEAM & SAUNA ROOM

DINING & SOCIAL

- JW MARKET CAFÉ
- ON-RESIDENCE DINING AREA
- RESIDENTS' LOUNGE
- ROOFTOP BAR LOUNGE

SERVICES

- MEETING ROOMS
- WIFI IN COMMON AREAS
- 24/7 CONCIERGE SERVICE
- VALET PARKING
- PRIVATE GARAGE OPTIONS

INTERIORS

- STATE-OF-THE-ART APPLIANCES
- BESPOKE LUXURY CABINETRY
- DOUBLE-GLAZED WINDOWS
- NATURAL STONE & WOOD FLOORING
- PREMIUM OCEAN VIEWS

AMENITIES

CURATED FOR DISTINCTION

TAILORED FOR THE PRIVILEGED FEW

Bespoke amenities deliver personal service with attention to detail, synonymous with JW Marriott's illustrious pedigree. Each thoughtfully designed space offers the most discerning, bespoke lifetime journey—from the shimmering infinity pool to the exclusive rooftop lounge where spectacular sunsets become intimate affairs.

LOBBY

A SANCTUARY OF WELCOME AND BELONGING

A grand threshold where JW Marriott's legendary hospitality begins its embrace, with soaring ceilings crowning a reception area that flows into curated social spaces. A sophisticated bar with lounge seating and artfully arranged dining tables create private enclaves—a masterful composition balancing openness with refinement.



MEETING ROOM

SPACES DESIGNED FOR DISTINCTION

The business center offers spaces where visionary ideas find perfect expression in elegant surroundings, seamlessly merging technological prowess with impeccable attention to detail.



BAR

SAVOR TIME WITH THOSE THAT BRING JOY

An exclusive sanctuary where connections deepen, and daily cares dissolve into evening grandeur. Plush velvet stools in rich jewel-toned colors invite repose as skillfully prepared cocktails transform moments into memories—the perfect backdrop for cherished conversations.



FITNESS CENTRE



NURTURE MIND, BODY AND SPIRIT

State-of-the-art equipment meets bespoke wellness in this haven of physical refinement, where expansive glass walls reveal panoramic vistas and create an immersive experience that blurs the boundary between interior luxury and natural beauty.

FITNESS CENTRE

SPA

A SANCTUARY FOR HOLISTIC REJUVENATION

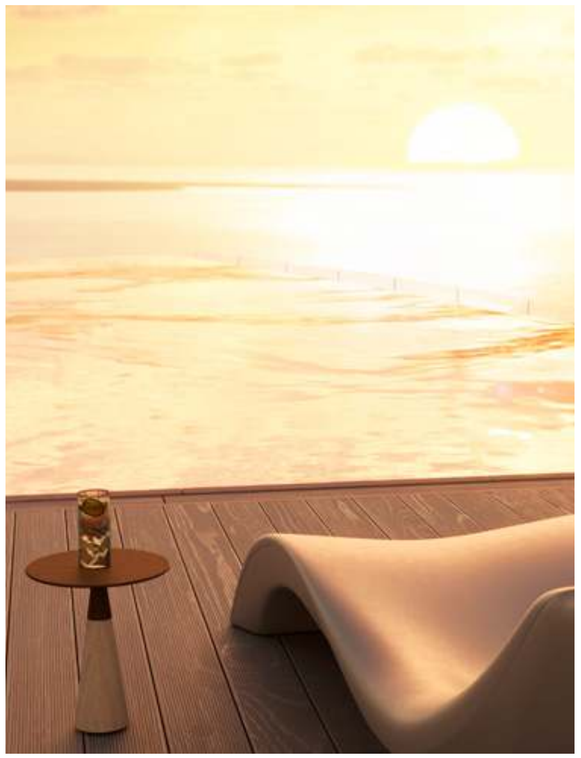
The comprehensive spa facility offers a complete wellness journey featuring treatment rooms, luxurious steam room, invigorating sauna, and intimate wellness pool. This meticulously designed sanctuary embodies the JW Marriott's commitment to mindful living and holistic well-being.



ROOFTOP POOL

ELEVATED LUXURY WITH OCEAN VIEWS

This rooftop sanctuary offers a sophisticated retreat where stunning views merge with thoughtfully curated amenities—spacious deck, BBQ area, and bar—creating the perfect setting for both serene relaxation and elegant social gatherings.



ROOFTOP POOL



ROOFTOP BAR/ LOUNGE

Captivating sunsets transform into starlit evenings in this elevated sanctuary of refined indulgence. Signature cocktails complement panoramic vistas in a setting of unrivaled sophistication.

KIDS CLUB

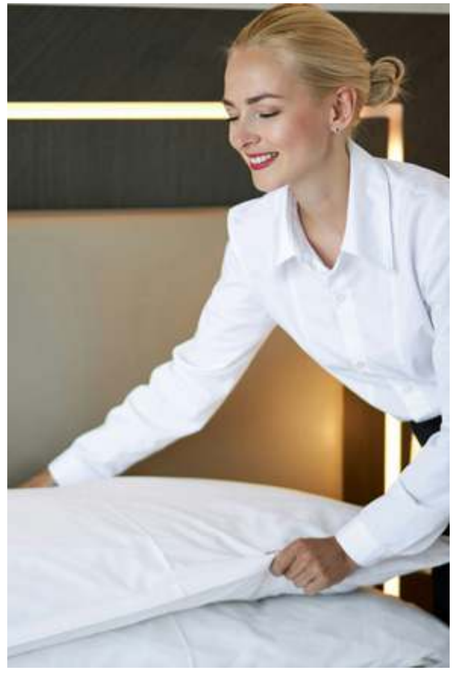
Imaginative spaces where young minds flourish in an atmosphere of discovery. Thoughtfully crafted experiences inspire curiosity while parents indulge in well-deserved tranquility.



JW GARDEN

NATURE'S EMBRACE IN ELEVATED FORM

A verdant sanctuary where curated botanicals whisper tales of serenity amidst coastal grandeur, inviting contemplation and connection to nature's rhythms—a living tapestry that remains eternally elegant.



SIGNATURE SERVICES

A SANCTUARY FOR THE SOUL

Distinguished concierge services carefully anticipate every desire, while privileged beach access connects residents directly to the Arabian Gulf’s splendor.

JW MARKET CAFE



CURATED ESSENTIALS FOR DISCERNING TASTES

The JW Market Cafe offers residents a thoughtfully curated selection of premium essentials and gourmet offerings, blending convenience with luxury in the grand arrival area.

CHAPTER 05

ARCHITECTURE & DESIGN



A Story, Written In Stone, Glass,
And Timeless Craftsmanship.

CURATED FOR COLLECTORS OF RARE EXCELLENCE

FOR THOSE WHO ASPIRE FOR MORE

A stroke of architectural genius embodied in tapered contours and layered descent, mirroring crystalline waves against the horizon. Reflecting JW Marriott's design principle of architectural awe, renowned firm John Harris has expertly balanced form and function with premium materials including flawless glass, natural stone, and architectural concrete, ensuring the residences remain a landmark of distinction.



DISTINCTIVE RESIDENCES

SPACES TO CONNECT THE MIND, BODY AND SOUL



EACH RESIDENCE IS METICULOUSLY DESIGNED WITH GENEROUS PROPORTIONS

One-bedroom residences at 95 square meters, two-bedroom residences at 115 square meters, and three-bedroom residences at 145 square meters—thoughtfully planned dimensions that create living where the mind, body and spirit rejoice.

MATERIALS & FINISHES

AUTHENTICITY IN EVERY SURFACE

The residences showcase a sophisticated palette of materials selected for both beauty and authenticity. Floors feature natural stone or wood bringing warmth and character to each space, while textured paints create depth and timeless elegance—each selection representing our commitment to creating environments of lasting value and genuine sophistication.

ONYIA

EXTRAORDINARY PERKS, EXCLUSIVELY FOR YOU

AS A VALUED RESIDENCE OWNER, YOU CAN ALSO TAKE ADVANTAGE OF EXCLUSIVE OFFERS FROM OUR PARTNERS, INCLUDING:

COMPLIMENTARY MARRIOTT BONVOY ELITE STATUS UPGRADE

With more than 7,000 hotels and resorts in 130 countries across a portfolio of extraordinary brands, our members enjoy unparalleled benefits, rewards and recognition.

HOTELS

Preferred room rates at Marriott Luxury, Premium, and Select Brand Hotels

THE RITZ-CARLTON YACHT COLLECTION

Enjoy preferred access and signature amenities when booking a voyage.

FOOD & BEVERAGE

Savor exclusive offers on epicurean experiences.

RETAIL

Access exclusive on property and online offers.

CREDIT CARD

Simplified access to Marriott Bonvoy's portfolio of offers.

WELLNESS

Indulge in exclusive offers for a healthy mind, body, and spirit.



CHAPTER 06

TEAM



The Custodians Of Grandeur.

JOHN R HARRIS & PARTNERS

LEAD ARCHITECT & CONSULTANT

JRHP is the visionary architectural firm behind The Residences, bringing a 50-year legacy in the MENA region and award-winning expertise in design, engineering, and project delivery. John R Harris's track record ensures this development is a masterpiece of innovation and architectural brilliance from conception to handover.

RUYA

BRANDING & DESTINATION SPECIALISTS

RUYA, Dubai's leading architects of bespoke branding experiences, specialise in crafting ultra-luxury residential and hospitality brands with over 150 years of combined industry experience across 270 projects in 18 cities. They transform private estates and hospitality destinations into legendary landmarks for esteemed clientele including Nakheel, Emaar, OSUS, and the UAE Government, with offices in Dubai, Argentina, and Miami ensuring meticulous attention to detail.

SYNERGY

PROJECT MANAGER

SYNERGY is an international Project Management, Technical Due Diligence, Engineering Services, and Technical Advisory company with multidisciplinary Engineers, Architects, and construction professionals. Operating since 2003 in India and from 2008 in UAE, Far East Asia, Africa, and Europe, with Colliers International taking over Synergy India in 2019, the company's expertise spans hotels, IT parks, hospitals, high-end residential, data centers, and township development.

COLLIERS

MARKET AND FEASIBILITY CONSULTANTS

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. Operating in 65 countries, its 18,000 enterprising professionals collaborate to provide clients with expert real estate and investment advice. For over 28 years, its experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of $4.5 billion and $98 billion in assets under management, Colliers maximises the potential of property and real assets to accelerate the success of its clients, investors, and employees.

JW MARRIOTT
RESIDENCES
AT DUBAI ISLANDS, CENTRAL

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