MARAVÉA

RESIDENCES

BY

ENZO

DEVELOPERS

FACTSHEET

MARAVÉA
RESIDENCES

COMPLETE ISLAND LIVING

Maravéa is an intimate waterfront residential development on Dubai Islands, defined by enduring value, boutique rarity, and a complete coastal living experience. Limited to just 63 exclusive residences, it offers a rare sense of privacy and long-term distinction within Dubai's next-generation coastal district.

Designed around wellbeing, Maravéa features three floors of wellness-focused amenities, light-filled interiors, and uninterrupted water views that encourage balance, calm, and a sense of effortless living. Together, these elements create a refined island sanctuary where lifestyle, leisure and longevity converge.



STRATEGIC CONNECTIVITY

- 2 Mins — Dubai Islands Mall
- 3 Mins — Dubai Islands Beach
- 5 Mins — Distinct Golf Courses
- 15 Mins — Dubai International Airport
- 15 Mins — Jumeirah Bay
- 15 Mins — DIFC
- 15 Mins — J1 Beach
- 20 Mins — Dubai Mall/ Burj Khalifa
- 25 Mins — Burj Al Arab



DUBAI ISLANDS. LIVE BY THE WATER

- 20+ km of Beaches and Vibrant Shoreline
- Dubai Islands Marina
- 80+ Hotels, Marinas and Retail
- Combination of 5 Islands
- 3 Bridges Connecting to Mainland
- 2 Upcoming Golf Courses

SIGNATURE FEATURES

- Boutique Waterfront Living
- Three Levels of Amenities
- Refined, Contemporary Architecture
- Open water, Burj and Park Views
- 63 Boutique Residences
- Light-Filled Interiors
- The Maison at Maravea
- Designed for Space & Privacy

PROJECT OVERVIEW

Project Type: Residential	Location: Dubai Islands	Building Configuration: G + 2P + 8 + R
Total Units: 63	Handover: Q2 2028	

TRIPLE-LEVEL ISLAND EXPERIENCE

Ground + 1st Floor

- Lobby With Lounge Seating
- Kids' Pool
- Kids' Splash Pad
- Kids' Play Area
- Outdoor Showers
- Kids' Sand Pit
- Poolside Seating
- Putting Area
- Rock Climbing Wall
- Pebble Reflexology
- BBQ Area
- Multipurpose Room
- Landscaped Gardens
- Walking Paths
- Pet Corner
- Cinema
- Zen Garden
- Co-Working Lounge
- Al Fresco Dining
- EV Charging Stations

8th Floor

- Changing Rooms
- Indoor Gym
- Outdoor Gym
- Yoga Deck
- Cold Plunge
- Sauna Pod
- Meditation Zone
- Calisthenics Zone
- Pilates Zone
- Weight Training Zone

Rooftop

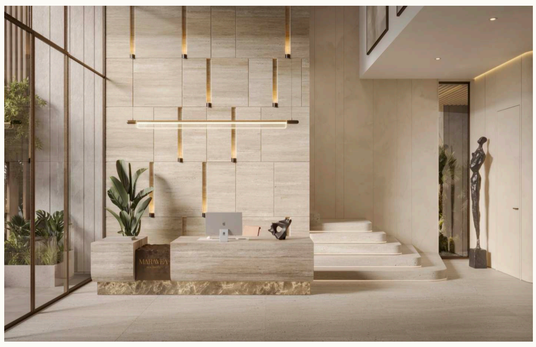
- Infinity Pool
- Jacuzzi
- Pool Lounge Deck
- Sunken Seating
- Fire Pit
- Floating Sunbeds
- Cabanas
- Sky Lounge
- Open Showers
- Wet and Dry Deck

PAYMENT PLANS

Standard Payment Plan	Special EOI Phase Payment Plan	
50/50	30/70	40/20/40
50% During Construction	30% During Construction	40% During Construction
50% On Completion	70% On Handover	20% On Completion
		40% 2- years Post Handover

UNIT TYPES & SIZES

Unit	Average Size (Sq.Ft)
1 BR / 1 BR + Study	860
2 BR + Study/Maid's	1361
The Signature Residences at Maravea	2509
The Maison at Maravea	4369



ENZO DEVELOPERS

Enzo is a boutique developer driven by a Rare By Choice mindset. Each project is a singular, one-of-a-kind community designed for discerning buyers and investors who value distinction and legacy. By elevating architecture, execution, and the experience of living, Enzo brings true rarity to Dubai's property landscape. Each project is intentionally limited, never mass-market, and designed to remain ahead of its time.

OVER 21M SQ.FT. of residential portfolio

20 YEARS of experience in mall ownership and management

ZERO DEBT structure supporting stability and growth

90+ YEARS LEGACY Part of MPU Group established in 1932