





Morina : A mermaid in ancient Irish

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## Abu Dhabi City

Abu Dhabi, the largest of the 7 emirates in the United Arab Emirates, is the country's nerve center of widespread economic activities. The capital city is the congregation of governmental offices, federal ministries, foreign embassies and petroleum companies. Abu Dhabi has the highest oil wealth in the country, and with recent advancement in tourism and trade, Abu Dhabi has significantly elevated its status to a metropolitan city in the Gulf region.

Soon to develop the Gulf's first Cultural District, **Abu Dhabi** is to become a **world-class cultural destination** and home to some of the world's most prestigious museums and performing arts centers.



# Why Invest in Abu Dhabi?

## Abu Dhabi is the Emirates' primary business destination.

Abu Dhabi is a city where luxury and style are infused with traditional values of hospitality and respect, where sunny weather, tranquil beaches, lush oasis, vibrant city life and a mixture of culture and traditions come together.



**With a 10 year GDP average growth of over 8%,** Abu Dhabi offers a **tax-free haven for investors.** Unperturbed investment regulations matched with the highly progressive and liberal government, good educational facilities, modern high-rise developments, prestigious cultural centers, shopping malls, recreational facilities, state-of-the art transport and communication services have helped create a shift from the saturated and congested Dubai to a calmer, more culturally aware and family-oriented Abu Dhabi environment.

Recent studies have shown that Abu Dhabi's population is growing rapidly which has increased the demand for residential and commercial spaces in the city.

## Extending Abu Dhabi...



Only minutes away from Abu Dhabi city center, and directly connected to the main Abu Dhabi road lies

### Al Reem Island.

The naturally formed island has an area of over 6.5 million m<sup>2</sup> and will be home to over 150,000 residents.

With modern bridges linking Reem Island to the main Abu Dhabi Road, Reem Island is only 20 minutes away from Dubai International Airport.

**Al Reem Island:**  
The leading residential and commercial hub of Abu Dhabi.

## Shams Abu Dhabi, Al Reem Island.

**Shams Abu Dhabi** means, "The Sun of Abu Dhabi" in Arabic.

Shams Abu Dhabi is all set to transpire into a brightly glowing jewel attracting residents who wish to live in a sunny pleasant surrounding, with the comfort that city life provides, yet without the big city hassles. Developed by Sorouh, it is one of the three community developments on Reem Island. The development occupies approximately 25% of the island, which consists of residential properties covering an area of 1.32 million m<sup>2</sup> surrounded by a body of water and mangroves.





# Shams Abu Dhabi Attractions

Shams Abu Dhabi aims to convey **Abu Dhabi's heritage & culture**, and enhance it with modern community facilities.



## Transportation Structure

Shams Abu Dhabi is strategically planned with a large emphasis on creating an efficient transportation network throughout the island. **The transportation structure consists of one primary road artery referred to as the Loop Road** along with an integrated system of supporting roads carefully planned to provide a smooth flow of traffic.

Shams Abu Dhabi offers an island-wide transportation system linked to the regional transportation.

## Canals

Shams Abu Dhabi has four canals running through the development. Two canals are closed, and the other two are flush canals open to the azure waters of the Arabian Gulf. The four canals located throughout the development are surrounded by wide **paved promenade walkways** that offer a unique relaxing environment with **retail outlets, coffee shops, and restaurants** for those who wish to enjoy the beautiful scenery and sunsets.

**Morina Tower lays on the southern "flush canal", which opens to the azure waters.**



## Water Taxi System

Using its location to full advantage, Shams Abu Dhabi plans on implementing a leisure **water taxi system that will link the canals to the free flowing azure waters.** The Water Taxis will stop at key attraction destinations, linking Morina Residence to other developments on the island.

## Theatre and Marina Districts

Both districts will create continuous entertainment, attracting visitors from all over the region. The Theatre District includes cinemas, theatres, retail outlets and speciality boutiques. The Marina District, an oval-shaped harbor, will be active throughout the day for boats and water taxis.

## Central Park

With the open space concept in mind, Shams Abu Dhabi has planned a large Central Park for both young and old offering a pleasant ambience.

The park will have **a water theater, lagoons and beach cabanas, a mosque and cultural centers, complimented with dining pavilions and arena.** The park has a one-of-a-kind natural cooling concept that has never been implemented in the Middle East before, which allows the temperature to drop down 10 degrees lower than the normal city temperature.

## With Safety in Mind...

Shams Abu Dhabi is designed as an integrated community, providing **24 hour security systems** to ensure a safe living and working environment.

# Shams Abu Dhabi Map



Future Water Traffic Route



Central Park



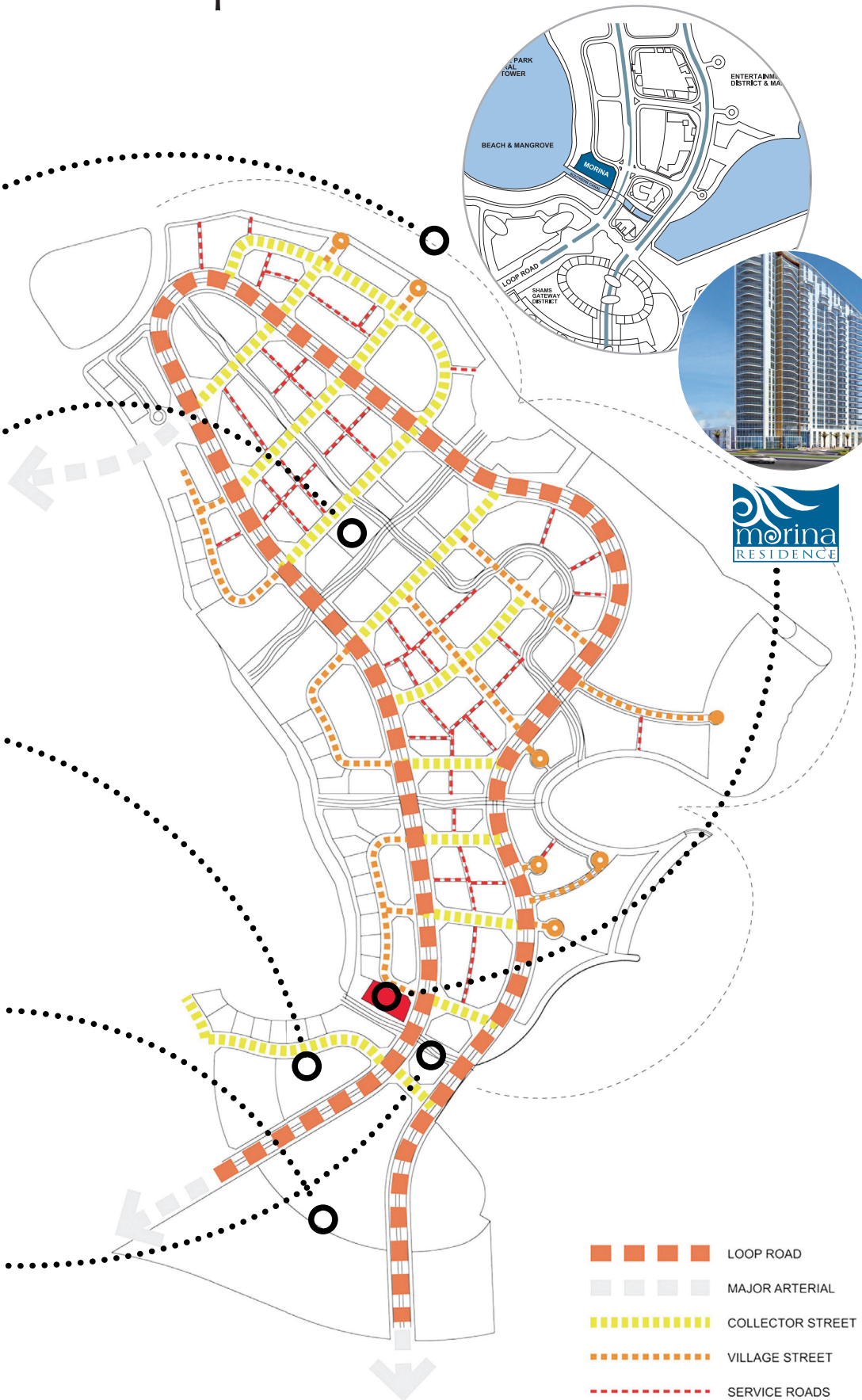
Sky Tower




Gate District



South Canal





“There are as many kinds of beauty  
as there are habitual ways  
of seeking happiness”.

Charles Baudelaire  
1821-1867, French Poet





## Morina Residence

The name Morina is derived from an ancient Irish word; the mermaid. It is believed that an aquatic creature, whose upper body is of a maiden and lower body of a fish, submerged in the deepest waters of the sea.

### Morina Residence is a luxurious residential tower with townhouses.

The 25-level tower includes several amenities in addition to 4 levels of podiums and a basement. It is located along the canal in the lower village district, directly opposite the Gateway district at the entrance to Shams Abu Dhabi, offering phenomenal views onto the canal and mangroves.

Morina Residence is the epitome of high quality living with unrestrained views. The luxury of choice catered by your style and taste contribute to a greater investment, making your personalized space come to life, varying from a luminous one bedroom apartment to an extravagant townhouse.

## Design

The design of Morina Residence is influenced by its location on the canal and mangrove.

The color schemes:

**BLUE** elicited from the smooth curves of oceanic water.

**BEIGE** inspired by the lush vastness sand.

**WHITE** symbolizing the splash of shimmering oceanic waves.

Morina Residence provides an articulation of space that is distinguishable. Owning a residential unit here is an investment that will further enhance your luxurious lifestyle.

Unit Type	Number of Bedrooms
Apartments	One, two, and three bedrooms
Duplexes	Three bedrooms
Townhouses	Three bedrooms

# Key Location Advantages



## Transportation Network

Strategically located:

- near the entrance to Shams Abu Dhabi development
- off the main Shams Abu Dhabi road network, the Loop Road
- next to the Bus / Shuttle Route

## Exquisite Views

Offering breathtaking views onto:

- the mangroves and Southern Canal
- the Gateway District at the entrance to Shams Abu Dhabi

## Southern Canal Leisure Facilities

- Located on the Southern Canal offering a wide recreational promenade with cafes and retail shops
- In close proximity to the planned Water Taxi System, linking Morina Residence to other key destinations in Shams Abu Dhabi

## Convenience

- Morina Residence is located adjacent to the main Gateway District at the entrance to Shams Abu Dhabi, close to other key Abu Dhabi destinations

## Safety

- Morina Residence offers 24 hour security services that ensure a safe and pleasant living environment for its residents

# Units Size and Typical Floor Plan Break-down

The following tables summarize the essential tower details:

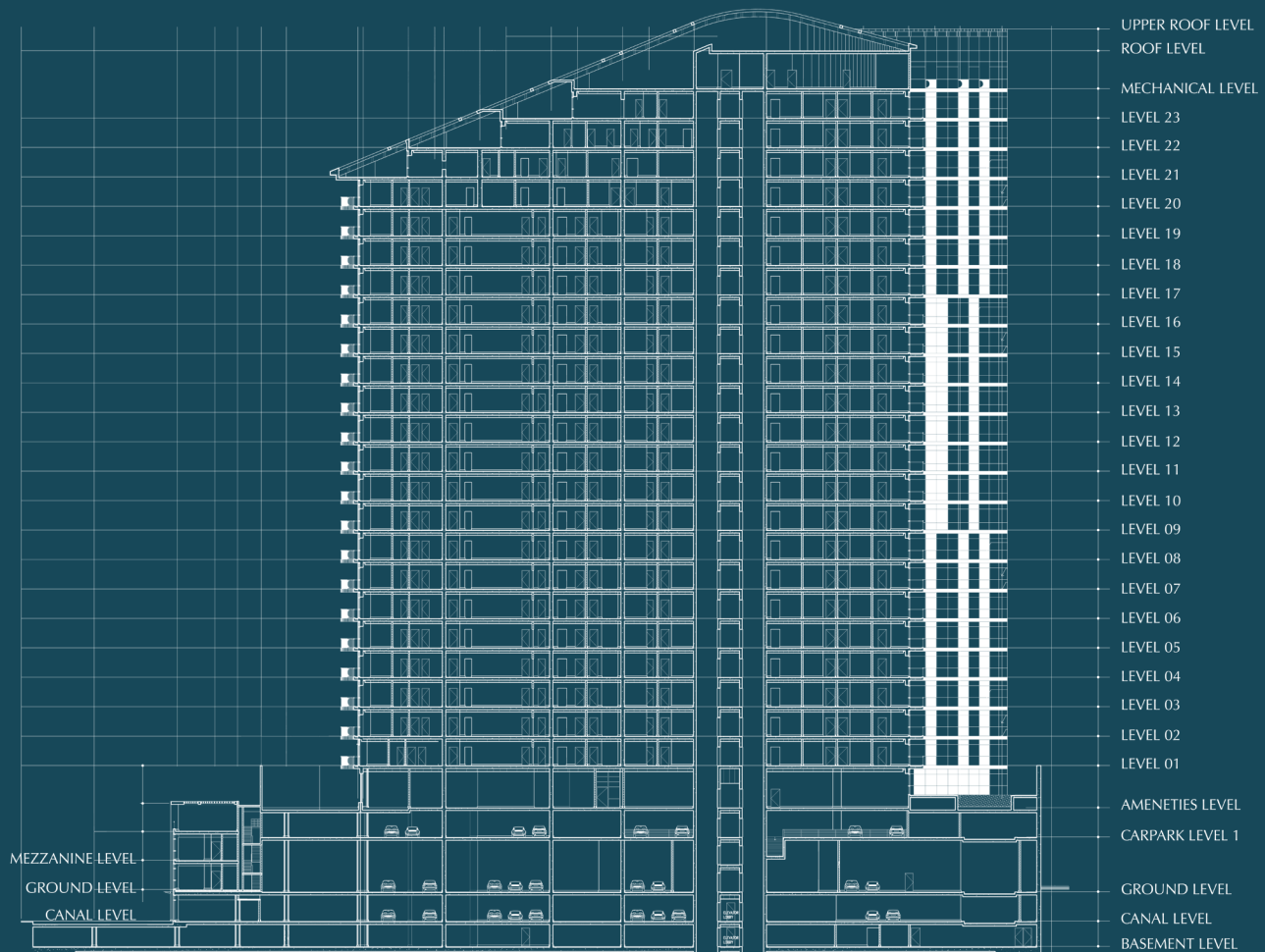
## Units Size Break-down

Unit Type	Size range in square meters	Quantity Available
1 Bedroom	65-83	135 units
2 Bedroom	102-124	88 units
3 Bedroom	149-151	24 units
Duplex	169-194	6 units
Townhouse	185-192	7 units
Retail Area	147-668	5 units
<b>Total</b>	N/A	<b>265</b>

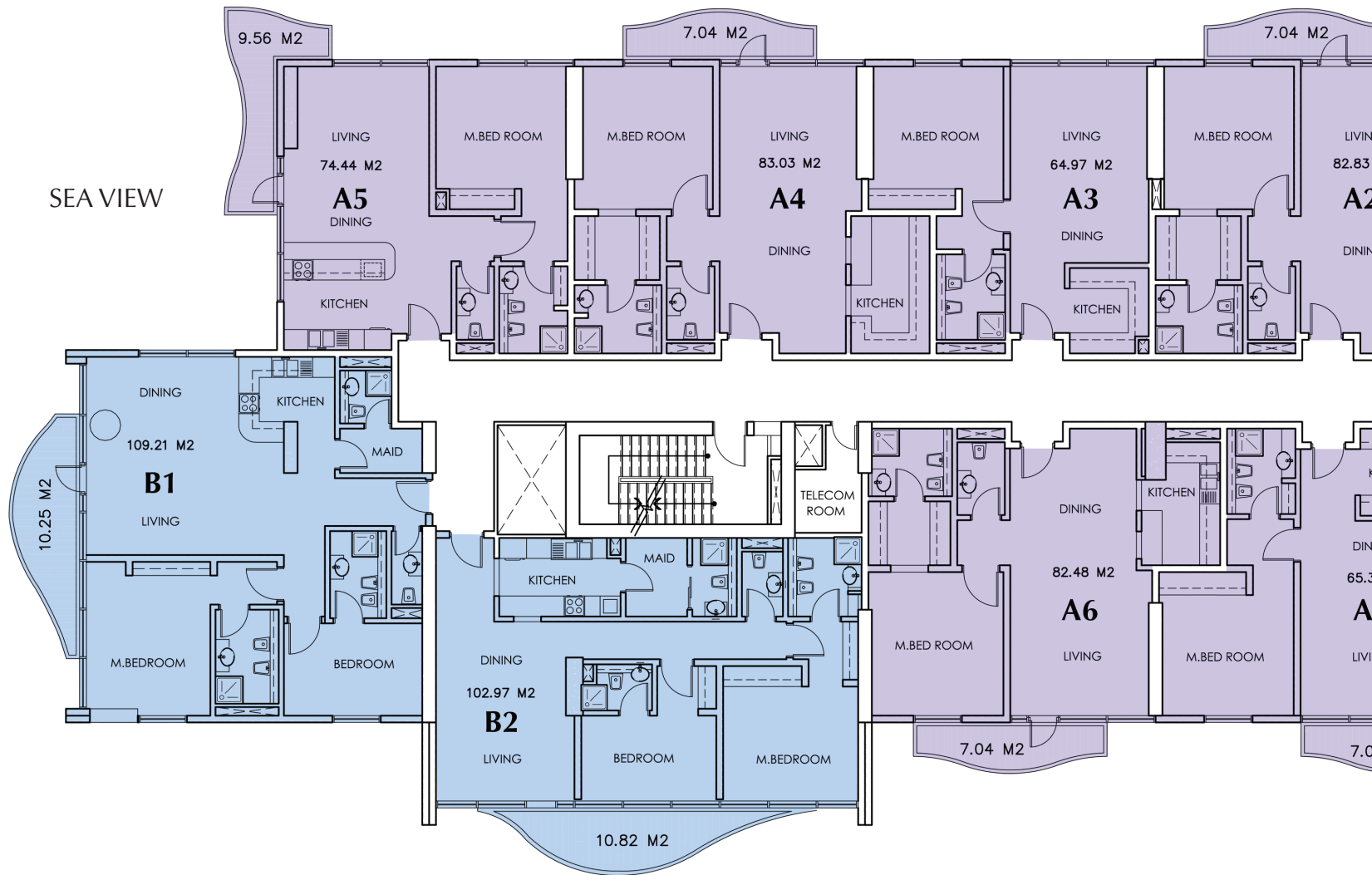
## Typical Floor Plan Break-down

Floor 1 to 24	Apartments & Duplexes
Amenity level	Pool, Gym, Clubhouse, Kids Play Area, Reception, Roof Terrace, and Lockers.
Car Park Level	Parking
Mezzanine level	Townhouse Upper Floor
Ground level	Entrance Lobby & Drop Off, Retail, Parking and Townhouse Main Entrance
Canal level	Parking & Retail
Basement level	Parking

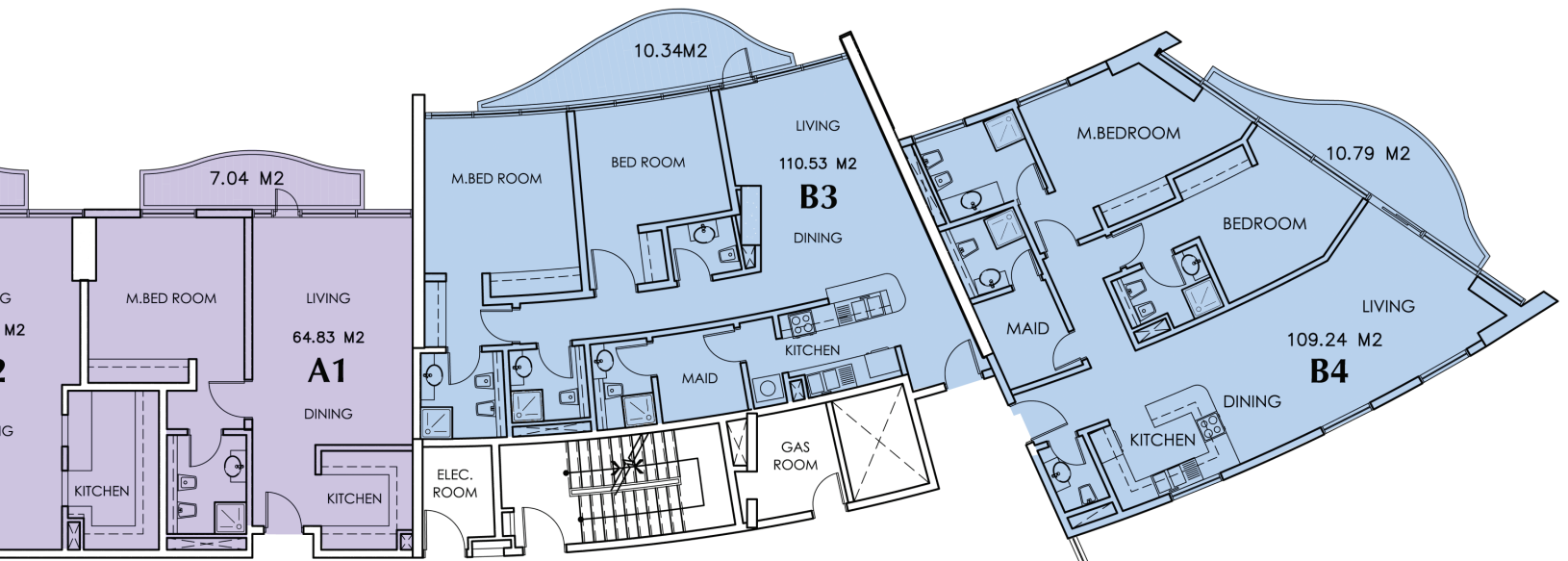
## Cross Section of the Tower



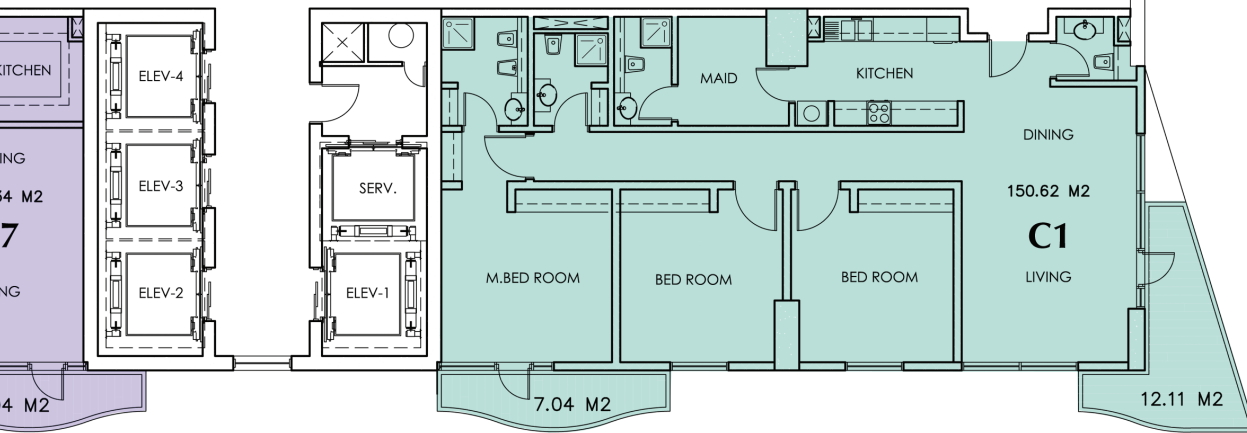
# Morina Residence Typical Floor Plan Break-down (Level 1-19)



STREET VIEW



BRIDGE



CANAL VIEW

LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

## Morina Residence Typical Floor Plan Break-down 1,2,3 Bedrooms

Type	Serial	Apartment Type	Apartment Area (M2)	Balcony Area (M2)	Terrace	Apt. Incl. Balcony + Terrace Area (M2)	Floors	Floors per Type
------	--------	----------------	---------------------	-------------------	---------	--	--------	-----------------

1 BEDROOM	1	TYPE A1	64.83	7.04	0	71.87	1st-19th floor	19
	2	TYPE A2	82.83	7.04	0	89.87	1st-19th floor	19
	3	TYPE A3	64.97	0	0	64.97	1st-19th floor	19
	4	TYPE A4	83.03	7.04	0	90.07	1st-19th floor	19
	5	TYPE A5	74.44	9.56	0	84	1st-19th floor	19
	6	TYPE A6	82.48	7.04	0	89.52	1st-19th floor	19
	7	TYPE A7	65.34	7.04	0	72.38	1st-19th floor	19
	8	TYPE A8	73.47	7.04	0	80.51	20th floor	1
	9	TYPE A9	75.65	7.04	0	82.69	21st floor	1
								135

2 BEDROOM	1	TYPE B1	109.21	10.25	0	119.46	1st-20th floor	20
	2	TYPE B2	102.97	10.82	0	113.79	1st-19th floor	19
	3	TYPE B3	110.53	10.34	0	120.87	1st-21th floor	21
	4	TYPE B4	109.24	10.79	0	120.03	1st-22th floor	22
	5	TYPE B5	111.67	9.67	0	121.34	20th floor	1
	6	TYPE B6	112.17	7.04	0	119.21	20th floor	1
	7	TYPE B7	110.87	7.04	0	117.91	21st floor	1
	8	TYPE B8	123.45	23.12	0	146.57	22nd-23rd floor	2
	9	TYPE B9	109.24	10.79	101.71	221.74	23rd floor	1
								88

3 BED-ROOM	1	TYPE C1	150.62	19.15	0	169.77	1st-23rd floor	23
	2	TYPE C2	149.57	14.08	0	163.65	20th floor	1
								24

# 1 Bedroom Apartments

The one bedroom apartments come in nine different layouts, strategically located throughout the twenty-one floors of the tower.

These comfortably sized living and dining areas come with one car spot per apartment. The space provided in these units can easily accommodate your sense of style.



# 1 Bedroom Apartments



**Type A1, Floor 1-19**

	sq.m	sq.ft
Apartment Area	64.83	697.83
Balcony Area	7.04	75.77
Total Area	71.87	773.61



**Type A2, Floor 1-19**

	sq.m	sq.ft
Apartment Area	82.83	891.58
Balcony Area	7.04	75.77
Total Area	89.87	967.36



**Type A3, Floor 1-19**

	sq.m	sq.ft
Apartment Area	64.97	699.33
Balcony Area	000	000
Total Area	64.97	699.33



**Type A4, Floor 1-19**

	sq.m	sq.ft
Apartment Area	83.03	893.73
Balcony Area	7.04	75.77
Total Area	90.07	969.51



**Type A5, Floor 1-19**

	sq.m	sq.ft
Apartment Area	74.44	801.272
Balcony Area	9.56	102.90
Total Area	84.00	904.18

# 1 Bedroom Apartments



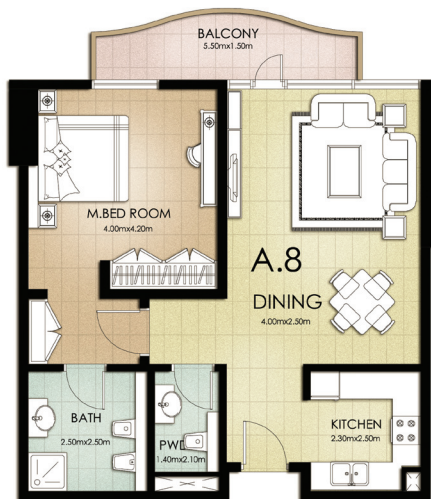
**Type A6, Floor 1-19**

	sq.m	sq.ft
Apartment Area	82.48	887.81
Balcony Area	7.04	75.77
Total Area	89.52	963.59



**Type A7, Floor 1-19**

	sq.m	sq.ft
Apartment Area	65.34	703.32
Balcony Area	7.04	75.77
Total Area	72.38	779.10



**Type A8, Floor 20**

	sq.m	sq.ft
Apartment Area	73.47	790.83
Balcony Area	7.04	75.77
Total Area	80.51	866.60



**Type A9, Floor 21**

	sq.m	sq.ft
Apartment Area	75.65	814.29
Balcony Area	7.04	75.77
Total Area	82.69	890.07

## 2 Bedroom Apartments

The two bedroom apartments come in nine different layouts, distinctly spread throughout the building.

A car parking spot is assigned for each apartment. By maximizing the available space with carefully planned bedrooms, bathrooms and maid's quarters Morina Residence offers the luxury of flexible living solutions.





## 2 Bedroom Apartments



**Type B1, Floor 1-20**

	sq.m	sq.ft
Apartment Area	109.21	1175.53
Balcony Area	10.25	110.33
Total Area	119.46	1285.87



**Type B2, Floor 1-19**

	sq.m	sq.ft
Apartment Area	102.97	1108.36
Balcony Area	10.82	116.46
Total Area	113.79	1224.84

# 2 Bedroom Apartments



**Type B3, Floor 1-21**

	sq.m	sq.ft
Apartment Area	110.53	1189.74
Balcony Area	10.34	111.30
Total Area	120.87	1301.04



**Type B4, Floor 1-22**

	sq.m	sq.ft
Apartment Area	109.24	1175.85
Balcony Area	10.79	116.14
Total Area	120.03	1292.00



**Type B5, Floor 20**

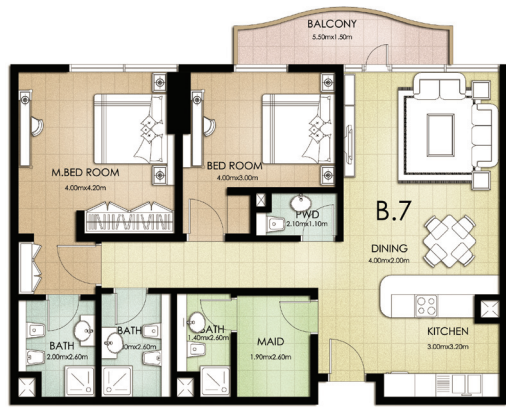
	sq.m	sq.ft
Apartment Area	111.67	1202.01
Balcony Area	9.67	104.08
Total Area	121.34	1306.10



**Type B6, Floor 20**

	sq.m	sq.ft
Apartment Area	112.17	1207.39
Balcony Area	7.04	75.77
Total Area	119.21	1283.17

# 2 Bedroom Apartments



**Type B7, Floor 21**

	sq.m	sq.ft
Apartment Area	110.87	1193.40
Balcony Area	7.04	75.77
Total Area	117.91	1269.18



**Type B8, Floor 22-23**

	sq.m	sq.ft
Apartment Area	123.45	1328.81
Balcony Area	23.12	248.86
Total Area	146.57	1577.67



**Type B9, Floor 23**

	sq.m	sq.ft
Apartment Area	109.24	1175.85
Balcony Area	112.5	1210.95
Total Area	221.74	2386.80

## 3 Bedroom Apartments

The three bedroom apartments are located in all twenty three floors of this sophisticated state-of-the-art tower.

Two car parking spots are allocated for each apartment.

Carefully planned apartments offer master bedrooms with en-suite bathrooms, an additional guest bathroom and maid's quarters. This warm living space uniquely offers comfort for family luxury living.

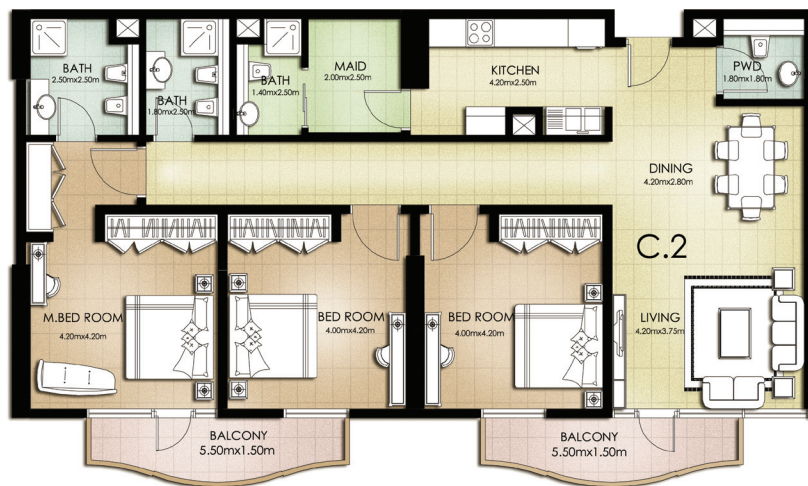


# 3 Bedroom Apartments



**Type C1, Floor 1-23**

	sq.m	sq.ft
Apartment Area	150.62	1621.27
Balcony Area	19.15	206.13
Total Area	169.77	1827.40



**Type C2, Floor 20**

	sq.m	sq.ft
Apartment Area	149.57	1609.97
Balcony Area	14.08	151.55
Total Area	163.65	1761.52

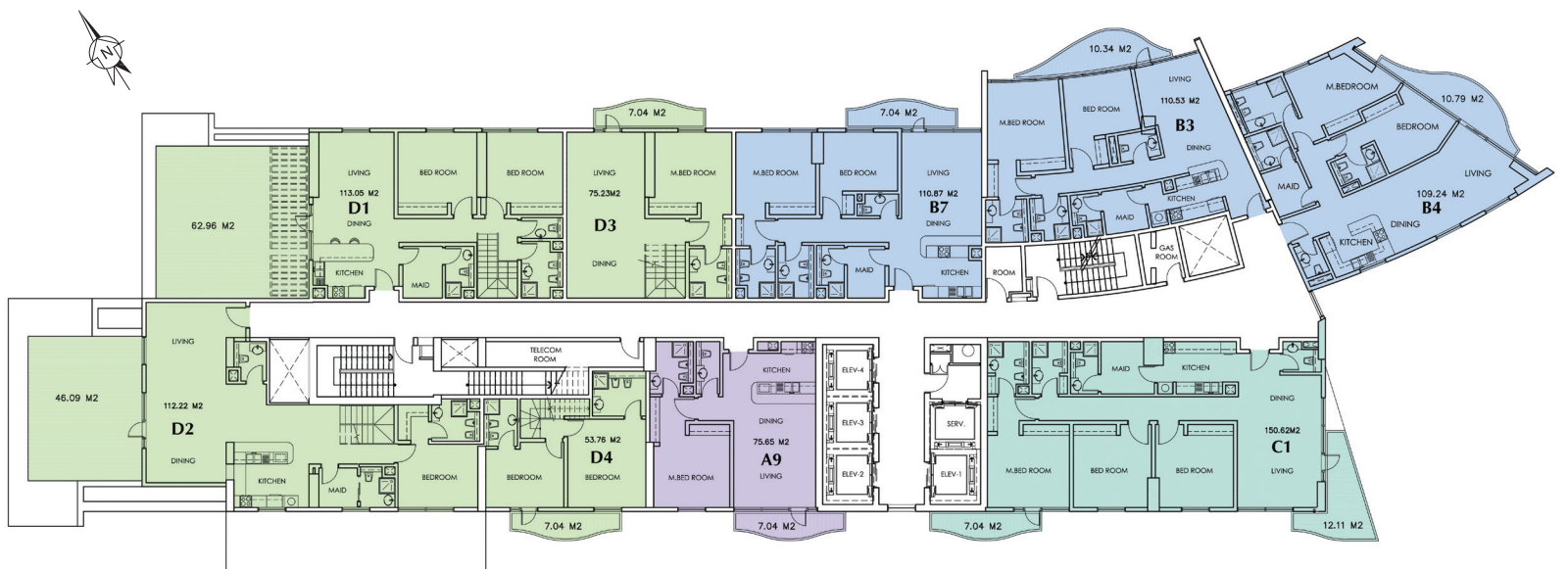
# Morina Residence Level 20



## LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- Duplex

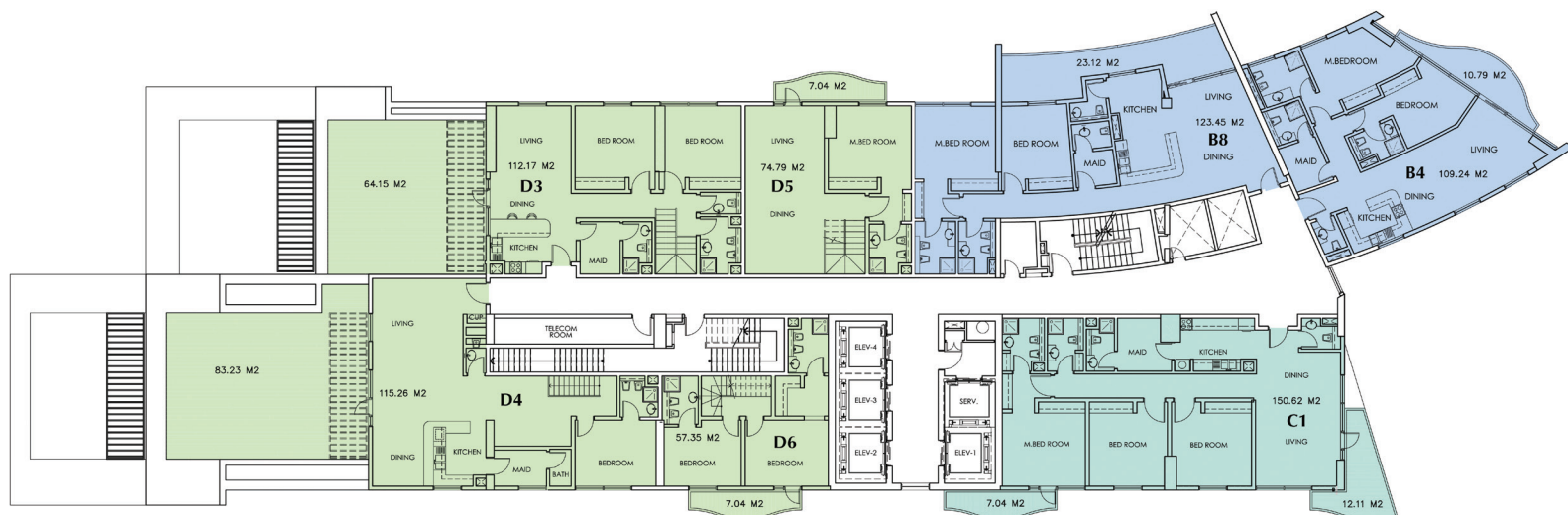
# Morina Residence Level 21



## LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- Duplex

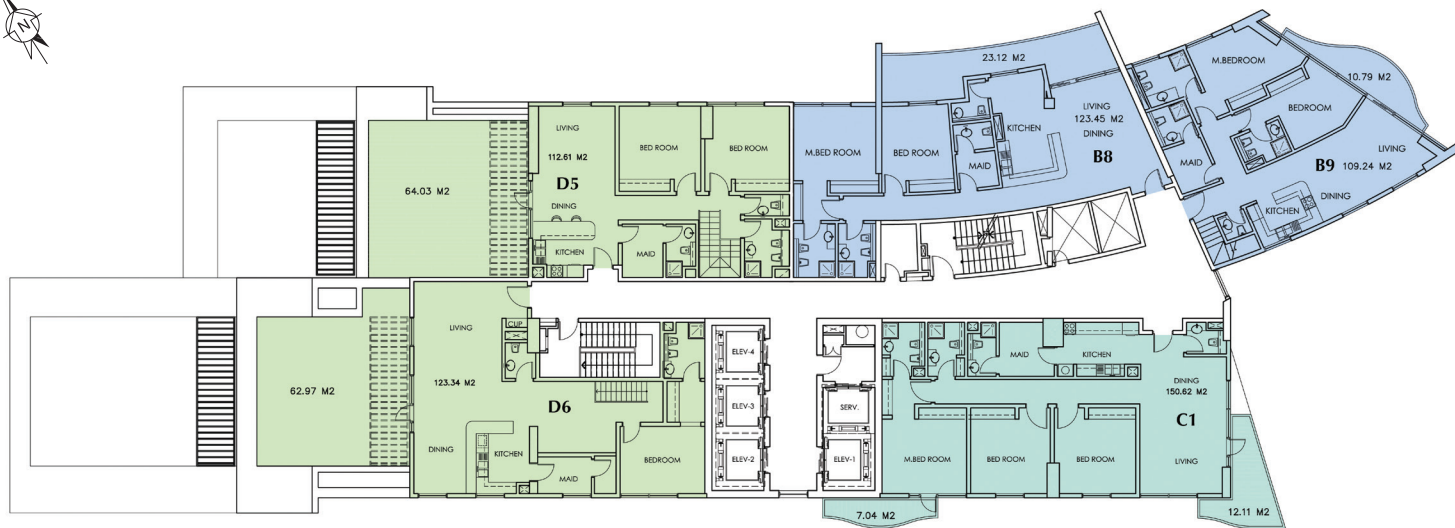
# Morina Residence Level 22



## LEGEND

- 2 BEDROOM
- 3 BEDROOM
- Duplex

# Morina Residence Level 23



## LEGEND

- 2 BEDROOM
- 3 BEDROOM
- Duplex

## Morina Residence Typical Floor Plan Break-down Duplexes

Type	Serial	Apartment Type	Apartment Area (M2)	Balcony Area (M2)	Terrace	Apt. Incl. Balcony + Terrace Area (M2)	Floors	Floors per Type
DUPLEX	1	DUPLEX 1	187.84	7.04	62.96	257.84	20th-21st floor	1
	2	DUPLEX 2	193.62	32.1	46.09	271.81	20th-21st floor	1
	3	DUPLEX 3	187.403	7.04	64.15	258.59	21st-22nd floor	1
	4	DUPLEX 4	169.02	7.04	83.23	259.29	21st-22nd floor	1
	5	DUPLEX 5	187.4	7.04	64.03	258.47	22nd-23rd floor	1
	6	DUPLEX 6	180.69	7.04	62.97	250.70	22nd-23rd floor	1
								6



## Duplexes

The stunning six different types of duplexes are located on the top three floors of the tower.

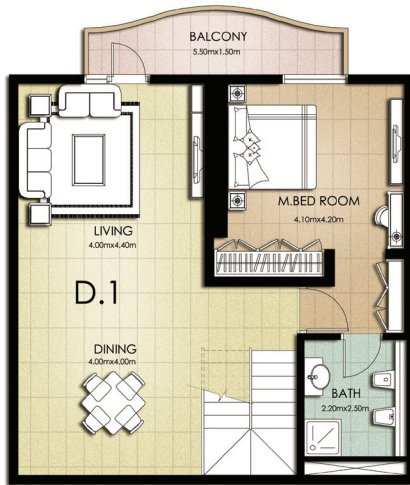
Two car parking spots are allocated for each apartment. The three bedroom duplexes enchanted with thematic colored walls offer one of the best options for comfortable living. Each duplex comes with two large balconies, spacious family rooms and maid's quarters.

The duplexes at Morina Residence are carefully designed, offering a luxurious and pleasurable living standard.

# Duplexes

## Type D1, D3, D5

Apartments D1, D3 and D5 have the same floor plan with different areas according to the tables below:



Lower Floor



Upper Floor

### Type D1, Floor 20+21

	sq.m	sq.ft
Apartment Area	187.84	2021.90
Balcony 1 Area	7.04	75.77
Balcony 2 Area	62.96	677.70
Total Area	257.84	2775.39

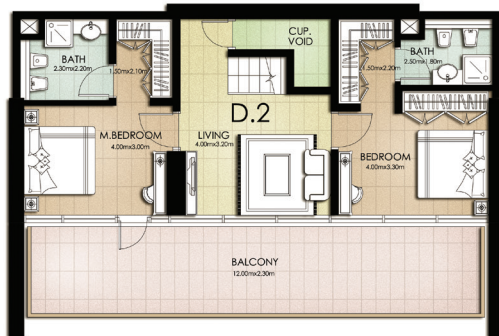
### Type D3, Floor 21+22

	sq.m	sq.ft
Apartment Area	187.4	2017.17
Balcony 1 Area	7.04	75.77
Balcony 2 Area	64.15	690.51
Total Area	258.59	2783.46

### Type D5, Floor 22+23

	sq.m	sq.ft
Apartment Area	187.4	2017.17
Balcony 1 Area	7.04	75.77
Balcony 2 Area	64.03	689.21
Total Area	258.47	2782.17

## Type D2



Lower Floor



Upper Floor

### Type D2, Floor 20+21

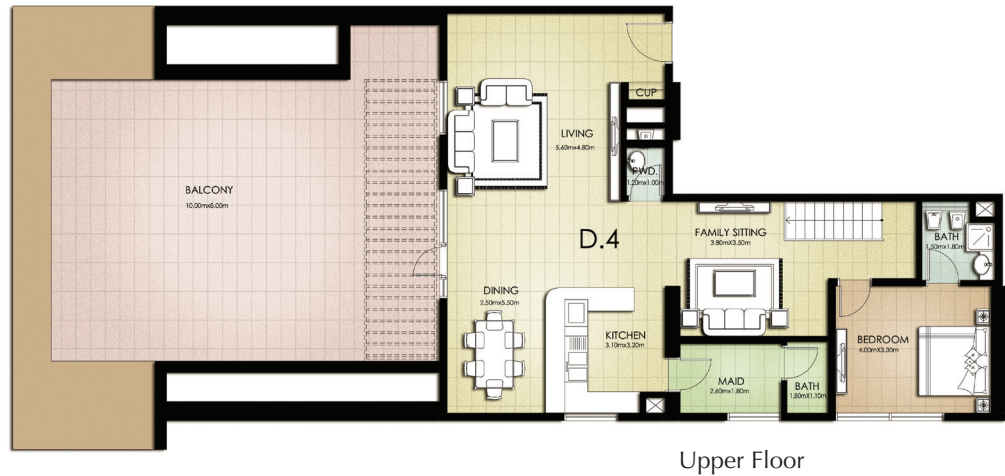
	sq.m	sq.ft
Apartment Area	193.62	2084.12
Balcony 1 Area	32.10	345.52
Balcony 2 Area	46.09	496.11
Total Area	271.81	2925.76

# Duplexes

## Type D4



Lower Floor

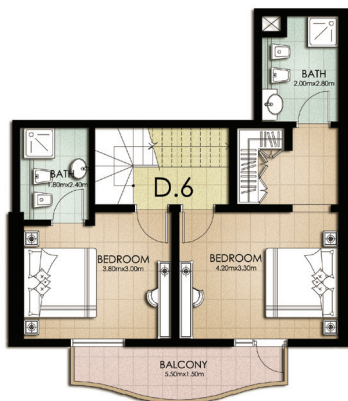


Upper Floor

### Type D4, Floor 21+22

	sq.m	sq.ft
Apartment Area	169.02	1819.33
Balcony 1 Area	7.04	75.77
Balcony 2 Area	83.23	895.88
Total Area	259.29	2791.00

## Type D6



Lower Floor



Upper Floor

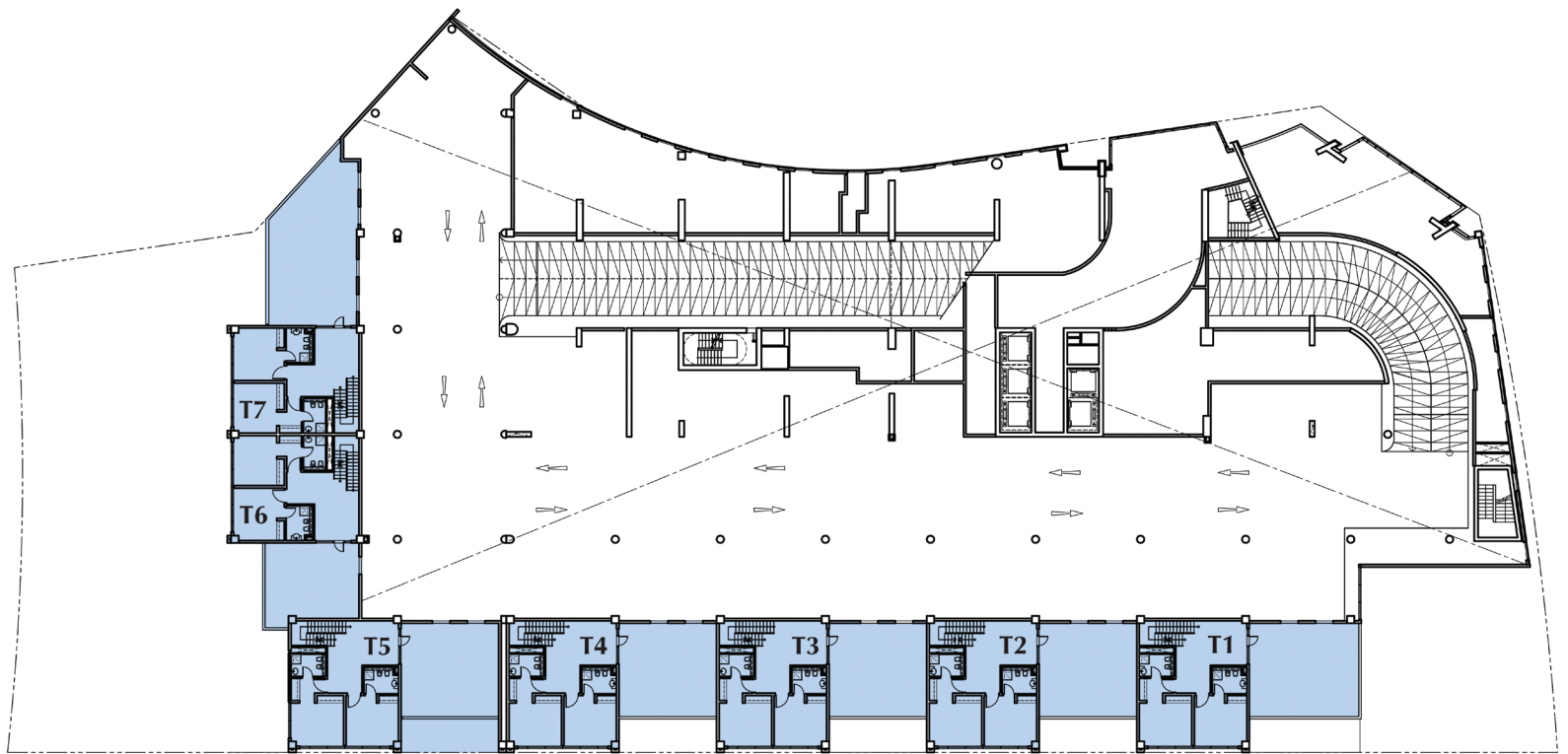
### Type D6, Floor 22+23

	sq.m	sq.ft
Apartment Area	180.69	1944.94
Balcony 1 Area	7.04	75.77
Balcony 2 Area	62.97	677.80
Total Area	250.70	2698.53

# Morina Residence Ground Level



# Morina Residence Mezzanine Level 1





## Townhouses

The townhouses are perfectly positioned to overlook the azure waters of the southern canal.

Each townhouse has a private entry and exclusive parking allocated only to its residents.

The two-floor townhouse offers immense living space on the lower level, and three bedrooms with en-suite bathrooms on the upper level. The spacious indoor areas with large balconies and private terraces are exclusively equipped with the best household appliances.

The townhouses are exquisitely designed to cater to your luxurious living style.

# Townhouses

## Type T1, T2, T3, T4, T6, T7

Townhouses T1 - T7 have the same floor plan with different areas according to the tables below:



Lower Floor



Upper Floor

### Type T1, Floor G+M

	sq.m	sq.ft
Apartment Area	192.00	2066.68
Balcony 1 Area	93.91	1010.85
Balcony 2 Area	96.00	1033.34
Total Area	381.91	4110.88

### Type T2, T3, T4 Floor G+M

	sq.m	sq.ft
Apartment Area	192.00	2066.68
Balcony 1 Area	82.55	888.56
Balcony 2 Area	96.00	1033.34
Total Area	370.55	3988.58

### Type T6, Floor G+M

	sq.m	sq.ft
Apartment Area	185.68	1998.66
Balcony 1 Area	67.83	730.12
Balcony 2 Area	92.83	999.22
Total Area	346.34	3728.00

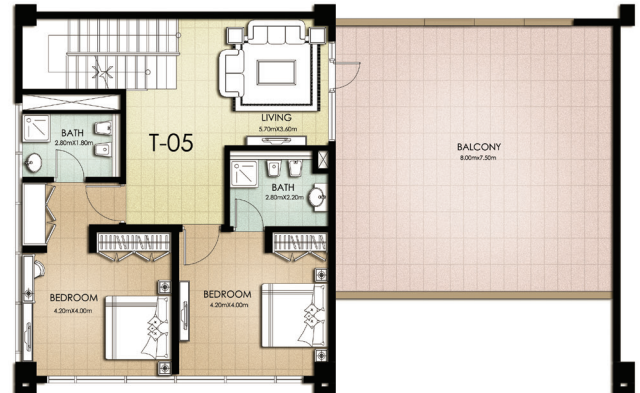
### Type T7, Floor G+M

	sq.m	sq.ft
Apartment Area	185.68	1998.66
Balcony 1 Area	113.09	1217.30
Balcony 2 Area	92.83	999.22
Total Area	391.60	4215.18

## Type T5




Lower Floor



Upper Floor

### Type T5, Floor G+M

	sq.m	sq.ft
Apartment Area	192.00	2066.68
Balcony 1 Area	130.33	1402.87
Balcony 2 Area	96.00	1033.34
Total Area	418.33	4502.90



“Don’t be afraid of the  
space between your  
dreams and reality.  
If you can dream it,  
you can make it so.”

Belva Davis



# Amenities

Swimming Pools, Kids Zone, Gym & Clubhouse, Reception, Car Park & Retail Spaces.



# Swimming Pools

A recreational environment is created on the amenities level where two outdoor oval-shaped swimming pools have been designed for optimum enjoyment of the residents. The gentle canal breeze adds to the calm and tranquil surroundings, offering the optimum pleasure of swimming and sunbathing.

One of the pools is exclusively designed with utmost care for children of all ages to combine amusement and safety.





## Kids Zone

Kids Zone, an exhilarating play area has been exclusively designed to cater for children of all ages. Inspiring movement and spontaneous exploration, the children's play area is filled with innovative playground equipment and latest child-safe toys to protect the children and also provide interactive surfaces where they can run, sit, lay down and relax. This area is a sensory environment for dynamic movement engaging the imagination and creativity of children.

The Kids Zone creates an educational environment and incorporates the concept of fun learning. Kids feel at home and adults feel at ease.



## Gym & Clubhouse

The gym and clubhouse is strategically located overlooking the canals and mangroves creating perfect ambiance for total body and mind relaxation, to provide you with the ultimate fitness experience, one that focuses on your specific fitness needs, helps you achieve the results you are after and invigorates your soul.

The gym offers the highest quality equipment and full service fitness facilities, special amenities, attentive service and truly sophisticated surroundings.

# Reception Area

The reception area offers a perfect amalgamation of design and convenience for Morina residents. An array of soothing furniture and fixtures have been implemented to create a dynamic aquatic ambience that will welcome residents and visitors alike.

The minimalist design refinished with high grade marble and wood is consistent with the building's exceptional exterior.



# Car Park

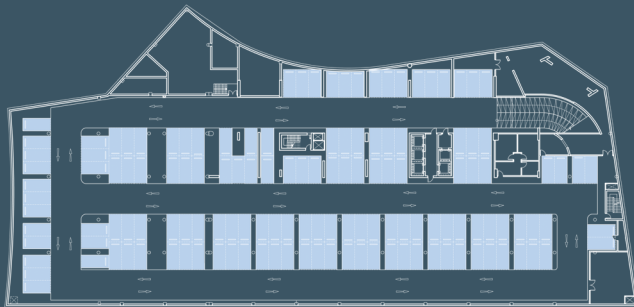
The parking area's thoughtful design makes parking a positive experience for residents and visitors alike. Four different car parking levels provide ample parking spaces.

Thoughtfully allocated parking spots assure the residents easy accessibility to their apartments.

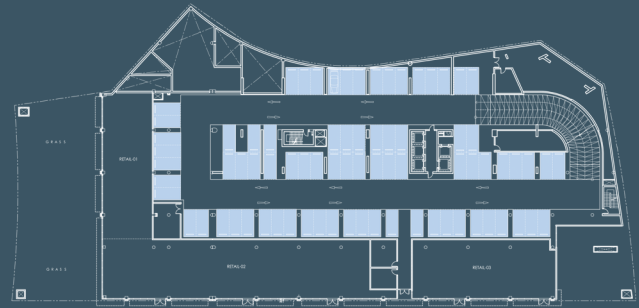
No.	Land Use/Buildings	Type No.	Parking Rate	Parking Space
<b>1 Residential Apartments</b>				
1.1	1 Bedroom	135	1 per unit	135
1.2	2 Bedroom	88	1 per unit	88
1.3	3 Bedroom	24	2 per unit	48
1.4	Duplex	6	2 per unit	12
1.5	Townhouse	7	2 per unit	14
1.6	Visitors		1 per 10 apartments & 7 extras	33
<b>2 Other Buildings</b>				
2.1	Retail	1268 m <sup>2</sup>	1 car per 48.7m <sup>2</sup> of retail area	26
<b>TOTAL</b>				<b>356</b>



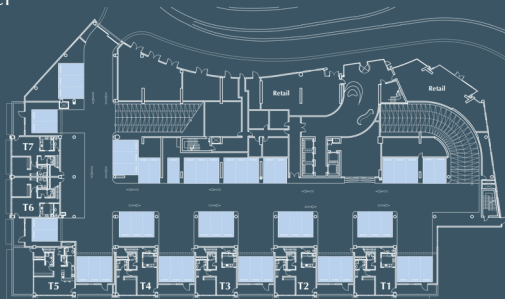
Basement Level



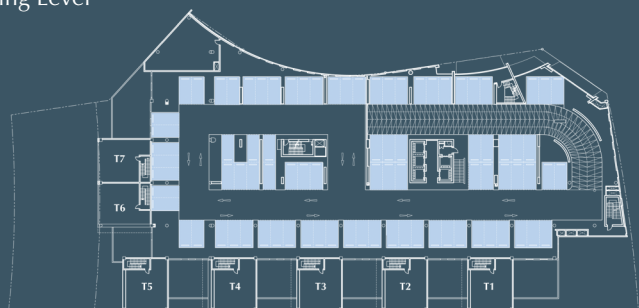
Canal Level



Ground Level



Parking Level



# Retail Spaces

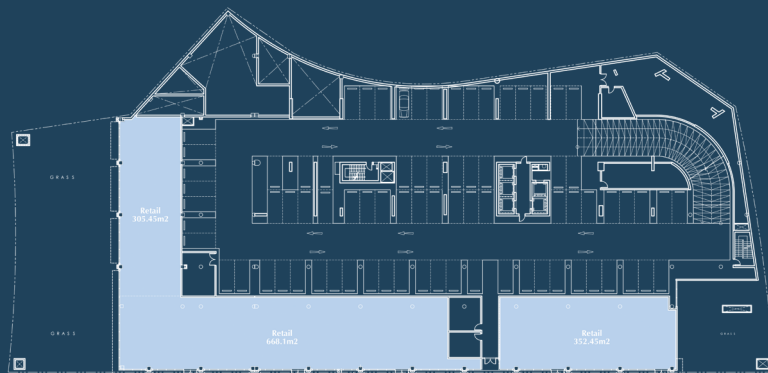
Retail spaces of different sizes are available on two levels within the Morina Residence, the Canal Level and Ground Floor.

The retail areas will offer easy accessibility for Morina residents and will be used for retail outlets as well as cafes and restaurants.

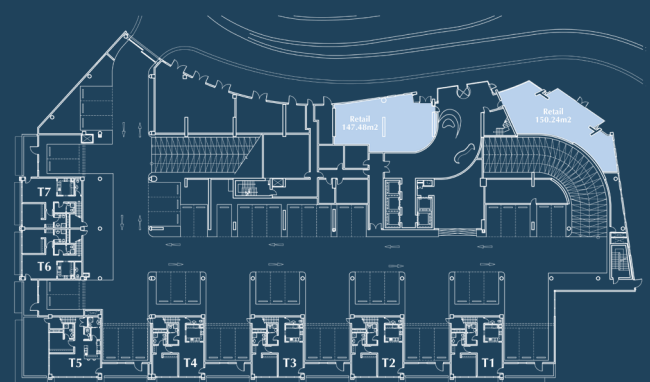
Type	Serial	Type	Area (m <sup>2</sup> )	Floors
RETAIL AREA	1	RETAIL CANAL AREA 1	305.45	CANAL Floor
	2	RETAIL CANAL AREA 2	668.1	CANAL Floor
	3	RETAIL CANAL AREA 3	352.45	CANAL Floor
	4	RETAIL GROUND AREA 1	147.48	GROUND Floor
	5	RETAIL GROUND AREA 2	150.24	GROUND Floor
TOTAL RETAIL AREA:			1623.72	



Canal Level



Ground Floor



# Interior Finishes

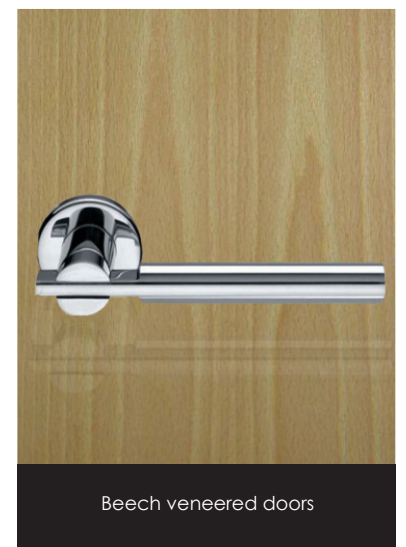
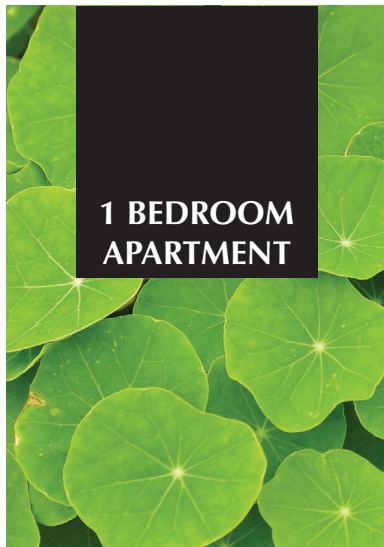
## Themes for Each Apartment

### The Intent...

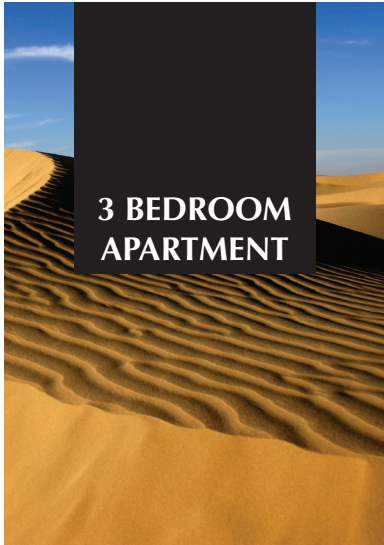
- ... bringing into the apartments the vibrancy and life of the marine setting
- ... bringing into the apartments the colors already used on the exterior
- ... bringing into the apartments the shapes and curves from the exterior set by clean lines
- ... making the units as one family of colors

## The Materials...

- Veneered doors
- Good quality hardware
- High density laminated kitchen units
- Granite worktops in kitchens
- Marble vanity tops in bathrooms
- Fully vitrified floor tiles
- Mosaic wall tiles for kitchens and bathrooms
- White sanitary-ware



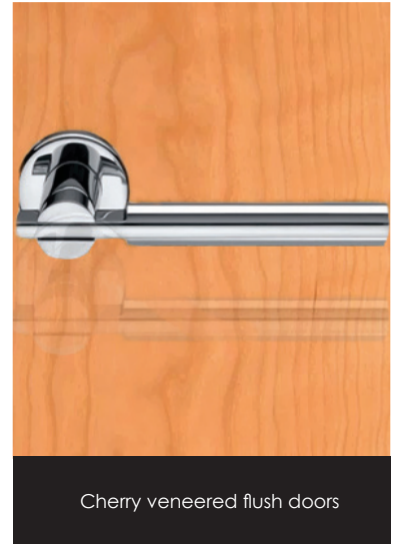
# Interior Finishes



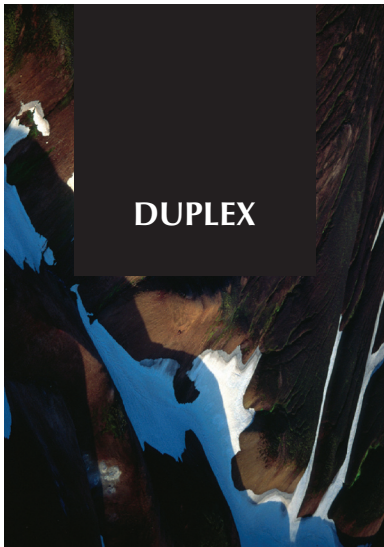
25mm x 25mm gloss mosaic with 100mmx100mm gloss mosaic tiles



Magnolia laminate kitchen cabinets



Cherry veneered flush doors



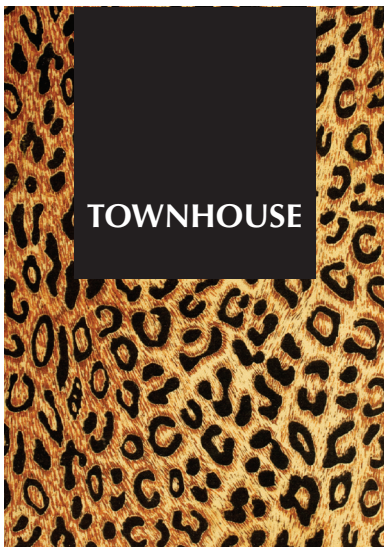
25mm x 25mm gloss mosaic with 100mm x 100mm gloss mosaic tiles



Wenge veneer kitchen cabinets



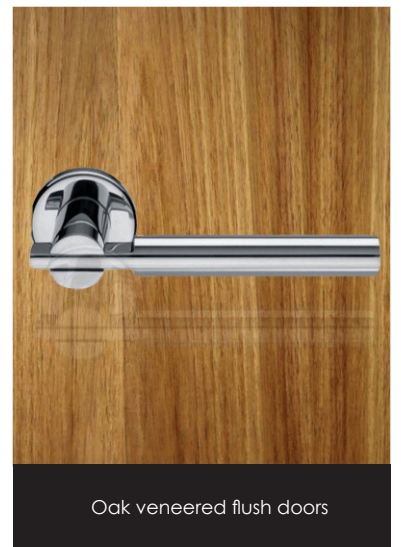
Wenge veneered flush doors



25mm x 25mm gloss mosaic with 100mm x 100mm gloss mosaic tiles



Oak veneer kitchen cabinets



Oak veneered flush doors

## Currently Procured Contracts and the Project Parties



Owner & Development Manager:  
First Dubai Real Estate Development

First Dubai, a Kuwaiti shareholding company working in the field of real estate development, is the Morina Residence Owner & Development Manager.



Project Manager:  
Qudra Projacs International

Qudra Projacs International is the development's manager consultant in terms of time and cost.



Design & Supervision Consultant  
& Landscape SubConsultant:  
KEO International Consultants

One of the world's best architectural and engineering design consultants, KEO developed and finalized the design of Morina and is the appointed consultant for the supervision works of Morina. KEO is also Morina Residence's landscaping designer responsible for the interior and external landscape design.



Master Developer:  
Sorouh Real Estate

Sorouh Real Estate is the major statutory authority that wants to create a new international multi-use district and harness the existing developments



Master Developer Project Manager:  
Hill 3D/I+PI

Hill 3D/I+PI is the project management company for the master developer in Sorouh.

## About First Dubai and Al Mazaya

### Al Mazaya Holding Co.

Headquartered in Kuwait, Mazaya is considered one of the most distinguished real estate development companies to position itself in the Middle East market. Mazaya, with a capital of \$160 million came about through a high investment idea and prevailed in creating and maintaining trust of big investors in the Kuwaiti market and abroad. Mazaya has grown tremendously to be a prosperous public company operating on both the Kuwait Stock Exchange and the Dubai Financial Market.

Mazaya provides various comprehensive real estate products and services in numerous fields. Amongst them are housing projects such as deluxe villas and high class residential buildings and commercial projects such as office and retail buildings. Mazaya also handles the purchasing and apportionment as well as the development of large spaces in selected areas.

### First Dubai Real Estate Development K.S.C.C.

First Dubai for Real Estate Development Co. is a subsidiary of Al Mazaya Holding Co. It was established in 2003 and has currently a working capital of \$360 million.

First Dubai is a Kuwaiti Shareholding Closed Co. and operates in the development and investment of real estate in Kuwait and the United Arab Emirates. First Dubai works in a number of sectors including the sale, purchase and ownership of land, as well as its development. The company is listed in the Kuwait Stock Exchange and soon to come in the Dubai Financial Market.

“All of our dreams can  
come true...  
if we have the courage  
to pursue them.”

Walt Disney



M A Z A Y A

AIM TO LEAD

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FIRST  
DUBAI

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(A Subsidiary of Al Mazaya Holding k.s.c. Holding)

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