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OFF PLAN

LIV LUX

Location: Dubai Marina, Dubai

Starting From: AED 2,300,000

Permit No: 2

LIV LUX

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
LIV Developers	**Apartments & Penthouses & Duplexs**	**Q4 2026**	**40/60**	**Off Plan**

ABOUT THE PROJECT

LIV LUX is an ultra-luxury residential tower by **LIV Developers**, positioned directly on the waterfront in the heart of **Dubai Marina**. Rising 47 storeys above one of Dubai's most established lifestyle destinations, the development combines contemporary architecture, expansive residences and panoramic views across the marina, Arabian Gulf and Palm Jumeirah. Its location on the Marina promenade places residents within walking distance of restaurants, cafés, retail destinations and yacht facilities while maintaining the privacy and exclusivity expected from a premium residential address.

The development offers a diverse collection of **1, 2, 3 and 4-bedroom apartments**, together with an exclusive selection of **duplex and signature penthouses reaching up to five bedrooms**. Residences are characterised by floor-to-ceiling glazing, generous ceiling heights, large terraces and sophisticated contemporary interiors. Kitchens feature premium European appliances and carefully selected finishes, while spacious bedrooms, elegant bathrooms and open-plan living areas create homes designed for both everyday comfort and entertaining.

At the upper end of the collection, LIV LUX introduces its **Signature and Superlux Residences**, offering significantly larger floor plans and enhanced privacy. Selected premium residences feature private swimming pools, expansive terraces and exceptional views across Dubai Marina and the Arabian Gulf. These homes are designed for buyers seeking trophy residences in an established waterfront district rather

than conventional high-density apartment living.

LIV LUX dedicates substantial space to resident amenities, creating a private resort-style environment within the tower. Facilities include an **infinity swimming pool, residents' lounge, state-of-the-art fitness centre, yoga studio, spa facilities, steam and sauna rooms, private cinema, golf putting green, padel court, children's play areas, landscaped leisure terraces, outdoor dining spaces and dedicated residents' gardens**. Concierge and security services further support a premium hospitality-inspired living experience.

The tower's location is one of its strongest advantages. Residents have convenient access to **Dubai Marina Walk, Marina Mall, JBR, Bluewaters Island, Dubai Harbour, Palm Jumeirah, Dubai Media City and Dubai Internet City**. Sheikh Zayed Road, Dubai Metro and Dubai Tram provide excellent connectivity to the wider city, while the surrounding marina offers one of Dubai's most developed combinations of waterfront recreation, dining, hospitality and entertainment.

From an investment perspective, LIV LUX benefits from the scarcity of new-build ultra-luxury inventory in the established **Dubai Marina** market. Unlike emerging waterfront communities, Dubai Marina already has mature infrastructure, established rental demand and international recognition. LIV LUX's waterfront position, larger premium residences and limited penthouse inventory may therefore appeal to buyers seeking both lifestyle value and long-term exposure to one of Dubai's most liquid prime residential districts.

Why Buy LIV LUX Through A1 Properties?
Purchasing **LIV LUX** through **A1 Properties** provides access to experienced Dubai luxury real estate advisors with detailed knowledge of Dubai Marina and the city's premium waterfront market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare available residences based on layout, elevation, marina or sea views, terrace size, price per square foot and long-term ownership objectives.

For investors, our advisors can benchmark LIV LUX against other luxury developments across **Dubai Marina, Emaar Beachfront, Dubai Harbour and Palm Jumeirah**, considering factors such as rental positioning, competing supply, resale liquidity and potential capital appreciation. For end-users, we can focus on practical considerations including privacy, view corridors, usable living space, outdoor areas and proximity to Marina amenities.

From property selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	**30%**	**60%**
Down Payment	During Construction	On Handover

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