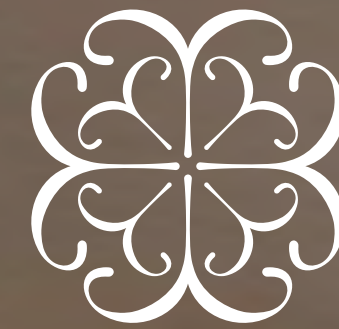


ELLINGTON  
PROPERTIES

Nová  
Dubai  
KERNER REAL



THE MERIVA  
COLLECTION

[www.novadubai.cz/dubai-island](http://www.novadubai.cz/dubai-island)

WhatsApp  
+420 777 633 665





A welcome

*from the ocean*



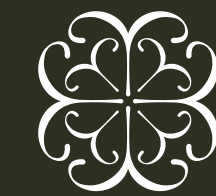


## MERIVA SUNSET

Look out across uninterrupted ocean vistas from  
The Meriva Collection's highest viewpoint.

Perched at the top of the collection, Meriva Sunset is for those who feel most alive in the quiet glow of evening light. Where the sunrises and sunsets cast an ever-changing canvas that transforms from morning calm to radiant dusk. Elevated terraces, soft interior palettes, and thoughtfully composed spaces draw the outside in, allowing every moment to unfold with ease. This is a place where days feel lighter, evenings stay with you longer, and residents have a front-row seat to the beauty of the horizon.





# MERIVA

GARDENS

Live a life soothed by nature, within lush gardens  
and meandering waterways.

Meriva Gardens is a gentle retreat where greenery sets the rhythm of your days. Meandering paths guide you through shaded pockets, quiet seating alcoves, and flowing waterways that bring a sense of calm to every step. These tranquil homes are framed by soft landscaping and natural light, creating living spaces that feel grounded, refreshing, and deeply restorative. Mornings begin with birdsong, afternoons drift beneath leafy canopies, and evenings settle into a quiet, enveloping stillness.





## MERIVA SHORES

Begin every day in beachfront serenity, moments from  
the white sands and pristine waters.

Welcome to coastal living at its most natural. Where the beachfront becomes an extension of your home. Welcome the soft sea breeze through open terraces, and relish interiors shaped around natural textures. Whether it's a morning walk along the sands or a quiet evening by the water, residences at Meriva Shores bring you closer to the elements, inspiring clarity, calm, and a beautifully unhurried way of life.



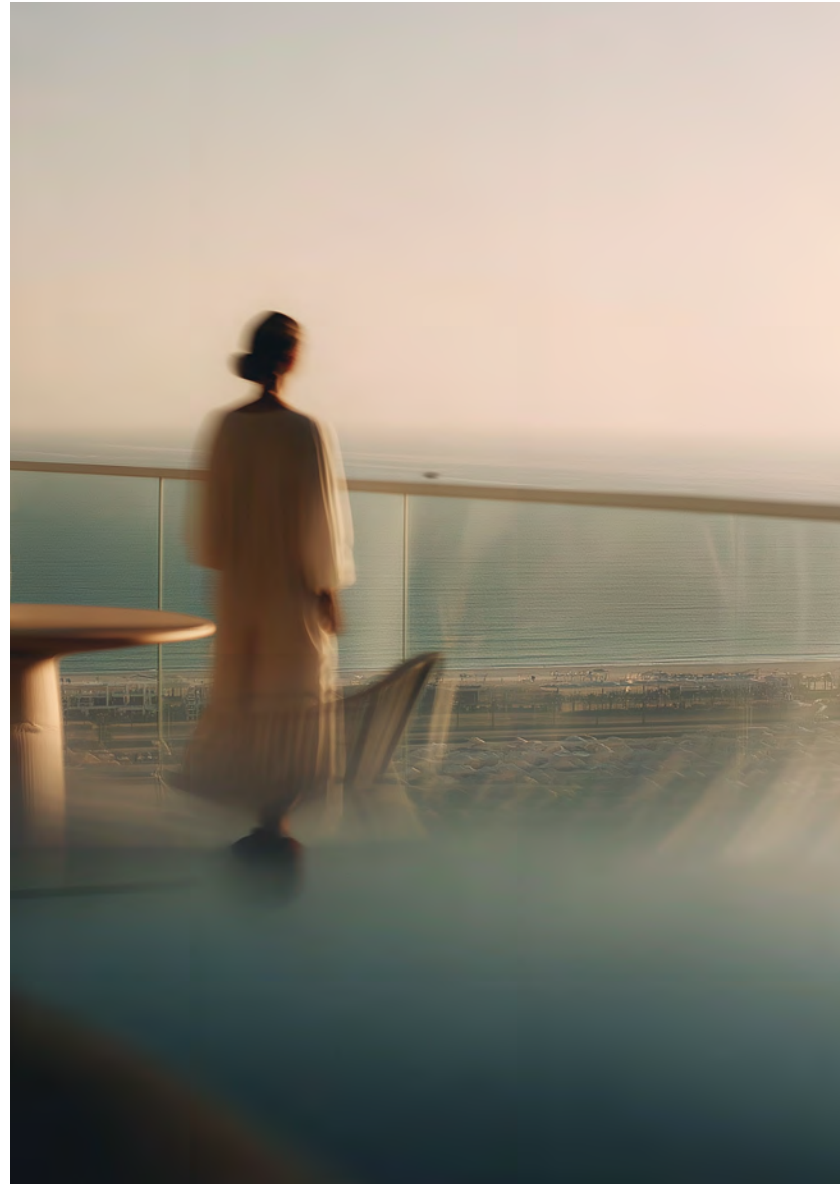
Leave the city outside,  
*find serenity within*







# The *location*



Meriva sits at the heart of a pedestrianised ocean-front enclave. Meandering waterways connect every building, garden, and amenity along an ambling pathway to the beach.

This thoughtfully designed environment encourages residents to walk, cycle, and explore, while maintaining easy access to nearby schools, business hubs, and lifestyle destinations.



Dubai Islands B



THE MERIVA  
COLLECTION









The *Sun & Views* Analysis

N

E

SUNRISE

S

W

SUNSET





# The Design *Philosophy*

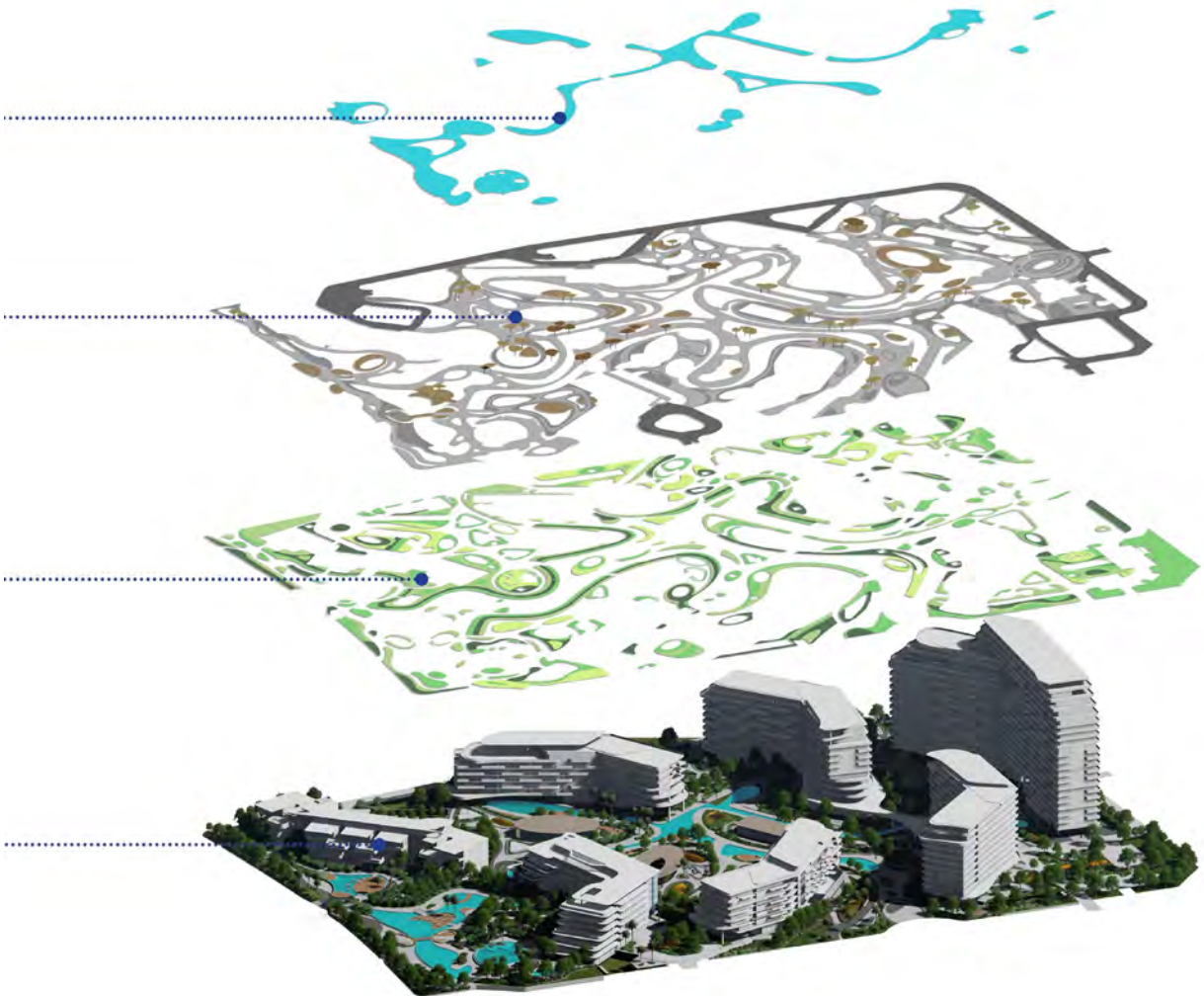


Water body

Circulation

Green

Buildings



The project is inspired by the seamless curves and organic flow of nature, integrating architecture and landscape into one continuous composition. Soft, flowing lines shape the masterplan, guiding movement and framing views. Buildings are carefully positioned to embrace the lagoon and maximize visual connections to water and greenery, while the landscape becomes the connective tissue of the development.



# The *Elevations*



North East Elevation (G+20)



# The Building *Configuration*

## MERIVA SUNSET



- Rooftop
- 20<sup>th</sup> Floor
- 19<sup>th</sup> Floor
- 18<sup>th</sup> Floor
- 17<sup>th</sup> Floor
- 16<sup>th</sup> Floor
- 15<sup>th</sup> Floor
- 14<sup>th</sup> Floor
- 13<sup>th</sup> Floor
- 12<sup>th</sup> Floor
- 11<sup>th</sup> Floor
- 10<sup>th</sup> Floor
- 9<sup>th</sup> Floor
- 8<sup>th</sup> Floor
- 7<sup>th</sup> Floor
- 6<sup>th</sup> Floor
- 5<sup>th</sup> Floor
- 4<sup>th</sup> Floor
- 3<sup>rd</sup> Floor
- 2<sup>nd</sup> Floor
- 1<sup>st</sup> Floor
- Ground Level
- Basement





# Project *Configuration*

## PARKING

1 Bedrooms	1 Parking Space
2 Bedrooms	1 Parking Space
3 Bedrooms	2 Parking Spaces
4 Bedrooms	2 Parking Spaces
Penthouses	3 Parking Spaces

## ELEVATORS

6

## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION DATE

Q2 2030

## SERVICE CHARGE

AED 18 per sq. ft.



Number of Units *Per Type*

1 Bedroom	182 units
1 Bedroom Corner	12 units
2 Bedrooms	98 units
2 Bedrooms Corner	16 units
2 Bedrooms + S	15 units
2 Bedrooms + S Corner	28 units
2 Bedrooms + S Dual Aspect	3 units
3 Bedrooms	15 units
3 Bedrooms + S Dual Aspect	3 units
3 Bedrooms Penthouse	1 unit
4 Bedrooms Dual Aspect	3 units
4 Bedrooms Penthouse	1 unit

Size Rance Per *Unit Type*

1 Bedroom	from 832.33 sq. ft. to 880.48 sq. ft.
1 Bedroom Corner	from 1,007.24 sq. ft.
2 Bedrooms	from 1,272.38 sq. ft.
2 Bedrooms Corner	from 1,376.14 sq. ft.
2 Bedrooms + S	from 1,426.62 sq. ft.
2 Bedrooms + S Corner	from 1,492.01 sq. ft. to 2,121.31 sq. ft.
2 Bedrooms + S Dual Aspect	from 1,607.05 sq. ft.
3 Bedrooms	from 1,747.22 sq. ft.
3 Bedrooms + S Dual Aspect	from 2,170.67 sq. ft. to 2,345.99 sq. ft.
3 Bedrooms Penthouse	from 3,702.41 sq. ft.
4 Bedrooms Dual Aspect	from 3,050.35 sq. ft. to 3,176.97 sq. ft.
4 Bedrooms Penthouse	from 3,367.08 sq. ft. to 4,648.11 sq. ft.







Ground floor  
*Amenities*



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







*Drop Off Area*





*Lobby Reception*





Lobby Lounge





*Jazz Club*





*Jazz Dining*





Pilates & Yoga Studio





Fitness Pavilion





INTERACTIVE ZONE

Kids Play Area





Jogging Track





12<sup>th</sup> floor  
*Amenities*



12th Floor  
Amenities Floor Plan

- 01 LIFT LOBBY
- 02 SERVICE LIFT
- 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







Indoor *Pool*





13<sup>th</sup> floor  
*Amenities*



13th Floor  
Amenities Floor Plan

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







*Adults Pool*





Games Room





Games Room *Seating*





17<sup>th</sup> floor  
*Amenities*



17th Floor  
Amenities Floor Plan

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







*Viewing Deck*





The  
*Residences*





*Living Room*





*Kitchen*





*Master Bedroom*





Master Bathroom





*Powder Room*





Payment *plan*

20%

At the time  
of booking

10%

60 Days after  
reservation date

5%

120 Days after  
reservation date

5%

180 Days after  
reservation date

5%

240 Days after  
reservation date

5%

360 Days after  
reservation date

5%

On completion of 20%  
construction of the project

5%

On completion of 30%  
construction of the project

5%

On completion of 40%  
construction of the project

5%

On completion of 50%  
construction of the project

30%

On completion





800 8288  
info@ellingtongroup.com

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