ANWA

ARIA

OMNIYAT

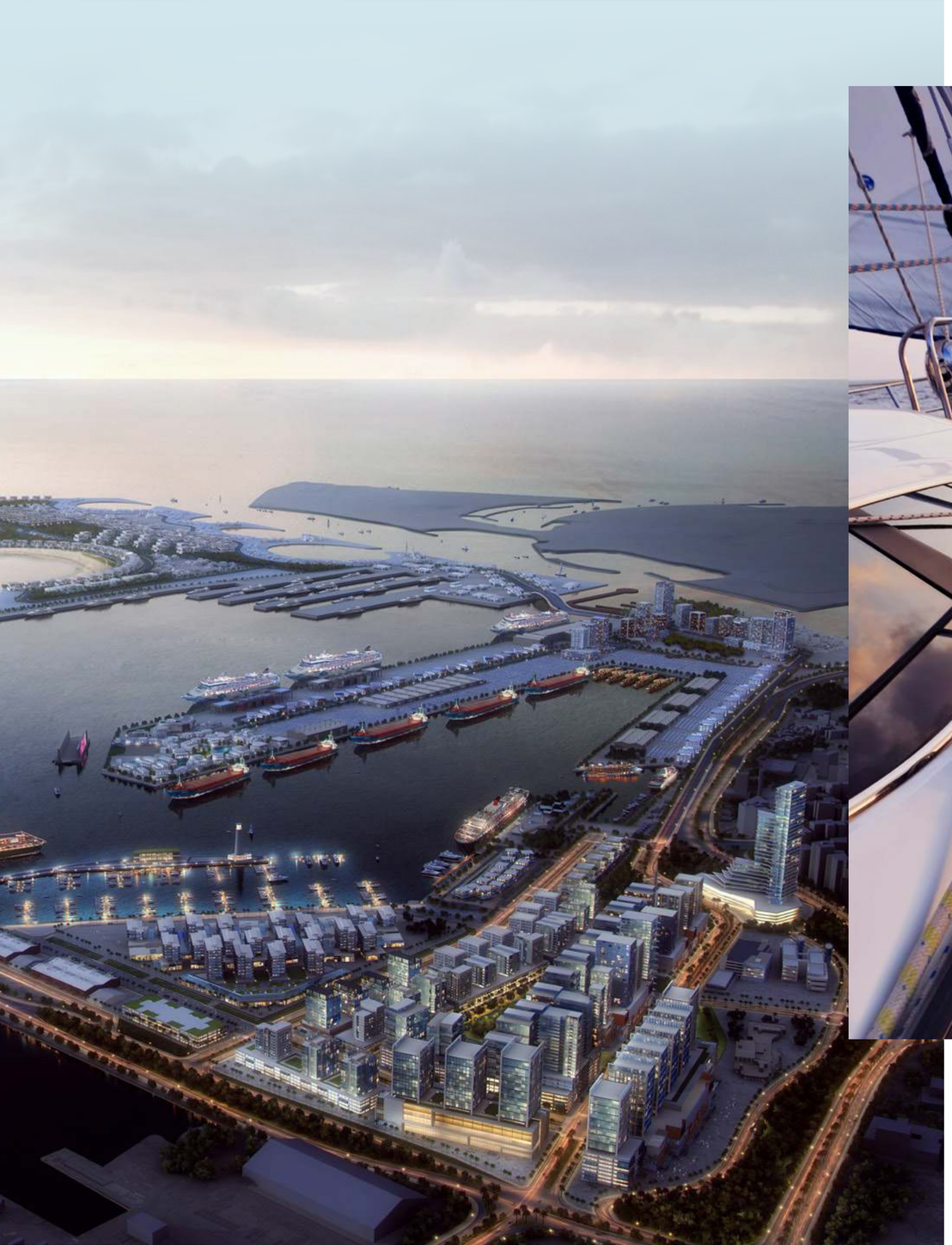
IMMERSE YOURSELF IN A
WORLD WHERE EVERY SUNRISE
BRINGS A NEW SPECTACLE.

THIS IS MORE THAN A HOME;
IT'S A LIFE LIVED WITH INTENTION.

A SYMPHONY OF SEAFRONT LUXURY

An aria is not just a melody; it's a symphony of notes woven together in harmony. **ANWA ARIA** evokes an elegantly composed lifestyle, where each day is as serene as the sea that surrounds it.







A HARMONIOUS MARITIME LOCATION

Dubai Maritime City artfully blends urban living with a peaceful waterside setting. This ingeniously designed peninsula is a beacon of nautical charm, glittering between city landmarks and the expanse of the Arabian Gulf.

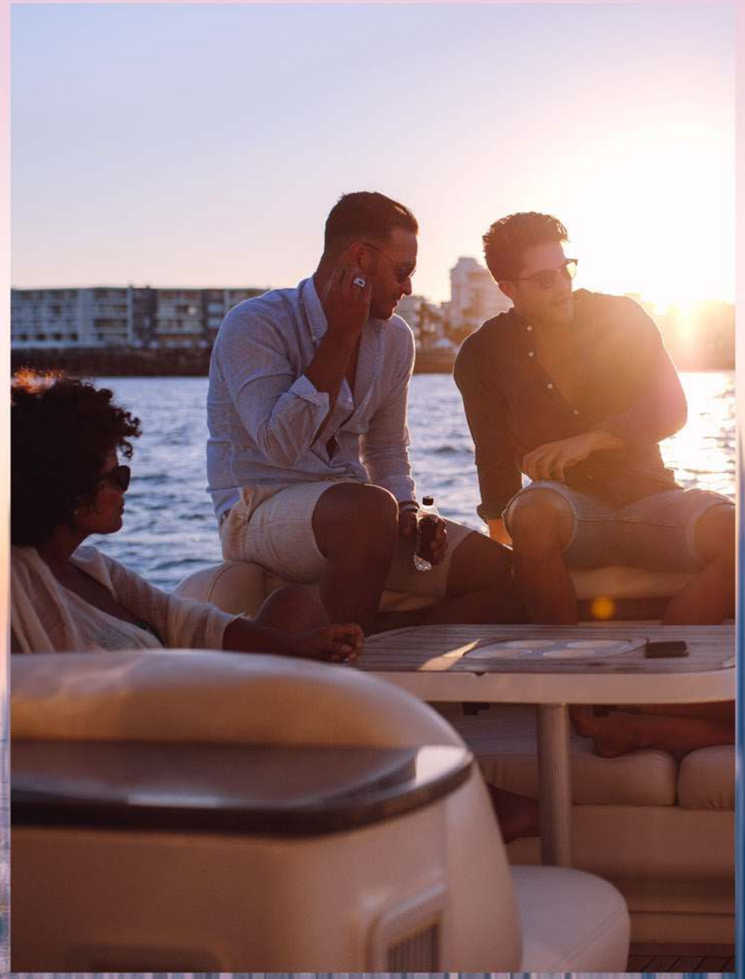
Poised on the shores of the peninsula is **ANWA ARIA**, a seafront retreat that's connected to, yet cocooned from, the bustle of Dubai. Meticulously crafted residences, from studios and apartments to breathtaking penthouses and seafront townhouses, ensure a perfect fit for every family or individual. Each residence offers breathtaking sea views and is complemented by a range of thoughtfully curated amenities, enhancing a unique lifestyle.

WHERE CITY MEETS SEA

ANWA ARIA is a gateway for a life less ordinary. The exclusive cruise destination of Mina Rashid is just a 5 minute stroll away along the waterfront promenade, and offers a myriad of retail, dining and entertainment experiences. Bask on the beach, discover the floating yacht club or savour a variety of culinary options — all at your fingertips.



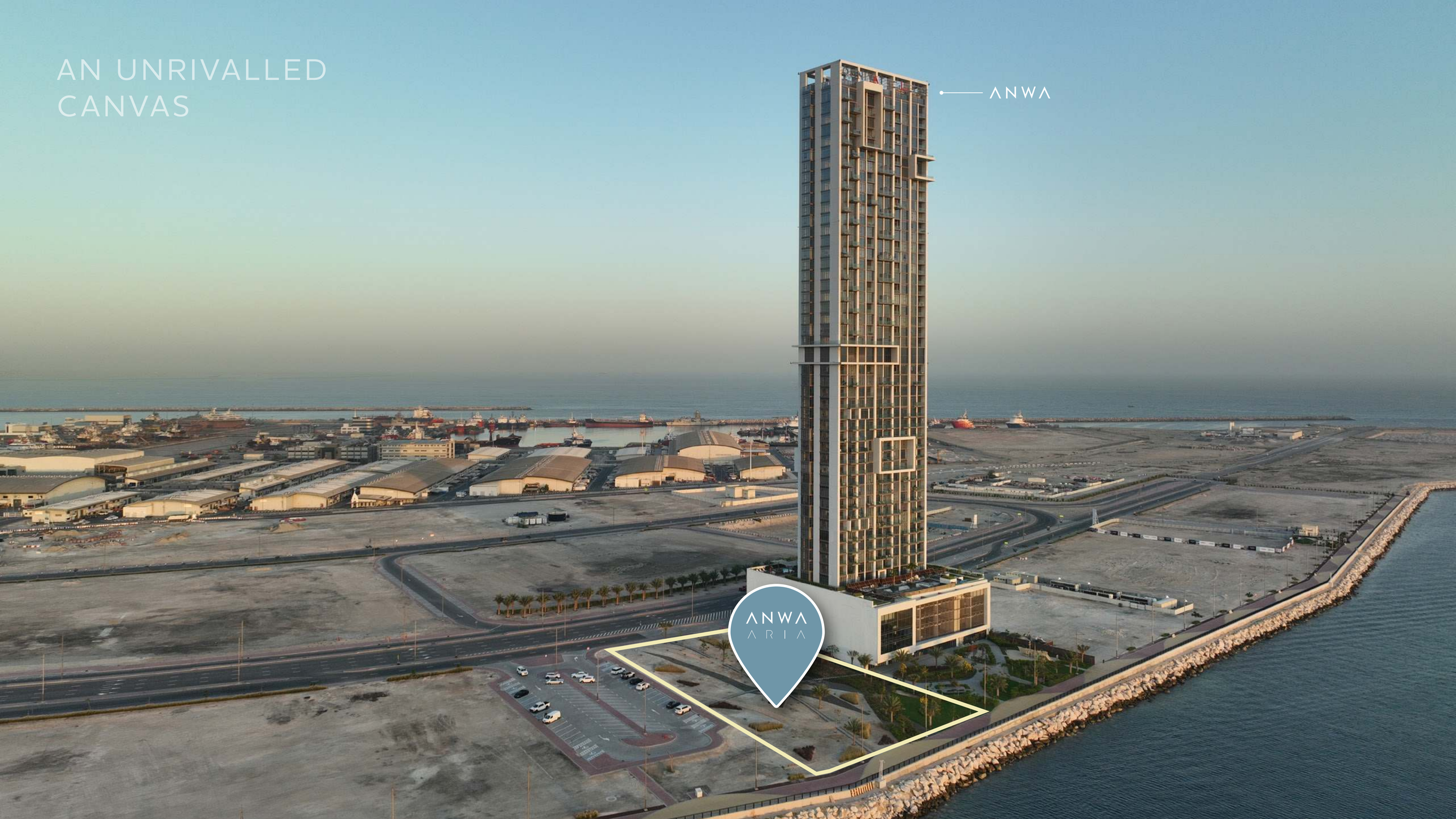
Further beyond the neighbourhood, ANWA ARIA connects effortlessly to the Jumeirah Beach coastline (10 mins), Dubai International Airport (20 mins), prestigious schools (10 mins), state-of-the-art hospitals (10 mins), Dubai Mall and Dubai International Financial Centre (20 mins), and the bustling vibrancy of the Gold Souk (15 mins).



ALL WITHIN AN OCTAVE



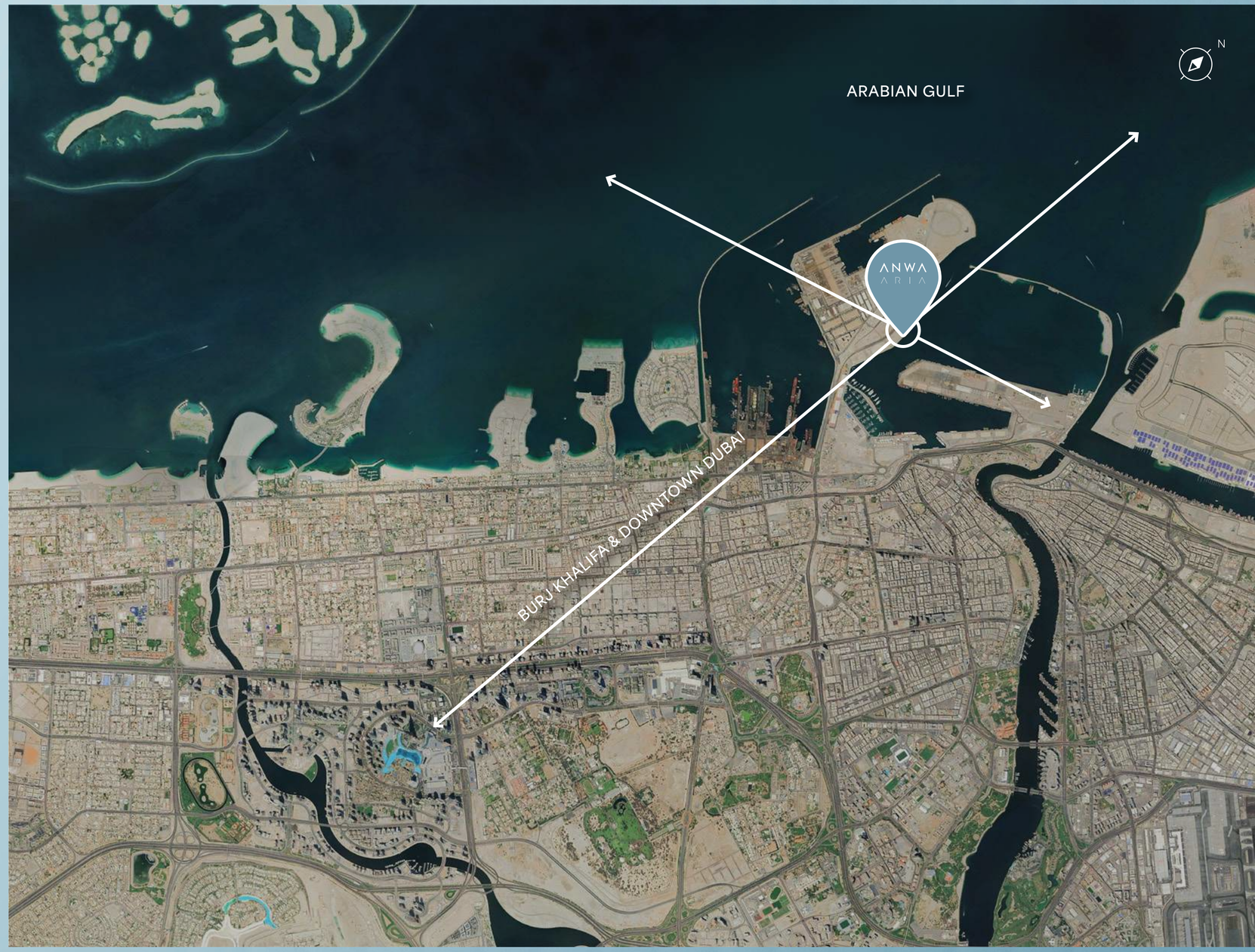
AN UNRIVALLED CANVAS





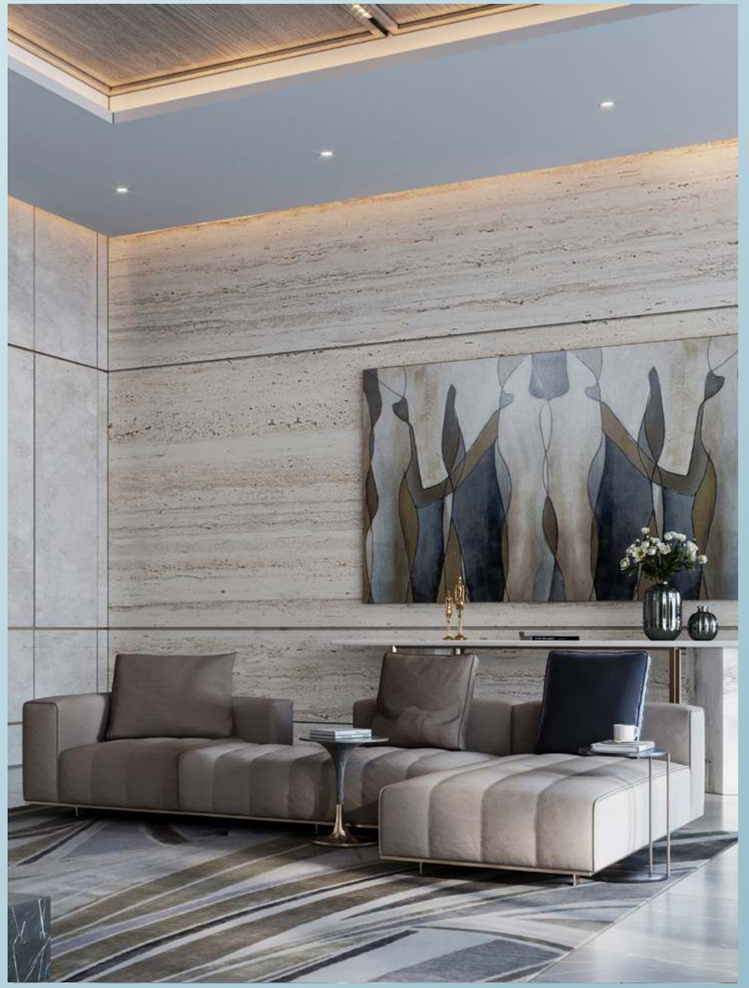
IDYLLIC VIEWS

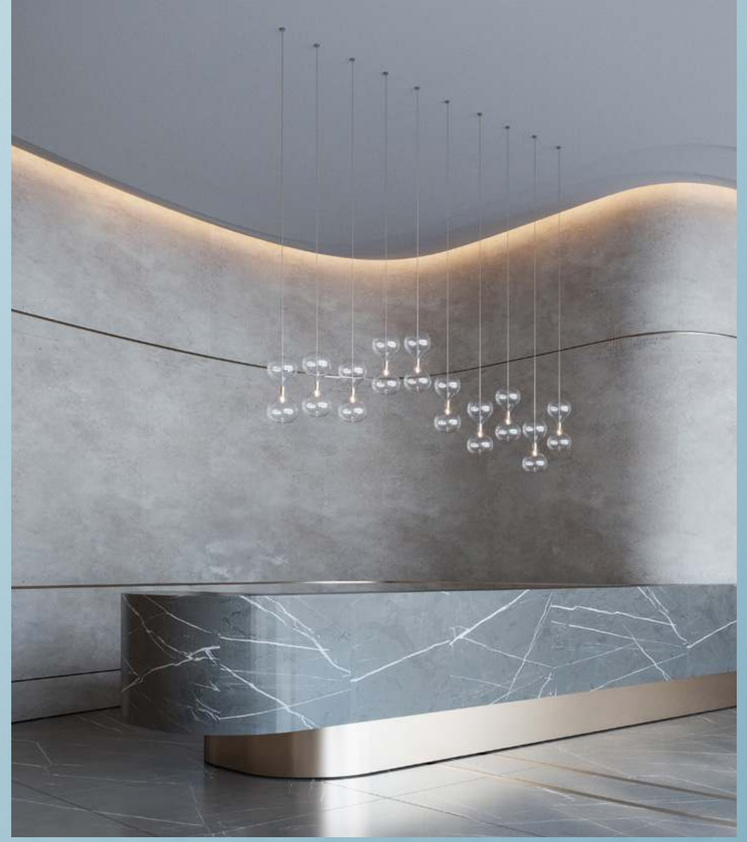
From the sanctuary of **ANWA ARIA** you can enjoy the infinite horizon of Dubai, and select homes boast a clear sight of the iconic Burj Khalifa, a glittering jewel in the Dubai skyline. Start your day with sunrise over the Arabian Gulf and let the azure sea form the backdrop to your daily life. As night descends, the starlit waters soothe your senses after an evening of fun in the city. Whatever the hour, this spectacular location will elevate your perspective.




WHERE THE WAVES SET THE PACE
FOR YOUR DAY

AN OPULENT ARRIVAL





As you step inside the lobby of **ANWA ARIA**, you are immediately captivated by the sheer elegance and opulence of the space. The marble finishes exude a sense of timeless luxury, their smooth surfaces reflecting the natural light that filters in from the adjacent waterfront. The high ceilings and elegant finishes lend an air of grandeur while plush seating areas invite residents and guests to linger and savour the tranquility. This lavish lobby sets the tone for the exceptional living experience that awaits.




ANWA
ARIA


AN EXCEPTIONAL COMPOSITION

THE SYMPHONY

Each home at **ANWA ARIA** combines the sanctuary of indoor comfort with the freedom of waterside living. Large windows invite in an abundance of natural light, creating bright and airy spaces while offering captivating views of the water.

Step outside and you'll find yourself in spacious grounds that are private yet directly connected to the stunning boardwalk and nearby park.

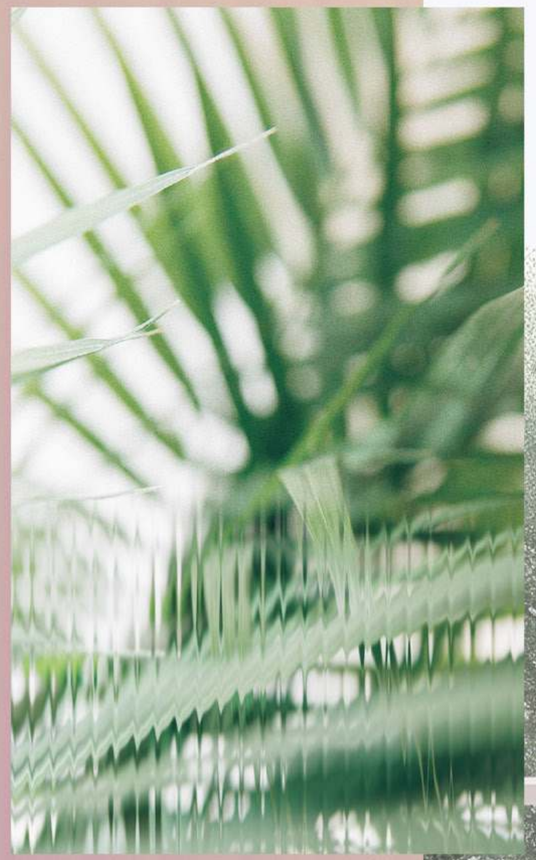
TYPE	COUNT
STUDIO	43
1 BEDROOM	67
2 BEDROOM	62
3 BEDROOM DUPLEXES	3
3 BEDROOM TOWNHOUSES	12
4 BEDROOM TOWNHOUSES	2
PENTHOUSE	2
TOTAL	**191**





TOWER RESIDENCES

The Tower Residences offer a range of options to suit your needs, from bright studios to spacious 1 and 2 bedroom apartments. Each unit is designed with balconies and windows positioned to offer spectacular sea views, making a stunning feature of the waterside location. With different layouts available, you can choose a home that perfectly suits your lifestyle.



PODIUM DUPLEXES

The Podium Duplexes are a unique offering, with only three 3 bedroom units available. All of these units feature a private garden surrounding the residence at the Podium Level, providing a serene outdoor space, while the middle unit also boasts a grand private terrace, offering an elevated outdoor experience.



STUNNING PENTHOUSES

Each penthouse is a crescendo of luxury and design, featuring expansive living spaces, high-end finishes, and private access. With only two 4 bedroom units located at the top of the tower, these residences offer an exclusive vantage point across Dubai. Here, breathtaking sea views become a daily serenade, and the maritime lifestyle reaches its highest note.



TOWNHOUSES

The Townhouses are a standout feature of ANWA ARIA. With only 14 units available, these 3 and 4 bedroom residences offer a unique opportunity. The lower level duplex townhouses feature a private garden terrace overlooking the sea, with direct access to the promenade. The upper level triplex townhouses boast spacious rooftop terraces with infinite sea views.

Townhouses benefit from a private entrance and reception lobby at Marina Level, and connect to the tower via a landscaped inner courtyard.




CONSCIOUSLY COMPOSED

BREATHTAKING WATERFRONT DESIGN

ANWA ARIA is a beacon of modern architecture. The use of glass across balconies and fittings echoes the sense of spaciousness created by the open water, while porcelain cladding and metal louvers combine durability with style. Dark metal finishes punctuate the design, adding a touch of sophistication. Every element is thoughtfully chosen and meticulously placed to create a space that embodies serenity.





SINK INTO COMPLETE SERENITY

Each living space at **ANWA ARIA** has been consciously composed to create perfect harmony with the surrounding water. Generously proportioned balconies flood every residence with golden light, offering a panoramic view of the sky and water beyond. Floor plans encourage the natural flow of the sea breeze, bringing with it a sense of wellbeing.

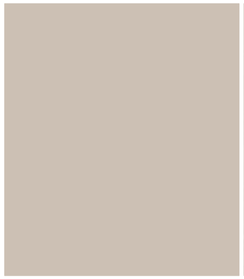
MARITIME VIEWS MEET MODERN SOPHISTICATION

Each residence presents a simple yet elegant living space. A carefully curated palette of neutral materials echo the maritime landscape, intertwining elements of sea, sand and sky within each space. The deliberate use of marble and ash wood throughout the living areas contributes to a sense of calm and sophistication. The result is a tranquil living experience where the essence of the seafront setting is woven into every aspect of life.



MATERIALS & FINISHES





LAQUER 10% GLOSS FINISH - JOINERY



ASH LAMINATE OPEN GRAIN - JOINERY



IRONMONGERY



VOLAKES GENERAL FLOORING

QUARTDORMS EXTREME ICEBERG WITHE 300





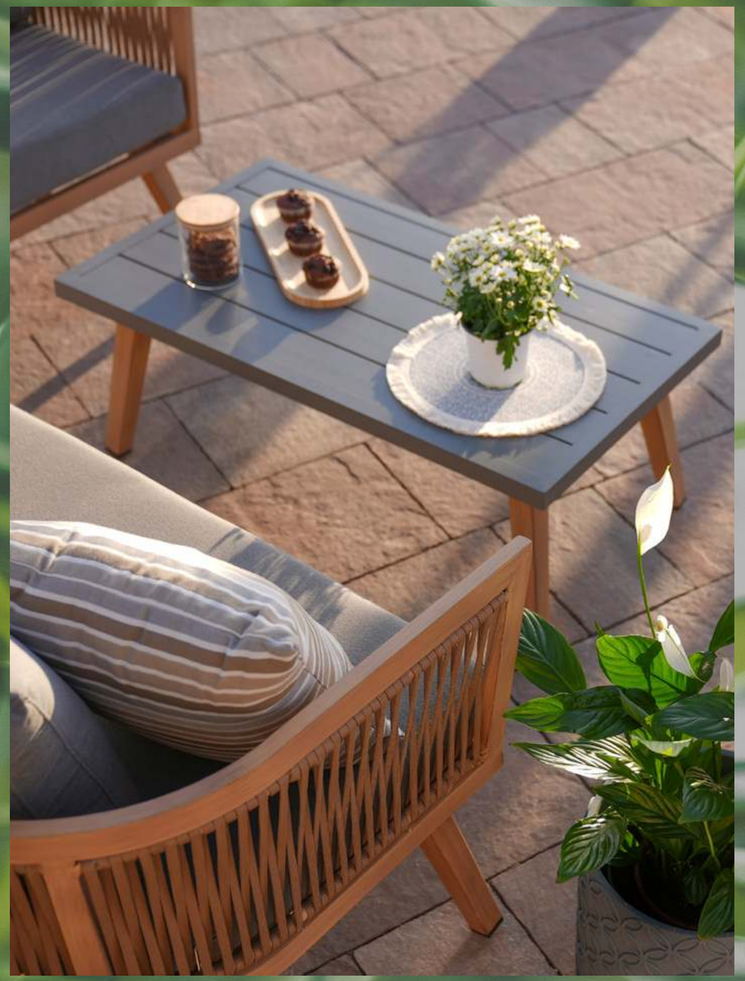
GLASS BACKSPLASH



RAKED VENEER WOOD CABINET FEATURE

TEMPO OF TRANQUILITY

Here, landscape design is characterised by a seamless integration of form and function. Interconnecting bridges provide easy access across the property, while dedicated access points lead to ample parking. Connecting areas are transformed into inviting courtyards, serving as communal spaces for residents.

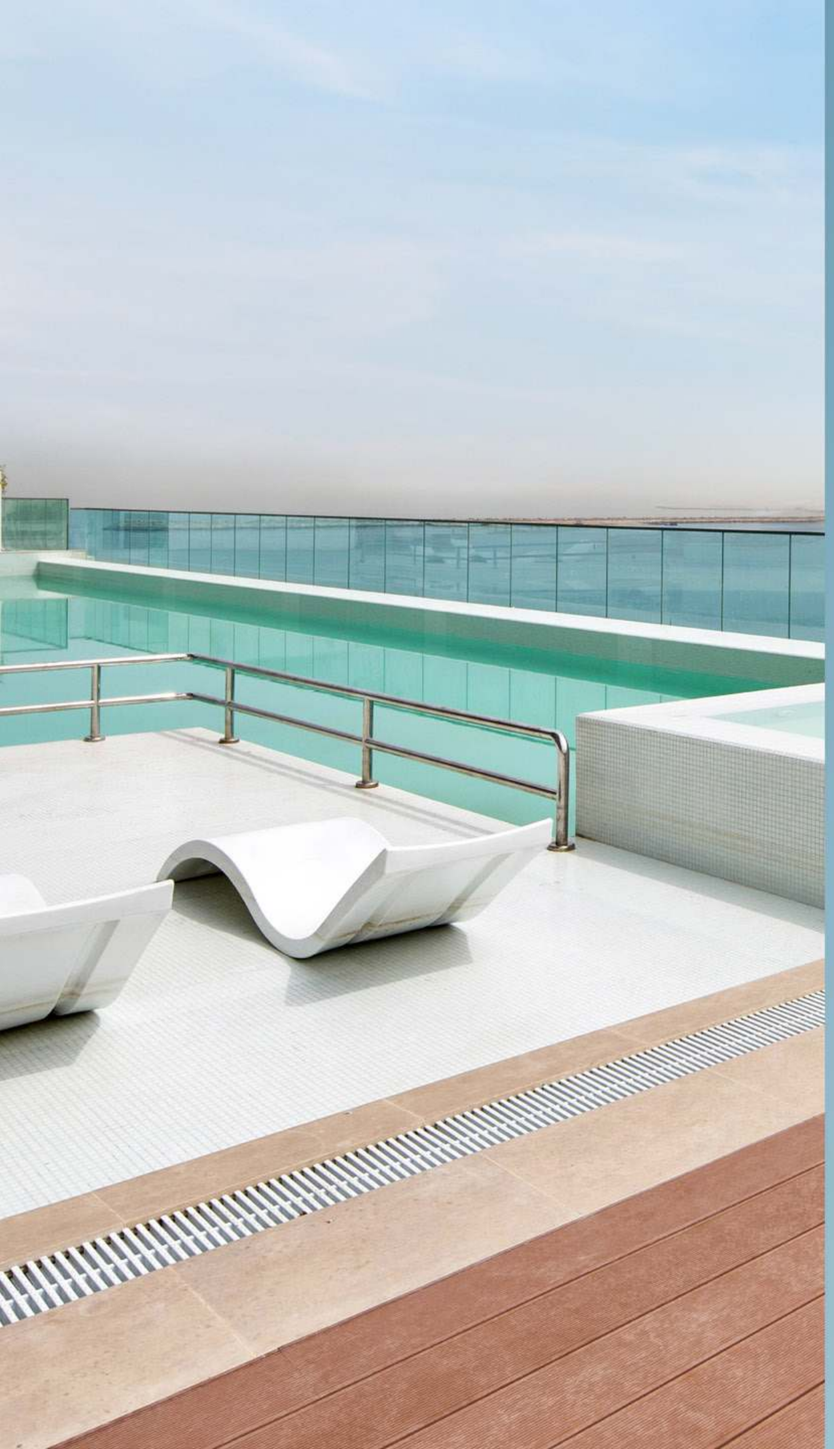



COVETED ARRAY OF AMENITIES



A VIBRANT SANCTUARY BY THE SEA

With a range of perfectly tuned amenities, **ANWA ARIA** has everything you need to design your ideal day. An azure infinity pool overlooks the sea, while a series of lounges and outdoor terraces create space for every special moment. When it's time to move, make yourself at home in the state-of-the-art gymnasium or find your zen in the yoga studio. Retail spaces and a kids' play area bring convenience to your doorstep, while direct access to the promenade gives easy access to all Dubai Maritime City has to offer.



WORLD-CLASS AMENITIES





- Swimming pool with sea view
- Podium roof deck with sea view and promenade
- Gymnasium
- Yoga studio
- Outdoor terraces
- Kids' play area
- Ground floor retail
- Direct access to park and promenade

OMNIYAT

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