

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



MINA RASHID
5 MINS



THE GOLD SOUK
15 MINS



JUMEIRAH BEACH
COASTLINE
10 MINS



DUBAI
INTERNATIONAL
AIRPORT
20 MINS



NEAREST SCHOOL
10 MINS



THE DUBAI MALL
20 MINS



NEAREST HOSPITAL
10 MINS



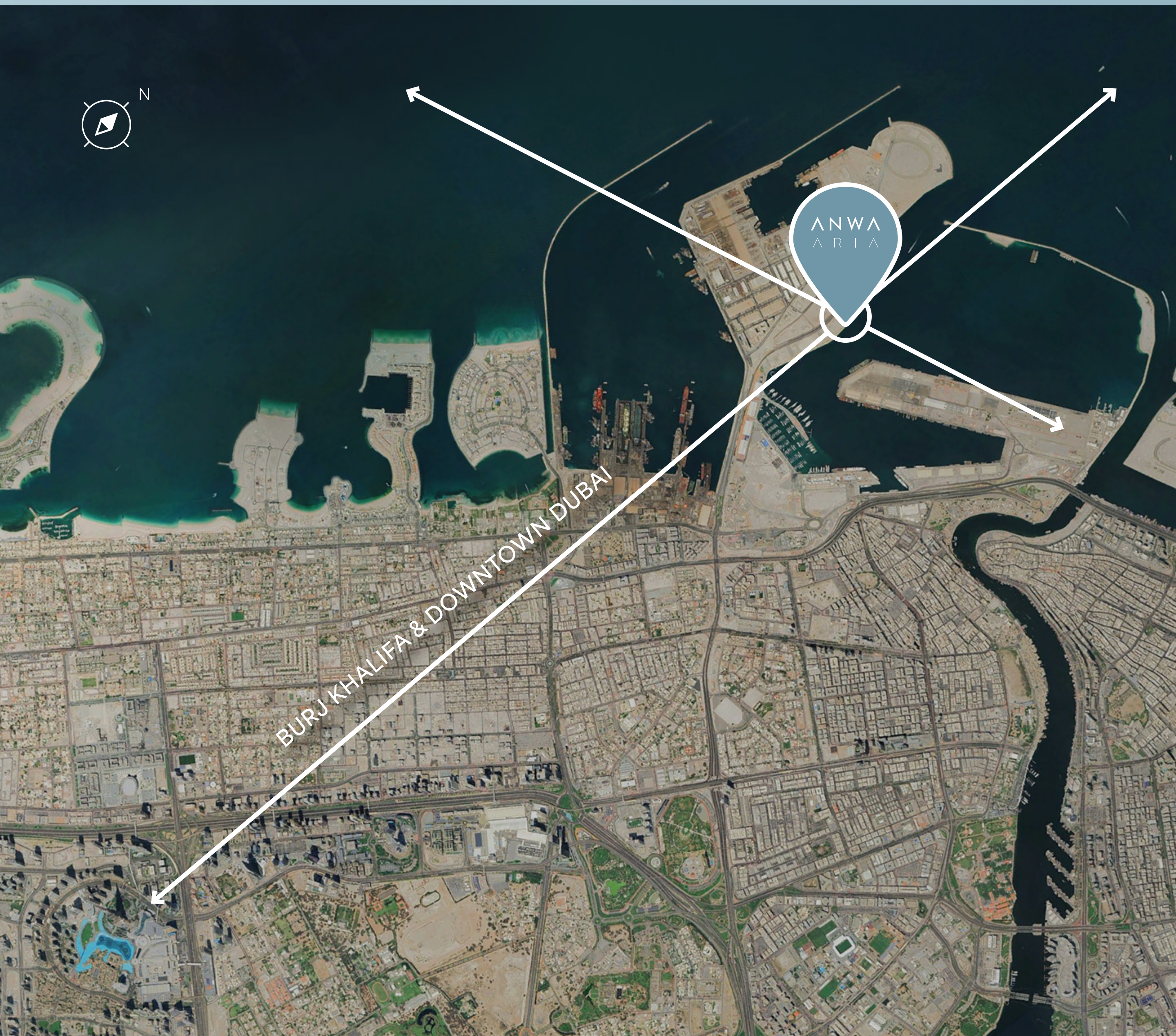
AN UNRIVALLED CANVAS

— ANWA



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.



PENTHOUSES

TOWER RESIDENCES
(STUDIOS, 1 & 2 BD
APARTMENTS)

PODIUM DUPLEXES

TOWNHOUSES





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.



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.



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

