

ONE ADDRESS INFINITE POSSIBILITIES

ICT
RED
للتطوير العقاري
REAL ESTATE DEVELOPMENT

لؤلؤة الراحة
Luluat Al-Raha





THE PEARL OF AL RAHA



OUR STORY

Rooted in wisdom and tradition, ICTReD develops with care and purpose. We create spaces where stories and communities thrive. Guided by empathy and agility, we listen, understand, and deliver meaningful places to live, grow, and belong.

We aim to create a real estate experience that feels like coming home.





LIVE.
WORK.
UNWIND.



LULUAT AL RAHA

Welcome to Luluat Al Raha Island Living. An island oasis that marries serenity and playful living along a radiant beach bliss and marina waterfront lifestyle right at your doorstep. Strategically located, Luluat Al Raha is nestled away from the hustle and bustle of the city to ensure a blend of harmony and privacy, while maintaining excellent connectivity to Abu Dhabi's key locations and everything that matters – making accessibility as seamless as its lifestyle.



LOCATION

Luluat Al Raha is designed to offer residents everything they need to live, work, and relax in one place - all at the heart of Al Raha Beach, one of Abu Dhabi's most in-demand waterfront destinations. It's the perfect setting for luxury living communities, with stunning coastal views and easy access.





PLAY. *PAUSE.* BELONG.
EMBRACE A LIFESTYLE OF LEISURE

From morning moments at the waterfront to evening gatherings with friends, this is a place where every pace of life feels natural. Whether you're moving, relaxing, or simply being - this community is designed to meet you there. A space to feel at home, stay connected, and truly belong.





RETREAT WITHIN REACH

NEARBY DESTINATIONS	DISTANCE
Yas Island	10 minutes
Zayed Int'l Airport	10 minutes
Disney Abu Dhabi	10 minutes
Abu Dhabi City	20 minutes
Saadiyat	25 minutes
Dubai	50 minutes

Strategically positioned, Luluat Al Raha offers the best of both worlds - serene island living with unmatched access. From Abu Dhabi city to Dubai, Yas Island to Saadiyat, you're always just minutes away from work, play, and everything in between.



DESIGNED FOR LIVING, BUILT FOR LIFESTYLE.

Luluat Al Raha offers a wide range of resort-style amenities to ensure a comfortable and convenient lifestyle.



LIVE WHERE THE SUN EMBRACES THE SEA.

Wake up to golden reflections dancing on the water and end each day with sunsets that melt into the horizon. Here, life flows gently between sunlit skies and serene waves - where every moment is touched by nature's warmth.



MARINA DISTRICT, YOUR *EVERYDAY RESORT LIFESTYLE* LIVING

Crafted with you in mind, ICTReD introduces The Marina District - a harmonious blend of gentle waves and tranquil living. Snuggled in the heart of Luluat Al Raha, Marina District is a coastal waterfront community that offers a sanctuary that balances the vibrancy of city life with the calmness of coastal beauty.





DESIGNED FOR MOMENTS THAT MATTER.

In a place where the water meets the horizon, Marina District brings families closer - one paddle, one laugh, one cherished moment at a time.

The Marina District features exclusive residences with marina views, complemented by retail, dining and leisure spaces.





Juman 1

Juman 2



MARINA DISTRICT, ISLAND VIBES. MARINA VIEWS. RESORT LIVING.

Glide through calm waters, breathe in the salt-kissed air, and feel every moment
reconnect you - with nature, with yourself, with the rhythm of a life well-lived.

CONTEMPORARY ARCHITECTURE Fusion of modern and regional styles

URBAN PLANNING Wide roads, green spaces and community focus

NATURAL ELEMENTS Gardens, walkways and water features

EVERY PATH LEADS TO CALM.

Stroll along 600m of waterfront **Marina promenade**



Sweat it out on the **Jogging Track**



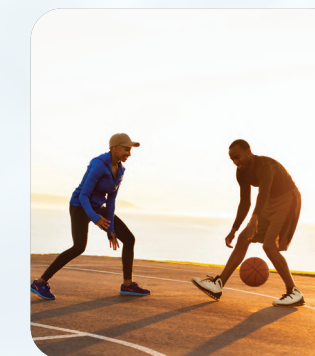
Pedal through the scenic **Cycling Track**



Dive into the fun at the **Splash Pad**



Unleash endless fun at **The Playground**



Score & soar at the **Multipurpose Court**

READ. REFLECT. RECHARGE.

Your **Marina**, just steps away



Infinity pool with endless views



Dock at your front door



Unique **fine-dining** escapes

 INFINITE MOMENTS

SAVOR THE *EVERYDAY*



EVERY NEED, BEAUTIFULLY MET.



A **double-height lobby** that sets the tone



Tailored living with **concierge services**



24/7 Smart security, always on



INFINITE ENTERTAINMENT

PLAY. PAUSE. REPEAT.

Cinema and game room for endless fun



Yoga mornings, peaceful beginnings



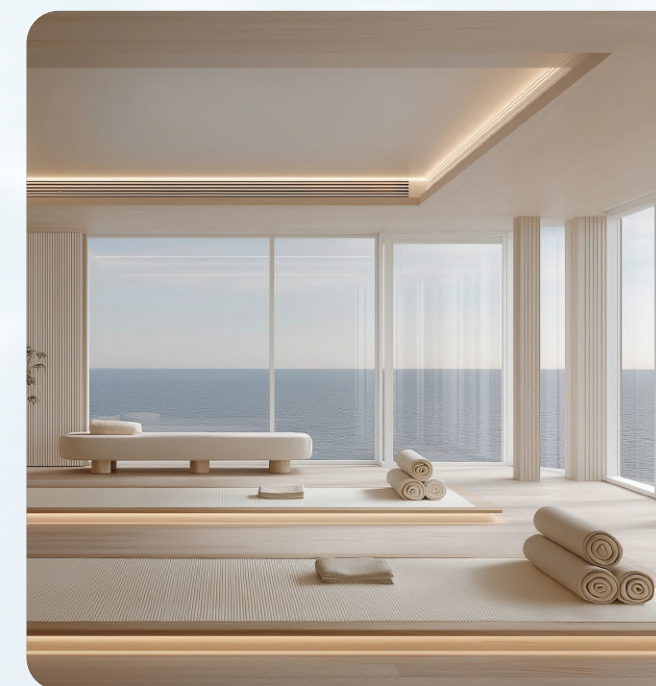
Fitness, just steps from home



An exclusive lifestyle starts at the **Club House**



Detox and relax in the **sauna**



EVERYDAY ESCAPES.

Curated **F&B** and cozy **cafes** for your everyday





JUMAN 2 FRONT-ROW LIVING BY THE SEA

Nestled within Luluat Al Raha's vibrant marina, Juman 2 blends modern design with the calm of coastal life. From executive suites and sea-view lofts to spacious 4-bedroom apartments, discover a new lifestyle by the sea.
This is more than just a residence - it's a lifestyle.





CHECK IN TO A NEW WAY OF LIVING

Experience Juman Living, where premium residences meet waterfront serenity in the Marina District of Luluat Al Raha. Crafted to frame breathtaking panoramas from every angle, each apartment offers a unique perspective of the surrounding beauty. From the tranquil waterfront to the vibrant marina and the dynamic city skyline, every window reveals a living masterpiece.

Whether you prefer an executive suite, a stylish loft or a spacious 4-bedroom apartment, Juman 2 presents a curated collection of contemporary residences offering exceptional comfort, front-row marina water views and seamless access to resort-class amenities. Built with high-quality efficient designs, each space is thoughtfully curated to elevate everyday living with both function and beauty.





AMENITIES



INFINITY SWIMMING POOL



COMMUNITY HALL



GYM



24/7 SECURITY



SPLASH PAD



PLAYGROUND



BARBECUE AREA



CINEMA AND GAME ROOM



SAUNA



CONCIERGE SERVICES



ACTIVE STUDIO



RETAIL AND F&B





DESIGN

Juman 2 blends modern luxury with functional design. The architecture seamlessly integrates with the waterfront, offering spacious, stylish apartments and vibrant public spaces. Each element prioritizes comfort, sustainability, and aesthetic appeal, with eco-friendly features and green spaces that enhance the community's overall experience.





EVERY DAY, A NEW WAY TO UNWIND.

Elevate your lifestyle with the infinity pool at Juman 2, where the water seems to merge seamlessly with the skyline. Relax and unwind as you take in the sweeping views, making every swim a luxurious escape.



INFINITE COMFORT





JUMAN 2 FLOOR PLANS





STUDIO STUDIO



ROOM SCHEDULE

- 1.Master bedroom**
5.25m x 4.00m
- 2.Kitchen**
2.85m x 1.00m
- 3.Master bathroom**
3.25m x 1.70m

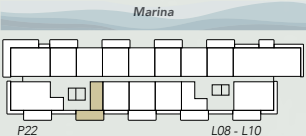
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Maximum gross sellable area

64.06 sq.m.

Minimum gross sellable area

47.75 sq.m.



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EXECUTIVE SUITE



ROOM SCHEDULE

- 1. **Bedroom**
3.90m x 4.35m
- 2. **Living/ Dining**
5.90m x 3.85m
- 3. **Bathroom**
3.25m x 1.70m
- 4. **Kitchen**
2.85m x 1m

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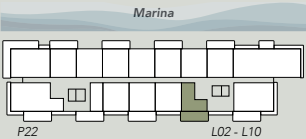


Maximum gross sellable area

83.31 sq.m.

Minimum gross sellable area

67.14 sq.m.



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1 BEDROOM STANDARD



ROOM SCHEDULE

1.Master bedroom 6.00m x 3.85m	4.Living / Dining 5.00m x 4.40m
2.WIC 1.40m x 2.00m	5.Kitchen 1.85m x 1.70m
3.Master bathroom 2.00m x 3.50m	6.Powder Room 1.60m x 2.05m

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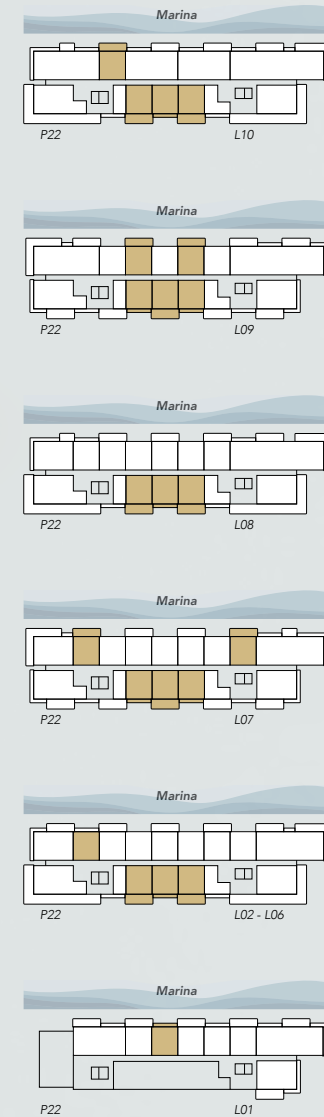


Maximum gross sellable area

104.62 sq.m.

Minimum gross sellable area

88.22 sq.m.



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1 BEDROOM LOFT



ROOM SCHEDULE

1.Living/ Dining 4.50m x 8.50m	4.Storage	7.Master Bathroom 2.30m x 3.70m
2.Kitchen 2.60m x 4.65m	5.Laundry 3.65m x 2.30m	
3.Powder Room 2.30m x 1.70m	6.Master Bedroom 4.00m x 4.00m	

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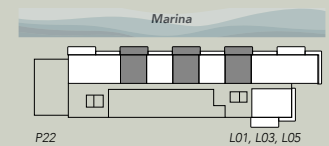
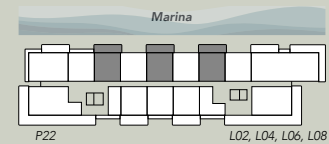
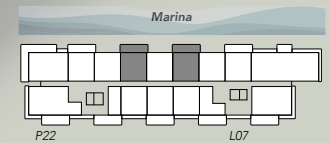


Maximum gross sellable area

144.14 sq.m.

Minimum gross sellable area

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2BEDROOM TYPE 1



ROOM SCHEDULE

1.Master bedroom 4.00m x 4.55m	4.Bedroom 4.05m x 4.45m	7.Kitchen 3.15m x 2.65m	10.Maid's Bath 2.10m x 1.85m
2.WIC 1.20m x 3.35m	5.Bathroom 1.75m x 2.65m	8.Powder Room 1.60m x 1.60m	
3.Master bathroom 3.30m x 3.20m	6.Living/ Dining 4.30m x 8.35m	9.Maid Room 2.15m x 3.10m	

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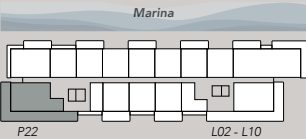


Maximum gross sellable area

253.00 sq.m.

Minimum gross sellable area

196.42 sq.m.



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2BEDROOM TYPE 2



ROOM SCHEDULE

1.Master bedroom 4.00m x 4.20m	4.Bedroom 4.00m x 4.00m	7.Kitchen 4.00m x 4.10m	10.Maid's Bath 2.10m x 1.40m
2.WIC 1.20m x 2.20m	5.Bathroom 1.75m x 2.65m	8.Powder Room 1.50m x 1.80m	
3.Master bathroom 3.30m x 3.55m	6.Living Dining 5.10m x 8.30m	9.Maid Room 2.15m x 3.1m	

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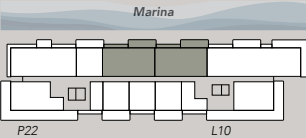
Maximum gross sellable area

189.96 sq.m.

Minimum gross sellable area

188.66 sq.m.

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2BEDROOM TYPE 3



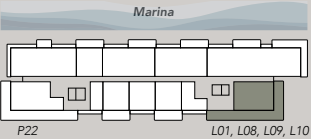
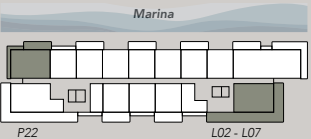
ROOM SCHEDULE

1.Master bedroom 3.95m x 4.4m	4.Bedroom 3.95m x 4.00m	7.Kitchen 3.40m x 3.00m
2.WIC 1.20m x 2.00m	5.Bathroom 1.80m x 3.00m	8.Powder Room 1.65m x 1.60m
3.Master bathroom 3.30m x 3.55m	6.Living/ Dining 6.25mx4.60m	9.Laundry & Storage 2.10m x 1.55m

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Maximum gross sellable area	230.87 sq.m.
Minimum gross sellable area	159.53 sq.m.



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3BEDROOM TYPE 1



ROOM SCHEDULE

1.Master bedroom 4.00m x 4.00m	4.Bedroom 4.00m x 4.00m	7.Bathroom 1.80m x 2.65m	10.Powder Room 1.60m x 2.20m	13.Maid's Bath 2.10m x 1.80m
2.WIC 1.20m x 2.20m	5.Bathroom 1.80m x 2.65m	8.Living/ Dining 5.20m x 8.70m	11.Laundry Room 2.10m x 2.60m	
3.Master bathroom 3.35m x 3.35m	6.Bedroom 4.00m x 4.00m	9.Kitchen 4.00m x 4.25m	12.Maid's Room 2.15m x 3.60m	

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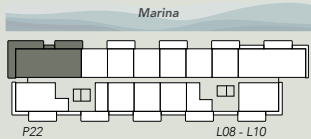
Maximum gross sellable area

281.82 sq.m.

Minimum gross sellable area

245.34 sq.m.

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3BEDROOM TYPE 2



ROOM SCHEDULE

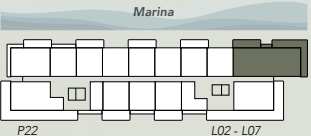
1.Master bedroom 3.95m x 4.15m	4.Study room 2.25m x 2.7m	7.Bedroom 3.95mx3.85m	10.Kitchen 4.15m x 4.2m	13.Powder Room 1.70m x 1.80m
2.WIC 1.20m x 2.20m	5.Bedroom 3.95m x 4.25m	8.Bathroom 1.80m x 2.65m	11.Maid Room 2.30m x 2.70m	14.Laundry 2.15m x 1.40m
3.Master bathroom 3.35m x 3.35m	6.Bathroom 1.80m x 2.65m	9.Living/ Dining 5.25mx8.70m	12.Maid's Bath 2.30m x 1.60m	

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Maximum gross sellable area 283.05 sq.m.

Minimum gross sellable area 247.21 sq.m.

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4BEDROOM

4BEDROOM



ROOM SCHEDULE

1.Master bedroom 5.5m x 4.00m	4.Master Bedroom Living 5.30m x 4.25m	7.Bathroom 1.80m x 2.70m	10.Bedroom 4.00mx3.85m	13.Kitchen 4.10m x 4.15m	16.Powder room 1.60m x 2.1m
2.Master bathroom 3.50m x 3.10m	5.Study room 2.20m x 2.85m	8.Bedroom 4.00mx4.05	11.Bathroom 1.80m x 2.65m	14.Maid Room 2.25m x 2.75m	17.Storage 2.00m x 3.90m
3.WIC 2.25m x 2.65m	6.Bedroom 4.00m x 4.05m	9.Bathroom 1.80m x 2.70m	12.Living/ Dining 5.2m x 8.70m	15.Maid's Bath 2.25m x 1.60m	18.Laundry 2.00m x 1.70m

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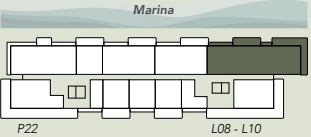
Maximum gross sellable area

373.79 sq.m.

Minimum gross sellable area

355.91 sq.m.

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ABU DHABI'S COASTAL GEM AWAITS.

Contact our team for any inquiries:
800-ICTReD (428733)
Discover more with just one click!
Visit our app.

Scan the QR code and embark on a
unique journey to enjoy an amazing
experience.



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