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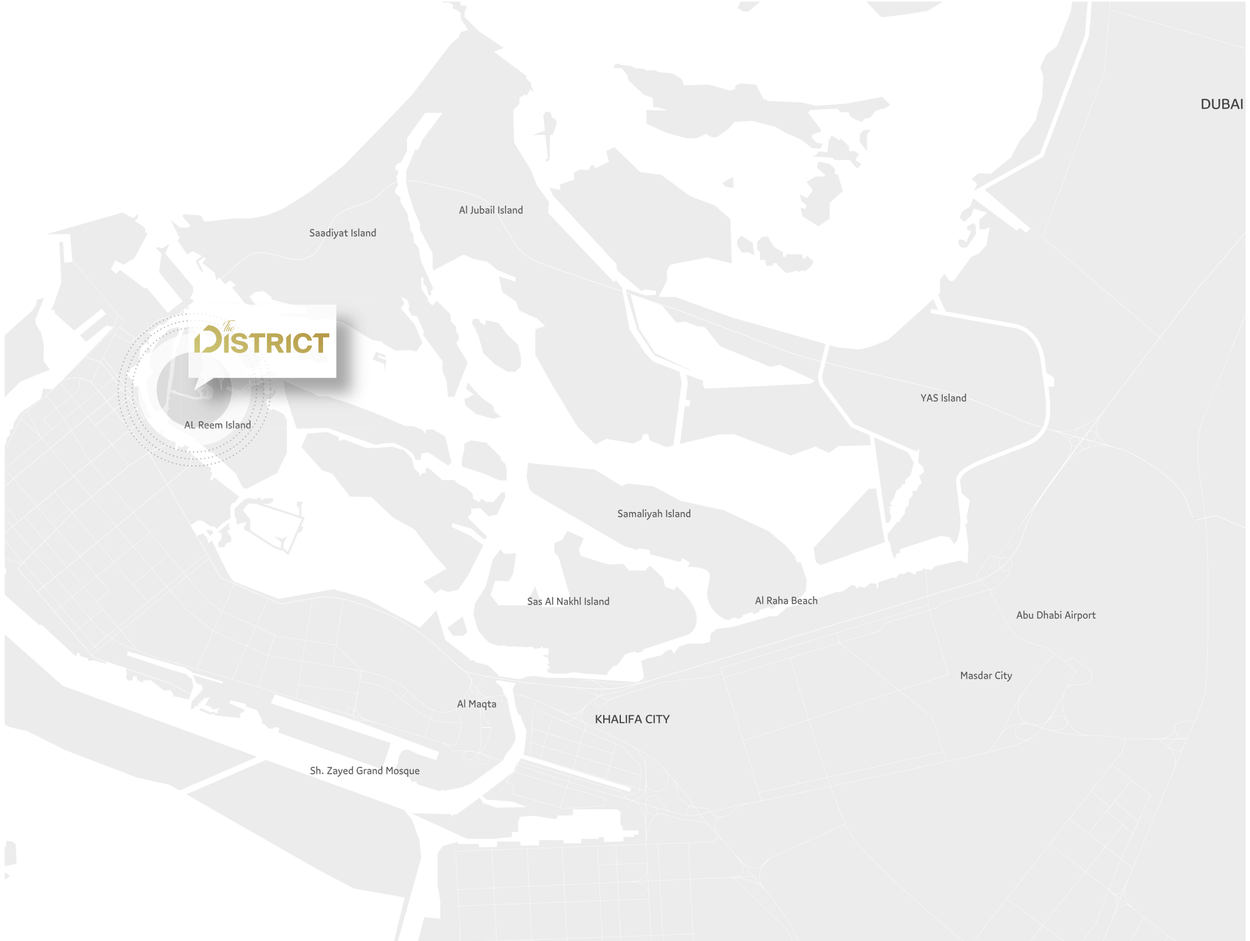
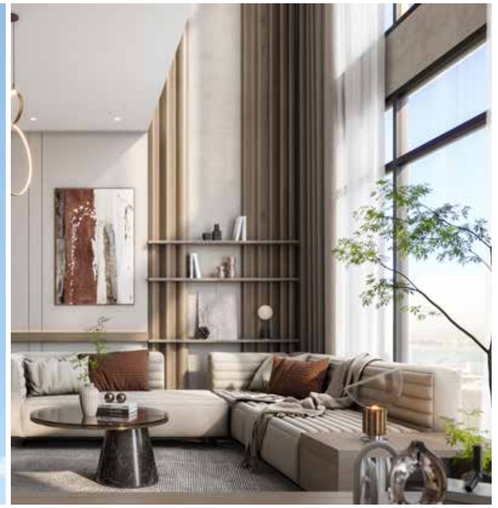
The DISTRICT





The District

Designed by the ocean — Inspired by the rhythm of the waves, this architectural masterpiece flows with the elegance of the waves and the dance of sunlight; a seamless blend of nature's artistry and human innovation, it stands as a tribute to fluidity, movement, and timeless design. More than just a structure, it is an experience—crafted for those who see beyond the horizon. Situated in a prime location—Al Reem Island, Abu Dhabi—Marlin II Tower is renowned for its modern architecture and seamless access to premium amenities, making it the ideal choice for those seeking a magical living experience. Crafted to harmonize with its coastal surroundings, the tower offers breathtaking waterfront views, sophisticated interiors, and a refined lifestyle that captures the essence of tranquility and elegance. Every detail, from the dynamic façade to the thoughtfully curated spaces, reflects its commitment to exceptional living, setting a new standard for contemporary waterfront residences in the heart of Abu Dhabi.

Amenities & Services

- 276 Private Parking Slots for units
- Large Swimming Pool
- Kids' Swimming Pool
- Gymnasium
- Kids Play Areas
- Shaded Seating Areas
- 4 Large Elevators
- 1 Service Elevator

Unit Mix

The District contains different units:

Each Tower (A-B): -106 Units of 1 Bedroom
110 Units of 2 Bedroom
73 Units of 3 Bedroom
07 Units of (4BR)Penthouses - 09 Units of (4BR) Duplex PH
Tower (C) : - 92 Units of 1 Bedroom
78 Units of 2 Bedroom
54 Units of 3 Bedroom
04 Units of (4BR) Penthouses
06 Units of (4BR) Duplex PH -Townhouses : - 30 Units of 4 Bedroom(TH)
Total No. of Units : 874 units

Location Features

05 minutes driving to Shams Boutik
06 minutes driving to Reem Mall
06 minutes driving to Abu Dhabi Mall
06 minutes driving to Cleveland Clinic Abu Dhabi
06 minutes driving to Galleria Mall
10 minutes walking to Al Reem Central Park
15 minutes driving to Downtown Abu Dhabi
15 minutes driving to Louvre Abu Dhabi
20 minutes driving to Saadiyat Island

Unit Features

- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- En-suite Bedrooms as per plan
- Built-in wardrobes in bedrooms
- Central air conditioning
- Vanity units & Mirrors
- Double glazed windows

Project Details

Type: Mixed Use Building (Residential - Offices - Commercial Retails - Clinic - Pharmacy - Sport Centers)
Plot Area : 14,603 sq.m
Total Parking : 1296
Total Height : 82.50 m
Total Units : 874 Residential unit
Levels : Basement + Ground + 3 Podiums + 23 Floors