



# Marlin II

## Project Summary

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 2 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.

## Project Details

- Type: Residential
- Plot Area : 4,067 sq.m
- Total Height : 78.40 m
- Total Units : 164
- Levels : Ground+ 3 Podiums + 16 Floor

## Amenities & Services

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

## Location Features

- 07 minutes driving to Shams Boutik
- 10 minutes driving to Reem Mall
- 12 minutes driving to Abu Dhabi Mall
- 13 minutes driving to Cleveland Clinic Abu Dhabi
- 13 minutes driving to Galleria Mall
- 15 minutes walking to Al Reem Central Park
- 15 minutes driving to Downtown Abu Dhabi
- 20 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
- Fully tiled bathrooms and guest toilets wherever applicable
- En-suite Bedrooms as per plan
- Double glazed windows
- Built-in wardrobes in bedrooms
- Shower in each bathroom
- Central air conditioning
- Vanity units & Mirrors
- Some bedrooms with private bathroom
- Satellite master antenna and fibre optic connection for high speed internet access

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## Unit Mix

Marlin2 Tower contains different units:

- Two Bedroom : 84 Apartments
- Three Bedroom : 61 Apartments
- Four Bedroom : 19 Apartments

**Total No. of Units : 164 units**

