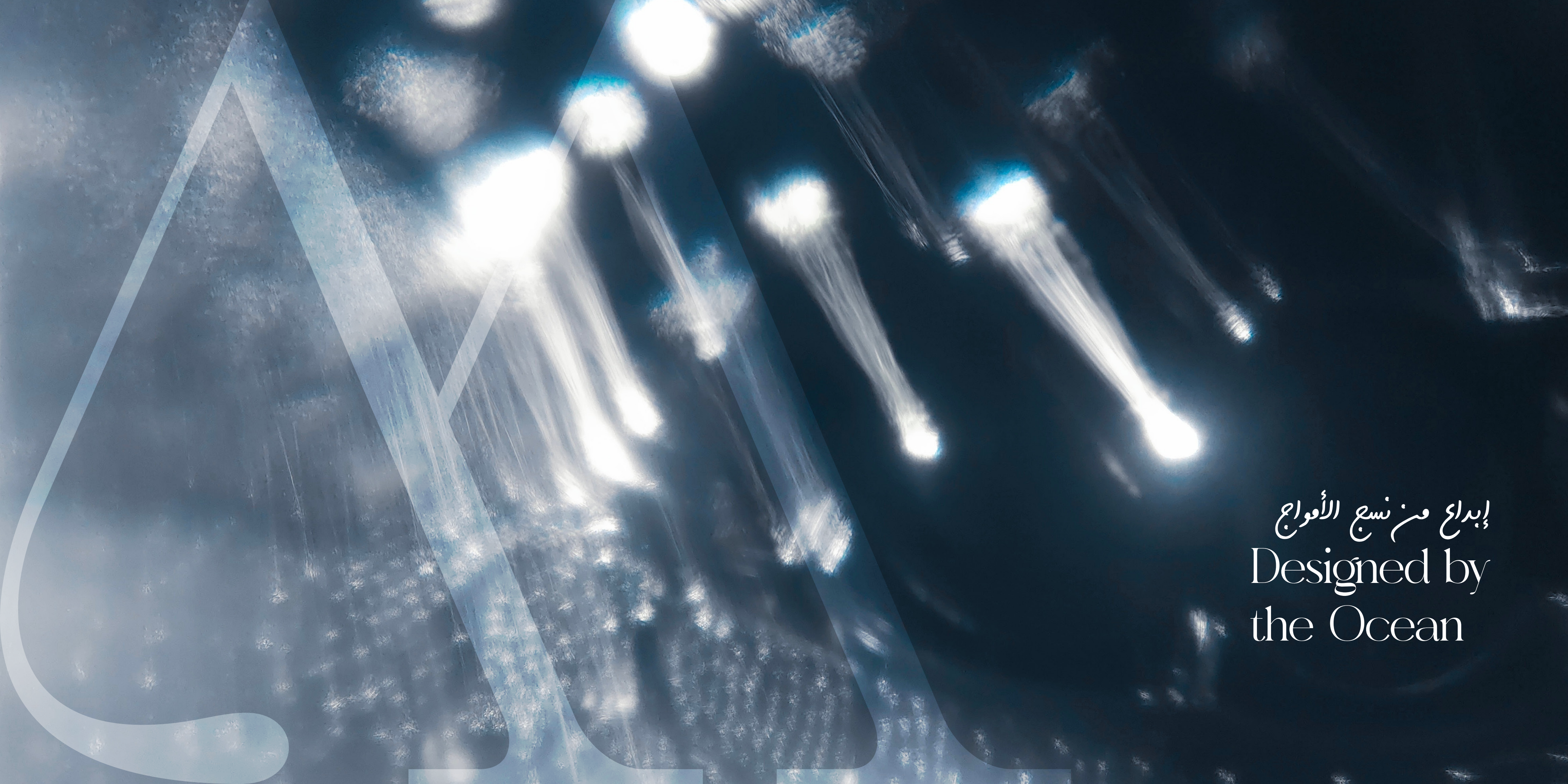




MarlinII

Designed by the Ocean



إبداع من نسج الأعواج
Designed by
the Ocean

REPORTAGE GROUP

Reportage Group is one of the largest private developers in the United Arab Emirates, with projects in UAE, Egypt, Turkey, Morocco, KSA, Uganda, Azerbaijan, Pakistan and upcoming international projects. We are focused and consistent in our objective to provide innovative, modern housing solutions that not only offer our investors an outstanding value but also provide the home buyers a safe place to live in. Our mission is to be amongst the most trusted real estate companies in the world by developing and providing homes that are equally elegant and accessible and provide you with a sense of belonging. We look forward to the upcoming years, and aspire to expand our real estate business globally.

Building legacies in UAE and beyond since 2014

مجموعة ريبورتاج

تمثل مجموعة ريبورتاج واحدةً من أكبر مطوري العقارات الخاصة في دولة الإمارات العربية المتحدة بمشروعات قائمة في أبوظبي ودبي و مصر و تركيا و المغرب و السعودية و أوغندا و أذربايجان و باكستان، ومشاريع دولية أخرى ضمن الخطة.

وتركز الشركة في هدفها المتمثل في تقديم حلول إسكان مبتكرة وحديثة وبأسعار مناسبة للجميع، وهي حلول من شأنها أن توفر قيمة متميزة للمستثمرين، و تجربة معيشية استثنائية لعملائها.

تتمثل مهمة ريبورتاج في أن تكون أولى شركات العقارات الأكثر ثقة في العالم، وذلك من خلال تطوير و توفير منازل تجمع بين الأناقة و العملية و متاحة للجميع، و تمنح ساكنيها الشعور بالانتماء. نتطلع بثقة إلى الأعوام القادمة ونطمح إلى توسيع نطاق أعمالنا العقارية على مستوى العالم.

إرث يبني في الإمارات و دولياً منذ 2014



REPORTAGE, OWN YOUR STORY

ريپورتاج

At Reportage Group, we’re proud to be one of the largest private real estate developers in the United Arab Emirates, with projects spanning the UAE, Egypt, Turkey, Saudi Arabia, Uganda, Azerbaijan, Pakistan, and more international markets on the way.

Our focus is clear and consistent: to deliver innovative, sustainable and accessible modern housing solutions that provide outstanding value for investors and a safe, welcoming home for everyone. Our mission is to be among the most trusted real estate companies in the world, developing homes that are both modern and attainable, while fostering a true sense of belonging. We’re excited for what the future holds and remain committed to expanding our footprint across the globe.

تتميّز مجموعة ريبورتاج، بكونها من أكبر شركات التطوير العقاري الخاصة في دولة الإمارات العربية المتحدة. وتمتدّ مشاريعها عبر الإمارات ومصر وتركيا والمملكة العربية السعودية وأوغندا وأذربيجان وباكستان، مع خطة للتوسّع في مشاريع دولية جديدة.

مهمة المجموعة راسخة وواضحة: تطوير منازل عصرية، مبتكرة ومستدامة، تمنح المستثمر تجربة سكنية فاخرة وآمنة ومريحة.

تتمحور رؤيتنا في جعل «ريبورتاج» من بين أكثر شركات التطوير العقاري ثقة عالمياً، من خلال تطوير وتقديم وحدات سكنية فاخرة ومتاحة للجميع، تمنح أصحابها شعوراً بالانتماء. ونتطلّع بحماس إلى ما يحمله المستقبل، وملتزم بتوسيع مشاريعنا على المستوى العالمي.

جزيرة الريم

بموقعها المتميز على بعد حوالي 600 متر من الساحل الشمالي الشرقي لأبو ظبي، توفر جزيرة الريم رفاة الحياة في قلب المدينة و بعيداً عن الصخب.

مع وجود ثلاثة جسور تربط جزيرة الريم بوسط مدينة أبوظبي، فإن الموقع المميز للمجتمع المطل على الواجهة البحرية و الذي يسهل الوصول إليه يجعلها واحدة من أكثر الأماكن رواجاً للعيش في عاصمة الإمارات العربية المتحدة. بالإضافة إلى قربها من وسط المدينة، فهي تقع أيضًا بالقرب من الحي المالي - جزيرة المارية ، ومركز الثقافة-جزيرة السعديات، وجميع الطرق الرئيسية.

تم تصنيف جزيرة الريم كواحدة من أفضل المجتمعات للعيش والاستثمار في أبو ظبي، بتبنيها أسلوب حياة «العمل واللعب و العيش».

AL REEM ISLAND

Located around 600 metres off the north-eastern coast of Abu Dhabi, Al Reem Island offers the luxury of city life without its hustle and bustle.

With three bridges connecting Al Reem Island to Downtown Abu Dhabi, the waterfront community's accessible location makes it one of the most popular places to live in the UAE capital. As well as its close proximity to the city centre, it is also situated near to the financial district - Al Maryah Island, culture hub Saadiyat Island and all the major roadways.

Al Reem Island is categorized as one of the best communities for living and investment in Abu Dhabi, adopting a “work play live” lifestyle.





الحياة بين يديك

Life within Reach

- 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



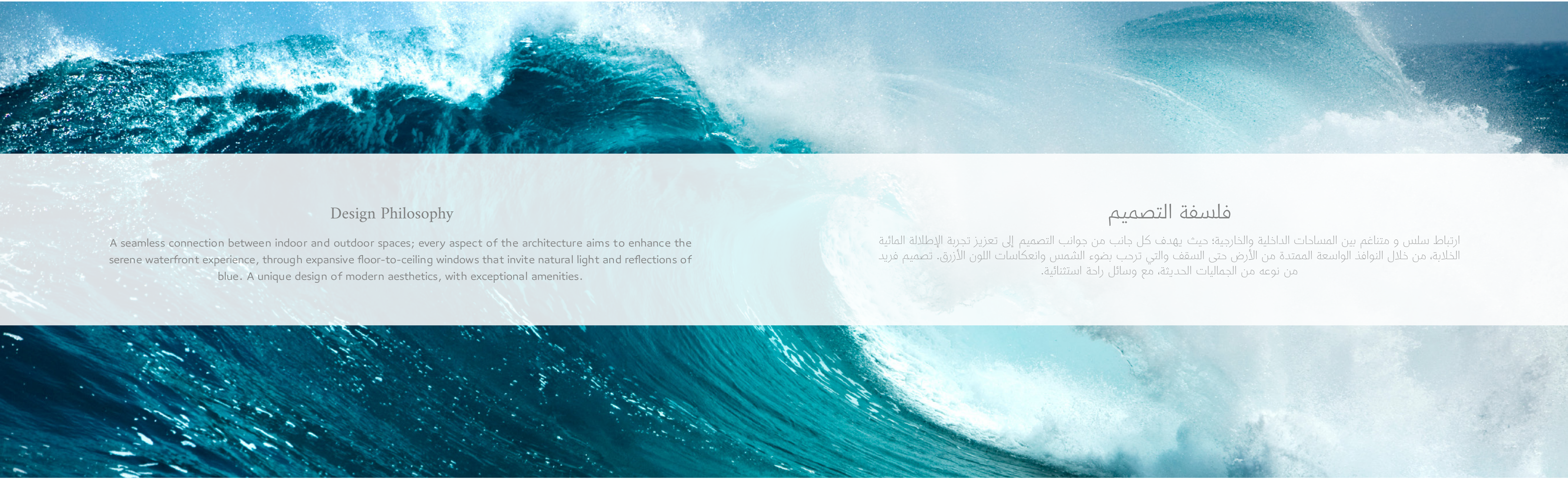
مارلين II

من وحي إيقاع الأمواج، تتناغم هذه التحفة المعمارية مع سحر الأمواج وتمايل أشعة الشمس؛ اندماج بلا حدود بين إبداع الطبيعة وابتكار الإنسان، يتألق كمثال حي للسلاسة، والحركة، وتصميم لا يعرف الزمن. فهو أكثر من مجرد مبنى، هو تجربة حسية - صُنِعَ لأولئك الذين يتطلعون إلى ما وراء الأفق.

MARLIN II

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.





Design Philosophy

A seamless connection between indoor and outdoor spaces; every aspect of the architecture aims to enhance the serene waterfront experience, through expansive floor-to-ceiling windows that invite natural light and reflections of blue. A unique design of modern aesthetics, with exceptional amenities.

فلسفة التصميم

ارتباط سلس و متناغم بين المساحات الداخلية والخارجية؛ حيث يهدف كل جانب من جوانب التصميم إلى تعزيز تجربة الإطلالة المائية الخلابة، من خلال النوافذ الواسعة الممتدة من الأرض حتى السقف والتي ترحب بضوء الشمس وانعكاسات اللون الأزرق. تصميم فريد من نوعه من الجماليات الحديثة، مع وسائل راحة استثنائية.

CONTEMPORARY ART, CRAFTED TO INSPIRE

An exclusive collection of 2-4 bedroom apartments
that redefine luxury living



فن معاصر، يشعل الإلهام
مجموعة مميزة من الشقق 2-4 غرف تقدم مفهوماً
جديداً لحياة الرفاهية.





منزلهنغ الأواج، فضيها لك

DESIGNED BY THE WAVES,
MADE FOR YOU

حياة تنساب في تناغم، حيث كل
يوم هو ذكرى لا تنسى

WHERE LIFE FLOWS FLAWLESSLY, AND
EVERY DAY IS A DAY TO REMEMBER



مسيح بلا حدود..

متعة لا تنتهي

INFINITY POOL..
ENDLESS PLEASURE





حيث الرفاهية هي العنوان
WHERE LUXURY IS THE KEYWORD

جمال يتألق برداء ساحر
مساحات واسعة تنبض بالحياة تنساب فيها أشعة الشمس

A MAGICAL TOUCH OF GLAMOUR

Airy spaces where sunlight leads the way





حيث يكمن الرقي في أدق التفاصيل
WHERE EVERY DETAIL IS
A STATEMENT OF CLASS

وسائل راحة بمستوى عالمي World-Class Amenities

- | | |
|---------------------------------------|-------------------------|
| - 276 Private Parking slots for units | - 276 موقف خاص للوحدات |
| - Swimming Pool | - حمام سباحة كبير |
| - Kids' Swimming Pool | - حمام سباحة للأطفال |
| - Gymnasium | - صالة للألعاب الرياضية |
| - Kids' Play Areas | - مناطق لعب للأطفال |
| - Shaded Seating Areas | - مناطق جلوس مظلة |
| - 4 Large Elevators | - 4 مصاعد كبيرة |
| - 1 Service Elevator | - 1 مصعد خدمات |





مميزات الوحدة
Unit Features

- شرفات/ تراسات خاصة وفقاً لمخطط الوحدة
 - خزانات مطبخ و كونترتوب
 - حمامات مكسوة بالكامل، حمامات خاصة و حمامات للضيوف عند الإمكان
 - حمام خاص في بعض الغرف وفقاً لمخطط الوحدة
 - نوافذ زجاجية مزدوجة
 - خزانات ملابس بغرف النوم
 - دش استحمام في كل حمام
 - تكييف هواء مركزي
 - وحدات تخزين و مرايا
 - مستقبل قمر صناعي رئيسي و وصلات ألياف ضوئية لإنترنت عالي السرعة
-
- 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
 - Satellite master antenna system and fiber optic connection for high-speed internet access



Project Details

النوع: سكني
مساحة الأرض: 4,067 متر مربع
إجمالي الارتفاع: 78.40 متر
عدد الوحدات: 164
عدد الطوابق: طابق أرضي + 3 بوديوم + 16 طابق علوي

Type: Residential
Plot Area: 4,067 sq.m
Total Height: 78.40 m
Total No. of Units: 164
Levels: Ground + 3 Podiums + 16 Floors

Unit Mix

Marlin 2 offers a variety of unit types

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

Total No. of Units: 164 Units
يقدم مارلين 2 مجموعة متنوعة
من الوحدات

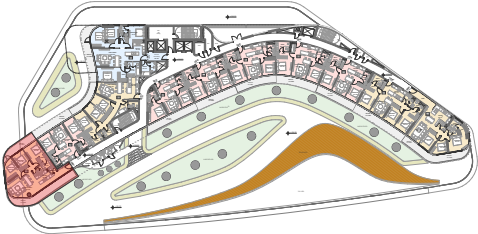
غرفتين: 84 شقة
ثلاث غرف: 61 شقة
أربع غرف: 19 شقة

إجمالي عدد الوحدات: 164 وحدة

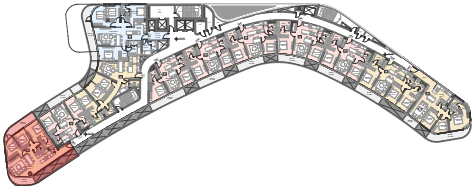


UNIT TYPES

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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



3BR | Type A

4th Floor, Typical Floor (5th to 17th)

Internal Area	105.65 sqm.
Outdoor Area	43.62 sqm. , 28.47 sqm.
Total Area	149.27 sqm. , 134.12 sqm.

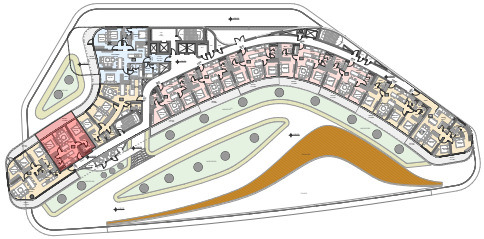
Note: Outdoor Area varies.

MARLIN 2

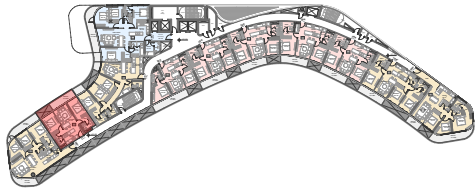
24-06-2025

Revision 05

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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



2BR | Type A

4th Floor, Typical Floor (5th to 17th)

Internal Area	71.39 sqm.
Outdoor Area	16.84 sqm. , 12.15 sqm.
Total Area	88.23 sqm. , 83.54 sqm.

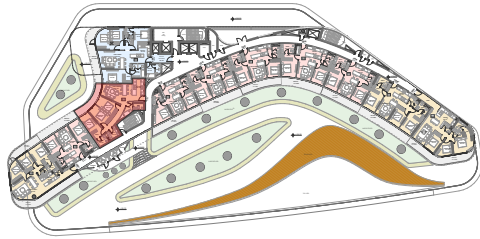
Note: Outdoor Area varies.

MARLIN 2

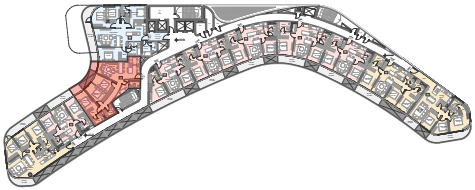
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



3BR | Type B

4th Floor, Typical Floor (5th to 17th)

Internal Area	113.40 sqm.
Outdoor Area	14.67 sqm. , 8.97 sqm.
Total Area	128.07 sqm. , 122.37 sqm.

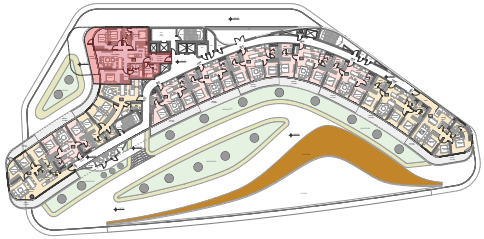
Note: Outdoor Area varies.

MARLIN 2

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Revision 05

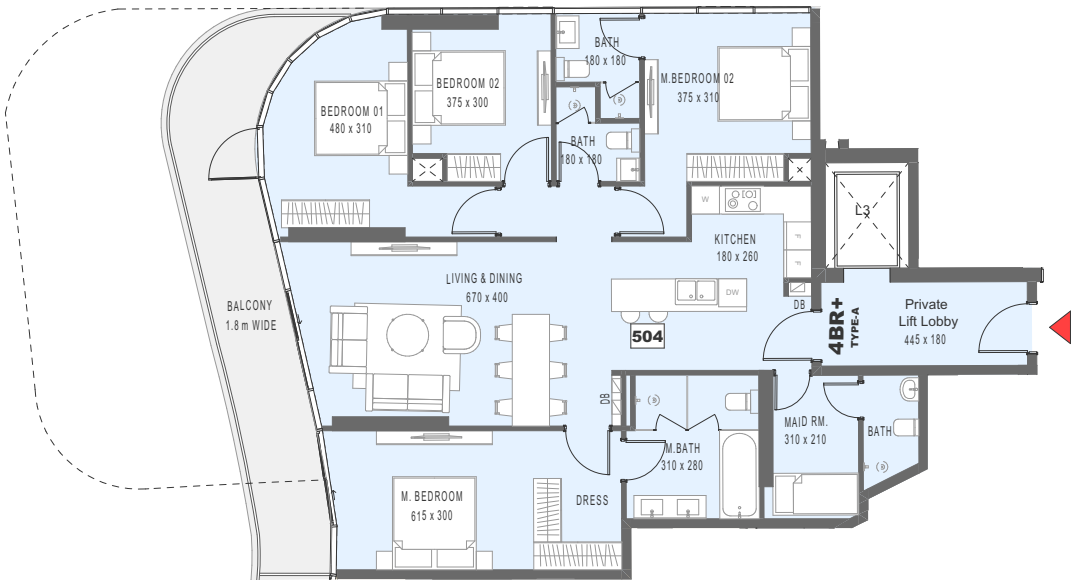
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



4BR | Type A

4th Floor, Typical Floor (5th to 17th)

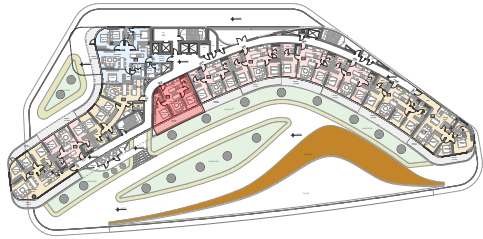
Internal Area	148.41 sqm.
Outdoor Area	23.41 sqm.
Total Area	171.82 sqm.

MARLIN 2

24-06-2025

Revision 05

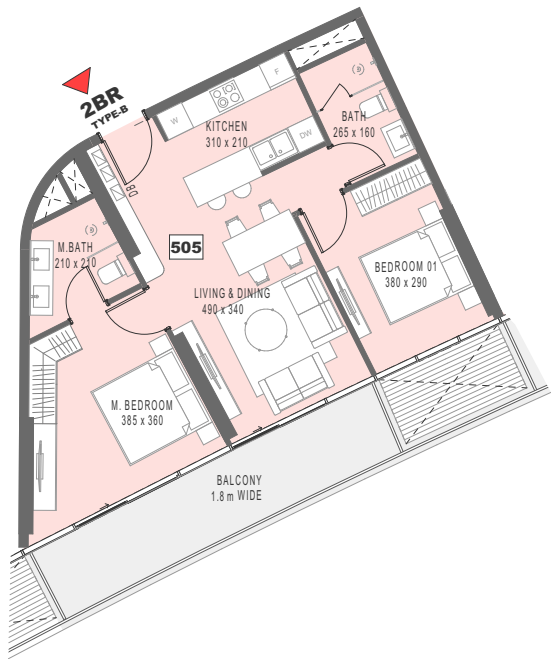
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



2BR | Type B

4th Floor, Typical Floor (5th to 17th)

Internal Area	68.42 sqm.
Outdoor Area	21.29 sqm. , 16.15 sqm.
Total Area	89.71 sqm. , 84.57 sqm.

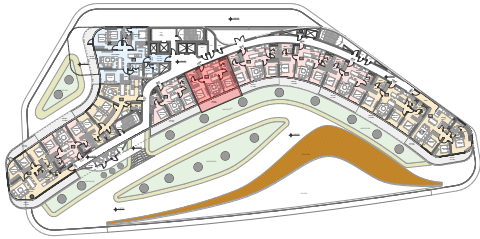
Note: Outdoor Area varies.

MARLIN 2

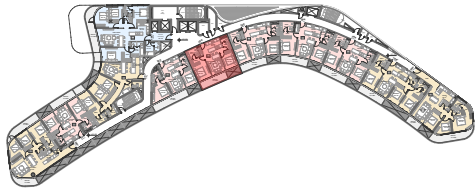
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Revision 05

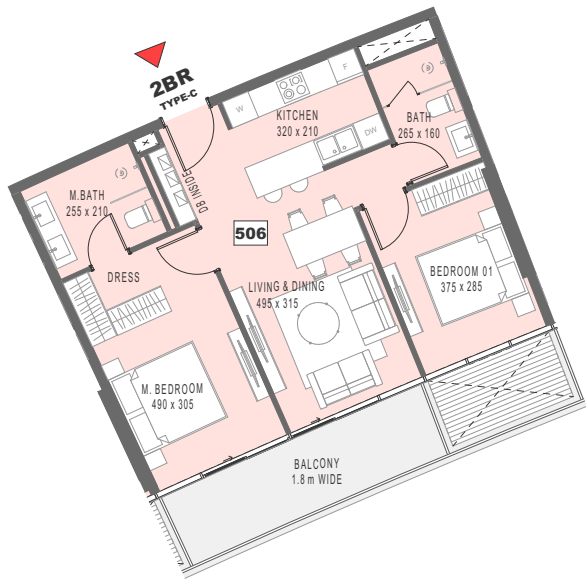
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



2BR | Type C

4th Floor, Typical Floor (5th to 17th)

Internal Area	68.40 sqm.	
Outdoor Area	16.43 sqm. ,	12.25 sqm.
Total Area	84.83 sqm. , 80.65 sqm.	

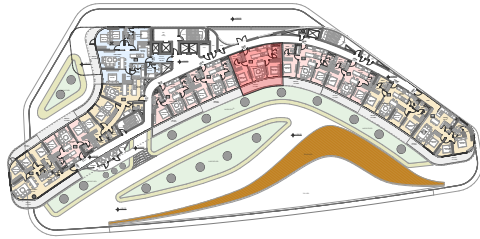
Note: Outdoor Area varies.

MARLIN 2

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Revision 05

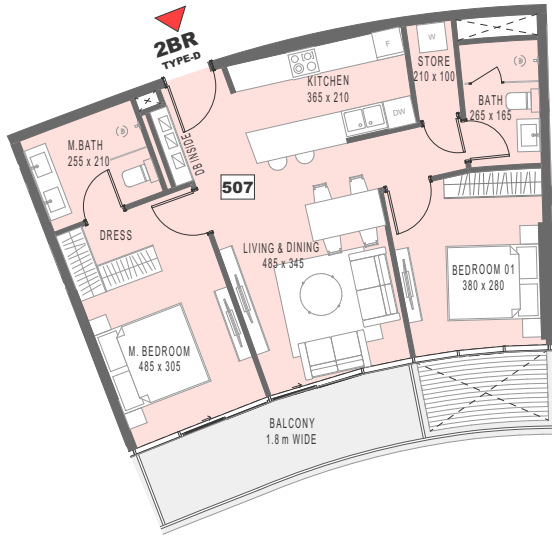
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



2BR | Type D

4th Floor, Typical Floor (5th to 17th)

Internal Area	75.58 sqm.	
Outdoor Area	16.12 sqm. ,	12.12 sqm.
Total Area	91.70 sqm. , 87.70 sqm.	

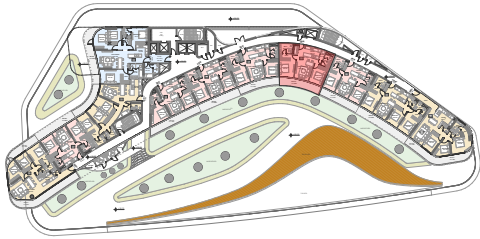
Note: Outdoor Area varies.

MARLIN 2

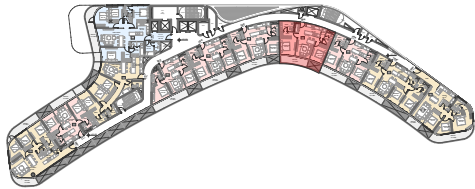
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Revision 05

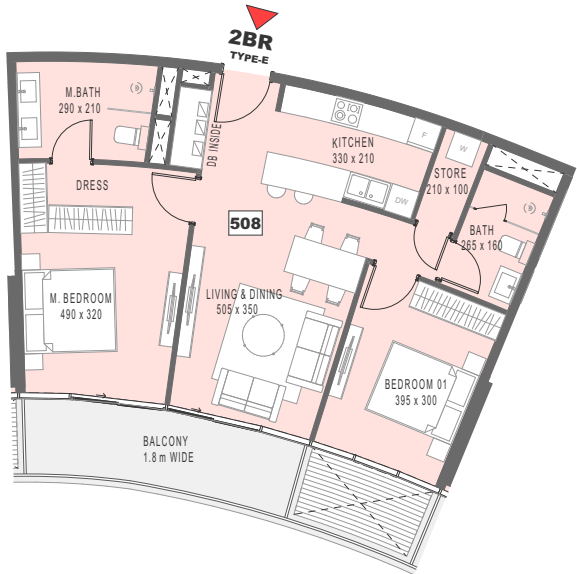
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



2BR | Type E

4th Floor, Typical Floor (5th to 17th)

Internal Area	78.64 sqm.
Outdoor Area	15.90 sqm. , 11.92 sqm.
Total Area	94.54 sqm. , 90.56 sqm.

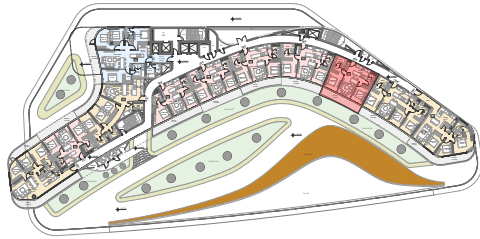
Note: Outdoor Area varies.

MARLIN 2

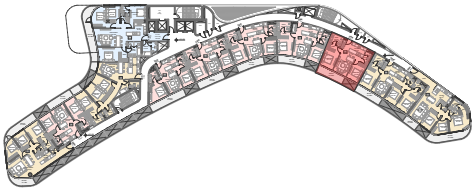
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



2BR | Type F

4th Floor, Typical Floor (5th to 17th)

Internal Area	72.58 sqm.
Outdoor Area	16.49 sqm. , 12.36 sqm.
Total Area	89.07 sqm. , 84.94 sqm.

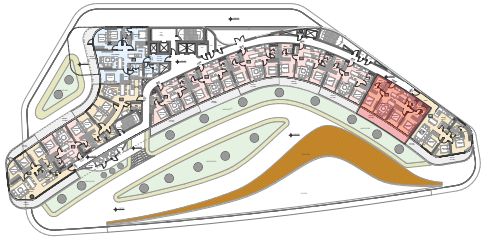
Note: Outdoor Area varies.

MARLIN 2

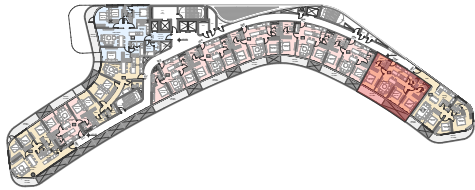
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Revision 05

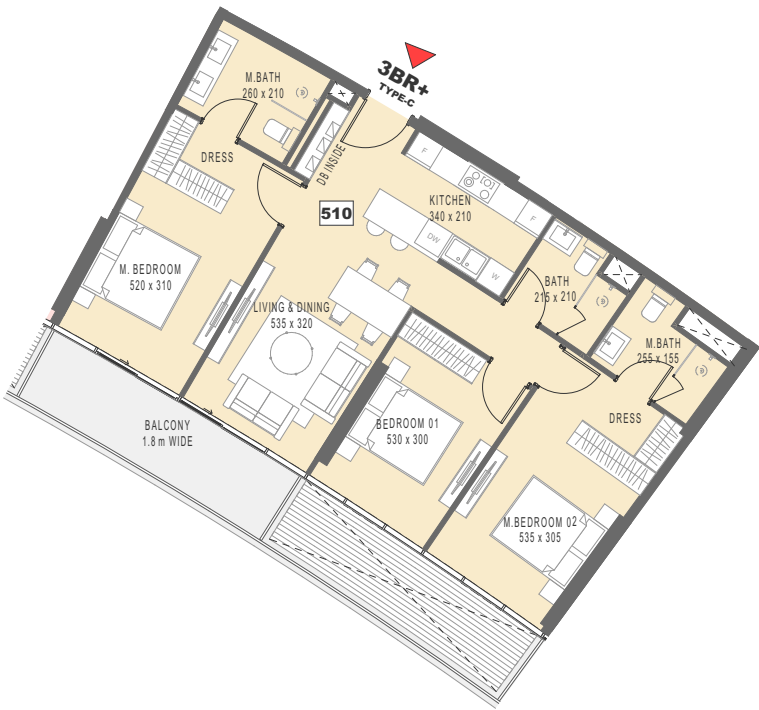
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



3BR | Type C

4th Floor, Typical Floor (5th to 17th)

Internal Area	99.29 sqm.
Outdoor Area	22.09 sqm. , 13.25 sqm.
Total Area	121.38 sqm. , 112.54 sqm.

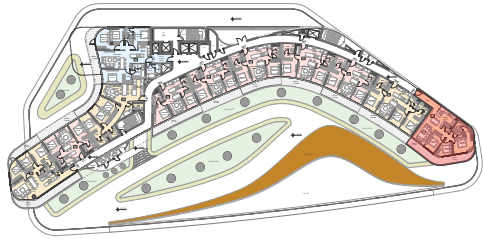
Note: Outdoor Area varies.

MARLIN 2

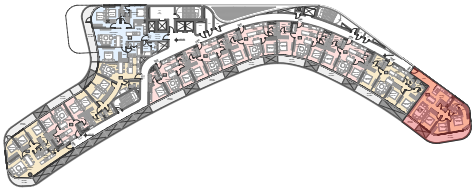
24-06-2025

Revision 05

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



3BR | Type D

4th Floor, Typical Floor (5th-13th , 15th-17th)

Internal Area	108.28 sqm.
Outdoor Area	28.17 sqm. , 23.86 sqm.
Total Area	136.45 sqm. , 132.14 sqm.

Note: Outdoor Area varies.

MARLIN 2

24-06-2025

Revision 05

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MARLIN 2

24-06-2025Revision 05

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3BR | Type D
14th Floor

Internal Area	108.28 sqm.
Outdoor Area	23.86 sqm.
Total Area	132.14 sqm.



KEY PLAN - 14th Floor

MARLIN 2

24-06-2025Revision 05

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4BR | Type B
18th Floor

Internal Area	218.86 sqm.
Outdoor Area	293.42 sqm.
Total Area	512.28 sqm.



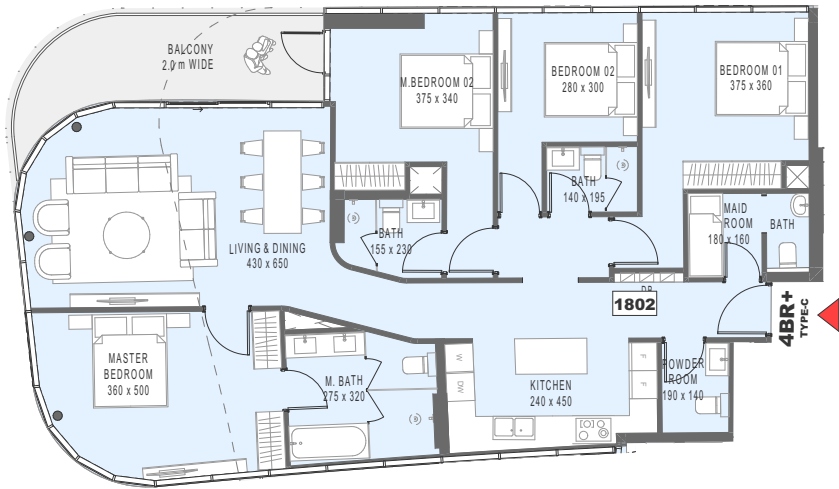
KEY PLAN - 18th Floor



KEY PLAN - 18th Floor



KEY PLAN - 19th Floor



4BR | Type C

18th Floor, 19th Floor

Internal Area	144.97 sqm. , 146.05 sqm.
Outdoor Area	13.69 sqm. , 16.33 sqm.
Total Area	158.66 sqm. , 162.38 sqm.

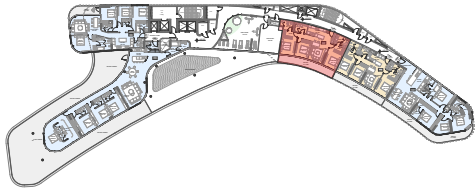
Note: Indoor & Outdoor Area varies.

MARLIN 2

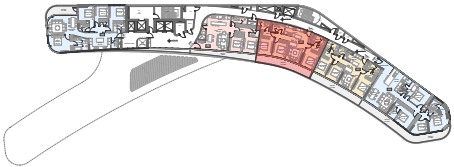
24-06-2025

Revision 05

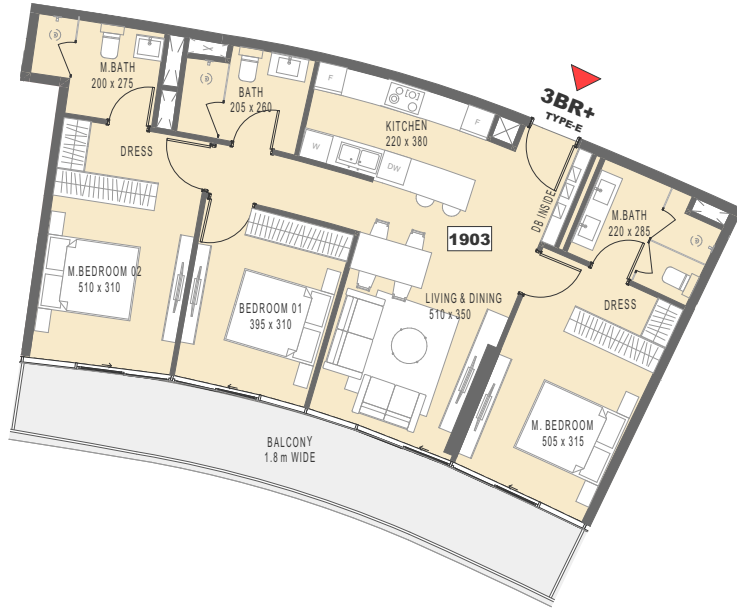
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KEY PLAN - 18th Floor



KEY PLAN - 19th Floor



3BR | Type E

18th Floor, 19th Floor

Internal Area	102.86 sqm.
Outdoor Area	22.25 sqm. , 21.95 sqm.
Total Area	125.11 sqm. , 124.81 sqm.

Note: Outdoor Area varies.

MARLIN 2

24-06-2025

Revision 05

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KEY PLAN - 18th Floor



3BR | Type F

18th Floor, 19th Floor

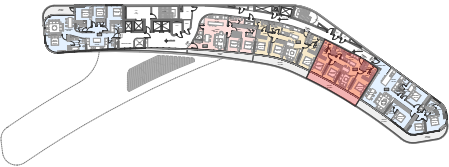
Internal Area	97.33 sqm.
Outdoor Area	21.88 sqm.
Total Area	119.21 sqm.

MARLIN 2

24-06-2025

Revision 05

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KEY PLAN - 19th Floor



4BR | Type D

18th Floor, 19th Floor

Internal Area	163.66 sqm.
Outdoor Area	39.35 sqm.
Total Area	203.01 sqm.



KEY PLAN - 18th Floor

MARLIN 2

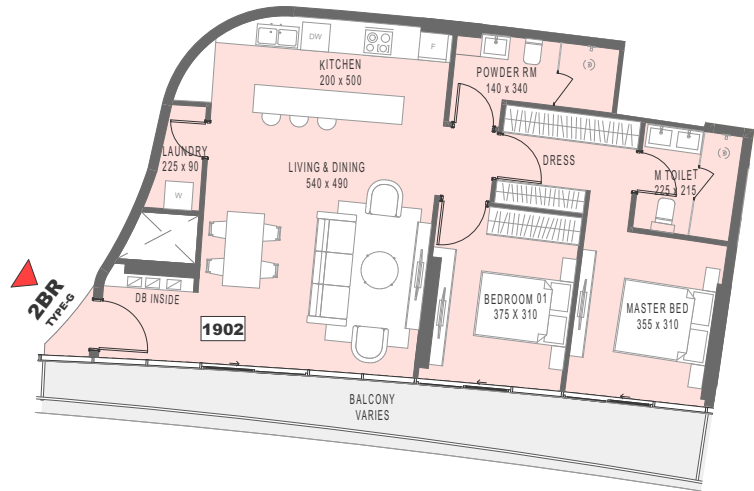
24-06-2025

Revision 05

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KEY PLAN - 19th Floor



2BR | Type G

19th Floor

Internal Area	93.13 sqm.
Outdoor Area	19.87 sqm.
Total Area	113.00 sqm.

MARLIN 2

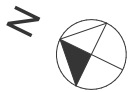
24-06-2025

Revision 05

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FLOOR PLANS

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1 4th FLOOR
SCALE 1:150

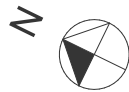
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- 4 BEDROOM UNITS

MARLIN 2

24-06-2025

Revision 05

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1 TYPICAL FLOOR (5th-13th, 15th-17th)
SCALE 1:150

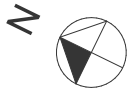
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- 4 BEDROOM UNITS

MARLIN 2

24-06-2025

Revision 05

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1 14th FLOOR
SCALE 1:150

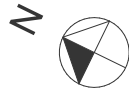
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- 4 BEDROOM UNITS

MARLIN 2

24-06-2025

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1 18th FLOOR
SCALE 1:150

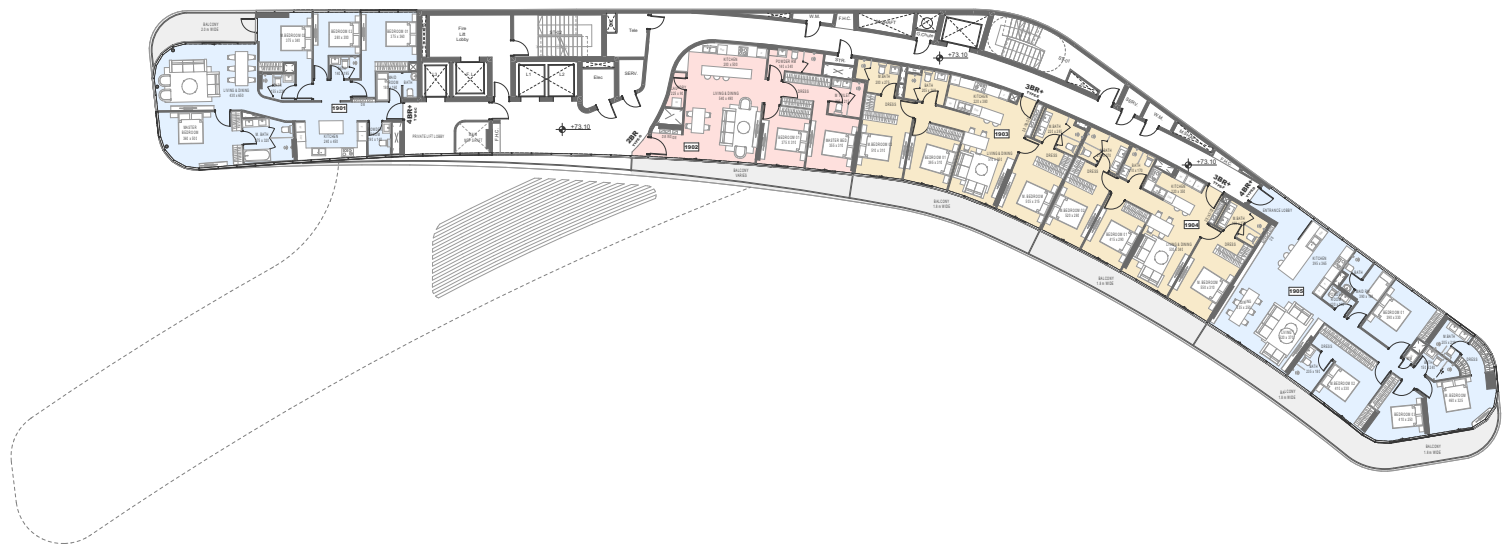
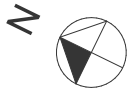
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- 4 BEDROOM UNITS

MARLIN 2

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1 19th FLOOR
SCALE 1:150

- 2 BEDROOM UNITS
- 3 BEDROOM UNITS
- 4 BEDROOM UNITS

MARLIN 2

24-06-2025 Revision 05

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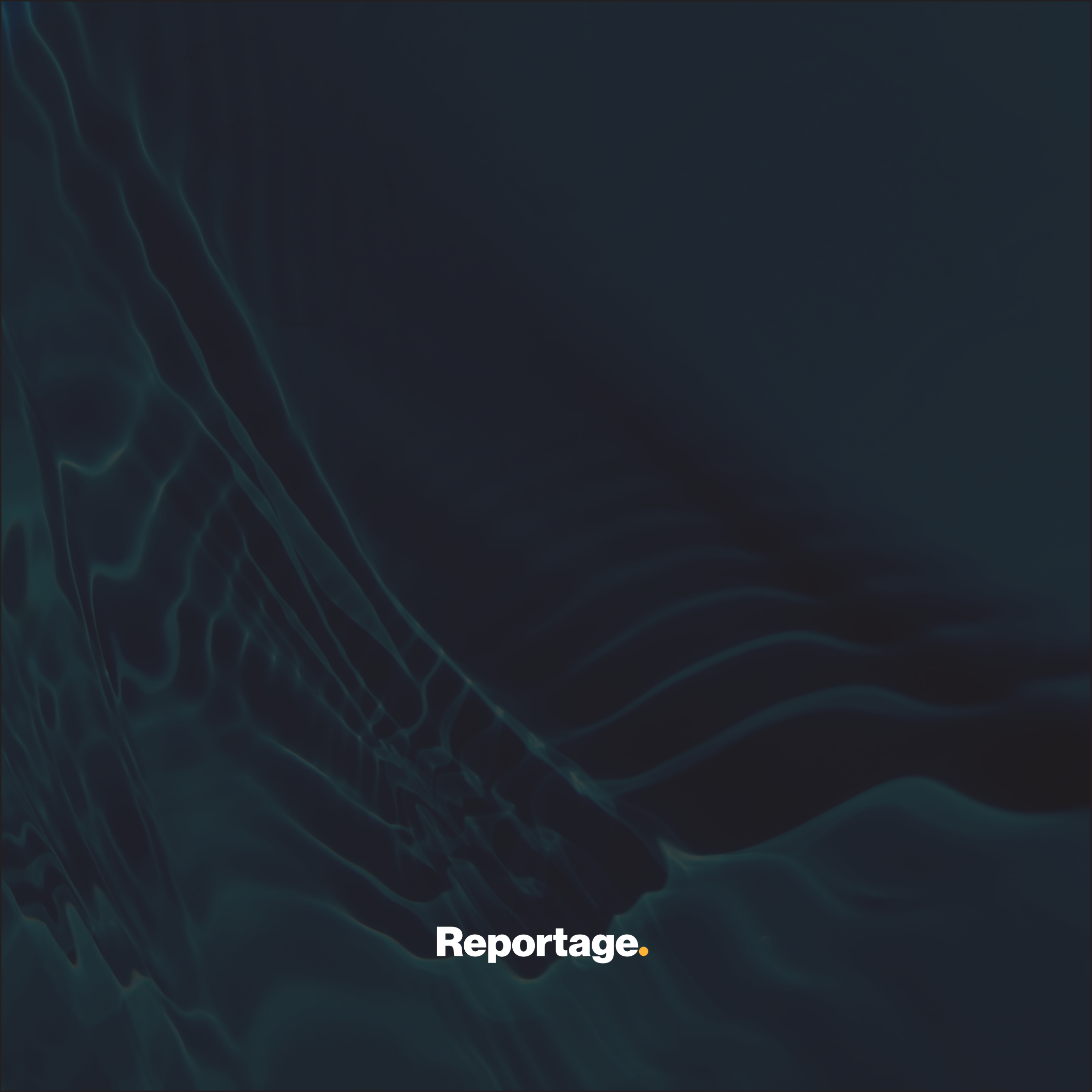
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