



HELVETIA
MARINE

Unit Layouts & Floor Plans

DUBAI ISLANDS



Urban Comfort, Coastal Lifestyle

Helvetia Marine brings together the best of coastal and urban living, tailored to the needs of diverse residents and lifestyles.

With perfectly composed layouts and timeless design, each one-, two-, or three-bedroom apartment combines smart spatial planning, sun-filled interiors, and a true sense of openness.

Townhouse and Garden Residences

This exclusive collection features two-bedroom duplex apartments and residences with private gardens.

Designed to embody refined living, they offer a harmonious blend of everyday luxury, privacy, and comfort.

Unit Layouts

1-Bedroom Residence

Type 1

Thoughtfully designed to maximize space and comfort, this residence opens onto a generous terrace surrounded by greenery — creating a seamless transition between indoor sophistication and outdoor serenity.

Apartment Size

from 1,242.92 sq ft to 1,579.72 sq ft
from 115.47 sq m to 146.76 sq m

Apartment Number

With garden: 102; 104
With the same suite layout: 202; 205; 302; 305;
402; 405; 502; 505; 602; 605; 702; 704; 802; 804



1-Bedroom Residence

Type 2

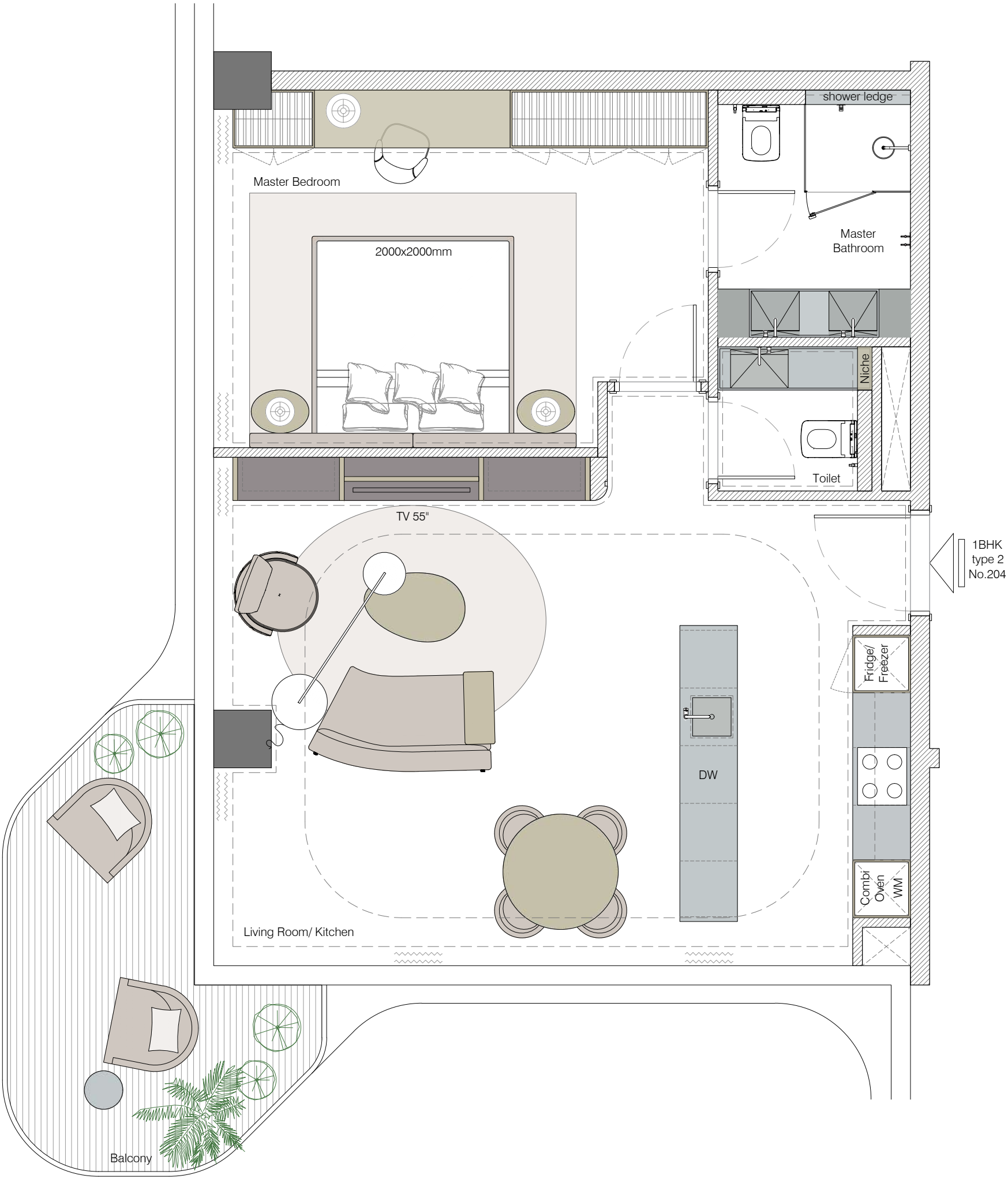
Bathed in natural light, this sun-filled home offers an airy layout with excellent flow. A corner balcony invites you to enjoy open views and peaceful moments throughout the day.

Apartment Size

from 802.88 sq ft to 861.65 sq ft
from 74.59 sq m to 146.76 sq m

Apartment Number

204; 304; 404; 504; 604



1-Bedroom Residence

Type 3

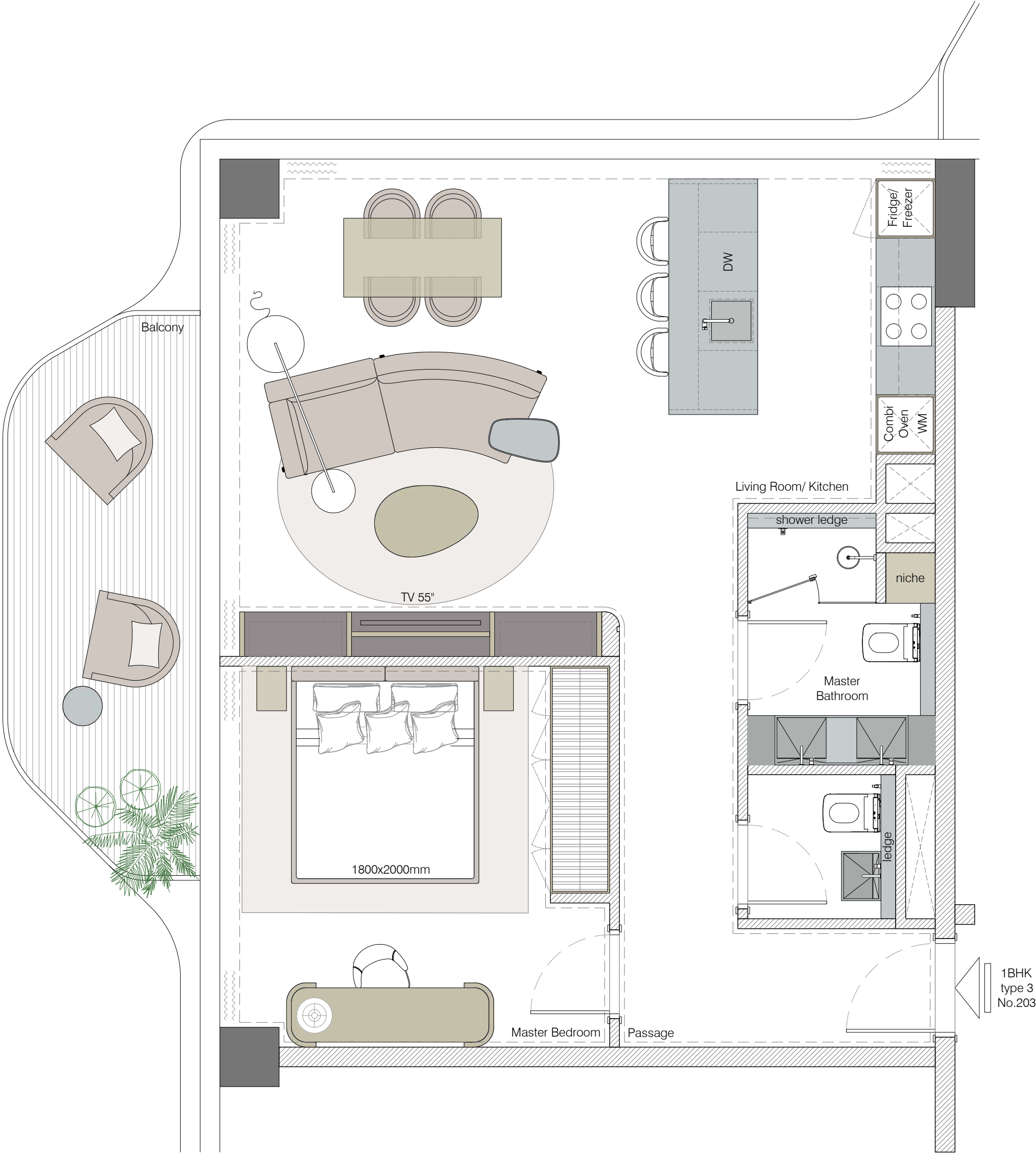
A smart layout complemented by stylish design — this apartment brings together comfort, openness, and light in perfect proportion.

Apartment Size

from 802.88 sq ft to 861.65 sq ft
from 74.59 sq m to 146.76 sq m

Apartment Number

203; 303; 403; 503; 603



2-Bedroom Residence

Type 1 - Duplex Apartment

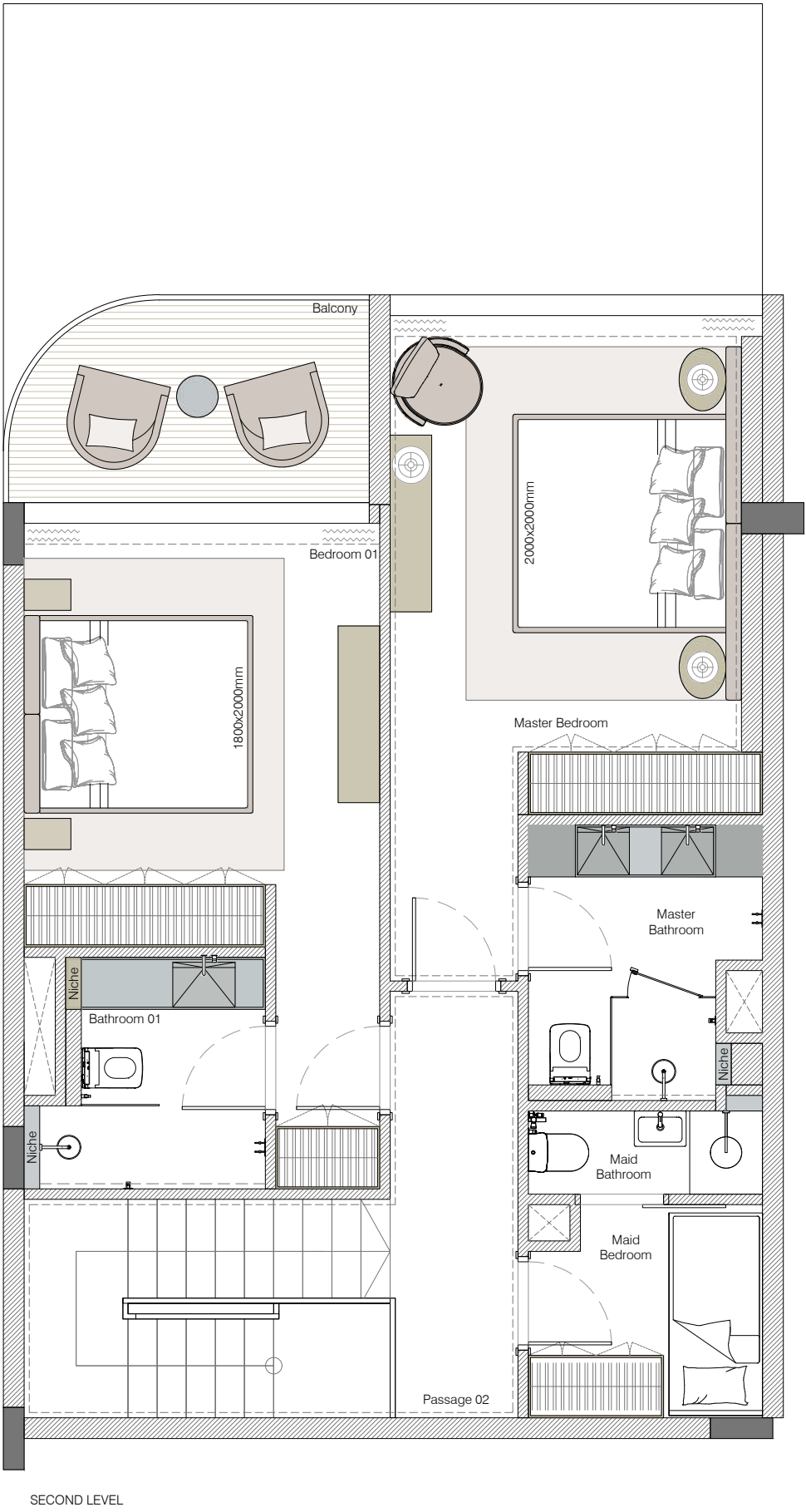
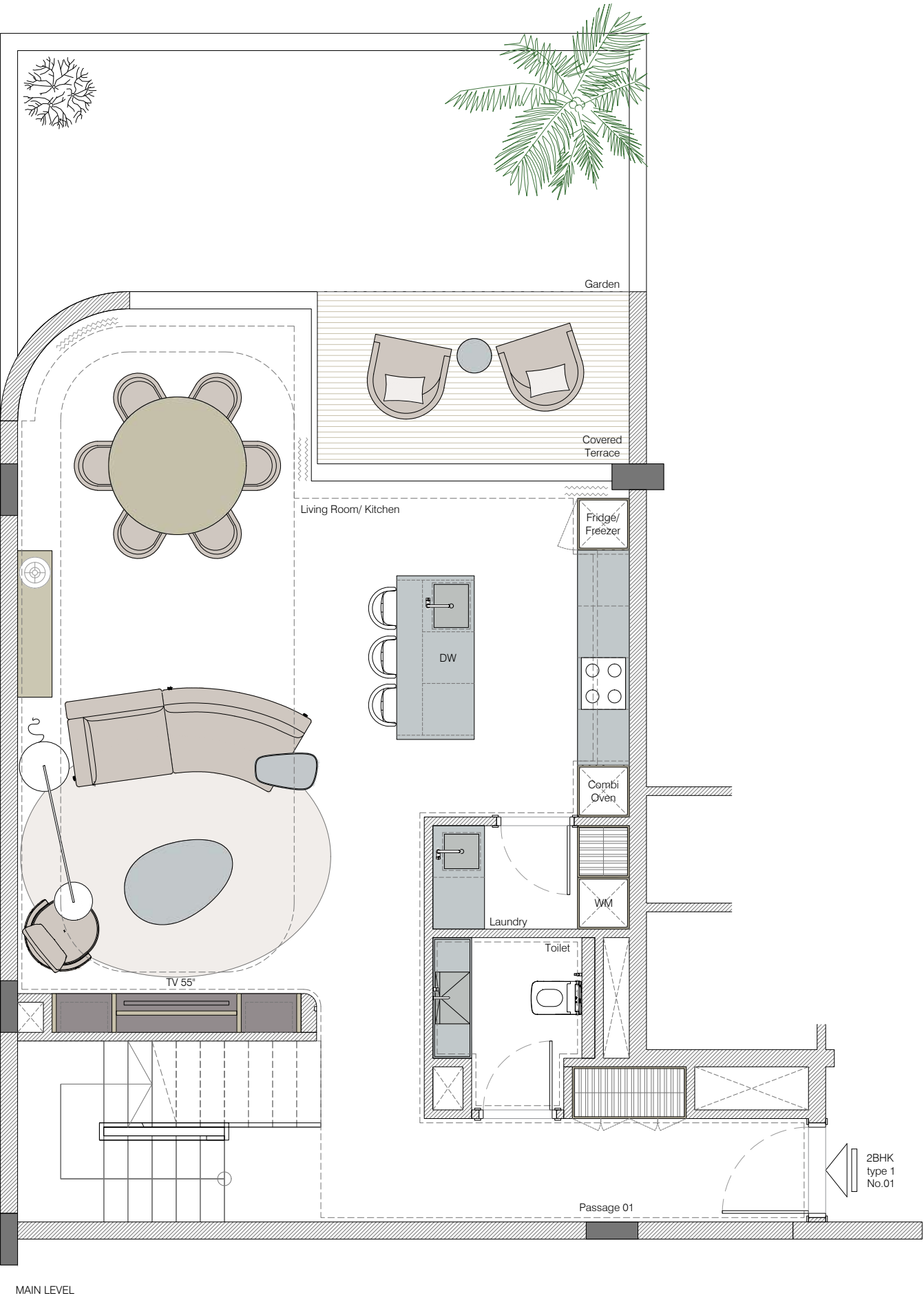
Experience elevated living across two meticulously designed levels. The ground floor features a spacious living and dining area that opens onto a private garden with a coveted terrace — perfect for entertaining or relaxing. Upstairs, the bedrooms offer privacy and comfort, complete with access to a balcony for tranquil outdoor moments and a maid’s room.

Apartment Size

from 1,593.92 sq ft to 1,757.10 sq ft
from 148.08 sq m to 163.24 sq m

Apartment Number

01; 05



2-Bedroom Residence

Type 2

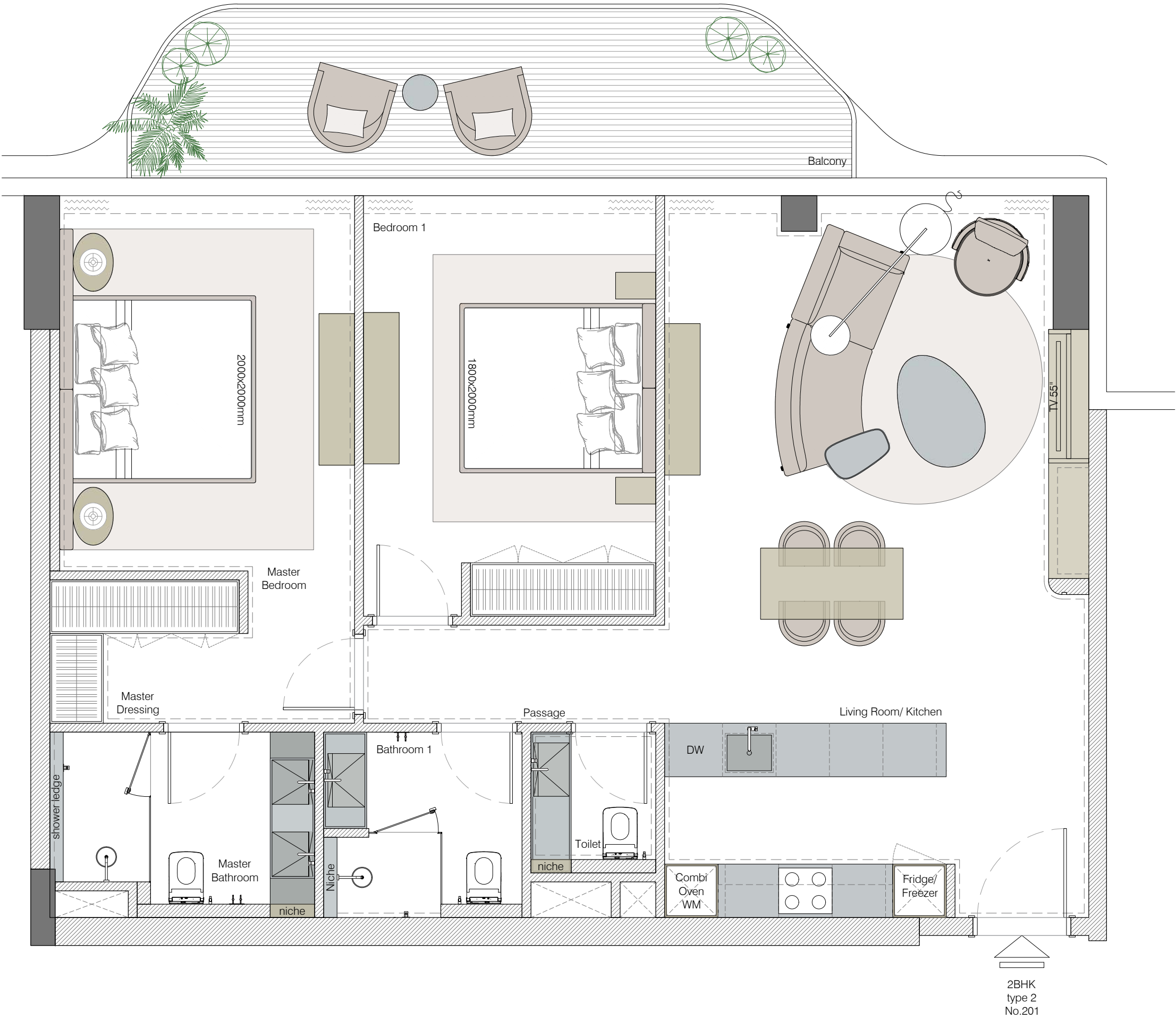
Spacious, well-zoned interiors ideal for couples or young families seeking harmony in everyday living.

Apartment Size

from 1,147.01 sq ft to 1,444.74sq ft
from 106.56 sq m to 134.22 sq m

Apartment Number

101; 201; 301; 401; 501; 601; 701; 801



2-Bedroom Residence

Type 3

This well-balanced residence combines smart spatial planning with a sense of openness and light. The result is a stylish, contemporary home that feels both spacious and inviting.

Apartment Size

from 1,147.01 sq ft to 1,444.74sq ft
from 106.56 sq m to 134.22 sq m

Apartment Number

207; 307; 407; 507; 607; 208; 308; 408; 508; 608



3-Bedroom Residence

Type 1

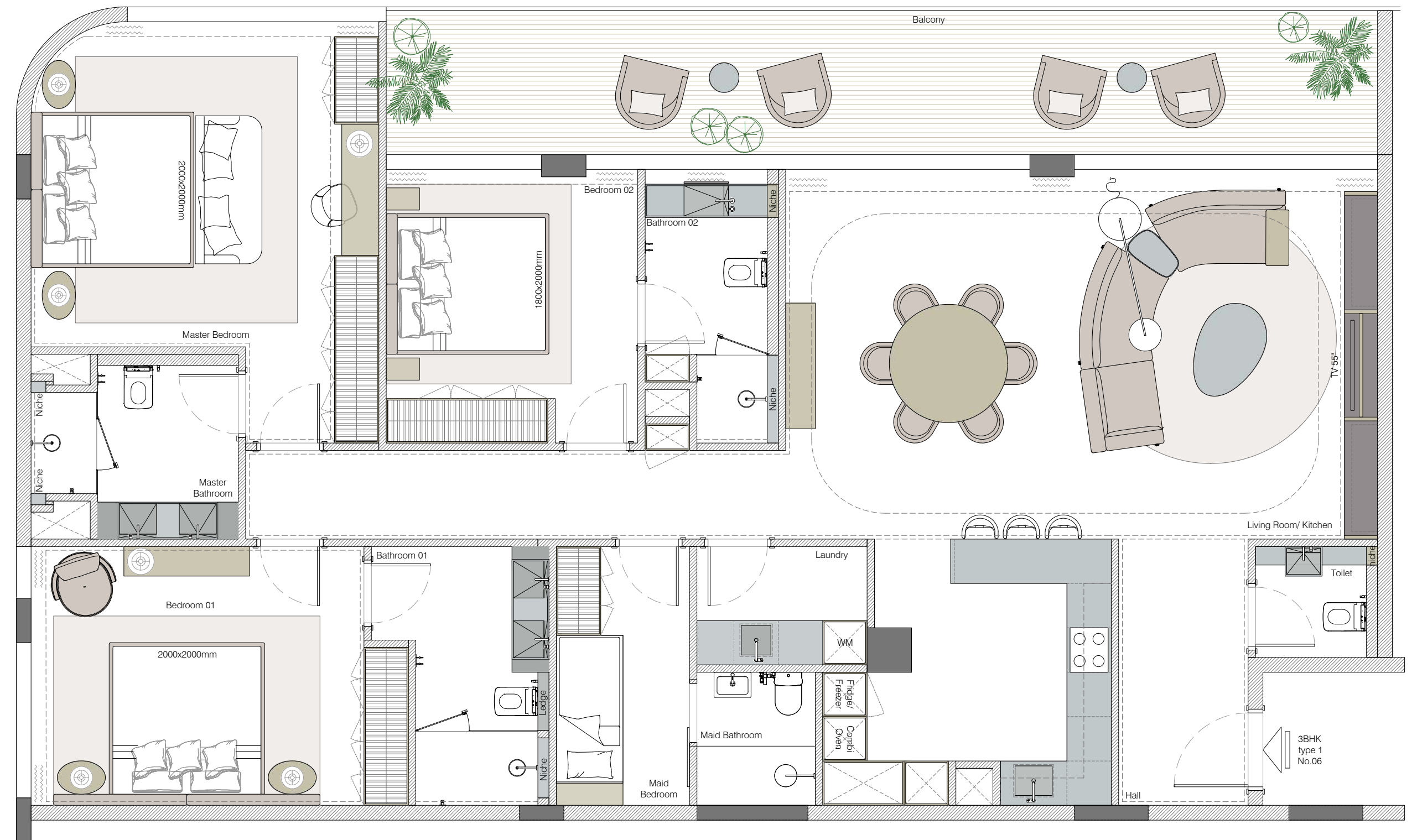
Generous dimensions with perfect composition and flow ensure a superior home for growing families. In addition to three bedrooms, the apartment includes a maid's room, while a large balcony stretches seamlessly across the living and sleeping areas, bringing a continuous outdoor connection to everyday life.

Apartment Size

from 1,722.24 sq ft to 2,090.80 sq ft
from 160 sq m to 194.24 sq m

Apartment Number

06; 07



3-Bedroom Residence

Type 2

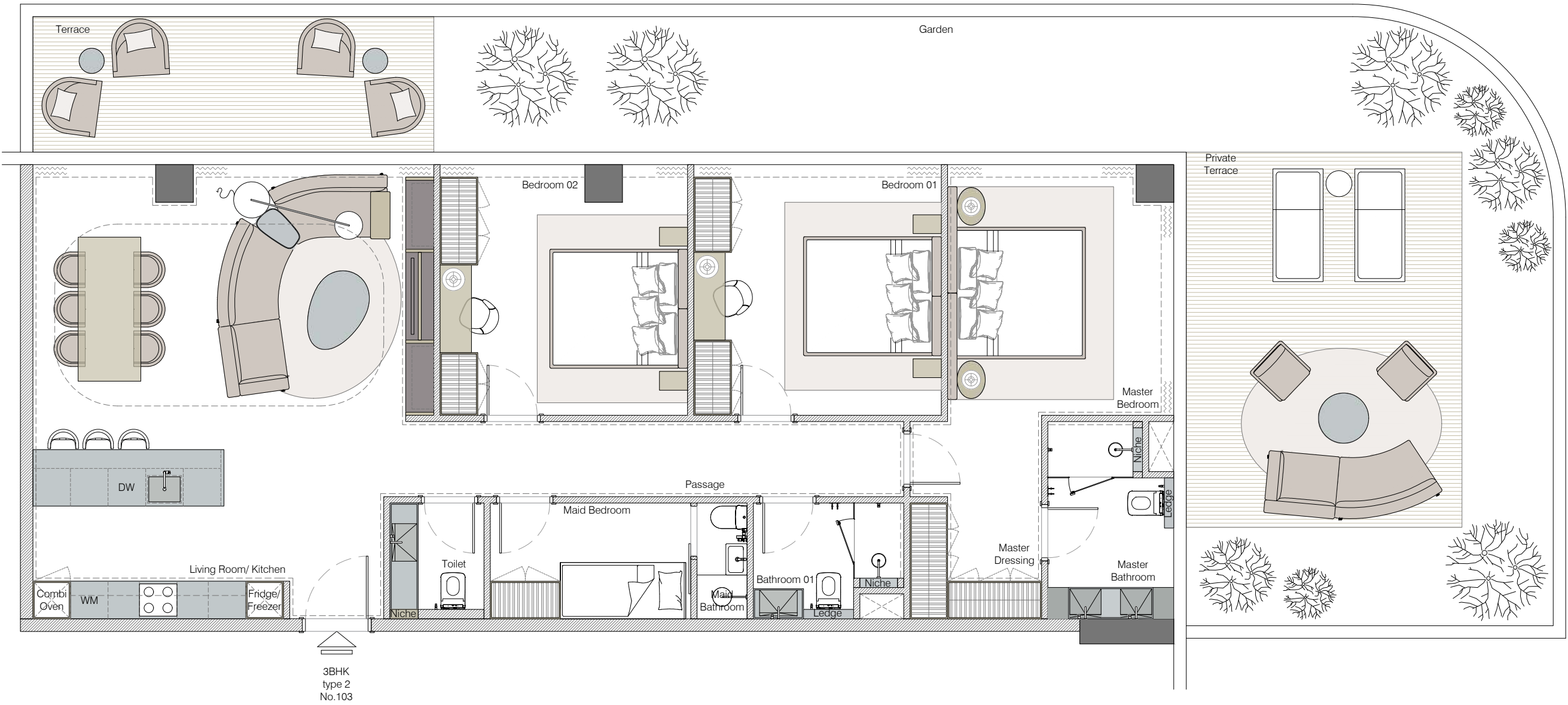
This spacious 3-bedroom home with maid's room belongs to a limited collection of garden apartments, offering superior comfort. Enjoy serene garden views and the luxury of two private terraces that extend your living space outdoors—perfect for family gatherings or peaceful moments of retreat.

Apartment Size

2,592.18 sq ft
240.82 sq m

Apartment Number

103



3-Bedroom Residence

Type 3

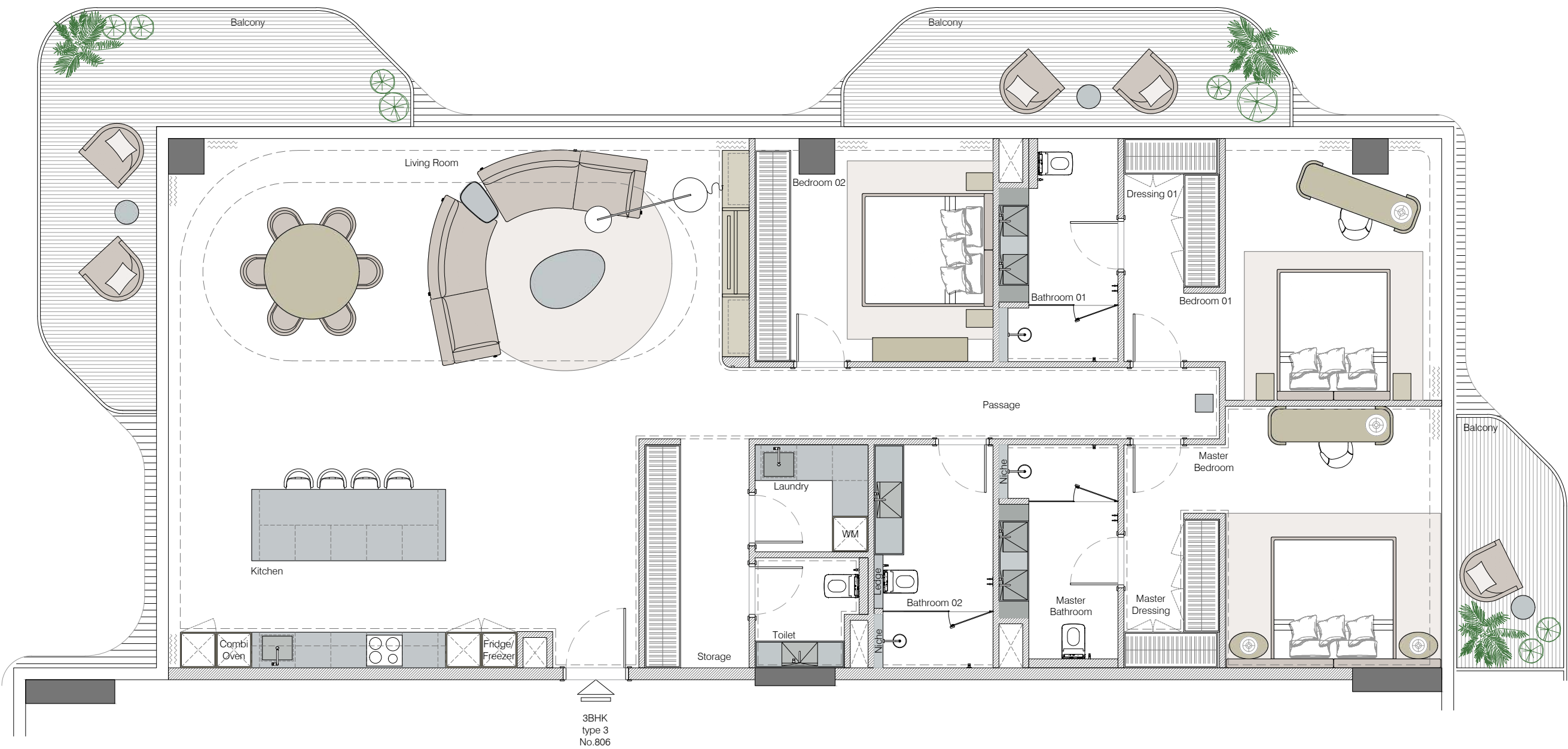
Bright, airy, and exceptionally well laid out, this 3-bedroom residence offers natural flow and generous space throughout. With three balconies every corner of the home connects to the outdoors.

Apartment Size

from 2,435.14 sq ft to 2,574.43 sq ft
from 226.23 sq m to 239.17 sq m

Apartment Number

706; 806



Floor Plans

FLOOR PLAN
GROUND FLOOR

2 BR duplex - lower level

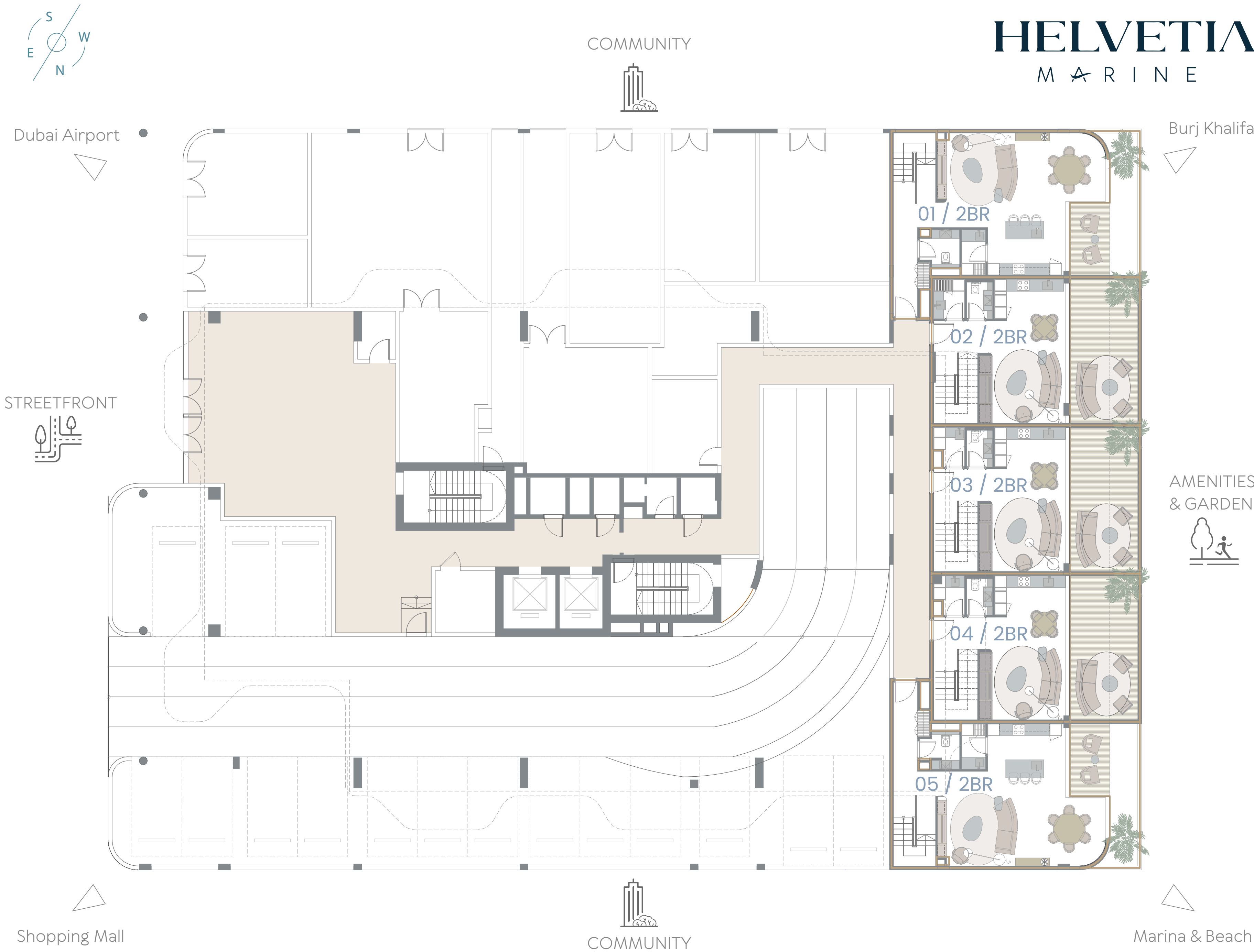
01 / 2BR
Units: 001
Saleable size: 163.24 sq.m / 1757.12 sq.ft

02 / 2BR
Units: 002
Saleable size: 149.14 sq.m / 1605.67 sq.ft

03 / 2BR
Units: 003
Saleable size: 148.78 sq.m / 1601.46 sq.ft

04 / 2BR
Units: 004
Saleable size: 148.08 sq.m / 1593.93 sq.ft

05 / 2BR
Units: 005
Saleable size: 162.69 sq.m / 1751.20 sq.ft



FLOOR PLAN

PODIUM 1

2 BR duplex - upper level

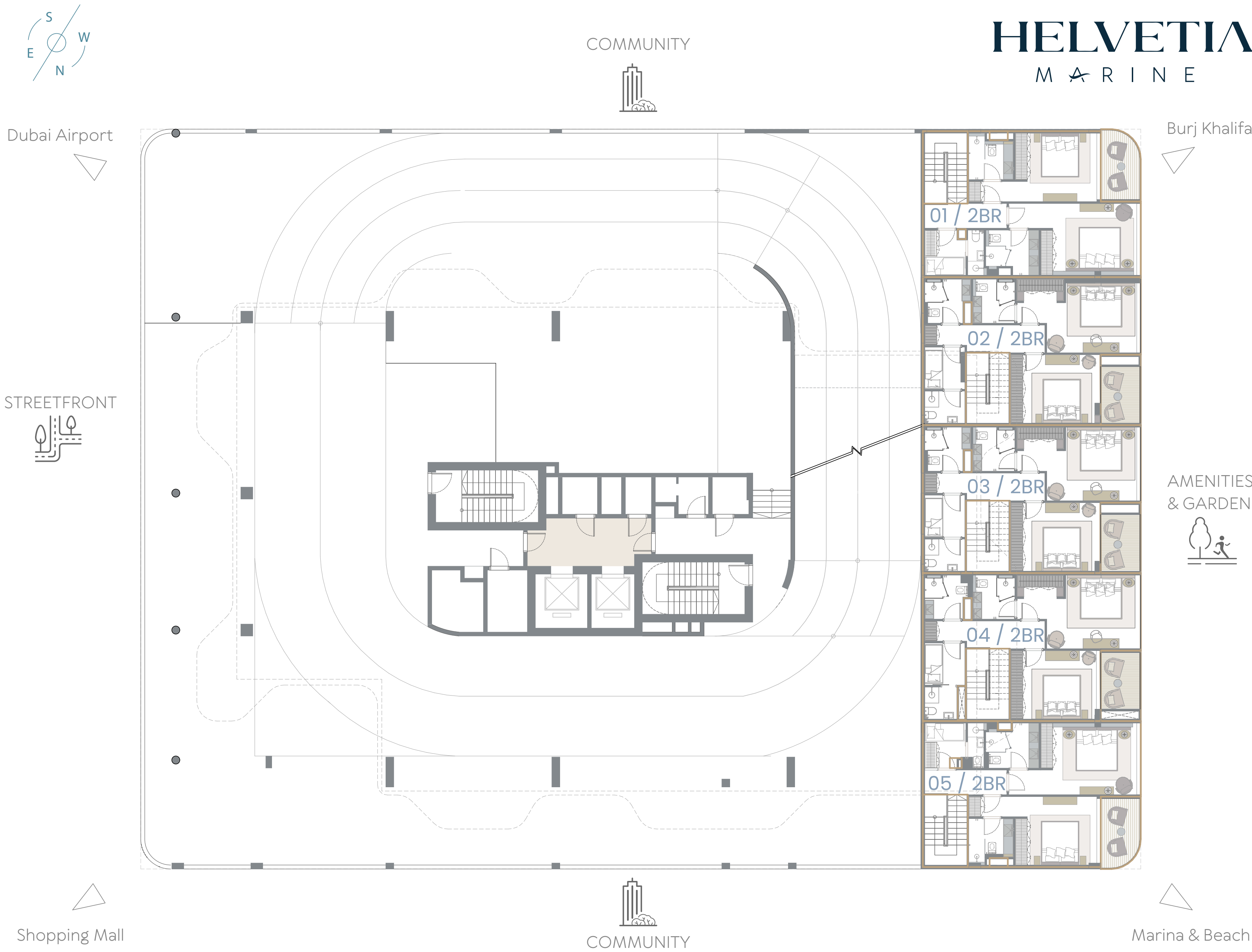
01 / 2BR
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03 / 2BR
Units: 003
Saleable size: 148.78 sq.m / 1601.46 sq.ft

04 / 2BR
Units: 004
Saleable size: 148.08 sq.m / 1593.93 sq.ft

05 / 2BR
Units: 005
Saleable size: 162.69 sq.m / 1751.20 sq.ft



PODIUM 2

3 BR

06 / 3BR

Units: 006

Saleable size: 194.24 sq.m / 2090.80 sq.ft

07 / 3BR

Units: 007

Saleable size: 194.24 sq.m / 2090.80 sq.ft



Dubai Airport

STREETFRONT

Shopping Mall

COMMUNITY



COMMUNITY

HELVETIA

M A R I N E

Burj Khalifa

AMENITIES & GARDEN



Marina & Beach

FLOOR PLAN
FIRST FLOOR

1 BR

02 / 1BR
Units: 102
Saleable size: 115.47 sq.m / 1242.92 sq.ft

04 / 1BR
Units: 104
Saleable size: 146.76 sq.m / 1579.72 sq.ft

2 BR

01 / 2BR
Units: 101
Saleable size: 170.74 sq.m / 1837.85 sq.ft

3 BR

03 / 3BR
Units: 103
Saleable size: 240.82 sq.m / 2592.18 sq.ft

S
E
W
N

Dubai Airport

STREETFRONT

Shopping Mall



COMMUNITY

COMMUNITY

HELVETIA
MARINE

Burj Khalifa

AMENITIES
& GARDEN

Marina & Beach

FLOOR PLAN

FLOORS 2, 3, 4, 5 & 6

1 BR

02 / 1BR

Units: 202,302,402,502,602

Saleable size: 74.59 sq.m / 802.89 sq.ft

03 / 1BR

Units: 203,303,403,503,603

Saleable size: 78.76 sq.m / 847.77 sq.ft

04 / 1BR

Units: 204,304,404,504,604

Saleable size: 80.05 sq.m / 861.66 sq.ft

05 / 1BR

Units: 205,305,405,505,605

Saleable size: 76.45 sq.m / 822.91 sq.ft

2 BR

01 / 2BR

Units: 201,301,401,501,601

Saleable size: 112.13 sq.m / 1206.97 sq.ft

06 / 2BR

Units: 206,306,406,506,606

Saleable size: 107.01 sq.m / 1151.85 sq.ft

07 / 2BR

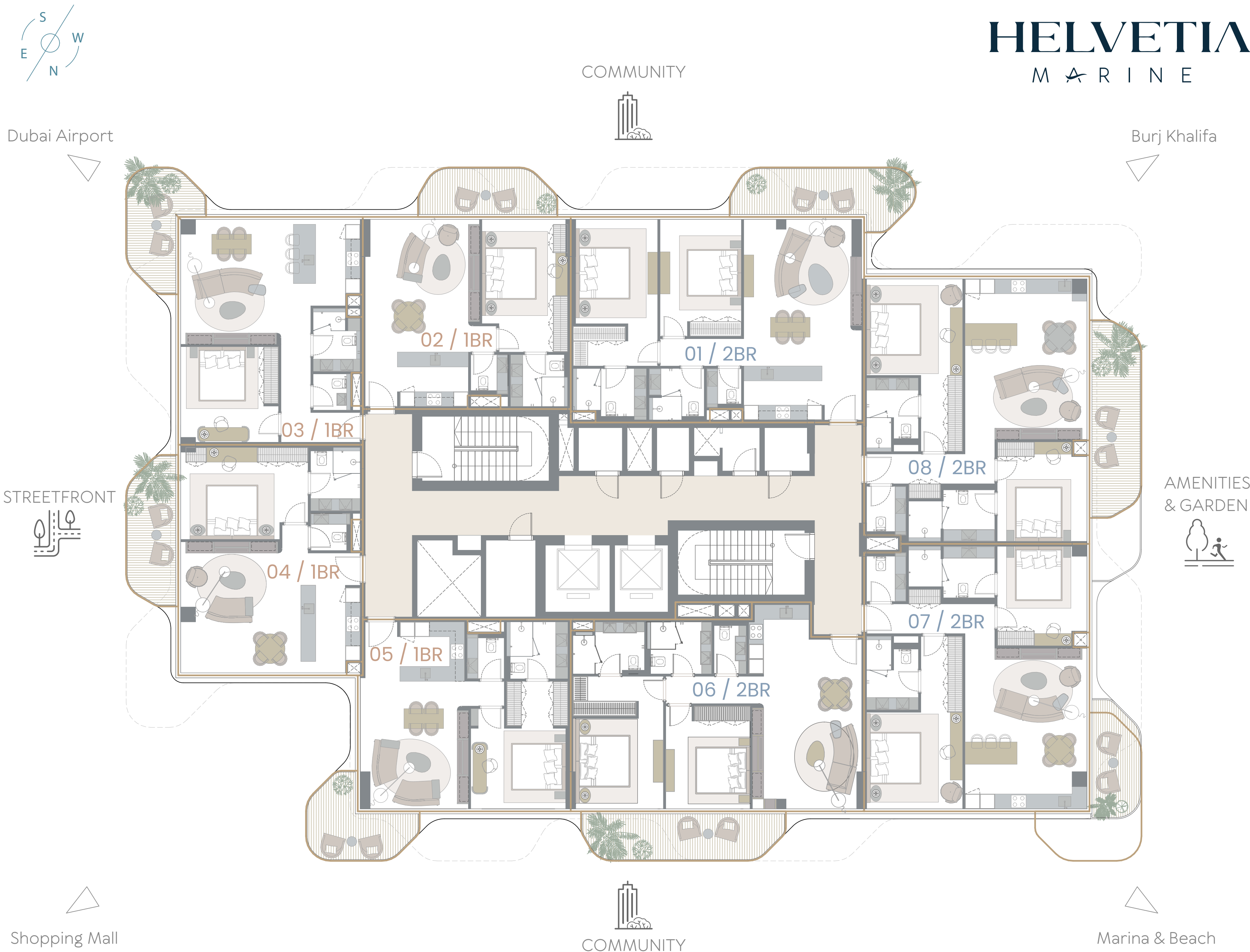
Units: 207,307,407,507,607

Saleable size: 106.56 sq.m / 1147.01 sq.ft

08 / 2BR

Units: 208,308,408,508,608

Saleable size: 117.69 sq.m / 1266.82 sq.ft



FLOOR PLAN

FLOORS 7 & 8

1 BR

02 / 1BR
Units: 702, 802
Saleable size: 74.59 sq.m / 802.89 sq.ft

04 / 1BR
Units: 704, 804
Saleable size: 76.45 sq.m / 822.91 sq.ft

2 BR

01 / 2BR
Units: 701, 801
Saleable size: 112.08 sq.m / 1206.43 sq.ft

05 / 2BR
Units: 705, 805
Saleable size: 110.01 sq.m / 1184.15 sq.ft

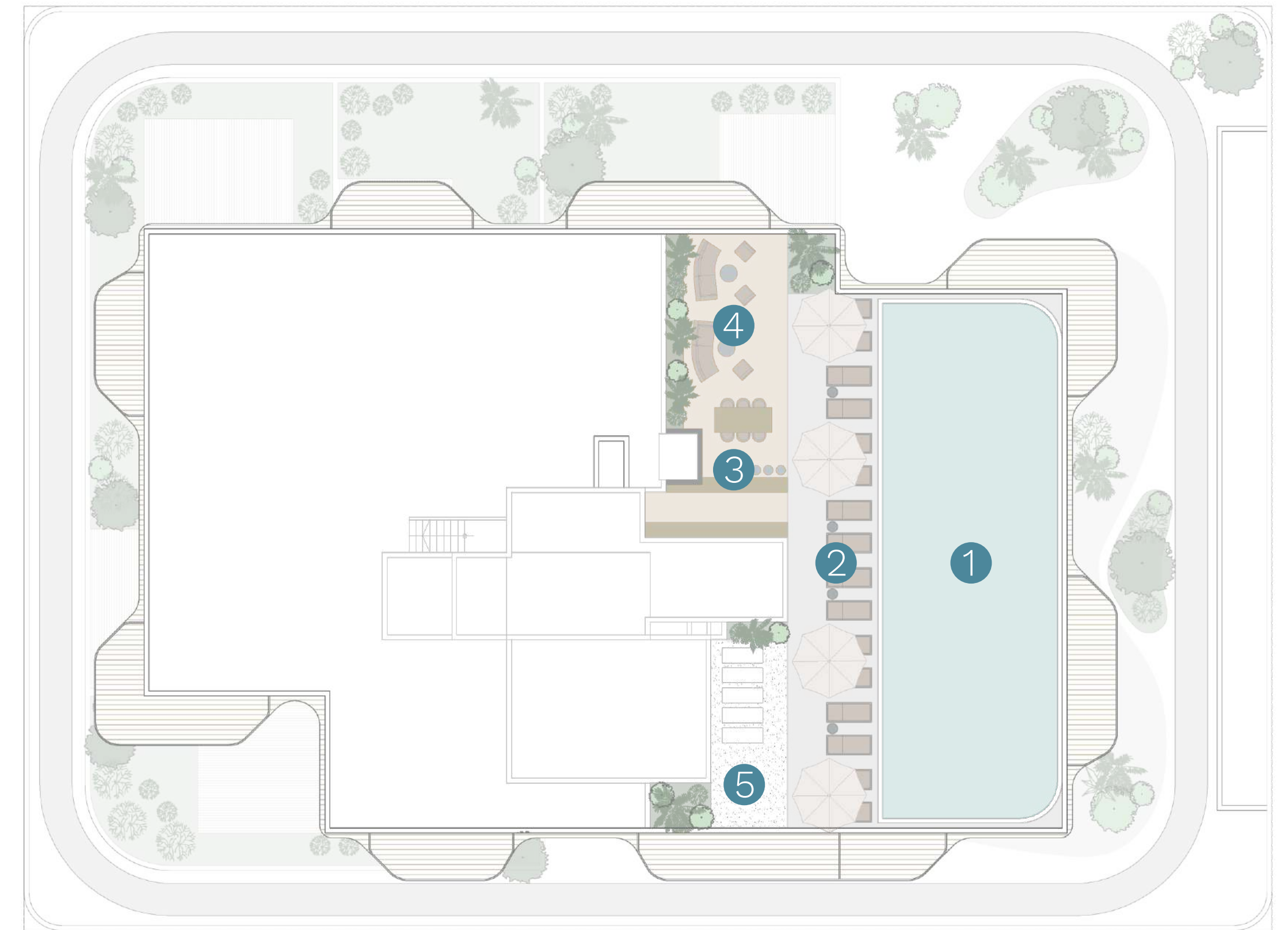
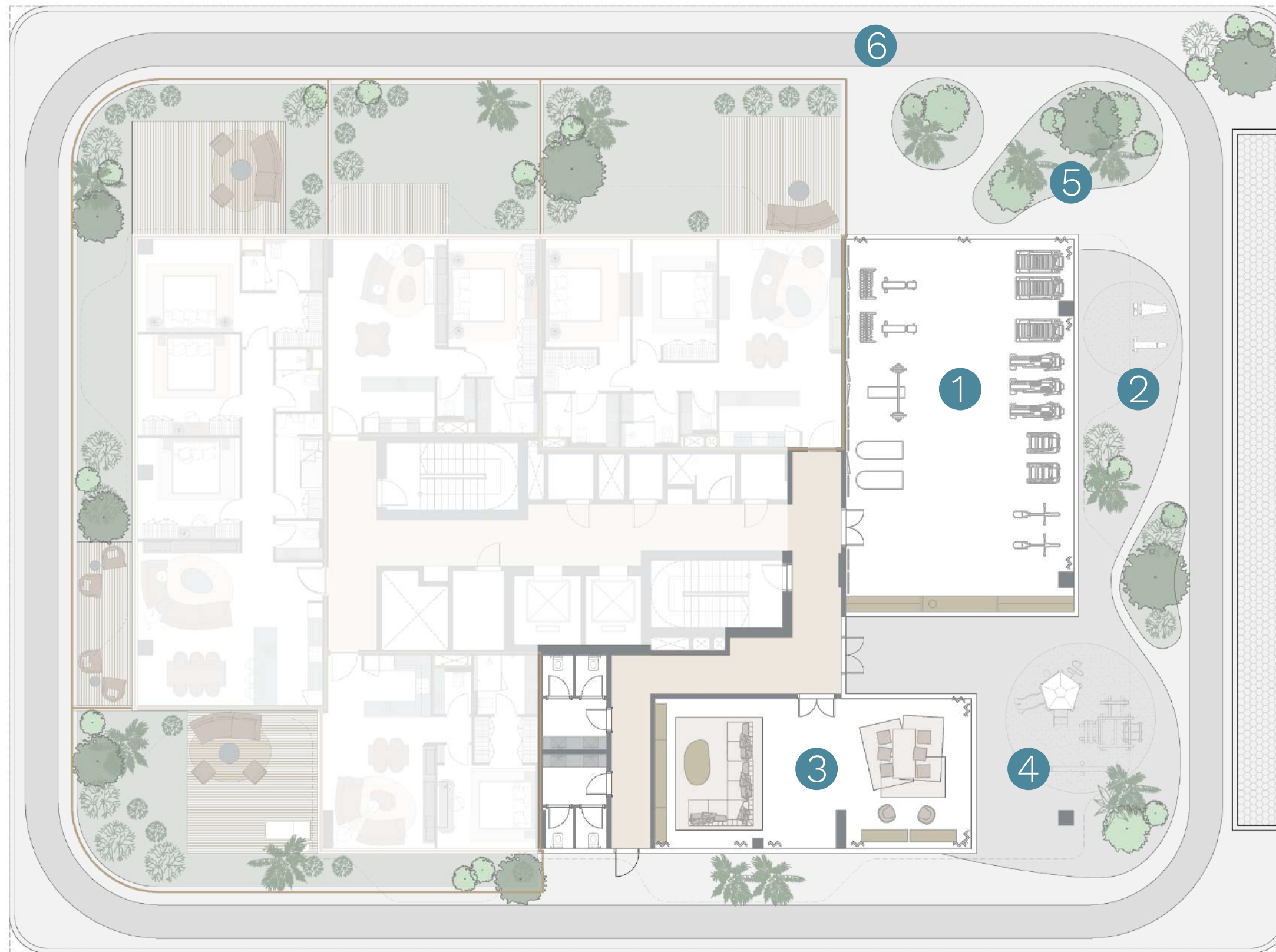
3 BR

03 / 3BR
Units: 703, 803
Saleable size: 160.00 sq.m / 1722.24 sq.ft

06 / 3BR
Units: 706, 806
Saleable size: 226.23 sq.m / 2435.14 sq.ft



Amenities Plan



First Floor Amenities

- 1 Indoor Gym
- 2 Outdoor Gym
- 3 Social Club & Relax Lounge
- 4 Kids' Playground
- 5 Garden
- 6 Jogging track

Rooftop Amenities

- 1 Infinity Swimming Pool
- 2 Sun Loungers
- 3 Pool Bar
- 4 Rooftop Lounge
- 5 Yoga & Meditation Area

HELVETIA

M A R I N E

ALL FLOOR PLANS, LAYOUTS, DIMENSIONS, AND CONFIGURATIONS PRESENTED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS DURING THE DESIGN AND CONSTRUCTION PHASES IN ACCORDANCE WITH APPROVALS FROM THE RERA AND THE DLD. FURNITURE, FIXTURES, AND LANDSCAPING SHOWN IN THE PLANS ARE FOR DEMONSTRATION ONLY AND MAY NOT BE INCLUDED IN THE FINAL DELIVERED UNIT.