

ONE ADDRESS
INFINITE POSSIBILITIES





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.





LULUAT AL RAHA HIGHLIGHTS

PRIME WATERFRONT

Overlooking the marina

EASY CONNECTION

Near major roads and public transport

CLOSE TO KEY AMENITIES

Schools, medical centers and leisure facilities



RETREAT WITHIN REACH

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



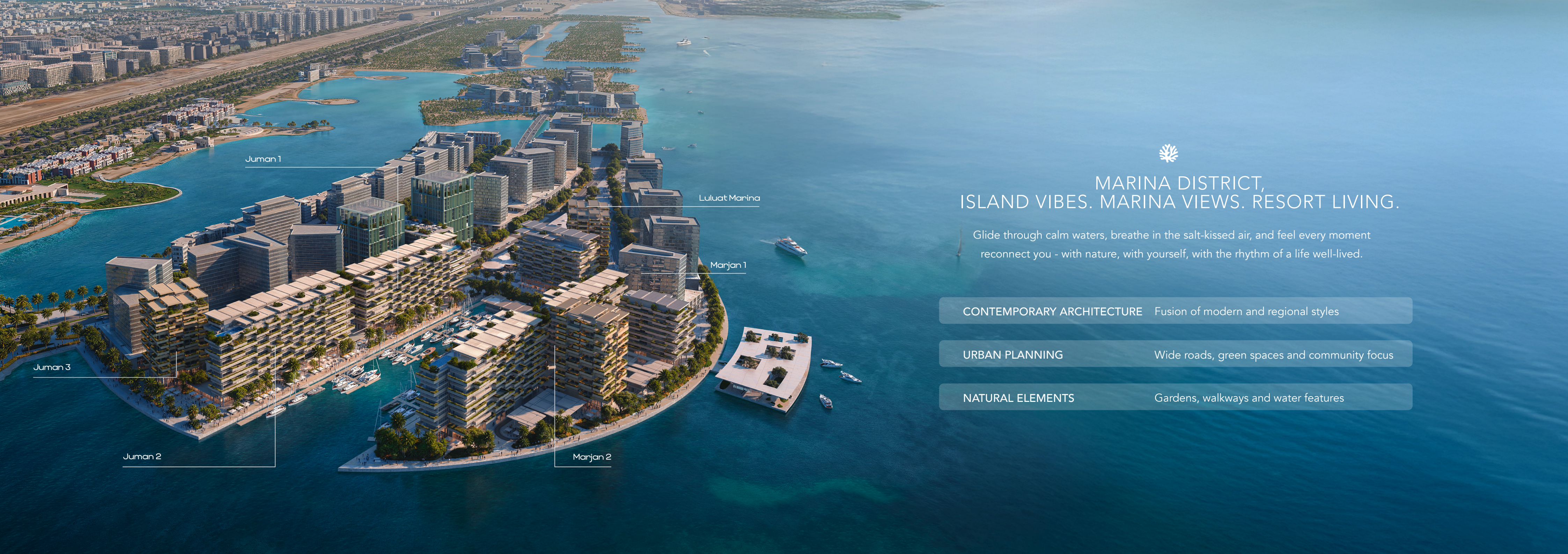


DESIGNED FOR MOMENTS THAT MATTER.

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.





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.

OUR STORY

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



Sweat it out on the **Jogging Track**



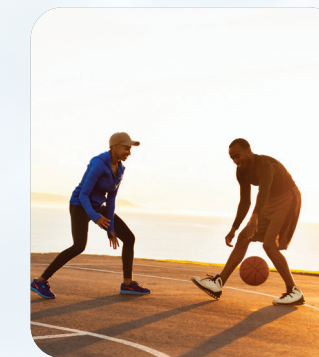
Pedal through the scenic **Cycling Track**



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

PLAY. PAUSE. *REPEAT.*

Cinema and game room for endless fun



Yoga mornings, peaceful beginnings



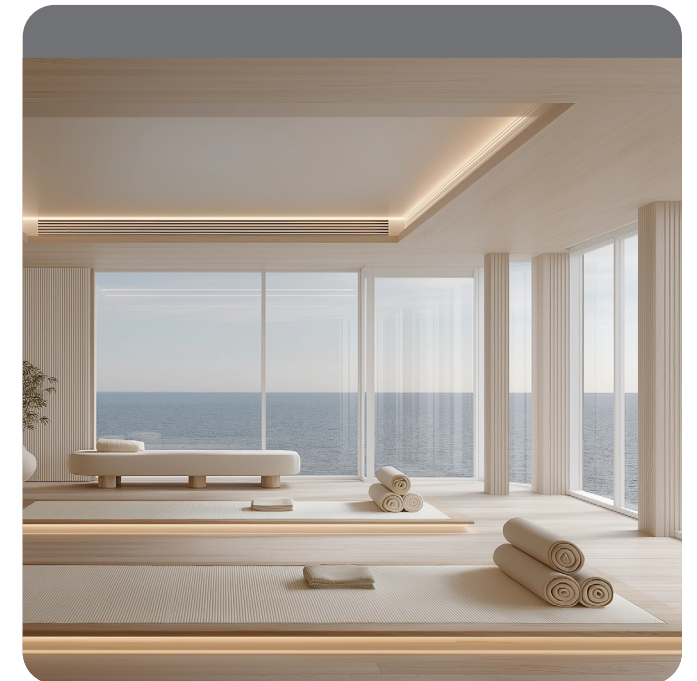
Fitness, just steps from home



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





LAUGHTER
SUNSETS
AND



SHARED
MOMENTS



JUMAN 1 AT MARINA DISTRICT
YOUR ONE ADDRESS TO INFINITE POSSIBILITIES





MORE THAN JUST A RESIDENCE— A LIFESTYLE.

Discover Juman 1, a 9 floor architectural marvel nestled in the heart of Marina District at Luluat Al Raha. Designed to offer unparalleled panoramic vistas, each unit presents a unique perspective of the surrounding beauty. From the tranquil waterfront to the bustling marina and the dynamic city skyline, every window frames a living masterpiece.

Whether you're seeking a chic studio or a spacious family residence, Juman 1 presents a diverse range of thoughtfully designed homes offering unparalleled comfort, Marina front views and access to premiere lifestyle amenities. Designed with high-quality, sustainable materials to create a space that is as functional as it is beautiful.

JUMAN 1... A NEW LIFESTYLE BY THE WATER





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



EVERY RESIDENCE, A RARE OPPORTUNITY

TOTAL UNITS						
Types	Studio	1 BHK	2 BHK	2 BHK + M	3 BHK	4 BHK
Size (sqm)	47 - 58	85 - 101	173 - 175	175 - 194	248 - 278	347

Payment Plan: 40/60



DESIGN

Juman 1 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 1, 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.



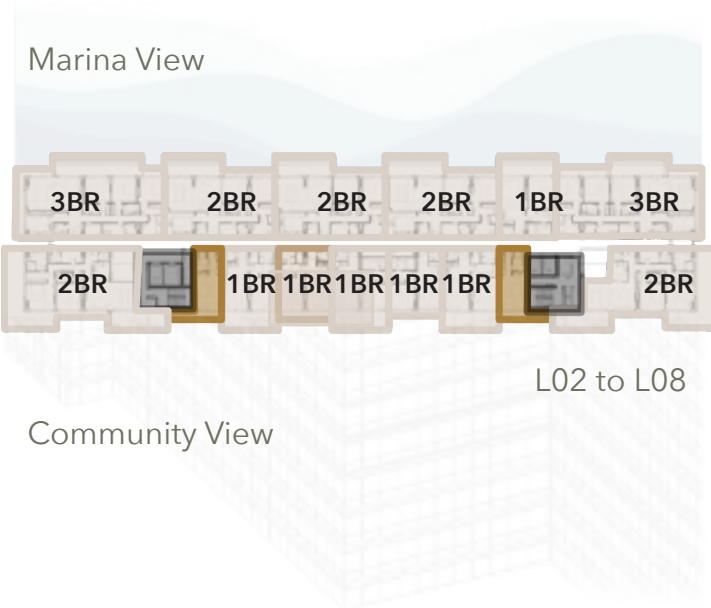


FLOOR PLANS



STUDIO

1. Kitchen
1.20mx4.00m
2. Bedroom
5.40mx4.05m
3. Bathroom
1.95mx3.30m

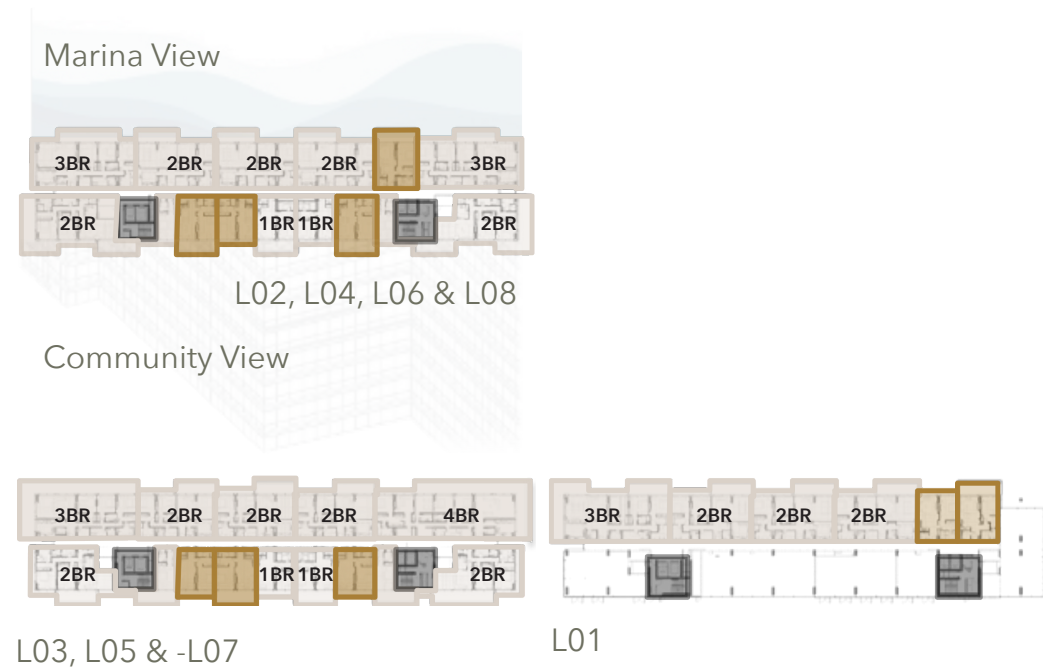


Disclaimer: These floor plans are produced for illustrative purposes and are indicative only, to represent the typical layout of the property and the balconies. Variations may occur and the floor plans, drawings and illustrations are subject to change, without notice. ICT Real Estate Development (ICTReD) makes no representation or warranty regarding the accuracy or completeness of the information shown.



1 BEDROOM UNIT – TYPE A

1. Living/dining
5.00mx4.40m
2. Kitchen
2.36mx2.35m
3. Powder room
1.85mx1.80m
4. Master bathroom
2.10mx3.60m
5. W/C
2.00mx2.30m
6. Master bedroom
5.00mx4.00m

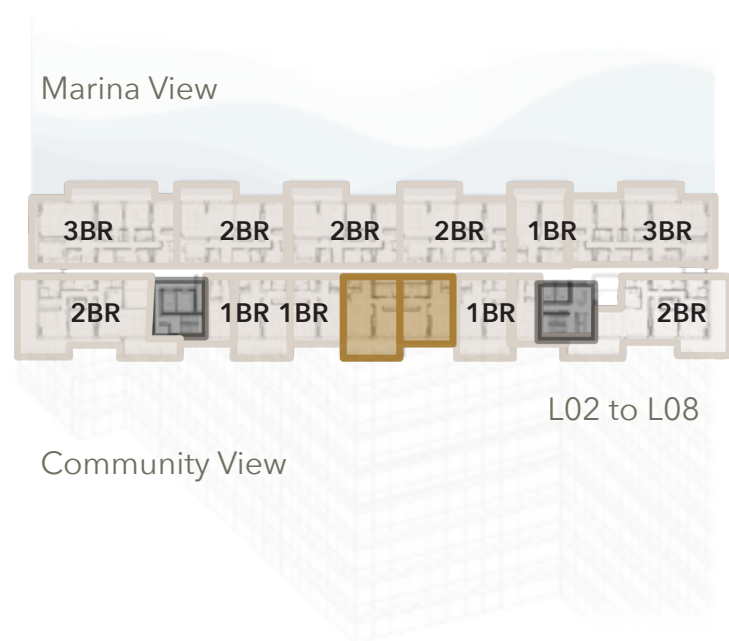


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1 BEDROOM UNIT – TYPE B

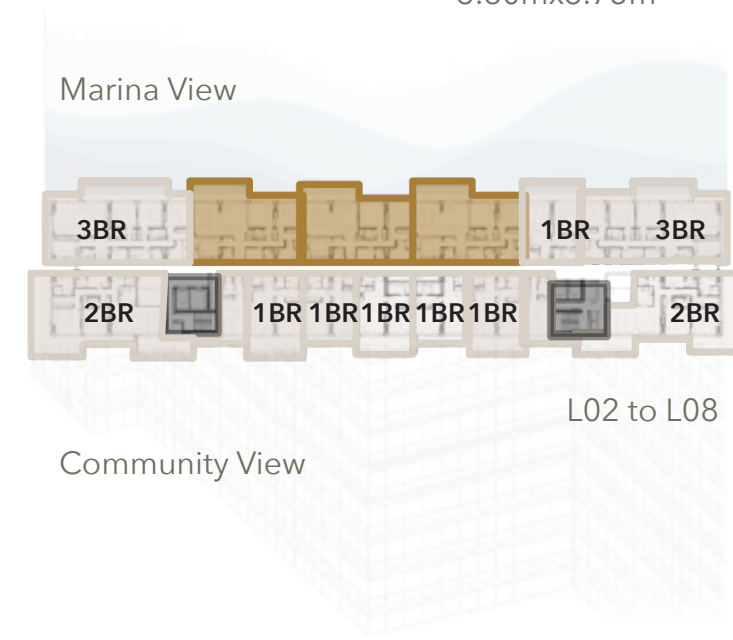
- | | |
|---------------------------------|-----------------------------------|
| 1. Living/dining
5.00mx4.40m | 4. Master bathroom
2.10mx3.60m |
| 2. Kitchen
2.36mx2.35m | 5. W/C
2.00mx2.30m |
| 3. Powder room
1.85mx1.80m | 6. Master bedroom
5.00mx4.00m |



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2 BEDROOM UNIT – TYPE A

- | | |
|-----------------------------------|--------------------------------------|
| 1. Master bedroom
4.10mx3.80m | 6. Maid room
2.80mx1.15m |
| 2. W/C
2.80mx2.00m | 7. Maid toilet
2.10mx1.50m |
| 3. Master bathroom
4.00mx3.30m | 8. Living room
5.30mx8.55m |
| 4. Bedroom
4.05mx3.80m | 9. Powder room
2.10mx1.80m |
| 5. Bathroom
2.65mx2.00m | 10. Semi-open kitchen
3.80mx3.75m |

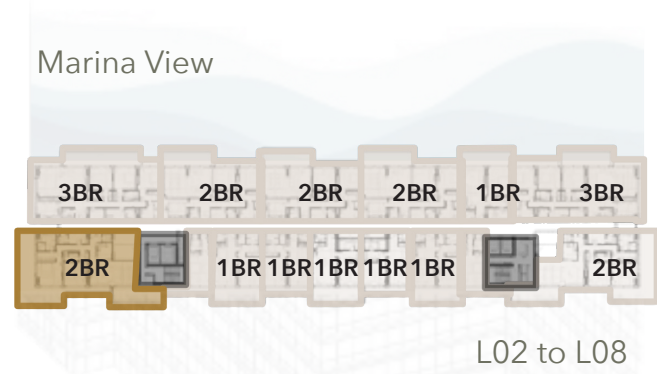


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2 BEDROOM UNIT – TYPE B

- | | |
|-----------------------------------|-------------------------------------|
| 1. Master bedroom
4.40mx4.35m | 6. Bedroom
4.06mx2.85m |
| 2. Master bathroom
3.10mx2.80m | 7. Bathroom
2.30mx2.00m |
| 3. W/C
4.00mx2.60m | 8. Semi-open kitchen
2.90mx2.40m |
| 4. Laundry
1.70mx1.05m | 9. Living/ dining
8.25mx3.15m |
| 5. Bathroom
2.40mx2.22m | |

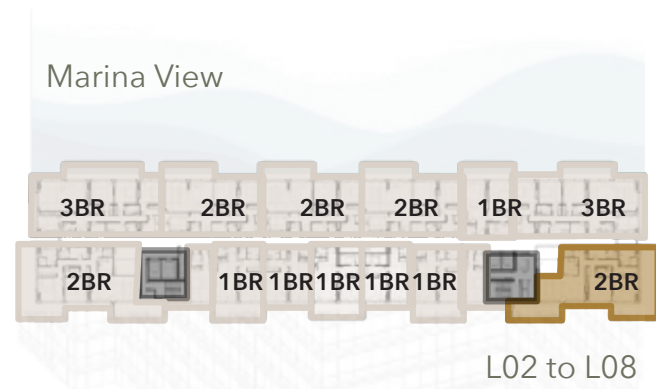


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2 BEDROOM UNIT + MAID

- | | |
|-----------------------------------|-------------------------------------|
| 1. Master bedroom
4.40mx4.35m | 7. Bathroom
8.25mx3.15m |
| 2. Master bathroom
3.10mx2.80m | 8. Semi-open kitchen
2.30mx2.00m |
| 3. W/C
4.00mx2.60m | 9. Living/ dining
2.90mx2.40m |
| 4. Laundry
1.70mx1.05m | 10. Maid room
2.80mx1.15m |
| 5. Bathroom
2.40mx2.22m | 11. Maid toilet
2.10mx1.50m |
| 6. Bedroom
4.06mx2.85m | |

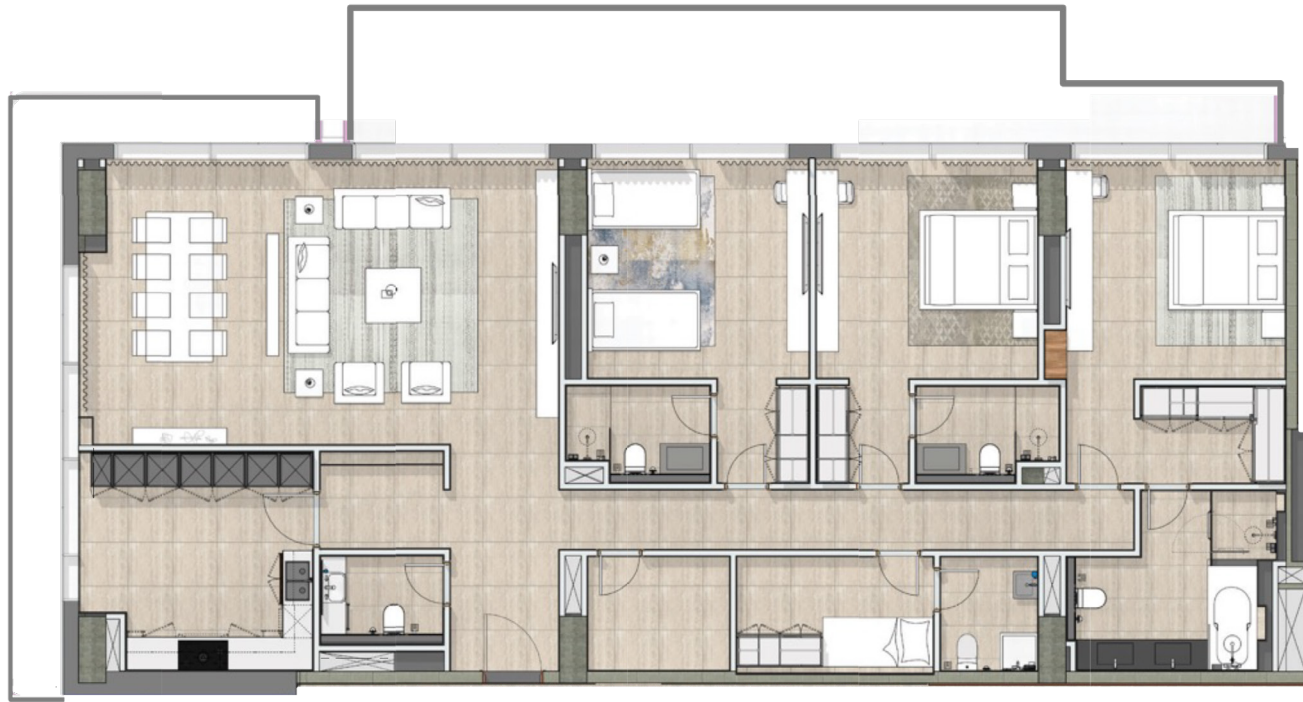


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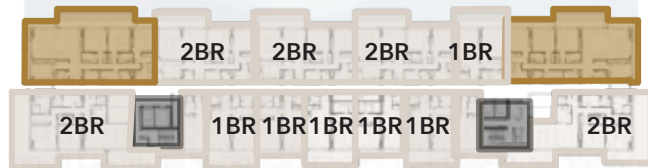


3 BEDROOM UNIT

1. Living/ dining 8.50mx5.30m
2. Kitchen 4.25mx3.90m
3. Laundry 1.35mx1.67m
4. Powder 1.80mx2.13m
5. Bedroom 4.05mx3.80m
6. Bathroom 2.00mx2.25m
7. Bedroom 4.05mx3.80m
8. Bathroom 2.00mx2.65m
9. Maid room 2.15mx3.60m
10. Bathroom 2.13mx1.80m
11. Master bedroom 4.00mx4.40m
12. Master bathroom 4.00x3.30m



Marina View



L02 to L08

Community View



L01

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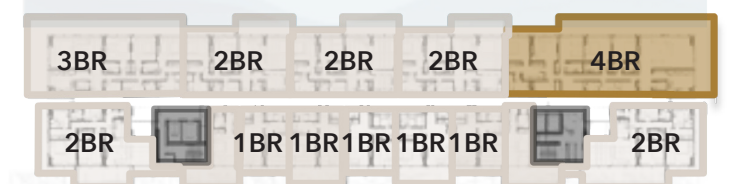
4 BEDROOM UNIT

1. Master bedroom 4.00mx5.90m
2. Master bathroom 3.80mx3.30m
3. Master Bedroom Living 3.45mx5.30m
4. Study room 3.70mx2.20m
5. Laundry & storage 2.10mx2.60m
6. Bedroom 4.00mx4.70m
7. Bathroom 2.70mx1.80m
8. Bedroom 4.00mx4.05m
9. Bathroom 2.70mx1.80m
10. Maid's room 3.40mx2.15m
11. Maid's bath 2.00mx2.15m
12. Bedroom 4.00mx4.05m



13. Bathroom 2.65mx1.80m
14. Living/ dining 8.70mx5.20m
15. Powder 1.25mx1.62m
16. Kitchen 4.00mx4.30m

Marina View



L03, L05 & L07

Community View

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ABU DHABI'S COASTAL GEM AWAITS.

Contact our team for any inquiries:
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experience.



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التطوير العقاري
REAL ESTATE DEVELOPMENT

We build legacies that grow