



BLUEWATERS *bay*

DESIGNED FOR YOUR  
NATURAL TIDE

# CONTENTS

ABOUT MERAAS	04
LOCATION MAP	06
BLUEWATERS ISLAND	08
AMENITIES	10
VISION	12
ABOUT THE PROJECT	18
FLOOR PLANS	24







## ABOUT MERAAS

Meraas has illustrated its position as a leading master developer by creating and consistently delivering residential developments that strengthen Dubai's position as a global real estate investment destination of choice. Meraas has built a powerful legacy of developing creative spaces and establishing recognisable landmarks, leading to enriching lifestyle experiences for its residents.

Its cutting-edge portfolio comprises of leading developments across waterfront, urban, and suburban locations in Dubai, such as City Walk Residences, Bluewaters Residences, Nikki Beach Residences, BVLGARI Residences and Port de La Mer, to name but a few. Meraas is synonymous with sophistication and innovation and offers best in class residential developments that appeal to a discerning, global customer.



BLUE WATERS  
*bay*



LOCATION  
MAP

JUMEIRA  
BAY

BVLGARI  
RESORT & RESIDENCES  
DUBAI

KITE  
BEACH

CITY  
WALK

Sheikh Zayed Road

King Salman Bin Abdulaziz Al Saud Street

Jumeirah Street

Al Wasl Road

Hessa Street

Umm Suqeim Street

Abu Dhabi

Dubai

Burj Khalifa

Ain Dubai

La Vie

1/JBR

JBR

Palm Jumeirah

Burj Al Arab

Madinat Jumeirah

Jumeirah  
Beach  
Hotel

Dubai Knowledge  
Park

Madinat  
Jumeirah  
Living

Al Zahra  
Hospital Dubai

Mall of the Emirate

Safa Park

Burj Khalifa





## BLUEWATERS ISLAND

Dubai is a city with many destinations that are recognised globally, but none are quite as iconic as Bluewaters Island. Home to Ain Dubai, the world's largest observation wheel, Caesars Palace Dubai, the first and only one outside of the United States, as well as countless dining, shopping, leisure and entertainment attractions.

Bluewaters Island is situated adjacent to Jumeirah Beach Residence, Palm Jumeirah and Dubai Marina, placing it in one of the most popular and vibrant areas of the city.



# AMENITIES







FITNESS CENTRE



COMMUNITY GARDENS &  
KIDS PLAY AREA





## VISION

Inspired by the Dubai lifestyle, Bluewaters Bay's contemporary architectural design and one-of-a-kind location evoke a true sense of grandeur, which has become synonymous with our beloved city.



With its open-plan apartment layouts, Bluewaters Bay has been designed to let the inside-out and the outside-in, inspiring a lifestyle that's lived in harmony with the surrounding world – from the bright lights of Bluewaters to the sparkling waters of the Arabian Gulf. Creating a home that combines the calmness and solitude of a seaside location, with the glamour and energy of a bustling destination.

A combination that is unique and embodied perfectly by Bluewaters Bay.







## ABOUT THE PROJECT

Located in the bay between Bluewaters Island and The Beach at JBR, residents will have the luxury of direct access to both destinations through the promenade. Whether you would like to have a relaxing day on the beach or dinner at an award-winning restaurant, the options are endless.

The main access point for Bluewaters Bay is directly from Bluewaters Bridge, which is linked to Sheikh Zayed Road. This vital connection makes it convenient for residents to head towards Bluewaters Island, with an easy path back towards Dubai's most major highway.

In addition to the main access, another access point is provided from the street level, which gives residents an alternative route to the Dubai Marina neighbourhood without the need to drive to Sheikh Zayed Road to reach this extremely popular area.



Rising high and taking a prominent place in the Dubai Marina and JBR skyline, Bluewaters Bay stands out given its spectacular design. The glass façade and expansive terraces give residents a sense of bringing the inside-out and the outside-in, to become one with the serene seaside surroundings.

The entrance experience takes residents through an impressive double-height lobby, with views towards to the glittering lights of the city skyline. On the first floor, one can enjoy a game of tennis, work out in a well-equipped fitness centre or dive into an infinity pool with views towards Bluewaters Island and Ain Dubai on one side, with the beach and skyline on the other.







The interior spaces allow plentiful natural light to enter, which further accentuates the carefully curated finishes. In addition to the meticulous attention to detail, the spacious interior layouts are specifically designed to maximise functionality.

On the ground level, the promenade connects to a lush linear park, which will be a welcoming green area for residents and visitors to enjoy.

