



MARWA VIEWS

By



NEW WORLD
DEVELOPMENTS LLC

DISCOVER MODERN COMFORT IN *dubai*

Dubai, a global business hub, is renowned for its futuristic architecture, luxury shopping, and vibrant nightlife, featuring iconic landmarks like Burj Khalifa and Palm Jumeirah.





EXPLORE YOUR BOUTIQUE STYLE *residence*

Marwa Views is a boutique low-rise residence designed around natural light and spacious living. Located on a prime corner plot in Jumeirah Village Triangle.

With a G + P + 5 floor configuration, Marwa Views offers a private, low-density living experience.

PREFECTLY *located*

Marwa Views offers unparalleled access to major landmarks like Dubai Marina and Palm Jumeirah. Enjoy seamless connectivity, top-rated schools, premier shopping, and world-class healthcare, all within a tranquil, luxurious residential community.

JUMEIRAH VILLAGE
TRIANGLE

MARWA
VIEWS

THE WORLD ISLAND

DUBAI INTERNATIONAL
DUBAI

DUBAI FRAME

THE PALM JUMEIRAH

EMIRATES HILLS

DUBAI MARINA

KITE BEACH

BURJ AL ARAB

DUBAI MIRACLE
GARDEN

BURJ KHALIFA

JUMERIA VILLAGE
CRICLE

MALL OF THE EMIRATES





YOUR IDEAL LIVING *experience*

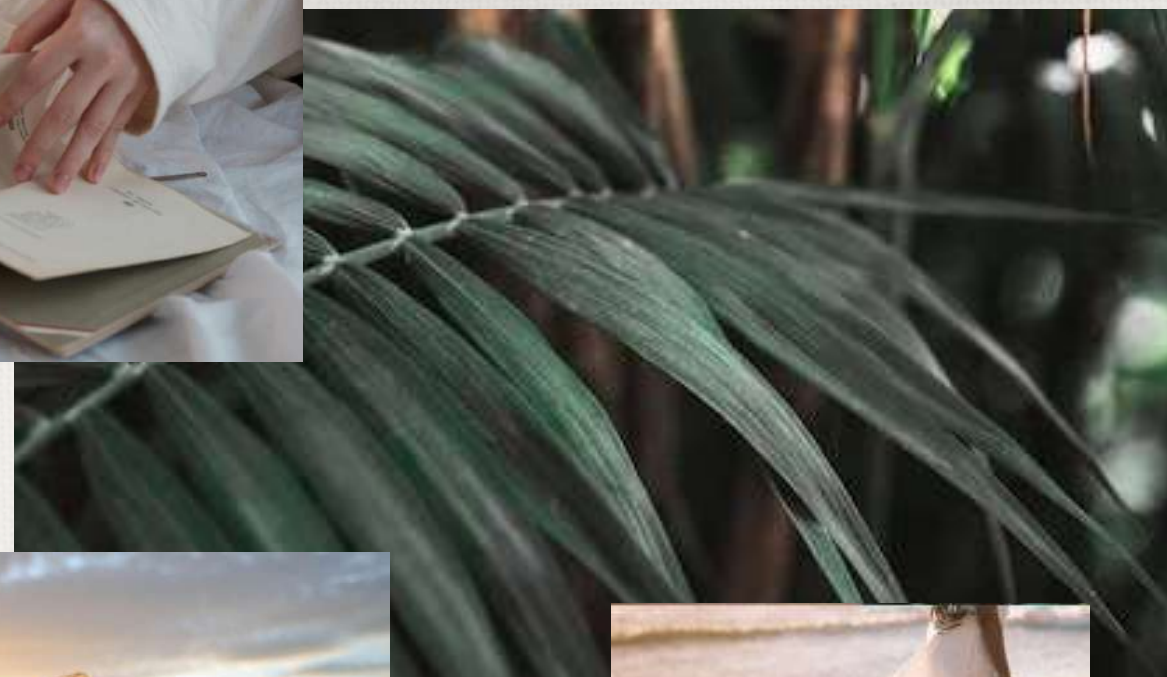
Marwa Views offers the perfect setting for your ideal living experience. From breathtaking modern architecture and world-class shopping to endless leisure and entertainment options nearby, the community combines comfort and luxury in every detail.



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REDEFINING SOPHISTICATED URBAN *living*



Located in the heart of Dubai, Marwa Views offers residents unparalleled luxury and convenience, with stunning views and world-class amenities, creating a perfect blend of comfort and sophistication in city living.





YOUR IDEAL LIVING *experience*

Dubai offers the perfect setting for your ideal living experience. From breathtaking modern architecture and world-class shopping to endless leisure and entertainment options, the city combines comfort and luxury in every detail.

A TRULY WORLD
ClassResidences





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YOUR SIGNATURE OF CONTEMPORARY *comfort*

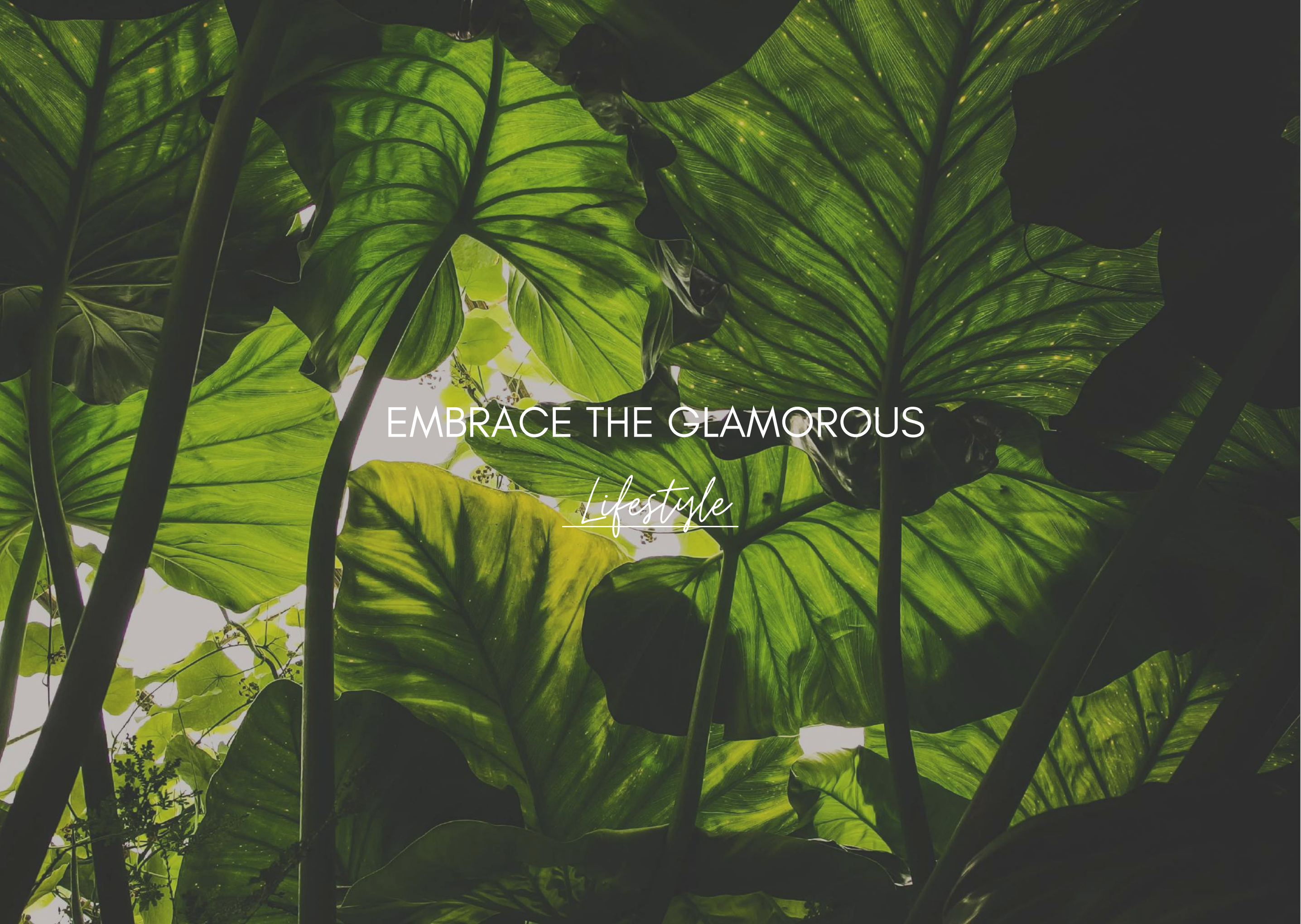
Living in Marwa Views offers a blend of luxury and convenience, with a focus on providing a comfortable and modern lifestyle. The building is designed to cater to the needs of families, professionals, and individuals looking for a serene yet connected living environment in Dubai.





The
essence of *Grandeur*

Step into
a world of *Comfort*

A low-angle, upward-looking photograph of large, lush green tropical leaves, likely Philodendrons, filling the frame. The leaves are backlit by bright sunlight, creating a glowing effect and highlighting their intricate vein patterns. The composition is dense, with leaves overlapping and creating a sense of depth. In the center, the text "EMBRACE THE GLAMOROUS" is written in a clean, white, sans-serif font. Below it, the word "Lifestyle" is written in a white, elegant script font and underlined.

EMBRACE THE GLAMOROUS

Lifestyle

AMENITIES & *facilities*



SWIMMING
POOL



INDOOR
GYM



GRAND
ENTRANCE



A close-up photograph of two hands clasped together in clear, rippling turquoise water. The hands are positioned in the center-right of the frame. One hand, which appears to be of a darker skin tone, is on top and wears a dark, round ring on the ring finger. The other hand, which appears to be of a lighter skin tone, is underneath. The water's surface is covered in fine, concentric ripples. In the upper right corner, a portion of a person's arm and a bright orange inflatable ring are visible, suggesting a pool or beach setting.

LIVE THE LIFE YOU DESERVE

ExclusivetHomes





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ACHIEVE YOUR PEAK *living*

Discover Marwa Views gym, where each workout is a chance to push boundaries, achieve milestones, and redefine your fitness journey.







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A GRANDEUR *welcome*

Designed to reflect a modern and luxurious aesthetic, serving as a welcoming space for residents and visitors. The design is characterized by a clean and elegant look, with a focus on both comfort and style.





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PREMIUM ELEVATOR *zone*

The Elevator Zone, seamlessly serving as a transition space, is adorned with exquisite marble flooring, rich wood paneling, ambient accent lighting, and elegantly crafted elevator doors, all meticulously designed to enhance aesthetics and evoke a sense of refined sophistication.



A still life composition featuring a lit candle in a glass jar, a large green leaf with water droplets, and a stack of white towels. The candle is in the foreground, with a small flame. The leaf is in the upper right, covered in water droplets. The towels are in the background, stacked. The text "YOUR ELEGANT URBAN RETREAT" is overlaid in the center, with "Awaits you here" in a script font below it.

YOUR ELEGANT URBAN RETREAT
Awaits you here



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LUXURIOUS LIVING *spaces*

The living areas in Marwa views are designed to offer a luxurious and comfortable experience, featuring spacious interiors with modern aesthetics, high-quality finishes, and ample natural light.





Infinite *Possibilities*

Elegant *lifestyle*



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MODERN LIVING WITH ELEGANT *design*

Marwa views are designed with both functionality and style in mind. They feature modern, high-quality appliances and sleek cabinetry, providing ample storage space.





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UNWIND IN YOUR PERSONAL *oasis*

Designed typically features a comfortable bed, built-in wardrobes for ample storage, and soft, ambient lighting to create a relaxing atmosphere





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TAILORED FOR TRANQUILITY AND *sophistication*

Marwa views the bedrooms offer stunning views of the surrounding community, ensuring a quiet and private space perfect for rest and relaxation.





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SANITARY *facilities*



Marwa Views bathrooms blend elegance and functionality, offering a serene sanctuary with warm finishes, ambient lighting, hidden storage, and a luxurious rain shower for a rejuvenating experience.





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STUDIO

Total Area Ranges
from 42.44 sq.mt to 48.69 sq.mt



Type 01
1st Floor



Type 02
Typical Floor



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1 BEDROOM

Total Area Ranges
from 83.22 sq.mt to 93.15 sq.mt

Type 01
1st & 5th Floor



Type 02
Typical Floor





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2 BEDROOM

Total Area Ranges

from 137.07 sq.mt to 141.30 sq.mt

Type 01

1st Floor



Type 02

5th Floor





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3 BEDROOM

Total Area Ranges
from 133.62 sq.mt to 168.06 sq.mt

Type 01

1st to 4th Floor



Type 02

5th Floor





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JVT



HEAD OFFICE

NEW WORLD DEVELOPMENTS LLC

2209, CLOVER BAY TOWER, BUSINESS BAY, DUBAI
UNITED ARAB EMIRATES



+971 4 276 6273



www.nwdgroup.ae



info@nwdgroup.ae



SCAN FOR LAYOUTS