



A HAVEN FOR CRAFTING YOUR IDEAL LIFE

MAR CASA IS NOT JUST A RESIDENCE BUT A GATEWAY
TO CRAFTING A LIFE THAT IS TRULY YOURS.

DISCOVER THE LUXURY OF EMOTIONAL DEVELOPMENT
THAT SETS NEW BENCHMARKS AND EMPOWERS
RESIDENTS TO THRIVE ON THEIR TERMS.

YOUR RHYTHM, YOUR LIFE -
EMBRACE THE POSSIBILITIES AND EMBARK ON
AN EXTRAORDINARY JOURNEY OF SELF-DISCOVERY.





AN ARCHITECTURAL MASTERPIECE

WHERE MODERN METROPOLIS
MEETS OCEAN SERENITY

Mar Casa is a majestic 52-floor residence in Dubai Maritime City embodying the fluidity of ocean waves in its exceptional design.

The 580 apartments, each meticulously crafted to enhance the panoramic ocean views, offer airy and well-balanced living spaces that delight the senses. This stunning development is not just a residence, but a landmark that stands as a testament to emotional luxury living in the birthplace of Dubai.





INSPIRED BY NATURE

SERENITY AND HARMONY.

Iconic architecture that seamlessly blends the beauty of the sea with the cutting-edge design of a modern metropolis. The impressive façade, inspired by the fluidity of the waves and the serenity of nature, creates a harmonious connection between land and sea.

Embodying nature, design meets function to create a well-being sanctuary and exquisite environment, providing a sense of peacefulness that is hard to find in the hustle and bustle of the city.

CITY LIVING IN THE BIRTHPLACE OF DUBAI

ENJOY THE PICTURE-POSTCARD SKYLINE AND LIVE IN THE HISTORICAL AREA OF PORT RASHID, WHERE IT ALL STARTED.

From these very shores, the city once bridged the gap between East and West and became the powerhouse that is Dubai today. Where Venetian pearl merchants came searching for the precious pearls and maritime trade thrived, cementing Dubai's reputation as an international trade and business centre.

Thrive in a city of opportunities and exponential growth with an intriguing mix of tradition and futuristic ambition.





MAR CASA



**TAKE PRIDE IN
YOUR ADDRESS**

WHERE HERITAGE MEETS MODERNITY

IN THE HEART OF THE CITY

The location at Dubai Maritime City is an exciting destination for both visitors and residents to experience a unique blend of tradition and modernity, and to explore Dubai's rich maritime history.

Developed according to the Visionary leadership of his highness Sheikh Mohammed Bin Rashid Al Maktoum. Dubai Maritime City is an iconic 249-hectare manmade Peninsula is the perfect combination of live, work and play destination which includes retails spaces, residential areas, office towers, and a promenade.

Connected to the old city as well as the financial centre of Dubai and the beautiful Jumeirah area with its vibrant nightlife and wide range of entertainment, health facilities, schools, parks and malls – just a few minutes away.



Mar Casa is perfectly connected to the old city as well as the financial centre of Dubai and the beautiful Jumeirah area. Dubai Downtown with its landmarks Dubai Mall and Burj Khalifa is only a few minutes drive away.

● **Hotels:**

1. Nikki Beach Resort & Spa Dubai
2. Mandarin Oriental Jumeira
3. Bulgari Resort
4. Four Seasons Resort Dubai (at Jumeirah Beach)
5. Four Seasons Hotel DIFC
6. Waldorf Astoria DIFC
7. Ritz Carlton (DIFC)
8. Armani Hotel Dubai
9. The Address Hotel Dubai

● **Education:**

1. New Academy School
2. Ambassador School
3. Zabeel High School
4. Dubai Music School
5. AlWasl University
6. Canadian University Dubai
7. Dubai Institute of Design and Innovation (DIDI)
8. London American City College
9. Learners University College
10. European University College

● **Healthcare:**

1. Dubai Healthcare City
2. International Modern Hospital
3. Iranian Hospital
4. Aster Clinic (Al Karama, Union Medical Centre)
5. Kimshealth - Al Rashidiyah Private Polyclinic

● **Parks:**

1. Dubai Creek Park
2. Zabeel Park
3. Dubai Garden Glow
4. Ras Al Khor Wild Life Sanctuary
5. Karama Park
6. Joggers Park

● **Leisure, Malls & Art:**

1. Jumeirah Beach
2. Dubai Mall
3. Mercato
4. BurJuman
5. Wafi Mall
6. Deira City Centre
7. Old Souk
8. Dubai Museum
9. Heritage Village
10. Etihad Museum

10 minutes
to Sheikh Zayed Road

15 minutes
to Dubai International Airport

20 minutes
to Downtown Dubai

20 minutes
to the Dubai Mall/Burj Khalifa

10 minutes
to Jumeirah





YOUR RHYTHM YOUR LIFE

FIND YOUR NATURAL FLOW AND BALANCE.

Mar Casa offers an unparalleled living experience that prioritizes the wellbeing and happiness of its residents. The residence is more than just an iconic tower - it's a living, breathing place where every detail has been tailored to the unique needs and desires of each resident.

Residents of Mar Casa can indulge in luxury surrounded by breathtaking natural scenery and a variety of highly curated amenities allowing them to experience authentic moments of living close to nature.

COMPOSE THE LIFE YOU WANT TO LIVE

WELL-BEING THROUGH INTERACTION.

The core concept of Mar Casa is passion for living life to the fullest, which is reflected in the social spaces that promote play, active recreation, and healthy habits suitable for all ages. From beautiful leisure spaces to the invigorating workout facilities, Mar Casa offers plenty of opportunities. The experiences are designed to encourage interaction, making it easy to connect and make lasting memories.

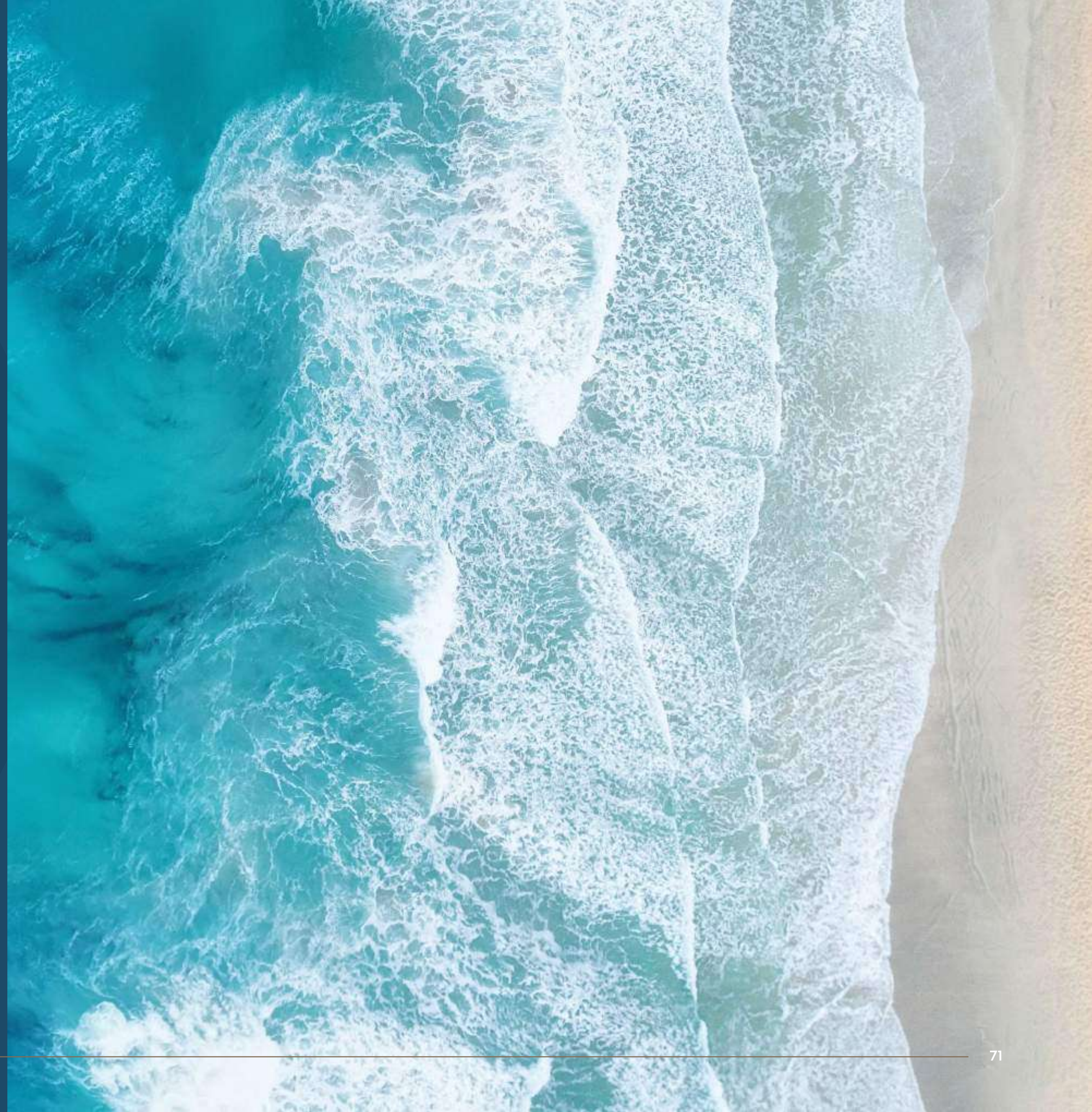
SUSTAINABILITY

BUILDING WITH A CONSCIENCE.

Developer's commitment to sustainability is at the heart of Mar Casa's design philosophy.

Every living space is designed to maximize natural daylight, reducing the need for artificial lighting. Energy-efficient light fixtures and daylight sensors in public areas further reduce energy consumption. Kitchens and bathrooms are fitted with efficient fixtures to minimize water demand, and an energy-efficient MEP system is installed to reduce overall energy demand and carbon footprint.

The place is equipped with home automation and smart building management systems that enable residents to manage energy usage and reduce their environmental impact. Non-toxic materials for construction are carefully selected to ensure better indoor air quality and a reduced environmental footprint. EV charging facilities are provided to encourage the use of electric vehicles and further reduce our carbon footprint."





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