



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY

# MAR CASA



MARCASA.AE

YOUR RHYTHM ... YOUR LIFE





06	THE BUILDING & ARCHITECTURE
	A HAVEN FOR CRAFTING YOUR IDEAL LIFE AN ARCHITECTURAL MASTERPIECE INSPIRED BY NATURE
12	THE LOCATION & CONNECTIVITY
	CITY LIVING IN THE BIRTHPLACE OF DUBAI TAKE PRIDE IN YOUR ADDRESS WHERE HERITAGE MEETS MODERNITY
22	THE LIFESTYLE & EXPERIENCES
	YOUR RHYTHM YOUR LIFE COMPOSE THE LIFE YOU WANT TO LIVE A COMMUNITY ON YOUR DOORSTEP CURATED EXPERIENCES
28	THE RESIDENCES
	THE RESIDENTS LOUNGE KIDZ AMENITIES A PLACE OF SERENITY AND RESHME CUTTING EDGE TECHNOLOGY SUSTAINABILITY
79	CHOOSE YOUR PERFECT RESIDENCE
	APARTMENT UNIT PLANS & TYPES
124	SHAPING DUBAI'S LANDSCAPE
	ABOUT DEYAAR



MAR CASA

06

# 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.



07



## AN ARCHITECTURAL MASTERPIECE

WHERE MODERN METROPOLIS  
MEETS OCEAN SERENITY

Mar Casa is a majestic 55-floor residence in Dubai Maritime City embodying the fluidity of ocean waves in its exceptional design.

The 560 apartments, each meticulously crafted to embrace 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 inspirational facades, 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.

There is a city of opportunities and exponential growth with an engaging mix of tradition and futuristic ambition.









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 its Highness Sheikh Mohammed Bin Rashid Al Maktoum, Dubai Maritime City is an iconic 266-hectare maritime peninsula is the perfect combination of business, work and play destination which includes retail 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. AlWail 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. Adler Clinic (Al Karana, Union Medical Centre)
5. Kinshhealth - 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. Jugglers 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 Mer Casa is a passion for living life to the fullest, which is reflected in the social spaces first conceived for active recreation, and healthy habits suitable for all ages. From beautiful lounge spaces to the engaging workout facilities, Mer Casa offers plenty of opportunities. The experiences are designed to encourage interaction, making it easy to connect and meet during moments.





# CURATED EXPERIENCES

DEDICATED FLOOR OF HIGH-END AMENITIES



## FITNESS AND RECREATIONAL AMENITIES

THE INFINITY SAND FOOT  
THE INFINITY SKY POOL  
SPACIOUS GYM WITH YOGA ROOM  
SHOWER AND CHANGING ROOMS  
MULTIPURPOSE SPORTS COURT  
MULTIPURPOSE LAWN

## WELLNESS AMENITIES

SPA HEALTH CLUB  
SAUNA AND STEAM ROOMS

## SOCIAL AMENITIES

GRAND AND WELCOMING LOBBY  
RESIDENTS LOUNGE - COWORKING ZONE  
RESIDENTS LOUNGE - GAMES ZONE  
RESIDENTS LOUNGE - JUICE BAR  
RESIDENTS LOUNGE - ALFRESCO SEATING  
MULTIPURPOSE HALL  
BBQ AREA

## CHILDREN'S AMENITIES

KIDS POOL  
KIDS SPLASH PAD  
KIDS OUTDOOR PLAYGROUND  
KIDS CLUB



# THE RESIDENTS LOUNGE

**EXPERIENCE WORTH SHARING  
- TAKE PRIDE IN INVITING  
FRIENDS TO THE VIBRANT  
ENERGY AND FUN OF THE  
RESIDENTS LOUNGE.**

Nestled at the tip of the building, the Residents Lounge, inspired by the refined beauty of pearls and oysters, boasts the best panoramic views of the breathtaking Arabian Gulf.

The lounge space is the true hero of the project, offering a perfect blend of tranquility and vibrancy of experiences for the residents. Whether it is working from the coworking zone, relaxing in the lounge, reading a book in the library, watching sports in the games zone, getting competitive over foosball, grabbing a nutritious smoothie at the juice bar, or relishing a coffee and a bite to eat at the dining booth, there is something for everyone.



## KIDS AMENITIES

**GIVE YOUR CHILDREN THE GIFT OF A HAPPY, SAFE CHILDHOOD.**

Mar Casa features exceptional indoor and outdoor play areas that are perfect for children of all ages. The residence offers an unforgettable experience for families with a refreshing fountain and water games near the children's pool, and a fabulous themed kids' club.

The indoor and outdoor activity zones deliver endless entertainment for the little ones, keeping them engaged for hours.

These kids' spaces offer more than just fun and games; they also provide an opportunity for children to build connections and make lifelong friends.







## A PLACE OF SERENITY AND RESPITE

REVITALIZE YOUR BODY AND SOUL

At Mar Casa, we want you to take a break, relax, and enjoy the beautiful views of the Mar Casa. Our property is a place of serenity and respite. It is a place where you can relax and rejuvenate your body and soul. Our property is a place of serenity and respite. It is a place where you can relax and rejuvenate your body and soul. Our property is a place of serenity and respite. It is a place where you can relax and rejuvenate your body and soul.





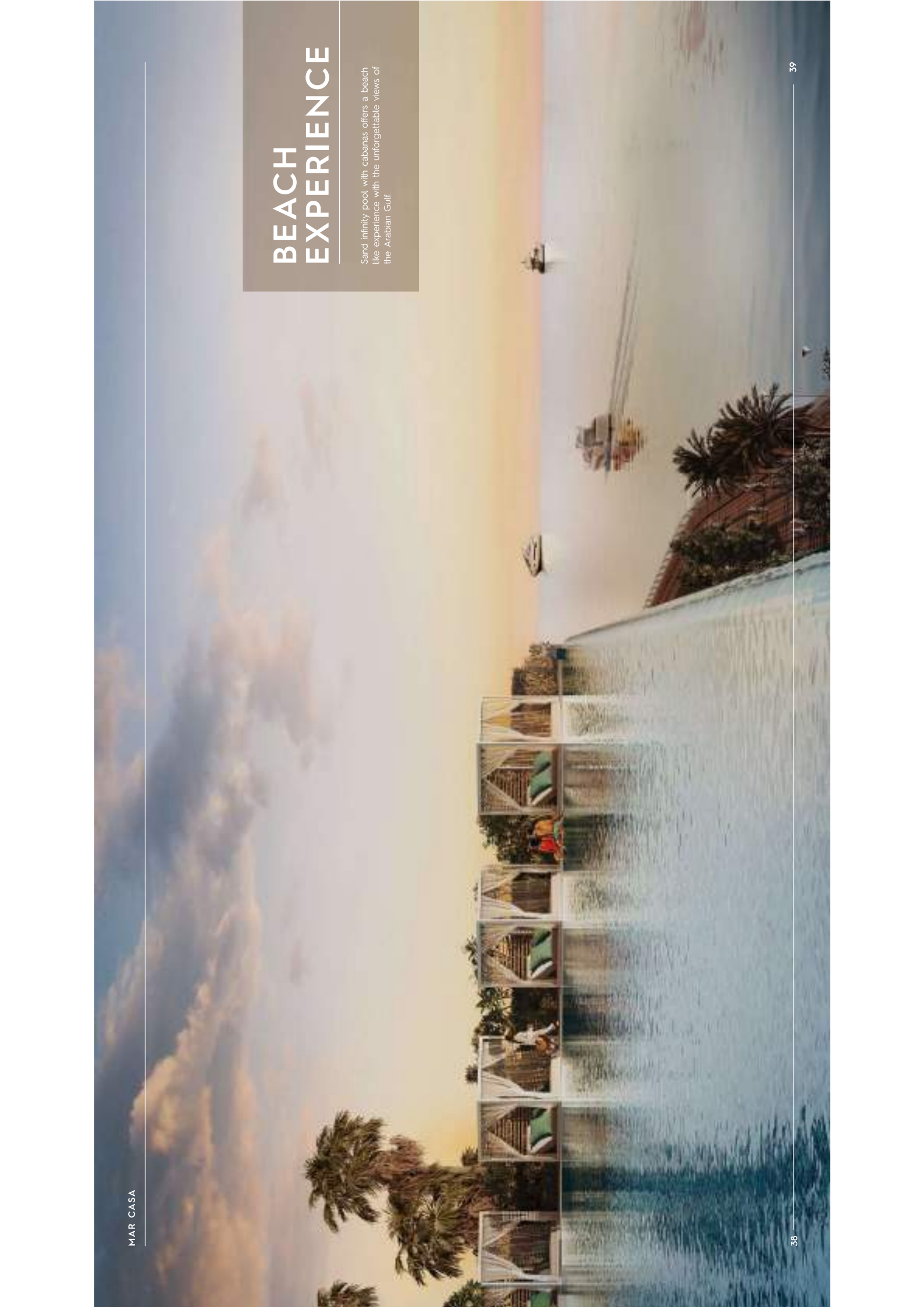
# RESET YOURSELF

Meditation garden - a private enclave for  
reflection and contemplation



# BEACH EXPERIENCE

Sand infinity pool with cabanas offers a beach like experience with the unforgettable views of the Arabian Gulf.





# UNDISTURBED TRANQUILITY

Escape the bustling world of the  
Avalon Coast while enjoying the lifestyle  
conveniences of adults



## GYM

State-of-the-art fitness facilities, featuring the latest equipment. The indoor gym is complemented by a separate yoga and stretch room, where residents can focus on flexibility and mindfulness.







## OUTDOOR LIVING

Outdoor leisure areas, including the pool, are multipurpose lawn and alfresco seating by the residents. Lounge provide both active and relaxing recreation opportunities for the residents.





MAR CASA

MAR CASA



# STATE-OF-THE-ART MODERN DESIGN





The Mar Casas team, a team of 300+ architectural designers, 30 design engineers, 100 interior designers, 100 landscape architects, 100 interior designers, and 100 interior designers, all working together to create a world-class destination. The team's expertise in architecture, interior design, and landscape architecture combine to offer the ultimate resort experience.

The project's success is a testament to the team's dedication, expertise, and hard work. The team's commitment to excellence and attention to detail has resulted in a world-class destination that is a true masterpiece of architecture, interior design, and landscape architecture.

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## EXCEPTIONAL FINISHING

SELECTED WITH CARE

Each space is designed to meet the needs of modern living with intelligent planning and exceptional attention to detail. From the high-end MChem to advanced frame subscription systems, the finest materials, precise detailing, and carefully selected appliances come together to provide a comfortable and luxurious living.





# LOBBY

The lobby captures the graceful movement and fluidity of waves and water to create an unforgettable "wow!" moment upon arrival. This installation reflects light and water, casting enchanting patterns throughout the area and inviting guests to pause and admire the artwork created by nature's own magic.



# APARTMENTS

Each owner will enjoy a personal entrance with a private terrace pool, on the terrace, possibly overlooking the views and the swimming services of water.











# PENTHOUSES

Experience life to the fullest in the luxurious Royal Penthouse residence, which is meticulously crafted with exceptional attention to detail. The interiors boast a thoughtful design with a distinct colour palette and neutral materials that seamlessly blend to create a sense of harmony and tranquility. The spacious living rooms feature double-height ceilings and floor-to-ceiling panoramic windows, inviting an abundance of natural light and spectacular views into the space.







## CUTTING EDGE TECHNOLOGY

**SIMPLIFY LIFE WITH INTEGRATED  
SMART HOME SOLUTIONS.**

Each residence features an Advanced IP Intercom system for seamless communication and accessibility between residents and amenities, and a Smart Access Control system for secure entry to public areas and amenities.

The Smart Home system allows residents to effortlessly control their living spaces.



## 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.





# CHOOSE YOUR PERFECT RESIDENCE

## STUDIO APARTMENTS

### ONE BEDROOM APARTMENTS

### TWO BEDROOMS APARTMENTS:

- 2 Bedroom
- Bedroom Suite
- Bedroom Executive Duplex
- Royal 2 Bedroom

### THREE BEDROOMS APARTMENTS:

- 3 Bedroom
- 3 Bedroom Duplex
- Royal 3-Bedroom

### PENTHOUSES:

- Penthouse
- Royal Penthouse

# SHAPING DUBAI'S LANDSCAPE

PREMIUM REAL ESTATE DEVELOPMENT

For nearly two decades, Dejar has been shaping the urban real estate landscape of Dubai. Established in 2002, our meteoric rise is a testament to our insatiable attention. As one of Dubai's largest property developers, we have successfully carved a niche for ourselves with landmark projects across the emirate. We delivered over 20 million sq. ft. of developments.

We have under our wing stellar commercial towers, remarkable residential buildings, and accessible hotels that reflect their time and also transcended it. Our presence is palpable across Dubai's finest locations – from its globally renowned addresses to its upcoming hubs. We are noted for our iconic projects citywide across business Bays, Dubai Marina, DIFC, Jumeirah Lakes Towers, Dubai Production City, Dubai Silicon Oasis and Al Barsha.

We use the breadth of our expertise and the strength of our financial intelligence to create a positive and lasting impact on Dubai's built environment. We strive to unlock potential, maximize opportunity, and create enduring and recognizable value for our investors and customers.

ديجار  
DEJAR



# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION