



PREMIER ESTATES





# Waterfront Living

Bluewaters is a destination with a pioneering spirit, blending waterfront living with the exhilaration of the city to create an unrivalled experience for residents and visitors. The island represents a colourful beacon adorning Dubai's urban landscape, drawing in those seeking endless lifestyle opportunities.

Located off the coast of Jumeirah Beach Residence opposite The Beach, Bluewaters is home to Ain Dubai, the world's largest observation wheel, and the first Caesars Palace hotels in the Middle East.

With a range of other exciting attractions, the lively, family-oriented neighbourhood is set to become one of the world's largest tourism hotspots, with its own distinctive residential, retail, hospitality, and entertainment that will leave all who arrive spoilt for choice.

# Location and connectivity

Bluewaters is in touching distance of Dubai Marina and is in easy reach from Abu Dhabi. The island is connected to the mainland by a direct road link from Sheikh Zayed Road, and has its own Group Rapid Transit service, offering passengers a unique travel experience in the form of a driverless vehicle system. A 265-metre pedestrian bridge also links Bluewaters to the beachfront at Jumeirah Beach Residence.

- 45** min  
Abu Dhabi Airport
- 30** min  
Dubai International Airport
- 30** min  
Al Maktoum Airport
- 20** min  
Downtown Dubai
- 7** min  
Dubai Marina



**Legend**

- Highway
- Primary roads
- Secondary roads
- Local roads
- Boats
- Group Rapid Transit (GRT)
- Dubai Metro
- Pedestrian and cycling bridge
- GRT station
- Dock
- Pedestrian
- Water taxi



# An Idyllic Neighbourhood

The residences at Bluewaters are home to more than 33 nationalities and comprise 10 apartment buildings, 4 penthouses and 17 townhouses. Homes offer a range of dimensions, set over a podium and aligned to capture stunning views that provide this island community with its charm. The elegant, mid-rise towers are home to 698 one, two, three and four-bedroom, glass-fronted apartments, each with one or two parking spaces. With state-of-the-art gymnasiums, swimming pools, landscaped gardens, basketball courts and child play areas, Bluewaters offers a premium lifestyle for the whole family.



















## Contemporary Living

The interiors at Bluewaters residences are finished to the highest standards, with a neutral palette and a minimalist style that combines the warmth of Scandinavian wooden floors with the opulence of soft metallic fixtures. Designed for a contemporary lifestyle, open plan kitchen features state-of-the-art Italian appliances and seamless worktops. With floor to ceiling windows, all apartments offer sweeping views, varying between Ain Dubai, the sea, the greenery and the boulevard.













## Outdoor Vitality

Bluewaters residences represent the ultimate in community living, providing homeowners with easy access to all the island's facilities, in lush, green surroundings.

The concept of water connects each element of the island through a series of shaded water courtyards, that provide a cooling effect to external spaces. A series of landscaped courtyards along the waterfront, frame views out to the sea and beyond. The pedestrian areas that are a central feature of the island are based on the structure of a valley, where intimate spaces and walkways weave through the community.





BLUEWATERS





## World-class Tourism Attractions

At over 210m, Ain Dubai is the world's tallest and largest observation wheel and forms the spectacular centrepiece at Bluewaters. Towering high above the city's coastline, visitors can expect a truly magical experience and unforgettable views that complement the vibrant lifestyle on offer at the destination.





# Luxurious Island Retreats

Caesars Palace Bluewaters Dubai and Caesars Bluewaters Dubai are magnets for leisure and business travellers around the world, ensuring there's a place for everyone on the island. Guests can check into an otherworldly experience, take a dip in one of three indoor and outdoor pools, relax in spa or health centre and enjoy stunning views of Ain Dubai as they dine at one of six spectacular restaurants. Set at the tip of the island, the architecture of both hotels offers a low-lying haven at this seafront retreat.





## Shopping and Dining Experiences

The retail space at Bluewaters is split between ground and first floor levels, with over 132 outlets and a further 32 units located underneath residential buildings. Concepts and stores will host a wide range of retail, restaurants, cafes and entertainment activities, while waterfront outlets will serve a range of cuisines, from high-end restaurants to intimate bistros. There is also ample parking for shoppers.





**10**  
Residential  
buildings



**164**  
Retail, dining and  
entertainment outlets



**+210**  
Metre high  
Ain Dubai



**2,400**  
Parking spaces



**2**  
Luxury hotels



**479**  
Hotel keys



Ferry dock



Beach club

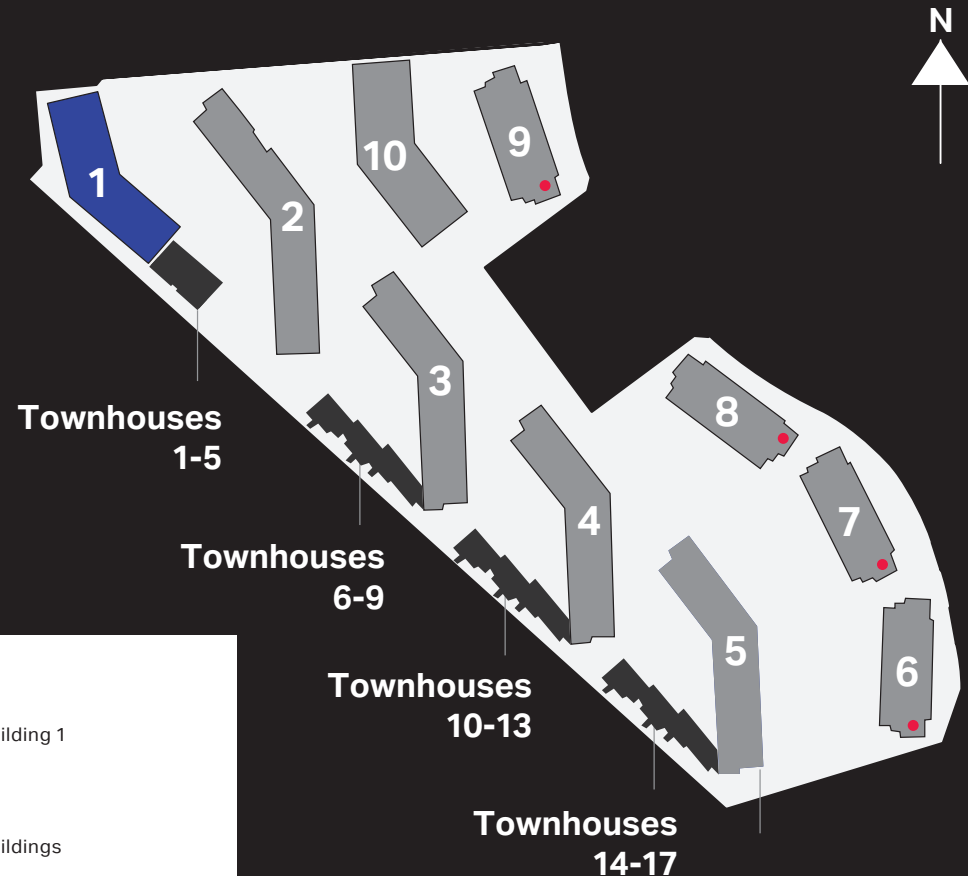


Road and  
pedestrian bridges





# Master plan and building location



Townhouses 1-5

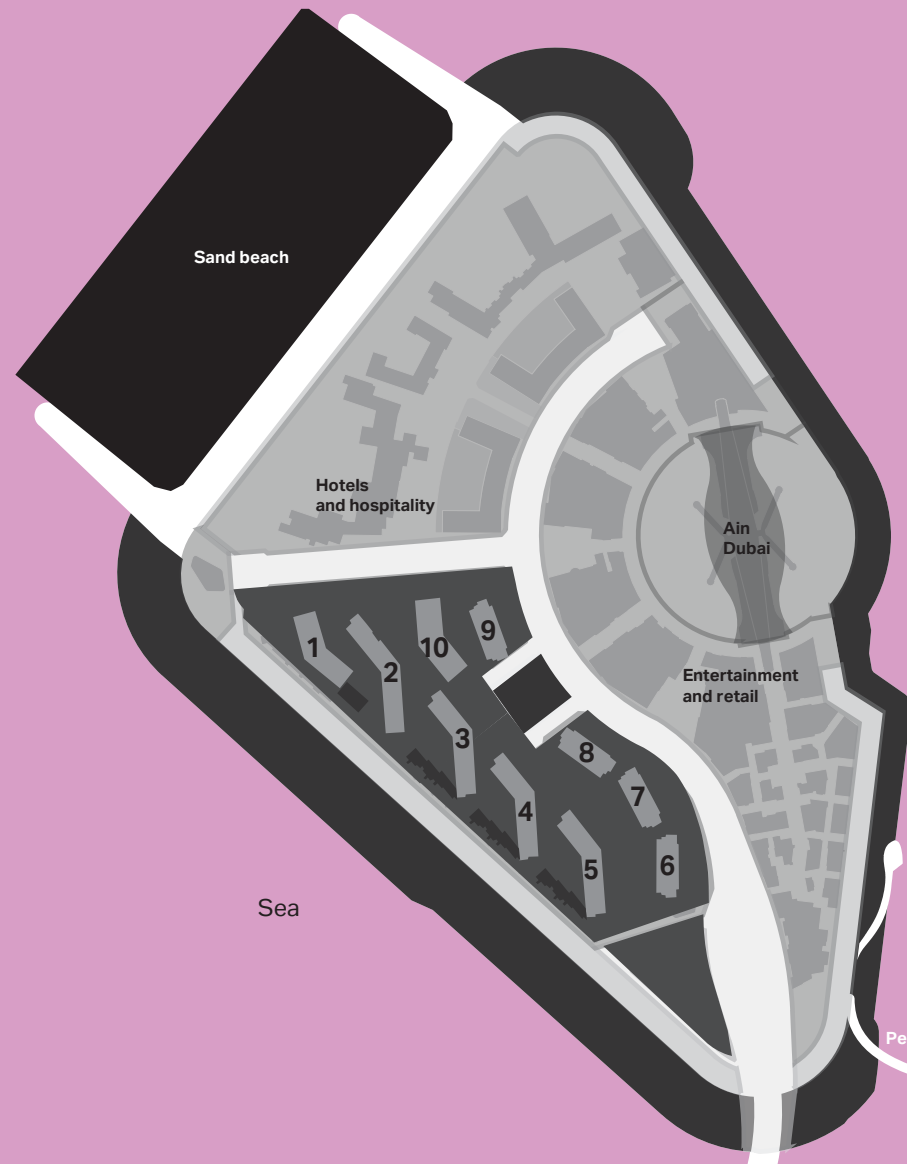
Townhouses 6-9

Townhouses 10-13

Townhouses 14-17

**Legend**

- Residential building 1
- Townhouses
- Residential buildings
- Residential buildings with penthouses



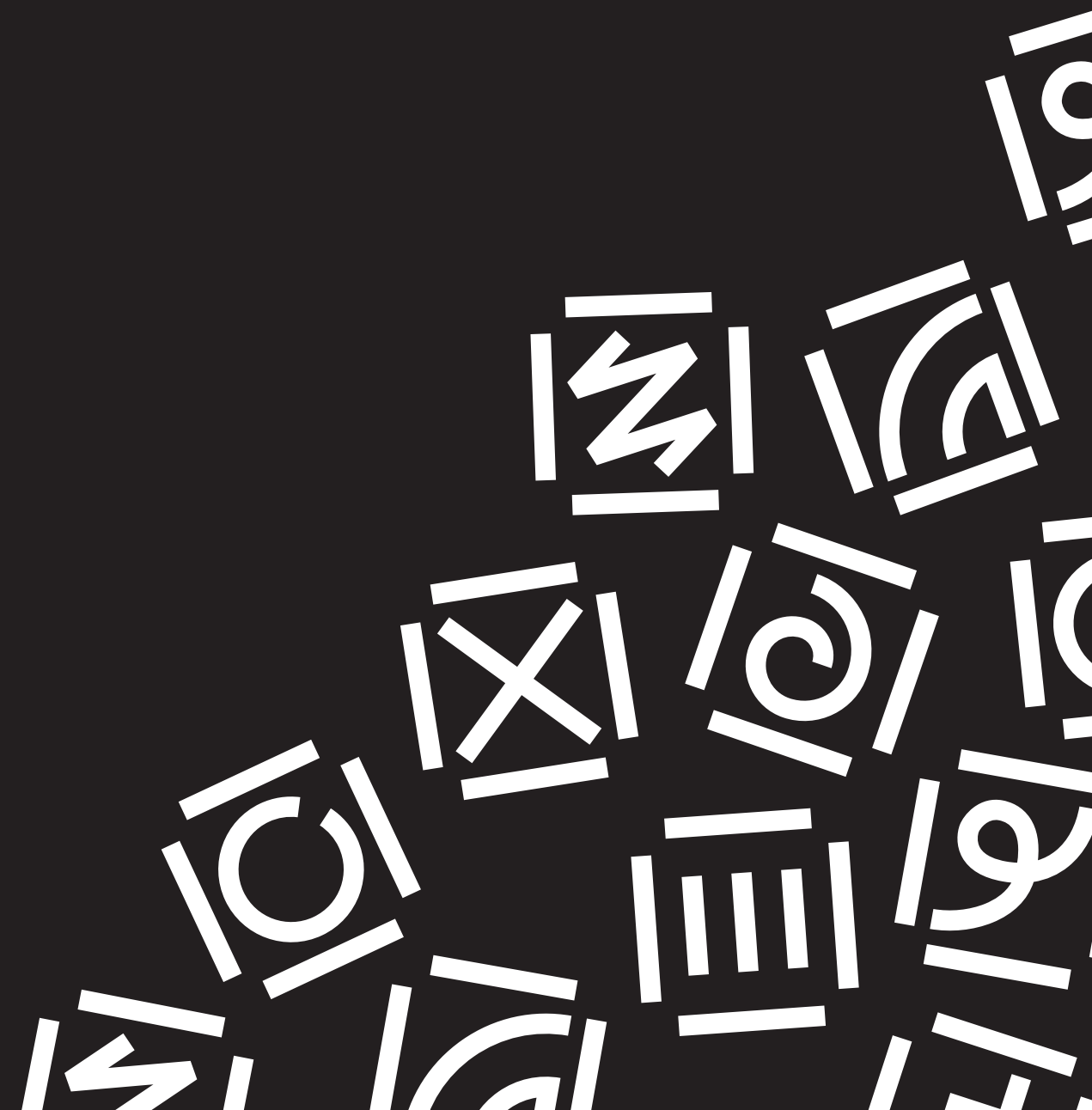
## Residential views & key facts

- Distinct retail, residential, hospitality and entertainment zones
- Ain Dubai, the world's tallest observation wheel
- 27 G+1 retail buildings
- 10 Apartment buildings
- 17 Townhouses
- Two hospitality complexes
- Three modes of transport into and out of the island
- Scenic outdoor spaces, landscaped common areas and panoramic ocean views
- Residential amenities and public facilities



# Meraas Overview

Meraas is dedicated to making Dubai and the UAE better for people to live, work and play in. We design for a diverse mix of people to stimulate a creative urban culture where the next generation of ideas, businesses and communities can take root. Our investments ensure a better future for generations to come and extend across different sectors including food, retail, leisure, hospitality, health and education. Our destinations, which include City Walk, The Beach, Boxpark, Last Exit, The Outlet Village, Kite Beach, Al Seef, La Mer, The Yard and Bluewaters, are open places for communities to socialise, explore, learn, play, create and innovate.







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