



THE MERIVA COLLECTION

Presented by Canaletto Sky Real Estate LLC

SUNSET

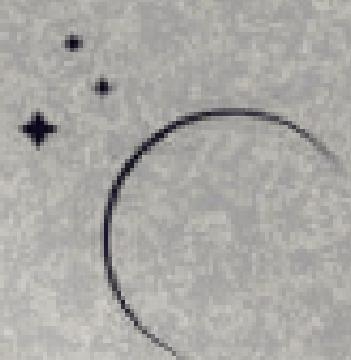
GARDENS

SHORES

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI !



ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER



CANALETTO SKY
REAL ESTATE



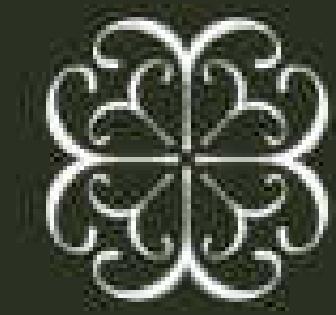
A welcome
from the ocean



MERIVA SUNSET

Look out across uninterrupted ocean vistas from
The Meriva Collection's highest viewpoint.

Perched at the top of the collection, Meriva Sunset is for those who feel most alive in the quiet glow of evening light. Where the sunrises and sunsets cast an ever-changing canvas that transforms from morning calm to radiant dusk. Elevated terraces, soft interior palettes, and thoughtfully composed spaces draw the outside in, allowing every moment to unfold with ease. This is a place where days feel lighter, evenings stay with you longer, and residents have a front-row seat to the beauty of the horizon.



MERIVA GARDENS

Live a life soothed by nature, within lush gardens and meandering waterways.

Meriva Gardens is a gentle retreat where greenery sets the rhythm of your days. Meandering paths guide you through shaded pockets, quiet seating alcoves, and flowing waterways that bring a sense of calm to every step. These tranquil homes are framed by soft landscaping and natural light, creating living spaces that feel grounded, refreshing, and deeply restorative. Mornings begin with birdsong, afternoons drift beneath leafy canopies, and evenings settle into a quiet, enveloping stillness.



CANALETTO SKY
REAL ESTATE



MERIVA SHORES

Begin every day in beachfront serenity, moments from the white sands and pristine waters.

Welcome to coastal living at its most natural. Where the beachfront becomes an extension of your home. Welcome the soft sea breeze through open terraces, and relish interiors shaped around natural textures. Whether it's a morning walk along the sands or a quiet evening by the water, residences at Meriva Shores bring you closer to the elements, inspiring clarity, calm, and a beautifully unhurried way of life.

Leave the city outside,
find serenity within





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The location



Meriva sits at the heart of a pedestrianised ocean-front enclave. Meandering waterways connect every building, garden, and amenity along an ambling pathway to the beach.

This thoughtfully designed environment encourages residents to walk, cycle, and explore, while maintaining easy access to nearby schools, business hubs, and lifestyle destinations.

Dubai Islands B



THE MERIVA
COLLECTION





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05 mins
Dubai Islands Mall

18 mins
Dubai International Airport

18 mins
Dubai Festival City Mall

20 mins
Port Rashid

20 mins
Gold Souq Metro Station
(Green Line)

25 mins
Museum of the Future

30 mins
Dubai International
Financial Centre (DIFC)

35 mins
Burj Khalifa/Dubai Mall

45 mins
Palm Jumeirah

60 mins
AI Maktoum
International Airport

METRO CONNECTIVITY MAP

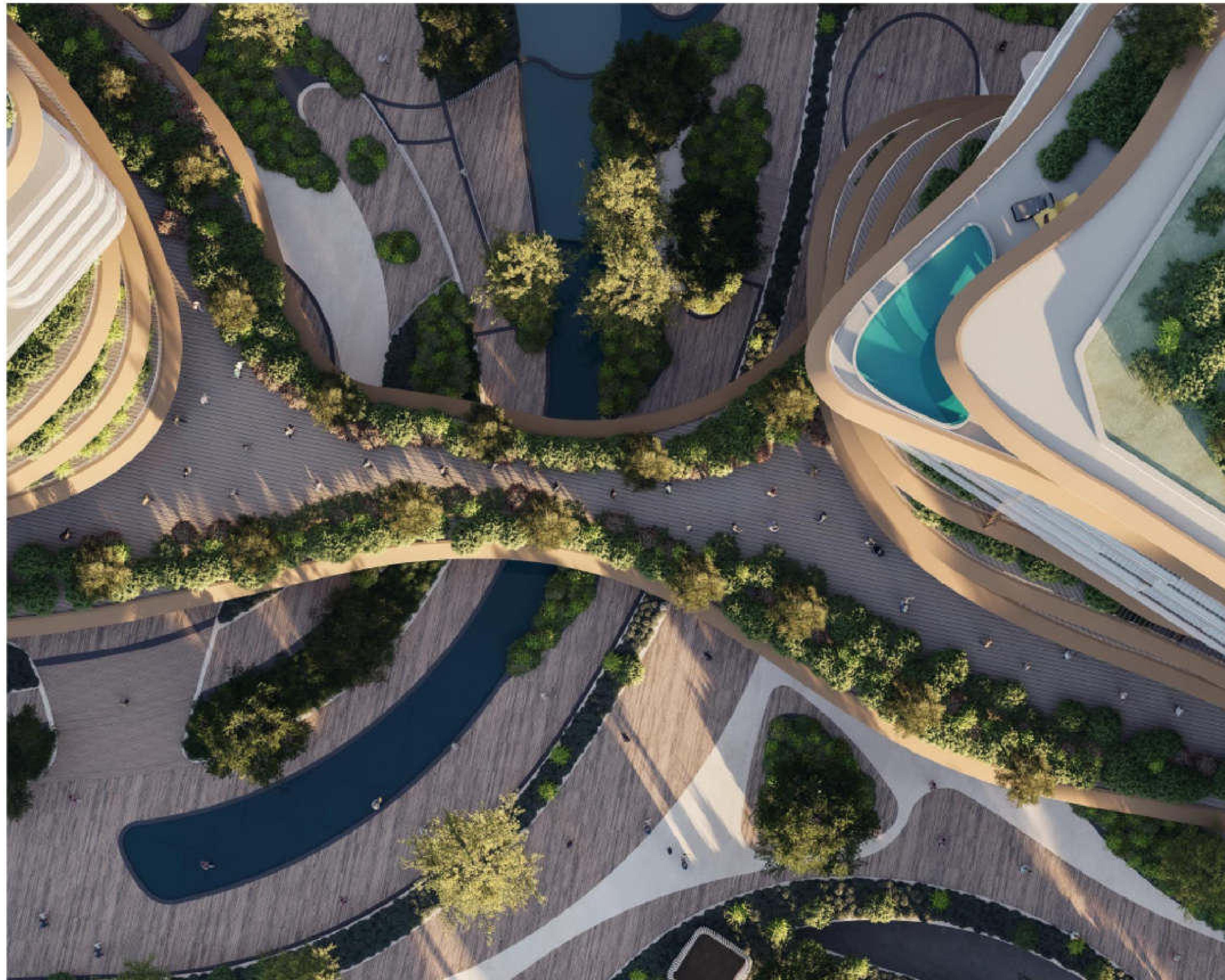
- Red Line
- Green Line
- Blue Line
- Orange Line

The Sun & Views Analysis



W
SUNSET

The Design *Philosophy*

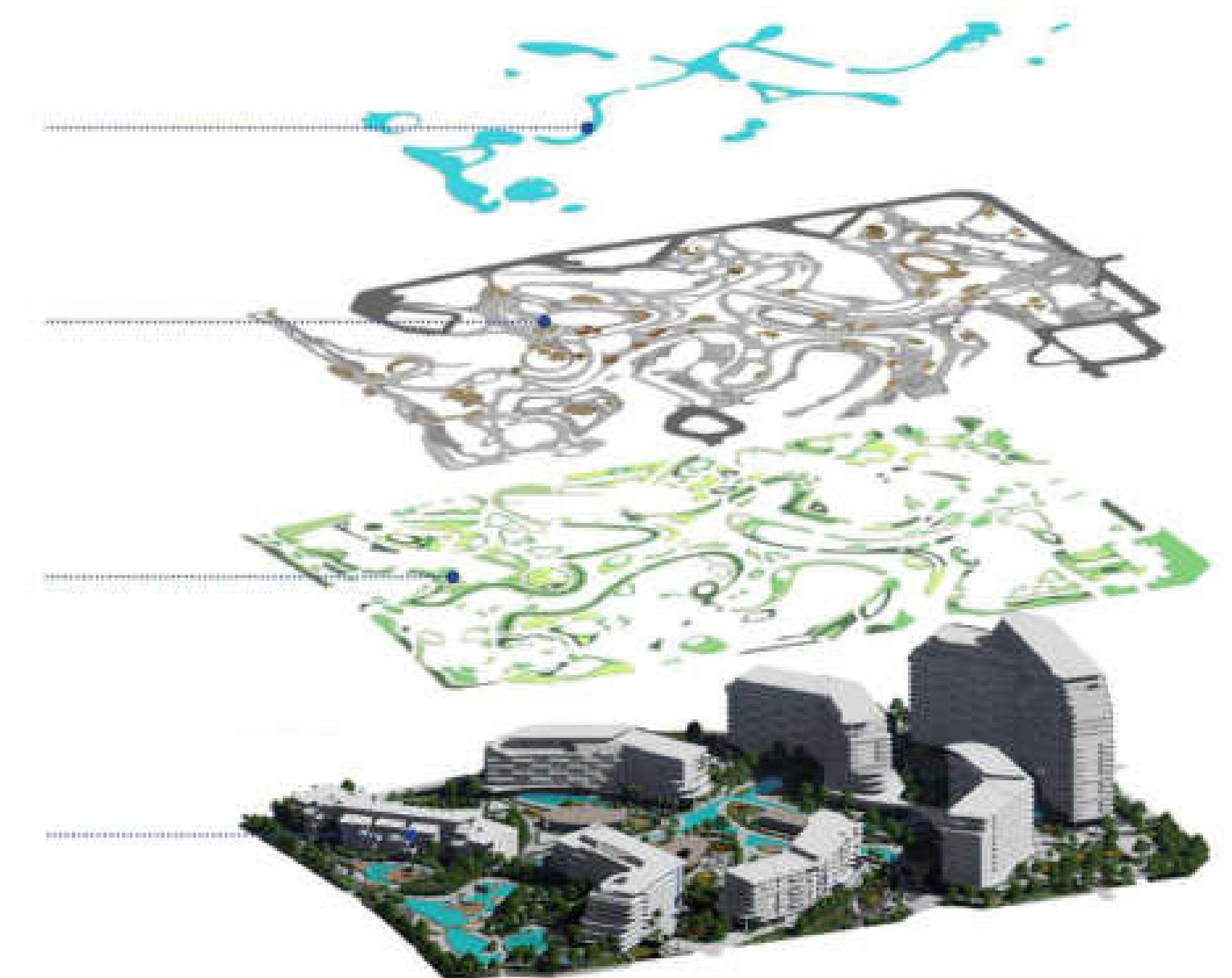


Water body

Circulation

Green

Buildings



The project is inspired by the seamless curves and organic flow of nature, integrating architecture and landscape into one continuous composition. Soft, flowing lines shape the masterplan, guiding movement and framing views. Buildings are carefully positioned to embrace the lagoon and maximize visual connections to water and greenery, while the landscape becomes the connective tissue of the development.

The *Elevations*



North East Elevation (G+20)

The Building Configuration

MERIVA SUNSET

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Project *Configuration*

PARKING

1 Bedrooms	1 Parking Space
2 Bedrooms	1 Parking Space
3 Bedrooms	2 Parking Spaces
4 Bedrooms	2 Parking Spaces
Penthouses	3 Parking Spaces

ELEVATORS

6

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q2 2030

SERVICE CHARGE

AED 18 per sq. ft.

Number of Units *Per Type*

1 Bedroom	182 units
1 Bedroom Corner	12 units
2 Bedrooms	98 units
2 Bedrooms Corner	16 units
2 Bedrooms + S	15 units
2 Bedrooms + S Corner	28 units
2 Bedrooms + S Dual Aspect	3 units
3 Bedrooms	15 units
3 Bedrooms + S Dual Aspect	3 units
3 Bedrooms Penthouse	1 unit
4 Bedrooms Dual Aspect	3 units
4 Bedrooms Penthouse	1 unit

Size Range Per *Unit Type*

1 Bedroom	from 832.33 sq. ft. to 880.48 sq. ft.
1 Bedroom Corner	from 1,007.24 sq. ft.
2 Bedrooms	from 1,272.38 sq. ft.
2 Bedrooms Corner	from 1,376.14 sq. ft.
2 Bedrooms + S	from 1,426.62 sq. ft.
2 Bedrooms + S Corner	from 1,492.01 sq. ft. to 2,121.31 sq. ft.
2 Bedrooms + S Dual Aspect	from 1,607.05 sq. ft.
3 Bedrooms	from 1,747.22 sq. ft.
3 Bedrooms + S Dual Aspect	from 2,170.67 sq. ft. to 2,345.99 sq. ft.
3 Bedrooms Penthouse	from 3,702.41 sq. ft.
4 Bedrooms Dual Aspect	from 3,050.35 sq. ft. to 3,176.97 sq. ft.
4 Bedrooms Penthouse	from 3,367.08 sq. ft. to 4,648.11 sq. ft.





Ground floor
Amenities

Ground Floor Amenities Master Plan

- 01 VEHICLE ENTRANCE/EXIT
- 02 DROP-OFF AREA
- 03 CASCADING WATER FEATURES
- 04 LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 CLUB LOUNGE
- 07 JAZZ CLUB
- 08 LIFTS LOBBY
- 09 FITNESS STUDIO & JUICE BAR
- 10 YOGA & PILATES STUDIO
- 11 CHANGING ROOM WITH SAUNA, EXPERIENCE SHOWER & LAVENDER ROOM
- 12 KIDS PLAY AREA
- 13 OUTDOOR FITNESS AREA
- 14 BARBECUE AREA
- 15 SUN LOUNGERS AREA
- 16 ADULTS POOL
- 17 LAGOON WATER FEATURE
- 18 KIDS POOL
- 19 KIDS SPLASH AREA
- 20 OUTDOOR KIDS PLAY AREA
- 21 POOL BAR
- 22 POOL BAR SEATING AREA
- 23 JOGGING TRACK
- 24 PADEL COURT
- 25 BASKETBALL COURT
- 26 SEATING AREA
- 27 DELIVERY PARKING
- 28 MOVE-IN PARKING
- 29 PARKING ACCESS
- 30 ROCK SCULPTURE
- 31 SCOOTER & BIKE TRACK





Drop Off Area



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Lobby Reception



Lobby Lounge



Jazz Club



Jazz Dining



Pilates & Yoga Studio



Fitness Pavilion





Jogging Track



12th floor
Amenities

12th Floor
Amenities Floor Plan

- 01 LIFT LOBBY
- 02 SERVICE LIFT
- 03 JUICE BAR
- 04 FEMALE CHANGING ROOM
- 05 MALE CHANGING ROOM
- 06 BATHROOM FOR PEOPLE OF DETERMINATION
- 07 SUN LOUNGERS
- 08 CABANA
- 09 LAP POOL
- 10 FITNESS ZONE
- 11 JACUZZI





Indoor Pool



13th floor
Amenities

13th Floor
Amenities Floor Plan

- 01 LOBBY LIFTS
- 02 SERVICE LIFT
- 03 GAMES TABLE
- 04 ADULTS POOL
- 05 SUN LOUNGERS
- 06 BARBECUE DECK





Adults Pool



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Games Room

Games Room Seating

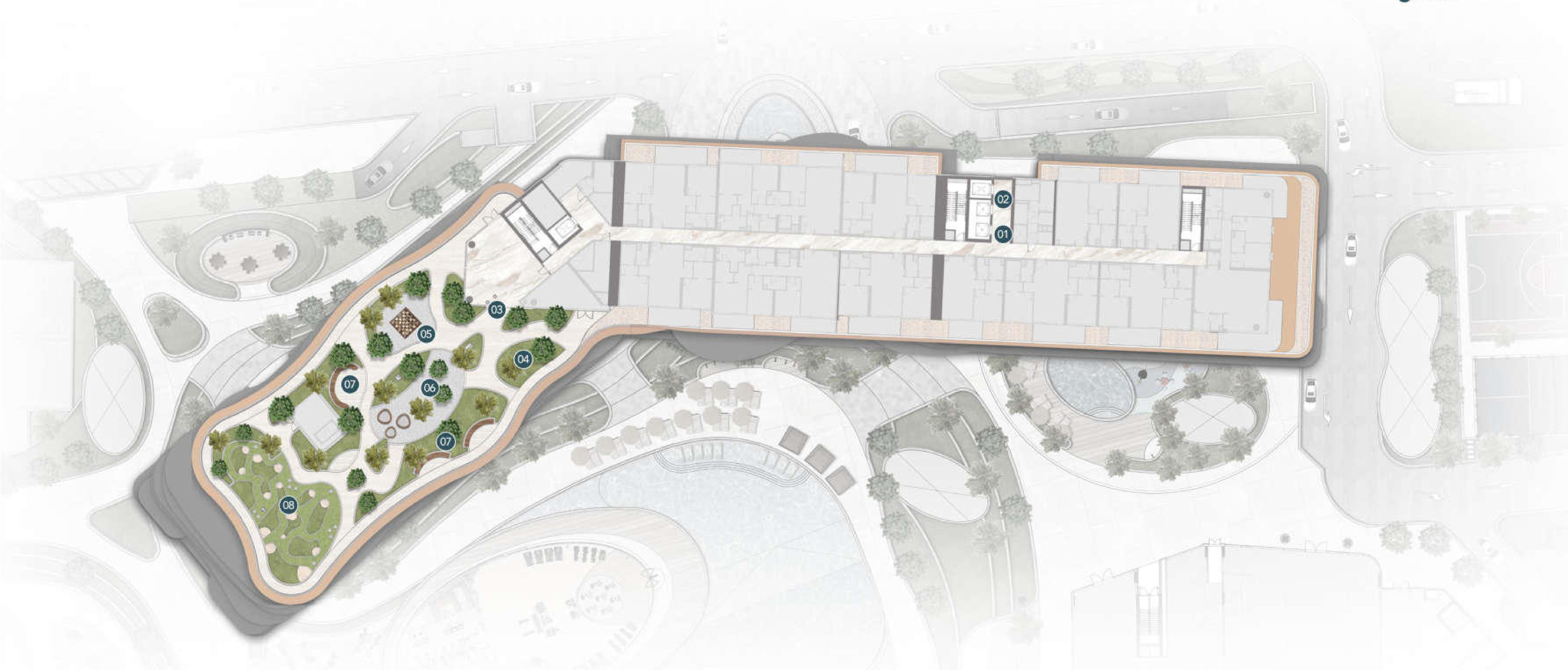




17th floor
Amenities

17th Floor
Amenities Floor Plan

- 01 LOBBY LIFTS
- 02 SERVICE LIFT
- 03 ACCESS TO MINI GOLF AREA
- 04 VIEWING DECK AREA
- 05 OUTDOOR GIANT CHESS
- 06 LAWN SEATING AREA
- 07 SEATING AREA
- 08 MINI GOLF





Viewing Deck



The
Residences



Living Room



Kitchen



Master Bedroom



Master Bathroom



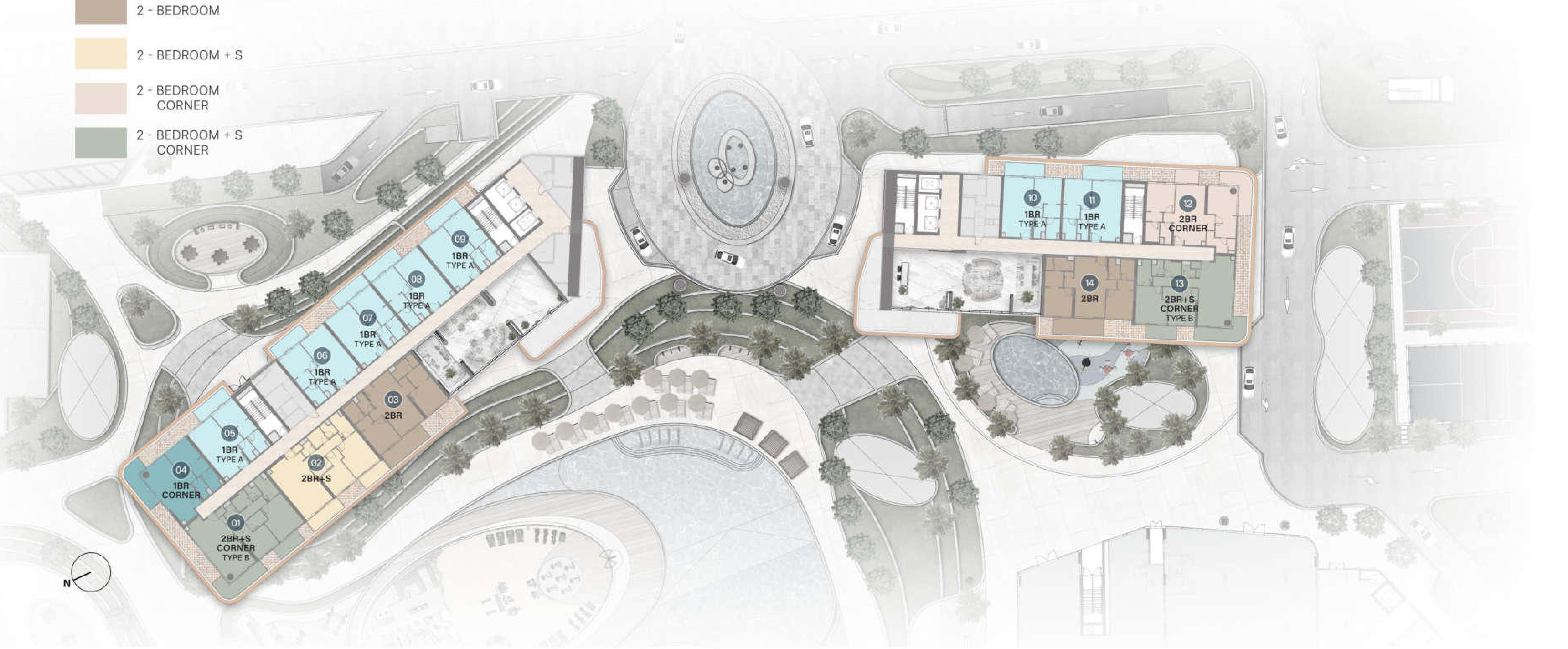
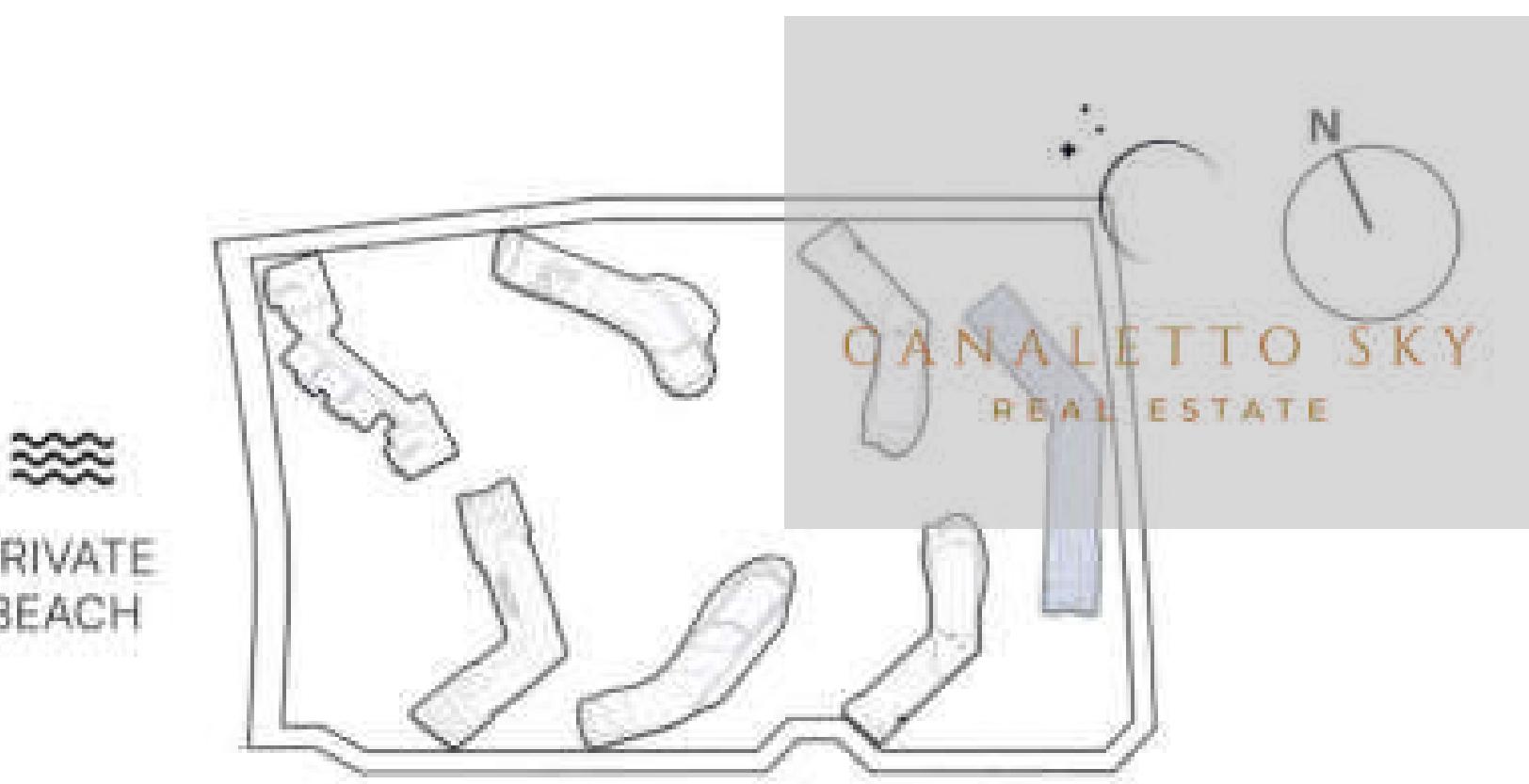
Powder Room



Typical floor
Plans

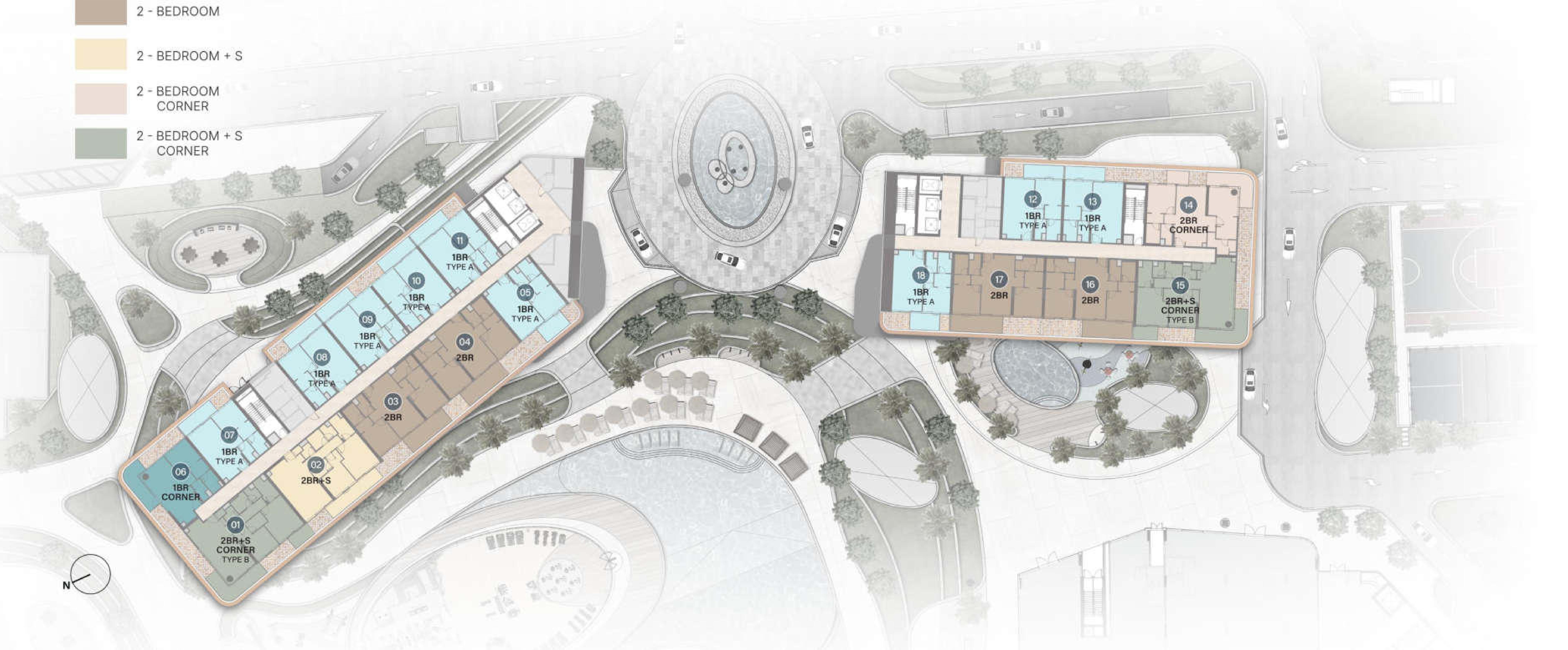
1st Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER



2nd Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER



3rd Floor Typical Plan

1 - BEDROOM

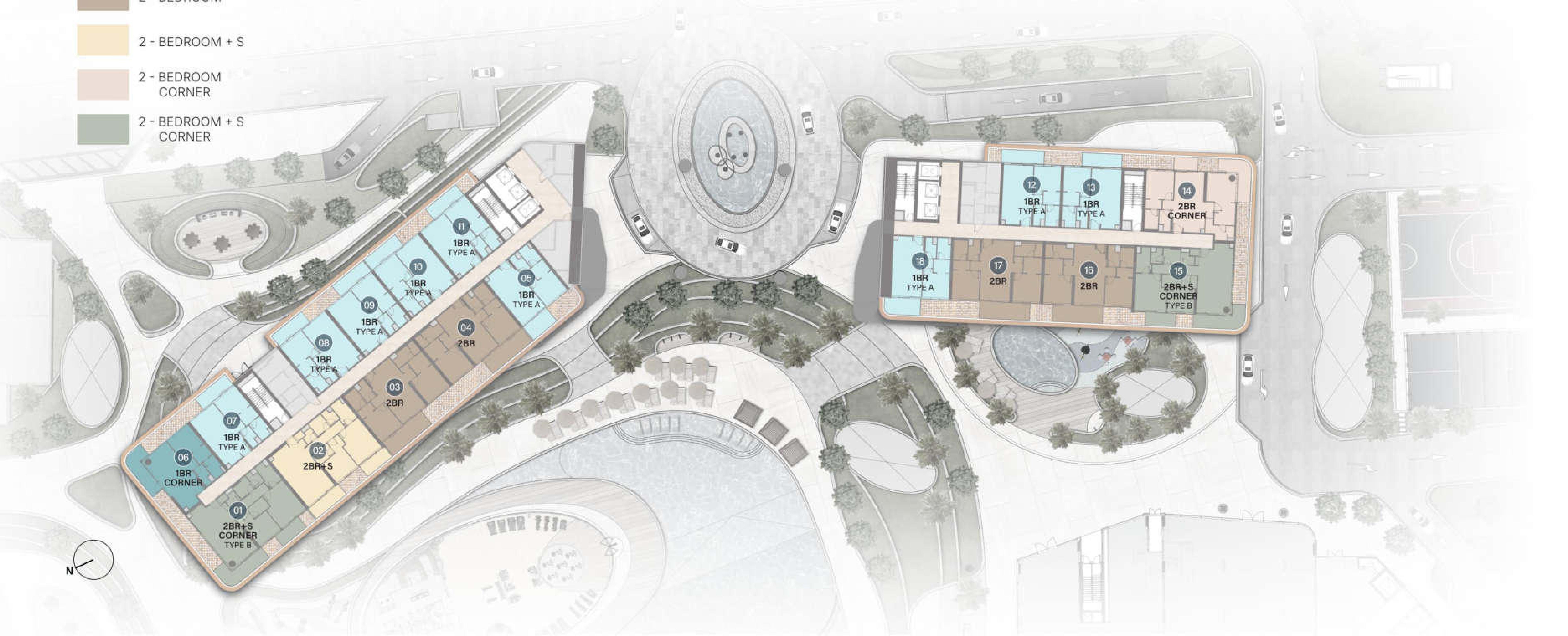
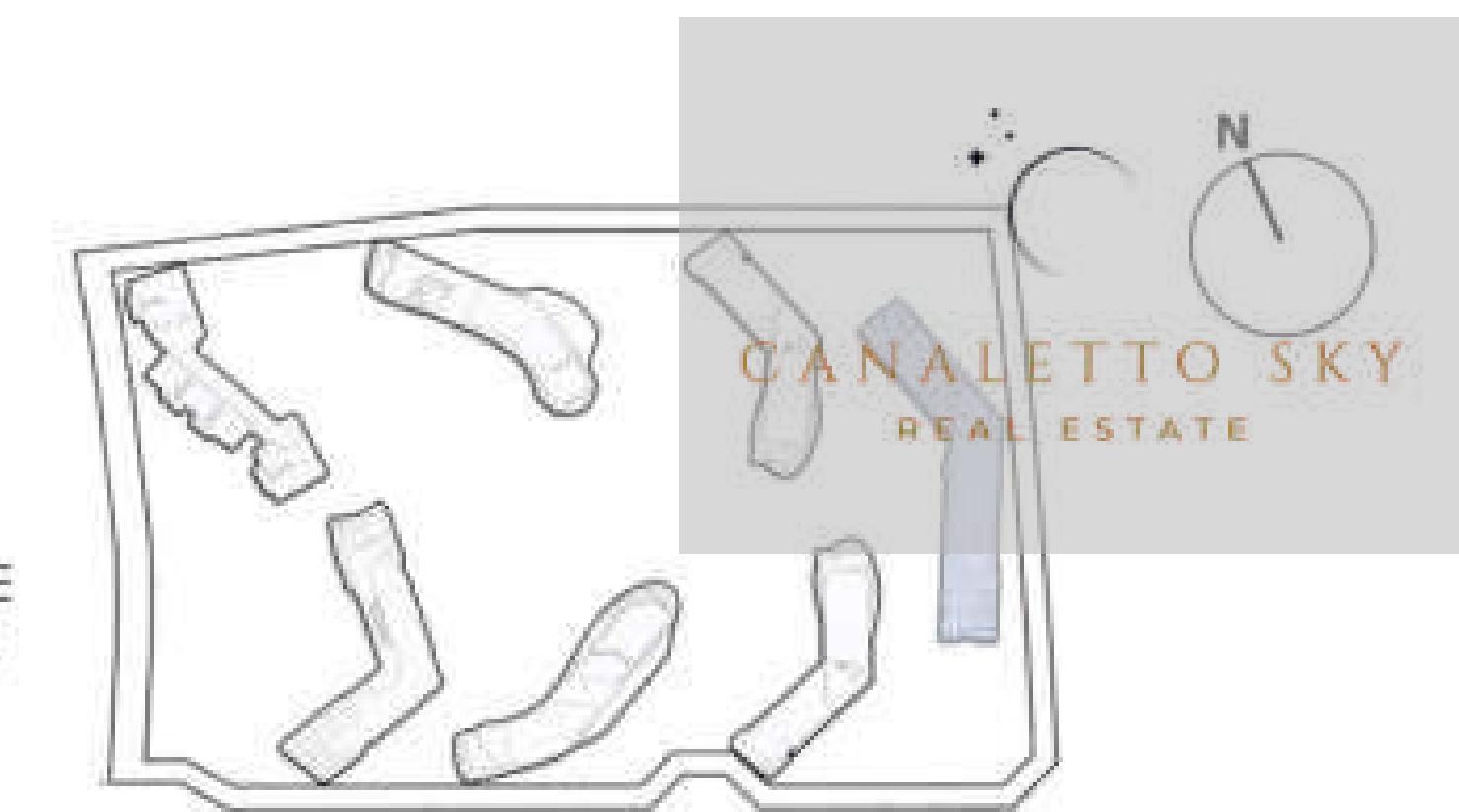
1 - BEDROOM CORNER

2 - BEDROOM

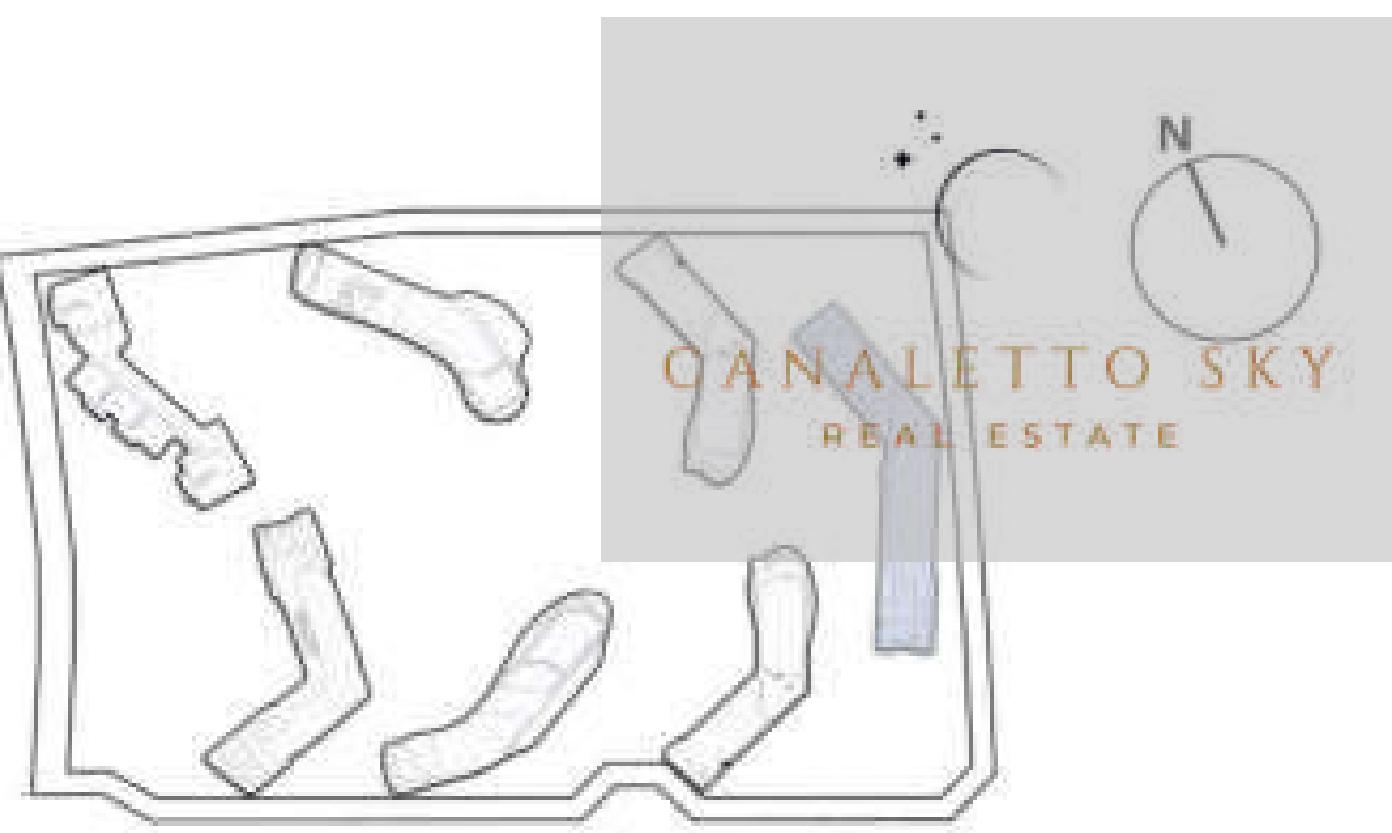
2 - BEDROOM + S

2 - BEDROOM CORNER

2 - BEDROOM + S CORNER



4th Floor Typical Plan



1 - BEDROOM

1 - BEDROOM CORNER

2 - BEDROOM

2 - BEDROOM + S

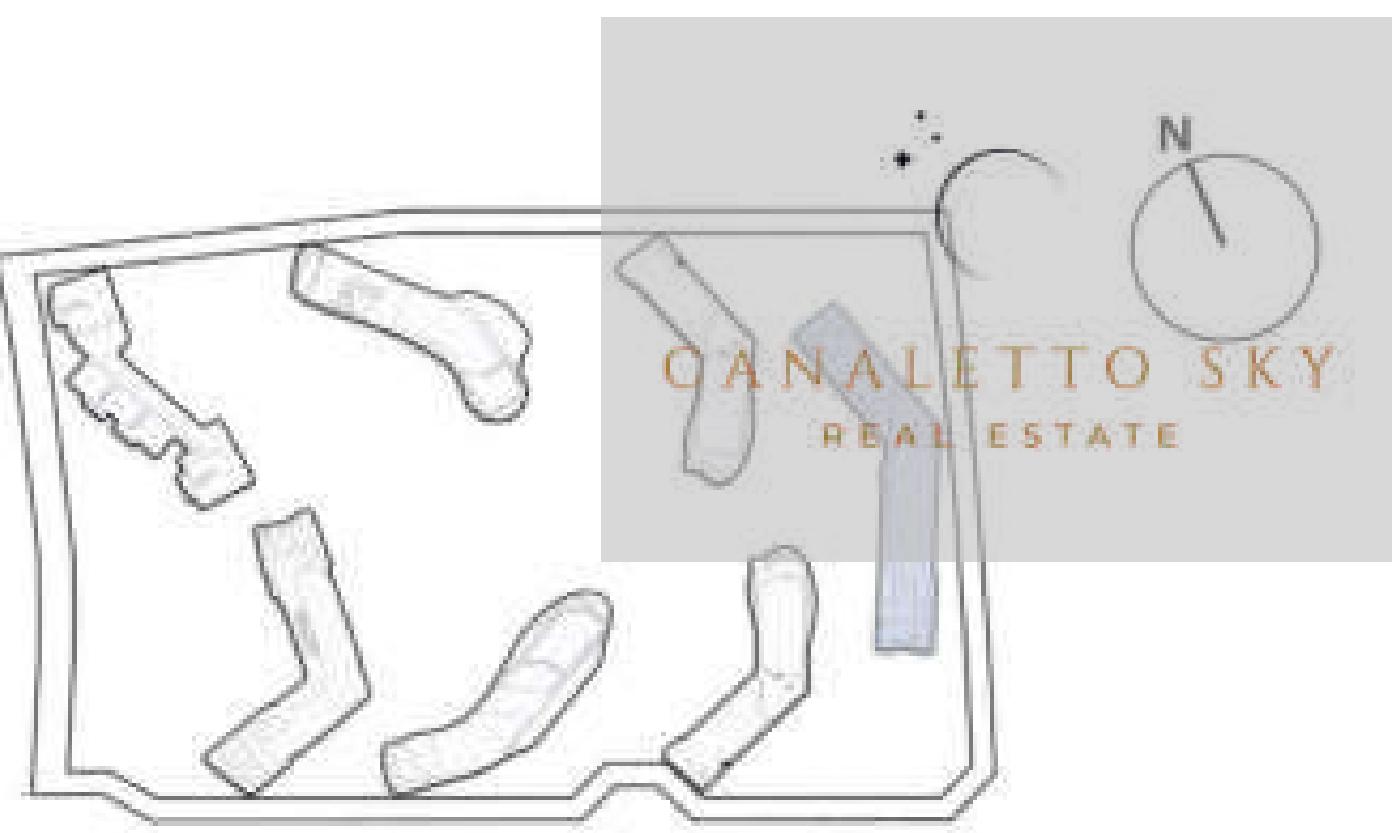
2 - BEDROOM CORNER

2 - BEDROOM + S CORNER

3 - BEDROOM



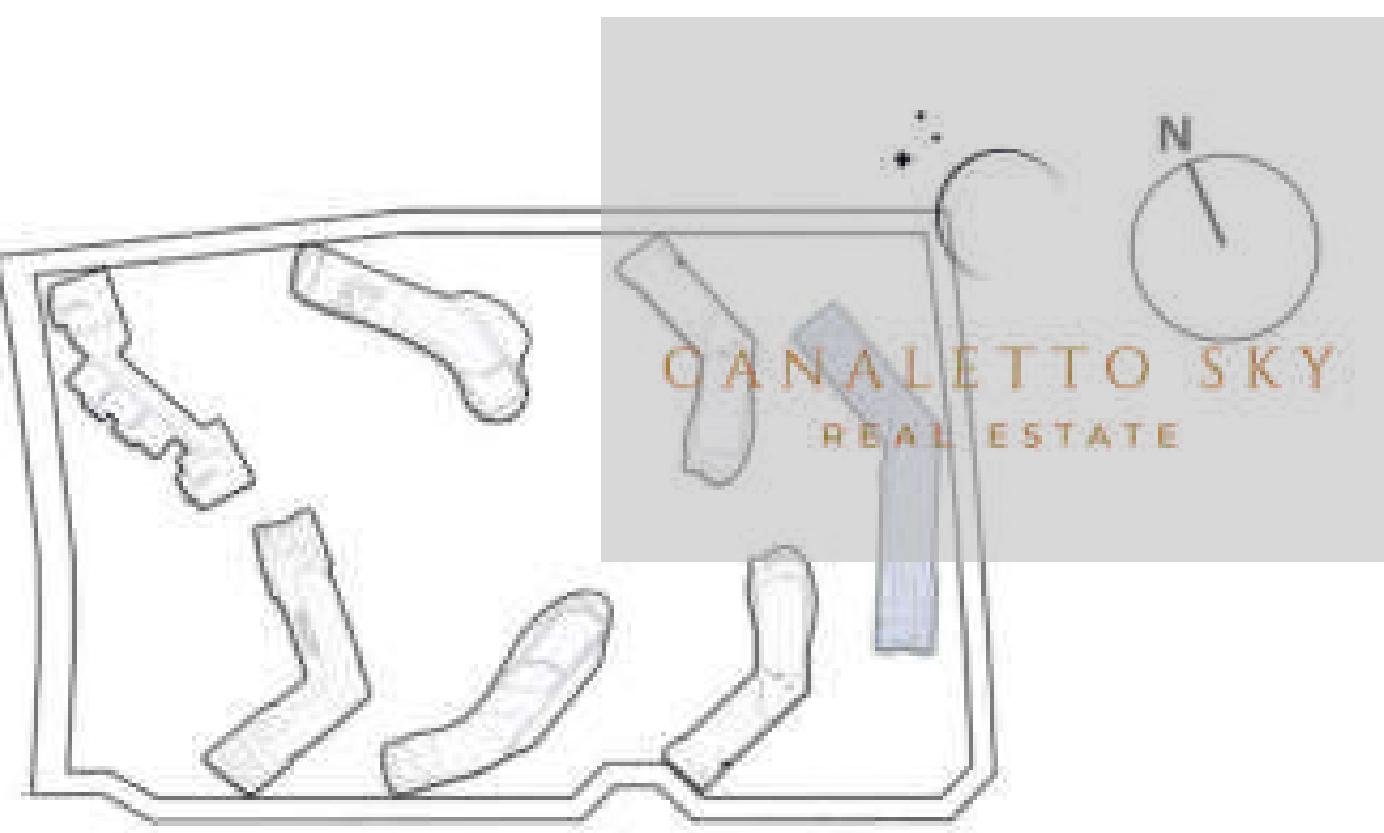
5th Floor Typical Plan



- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM



6th Floor Typical Plan



7th Floor Typical Plan

1 - BEDROOM

1 - BEDROOM CORNER

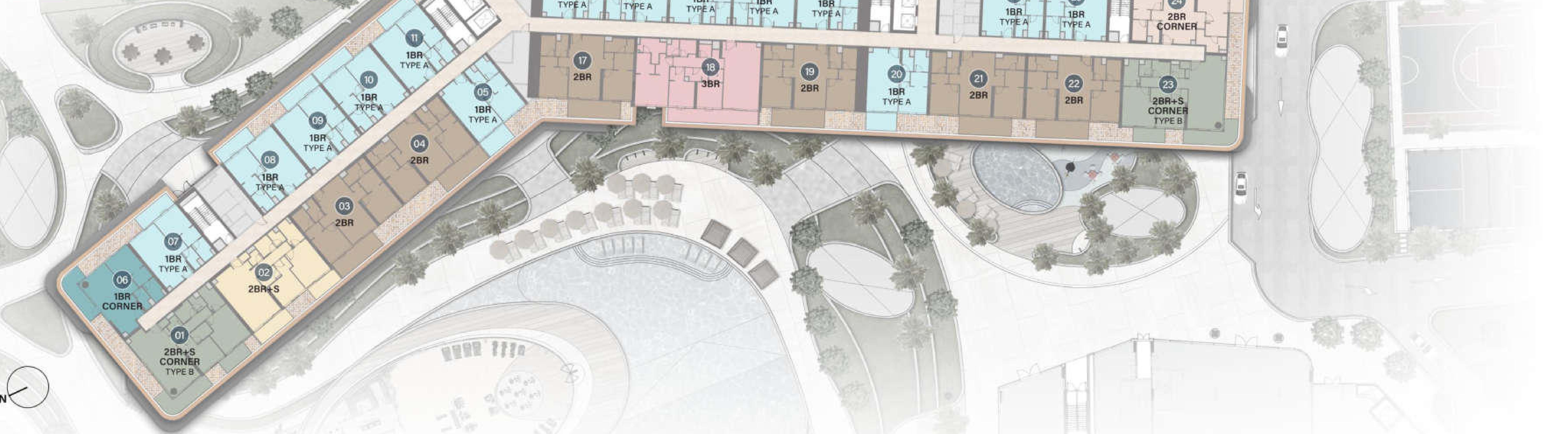
2 - BEDROOM

2 - BEDROOM + S

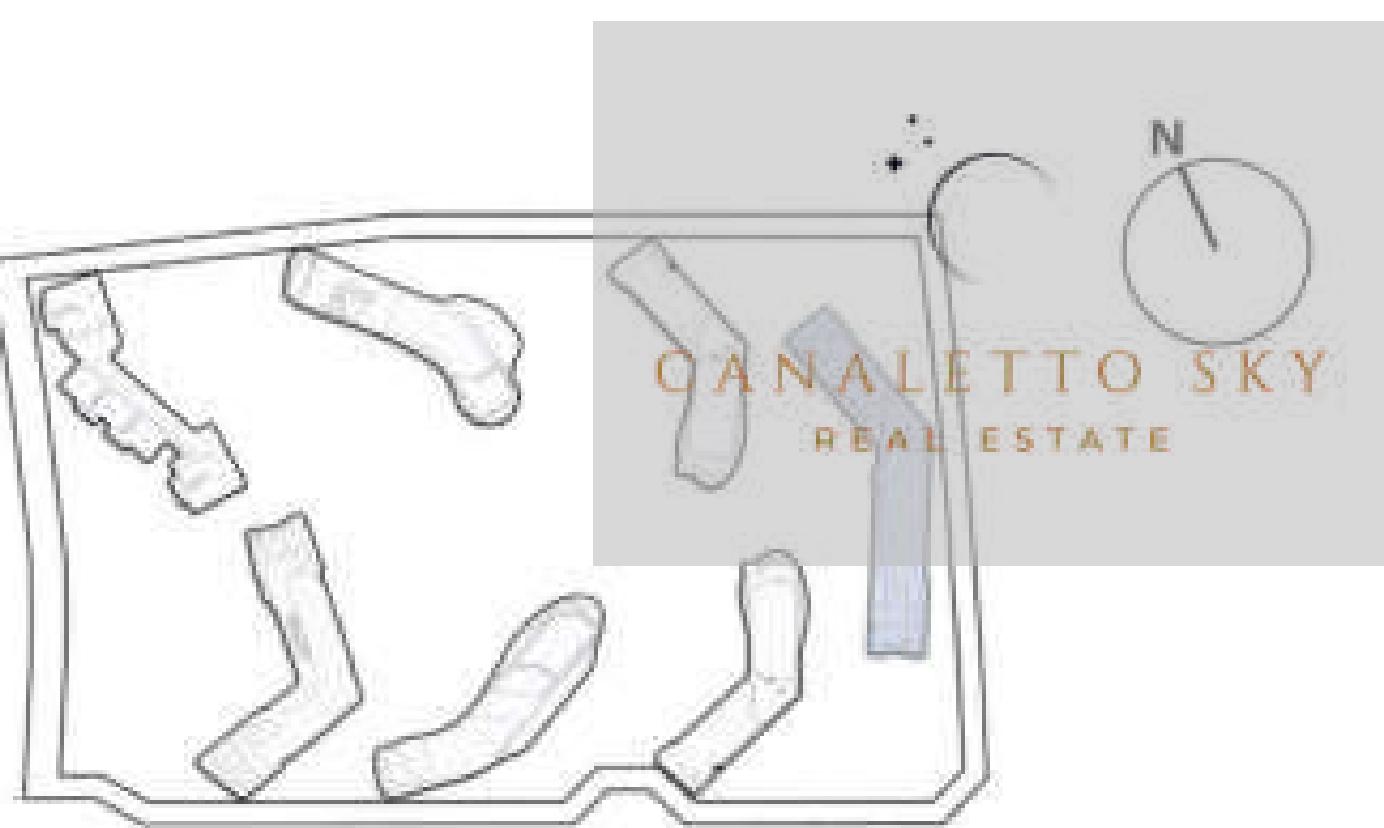
2 - BEDROOM CORNER

2 - BEDROOM + S CORNER

3 - BEDROOM



PRIVATE BEACH



8th Floor Typical Plan

1 - BEDROOM

1 - BEDROOM CORNER

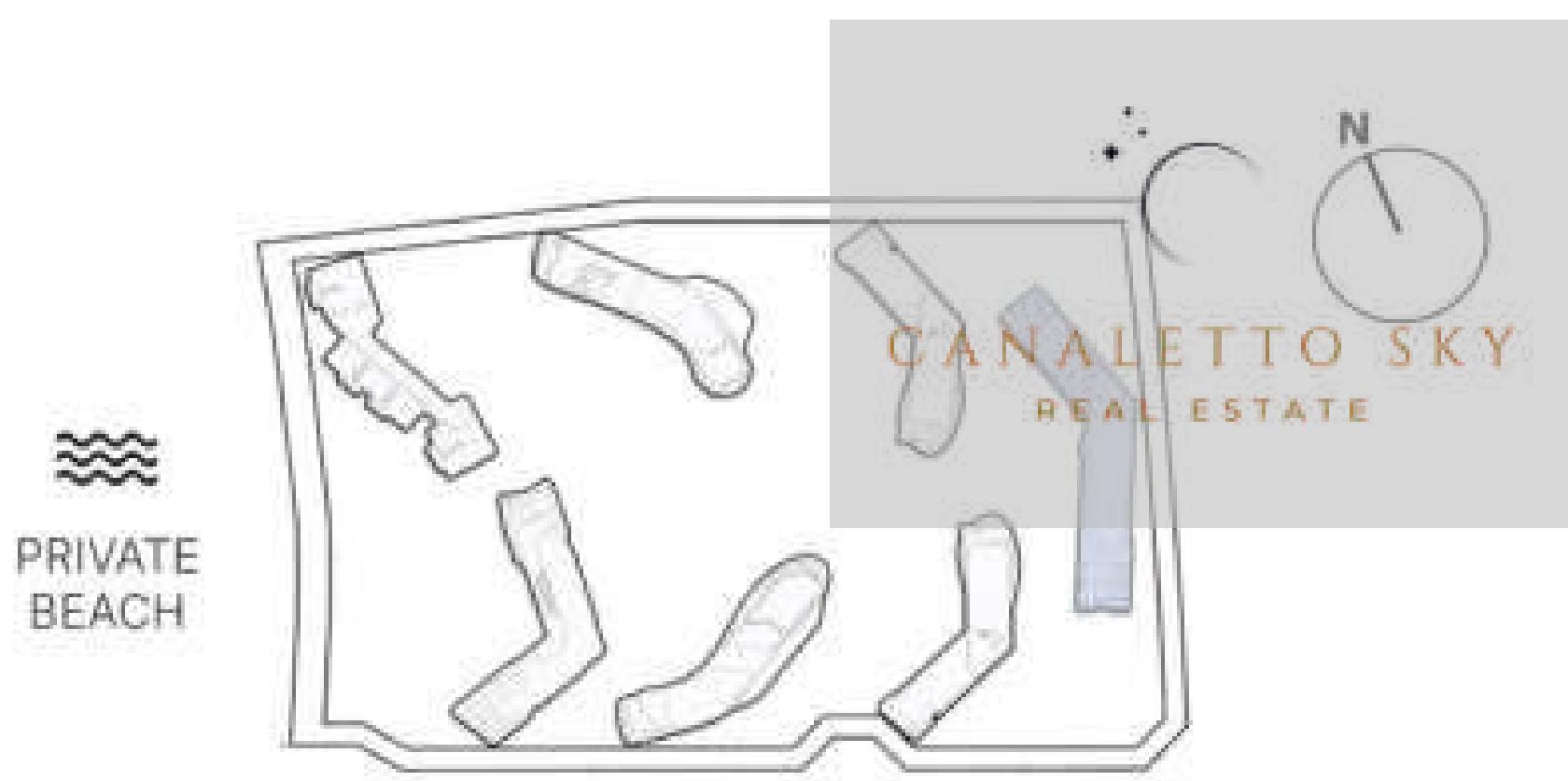
2 - BEDROOM

2 - BEDROOM + S

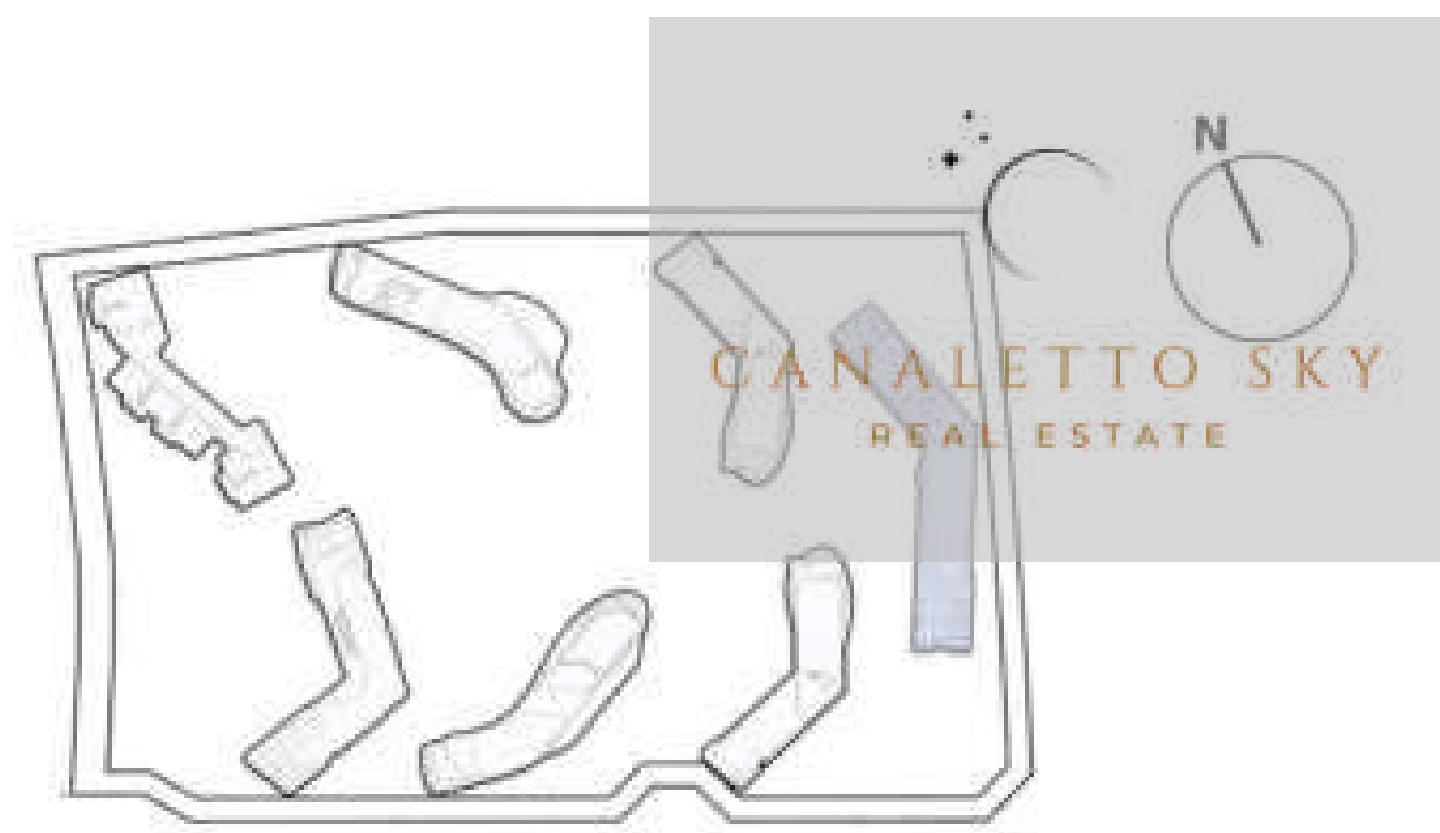
2 - BEDROOM CORNER

2 - BEDROOM + S CORNER

3 - BEDROOM



9th Floor Typical Plan



1 - BEDROOM

1 - BEDROOM CORNER

2 - BEDROOM

2 - BEDROOM + S

2 - BEDROOM CORNER

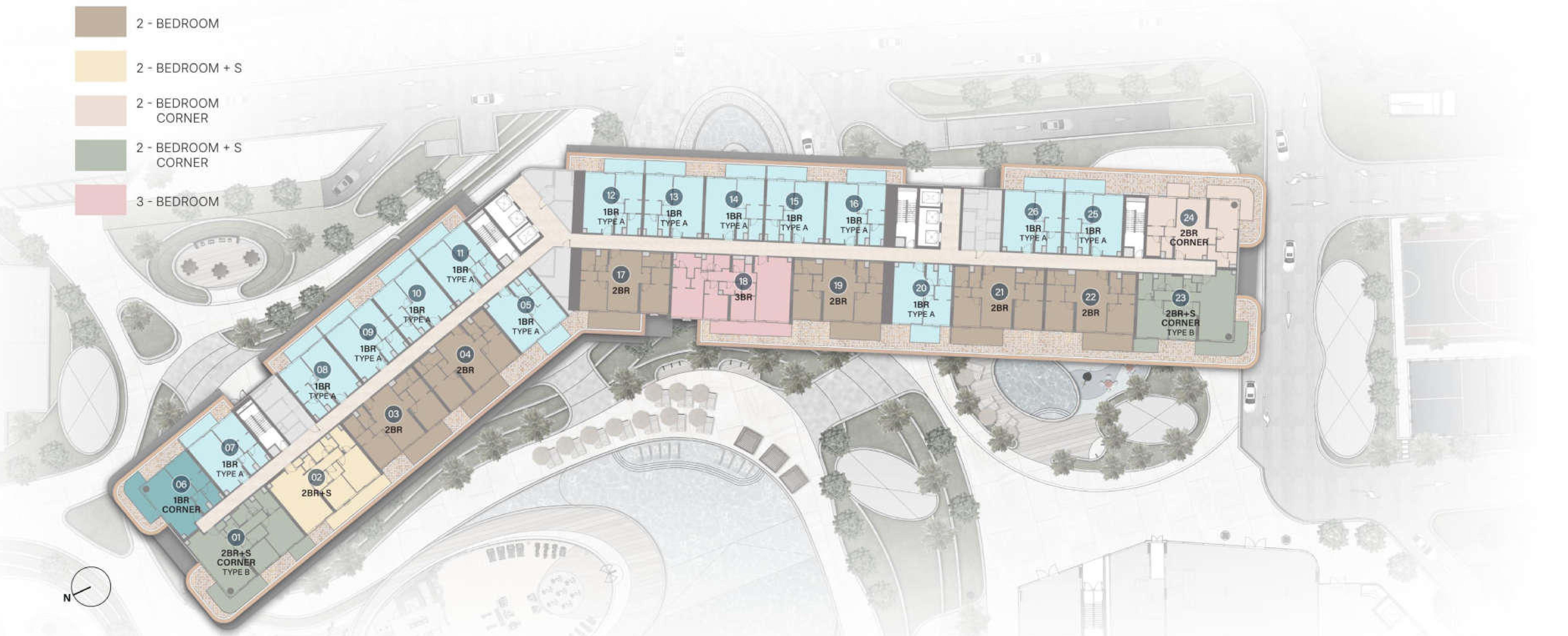
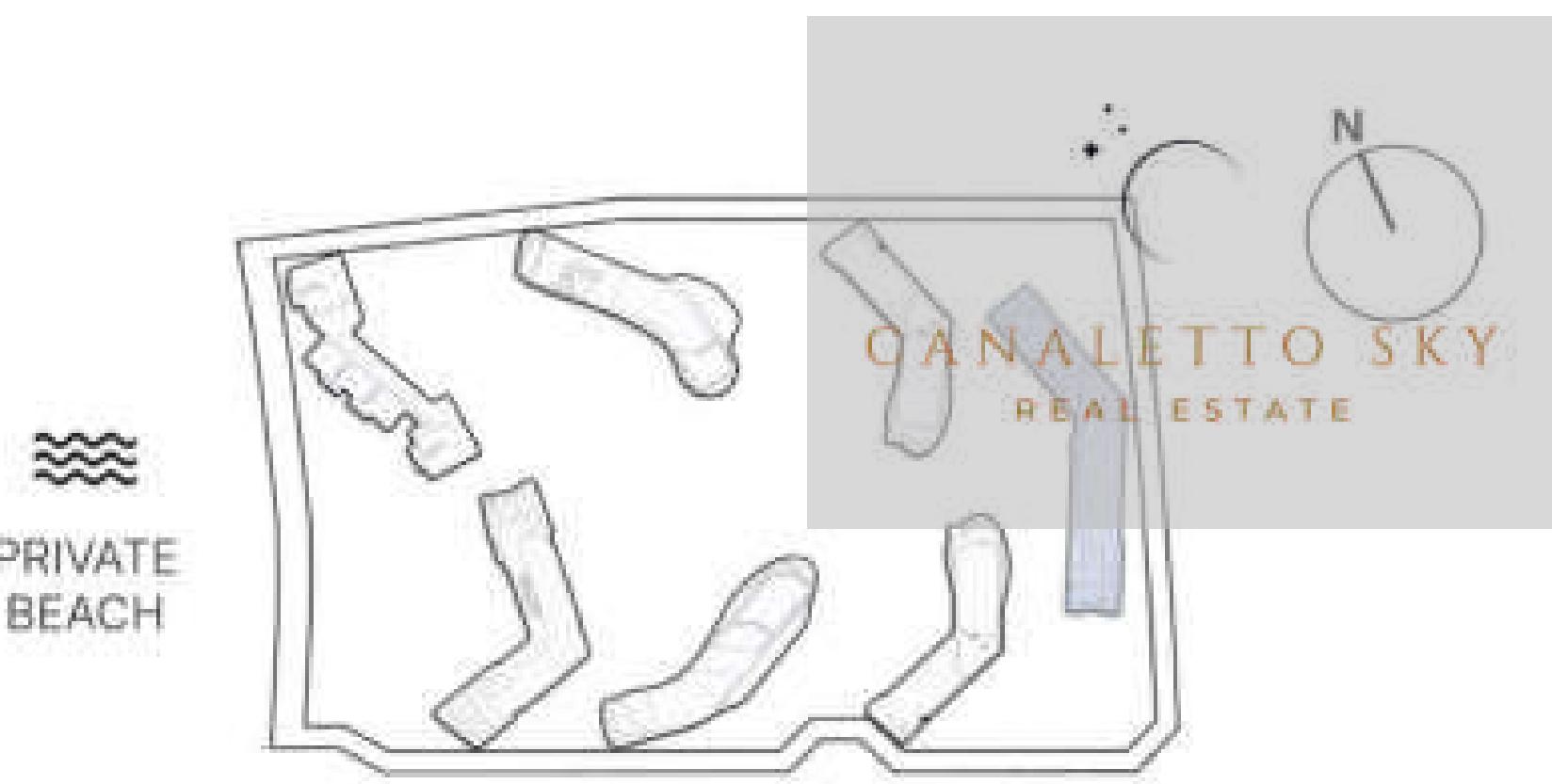
2 - BEDROOM + S CORNER

3 - BEDROOM



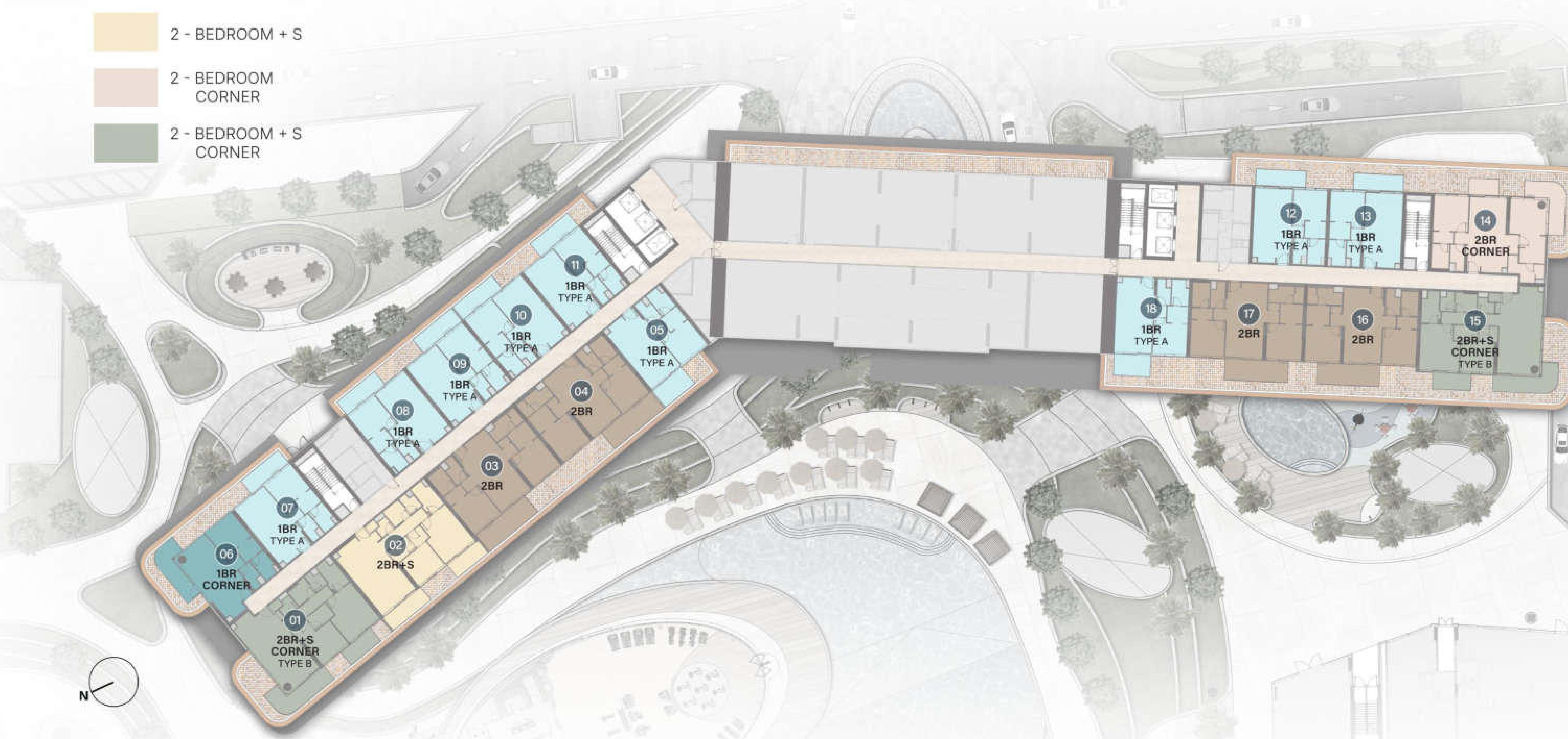
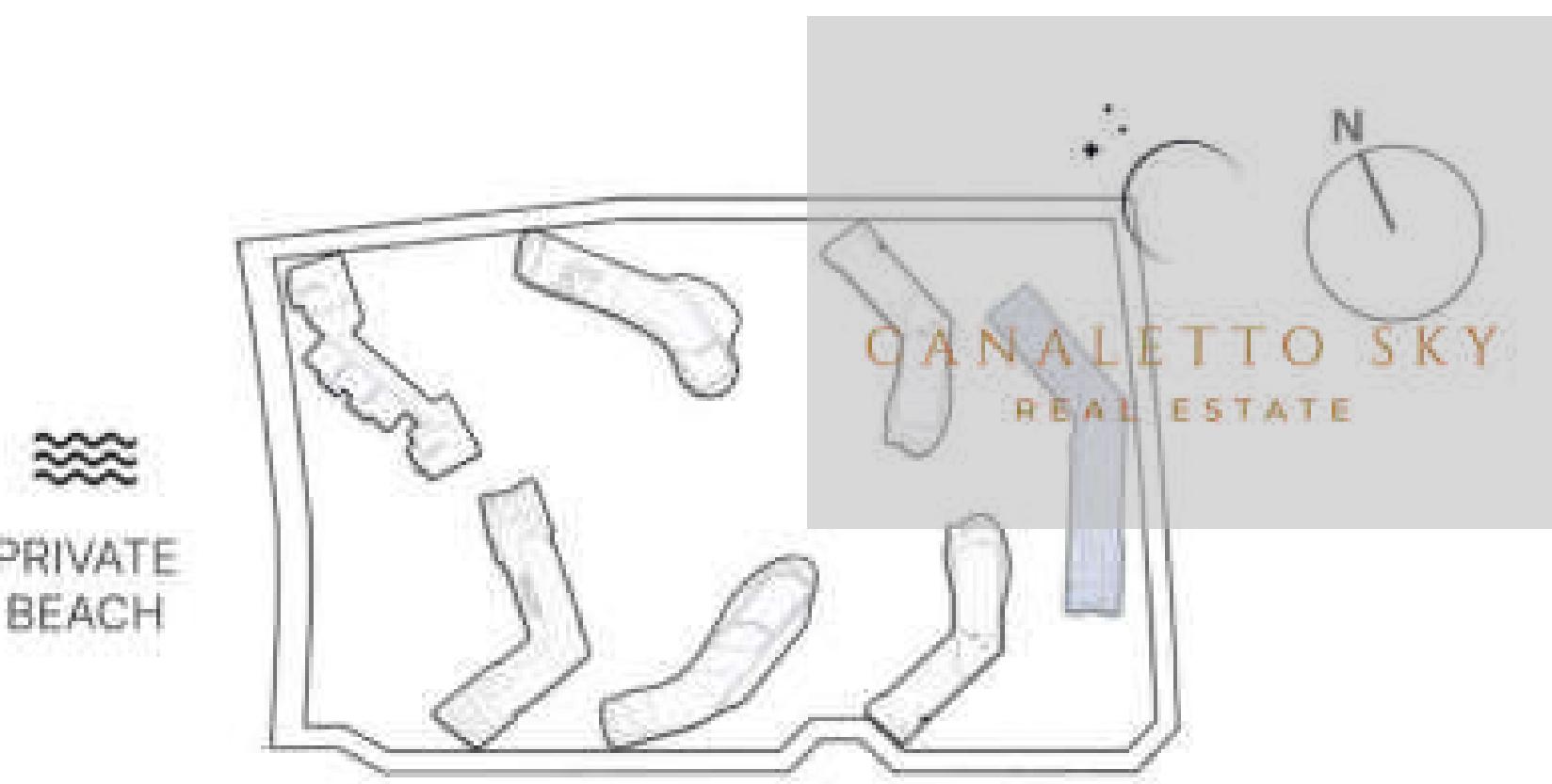
10th Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM



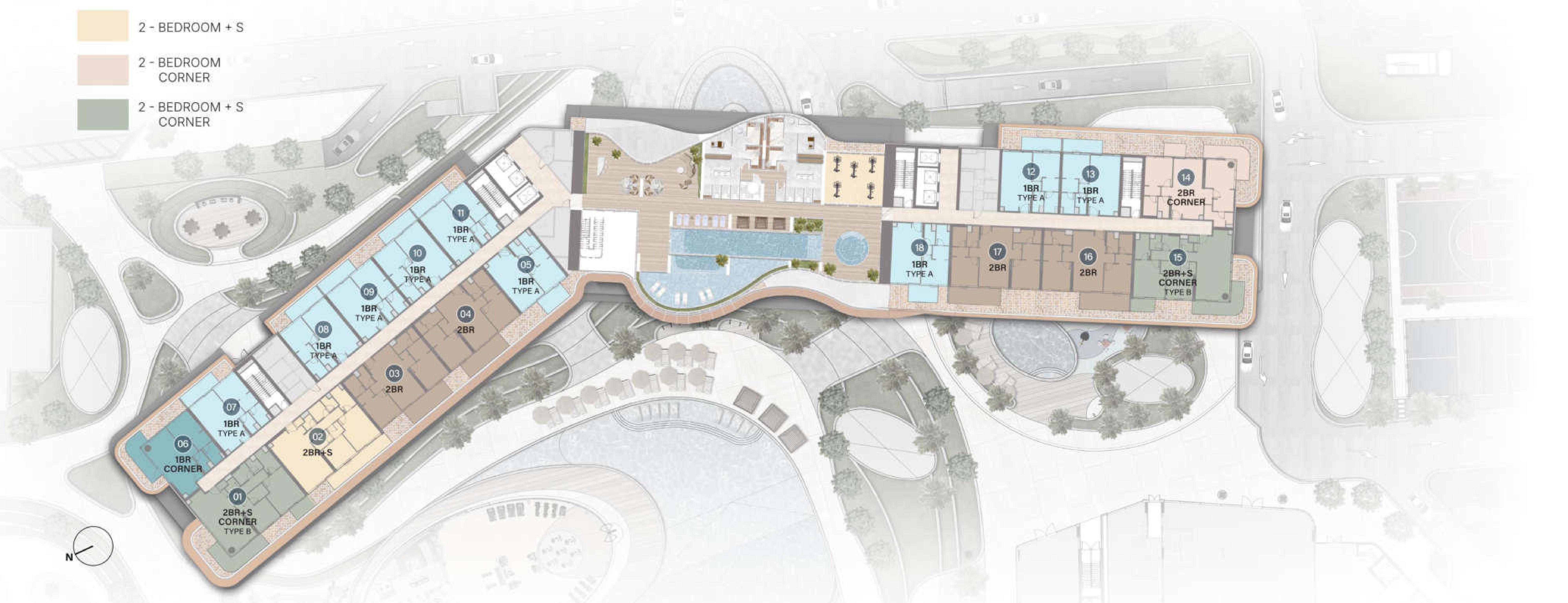
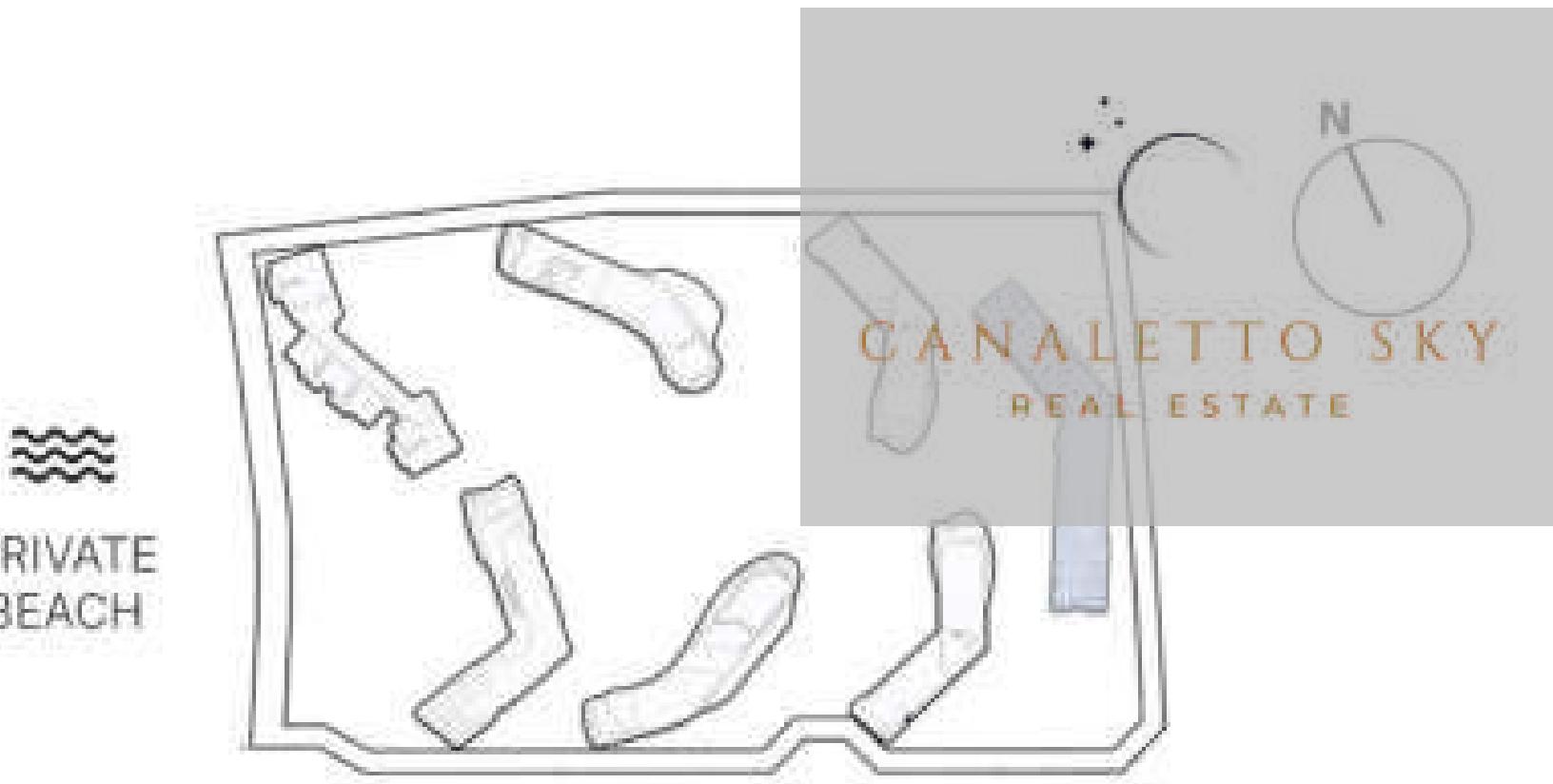
11th Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER

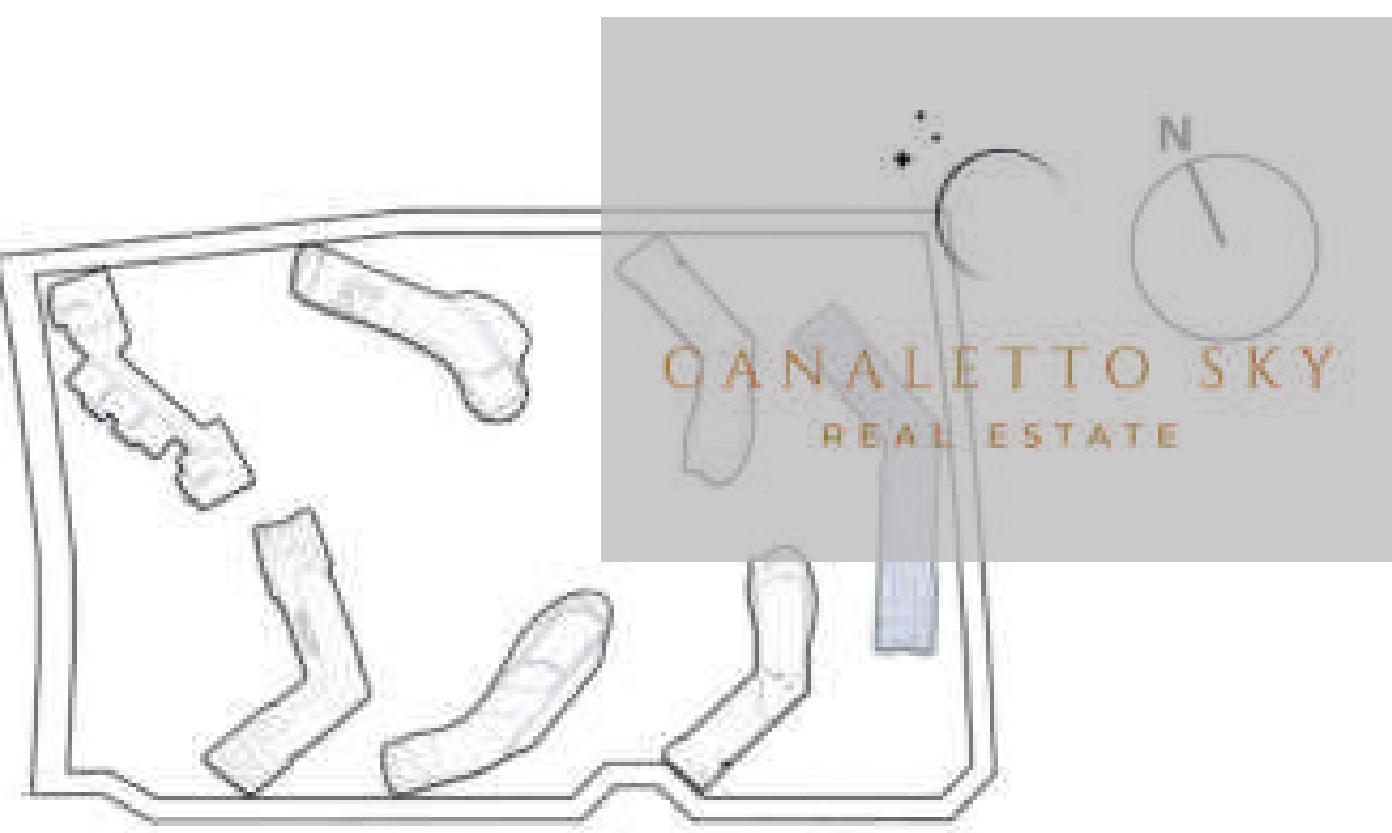


12th Floor Typical Plan

- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER



13th Floor Typical Plan

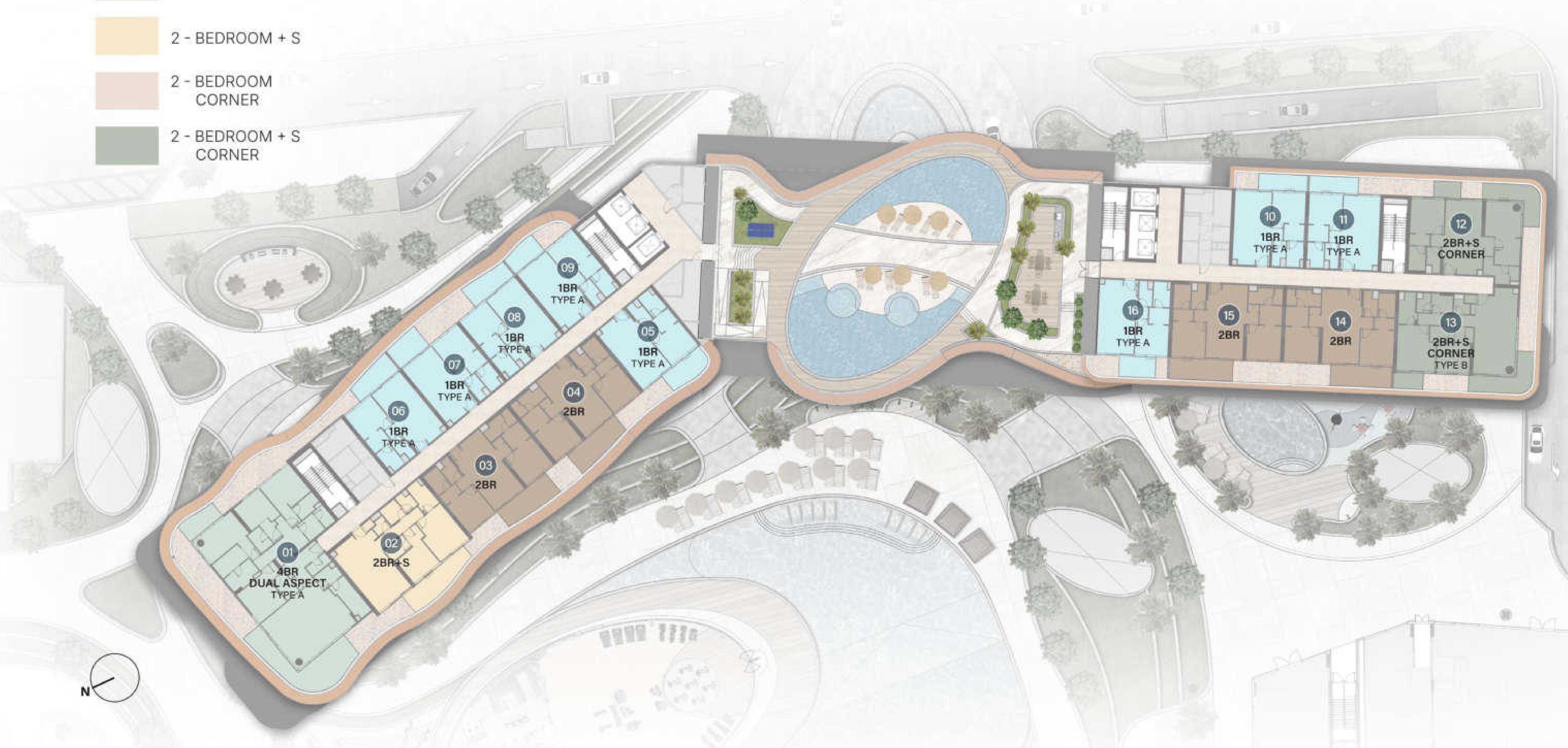
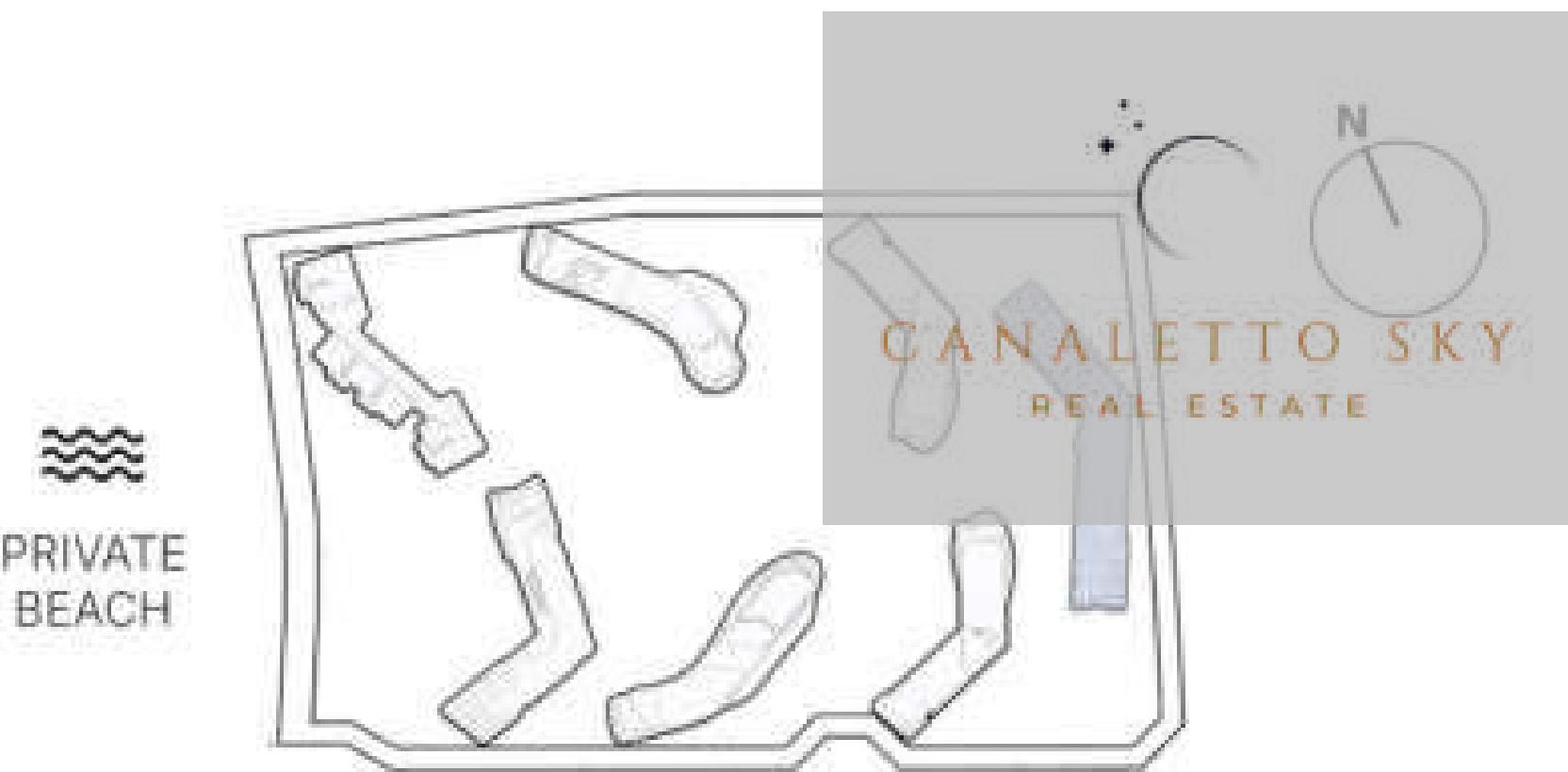


- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM + S CORNER
- 4 - BEDROOM DUAL ASPECT

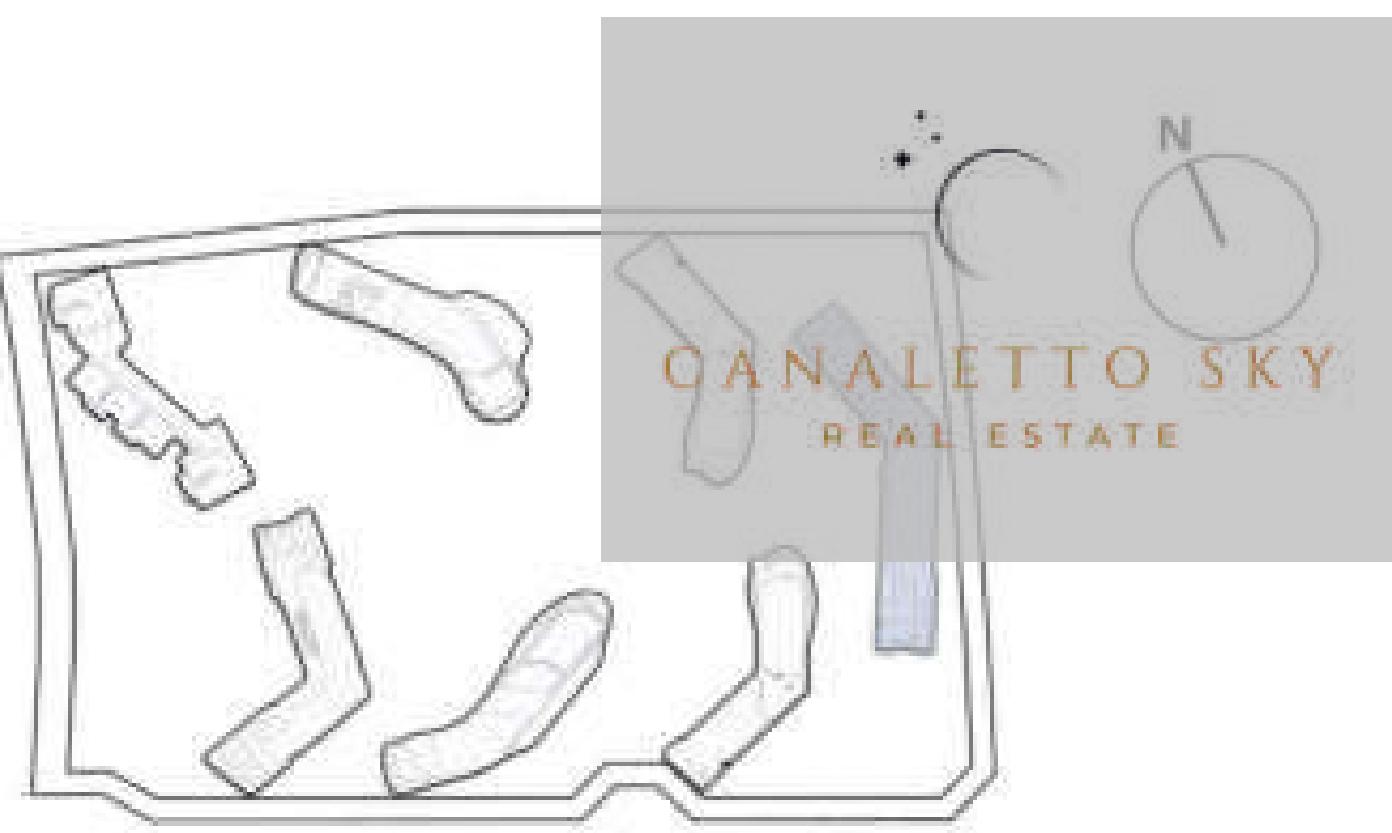


14th Floor Typical Plan

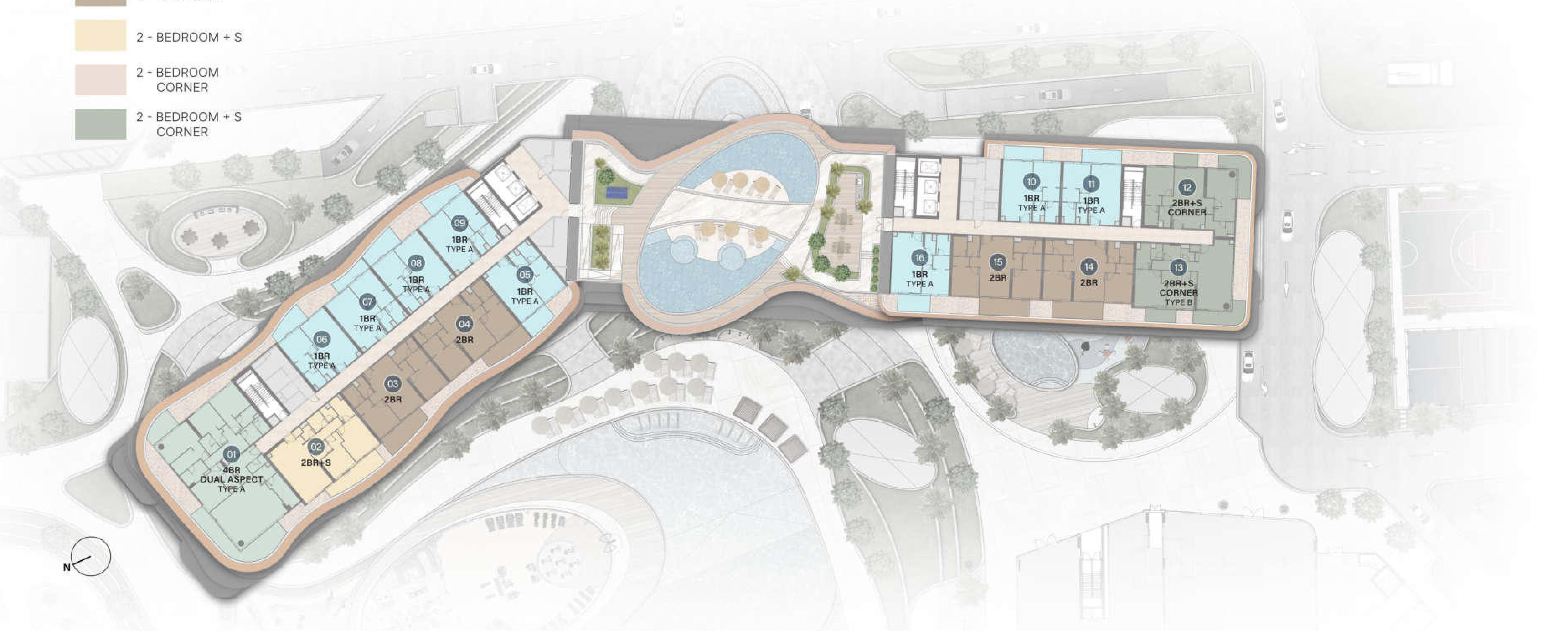
- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER



15th Floor Typical Plan

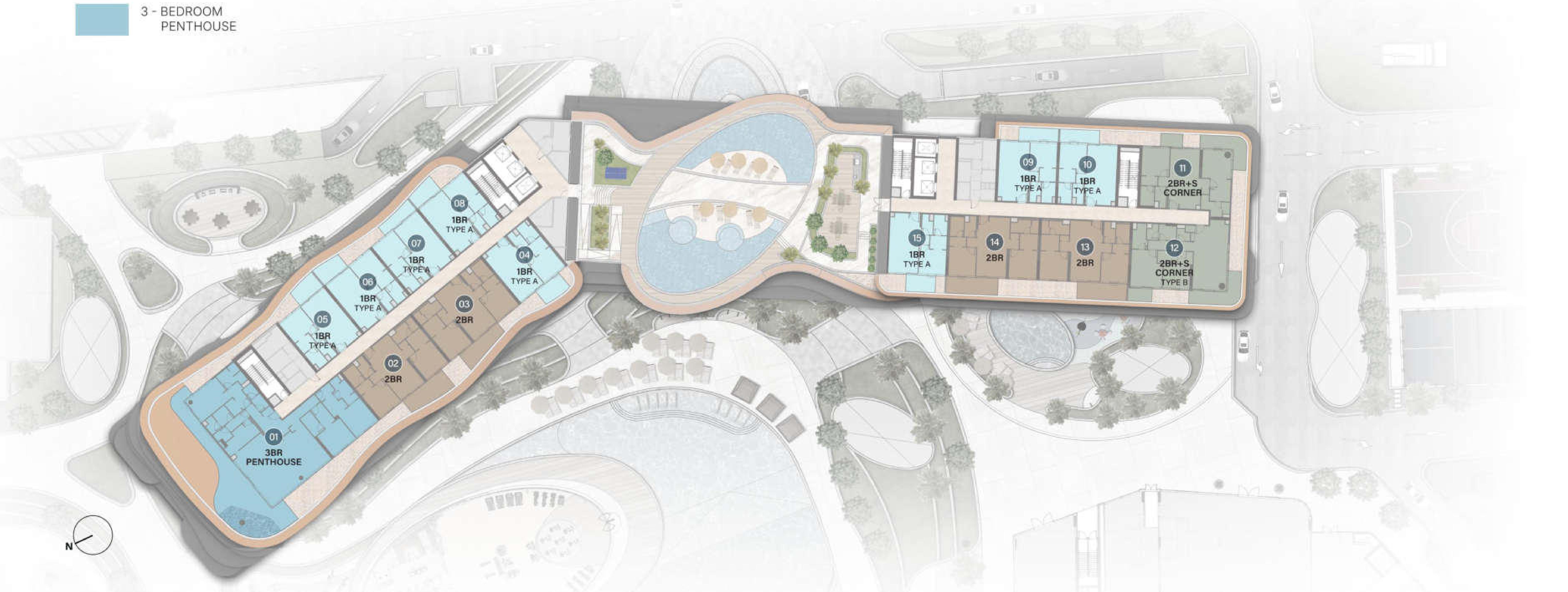
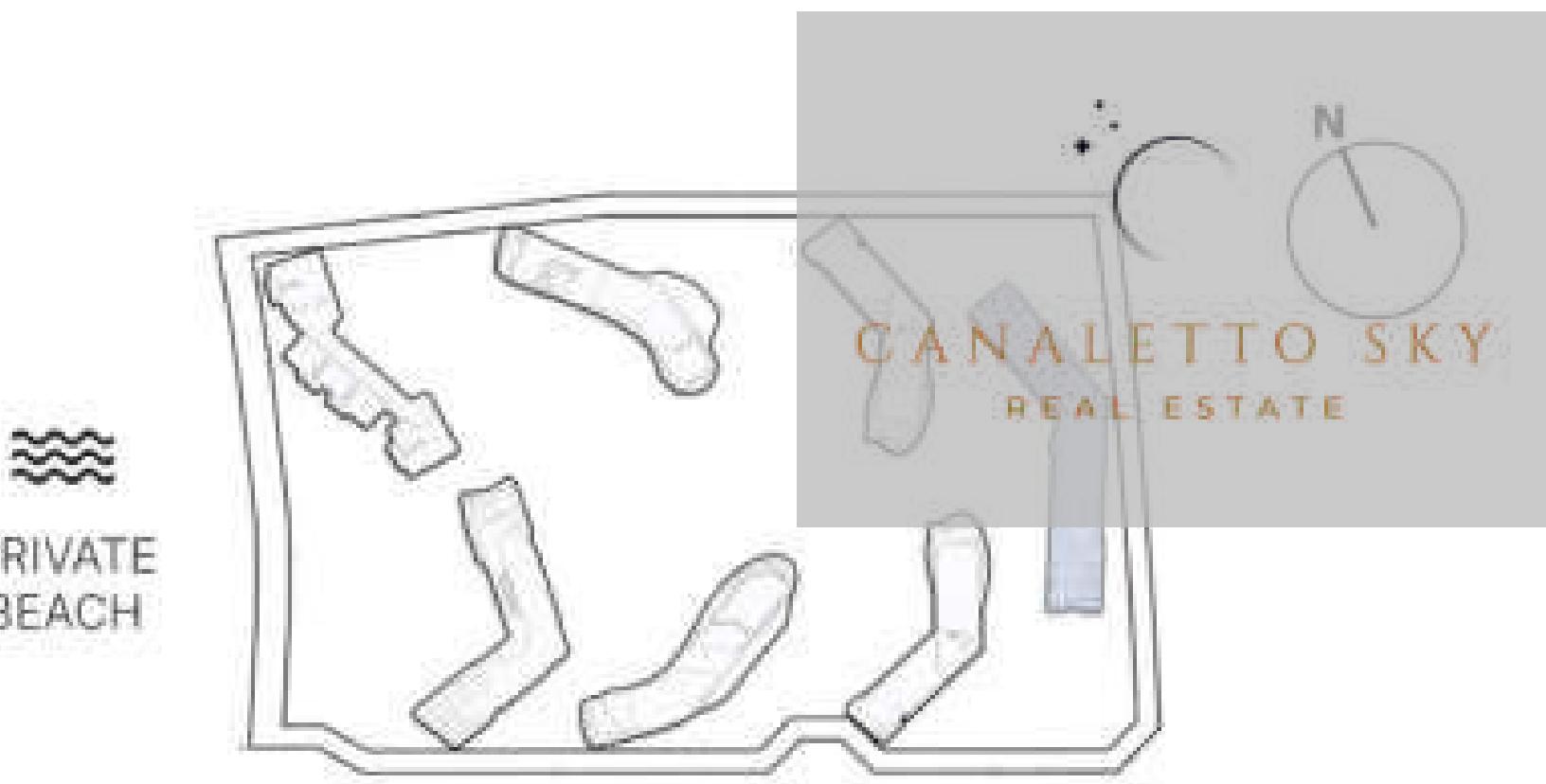


- 1 - BEDROOM
- 1 - BEDROOM CORNER
- 2 - BEDROOM
- 2 - BEDROOM + S
- 2 - BEDROOM CORNER
- 2 - BEDROOM + S CORNER



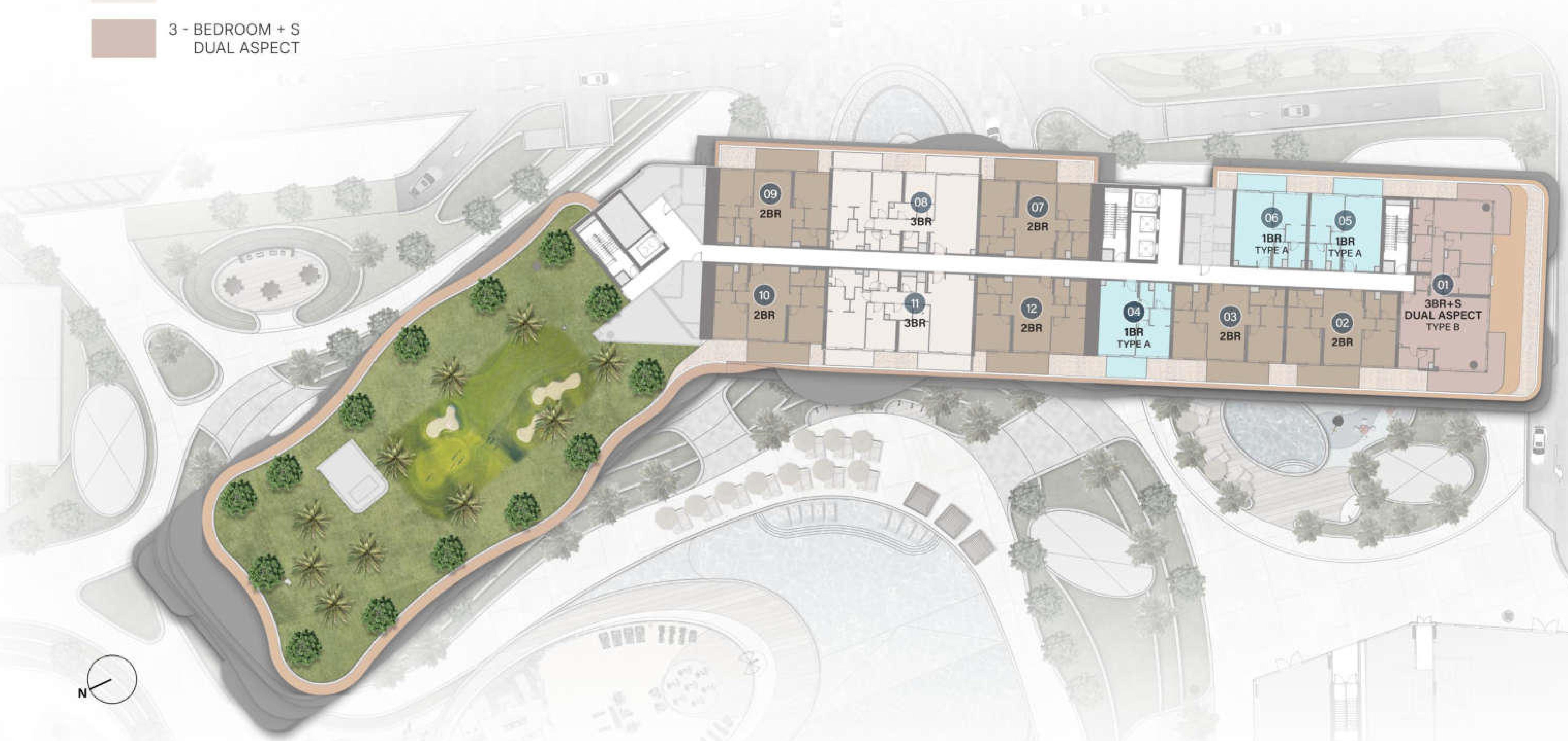
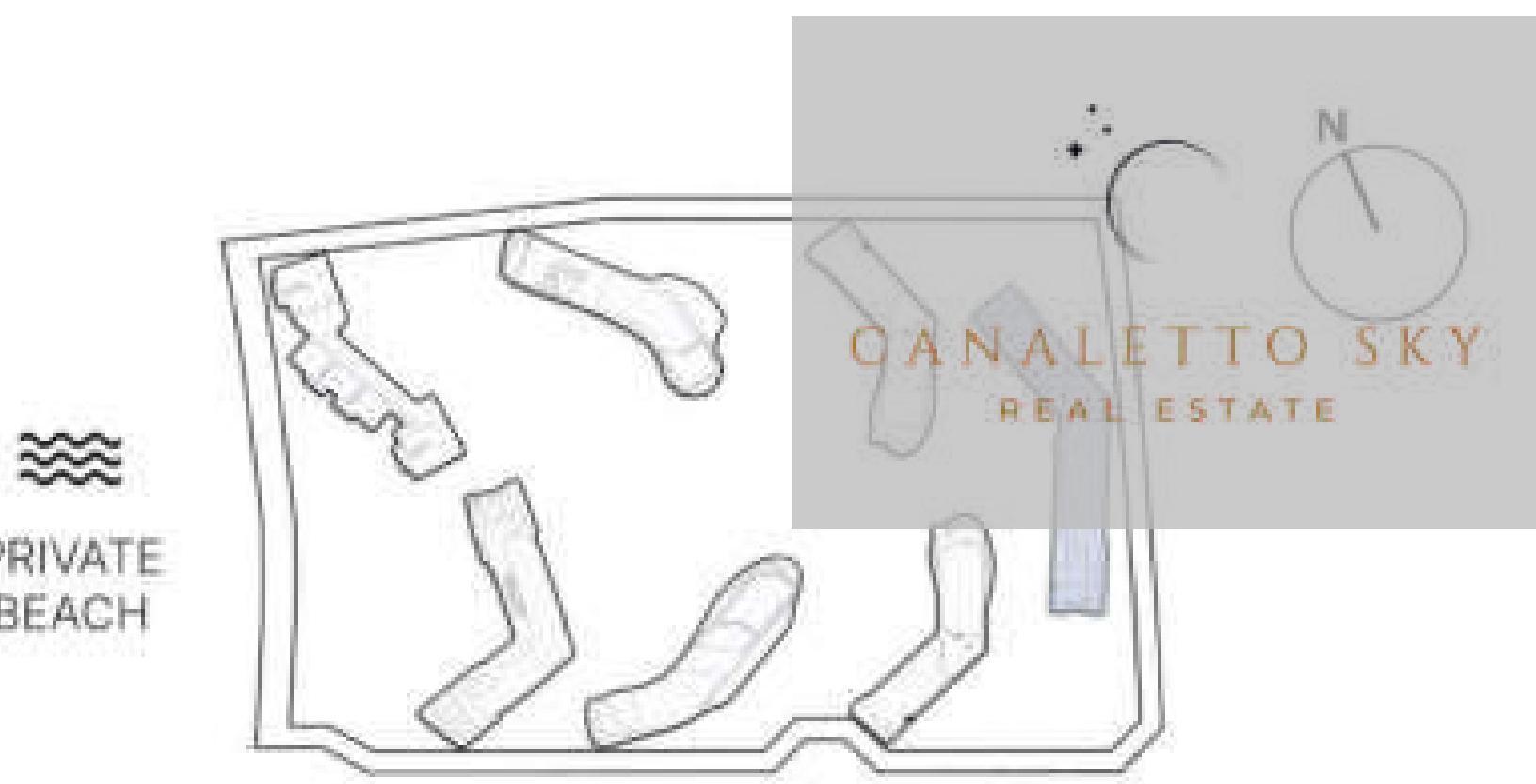
16th Floor Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S CORNER
- 3 - BEDROOM PENTHOUSE



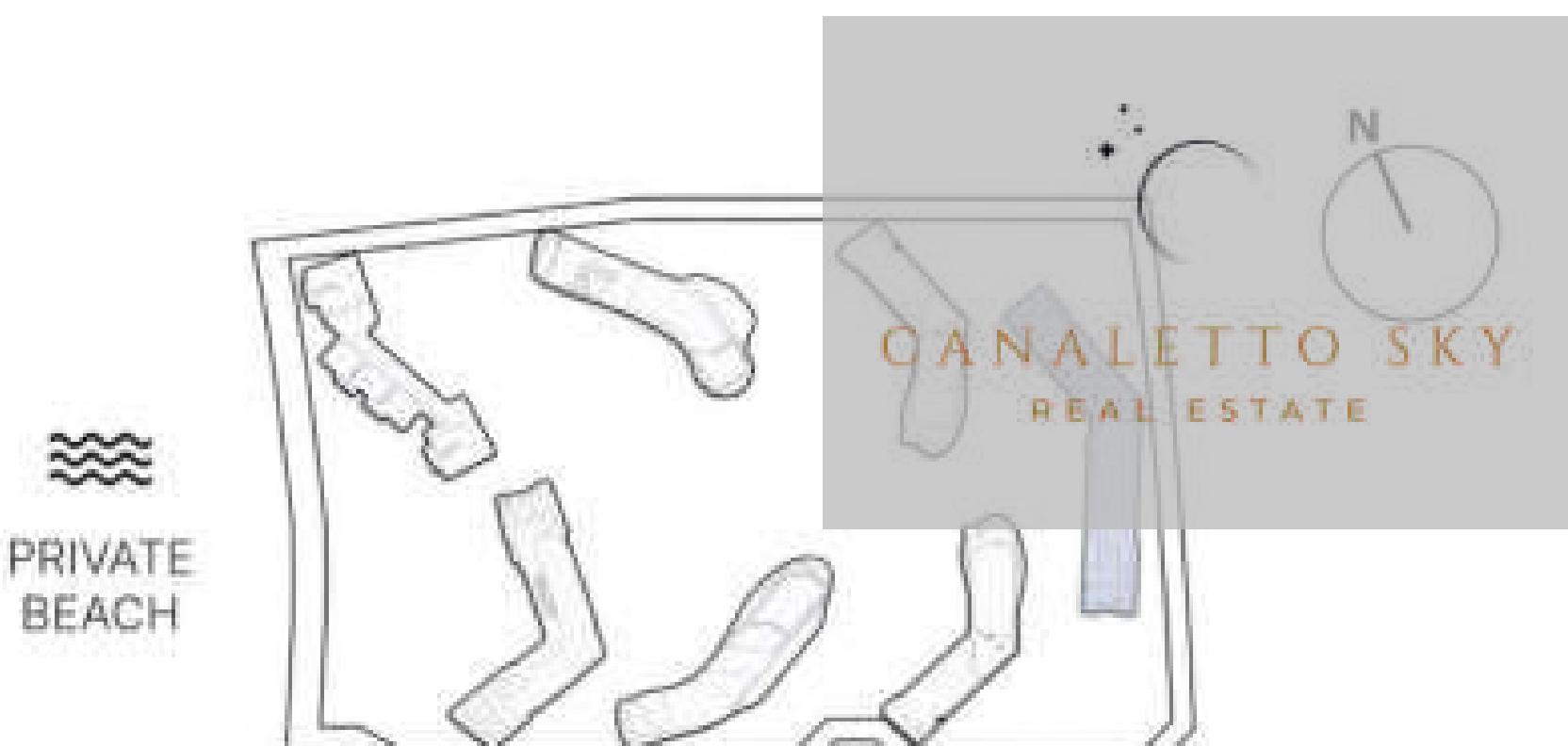
17th Floor Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 3 - BEDROOM
- 3 - BEDROOM + S
DUAL ASPECT



18th Floor Typical Plan

- 1 - BEDROOM
- 2 - BEDROOM
- 2 - BEDROOM + S
DUAL ASPECT
- 3 - BEDROOM
- 3 - BEDROOM + S
DUAL ASPECT



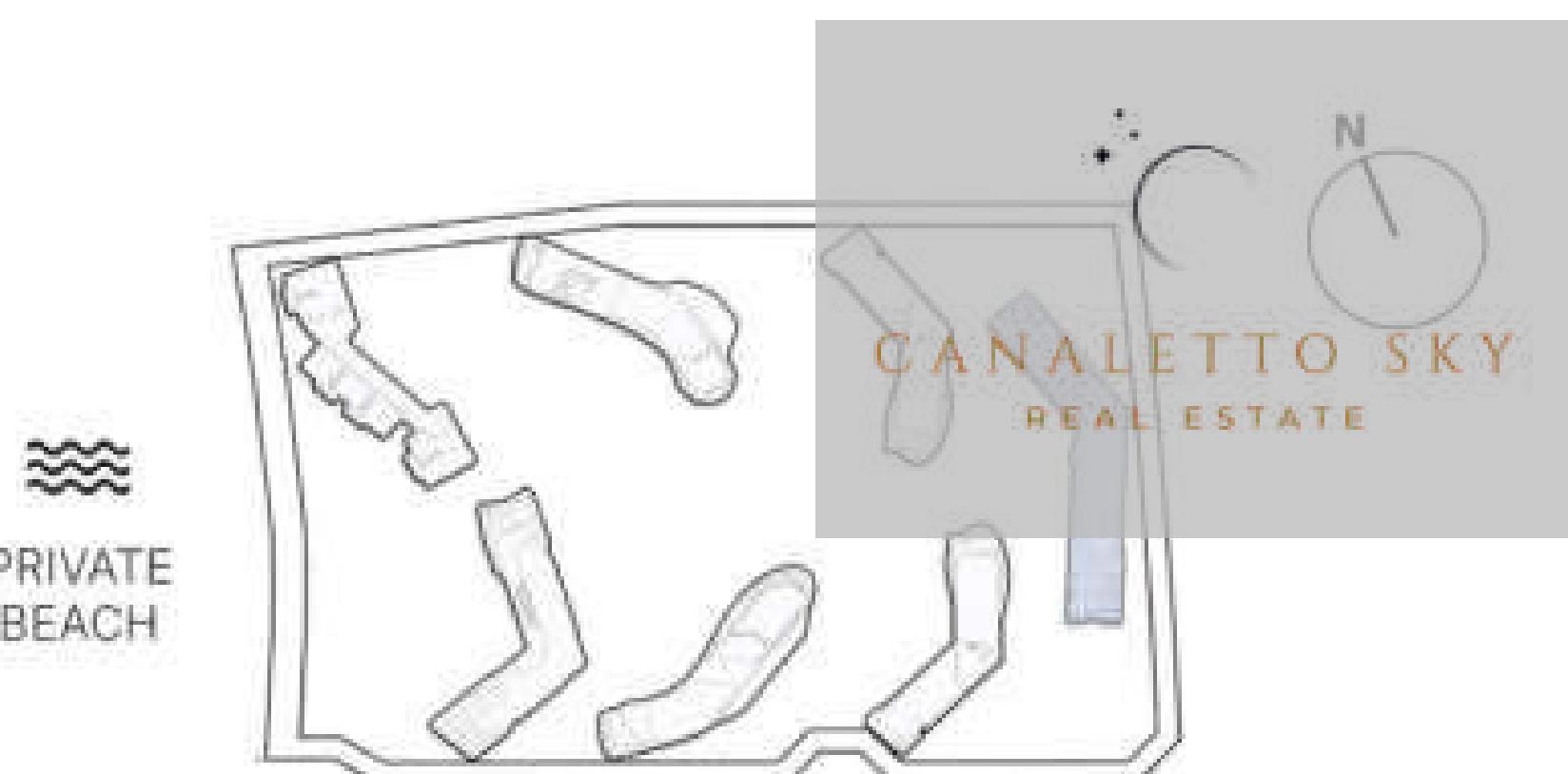
20th Floor Typical Plan

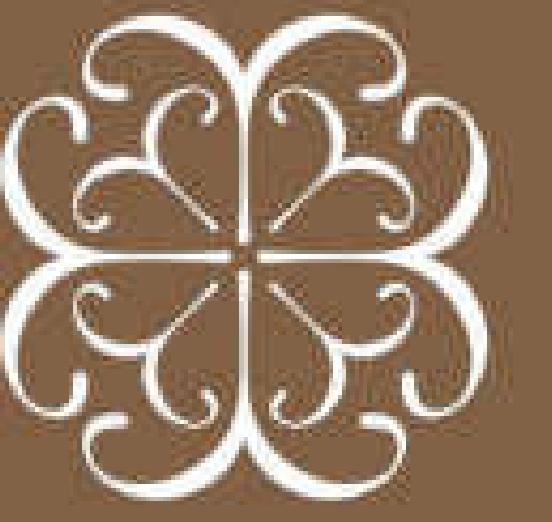
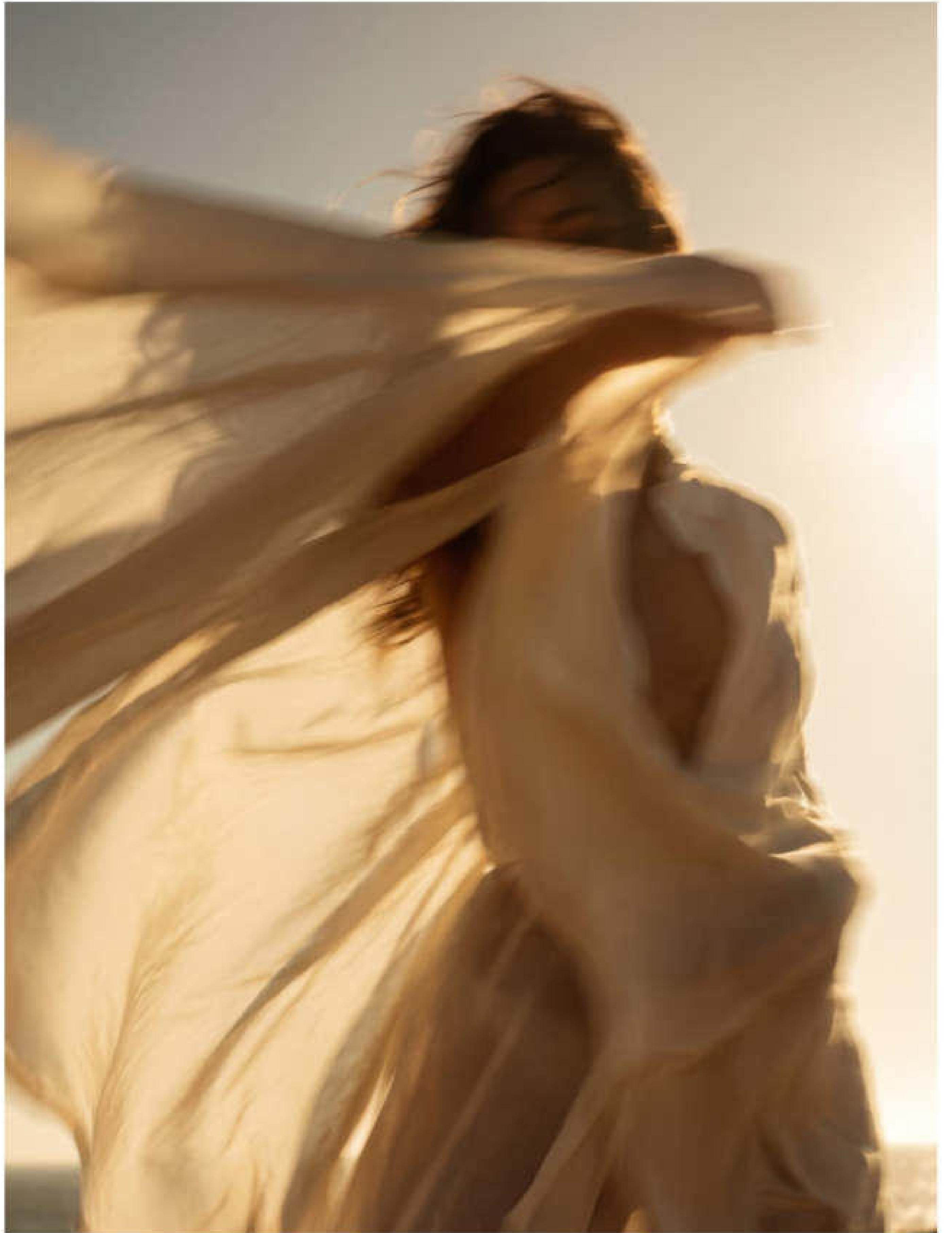
2 - BEDROOM

2 - BEDROOM + S
DUAL ASPECT

3 - BEDROOM

4 - BEDROOM
PENTHOUSE





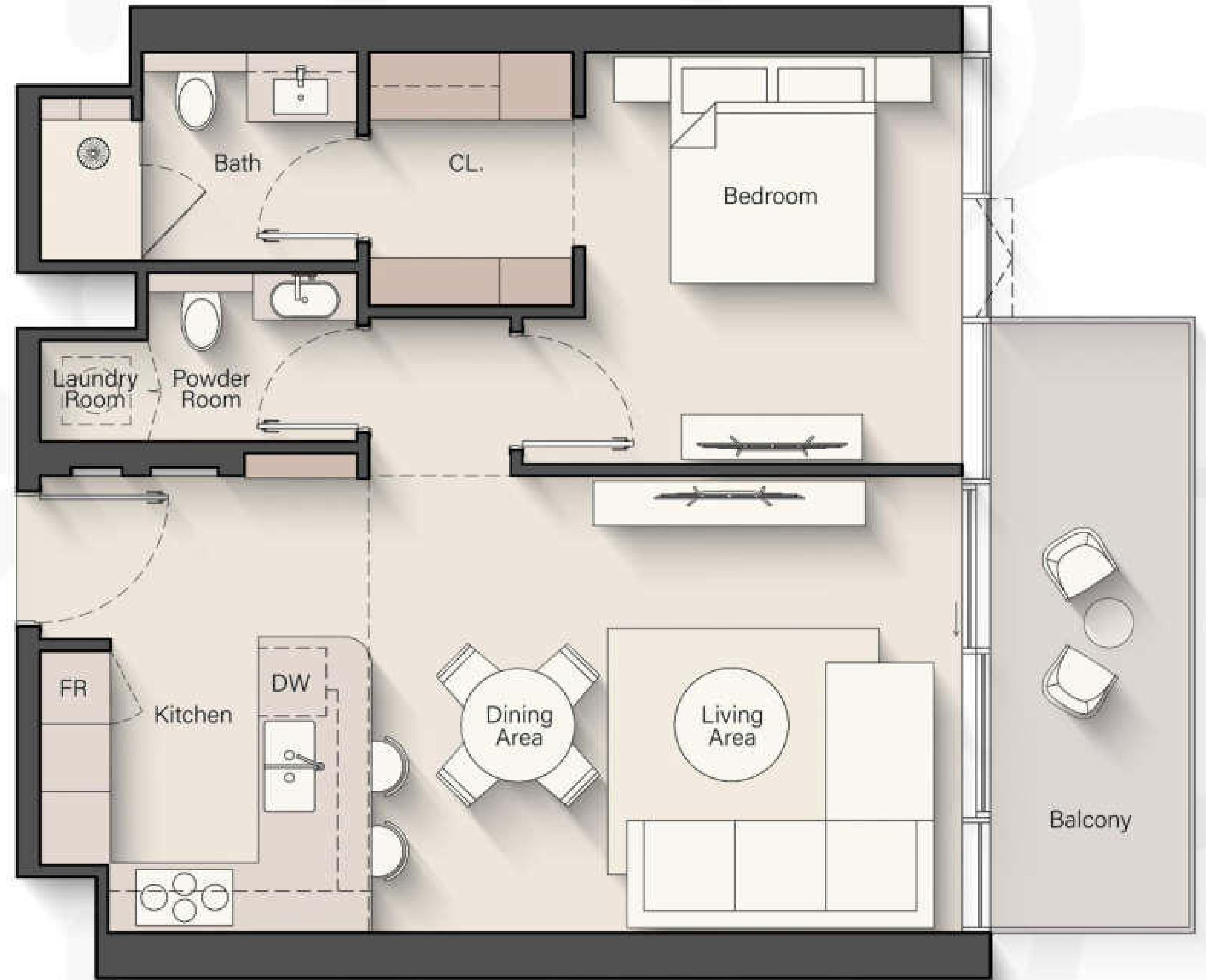
MERIVA

SUNSET

Floor plans

1 - Bedroom

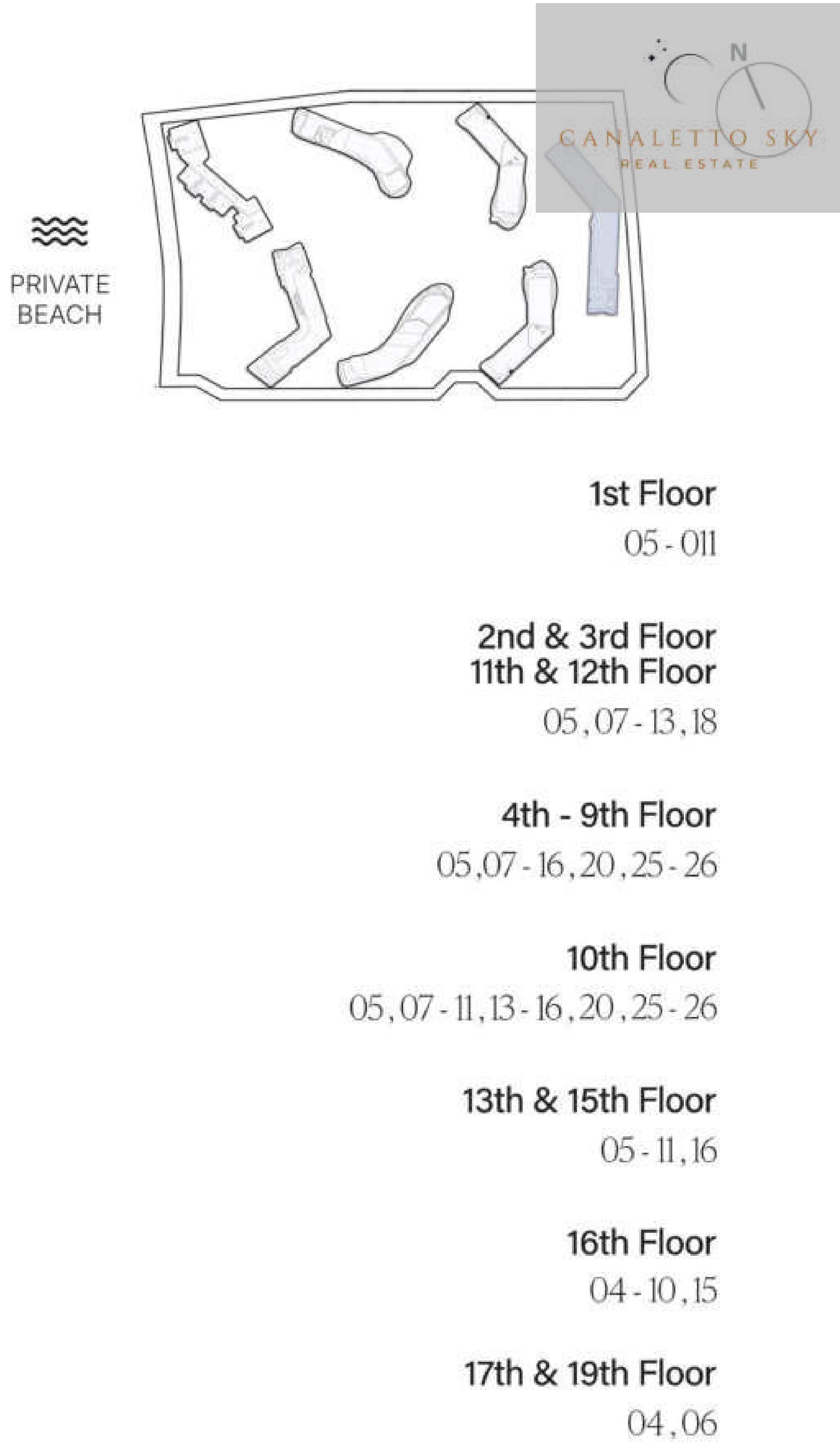
TYPE A



Internal Living Area : **723.87 sq. ft.**

Outdoor Living Area : **108.82 sq. ft.**

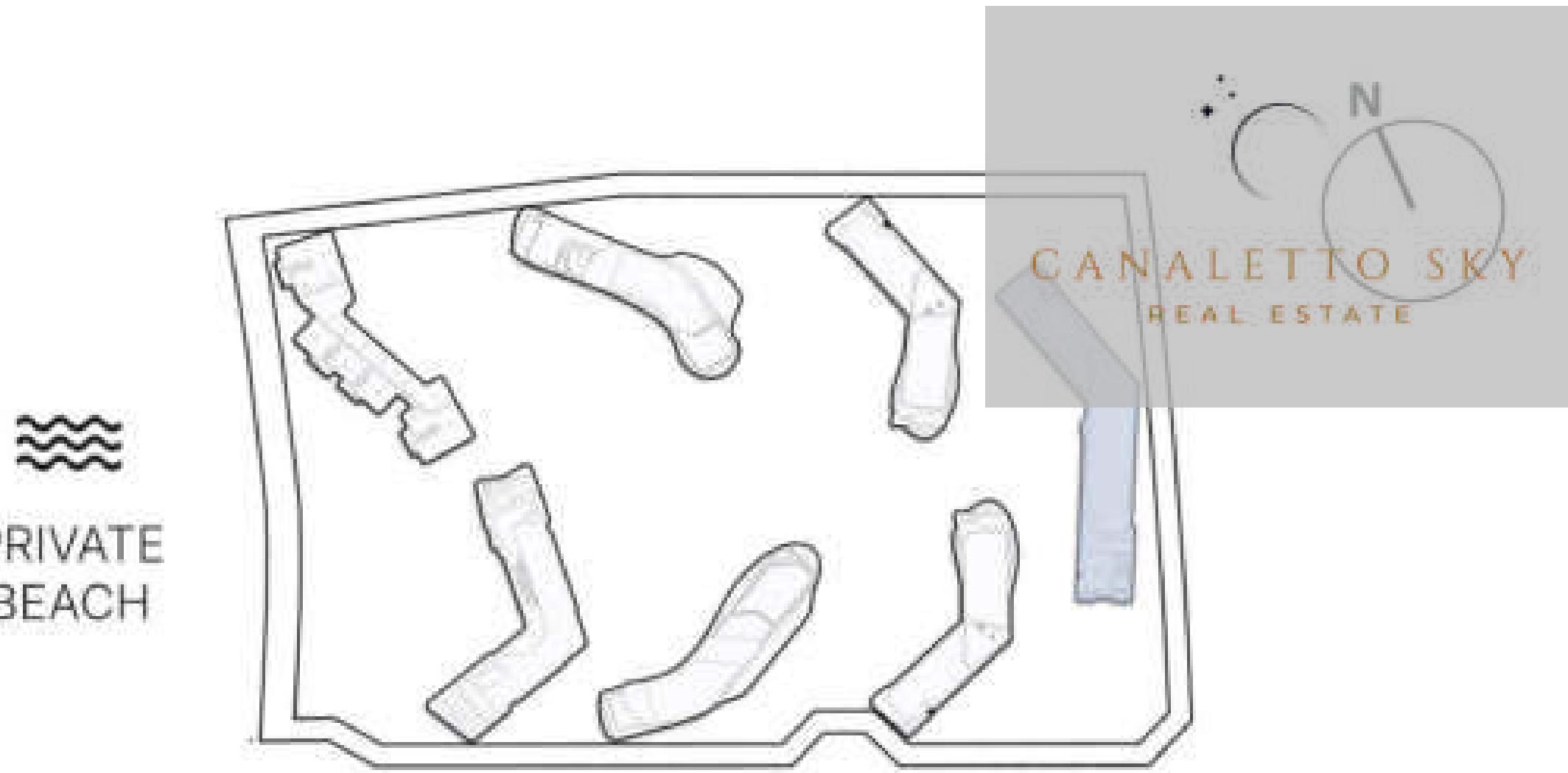
Total Living Area : **832.70 sq. ft.**



CANALETTO SKY
REAL ESTATE

WAVES
PRIVATE BEACH

1 - Bedroom Corner

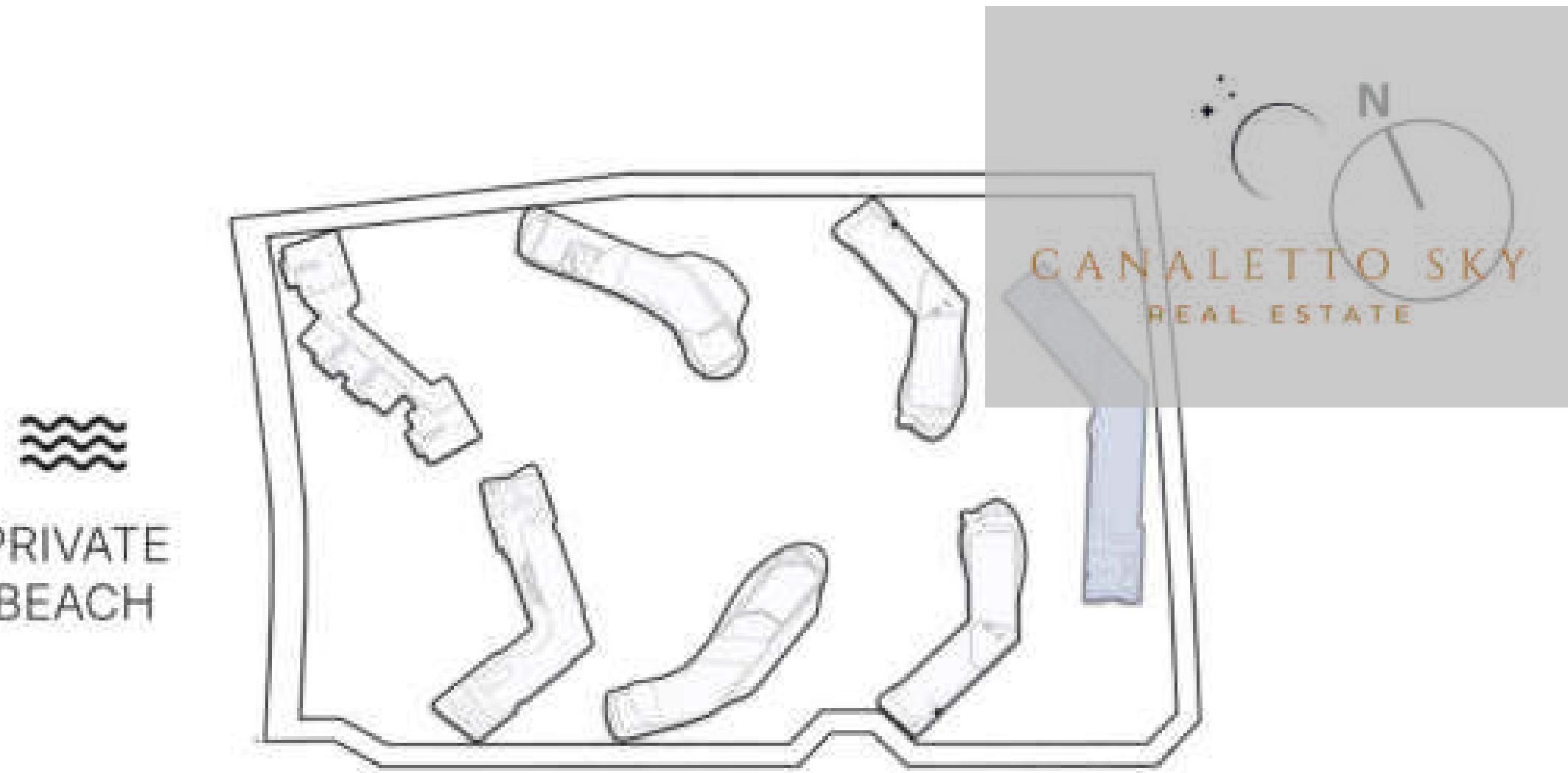


Internal Living Area : **764.67 sq. ft.**

Outdoor Living Area : **154.14 sq. ft.**

Total Living Area : **918.81 sq. ft.**

2 - Bedroom



CANALETTO SKY
REAL ESTATE

N

1st Floor

03,14

2nd & 3rd Floor
11th & 12th Floor

03,04,16,17

4th - 10th Floor
03,04,17,19,21,22

13th Floor
03,04,14,15

16th Floor
02,03,13,14

17th Floor
02,03,07,09,10,12

18th & 19th Floor
02,03,07,09,11,13

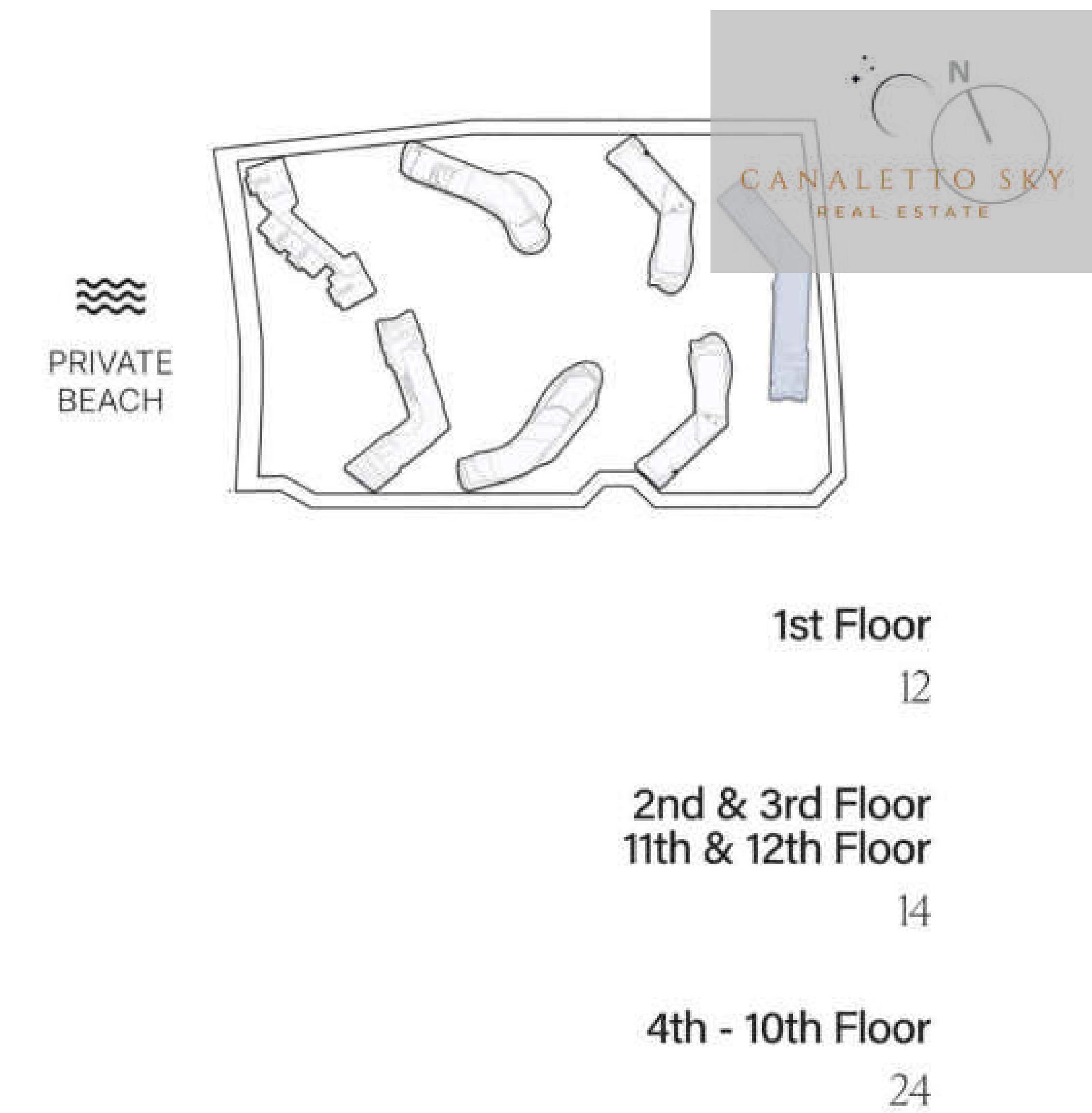
20th Floor
02,04,06,08

Internal Living Area : 1108.14 sq. ft.

Outdoor Living Area : 173.08 sq. ft.

Total Living Area : 1281.23 sq. ft.

2 - Bedroom Corner

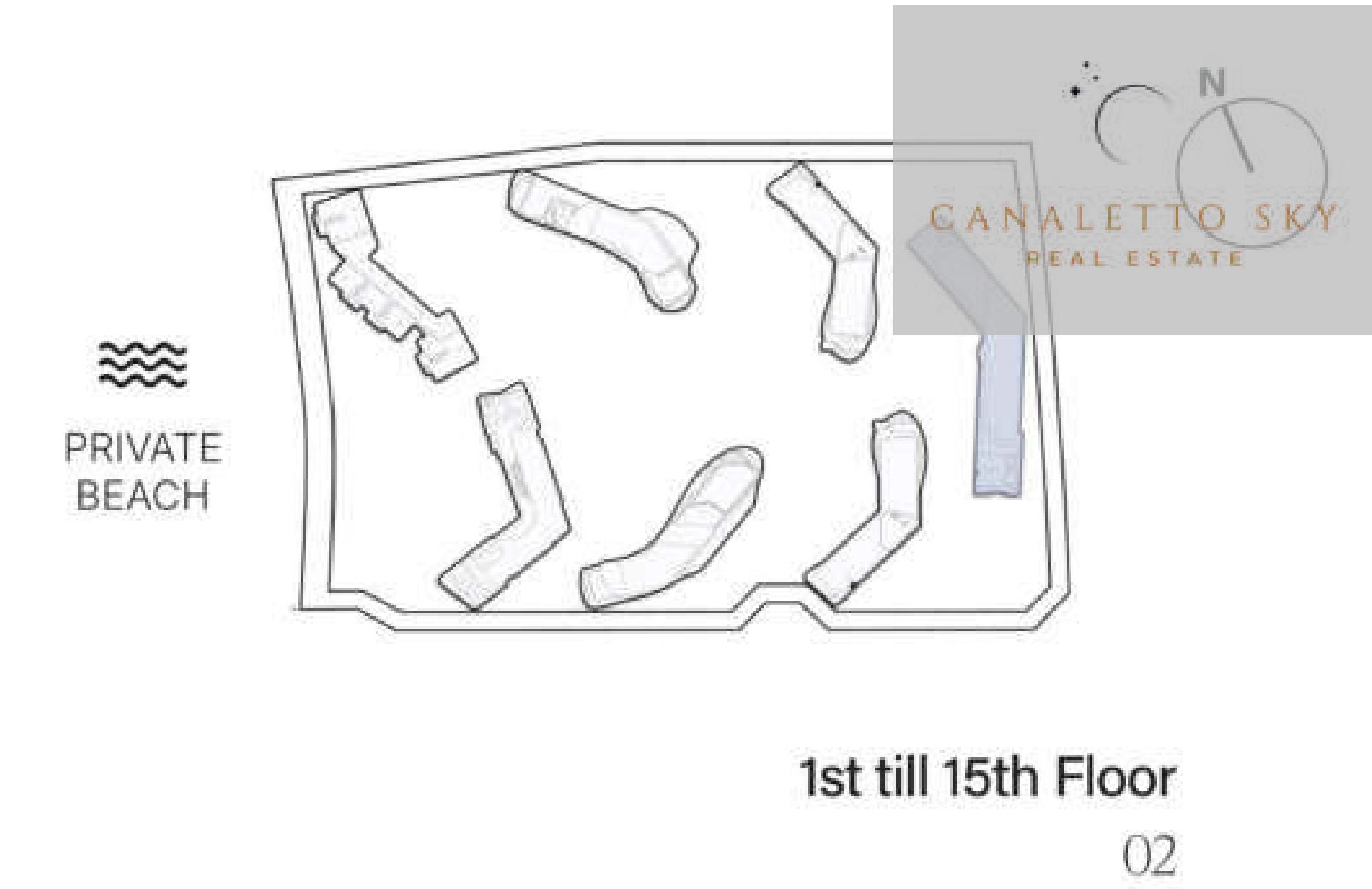


Internal Living Area : **1144.96 sq. ft.**

Outdoor Living Area : **228.84 sq. ft.**

Total Living Area : **1373.80 sq. ft.**

2 - Bedroom + S



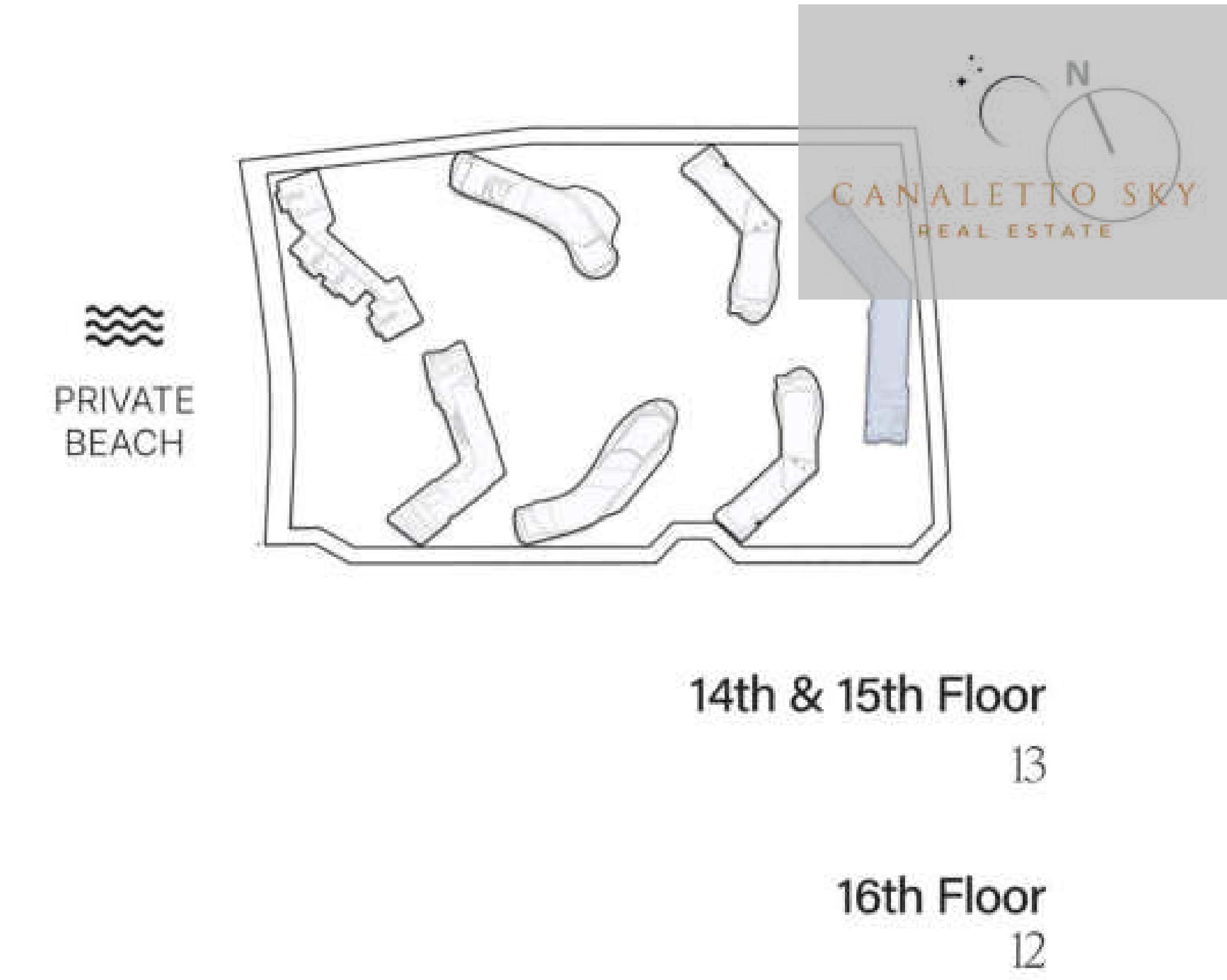
Internal Living Area : **1240.97 sq. ft.**

Outdoor Living Area : **195.90 sq. ft.**

Total Living Area : **1436.87 sq. ft.**

2 - Bedroom + S Corner

TYPE B



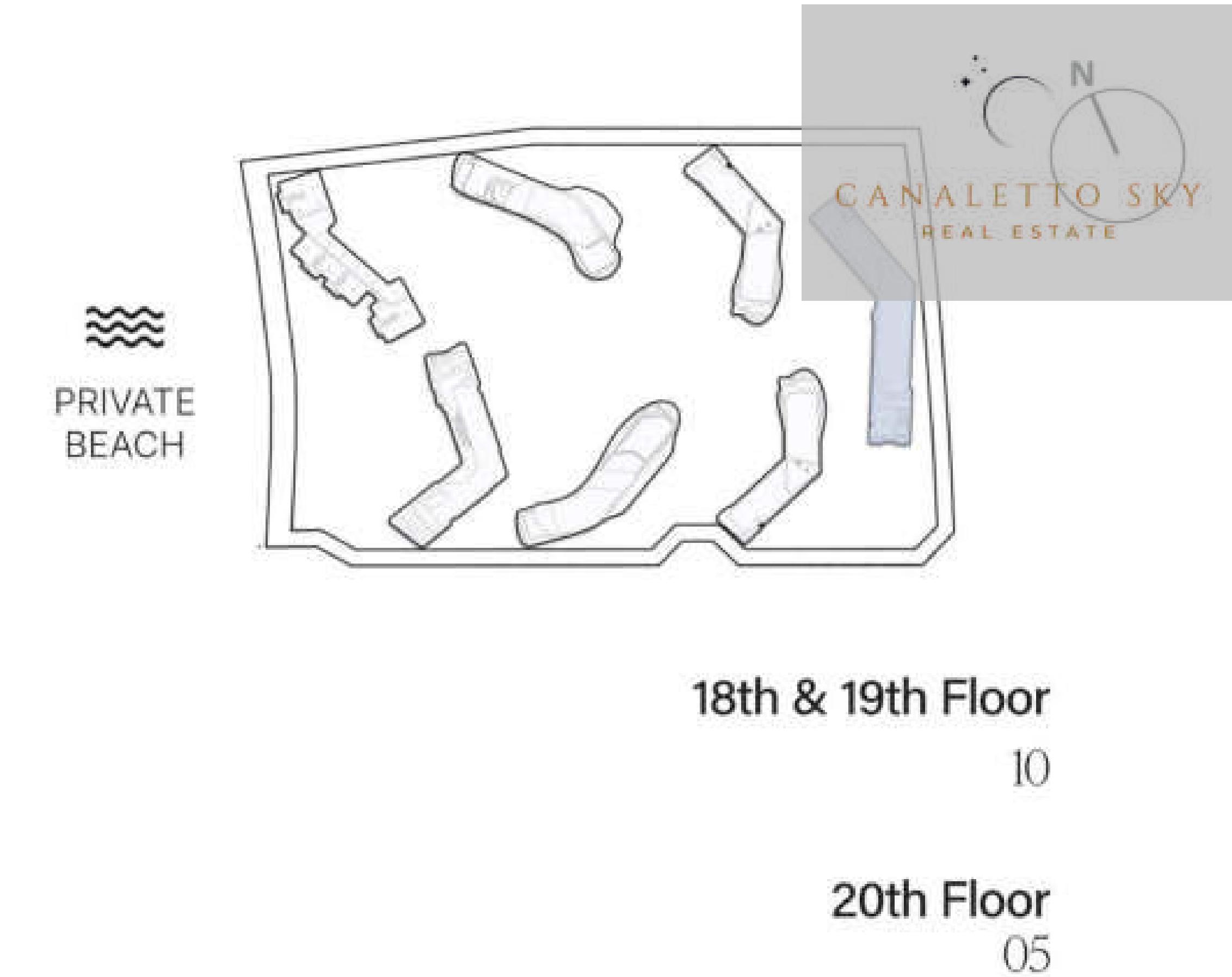
Internal Living Area : **1286.72 sq. ft.**

Outdoor Living Area : **250.58 sq. ft.**

Total Living Area : **1537.30 sq. ft.**

2 - Bedroom + S Dual Aspect

TYPE B

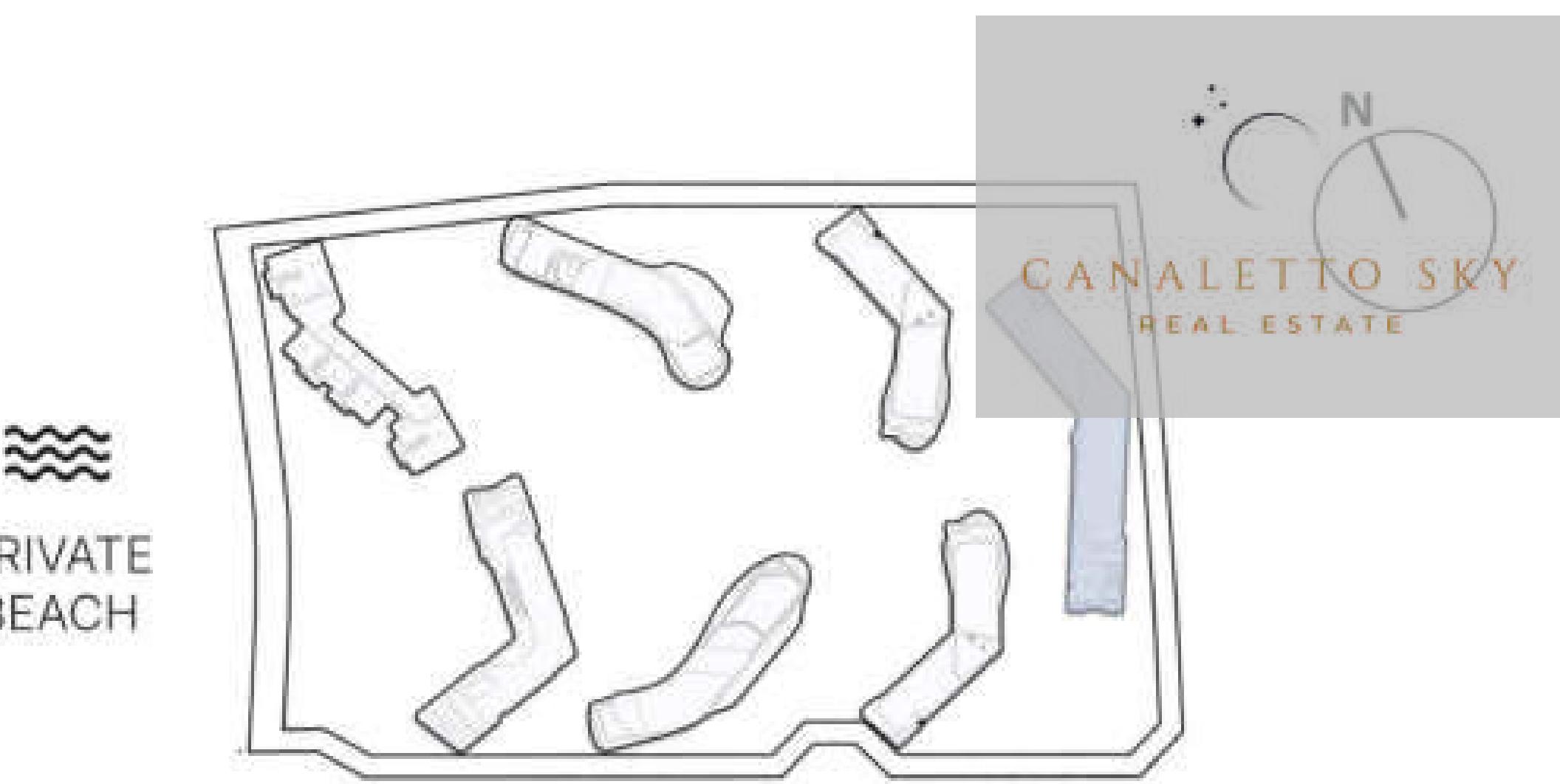


Internal Living Area : **1778.74 sq. ft.**

Outdoor Living Area : **268.67 sq. ft.**

Total Living Area : **2047.40 sq. ft.**

3 - Bedroom



4th - 10th Floor

03,14

17th Floor

08,11

18th & 19th Floor

08,12

20th Floor

03,07

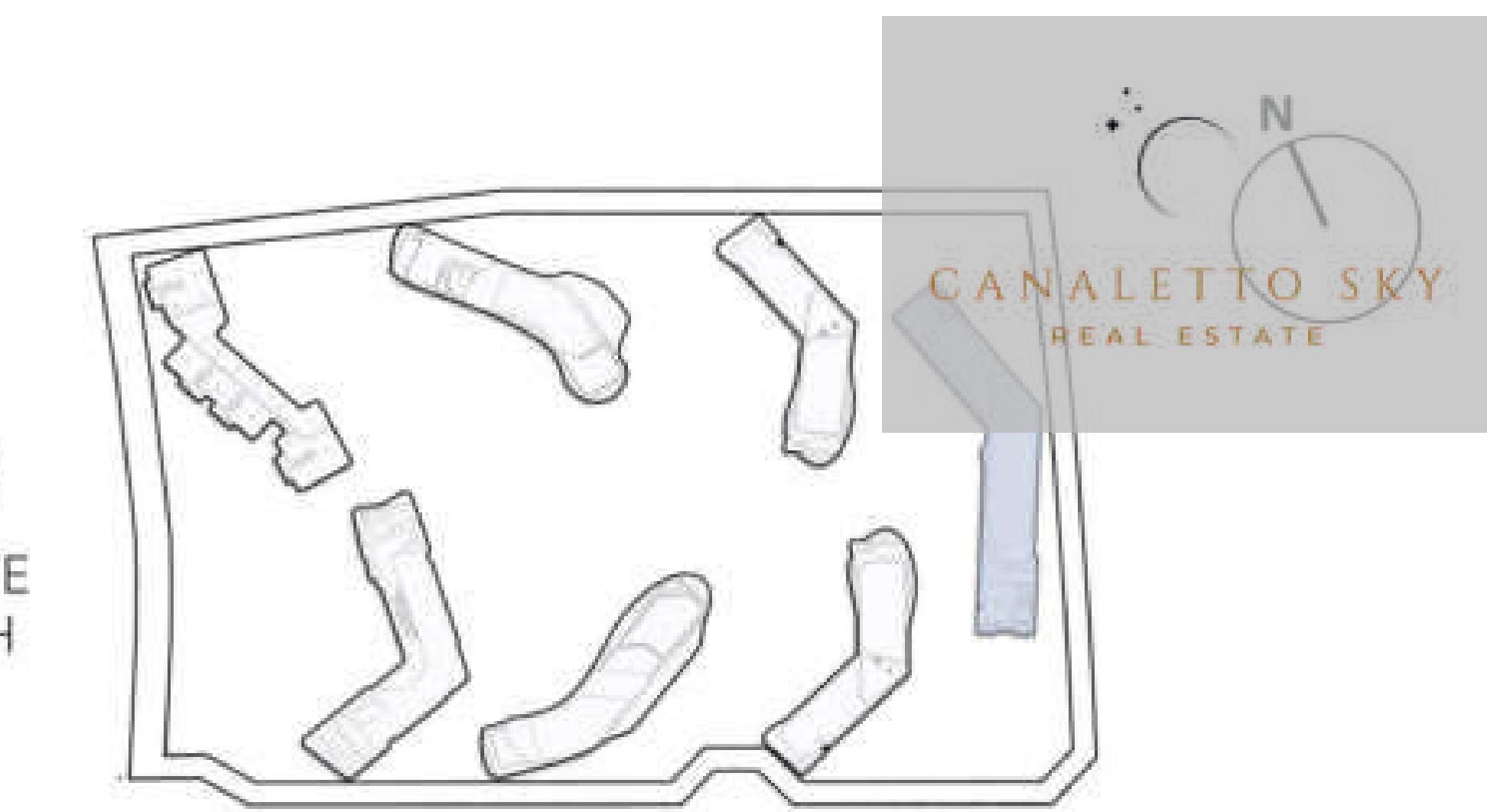
Internal Living Area : **1515.99 sq. ft.**

Outdoor Living Area : **238.53 sq. ft.**

Total Living Area : **1754.52 sq. ft.**

3 - Bedroom + S Dual Aspect

TYPE B



17th, 18th & 19th Floor

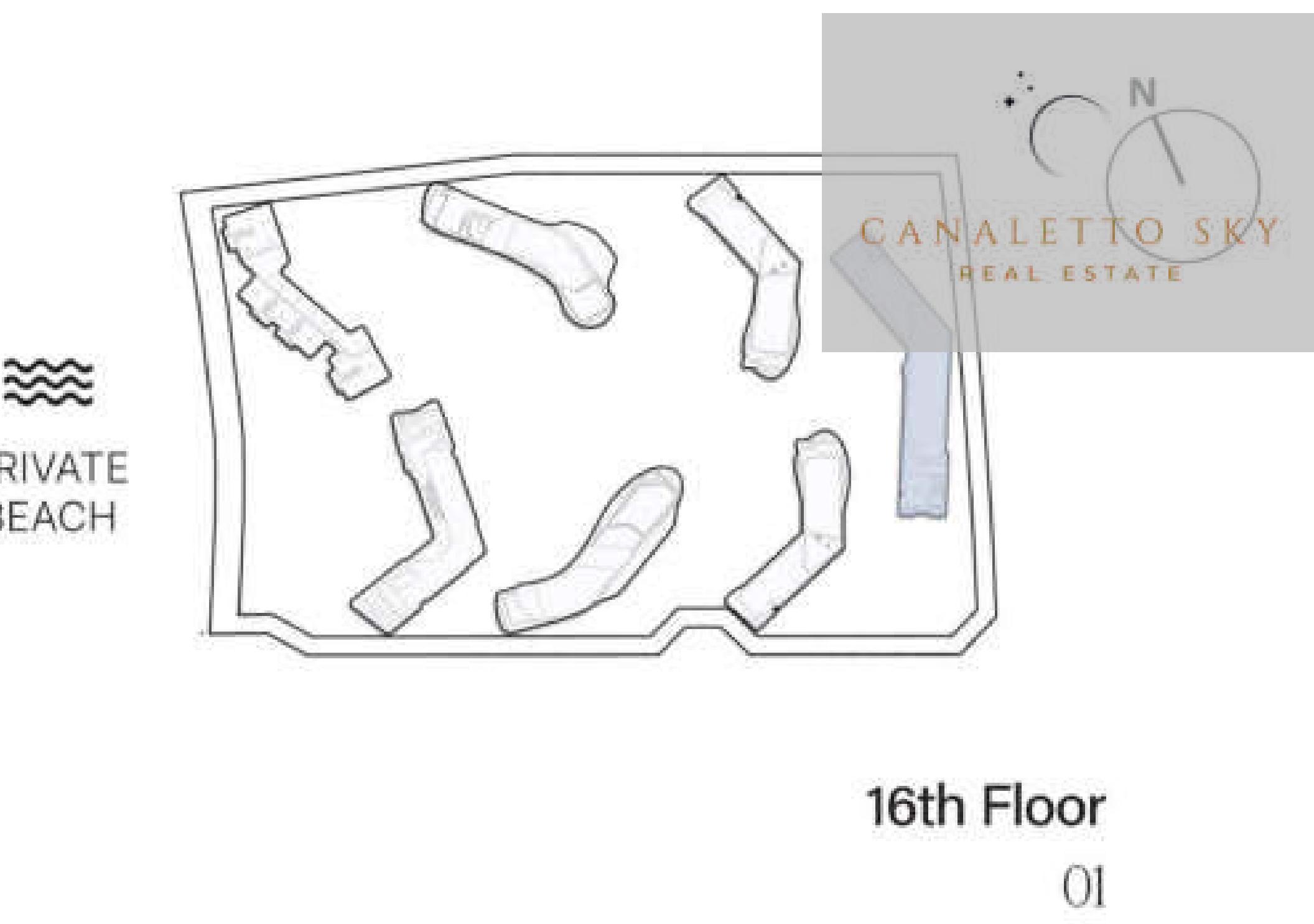
01

Internal Living Area : **1864.74 sq. ft.**

Outdoor Living Area : **478.03 sq. ft.**

Total Living Area : **2342.77 sq. ft.**

3 - Bedroom Penthouse



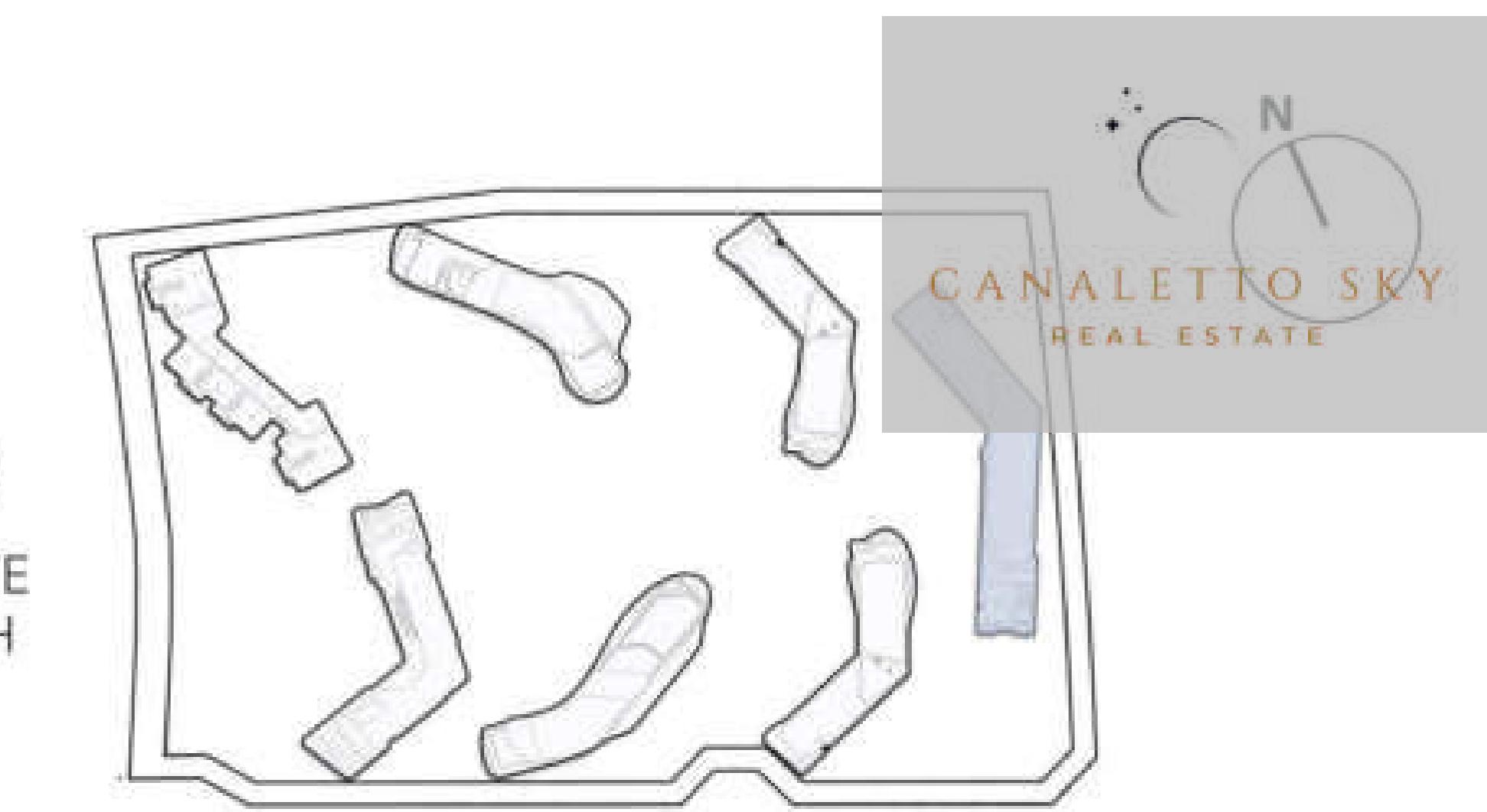
Internal Living Area : **2687.10 sq. ft.**

Outdoor Living Area : **951.31 sq. ft.**

Total Living Area : **3638.42 sq. ft.**

4 - Bedroom + S Dual Aspect

TYPE A



13th, 14th & 15th Floor

01

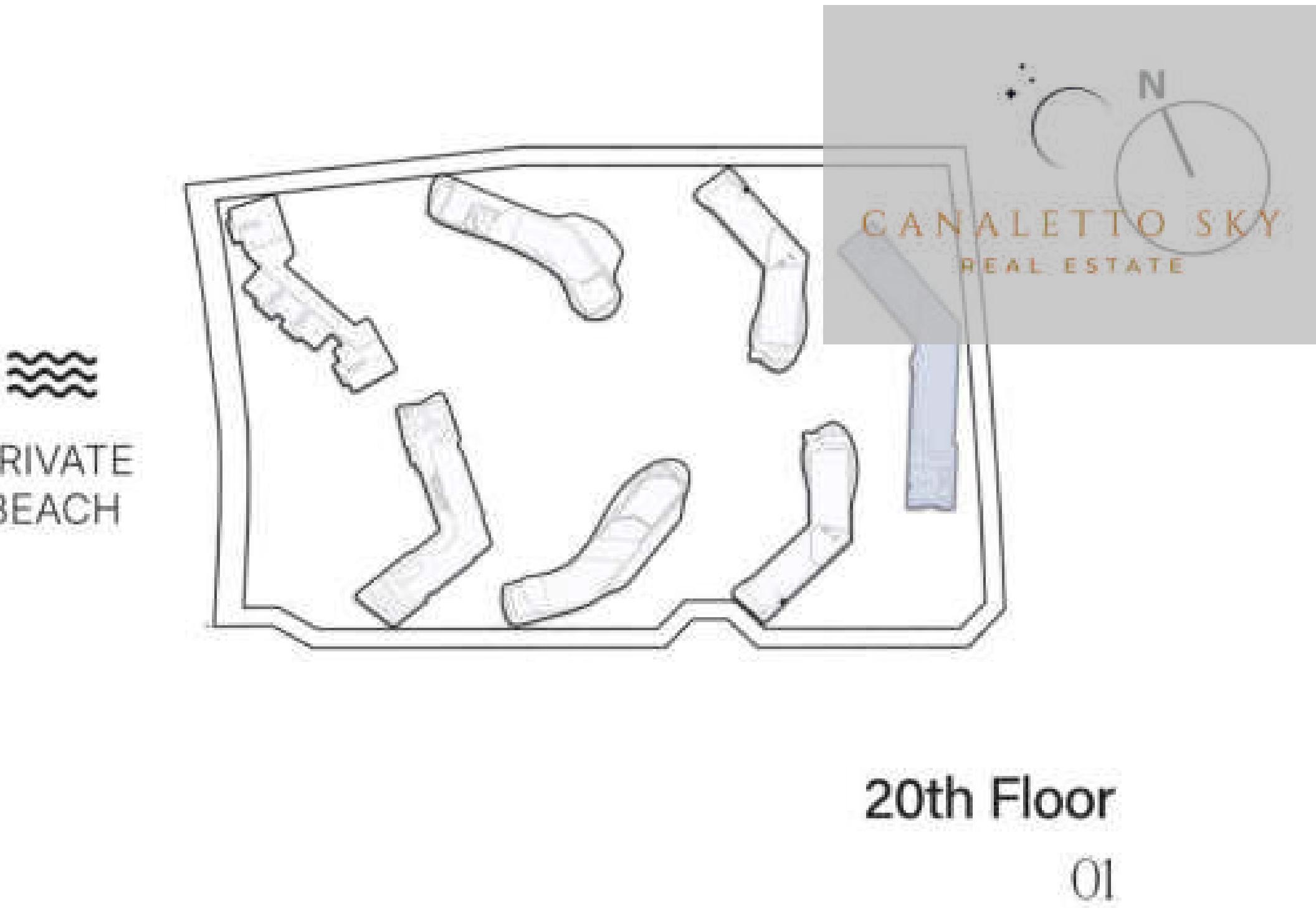
Internal Living Area : **2427.80 sq. ft.**

Outdoor Living Area : **515.16 sq. ft.**

Total Living Area : **2942.96 sq. ft.**

4 - Bedroom Penthouse

TYPE C



Internal Living Area : **3150.70 sq. ft.**

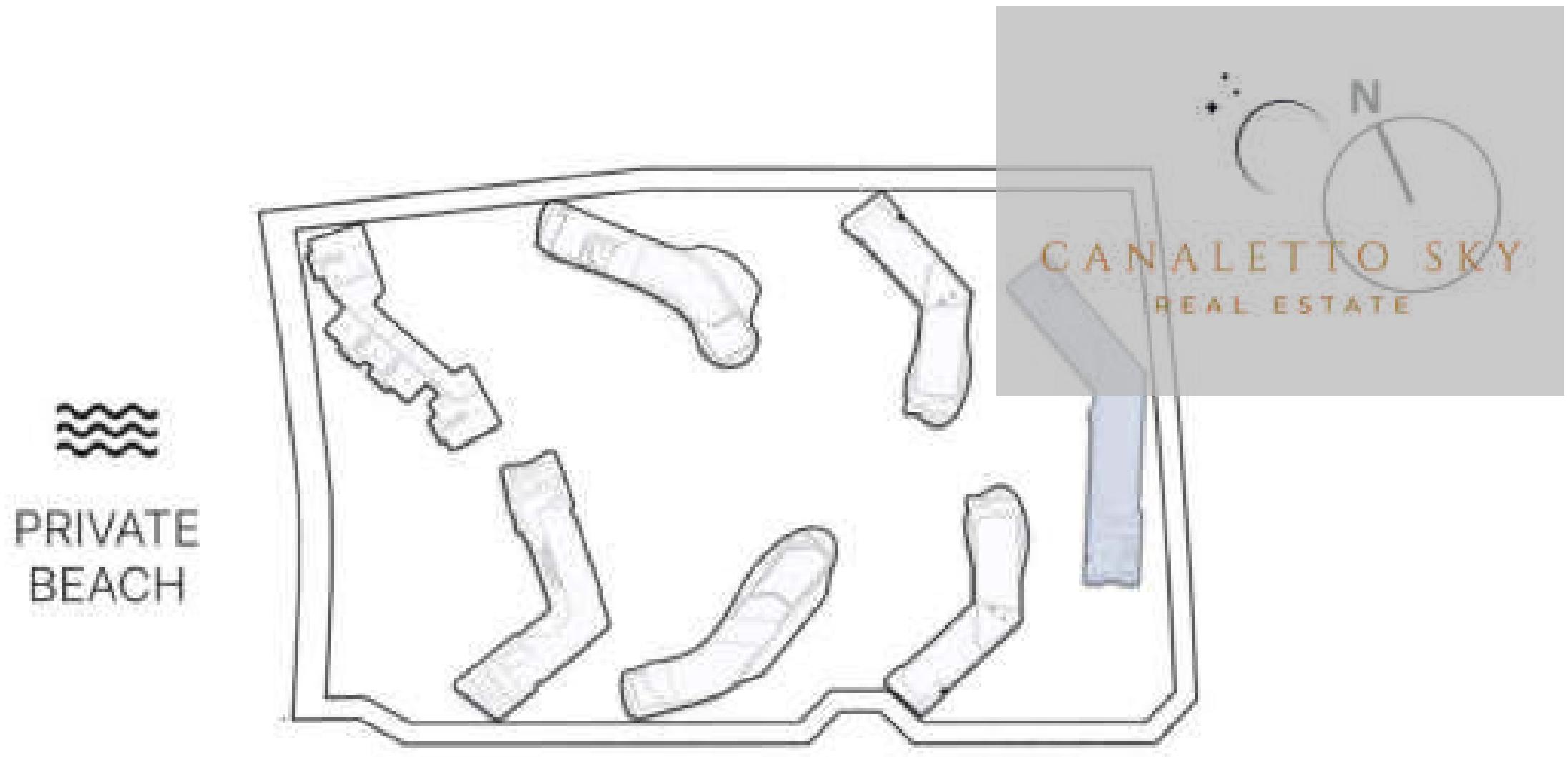
Outdoor Living Area : **1466.91 sq. ft.**

Total Living Area : **4617.61 sq. ft.**

Retail - 1



Retail - 1

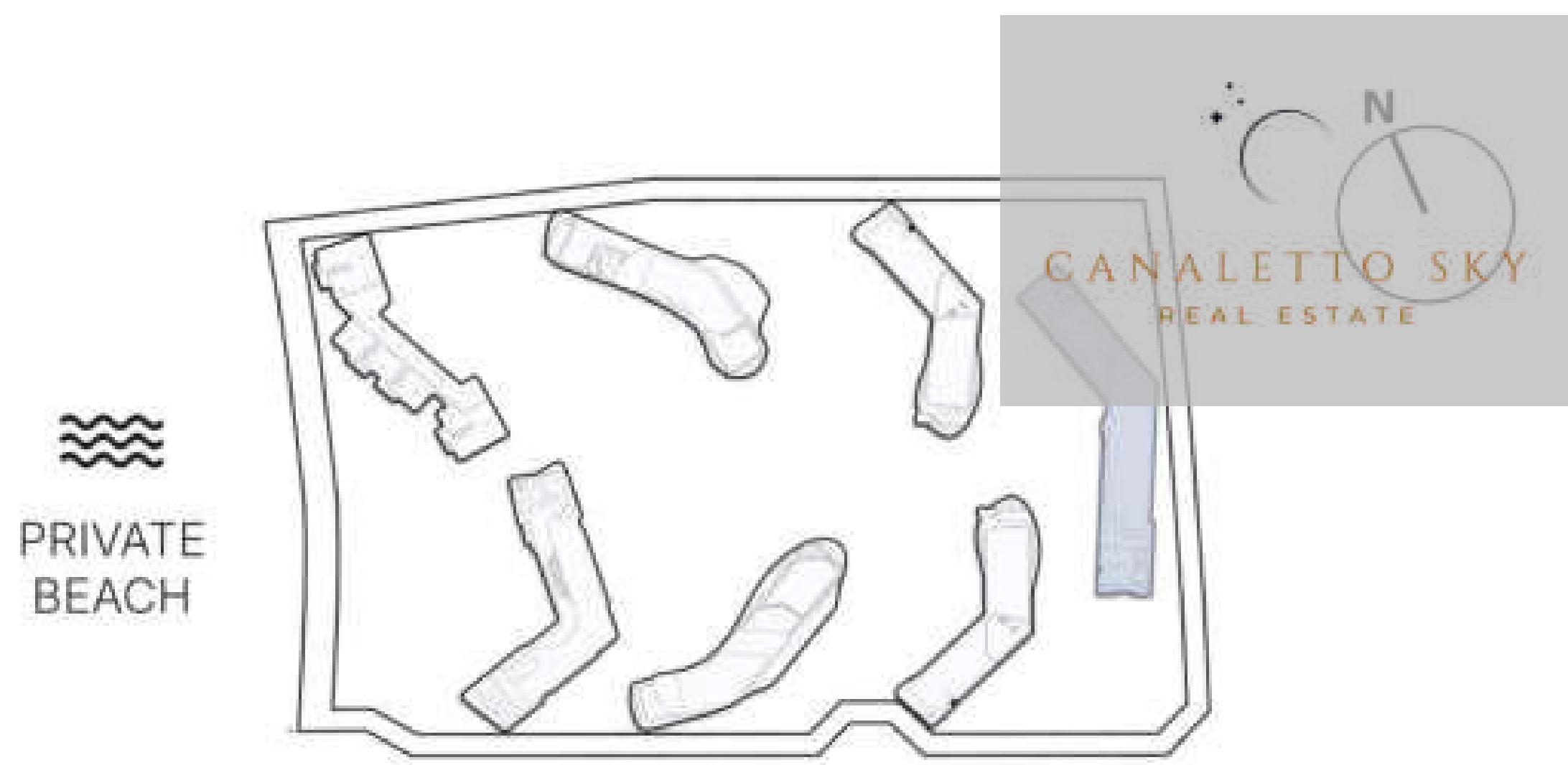


Total Retail Area : **1132.15 sq. ft.**

Retail - 2



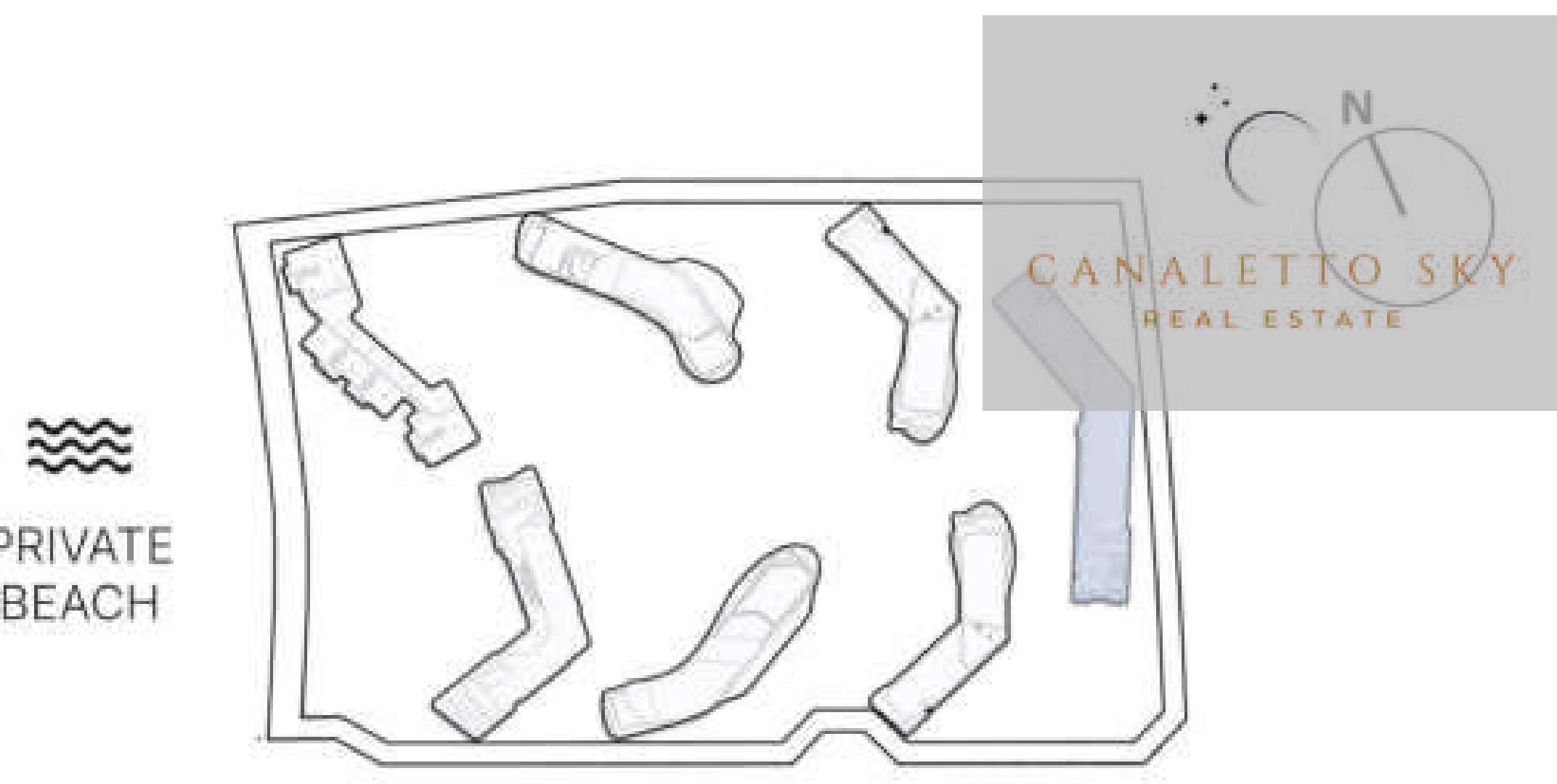
Total Retail Area : **1127.30 sq. ft.**



Retail - 3



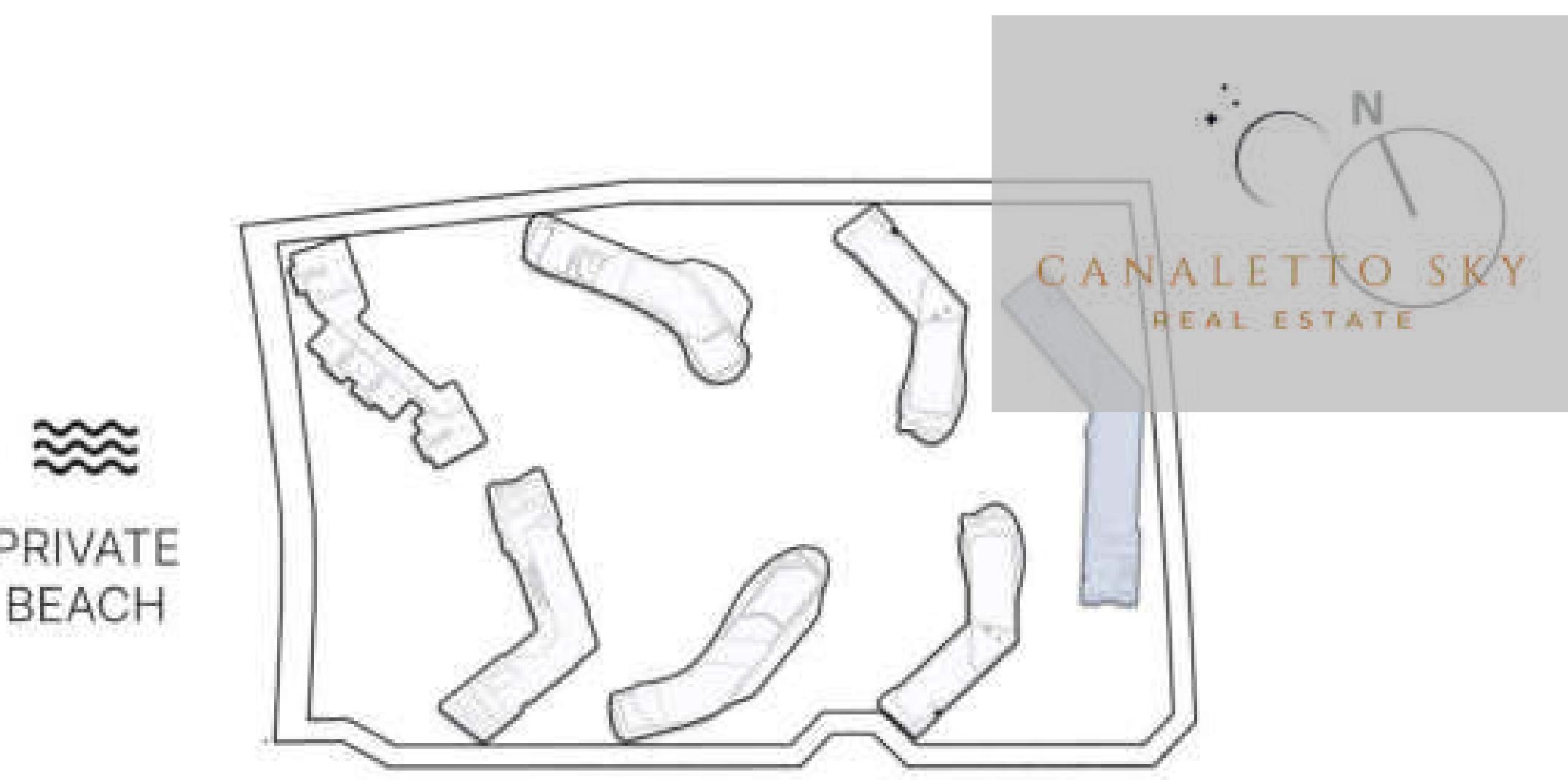
Total Retail Area : **671.45 sq. ft.**



Retail - 4



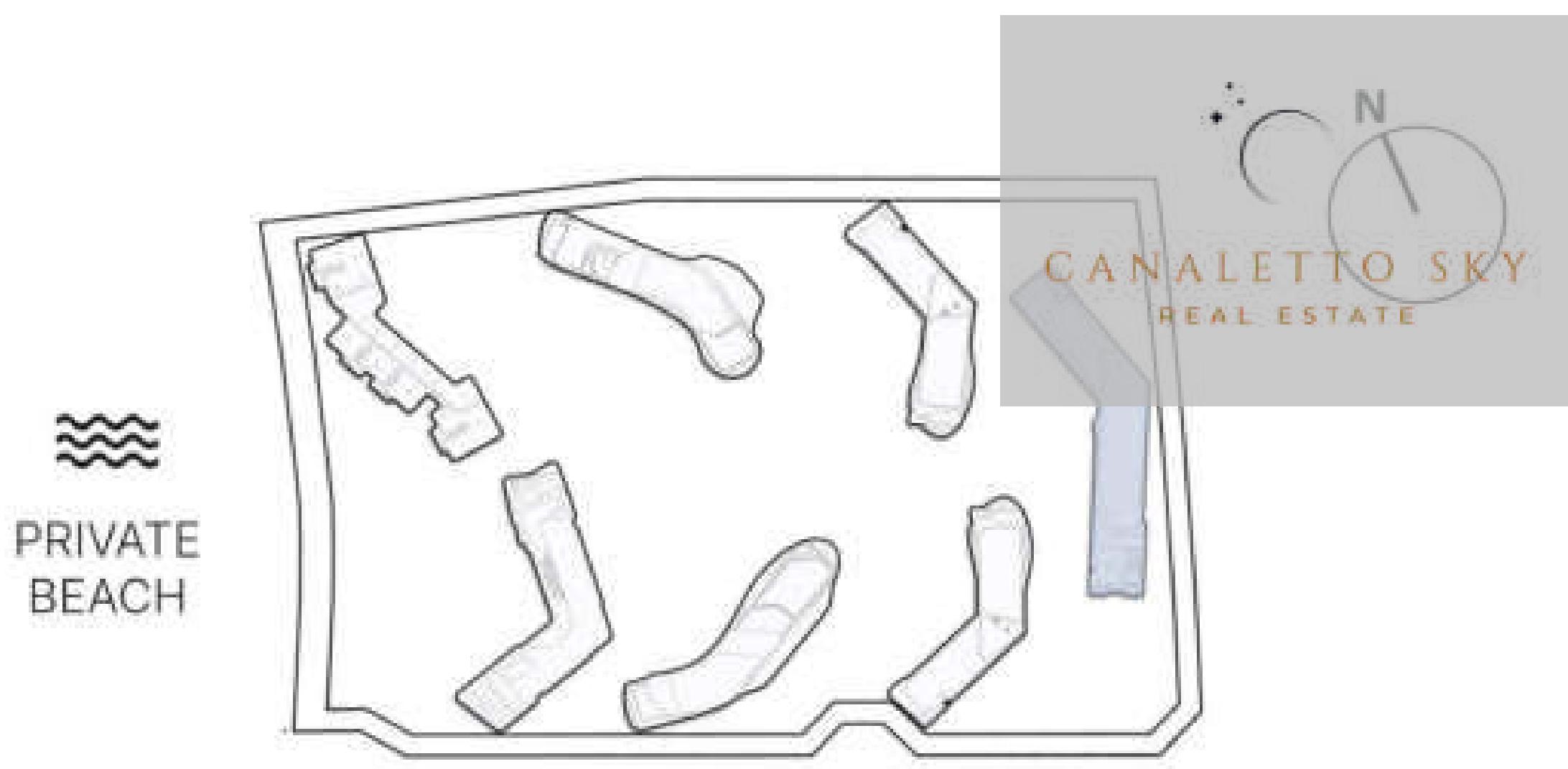
Total Retail Area : **743.89 sq. ft.**



Retail - 5



Total Retail Area : **850.56 sq. ft.**

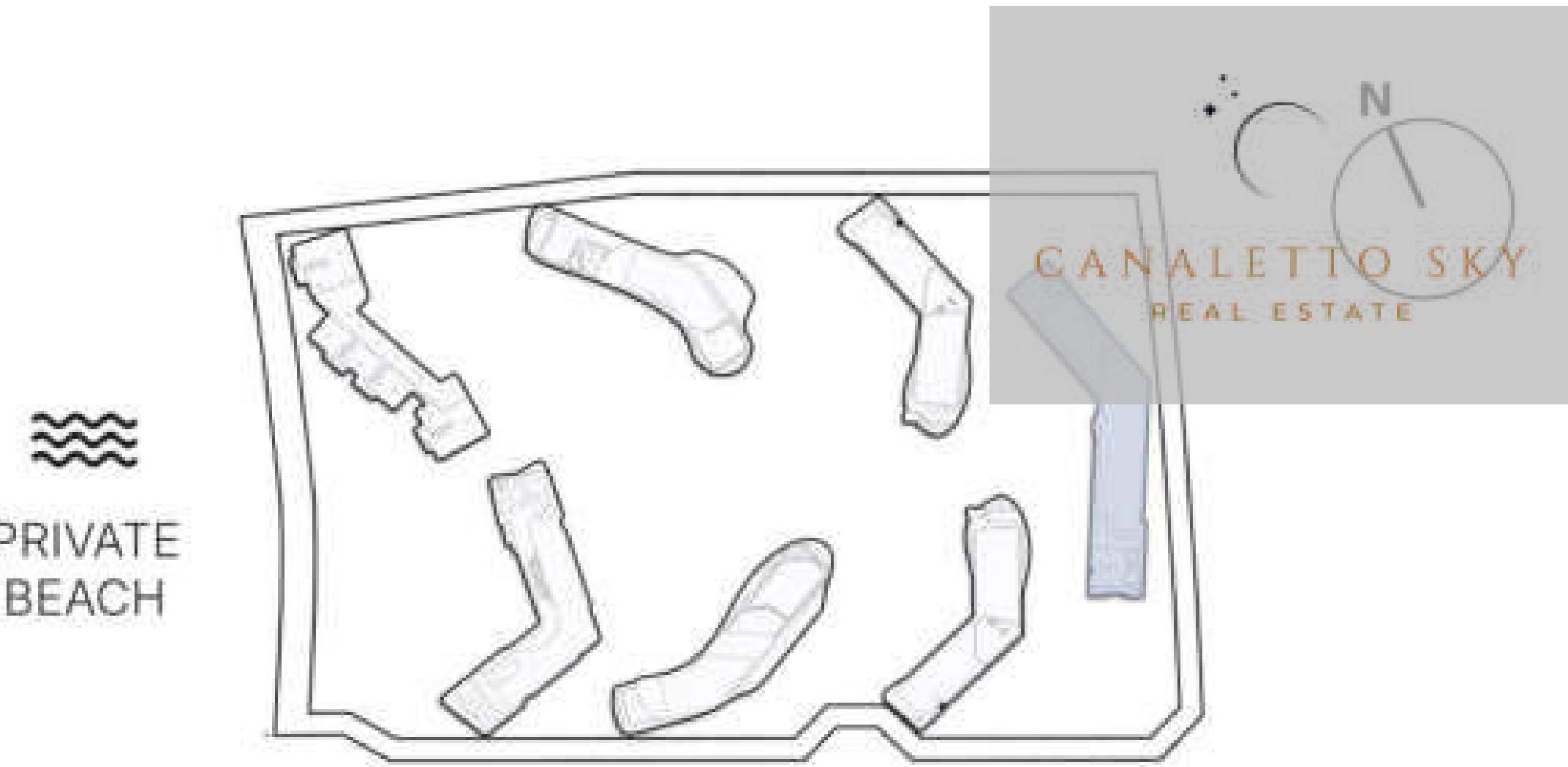


Retail - 6



Retail - 6

Total Retail Area : **885.55 sq. ft.**





Payment plan



20%

At the time
of booking

10%

60 Days after
reservation date

5%

120 Days after
reservation date

5%

180 Days after
reservation date

5%

240 Days after
reservation date

5%

360 Days after
reservation date

5%

On completion of 20%
construction of the project

5%

On completion of 30%
construction of the project

5%

On completion of 40%
construction of the project

5%

On completion of 50%
construction of the project

30%

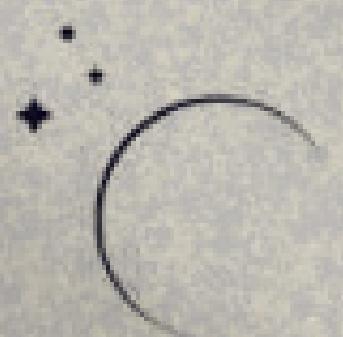
On completion

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:

KOSTENFREI ERSTGESPRÄCH



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