







JUMAN 3  
MORE  
SPACE  
FOR  
LIVING





LIVE.  
WORK.  
UNWIND.





## LULUAT AL RAHA

Luluat Al Raha is Abu Dhabi's premier coastal address, and a community shaped by the water that surrounds it. Every last detail, from the endless sea views to marina boardwalks and tree-lined courtyards are designed to create a sense of flow that connects the energy of your day to the calm that comes with living on the coast.



## LOCATION

Luluat Al Raha makes it incredibly easy to stay connected yet enjoy more space to call your own; a retreat that's within touching distance of the city. Take a short drive and you'll reach Yas Island, Saadiyat, and downtown Abu Dhabi, while all the essentials you need, from schools and cafés to dining and leisure, are just a few moments away.

With exciting new destinations such as Disneyland Abu Dhabi taking shape nearby, the neighbourhood continues to grow as one of the city's most connected coastal communities.

This is a place where you're invited to slow down and stretch out without stepping back. Modern island life, shaped by comfort.







## DESIGNED FOR LIVING, BUILT FOR LIFESTYLE.

Luluat Al Raha offers a wide range of resort-style amenities to ensure a comfortable and convenient lifestyle.





# MARINA DISTRICT, YOUR *EVERYDAY RESORT LIFESTYLE* LIVING

Crafted with you in mind, ICTReD introduces The Marina District - a harmonious blend of gentle waves and tranquil living. Snuggled in the heart of Luluat Al Raha, Marina District is a coastal waterfront community that offers a sanctuary that balances the vibrancy of city life with the calmness of coastal beauty.







## DESIGNED FOR MOMENTS THAT MATTER.

In a place where the water meets the horizon, Marina District brings families closer - one paddle, one laugh, one cherished moment at a time.

The Marina District features exclusive residences with marina and sea views, complemented by retail, dining and leisure spaces.







JUMAN COLLECTION AT THE MARINA DISTRICT,  
ISLAND VIBES. MARINA VIEWS. RESORT LIVING.

RETREAT WITHIN REACH

NEARBY DESTINATIONS	DISTANCE
Yas Island	10 minutes
Zayed Int'l Airport	10 minutes
Disney Abu Dhabi	10 minutes
Abu Dhabi City	20 minutes
Saadiyat	25 minutes
Dubai	50 minutes

Strategically positioned, Luluat Al Raha offers the best of both worlds - serene island living with unmatched access. From Abu Dhabi city to Dubai, Yas Island to Saadiyat, you're always just minutes away from work, play, and everything in between.



EVERY PATH LEADS TO CALM.

Stroll along 600m of waterfront **Marina promenade**



Sweat it out on the **Jogging Track**



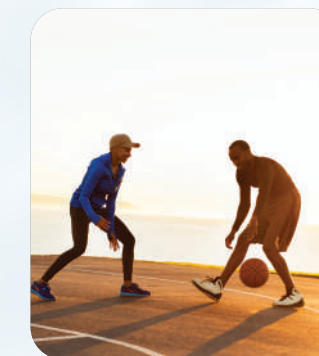
Pedal through the scenic **Cycling Track**



Dive into the fun at the **Splash Pad**



Unleash endless fun at **The Playground**



Score & soar at the **Multipurpose Court**



READ. REFLECT. RECHARGE.

Your **Marina**, just steps away



**Infinity pool** with endless views



**Dock** at your front door





Unique **fine-dining** escapes

 INFINITE MOMENTS

SAVOR THE *EVERYDAY*





EVERY NEED, *BEAUTIFULLY* MET.



A **double-height lobby** that sets the tone



Tailored living with **concierge services**



**24/7 Smart security**, always on





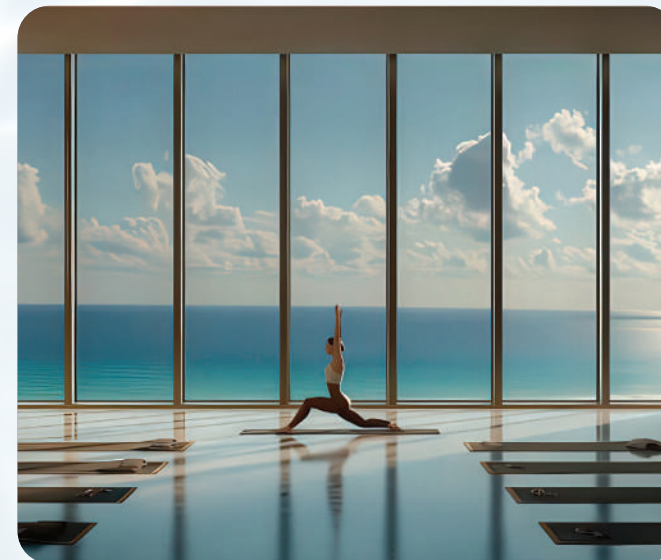
INFINITE ENTERTAINMENT

PLAY. PAUSE. REPEAT.

Cinema and game room for endless fun



Yoga mornings, peaceful beginnings



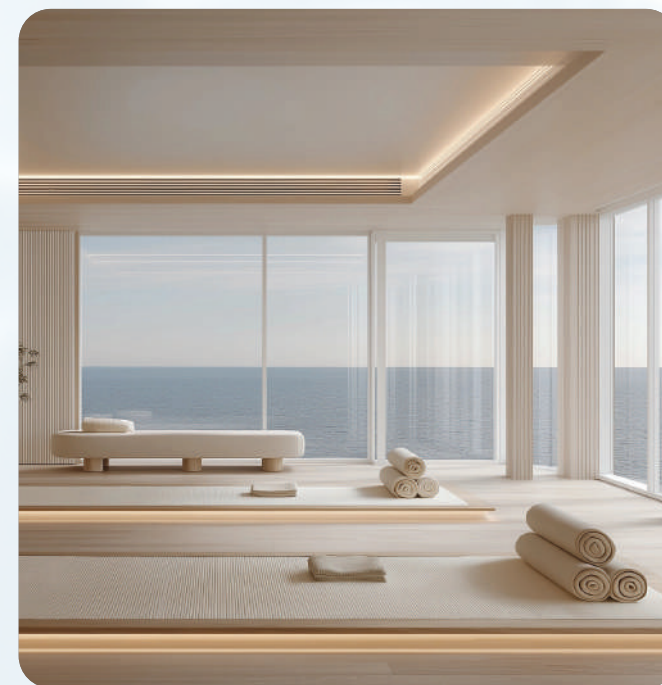
Fitness, just steps from home



An exclusive lifestyle starts at the **Club House**



Detox and relax in the **sauna**





# EVERYDAY ESCAPES

Curated **F&B** and cozy **cafes** for your everyday







**JUMAN 3**  
**MORE SPACE TO GROW**  
*THE LAST CHAPTER BEGINS*

Juman 3 is the newest phase of Juman Living at Marina District – Luluat Al Raha.  
A refined collection of waterfront residences designed for those who value space,  
serenity and style.





## MORE SPACE TO FIND BALANCE *WHERE COASTAL CALM MEETS EVERYDAY COMFORT*

Design and lifestyle exist in perfect balance at Juman 3. Set along the shoreline of Luluat Al Raha, this new phase offers water-facing townhomes, two-bedroom signature duplexes, one-bedroom lofts, 1-3 bed apartments, executive studios and more. Generous interiors, modern finishes, and refined details.

Each residence offers effortless access to marina lifestyle, surrounded by vibrant energy, waterfront leisure and the best of coastal living.

**Juman 3**, *because sometimes more is just enough.*







## AMENITIES



INFINITY SWIMMING POOL



COMMUNITY HALL



GYM



24/7 SECURITY



SPLASH PAD



PLAYGROUND



BARBECUE AREA



CINEMA AND GAME ROOM



SAUNA



CONCIERGE SERVICES



ACTIVE STUDIO



RETAIL AND F&B







## MORE SPACE TO CREATE *THOUGHTFUL DESIGN WITH YOU IN MIND*

Juman 3 blends modern luxury with functional design. The architecture seamlessly integrates with the waterfront, offering spacious, stylish residences and vibrant spaces.

Each element prioritizes comfort, sustainability, and aesthetic appeal, with eco-friendly features and green spaces that enhance the community's overall experience.







## MORE SPACE TO UNWIND AN INFINITY POOL THAT CROWNS THE COMMUNITY

Elevate your lifestyle with the infinity pool at Juman 3, where the water seems to merge seamlessly with the skyline. Relax as you take in the skyline views, making every swim a luxurious escape.





🌿 MORE SPACE TO RELAX







## JUMAN 3 FLOOR PLANS





# STUDIO STUDIO



## ROOM SCHEDULE

- 1.Master bedroom**  
5.25m x 4.00m
- 2.Kitchen**  
3.00m x 1.89m
- 3.Master bathroom**  
3.25m x 1.70m

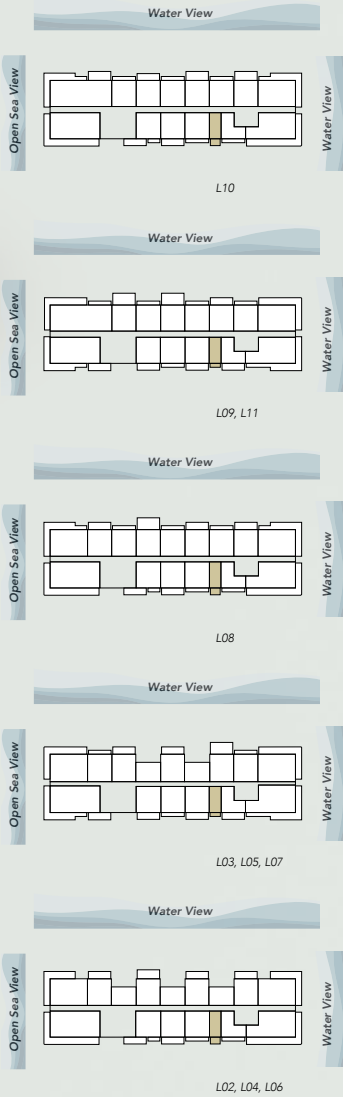


**Maximum** gross sellable area

**44.64** sq.m.

**Minimum** gross sellable area

**41.25** sq.m.



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# EXECUTIVE SUITE



## ROOM SCHEDULE

- |   |                                    |
|---|------------------------------------|
| <b>1. Bedroom</b><br>3.90m x 4.35m      | <b>4. Kitchen</b><br>2.85m x 2.30m |
| <b>2. Living/ Dining</b><br>3.85 x 3.90 |                                    |
| <b>3. Bathroom</b><br>3.25m x 1.70m     |                                    |

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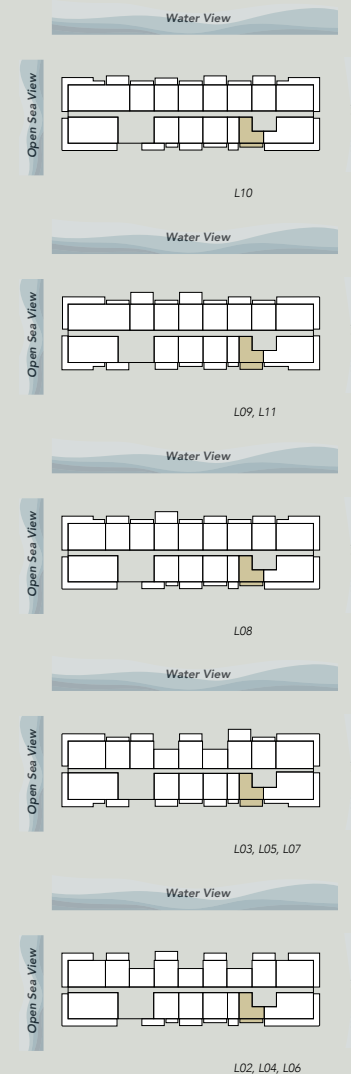


**Maximum** gross sellable area

**78.15** sq.m.

**Minimum** gross sellable area

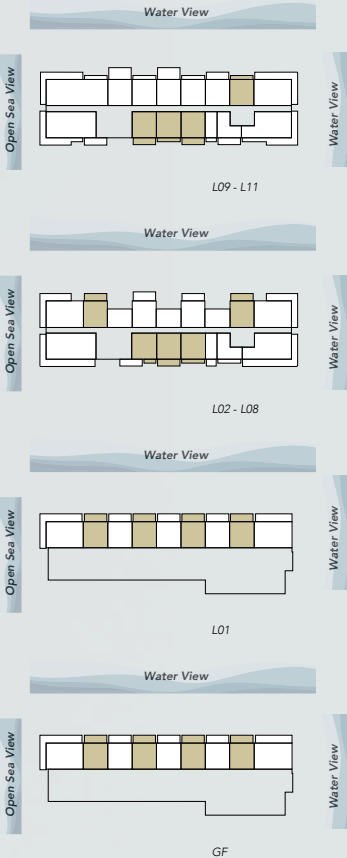
**69.41** sq.m.



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# 1 BEDROOM



## ROOM SCHEDULE

- |   |   |
|---|---|
| <b>1.Master bedroom</b><br>6.00m x 3.85m  | <b>4.Living / Dining</b><br>5.00m x 4.40m |
| <b>2.WIC</b><br>2.19m x 2.50m             | <b>5.Kitchen</b><br>1.85m x 1.70m         |
| <b>3.Master bathroom</b><br>2.00m x 3.50m | <b>6.Powder Room</b><br>1.60m x 2.05m     |

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**Maximum** gross sellable area **100.54 sq.m.**

**Minimum** gross sellable area **86.81 sq.m.**

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# LOFT 1BD



## ROOM SCHEDULE

<b>1.Living</b> 3.80m x 8.60m	<b>4.Powder Room</b> 2.30m x 1.70m	<b>7.Bathroom</b> 1.80m x 4.15m
<b>1.Dining</b> 2.90 x 4.60m	<b>5.WIC</b> 2.50m x 1.20m	<b>8.Office</b> 2.40m x 2.08m
<b>3.Kitchen</b> 2.60m x 4.65m	<b>6.Master Bedroom</b> 4.00m x 4.50m	

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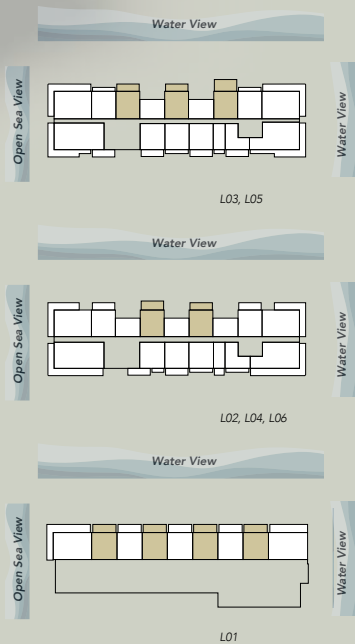


**Maximum** gross sellable area

**146.00** sq.m.

**Minimum** gross sellable area

**139.27** sq.m.



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# DUPLEX 2 BD



### ROOM SCHEDULE

<b>1.Living/ Dining</b> 4.00m x 8.50m	<b>4.Laundry</b> 2.30m x 1.00m	<b>7.Master Bathroom</b> 2.30m x 3.70m
<b>2.Kitchen</b> 4.50m x 2.50m	<b>5.WIC</b> 2.80m x 1.90m	<b>8.Bathroom</b> 1.80m x 2.50m
<b>3.Powder Room</b> 1.20m x 2.50m	<b>6.Master Bedroom</b> 4.80m x 4.20m	<b>9.Bedroom</b> 4.20m x 5.00m

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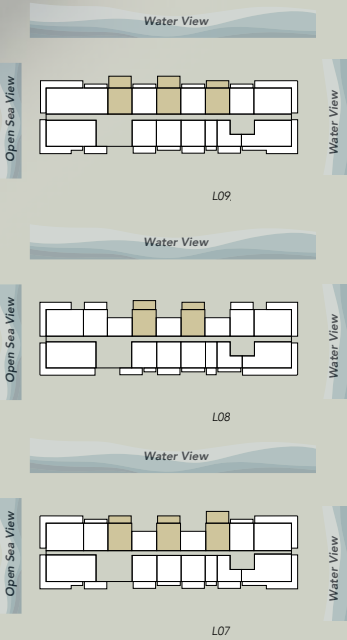


**Maximum** gross sellable area

**167.91** sq.m.

**Minimum** gross sellable area

**163.05** sq.m.



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# 2 BEDROOM + M TYPE A



### ROOM SCHEDULE

<b>1.Master bedroom</b> 4.00m x 5.85m	<b>4.Bedroom</b> 4.05m x 4.00m	<b>7.Kitchen</b> 3.60m x 2.50m	<b>10.Maid's Bath</b> 2.15m x 1.90m
<b>2.WIC</b> 1.82m x 3.37m	<b>5.Bathroom</b> 2.65m x 1.75m	<b>8.Powder Room</b> 1.60m x 1.70m	
<b>3.Master bathroom</b> 3.35m x 3.22m	<b>6.Living/ Dining</b> 8.33m x 3.90m	<b>9.Maid Room</b> 2.15m x 3.10m	

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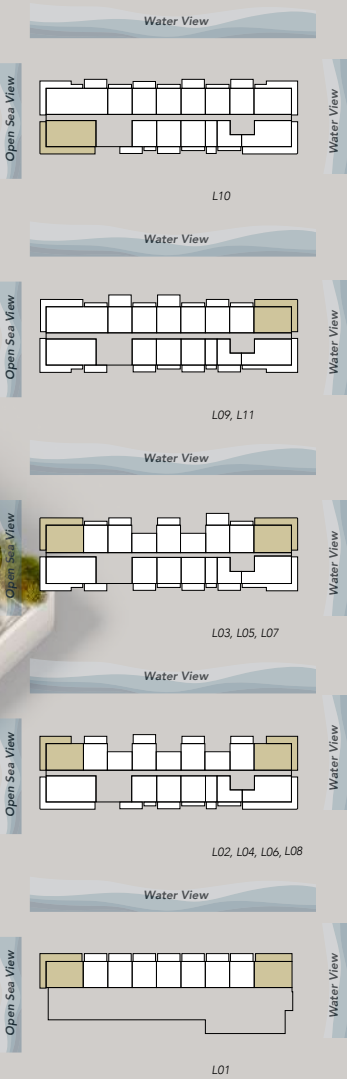


Maximum gross sellable area

182.30 sq.m.

Minimum gross sellable area

155.78 sq.m.



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# 2 BEDROOM + M

## Type B



### ROOM SCHEDULE

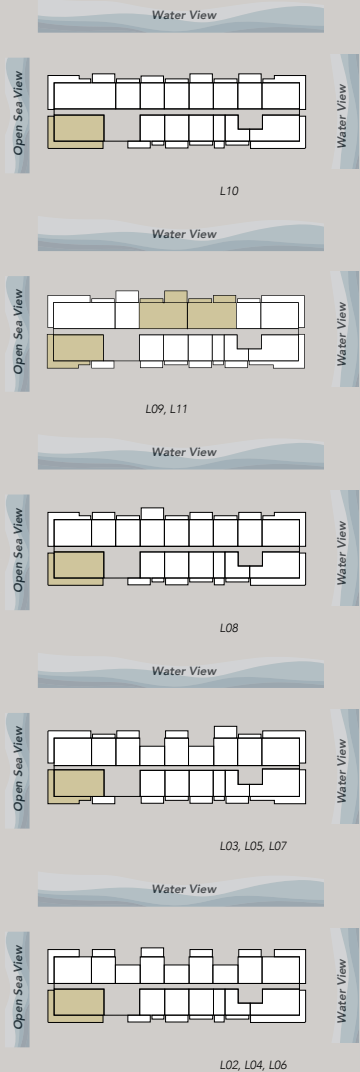
<b>1.Master bedroom</b> 4.00m x 4.29m	<b>4.Bedroom</b> 4.05m x 3.80m	<b>7.Kitchen</b> 4.00m x 3.30m	<b>10.Maid's Bath</b> 2.10m x 3.00m
<b>2.WIC</b> 3.05m x 1.80m	<b>5.Bathroom</b> 1.80m x 2.65m	<b>8.Powder Room</b> 2.10m x 2.30m	
<b>3.Master bathroom</b> 2.10m x 3.00m	<b>6.Living Dining</b> 5.10m x 8.16m	<b>9.Maid Room</b> 3.17m x 2.10m	

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**Maximum gross sellable area** 244.87 sq.m.

**Minimum gross sellable area** 187.83 sq.m.



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# 2 BEDROOM

## Type C



### ROOM SCHEDULE

<b>1.Master bedroom</b> 4.00m x 3.85m	<b>4.Bedroom</b> 4.05m x 3.85m	<b>7.Kitchen</b> 3.35m x 3.02m
<b>2.WIC</b> 1.80m x 2.75m	<b>5.Bathroom</b> 1.80m x 2.65m	<b>8.Powder Room</b> 1.70m x 1.65m
<b>3.Master bathroom</b> 3.30m x 3.75m	<b>6.Living/ Dining</b> 6.00m x 4.05m	<b>9.Laundry Room</b> 2.15m x 3.10m

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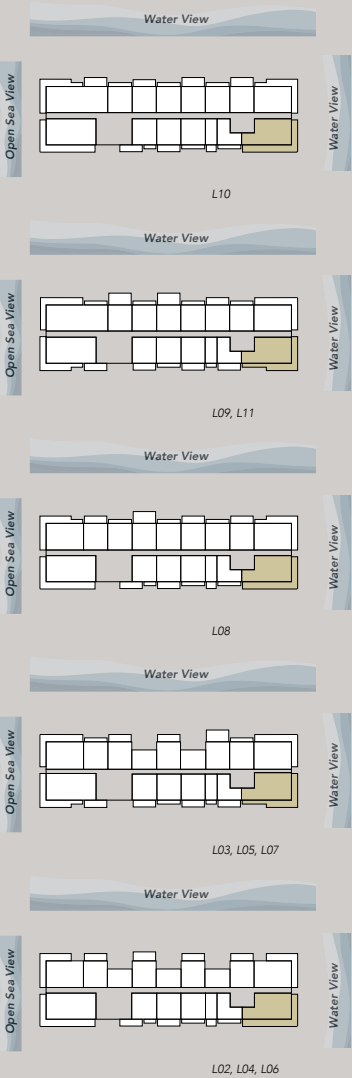


**Maximum** gross sellable area

**208.37** sq.m.

**Minimum** gross sellable area

**200.95** sq.m.



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# 3 BEDROOM



### ROOM SCHEDULE

<b>1.Master bedroom</b> 4.00m x 4.05m	<b>4.Bedroom</b> 4.00m x 4.05m	<b>7.Bathroom</b> 1.80m x 2.65m	<b>10.Powder Room</b> 2.15m x 1.50m	<b>13.Laundry Room</b> 2.10m x 2.05m
<b>2.WIC</b> 1.80m x 2.20m	<b>5.Bathroom</b> 1.80m x 2.45m	<b>8.Living/ Dining</b> 5.10m x 8.20m	<b>11.Maid's Room</b> 3.75m x 2.10m	
<b>3.Master bathroom</b> 3.70m x 2.70m	<b>6.Bedroom</b> 4.00m x 4.00	<b>9.Kitchen</b> 3.90m x 3.90m	<b>12.Maid's Bath</b> 2.57m x 2.10m	

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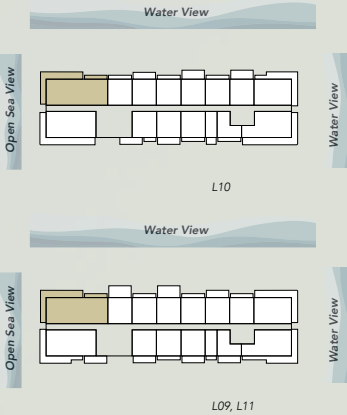


Maximum gross sellable area

274.13 sq.m.

Minimum gross sellable area

268.30 sq.m.



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# TOWNHOME TYPE A

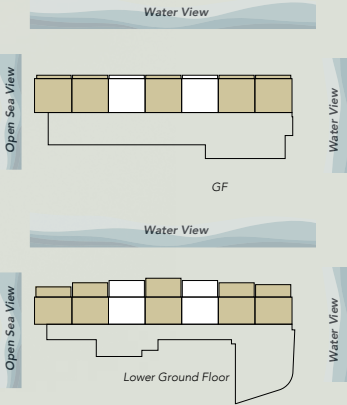
## 3 BD



### ROOM SCHEDULE

<b>1.Living/ Dining</b> 8.60m x 8.70m	<b>4.Maid's Bath</b> 2.20m x 2.20m	<b>7.Living Room</b> 4.40m x 4.00m	<b>10.Master Bedroom</b> 5.90m x 4.50m	<b>13.Bathroom</b> 2.30m x 2.45m
<b>2.Kitchen</b> 4.00m x 3.35m	<b>5.Laundry</b> 1.70m x 1.60m	<b>8.Bedroom</b> 4.20m x 4.0m	<b>11.WIC</b> 2.30m x 2.70m	<b>14.Bathroom</b> 2.20m x 2.45m
<b>3.Maid Room</b> 2.20m x 3.50m	<b>6.Powder Room</b> 2.12m x 2.20m	<b>9.Bedroom</b> 4.20mx4.00m	<b>12.Master Bathroom</b> 2.40m x 4.00m	

Maximum gross sellable area	352.18 sq.m.
Minimum gross sellable area	315.65 sq.m.



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# TOWNHOME TYPE B

## 3 BD

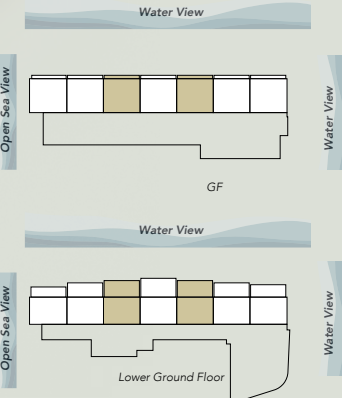


ROOM SCHEDULE

1.Living/ Dining 8.2m x 5.24m	4.Maid Room 1.46m x 2.24m	7.Living Room 3.95m x 4.45m	10.Master Bedroom 5.7m x 4.5m	13.Bathroom 2.26m x 2.44m
2.Kitchen 4m x 3.35m	5.Maid's Bath 1.46m x 2.24m	8.Bathroom 3.86m x 3m	11.Bathroom 2.45m x 2.25m	14.Bedroom 4m x 4m
3.Laundry 2.4m x 2.3m	6.Powder Room 2.45m x 1.64m	9.WIC 2.74m x 4.39m	12.Bedroom 4m x 4m	



Gross sellable area **345.28 sq.m.**



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