



# bloom MARINA



PROPERTY SHOP  
INVESTMENT LLC

**bloom** MARINA

# Make the Waterfront Destination of Abu Dhabi Your Home

Surrounded by the spectacular views of the Arabian Gulf in the heart of the city, Bloom Marina embodies the latest trends in luxurious living. The project features the exclusive luxury EDITION Hotel, a promenade of unique cafes and restaurants, 225 Bloom Residences apartments ranging from one to four bedrooms, and 57 serviced apartments. This premium waterfront development nestled in Al Bateen with its soon to come iconic developments is destined to be the place where it all happens.





“The Sea, once it casts  
its spell, holds one in its  
net of wonder forever.”

Jacques Cousteau

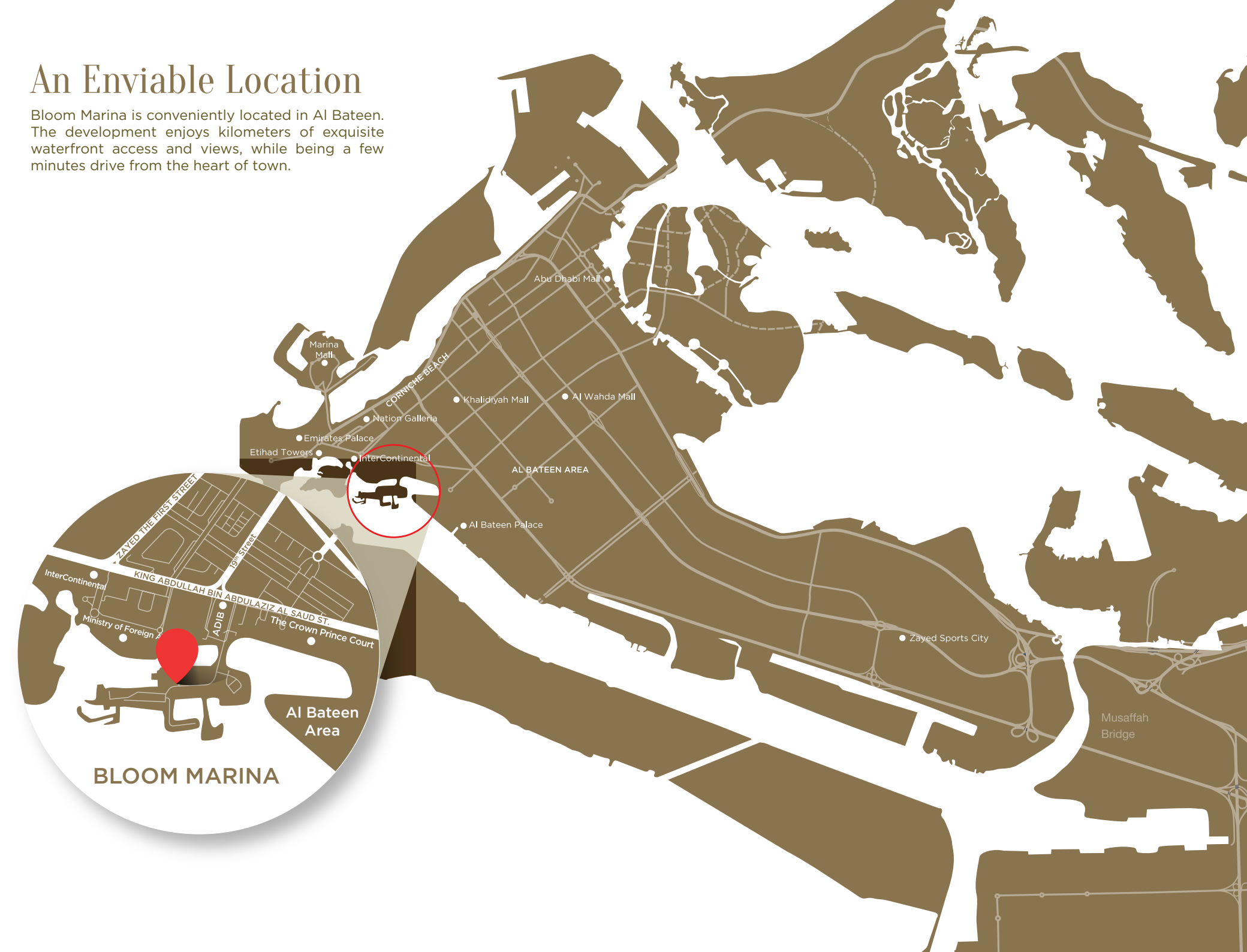






## An Envable Location

Bloom Marina is conveniently located in Al Bateen. The development enjoys kilometers of exquisite waterfront access and views, while being a few minutes drive from the heart of town.





THE  
ABU DHABI  
EDITION®

# The New Generation of Luxury

As part of the Bloom Marina landmark development, The Abu Dhabi EDITION will include 200 guest rooms and 57 serviced apartments. It is the latest hotel venture by renowned American hotelier and real estate developer Ian Schrager in partnership with Marriott International. With the highest hotel rating among Marriott Group hotels, EDITION currently has 4 hotels globally located in China, London, Miami Beach and New York City.

It will be the first EDITION hotel to open in the Middle East offering unique upscale accommodations with personalized, friendly and modern service as well as outstanding and one-of-a-kind dining and entertainment experiences. Setting new benchmarks in the luxury hotel category, The Abu Dhabi EDITION will deliver the city's finest hospitality to our discerning guests.





# Bloom Residences

Breathtaking Marina Views Everyday.

Bloom Residences, with its expansive marina and city views, offers spacious and modern 1, 2, 3 and 4 bedroom apartments. All apartments are equipped with high quality finishings and feature:

- 24 hour security
- European kitchen cabinetry
- High quality porcelain flooring
- Private balconies

Bloom Residences is more than just a modern living space. It's a new approach to the very essence of urban living, at its contemporary best. At Bloom Residences, you don't live with amenities, you create your own. Choose the services and we will tailor them the way you like. Make the most of our bespoke services that include:

- Concierge service
- Neighborhood Services Directory
- Housekeeping
- Laundry service
- Bloom Residents discount card for essential neighbourhood services and privileged rates at all of the hotel outlets





# Bloom Residences

## Escape to Refined Luxury

Built according to the highest levels of sophistication, the property boasts state-of-the-art technology including energy saving elements, security and safety specifications.

Each apartment is fitted with high-end finishing and designed with aesthetic functionality and bold modern elements. The property is also environmentally sound, and has been awarded a 1 and 2 Pearl rating status by Abu Dhabi's Estidama Pearl Building Rating System.

Beautifully designed, these units were built with your comfort and convenience in mind. Every detail was meant to create space that supports a relaxing and smart lifestyle.

- West Residential building - 106 apartments
- East Residential building - 119 apartments
- Average size of each apartmentsize range from:
  - 78 SQM to 105 SQM for one bedroom
  - 110 SQM to 175 SQM for two bedroom
  - 165 SQM to 220SQM for three bedroom
  - 250 SQM to 275 SQM for four bedroom



# Residential Apartment Features

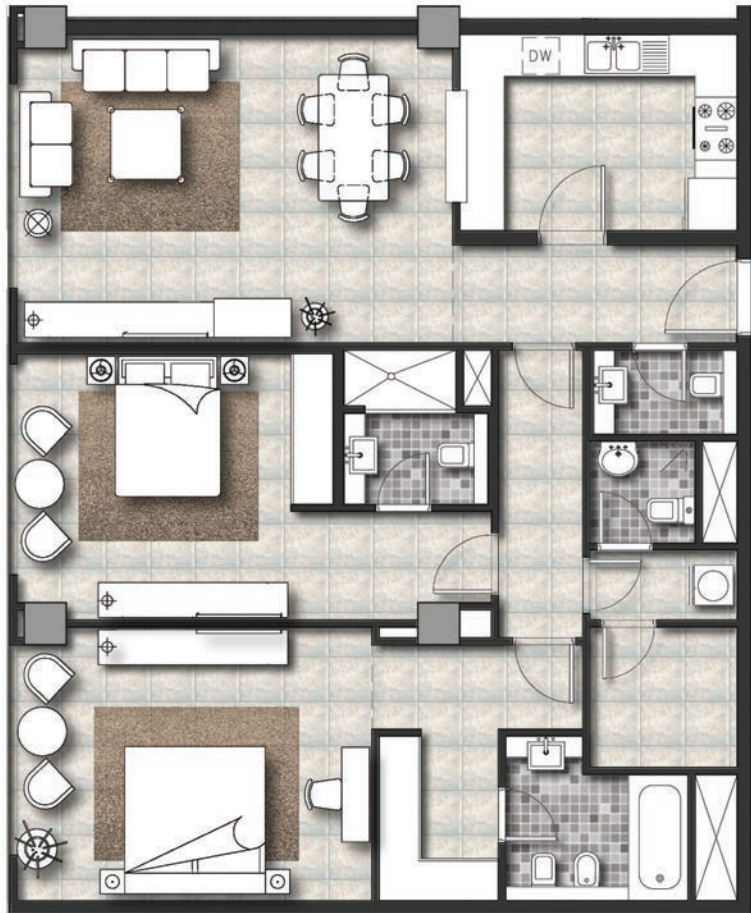
- 1 & 2 bedroom apartments have a dedicated parking space, while 3 & 4 bedroom units have 2 designated parking spaces
- All ground floor units have direct access to the pool, large terraces and partial sea views
- Intercom system in each apartment
- Contemporary wooden doors with high quality stainless steel ironmongery
- The apartments are provided with treated fresh air as per ASHRAE guidelines fed from central plant
- Each apartment is provided with ADDC metered water supply, electrical water heaters for toilets & kitchens
- High quality wiring accessories
- All building light fixtures are Italian manufactured LED lights
- Provision for gas or electrical appliances





1 bedroom plan

This is a sample apartment with sizes ranging from 78 SQM to 105 SQM.

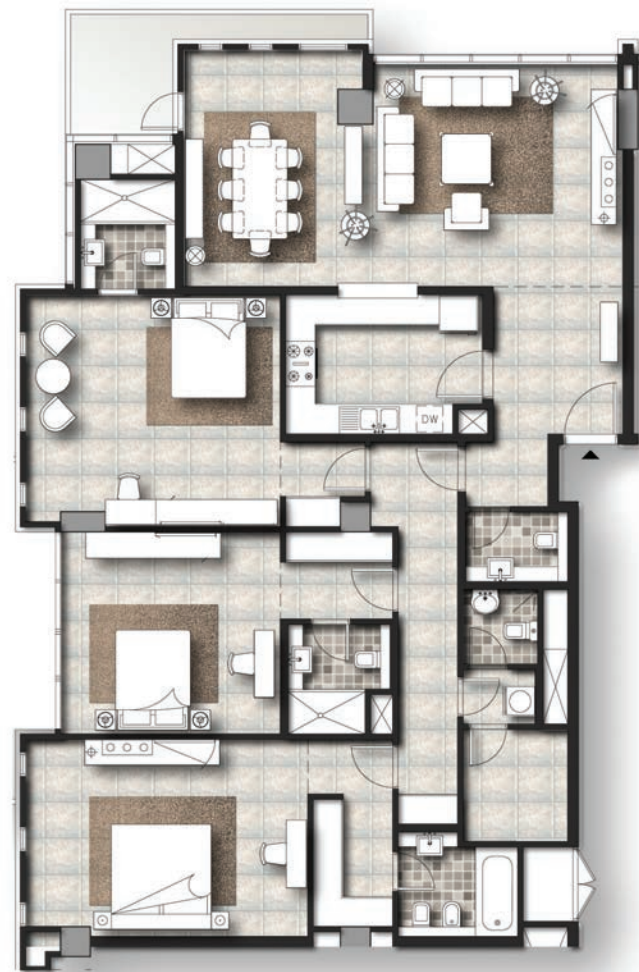


2 bedroom plan

This is a sample apartment with sizes ranging from 110 SQM to 175 SQM.

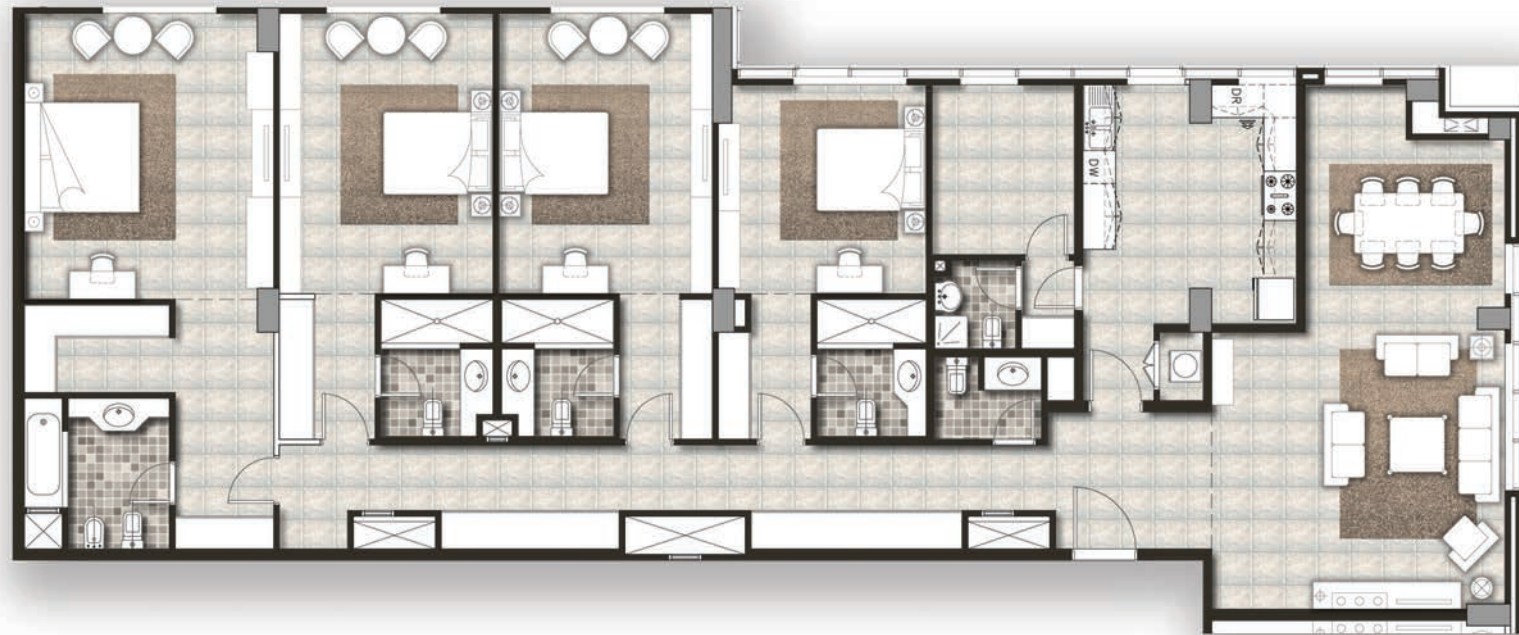






3 bedroom plan

This is a sample apartment with sizes ranging from 165 SQM to 220 SQM.



4 bedroom plan

This is a sample apartment with sizes ranging from 250 to 275 SQM.



# Amenities for an Active Lifestyle

Set on the Bateen Waterfront, Bloom Marina offers bespoke luxury amenities. The community is designed to cater to stylish and healthy living, with inviting lush green landscaped gardens, walking pathways, dedicated cycling paths and a state-of-the-art gym.



# A Place for the Whole Family

Bloom Marina is a haven for young families with its expansive green spaces and play areas. Spread along the waterfront, it is a place where parents can also enjoy the marina views. Shaded zones are available in all public and swimming pool areas to provide comfortable and relaxing spaces.



# A Unique Dining Experience

Residents can socialize, relax and unwind at the many unique cafés and restaurants located on the promenade of Bloom Marina. Designed with the community in mind, Bloom Marina has a vibrant neighborhood spirit in one of the most sought after residential locations of Abu Dhabi.





Make the waterfront  
destination of Abu Dhabi  
your home.

**Leasing Now!**

For more information

call: 800-BLOOM (25666)

e-mail: [contactus@Bloomcommunities.com](mailto:contactus@Bloomcommunities.com)





# About Bloom Properties

Bloom Properties is a Bloom Holding subsidiary specialized in the development of integrated and sustainable communities. A master developer licensed by the Abu Dhabi Department of Municipal Affairs, Bloom Properties collaborates with best-in-class designers to build a range of residential, commercial and mixed-use developments in premium locations across the UAE and the MENA region.



PARK VIEW



BLOOM CENTRAL



SOHO SQUARE

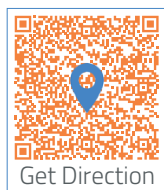
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