

RADIANT MARINA TOWERS

by



An aerial photograph of a white sailboat with a dark cover on its deck, sailing on clear, turquoise water. The boat is positioned in the lower-left quadrant of the frame, angled towards the upper right. The water's surface is textured with small, rhythmic waves, creating a vibrant greenish-blue background.

A HARBOR OF LUXURY

Experience a lifestyle of unparalleled comfort and sophistication within this waterfront haven, surrounded by infinite canal, marina, and sea views.

A project by



A Legacy of Excellence





Table of Contents

1. Radiant Real Estate: *A Legacy of Excellence*

About Radiant Real Estate	05
Vision & Mission	07
Previous Projects	09

2. Radiant Marina Towers: Your Island Oasis

Introduction to Radiant Marina Towers	12
Project Specifications	13
Unique Selling Points	15

3. The Heart of Al Reem Island

Location Advantage:	17
Location on Map	21

4. Architectural Brilliance

Design Inspiration & Vision	24
Types of Residential Units	27

5. Floorplans & Layouts: Your Ideal Space

Podium 1-4	31
Floors 1-33	33
Junior 1-Bed Apartment	63
1-Bedroom Apartment	65
2-Bedroom Apartment	67
3-Bedroom Apartment	69
Finishes and Features	71

6. Amenities: Experience Elevated Living

Pools & Relaxation Zones	75
Dining Options	77
Fitness Facilities	79
Other Lifestyle Amenities	81



01 Radiant Real Estate A Legacy of Excellence

ABOUT RADIANT REAL ESTATE

Radiant Real Estate is a dynamic development company based in Abu Dhabi, UAE. Committed to excellence, we specialize in crafting innovative and sustainable mixed-use developments that elevate urban living in the heart of the Emirates. Our vision is to create spaces that enrich lives and reshape the built environment, setting new benchmarks in luxury and comfort.



VISION

To become the leading real estate developer
in the region, renowned for exceptional design,
unwavering quality, and vibrant communities.

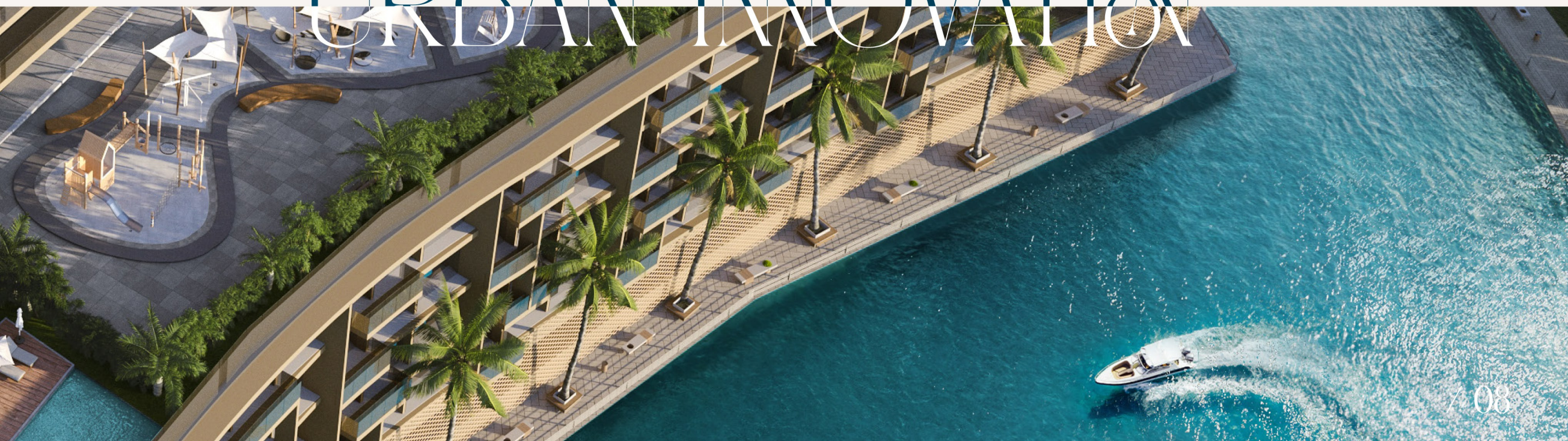
VIBRANT LIVING



MISSION

We are driven to transform skylines, enhance lifestyles, and build enduring legacies through a dedication to innovation, sustainability, and customer satisfaction.

URBAN INNOVATION





PREVIOUS PROJECTS

Radiant Square (Reem Island):

A visionary mixed-use development featuring residential, commercial, and retail spaces designed with modern living in mind.

AK Tower (Dhafeer Street):

A striking tower offering a blend of luxurious residences and premium office spaces in a prime location.

Holiday Inn Hotel (Dhafeer Street):

A welcoming hotel providing exceptional hospitality and amenities in the heart of Abu Dhabi.

Moon Flower City (Mussafah):

A modern residential city designed to accommodate workers, technicians, and supervisors, featuring state-of-the-art facilities and communal spaces.

* LUXURY *
* EXCELLENCE *
* VIBRANCE *





02 Radiant Marina Towers Luxury Waterfront Living

Radiant Marina Towers brings an extraordinary level of luxury to Abu Dhabi's skyline. Magnificent **40-story** towers complex, reaching 160 meters in height, offers an exquisite collection of **studios** and **apartments** designed to immerse you in absolute comfort.

Nestled on the prestigious **Shams Abu Dhabi, Al Reem Island**, residents are surrounded by **canal**, **sea views**, and from higher levels, breathtaking vistas of the **mangroves** and the city skyline.



* LUXURY *
* VIBRANCE *
* EXCELLENCE *



Radiant Dimensions

40 Floors including four podium floors and two basement levels, the towers boast a stunning mix of residential units, vibrant retail spaces, and world-class amenities.

PROJECT SPECIFICATIONS



Number of Floors: **40**
(including 4 podium, 2 basement & Ground floors)



Number of Residential Units: **619**

- Studios: 33
- Junior 1-Bedroom: 182
- 1-Bedroom: 341
- 2-Bedroom: 35
- 3-Bedroom: 28



Number of Retail Shops: **14**



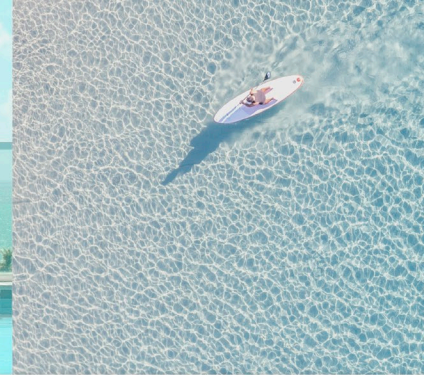
Number of Restaurants: **4**
(located on 32nd and 33rd floors)



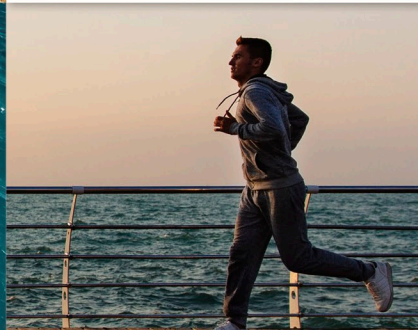
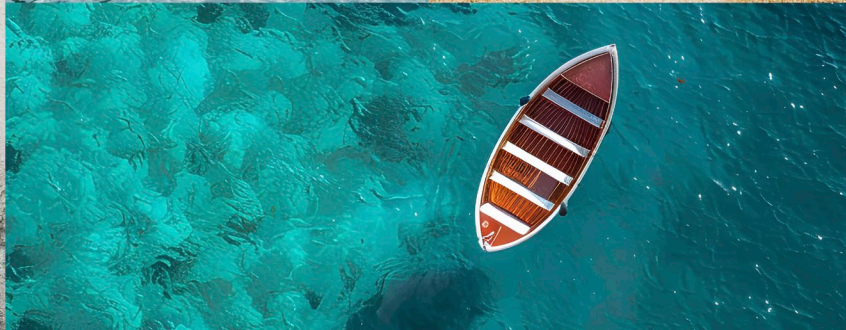
Number of Parking Spaces: **+1000**



Amenities: 3 Swimming Pools, 2 Paddle Courts,
2 Fitness Centers, 4 Restaurants, Recreational
Areas and Kids Play Area

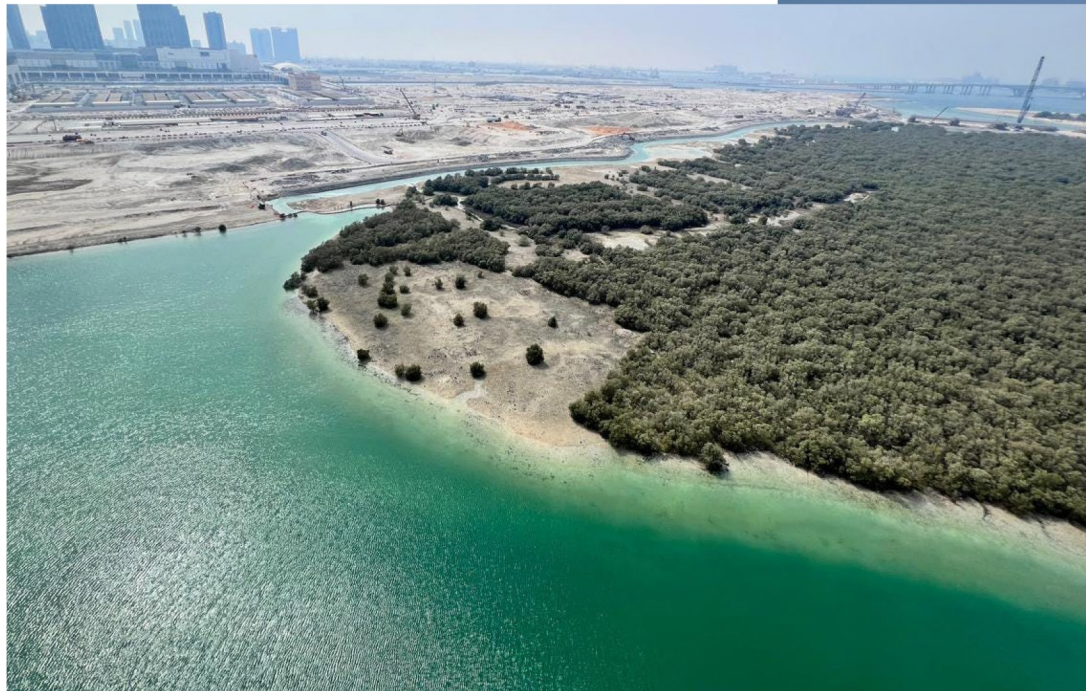


Luxury Residences for refined tastes



- **Prestigious Waterfront Location:** Situated on Shams Abu Dhabi, Al Reem Island, offering captivating views of the canal, sea, mangroves, and city skyline.
- **Architectural Excellence:** A striking design featuring floor-to-ceiling glass, maximizing natural light and panoramic views.
- **Diverse Residential Options:** A wide range of units including studios, Junior 1-Bedroom, 1, 2, and 3-bedroom apartments to suit various lifestyles.
- **Exceptional Amenities:** Multiple swimming pools, fitness centers with specialized classes, recreational areas, and dining options.
- **Convenient Retail Spaces:** Access to retail shops and services within the complex for ultimate convenience.

03 The Heart of Al Reem Island







The Allure of Al Reem Island

Al Reem Island is a natural island located off the northeastern coast of Abu Dhabi, seamlessly connected to the city center by bridges. It is a vibrant, mixed-use community that blends residential, commercial, and retail spaces, offering a unique waterfront lifestyle.

Radiant Marina Towers is strategically positioned to maximize stunning views from every vantage point:

- **Canal and Sea Views:** Experience the tranquility of waterfront living.
- **City Skyline:** Marvel at the dynamic Abu Dhabi skyline, captivating at night.
- **Mangrove Views:** From higher levels, enjoy breathtaking vistas of the mangroves.

Shams Abu Dhabi Al Reem Island

Radiant Marina Towers is ideally situated near essential amenities, including nurseries, schools, universities, shopping centers, and medical facilities, offering residents convenient access to top-tier urban resources.



Shopping



Schools
Universities



Nursery



Medical



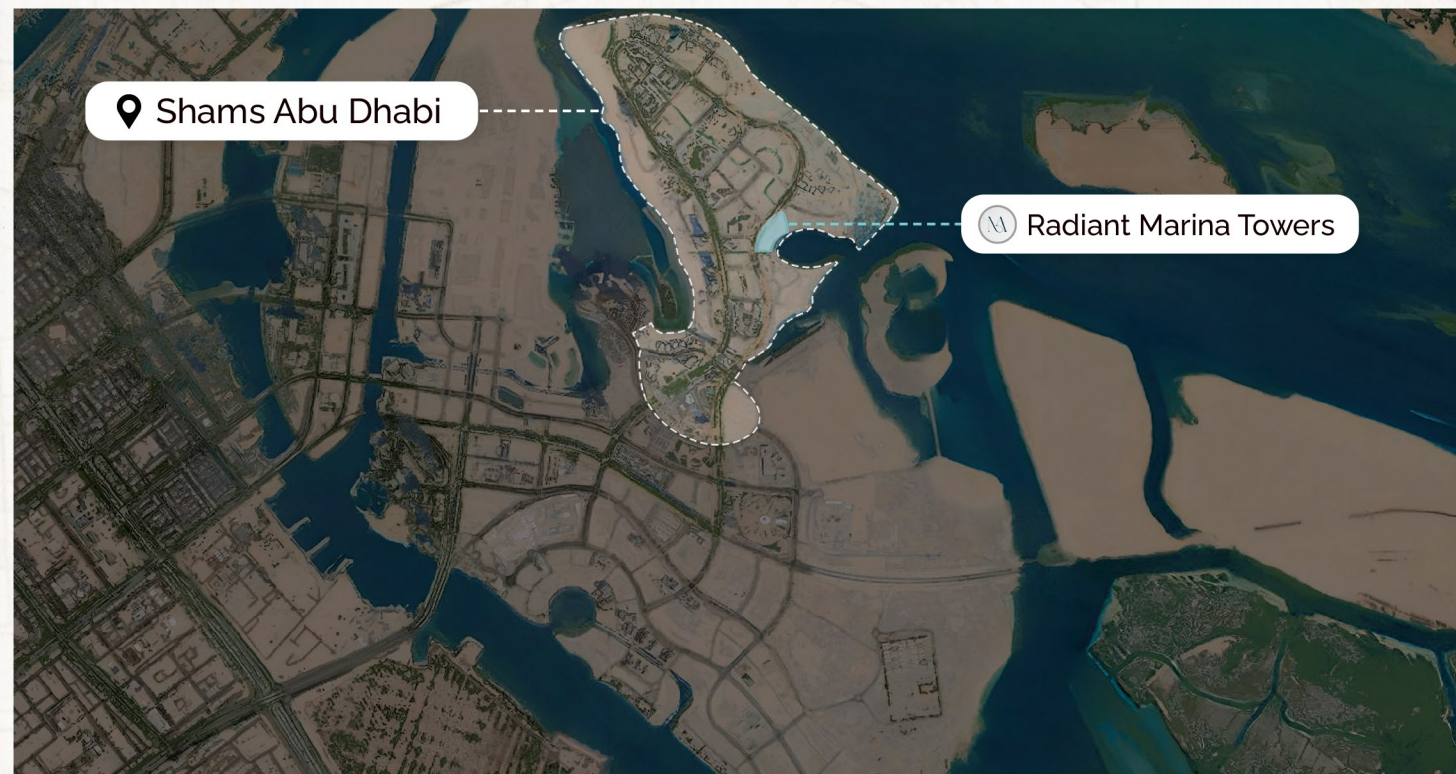
Park



Mosque



Beach Walk



Abu Dhabi International Airport

🕒 30 Minutes

Easily accessible within half an hour.

🛒 Galleria Mall

🏥 Cleveland Clinic

👶 Playhouse Nursery

🛒 Reem Mall

📖 Repton School

🌳 Reem Central Park

📍 Radiant Square

👶 Redwood Nursery

🌳 Al Fay Park

☂️ Al Reem Walk

🕌 Central Park Mosque

📍 Radiant Marina Towers

🏢 Burjeel Center

🛒 Shams Boutik

🏥 Reem Hospital

📖 Sorbonne University

04 Architectural Brilliance



Radiant Marina Towers embodies a vision of modern waterfront living, emphasizing luxury, comfort, and unparalleled views. The towers feature:

- **Three Connected Cores:** Providing both privacy and connectivity with dedicated public and private spaces.
- **Floor-to-Ceiling Glass Windows:** Maximizing natural light and offering panoramic views.
- **Elegant Facade:** A blend of modern aesthetics and timeless design.





Diverse Living Options

Radiant Marina Towers offers a diverse range of residential units to cater to various lifestyles, including elegant studios and luxurious apartments. Most of the units feature open-plan living areas and balconies, inviting the spectacular views inside.

Studios:

Ranging from **427** to **865** sqft, studios are ideal for urban professionals seeking a sophisticated living experience with unparalleled views.

Junior 1-Bedroom Apartments:

A perfect balance between a studio and a full 1-bedroom, offering efficient use of space.

1-Bedroom Apartments:

These apartments offer a comfortable living space, with sizes ranging from **803** to **2058** sqft, perfect for those who value comfort & expansive views.

2-Bedroom Apartments:

Perfect for growing families or those desiring more spacious living, 2-bedroom apartments range from **1341** to **1979** sqft, with ample living space and breathtaking vistas.

3-Bedroom Apartments:

Ideal for families seeking ultimate comfort and panoramic views, 3-bedroom apartments range from **1795** to **2229** sqft, offering abundant space and captivating scenery.



05 Floorplans & Layouts: Your Ideal Space

EXCELLENCE * LUXURY * VIBRANCE



A MYRIAD OF OPTIONS

1st Basement Floor



SEA VIEW

1ST BASEMENT

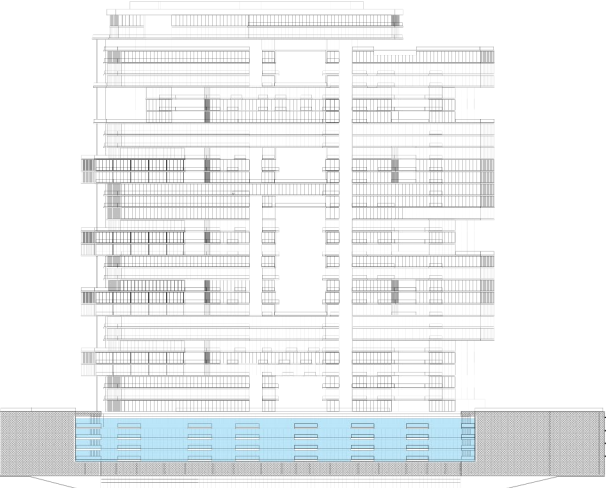
OVERALL
RETAIL UNITS
1ST. BASEMENT FLOOR PLAN



1ST BASEMENT

CITY VIEW

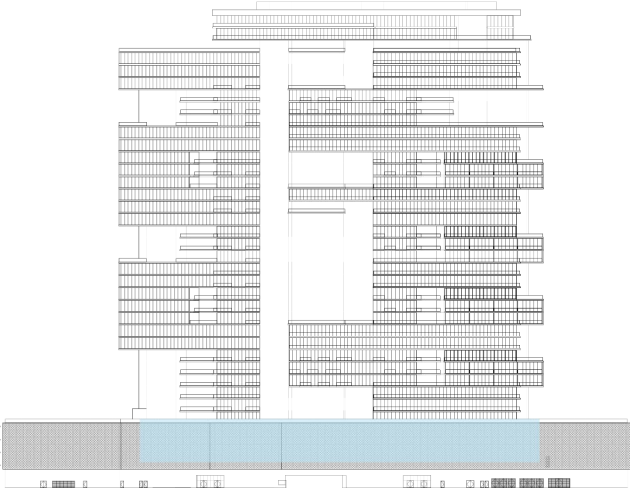
Podium 1-4



SEA VIEW

4TH PODIUM
3RD PODIUM
2ND PODIUM
1ST PODIUM

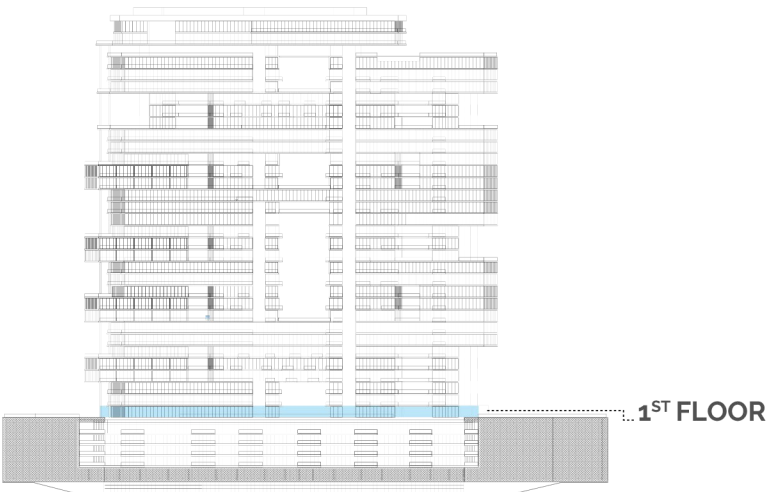
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	-	-	-
JUNIOR 1-BED	1	4	4
1-BED UNIT	-	-	-
2-BED UNIT	-	-	-
3-BED UNIT	6	4	20
TOTAL			24



CITY VIEW

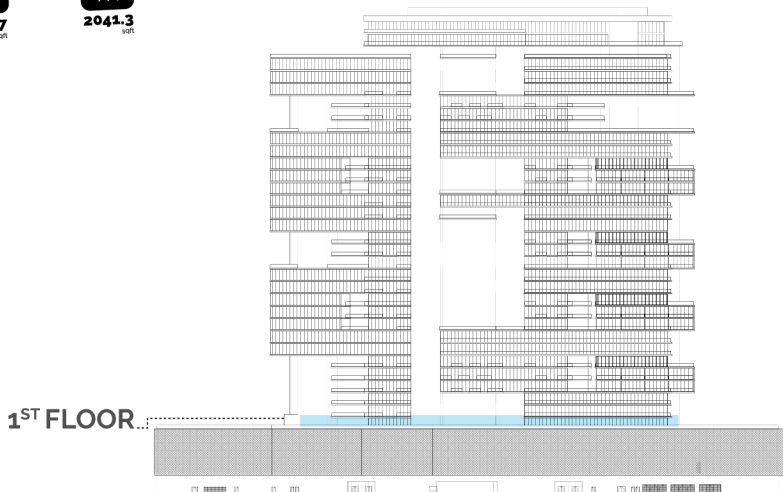
Floor 1

SEA VIEW



SEA VIEW

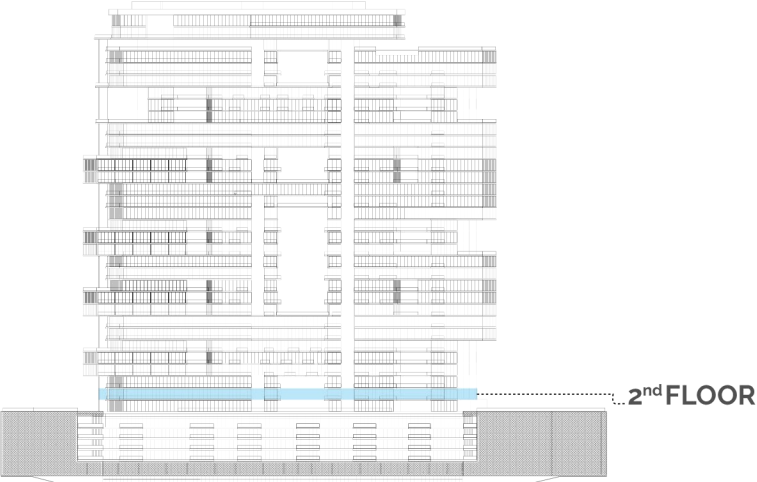
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	7	1	7
1-BED UNIT	10	1	10
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			18



CITY VIEW

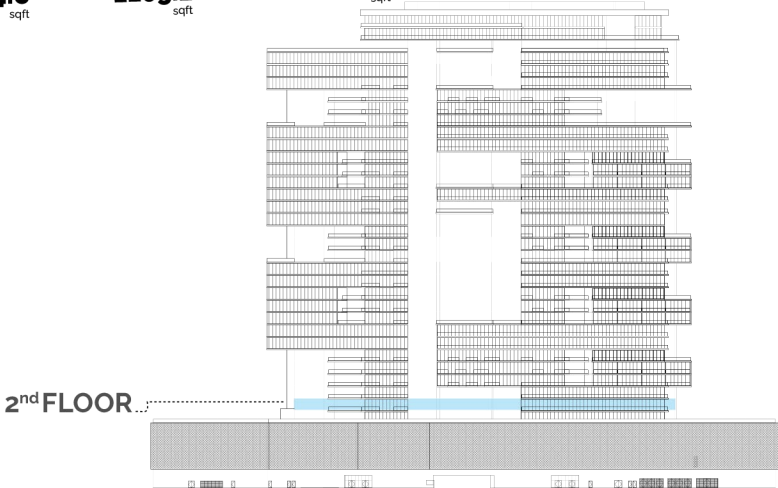
Floor 2

SEA VIEW



SEA VIEW

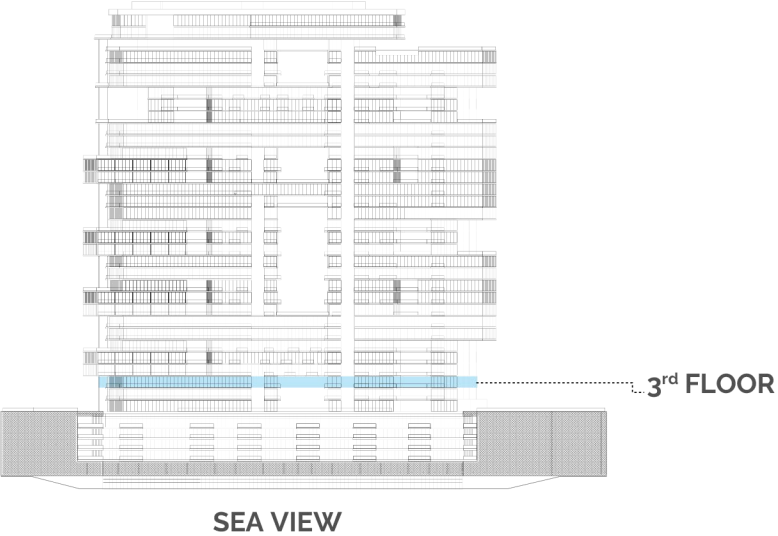
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	7	1	7
1-BED UNIT	10	1	10
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			18



CITY VIEW

Floor 3

SEA VIEW

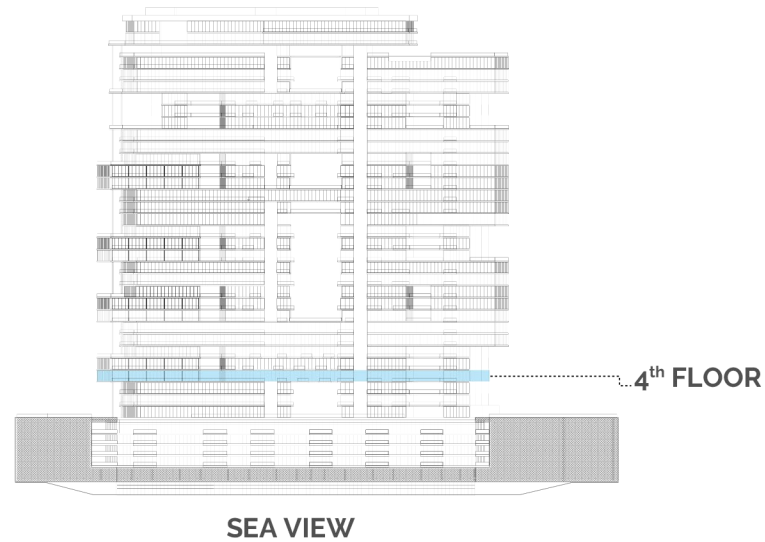


TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	7	1	7
1-BED UNIT	10	1	10
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			18

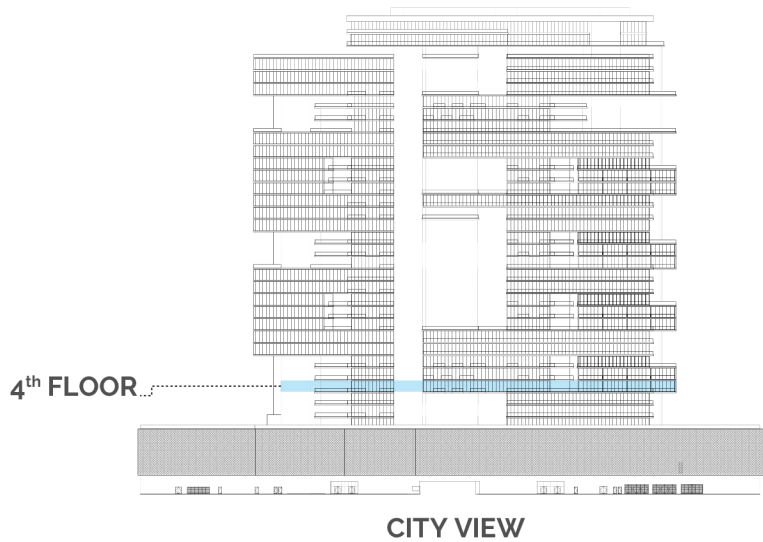


Floor 4

SEA VIEW

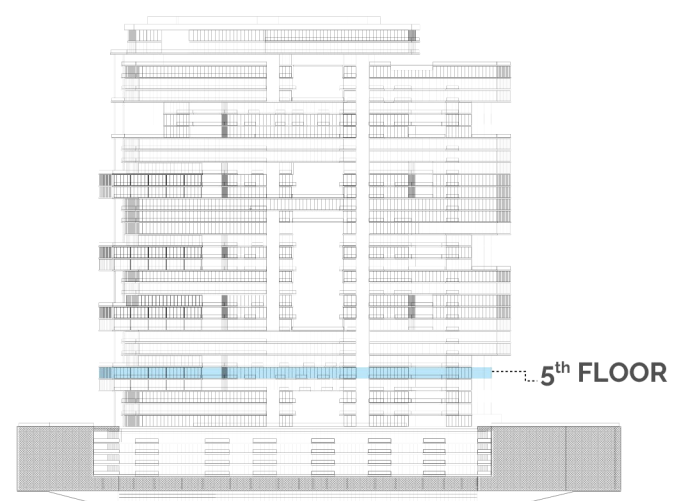


TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	2	1	2
JUNIOR 1-BED	8	1	8
1-BED UNIT	13	1	13
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			23



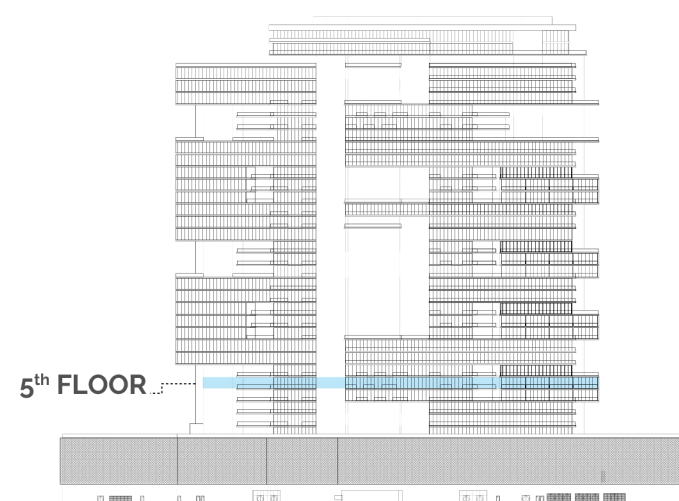
Floor 5

SEA VIEW



SEA VIEW

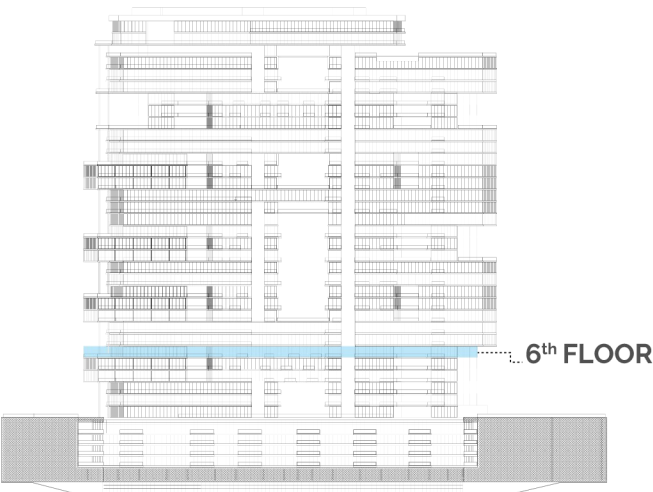
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	2	1	2
JUNIOR 1-BED	8	1	8
1-BED UNIT	13	1	13
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			23



CITY VIEW

Floor 6

SEA VIEW



SEA VIEW

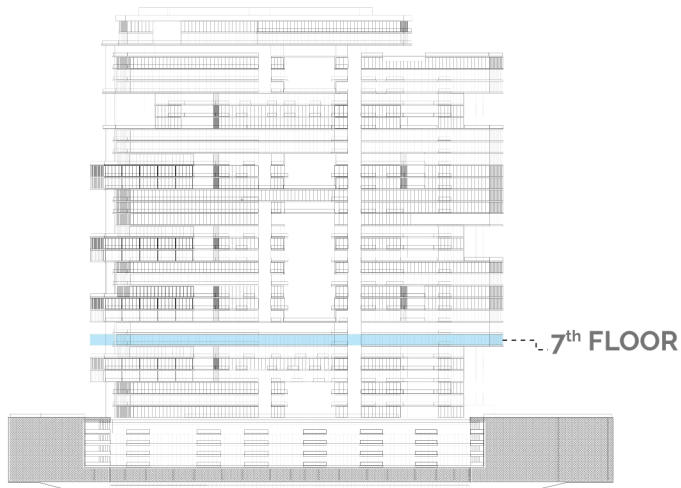
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	2	1	2
JUNIOR 1-BED	8	1	8
1-BED UNIT	11	1	11
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			21



CITY VIEW

Floor 7

SEA VIEW



SEA VIEW

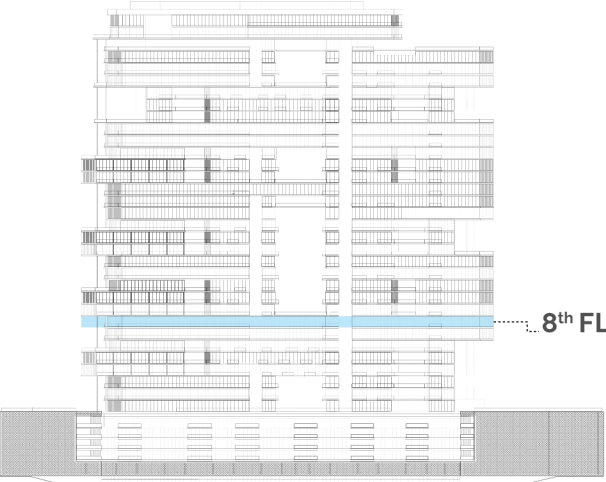
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	20	1	20
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			26



CITY VIEW

Floor 8

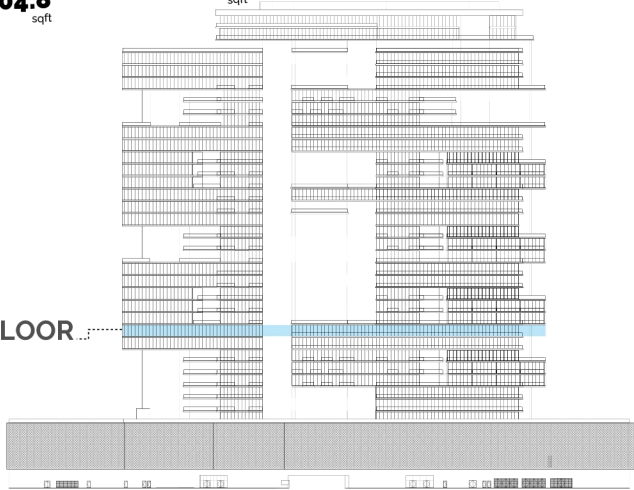
SEA VIEW



8th FLOOR

SEA VIEW

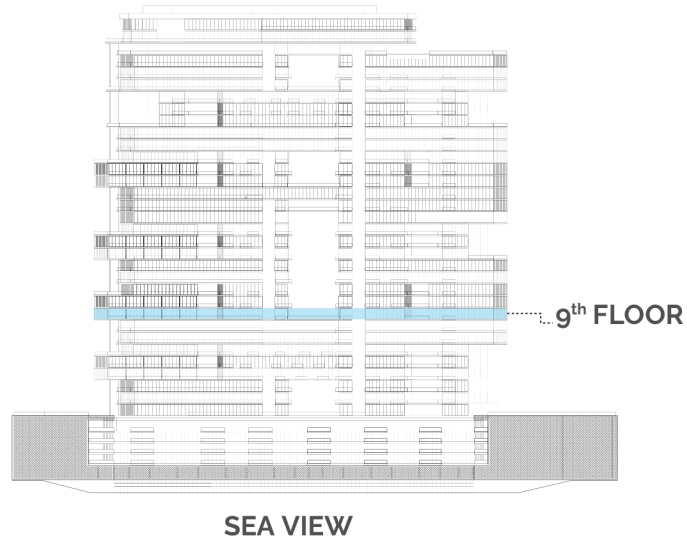
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	-	-	-
JUNIOR 1-BED	4	1	4
1-BED UNIT	18	1	18
2-BED UNIT	2	1	2
3-BED UNIT	-	-	-
TOTAL			24



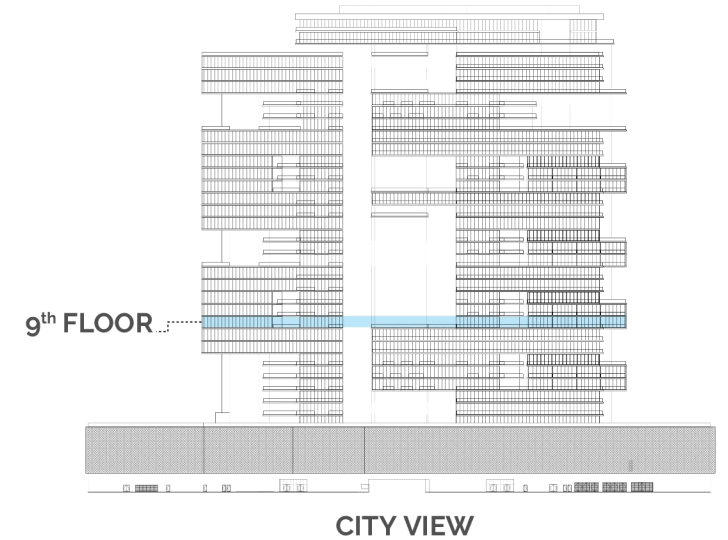
8th FLOOR

CITY VIEW

/ 41

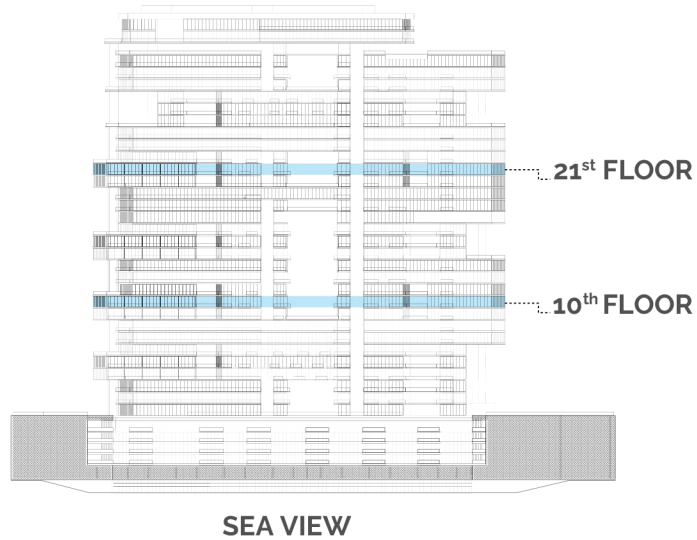
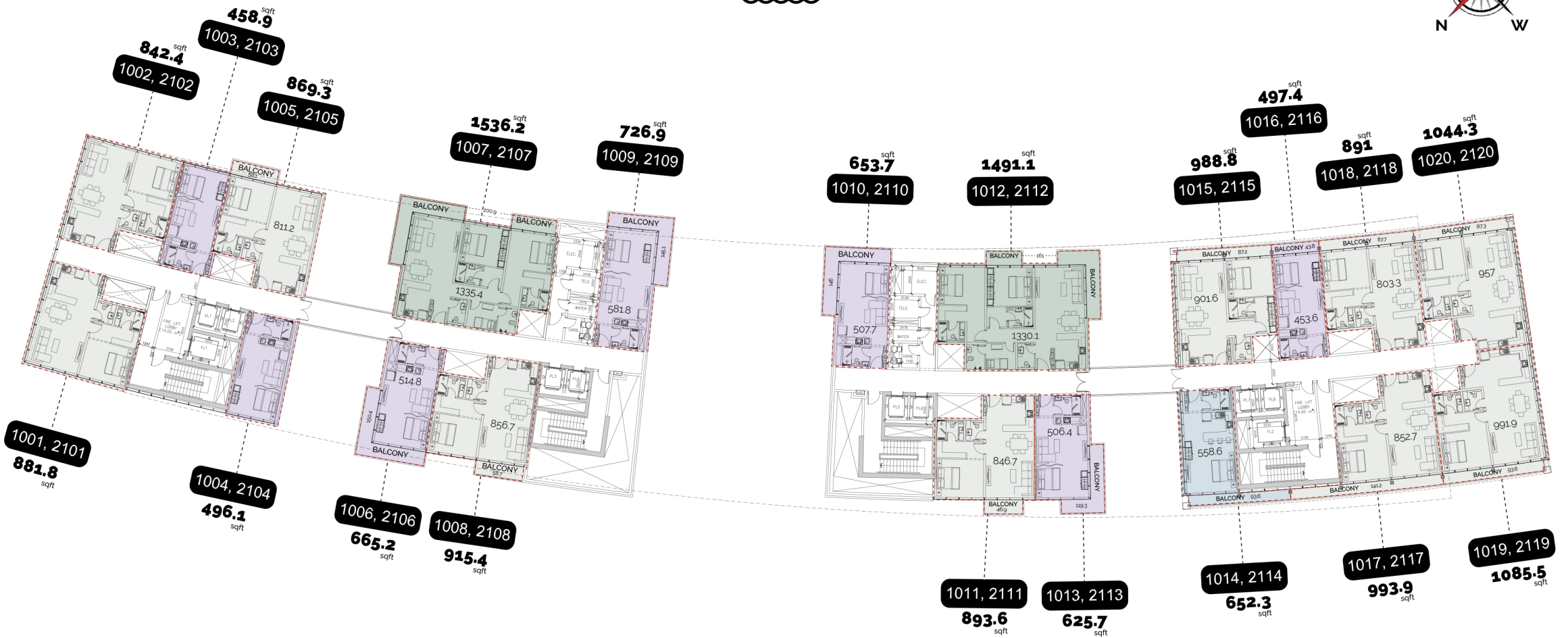


TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	7	1	7
1-BED UNIT	10	1	10
2-BED UNIT	2	1	2
3-BED UNIT	-	-	-
TOTAL			20

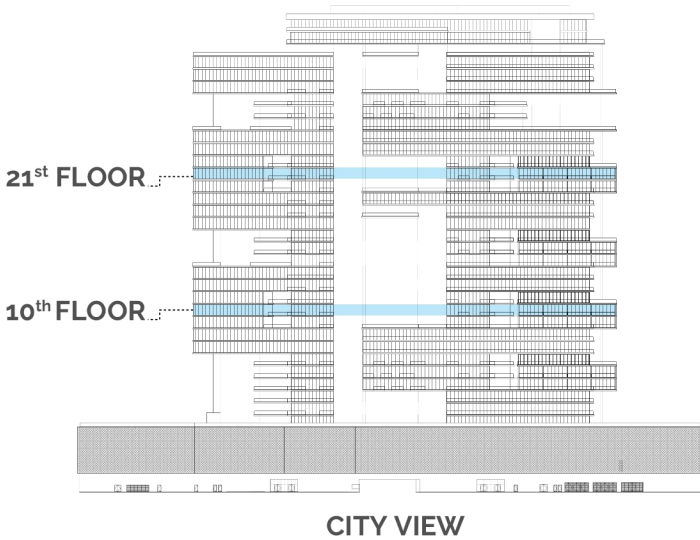


Floor 10 & 21

SEA VIEW

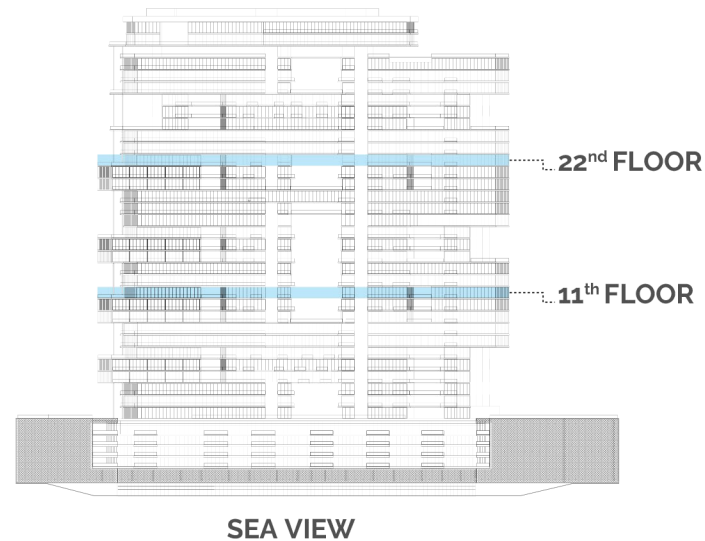


TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	2	2
JUNIOR 1-BED	7	2	14
1-BED UNIT	10	2	20
2-BED UNIT	2	2	4
3-BED UNIT	-	-	-
TOTAL			40

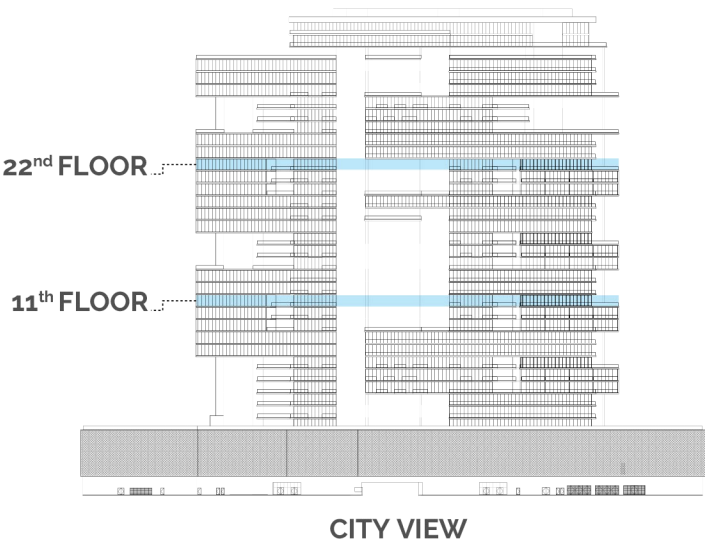


Floor 11 & 22

SEA VIEW

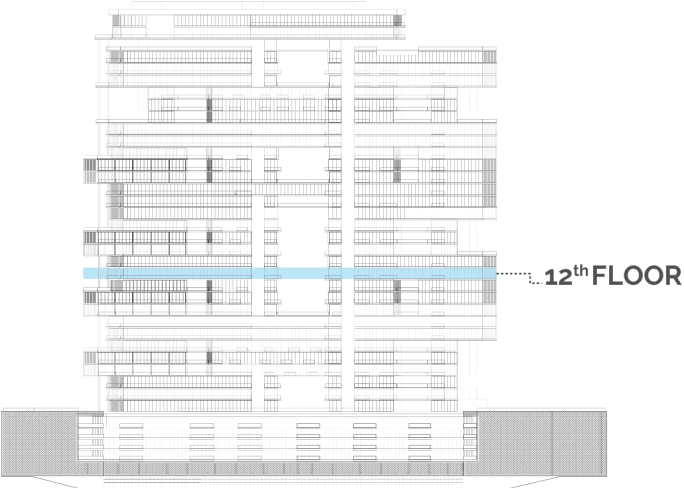
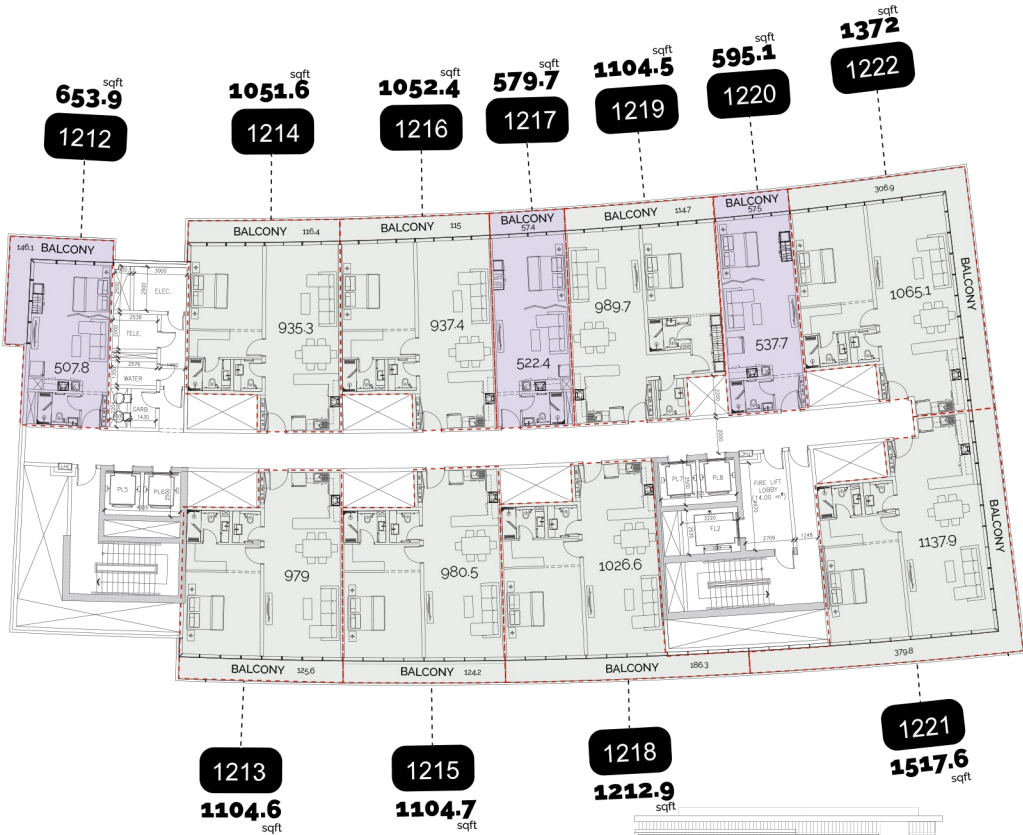
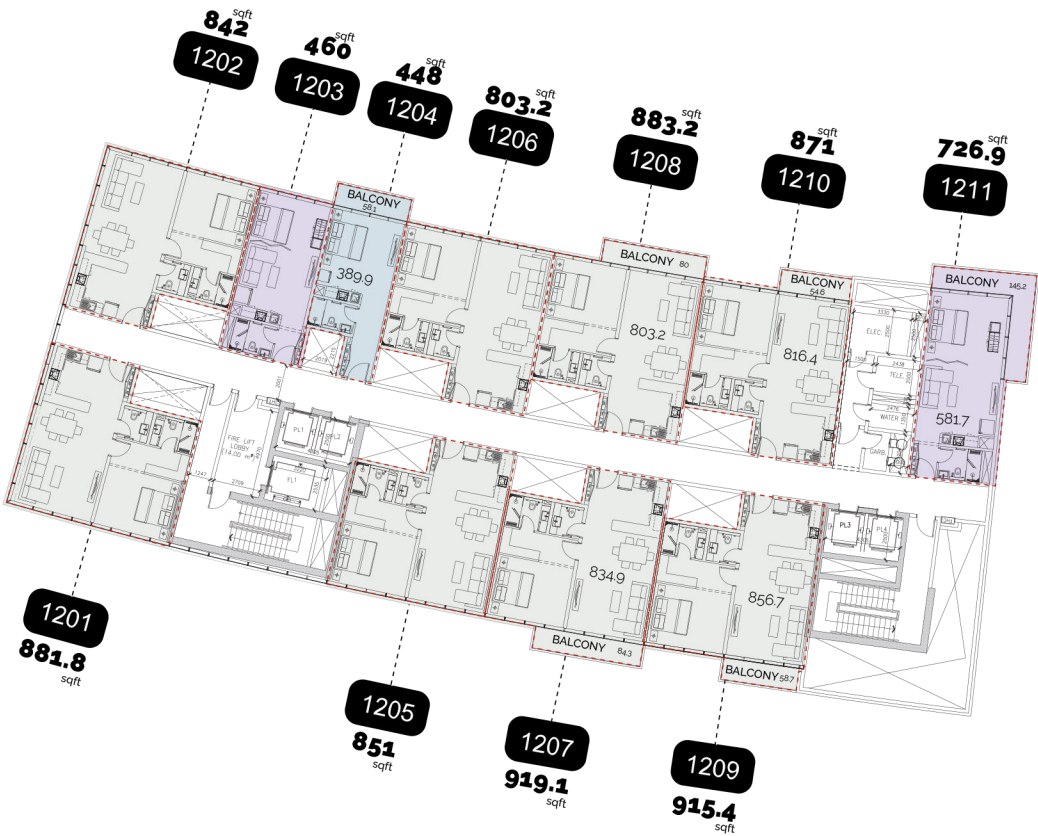


TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	2	2
JUNIOR 1-BED	8	2	16
1-BED UNIT	9	2	18
2-BED UNIT	1	2	2
3-BED UNIT	-	-	-
TOTAL			38



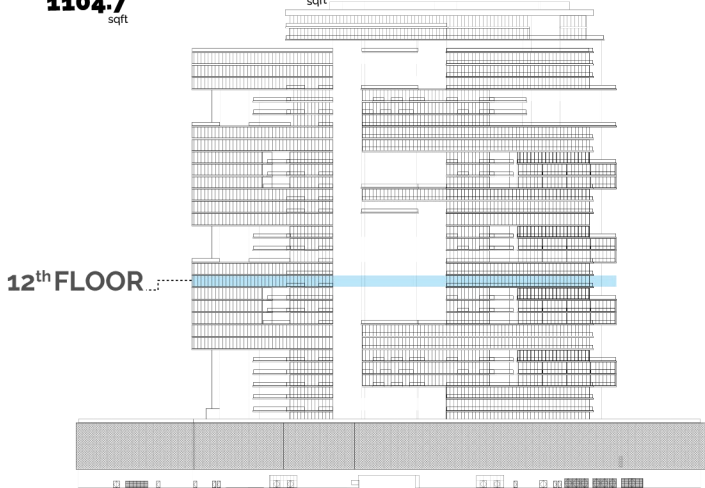
Floor 12

SEA VIEW



SEA VIEW

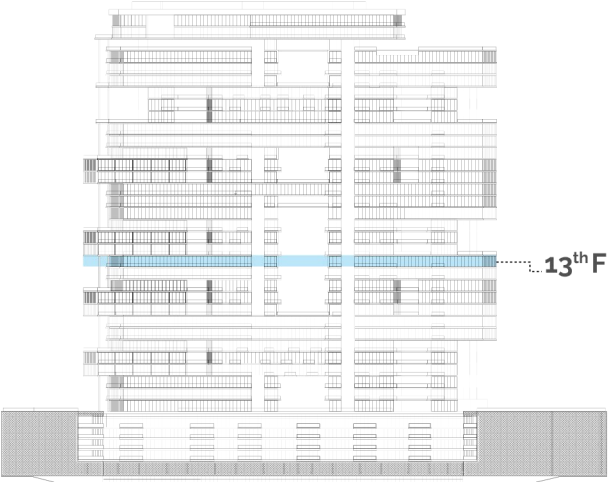
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	16	1	16
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			22



CITY VIEW

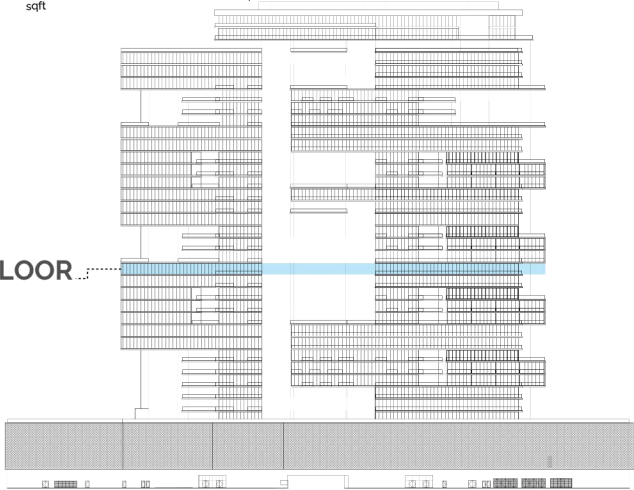
Floor 13

SEA VIEW



SEA VIEW

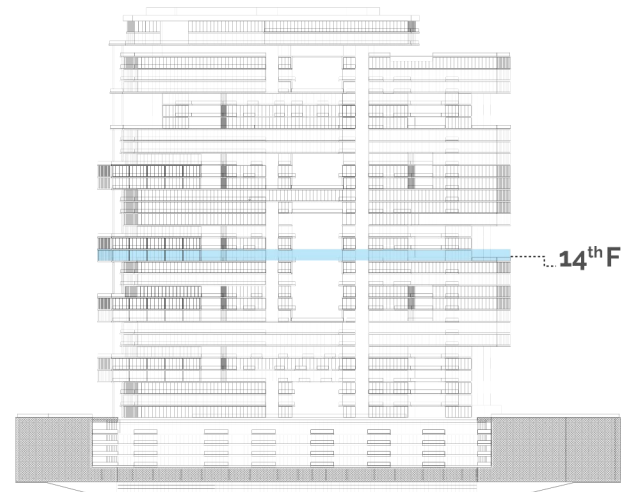
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	16	1	16
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			22



CITY VIEW

Floor 14

SEA VIEW

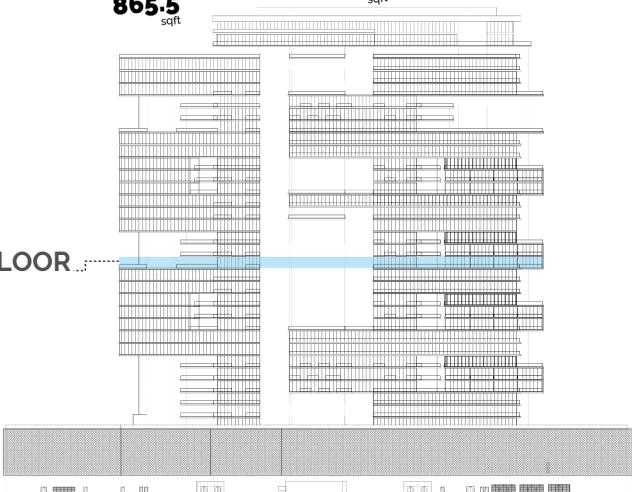


SEA VIEW

14thFLOOR

TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	7	1	7
1-BED UNIT	7	1	7
2-BED UNIT	2	1	2
3-BED UNIT	-	-	-
TOTAL			17

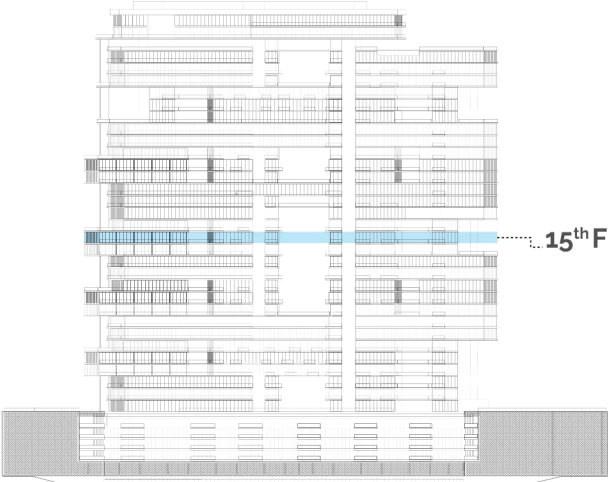
14thFLOOR



CITY VIEW

Floor 15

SEA VIEW



SEA VIEW

TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	7	1	7
1-BED UNIT	7	1	7
2-BED UNIT	2	1	2
3-BED UNIT	-	-	-
TOTAL			17



CITY VIEW

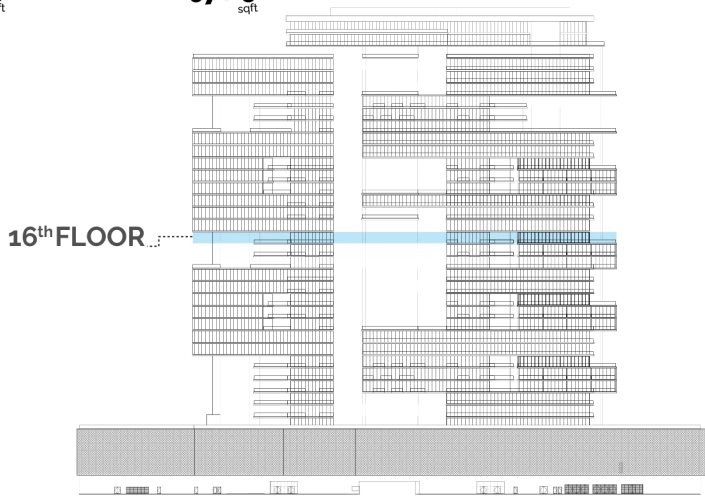
Floor 16

SEA VIEW



SEA VIEW

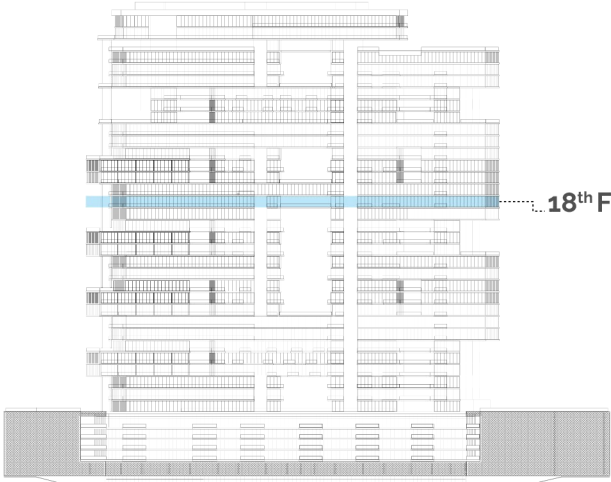
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	9	1	9
1-BED UNIT	7	1	7
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			17



CITY VIEW

Floor 18

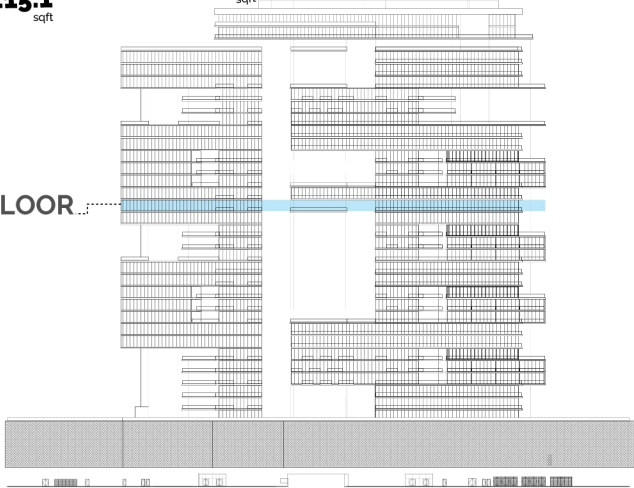
SEA VIEW



18th FLOOR

SEA VIEW

TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	16	1	16
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			22

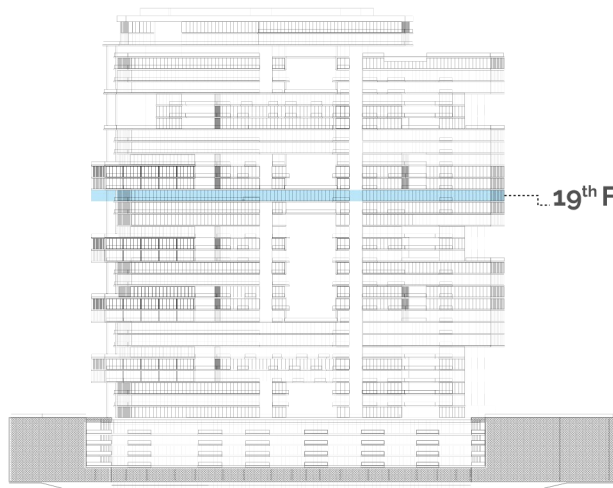
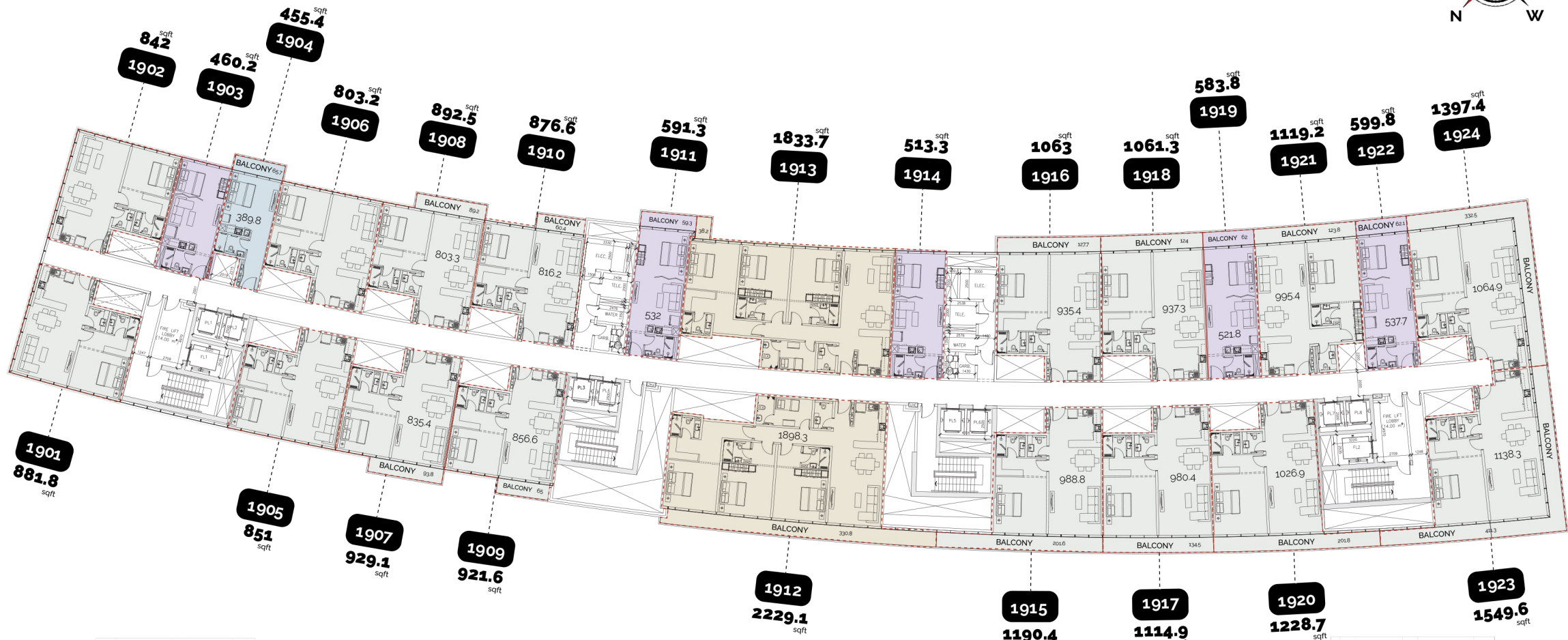


18th FLOOR

CITY VIEW

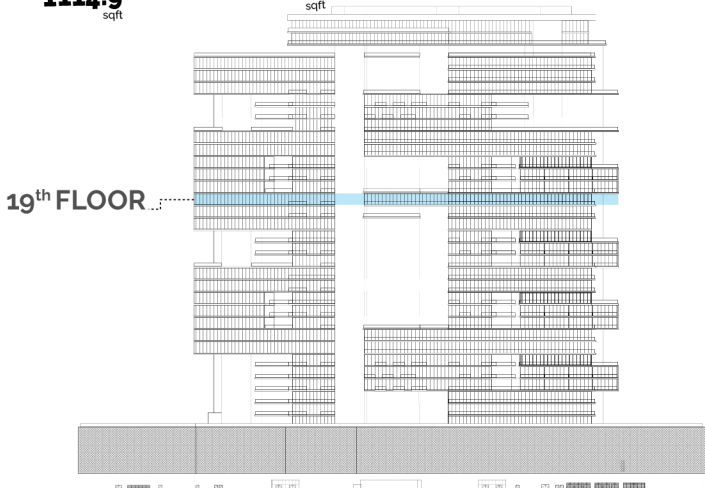
Floor 19

SEA VIEW



SEA VIEW

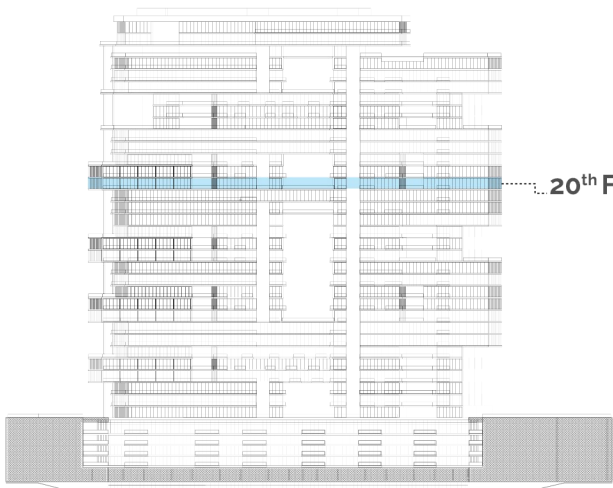
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	16	1	16
2-BED UNIT	-	-	-
3-BED UNIT	2	1	2
TOTAL			24



CITY VIEW

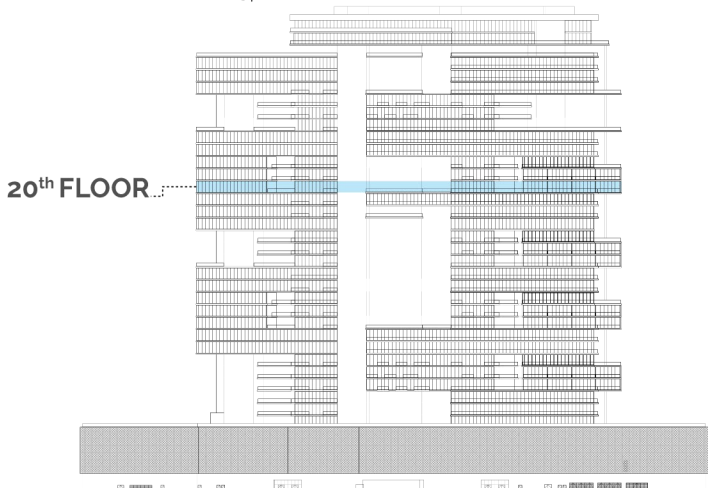
Floor 20

SEA VIEW



SEA VIEW

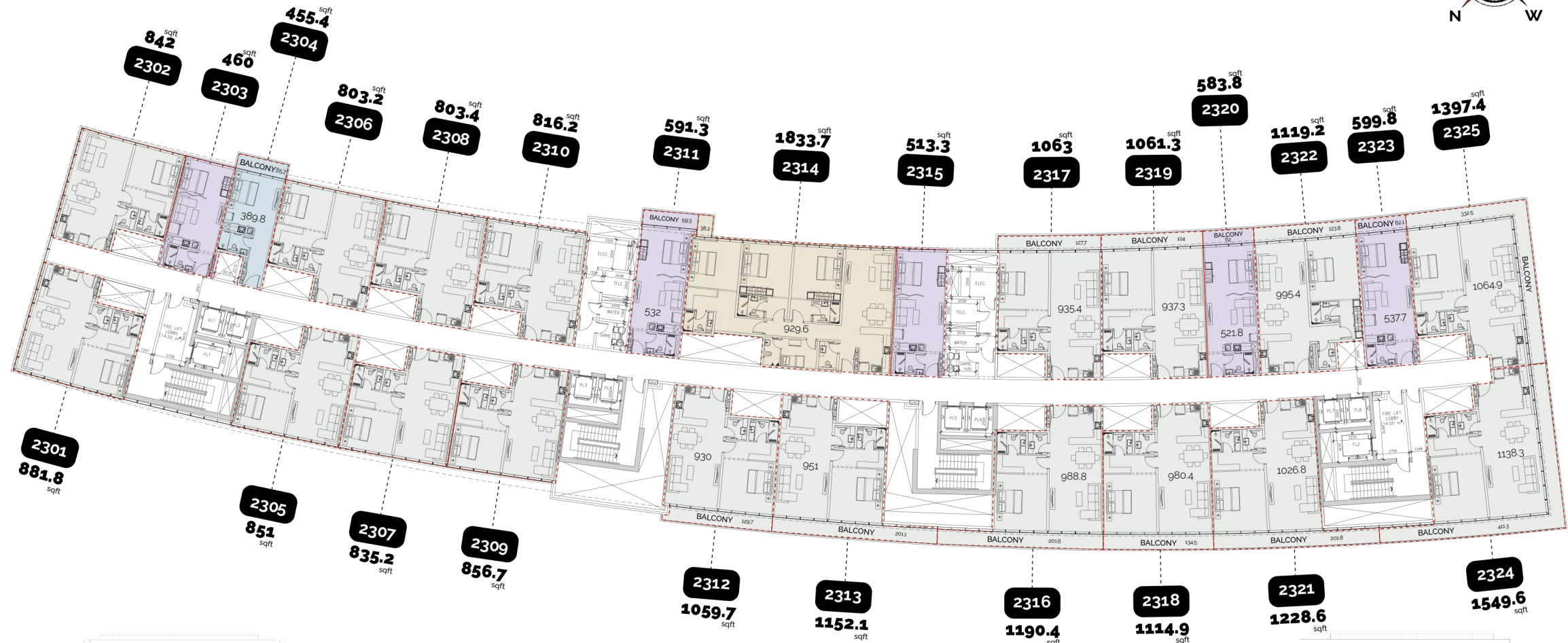
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	7	1	7
1-BED UNIT	10	1	10
2-BED UNIT	2	1	2
3-BED UNIT	-	-	-
TOTAL			20



CITY VIEW

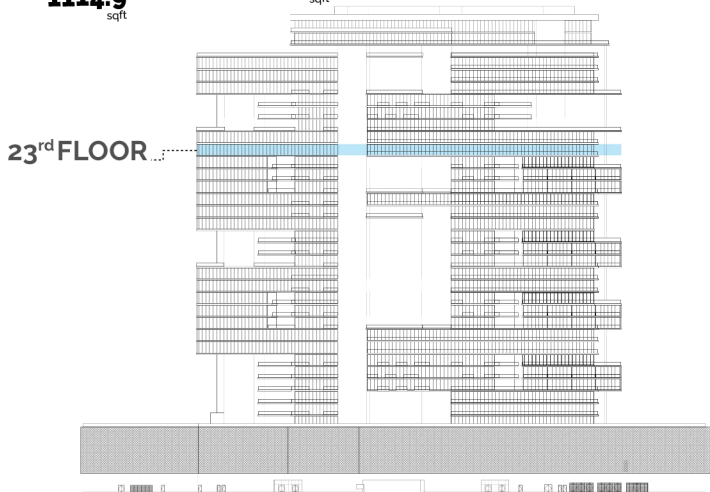
Floor 23

SEA VIEW



SEA VIEW

TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	18	1	18
2-BED UNIT	-	-	-
3-BED UNIT	1	1	1
TOTAL			25



CITY VIEW

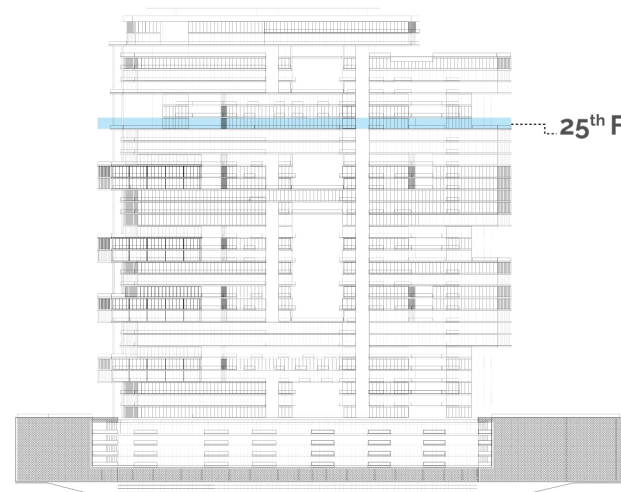
/ 53



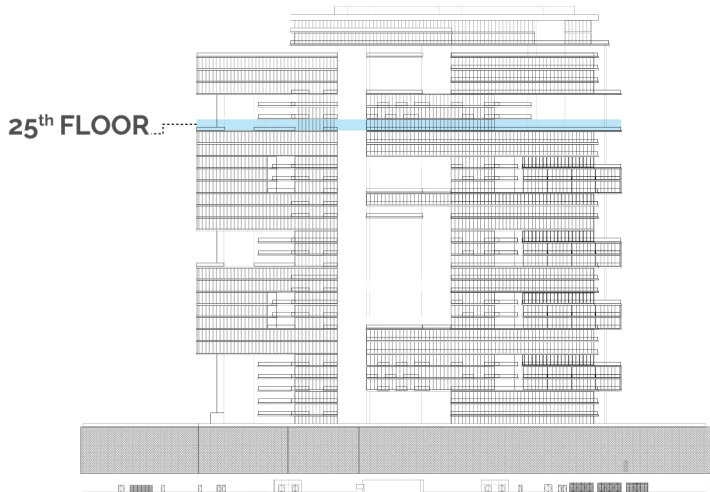
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	20	1	20
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			26

Floor 25

SEA VIEW



SEA VIEW

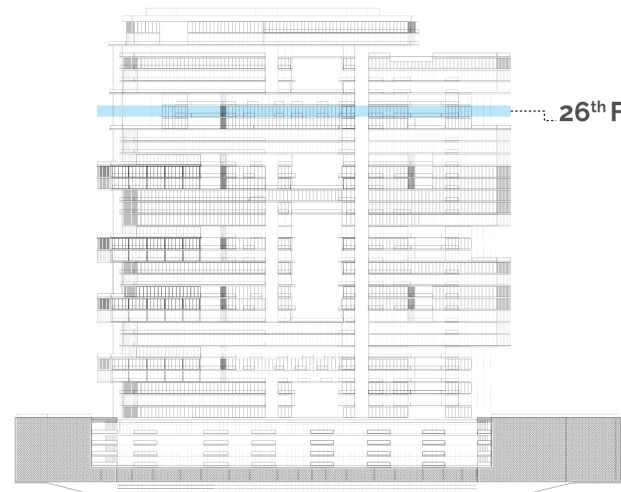


CITY VIEW

TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	2	1	2
JUNIOR 1-BED	4	1	4
1-BED UNIT	4	1	4
2-BED UNIT	4	2	4
3-BED UNIT	-	-	-
TOTAL			14

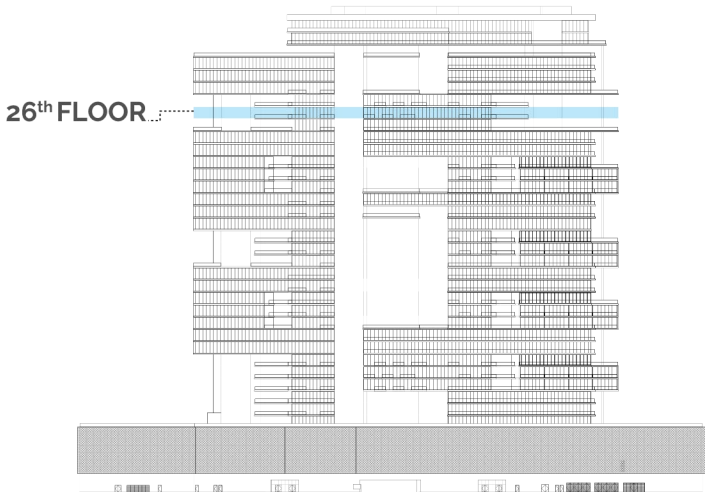
Floor 26

SEA VIEW



SEA VIEW

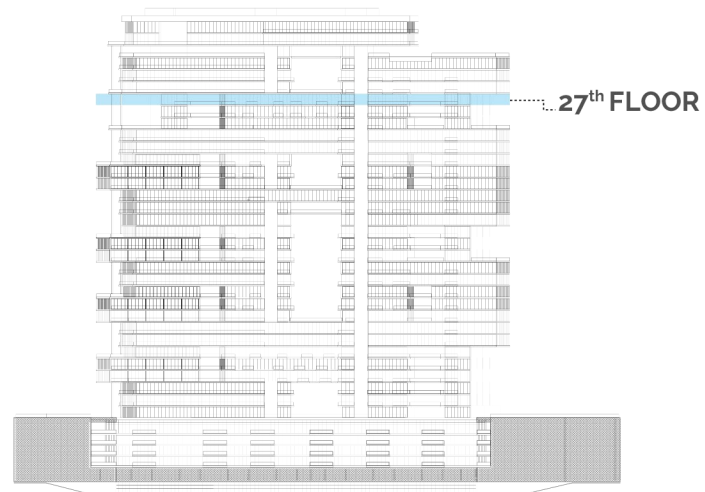
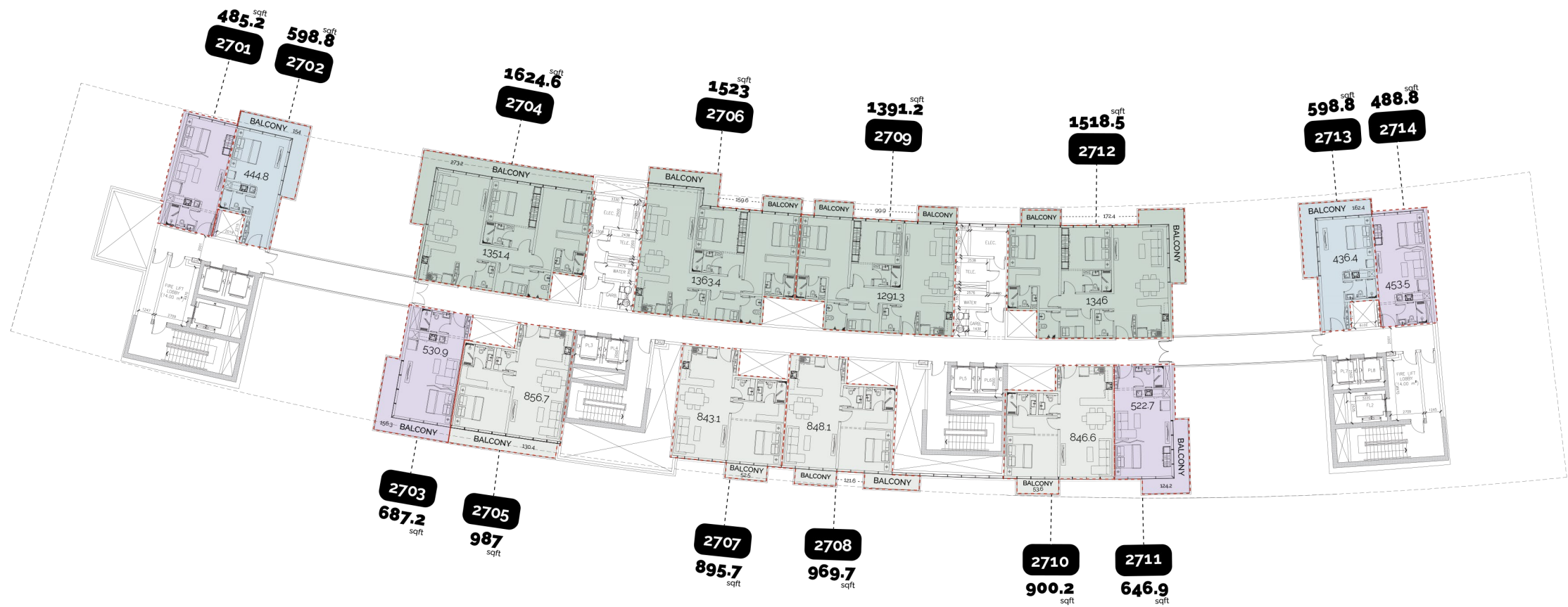
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	2	1	2
JUNIOR 1-BED	4	1	4
1-BED UNIT	4	1	4
2-BED UNIT	4	2	4
3-BED UNIT	-	-	-
TOTAL			14



CITY VIEW

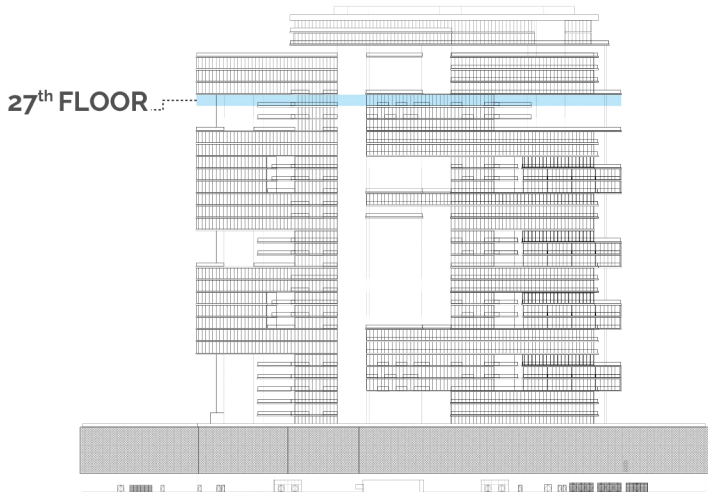
Floor 27

SEA VIEW



SEA VIEW

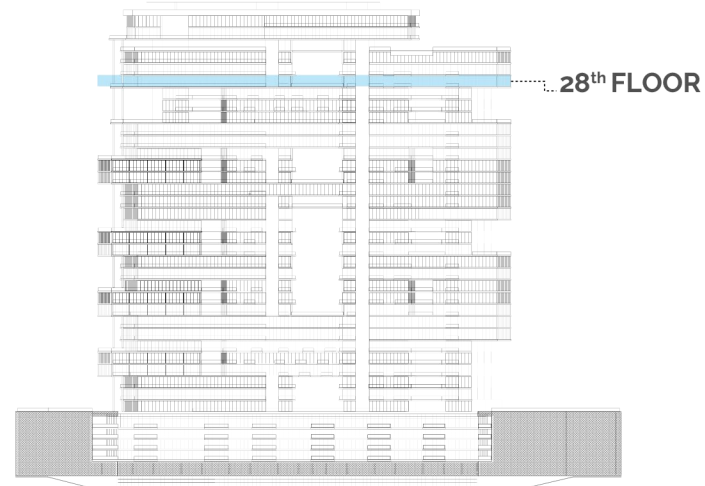
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	2	1	2
JUNIOR 1-BED	4	1	4
1-BED UNIT	4	1	4
2-BED UNIT	4	2	4
3-BED UNIT	-	-	-
TOTAL			14



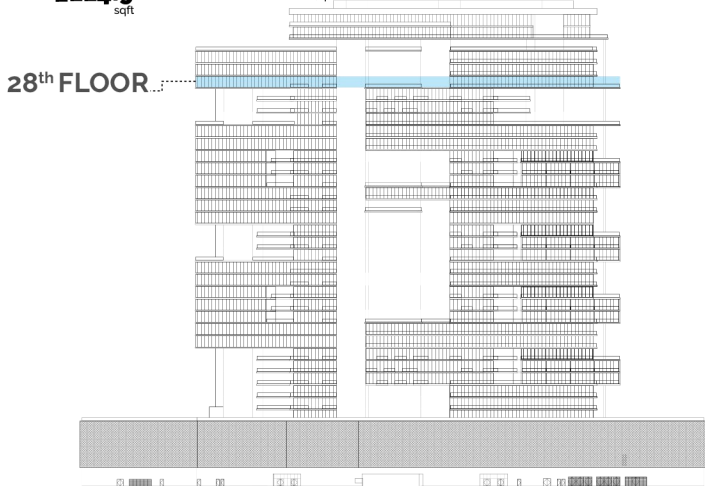
CITY VIEW

Floor 28

SEA VIEW



SEA VIEW

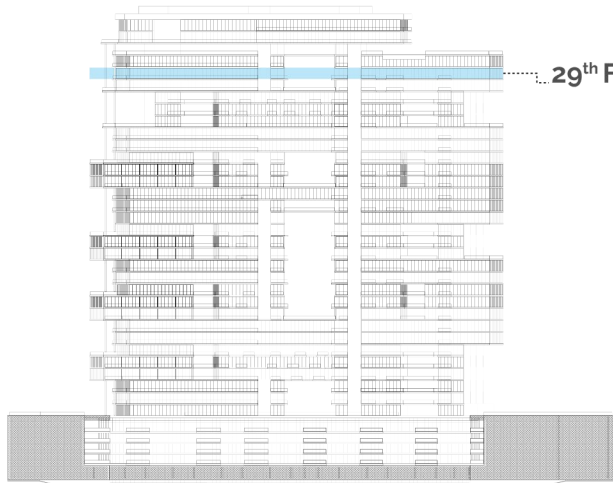


CITY VIEW

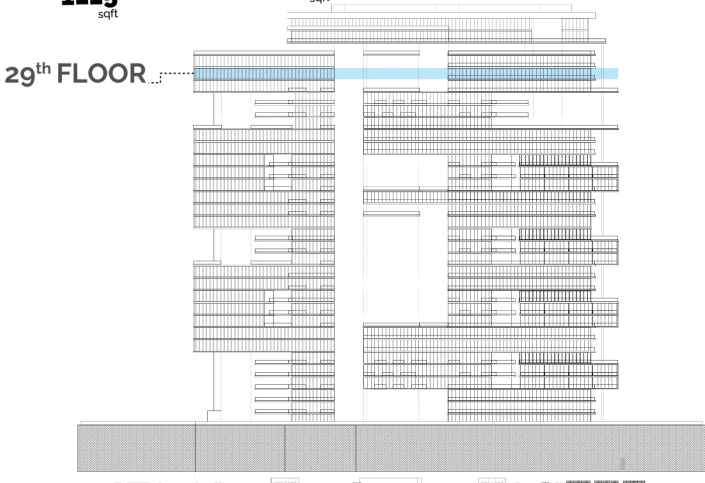
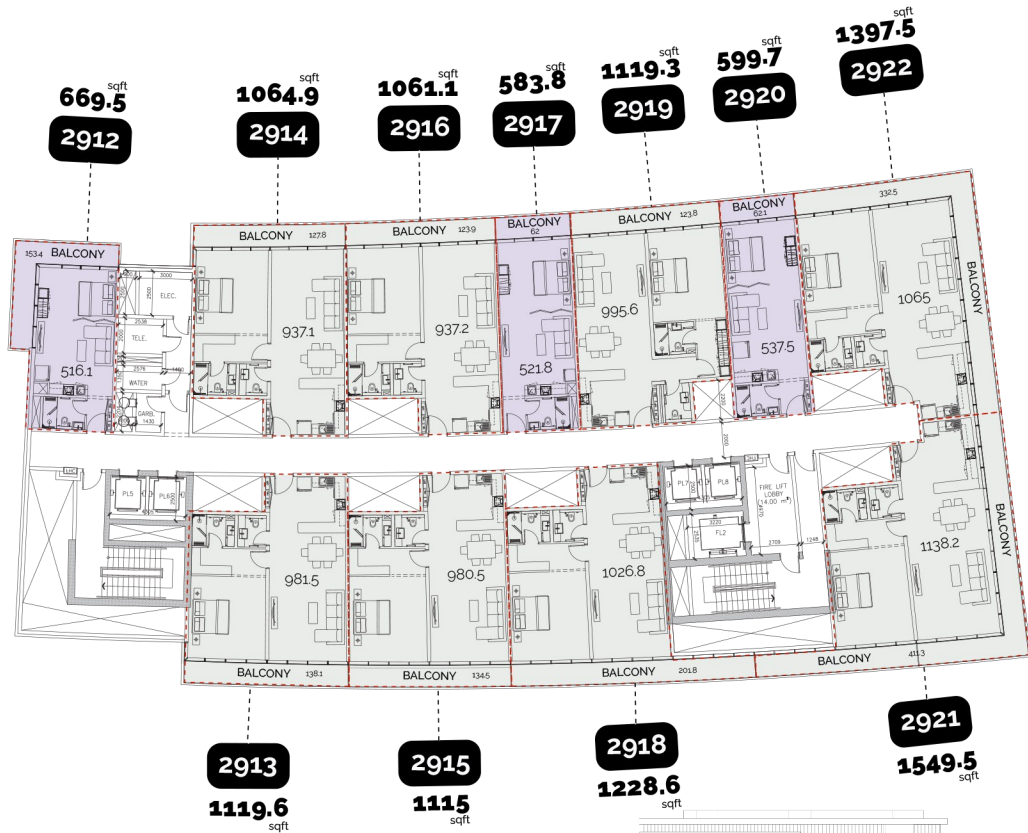
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	16	1	16
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			22

Floor 29

SEA VIEW



SEA VIEW

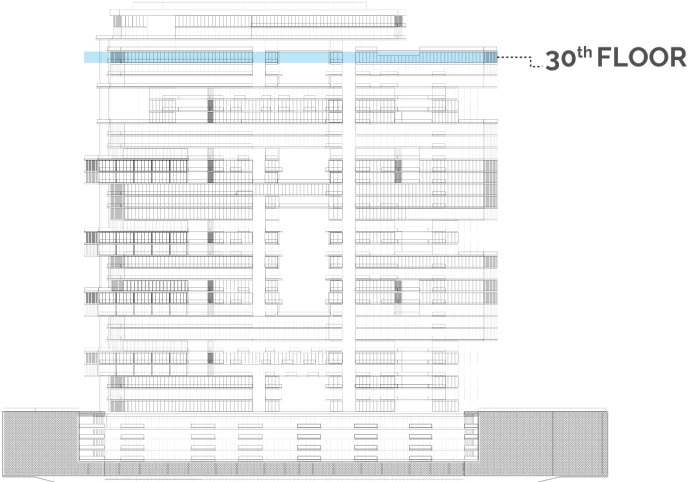
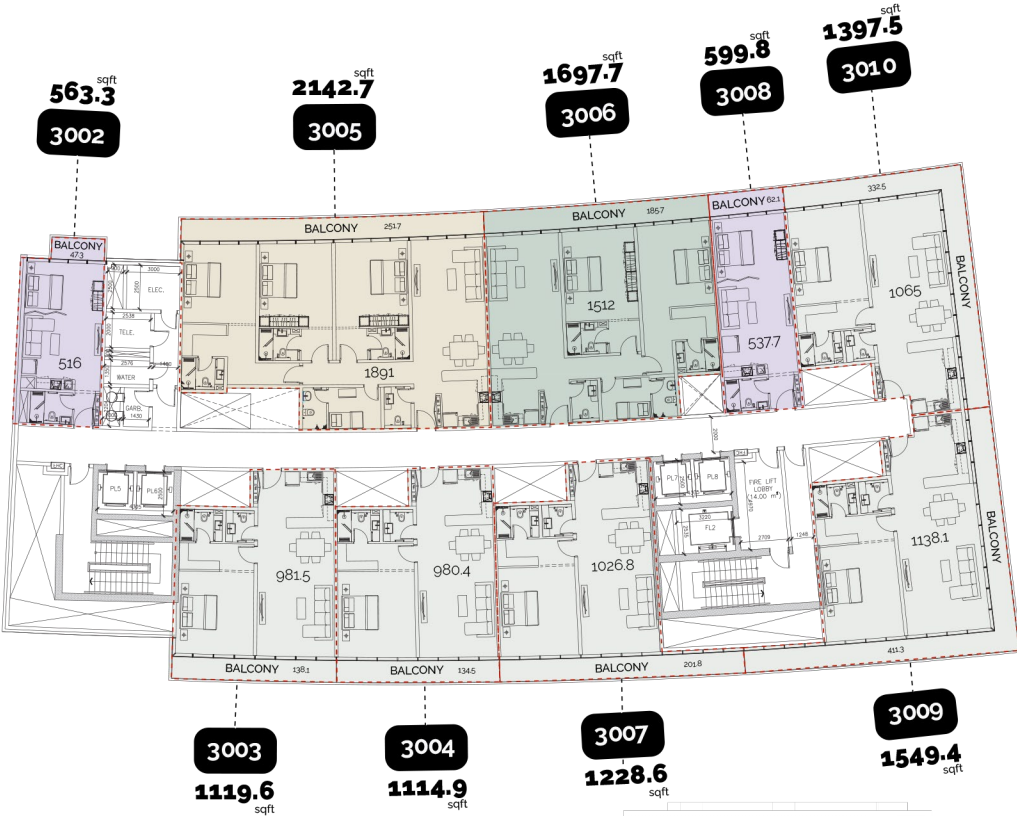
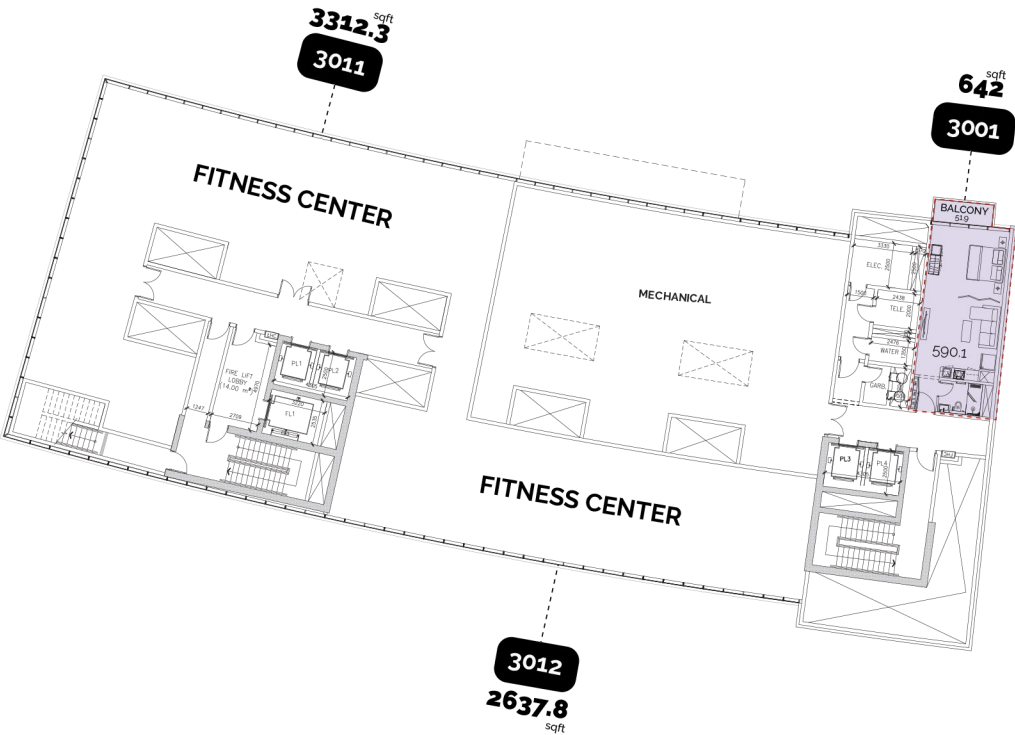


CITY VIEW

TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	1	1	1
JUNIOR 1-BED	5	1	5
1-BED UNIT	16	1	16
2-BED UNIT	-	-	-
3-BED UNIT	-	-	-
TOTAL			22

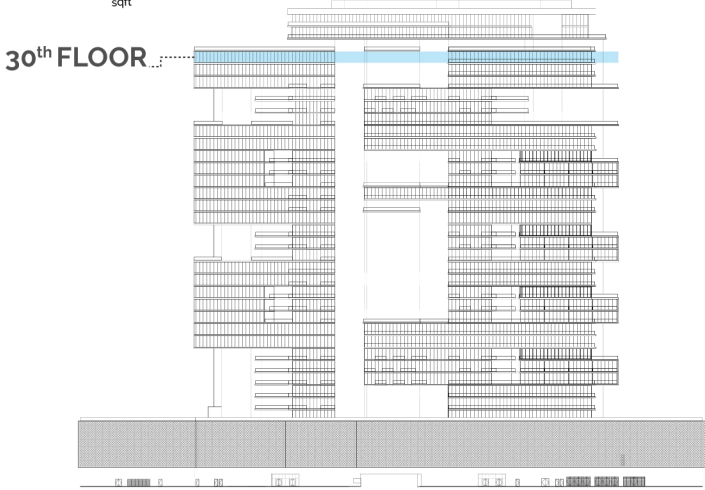
Floor 30

SEA VIEW



SEA VIEW

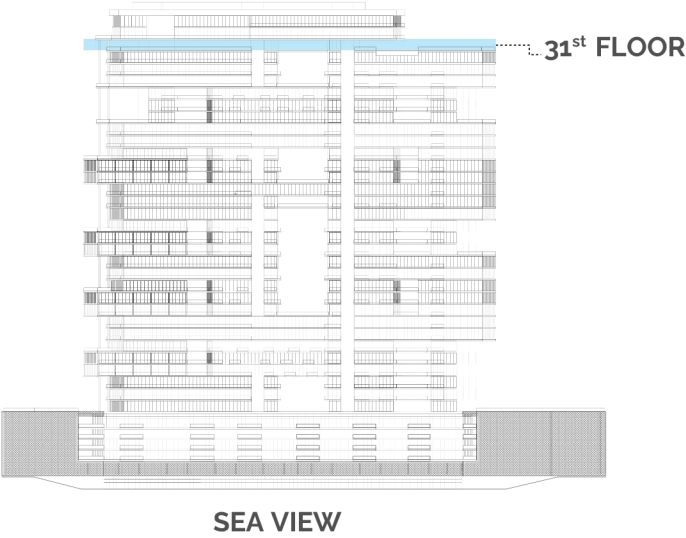
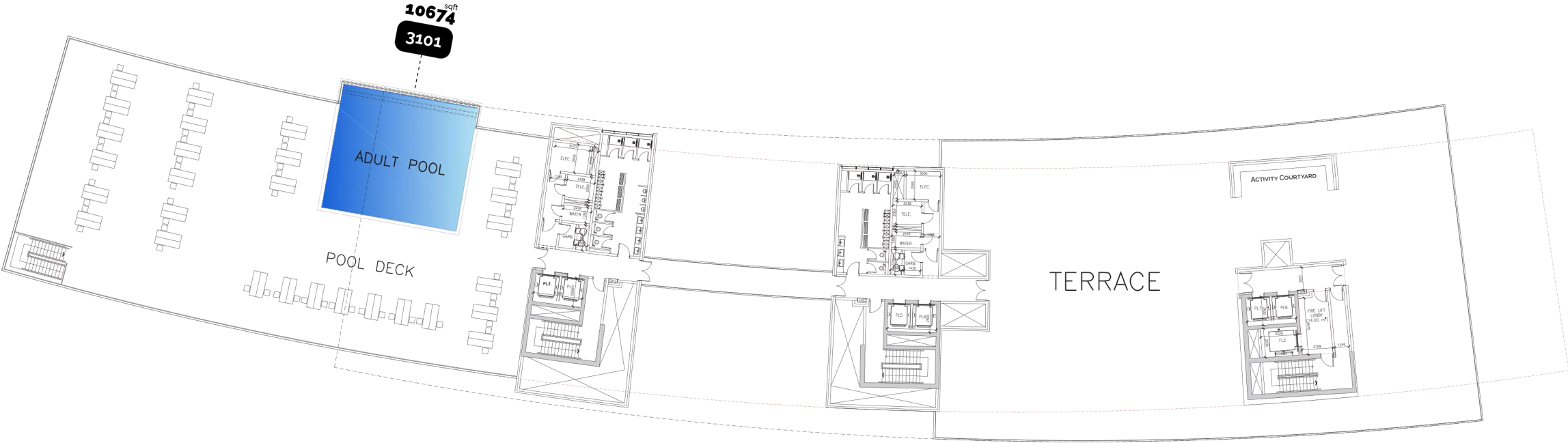
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	-	-	-
JUNIOR 1-BED	3	1	3
1-BED UNIT	5	1	5
2-BED UNIT	1	1	1
3-BED UNIT	1	1	1
TOTAL			10



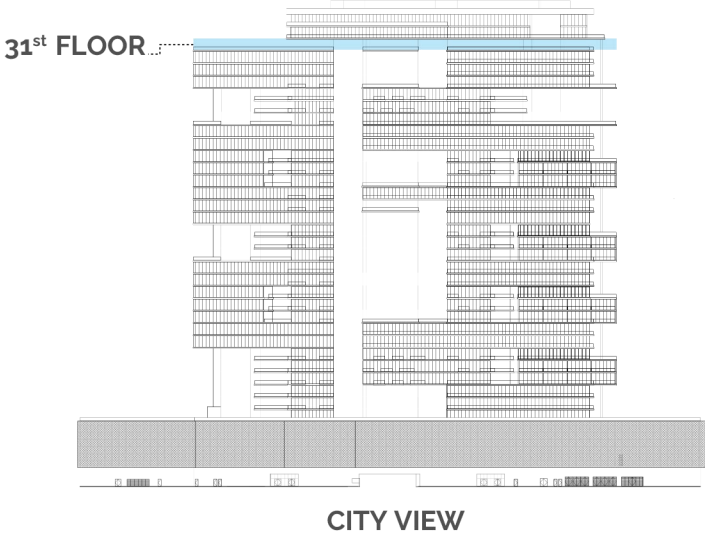
CITY VIEW

Floor 31

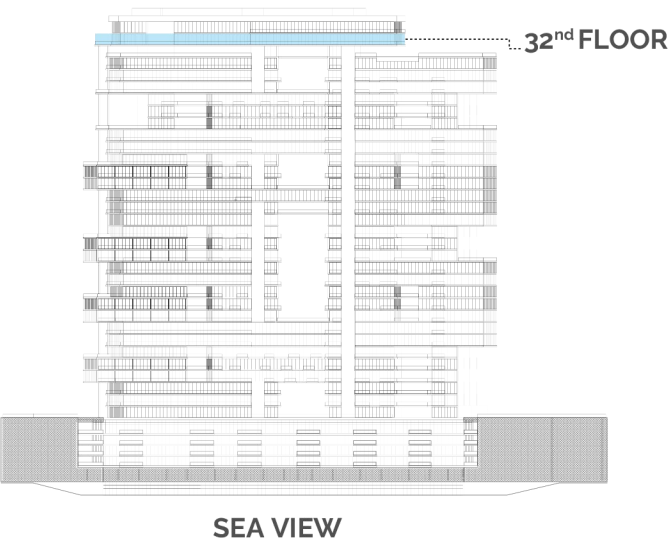
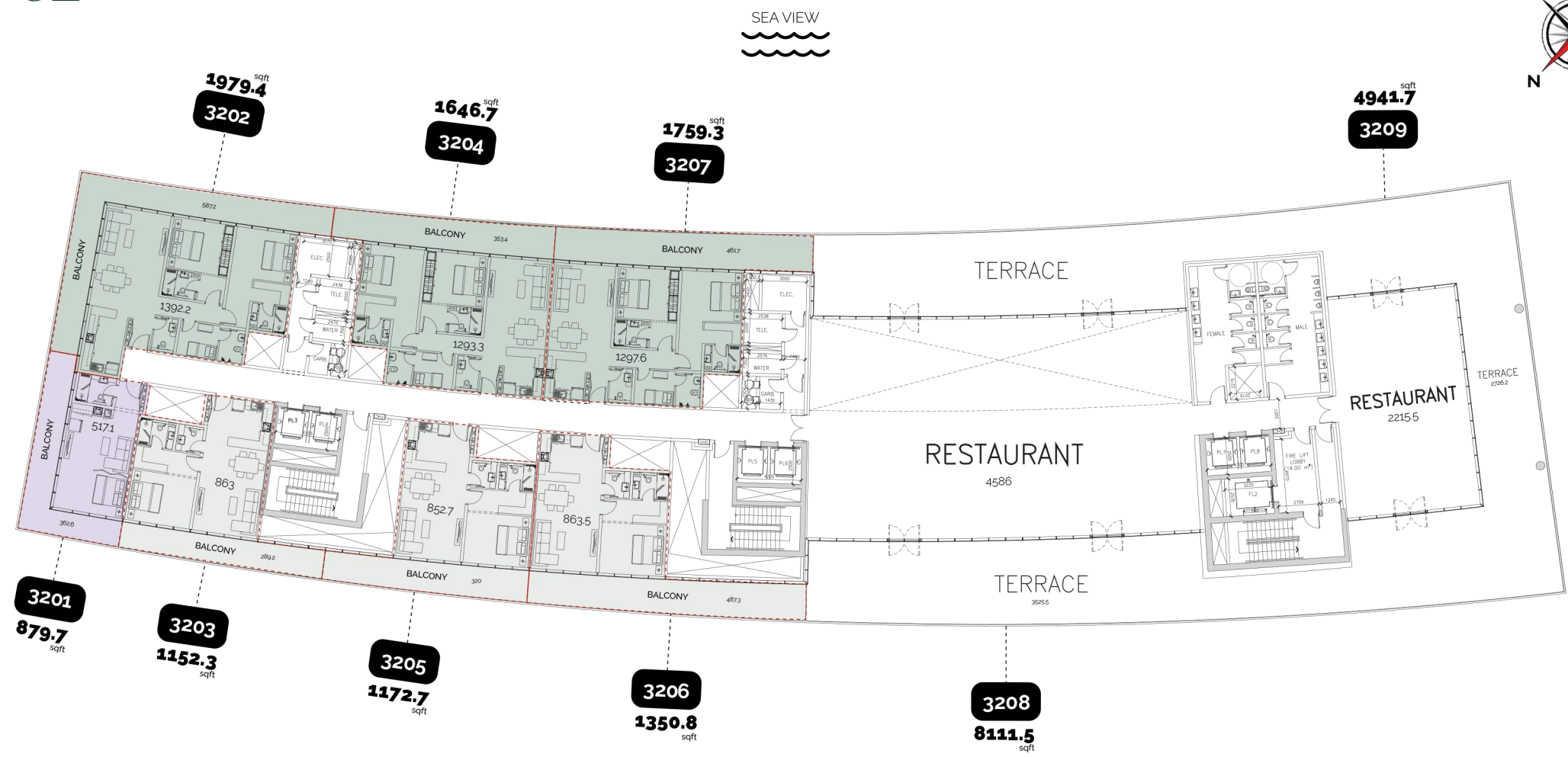
SEA VIEW



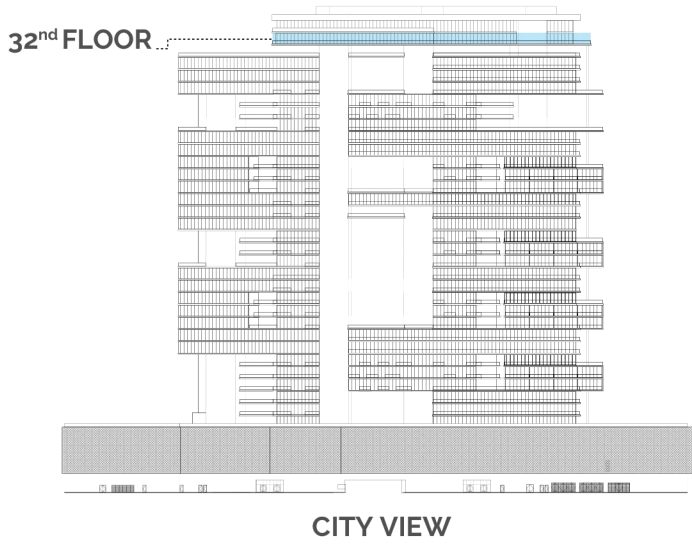
OVERALL
31ST. FLOOR PLAN
RADIANT MARINA TOWERS



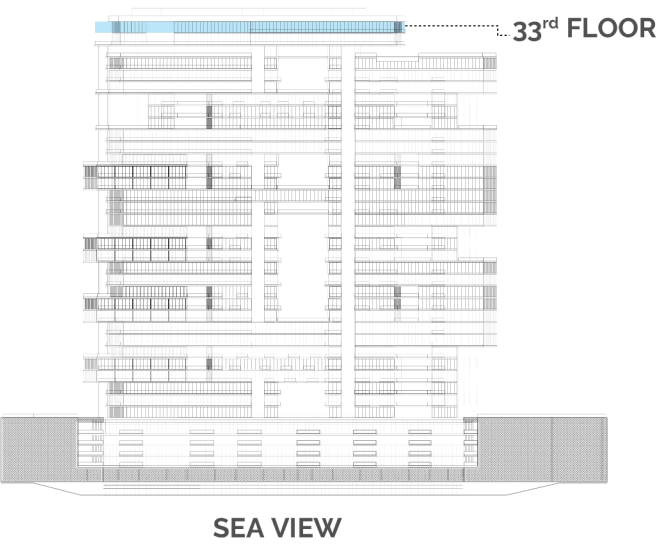
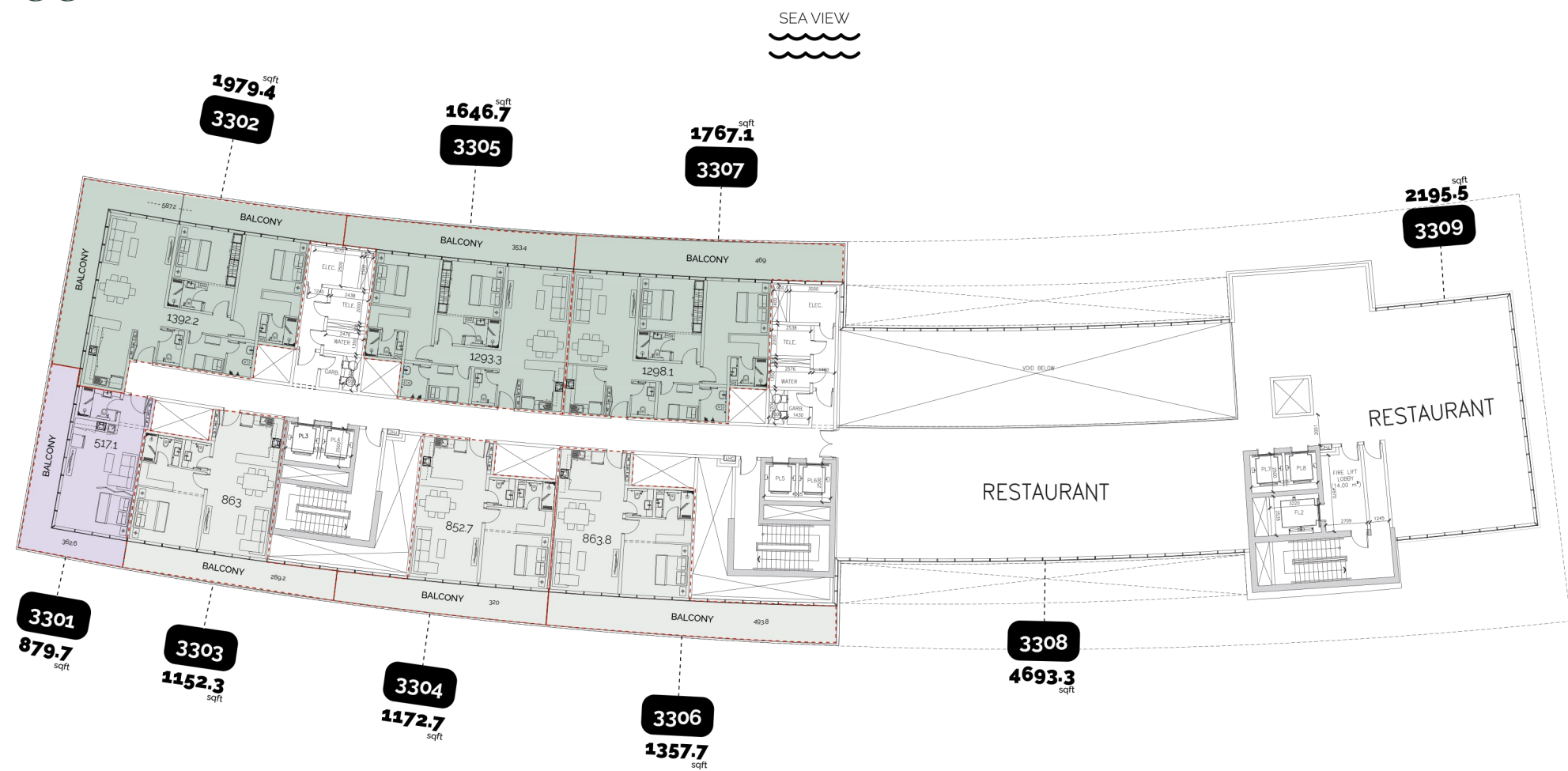
Floor 32



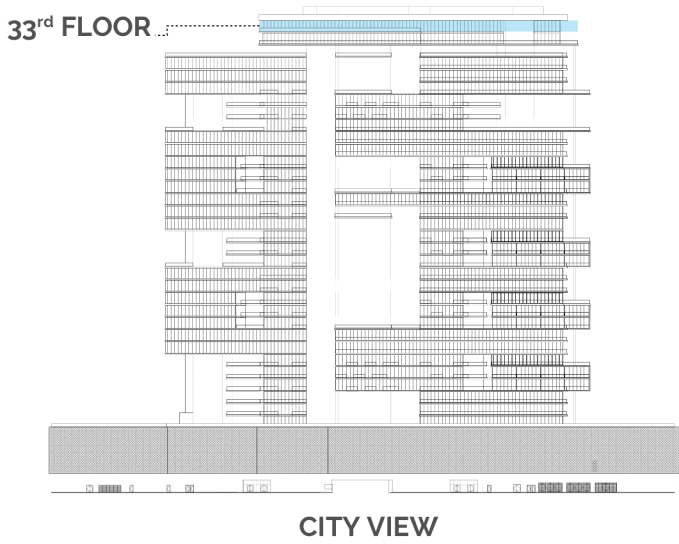
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	-	-	-
JUNIOR 1-BED	1	1	1
1-BED UNIT	3	1	3
2-BED UNIT	3	1	3
3-BED UNIT	-	-	-
TOTAL			7



Floor 33



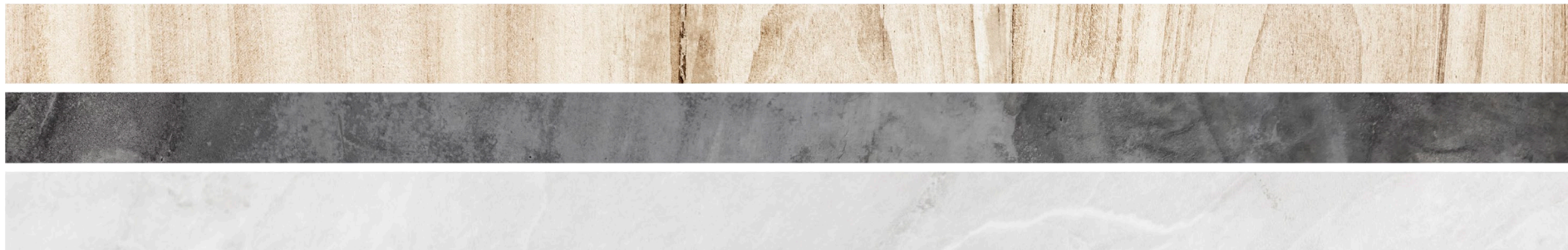
TYPE	No. Of Units	No. of Levels	TOTAL
STUDIO UNIT	-	-	-
JUNIOR 1-BED	1	1	1
1-BED UNIT	3	1	3
2-BED UNIT	3	1	3
3-BED UNIT	-	-	-
TOTAL			7



Junior-1Bed Apartment

Total Space: 47 m²

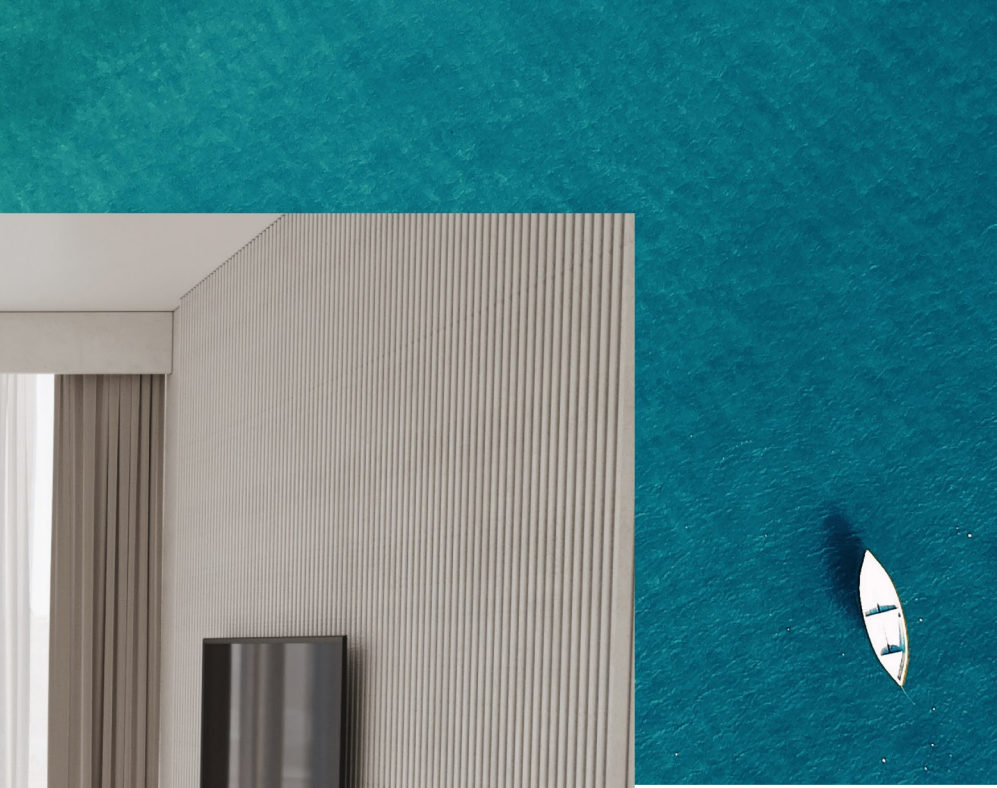




1-Bedroom Apartment

Total Space: 74 m²

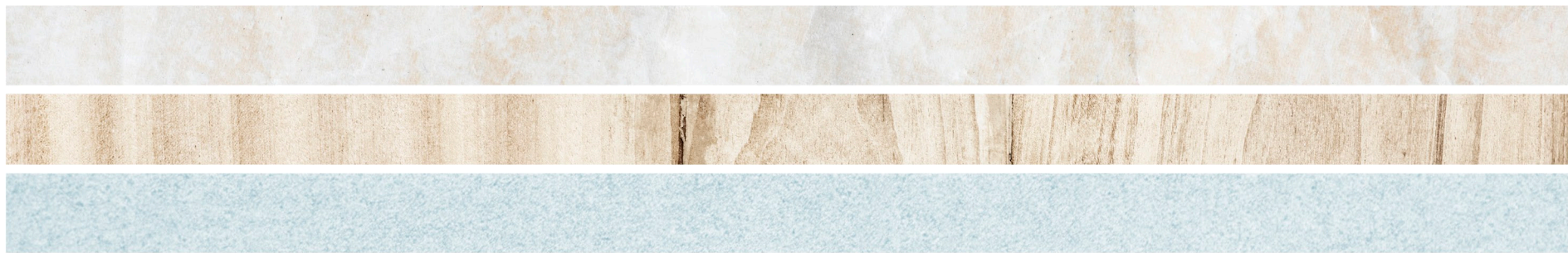




2-Bedroom Apartment

Total Space: 124 m²

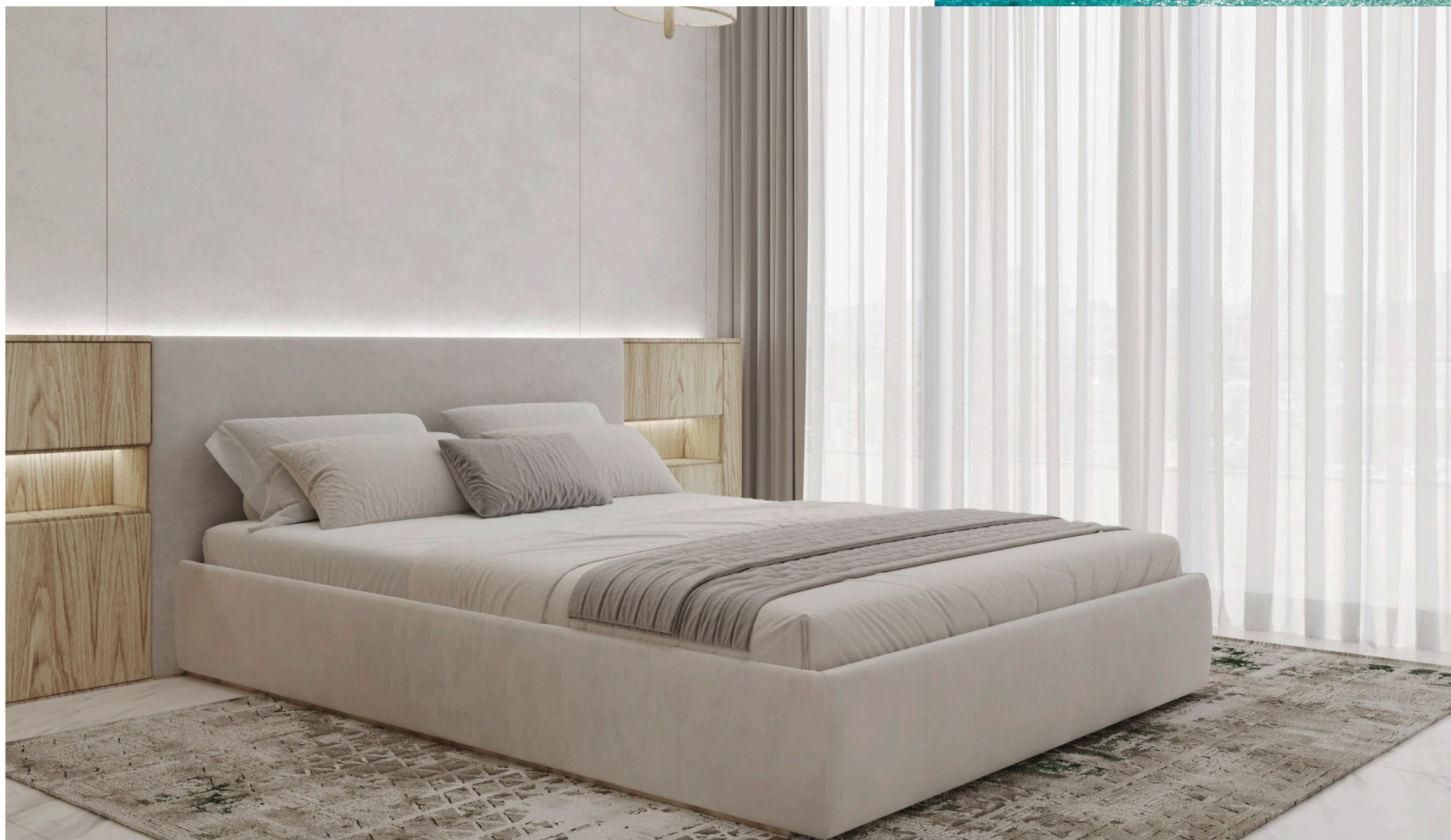




3-Bedroom Apartment

Total Space: 175 m²





Luxurious Finishes and Features

Every apartment is crafted with meticulous attention to detail, offering residents an unmatched living experience.

- **Spacious Interiors:** With an impressive 3.7-meter ceiling height, the apartments provide an expansive and airy living space.
- **Premium Kitchen Appliances Included:** Every apartment comes equipped with high-quality kitchen appliances, including a washing machine, fridge, oven, cooker hood, and cooker hob.
- **High-End Brands:** Finishing materials and fixtures are sourced from top-tier brands:
 - Mixers and Accessories: Hansgrohe or equivalent.
 - Kitchen Finishing: ELBA or equivalent.
 - Bathroom Fixtures: Villeroy and Boch or equivalent.
- **Elegant Flooring:** Apartments feature porcelain tiles, combining style and durability.

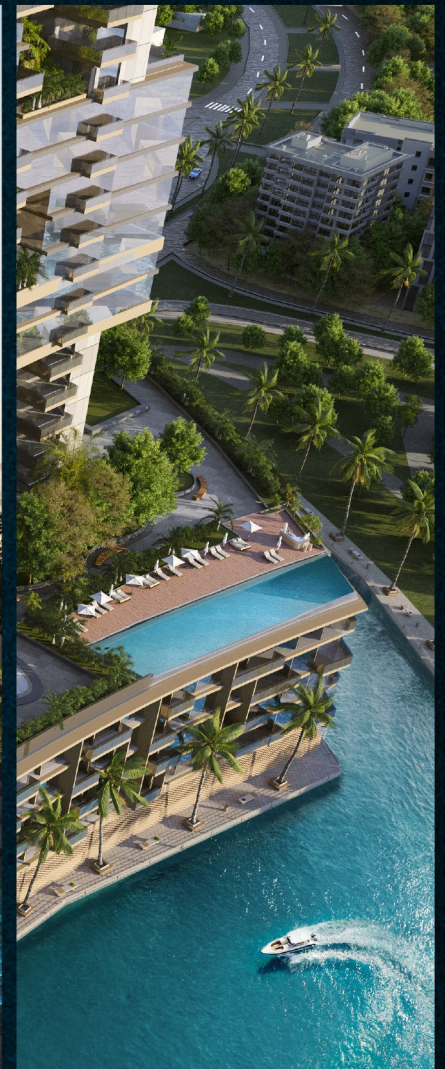
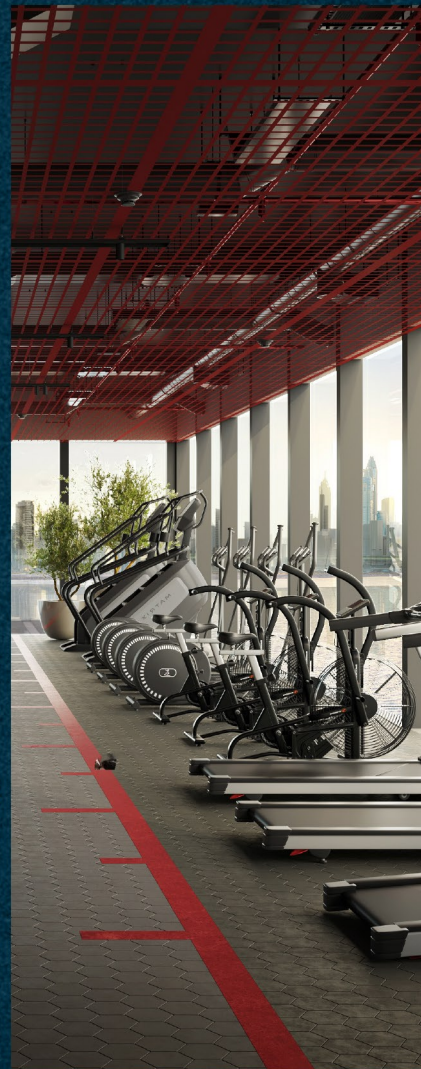
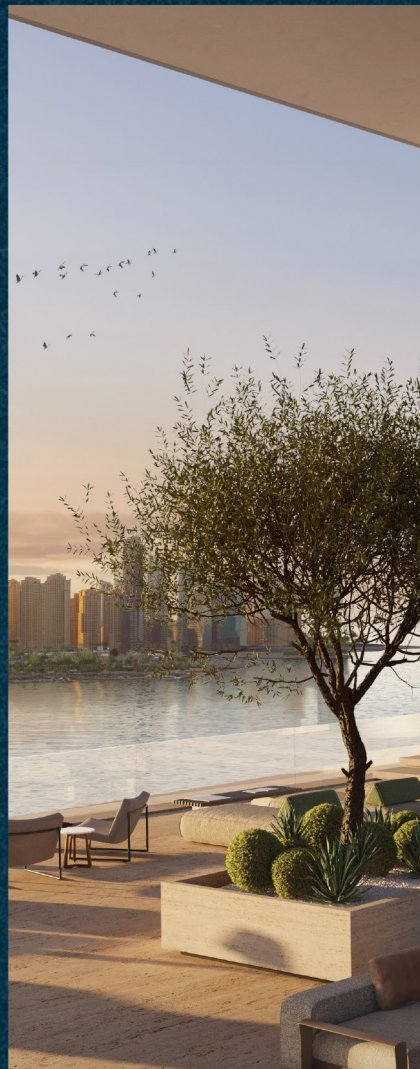
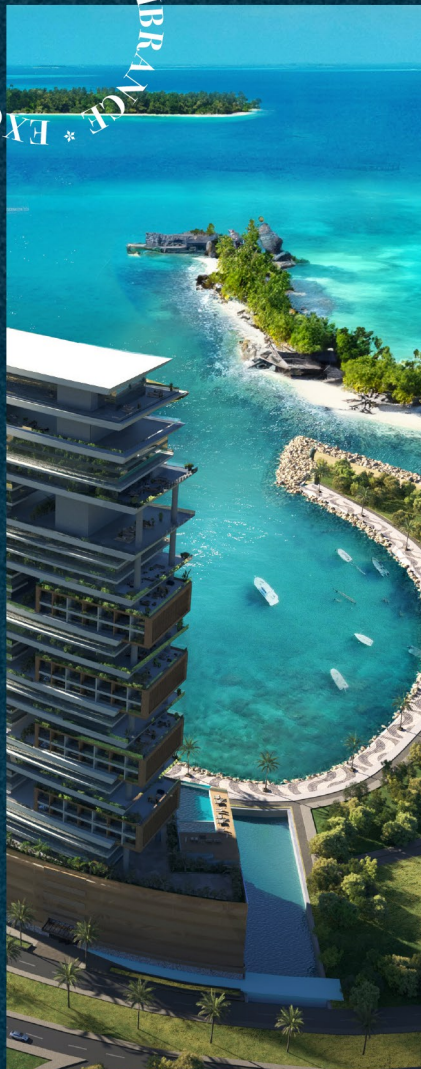


06 Amenities: Experience Elevated Living

Dive into our beautifully positioned infinity pools with sweeping views, savor gourmet meals in our exquisite dining venues, and stay fit in our state-of-the-art gym on the 30th floor, overlooking stunning landscapes.

Additional comforts include landscaped gardens, garden terraces, private lounges, scenic canal walk, and kids' play area all designed to enhance your luxurious living experience.

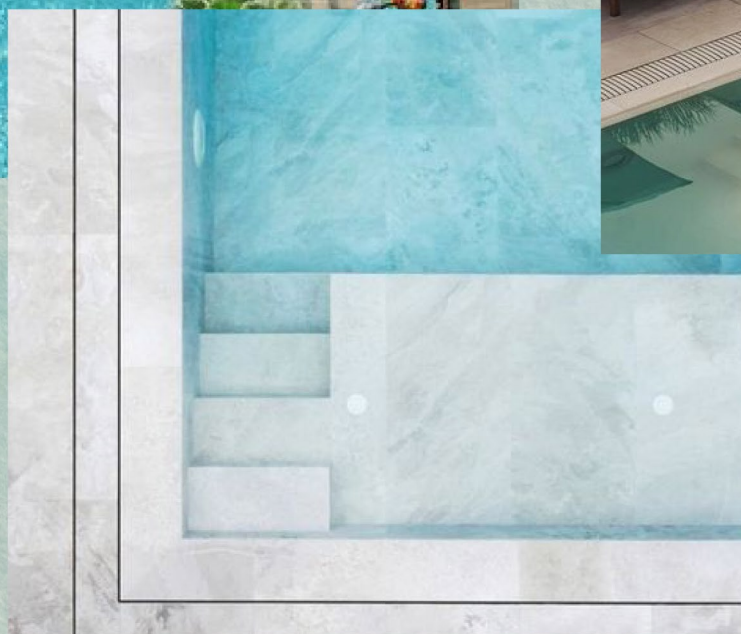
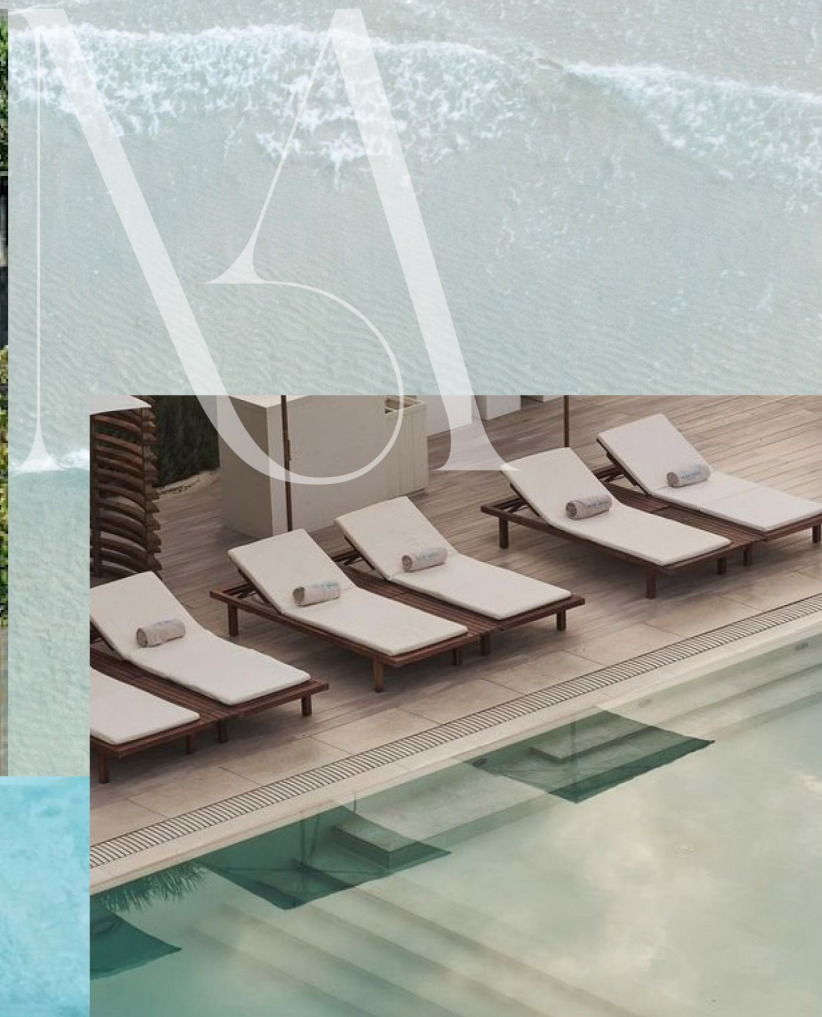
LUXURY
VIBRANCE
* EXCELLENCE *

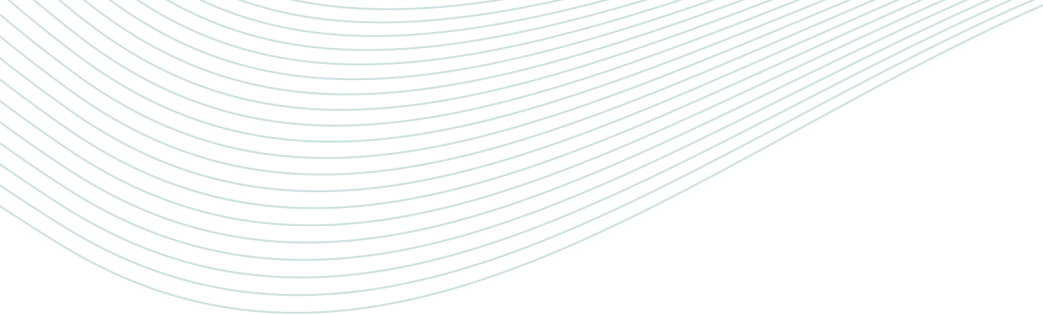




Pools & Relaxation Zones

Radiant Marina Towers features a selection of pools including infinity pools, and outdoor pool strategically positioned to provide panoramic views of the canal, marina, and sea. The area is complemented by sun decks, shaded spots, and comprehensive poolside services.





Dining Options

Radiant Marina Towers features restaurants—including a VIP restaurant—offering exquisite culinary experiences and spectacular views.





Fitness Facilities

Located on the 30th floor, the state-of-the-art fitness centers boasts breathtaking views of the surrounding landscape, inspiring your workouts. Fully equipped fitness centers featuring the latest equipment.





Other Lifestyle Amenities

- Recreational Areas: Versatile spaces for hosting gatherings or enjoying leisure activities.
- Kids Play Area: Safe and engaging environments for children to play and learn.
- Gardens & Walking Paths: Landscaped terraces and pathways with waterfront views.
- Paddle Courts: Two courts available for sports enthusiasts.
- Community Lounges: Stylish lounges overlooking the marina for relaxation and socializing.
- Canal Walk: A scenic promenade perfect for leisurely strolls
- Fitness Trail: Our fitness trail offers residents an indoor pathway designed for walking, jogging, and light exercise.



A



* LUXURY *
* VIBRANCE *
* EXCELLENCE *

PREMIER LIVING

Indulge in Excellence.

Radiant Marina Towers not only offers
luxurious living spaces but elevates the
experience with world-class amenities
and stunning views.

MA





Rt.

Call **600 548 200**
www.propertyshopinvestment.com