

ALMARYAH VISTA
RESIDENCE



LIVE, WORK, AND PLAY

LIVE, WORK, AND PLAY

ABOUT WEBRIDGE PROPERTIES

Webridge Properties LLC is an Abu Dhabi Global Market registered company and a subsidiary of Reportage Group of Companies, established in 2014.

Webridge Properties is proud to release its first project on Al Maryah Island in an agreement with Mubadala Investment Company in Q3, 2019.

Webridge Properties is developing some of the most sought-after real estate in Abu Dhabi. With flexibility and affordability at the heart of everything we do, we take great pride in our unique presence within Abu Dhabi by offering practical, pragmatic, accessible and innovative housing solutions for both residents and foreign investors.

YOUR FUTURE INVESTMENT



عن ووبريدج العقارية

ووبريدج العقارية ذ.م. م. هي شركة مسجلة بسوق أبوظبي العالمي تنشئ مشروعها الأول في جزيرة الماريه بالإتفاقية مع شركة مبادلة للاستثمار في الربع الثالث من عام ٢٠١٩.

وهي شركة تابعة لمجموعة شركات "ريپورتاج العقارية"، تأسست عام ٢٠١٤.

تطور ووبريدج العقارية واحدا من النماذج الريادية في إمارة أبوظبي والتي تتميز بمرونة التكاليف لتصبح في متناول جميع العملاء، حيث نفخر بحضورنا الفريد في هذا المجال من خلال تقديم حلول إسكان عملية ومبتكرة يمكن الحصول عليها بسهولة ويسر لكل من المقيمين والمستثمرين الأجانب.

ABOUT AL MARYAH ISLAND

Al Maryah Island is amongst the most popular islands located in Abu Dhabi, the Capital of the United Arab Emirates. Al Maryah Island is designated as Abu Dhabi's Business and Lifestyle Destination and is an international financial free zone that offers businesses the ideal landscape to invest, grow and thrive.

It is home to Abu Dhabi Global Market, the award-winning IFC and governing authority of Al Maryah Island. Al Maryah Island promises you luxury retail and high-end dining experiences, premium hospitality and world-class healthcare at Cleveland Clinic Abu Dhabi, while also being surrounded by a striking waterfront promenade, which hosts some of Abu Dhabi's most exciting events.



ABU DHABI'S BUSINESS AND LIFESTYLE DESTINATION



عن جزيرة الماريه

تقع جزيرة الماريه في أبو ظبي، عاصمة دولة الإمارات العربية المتحدة.

تعتبر جزيرة الماريه وجهة للأعمال والحياة العصرية في أبوظبي، وهي منطقة مالية دولية حرة تقدم للشركات موقعاً مثالياً للاستثمار والنمو والازدهار، حيث يتواجد بها سوق أبوظبي العالمي، وقد حازت على جوائز مؤسسة التمويل الدولية وتشتمل الجزيرة على العديد من منافذ البيع بالتجزئة فضلاً عن المطاعم الفخمة التي تطلق أجواء مميزة لأرقى خدمات الضيافة بالإضافة إلى الرعاية الصحية ذات المستوى العالمي والمتمثلة في عيادة كليفلاند كلينك أبوظبي، كما يحيط جزيرة الماريه منتزه رائع يطل على الواجهة البحرية الساحرة حيث يستضيف العديد من الفعاليات الأكثر إثارة في إمارة أبوظبي.



1



MINUTES

كليفلاند كلينيك
أبو ظبي

CLEVELAND CLINIC
ABU DHABI

7



MINUTES

فندق روزوود
أبو ظبي

ROSEWOOD
ABU DHABI

10



MINUTES

الغاليريا
جزيرة الماربه

THE GALLERIA
AL MARYAH ISLAND
LUXURY

13



MINUTES

فندق فورسيزونز
أبو ظبي

FOUR SEASONS
HOTEL ABU DHABI

13



MINUTES

غاليريا
جزيرة الماربه

THE GALLERIA AL MARYAH
ISLAND

5



MINUTES

مركز أبو ظبي
للتسوق

ABU DHABI MALL

5



MINUTES

فندق روتانا بيتش

BEACH ROTANA
HOTEL

5

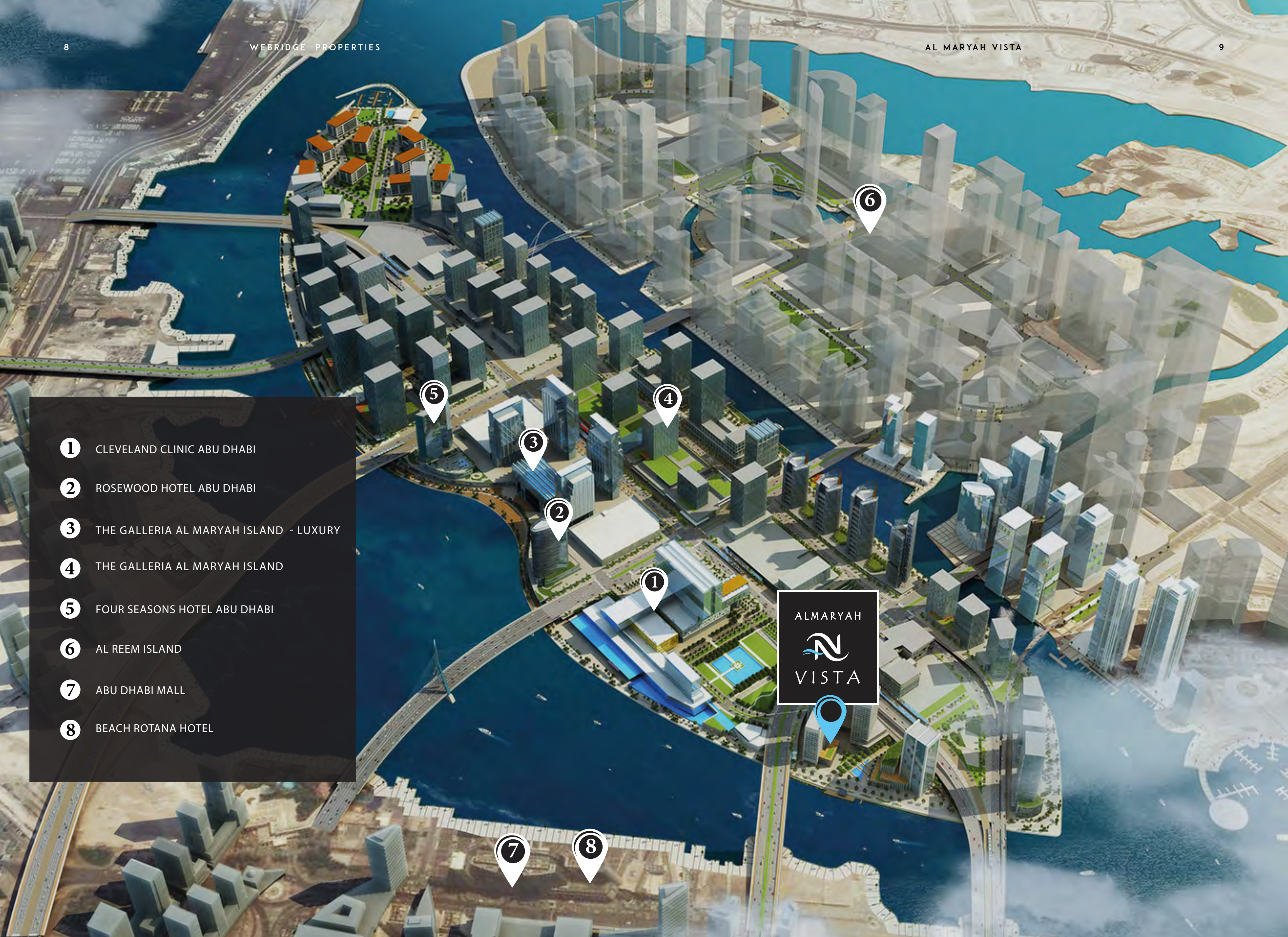


MINUTES

جزيرة الريم

AL REEM ISLAND

- ① CLEVELAND CLINIC ABU DHABI
- ② ROSEWOOD HOTEL ABU DHABI
- ③ THE GALLERIA AL MARYAH ISLAND - LUXURY
- ④ THE GALLERIA AL MARYAH ISLAND
- ⑤ FOUR SEASONS HOTEL ABU DHABI
- ⑥ AL REEM ISLAND
- ⑦ ABU DHABI MALL
- ⑧ BEACH ROTANA HOTEL



ABOUT AL MARYAH VISTA

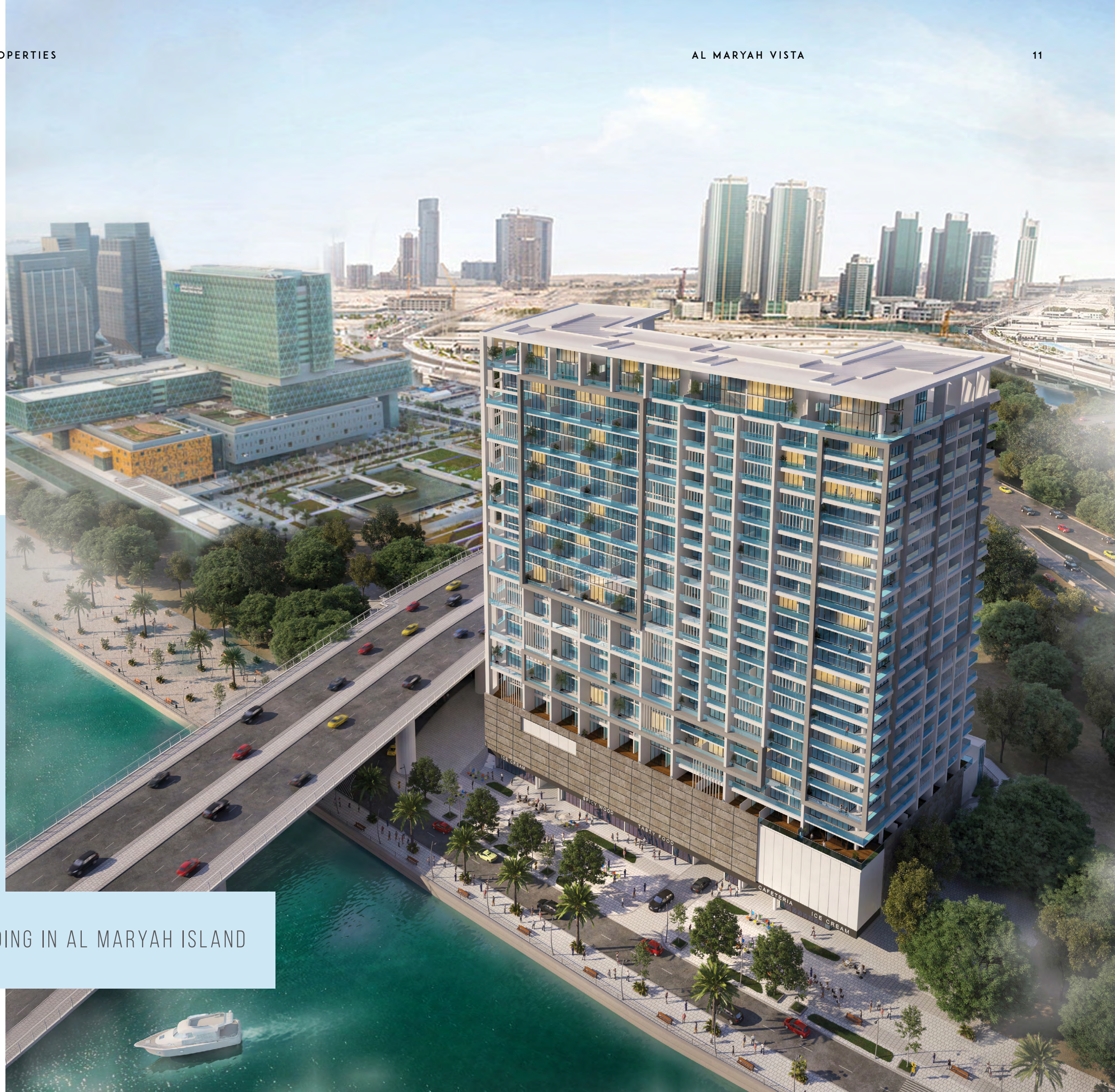
Al Maryah Vista is the first residential building in Al Maryah Island, where the lifestyle is the very essence of the "Live, Work, and Play" ethos.

With its premium location along the lushly landscaped promenade, Al Maryah Vista offers a waterfront lifestyle like no other with exceptional views all-year round. Al Maryah Vista is an exquisite collection of premium homes and retail shops perfectly placed for you to wake up to views of gleaming white yachts, and walk up to Abu Dhabi's longest swimmable canal pool.

عن الماريه فيستا

المارية فيستا هو أول مبنى سكني بجزيرة الماريه، نحن فخورون بأن نكون جزءاً من جزيرة الماريه حيث نمط الحياة الذي هو جوهر روح "العيش والعمل واللعب" ليعكسه مشروعنا كجزءاً لا يتجزأ من أفق أبوظبي المتنامي باستمرار لقد تم تصميم الماريه فيستا لتكون مجموعة رائعة من المنازل الفاخرة، والتي تم تصميمها بنمط حديث لتلائم شغفك بأسلوب الحياة المتكامل والفريد. حيث تستيقظ على إطلالة ساحرة لليخوت البيضاء المتلألئة، وتستمتع على بعد خطوات بالمسبح المتسع المطل على القناة المائية في قلب العاصمة أبوظبي.

THE FIRST RESIDENTIAL BUILDING IN AL MARYAH ISLAND



DESIGN PHILOSOPHY

Al Maryah Vista's architectural design was inspired by Abu Dhabi's consistent initiatives to stay modern and follow forward thinking approaches to new projects.

Starting with the high quality exterior finishing to the design of balconies to the overall contemporary look of the property, Al Maryah Vista possesses a unique look that residents can be proud of.

فلسفة التصميم

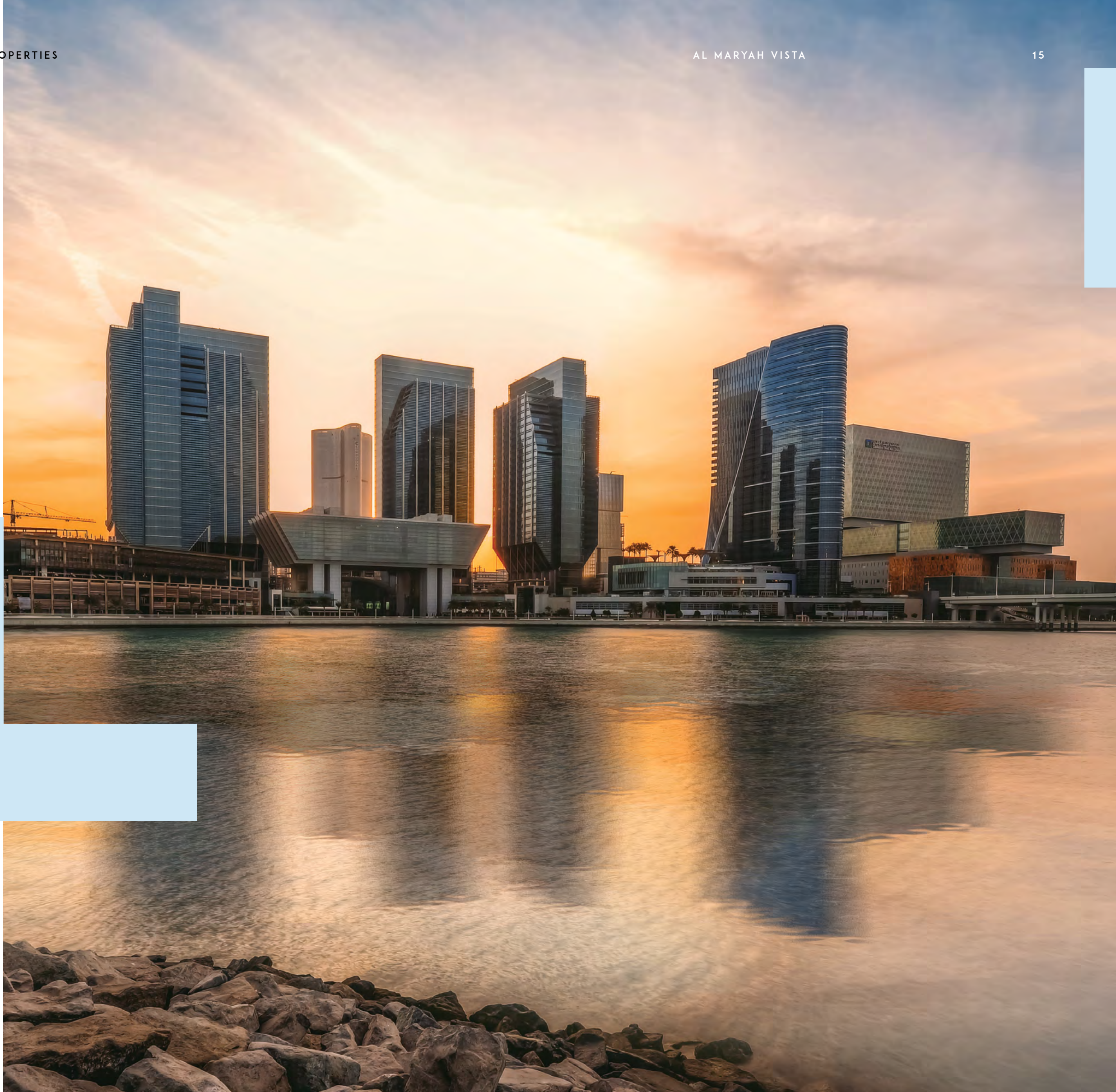
استلهم التصميم المعماري للماربه فيستا من مبادرات أبوظبي الثابتة لمواكبة الأفكار و التصاميم العصرية واتباع مناهج التفكير المستقبلية للمشاريع الجديدة

بدءًا من التشطيب الخارجي عالي الجودة لتصميم الشرفات إلى المظهر العام المعاصر للعقار ، تتمتع الماربه فيستا بمظهر فريد من نوعه يستطيع أن يفخر به السكان.



WAKE UP TO ONE OF
ABU DHABI'S MOST
EXCEPTIONAL
WATER FRONT
VIEWS

استيقظ على واحدة
من أروع إطلالات
الواجهة المائية
في أبوظبي



▶ Get a taste of premium hospitality at Four Seasons Hotel Abu Dhabi, Rosewood Abu Dhabi and more of Abu Dhabi's top hotel chains.

◀ تمتع بالضيافة الممتازة في فندق فورسيزونز أبوظبي ، وفندق روزوود أبوظبي والمزيد من أفضل سلاسل الفنادق في أبوظبي

▶ Feel safer with world class healthcare only minutes away at Cleveland Clinic Abu Dhabi.

◀ تمتع بأمان توفر الرعاية الصحية ذو معايير عالمية في كليفلاند كلينك أبوظبي، على بعد دقائق فقط

THE LIFESTYLE YOU DESERVE

▶ Enjoy luxury shopping and fine dining experiences at The Galleria Al Maryah Island .

▶ Get closer to Abu Dhabi Mall

◀ استمتع بالتسوق في المحلات الفاخرة والمطاعم المترفة في الغاليريا جزيرة الماريه

◀ اقترب الى أبوظبي مول





ESCAPE YOUR DAILY ROUTINE

Kick back and relax around the swimming pool, hit the gym equipped with premium quality equipment, or enjoy the landscape garden views right across from you.

جد المنفى من روتينك اليومي. استرخ حول المسبح أو قم بزيارة صالة الألعاب الرياضية المجهزة بمعدات عالية الجودة أو استمتع بإطلالات على الحدائق و المناظر الطبيعية.





AMENITIES & SERVICES



مسبح

SWIMMING POOL



حدائق طبيعية

LANDSCAPED GARDENS



مسبح للأطفال

KIDS SWIMMING POOL



منطقة محلات

RETAIL AREAS



صالة الألعاب الرياضية

GYMNASIUM



٦ مصاعد كبيرة

6 LARGE LIFTS



مواقف مغطاه

COVERED PARKING



UNIT FEATURES

- ✔ Kitchen cabinets and countertops with refrigerator, washing machine & cooker
- ✔ Balconies as per unit plan
- ✔ Wardrobes in bedrooms
- ✔ Television & telephone connections
- ✔ Shower or bath tub with handle & shower in each bathroom
- ✔ Vanity Units & mirrors
- ✔ Fully tiled bathrooms, en-suites & guest toilets, wherever applicable
- ✔ Marble & Ceramic floor tiling
- ✔ Centrally air conditioned
- ✔ Satellite master antenna "SMATV connection "
- ✔ Provision for High speed internet access "Fiber optic connection "
- ✔ Double glazed windows

- ✔ وحدات المرايا
- ✔ وصلات للتلفزيون والهاتف
- ✔ تكييف مركزي
- ✔ رخام وأرضيات سيراميك
- ✔ هوائي القمر الصناعي الرئيسي
- ✔ توفير الوصول إلى الإنترنت
- ✔ عالي السرعة اتصال الألياف البصرية
- ✔ نوافذ زجاجية مزدوجة

مميزات الوحدة

- ✔ خزائن المطبخ وكونتر مع ثلاجة وغسالة وبوتجاز
- ✔ الشرفات حسب خطة الوحدة
- ✔ خزائن في غرف النوم
- ✔ وصلات للتلفزيون والهاتف
- ✔ دش أو حوض الاستحمام مع مقبض الاستحمام في كل الحمامات
- ✔ حمامات سيراميك بالكامل بالإضافة إلى مراحيض الضيوف
- ✔ حيثما ينطبق ذلك

PENTHOUSE

LIMITED NUMBER OF ONE OF A KIND DUPLEX PENTHOUSES

with a breath-taking view of the
Abu Dhabi Skyline right outside
your window.

عدد محدود من البنتهاوس الدوبلكس
الفريد من نوعه، مع إطلالة خلابة على
أفق أبوظبي.





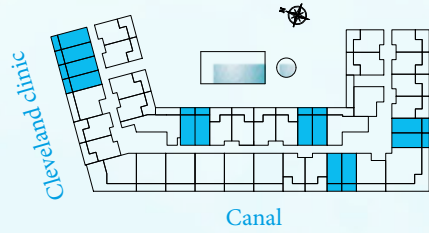
ALMARYAH

VISTA

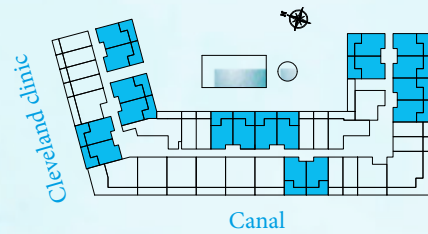
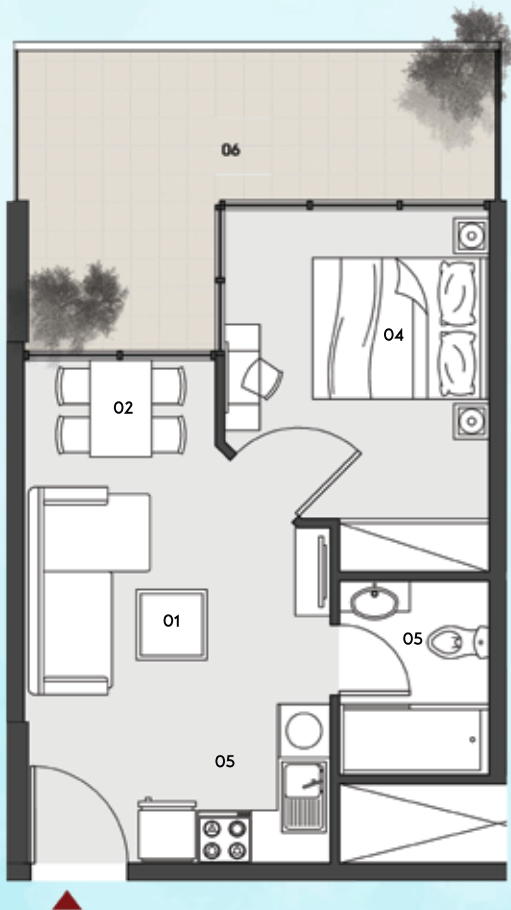
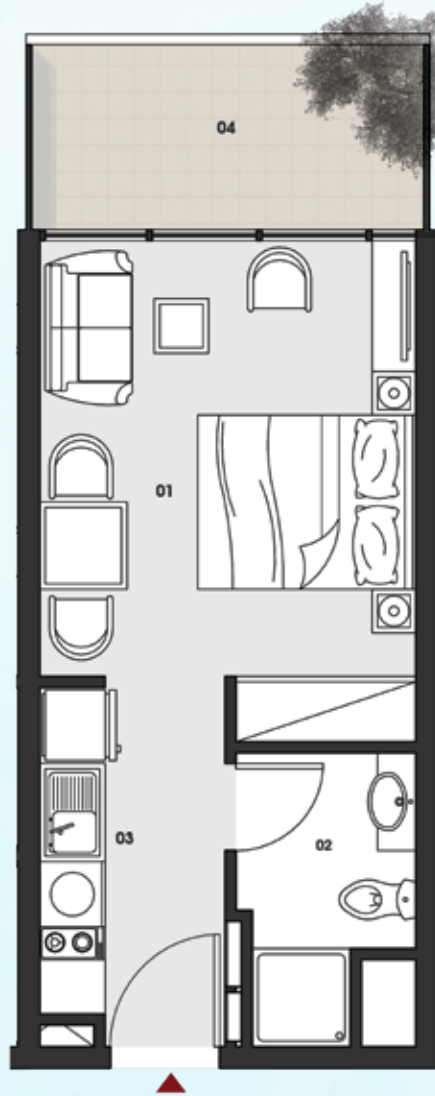
LIVE, WORK, AND PLAY

UNIT FLOOR PLANS



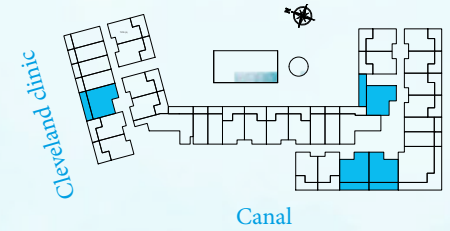
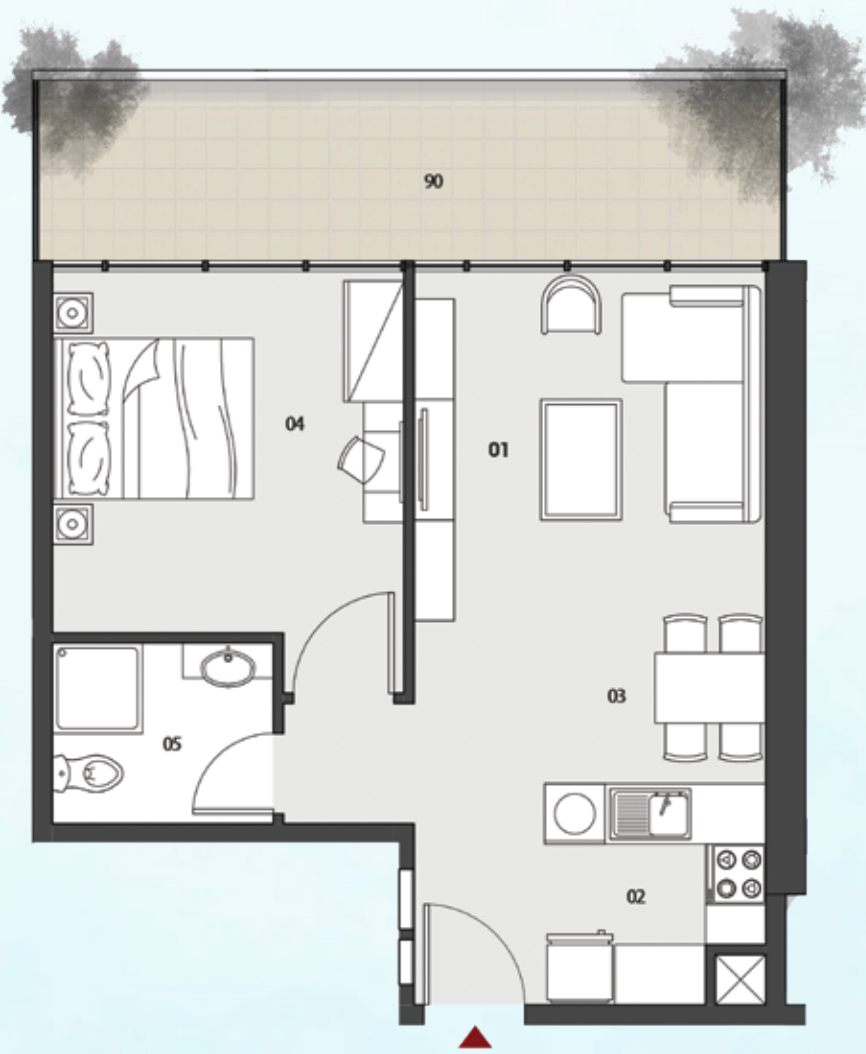


STUDIO PLAN	
01 BEDROOM	3.4 x 4.0 m ²
02 BATHROOM	1.6 x 2.7 m ²
03 KITCHEN	3.0 x 1.7 m ²
04 BALCONY	VARIABLE



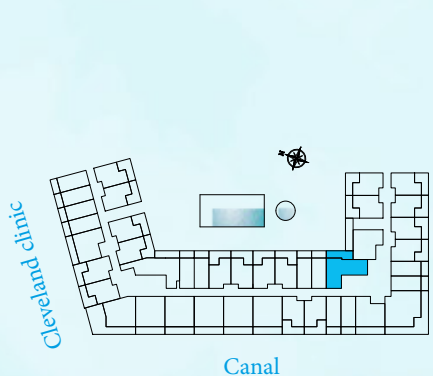
JUNIOR ONE BEDROOM PLAN	
01 LIVINGROOM	3.4 x 2.3 m ²
02 DINING	2.0 x 1.5 m ²
03 KITCHEN	2.0 x 2.3 m ²
04 BEDROOM	4.0 x 3.0 m ²
05 BATHROOM	2.2 x 2.0 m ²
06 BALCONY	VARIABLE

"All drawings and dimensions are approximates. Drawings are not to scale and are subjects to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations."



ONE BEDROOM TYPE A PLAN

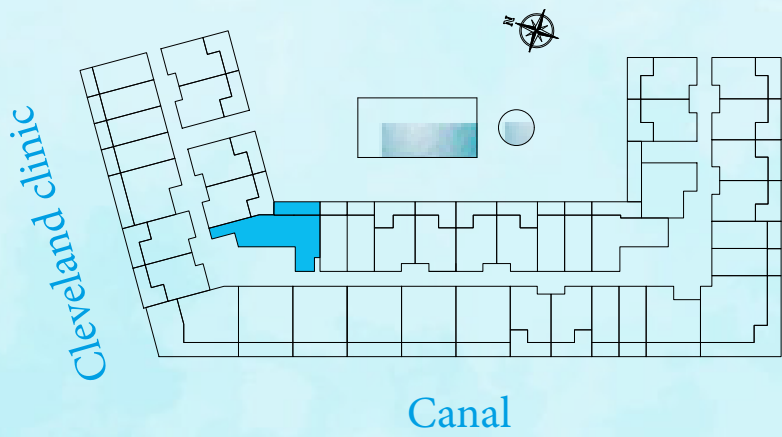
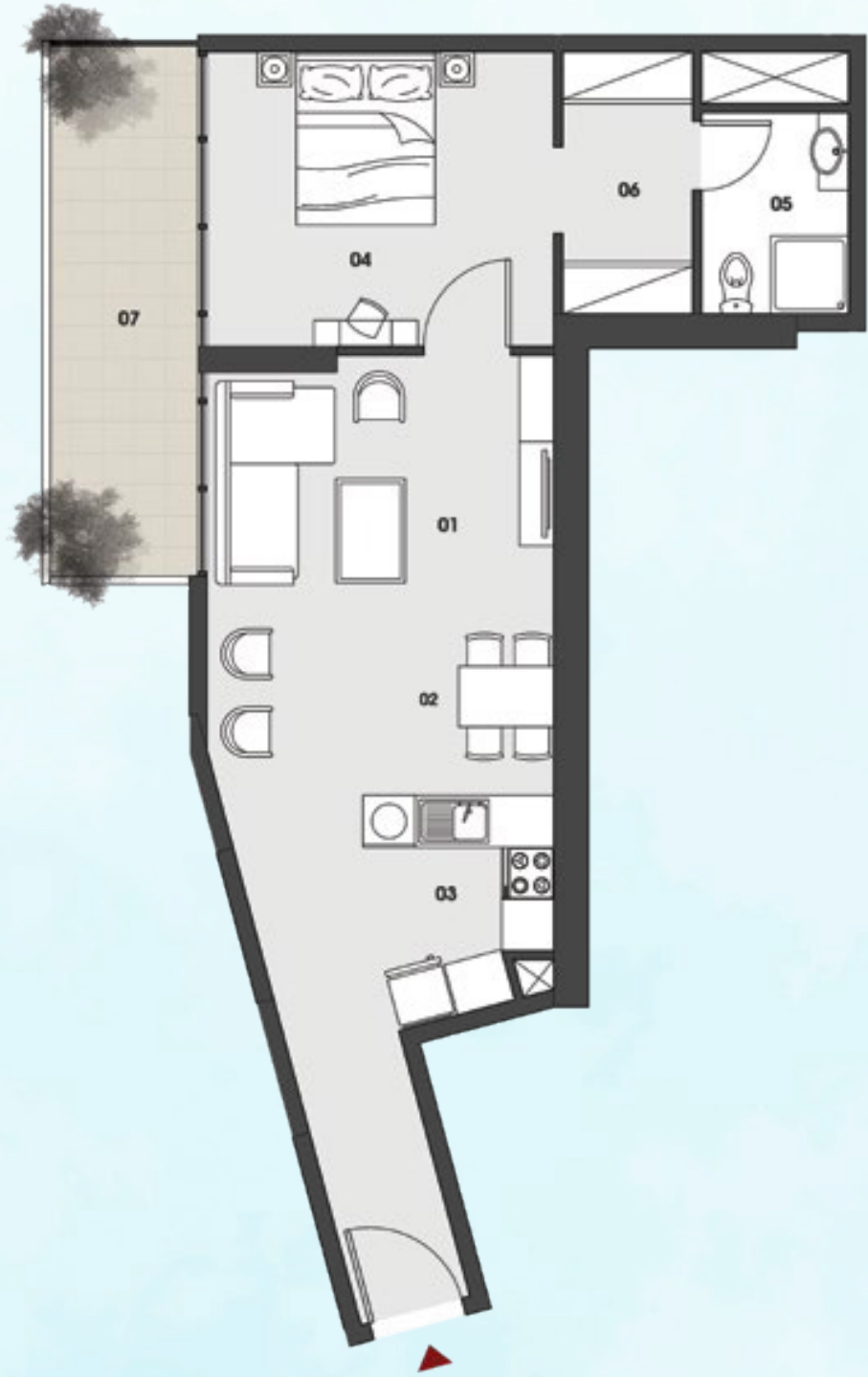
01 LIVING	3.5 x 3.4 m ²
02 KEICHEN	2.0 x 2.2 m ²
03 DINING	1.5x 2.2 m ²
04 BEDROOM	3.5 x 3.5 m ²
05 BATHROOM	1.8 x 2.2 m ²
06 BALCONY	VARIABLE



ONE BEDROOM TYPE B PLAN

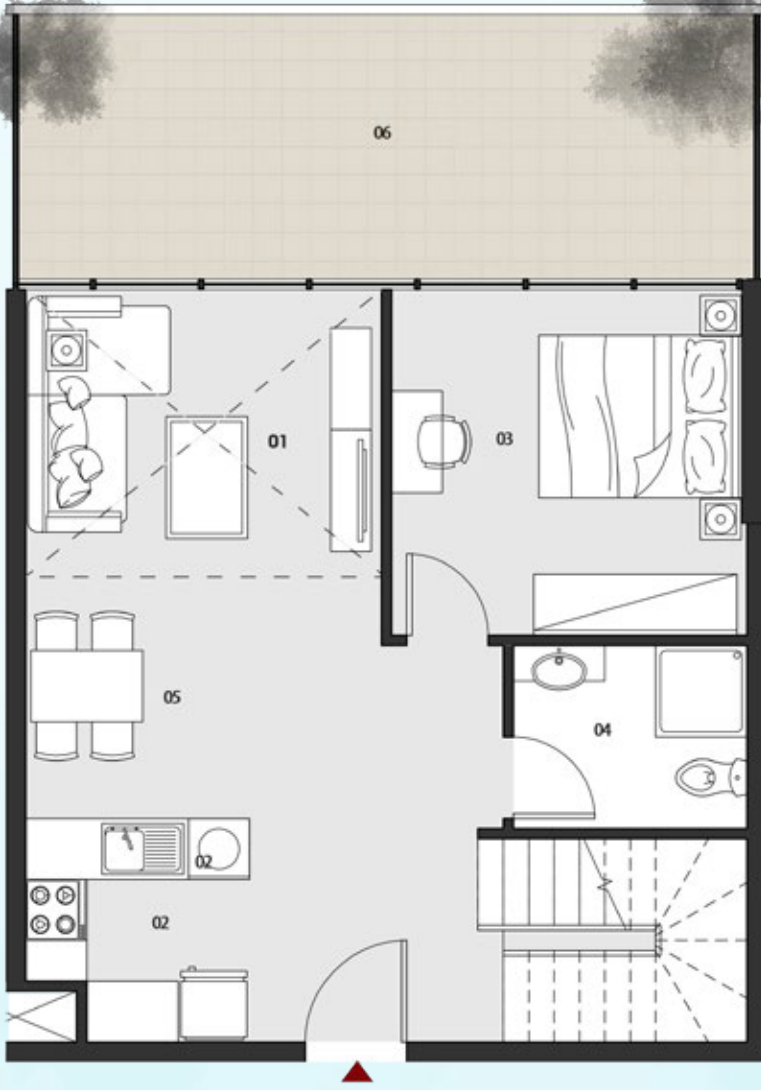
01 LIVING	3.0 x 3.4 m ²
02 KITCHEN	2.2 x 2.2 m ²
03 DINING	2.3 x 2.2 m ²
04 BEDROOM	4.4 x 3.5 m ²
05 CLOSET	1.6 x 2.4 m ²
06 BATHROOM	1.8 x 2.4 m ²
07 BALCONY	VARIABLE

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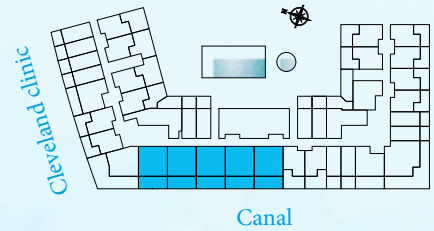
ONE BEDROOM TYPE C PLAN	
01 LIVING	4.5 x 4.0 m2
02 KITCHEN	2.2 x 3.0 m2
03 DINING	2.0 x 2.0 m2
04 BEDROOM	4.0 x 3.4 m2
05 CLOSET	1.5 x 3.0 m2
06 BATHROOM	1.7 x 2.3 m2
07 BALCONY	VARIABLE

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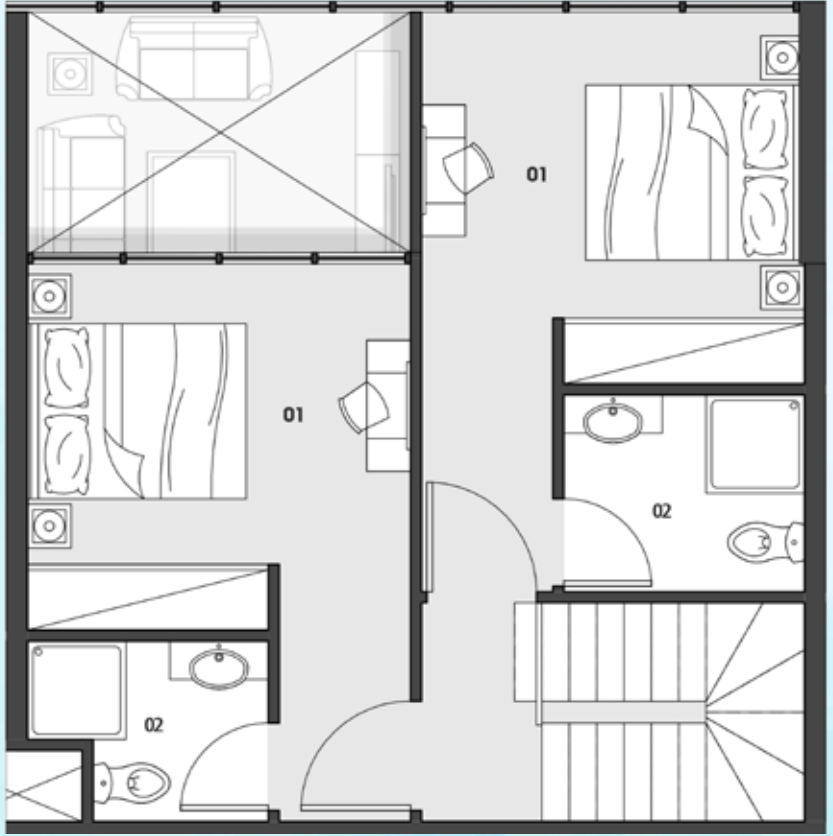
**THREE BEDROOM LOFT TYPE A PLAN
LOWER LEVEL**

01 LIVING	5.2 x 3.5 m2
02 KEICHEN	2.2 x 2.2 m2
03 DINING	2.2x 3.5 m2
04 BEDROOM	3.5 x 3.5 m2
05 BATHROOM	2.2 x 1.8 m2
06 BALCONY	VARIABLE



**THREE BEDROOM LOFT TYPE A PLAN
UPPER LEVEL**

01 BEDROOM	3.5 x 3.4 m2
02 BATHROOM	2.2 x 1.8 m2

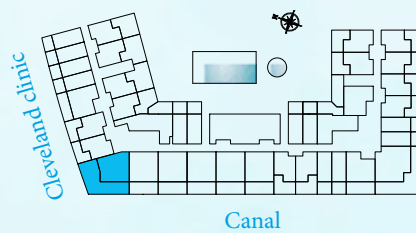


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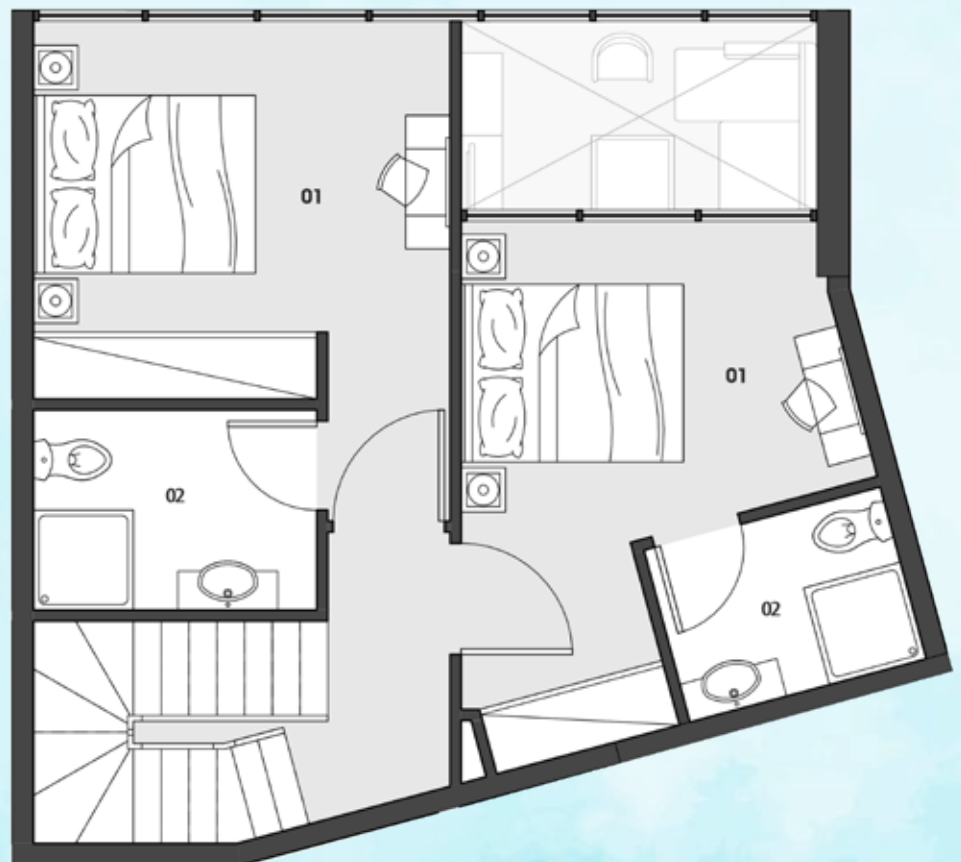
**THREE BEDROOM LOFT TYPE B
PLAN LOWER LEVEL**

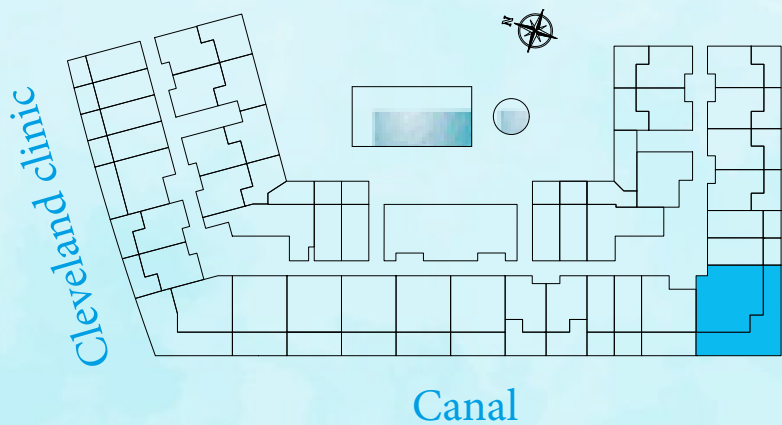
01 LIVING	4.0 x 3.5 m2
02 KITCHEN	2.2 x 2.2 m2
03 DINING	2.5 x 2.2 m2
04 BEDROOM	3.5 x 3.4 m2
05 BATHROOM	2.2 x 1.4 m2
06 STAIRS	2.2 x 1.7 m2
07 BALCONY	VARIABLE



**THREE BEDROOM LOFT TYPE B
PLAN UPPER LEVEL**

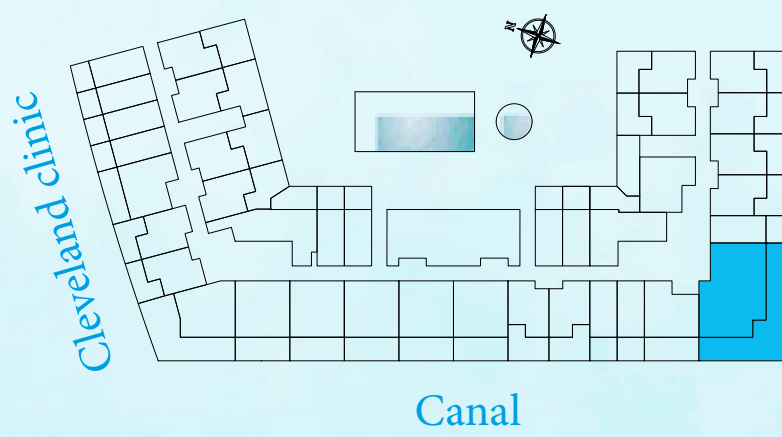
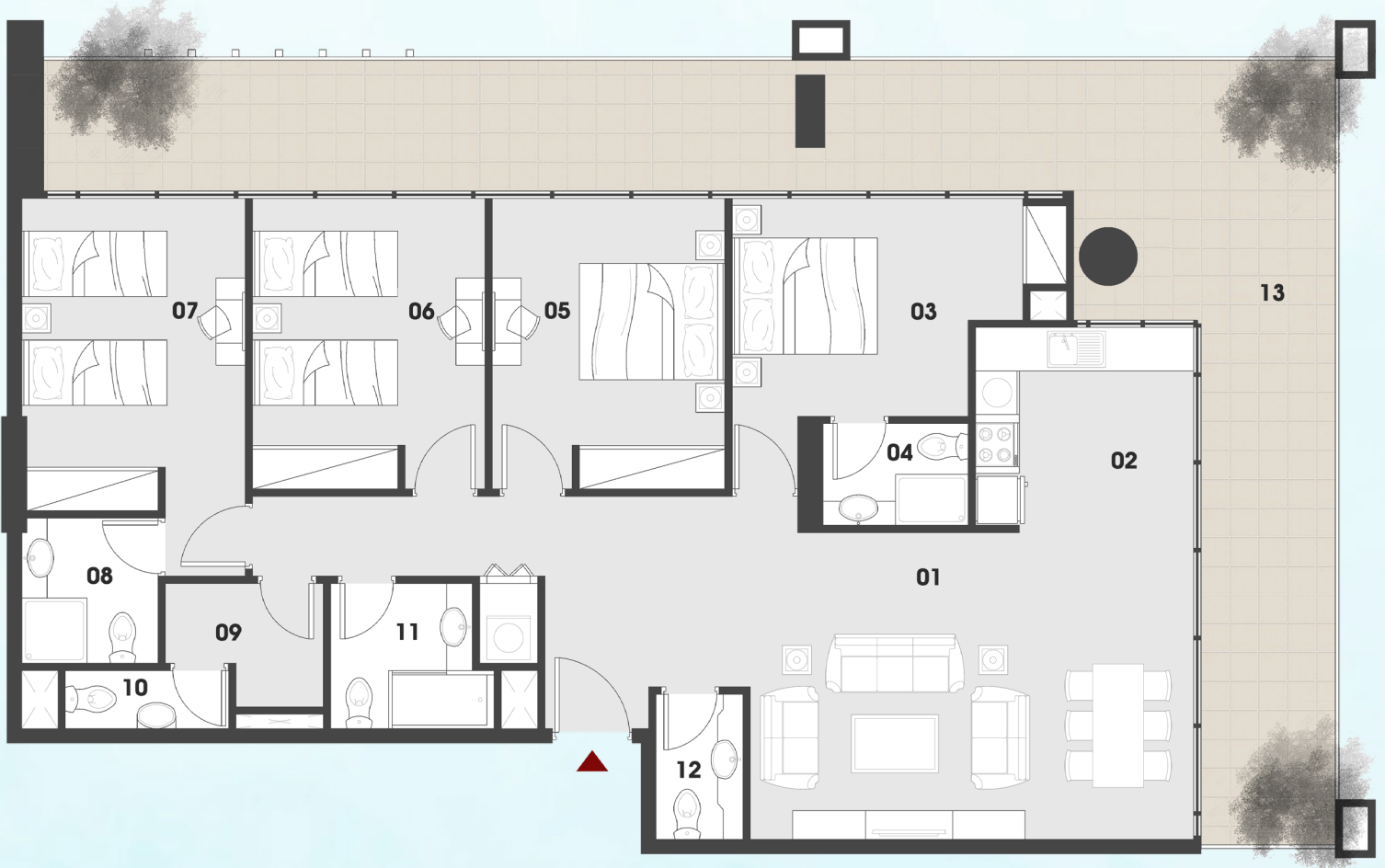
01 BEDROOM	3.7 x 3.5 m2
02 BATHROOM	2.5 x 1.8 m2



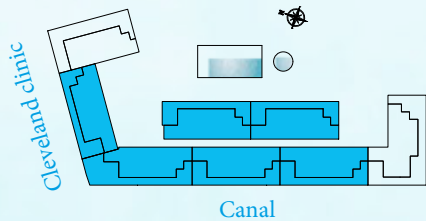
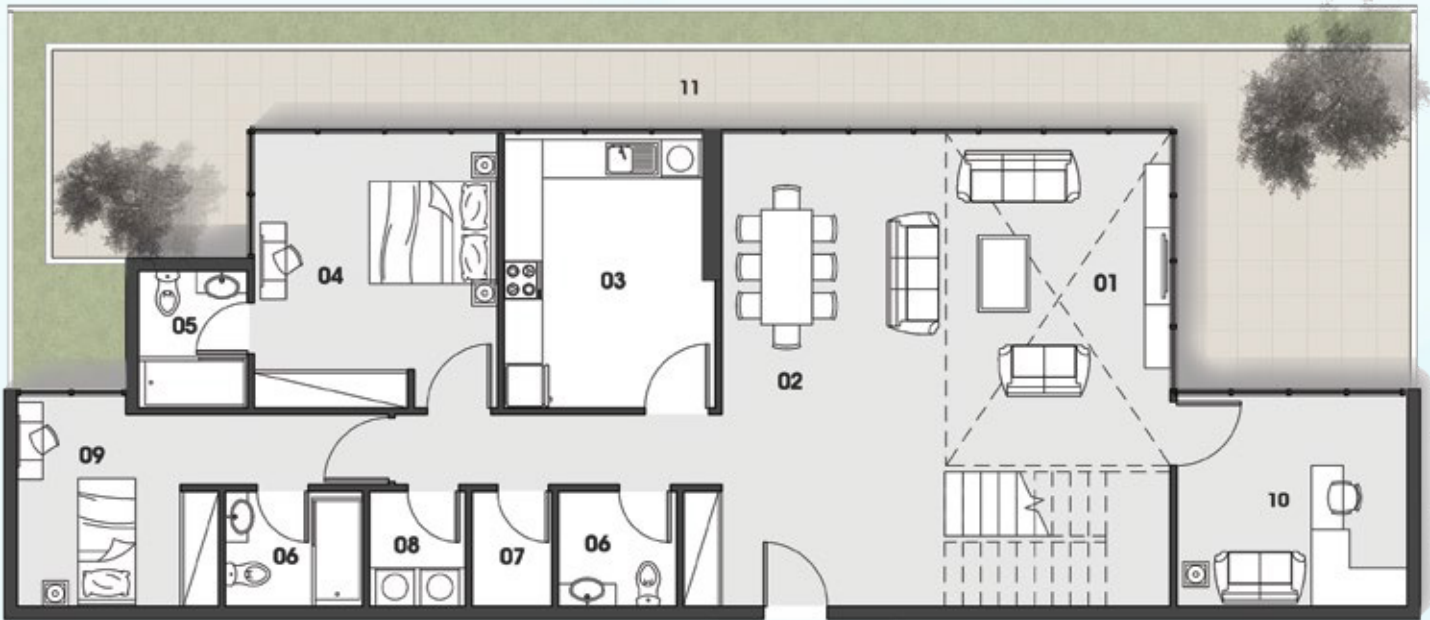


THREE BEDROOM TYPE A PLAN		
01 KITCHEN		2.1 x 2.2 m ²
02 LIVING/DINING		3.4 x 5.2 m ²
03 BATHROOM		2.2 x 1.6 m ²
04 MASTER BEDROOM		3.7 x 2.8 m ²
05 MASTER BATHROOM		1.8 x 1.7 m ²
06 MASTER BEDROOM		3.4 x 3.6 m ²
07 MASTER BATHROOM		2.2 x 1.6 m ²
08 BEDROOM		3.0 x 3.3 m ²
09 BALCONY		10.8 x 3.6 m ²
10 BALCONY		1.4 x 3.4 m ²

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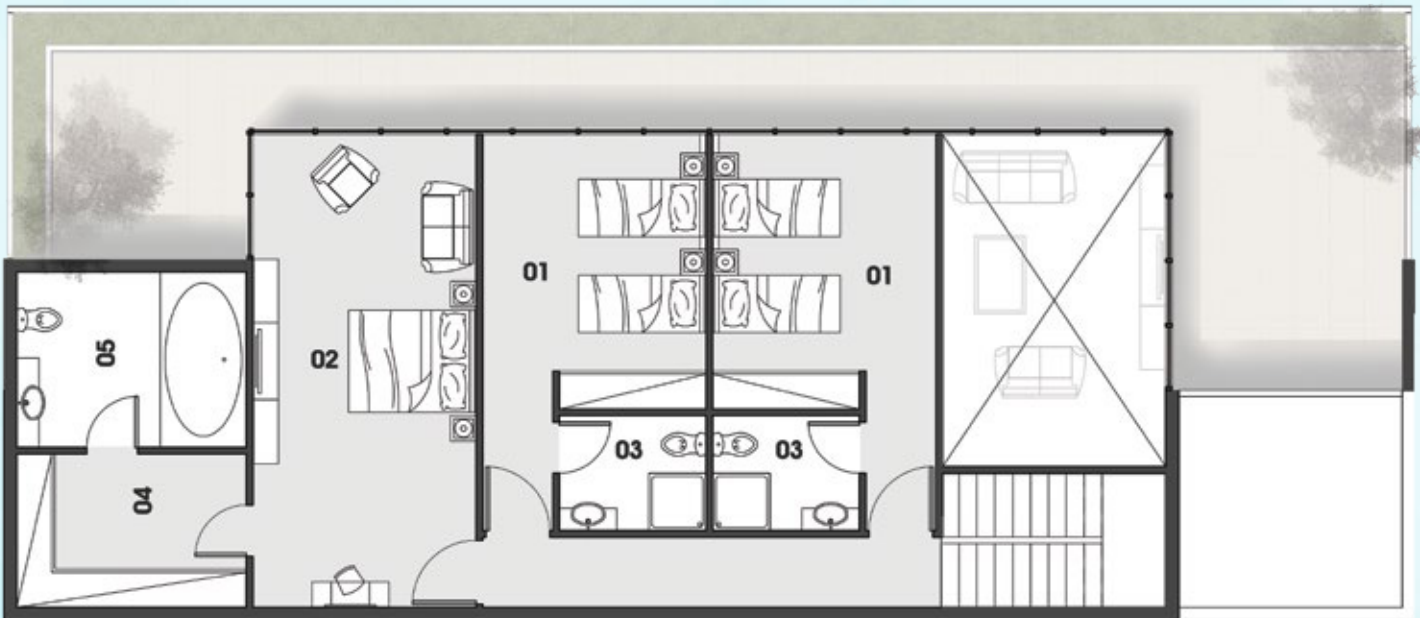


FOUR BEDROOM TYPE A PLAN	
01 LIVING/DINING	4.2 x 6.1 m2
02 KITCHEN	2.8 x 3.0 m2
03 MASTER BEDROOM	3.0 x 4.0 m2
04 MASTER BATHROOM	1.4 x 2.0 m2
05 BEDROOM	4.0 x 3.2 m2
06 BEDROOM	4.0 x 3.2 m2
07 MASTER BEDROOM	3.1 x 4.3 m2
08 MASTER BATHROOM	2.0 x 1.8 m2
09 MAID	2.2 x 1.7 m2
10 WASHROOM	0.8 x 2.2 m2
11 BATHROOM	2.0 x 2.2 m2
12 WASHROOM	2.0 x 1.2 m2
13 BALCONY	1.8 x 17.0 m2



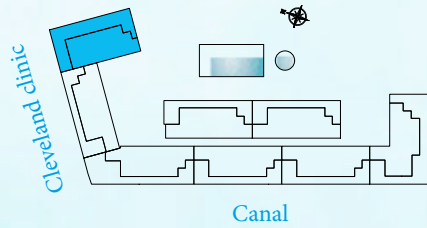
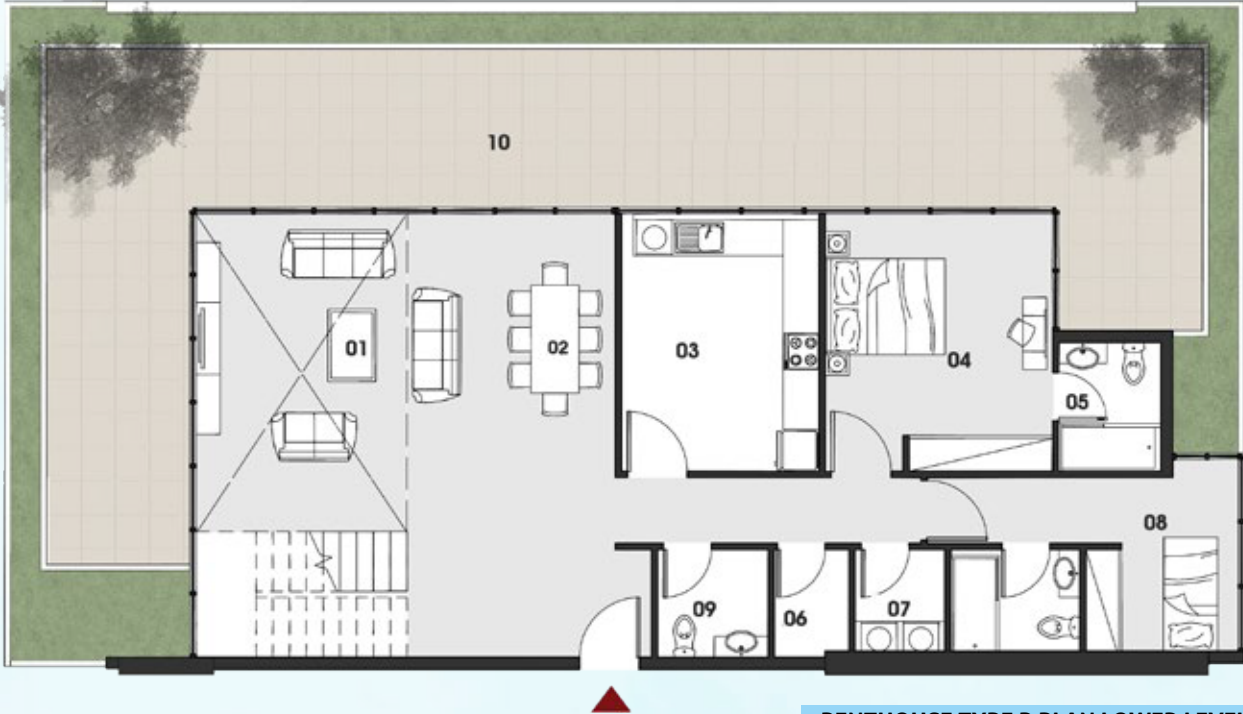
PENTHOUSE TYPE A PLAN LOWER LEVEL

01 LIVING	4.5 x 5.2 m ²
02 DINING	4.4 x 2.5 m ²
03 KITCHEN	3.3 x 4.2 m ²
04 MASTER BEDROOM	4.3 x 3.8 m ²
05 MASTER BATHROOM	1.7 x 2.1 m ²
06 BATHROOM	1.8 x 2.1 m ²
07 STORAGE	1.8 x 1.5 m ²
08 LAUNDRY	1.8 x 1.5 m ²
09 BEDROOM	3.1 x 3.3 m ²
10 OFFICE	3.6 x 3.3 m ²
11 TERRACE	VARIABLE



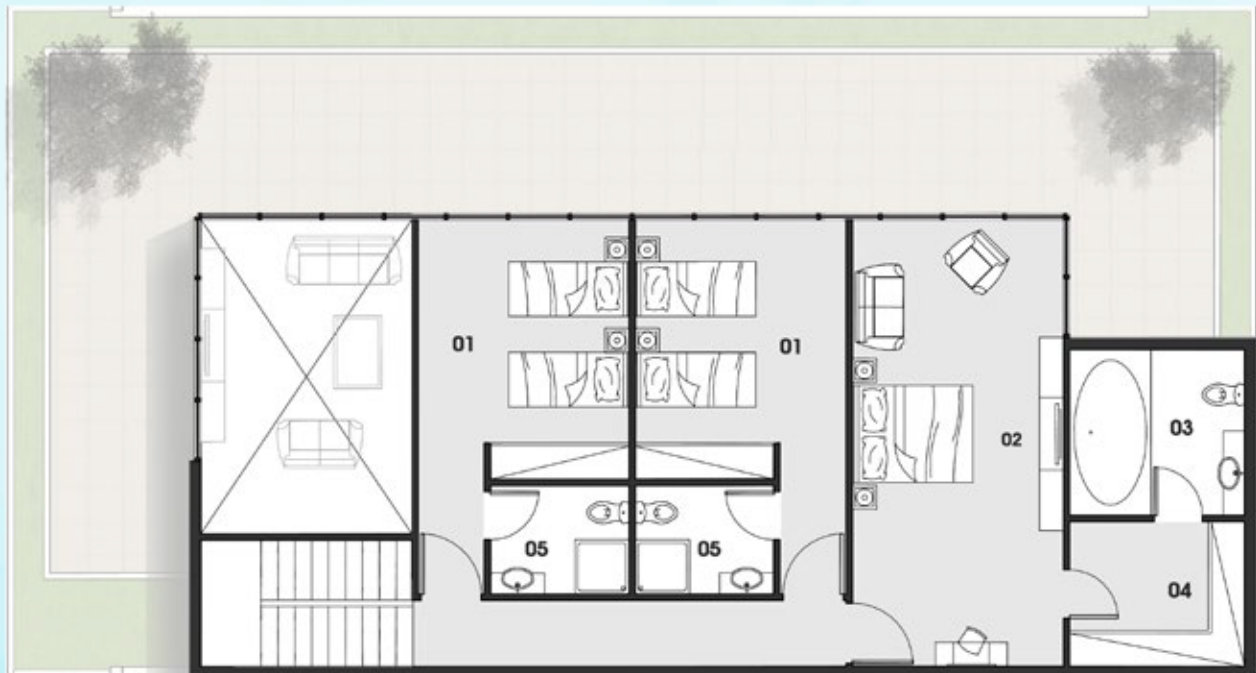
PENTHOUSE TYPE A PLAN LOWER LEVEL

01 BEDROOM	3.5 x 4.3 m ²
02 MASTER BEDROOM	7.4 x 3.5 m ²
03 BATHROOM	2.3 x 1.8 m ²
04 CLOSET	3.6 x 2.7 m ²
05 MASTER BATHROOM	2.7 x 3.6 m ²



PENTHOUSE TYPE B PLAN LOWER LEVEL

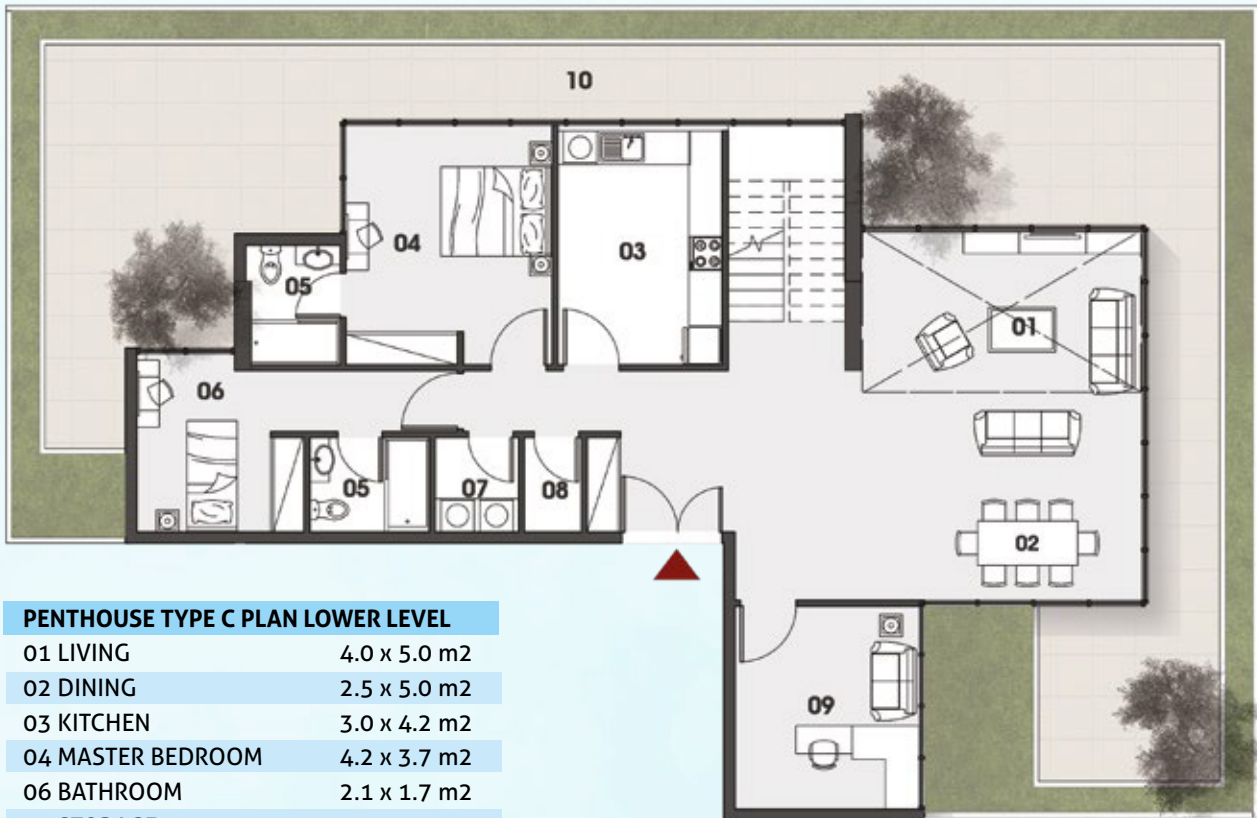
01 LIVING	4.5 x 5.3 m2
02 DINING	5.3 x 3.0 m2
03 KITCHEN	4.3 x 3.3 m2
04 MASTER BEDROOM	3.8 x 4.3 m2
05 MASTER BATHROOM	2.1 x 1.7 m2
06 BATHROOM	1.8 x 2.1 m2
07 STORAGE	1.2 x 1.7 m2
08 LAUNDARY	1.5 x 1.7 m2
09 BEDROOM	3.0 x 2.5 m2
10 TERRACE	VARIABLE



PENTHOUSE TYPE B PLAN UPPER LEVEL

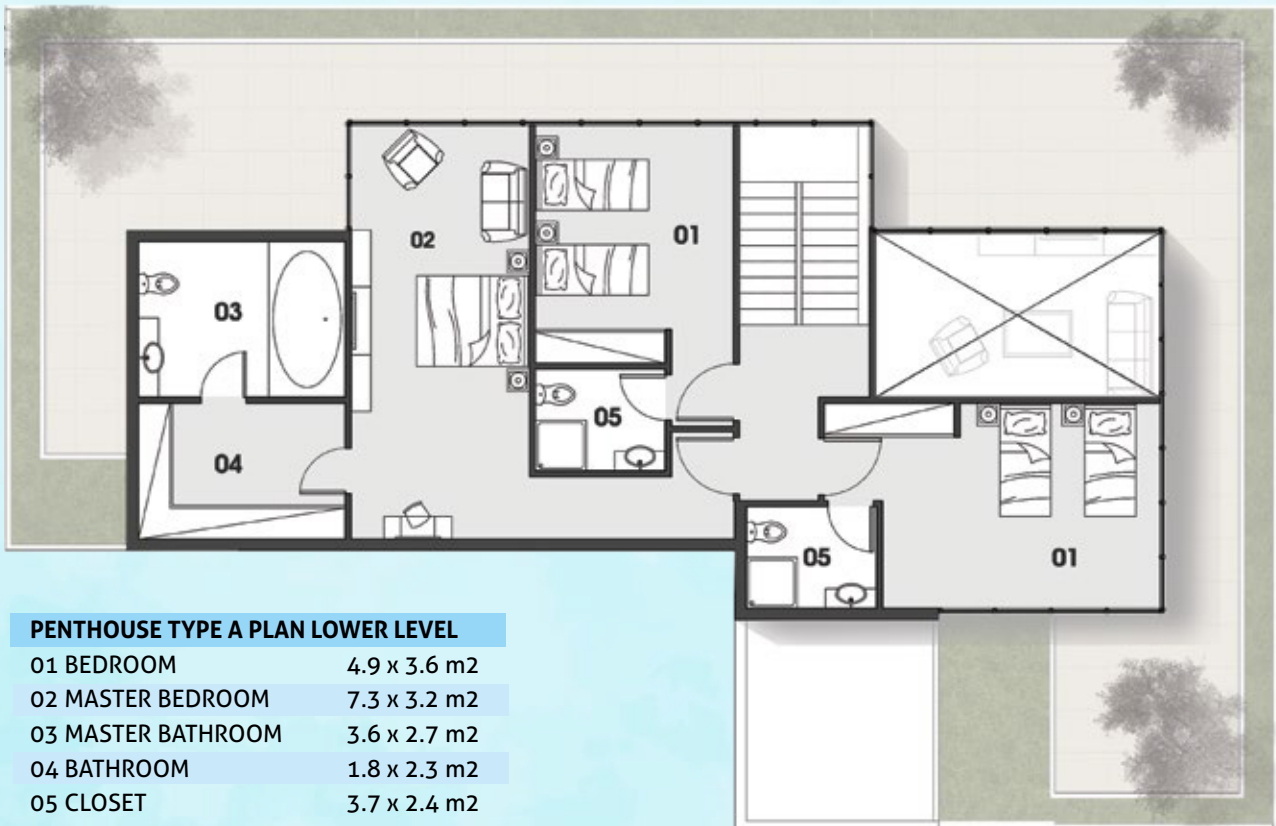
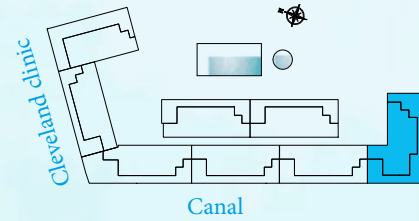
01 BEDROOM	3.5 x 4.3 m2
02 MASTER BEDROOM	7.4 x 3.5 m2
03 MASTER BATHROOM	2.7 x 3.9 m2
04 BATHROOM	2.4 x 1.8 m2
05 CLOSET	2.4 x 2.9 m2

"All drawings and dimensions are approximates. Drawings are not to scale and are subjects to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations."



PENTHOUSE TYPE C PLAN LOWER LEVEL

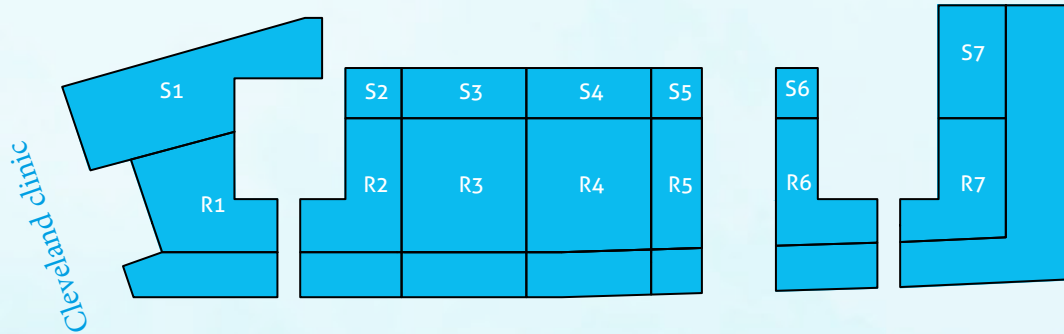
01 LIVING	4.0 x 5.0 m2
02 DINING	2.5 x 5.0 m2
03 KITCHEN	3.0 x 4.2 m2
04 MASTER BEDROOM	4.2 x 3.7 m2
06 BATHROOM	2.1 x 1.7 m2
07 STORAGE	1.0 x 1.7 m2
08 LAUNDRARY	1.5 x 1.7 m2
09 BEDROOM	3.0 x 3.2 m2
10 OFFICE	3.6 x 3.3 m2
11 TERRACE	VARIABLE



PENTHOUSE TYPE A PLAN LOWER LEVEL

01 BEDROOM	4.9 x 3.6 m2
02 MASTER BEDROOM	7.3 x 3.2 m2
03 MASTER BATHROOM	3.6 x 2.7 m2
04 BATHROOM	1.8 x 2.3 m2
05 CLOSET	3.7 x 2.4 m2

RETAIL



Canal

NO.	TYPE	AREA (SQ.FT)
R1	Retail	1.500
S1	Store	1.552
R2	Retail	1.198
S2	Store	233
R3	Retail	1.846
S3	Store	513
R4	Retail	1.836
S4	Store	513
R5	Retail	735
S5	Store	187
R6	Retail	1.036
S6	Store	376
R7	Retail	2.708
S7	Store	1.914



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