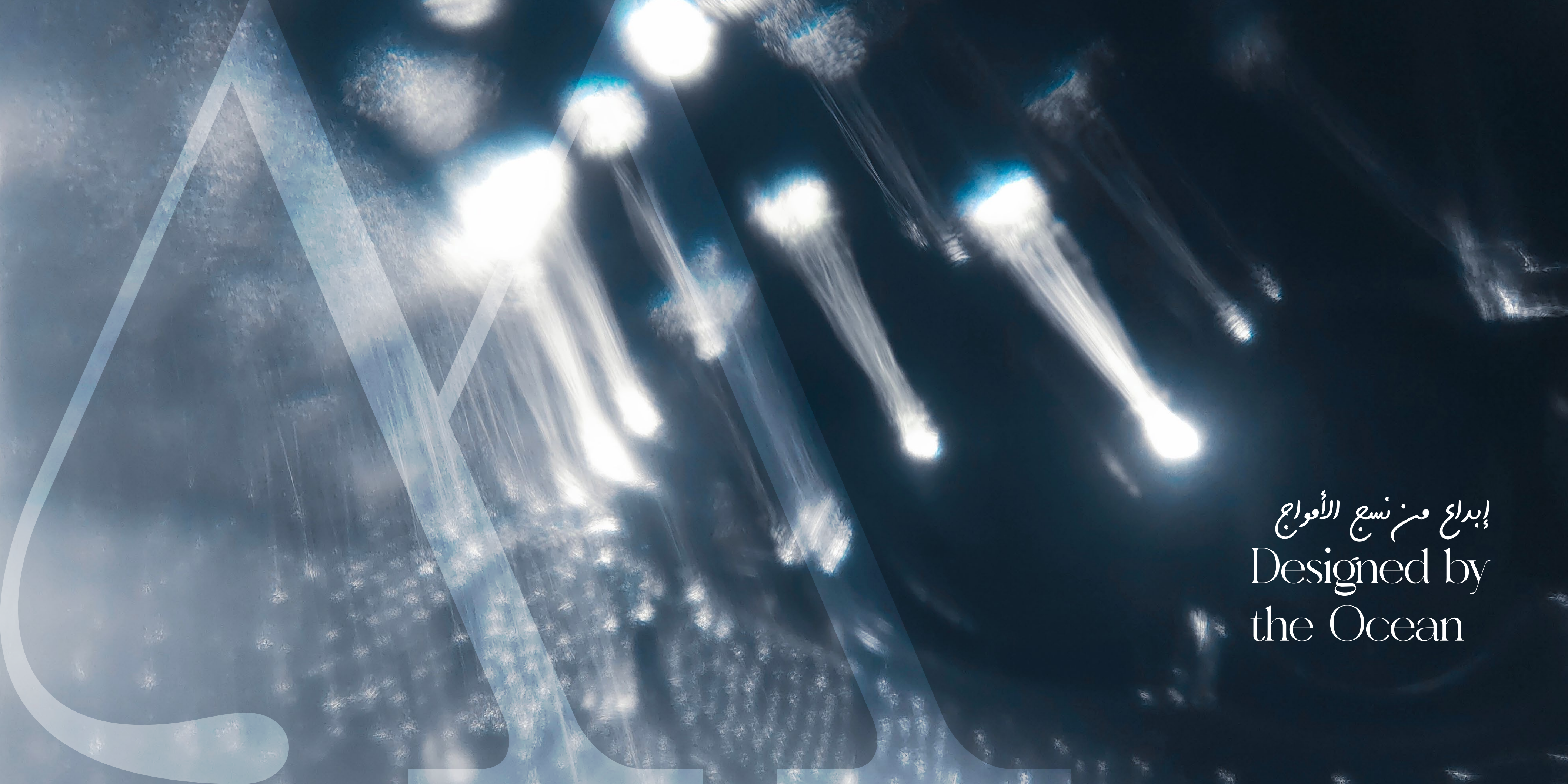




# MarlinII

Designed by the Ocean



إبداع من نسج الأعواج  
Designed by  
the Ocean

# Reportage.



## REPORTAGE GROUP

Reportage Properties is one of the largest private developers in the United Arab Emirates, with projects in UAE, Egypt, Turkey, Morocco, KSA, Uganda, Azerbaijan, Pakistan and upcoming international projects. We are focused and consistent in our objective to provide innovative, modern housing solutions that not only offer our investors an outstanding value but also provide the home buyers a safe place to live in. Our mission is to be amongst the most trusted real estate companies in the world by developing and providing homes that are equally elegant and accessible and provide you with a sense of belonging. We look forward to the upcoming years, and aspire to expand our real estate business globally.

Building legacies in UAE and beyond since 2014

## مجموعة ريبورتاج

تمثل مجموعة ريبورتاج واحدة من أكبر مطوري العقارات الخاصة في دولة الإمارات العربية المتحدة بمشروعات قائمة في أبوظبي ودبي و مصر و تركيا و المغرب و السعودية و أوغندا و أذربايجان و باكستان، و مشاريع دولية أخرى ضمن الخطة.

وتركز الشركة في هدفها المتمثل في تقديم حلول إسكان مبتكرة وحديثة وبأسعار في المتناول، وهي حلول من شأنها أن توفر قيمة متميزة للمستثمرين، و تجربة معيشية استثنائية لعملائها.

تتمثل مهمة ريبورتاج في أن تكون أولى شركات العقارات الأكثر ثقة في العالم، وذلك من خلال تطوير و توفير منازل تجمع بين الأناقة و العملية و متاحة للجميع، و تمنح ساكنيها الشعور بالانتماء. نتطلع بثقة إلى الأعوام القادمة ونطمح إلى توسيع نطاق أعمالنا العقارية على مستوى العالم.

إرث يبني في الإمارات و دولياً منذ 2014

## جزيرة الريم

بموقعها المتميز على بعد حوالي 600 متر من الساحل الشمالي الشرقي لأبو ظبي، توفر جزيرة الريم رفاة الحياة في قلب المدينة و بعيداً عن الصخب.

مع وجود ثلاثة جسور تربط جزيرة الريم بوسط مدينة أبوظبي، فإن الموقع المميز للمجتمع المطل على الواجهة البحرية و الذي يسهل الوصول إليه يجعلها واحدة من أكثر الأماكن رواجاً للعيش في عاصمة الإمارات العربية المتحدة. بالإضافة إلى قربها من وسط المدينة، فهي تقع أيضاً بالقرب من الحي المالي - جزيرة المارية ، ومركز الثقافة-جزيرة السعديات، وجميع الطرق الرئيسية.

تم تصنيف جزيرة الريم كواحدة من أفضل المجتمعات للعيش والاستثمار في أبو ظبي، بتبنيها أسلوب حياة «العمل واللعب و العيش».

## AL REEM ISLAND

Located around 600 metres off the north-eastern coast of Abu Dhabi, Al Reem Island offers the luxury of city life without its hustle and bustle.

With three bridges connecting Al Reem Island to Downtown Abu Dhabi, the waterfront community's accessible location makes it one of the most popular places to live in the UAE capital. As well as its close proximity to the city centre, it is also situated near to the financial district - Al Maryah Island, culture hub Saadiyat Island and all the major roadways.

Al Reem Island is categorized as one of the best communities for living and investment in Abu Dhabi, adopting a "work play live" lifestyle.





الحياة بين يديك

## Life within Reach

- 07 minutes driving to Shams Boutik
- 10 minutes driving to Reem Mall
- 12 minutes driving to Abu Dhabi Mall
- 13 minutes driving to Cleveland Clinic Abu Dhabi
- 13 minutes driving to Galleria Mall
- 15 minutes walking to Al Reem Central Park
- 15 minutes driving to Downtown Abu Dhabi
- 20 minutes driving to Louvre Abu Dhabi
- 20 minutes driving to Saadiyat Island



## مارلين II

من وحي إيقاع الأمواج، تتناغم هذه التحفة المعمارية مع سحر الأمواج وتمايل أشعة الشمس؛ اندماج بلا حدود بين إبداع الطبيعة وابتكار الإنسان، يتألق كمثال حي للسلاسة، والحركة، و تصميم لا يعرف الزمن. فهو أكثر من مجرد مبنى، هو تجربة حسية - صُنِع لأولئك الذين يتطلعون إلى ما وراء الأفق.

### MARLIN II

Inspired by the rhythm of the waves, this architectural masterpiece flows with the elegance of the waves and the dance of sunlight; a seamless blend of nature's artistry and human innovation, it stands as a tribute to fluidity, movement, and timeless design. More than just a structure, it is an experience—crafted for those who see beyond the horizon.





## Design Philosophy

A seamless connection between indoor and outdoor spaces; every aspect of the architecture aims to enhance the serene waterfront experience, through expansive floor-to-ceiling windows that invite natural light and reflections of blue. A unique design of modern aesthetics, with exceptional amenities.

## فلسفة التصميم

ارتباط سلس و متناغم بين المساحات الداخلية والخارجية؛ حيث يهدف كل جانب من جوانب التصميم إلى تعزيز تجربة الإطلالة المائية الخلابة، من خلال النوافذ الواسعة الممتدة من الأرض حتى السقف والتي ترحب بضوء الشمس وانعكاسات اللون الأزرق. تصميم فريد من نوعه من الجماليات الحديثة، مع وسائل راحة استثنائية.



## CONTEMPORARY ART, CRAFTED TO INSPIRE

An exclusive collection of 2-4 bedroom apartments  
that redefine luxury living

فن معاصر، يشعل الإلهام  
مجموعة مميزة من الشقق 2-4 غرف تقدم مفهوم  
جديد لحياة الرفاهية







من صنع الأوج، خصيعة لك

DESIGNED BY THE WAVES,  
MADE FOR YOU

حياة تنساب في تناغم، حيث كل  
يوم هو ذكرى لا تنسى

WHERE LIFE FLOWS FLAWLESSLY, AND  
EVERY DAY IS A DAY TO REMEMBER



مسبح إنفينيتي..  
متعة لا تنتهي

INFINITY POOL..  
ENDLESS PLEASURE





حيث الرفاهية عنوان  
WHERE LUXURY IS THE KEYWORD

جمال يتألق برداء ساحر  
مساحات واسعة تنبض بالحياة تناسب فيها أشعة الشمس

A MAGICAL TOUCH OF GLAMOUR

Airy spaces where sunlight leads the way





حيث يكمن الرقي في أدق التفاصيل  
WHERE EVERY DETAIL IS  
A STATEMENT OF CLASS

وسائل راحة بمستوى عالمي  
World-Class Amenities

- |                                       |                         |
|---------------------------------------|-------------------------|
| - 276 Private Parking slots for units | - 276 موقف خاص للوحدات  |
| - Swimming Pool                       | - حمام سباحة كبير       |
| - Kids' Swimming Pool                 | - حمام سباحة للأطفال    |
| - Gymnasium                           | - صالة للألعاب الرياضية |
| - Kids Play Areas                     | - مناطق لعب للأطفال     |
| - Shaded Seating Areas                | - مناطق جلوس مظلة       |
| - 4 Large Elevators                   | - 4 مصاعد كبيرة         |
| - 1 Service Elevator                  | - 1 مصعد خدمات          |







## مميزات الوحدة Unit Features

- شرفات/ تراسات خاصة وفقاً لمخطط الوحدة
- خزانات مطبخ و كونترتوب
- حمامات مكسوة بالكامل، حمامات خاصة و حمامات للضيوف حيثما كان ذلك متاحاً
- حمام خاص في بعض الغرف وفقاً لمخطط الوحدة
- نوافذ زجاجية مزدوجة
- خزانات ملابس بغرف النوم
- دش استحمام في كل حمام
- تكييف هواء مركزي
- وحدات تخزين و مرابيا
- مستقبل قمر صناعي رئيسي و وصلات ألياف ضوئية إنترنت عالي السرعة

- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- Fully-tiled bathrooms and guest toilets wherever applicable
- En-suite Bedrooms as per plan
- Double glazed windows
- Built-in wardrobes in bedrooms
- Shower in each bathroom
- Central air conditioning
- Vanity units & Mirrors
- Satellite master antenna and fibre optic connection for high-speed internet access



## Project Details

النوع: سكني  
مساحة الأرض: 4,067 متر مربع  
إجمالي الارتفاع: 78.40 متر  
عدد الوحدات: 164  
عدد الطوابق: طابق أرضي + 3 بوديوم + 16 طابق علوي

Type: Residential  
Plot Area: 4,067 sq.m  
Total Height: 78.40 m  
Total No. of Units: 164  
Levels: Ground + 3 Podiums + 16 Floors

## Unit Mix

Marlin 2 offers a variety of unit types

Two Bedroom: 84 Apartments  
Three Bedroom: 61 Apartments  
Four Bedroom: 19 Apartments

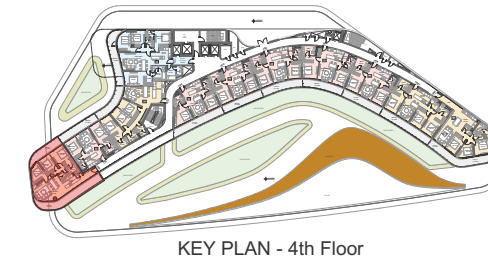
Total No. of Units: 164 Units  
يقدم مارلين 2 مجموعة متنوعة  
من الوحدات

غرفتين: 84 شقة  
ثلاث غرف: 61 شقة  
أربع غرف: 19 شقة

إجمالي عدد الوحدات: 164 وحدة

# UNIT TYPES

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



## 3BR | Type A

4th Floor, Typical Floor (5th to 17th)

Internal Area	105.65 sqm.
Outdoor Area	43.62 sqm. , 28.47 sqm.
<b>Total Area</b>	<b>149.27 sqm. , 134.12 sqm.</b>

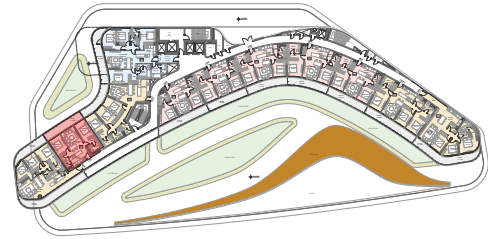
*Note: Outdoor Area varies.*

## MARLIN 2

20-02-2025

Revision 02

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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



### 2BR | Type A

4th Floor, Typical Floor (5th to 17th)

Internal Area	71.39 sqm.
Outdoor Area	16.84 sqm. , 12.15 sqm.
Total Area	88.23 sqm. , 83.54 sqm.

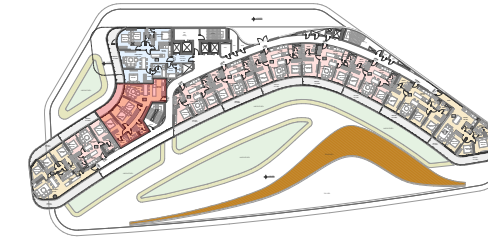
Note: Outdoor Area varies.

## MARLIN 2

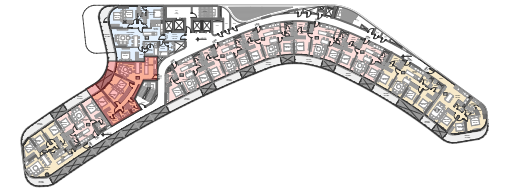
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



### 3BR | Type B

4th Floor, Typical Floor (5th to 17th)

Internal Area	111.11 sqm.
Outdoor Area	14.67 sqm. , 8.97 sqm.
Total Area	125.78 sqm. , 120.08 sqm.

Note: Outdoor Area varies.

## MARLIN 2

20-02-2025

Revision 02

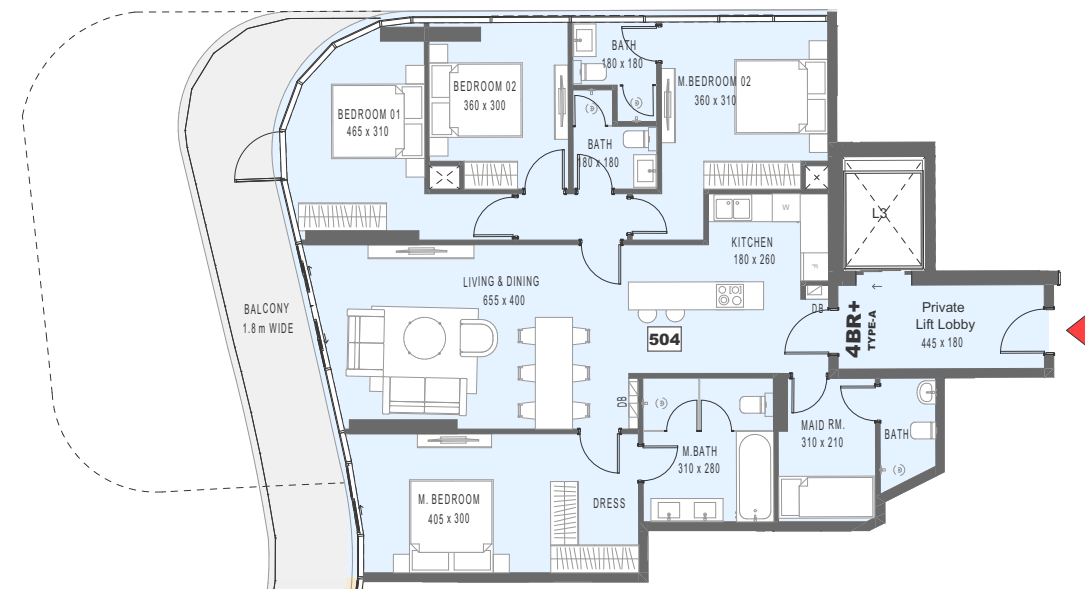
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



### 4BR | Type A

4th Floor, Typical Floor (5th to 17th)

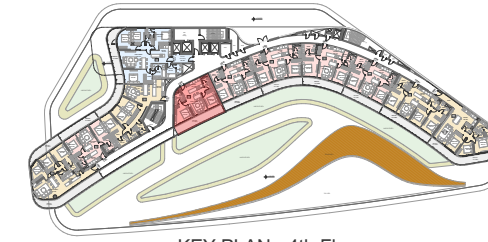
Internal Area	148.41 sqm.
Outdoor Area	23.41 sqm.
<b>Total Area</b>	<b>171.82 sqm.</b>

## MARLIN 2

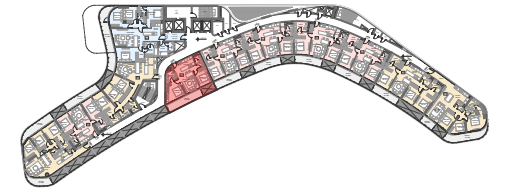
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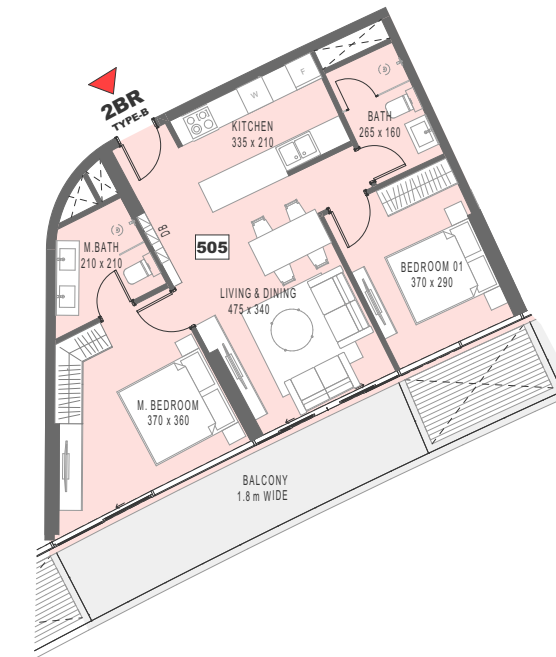
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



### 2BR | Type B

4th Floor, Typical Floor (5th to 17th)

Internal Area	68.42 sqm.
Outdoor Area	21.29 sqm. , 16.15 sqm.
<b>Total Area</b>	<b>89.71 sqm. , 84.57 sqm.</b>

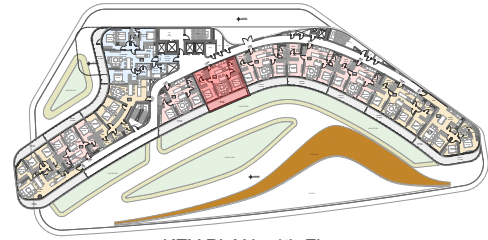
*Note: Outdoor Area varies.*

## MARLIN 2

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Revision 02

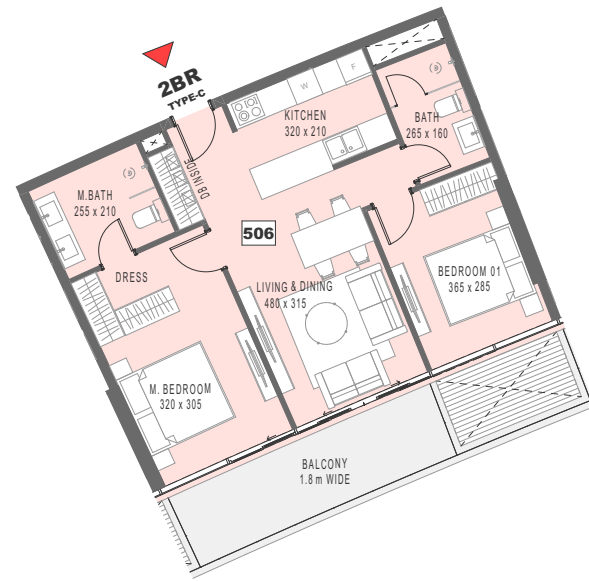
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



## 2BR | Type C

4th Floor, Typical Floor (5th to 17th)

Internal Area	68.40 sqm.
Outdoor Area	16.43 sqm. , 12.25 sqm.
<b>Total Area</b>	<b>84.83 sqm. , 80.65 sqm.</b>

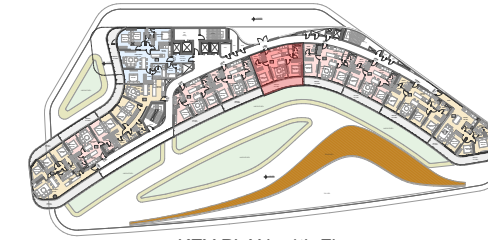
*Note: Outdoor Area varies.*

# MARLIN 2

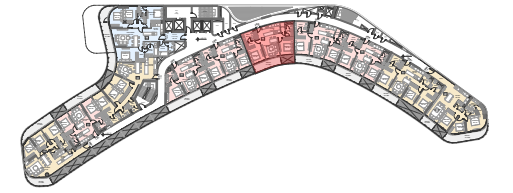
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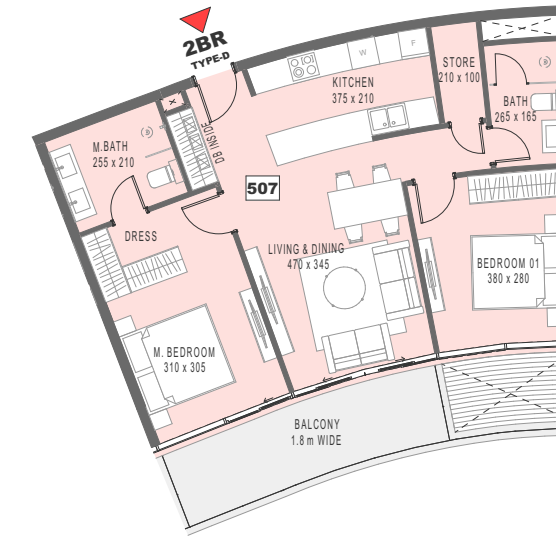
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



## 2BR | Type D

4th Floor, Typical Floor (5th to 17th)

Internal Area	75.58 sqm.
Outdoor Area	16.12 sqm. , 12.12 sqm.
<b>Total Area</b>	<b>91.70 sqm. , 87.70 sqm.</b>

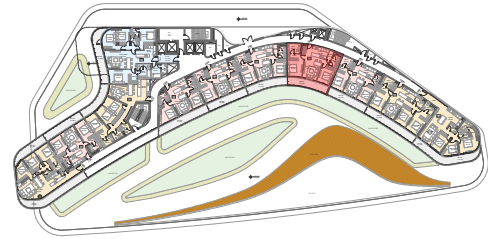
*Note: Outdoor Area varies.*

# MARLIN 2

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Revision 02

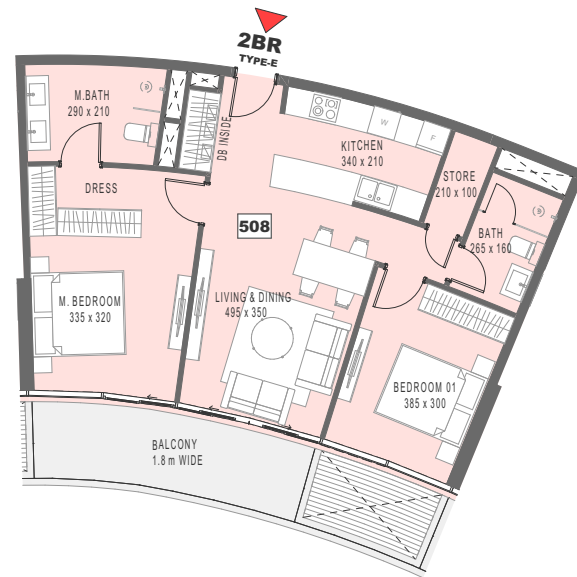
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



## 2BR | Type E

4th Floor, Typical Floor (5th to 17th)

Internal Area	78.64 sqm.
Outdoor Area	15.90 sqm. , 11.92 sqm.
Total Area	94.54 sqm. , 90.56 sqm.

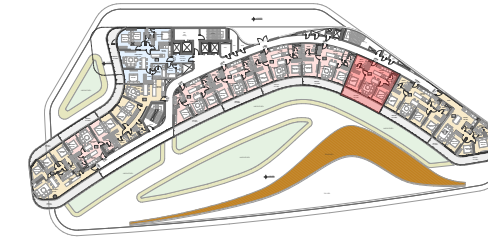
Note: Outdoor Area varies.

# MARLIN 2

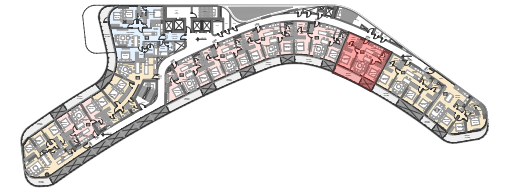
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Revision 02

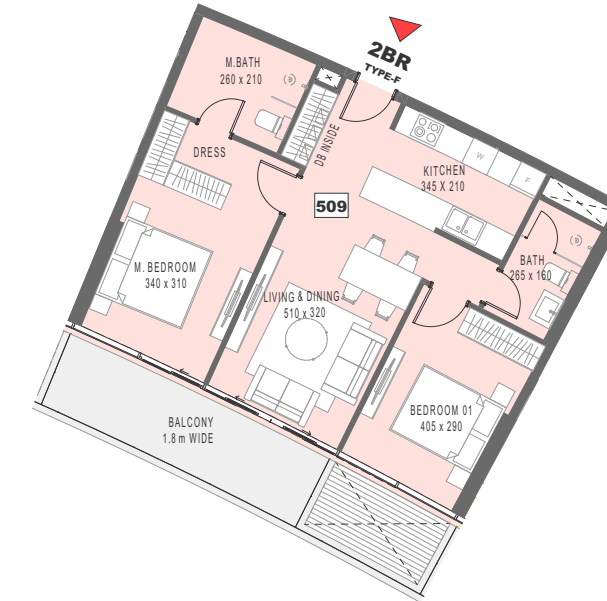
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



## 2BR | Type F

4th Floor, Typical Floor (5th to 17th)

Internal Area	72.58 sqm.
Outdoor Area	16.49 sqm. , 12.36 sqm.
Total Area	89.07 sqm. , 84.94 sqm.

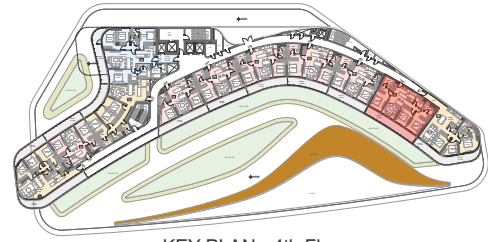
Note: Outdoor Area varies.

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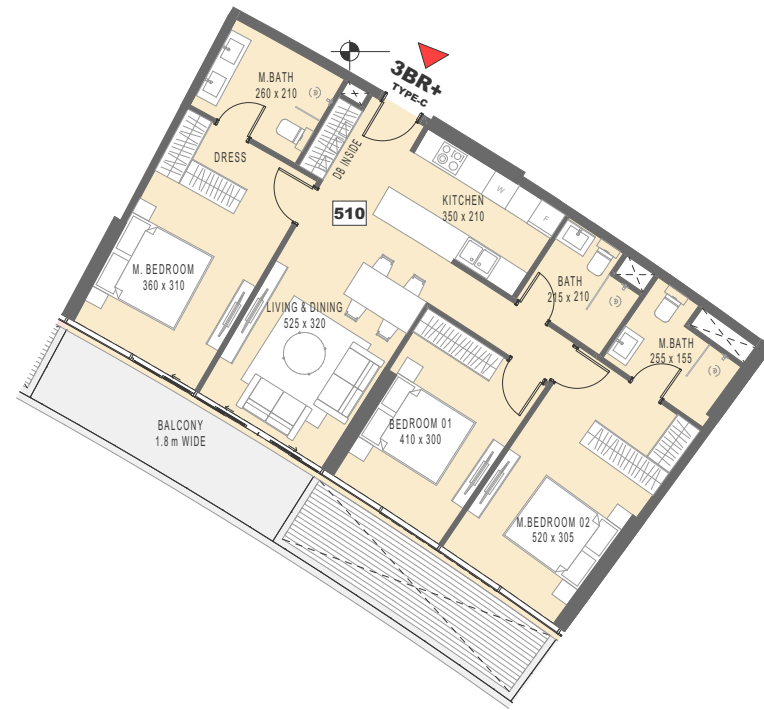
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



### 3BR | Type C

4th Floor, Typical Floor (5th to 17th)

Internal Area	99.29 sqm.
Outdoor Area	22.09 sqm. , 13.25 sqm.
Total Area	121.38 sqm. , 112.54 sqm.

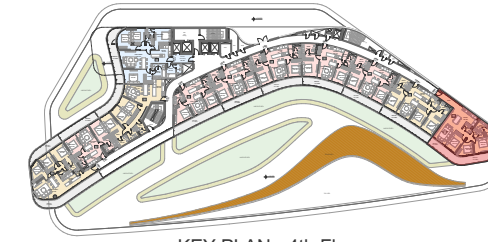
Note: Outdoor Area varies.

## MARLIN 2

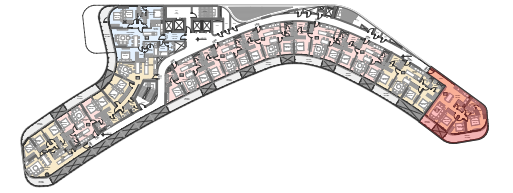
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KEY PLAN - 4th Floor



KEY PLAN - Typical Floor (5th to 17th)



### 3BR | Type D

4th Floor, Typical Floor (5th to 17th)

Internal Area	108.28 sqm.
Outdoor Area	28.17 sqm. , 23.86 sqm.
Total Area	136.45 sqm. , 132.14 sqm.

Note: Outdoor Area varies.

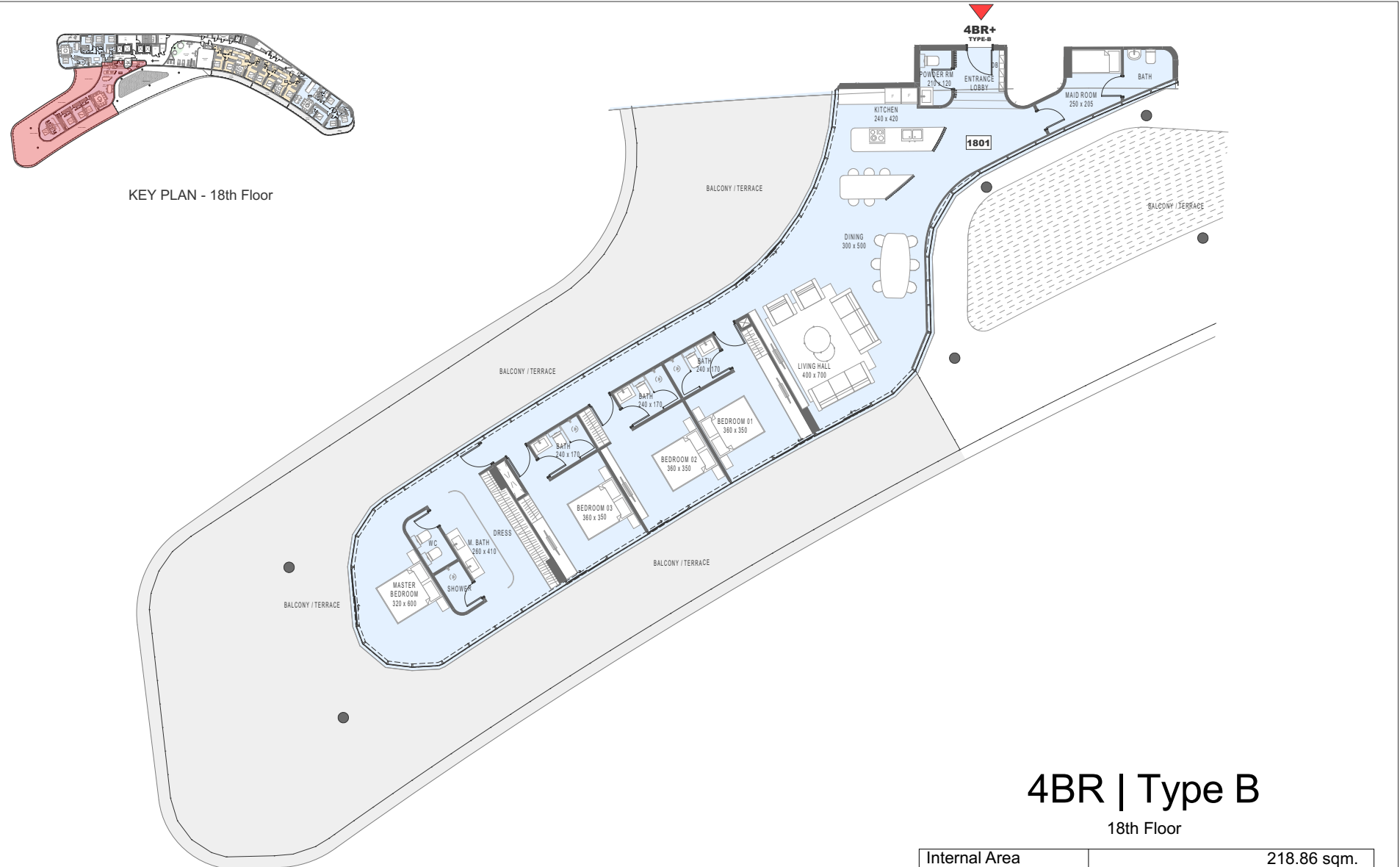
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KEY PLAN - 18th Floor

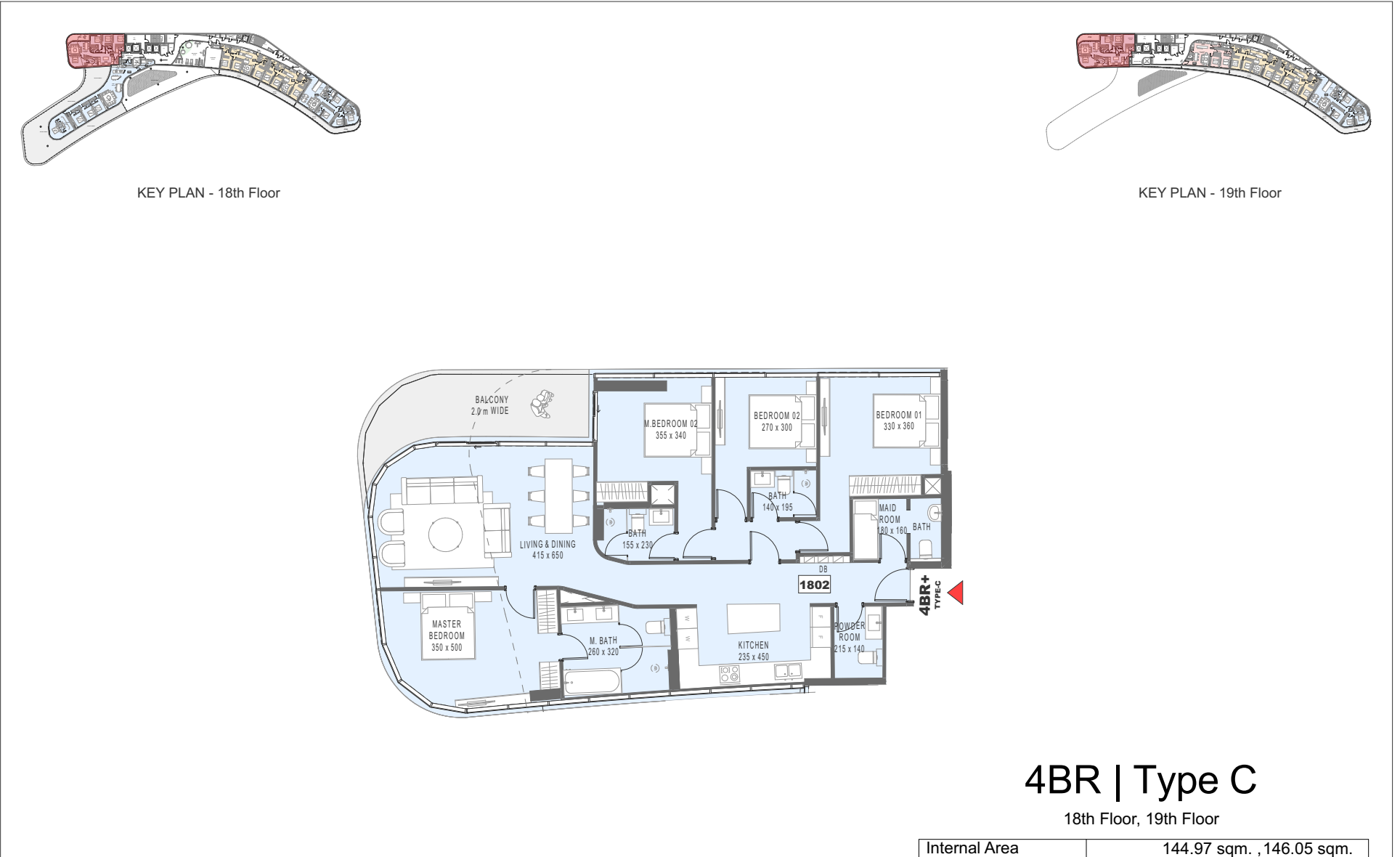
### 4BR | Type B 18th Floor

Internal Area	218.86 sqm.
Outdoor Area	293.42 sqm.
<b>Total Area</b>	<b>512.28 sqm.</b>

## MARLIN 2

20-02-2025 Revision 02

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KEY PLAN - 18th Floor

KEY PLAN - 19th Floor

### 4BR | Type C 18th Floor, 19th Floor

Internal Area	144.97 sqm. , 146.05 sqm.
Outdoor Area	13.69 sqm. , 16.33 sqm.
<b>Total Area</b>	<b>158.66 sqm. , 162.38 sqm.</b>

## MARLIN 2

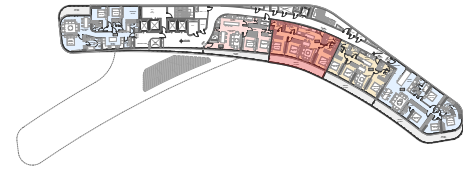
20-02-2025 Revision 02

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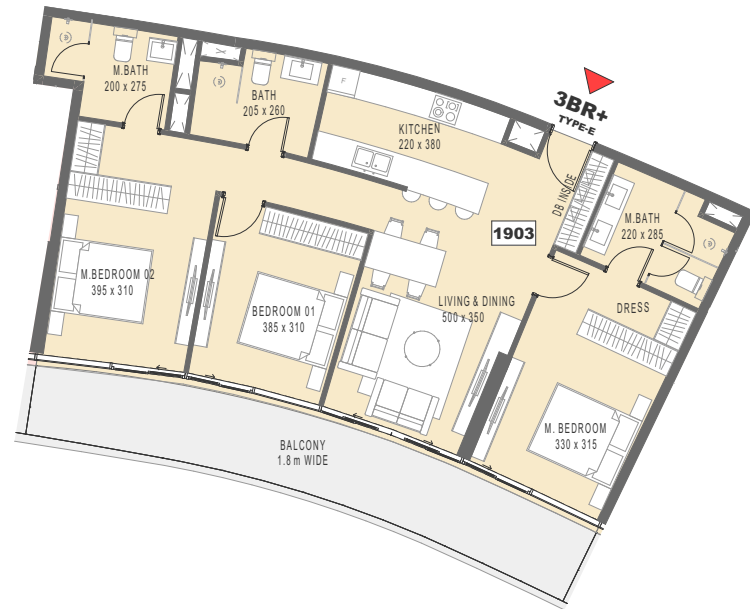
Note: Indoor & Outdoor Area varies.



KEY PLAN - 18th Floor



KEY PLAN - 19th Floor



### 3BR | Type E

18th Floor, 19th Floor

Internal Area	102.86 sqm.
Outdoor Area	22.25 sqm. , 21.95 sqm.
Total Area	125.11 sqm. , 124.81 sqm.

Note: Outdoor Area varies.

## MARLIN 2

20-02-2025

Revision 02

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KEY PLAN - 18th Floor



KEY PLAN - 19th Floor



### 3BR | Type F

18th Floor, 19th Floor

Internal Area	97.33 sqm.
Outdoor Area	21.88 sqm.
Total Area	119.21 sqm.

## MARLIN 2

20-02-2025

Revision 02

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KEY PLAN - 18th Floor



### 4BR | Type D

18th Floor, 19th Floor

Internal Area	163.66 sqm.
Outdoor Area	39.35 sqm.
<b>Total Area</b>	<b>203.01 sqm.</b>

## MARLIN 2

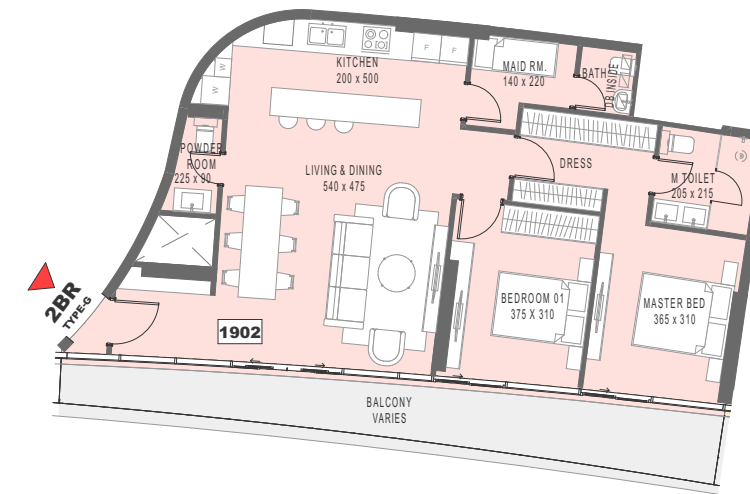
20-02-2025

Revision 02

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



KEY PLAN - 19th Floor



### 2BR | Type G

19th Floor

Internal Area	93.13 sqm.
Outdoor Area	19.87 sqm.
<b>Total Area</b>	<b>113.00 sqm.</b>

## MARLIN 2

20-02-2025

Revision 02

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