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by the  
Ocean

ريپورتاج العقارية  
**Reportage**  
Properties

Abu Dhabi-UAE | Head Office  
Tamouh Tower  
28th Floor, Al Reem Island  
P.O. Box: 111949  
Tollfree: +971 800 77 55 2  
info@reportageuae.com

Dubai-UAE  
Anantara Business Tower  
3rd Floor, Business Bay  
P.O. Box: 27446  
Tollfree: +971 800 77 55 2  
info@reportageuae.com

Cairo-Egypt  
Building 217  
North Teseen St.  
New Cairo  
T: +20 12 0008 1190  
info@reportageeg.com

Istanbul-Türkiye  
Maslak Mh. Sümer Sk.  
No:4. İç Kapı No:3. Bodrum Kat.  
Maslak Office Building (MOB) Sarıyer  
T: +90 530 774 9595  
info@reportage.com.tr

Riyadh-KSA  
Building No. 3230  
Al Aflaj St., Al Suwaidi  
P.O. Box 12791  
T: +966 11 215 1110  
info@reportageuae.com

Moscow-Russia  
Yefremova Street 10s1, k4/4  
bld sadoyye kvartaly  
P.O. Box 119048  
info@reportagerussia.com

Kampala, Uganda  
Plot 4, Philip Road  
Near German Embassy  
Kololo, Kampala, Uganda  
+256 756 111 434 | +256 763 331 572  
info@reportageug.com

Lahore - Pakistan  
Plaza No. 185, Broadway  
Commercial phase 8, DHA Lahore  
+923309991111  
Info@reportageempire.com

Kigali, Rwanda  
KG 334 ST 10, Nyarutarama,  
Kigali, Rwanda  
+250738532168 | +250794100607  
info@reportagerw.com



For more information, visit [reportageuae.com](http://reportageuae.com)  
or call 800 77 55 2 | +971 50 244 1078



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MarlinII

Designed by the Ocean



**Marlin II**

Designed by the ocean — 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. Situated in a prime location — Al Reem Island, Abu Dhabi — Marlin II Tower is renowned for its modern architecture and seamless access to premium amenities, making it the ideal choice for those seeking a magical living experience. Crafted to harmonize with its coastal surroundings, the tower offers breathtaking waterfront views, sophisticated interiors, and a refined lifestyle that captures the essence of tranquility and elegance. Every detail, from the dynamic façade to the thoughtfully curated spaces, reflects its commitment to exceptional living, setting a new standard for contemporary waterfront residences in the heart of Abu Dhabi.

**Amenities & Services**

- 276 Private Parking Slots for units
- Large Swimming Pool
- Kids' Swimming Pool
- Gymnasium
- Kids Play Areas
- Shaded Seating Areas
- 4 Large Elevators
- 1 Service Elevator

**Unit Mix**

Marlin2 Tower contains different units:

- Two Bedroom: 84 Apartments
- Three Bedroom: 61 Apartments
- Four Bedroom: 19 Apartments
- Total No. of Units: 164 units

**Project Details**

Type: Residential - Plot Area : 4.067 sq.m  
 Total Height : 78.40 m  
 Total Units : 164  
 Levels : Ground+ 3 Podiums + 16 Floors

**Location Features**

- 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

**Unit Features**

- 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