

MAR CASA



MARCASA.AE

The background is a dark blue gradient with a repeating geometric pattern of overlapping diamond shapes. The diamonds are formed by intersecting diagonal lines, creating a sense of depth and rhythm.

YOUR RHYTHM ... YOUR LIFE

THE DEVELOPER



SHAPING THE URBAN REAL ESTATE
LANDSCAPE OF DUBAI



MAR CASA

ABOUT US

**FOUNDED TEAM IN
2002**



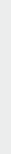
**350+
ASSOCIATION WITH
GLOBAL EXPERTS**

**AED 803.4 MILLION
REVENUE IN 2022**



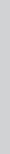
**AED 144.2 MILLION
NET PROFIT IN 2022**

**DUBAI FOCUSED
STRATEGY**



**DEVELOPMENT
PORTFOLIO OF 25.5
MILLION SQ.FT.**

**#1 DEVELOPER BY
RESIDENTIAL SALES**



**24 RESIDENTIAL,
7 COMMERCIAL, 4
HOSPITALITY AND 1
MIXED USED PROJECT**

MAR CASA

VALUES THAT SET US APART



ENTERPRISING
AND AGILE



ETHICAL AND
TRANSPARENT



TRUSTWORTHY
AND RELIABLE



QUALITY AND
VALUE CONSCIOUS



COMMITTED TO THE
TRANSFORMATION
OF THE UAE

OUR ACHIEVEMENTS

AED 4.38
BILLION IN
CAPITAL

25.5M
SQ.FT. OF
DEVELOPMENT

4
HOSPITALITY
PROJECTS

2007
PUBLICLY LISTED IN DUBAI
FINANCIAL MARKET

MAR CASA

MAJOR DEVELOPMENTS

MIDTOWN



THE ATRIA



CENTRAL PARK



BELLA ROSE



REGALIA



TRIA



BY DEYAAR

MAR CASA

WHY CHOOSE DUBAI?



ONE OF THE WORLD'S FASTEST
GROWING CITIES



MAR CASA

A CITY OF OPPORTUNITIES AND EXPONENTIAL GROWTH GROWING REAL ESTATE MARKET

A 67% INCREASE IN THE NUMBER OF
FOREIGN PROPERTY BUYERS IN 2022.

TOTAL PROPERTY SALE TRANSACTIONS
GROWTH IN 2022 IS 59.5% - 97,252
TRANSACTIONS.

FOR 2023, A PROJECTED MARKET
GROWTH IS 46%, PROPERTY PRICES
GROWTH - 10-15%.

MAR CASA

A CITY OF OPPORTUNITIES AND EXPONENTIAL GROWTH SAFETY & QUALITY

DUBAI RANKS 7TH ON THE GLOBAL SAFE
CITY INDEX BY NUMBEO.

DUBAI RANKS 49TH IN THE GLOBAL
QUALITY OF LIFE INDEX BY NUMBEO.

MAR CASA

WHY PEOPLE CHOOSE PROPERTIES IN DUBAI?

- ✓ HIGH-QUALITY LIFESTYLE.
- ✓ ECONOMIC GROWTH & STABILITY
THE 5TH-BEST PERFORMING
ECONOMY WORLDWIDE.
- ✓ TRANSPARENT REGULATED
REAL ESTATE MARKET.
- ✓ COMPETITIVE PRICES AND
RENTAL YIELDS.
- ✓ ZERO YEARLY PROPERTY TAXES.
- ✓ WORLD-CLASS CITY INFRASTRUCTURE
AND CONNECTIVITY.

LOCATION & NEIGHBOURHOOD



WHERE HERITAGE
MEETS MODERNITY



MAR CASA

TAKE PRIDE IN YOUR ADDRESS

MAR CASA IS STRATEGICALLY LOCATED AT DUBAI MARITIME CITY – THE WORLD'S FIRST CENTER DEDICATED TO THE ENTIRE MARITIME INDUSTRY, COMMERCE & TRADE.

DEVELOPED ACCORDING TO THE VISIONARY LEADERSHIP OF HIS HIGHNESS SHEIKH MOHAMMED BIN RASHID AL MAKTOUM.

THIS ICONIC 249-HECTARE MAN-MADE PENINSULA IS THE PERFECT COMBINATION OF LIVE, WORK AND PLAY DESTINATION WHICH INCLUDES RETAIL SPACES, RESIDENTIAL AREAS, OFFICE TOWERS, AND A PROMENADE.



MAR CASA

LOCATION MAP

Mar Casa is perfectly connected to the old city as well as the financial centre of Dubai and the beautiful Jumeirah area. Dubai Downtown with its landmarks Dubai Mall and Burj Khalifa is only a few minutes drive away.

Hotels:

1. Nikki Beach Resort & Spa Dubai
2. Mandarin Oriental Jumeira
3. Bulgari Resort
4. Four Seasons Resort Dubai (at Jumeirah Beach)
5. Four Seasons Hotel DIFC
6. Waldorf Astoria DIFC
7. Ritz Carlton (DIFC)
8. Armani Hotel Dubai
9. The Address Hotel Dubai

Education:

1. New Academy School
2. Ambassador School
3. Zabeel High School
4. Dubai Music School
5. AlWasl University
6. Canadian University Dubai
7. Dubai Institute of Design and Innovation (DIDI)
8. London American City College
9. Learners University College
10. European University College

Healthcare:

1. Dubai Healthcare City
2. International Modern Hospital
3. Iranian Hospital
4. Aster Clinic (Al Karama, Union Medical Centre)
5. Kimshealth – Al Rashidiyah Private Polyclinic

Parks:

1. Dubai Creek Park
2. Zabeel Park
3. Dubai Garden Glow
4. Ras Al Khor Wild Life Sanctuary
5. Karama Park
6. Joggers Park

Leisure, Malls & Art:

1. Jumeirah Beach
2. Dubai Mall
3. Mercato
4. BurJuman
5. Wafi Mall
6. Deira City Centre
7. Old Souk
8. Dubai Museum
9. Heritage Village
10. Etihad Museum

10 minutes
to Sheikh Zayed Road

15 minutes
to Dubai International Airport

20 minutes
to Downtown Dubai

20 minutes
to the Dubai Mall/Burj Khalifa

10 minutes
to Jumeirah



MAR CASA

ENJOY THE PICTURE-POSTCARD
SKYLINE AND LIVE IN
THE HISTORICAL AREA OF PORT
RASHID, WHERE IT ALL STARTED.



MAR CASA



YOUR RHYTHM ... YOUR LIFE



MAR CASA

OVERVIEW

- A NEW 52-STOREY LANDMARK IN DUBAI MARITIME CITY.
- ICONIC ARCHITECTURE EMBODYING THE FLUIDITY OF OCEAN WAVES.
- EMOTIONAL LUXURY LIVING THAT PRIORITIZES RESIDENTS' WELLBEING AND HAPPINESS.
- A WIDE RANGE OF SPACIOUS AND ELEGANT RESIDENCES, INCLUDING 1, 2, 3 BEDROOM, DUPLEX, AND PENTHOUSE OPTIONS.



- THE BREATHTAKING SEA VIEWS FROM EVERY RESIDENCE.
- STATE-OF-THE-ART AMENITIES ARE DESIGNED TO BRING PEOPLE TOGETHER IN A FRIENDLY ATMOSPHERE, FOSTERING CONNECTIONS WITH LIKE-MINDED INDIVIDUALS.
- NATURE-INSPIRED INTERIOR DESIGN AND EXCEPTIONAL FINISHES.
- A SMOOTH AND EASY LIFE WITH INTEGRATED SMART HOME SOLUTIONS.

MAR CASA

WHY MAR CASA?

PROSPECTIVE STRATEGIC DUBAI
MARITIME CITY LOCATION FOR
INVESTMENTS.

NATURE-INSPIRED DESIGN AND
ARCHITECTURE, COMBINED TO
OFFER THE ULTIMATE RETREAT
FOR RESIDENTS.

SUSTAINABLE AND SMART
CONSTRUCTION SOLUTIONS.

UNINTERRUPTED SEA VIEWS, THE
SOOTHING SOUNDS OF WATER,
AND SERENITY.

EXPERIENCES DESIGNED TO
BALANCE WORK AND LEISURE,
PROMOTE EASY COMMUNICATION,
AND CREATE LASTING MEMORIES.

CUTTING-EDGE TECHNOLOGY
ALLOWING RESIDENTS TO
EFFORTLESSLY MANAGE THEIR
LIVING SPACES.

MAR CASA

COMPOSE THE LIFE YOU WANT TO LIVE

MAR CASA IS NOT JUST A RESIDENCE
BUT A GATEWAY TO CRAFTING A LIFE
THAT IS TRULY YOURS.

BREATHING PLACE WHERE EVERY
DETAIL HAS BEEN TAILORED TO THE
UNIQUE NEEDS AND DESIRES OF
EACH RESIDENT.

BREATHTAKING NATURAL
SCENERY AND A VARIETY OF HIGHLY
CURATED AMENITIES.



MAR CASA



MAR CASA





MAR CASA



CURATED EXPERIENCES



MAR CASA

HIGH-END AMENITIES

FITNESS AND RECREATIONAL AMENITIES

- THE INFINITY SAND POOL
- THE INFINITY SKY POOL
- SPACIOUS GYM WITH YOGA ROOM
- SHOWER AND CHANGING ROOMS
- MULTIPURPOSE SPORTS COURT
- MULTIPURPOSE LAWN
- WELLNESS AMENITIES
- SPA HEALTH CLUB
- SAUNA AND STEAM ROOMS



SOCIAL AMENITIES

- GRAND AND WELCOMING LOBBY
- RESIDENTS LOUNGE - COWORKING ZONE
- RESIDENTS LOUNGE - GAMES ZONE
- RESIDENTS LOUNGE - JUICE BAR
- RESIDENTS LOUNGE - OUTDOOR TERRACE
- MULTIPURPOSE HALL

CHILDREN'S AMENITIES

- KIDS POOL
- KIDS SPLASH PAD
- KIDS OUTDOOR PLAYGROUND KIDS CLUB



AMENITIES MAP

BEACH EXPERIENCE

THE SAND INFINITY POOL WITH
CABANAS OFFERS A BEACH-LIKE
EXPERIENCE WITH UNFORGETTABLE
VIEWS OF THE ARABIAN GULF.





SPA

A PLACE OF SERENITY AND RESPITE. WHENEVER YOU WANT TO TAKE A BREAK FROM ACTIVE LIFE, INDULGE YOURSELF AT THE MAR CASA SPA, INSPIRED BY THE SEA, A PLACE OF SERENITY AND RESPITE.



A group of children are playing tug-of-war outdoors. A young girl in a light blue dress is in the center, pulling the rope with effort. To her left, a boy in a purple shirt is also pulling. In the foreground, the back of a person's head and shoulders are visible, looking towards the children. The background is a soft-focus outdoor setting with trees and grass. The text is overlaid on the right side of the image.

KIDS AREA

GIVE YOUR CHILDREN THE GIFT
OF A HAPPY, SAFE CHILDHOOD.
MAR CASA FEATURES EXCEPTIONAL
INDOOR AND OUTDOOR PLAY
AREAS THAT ARE PERFECT FOR
CHILDREN OF ALL AGES.

LOBBY

THE LOBBY CAPTURES THE GRACEFUL MOVEMENT AND FLUIDITY OF WAVES AND WATER TO CREATE AN UNFORGETTABLE "WOW!" MOMENT UPON ARRIVAL.





GYM

STATE-OF-THE-ART FITNESS
FACILITIES, FEATURING THE
LATEST EQUIPMENT.



SPORTS COURT

OUTDOOR MULTIFUNCTIONAL
SPORT COURT NESTLED IN THE
LAP OF PLUSH GREENERY AND
SEASCAPE VISTAS.



ALFRESCO DINING

OUTDOOR LIVING. OUTDOOR
LEISURE ZONES, INCLUDING THE
BBQ AREA, MULTIPURPOSE LAWN,
AND ALFRESCO SEATING.

LOUNGE

EXPERIENCE WORTH SHARING! TAKE PRIDE IN INVITING FRIENDS TO THE VIBRANT ENERGY OF THE RESIDENTS' LOUNGE.



MAR CASA



STATE-OF-THE-ART INTERIORS



MAR CASA

DESIGNED TO MEET THE NEEDS OF MODERN LIVING

- SEASCAPE VISTAS
- ABUNDANCE OF NATURAL LIGHT
- ADVANCED HOME AUTOMATION
SYSTEMS
- HIGH-END KITCHENS
- CAREFULLY SELECTED APPLIANCES



MAR CASA

INTERIOR FINISHES

UNIT	HOME AUTOMATION FACILITIES
WARDROBES & DOOR	HIGH-GRADE LAMINATE FINISH
KITCHEN	BRANDED KITCHEN APPLIANCES
SANITARY	BRANDED SANITARYWARE AND ACCESSORIES
TILE	STONE OR PORCELAIN TILES DEPENDING ON THE UNIT TYPE
WALL & CEILING	PAINTED FINISH











RESIDENTIAL TYPOLOGY

UNIT TYPE	SIZE SQFT
1 BEDROOM	740-1265
2 BEDROOM	
I. 2 BED	1100-1390
II. 2 BED SUITE	1525-1555
III. 2 BED EXEC. DUPLEX	2255-2285
V. ROYAL 2 BED	3215-3275
3 BEDROOM	
I. 3 BED	1850-2185
II. 3 BED DUPLEX	2270-2310
III. ROYAL 3 BED	4035-4170
PENTHOUSE	
I. PENTHOUSE	2800-3080
II. ROYAL PENTHOUSE	5830

MAR CASA



UNIT TYPES AND LAYOUTS



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1 BEDROOM APARTMENT

TOTAL 771 SQFT / TYPE 1BR-01

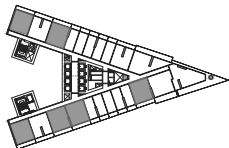
INTERIOR AREA / 650 sq.ft.

BALCONY AREA / 121 sq.ft.

NET AREA / 771 sq.ft.

KEY PLAN

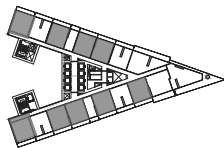
Sea View



Sea View & Dubai Skyline

Floors / 1st to 7th

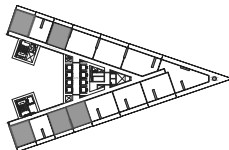
Sea View



Sea View & Dubai Skyline

Floors / 8th to 10th

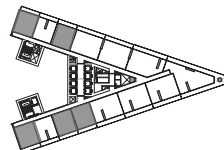
Sea View



Sea View & Dubai Skyline

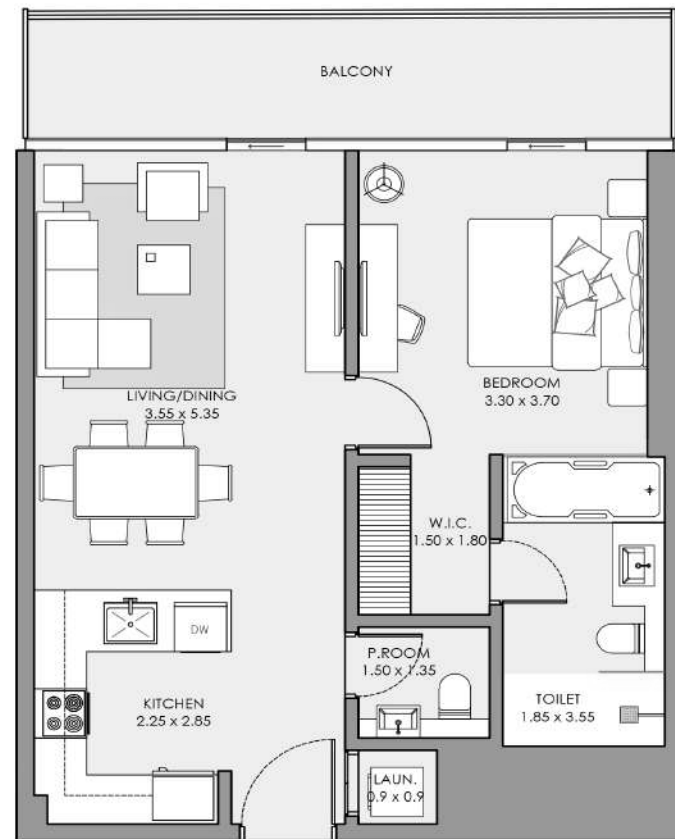
Floors / 11th to 19th

Sea View



Sea View & Dubai Skyline

Floors / 20th to 25th



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1 BEDROOM APARTMENT

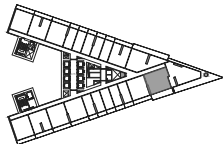
TOTAL 906 SQFT / TYPE 1BR-03

INTERIOR AREA / 750 sq.ft.

BALCONY AREA / 156 sq.ft.

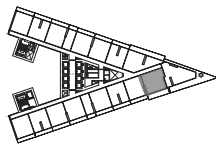
NET AREA / 906 sq.ft.

KEY PLAN



Sea View & Dubai Skyline

Floors / 1st to 7th



Sea View & Dubai Skyline

Floors / 8th to 10th



1 BEDROOM APARTMENT

TOTAL 1,181 SQFT / TYPE 1BR-WITH STUDY

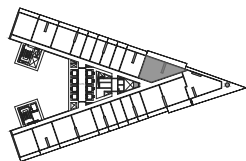
INTERIOR AREA / 925 sq.ft.

BALCONY AREA / 256 sq.ft.

NET AREA / 1,181 sq.ft.

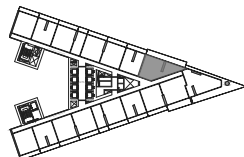
KEY PLAN

Sea View

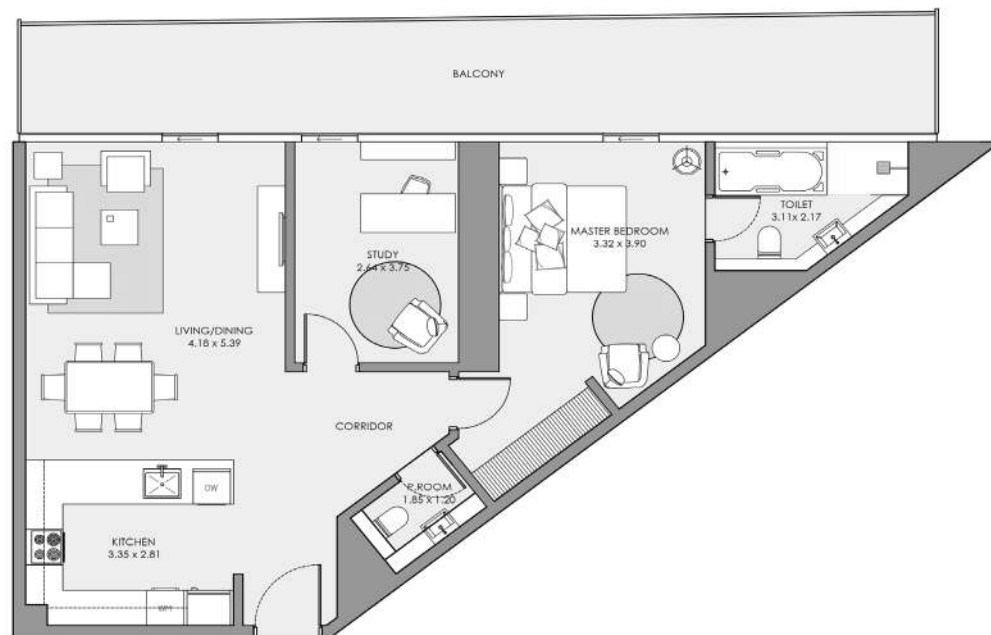


Floors / 1st to 7th

Sea View



Floors / 8th to 10th



2 BEDROOM APARTMENT

TOTAL 1,151 SQFT / TYPE 2BR-01

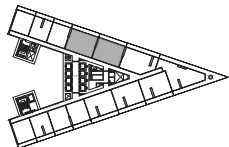
INTERIOR AREA / 970 sq.ft.

BALCONY AREA / 181 sq.ft.

NET AREA / 1,151 sq.ft.

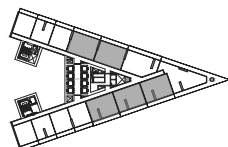
KEY PLAN

Sea View



Floors / 11th to 19th

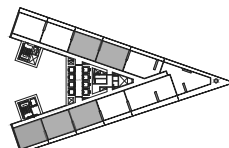
Sea View



Sea View & Dubai Skyline

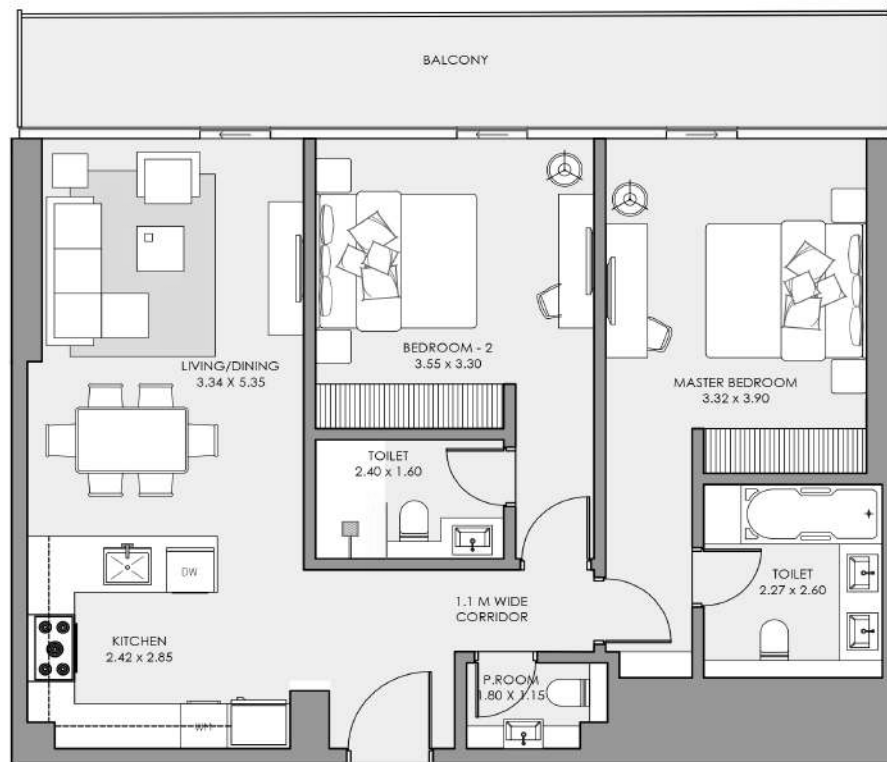
Floors / 20th to 25th

Sea View



Sea View & Dubai Skyline

Floors / 26th to 37th



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2 BEDROOM APARTMENT

TOTAL 1,150 SQFT / TYPE 2BR-02A

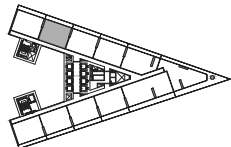
INTERIOR AREA / 970 sq.ft.

BALCONY AREA / 180 sq.ft.

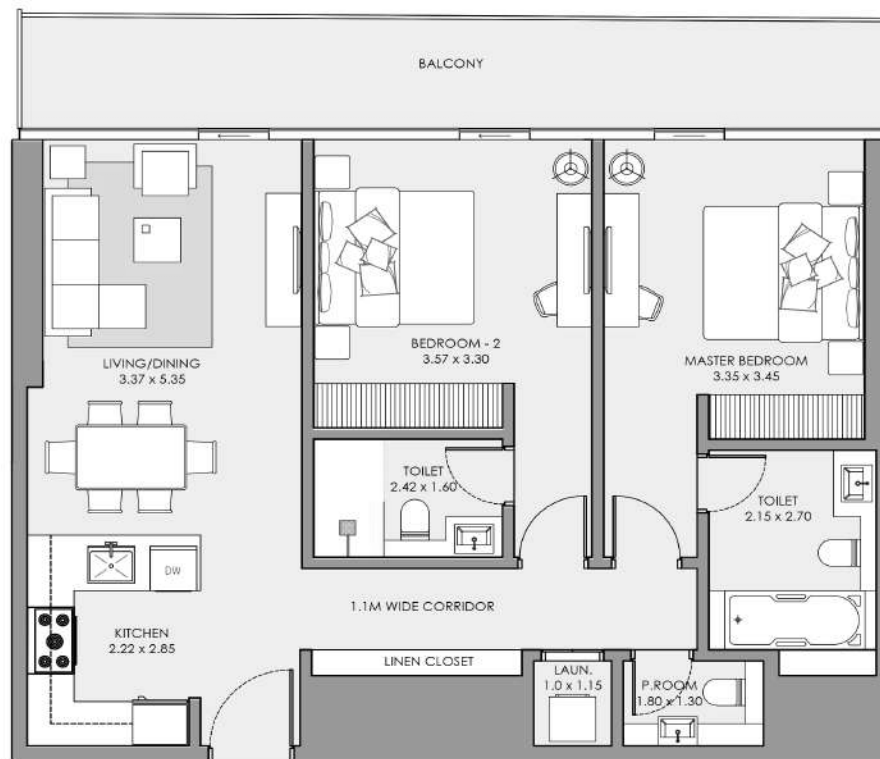
NET AREA / 1,150 sq.ft.

KEY PLAN

Sea View



Floors / 26th to 37th



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2 BEDROOM APARTMENT

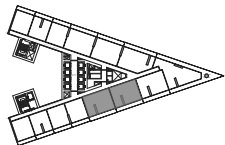
TOTAL 1,157 SQFT / TYPE 2BR-02

INTERIOR AREA / 970 sq.ft.

BALCONY AREA / 187 sq.ft.

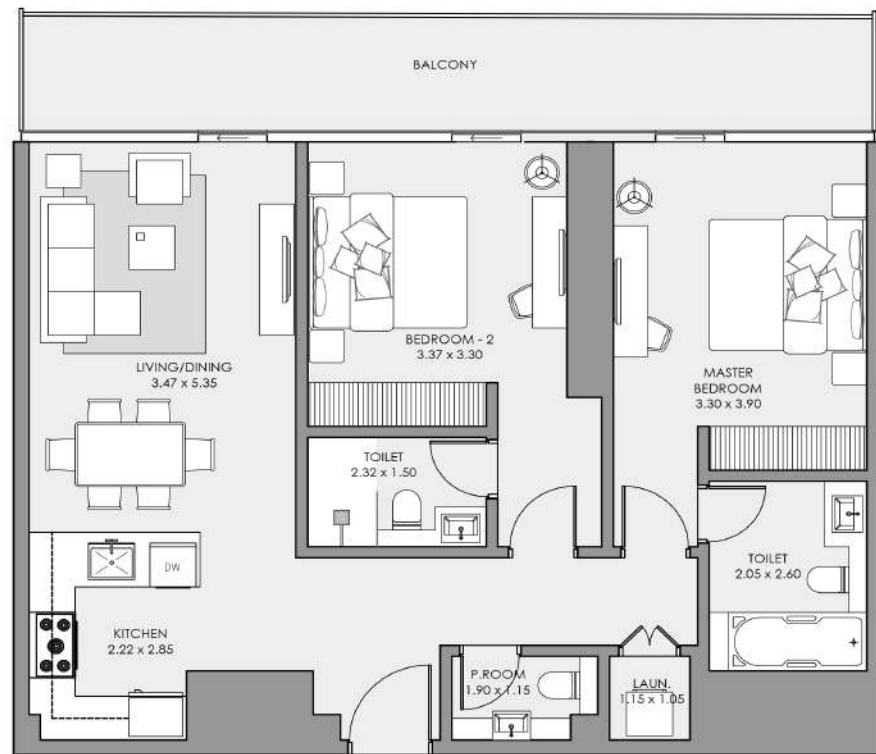
NET AREA / 1,157 sq.ft.

KEY PLAN



Sea View & Dubai Skyline

Floors / 11th to 19th



2 BEDROOM APARTMENT

TOTAL 1,312 SQFT / TYPE 2BR-04

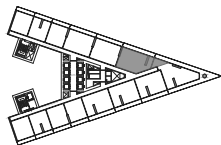
INTERIOR AREA / 1,075 sq.ft.

BALCONY AREA / 237 sq.ft.

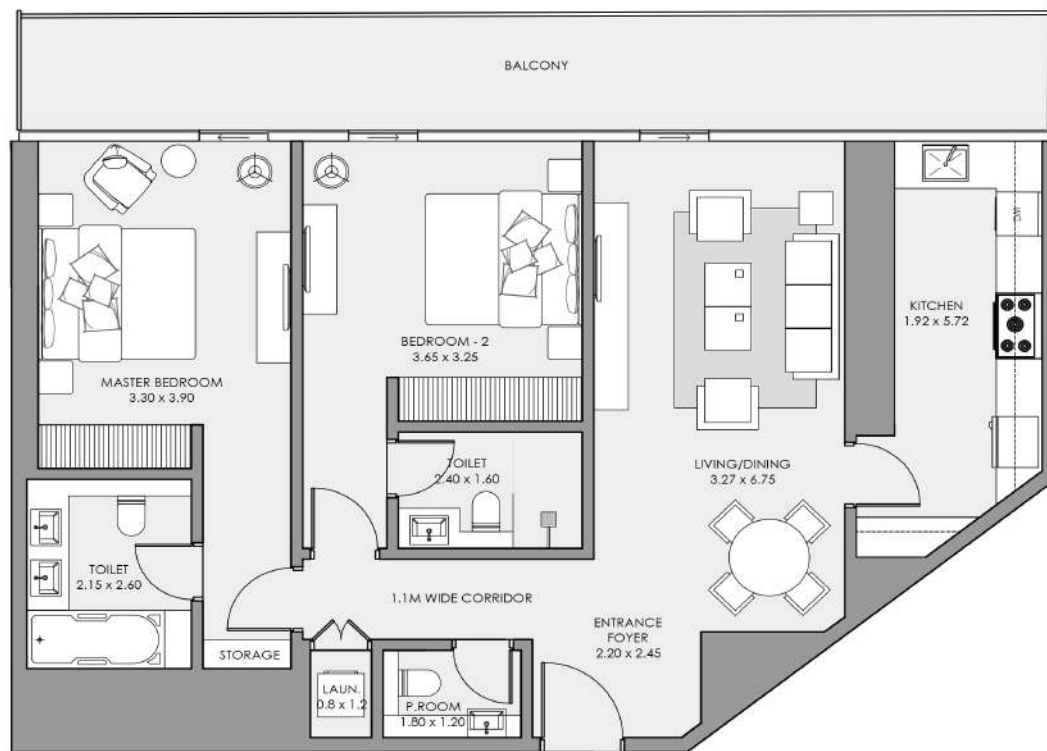
NET AREA / 1,312 sq.ft.

KEY PLAN

Sea View



Floors / 11th to 19th



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2 BEDROOM APARTMENT

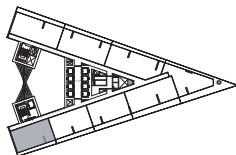
TOTAL 1,550 SQFT / TYPE 2BR-SUITE B

INTERIOR AREA / 1,320 sq.ft.

BALCONY AREA / 230 sq.ft.

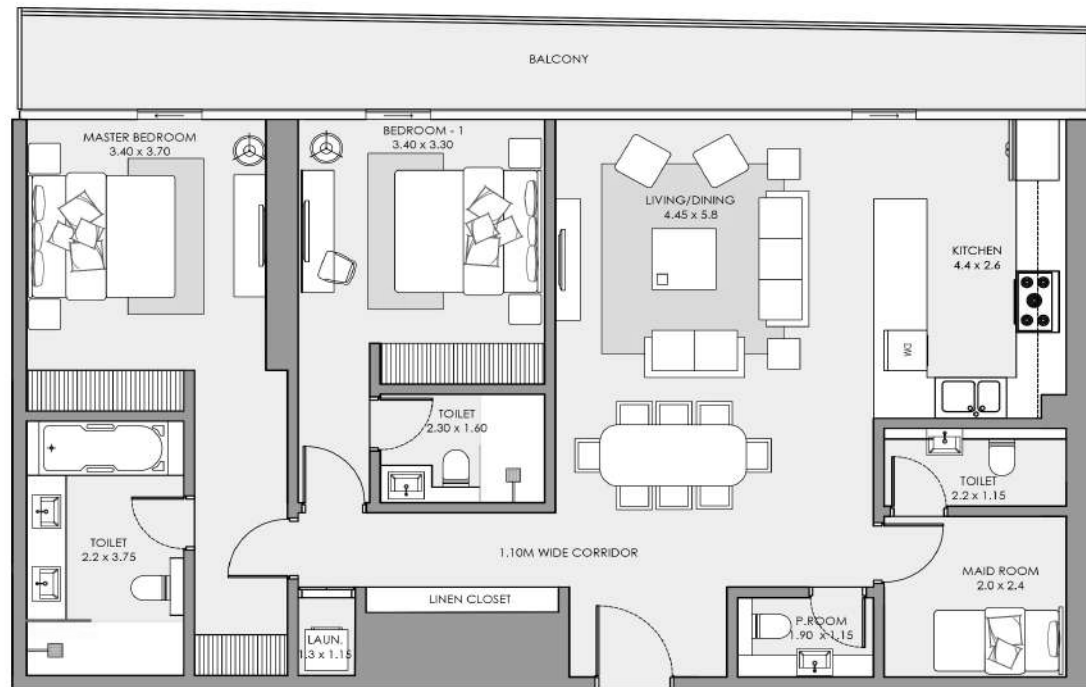
NET AREA / 1,550 sq.ft.

KEY PLAN



Sea View & Dubai Skyline

Floors / 38th to 41st



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2 BEDROOM APARTMENT

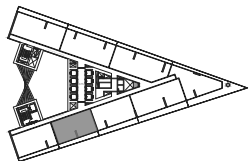
TOTAL 1,560 SQFT / TYPE 2BR-SUITE C

INTERIOR AREA / 1,315 sq.ft.

BALCONY AREA / 245 sq.ft.

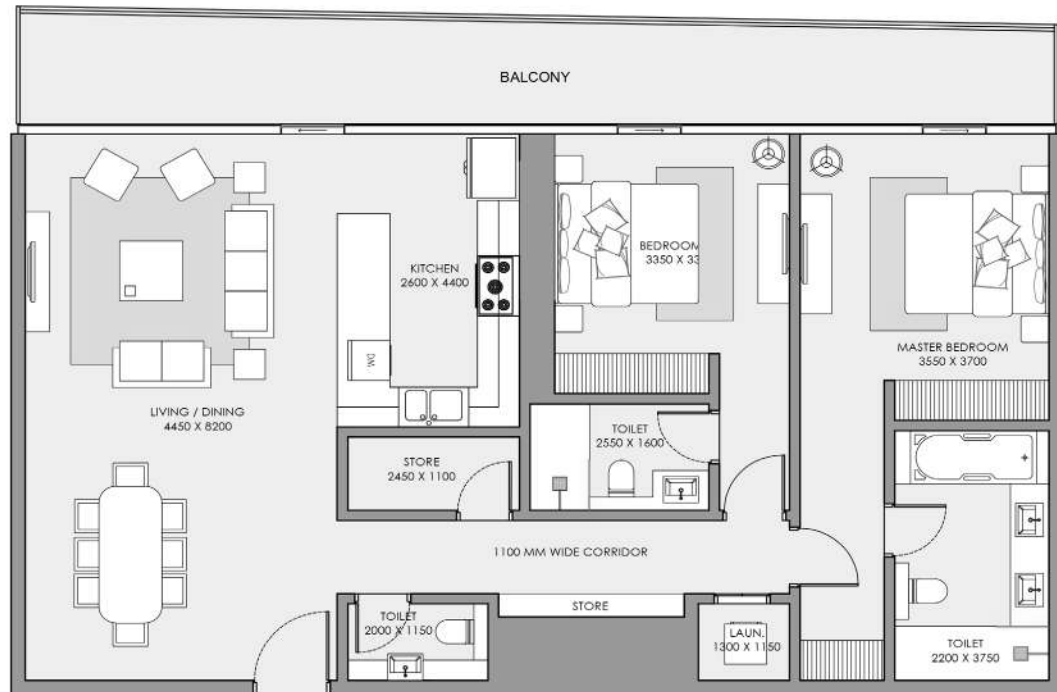
NET AREA / 1,560 sq.ft.

KEY PLAN



Sea View & Dubai Skyline

Floors / 38th to 41st



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2 BEDROOM APARTMENT

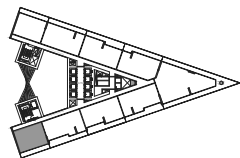
TOTAL 2,270 SQFT / TYPE 2BR-EXECUTIVE-DUPLEX

INTERIOR AREA / 1,885 sq.ft.

BALCONY AREA / 385 sq.ft.

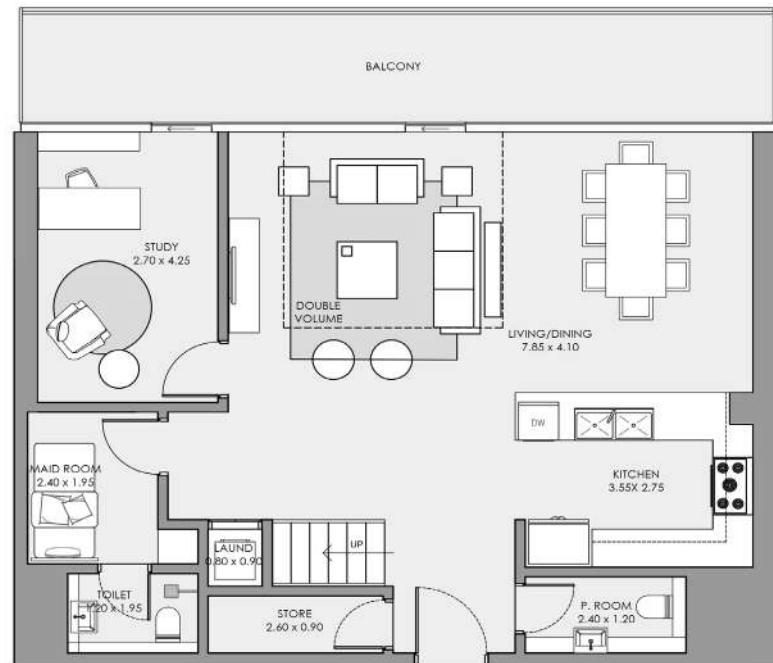
NET AREA / 2,270 sq.ft.

KEY PLAN

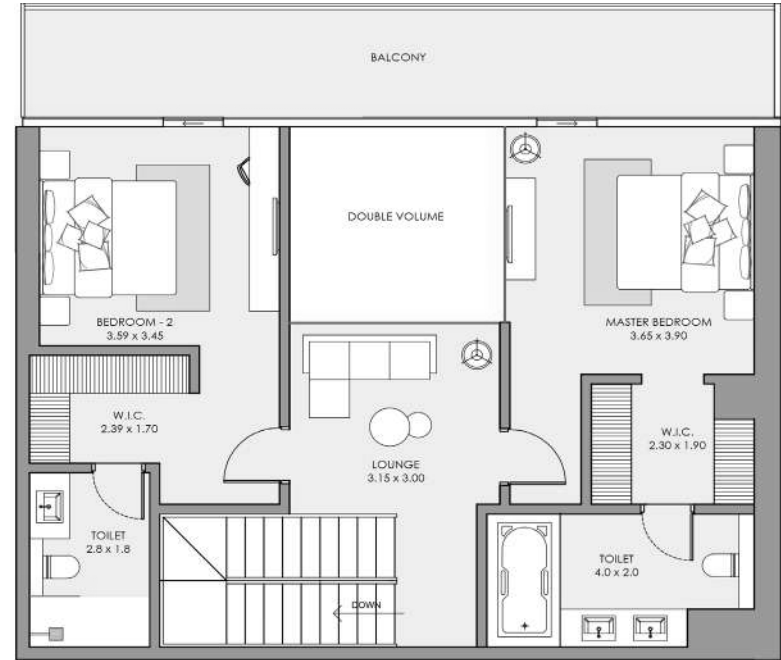


Sea View & Dubai Skyline

Floors / 42nd to 45th



LOWER LEVEL



UPPER LEVEL

2 BEDROOM APARTMENT

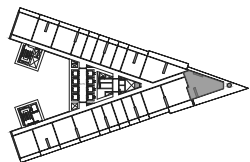
TOTAL 3,261 SQFT / TYPE ROYAL 2BR

INTERIOR AREA / 1,785 sq.ft.

BALCONY AREA / 1,476 sq.ft.

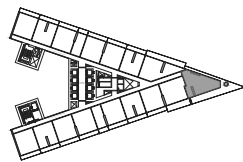
NET AREA / 3,261 sq.ft.

KEY PLAN



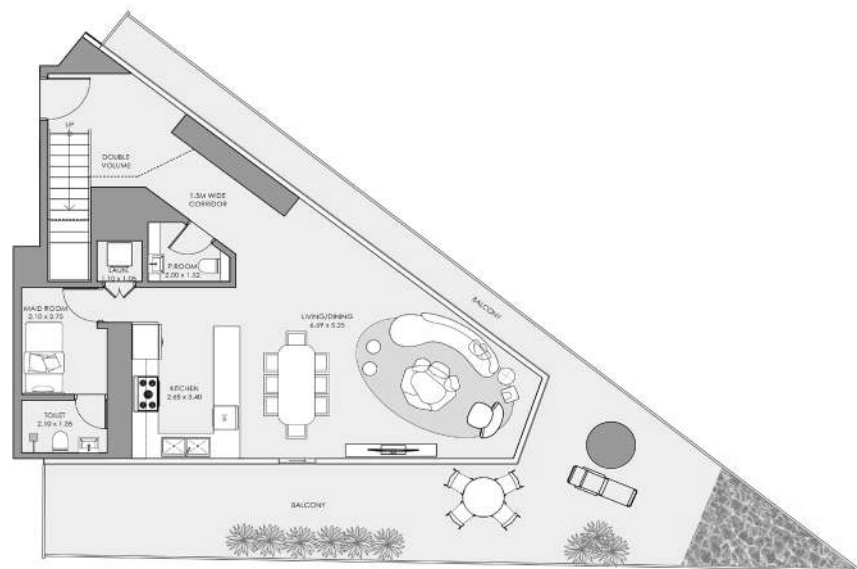
Floors / 1st to 7th

Panoramic
Sea View



Floors / 8th to 10th

Panoramic
Sea View



LOWER LEVEL



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3 BEDROOM APARTMENT

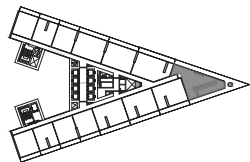
TOTAL 4,100 SQFT / TYPE ROYAL 3BR-02

INTERIOR AREA / 2,400 sq.ft.

BALCONY AREA / 1,700 sq.ft.

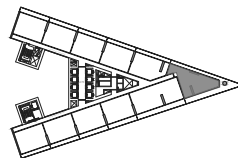
NET AREA / 4,100 sq.ft.

KEY PLAN



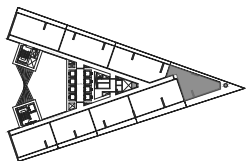
Panoramic
Sea View

Floors / 20th to 25th



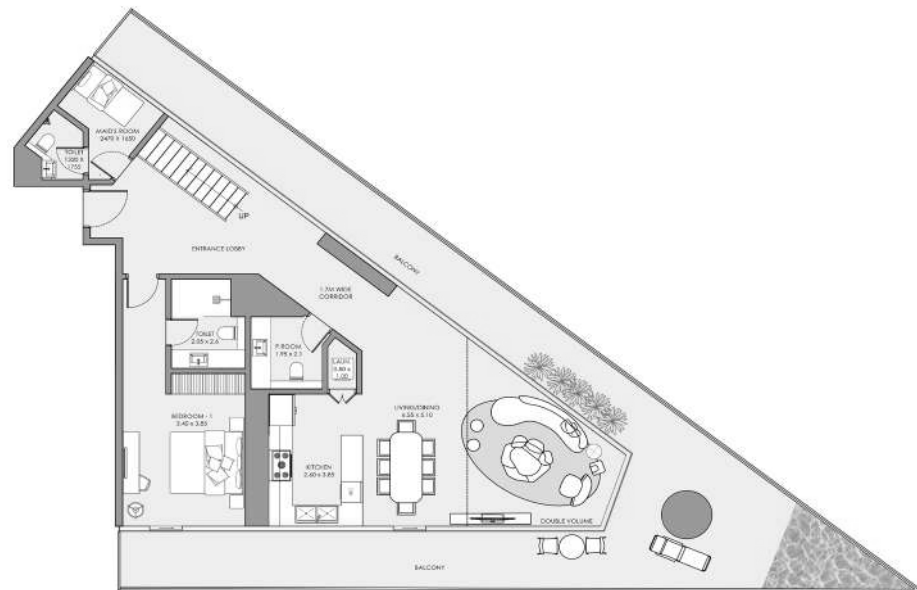
Panoramic
Sea View

Floors / 26th to 37th

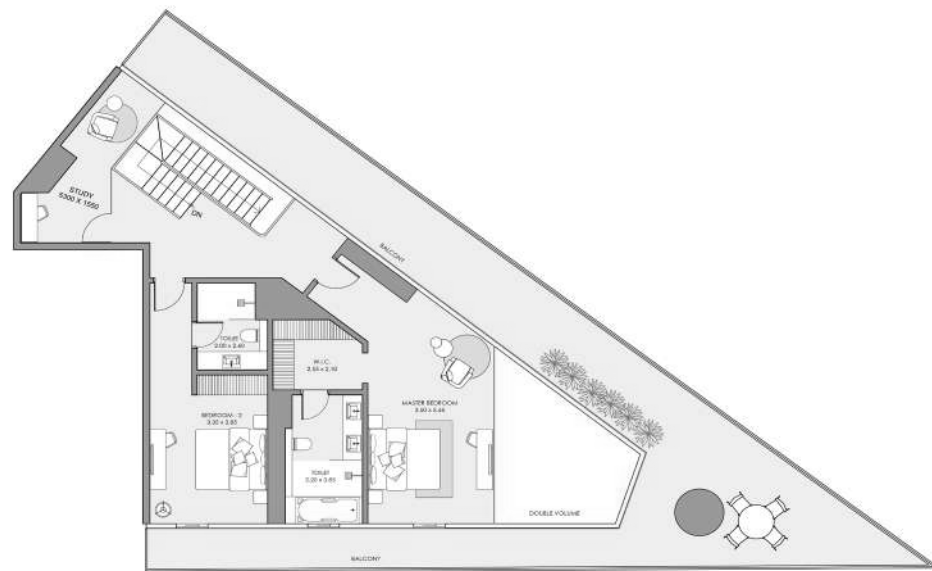


Panoramic
Sea View

Floors / 38th to 41st



LOWER LEVEL



UPPER LEVEL

3 BEDROOM APARTMENT

TOTAL 2,100 SQFT / TYPE 3BR-04

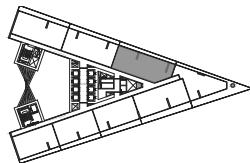
INTERIOR AREA / 1,765 sq.ft.

BALCONY AREA / 335 sq.ft.

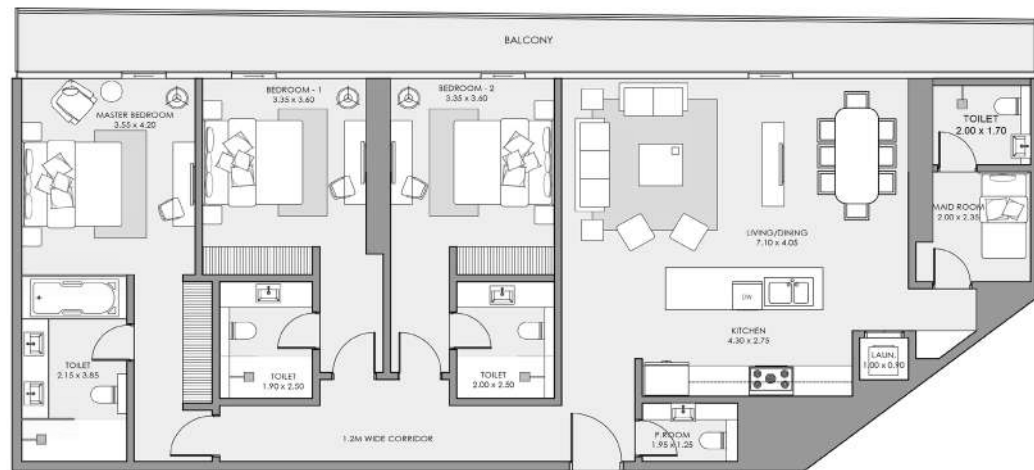
NET AREA / 2,100 sq.ft.

KEY PLAN

Sea View



Floors / 38th to 41st



3 BEDROOM APARTMENT

TOTAL 2,295 SQFT / TYPE 3BR-DUPLEX

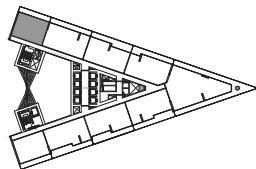
INTERIOR AREA / 1,970 sq.ft.

BALCONY AREA / 325 sq.ft.

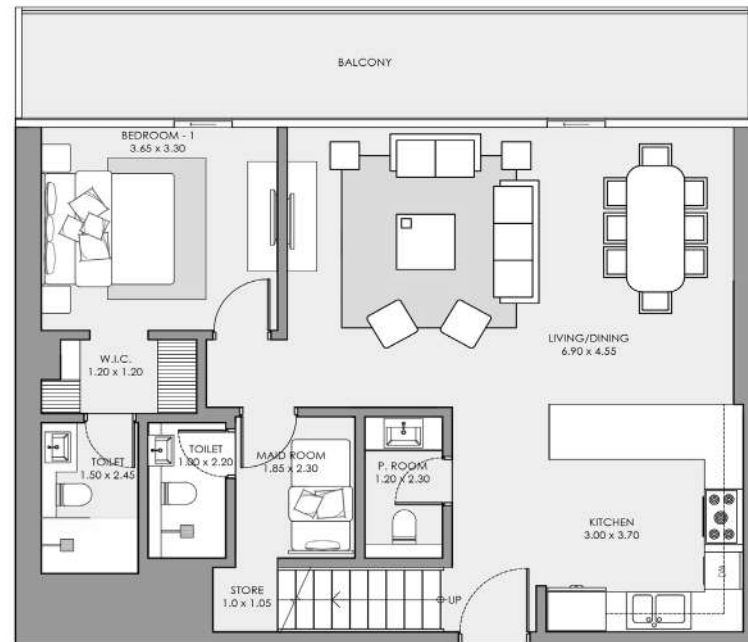
NET AREA / 2,295 sq.ft.

KEY PLAN

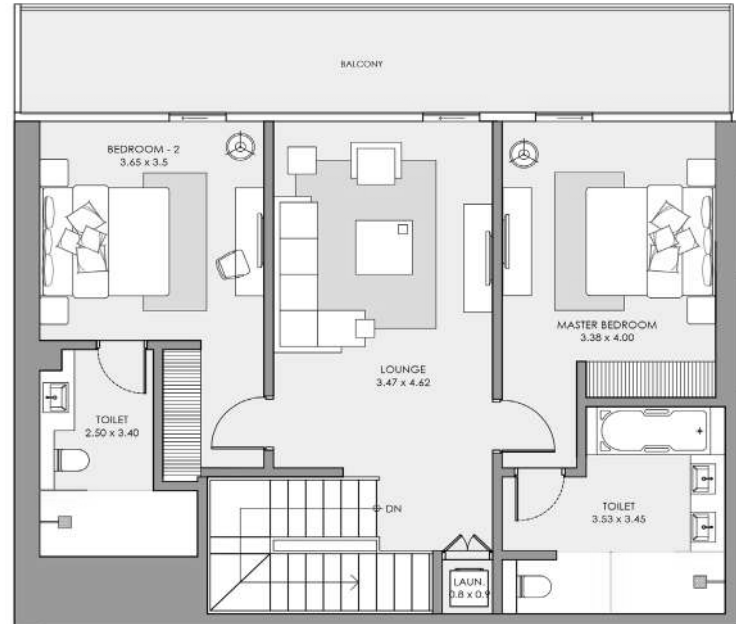
Sea View



Floors / 42nd to 45th



LOWER LEVEL



UPPER LEVEL

3 BEDROOM APARTMENT

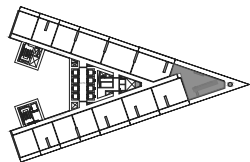
TOTAL 4,100 SQFT / TYPE ROYAL 3BR-02

INTERIOR AREA / 2,400 sq.ft.

BALCONY AREA / 1,700 sq.ft.

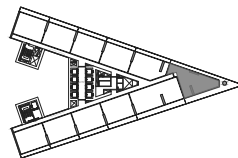
NET AREA / 4,100 sq.ft.

KEY PLAN



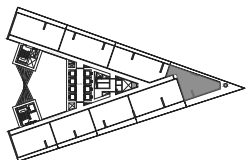
Panoramic
Sea View

Floors / 20th to 25th



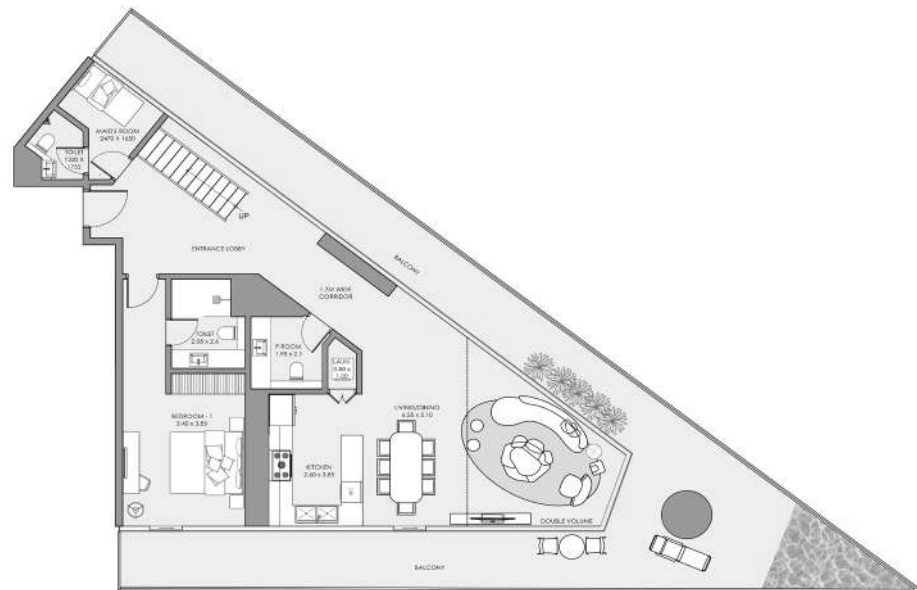
Panoramic
Sea View

Floors / 26th to 37th



Panoramic
Sea View

Floors / 38th to 41st



LOWER LEVEL

4 BEDROOM PENTHOUSE

TOTAL 2,975 SQFT / TYPE PH-02

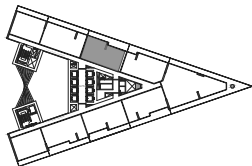
INTERIOR AREA / 2,330 sq.ft.

BALCONY AREA / 645 sq.ft.

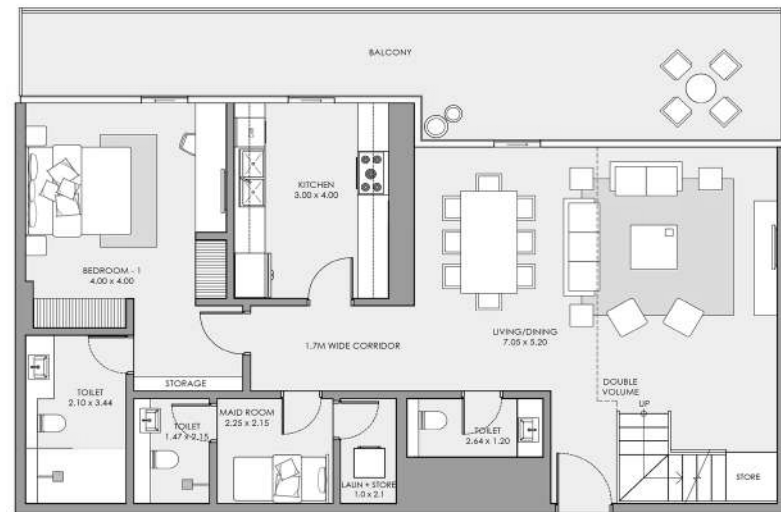
NET AREA / 2,975 sq.ft.

KEY PLAN

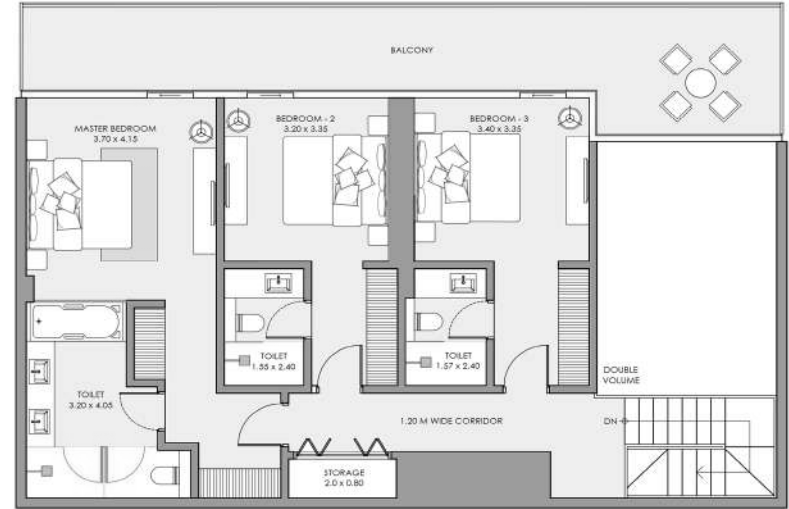
Sea View



Floors / 42nd to 45th



LOWER LEVEL



UPPER LEVEL

3 BEDROOM PENTHOUSE

TOTAL 3,035 SQFT / TYPE PH-03

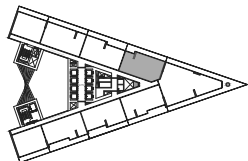
INTERIOR AREA / 2,370 sq.ft.

BALCONY AREA / 665 sq.ft.

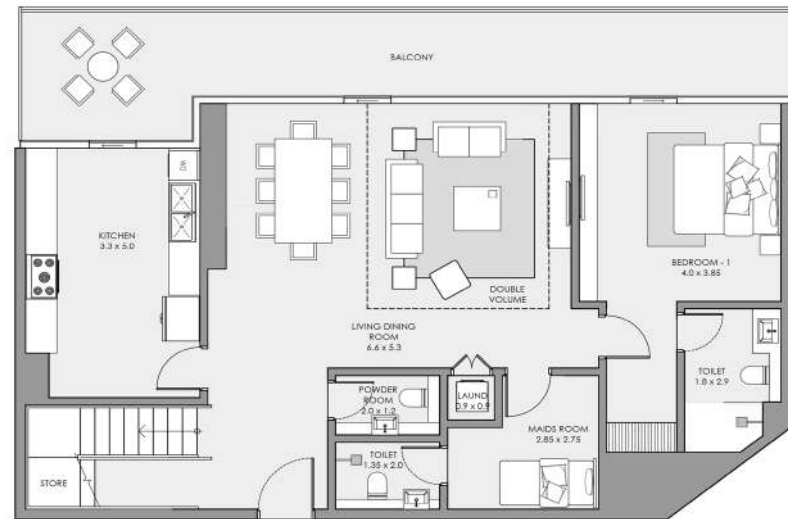
NET AREA / 3,035 sq.ft.

KEY PLAN

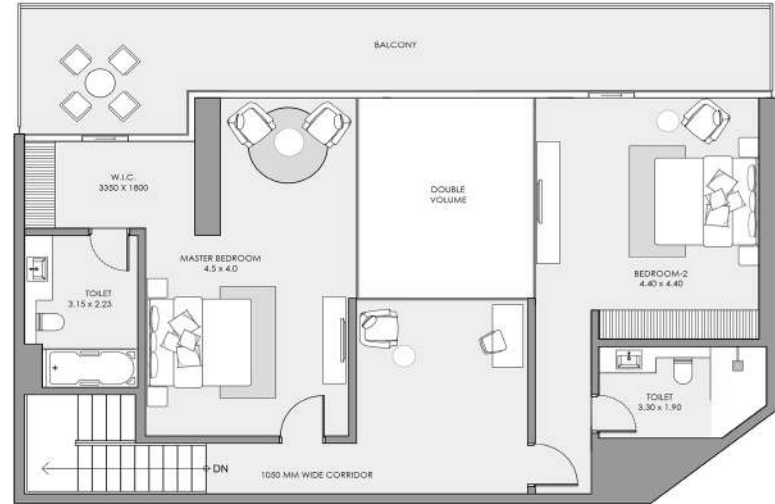
Sea View



Floors / 42nd to 45th



LOWER LEVEL



UPPER LEVEL

3 BEDROOM PENTHOUSE

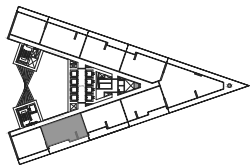
TOTAL 2,915 SQFT / TYPE PH-04

INTERIOR AREA / 2,330 sq.ft.

BALCONY AREA / 585 sq.ft.

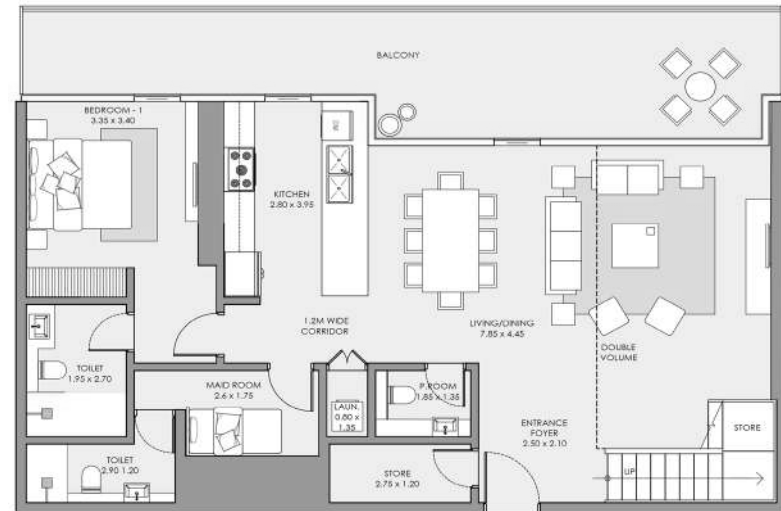
NET AREA / 2,915 sq.ft.

KEY PLAN

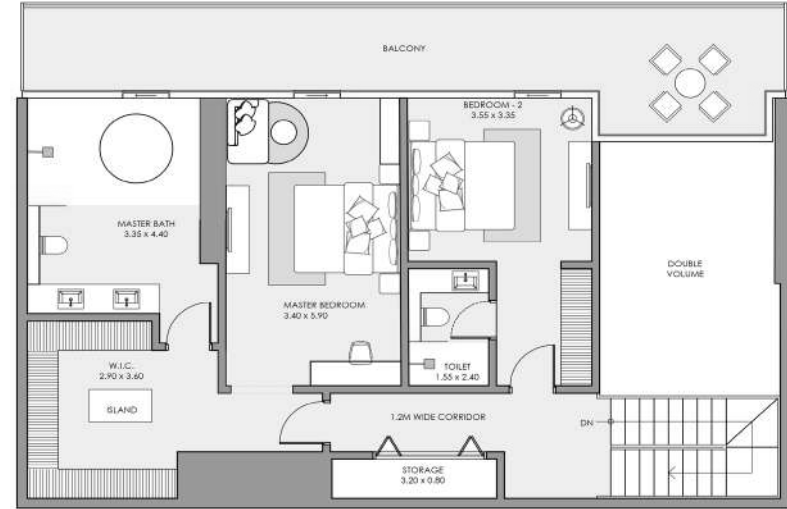


Sea View and Dubai Skyline

Floors / 42nd to 45th



LOWER LEVEL



UPPER LEVEL

4 BEDROOM PENTHOUSE

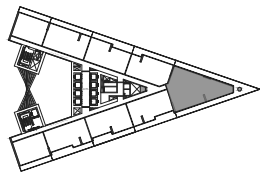
TOTAL 5,830 SQFT / TYPE ROYAL PENTHOUSE

INTERIOR AREA / 3,780 sq.ft.

BALCONY AREA / 2,050 sq.ft.

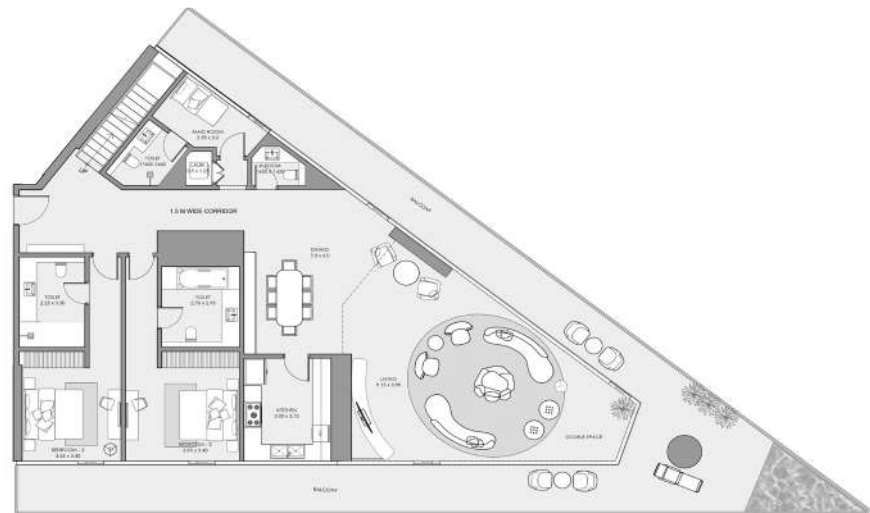
NET AREA / 5,830 sq.ft.

KEY PLAN

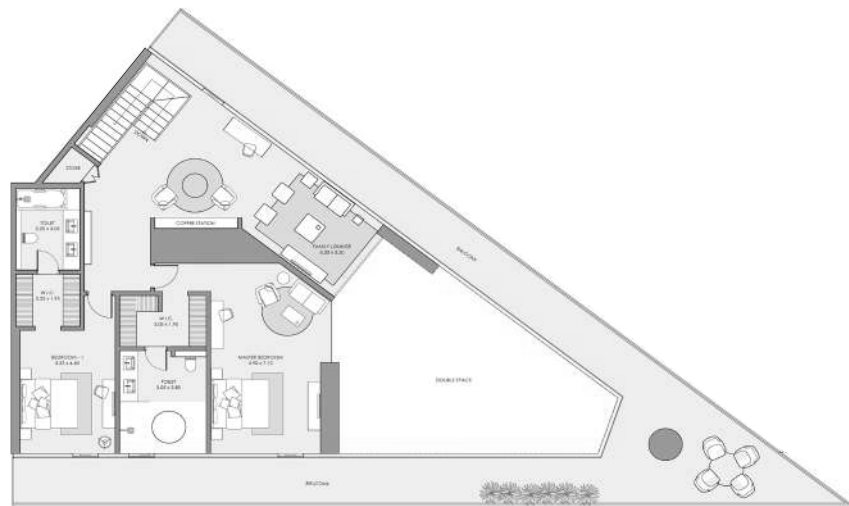


Panoramic
Sea View

Floors / 42nd to 45th



LOWER LEVEL



UPPER LEVEL

All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time in accordance with the final designs of the project, regulatory approvals and planning permissions.

PRICING AND PLANS



CHOOSE YOUR RHYTHM,
LIVE YOUR LIFE



MAR CASA

STARTING PRICE

1 BEDROOM

STARTING PRICE:

AED1,283,986

2 BEDROOM

STARTING PRICE:

AED1,865,383

3 BEDROOM

STARTING PRICE:

AED2,904,382

PENTHOUSE

STARTING PRICE:

AED5,120,000

MAR CASA

PAYMENT PLAN

	BOOKING	1ST INSTALLMENT	2ND INSTALLMENT	3RD INSTALLMENT	4TH INSTALLMENT	5TH INSTALLMENT	6TH INSTALLMENT	7TH INSTALLMENT	ON HANDOVER	POST- HANDOVER
		SEP-23	FEB-24	AUG-24	JAN-25	JUL-25	DEC-25	MAY-26	OCT-26	
	12%	8%	8%	8%	8%	8%	8%	8%	8%	24%
ON BOOKING		AFTER 6 MONTHS FROM PURCHASE DATE	AFTER 11 MONTHS FROM PURCHASE DATE	AFTER 17 MONTHS FROM PURCHASE DATE	AFTER 22 MONTHS FROM PURCHASE DATE	AFTER 28 MONTHS FROM PURCHASE DATE	AFTER 33 MONTHS FROM PURCHASE DATE	AFTER 38 MONTHS FROM PURCHASE DATE		WITHIN 24 MONTHS AFTER HANDOVER (QUARTERLY)

MAR CASA

OPPORTUNITIES FOR YOU

**LAUNCH OFFER
PRICE**

**100% DLD FEES
COVERED BY THE
DEVELOPER***

*LAUNCH OFFER

MAR CASA