



# TERRACES

Marasi Drive

REPRESENT LUXURY

BUSINESS BAY



KEYMAVENS



*ELITE RESIDENTIAL  
ADDRESS*

On the Business Bay Canal

# *Pinnacle of luxury living*

Introducing a new epitome of luxury and splendour in the centre of Dubai.



Imagine a life soaked with unique privileges centred in a contemporary designed complex.



## *TERRACES MARASI DRIVE*

A luxury residential development was created with modern architectural traits to become one of a kind in this area. The project is currently under construction and located on the Business Bay Canal.

## *Touch of elegance*

Touch the astonishing sensation of luxury and comfort when you are in a mixture of solitude and involvement in the life of a bustling city.



Settle for something bigger and better with Terraces Marasi Drive.

# *BE IN THE CENTRE OF MEMORABLE EXPERIENCES*

Welcome into the exciting world of Business Bay, where you will enjoy life surrounded by a developed area and find everything – from many sights to upscale restaurants and branded stores.

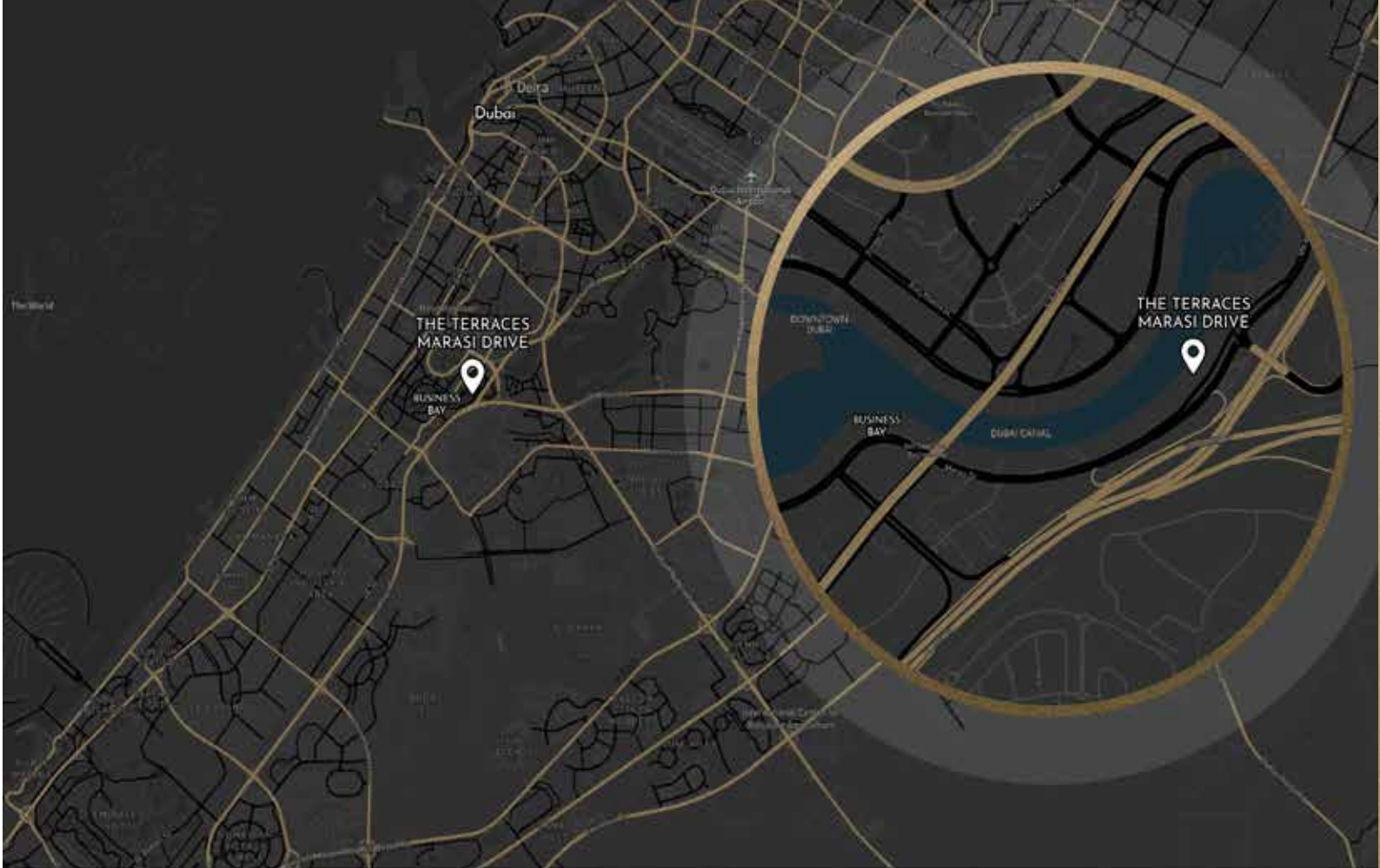


# *Living close to the water*

Start each day next to the soothing canal water. Experience life next to one of Dubai's most recognizable landmarks.



You can walk along the promenade, watch the calm waters, the city's beautiful views, and enjoy life's delights.



Transport accessibility

## *PROXIMATE LOCATIONS*

The Terraces Marasi Drive's strategic position close to Al Khail Road and Sheikh Zayed Road makes getting Dubai's well-known points and sights more convenient.

- Dubai Mall  
🚗 8 minutes
- Dubai International Airport  
🚗 15 minutes
- Palm Jumeirah  
🚗 21 minutes
- Burj Khalifa  
🚗 11 minutes
- Jumeirah Beach  
🚗 15 minutes
- Dubai Marina  
🚗 23 minutes



# *BEHOLD THE MODERN TRAITS*

The project is distinguished by its expressive architecture, including spacious terraces that encircle the entire building, from where a magnificent view of the whole city and the boundless sky opens up.



# *MASTERING THE ART OF LIVING*

Bask in the moments of life surrounded by sophistication and unmatched amenities. At the same time, the project's location in the heart of Dubai creates a feeling of being the centrepiece of the bright lifestyle of a big city.



# ALL YOUR NEEDS

The residence provides many in-class amenities. All apartments are equipped with a smart home system and a modern door lock with remote control from the App. The extensive landscape area creates a pleasant environment for a cosy pastime. A spa within easy reach, swimming pools and a gym for those who want to be fit. There is a kid's pool and jacuzzi simultaneously.

- Swimming Pools
- Kids pool & Jacuzzi
- Swimming Pool Deck
- Modern Gym
- Relaxing Spa
- Landscape Area
- Smart Home App
- Remote Door Protection



# *PUBLIC AND PRIVATE SWIMMING POOLS*



# ALL-IN-ONE MODERN GYM



# EXTENSIVE RECREATION AREAS



# SMART HOME APP WITH ALL SERVICES





## KEY MAVENS

Key Mavens constantly striving to raise the bar in construction, customer service and design with its unique style. The company is proud of its achievements and seeks to develop in the country's market and new regions.

The developer intends to become a significant figure in the real estate market and create new city symbols.

Key Mavens, with its style, builds projects in an incredibly unusual manner that will surprise you with the originality and sophistication of the exterior, functionality of the layout and modern interiors.







*FEEL THE WHOLE ESSENCE OF  
A LUXURIOUS LIFE*

Immerse yourself in the unique atmosphere of luxury life. Every day will be a delight with a magnificent view from the panoramic windows of the famous Burj Khalifa and the embrace of chic interiors.



# *Feel the living splendour*

The apartments of the complex have a thoughtful functional layout.



Each of the apartments offers spacious terraces with guaranteed privacy and unobstructed 180-degree views of the city.

# *1-BEDROOM DUPLEX*







## *2-BEDROOM DUPLEX*









# 3-BEDROOM DUPLEX





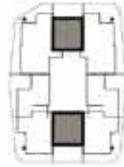


Internal area: 762,89 SQ FT

# 1-BEDROOM TYPE A

UNITS:

202, 206, 307, 508, 603, 702, 706, 807, 903, 1008,  
1103, 1202, 1206, 1307, 1508, 1603, 1708, 1803



FLOORS:  
2, 7, 12



FLOORS:  
3, 5, 6, 8, 9, 10, 11,  
13, 15, 16, 17, 18



Internal area: 886,46 SQ FT

# 1-BEDROOM TYPE B

UNITS:

204, 208, 309, 403, 506, 510, 601, 605, 704, 708, 805, 901, 1006, 1010, 1101, 1105, 1204, 1208, 1309, 1403, 1506, 1510, 1601, 1605, 1706, 1710, 1801, 1805



FLOORS:  
2, 5, 6, 7, 10, 11,  
12, 15, 16, 17, 18



FLOORS:  
3, 4, 13, 14



FLOORS:  
8, 9

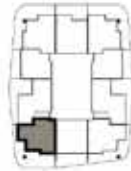


Internal area: 782,86 SQ FT

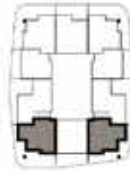
# 1-BEDROOM TYPE C

UNITS:

507, 602, 604, 705, 707, 806, 902, 1007, 1009, 1102, 1104, 1205, 1207, 1308,  
1402, 1507, 1509, 1602, 1604, 1707, 1709, 1802, 1804



FLOORS:  
5, 8, 9



FLOORS:  
6, 7, 10, 11, 12,  
15, 16, 17, 18



FLOORS:  
13, 14



Internal area: 758,96 SQ FT

# 1-BEDROOM TYPE D

UNITS:  
401, 1401



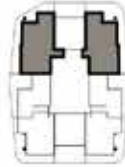
FLOORS:  
4, 14



Internal area: 886,46 SQ FT

## 2-BEDROOM TYPE A

UNITS:  
201, 203, 701, 703,  
1201, 1203



FLOORS:  
2, 7, 12

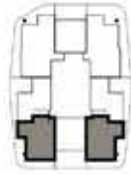




Internal area: 1038,55 SQ FT

## 2-BEDROOM TYPE B

UNITS:  
205, 207, 308, 402, 509



FLOOR:  
2



FLOORS:  
3, 4, 5



Internal area: 2681,66 SQ FT

# 3-BEDROOM DUPLEX TYPE A

UNITS:  
304, 801, 1304



FLOORS  
3-4, 13-14



FLOORS  
8-9

LOWER LEVEL



UPPER LEVEL



All drawings and sizes are approximate. Drawings are not to scale and can be changed without notice. The developer reserves the right to make changes. The blocks are taken from a typical building floor, and the dimensions of the columns may vary depending on the floor level. The furniture shown are for informational purposes only.

Internal area: 6070,62 SQ FT

# 4-BEDROOM TYPE A

UNIT:  
1901



FLOOR:  
19





KEYMAVENS

*RESIDENCE'S EMPOWERING*  
***BENEFITS***



Modern Architecture &  
Contemporary Interiors



High-end Facilities &  
Amenities



Attractive Payment Plan



Fast Payback Investment Property



Plot Location First Row on the  
Business Bay Water Canal



Duplex Units with Double Height  
Ceilings and Private Pools



## *DUBAI IN FIGURES*

**83%** YEARLY GROWTH IN  
TRANSACTIONS

The residential market witnessed a record in the first quarter in the total volume of transactions

**16TH** GLOBALLY  
RANKED

Ease of doing business index ranked Dubai the 16th globally in 2021

**7%** EXPECTED POPULATION  
GROWTH

40% of Dubai's 2.5 million population is between 20-35 years and in need of contemporary accommodation. The city's population is expected to grow at 7% annually and reach 5 million by 2030

**7.28M** TOURISTS  
IN 2021

Dubai has the world's highest visitor per resident ratio of 5.7 and an estimated 7.28 million tourists travelling to Dubai in 2021 making it the fourth most visited city in the world