



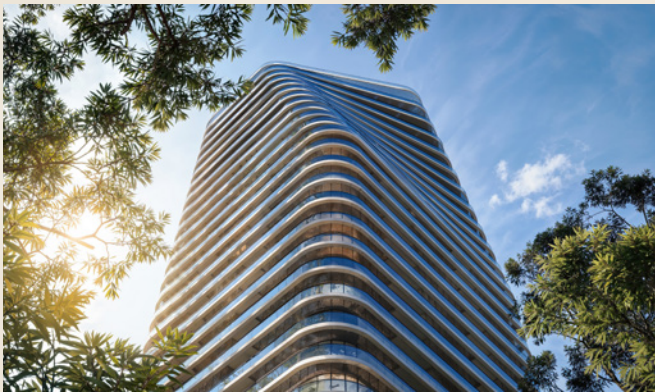
Project Summary

Marlin Icon is a canal-facing residential development on Al Reem Island, Abu Dhabi, shaped around contemporary family living and considered design.

Defined by soft architectural forms, fluid lines and a composed presence, the project brings together spacious one- to four-bedroom residences, including a selection of distinctive duplexes. Set within one of Abu Dhabi's established waterfront communities, Marlin Icon offers a refined residential address with convenient access to the capital's business, cultural and lifestyle destinations.

Project Details

Type: **Mixed-Use Tower**
Plot Area : **1,997 sqm**
Levels : **3B + G + 4 Podium + 21**



Amenities & Services

- 226 Private Parkings
- 4 Retail Spaces
- Gymnasium
- Large Swimming Pool
- Kids' Swimming Pool
- Kids' Play Areas
- 4 Large Elevators
- 1 Service Elevator



Unit Features

- Private Balconies / Terraces as per unit plan
- Built-in wardrobes in bedrooms
- Double glazed windows
- Satellite master antenna system & fibre optic connection for high speed internet access

Location Features

- 04 min drive to **Al Reem Central Park**
- 04 min drive to **Shams Boutik**
- 08 min drive to **Reem Mall**
- 10 min drive to **Louvre Abu Dhabi**
- 10 min drive to **Abu Dhabi Mall**
- 11 min drive to **Galleria Mall**
- 12 min drive to **Saadiyat Island**
- 12 min drive to **Cleveland Clinic Abu Dhabi**
- 15 min drive to **Downtown Abu Dhabi**
- 25 min drive to **Yas Mall**
- 30 min drive to **Zayed International Airport**



Unit Mix

2 BEDROOM	65 RESIDENCES
2 BEDROOM PLUS	30 RESIDENCES
3 BEDROOM	35 RESIDENCES
3 BEDROOM DUPLEX	02 RESIDENCES
4 BEDROOM	08 RESIDENCES

TOTAL UNITS	140 RESIDENCES
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ICON

