





Rooted in wisdom and tradition, ICTReD develops with care and purpose. We create spaces where stories and communities thrive. Guided by empathy and agility, we listen, understand, and deliver meaningful places to live, grow, and belong.

We aim to create a real estate experience that feels like coming home.







Welcome to Luluat Al Raha Island Living. An island oasis that marries serenity and playful living along a radiant beach bliss and marina waterfront lifestyle right at your doorstep. Strategically located, Luluat Al Raha is nestled away from the hustle and bustle of the city to ensure a blend of harmony and privacy, while maintaining excellent connectivity to Abu Dhabi's key locations and everything that matters – making accessibility as seamless as its lifestyle.



Luluat Al Raha is designed to offer residents everything they need to live, work, and relax in one place - all at the heart of Al Raha Beach, one of Abu Dhabi's most indemand waterfront destinations. It's the perfect setting for luxury living communities, with stunning coastal views and easy access.





## PLAY. PAUSE. BELONG. EMBRACE A LIFESTYLE OF LEISURE

From morning moments at the waterfront to evening gatherings with friends, this is a place where every pace of life feels natural. Whether you're moving, relaxing, or simply being - this community is designed to meet you there. A space to feel at home, stay connected, and truly belong.







PRIME WATERFRONT Overlooking the marina

EASY CONNECTION Near major roads and public transport

CLOSE TO KEY AMENITIES Schools, medical centers and leisure facilities







## DESIGNED FOR LIVING, BUILT FOR LIFESTYLE.

Luluat Al Raha offers a wide range of resort-style amenities to ensure a comfortable and convenient lifestyle.





## LIVE WHERE THE SUN EMBRACES THE SEA.

Wake up to golden reflections dancing on the water and end each day with sunsets that melt into the horizon. Here, life flows gently between sunlit skies and serene waves - where every moment is touched by nature's warmth.





## DESIGNED FOR MOMENTS THAT MATTER.

In a place where the water meets the horizon, Marina District brings families closer - one paddle, one laugh, one cherished moment at a time.

The Marina District features exclusive residences with marina views, complemented by retail, dining and leisure spaces.







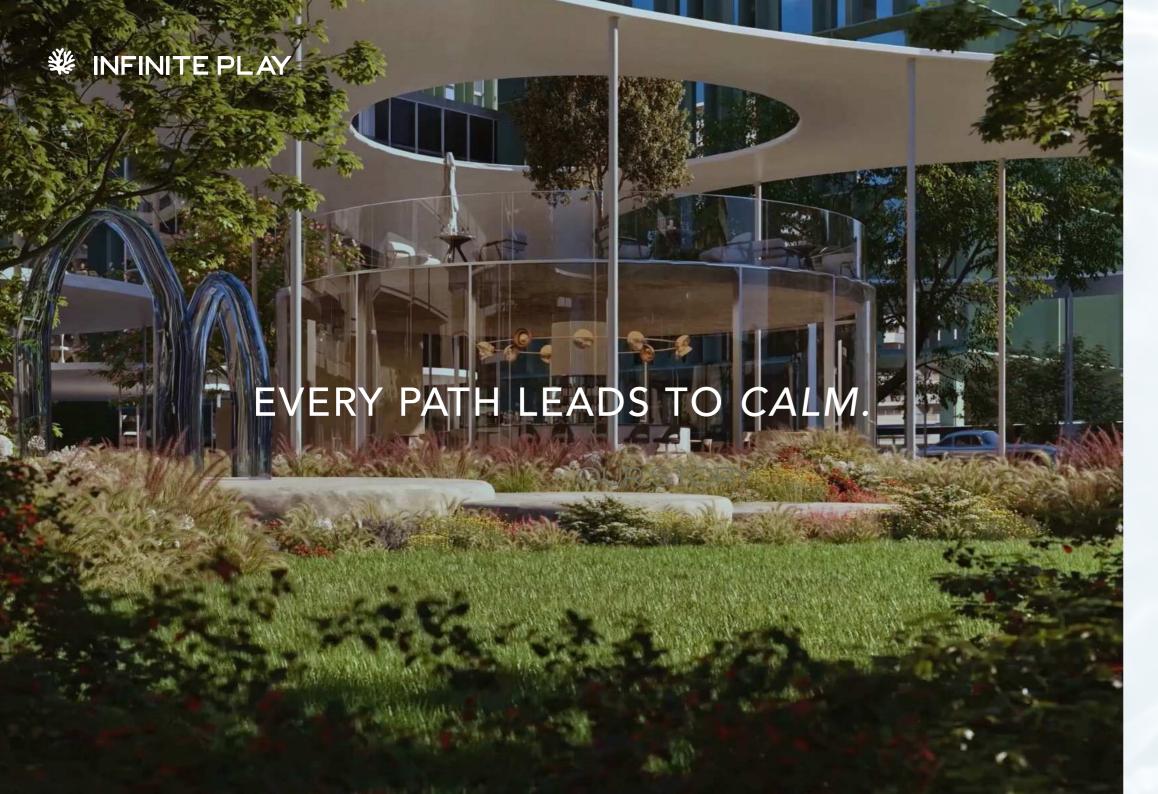
# MARINA DISTRICT, ISLAND VIBES. MARINA VIEWS. RESORT LIVING.

Glide through calm waters, breathe in the salt-kissed air, and feel every moment reconnect you - with nature, with yourself, with the rhythm of a life well-lived.

CONTEMPORARY ARCHITECTURE Fusion of modern and regional styles

URBAN PLANNING Wide roads, green spaces and community focus

NATURAL ELEMENTS Gardens, walkways and water features



Stroll along 600m of waterfront Marina promenade



Sweat it out on the **Jogging Track** 



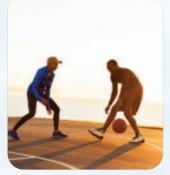
Pedal through the scenic **Cycling Track** 



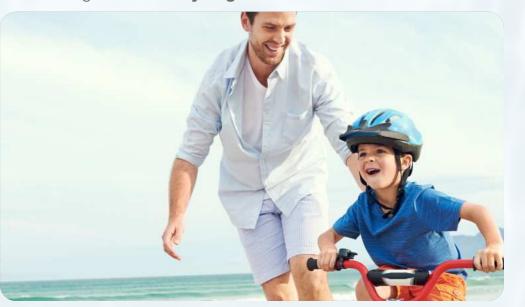
Dive into the fun at the **Splash Pad** 

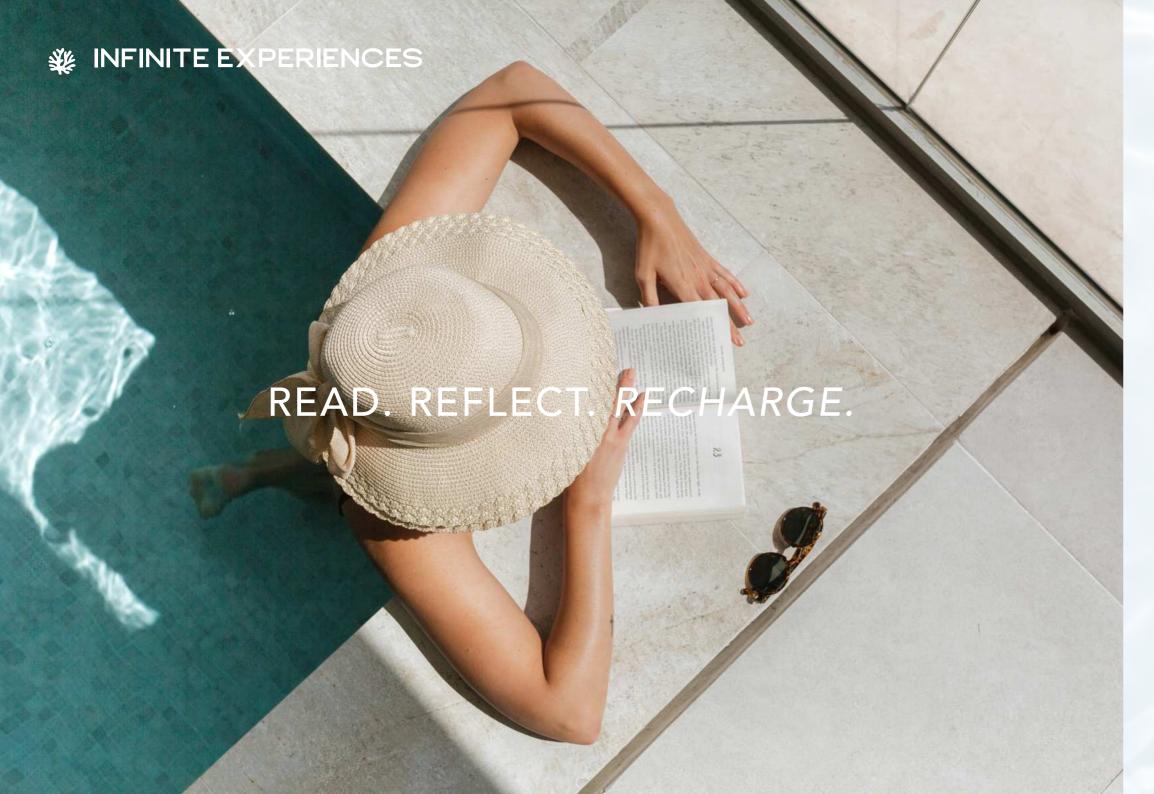


Unleash endless fun at **The Playground** 



Score & soar at the **Multipurpose Court** 





Your **Marina**, just steps away









**Dock** at your front door









Unique **fine-dining** escapes







A **double-height lobby** that sets the tone



Tailored living with **concierge services** 



24/7 Smart security, always on



Cinema and game room for endless fun



Yoga mornings, peaceful beginnings



Fitness, just steps from home

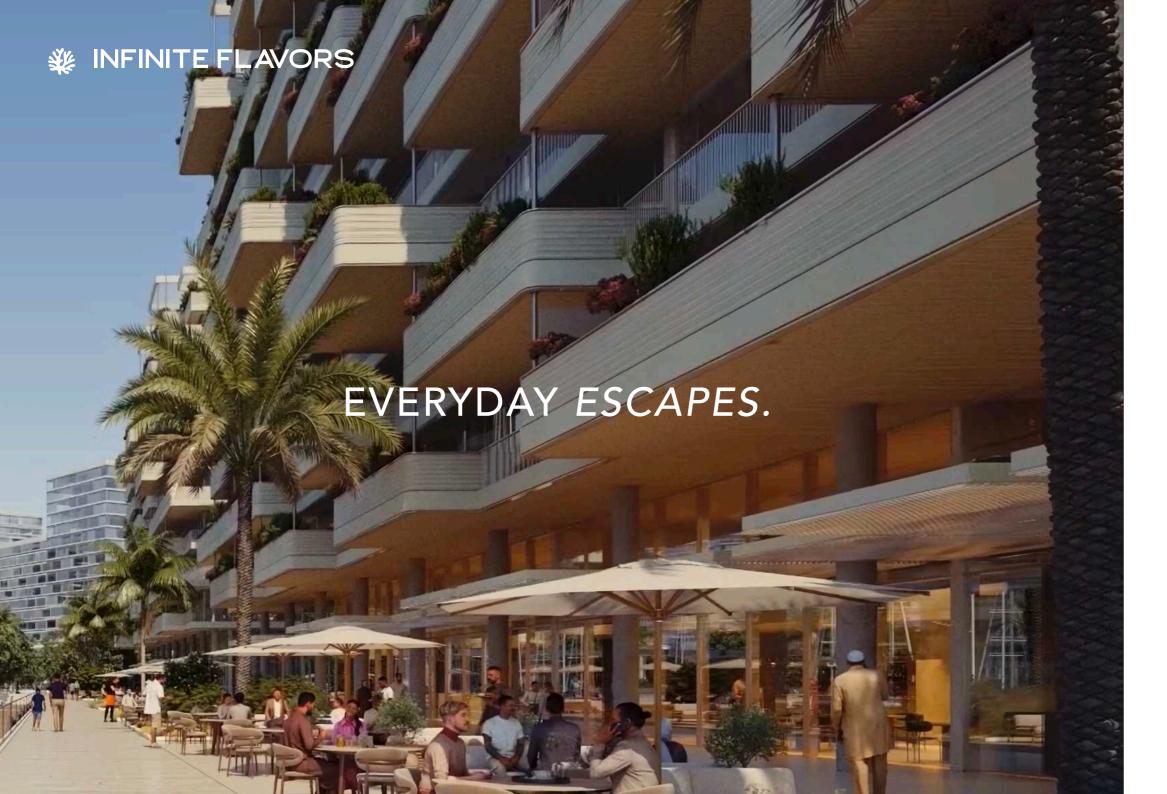


An exclusive lifestyle starts at the **Club House** 



Detox and relax in the **sauna** 



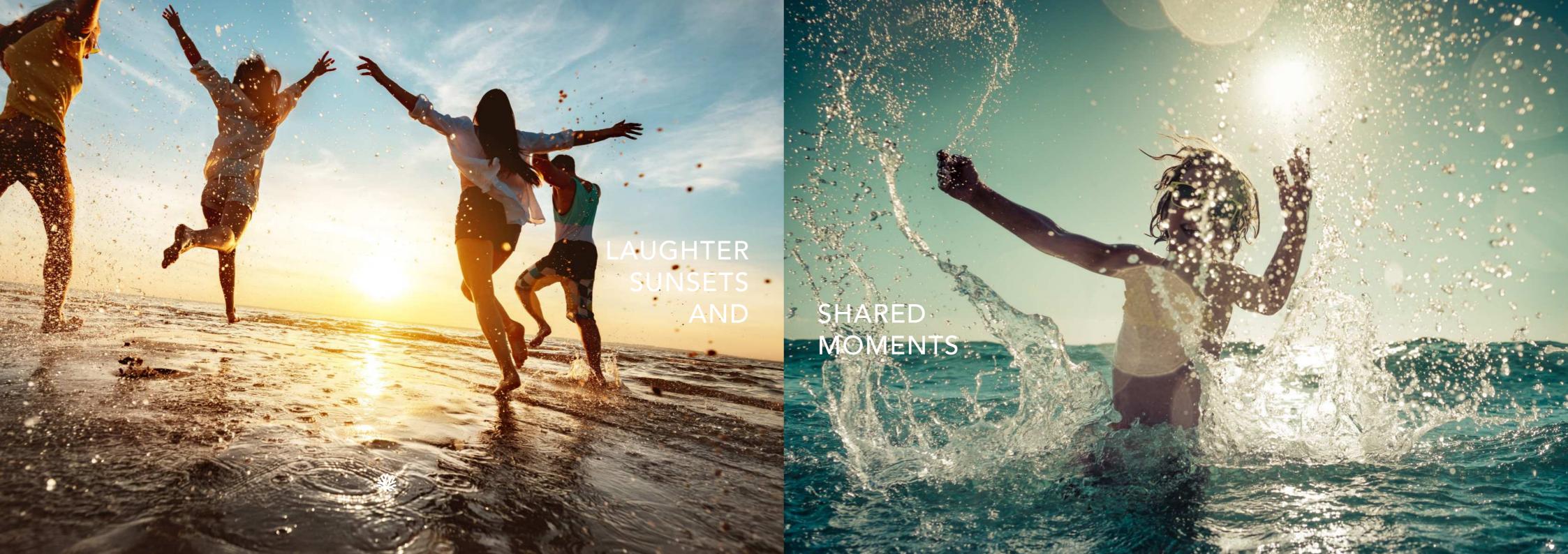


Curated **F&B** and cozy **cafes** for your everyday













## MORE THAN JUST A RESIDENCE— A LIFESTYLE.

Discover Juman 1, a 9 floor architectural marvel nestled in the heart of Marina District at Luluat Al Raha. Designed to offer unparalleled panoramic vistas, each unit presents a unique perspective of the surrounding beauty. From the tranquil waterfront to the bustling marina and the dynamic city skyline, every window frames a living masterpiece.

Whether you're seeking a chic studio or a spacious family residence, Juman 1 presents a diverse range of thoughtfully designed homes offering unparalleled comfort, Marina front views and access to premiere lifestyle amenities. Designed with high-quality, sustainable materials to create a space that is as functional as it is beautiful.

## **JUMAN 1...** A NEW LIFESTYLE BY THE WATER



# \*\* AMENITIES

H	INFINITY SWIMMING POOL	898	COMMUNITY HALL		
0=0	GYM		24/7 SECURITY		
00	SPLASH PAD		PLAYGROUND		
Ä	BARBECUE AREA		CINEMA AND GAME ROOM		
	SAUNA		CONCIERGE SERVICES		
	ACTIVE STUDIO	Ó	RETAIL AND F&B		



TOTAL UNITS								
Types	Studio	1 BHK	2 BHK	2 BHK + M	3 BHK	4 BHK		
Size (sqm)	47 - 58	85 - 101	173 - 175	175 - 194	248 - 278	347		



## DESIGN

Juman 1 blends modern luxury with functional design. The architecture seamlessly integrates with the waterfront, offering spacious, stylish apartments and vibrant public spaces. Each element prioritizes comfort, sustainability, and aesthetic appeal, with eco-friendly features and green spaces that enhance the community's overall experience.







## EVERY DAY, A NEW WAY TO UNWIND.

Elevate your lifestyle with the infinity pool at Juman 1, where the water seems to merge seamlessly with the skyline. Relax and unwind as you take in the sweeping views, making every swim a luxurious escape.







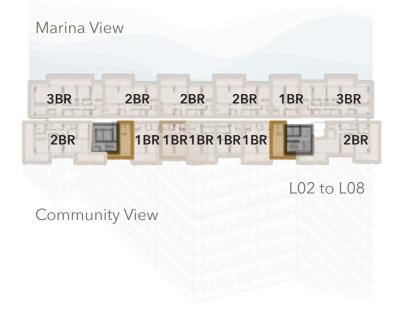






## **¥** STUDIO

- 1. Kitchen 1.20mx4.00m
- 2. Bedroom 5.40mx4.05m
- 3. Bathroom 1.95mx3.30m



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## **\*** 1BEDROOM UNIT - TYPE A

- 1. Living/dining 5.00mx4.40m
- 4. Master bathroom 2.10mx3.60m
- 2. Kitchen 2.36mx2.35m
- 5. W/C 2.00mx2.30m
- 3. Powder room 1.85mx1.80m
- 6. Master bedroom 5.00mx4.00m



L02, L04, L06 & L08

### Community View



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## **\*** 1BEDROOM UNIT - TYPE B

- 1. Living/dining 5.00mx4.40m
- 4. Master bathroom 2.10mx3.60m
- 2. Kitchen 2.36mx2.35m
- 5. W/C 2.00mx2.30m
- 3. Powder room 1.85mx1.80m
- 6. Master bedroom 5.00mx4.00m



Community View

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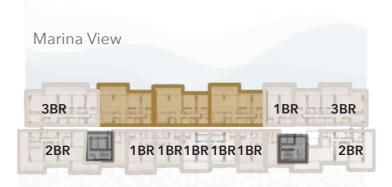
## **\$** 2 BEDROOM UNIT - TYPE A

- 1. Master bedroom 4.10mx3.80m
- 2. W/C 2.80mx2.00m
- 3. Master bathroom 4.00mx3.30m
- 4. Bedroom 4.05mx3.80m
- 5. Bathroom 2.65mx2.00m

Community View

- 6. Maid room 2.80mx1.15m
- 7. Maid toilet 2.10mx1.50m
- 8. Living room 5.30mx8.55m
- **9.** Powder room 2.10mx1.80m
- 10. Semi-open kitchen 3.80mx3.75m

L02 to L08





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## **2** BEDROOM UNIT - TYPE B

- 1. Master bedroom 6. Bedroom 4.40mx4.35m
- 2. Master bathroom 7. Bathroom 3.10mx2.80m
- 3. W/C 4.00mx2.60m
- 4. Laundry 1.70mx1.05m
- **5.** Bathroom 2.40mx2.22m

- 4.06mx2.85m
- 2.30mx2.00m
- 8. Semi-open kitchen 2.90mx2.40m
- 9. Living/dining 8.25mx3.15m



Community View



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L02 to L08

## **2** BEDROOM UNIT + MAID

- Master bedroom 4.40mx4.35m
- 2. Master bathroom 3.10mx2.80m
- 3. W/C 4.00mx2.60m
- 4. Laundry 1.70mx1.05m
- 5. Bathroom 2.40mx2.22m
- 6. Bedroom 4.06mx2.85m

- 7. Bathroom 8.25mx3.15m
- 8. Semi-open kitchen 2.30mx2.00m
- 9. Living/dining 2.90mx2.40m
- 10. Maid room 2.80mx1.15m
- 11. Maid toilet 2.10mx1.50m



Community View



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## **¥** 3 BEDROOM UNIT

- 1. Living/dining 8.50mx5.30m
- 2. Kitchen 4.25mx3.90m
- 3. Laundry 1.35mx1.67m
- 4. Powder 1.80mx2.13m
- 5. Bedroom 4.05mx3.80m
- 6. Bathroom 2.00mx2.25m

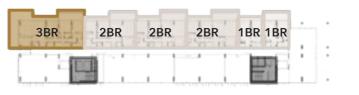
- 7. Bedroom 4.05mx3.80m
- 8. Bathroom 2.00mx2.65m
- **9.** Maid room 2.15mx3.60m
- **10.** Bathroom 2.13mx1.80m
- 11. Master bedroom 4.00mx4.40m
- 12. Master bathroom 4.00x3.30m





L02 to L08

Community View



L01

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## **¥** 4 BEDROOM UNIT

- 1. Master bedroom 4.00mx5.90m
- 2. Master bathroom 3.80mx3.30m
- 3. Master Bedroom Living 3.45mx5.30m
- 4. Study room 3.70mx2.20m
- 5. Laundry & storage 2.10mx2.60m
- **6.** Bedroom 4.00mx4.70m
- 7. Bathroom 2.70mx1.80m
- 8. Bedroom 4.00mx4.05m
- **9.** Bathroom 2.70mx1.80m
- 10. Maid's room 3.40mx2.15m
- 11. Maid's bath 2.00mx2.15m
- 12. Bedroom 4.00mx4.05m

- 13. Bathroom 2.65mx1.80m
- 14. Living/dining 8.70mx5.20m
- 15. Powder 1.25mx1.62m
- 16. Kitchen 4.00mx4.30m





L03, L05 & L07

Community View

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