



C A L A   D E L   M A R

M A R J A N   I S L A N D

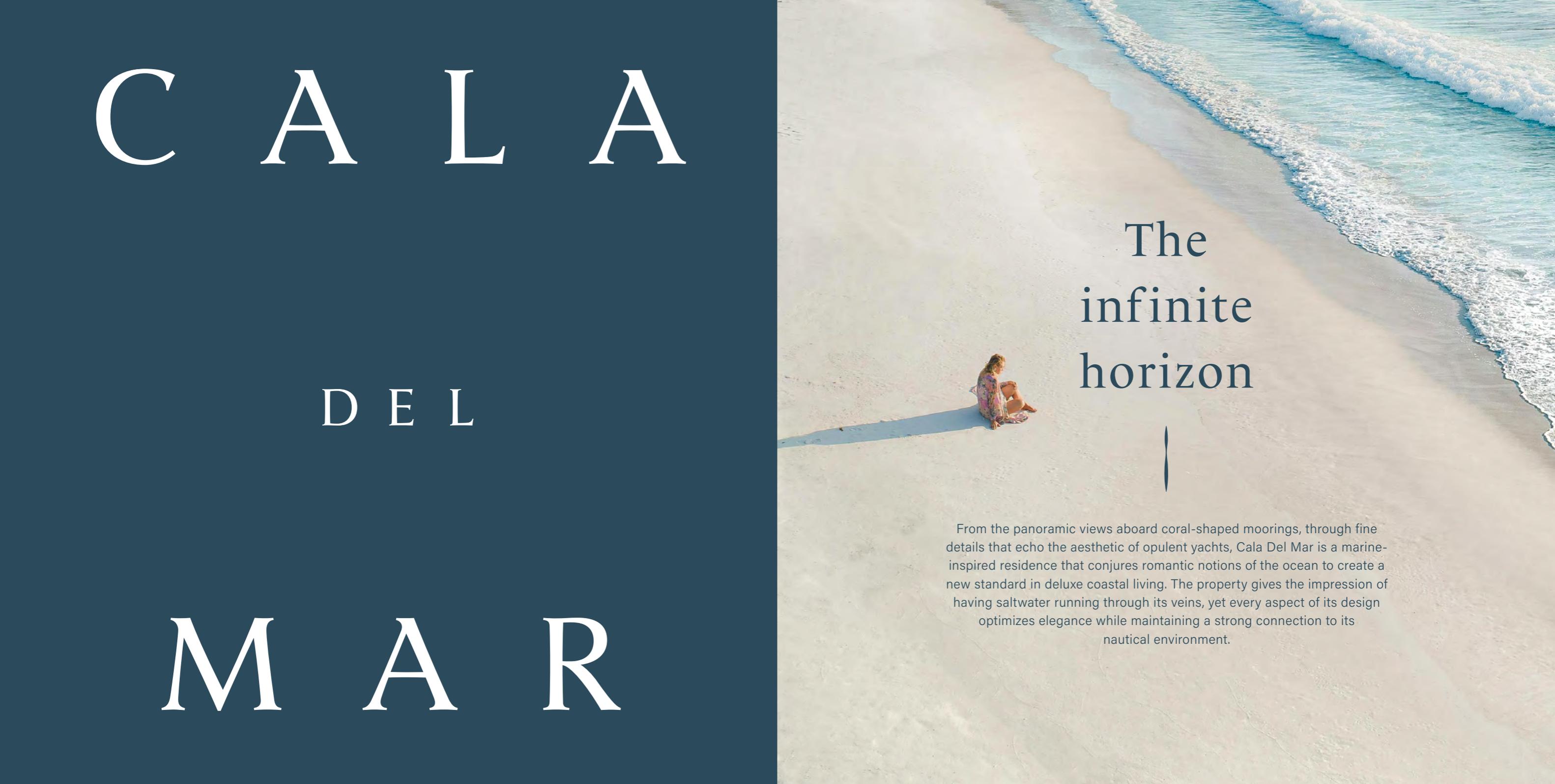


An ode  
to ocean charm

# CALA

## DEL

# MAR

An aerial photograph of a person sitting on a vast, sandy beach, looking out at the ocean. The waves are breaking on the right side of the frame, creating white foam. The person is sitting on the sand, and their shadow is cast to the left. The overall scene is serene and expansive.

The  
infinite  
horizon

From the panoramic views aboard coral-shaped moorings, through fine details that echo the aesthetic of opulent yachts, Cala Del Mar is a marine-inspired residence that conjures romantic notions of the ocean to create a new standard in deluxe coastal living. The property gives the impression of having saltwater running through its veins, yet every aspect of its design optimizes elegance while maintaining a strong connection to its nautical environment.

# Oceanic palette



The ever-shifting patterns that are created by the constant ebb and flow of water have inspired a design path that exists within every aspect of Cala Del Mar. By capturing the essence of an ever-changing coastline, residents will become an integral part of their exclusive location.





# An unexampled

The development of Cala Del Mar relied on ingenuity and the necessary talent required to transform a single-minded vision from concept to a living, breathing reality. The location offers access to the timeless panorama of sky and water, with unhindered views of the Arabian Gulf, nestled cosily within the opulent embrace of the island. This pristine setting not only enhances the serene ambiance but also integrates seamlessly with the island's iconic lifestyle, making it a perfect retreat for those seeking tranquility and exclusivity.

# environment

# Marjan Island's most exclusive horizons



# Ocean enchantment

More than a refuge from the elements, Cala Del Mar embraces the beauty of the wide-open space that shaped the integrity of the entire complex.

Unique architectural sensibilities emulate the unique location to reveal a building that is one with its natural habitat.





# A beachside

From the outset, it was a given that the interior would capture the light and suffuse each apartment and every room with unobscured luminosity. By adding imperative details, such as nautical motifs, residents can access the notion of embarking on a voyage yet remain firmly anchored to the attributes of privilege. High-end finishes and bespoke fittings enhance this maritime theme, creating a seamless blend of opulence and sea-inspired living. Large, expansive windows not only maximize the natural light but also ensure that the stunning vistas are an integral part of daily life.

# paradise



CALA DEL MAR



An intimate  
and exclusive



lifestyle awaits

# A house, a home



Typically, a home starts as a mere shell, waiting for personal touches to bring it to life. However, at Cala Del Mar, residents experience the exceptional from the moment they step inside, with unique features that foster an instant connection to their new home, even before unpacking.





# A vision of

Cala Del Mar's resort-styled swimming pool features a hospitality-designed pool deck and high-quality single and double sun loungers. Landscaped gardens surround the designated area, leading out to wider views of Marjan Island and the Arabian Gulf. Outdoor showers and adjoining changing areas have been added for your convenience, ensuring that everything required for a day spent soaking up the sun is within easy reach. This elegant setting provides the perfect backdrop for relaxation and leisure activities.

# oceanside living



# The warmest welcome



The opulent lobby at Cala Del Mar with its grand vestibule and marble flooring is more than a warm greeting or a fond adieu. It's a space in which residents can collect their thoughts -admire the exquisite décor, take in fabulous ocean views with floor-to-ceiling windows- before venturing onwards or returning home.





# Design

We've designed our handsome clubhouse to function as a social space with room set aside for relaxation. There are striking communal areas that have been carefully selected for residents to gather, in addition to the sunken lounge which acts as an oasis of calm alongside spectacular views of Cala Del Mar. This inviting space encourages social interaction and community building, providing an ideal setting for residents to meet, mingle, and create lasting friendships. It's the perfect place for social events, casual meetings, or simply enjoying the company of neighbors.

enguinity





# Playground haven



Scientifically approved toys that help children learn as they play are the keystone of the irresistible children's playground. Kids of all ages will spend hours in specially formulated interactive play zones, furnished with quality toys that have been carefully selected to promote Montessori teaching methods.

# A magical underwater



# seascape







# Serenity in

Make your workout a breeze with interactive nuances that allow you to take full control of your session. From free weights and cardio machines, all the way through to e-training and immersive rowing, all possible facets of exercise and relaxation are taken care of in our state-of-the-art gymnasium. For your convenience, the entire facility has been curated by health experts, and the same attention to detail has been applied to opulent changing areas and our sublime yoga deck. Additionally, personal trainers are available to help tailor your fitness regimen and ensure optimal results.

# motion



**CHOOSE WORKOUT**

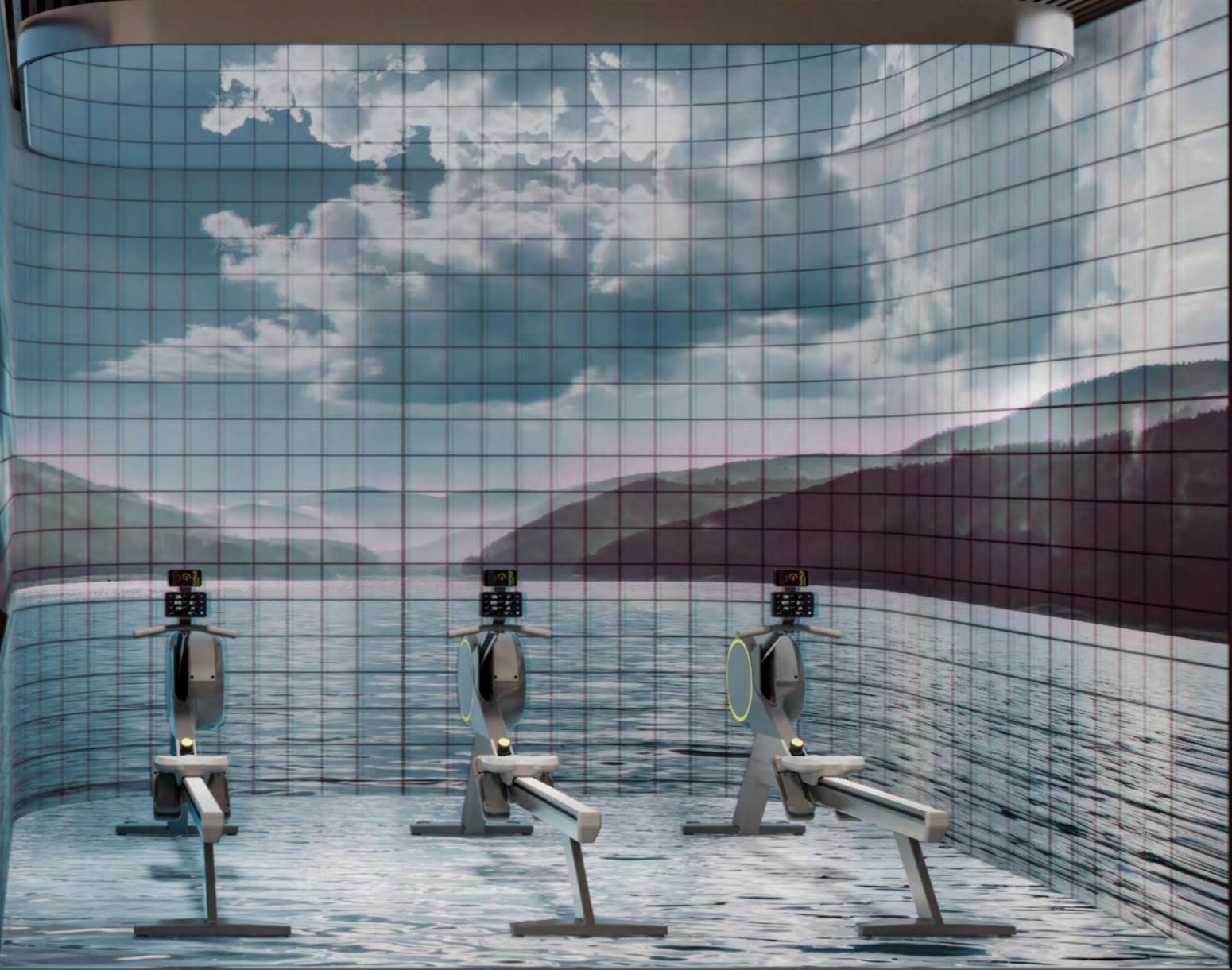
Home Workout | Low Weight | No Pk

- Bottle Rope Exercise
- Dumbbell Exercise
- Mountain Climbing
- Pull Up

**CHOOSE WORKOUT**

Home Workout | Low Weight | No Pk

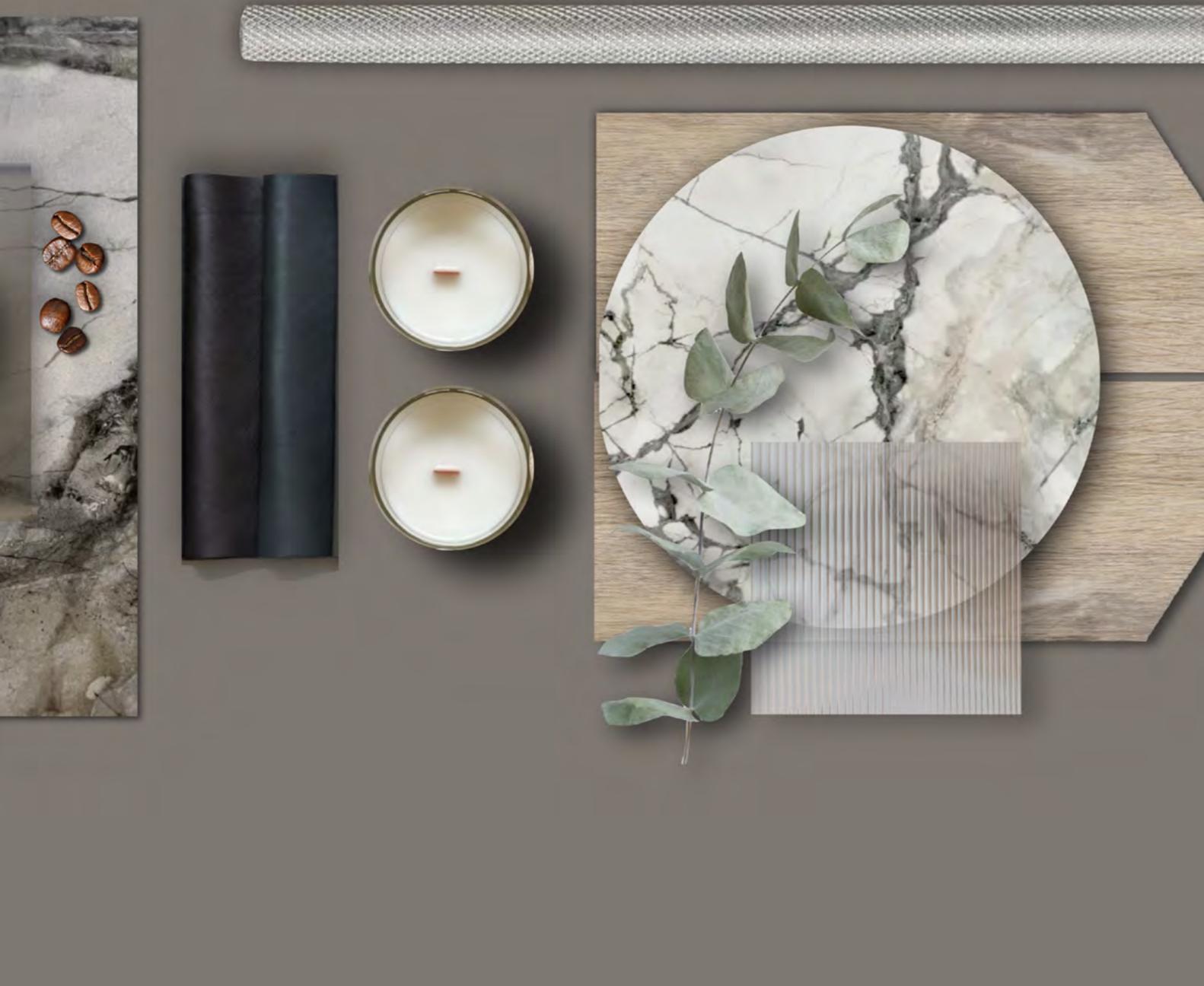
- Bottle Rope Exercise
- Dumbbell Exercise
- Mountain Climbing
- Pull Up



# Ground Floor Amenities

- 1 INFINITY-EDGE POOL
- 2 SUN LOUNGERS AREA
- 3 SHADED LOUNGERS AREA
- 4 FLOATING POOL DECK
- 5 ACCESS TO BOARDWALK
- 6 VIEWING DECK WITH HAMMOC
- 7 OUTDOOR SUNKEN SEATING
- 8 BARBEQUE DECK
- 9 OUTDOOR DINING AREA
- 10 OUTDOOR YOGA AREA
- 11 COMPREHENSIVE FITNESS STUDIO
- 12 VIRTUAL PERSONAL TRAINING ZONE
- 13 IMMERSIVE ROWING ZONE
- 14 OUTDOOR KIDS PLAY AREA
- 15 INDOOR KIDS PLAY AREA
- 16 CHANGE ROOM WITH STEAM AND SAUNA
- 17 CLUBHOUSE LOUNGE
- 18 SUNKEN LOUNGE
- 19 OUTDOOR TERRACE LOUNGE
- 20 LOBBY RECEPTION
- 21 LOBBY LOUNGE
- 22 LOBBY ENTRANCE
- 23 LIFT LOBBY
- 24 DROP-OFF AREA
- 25 PARKING ENTRANCE
- 26 DROP-OFF EXIT
- 27 ACCESS TO RESIDENTS PARKING
- 28 ACCESS TO PODIUM DECK





A spectacular  
oceanfront



space

# A homely retreat



The fundamental inspiration for the entire Cala Del Mar development was to create a private area where you can truly feel at home. The living spaces feature universally appealing elements, such as large, open rooms with floor-to-ceiling windows that capture the unique daylight before revealing the awesome spectacle of a starlit sky.







# An island

Modern appliances and sintered stone countertops with ample capacity for all your kitchen gadgetry are featured in our cleverly designed kitchens. Here you'll spend many happy hours in what is considered to be the heart of the home. The kitchen also boasts stunning ocean views, providing a serene backdrop as you cook and entertain. These breathtaking vistas enhance the overall ambiance, making every meal a picturesque experience.

# lifestyle



# Abundant comfort



While lofty and filled with natural light during the day, the bedrooms in Cala Del Mar have been designed to ensure the ultimate relaxation for a restful night's sleep. Fitted full-length wardrobes provide ample storage for your garments, complete with an assortment of soft-close drawers, oval hangers, and shelves for your accessories.





# Privacy

When it comes to opulence, the bathroom and powder rooms are arguably the most important in terms of interpreting wellbeing. A powerful walk-in shower, ergonomic features, and high-quality materials throughout have been crafted to perfection, ensuring a space that will ignite your senses. The design invokes a spa-like atmosphere that encourages relaxation and rejuvenation. Soft, ambient lighting and soothing color schemes complement the serene environment, enhancing the overall spa experience.

# in style

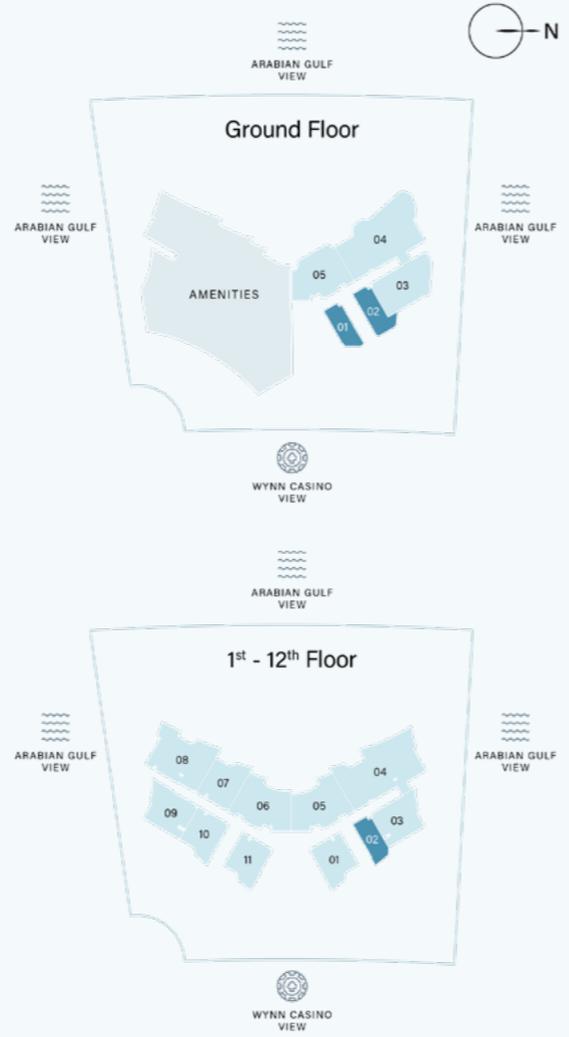




# Floor Plans

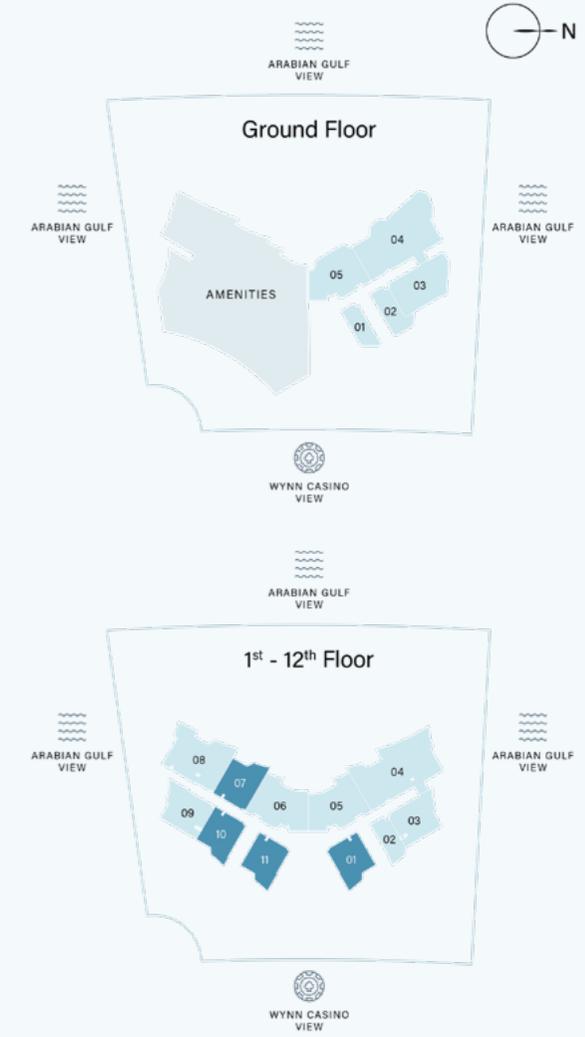


# STUDIO TYPE A



INTERNAL LIVING AREA	338.42 SQ. FT
OUTDOOR LIVING AREA	60.28 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>398.70 SQ. FT</b>

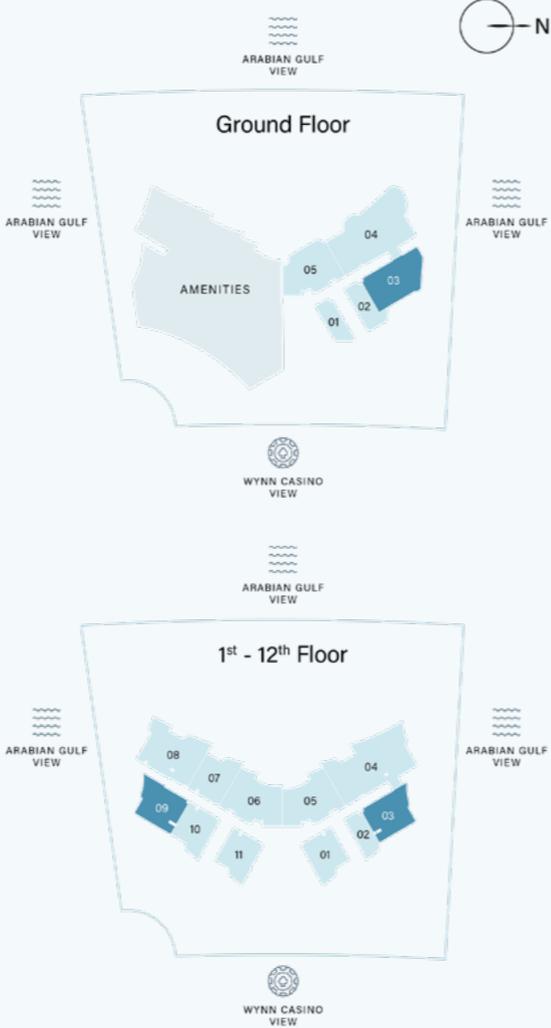
# 1 BEDROOM TYPE A



INTERNAL LIVING AREA	628.50 SQ. FT
OUTDOOR LIVING AREA	63.18 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>691.69 SQ. FT</b>

# 1 BEDROOM

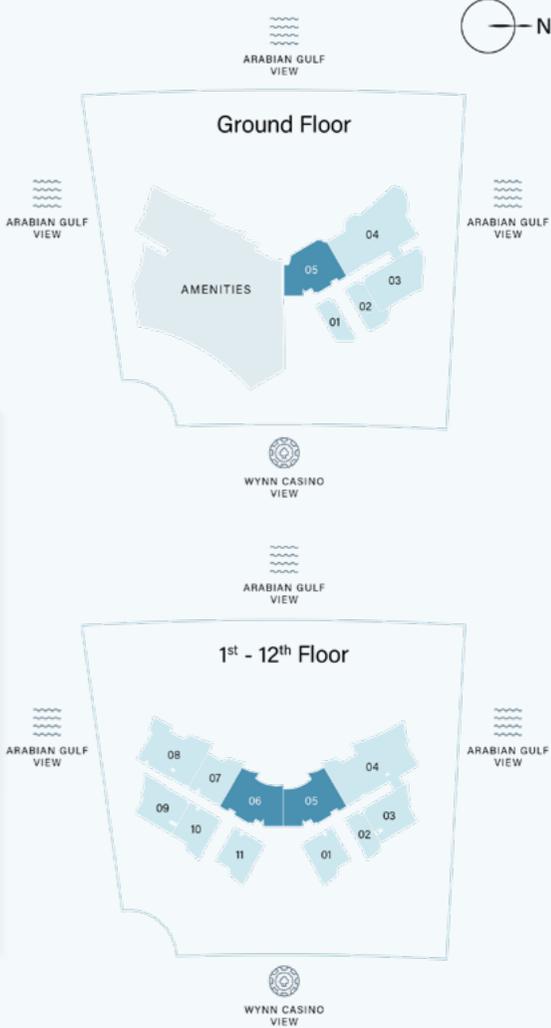
## TYPE B



INTERNAL LIVING AREA	718.71 SQ. FT
OUTDOOR LIVING AREA	89.34 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>808.05 SQ. FT</b>

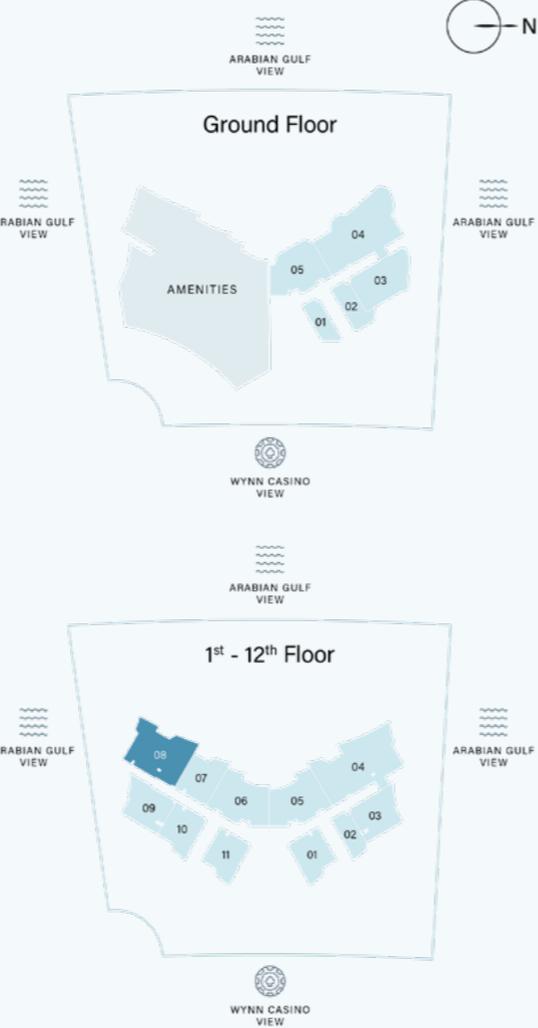
# 2 BEDROOM

## TYPE A



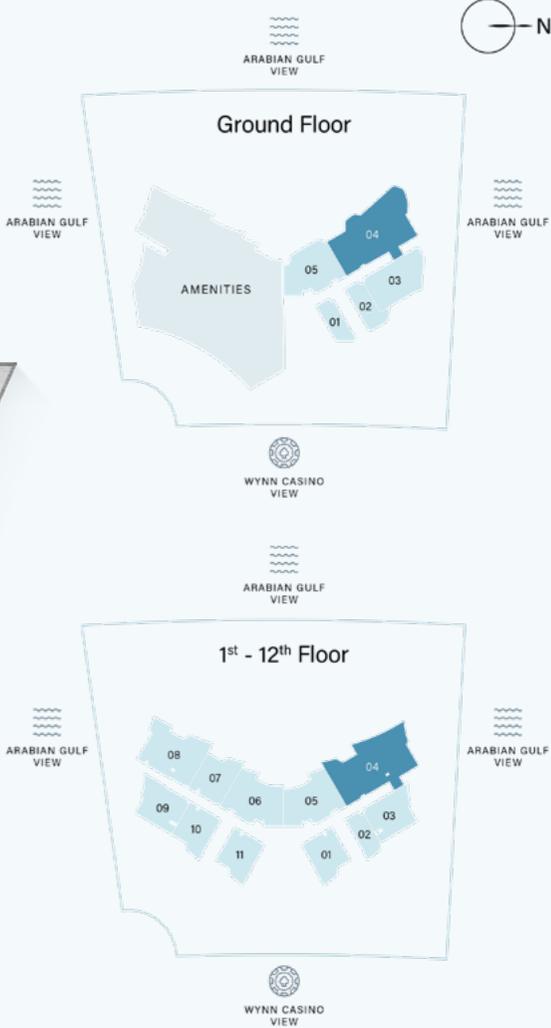
INTERNAL LIVING AREA	954.87 SQ. FT
OUTDOOR LIVING AREA	99.78 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>1054.65 SQ. FT</b>

# 2 BEDROOM TYPE B



INTERNAL LIVING AREA	1103.41 SQ. FT
OUTDOOR LIVING AREA	149.30 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>1252.70 SQ. FT</b>

# 3 BEDROOM TYPE A



INTERNAL LIVING AREA	1604.58 SQ. FT
OUTDOOR LIVING AREA	239.71 SQ. FT
<b>TOTAL LIVING AREA</b>	<b>1844.29 SQ. FT</b>

