



L A M A R

LUXURY UNITS FOR SALE



## WHY INVEST IN ABU DHABI

As the capital of the thriving United Arab Emirates, Abu Dhabi is a highly attractive destination for both investors and residents alike. This cosmopolitan city enjoys a robust, diversified economy which provides a wealth of job opportunities and a tax-free income – making it a magnet for international professionals.

With a first-rate lifestyle, excellent healthcare and education facilities, iconic venues such as the Louvre Museum, world-class infrastructure, pristine beaches, and some of the most luxurious hotels in the world, Abu Dhabi enjoys an incredibly high standard of living.

# LAMAR RESIDENCES

# WHERE LUXURY MEETS COASTAL BEAUTY

Welcome to **Lamar Residences**, an exceptional waterfront community nestled within the prestigious **Al Raha Beach in the heart of Abu Dhabi**, renowned for its opulent real estate and serene beachfront vistas.

Spanning an impressive **1.34 million square feet**, **Lamar Residences** encompasses four grand residential buildings on a shared waterfront expanse comprised of 435 residential units, including 30 lavishly appointed villas.

Elevating the standard of luxury living in the city, **Lamar Residences** captivates with its refined architectural design, offering top-tier amenities, an unrivaled location, and easy access to Abu Dhabi's best landmarks and destinations.

## PREMIUM AMENITIES AND FACILITIES INCLUDE:



Infinity pool and  
recreation area



State-of-the-Art  
Fitness Center



Children's  
Play Area



Landscaped  
Gardens



24/7 Security



Covered Parking



Retail outlets



## DISTANCE TO MAJOR LANDMARKS:

- Al Raha Mall on Al Raha Beach: walking distance
- Abu Dhabi International Airport: 10km
- Yas Island: 12km
- Abu Dhabi Golf Club: 14km
- Emirates Park Zoo: 21km
- City Center: 25km

## TOP LEISURE AND ENTERTAINMENT HUBS WITHIN AN EASY DRIVE:

- Ferrari World Abu Dhabi — 15 minutes
- Yas Marina Circuit — 15 minutes
- Yas Bay – 15 minutes
- Yas Waterworld Abu Dhabi — 15 minutes
- Yas Mall — 15 minutes
- Sheikh Zayed Grand Mosque — 15 minutes
- Louvre Abu Dhabi – 20 minutes
- Abu Dhabi Airport – 15 minutes





# WHY INVEST IN LAMAR RESIDENCES, AL RAHA BEACH?

## **Perfect Location**

Ideally situated within the prestigious Al Raha Beach area – celebrated for its elegant coastal living and pristine beachfront – residents here enjoy effortless access to prominent landmarks, vibrant entertainment hubs, and convenient prime facilities.

## **Opulent Living Experience**

Put simply, Lamar Residences redefines luxury living. The development boasts fabulous amenities, meticulously crafted homes, and idyllic surroundings that grant residents a life of uncompromised comfort and grandeur.

## **Exceptional Investment Potential**

Al Raha Beach real estate market ranks among Abu Dhabi's most coveted, promising substantial returns on investment. Lamar Residences is already attracting astute global investors with the promise of remarkable ROI.

## **Robust Rental Demand**

Al Raha Beach enjoys immense popularity among both residents and tourists, creating a robust demand on investment and rentals alike. An investment in Lamar Residences ensures an enticing rental income stream.

## **Future Growth**

As Al Raha Beach continues its dynamic evolution, property values will soar, further enforcing the position of the district as a key investment opportunity. Lamar Residences is your opportunity to be part of this opulent, promising community.



**UNITS**



## A WIDE CHOICE OF PROPERTY TYPES AND SIZES:

Lamar Residences offers a variety of property types for investors – chic apartments, elegant townhouses, and glamorous penthouses.

Apartment sizes range from spacious one-bedroom units to luxurious four-bedroom units, providing ample living space for individuals and families.

Meanwhile, townhouses and penthouses offer even more space with multiple bedrooms and generous floor areas.

# APARTMENTS

## 1-BEDROOM

1-BEDROOM - 954 SQ. FT

1-BEDROOM - 984 SQ. FT

## 2-BEDROOM

2-BEDROOMS - 1374 SQ. FT

2-BEDROOMS - 1419 SQ. FT

2-BEDROOMS - 1482 SQ. FT

2-BEDROOMS - 1483 SQ. FT

2-BEDROOMS - 2928 SQ. FT

## 3-BEDROOM

3-BEDROOMS - 1981 SQ. FT

3-BEDROOMS - 2043 SQ. FT

3-BEDROOMS - 2671 SQ. FT

3-BEDROOMS - 2717 SQ. FT

## 4-BEDROOM

4-BEDROOMS - 2928 SQ. FT

4-BEDROOMS - 3462 SQ. FT

## TYPICAL FLOOR PLANS

اطلالة على المدينة  
CITY VIEW

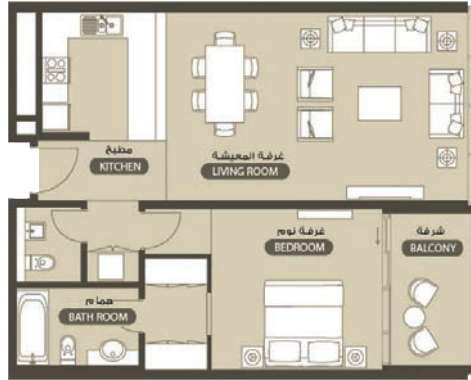
اطلالة على حمام السباحة  
POOL VIEW

اطلالة على الحديقة  
GARDEN VIEW

اطلالة على البحر  
SEA VIEW



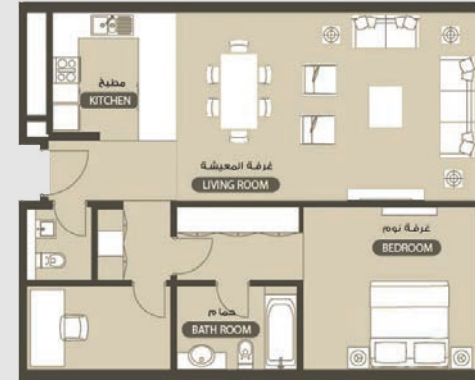
TYPE C نوع



اطلالة على حمام السباحة  
POOL VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C207	الوحدة
Number of Bedroom (s)	1	عدد غرف النوم
Range (sqft/sqm)	870.80 - 936.24/80.90 - 86.98	مساحة (قدم مربع/متر مربع)

TYPE A نوع



طلالة على الحديقة  
GARDEN VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C104	الوحدة
Number of Bedroom (s)		عدد غرف النوم
Range (sqft/sqm)	870.80 - 936.24/80.90 - 86.98	مساحة (قدم مربع/متر مربع)

٢ غرفة نوم

2 BEDROOM

نوع B

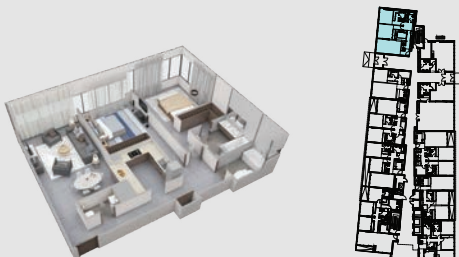


المنطقة على الحديقة GARDEN VIEW		
Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C103	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/egm)	1,297.05 - 1,516.20/20.50 - 140.86	مساحة (قدم مربع/متر مربع)

٢ غرفة نوم

2 BEDROOM

نوع A



المنطقة على الحديقة GARDEN VIEW		
Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C105	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/egm)	1,297.05 - 1,516.20/20.50 - 140.86	مساحة (قدم مربع/متر مربع)

٢ غرفة نوم

2 BEDROOM

نوع D



انظر إلى الحديقة  
 GARDEN VIEW  
 انظر إلى المدينة  
 CITY VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C205	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/room)	1,297.05 - 1,516.20/20.50 - 140.86	مساحة (قدم مربع/غرفة نوم)

٢ غرفة نوم

2 BEDROOM

نوع C



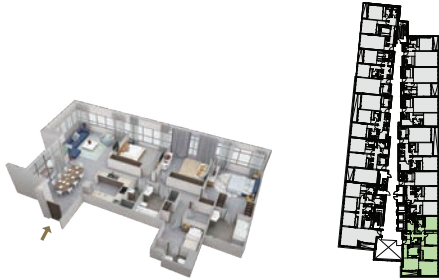
انظر إلى حوض السباحة  
 POOL VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C309	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/room)	1,297.05 - 1,516.20/20.50 - 140.86	مساحة (قدم مربع/غرفة نوم)

٣ غرفة نوم

3 BEDROOM

نوع A



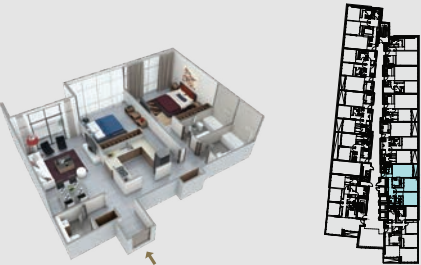
منظر على البحر  
 SEA VIEW  
 منظر على حمام السباحة  
 POOL VIEW

Tower	C	البرج
Floor Plan Level	1	مخطط الطابق
Unit	C201	الوحدة
Number of Bedroom (s)	3	عدد غرف النوم
Range (sqft/room)	1829.33 - 1942.78/796.95 - 180.49	مساحة (قدم مربع/غرفة نوم)

٢ غرفة نوم

2 BEDROOM

نوع E



منظر على حمام السباحة  
 POOL VIEW

Tower	C	البرج
Floor Plan Level	3	مخطط الطابق
Unit	C309	الوحدة
Number of Bedroom (s)	2	عدد غرف النوم
Range (sqft/room)	1,297.05 - 1,516.20/20.50 - 140.86	مساحة (قدم مربع/غرفة نوم)

٤ غرفة نوم دوبلكس  
4 BEDROOM DUPLEX

نوع A TYPE

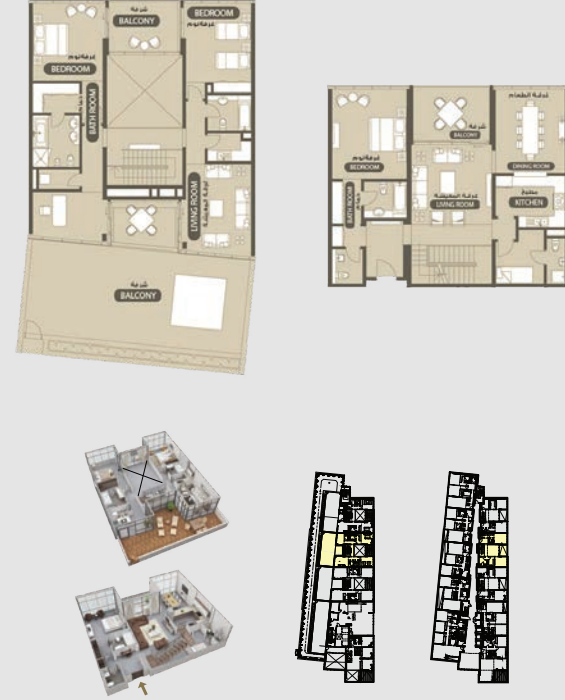


إطلالة على الحديقة  
GARDEN VIEW  
إطلالة على البحر  
SEA VIEW  
إطلالة على حمام السباحة  
POOL VIEW

Tower	C	البرج
Floor Plan Level	9 + 10	مخطط الطابق
Unit	C910	الوحدة
Number of Bedroom (s)	4	عدد غرف النوم
Range (sqft/m <sup>2</sup> )	4183.5 - 5046.82 / 388.66 - 468.31	مساحة (قدم مربع / متر مربع)

٣ غرفة نوم دوبلكس  
3 BEDROOM DUPLEX

نوع A TYPE



إطلالة على حمام السباحة  
POOL VIEW

Tower	C	البرج
Floor Plan Level	9+10	مخطط الطابق
Unit	C907	الوحدة
Number of Bedroom (s)	3	عدد غرف النوم
Range (sqft/m <sup>2</sup> )	3,735.40 - 3,969.64 / 347.30 - 368.81	مساحة (قدم مربع / متر مربع)



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For More Info...

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