



NAURAS
DEVELOPMENTS

DUBAI MARINA • UNITED ARAB EMIRATES

BRANDED RESIDENCES & HOTEL

Marina *Crest.*

Eighty-five floors of faceted glass above Dubai Marina. Hotel-serviced residences, a private yacht berth, and a sky terrace seventy floors up.



Built to be *inherited.*

Nauras has built on water for twenty-two years — six addresses along the Gulf coast, and not one of them in a hurry. We take fewer sites than we are offered, hold them longer than the market would like, and hand them over finished rather than nearly finished.

Marina Crest is the seventh. It is the first time we have put a hotel underneath the residences, and the first time the facade has been allowed to fold. Everything else is the way we have always done it: one palette, one contractor, one standard, from the quay to the last penthouse.

i.

THE LONG VIEW

We plan for the second owner, not the first sale. Buildings are specified to be maintained, not replaced.

ii.

ONE PALETTE

Stone, oak, bronze and brass — chosen once and carried through every room of every floor.

iii.

DELIVERED WHOLE

Handover means finished: landscape planted, amenities staffed, the hotel already running.

A cut stone
on the water —
*and a whole
life inside it.*

Most towers on the Marina are extruded. Marina Crest is folded. The facade breaks into large triangular planes that turn the low Gulf sun into something closer to a jewel than a curtain wall — bright on one face, deep bronze on the next, changing every hour of the day.

Behind that surface is the part that decides how it feels to live here: a hotel underneath, a sky lobby two-thirds of the way up, a hammam, a private cinema, a berth for your boat at the front door, and a terrace where seventy floors of city fall away below dinner.

85 *storeys*

NINE HUNDRED AND EIGHTY FEET ABOVE DUBAI MARINA

On the walk, on the *water*.

The Marina promenade runs past the door. The Gulf starts at the end of it.

Marina Crest stands on the waterfront where the promenade is widest, its limestone podium opening straight onto the walk. Yachts are berthed in front of it. The Palm Jumeirah and Ain Dubai sit on the skyline to the west, JBR beach is a walk away, and the towers of the Marina close in behind — so the building has water on one side and a city on the other.

At street level the podium is a colonnade rather than a wall: palms in stone planters, shade, and a long cantilevered bronze canopy over an arrival that behaves like a hotel because, below the residences, it is one.



THE PROMENADE ELEVATION — LIMESTONE PODIUM, BRONZE CANOPY, THE SHAFT RISING OUT OF FRAME.



DUBAI MARINA

Above the *marina.*

The tower reads at a glance from anywhere on the water: the taper, the darker sky-lobby band two-thirds up, and the asymmetric faceted spire that finishes it.

Eighty-five floors, one *gesture*.

A hotel at the base. Residences above. One faceted shaft holding both.

The lower floors are a hotel, and the residences above are served by it — housekeeping, concierge, in-residence dining, a butler if you want one. Two-thirds of the way up, a double-height sky lobby of darker glass marks the change and gives the tower its horizon: bar, library, terrace, and the lifts that take you the rest of the way home.

Above that the shaft keeps tapering, the facets keep folding, and the crown carries them to a single asymmetric point rather than stopping at a plant room. There is no flat roof on this building.

HEIGHT	980 ft · 85 storeys
RESIDENCES	320 residences
HOTEL	180 keys, below the residences
PROGRAMME	Branded residences over a hotel · sky lobby · hammam spa · private yacht berth
FACADE	Faceted glass in large triangular planes with champagne-bronze fins
PODIUM	Pale limestone colonnade, bronze arrival canopy, marina promenade

i.

SERVICED

Hotel housekeeping, concierge and in-residence dining, seven days.

ii.

BERTHED

A private residents' berth under the bronze canopy at the front door.

iii.

ELEVATED

Sky lobby, hammam, cinema and a terrace seventy floors up.



— BLUE HOUR

The hour the
facets *switch on.*

Folded, not *extruded.*

Each triangular plane sits at a slightly different angle to its neighbour, so no two floors reflect the same piece of sky. Slim champagne-bronze fins run the fold lines and give the tower its vertical grain from a distance and its warmth up close.

Behind the glass, the geometry is generous rather than decorative: the folds push the living rooms outward at the corners and pull the bedrooms into shade, which in this climate is worth more than a view alone.

GLAZING

Floor-to-ceiling, low-e

FINS

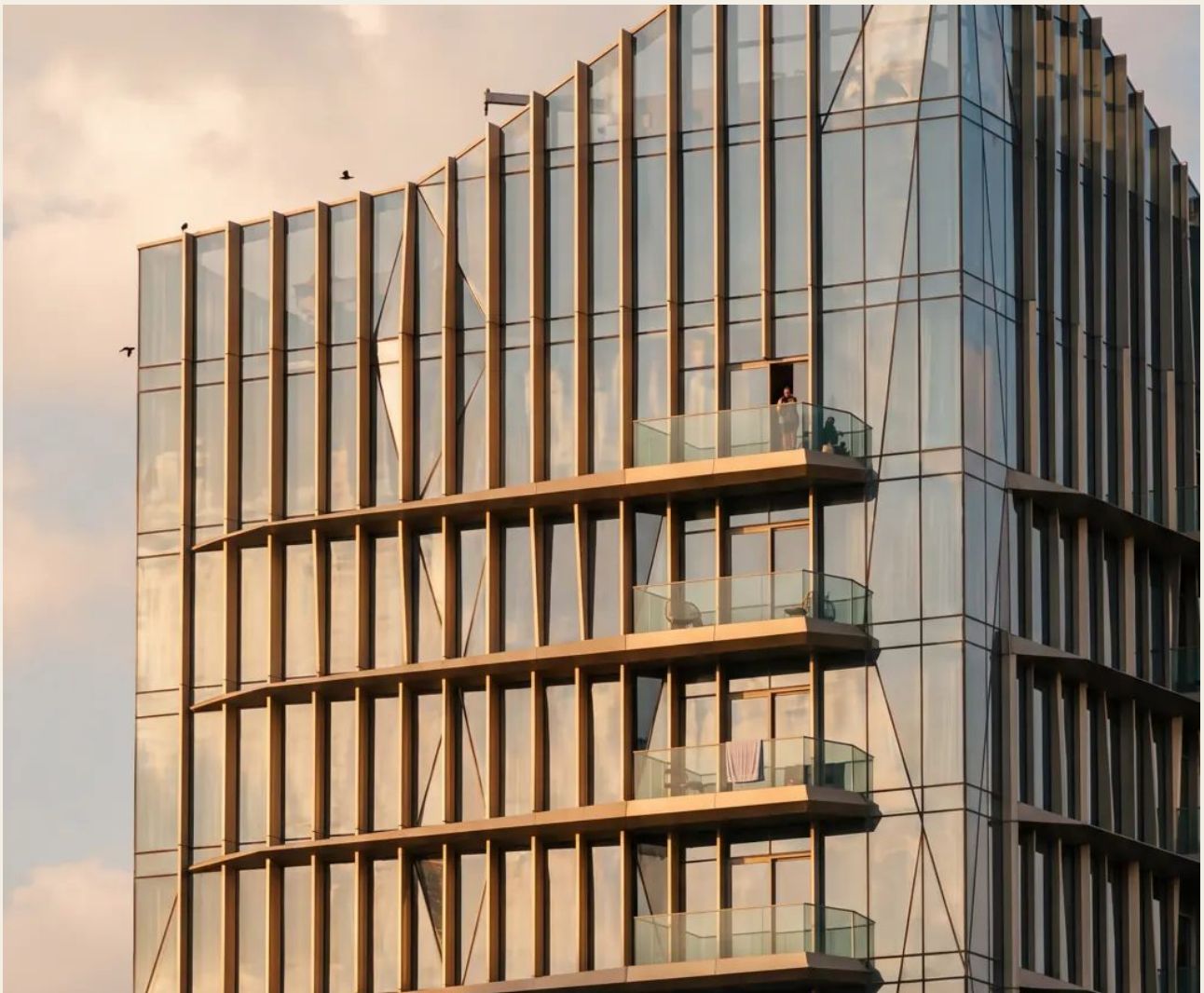
Champagne-bronze anodised

BALCONIES

Triangular, formed by the folds

SKY LOBBY

Darker glass, double height



TEN FLOORS OF FACADE AT REAL SCALE — THE FOLDS, THE FINS AND THE BALCONIES THEY CREATE.



FROM THE PROMENADE

Nine hundred
and eighty *feet.*

NAURAS • MARINA CREST

09

Come by car.
Or come by *boat*.



THE RESIDENTS' BERTH AND THE BRONZE ARRIVAL CANOPY, MID-MORNING.

The quay is part of the building. A residents' berth sits directly under the cantilevered bronze canopy, so a boat can put you at your own lift lobby without a car being involved at all — luggage handled, lines taken, the whole arrival done in shade.

For everyone else there is the drop-off: a hotel porte-cochère with the doors held, the valet waiting and a lobby that keeps the marina in view the entire way through. Both routes end at the same set of lifts.



Dawn arrives
from the desert
and leaves
across the Gulf.

A TRIANGULAR BALCONY FORMED BY THE FOLDED FACADE, JUST AFTER FIRST LIGHT.

Three hundred and twenty *homes*.

Smoked oak, Portoro marble, brass and camel leather —
warm materials against a hard, bright city.

Every residence is planned around the folds. Living rooms take the outward corners, where the glass turns and the marina appears on two sides at once. Bedrooms sit in the pulled-back planes, quieter and deeper in shade. Ceilings are high enough that the glass reads as a wall of light rather than a window.

— One to four bedrooms, and penthouses at the crown

Corner and through-plan layouts on every floor.

— Full-height glazing to every principal room

Solar-controlled, with the folds giving natural shade.

— At least one balcony to every residence

Formed by the facade, not bolted onto it.

— Hotel service, on call

Housekeeping, concierge, in-residence dining and a butler on request.

— Smoked oak floors throughout

Portoro marble to bathrooms; brass and fluted bronze joinery.

— Sky-lobby access from every floor

Bar, library and terrace two-thirds of the way up.



THE CAMERA STUDY AND THE MASSING MODEL — THE TOWER BEFORE MATERIALS.



THE LIVING ROOM

Turned down for the *evening*.

Camel leather, Portoro marble, a fluted bronze bar cabinet, and the facets of the facade reading from the inside as the city switches on.

Kept, not *stored.*

Lined end to end in smoked oak and bronze-framed glass, with a black marble island whose drawers are velvet-lined and open rather than hidden. A full-height window closes the run, so the room is lit from the Gulf rather than from a ceiling.

The same joinery language carries through the residence — fluted bronze, dark stone, unlacquered brass — so a dressing room, a bar cabinet and a bathroom vanity all belong to one building.



LATE MORNING, LIGHT RUNNING THE LENGTH OF THE ROOM.



THE PRIMARY BATHROOM

Black and gold,
and the whole
marina lit.

A hotel's worth of *everything*.

Because there is a hotel underneath, the amenities are staffed rather than merely provided.

i. Private yacht berth

Residents' mooring under the bronze arrival canopy, with crew handling.

ii. Hammam & spa

Domed, star-lit, with a heated marble slab, brass basins and a warm plunge pool.

iii. Sky terrace

Seventy floors up: low table, carpets, pergola, the Palm and the Gulf below.

iv. Private cinema

Twelve camel-leather recliners in two tiers, with a bar at the back.

v. Sky lobby

Bar, library and terrace at the change of the tower, two-thirds up.

vi. Hotel services

Housekeeping, concierge, in-residence dining, valet and butler on request.



THE RESIDENTS' CINEMA, BEFORE A SCREENING.



THE HAMMAM

Steam, brass and a ceiling full of *stars*.

A domed chamber pierced with star-shaped skylights, a heated marble slab at its centre, and one full-height slot of daylight with the Gulf far below.



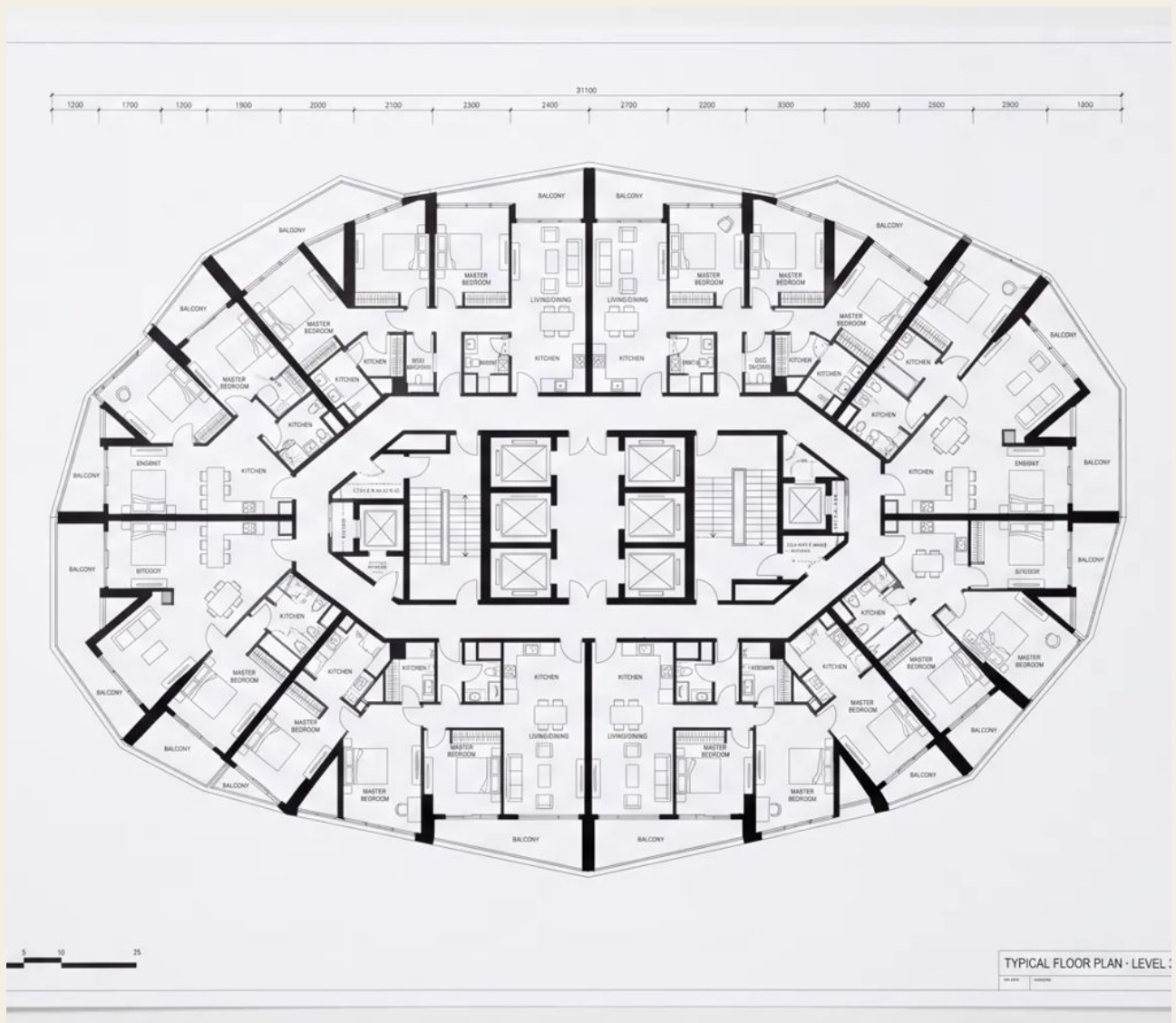
THE SKY TERRACE

Dinner, seventy floors *up*.

Carpets, floor cushions and a long low table under a slatted bronze pergola — with the Marina, the Palm and the whole Gulf horizon on the other side of the rail.

A typical floor.

Four to six residences per floor around a central core, with the folded facade giving every home a corner or a through-plan aspect. Lift lobbies open to daylight; service runs behind the core so nothing crosses a residence.



TYPICAL RESIDENTIAL FLOOR PLAN.

i. CENTRAL CORE

Lifts, stairs and service kept off the facade.

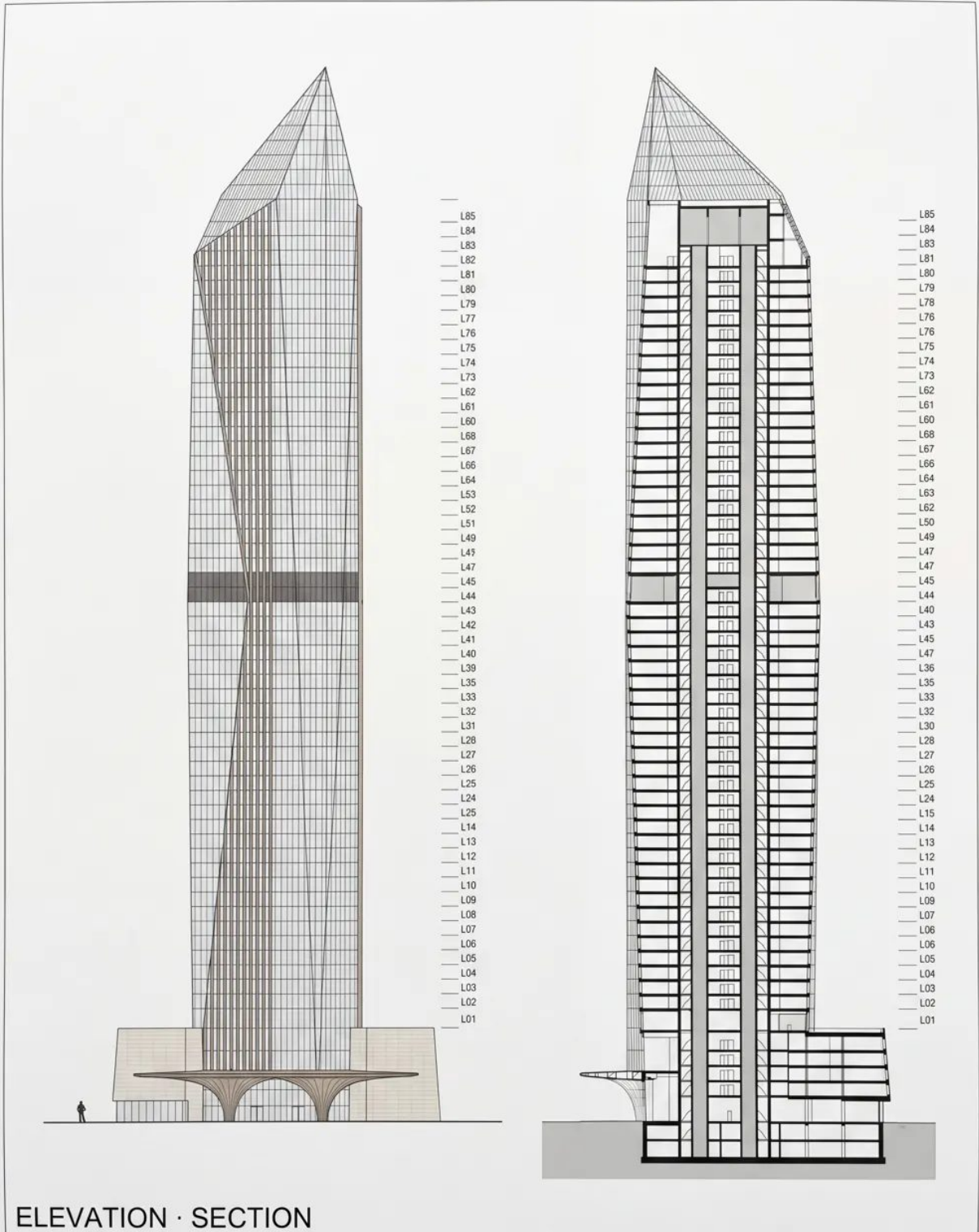
ii. TWO ASPECTS

Every residence takes a corner or runs through the plan.

iii. OUTSIDE

Triangular terraces formed by the folds of the facade.

All eighty-five *floors.*



ELEVATION · SECTION

ELEVATION AND SECTION, DRAWN TO THE SAME SCALE — THE TAPER, THE SKY-LOBBY BAND AND THE FACETED SPIRE.

Warm inside, hard *outside*.

One palette runs the whole building, from the hotel lobby to the last penthouse, so the spa, the cinema and a kitchen all read as the same address.

Smoked oak

Floors, joinery and the fluted panelling to the dressing rooms and bar cabinets.

Portoro marble

Black and gold — fireplaces, bathrooms, and the island in the dressing room.

Champagne bronze & brass

Facade fins outside; fittings, frames and lighting inside.

Cream bouclé & camel leather

Upholstery through the residences, the cinema and the sky lobby.

Cream and gold marble

The hammam: heated slab, arched niches and basins.

Pale limestone

The podium, the quay and the colonnade onto the promenade.



THE MATERIAL BOARD.

West to the Gulf. East to the *city*.

From the west face the water goes on until it stops being water: the Marina mouth, JBR beach, the Palm Jumeirah, and a sunset that arrives across open sea every evening of the year.

From the east face the city stacks up — the Marina towers, Ain Dubai, and beyond them the desert edge where the light comes from at dawn. Above the sky lobby, both are available from the same residence.



980ft
TO THE SPIRE TIP

320
RESIDENCES

180
HOTEL KEYS

70
FLOORS TO THE TERRACE

The sales *gallery.*

The gallery on the promenade holds the model, the material board and two full-scale room sets. Floor plates, availability and specification are released there. Private appointments, seven days.

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SALES GALLERY

Nauras Marina Pavilion
Al Marsa Street, Dubai Marina
Dubai, United Arab Emirates

APPOINTMENTS

Daily, 10.00 – 20.00
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NAURAS
DEVELOPMENTS

Built to be *inherited.*

Waterfront developments along the Gulf coast since 2004. Marina Crest is the seventh Nauras address.

NAURAS DEVELOPMENTS

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nauras.ae

ABOUT THIS DOCUMENT

Sample brochure — studio concept; not a real development, nothing here is an offer. Nauras Developments and Marina Crest are fictional and exist only as a design exercise.

Visualisation & brochure by Ratio Visuals — studio concept sample.