



Golden Oasis Mariane Tower

**FOR YOU WHO
LIKE TO ALWAYS
DREAM BIG..**

The extraordinary in life is
measured by the quality of the
moments we experience and it is
in the simplicity of everyday life



*Mariane
tower*

Golden Oasis Mariane Tower

Mariane Tower is a residential and commercial Tower consist from 38 floors including a master art of 4 exclusive duplexes, 324 apartments, commercial stores and 2 offices.

Developed by Gisaura Group, at an exclusive location of Dubai Marina in an area of 5,568.98 sq meters (59,944.00 sqft) the Mariane tower is a modern tower, which includes artificial intelligence and offers stunning views of the Emirates Golf Club, Dubai Marina, Arabian Gulf and close to everything the family need for a luxury living and comfort

*Historica de
empresa*



Mariane Tower

Golden Oasis Mariane Tower

Offering luxury 1-3 bedroom apartments and 4 exceptional duplexes, infinity pool, gymnasium, children's playground, and state-of-the-art services.

The company needed to bring together good specialists for this task, as in the case of "IFL interior decoration LLC" and "Next engineering consultants" so that the property embodies the beauty and perfection of one of Dubai's wonderful construction creations, and the tower will be surrounded by other elegant skyscrapers, skies, modern apartment buildings, popular hotels and the Marina Mall.

It will take 2 years to complete, the company's forecast for delivery of the properties is scheduled for December 2025.

T1

Golden Oasis Mariane Tower

Building Area: 1640,42 sqft.

- 1- ENTRY
- 2- LIVING ROOM
- 3- KITCHEN
- 4- MASTER SUITE
- 5- BALCONY(2)



Price:
1.306.159,68 AED
355.612,55 USD
24-month payment plan

T2a

Golden Oasis Mariane Tower

Building Area: 14433,10 sqft.

- 1- ENTRY
- 2- TOILET
- 3- LIVING ROOM
- 4- BALCONY
- 5- KITCHEN
- 6- HALL
- 7- SUITE
- 8- MASTER SUITE



Price:
2 247 100.80 AED
611 783,08 USD
24 Month payment plan

T2B

Golden Oasis Mariane Tower

Building Area: 1640,42 sqft.

- 1- ENTRY
- 2- LIVING ROOM
- 3- KITCHEN
- 4- MASTER SUITE
- 5- ROOM
- 6- BATHROOM
- 7- BALCONY (2)
- 8- TOILET
- 9- MAID / SON ROOM



Price:
2 572 178.56 AED
700 296.45 USD
24 Month payment plan

Golden Oasis Mariane Tower

T3

TPOLOGY T3

BUILDING AREA: 2437,59 sqft.

TPOLOGY T1

- 1 - ENTRY
- 2 - TOILET
- 3 - LIVING ROOM
- 4 - KITCHEN
- 5 - SERVICE AREA
- 6 - MAID'S ROOM
- 7 - BATHROOM
- 8 - HALL
- 9 - 2 SUITE
- 10 - MASTER SUITE
- 11 - 3 BALCONY



Price:
3 822 141.12 AED
1 040 608.88 USD
24 Month payment plan

Golden Oasis Mariane Tower

T4

TPOLOGY T4 DUPLEX

BUILDING AREA: 3.305,00 sqft.

TPOLOGY T4 DUPLEX

1 st FLOOR

- 1 - ENTRY
- 2 - TOILET
- 3 - LIVING ROOM
- 4 - DINING ROOM
- 5 - KITCHEN
- 6 - SERVICE AREA
- 7 - MAID'S ROOM
- 8 - BATHROOM
- 9 - TV ROOM
- 10 - WINE HAUSE
- 11 - OFFICE
- 12 - 5 BALCONY



Price:
3 822 141.12 AED
1 040 608.88 USD
24 Month payment plan

Golden Oasis Mariane Tower

T4

TYPOLGY T4 DUPLEX

BUILDING AREA: 3.305,00 sqft.

TYPOLGY T4 DUPLEX

2nd FLOOR

- 1 - HALL
- 2 - 3 SUITE
- 3 - MASTER SUITE
- 4 - 4 BALCONY



Price:
10 094 784.00 AED
2 748 341,99 USD
24 Month payment plan

Golden Oasis Mariane Tower

T5

T5 POLOGY T5 DUPLEX

BUILDING AREA: 3.878,00 sqft.

T5 POLOGY T5 DUPLEX 1 st FLOOR

- 1 - ENTRY
- 2 - TOILET
- 3 - LIVING ROOM
- 4 - DINING ROOM
- 5 - TV ROOM
- 6 - OFFICE
- 7 - WINE HAUSE
- 8 - KITCHEN
- 9 - SERVICE AREA
- 10 - MAID'S ROOM
- 11 - 3 BATHROOM
- 12 - RECREATION AREA



Price:
11 183 571.84 AED
3 044 768,48 USD
24 Month payment plan

T5

T5 POLOGY T5 DUPLEX

BUILDING AREA: 3.878,00 sqft.

T5 POLOGY T5 DUPLEX

2nd FLOOR

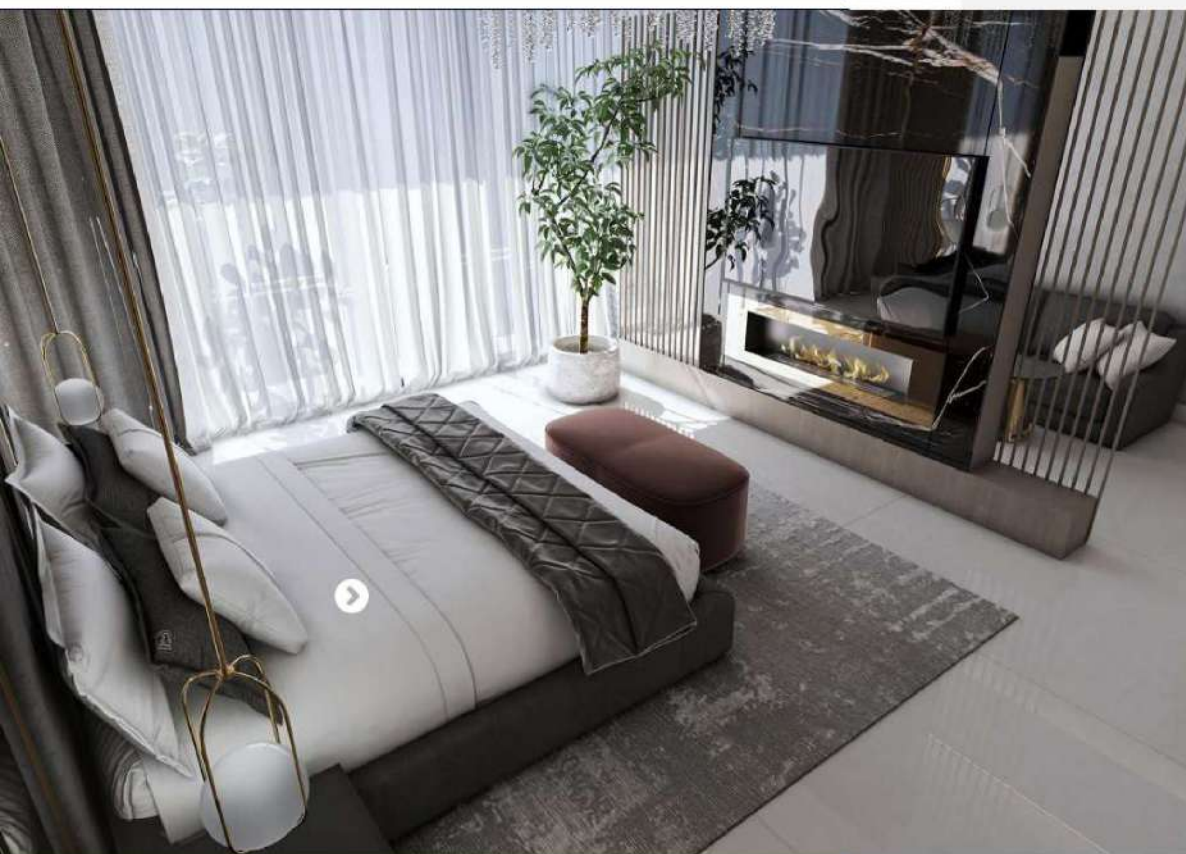
- 1 - HALL
- 2 - INTIMATE ROOM
- 3 - 4 SUITE
- 4 - MASTER SUITE
- 5 - 2 BALCONY



Price:
11 183 571.84 AED
3 044 768,48 USD
24 Month payment plan



Golden Oasis Mariane Tower



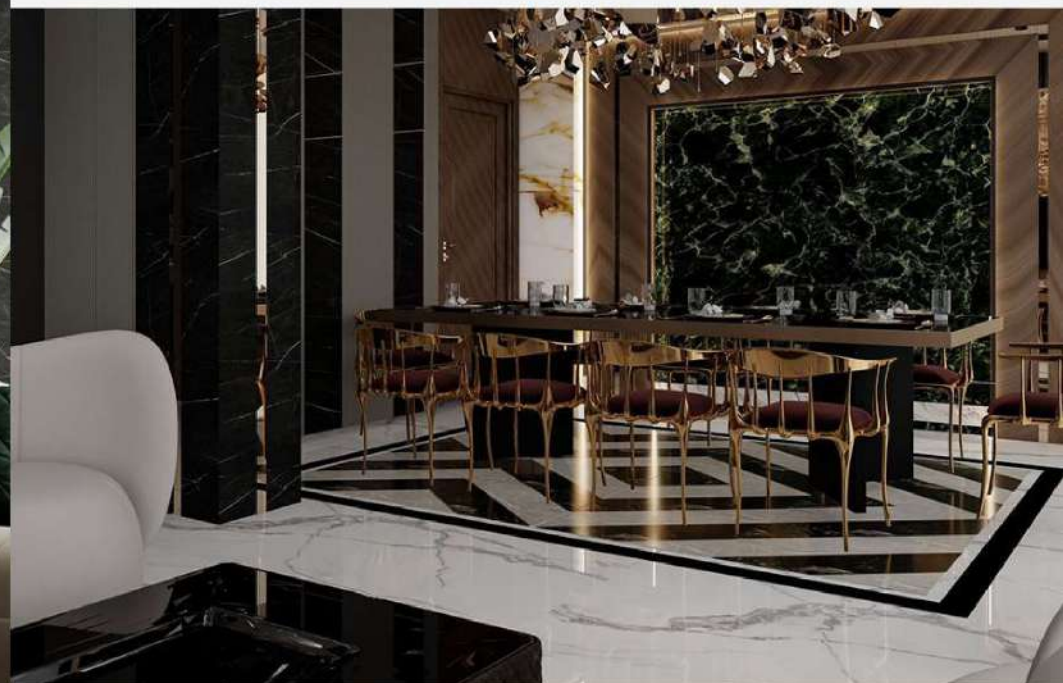


Golden Oasis Mariane Tower





Golden Oasis Mariane Tower



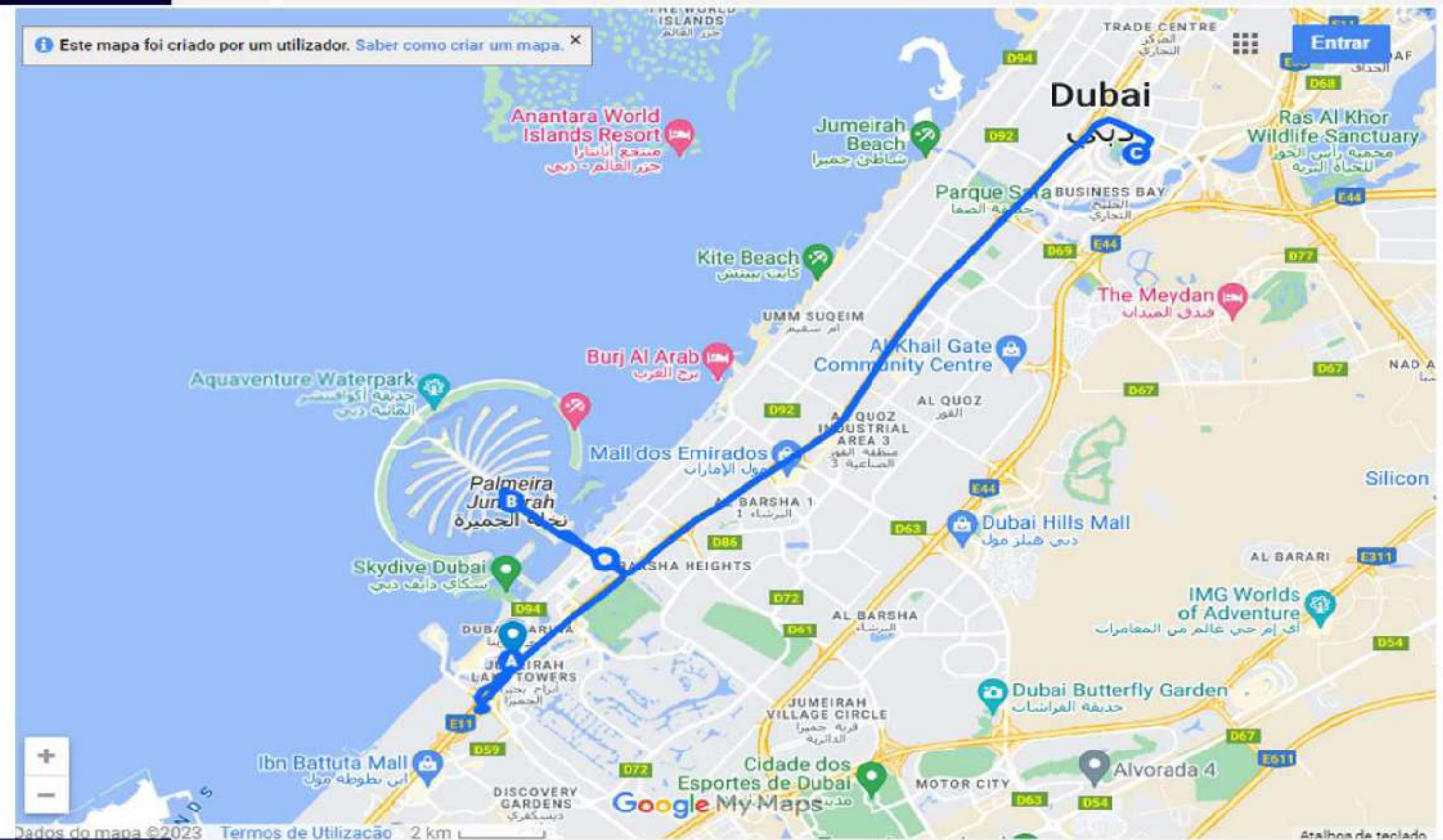


Golden Oasis Mariane Tower



Golden Oasis Mariane Tower

PROJECT LOCATION



1 minute from Marina Mall
 2 minutes from Metro Station
 2 minutes from the beach and The Beach at JBR.
 4 minutes Dubai Marina Walk.
 Point A: Mariane Tower | Point B: Palm Jumeirah | Point C: Dubai Downtown

Schedule of Payment									
Installment no.	Milestone	Percentage	Date	Amount (dhs)					
				T1 / 833,01 sqft.	T2 A / 1433,10 sqft.	T2 B / 1640,42 sqft.	T3 / 2437,59 sqft.	T4 Duplex / 6438,00 sqft.	T5 Duplex / 7132,38 sqft.
1	1st Intallment	1%	At launch	13061.60	22471.01	25721.79	38221.41	100947.84	111835.72
2	2nd Intallment	19%	Aug-23	248170.34	426949.15	488713.93	726206.81	1918008.96	2124878.65
3	3rd Intallment	10%	Dec-23	130615.97	224710.08	257217.86	382214.11	1009478.40	1118357.18
4	4th Intallment	20%	May-24	261231.94	449420.16	514435.71	764428.22	2018956.80	2236714.37
5	5th Intallment	5%	Out 2024	65307.98	112355.04	128608.93	191107.06	504739.20	559178.59
6	6th Intallment	5%	May-25	65307.98	112355.04	128608.93	191107.06	504739.20	559178.59
7	100% Construction and Handover	40%	Dec-25	522463.87	898840.32	1028871.42	1528856.45	4037913.60	4473428.74
Purchase Price (dhs)				1306159.68	2247100.80	2572178.56	3822141.12	10094784.00	11183571.84

GISAURA
GROUP

