

The background of the entire page is a close-up, high-angle shot of teal-colored water. Sunlight or bright light reflects off the surface, creating a complex pattern of bright, shimmering lines and patches of lighter teal against the darker teal background. The reflections are organic and fluid, suggesting gentle ripples in the water.

# MONDRIAN

AL MARJAN ISLAND  
BEACH RESIDENCES

## FLOOR PLANS

A PROJECT BY

ELEVATE



# RESIDENCES

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Although different in proportion, all share the same generous features, including high ceilings, west-facing panoramic views from private terraces and interiors that have been designed and curated with peerless attention to detail.

**MONDRIAN**  
AL MARJAN ISLAND  
BEACH RESIDENCES

MANHATTAN RESIDENCES

TYPE 1A

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

104, 204, 224, 304, 324, 404, 424, 504,  
524, 604, 624, 704, 724, 804, 824, 904,  
922, 1004, 1022, 1104, 1122, 1204, 1222,  
1303, 1401

Net Internal Area

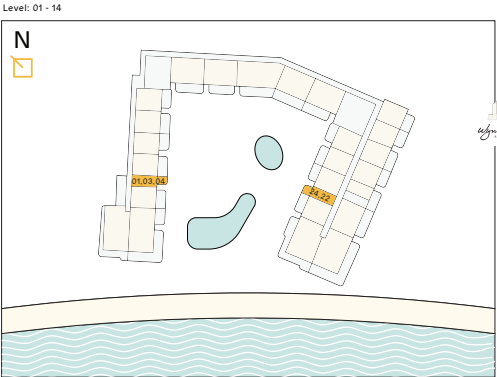
323.46 sq ft

Balcony

93.54 sq ft

Total

416.99 sq ft



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MANHATTAN RESIDENCES

TYPE 1B

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



Units  
118, 219, 319, 419, 519, 619,  
719, 819

Net Internal Area

340.25 sq ft

Balcony

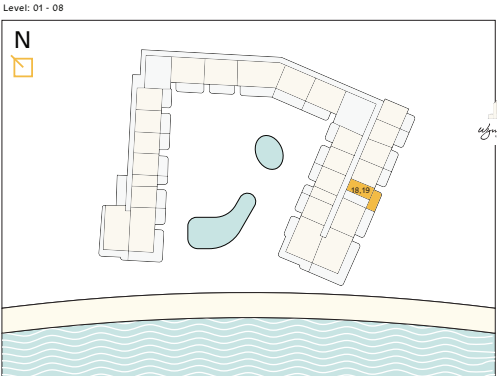
209.90 sq ft

Total

550.14 sq ft



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1 BEDROOM RESIDENCES

TYPE 1A, 1B & 1C

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



Units

- 105, 106, 107, 108, 114, 115, 116, 117
- 205, 206, 207, 208, 215, 216, 217, 218, 225, 227
- 305, 306, 307, 308, 315, 316, 317, 318, 325, 327
- 405, 406, 407, 408, 415, 416, 417, 418, 425, 427
- 505, 506, 507, 508, 515, 516, 517, 518, 525, 527
- 605, 606, 607, 608, 615, 616, 617, 618, 625, 627
- 705, 706, 707, 708, 715, 716, 717, 718, 725, 727
- 805, 806, 807, 808, 815, 816, 817, 818, 825, 827
- 905, 906, 907, 908, 914, 915, 916, 923, 925
- 1005, 1006, 1007, 1008, 1014, 1015, 1016, 1023, 1025
- 1105, 1106, 1107, 1108, 1114, 1115, 1116, 1123, 1125
- 1205, 1206, 1207, 1208, 1214, 1215, 1216, 1223, 1224
- 1304, 1305, 1306, 1307, 1313, 1314, 1315, 1321, 1323
- 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1412, 1414

Net Internal Area

629.58 sq ft

Balcony

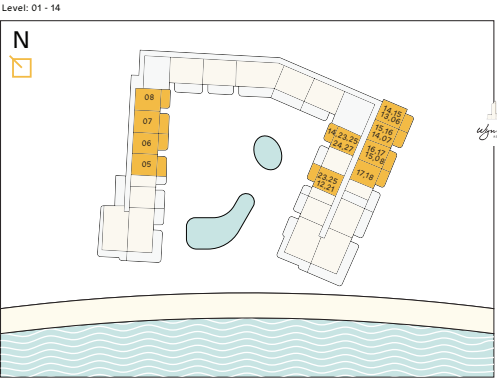
179.97 sq ft

Total

809.55 sq ft



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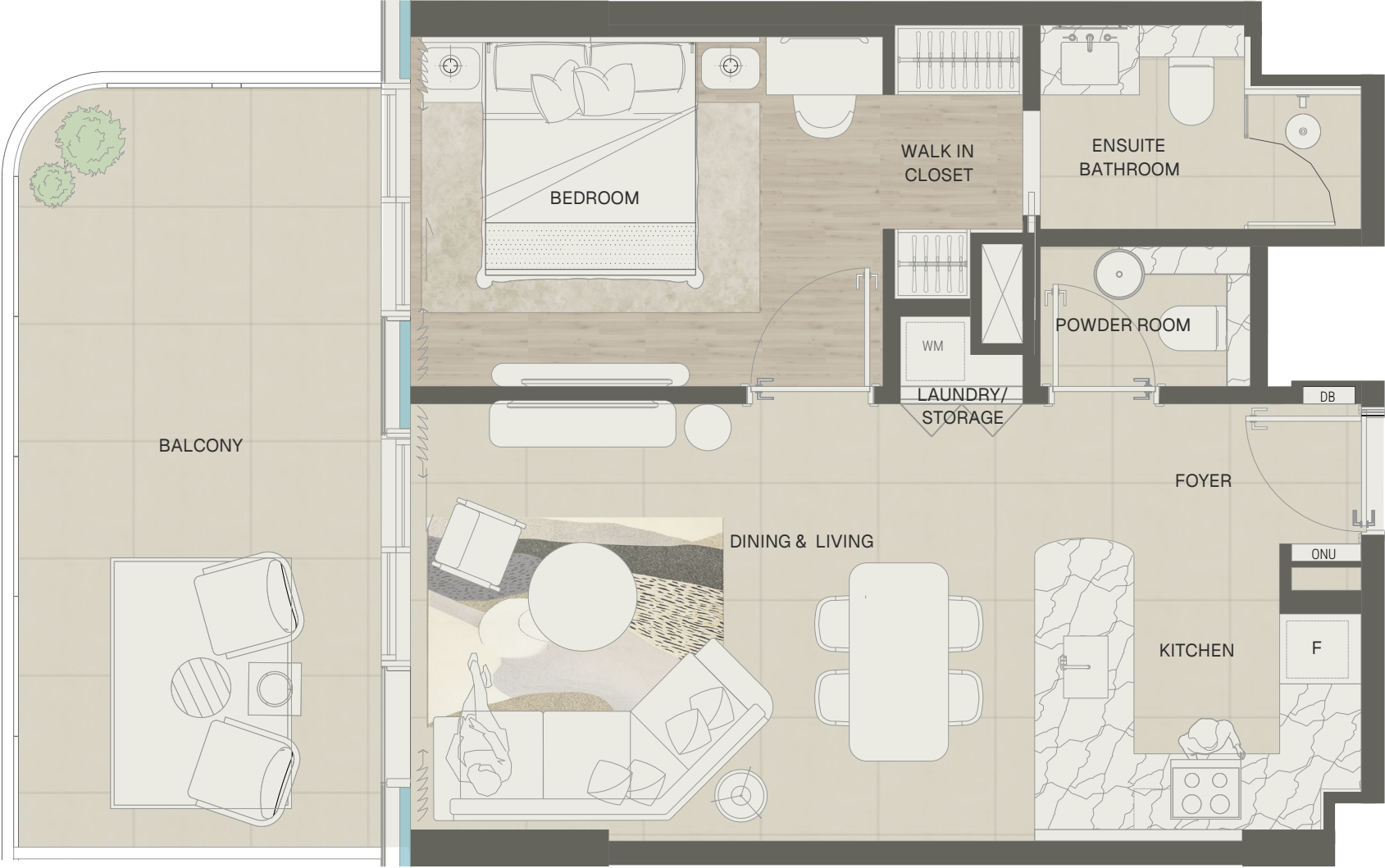




1 BEDROOM RESIDENCES

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



Units  
226, 326, 426, 526, 626, 726,  
826, 924, 1024, 1124, 1224,  
1322, 1413

Net Internal Area

629.47 sq ft

Balcony

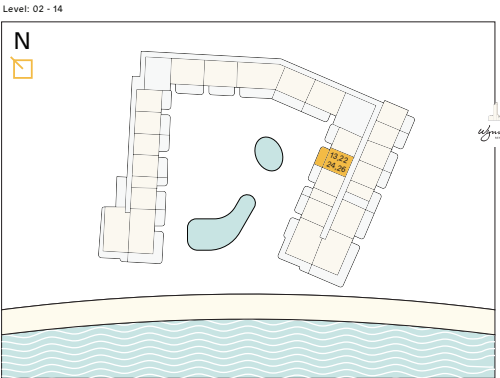
230.67 sq ft

Total

860.14 sq ft



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1 BEDROOM RESIDENCES

TYPE 3

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



Units

103, 203, 223, 303, 323, 403, 423, 503, 523, 603,  
623, 703, 723, 803, 823, 903, 921, 1003,  
1021, 1103, 1121, 1203, 1221

Net Internal Area

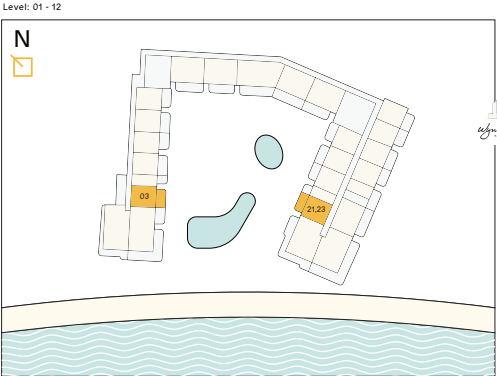
619.03 sq ft

Balcony

216.89 sq ft

Total

835.93 sq ft



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1 BEDROOM RESIDENCES

TYPE 4

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

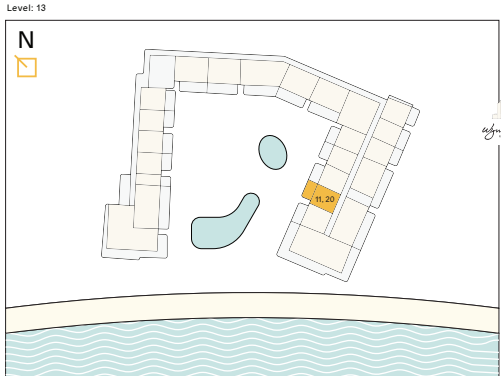


Units  
1320, 1411

Net Internal Area  
629.69 sq ft  
Balcony  
197.73 sq ft  
Total  
827.42 sq ft



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1 BEDROOM RESIDENCES

TYPE 5A, 5B, 5C & 5D

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

109, 110, 112, 113, 1319, 1410

Net Internal Area

632.60 sq ft

Balcony

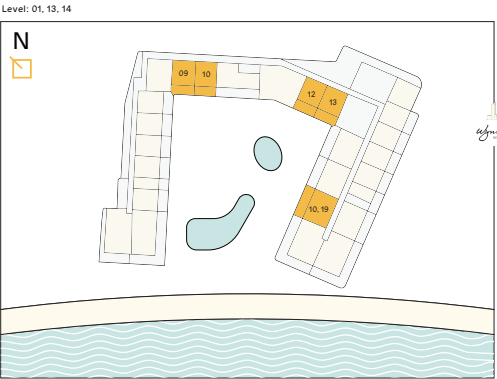
257.47 sq ft

Total

890.07 sq ft



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2 BEDROOM RESIDENCES

TYPE 1A, 1C & 1D

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



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Units

119, 210, 212, 220, 310, 312, 320, 410, 412,  
420, 510, 512, 520, 610, 612, 620,  
710, 712, 720, 810, 812, 820,  
910, 912, 918, 1010, 1012, 1018, 1110, 1112,  
1118, 1210, 1212, 1218

Net Internal Area

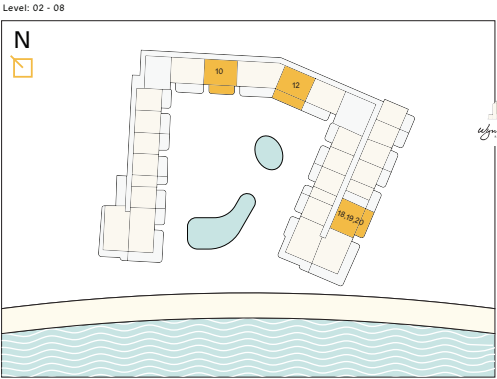
930.43 sq ft

Balcony

348.97 sq ft

Total

1276.40 sq ft





2 BEDROOM RESIDENCES

TYPE 1B, 1E & 1F

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



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Units

209, 213, 309, 313, 409, 413, 509, 513,  
609, 613, 709, 713, 809, 813, 909, 913,  
917, 1009, 1013, 1017, 1109, 1113, 1117,  
1209, 1213, 1217, 1316, 1409

Net Internal Area

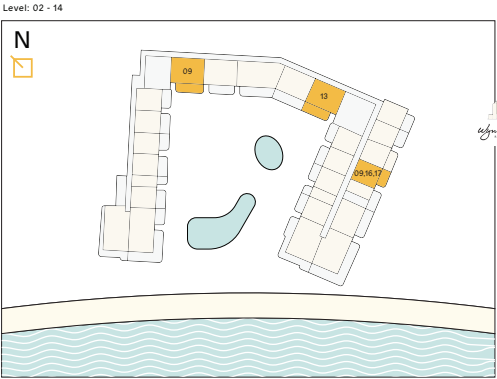
950.24 sq ft

Balcony

320.44 sq ft

Total

1270.68 sq ft



2 BEDROOM RESIDENCES

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



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Units

211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211

Net Internal Area

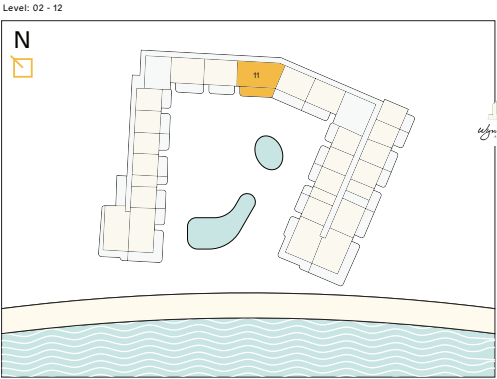
1012.99 sq ft

Balcony

385.13 sq ft

Total

1398.12 sq ft





2 BEDROOM RESIDENCES

TYPE 3

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



Units

111

Net Internal Area

995.98 sq ft

Balcony

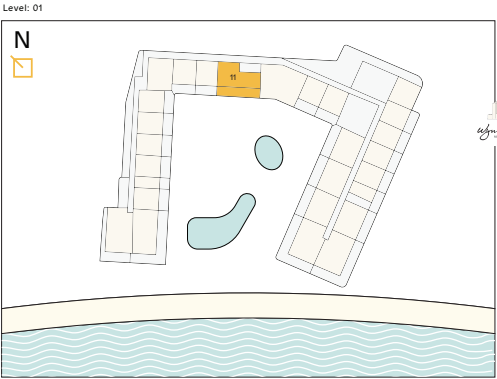
500.63 sq ft

Total

1,496.61 sq ft



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3 BEDROOM RESIDENCES

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

221, 321, 421, 521, 621, 721, 821, 919,  
1019, 1119, 1219

Net Internal Area

1265.94 sq ft

Balcony

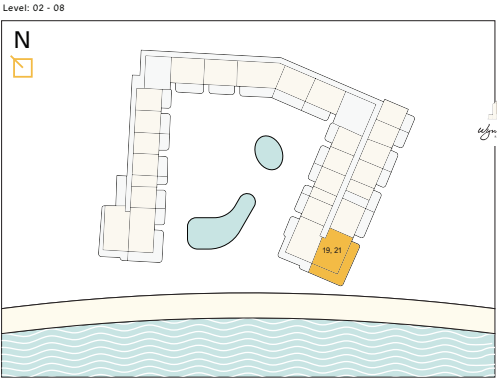
782.32 sq ft

Total

2048.26 sq ft



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3 BEDROOM RESIDENCES

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

202, 302, 402, 502, 602, 702, 802, 902,  
1002, 1102, 1202

Net Internal Area

1,323.53 sq ft

Balcony

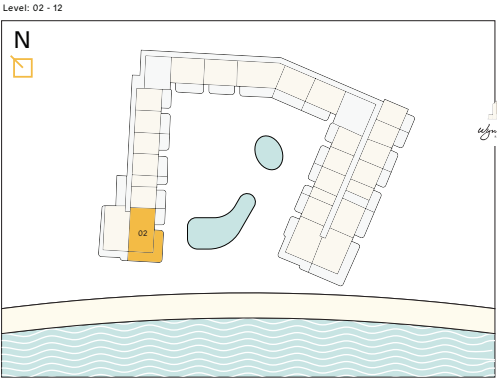
817.52 sq ft

Total

2,141.05 sq ft



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3 BEDROOM RESIDENCES

TYPE 3

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

201, 301, 401, 501, 601, 701, 801, 901,  
1001, 1101, 1201

Net Internal Area

1,288.22 sq ft

Balcony

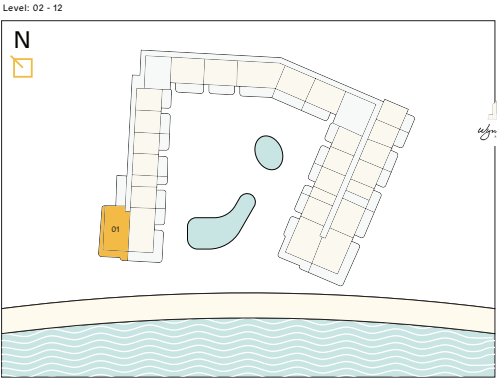
444.87 sq ft

Total

1,733.10 sq ft



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3 BEDROOM RESIDENCES

TYPE 4

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

222, 322, 422, 522, 622, 722, 822, 920,  
1020, 1120, 1220

Net Internal Area

1265.62 sq ft

Balcony

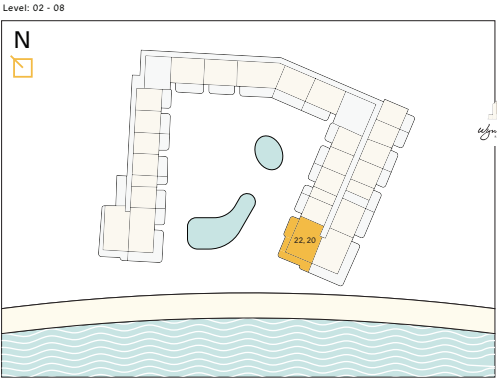
668.33 sq ft

Total

1933.95 sq ft



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# FRONT ROW COLLECTION

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Front Row Collection townhouses make the most of their proximity to Al Marjan Island's crisp, white sand. Step through huge sliding glass doors and you are there – your own private beach on your doorstep. A beautiful, pristine space that makes Mondrian Residences much more than just a home. They add a unique lifestyle experience so rarely found here or indeed anywhere in the world.

**MONDRIAN**  
AL MARJAN ISLAND  
BEACH RESIDENCES



3 BEDROOM TOWNHOUSE

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

101

Net Internal Area

2,177.65 sq ft

Balcony

762.52 sq ft

Total

2,940.16 sq ft



LOWER FLOOR



- N
- 
1.

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.

2.

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3.

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4.

Actual area may vary from the stated area.

5.

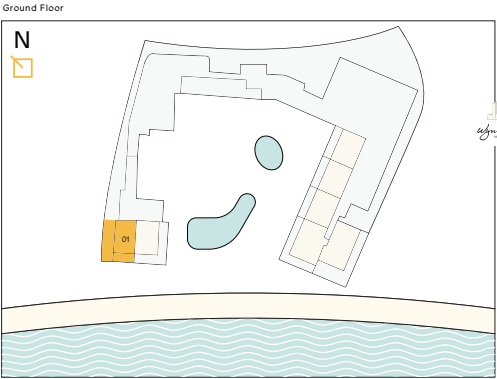
Drawings not to scale.

6.

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7.

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3 BEDROOM TOWNHOUSE

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

101

Net Internal Area

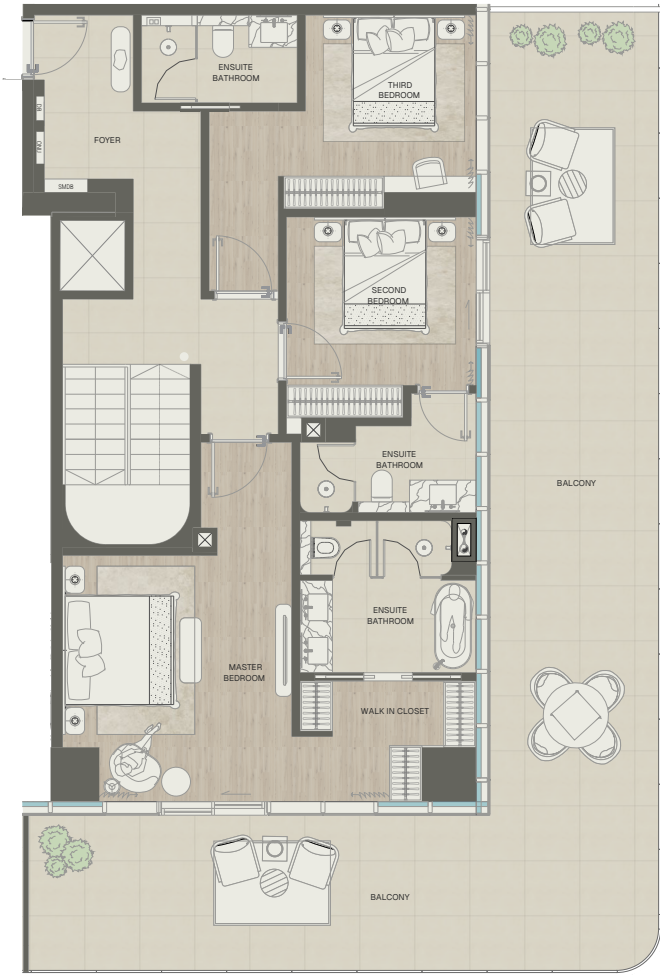
2,177.65 sq ft

Balcony

762.52 sq ft

Total

2,940.16 sq ft



UPPER FLOOR



- N
1.

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.
2.

All materials, dimensions, and drawings are approximate only.
3.

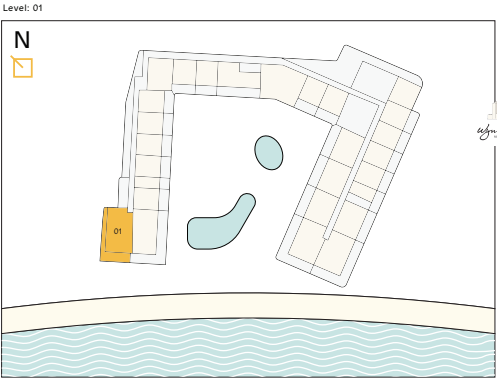
Information is subject to change without notice, at developer's absolute discretion.
4.

Actual area may vary from the stated area.
5.

Drawings not to scale.
6.

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7.

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3 BEDROOM TOWNHOUSE

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

102

Net Internal Area

2142.13 sq ft

Balcony

1551.83 sq ft

Total

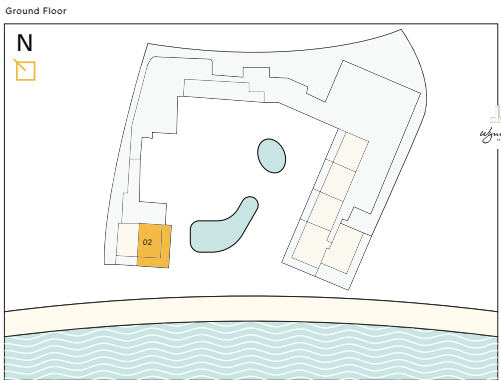
3693.96 sq ft



LOWER FLOOR



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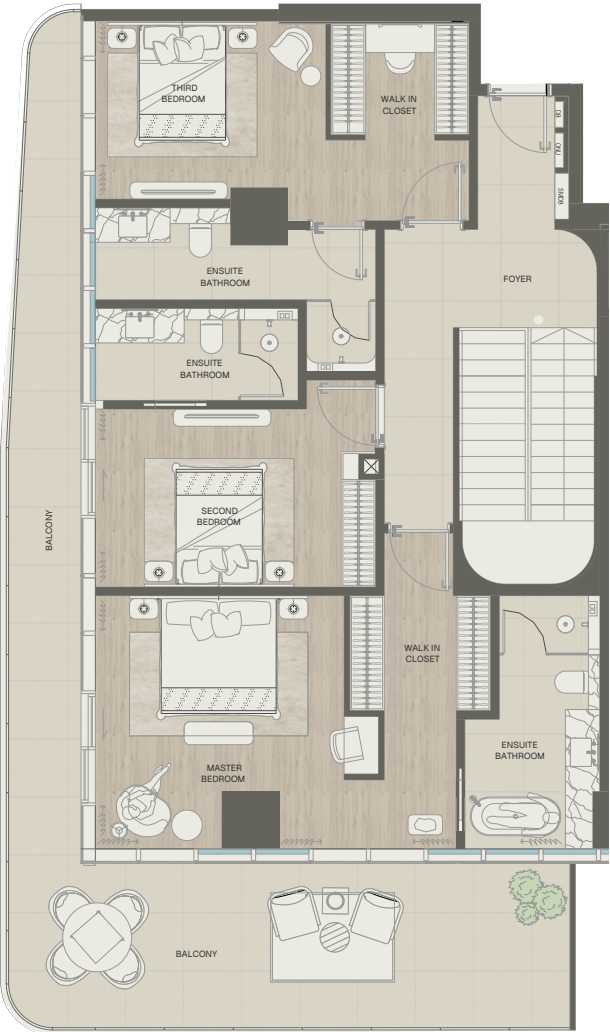
3 BEDROOM TOWNHOUSE

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units  
102

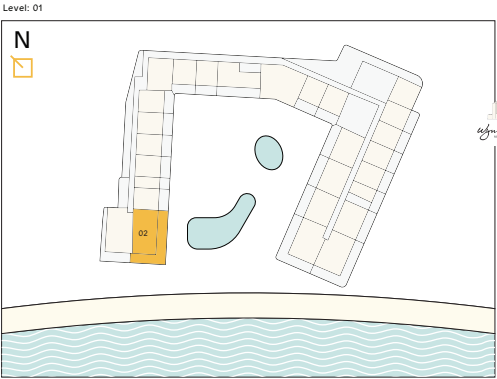
Net Internal Area  
2142.13 sq ft  
Balcony  
1551.83 sq ft  
Total  
3693.96 sq ft



UPPER FLOOR



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3 BEDROOM TOWNHOUSE

TYPE 3A, 3B & 3C

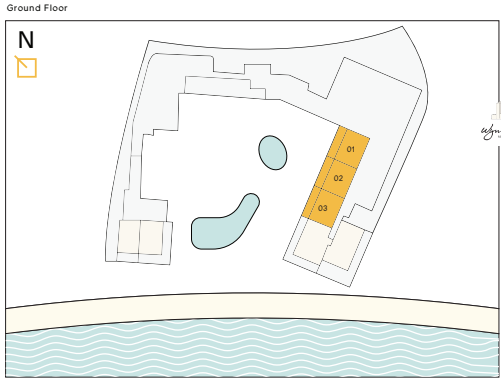
MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units  
G01 / G02 / G03

Net Internal Area  
1868.08 sq ft  
Balcony  
682.32 sq ft  
Total  
2550.40 sq ft



LOWER FLOOR



- N
- 
1.

2.

3.

4.

5.

6.

7.
- All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.

All materials, dimensions, and drawings are approximate only.

Information is subject to change without notice, at developer's absolute discretion.

Actual area may vary from the stated area.

Drawings not to scale.

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

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3 BEDROOM TOWNHOUSE

TYPE 3A, 3B & 3C

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units  
G01 / G02 / G03

Net Internal Area

1868.08 sq ft

Balcony

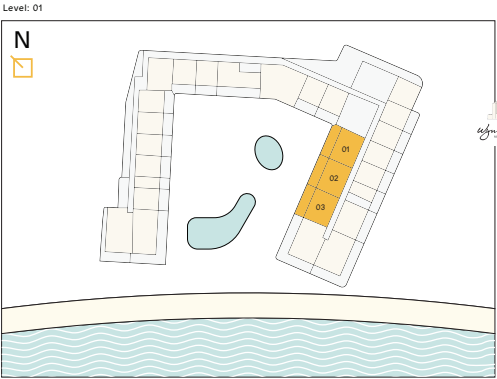
682.32 sq ft

Total

2550.40 sq ft



UPPER FLOOR



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4 BEDROOM TOWNHOUSE

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

G04

Net Internal Area

2537.91 sq ft

Balcony

1552.59 sq ft

Total

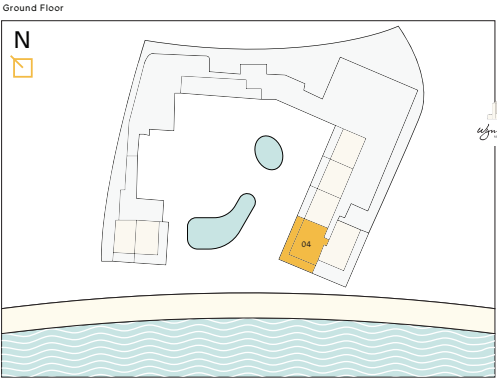
4090.50 sq ft



LOWER FLOOR



- 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.
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4 BEDROOM TOWNHOUSE

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



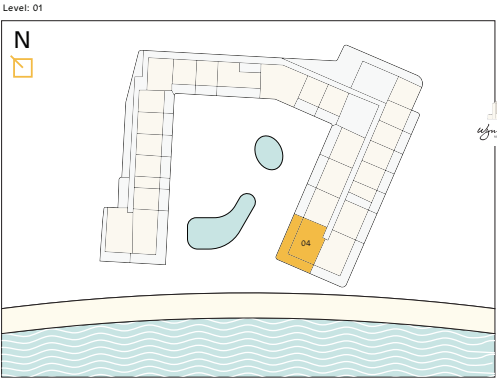
UPPER FLOOR

Units  
G04

Net Internal Area  
2537.91 sq ft  
Balcony  
1552.59 sq ft  
Total  
4090.50 sq ft



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4 BEDROOM TOWNHOUSE

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

G05

Net Internal Area

2622.84 sq ft

Balcony

1822.87 sq ft

Total

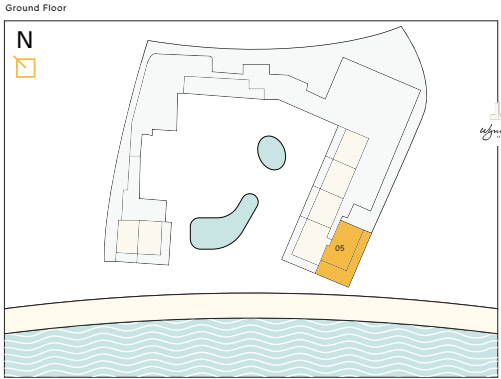
4445.71 sq ft



LOWER FLOOR



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4 BEDROOM TOWNHOUSE

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



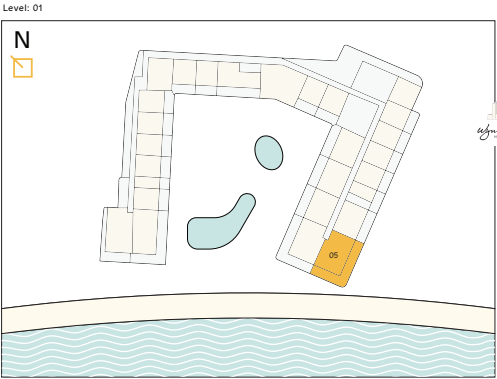
UPPER FLOOR

Units  
G05

Net Internal Area  
2622.84 sq ft  
Balcony  
1822.87 sq ft  
Total  
4445.71 sq ft



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# SKY COLLECTION

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Sky Collection villas look out across the ocean from the top two storeys of the building. Not only are the views the most panoramic, the floorplates are the most generous, ranging from around 4000 sq ft to almost 9500 sq ft. This is life lived on a grand, elevated scale, with sweeping private terraces opening out from airy, 4 and 5 bedroom duplex penthouse apartments. Sky Collection residents also benefit from an enhanced level of amenities, many of which are exclusive.

**MONDRIAN**  
AL MARJAN ISLAND  
BEACH RESIDENCES

3 BEDROOM PENTHOUSES

TYPE 1A, 1B, 1C & 1D

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



LOWER FLOOR



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Units

1308, 1309, 1311, 1312

Net Internal Area

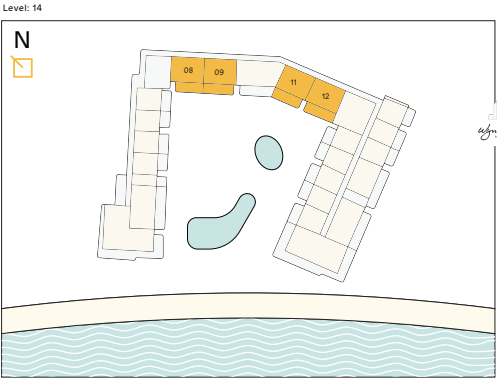
1882.61 sq ft

Balcony

679.74 sq ft

Total

2562.35 sq ft





3 BEDROOM PENTHOUSES

TYPE 1A, 1B, 1C & 1D

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



UPPER FLOOR



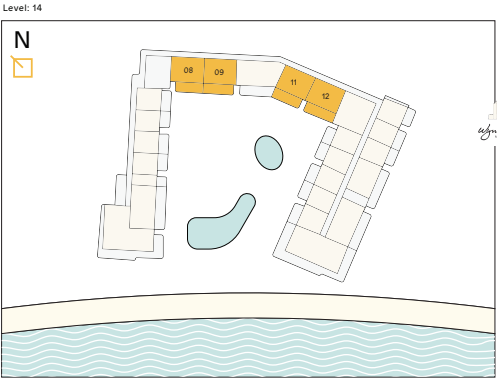
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Units  
1308, 1309, 1311, 1312

Net Internal Area  
1882.61 sq ft

Balcony  
679.74 sq ft

Total  
2562.35 sq ft



3 BEDROOM PENTHOUSES

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



LOWER FLOOR



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Units

1310

Net Internal Area

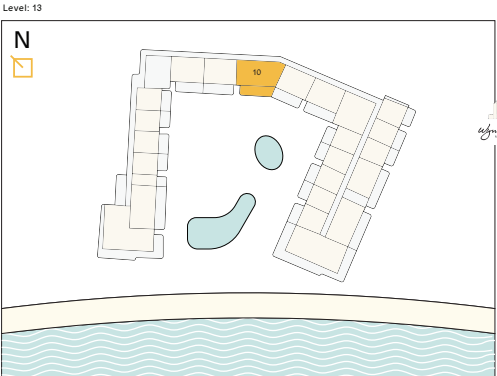
2022.86 sq ft

Balcony

766.61 sq ft

Total

2789.47 sq ft



3 BEDROOM PENTHOUSES

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1310

Net Internal Area

2022.86 sq ft

Balcony

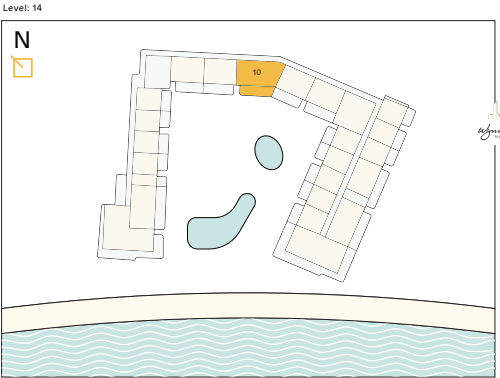
766.61 sq ft

Total

2789.47 sq ft



UPPER FLOOR



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4 BEDROOM SKY VILLA

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1317

Net Internal Area

2650.94 sq ft

Balcony

2397.02 sq ft

Total

5047.95 sq ft



LOWER FLOOR



- N
- 
1.

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.

2.

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3.

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4.

Actual area may vary from the stated area.

5.

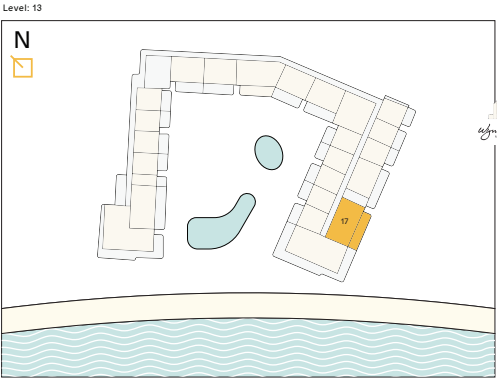
Drawings not to scale.

6.

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TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1317

Net Internal Area

2650.94 sq ft

Balcony

2397.02 sq ft

Total

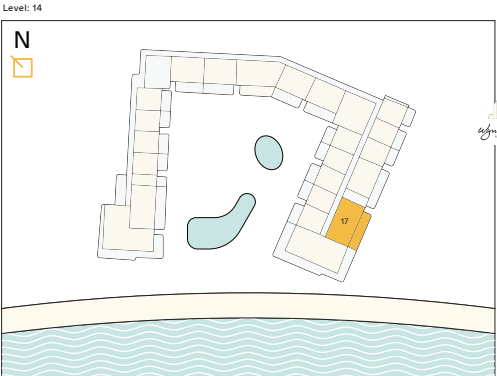
5047.95 sq ft



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TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1317

Net Internal Area

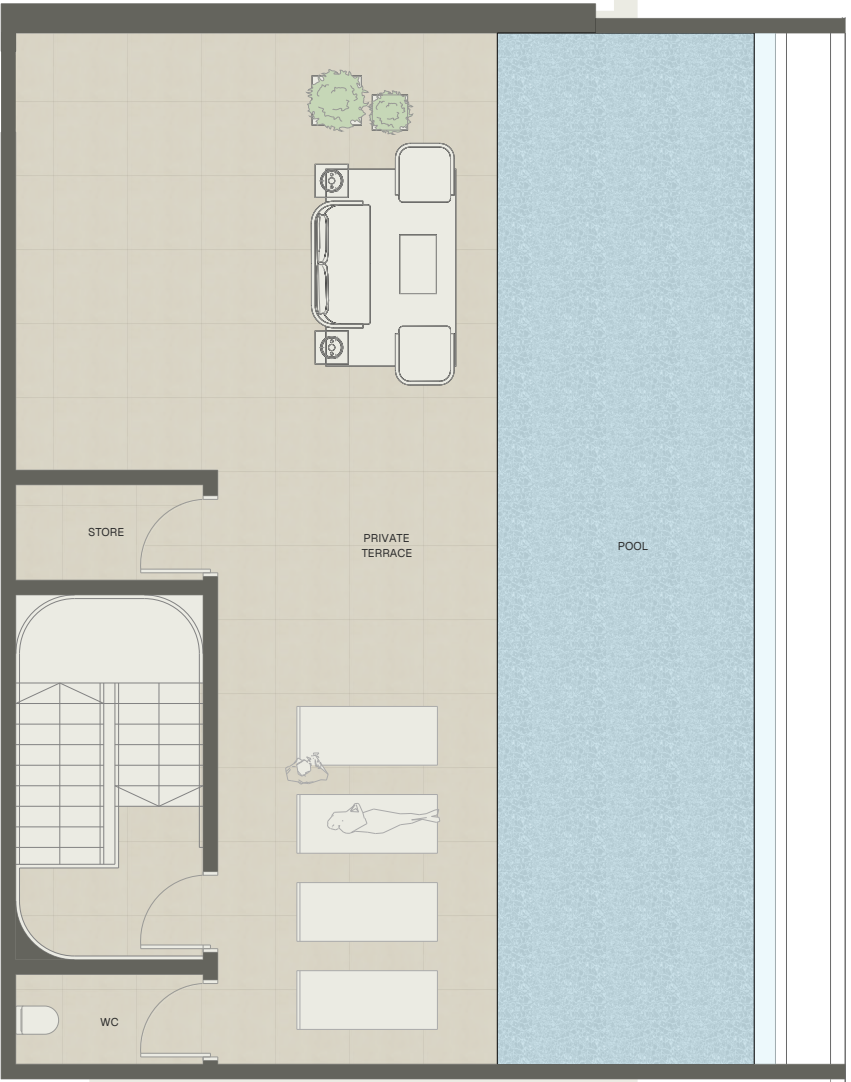
2650.94 sq ft

Balcony

2397.02 sq ft

Total

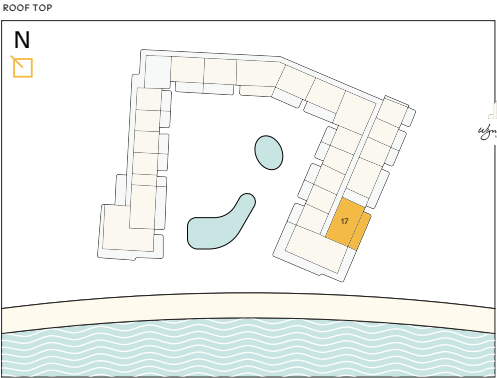
5047.95 sq ft



ROOF TOP



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4 BEDROOM SKY VILLA

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1302

Net Internal Area

2699.70 sq ft

Balcony

2979.99 sq ft

Total

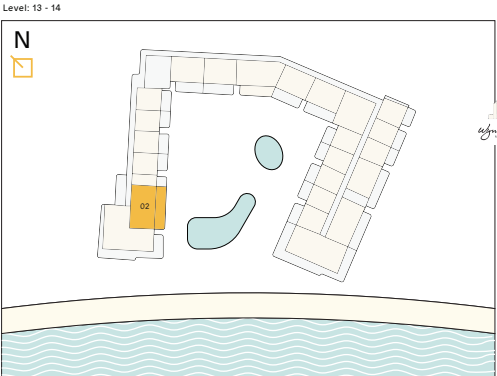
5679.68 sq ft



LOWER FLOOR



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4 BEDROOM SKY VILLA

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1302

Net Internal Area

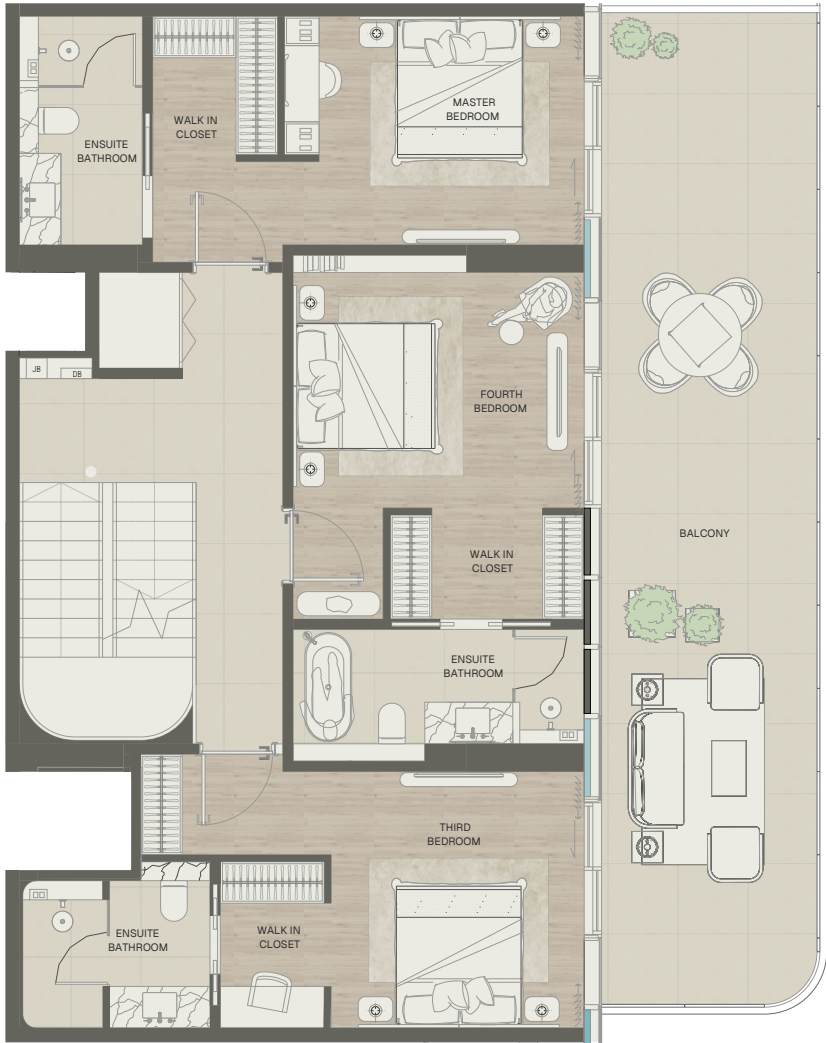
2699.70 sq ft

Balcony

2979.99 sq ft

Total

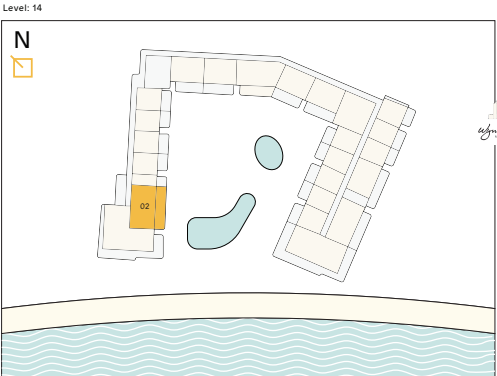
5679.68 sq ft



UPPER FLOOR



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4 BEDROOM SKY VILLA

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1302

Net Internal Area

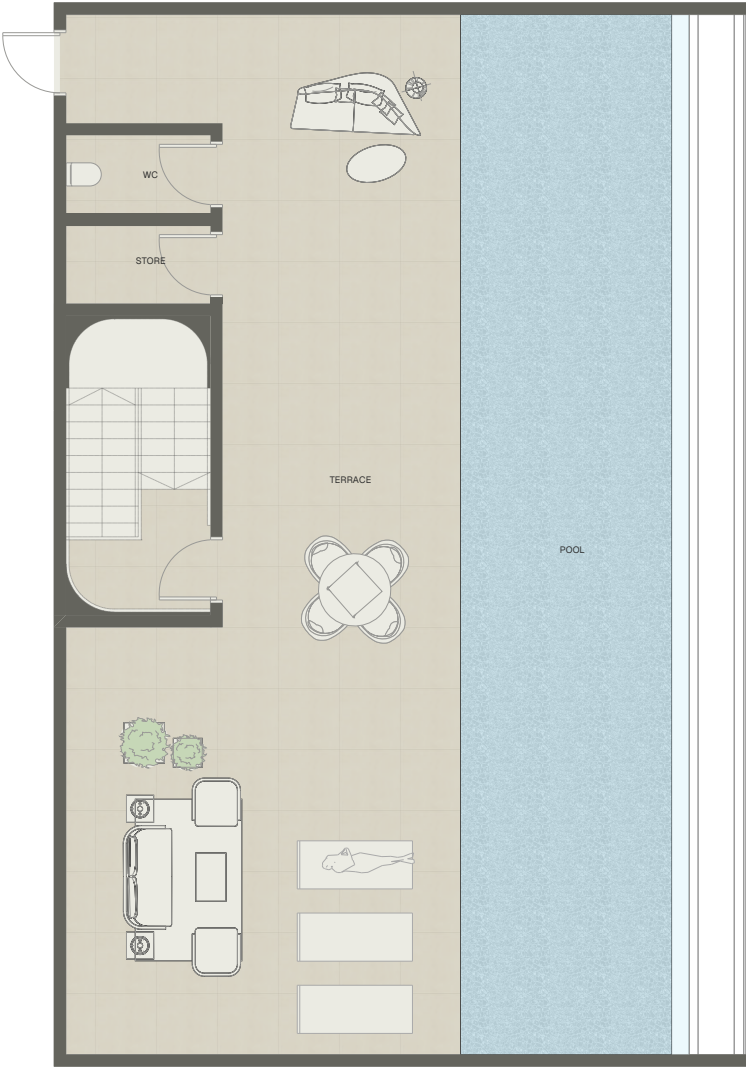
2699.70 sq ft

Balcony

2979.99 sq ft

Total

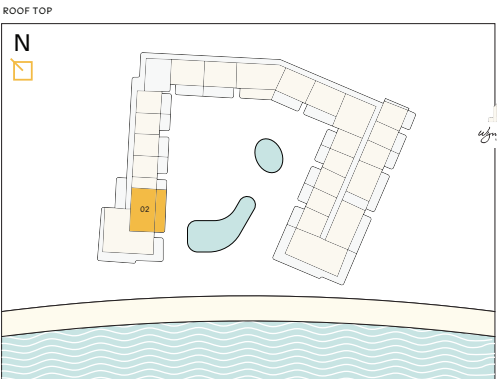
5679.68 sq ft



ROOF TOP



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5 BEDROOM SKY VILLA

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1301

Net Internal Area

3877.70 sq ft

Balcony

4704.91 sq ft

Total

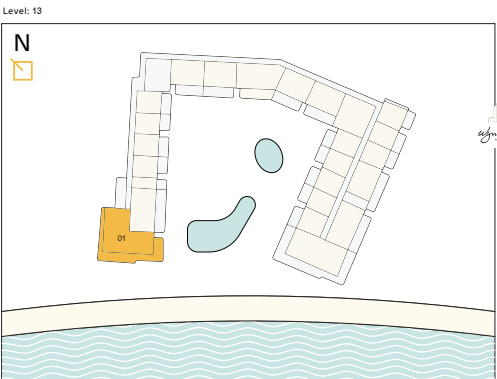
8582.60 sq ft



LOWER FLOOR



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5 BEDROOM SKY VILLA

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1301

Net Internal Area

3877.70 sq ft

Balcony

4704.91 sq ft

Total

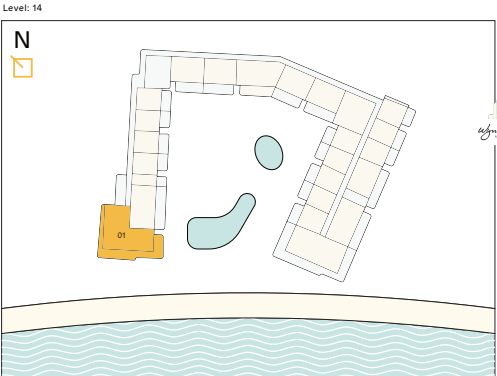
8582.60 sq ft



UPPER FLOOR



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5 BEDROOM SKY VILLA

TYPE 1

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1301

Net Internal Area

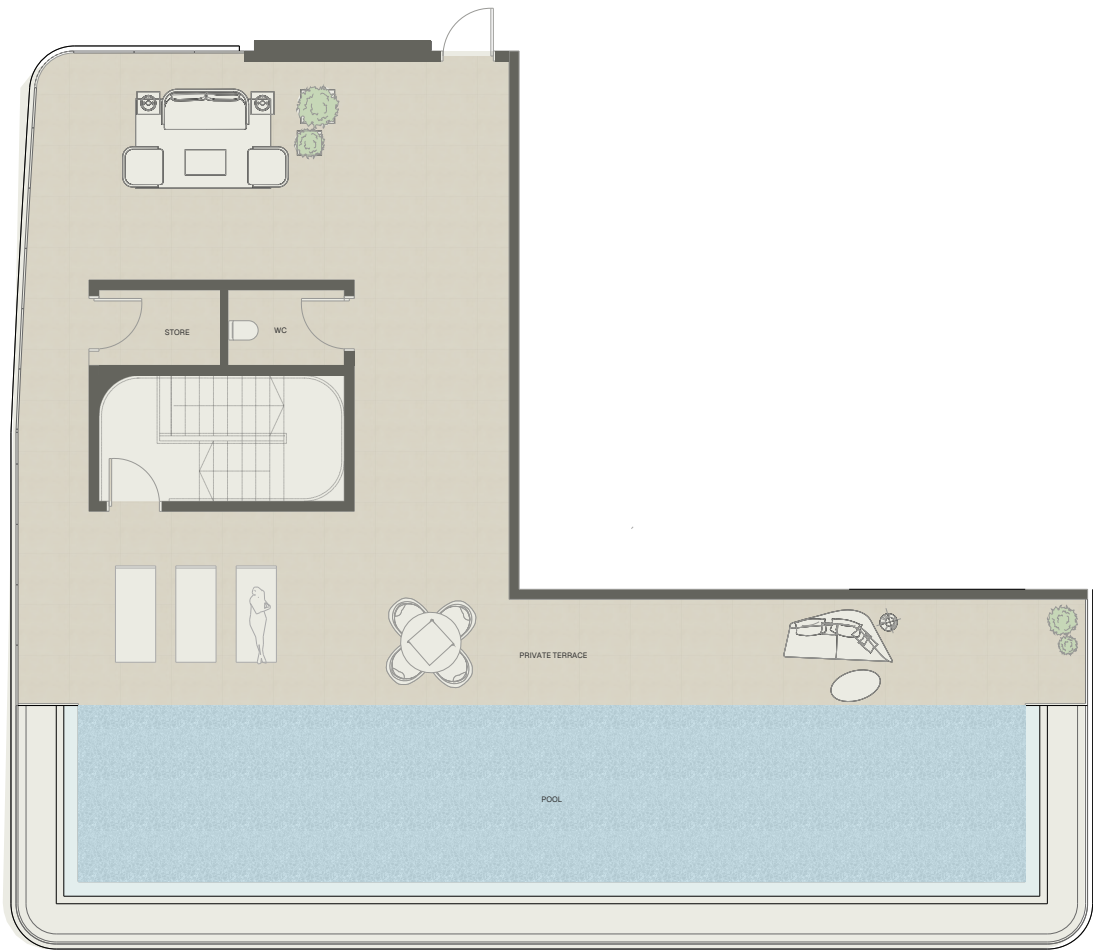
3877.70 sq ft

Balcony

4704.91 sq ft

Total

8582.60 sq ft



ROOF TOP



- N
- 
1.

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.

2.

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5.

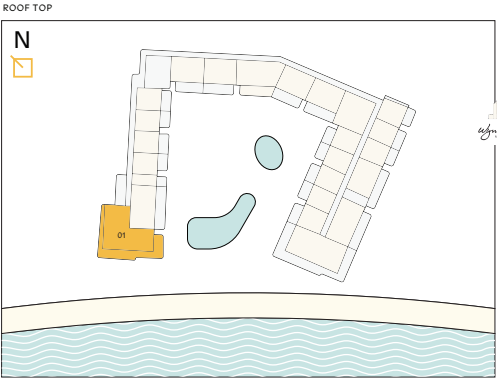
Drawings not to scale.

6.

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5 BEDROOM SKY VILLA

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

Units

1318

Net Internal Area

3553.81 sq ft

Balcony

5914.02 sq ft

Total

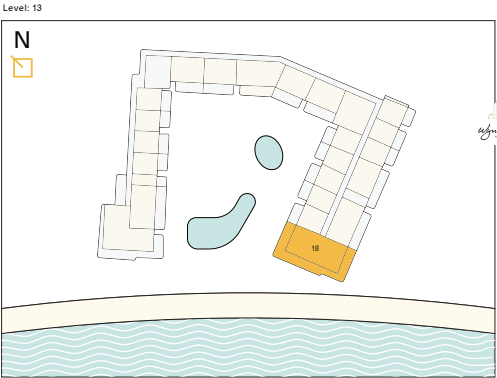
9467.83 sq ft



LOWER FLOOR



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5 BEDROOM SKY VILLA

TYPE 2

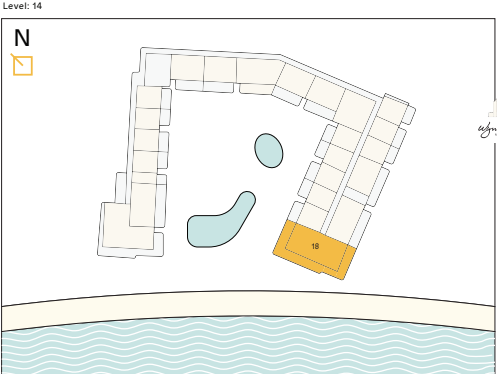
MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



UPPER FLOOR



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Units

1318

Net Internal Area

3553.81 sq ft

Balcony

5914.02 sq ft

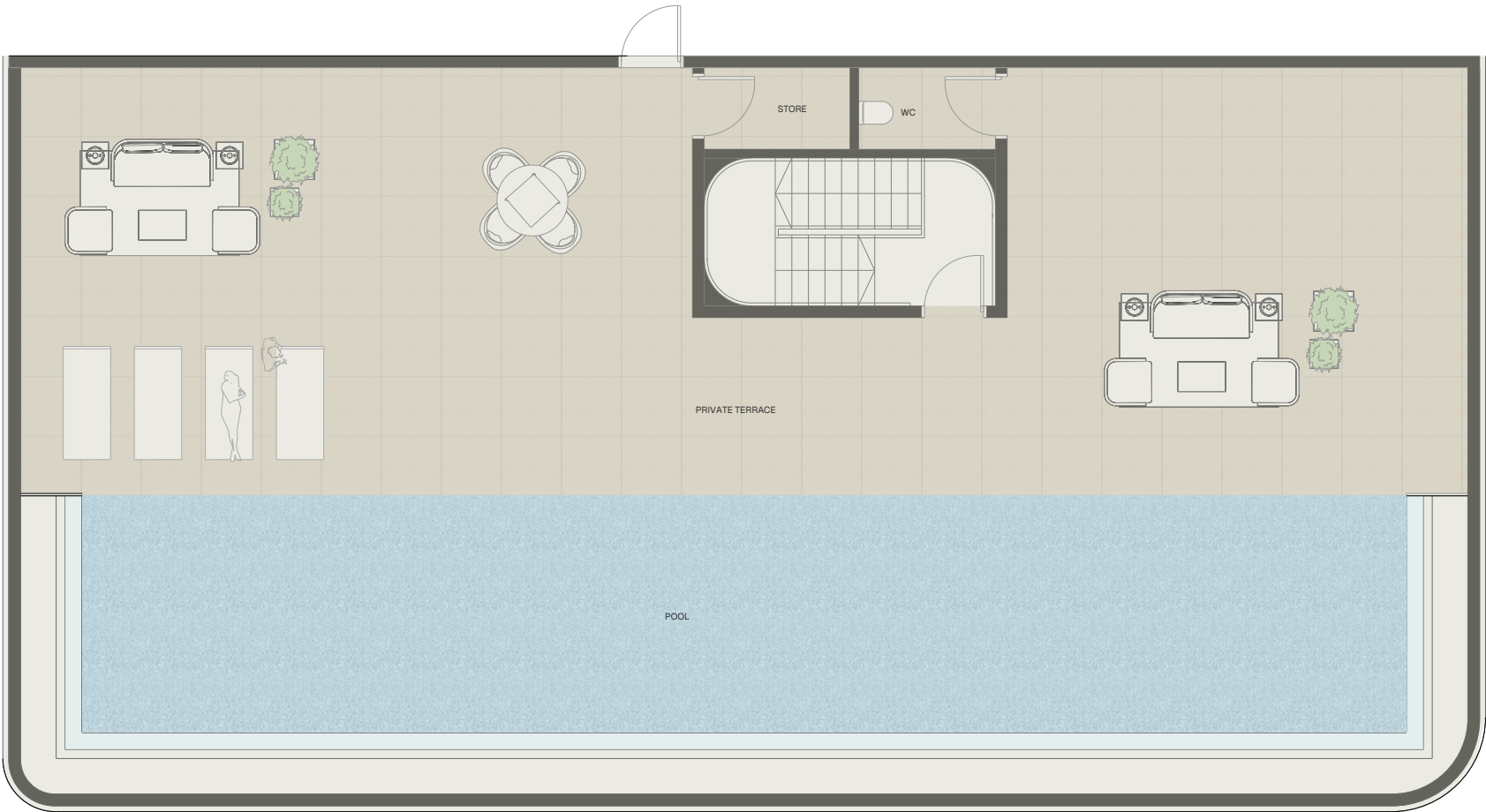
Total

9467.83 sq ft

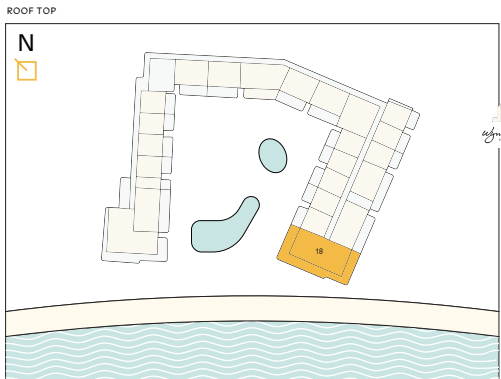
5 BEDROOM SKY VILLA

TYPE 2

MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES



ROOF TOP



Units

1318

Net Internal Area

3553.81 sq ft

Balcony

5914.02 sq ft

Total

9467.83 sq ft

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