

The background of the entire page is a close-up, high-angle shot of water with ripples, creating a complex, organic pattern of light and dark teal and blue-green tones. The light reflects off the surface, creating bright, shimmering highlights that contrast with the darker, shadowed areas of the ripples.

MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES

FLOOR PLANS

A PROJECT BY

ELEVATE



MONDRIAN

MONDRIAN

RESIDENCES

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



LIVING ROOM - 3 BEDROOM RESIDENCE



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

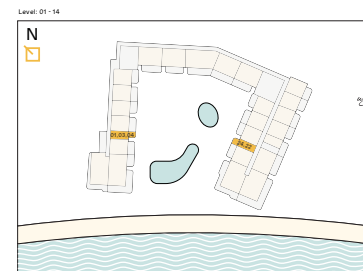
323.46 sq ft - 323.46 sq ft

Balcony

90.96 sq ft - 128.63 sq ft

Total

414.41 sq ft - 452.09 sq ft



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Units

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

Net Internal Area

340.25 sq ft - 340.36 sq ft

Balcony

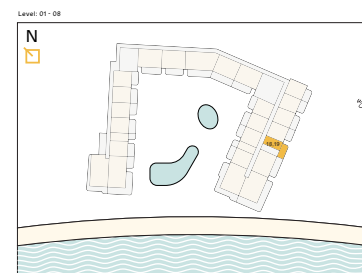
209.90 sq ft - 230.35 sq ft

Total

550.15 sq ft - 570.71 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

618.28 sq ft - 634.00 sq ft

Balcony

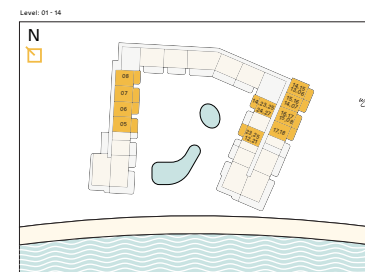
179.97 sq ft - 257.47 sq ft

Total

799.55 sq ft - 886.42 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

626.36 sq ft - 629.48 sq ft

Balcony

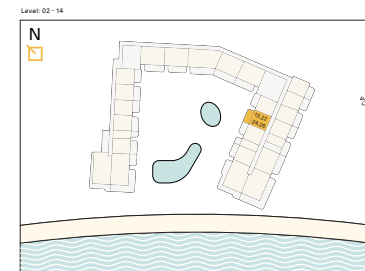
196.34 sq ft - 230.67 sq ft

Total

822.69 sq ft - 860.15 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

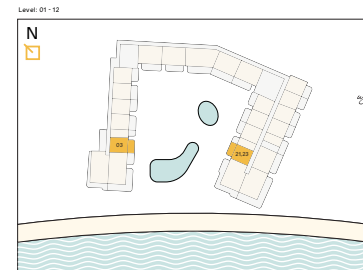
619.04 sq ft

Balcony

216.89 sq ft - 251.99 sq ft

Total

835.93 sq ft - 871.02 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

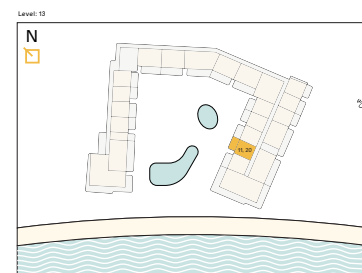
197.73 sq ft

Total

827.43 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

611.29 sq ft - 640.24 sq ft

Balcony

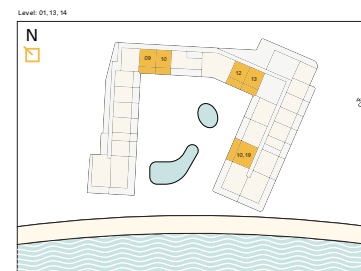
230.67 sq ft - 268.02 sq ft

Total

862.41 sq ft - 908.27 sq ft



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2 BEDROOM RESIDENCES

TYPE 1A, 1C & 1D

MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES



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

930.33 sq ft - 945.08 sq ft

Balcony

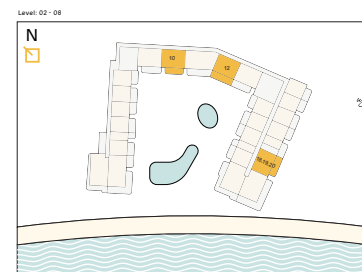
286.11 sq ft - 378.03 sq ft

Total

1226.34 sq ft - 1323.11 sq ft



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2 BEDROOM RESIDENCES

TYPE 1B, 1E & 1F

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



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

950.25 sq ft - 973.28 sq ft

Balcony

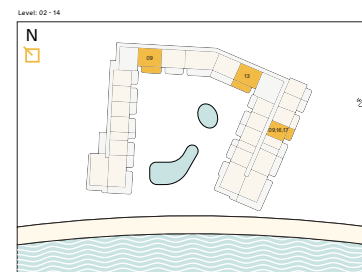
320.44 sq ft - 423.46 sq ft

Total

1270.69 sq ft - 1396.74 sq ft



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2 BEDROOM RESIDENCES

TYPE 2

MONDRIAN AL MARJAN ISLAND BEACH RESIDENCES



Units

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

Net Internal Area

1013.00 sq ft

Balcony

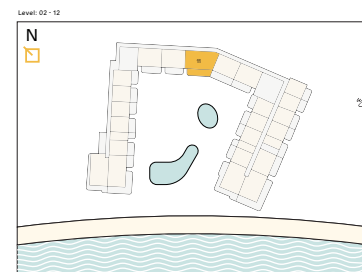
385.14 sq ft - 408.60 sq ft

Total

1398.14 sq ft - 1421.60 sq ft



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2 BEDROOM RESIDENCES

TYPE 3

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



Units

111

Net Internal Area

995.99 sq ft

Balcony

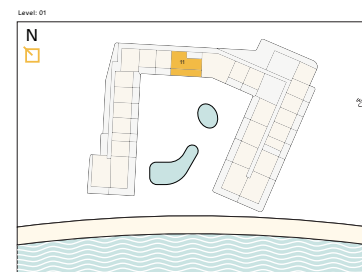
500.63 sq ft

Total

1496.63 sq ft



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3 BEDROOM RESIDENCES

TYPE 1

MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES



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Units

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

Net Internal Area

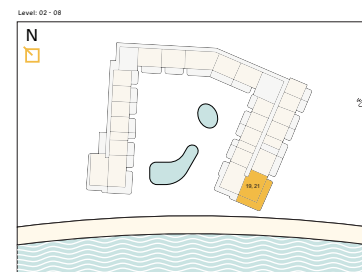
1265.95 sq ft

Balcony

740.46 sq ft - 782.33 sq ft

Total

2006.41 sq ft - 2048.28 sq ft



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

1323.54 sq ft

Balcony

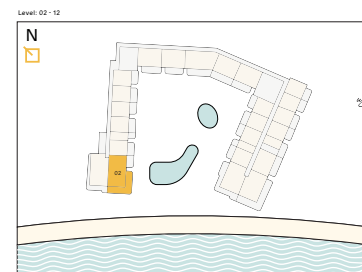
762.31 sq ft - 817.53 sq ft

Total

2085.85 sq ft - 2141.07 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

1288.24 sq ft

Balcony

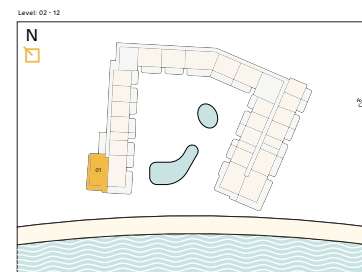
444.88 sq ft - 516.56 sq ft

Total

1733.11 sq ft - 1804.80 sq ft



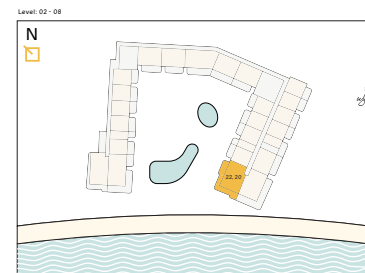
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3 BEDROOM RESIDENCES

TYPE 4

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



Units

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

Net Internal Area

1265.63 sq ft

Balcony

668.34 sq ft - 863.49 sq ft

Total

1933.97 sq ft - 2129.12 sq ft

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FRONT ROW COLLECTION

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



LIVING + TERRACE - FRONT ROW COLLECTION

3 BEDROOM TOWNHOUSE

TYPE 1

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR



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Units

101

Net Internal Area

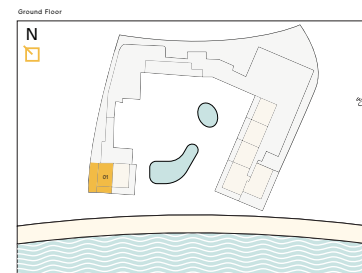
2213.29 sq ft

Balcony

2311.78 sq ft

Total

4525.08 sq ft



3 BEDROOM TOWNHOUSE

TYPE 1

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR

Units

101

Net Internal Area

2213.29 sq ft

Balcony

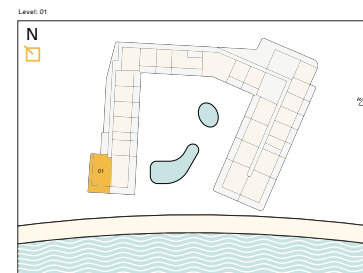
2311.78 sq ft

Total

4525.08 sq ft



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3 BEDROOM TOWNHOUSE

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR

Units

102

Net Internal Area

2190.26 sq ft

Balcony

1879.07 sq ft

Total

4069.33 sq ft



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3 BEDROOM TOWNHOUSE

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR



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Units

102

Net Internal Area

2190.26 sq ft

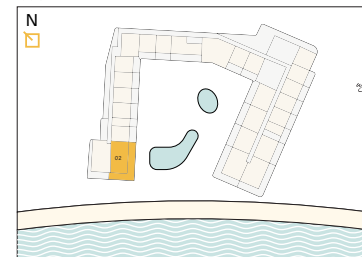
Balcony

1879.07 sq ft

Total

4069.33 sq ft

Level: 01



3 BEDROOM TOWNHOUSE

TYPE 3A, 3B & 3C

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR



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Units

G01 / G02 / G03

Net Internal Area

1905.23 sq ft - 1934.40 sq ft

Balcony

796.11 sq ft - 816.99 sq ft

Total

2722.22 sq ft - 2739.33 sq ft

3 BEDROOM TOWNHOUSE

TYPE 3A, 3B & 3C

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR



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Units

G01 / G02 / G03

Net Internal Area

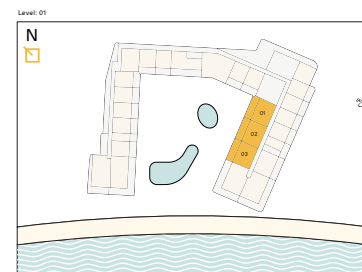
1905.23 sq ft - 1934.40 sq ft

Balcony

796.11 sq ft - 816.99 sq ft

Total

2722.22 sq ft - 2739.33 sq ft



4 BEDROOM TOWNHOUSE

TYPE 1

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR

Units

G04

Net Internal Area

2681.53 sq ft

Balcony

2155.81 sq ft

Total

4837.34 sq ft



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4 BEDROOM TOWNHOUSE

TYPE 1

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR

Units

G04

Net Internal Area

2681.53 sq ft

Balcony

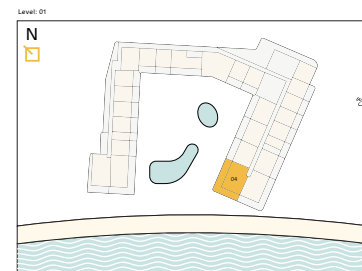
2155.81 sq ft

Total

4837.34 sq ft



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4 BEDROOM TOWNHOUSE

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR

Units

G05

Net Internal Area

2619.53 sq ft

Balcony

2074.33 sq ft

Total

4693.86 sq ft



1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances.
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4. Actual area may vary from the stated area.
5. Drawings not to scale.
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4 BEDROOM TOWNHOUSE

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR

Units

G05

Net Internal Area

2619.53 sq ft

Balcony

2074.33 sq ft

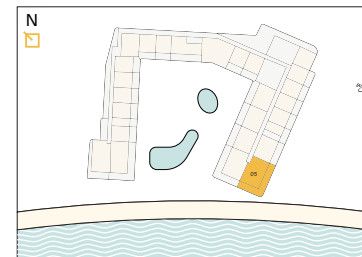
Total

4693.86 sq ft



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Level: 01



SKY COLLECTION

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



LIVING ROOM - SKY COLLECTION

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

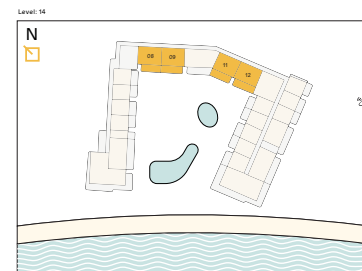
1879.61 sq ft - 1919.65 sq ft

Balcony

639.92 sq ft - 708.59 sq ft

Total

2547.41 sq ft - 2627.28 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

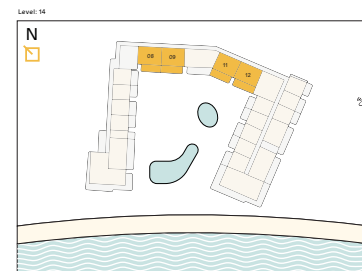
1879.61 sq ft - 1919.65 sq ft

Balcony

639.92 sq ft - 708.59 sq ft

Total

2547.41 sq ft - 2627.28 sq ft



3 BEDROOM PENTHOUSES

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR

Units

1310

Net Internal Area

2022.88 sq ft

Balcony

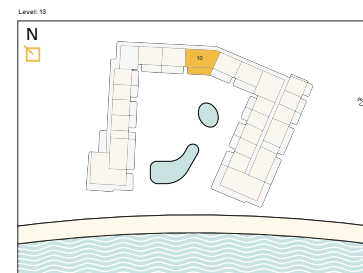
766.61 sq ft

Total

2789.49 sq ft



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3 BEDROOM PENTHOUSES

TYPE 2

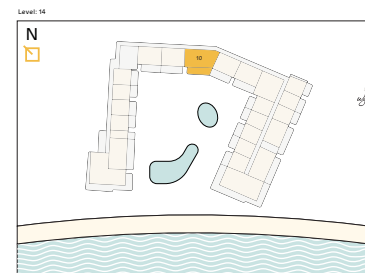
MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR



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Units

1310

Net Internal Area

2022.88 sq ft

Balcony

766.61 sq ft

Total

2789.49 sq ft

4 BEDROOM SKY VILLA

TYPE 1

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR



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Units

1317

Net Internal Area

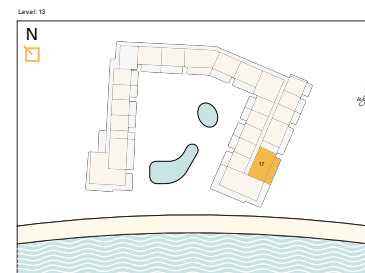
2650.96 sq ft

Balcony

2397.04 sq ft

Total

5047.99 sq ft



4 BEDROOM SKY VILLA

TYPE 1

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR



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Units

1317

Net Internal Area

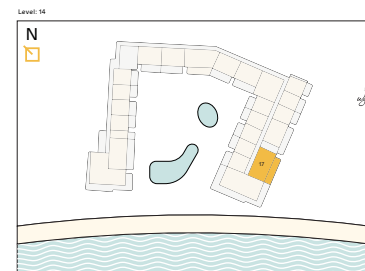
2650.96 sq ft

Balcony

2397.04 sq ft

Total

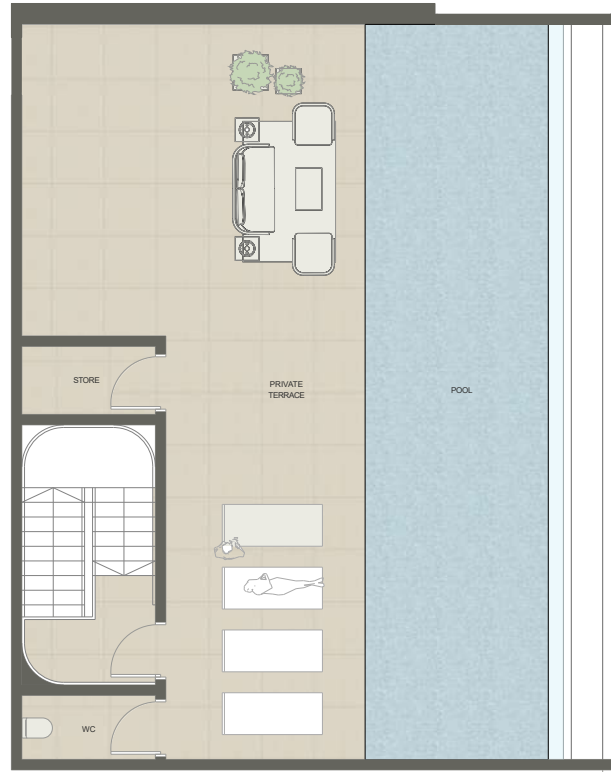
5047.99 sq ft



4 BEDROOM SKY VILLA

TYPE 1

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



ROOF TOP



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Units

1317

Net Internal Area

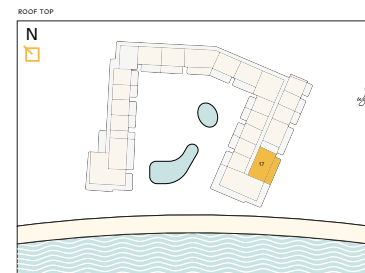
2650.96 sq ft

Balcony

2397.04 sq ft

Total

5047.99 sq ft



4 BEDROOM SKY VILLA

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR

Units

1302

Net Internal Area

2699.72 sq ft

Balcony

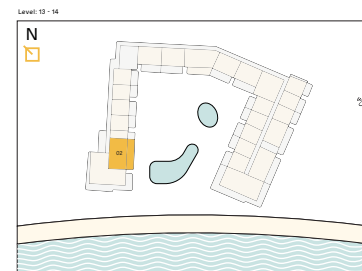
2980.01 sq ft

Total

5679.73 sq ft



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4 BEDROOM SKY VILLA

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR

Units

1302

Net Internal Area

2699.72 sq ft

Balcony

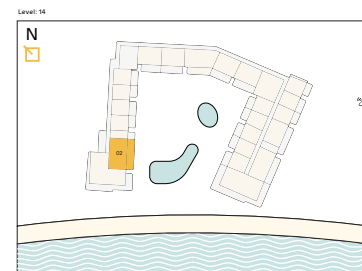
2980.01 sq ft

Total

5679.73 sq ft



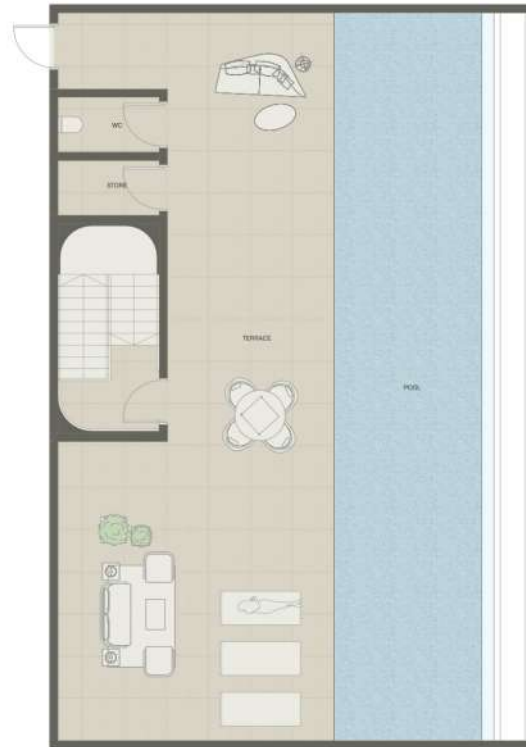
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4 BEDROOM SKY VILLA

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



ROOF TOP

Units

1302

Net Internal Area

2699.72 sq ft

Balcony

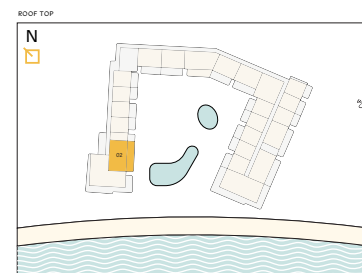
2980.01 sq ft

Total

5679.73 sq ft



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5 BEDROOM SKY VILLA

TYPE 1

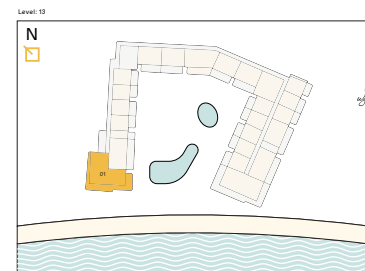
MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR



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Units

1301

Net Internal Area

3688.07 sq ft

Balcony

4206.36 sq ft

Total

7894.43 sq ft

5 BEDROOM SKY VILLA

TYPE 1

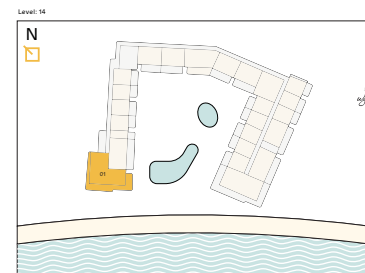
MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



UPPER FLOOR



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Units

1301

Net Internal Area

3688.07 sq ft

Balcony

4206.36 sq ft

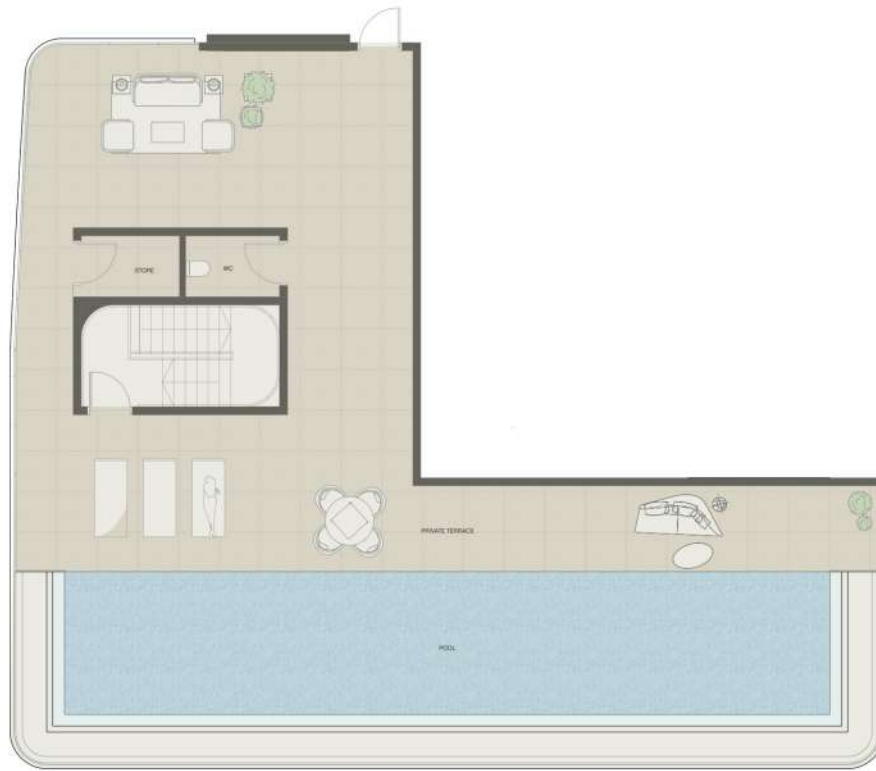
Total

7894.43 sq ft

5 BEDROOM SKY VILLA

TYPE 1

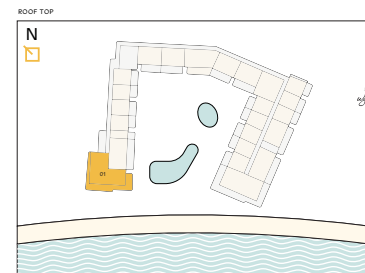
MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



ROOF TOP



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Units

1301

Net Internal Area

3688.07 sq ft

Balcony

4206.36 sq ft

Total

7894.43 sq ft

5 BEDROOM SKY VILLA

TYPE 2

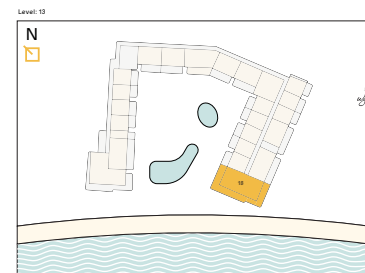
MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LOWER FLOOR



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Units

1318

Net Internal Area

3376.34 sq ft

Balcony

5415.58 sq ft

Total

8791.93 sq ft

5 BEDROOM SKY VILLA

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES

Units

1318



UPPER FLOOR

Net Internal Area

3376.34 sq ft

Balcony

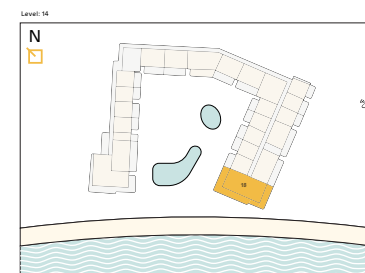
5415.58 sq ft

Total

8791.93 sq ft



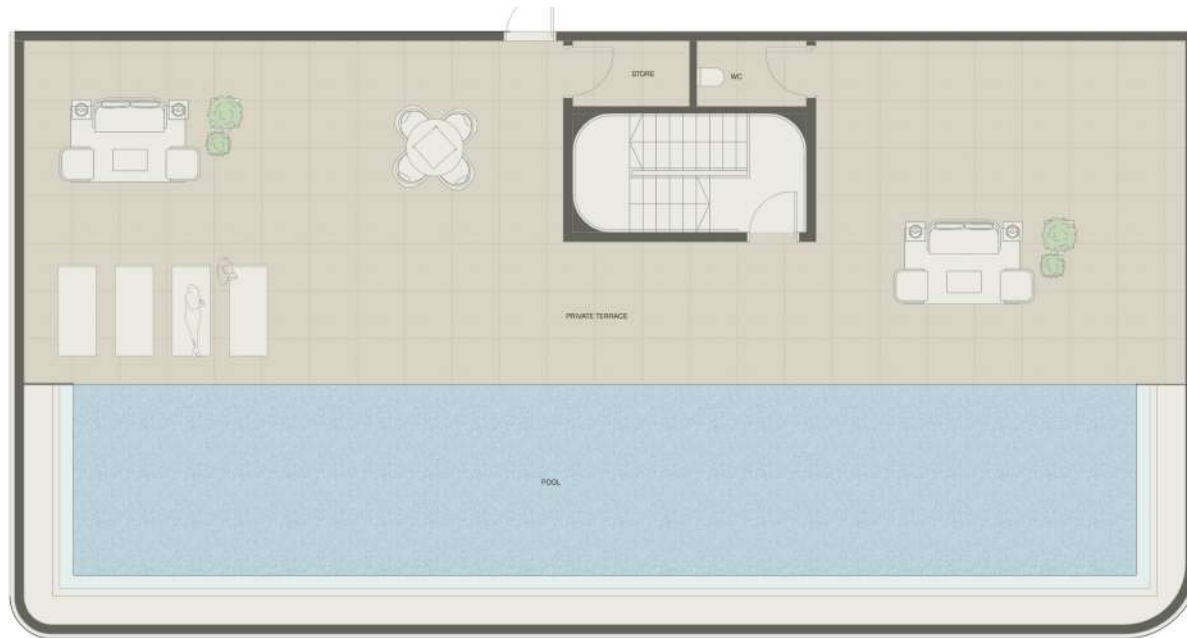
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5 BEDROOM SKY VILLA

TYPE 2

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



ROOF TOP

Units

1318

Net Internal Area

3376.34 sq ft

Balcony

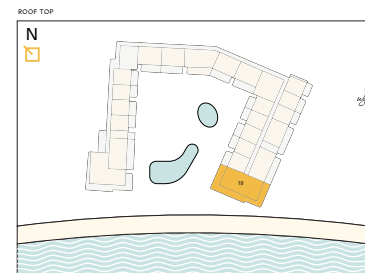
5415.58 sq ft

Total

8791.93 sq ft



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MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES

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