

# Marina 2 Villa

Your Exclusive Address عنوانك الحصري

URBAN  
VENTURES  
أوربان فنتشرز

Al Murjan District, Jeddah, Kingdom of Saudi Arabia

# Vision

## A New Way to Live

At Urban Ventures we are building more than just homes, we are creating a lifestyle.

Rooted in the promise of Vision 2030, our developments are designed to enhance quality of life, where luxury meets affordability.

Our homes create spaces that are intuitive and connected to their environment.

Experience luxury that feels like home.



Clean design.  
Natural light.  
Functional details.  
All in the right place.

# Marina 2 Villa

Wake up to the breeze of the Red Sea.

Our Marina Villas bring the elegance of coastal design to the heart of Jeddah's Al Murjan District. Offering signature views, light filled interiors, and luxury spaces.

West-facing Luxury Living



# West Open Experience

Soak in sunlight all day and unwind in golden hour glow in our west-facing homes with rooftop spaces that thrive in late-day light.



All Day  
Sunlight



Natural  
Ventilation



Sunrise and  
Sunset Views

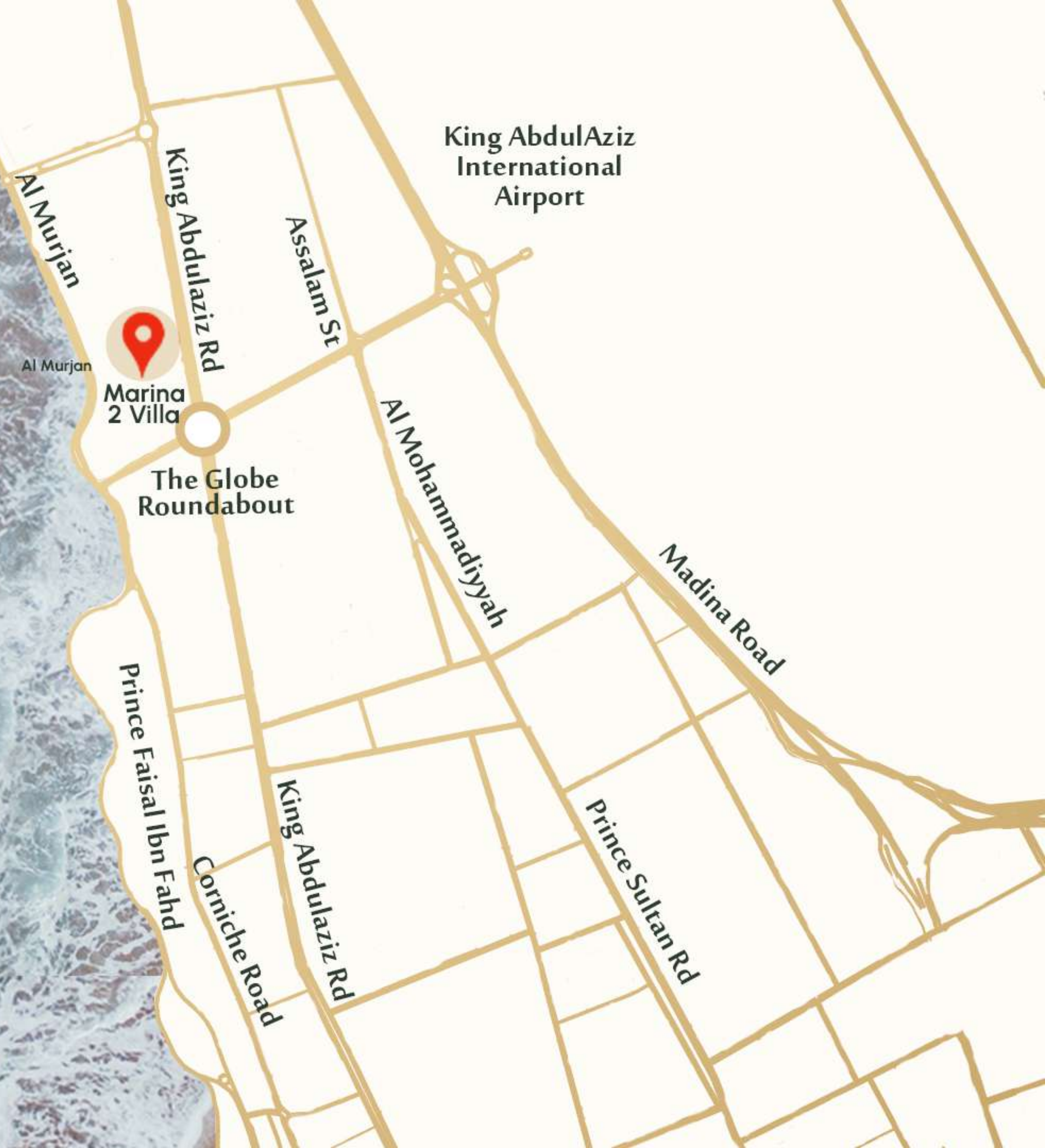


Cool  
Sea-breeze

Your new home in the  
Al Murjan District  
situated in the heart  
of New Jeddah



[Click to see the location](#)



Live close to it all.

# Education

World-class learning,  
just minutes away.



Live close to it all.

# Health & Wellness

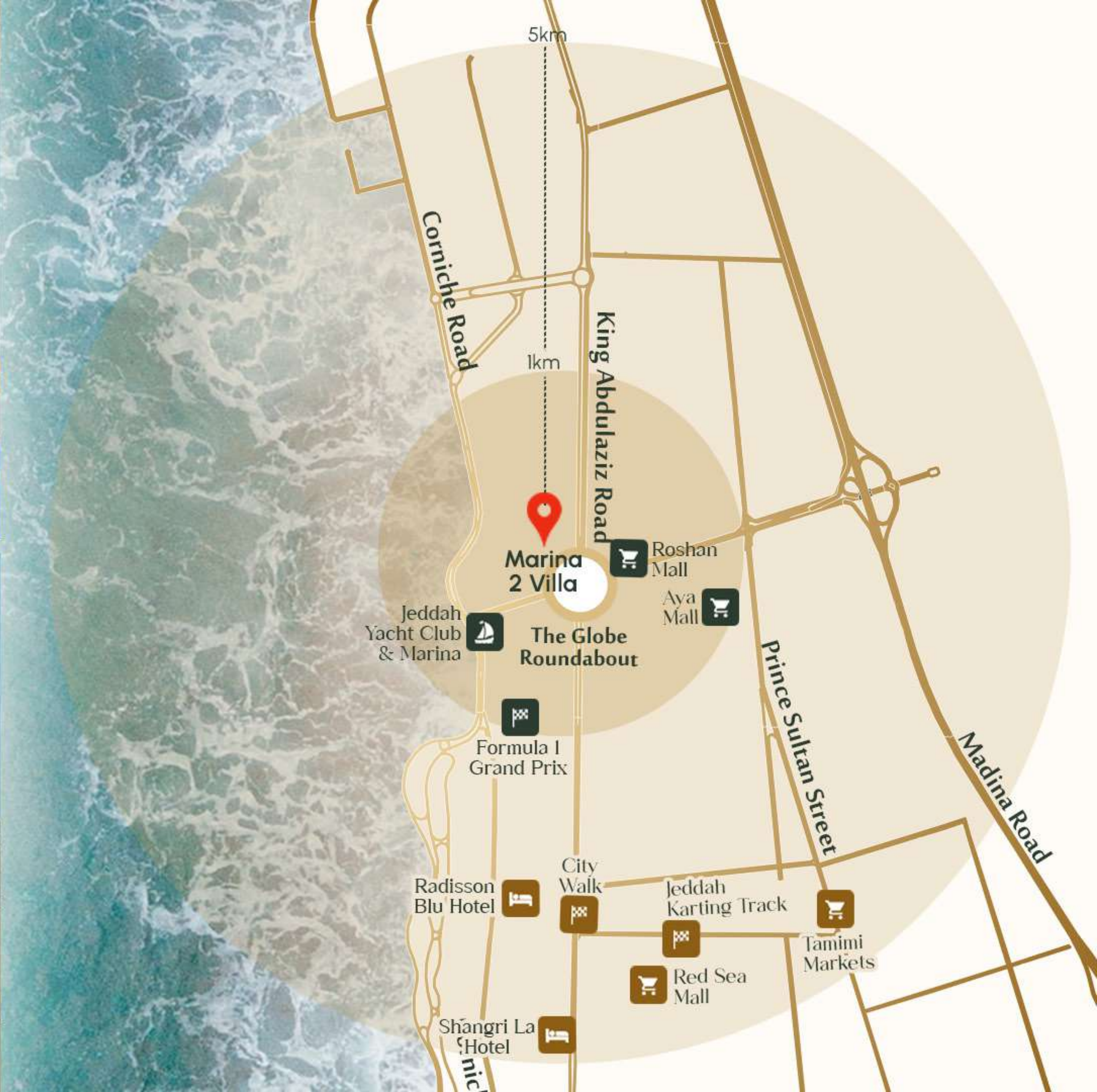
Stay healthy and active with fitness centers, and expert medical care nearby.



Live close to it all.

# Leisure & Entertainment

Weekend escapes, right next door.



Live close to it all.

# Culture & Cuisine

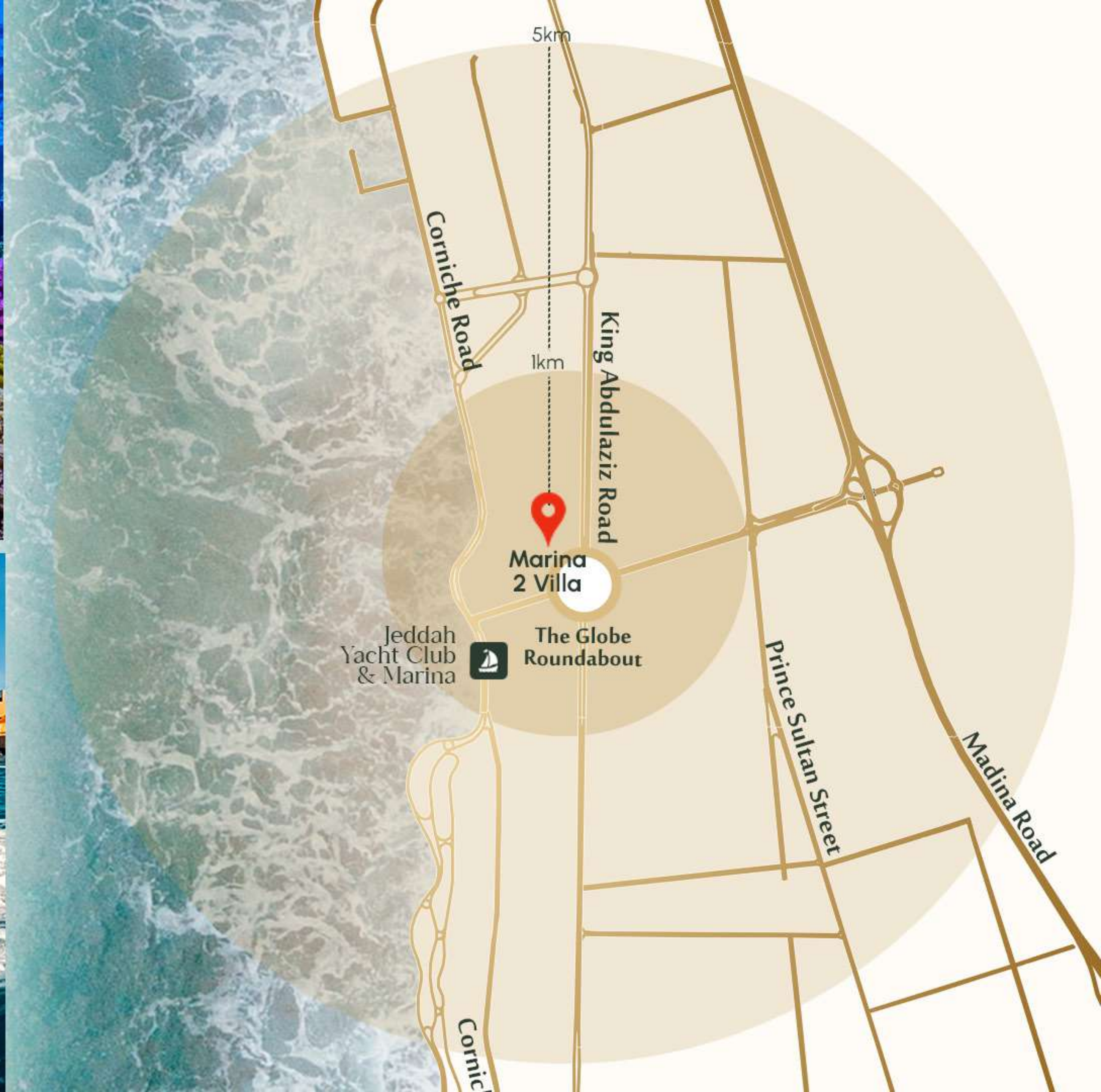
Live near the heart of Jeddah's culture and food scene.



Live close to it all.

# Nature

Walk the waterfronts, trail the shorelines, and dive the reef.



Live close to it all.

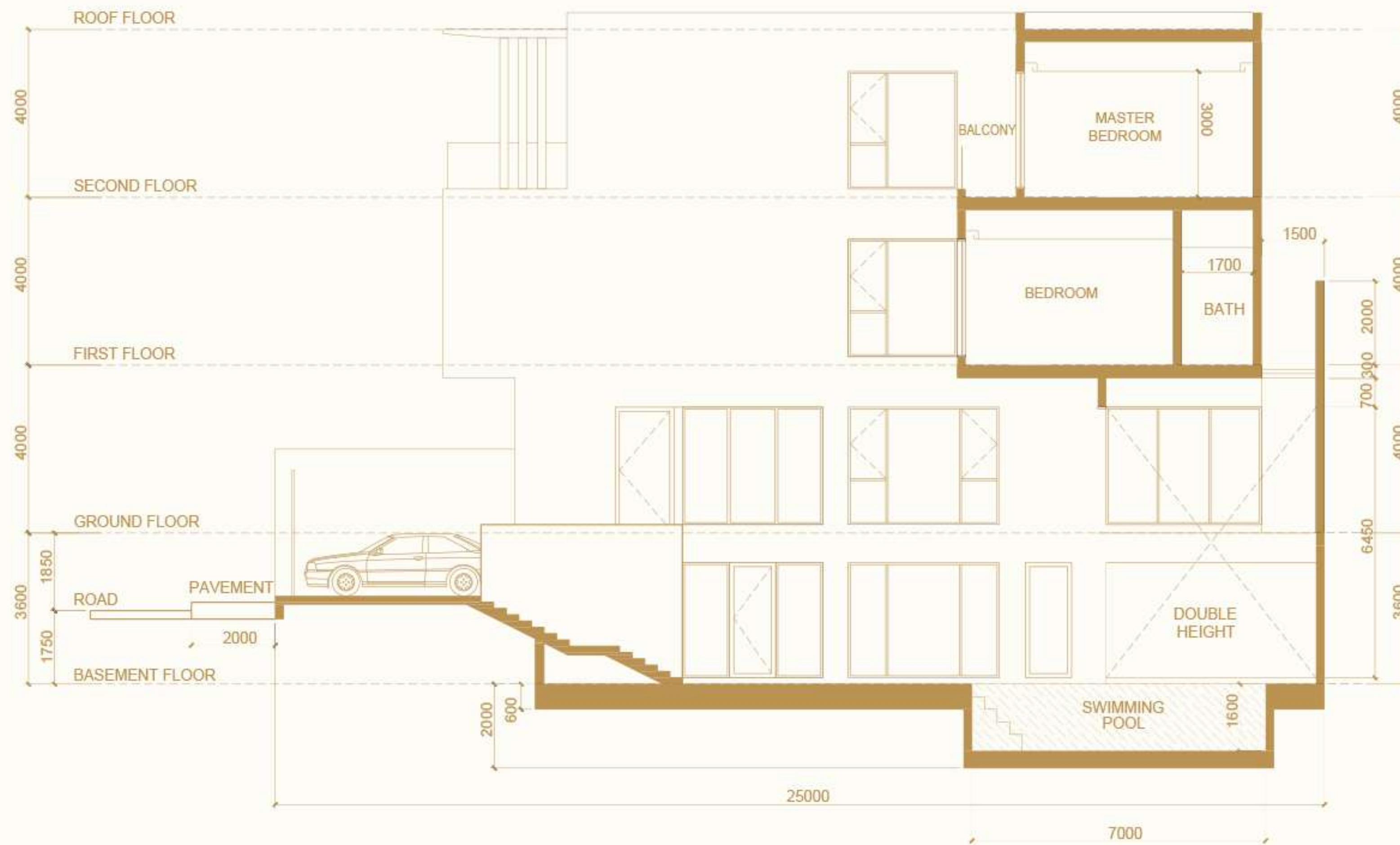
# Parks and Recreation

Picnics, play, and peaceful moments, right next door.





Welcome to your  
new home



Land Area

263 sqm

Built-up Area

592 sqm

A complete multilevel indoor-outdoor experience, from immersive basement lounges to upper-floor retreats and an open courtyard that lets you embrace the beauty of the outdoors, all from the comfort of your home.



Show and Grease Kitchen



Infinity Pool and Terrace



Open Courtyard with Natural Light



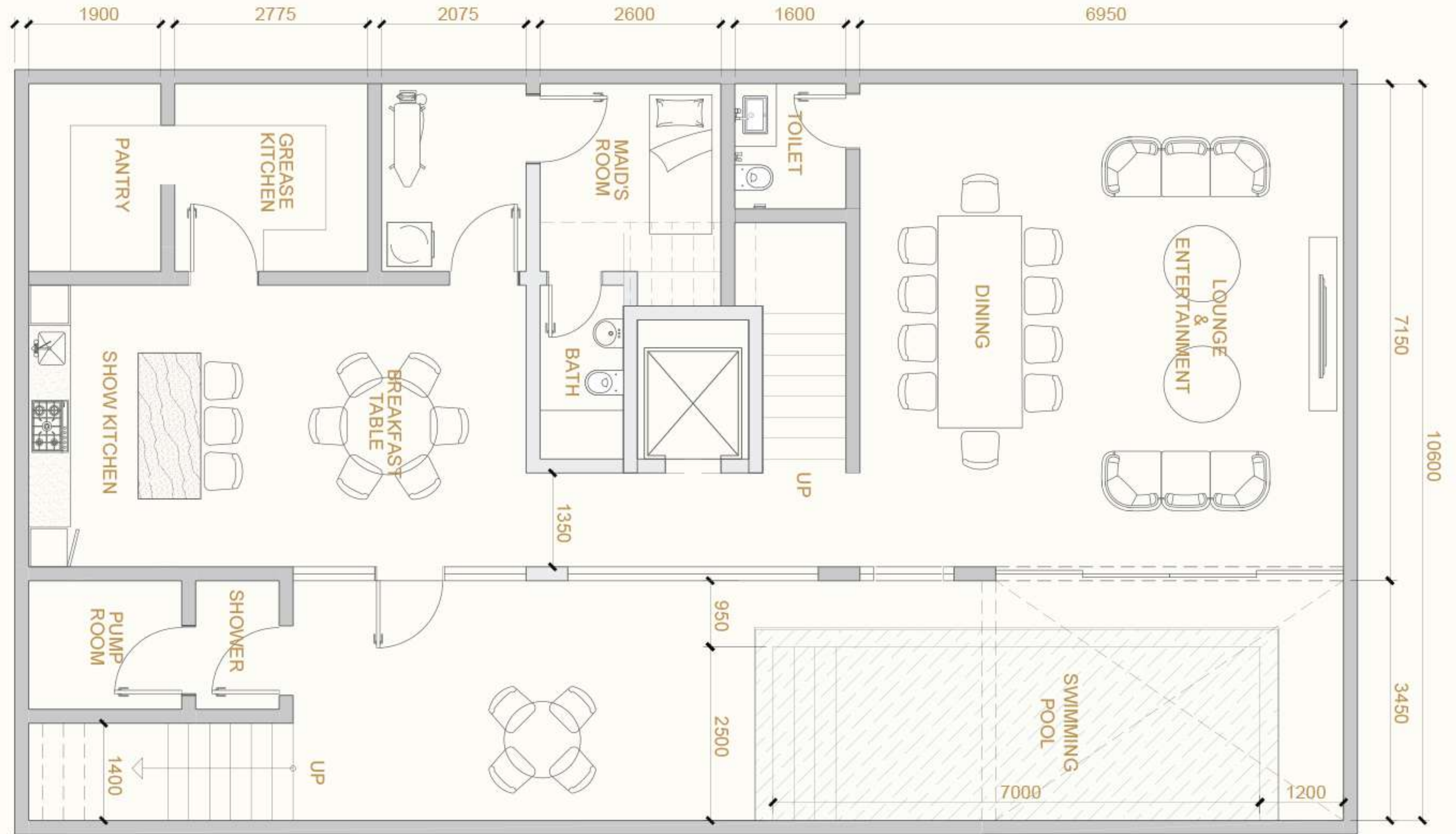
Elevator Lobby

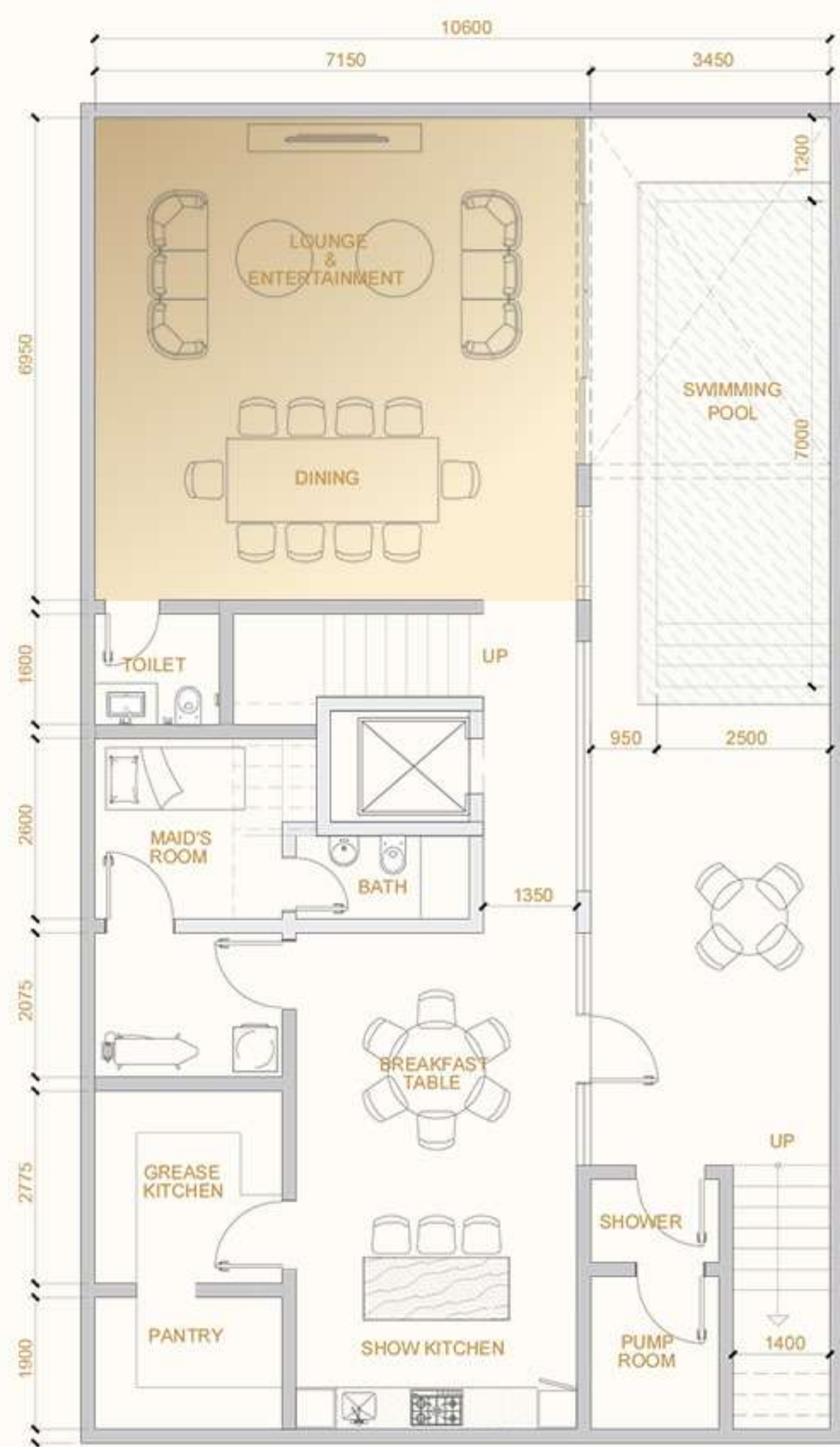


5 Integrated Suites

# Basement

Entertainment lounge with direct access to a private swimming pool, your hidden retreat.





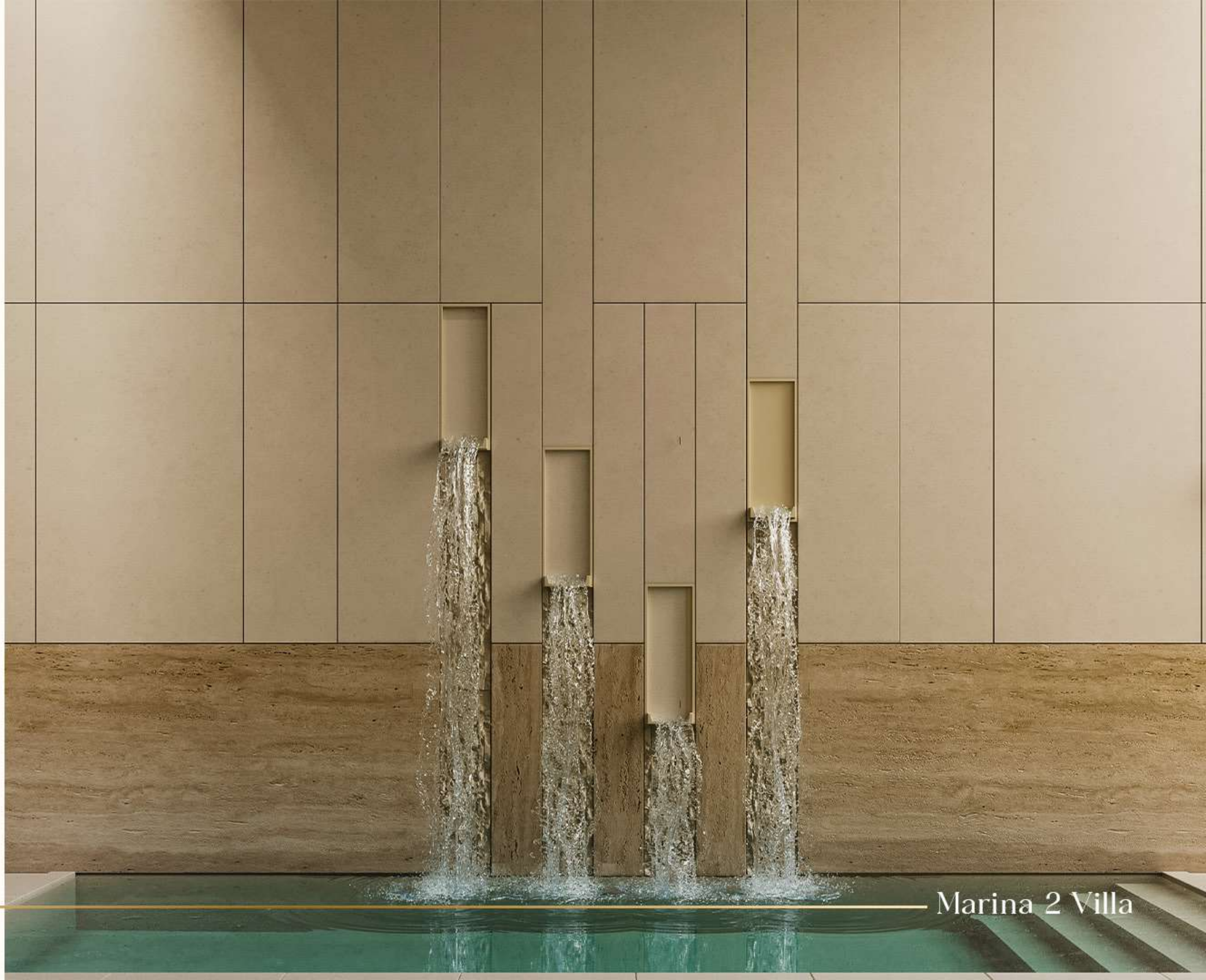
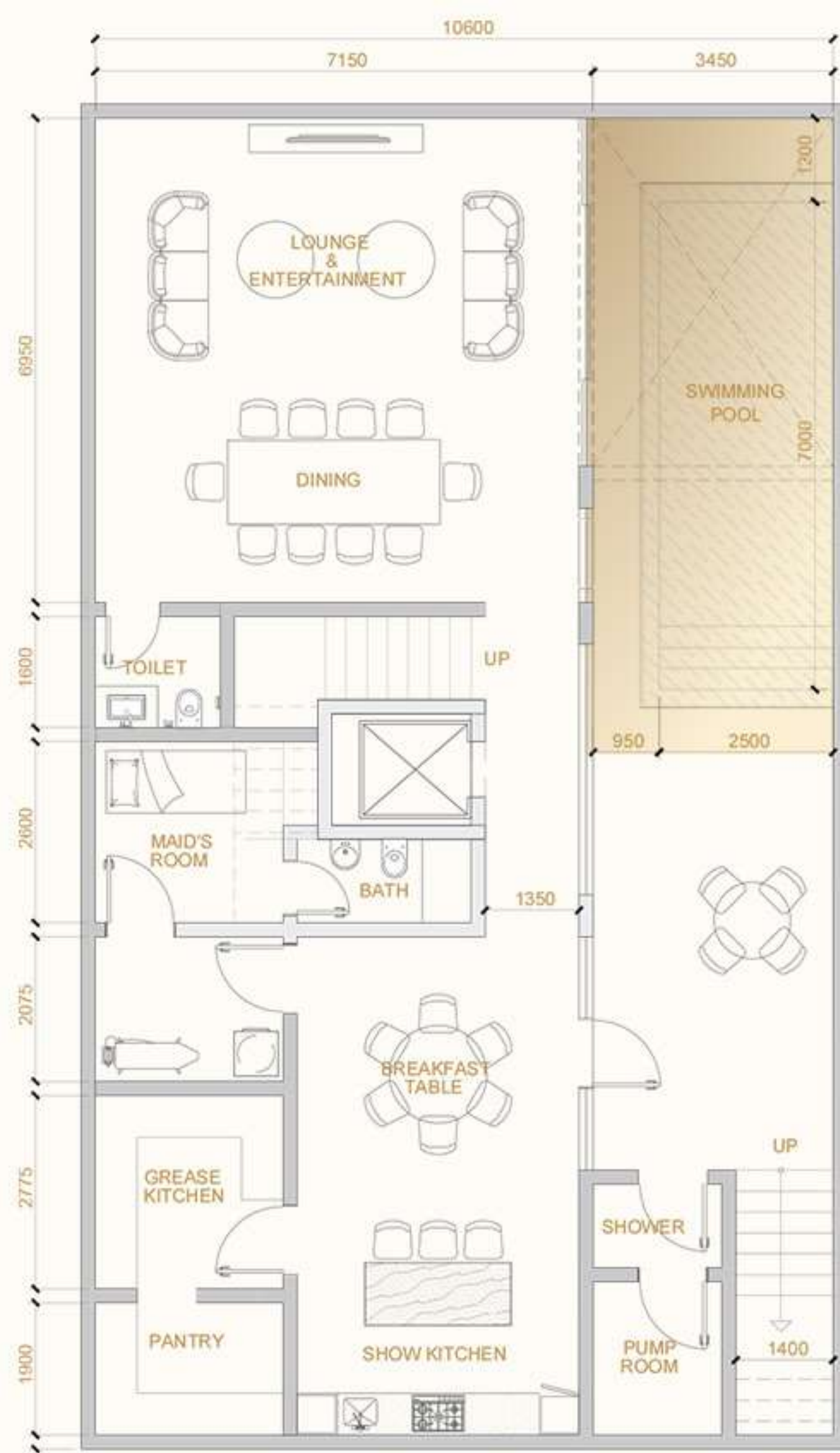
## Lounge & Dining

DINING

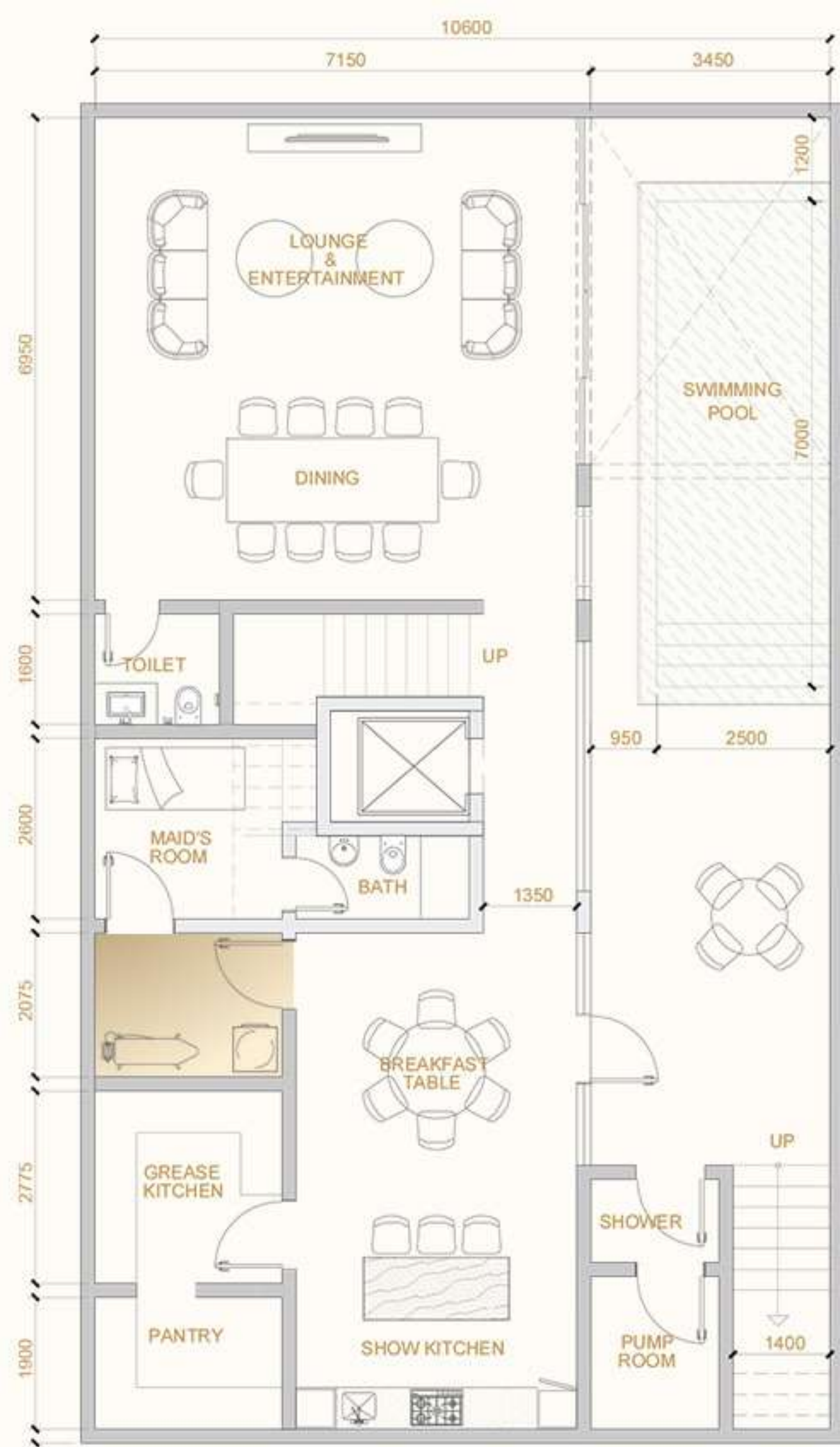


# LOUNGE & DINING

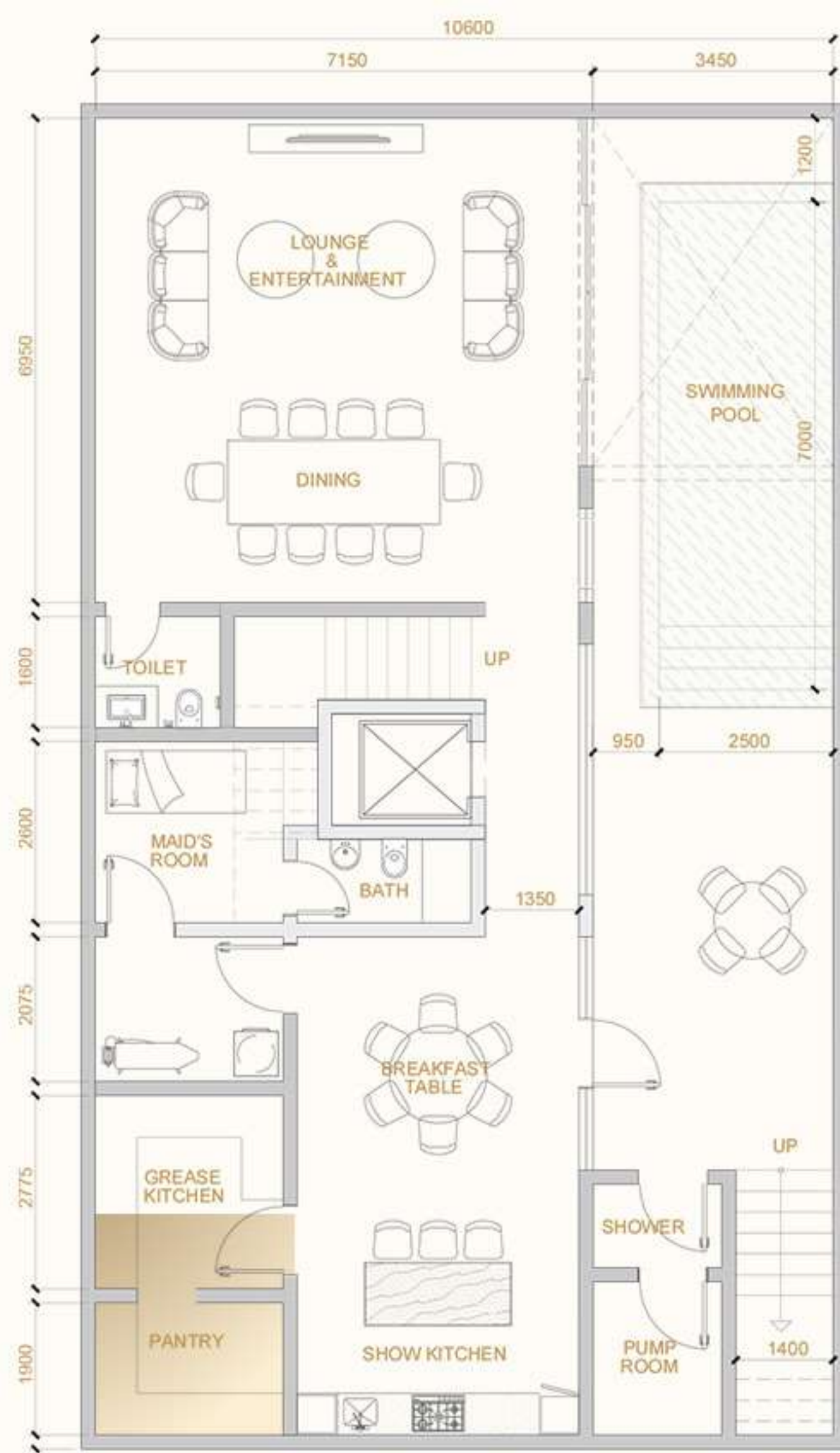




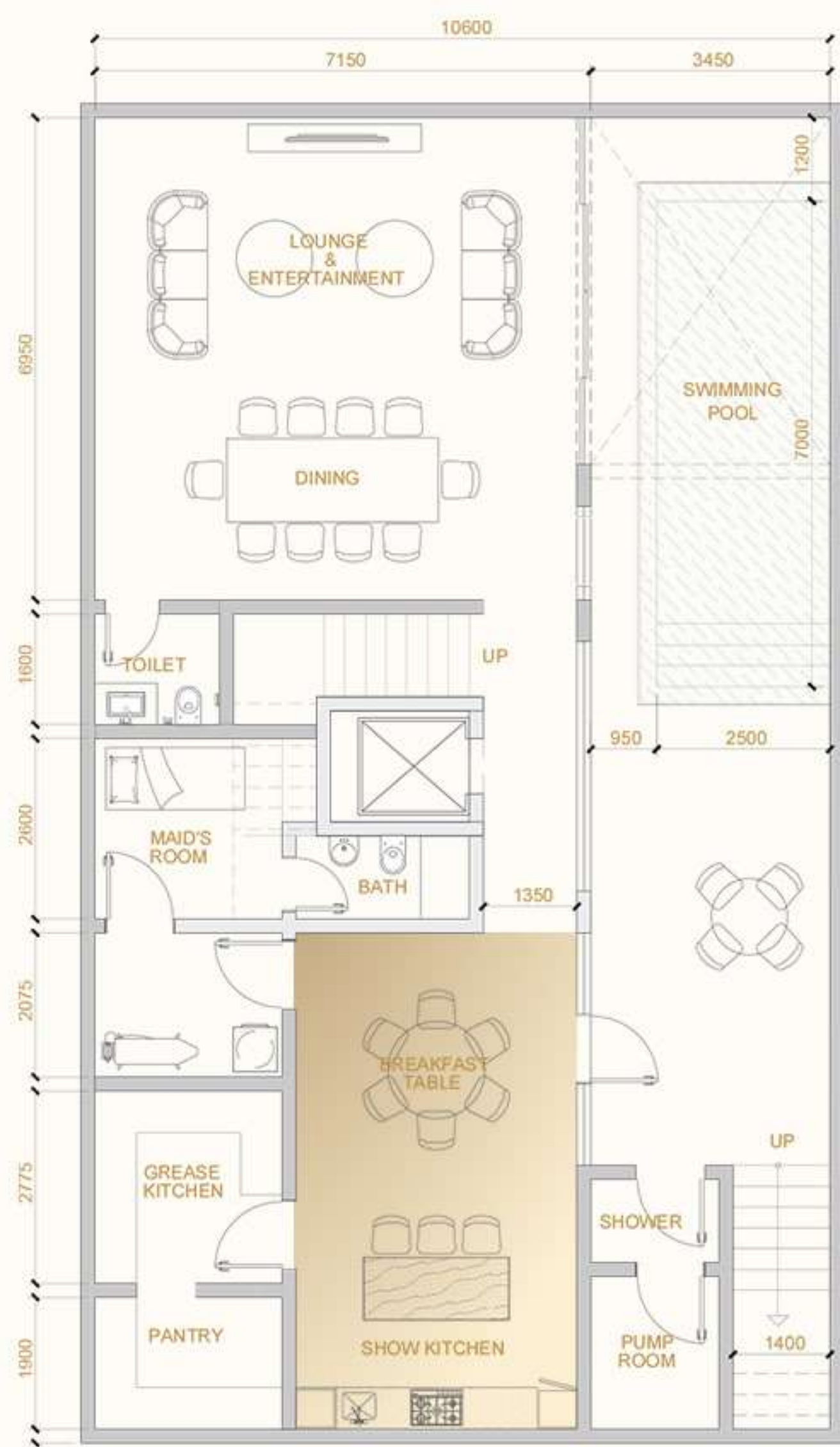
Infinity Pool



## Laundry



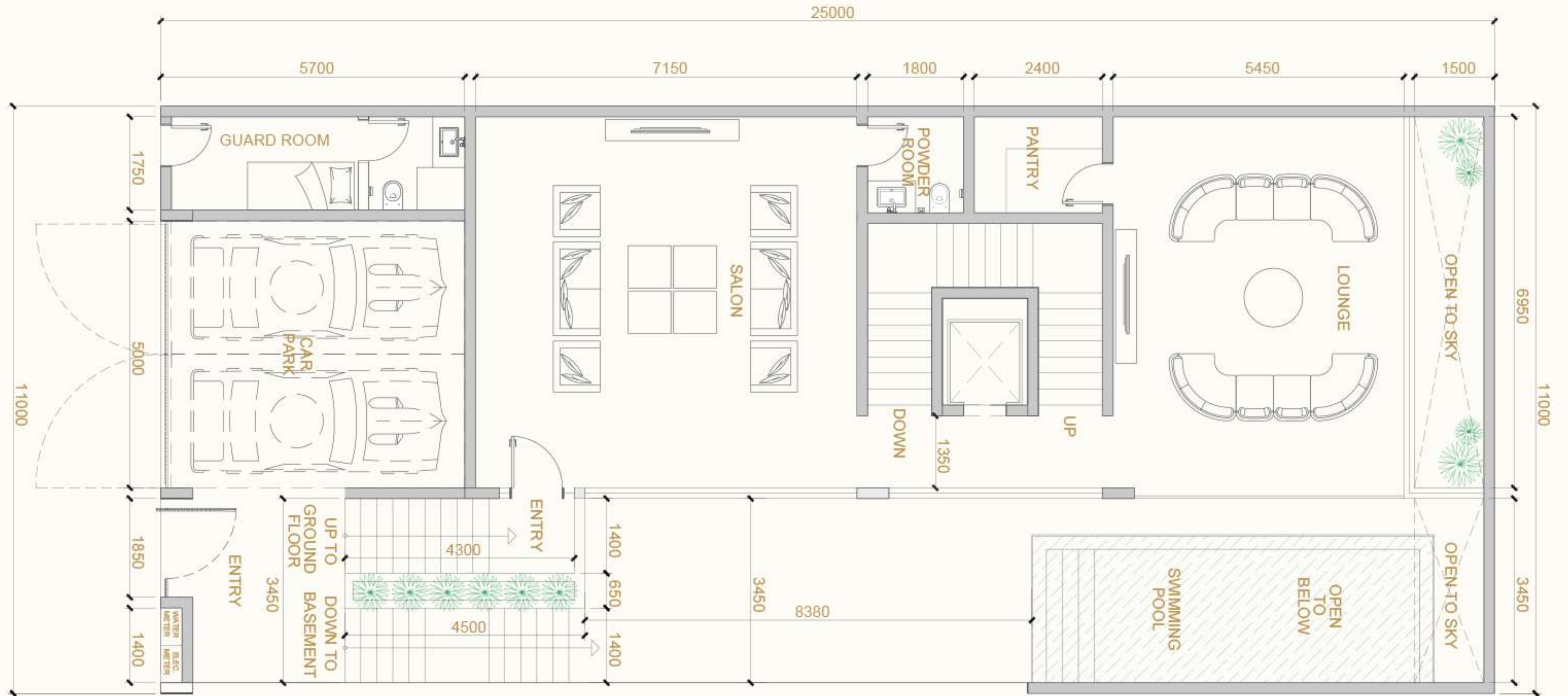
## Grease Kitchen



## Show Kitchen

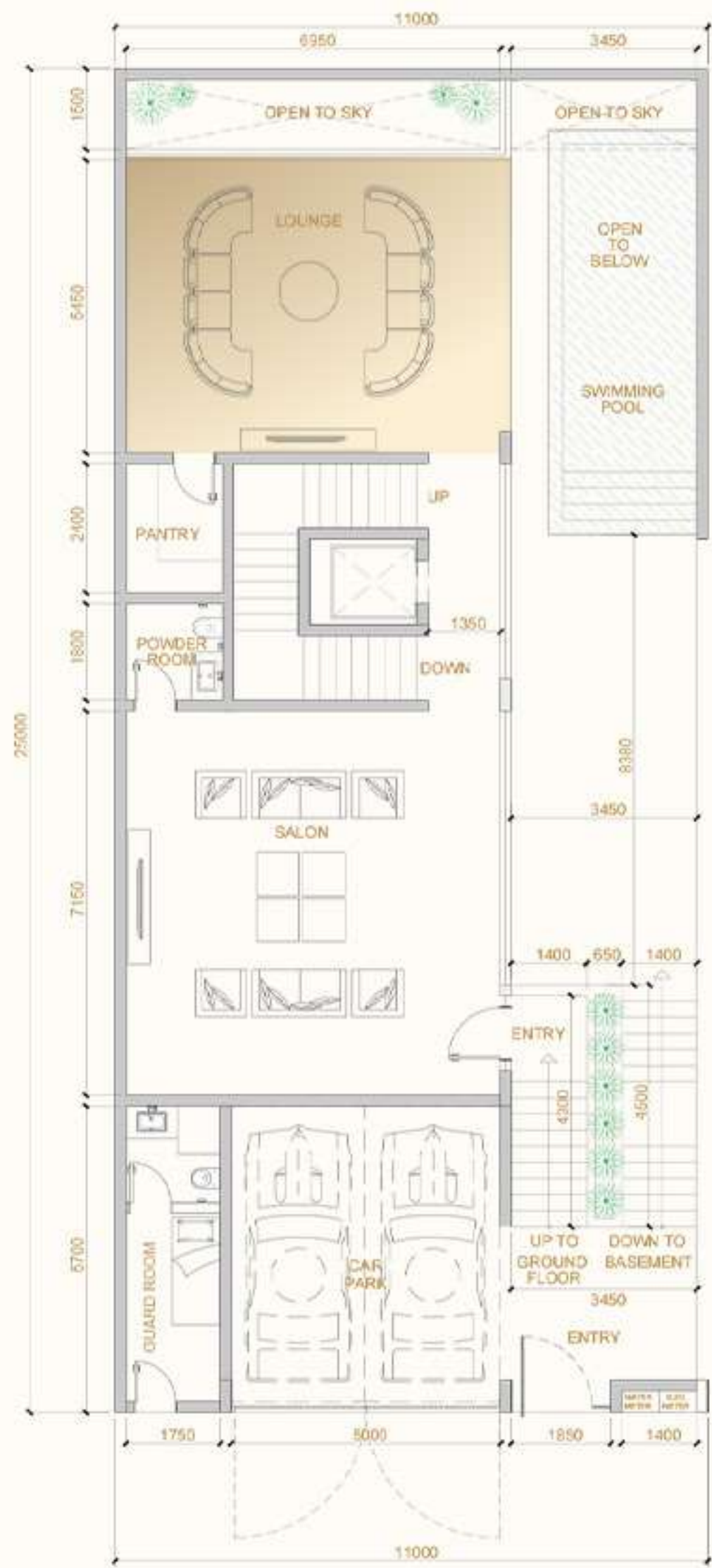


Elevator Lobby



# Ground Floor

Formal living, open kitchen, and seamless indoor-outdoor connection.

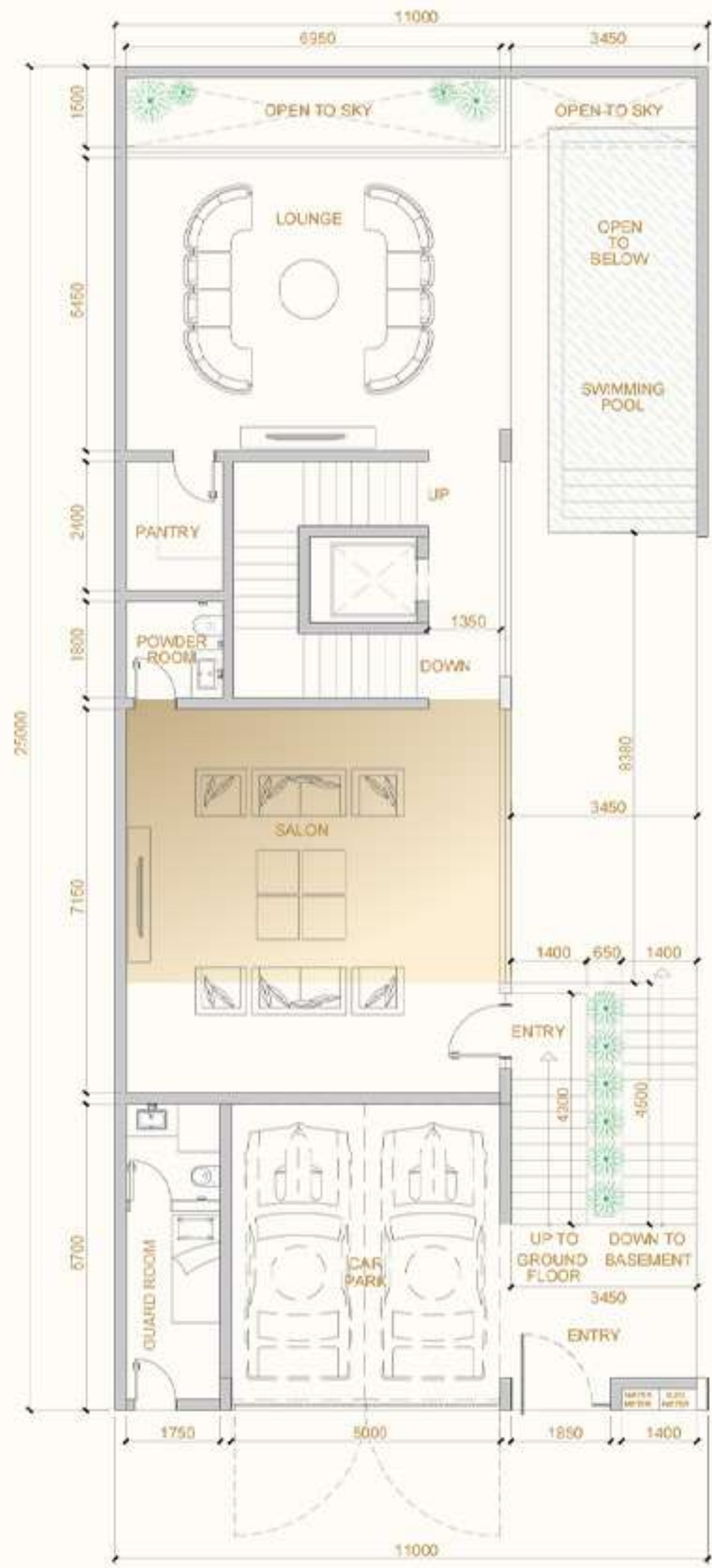


## Lounge

LOUNGE

LOUNGE





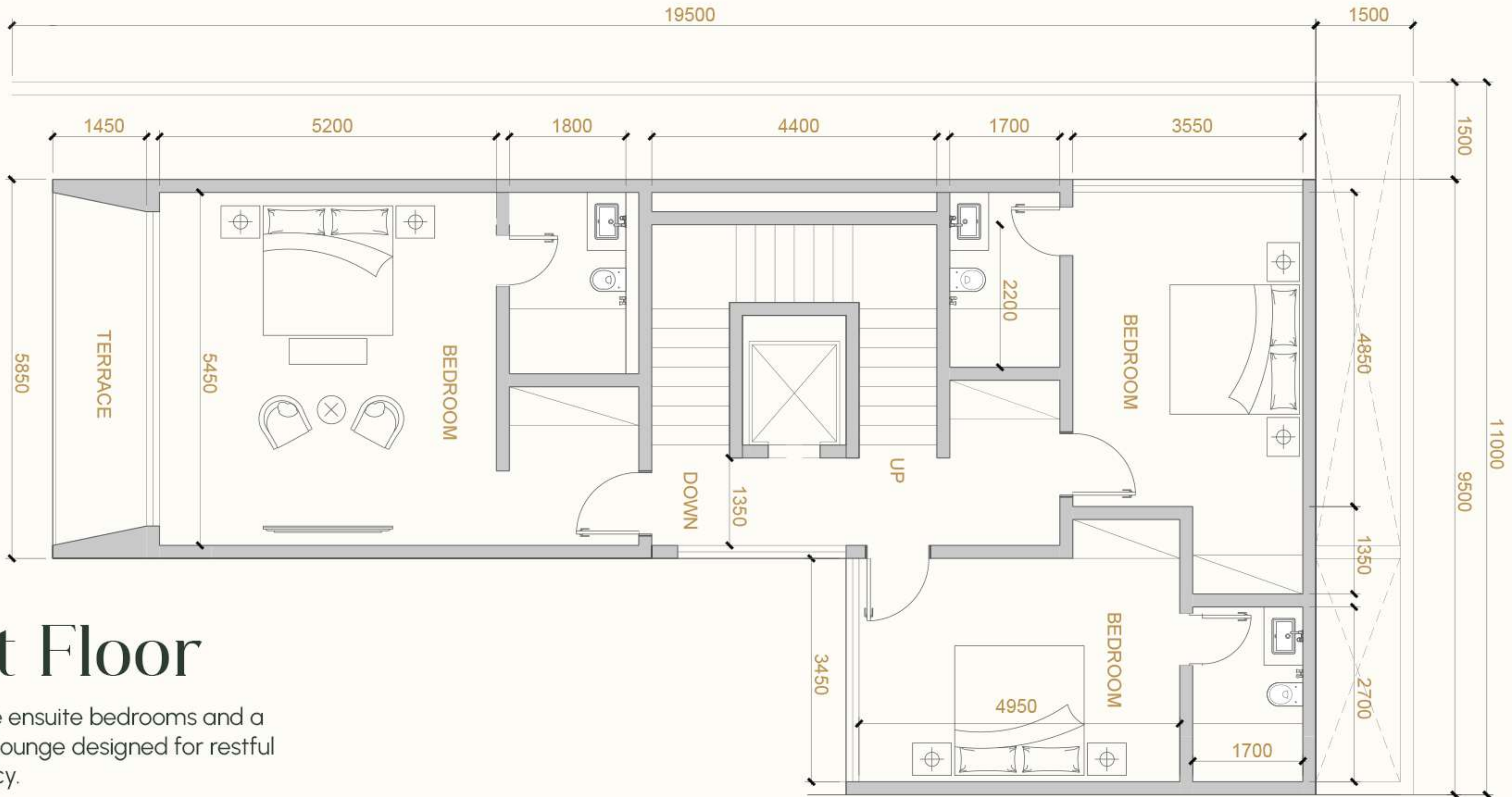
Salon

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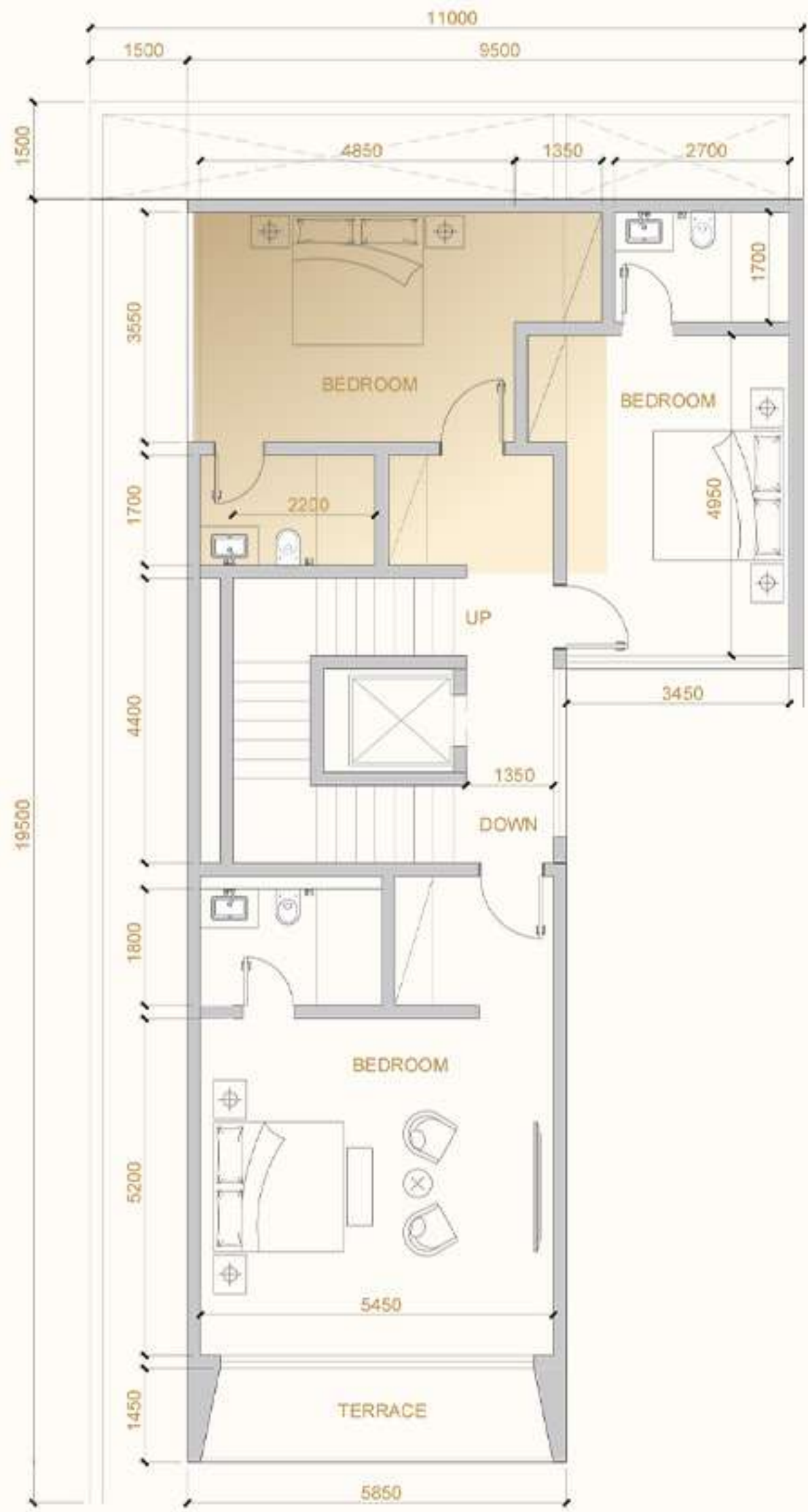
SALON





# 1st Floor

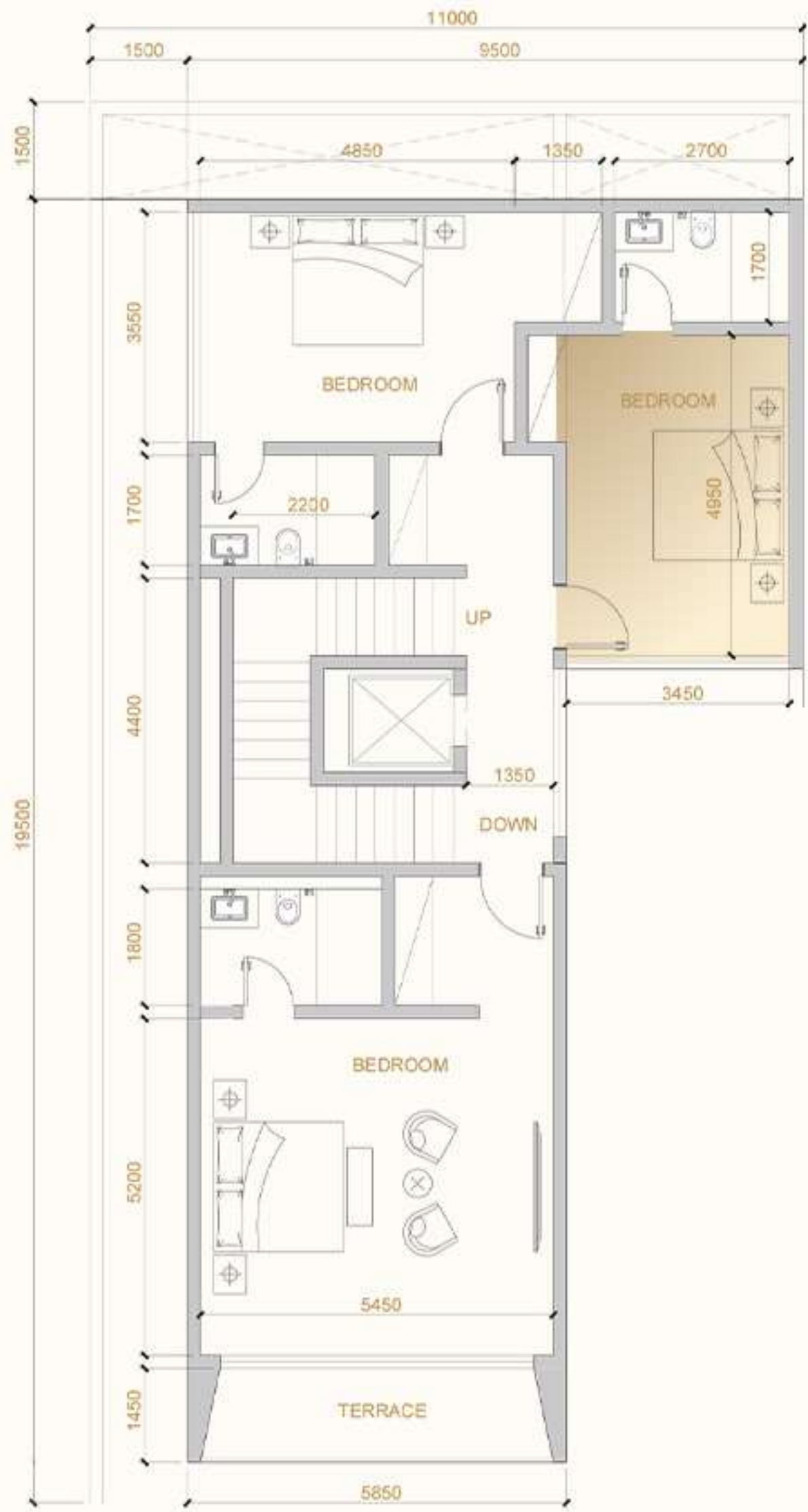
Three ensuite bedrooms and a cozy lounge designed for restful privacy.



Bedroom 1

# BEDROOM 1

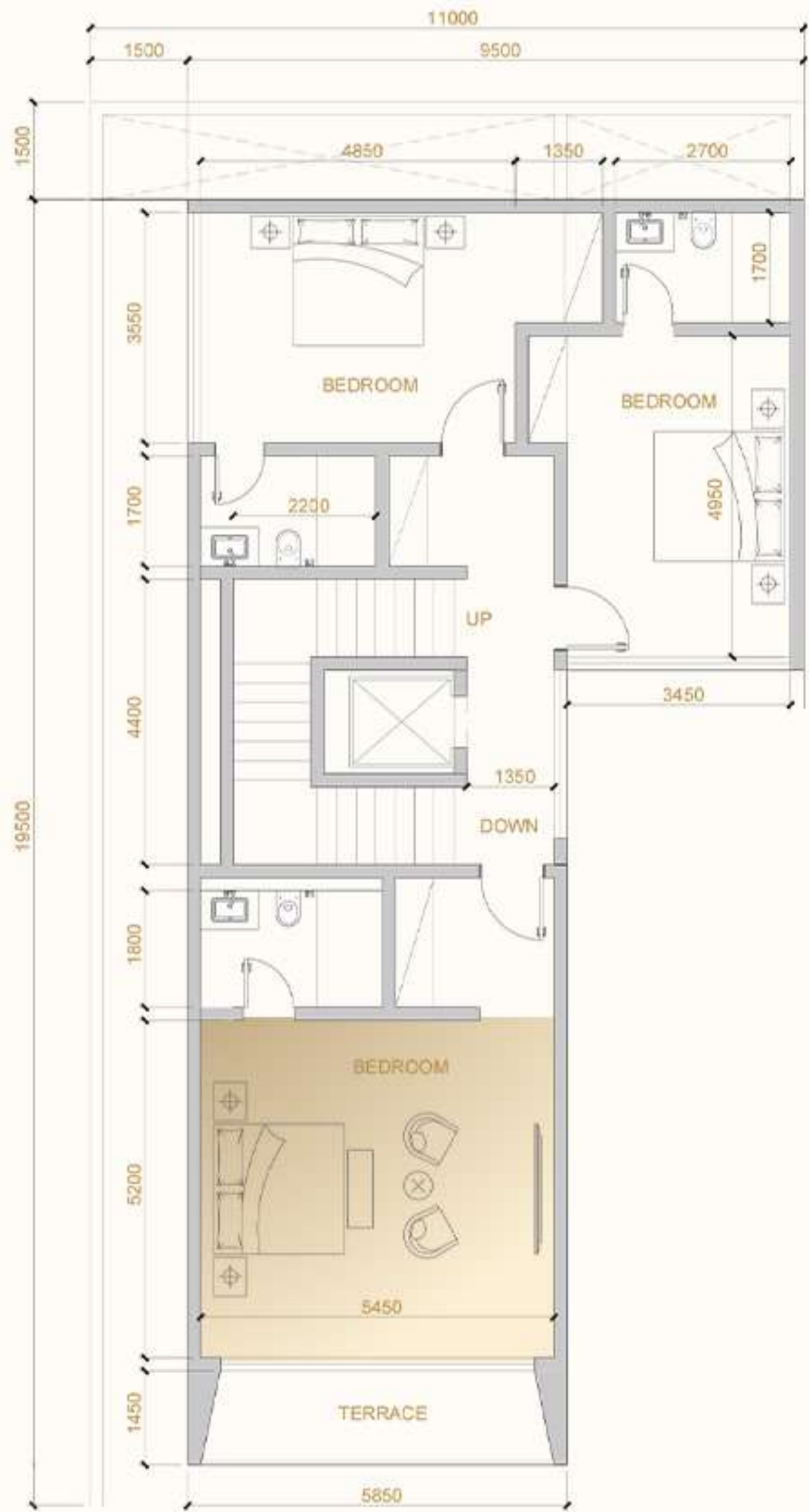




Bedroom 2

BEDROOM 2





Bedroom 3

# BEDROOM 3

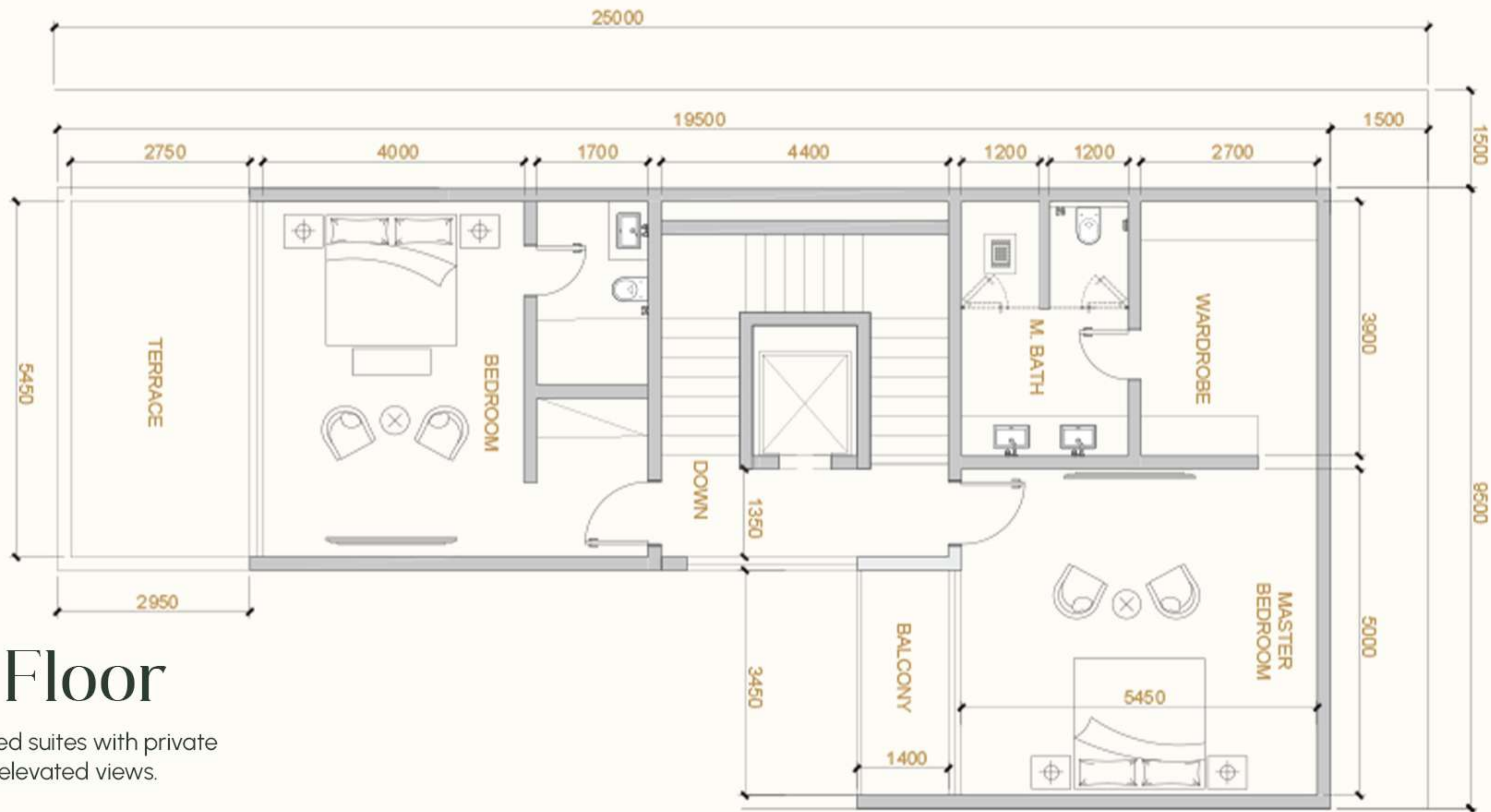


BATHROOM



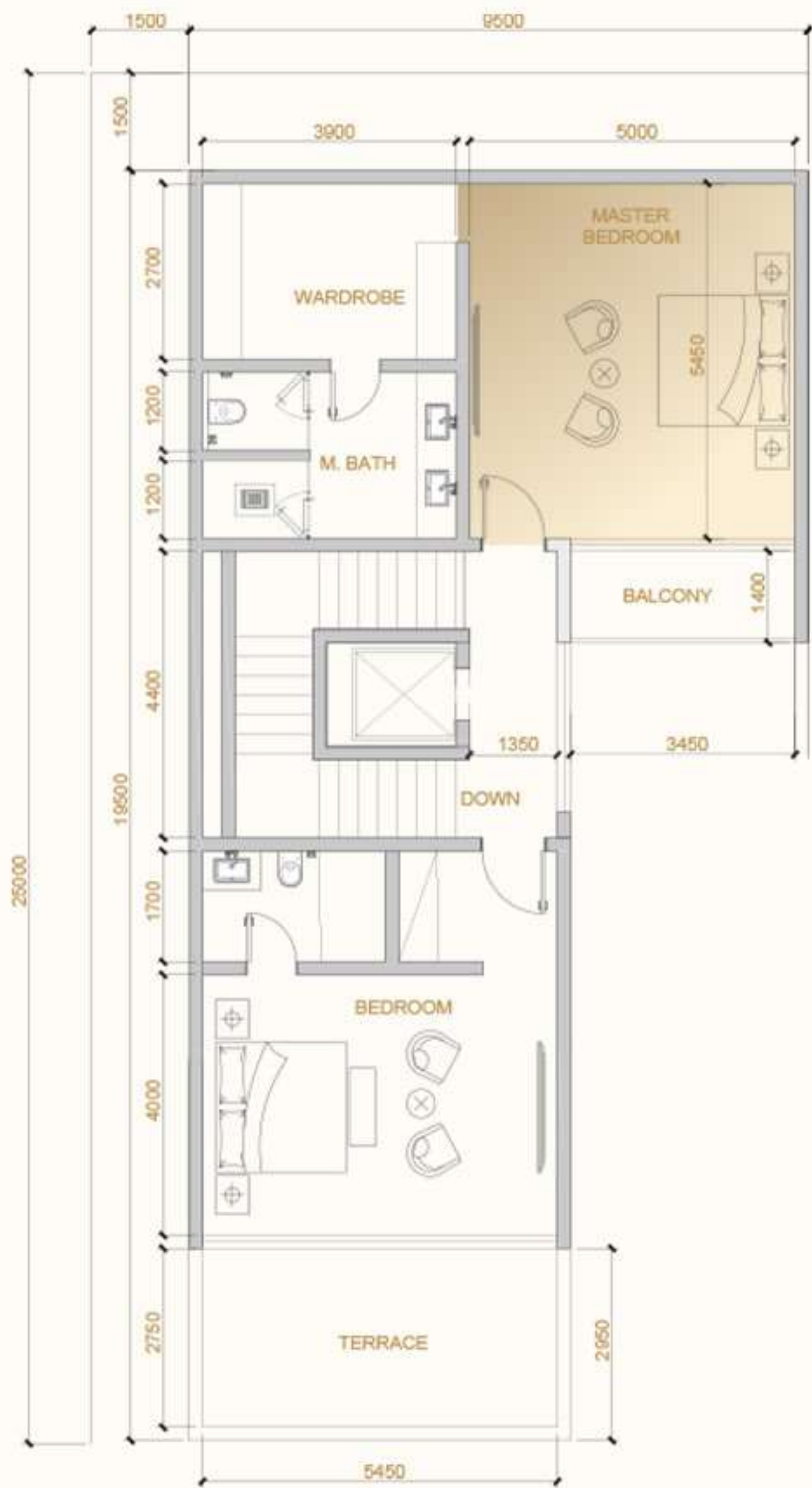
COFFEE UNIT





## 2nd Floor

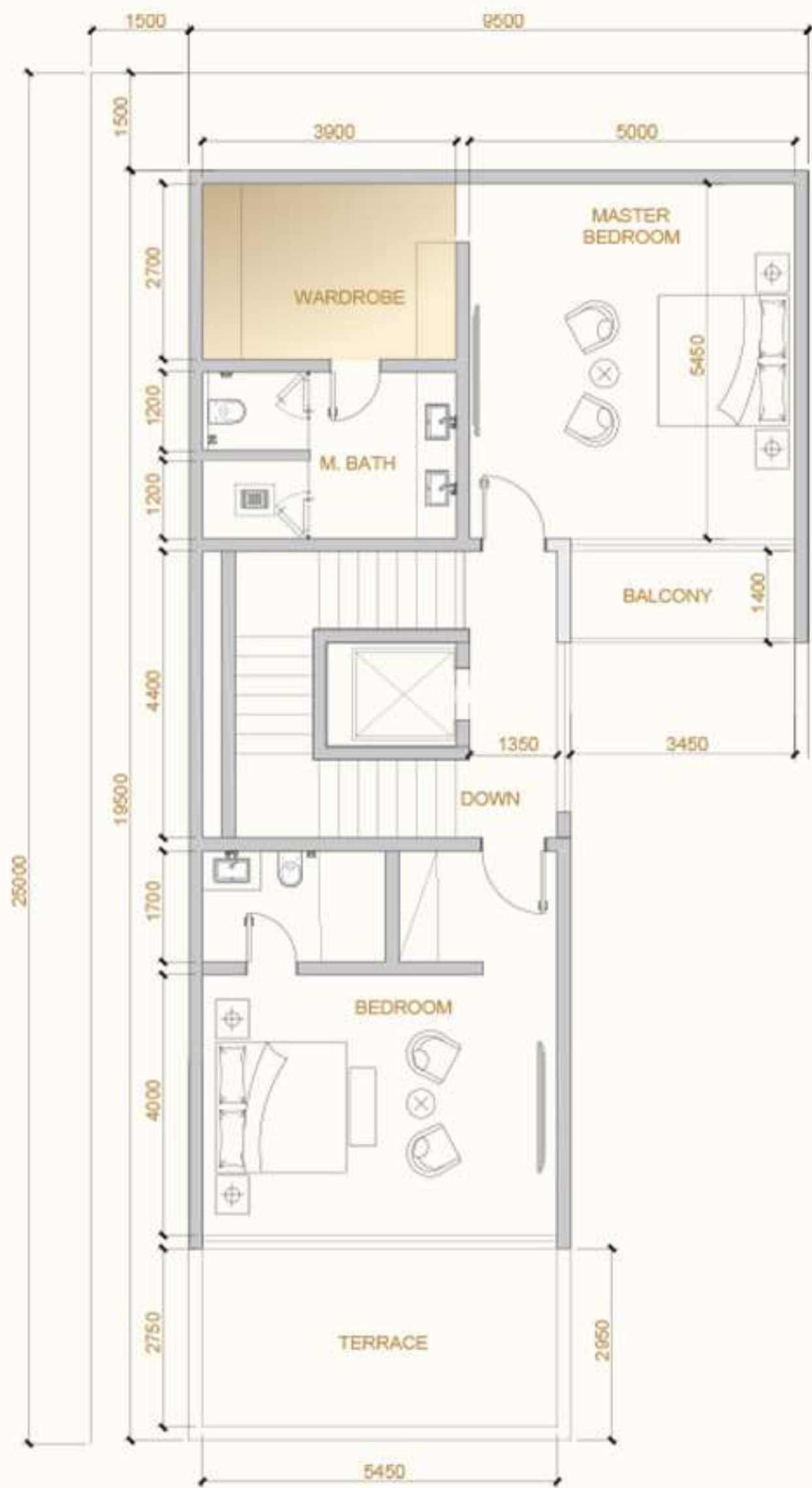
Two integrated suites with private balcony and elevated views.



Master Bedroom

# MASTER BEDROOM





## Walk-in Closet



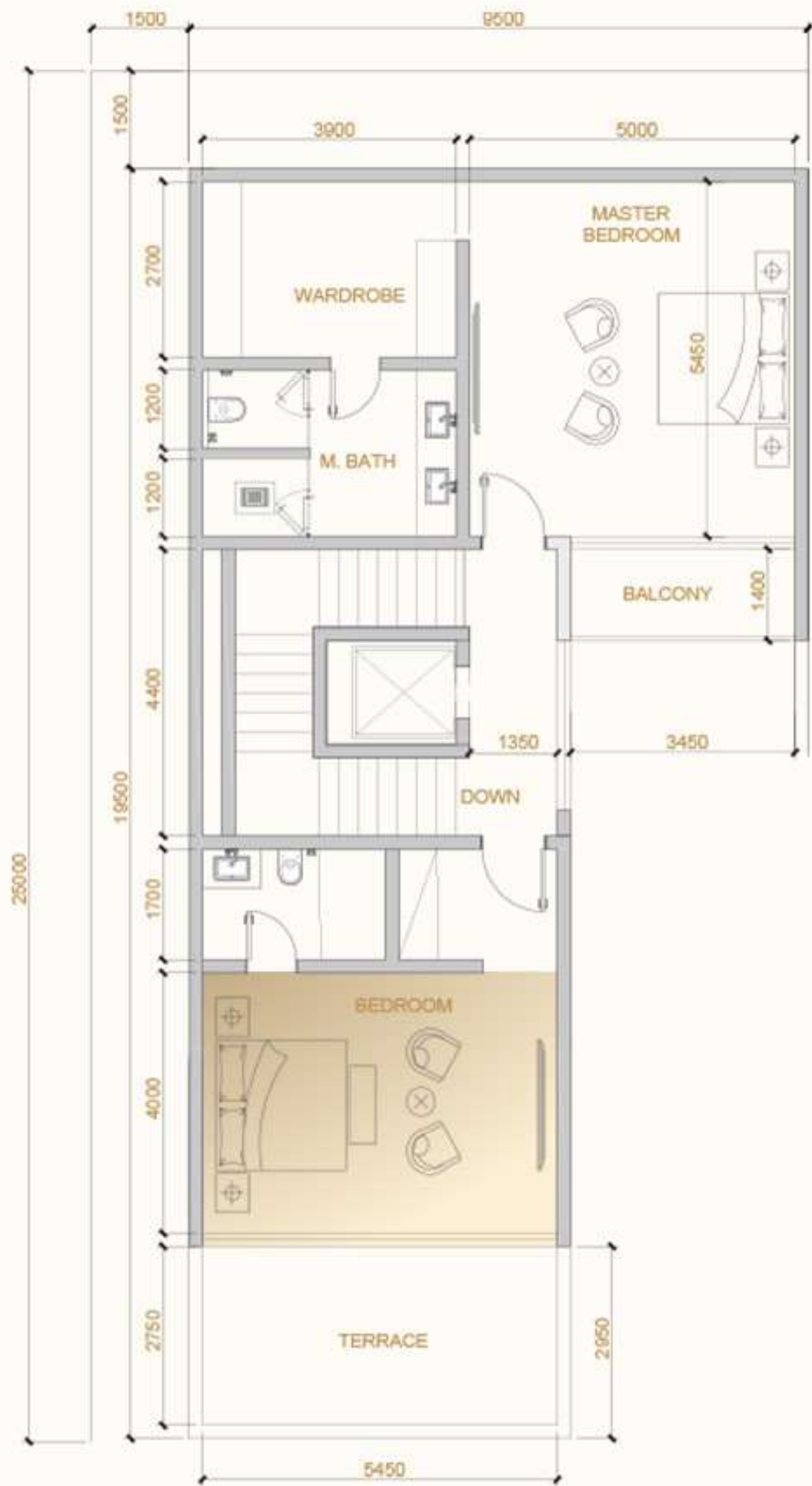
# WALK-IN CLOSET



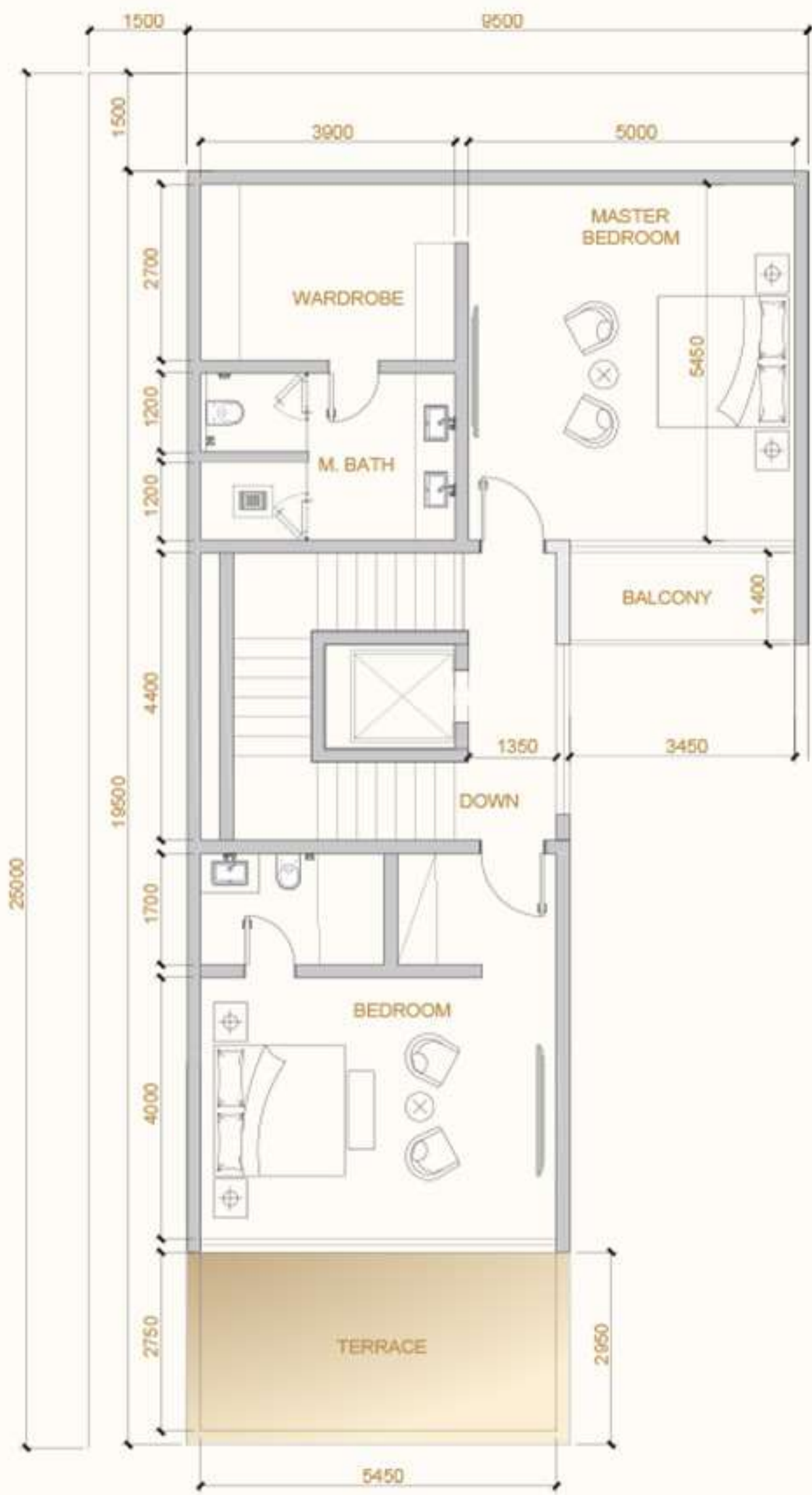


Master Bathroom





Bedroom 4



Terrace

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# Specifications

## GENERAL

External Glazing Double Glazed Window

## LOUNGE & ENTERTAINMENT

Floor Marble-look Porcelain Slab Tiles  
Skirting Marble-look Porcelain Slab Tiles  
Walls Plastered walls with emulsion paint  
Accent Walls Wall paneling  
Ceiling Gypsum ceiling with emulsion paint

## KITCHEN

Floor Marble-look Porcelain Slab Tiles  
Skirting Marble-look Porcelain Slab Tiles  
Walls Plastered walls with emulsion paint  
Ceiling Gypsum ceiling with emulsion paint  
Countertop & backsplash Cabinets Engineered Stone  
Cabinets Joinery with laminate finish  
Custom Options Appliances

## DINING

Floor Marble-look Porcelain Slab Tiles  
Skirting Marble-look Porcelain Slab Tiles  
Walls Plastered walls with emulsion paint  
Accent Walls Accent wallcovering  
Ceiling Gypsum ceiling with emulsion paint

## BEDROOMS

Floor Marble-look Porcelain Slab Tiles  
Skirting Marble-look Porcelain Slab Tiles  
Walls Plastered walls with emulsion paint  
Accent Walls Accent wallcovering  
Ceiling Gypsum ceiling with emulsion paint  
Custom Options Custom wardrobe with built-in joinery in lacquered or laminate finish

## BATHROOMS

Floor Porcelain Tiles  
Walls Porcelain Tiles  
Ceiling Moisture resistant gypsum ceiling finished with paint  
Countertop Engineered Stone  
Joinery Joinery with lacquered or laminate finish  
Sanitarywares European Brand Sanitaryware fittings and accessories  
Mirror Included

## HIGH-TECH SMART HOME

Locks Smart locks with biometric, keypad, or app access  
Doorbells Video doorbells with live monitoring  
Sensors Smart sensors for motion, windows, and doors  
Lights Motion-activated lights  
Thermostats Smart thermostats  
Zoned cooling/heating for individual room control



# Warranty



Structural structure  
20 years



Plumbing extensions  
5 years



Thermal insulation  
10 years



Elevators  
2 years



Electrical extensions  
5 years



Sanitary ware  
2 years



# URBAN VENTURES

أوريان فينتشرز

## Marina 2 Villa

Your Address by the Sea



[www.uv.sa](http://www.uv.sa)



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