

Marina 3 Villa

Your Exclusive Address عنوانك الحصري

**URBAN
VENTURES**
أوربان منتشرز

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 3 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




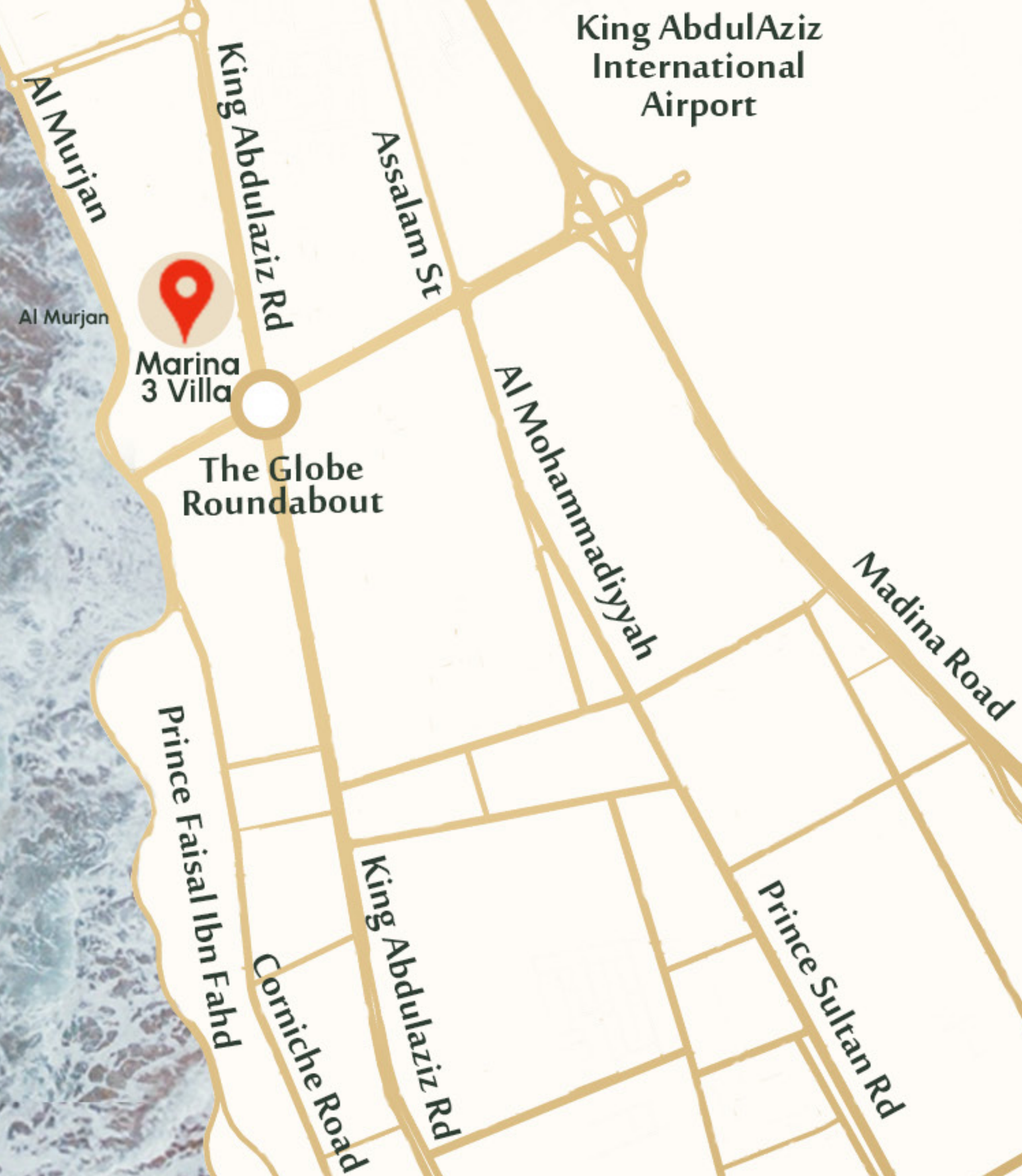
Sunrise and
Sunset Views



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.

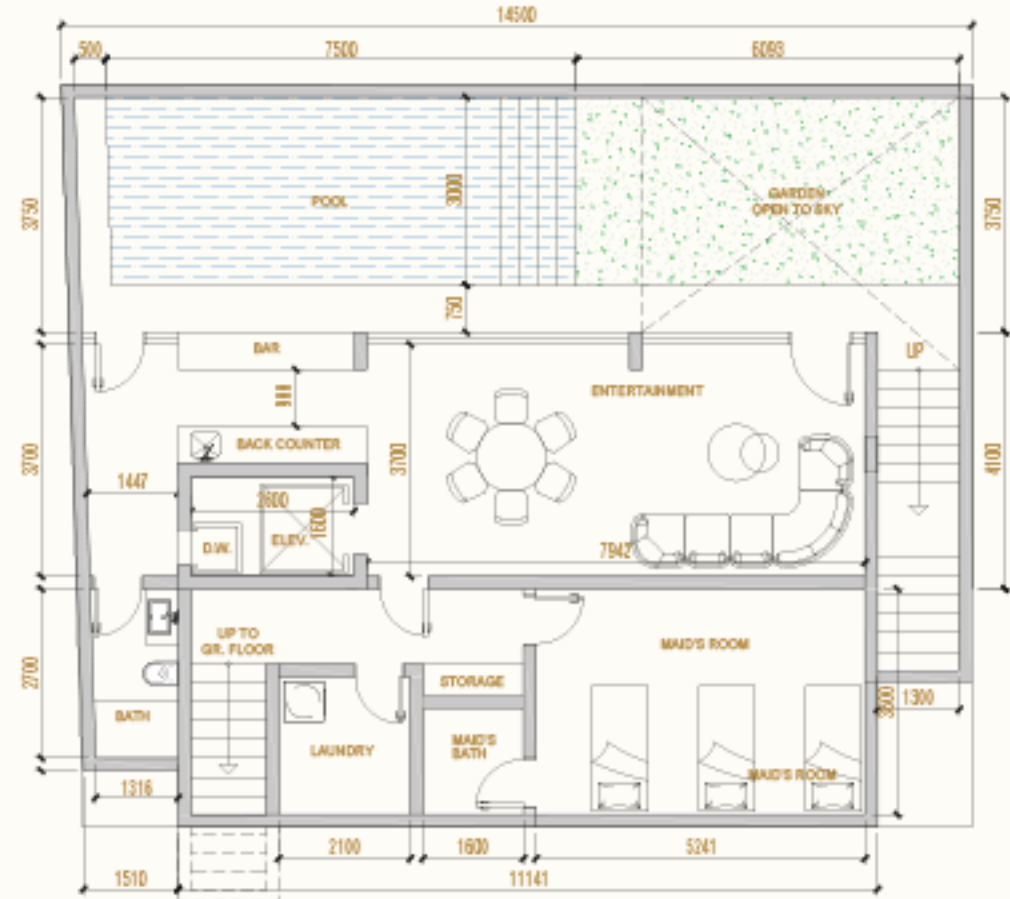




Welcome to your
new home

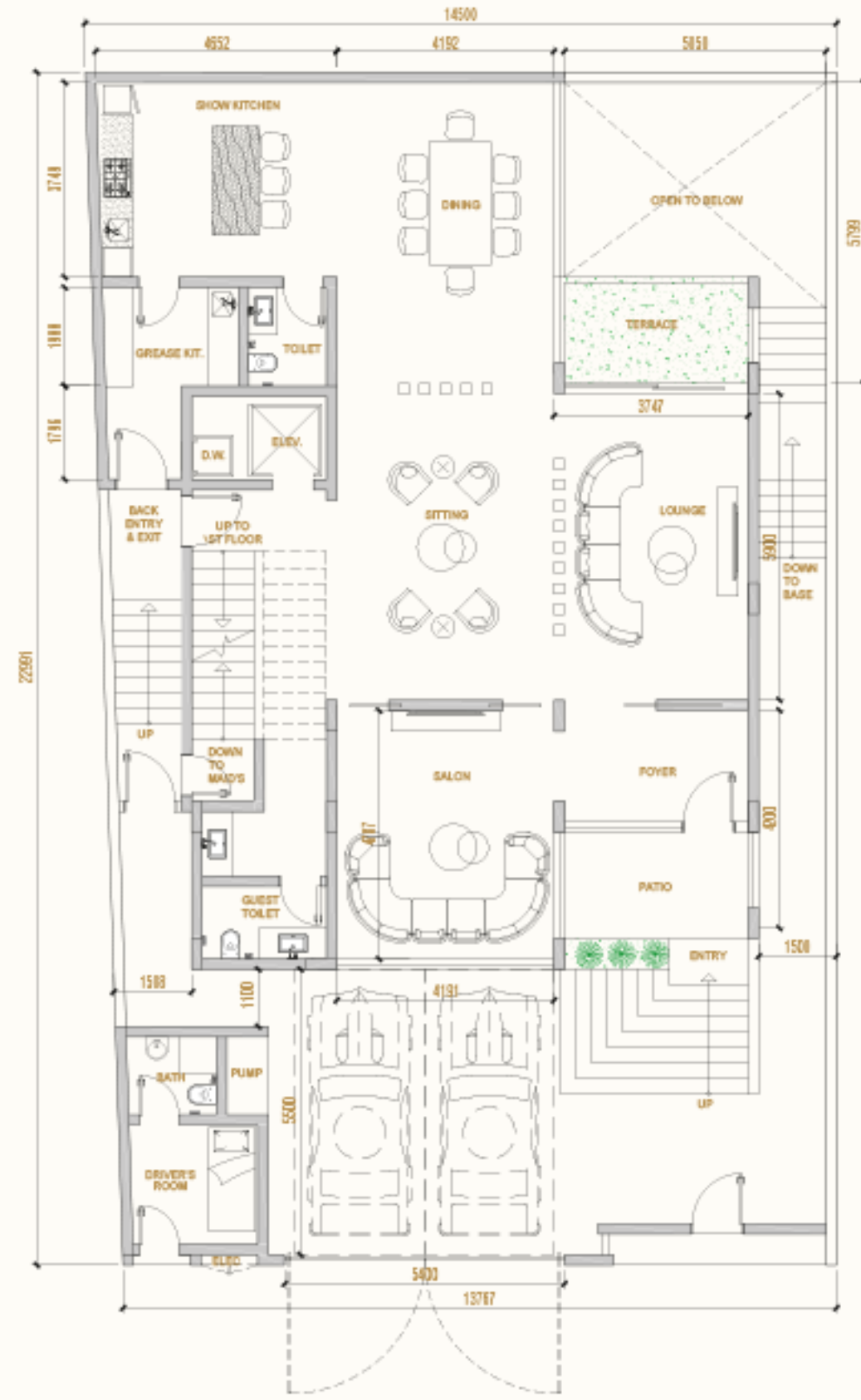
Basement Floor

Built-up Area: 184.96 sqm



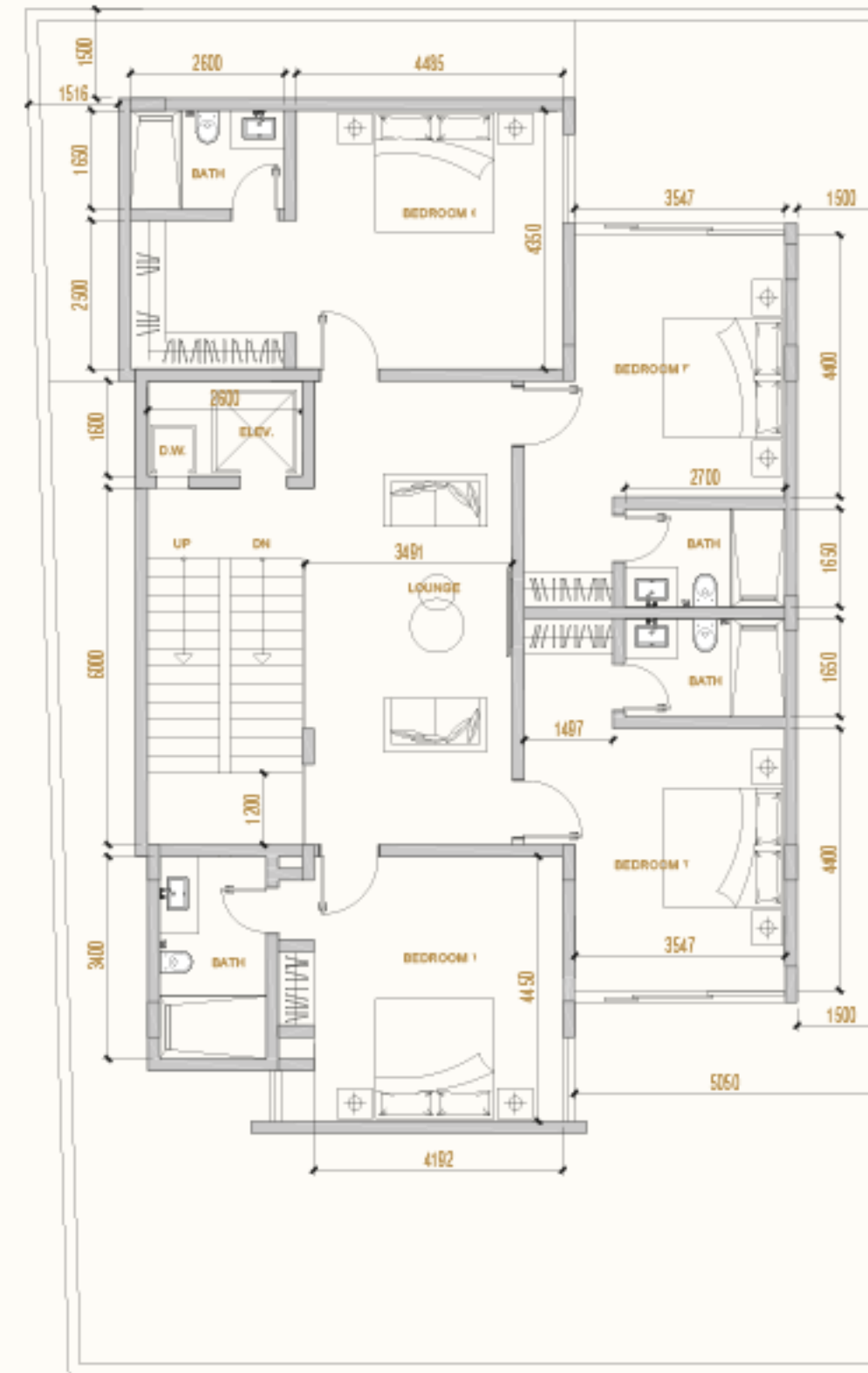
Ground Floor

Built-up Area: 282.71 sqm



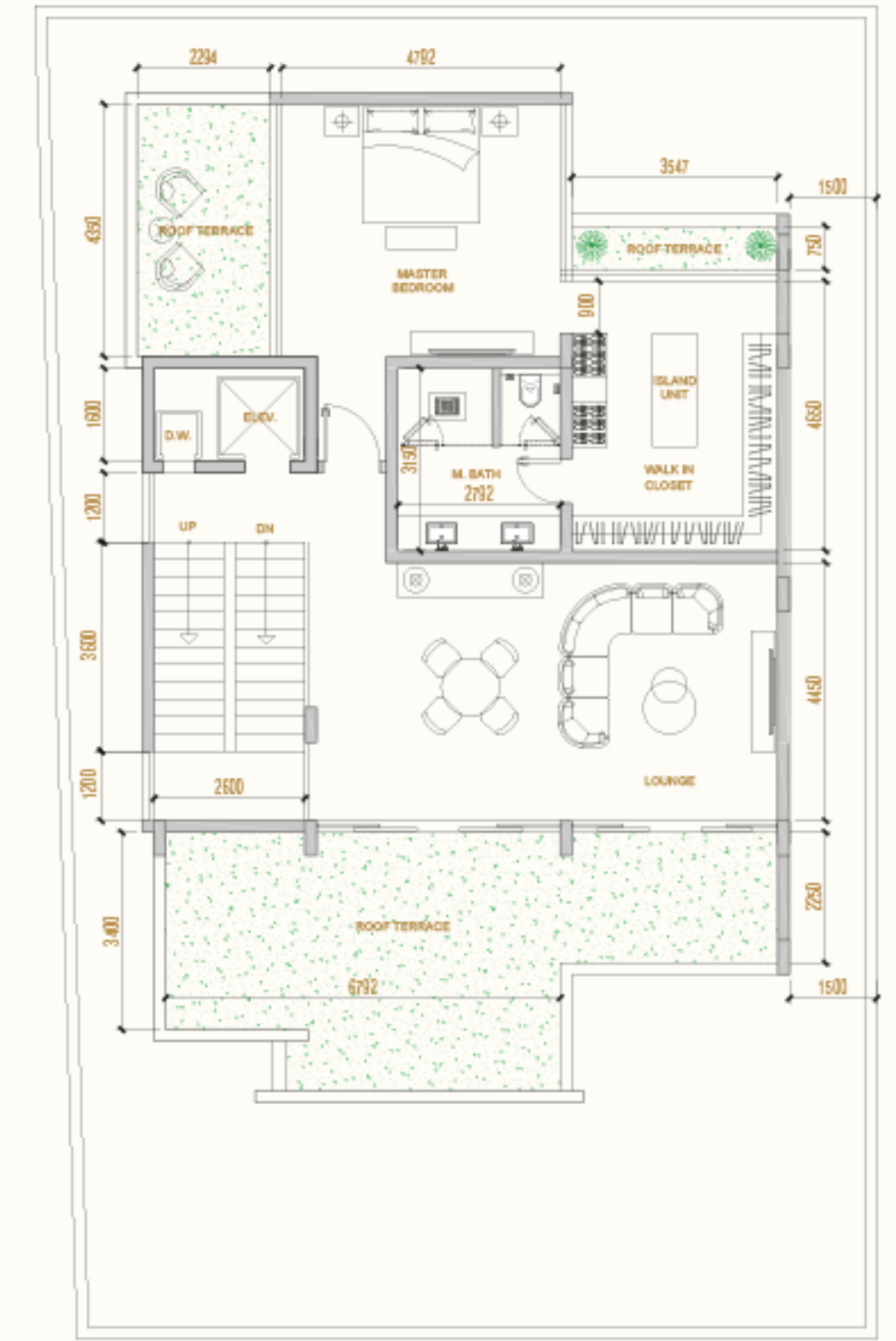
First Floor

Built-up Area: 170.86 sqm



Second Floor

Built-up Area: 168.06 sqm



Land Area

325 sqm

Built-up Area

806.59 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



Pool and Terrace



Garden open to Sky with Natural Light



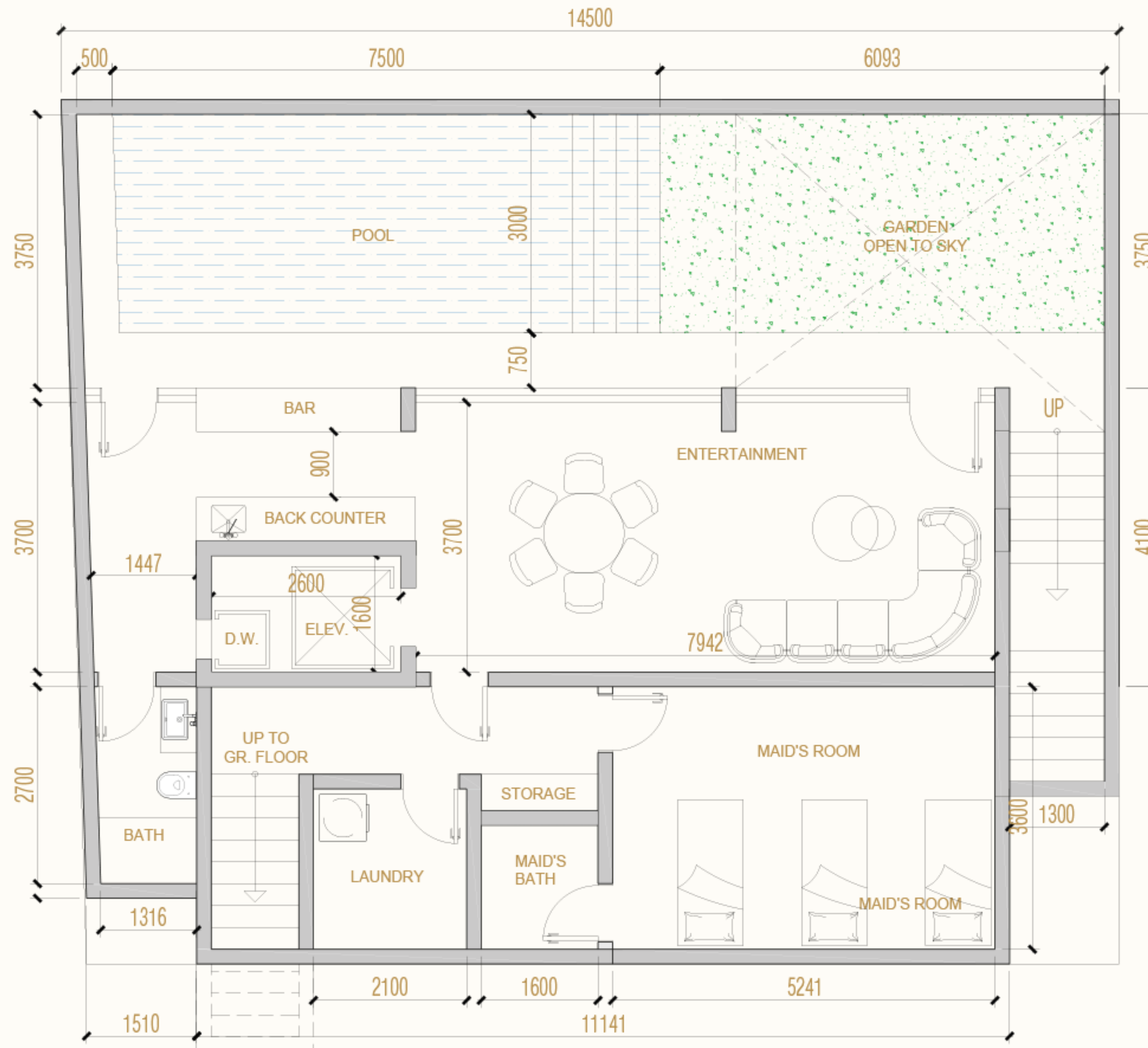
Elevator Lobby

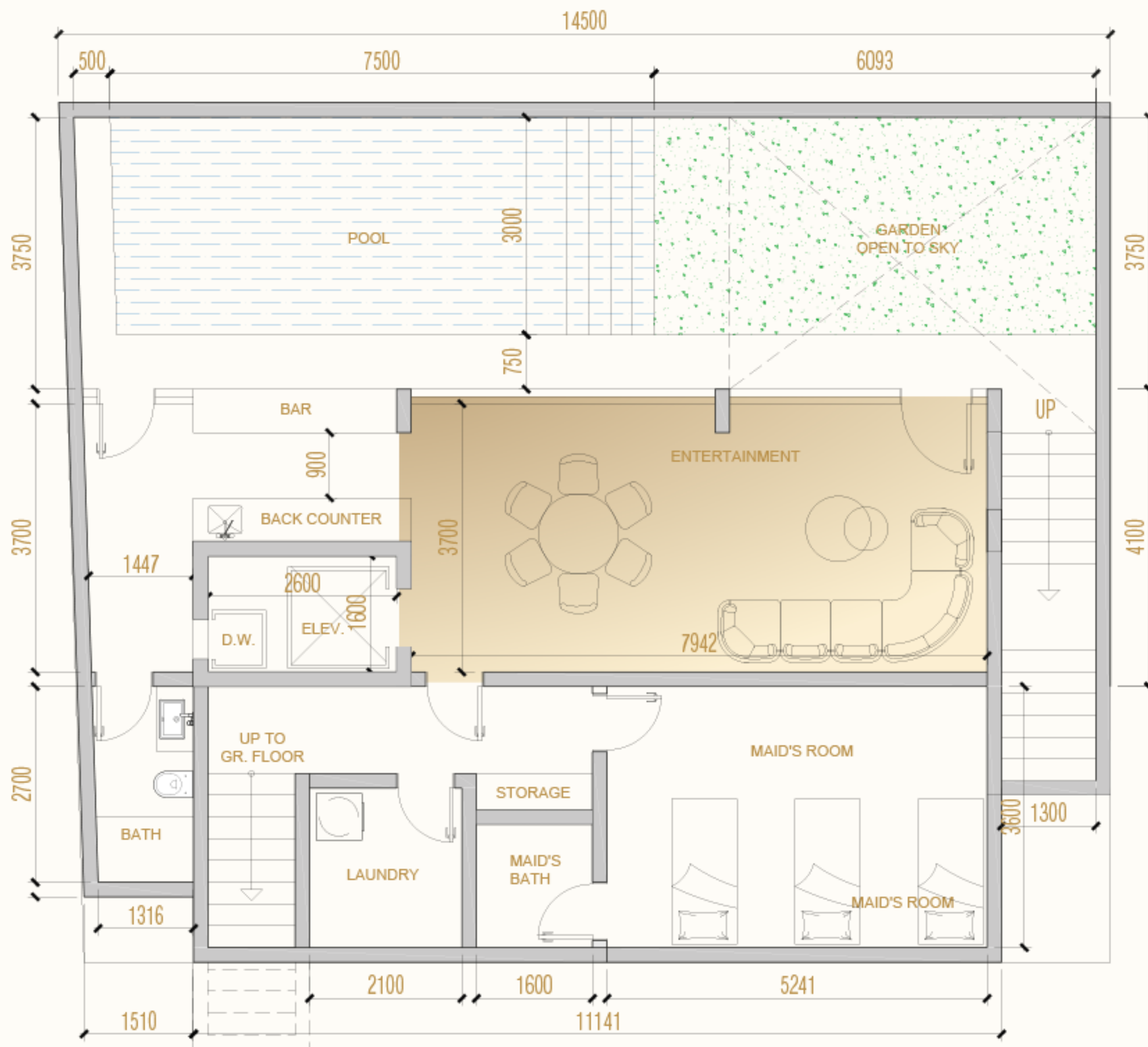


5 Integrated Suites

Basement

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





Lounge & Dining



DINING



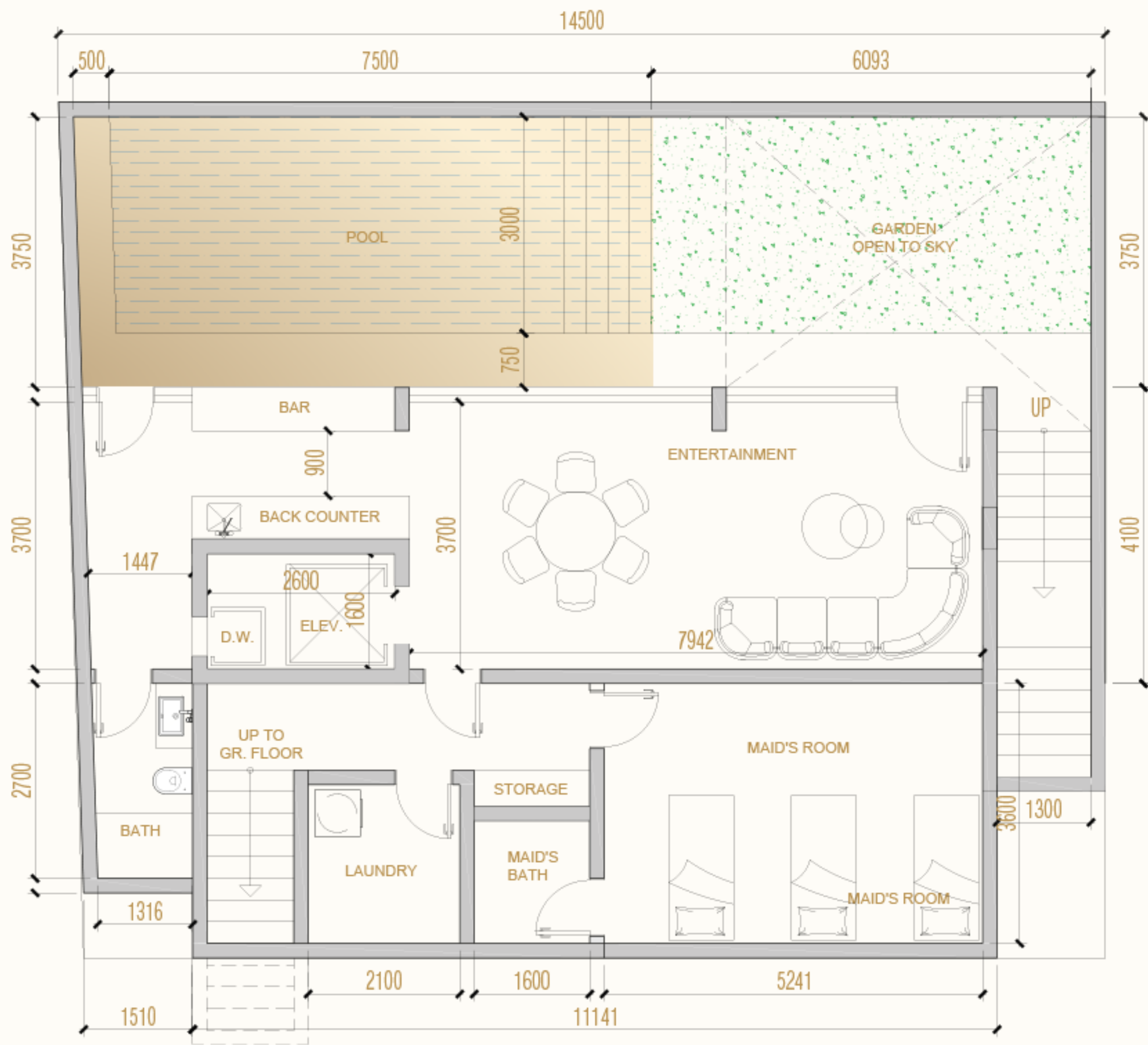
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Marina 3 Villa

LOUNGE & DINING

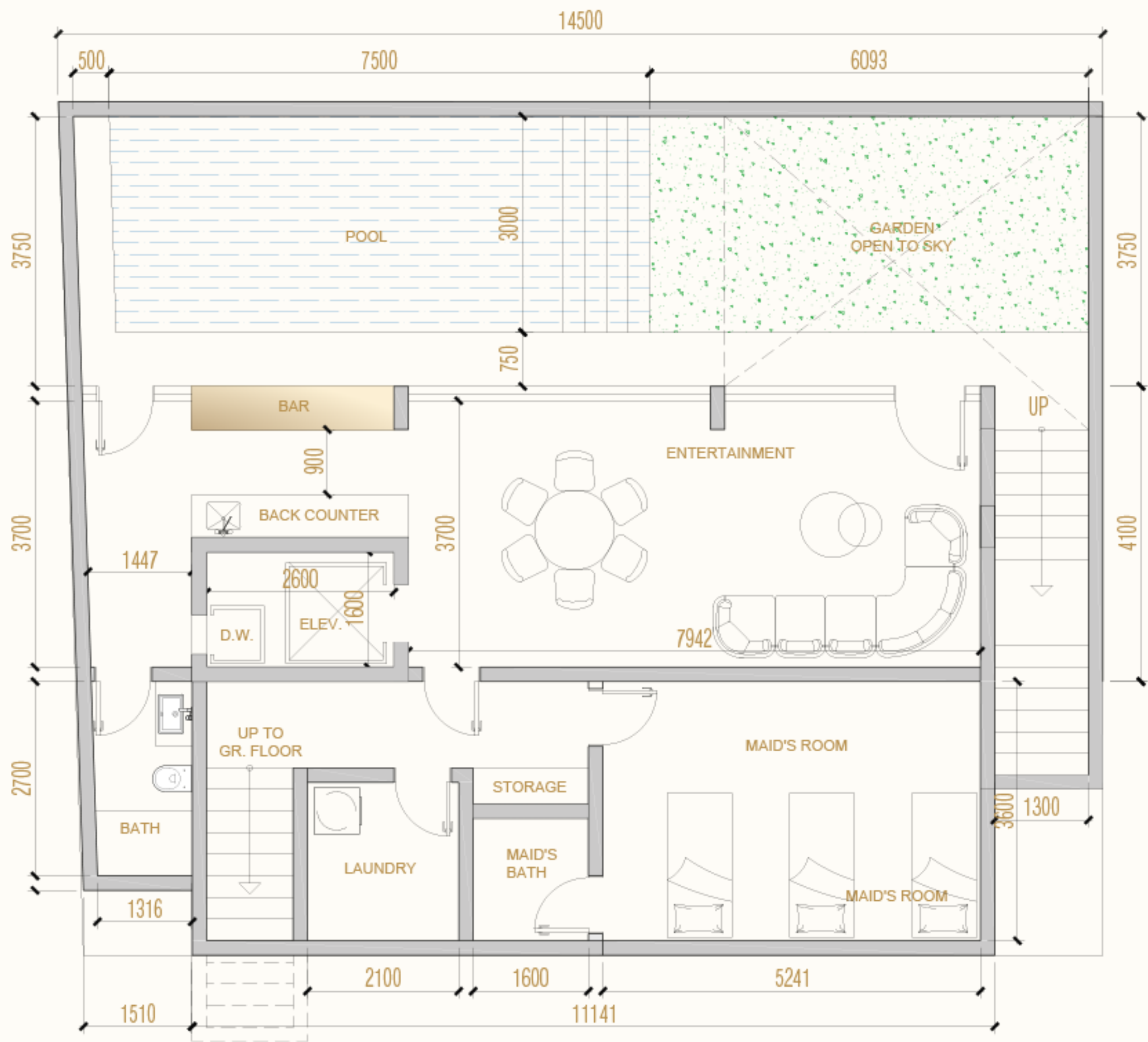




Pool

LOUNGE & DINING



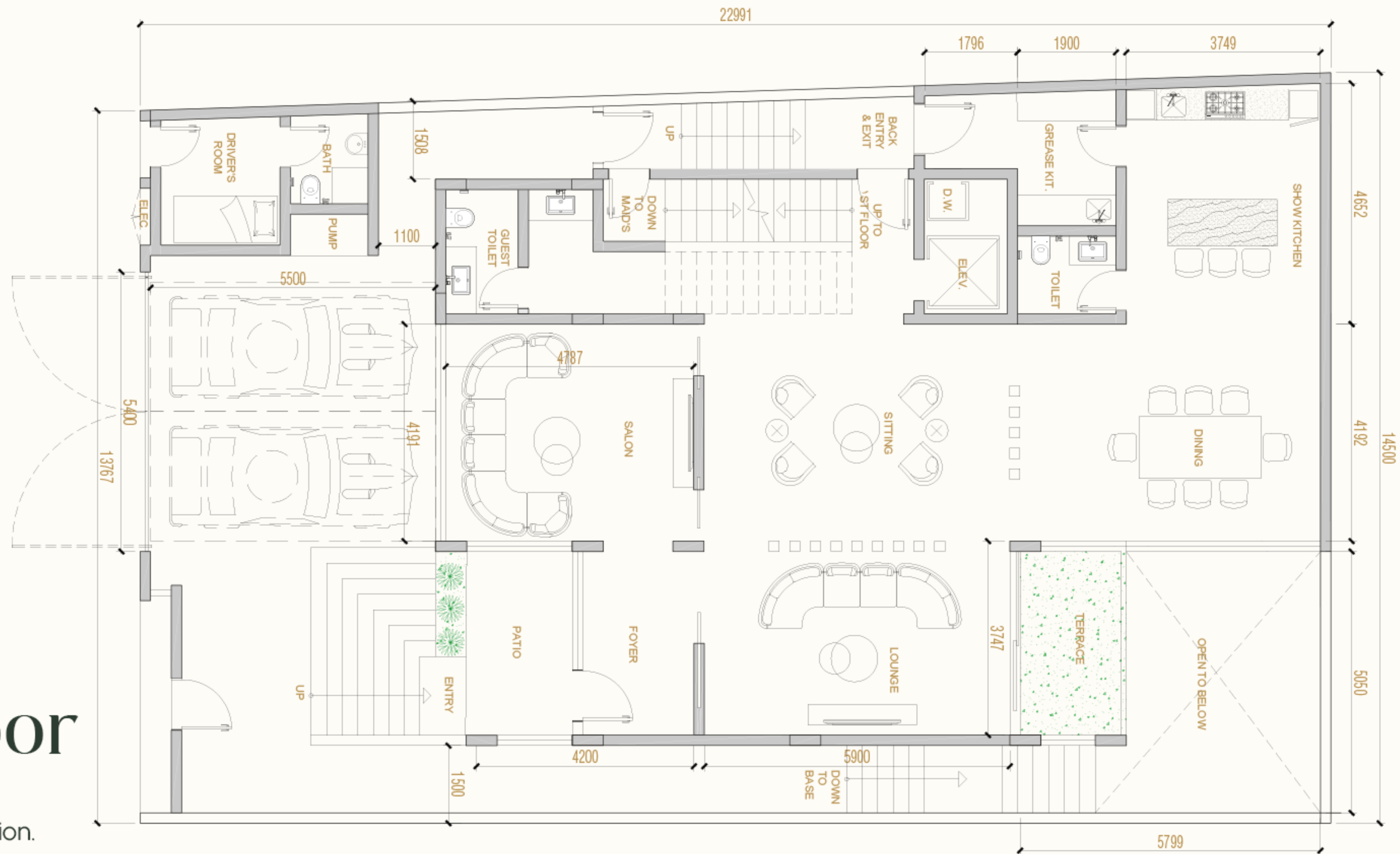


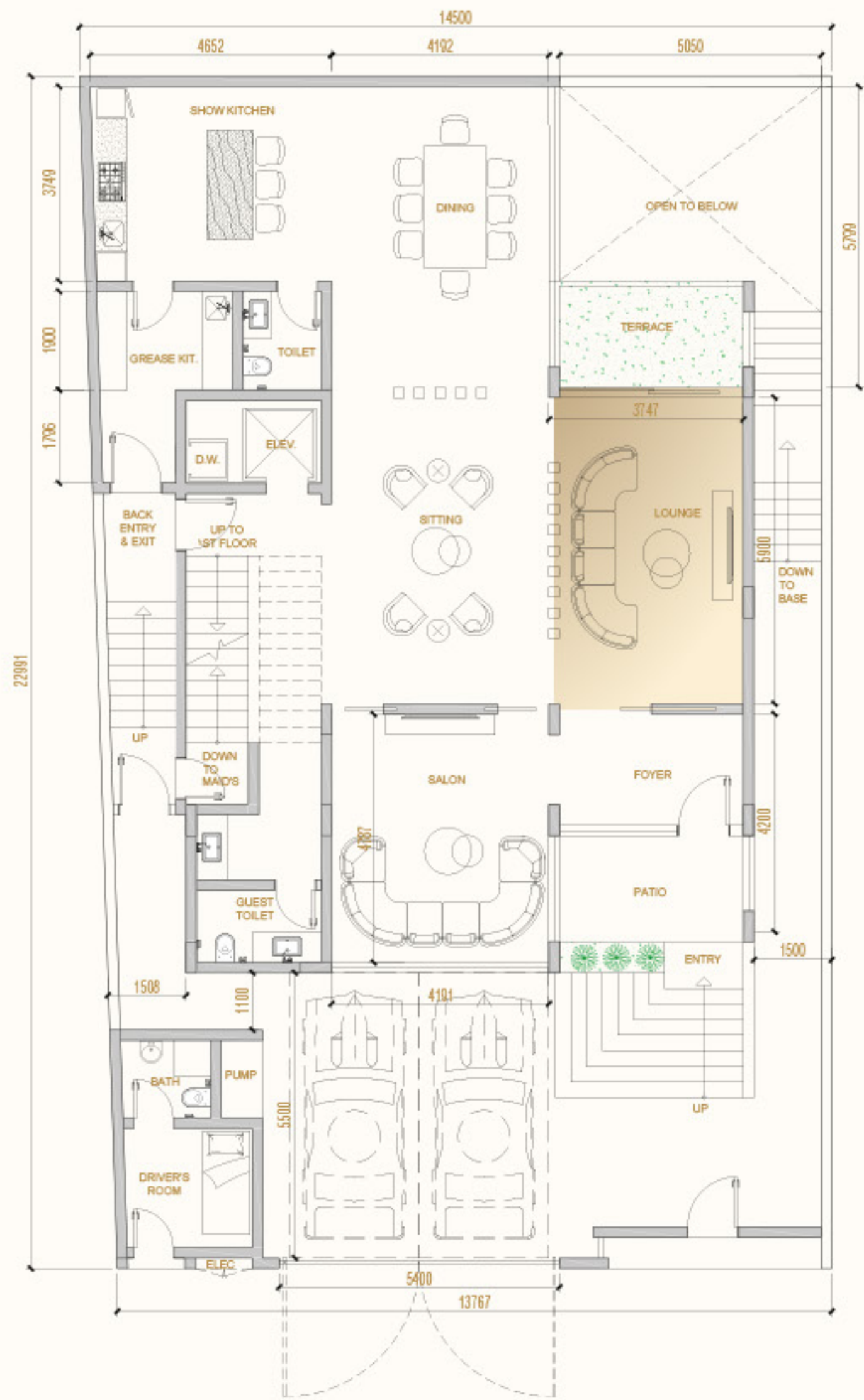
Poolside Counter



Ground Floor

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





Lounge

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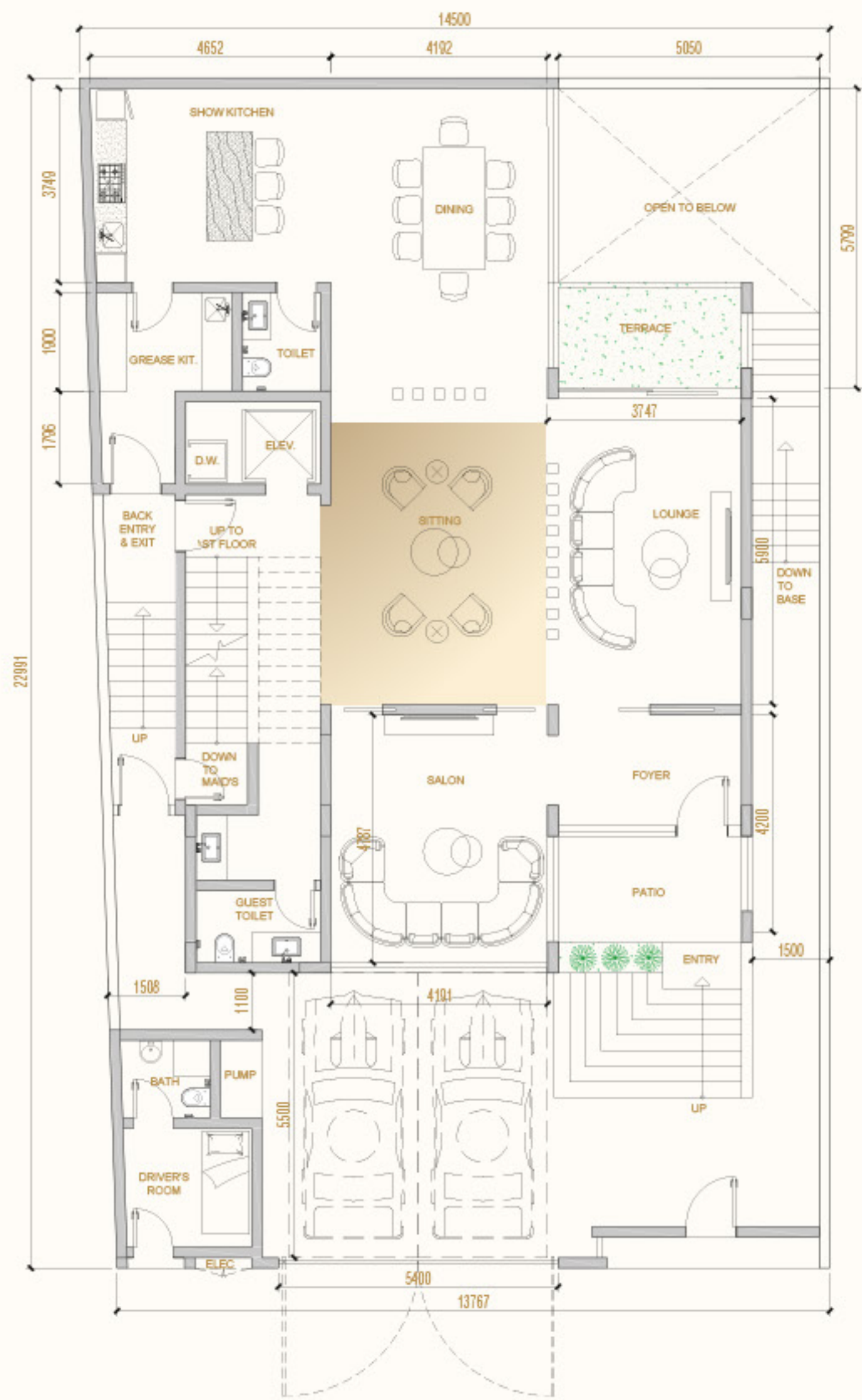
LOUNGE



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Sitting

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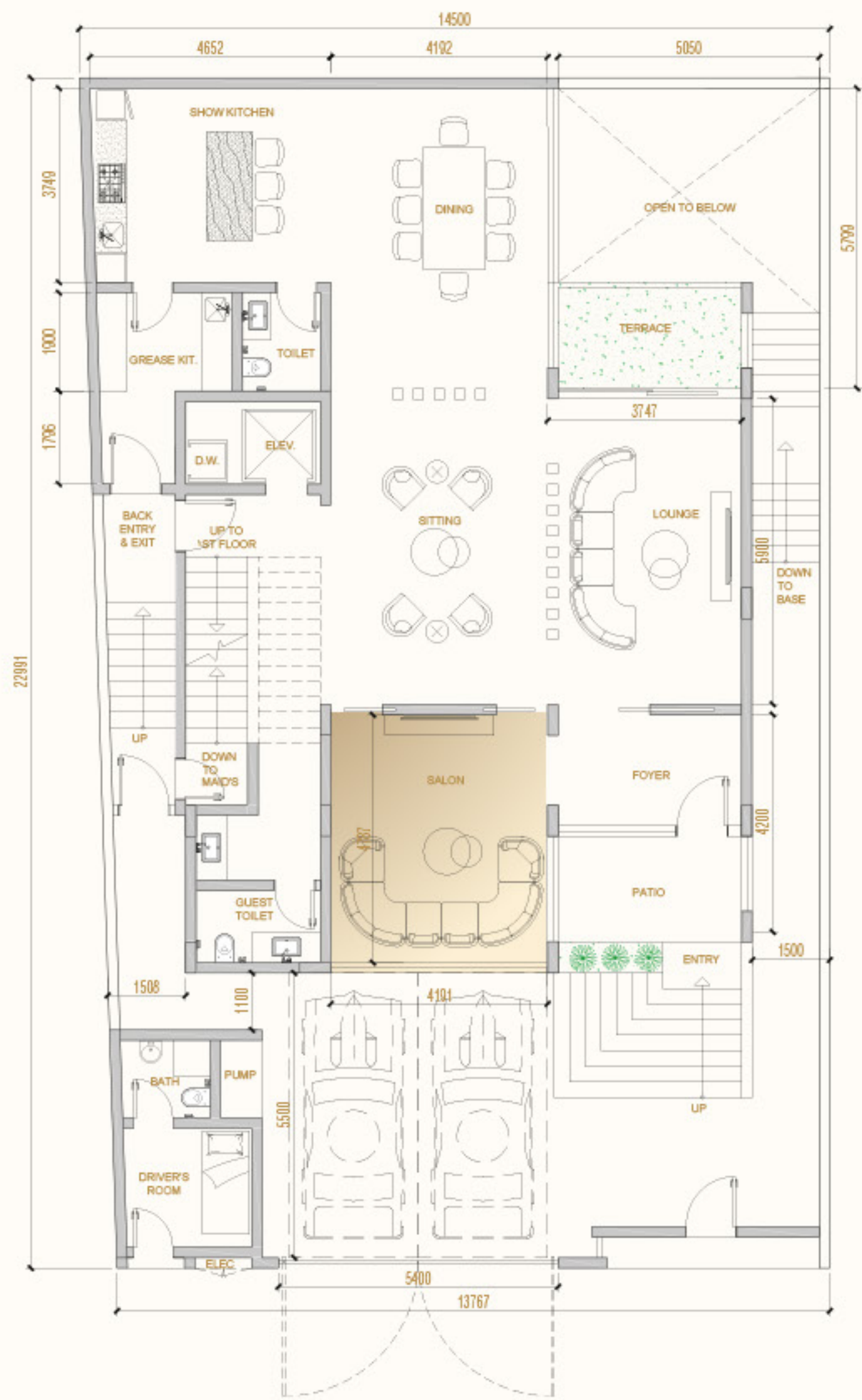
SITTING



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Salon

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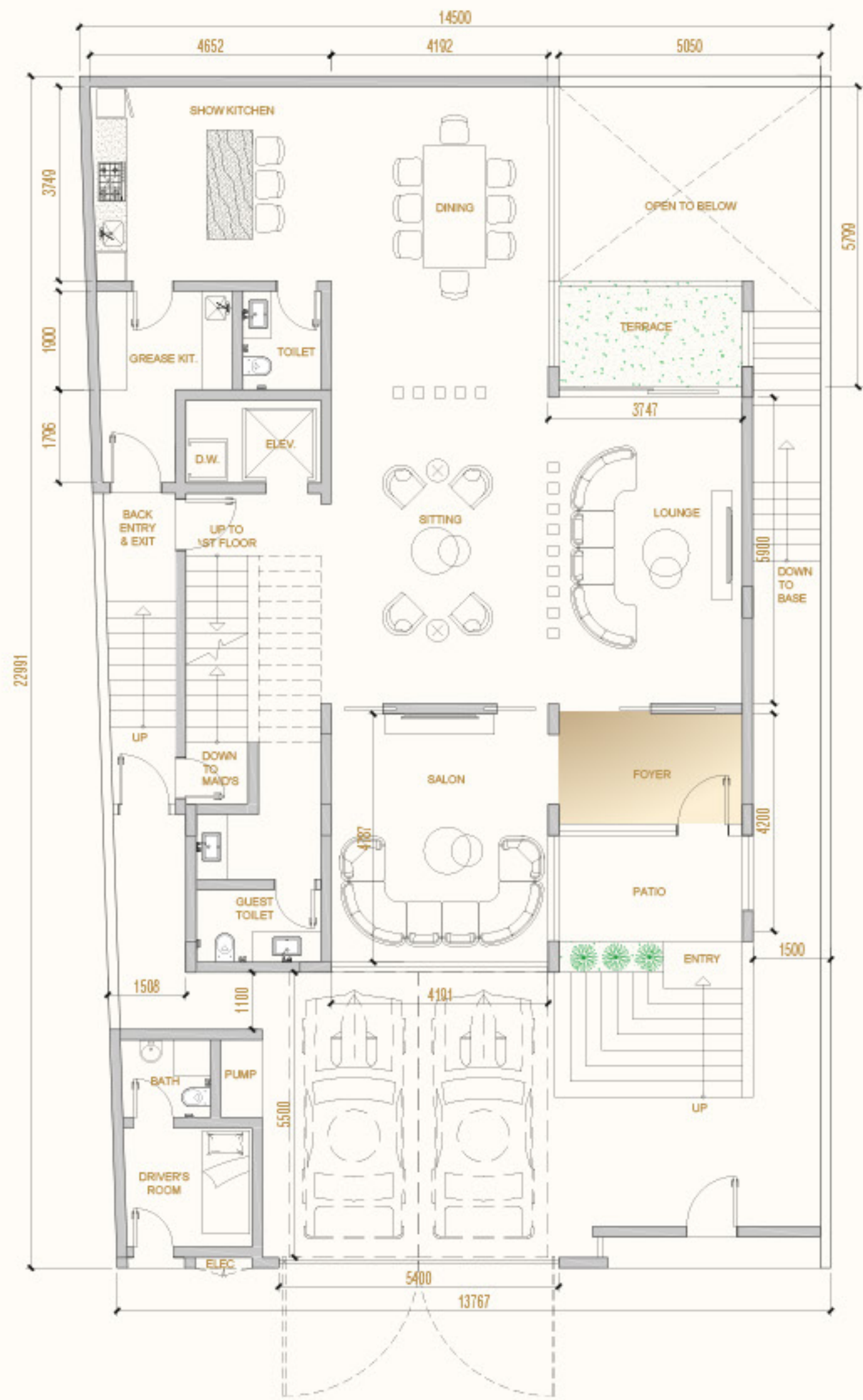
SALON



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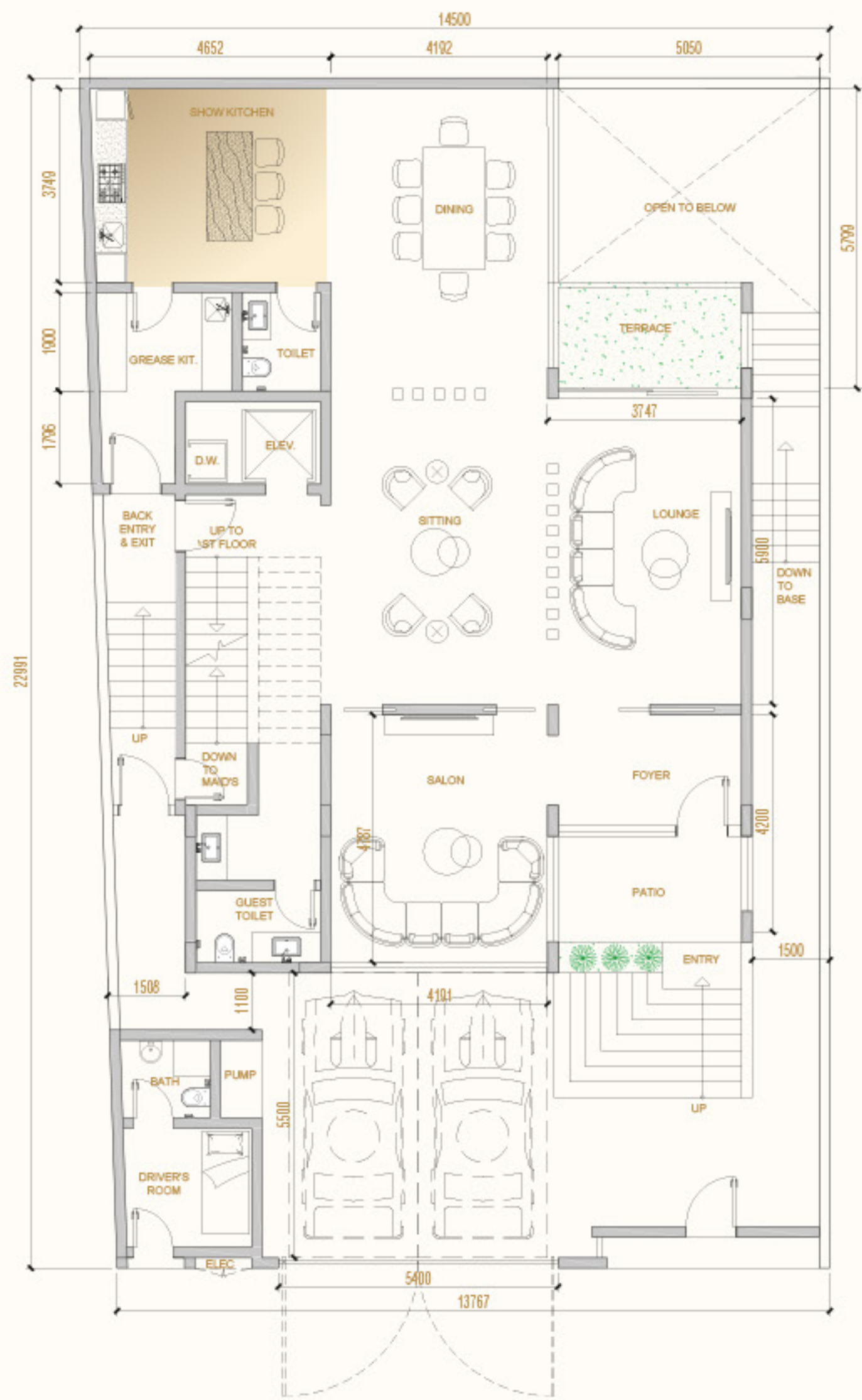


Foyer

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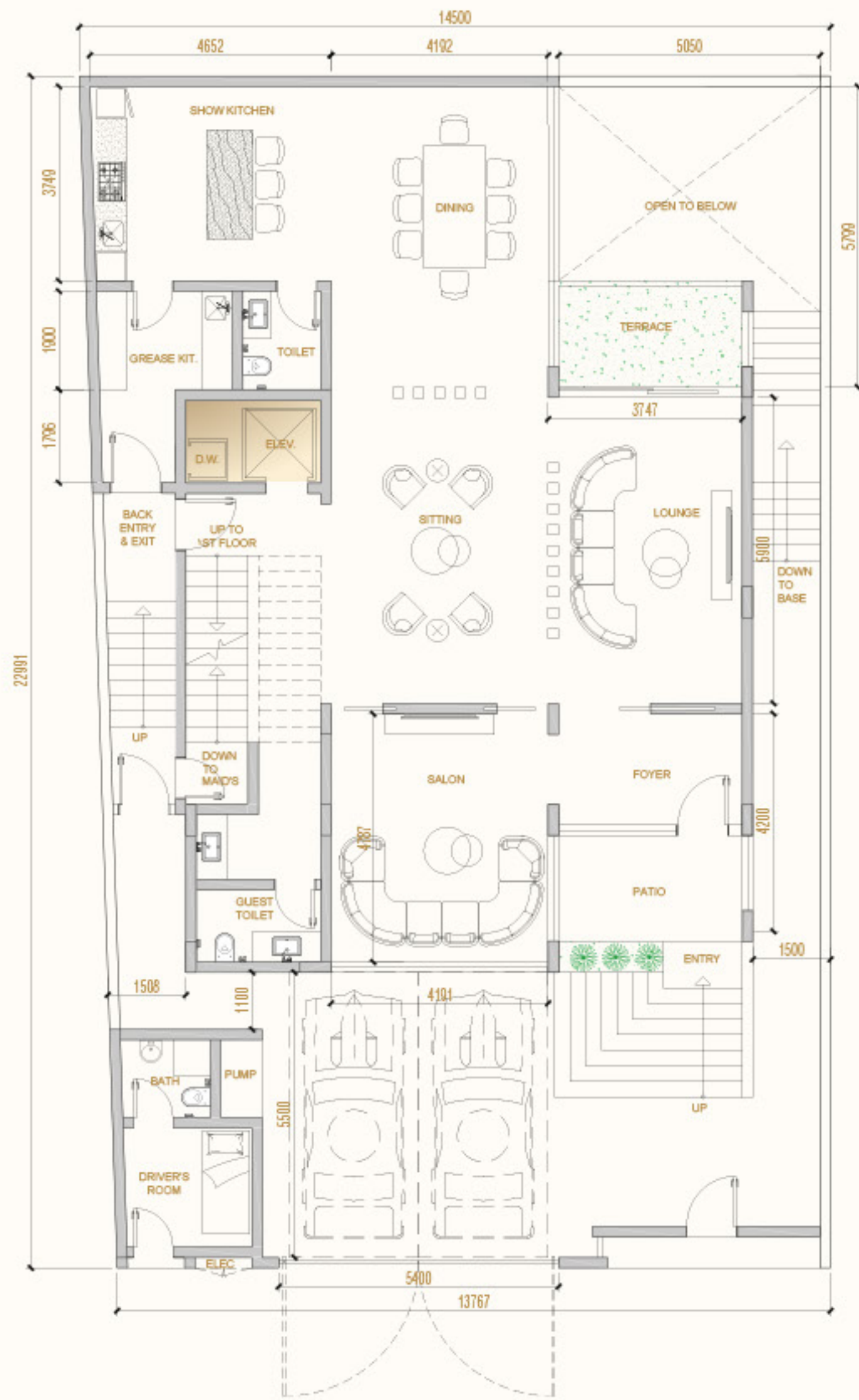


Show Kitchen



SHOW KITCHEN





Elevator

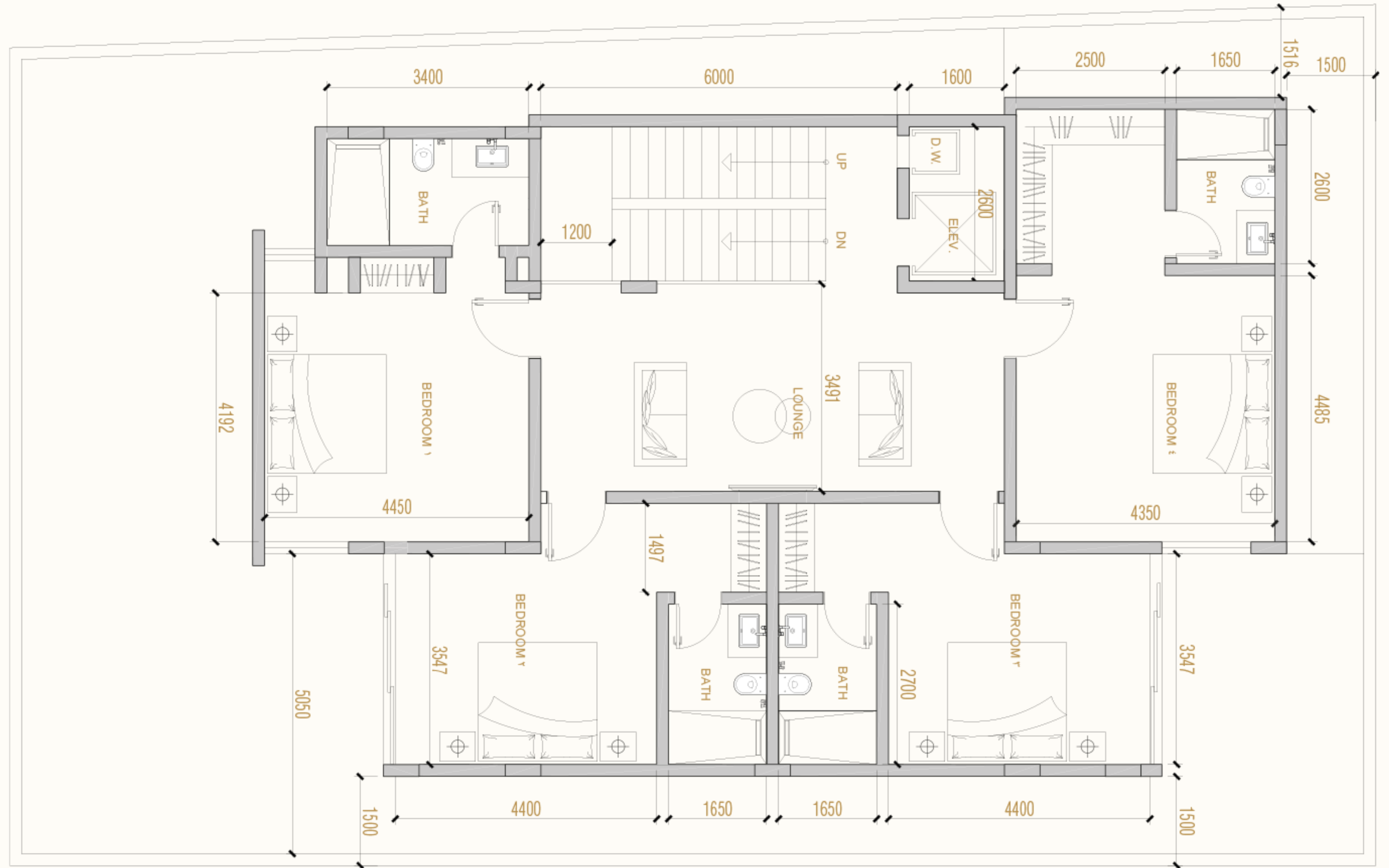
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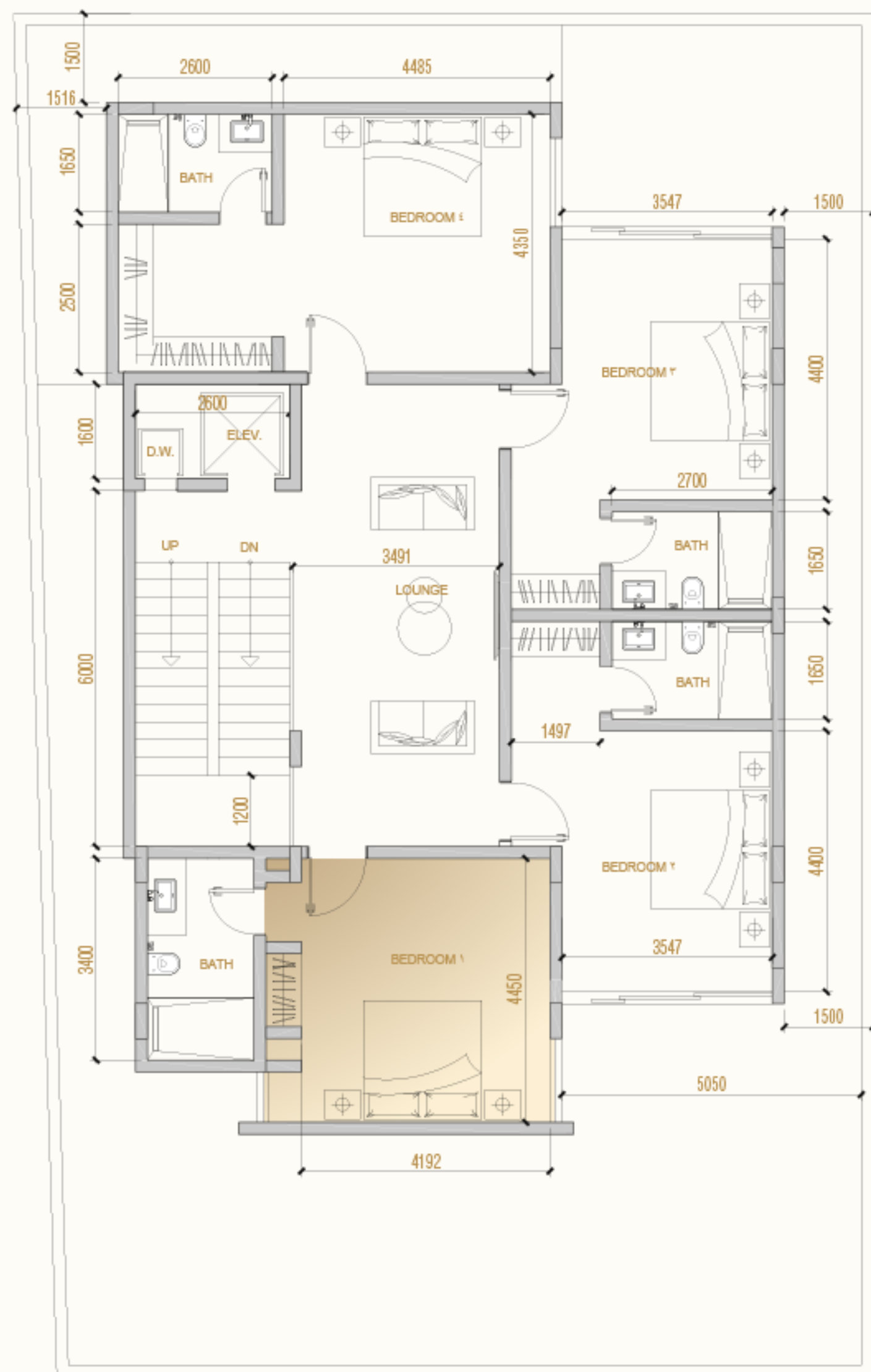


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1st Floor

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



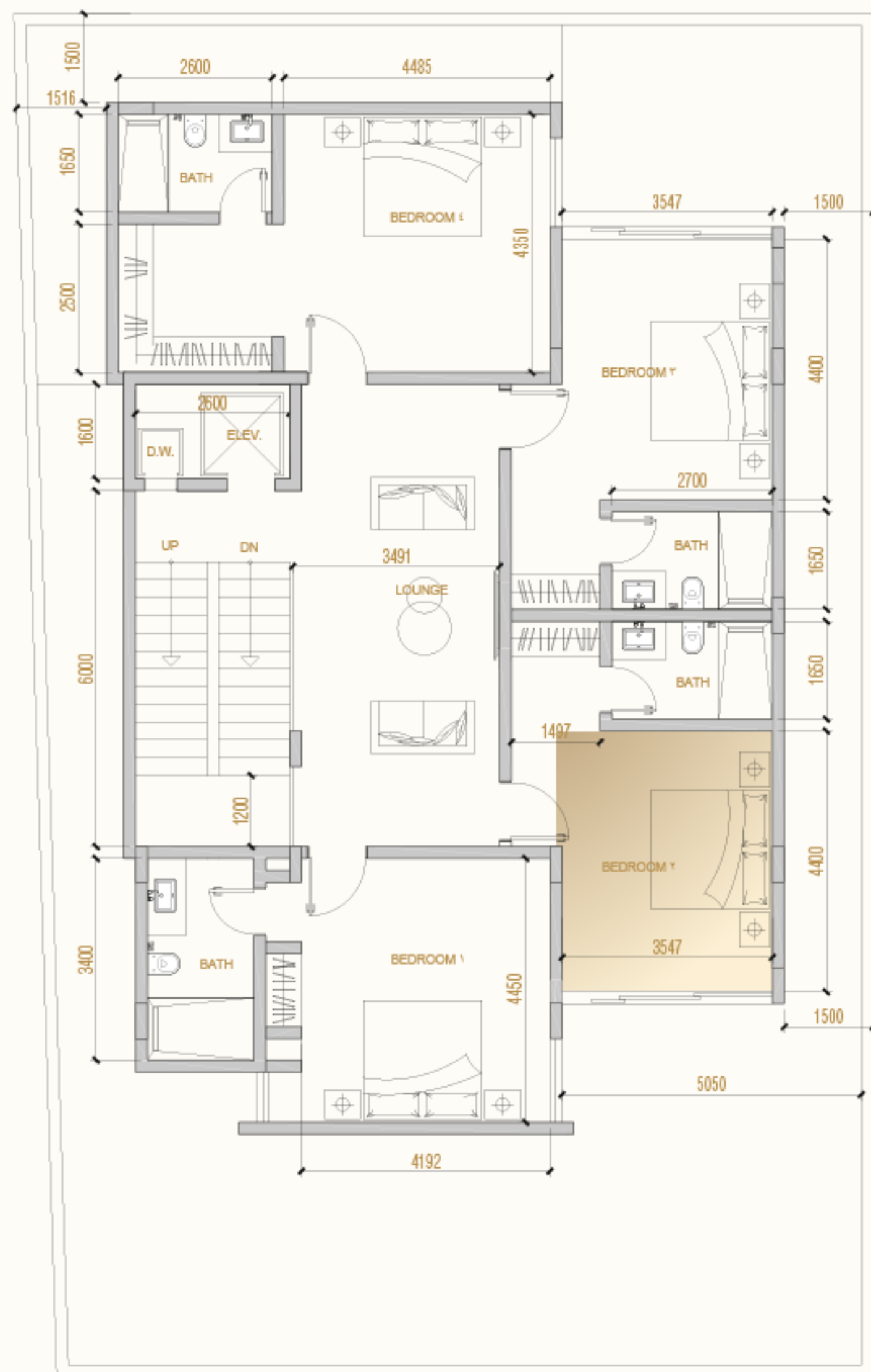


Bedroom 1



BEDROOM 1





Bedroom 2



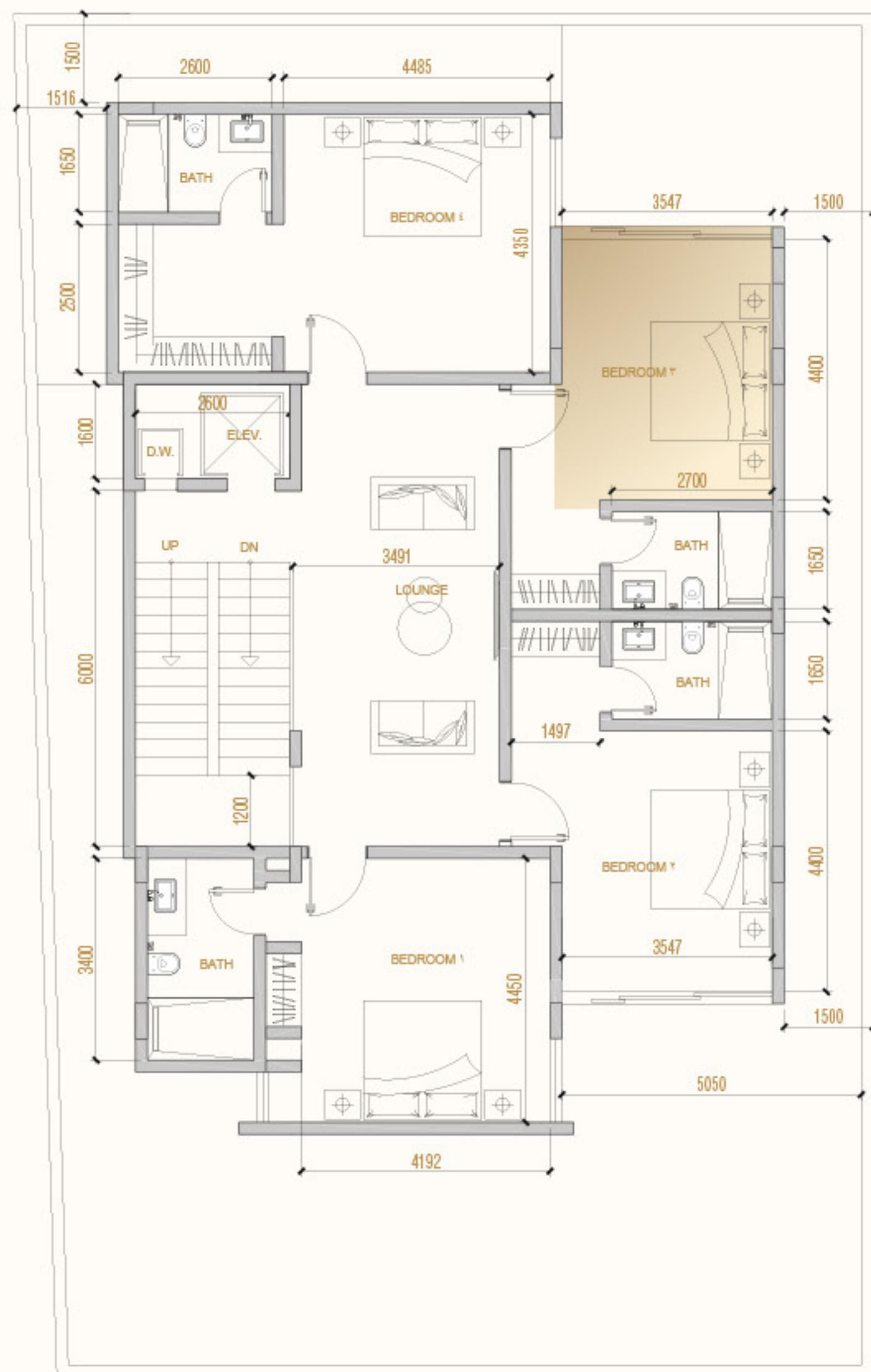
BEDROOM 2



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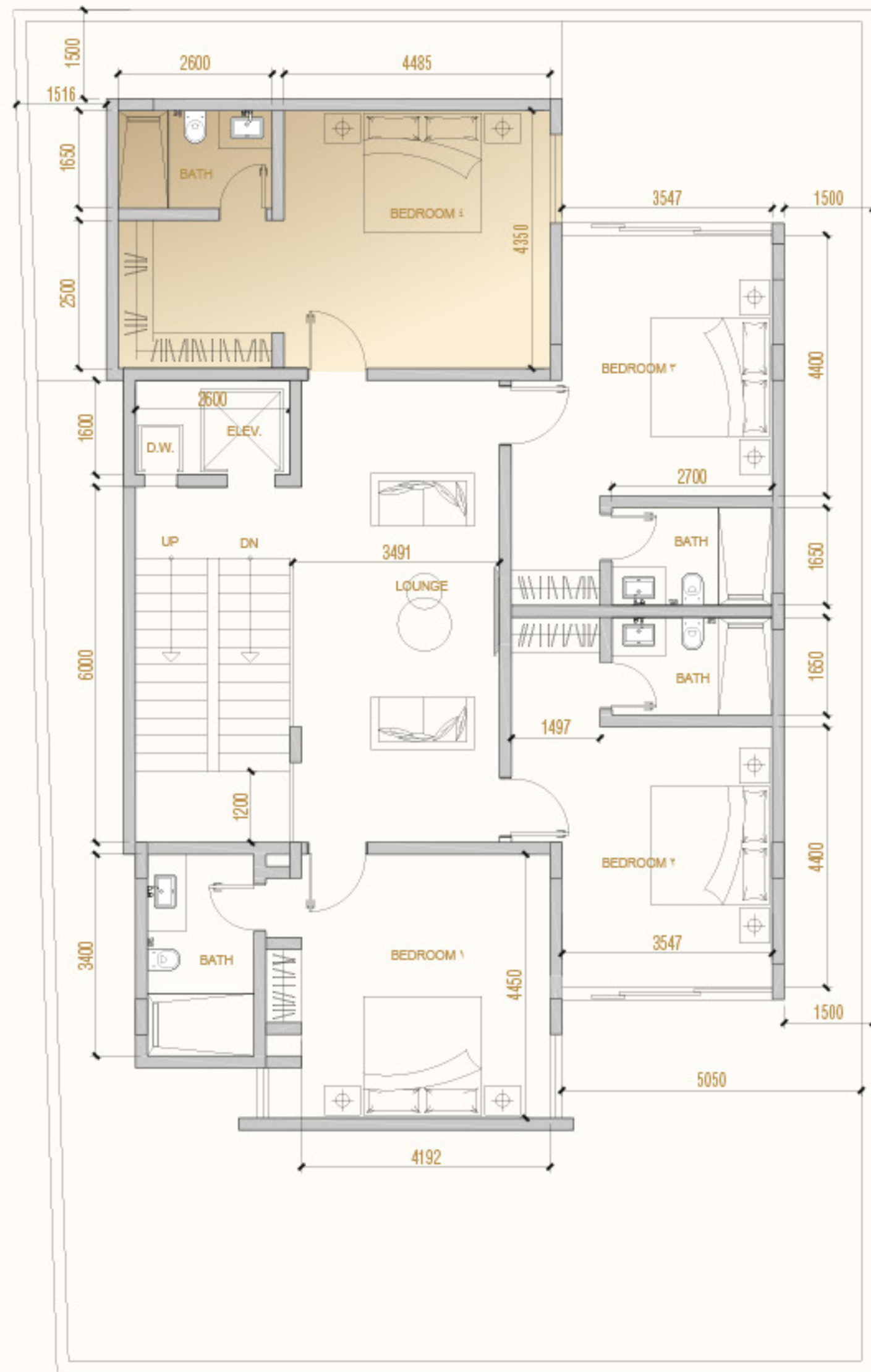


Bedroom 3



BEDROOM 3





Bedroom 4

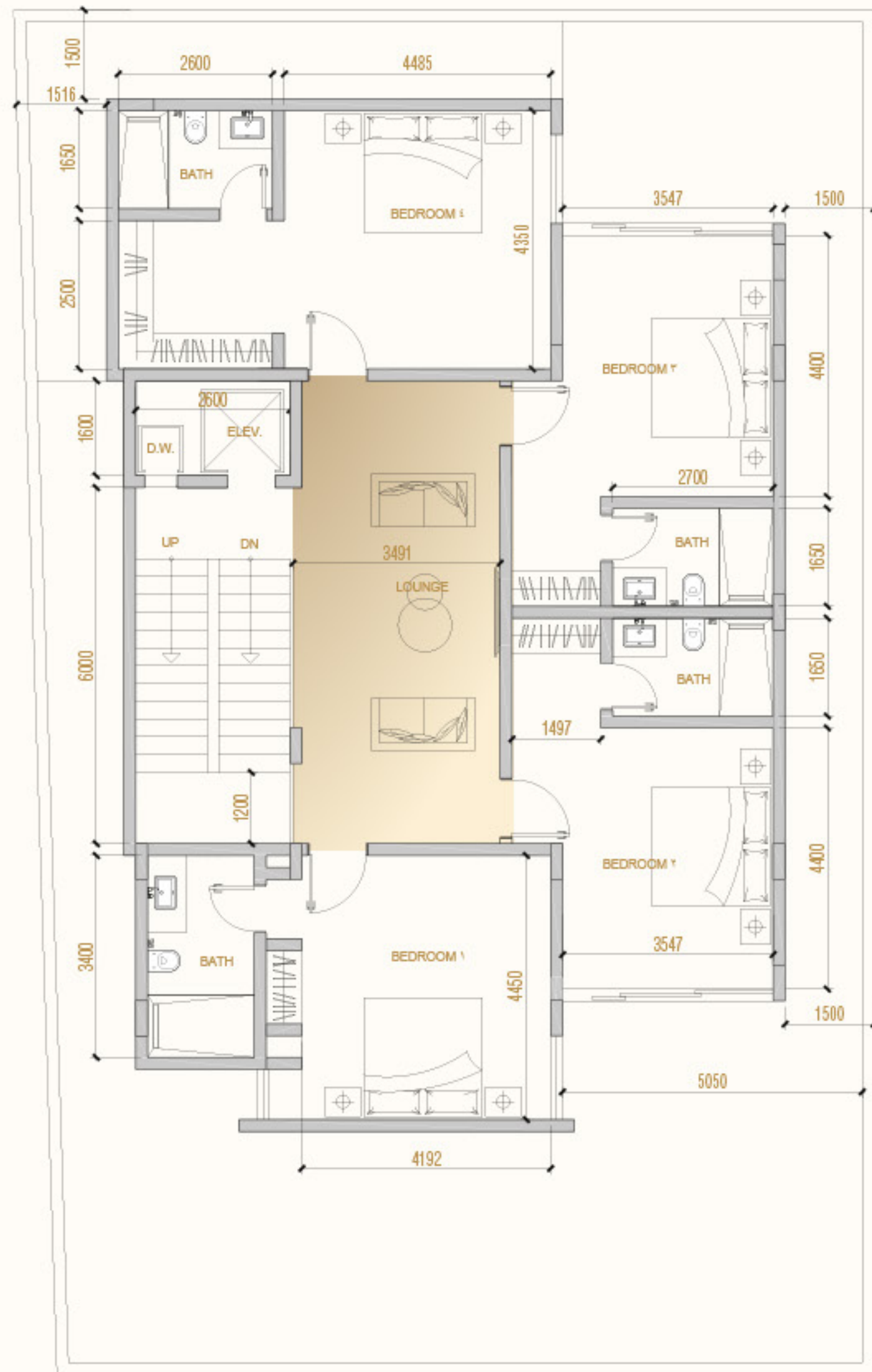


WARDROBE



BATHROOM





Lounge

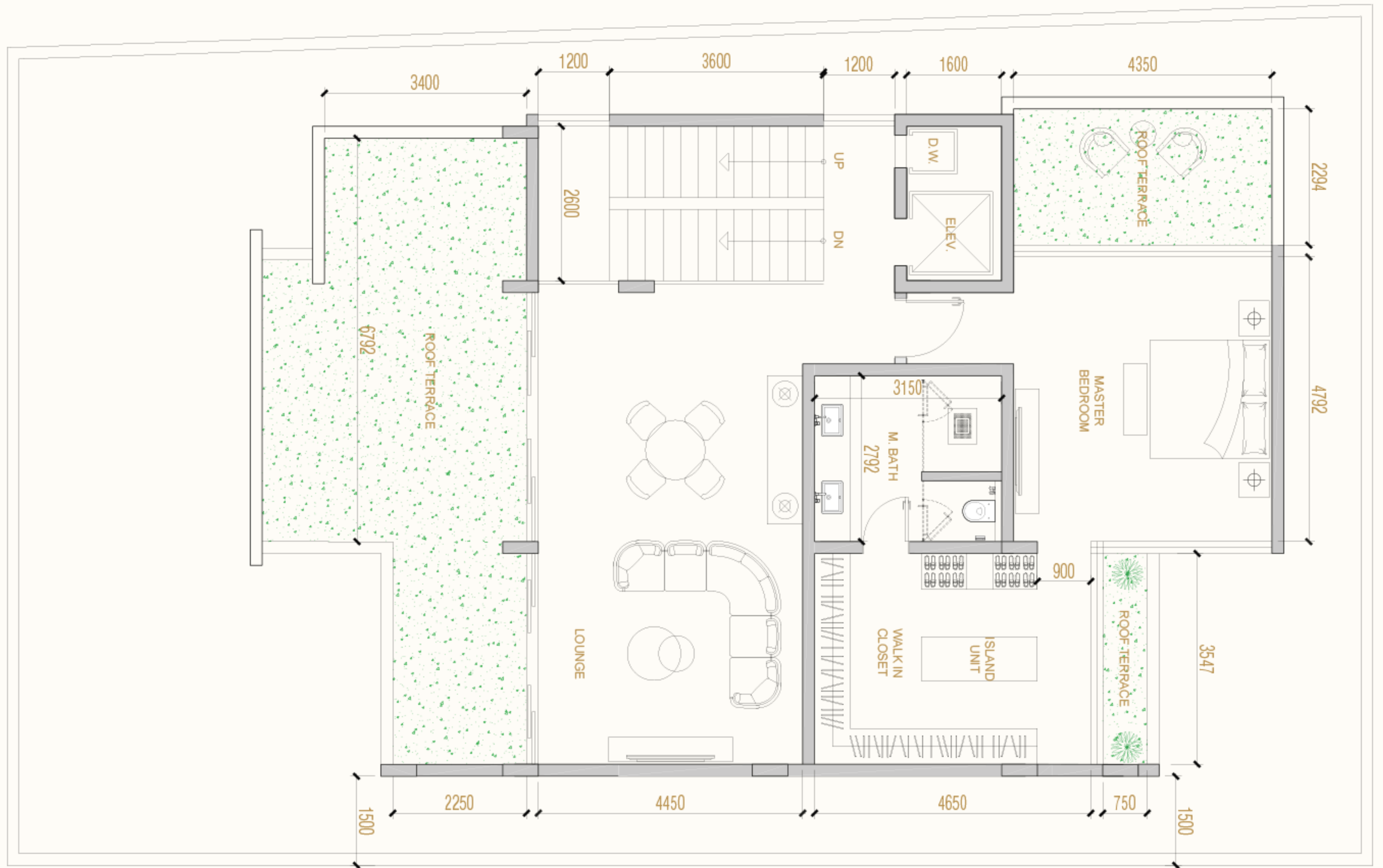
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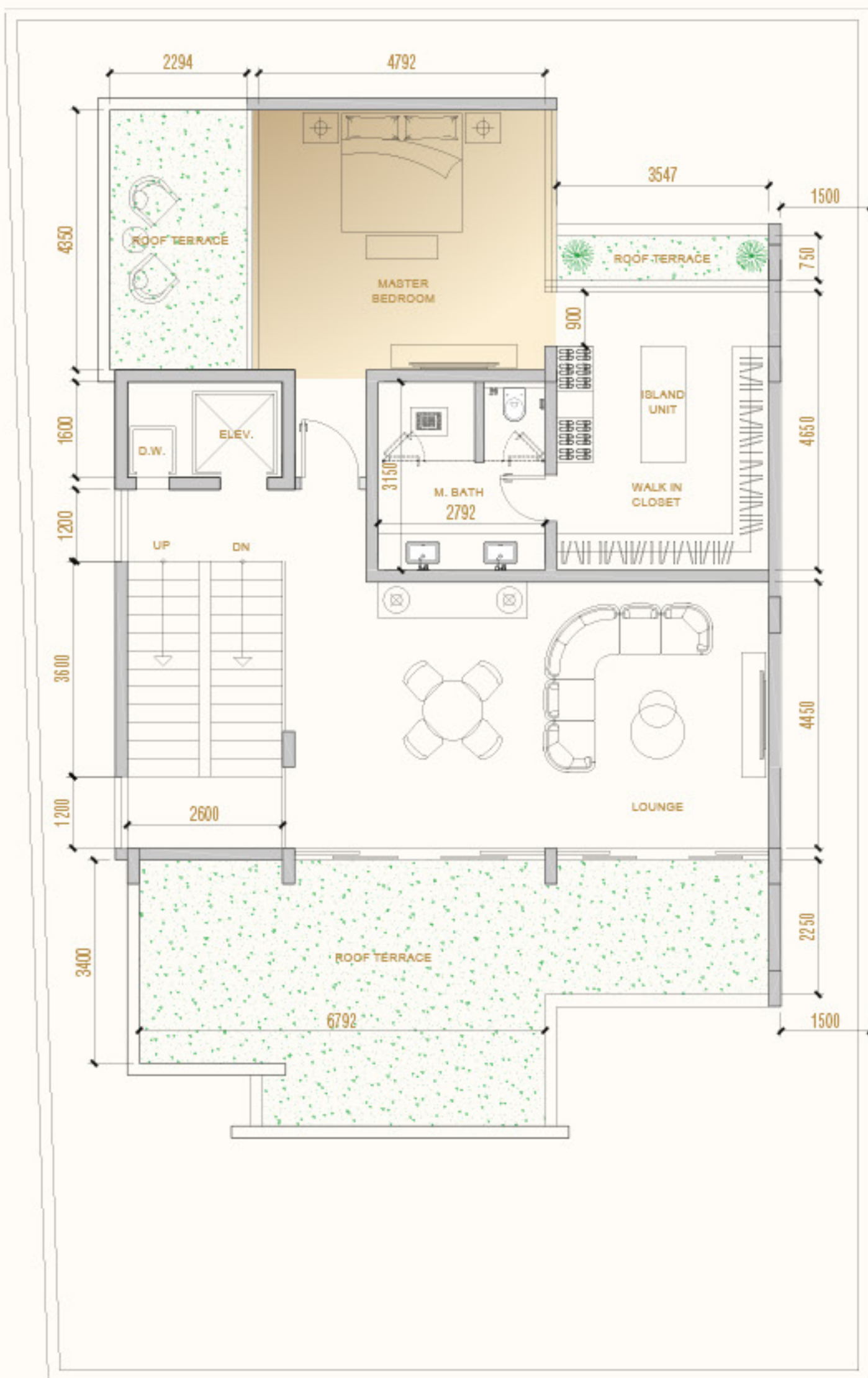


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2nd Floor

Two integrated suites with private balcony and elevated views.

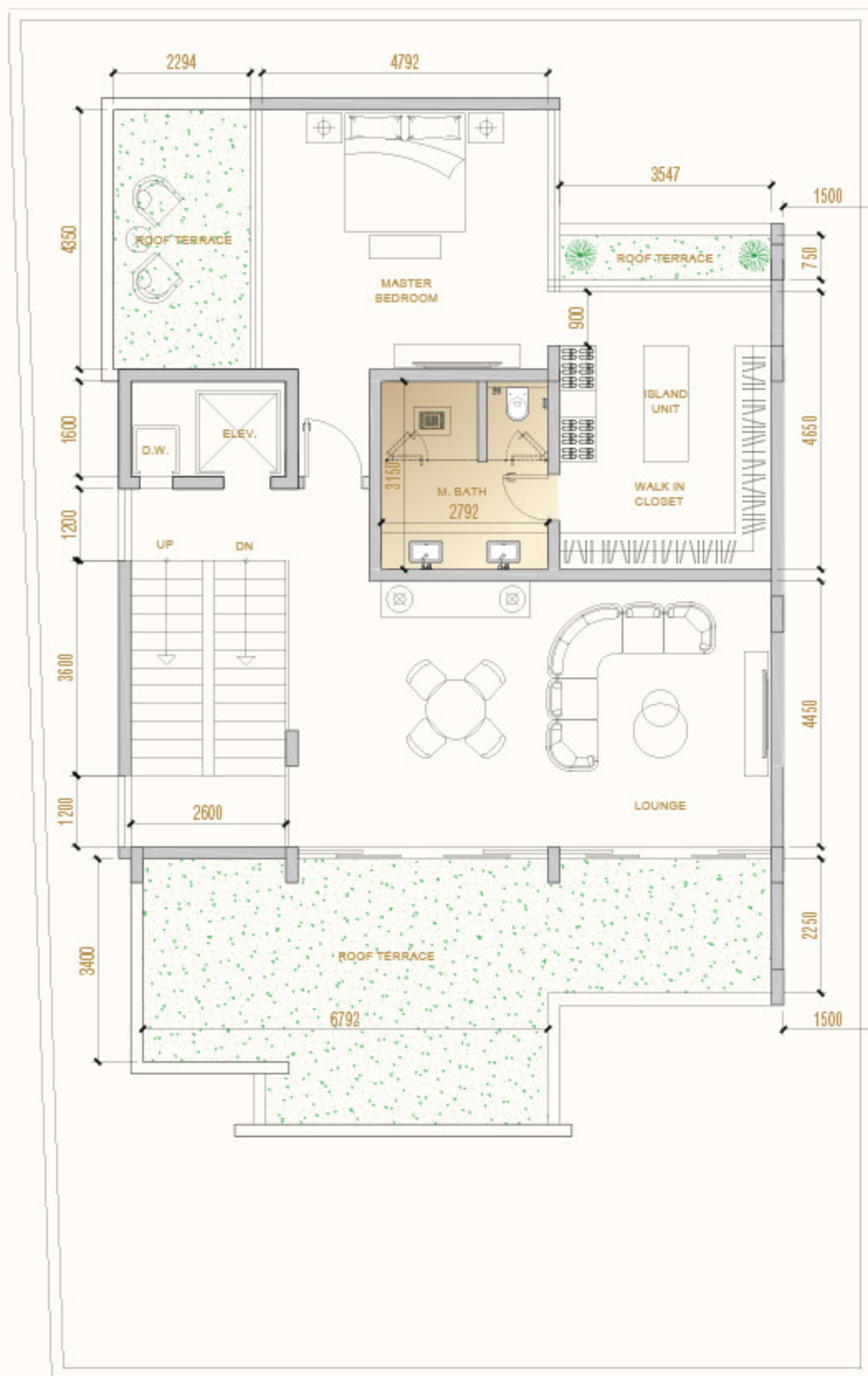




Master Bedroom



MASTER BEDROOM

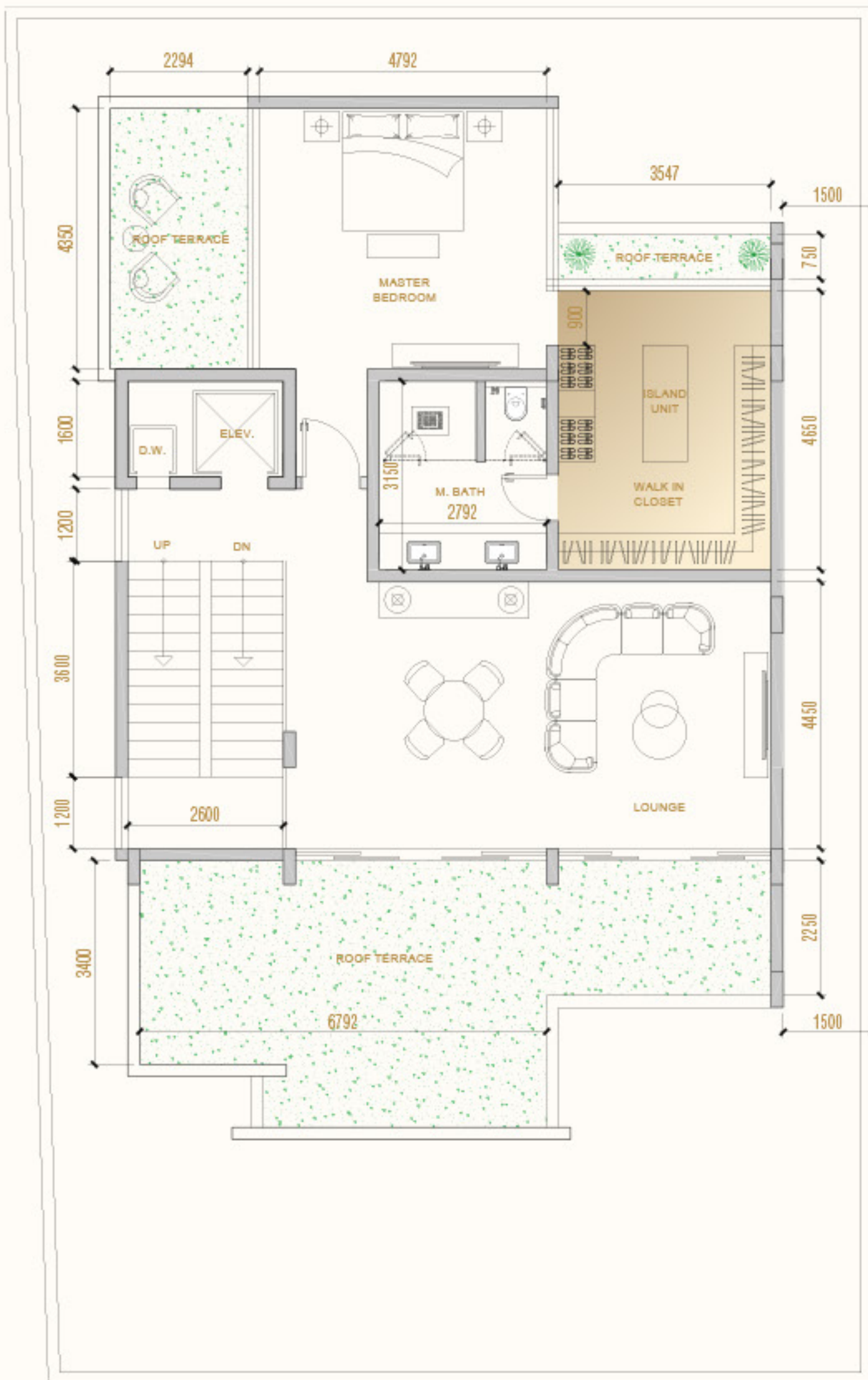


Master Bathroom



MASTER BATHROOM



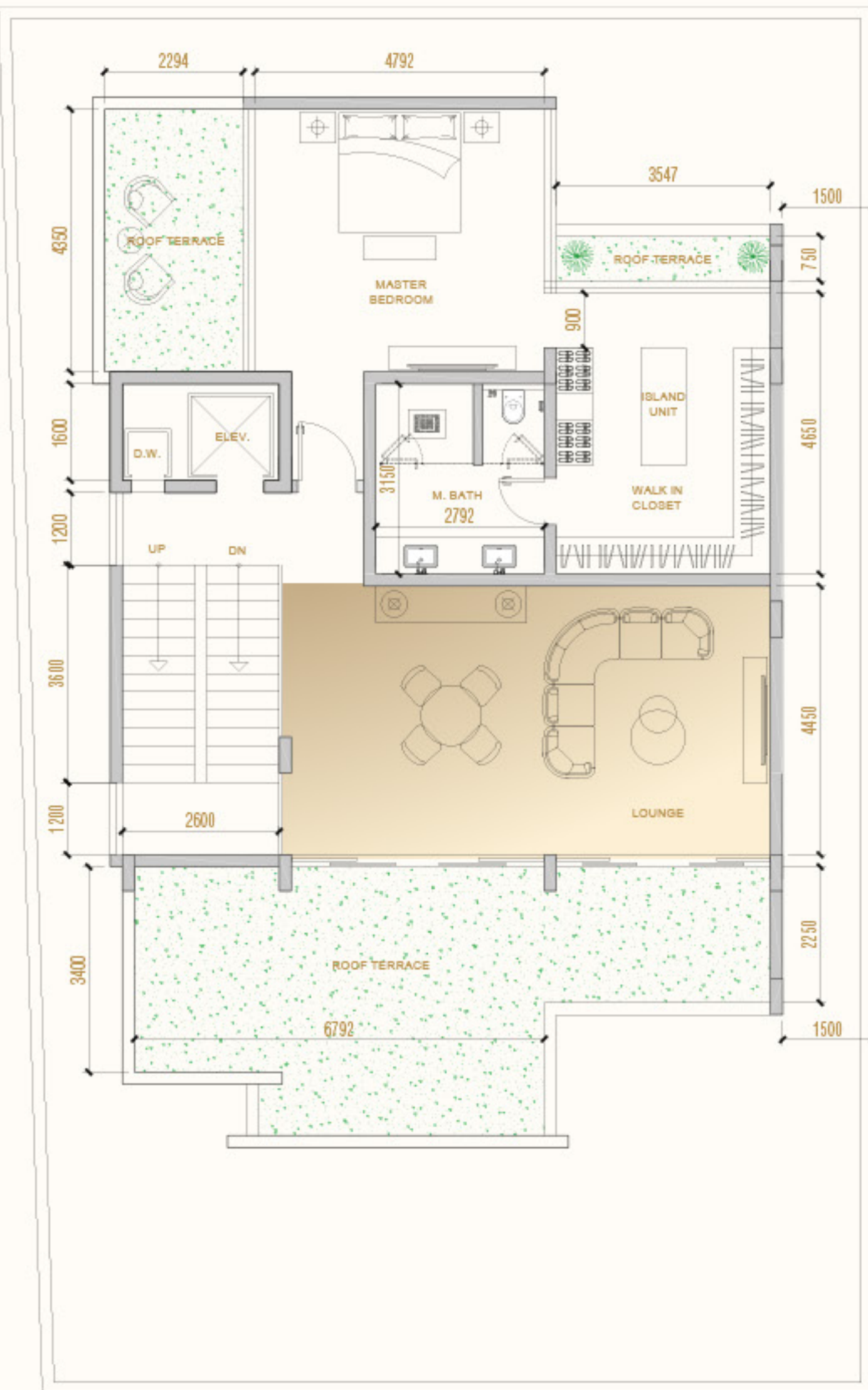


Walk-in Closet



WALK-IN CLOSET





Lounge

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LOUNGE



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Marina 3 Villa

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
20 years



Plumbing extensions
5 years



Thermal insulation
10 years



Elevators
2 years



Electrical extensions
5 years



Sanitary ware
2 years



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