

Marlin Icon



Developer
Cosmo Developments



District
**Abu Dhabi, Abu Dhabi
Emirate**



Handover
Q4 2030

Unit type	Bedrooms	Amount	Area, m²	Price from
Apartments	2 Bedrooms	61/62	69 - 110	1 626 918 AED
Apartments	2.5 Bedrooms	29/30	100 - 123	2 436 310 AED
Apartments	3 Bedrooms	31/32	101 - 159	2 519 429 AED
Duplex	3 Bedrooms	2/3	144 - 156	3 900 582 AED
Duplex	4 Bedrooms	4/5	158 - 225	4 223 609 AED



ABOUT THE PROJECT

Unit type	Bedrooms	Amount	Area, m ²	Price from
Penthouse	4 Bedrooms	4/4	226 - 272	5 459 228 AED



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Description

Project general facts

Marlin Icon by Cosmo Developments presents a curated collection of two-to-four bedroom apartments together with distinctive duplexes, totaling one hundred and forty thoughtfully arranged homes for modern families. The design embraces soft-edged architecture and generous spatial proportions, delivering a sense of poise and motion that defines the tower’s silhouette. Refined contemporary interiors imbue each residence with a calm elegance that feels both inviting and timeless.

A striking pool overlooks the water, complemented by a dedicated pool for younger guests, while a fully equipped gymnasium incorporates a specialised yoga and stretch zone for holistic wellbeing. A vibrant children’s play area offers a dedicated realm for exploration, and retail outlets on the ground and lower levels provide everyday convenience within the community. These amenities combine to craft a self-contained environment where leisure and practicality coexist seamlessly.

The interiors celebrate elegant contemporary design, where abundant natural light, warm tones and the finest materials converge to create sophisticated living spaces. Family-scale living areas feature expansive glazing that frames panoramic canal and skyline vistas, while kitchens are equipped with premium fittings and bathrooms showcase meticulous detailing. Every element has been considered to deliver everyday luxury and lasting comfort.

Location description and benefits

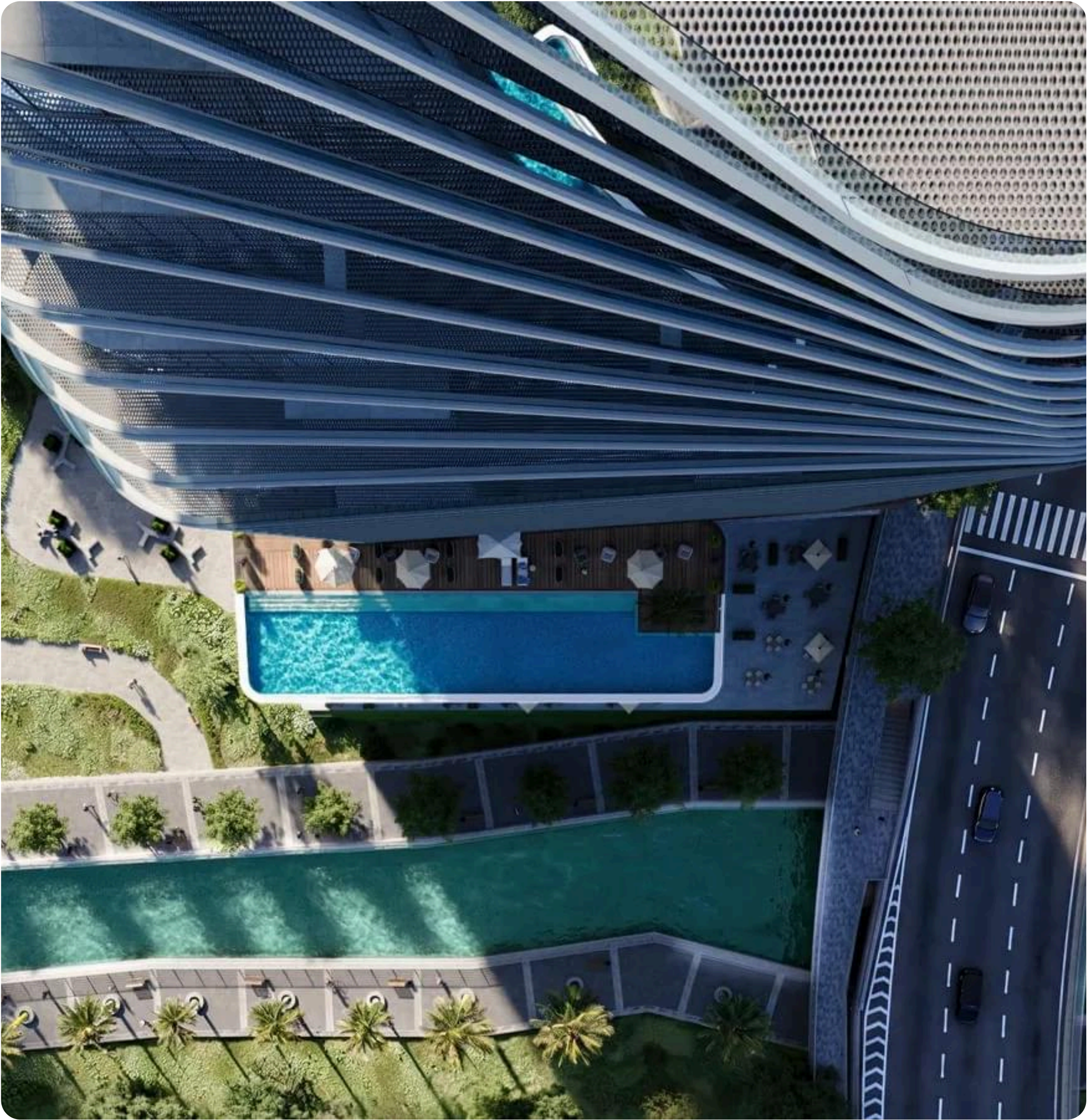
Al Reem Island stands as one of the capital’s most sought-after districts, where the pulse of Abu Dhabi intertwines with the calm of waterfront living. Bridges link the island directly to Downtown Abu Dhabi, and short distances to Al Maryah and Saadiyat open a spectrum of cultural, retail and leisure experiences. The setting effortlessly shifts between daily rhythm and exceptional tranquility.

The neighbourhood enjoys superb connectivity, with Al Reem Central Park a brief stroll away and Reem Mall within convenient reach, while landmark institutions

such as Louvre Abu Dhabi, Saadiyat Island and Cleveland Clinic Abu Dhabi sit only a short journey from the island. Downtown Abu Dhabi and Yas Mall lie nearby, and Zayed International Airport provides swift access for both business and leisure travel. The waterfront ambience, coupled with a rising reputation, positions the island as a premier address in the emirate.

Surrounding the island are serene canal views, verdant mangrove ecosystems and a host of cultural and commercial hotspots that capture Abu Dhabi’s distinctive character. Continued development and a strategic central location forecast a vibrant future and enduring value for inhabitants and investors. This environment blends peaceful waterfront living with the dynamic allure of a forward-thinking metropolis.











MARLIN ICON / INTERIOR



SOKHOPROPERTIES



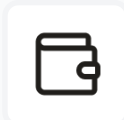
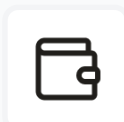
Masterplan



Payment Plan Option

Payment Plan (0% Discount)

All options

-  Payment Plan (0% Discount)
-  Payment Plan (2% Discount)
-  Payment Plan (5% Discount)

On booking	20%
1% per month (Remaining on completion)	80%

Payment Plan Option

Payment Plan (2% Discount)

All options

-  Payment Plan (0% Discount)
-  Payment Plan (2% Discount)
-  Payment Plan (5% Discount)

On booking	20%
After 1 year from booking	10%
1% per month (Remaining on completion)	70%

Payment Plan Option

Payment Plan (5% Discount)

All options

-  Payment Plan (0% Discount)
-  Payment Plan (2% Discount)
-  Payment Plan (5% Discount)

On booking	30%
1% per month (Remaining on completion)	70%

Typical Units

- Number of available units
- Apartments: 2 Bedrooms - 61
 - Apartments: 2.5 Bedrooms - 29
 - Apartments: 3 Bedrooms - 31
 - Duplex: 3 Bedrooms - 2
 - Duplex: 4 Bedrooms - 4
 - Penthouse: 4 Bedrooms - 4



Apartments: 2 Bedrooms

from AED 1 626 918 to AED 2 327 307
from 69m² to 110m²

from AED 21 015/m² to AED 25 898/m²



Apartments: 2.5 Bedrooms

from AED 2 436 310 to AED 3 056 720
from 100m² to 123m²

from AED 22 313/m² to AED 24 860/m²

Typical Units

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- Apartments: 2 Bedrooms - 61
 - Apartments: 2.5 Bedrooms - 29
 - Apartments: 3 Bedrooms - 31
 - Duplex: 3 Bedrooms - 2
 - Duplex: 4 Bedrooms - 4
 - Penthouse: 4 Bedrooms - 4



Apartments: 3 Bedrooms

from AED 2 519 429 to AED 2 900 369

from 101m² to 159m²

from AED 15 895/m² to AED 24 743/m²



Duplex: 3 Bedrooms

from AED 3 900 582 to AED 3 959 648

from 144m² to 156m²

from AED 25 360/m² to AED 26 897/m²

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 - Duplex: 3 Bedrooms - 2
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 - Penthouse: 4 Bedrooms - 4



Duplex: 4 Bedrooms

from AED 4 223 609 to AED 5 213 048

from 158m² to 225m²

from **AED 23 115/m²** to **AED 27 167/m²**



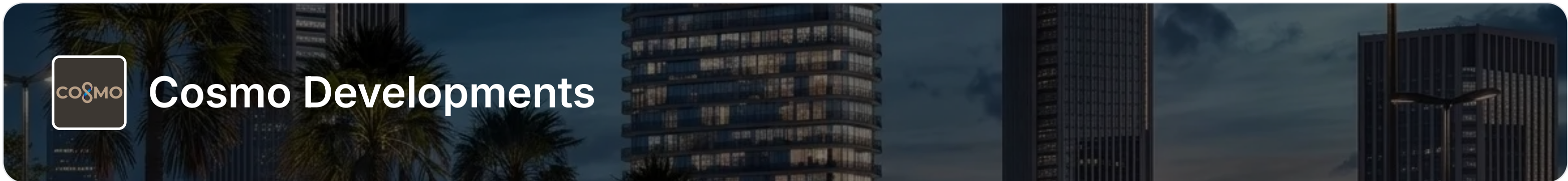
Penthouse: 4 Bedrooms

from AED 5 459 228 to AED 6 447 888

from 226m² to 272m²

from **AED 23 660/m²** to **AED 24 124/m²**

Developer



Cosmo Developments is a visionary real estate brand rooted in cultural heritage and elevated by intelligent design. From its inception, Cosmo set out not just to build properties, but to shape enduring legacies—creating spaces that honor the past while boldly defining the future. Every development is an expression of quiet strength and timeless refinement, designed for global citizens and forward-thinkers who seek more than luxury—they seek meaning, innovation, and sophistication in every detail.

Guided by a philosophy where design meets purpose, Cosmo Developments crafts environments that transcend trends and embrace permanence. Their approach blends architectural elegance with regenerative sustainability and cutting-edge technology, resulting in spaces that are not only visually stunning but also deeply intuitive and future-ready. With a commitment to creating seamless, soulful sanctuaries, Cosmo continues to raise the bar for modern living—shaping the future of luxury real estate in Abu Dhabi and beyond.