



WERZAB
COMMUNITY



مجمع
زباب

WHERE STABILITY
GROWS WITH INVESTMENT

حيث الاستقرار
ينمو مع الاستثمار



chijis

chijis

chijis
RetailWeek
NEWCS

manazeh
NEWCS

manazeh
NEWCS



يقع مجمّع مرزاب في منطقة السمحة بين أبوظبي ودبي. لأننا نقدر عملاءنا، قررنا أن تكون رسوم الخدمة مجانية مدى الحياة. يجسّد مجمّع مرزاب 19 مبنى متعدد الاستخدامات (G+3) ومسجد، كما يضم المجمّع 739 وحدة سكنية، بما في ذلك استوديوهات، شقق بغرفة نوم واحدة وغرفتين وثلاث غرف نوم.

Merzab Community is in Al Samha, between Abu Dhabi & Dubai. Since we value our clientele, there will be no service charges forever. The development embodies 19 mixed-use buildings (G+3) and a community masjid. The community will feature 739 residential units, including studios, one, two, and three-bedroom apartments.



FREE-HOLD FOR
ALL NATIONALITIES

تملك حر
لجميع الجنسيات

1

Year of
Completion
2025

2

Units Available
19 Buildings
Consist of
739 Units

3

Total Area
100k Sqm.
Inc. 7,231 Sqm
Retail Area

4

Strategically
Located
On The
Abu Dhabi-Dubai
Highway

5

Consists of
Executive Suites,
1 BHK, 2 BHK,
& 3 BHK
Apartments
with Community
Facilities.





AMENITIES



Jogging
& Cycling



Public
Plazas



Sport
Club



Restaurants
Cafes



Mosque

There are different types and sizes of apartments

هناك أنواع مختلفة من الشقق وبأحجام متنوعة



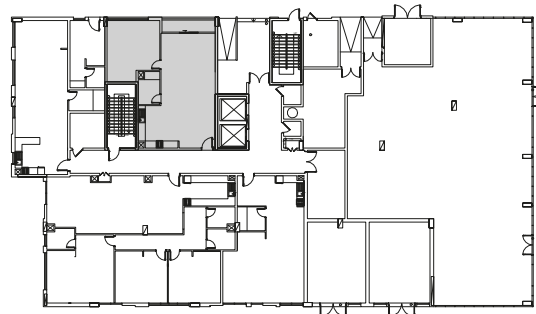
TYPE 17

1 BR, 1 BATH APARTMENT
FLOOR AREA 1021.96 FT²

AREA	Size (sq.ft.)
LIVING AND DINING ROOM	455.36
KITCHEN	160.1
BEDROOM	265.56
BATH	67.78
BALCONY	73.17

Building 2 to 19
Ground Floor Level

Key Plan



TYPE 18

STUDIO APARTMENT

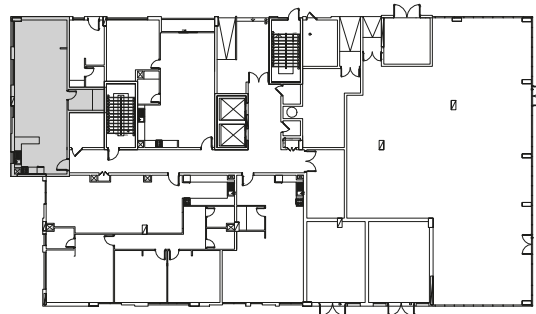
FLOOR AREA 898.99 FT²



AREA	Size (sq.ft.)
LIVING ROOM & BEDROOM	722.85
KITCHEN	104.85
BATH	71.77

Building 2 to 19
Ground Floor Level

Key Plan



TYPE 19

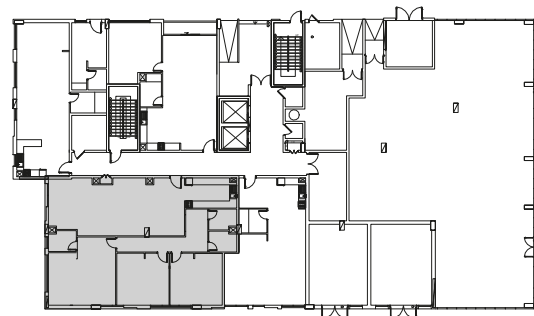
3 BD, 3 BATH APATMENT
FLOOR AREA 1,987.37 FT²



AREA	Size (sq.ft.)
LIVING & DINNING ROOM	640.37
KITCHEN	145.1
BEDROOM 1	247.48
BATH 1	50
BEDROOM 2	245.32
BATH 2	51
MASTER BEDROOM	374
MASTER BATH	63.1
CORRIDOR	171

Building 2 to 18.
Ground Floor Level

Key Plan



TYPE 20

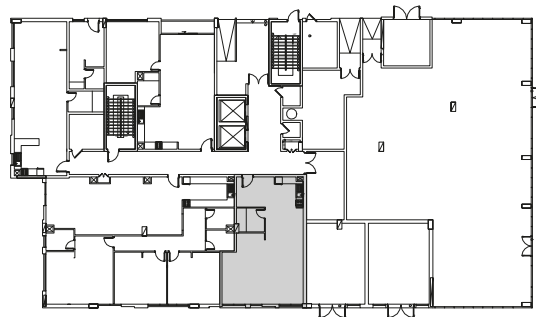
STUDIO APARTMENT
FLOOR AREA 793.17 FT²



AREA	Size (sq.ft.)
LIVING ROOM & BEDROOM	656
KITCHEN	78
BATH	59

Building 2 to 19
Ground Floor Level

Key Plan



TYPE 21

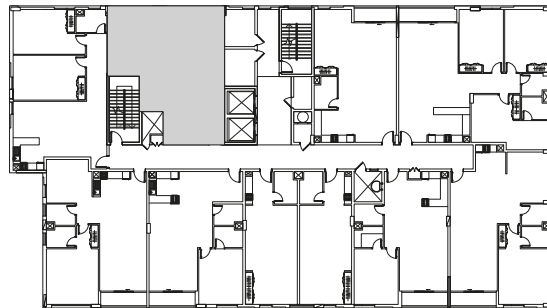
1 BR, 1 BATH APARTMENT

FLOOR AREA 1005.31 FT²

AREA	Size (sq.ft.)
LIVING ROOM & BEDROOM	394.35
KITCHEN	204.44
BEDROOM	265.56
BATH	67.78
BALCONY	73.17

Building 2 to 19
Typical Floor Level

Key Plan



TYPE 22

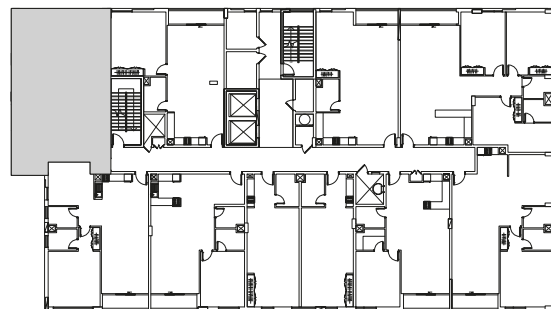
2 BR, 1 BATH APARTMENT

FLOOR AREA 1,155.83 FT²

AREA	Size (sq.ft.)
LIVING AND DINING ROOM	379
KITCHEN	89
BEDROOM 1	207
BEDROOM 2	254
BATH 1	62
CORRIDOR	110
BATH 2	53

Building 2 to 19
Typical Floor Level

Key Plan



TYPE 23

1 BR, 2 BATH APARTMENT

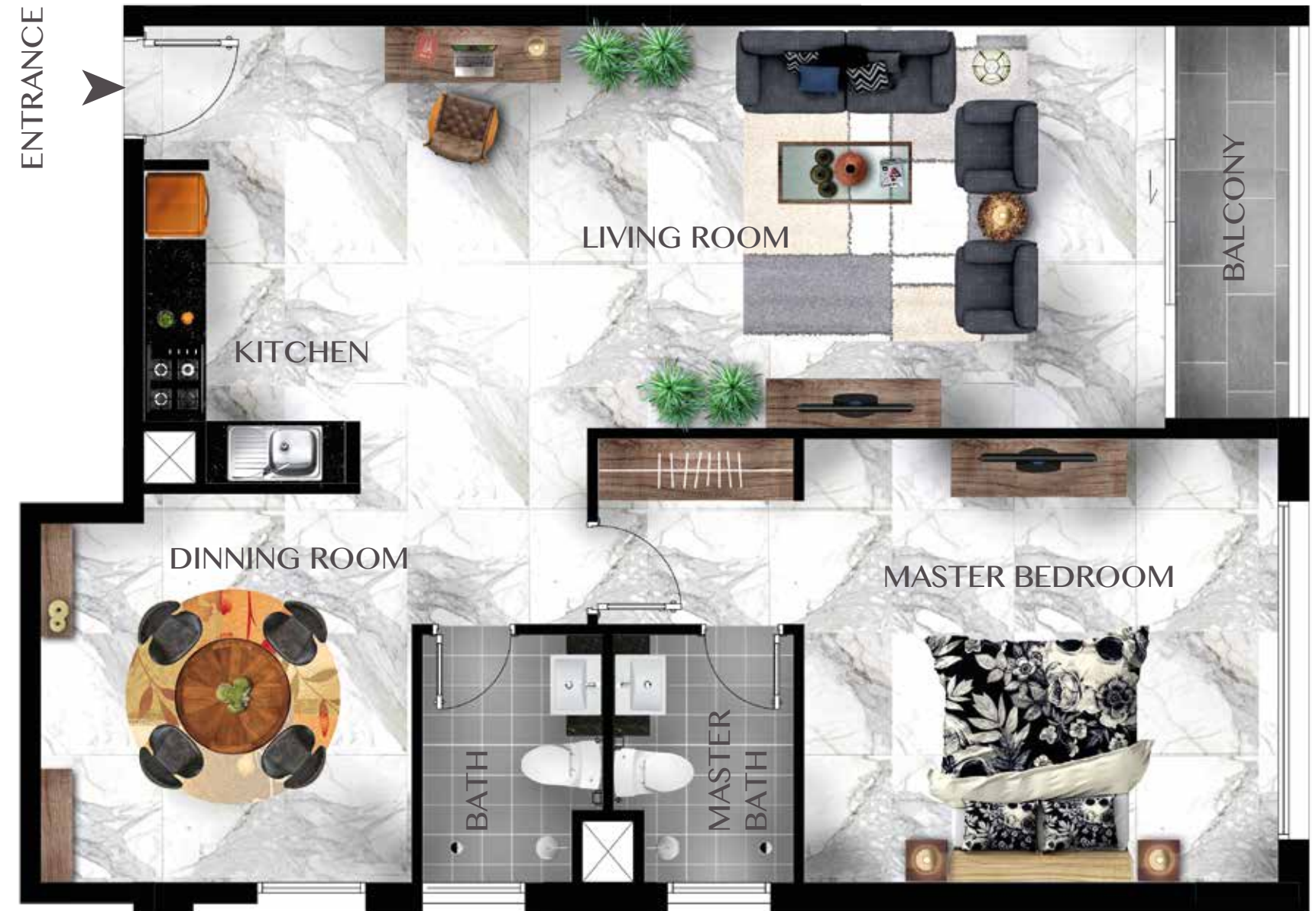
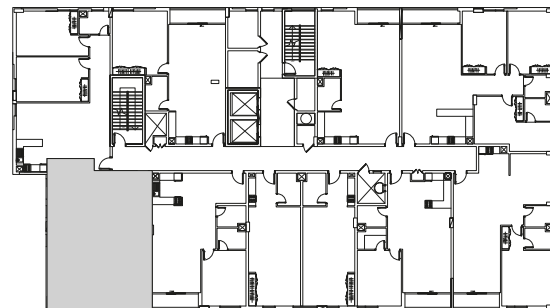
FLOOR AREA 1,101.18 FT²



AREA	Size (sq.ft.)
LIVING AND DINING ROOM	577
KITCHEN	73
MASTER BEDROOM	291
MASTER BATH	53
BATH	53
BALCONY	55

Building 2 to 19
Typical Floor Level

Key Plan



TYPE 24

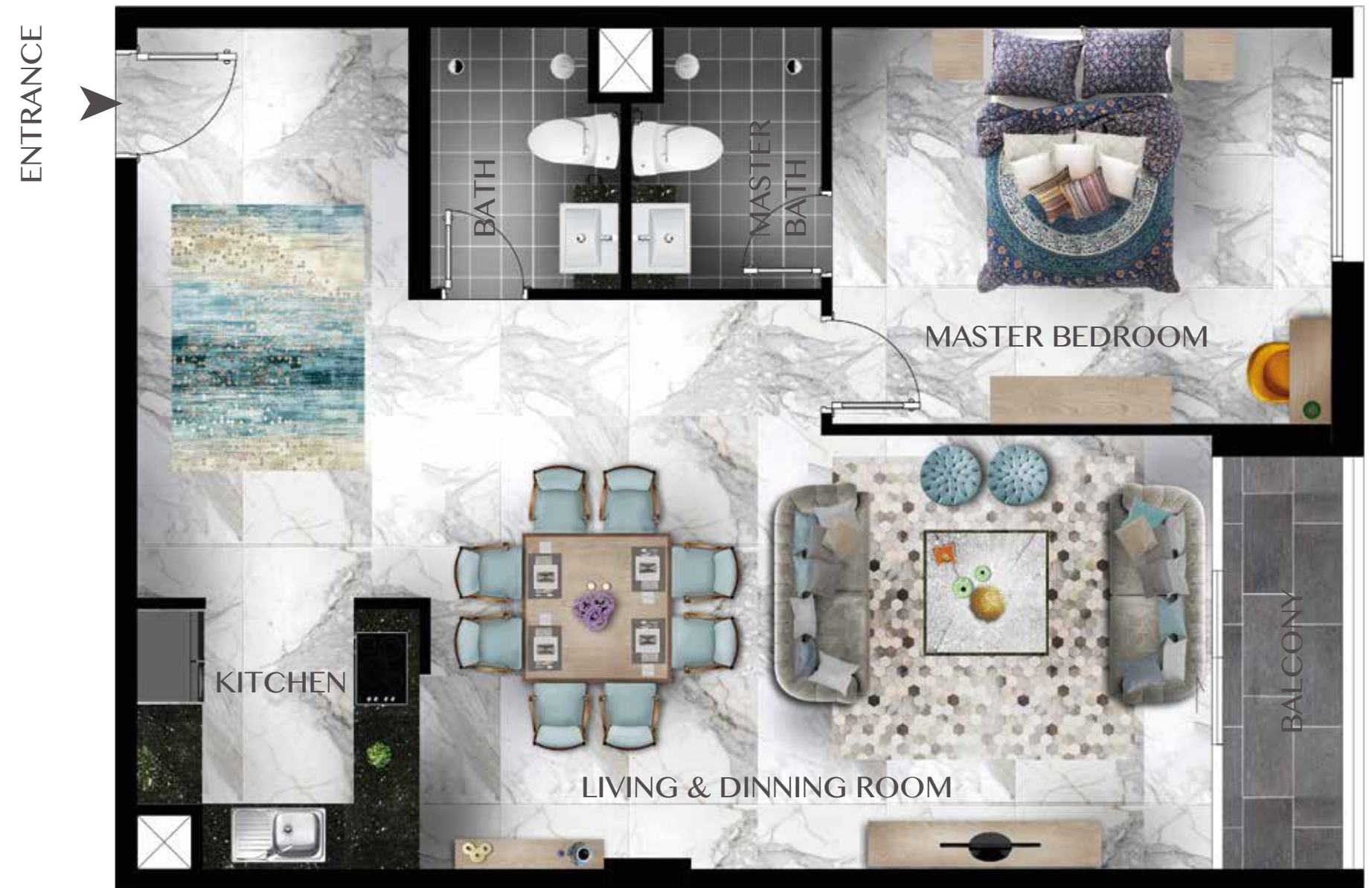
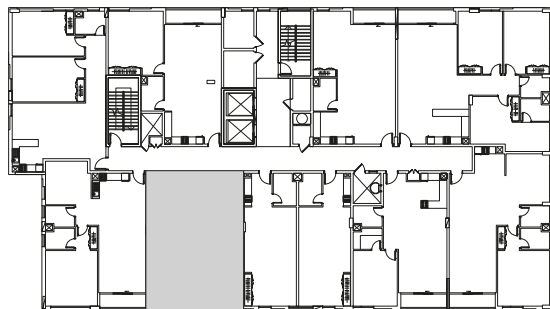
1 BR, 2 BATH APARTMENT
FLOOR AREA 969.60 FT²



AREA	Size (sq.ft.)
LIVING AND DINING ROOM	533
KITCHEN	76
MASTER BEDROOM	206
MASTER BATH	51
BATH	49
BALCONY	55

Building 2 to 19
Typical Floor Level

Key Plan



TYPE 25

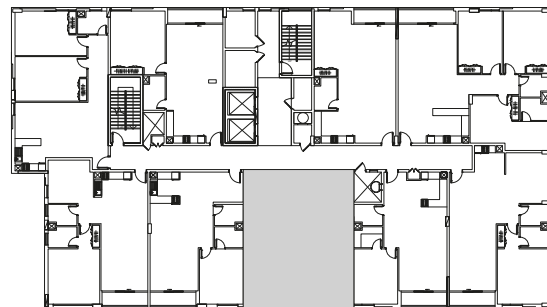
STUDIO APARTMENT

FLOOR AREA 548.13 FT²

AREA	Size (sq.ft.)
LIVING ROOM & BEDROOM	413
KITCHEN	40
BATH	61
HALL	35

Building 2 to 19
Typical Floor Level 1

Key Plan



TYPE 26

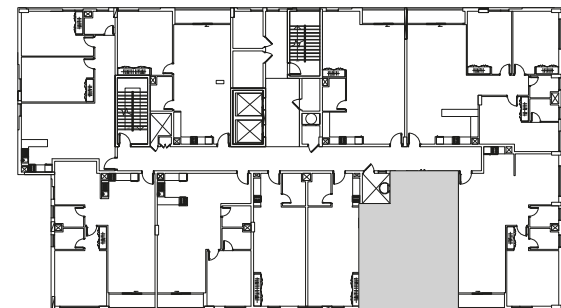
1 BR, 2 BATH APARTMENT
FLOOR AREA 980.96 FT²



AREA	Size (sq.ft.)
LIVING AND DINING ROOM	497.73
KITCHEN	121.05
BEDROOM	204.44
BATH 1	53.48
BATH 2	42.61
BALCONY	61.65

Building 2 to 19
Typical Floor Level

Key Plan



TYPE 27

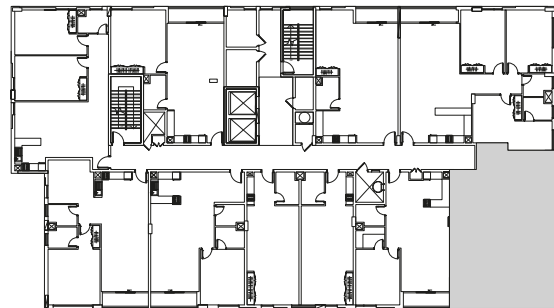
1 BR, 2 BATH APARTMENT
FLOOR AREA 1290.77 FT²



AREA	Size (sq.ft.)
LIVING AND DINING ROOM	739.86
KITCHEN	86.4
MASTER BEDROOM	289.23
MASTER BATH	55.74
BATH	58.75
BALCONY	60.79

Building 2 to 19
Typical Floor Level

Key Plan



TYPE 28

3BD, 3 BATHS APARTMENT

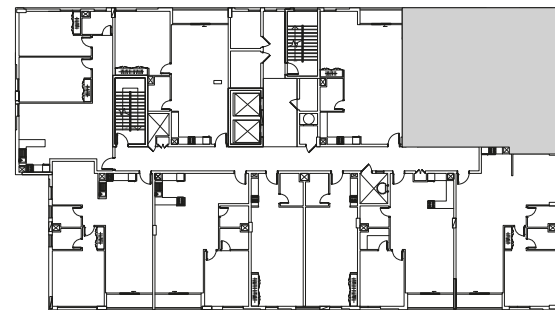
FLOOR AREA 1,606.88 FT²



AREA	Size (sq.ft.)
LIVING & DINNING ROOM	494
KITCHEN	82
BEDROOM 1	226
BEDROOM 2	248
BATH	55
MASTER BEDROOM	268
MASTER BEDROOM	55
CORRIDOR	79
BALCONY	69
TOILET	32

Building 2 to 19.
Ground Floor Level

Key Plan



TYPE 29

STUDIO APARTMENT

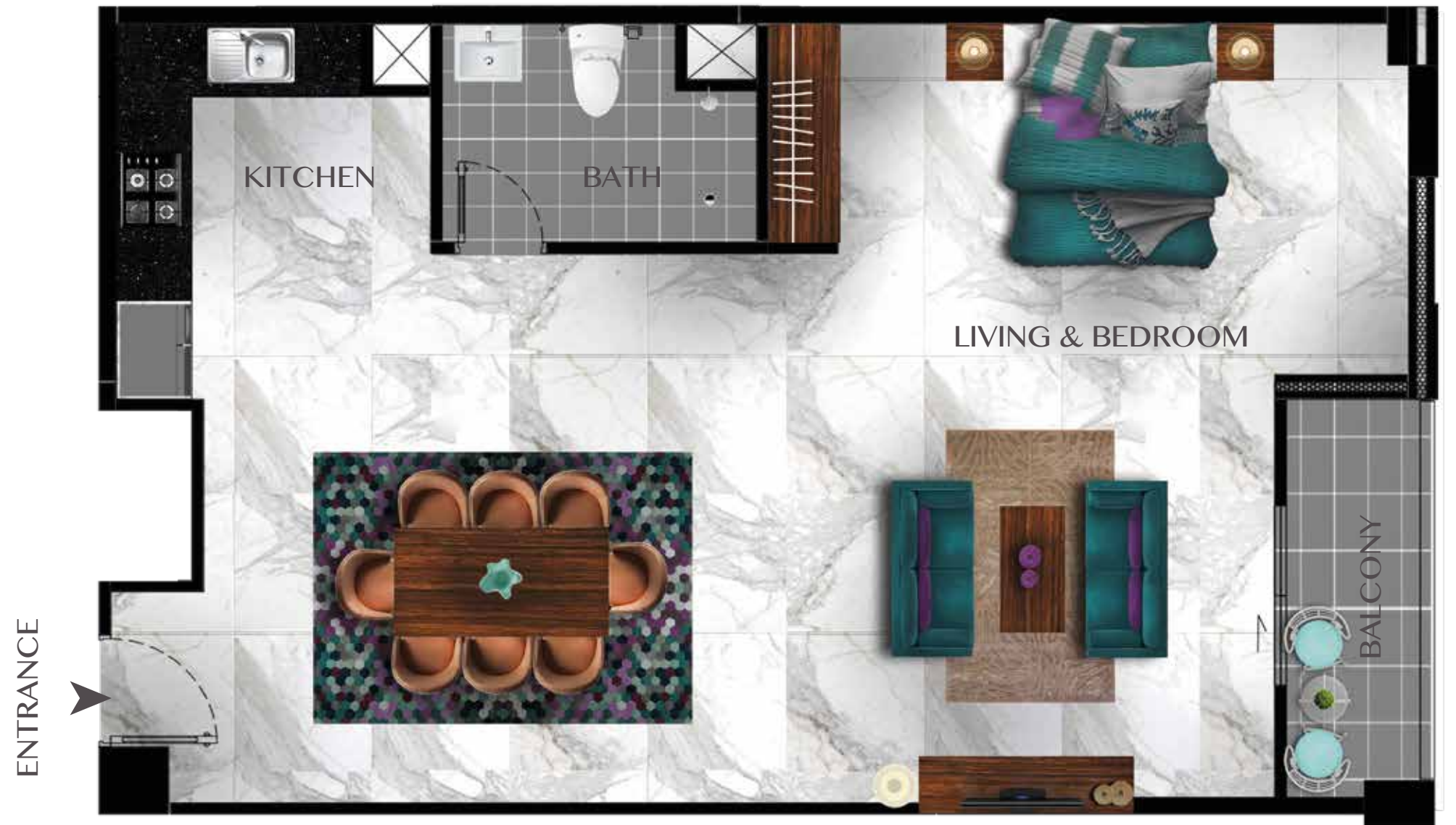
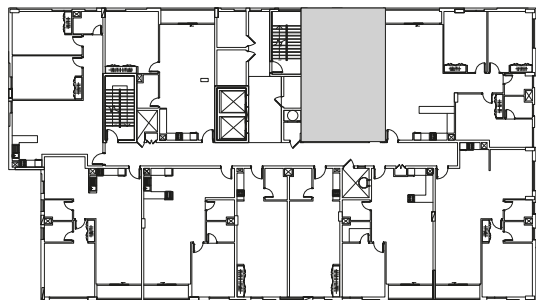
FLOOR AREA 853.66 FT²



AREA	Size (sq.ft.)
LIVING ROOM & BEDROOM	642
KITCHEN	102
BATH	59
BALCONY	50

Building 2 to 19
Ground Floor Level

Key Plan



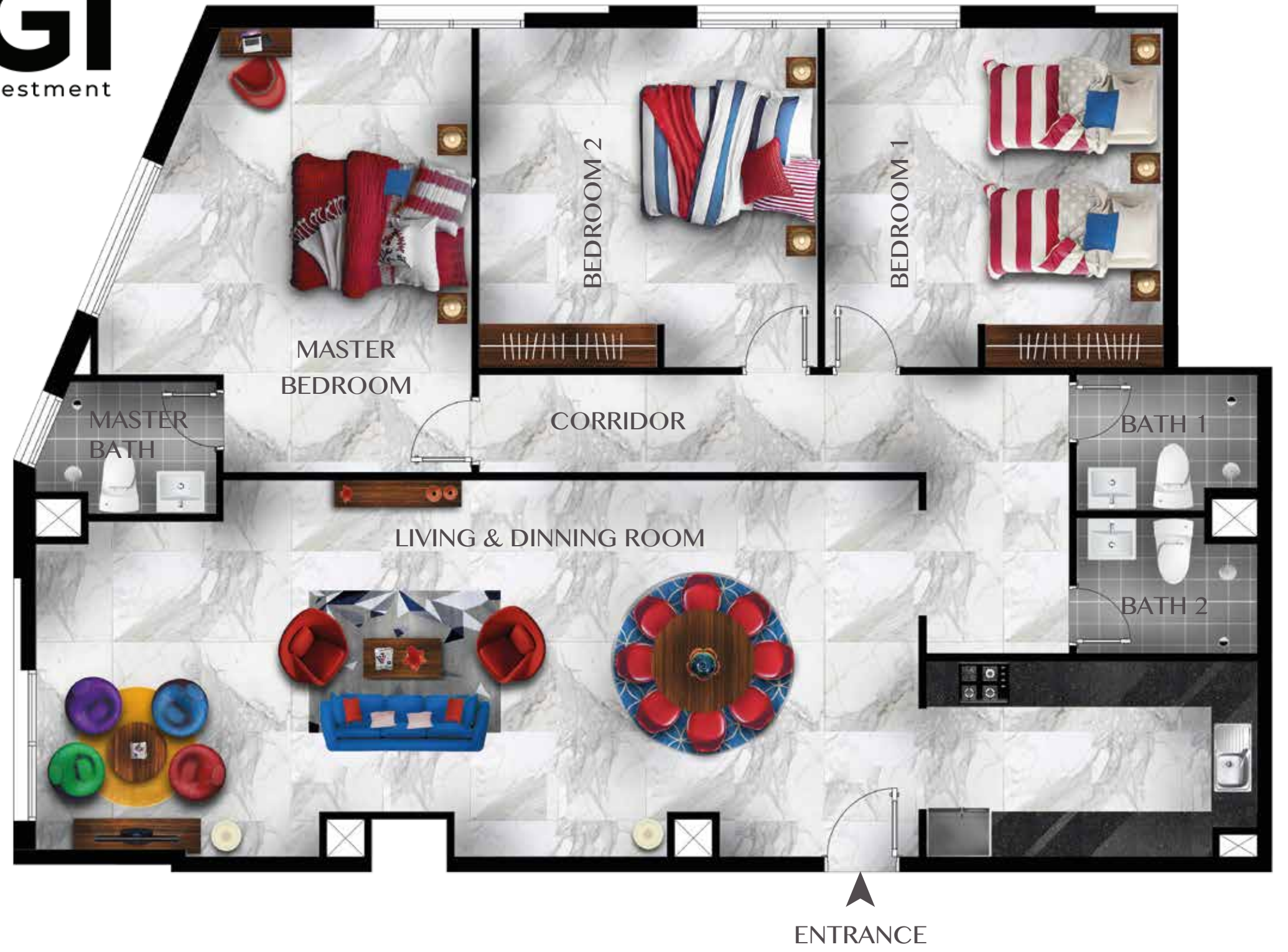
TYPE 30

3 BD, 3 BATH APATMENT

FLOOR AREA 1,869.90 FT²

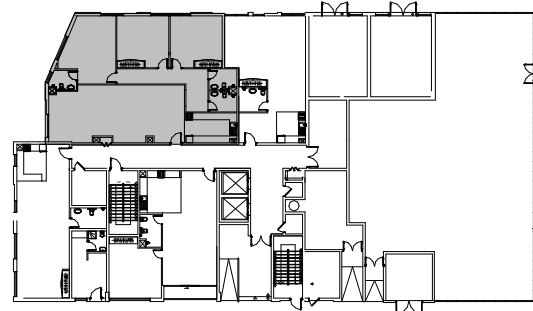


AREA	Size (sq.ft.)
LIVING & DINNING ROOM	637
KITCHEN	133
BEDROOM 1	242
BATH 1	50
BEDROOM 2	240
BATH 2	51
MASTER BEDROOM	293
MASTER BATH	52
CORRIDOR	171



Building 19
Ground Floor Level

Key Plan



TYPE 31

1 BR, 2 BATH APARTMENT

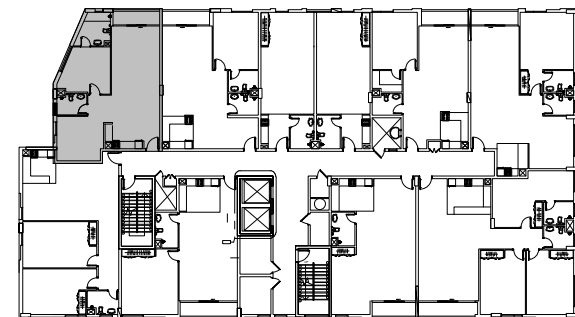
FLOOR AREA 1,016.44 FT²



AREA	Size (sq.ft.)
LIVING AND DINING ROOM	577
KITCHEN	73
MASTER BEDROOM	167
MASTER BATH	92
BATH	53
BALCONY	55

Building 19
Typical Floor Level

Key Plan





* Actual area may vary from the stated area; All images used are for illustrative purposes only and do not represent the actual size, features, specification, fittings and furnishings.

* إن اختلاف المنطقة الفعلية عن المنطقة المذكورة وارد؛ جميع الصور استخدمت لأغراض توضيحية فقط، ولا تمثل الحجم الفعلي والميزات والمواصفات والتجهيزات والمفروشات.