

ONE ADDRESS
INFINITE POSSIBILITIES





THE PEARL OF AL RAHA



OUR STORY

Rooted in wisdom and tradition, ICRaD develops with care and purpose. We create spaces where stories and communities thrive. Guided by empathy and agility, we listen, understand, and deliver meaningful places to live, grow, and belong.

We aim to create a real estate experience that feels like coming home.



The image depicts a vibrant waterfront scene. On the left, a tall, modern building with blue-tinted balconies and glass facades stands prominently. In the center, a marina with clear blue water is filled with several sailboats and smaller boats docked at wooden piers. Lush green palm trees are scattered throughout the scene, particularly in the foreground and along the waterfront. On the right, another modern building with light-colored horizontal siding and large glass windows is visible, featuring balconies with outdoor furniture and greenery. The sky is a clear, pale blue. Overlaid on the left side is a large, semi-transparent, light blue graphic of a stylized plant or coral. The text "LIVE. WORK. UNWIND." is positioned in the center-right area of the image.

LIVE.
WORK.
UNWIND.



LULUAT AL RAHA

Welcome to Luluat Al Rahe Island Living. An island oasis that marries serenity and playful living along a radiant beach bliss and marina waterfront lifestyle right at your doorstep. Strategically located, Luluat Al Rahe is nestled away from the hustle and bustle of the city to ensure a blend of harmony and privacy, while maintaining excellent connectivity to Abu Dhabi's key locations and everything that matters – making accessibility as seamless as its lifestyle.



LOCATION

Luluat Al Rahe is designed to offer residents everything they need to live, work, and relax in one place - all at the heart of Al Rahe Beach, one of Abu Dhabi's most in-demand waterfront destinations. It's the perfect setting for luxury living communities, with stunning coastal views and easy access.





PLAY. PAUSE. BELONG.
EMBRACE A LIFESTYLE OF LEISURE

From morning moments at the waterfront to evening gatherings with friends, this is a place where every pace of life feels natural. Whether you're moving, relaxing, or simply being - this community is designed to meet you there. A space to feel at home, stay connected, and truly belong.





RETREAT WITHIN REACH

NEARBY DESTINATIONS	DISTANCE
Yas Island	10 minutes
Zayed Intl Airport	10 minutes
Emirates Abu Dhabi	10 minutes
Abu Dhabi City	20 minutes
Saadiah	25 minutes
Dubai	50 minutes

Strategically positioned, Lulust Al Rahe offers the best of both worlds - serene island living with unmatched access. From Abu Dhabi city to Dubai, Yas Island to Saadiah, you're always just minutes away from work, play, and everything in between.



LIVE WHERE THE SUN EMBRACES THE SEA.

Wake up to golden reflections dancing on the water and end each day with sunsets that melt into the horizon. Here, life flows gently between sunlit skies and serene waves - where every moment is touched by nature's warmth.



MARINA DISTRICT,
YOUR EVERYDAY RESORT LIFESTYLE LIVING

Crafted with you in mind, ICRAO introduces The Marina District - a harmonious blend of gentle waves and tranquil living. Snuggled in the heart of Luvest Al Reha, Marina District is a coastal waterfront community that offers a sanctuary that balances the vibrancy of city life with the calmness of coastal beauty.





DESIGNED FOR MOMENTS THAT MATTER.

In a place where the water meets the horizon, Marina District brings families closer - one paddle, one laugh, one cherished moment at a time.

The Marina District features exclusive residences with marina views, complemented by retail, dining and leisure spaces.





MARINA DISTRICT, ISLAND VIBES. MARINA VIEWS. RESORT LIVING.

*Glide through calm waters, breathe in the salt-kissed air, and feel every moment
reconnect you – with nature, with yourself, with the rhythm of a life well-lived.*

CONTEMPORARY ARCHITECTURE Fusion of modern and regional styles

URBAN PLANNING Wide roads, green spaces and community focus

NATURAL ELEMENTS Gardens, waterways and water features

EVERY PATH LEADS TO CALM.

Stroll along 600m of waterfront Marina promenade



Sweat it out on the Jogging Track



Pedal through the scenic Cycling Track



Dive into the fun at the Splash Pad



Unleash endless fun at The Playground



Score & soar at the Multipurpose Court



INFINITE EXPERIENCES

READ. REFLECT. RECHARGE.

Your Marina, just steps away



Infinity pool with endless views



Dock at your front door



Unique fine-dining escapes

INFINITE MOMENTS

SAVOR THE EVERYDAY



EVERY NEED, BEAUTIFULLY MET.



Δ double-height lobby that sets the tone



Tailored living with concierge services



24/7 Smart security, always on



INFINITE ENTERTAINMENT

PLAY. PAUSE. REPEAT.

Cinema and game room for endless fun



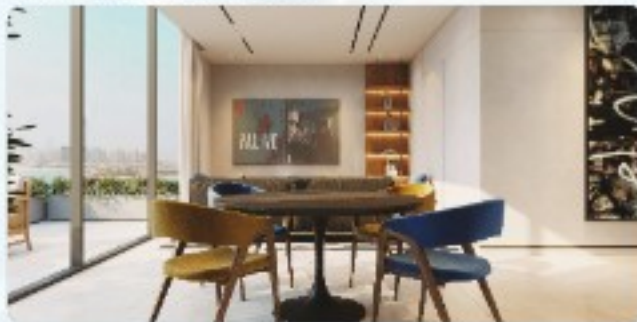
Yoga mornings, peaceful beginnings



Fitness, just steps from home



An exclusive lifestyle starts at the Club House



Detox and relax in the sauna



EVERYDAY ESCAPES.

Curated F&B and cozy cafes for your everyday



JUMAN 2
FRONT-ROW LIVING BY THE SEA

Nestled within Luluat Al Raha's vibrant marina, Juman 2 blends modern design with the calm of coastal life. From executive suites and sea-view lofts to spacious 4-bedroom apartments, discover a new lifestyle by the sea.
This is more than just a residence - it's a lifestyle.





CHECK IN TO A NEW WAY OF LIVING

Experience Juman Living, where premium residences meet waterfront serenity in the Marina District of Luluat Al Raha. Crafted to frame breathtaking panoramas from every angle, each apartment offers a unique perspective of the surrounding beauty. From the tranquil waterfront to the vibrant marina and the dynamic city skyline, every window reveals a living masterpiece.

Whether you prefer an executive suite, a stylish loft or a spacious 4-bedroom apartment, Juman 2 presents a curated collection of contemporary residences offering exceptional comfort, front-row marina water views and seamless access to resort-class amenities. Built with high-quality efficient designs, each space is thoughtfully curated to elevate everyday living with both function and beauty.





AMENITIES



INFINITY SWIMMING POOL



COMMUNITY HALL



GYM



24/7 SECURITY



SPLASH PAD



PLAYGROUND



BARBECUE AREA



CINEMA AND GAME ROOM



SALINA



CONCERGE SERVICES



ACTIVE STUDIO



RETAIL AND F&B





DESIGN

Juman 2 blends modern luxury with functional design. The architecture seamlessly integrates with the waterfront, offering spacious, stylish apartments and vibrant public spaces. Each element prioritizes comfort, sustainability, and aesthetic appeal, with eco-friendly features and green spaces that enhance the community's overall experience.





EVERY DAY, A NEW WAY TO UNWIND.

Elevate your lifestyle with the infinity pool at Juman 2, where the water seems to merge seamlessly with the skyline. Relax and unwind as you take in the sweeping views, making every swim a luxurious escape.



INFINITE COMFORT



JUMAN 2
FLOOR PLANS

1 BEDROOM LOFT



ROOM SCHEDULE

1 Living/ Dining 4.00m x 3.00m	2 Storage 0.50m x 0.50m	3 Master Bedroom 3.00m x 2.50m
4 Kitchen 2.00m x 2.00m	5 Storage 0.50m x 0.50m	6 Master Bedroom 3.00m x 2.50m
7 Powder Room 0.50m x 0.50m	8 Master Bedroom 3.00m x 2.50m	

All dimensions are approximate and intended for reference only. Actual dimensions may vary. The information provided is for informational purposes only and does not constitute a contract. The information provided is for informational purposes only and does not constitute a contract. The information provided is for informational purposes only and does not constitute a contract.



Maximum gross sellable area

144.14 sq.m.

Minimum gross sellable area



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2BEDROOM TYPE 1



ROOM SCHEDULE

1. Master Bedroom 4.00m x 3.00m	2. Bedroom 3.00m x 3.00m	3. Kitchen 3.00m x 2.00m	4. Living Room 3.00m x 3.00m
5. Bath 1.50m x 1.50m	6. Bedroom 3.00m x 3.00m	7. Kitchen 3.00m x 2.00m	8. Living Room 3.00m x 3.00m
9. Master Bedroom 4.00m x 3.00m	10. Bedroom 3.00m x 3.00m	11. Kitchen 3.00m x 2.00m	12. Living Room 3.00m x 3.00m

Area shown is for information only and does not include the area of the building's common areas, parking, and other facilities. The area of the building's common areas, parking, and other facilities is shown in the floor plan. The area of the building's common areas, parking, and other facilities is shown in the floor plan. The area of the building's common areas, parking, and other facilities is shown in the floor plan.



Maximum gross sellable area

253.00 sq.m.

Minimum gross sellable area

196.42 sq.m.



Area shown is for information only and does not include the area of the building's common areas, parking, and other facilities. The area of the building's common areas, parking, and other facilities is shown in the floor plan. The area of the building's common areas, parking, and other facilities is shown in the floor plan. The area of the building's common areas, parking, and other facilities is shown in the floor plan.

2BEDROOM TYPE 3



ROOM SCHEDULE

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Maximum gross sellable area	230.87 sq.m.
Minimum gross sellable area	159.33 sq.m.



3BEDROOM TYPE 2



ROOM SCHEDULE

[illegible]

Maximum gross sellable area

283.05 mg/ml

Minimum gross sellable area

247.21 sq.m.



4BEDROOM
4BEDROOM



ROOM SCHEDULE

3-Hydroxybutanoic acid	3-Hydroxybutanoic isobutyric	3-Hydroxybutanoic	3-Hydroxybutanoic	3-Hydroxybutanoic	3-Hydroxybutanoic
1-Hex-1-ol	1-Hex-1-ol	1-Hex-1-ol	1-Hex-1-ol	1-Hex-1-ol	1-Hex-1-ol
3-Hydroxybutanoic acid	3-Hydroxybutanoic	3-Hydroxybutanoic	3-Hydroxybutanoic	3-Hydroxybutanoic	3-Hydroxybutanoic
1-Hex-1-ol	1-Hex-1-ol	1-Hex-1-ol	1-Hex-1-ol	1-Hex-1-ol	1-Hex-1-ol
1-Hex-1-ol	1-Hydroxybutanoic	1-Hydroxybutanoic	1-Hydroxybutanoic	1-Hydroxybutanoic	1-Hydroxybutanoic
1-Hex-1-ol	1-Hydroxybutanoic	1-Hydroxybutanoic	1-Hydroxybutanoic	1-Hydroxybutanoic	1-Hydroxybutanoic



Maximum gross sellable area

373.79 sq.m.

Minimum grass sward area

333.71 kg/m.



ABU DHABI'S COASTAL GEM AWAITS.

Connect us on for any inquiries
800-107640 (02022)
Discover more with just one click
Visit us now

See the ICT and its artists in a
unique journey through an amazing
experience.



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