



## The Community

Experience the perfect balance of modern luxury and serene beauty at Address Residences Al Marjan Island, a peaceful retreat located on the picturesque View island in Ras Al Khaimah. Embrace each day with magnificent sea views and tranquil landscapes and relax in the evenings with stunning sunsets. This luxurious destination features wide beaches, vibrant green spaces, and striking infinity pools that merge with the clear blue waters. Enjoy a range of top-tier amenities crafted for your comfort and enjoyment. Every aspect of Address Residences Al Marjan Island has been thoughtfully designed to offer an extraordinary living experience. Each element of this development reflects a commitment to a lifestyle of sophistication and refinement.

## Why Address Residences Al Marjan Island?

- ◆ **Brand Prestige:** Part of the renowned Address Hotels + Resorts portfolio, a hallmark of upscale living and superior service.
- ◆ **Strategic Location:** Situated on the View Island, the centrepiece of Al Marjan Island's quartet of islands.
- ◆ **Natural Backdrop:** Perfectly located by the Arabian Sea, providing a picturesque setting.
- ◆ **Expansive Views:** Boasts over 600 meters of beachfront, granting residents sweeping views of the sea and the island.
- ◆ **Diverse Residential Unit Types:** A collection of luxurious apartments ranging from chic one-bedroom units to opulent penthouses and townhouses.
  - ◇ **One- to Four-Bedroom Apartments:** Perfect for singles, couples or families seeking a blend of coziness and upscale living.
  - ◇ **Townhouses:** Ideal for families or residents desiring extra space, featuring stunning views and spacious layouts.



- ◆ **Urban Access:** In proximity to Al Marjan Island's vibrant town centre and urban amenities.
- ◆ **Lifestyle Amenities:** A plethora of amenities including gourmet dining venues, a contemporary fitness centre, a tranquil spa, and an infinity pool designed for the ultimate relaxation and socializing.
- ◆ **Balanced Living:** Designed to foster well-being and leisure, providing residents with a sanctuary to unwind and recharge.
- ◆ **Hotel Privileges:** Residents enjoy the privilege of hotel-grade amenities, blending residential privacy with resort-style luxury.
- ◆ **Emaar's Visionary Expansion:** A testament to Emaar's vision, expanding into Ras Al Khaimah with a focus on developing a premium lifestyle and tourist destination.
- ◆ **All-Season Paradise:** The island's climate offers a year-round retreat ideal for enjoying the beaches or exploring the natural surroundings.

Instalment	Payment Percentage	Due Date
Down Payment	10%	November 2023
1st Instalment	10%	January 2024
2nd Instalment	10%	May 2024
3rd Instalment	10%	September 2024
4th Instalment <small>10% Construction Completion</small>	10%	March 2025
5th Instalment <small>20% Construction Completion</small>	10%	October 2025
6th Instalment <small>40% Construction Completion</small>	10%	July 2026
7th Instalment <small>60% Construction Completion</small>	10%	February 2027
8th Instalment <small>80% Construction Completion</small>	10%	August 2027
9th Instalment <small>100% Construction Completion</small>	10%	February 2028

Apartments <small>No. of Bedrooms</small>	Area Sq. ft.		Starting Price <small>(In AED Mn)</small>
	Minimum	Maximum	
1-Bedroom	659	811	1.7
2-Bedrooms	1,132	1,425	3.0
3-Bedrooms	1,659	2,160	4.9
4-Bedrooms (Penthouse)	2,896	2,898	9.8
Townhouses <small>No. of Bedrooms</small>	Area Sq. ft.		Starting Price <small>(In AED Mn)</small>
	Minimum	Maximum	
2-Bedrooms	2,458	2,761	7.4
3-Bedrooms	2,761	2,761	7.7

## Facts

- ◆ **68 Units:** 1-Bedroom Apartment
- ◆ **46 Units:** 2-Bedroom Apartment
- ◆ **32 Units:** 3-Bedroom Apartment
- ◆ **2 Units:** 4-Bedroom Penthouse
- ◆ **6 Units:** 2-Bedroom Townhouse
- ◆ **7 Units:** 3-Bedroom Townhouse
- ◆ **Total Number of Units: 161**



## Residential Units

- ◆ **Apartments and four-bedroom Penthouses:** A variety of apartments ranging from one to four bedrooms with spacious living areas opening up to panoramic balconies, where the outside world becomes a part of your living space.
- ◆ **Townhouses:** Multi-story residences providing ample space, modern aesthetics, and private gardens, ideal for families or those who appreciate an extra touch of exclusivity. G+1

## Amenities



- ◆ Residential Infinity Pool
- ◆ Beach Promenade
- ◆ Kids Play Area
- ◆ State-of-the-Art Gym
- ◆ Padel Tennis Court
- ◆ Volleyball and Water Sports
- ◆ Speciality Restaurants
- ◆ Yoga Deck

## The Developer

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track-record in delivery, Emaar has delivered 92,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.