



THE BEACH VISTA
AT AL MARJAN ISLAND

Escape to the Centre of It All



RANGE
RAS AL KHAIMAH

OUR EXPERIENCE: HOTEL DEVELOPMENTS



PARK HYATT ST. KITTS®
CHRISTOPHE HARBOUR



INTERCONTINENTAL®
DOMINICA CABRITS
RESORT & SPA



SIX SENSES
LA SAGESSE, GRENADA



INTERCONTINENTAL®
GRENADA RESORT



AL MARJAN ISLAND



AL MARJAN ISLAND OVERVIEW

Al Marjan Island is RAK's flagship development located just 45 minutes from Dubai International Airport.

Key Facts

2.7 sqkm

Reclaimed Land

8,000

Planned Hotel Keys

12,000

Planned Residential Units

23 km

Waterfront

7.5 sqkm

Pristine Beaches

Source: Marjan, RAKCSS, Fitch Ratings, IDO



WYNN AL MARJAN ISLAND

The Wynn Al Marjan Island was announced on January 26th, 2022 and will be a **USD 5 billion** Integrated Gaming Resort project.

A joint venture between Marjan, Wynn Resorts, and RAK Hospitality. The Wynn resort will open in **2027** and will consist of:



1,500 hotel keys



Dining & Lounge



MICE Area



SPA



Entertainment Area



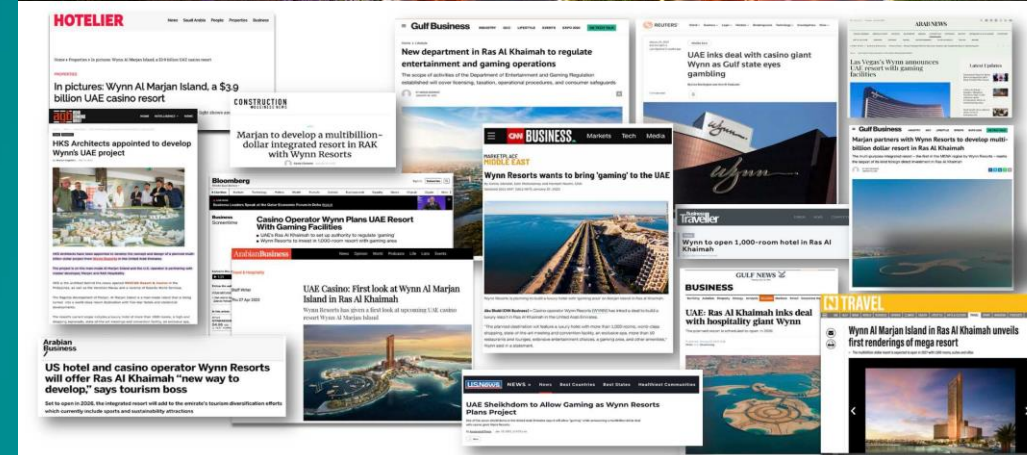
Gaming Area



Craig Billings,
CEO of Wynn Resorts, said:

“We have spent the past year meticulously programming and concepting Wynn Al Marjan Island, carefully considering its unique location. I am incredibly proud of our design and development team’s ability to impart our legacy of rich, thoughtful design into a sun-soaked beachside resort that will delight customers, new and old.”

Latest construction photo of Wynn Marjan Island as of
September 2024



10 REASONS TO INVEST IN AL MARJAN ISLAND

01

The Wynn Resort has been awarded the first commercial gaming operator's license in the UAE

02

Home to the Wynn Resort

03

0% Income Tax and Property Tax

04

360 degrees beachfront living

05

Freehold property

06

10 Million Tourist expected by Year 2030

07

Recreational and Interactive 5-star activities

08

Income and Capital Appreciation Opportunities

09

45 minutes away from DXB International Airport

10

Dynamic Tourism Hub



OUR AL MARJAN ISLAND PROJECTS



THE BEACH VISTA
AT AL MARJAN ISLAND



THE BEACH RESIDENCES
AT AL MARJAN ISLAND





THE BEACH HOUSE
At Al Marjan Island





Wynn
RESORTS



THE BEACH VISTA
AT AL MARJAN ISLAND



THE BEACH VISTA
AT AL MARJAN ISLAND

ESCAPE TO THE CENTRE OF IT ALL

The last residential beachfront launch
directly opposite the Wynn Resort

Welcome to the Beach Vista



RANGE
RAS AL KHAIMAH



PROJECT DETAILS



PROJECT DETAILS

Project Name

The Beach Vista
by
Range RAK Developments

Unit Types

14 Studios
120 1-Bedrooms
17 2-Bedrooms

Anticipated Services Charges

18 – 20 AED/sq. ft

Building Configuration

2 Basement Areas
Ground Floor
15 floors

Completion Date

Q4 2027

Registration Fees

4% Upon Completion

SIZE RANGE

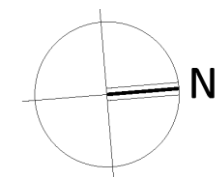
Unit Type	Min- Max Area (sq.ft)	Min- Max Area (sqm)
Studio	479 - 533	44 - 49
1 Bedroom	650 - 884	60 - 82
2 Bedroom	1,297 - 1,709	121 - 159



GROUND FLOOR PLAN






- LOBBY
- RESIDENTIAL LOUNGE
- 1 BEDROOM
- 2 BEDROOM
- GYM

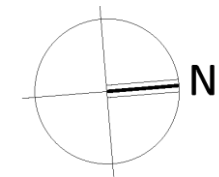


NORTH DIRECTION

TYPICAL FLOOR PLAN



-  STUDIO
-  1 BEDROOM
-  2 BEDROOM



NORTH DIRECTION







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AT AL MARJAN ISLAND





THE BEACH VISTA
AT AL MARJAN ISLAND



STARTING PRICE

APARTMENT	AREA SQ FT	STARTING PRICE	VIEW
Studios	479 - 533	From AED 1,140,000	Island View
1 Bedroom	651 - 790	From AED 1,490,000	Island View
1 Bedroom	667 - 880	From AED 1,980,000	Casino & Sea View
2 Bedroom	1,589 - 1,709	From AED 4,520,000	Casino & Sea View



PAYMENT PLAN

5%

On Reservation
Contract Signing

15%

On SPA Signing

6.25%

Every Quarter
(subject to construction
commencement)

30%

Upon Construction
Completion



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PLEASE SCAN FOR
YOUR AGENT PACK



THE BEACH VISTA

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