



PLAYA VIVA

UNIESTATE



PARADISE AWAIT

WHERE GENTLE WAVE
CREATE SOOTHING SYMPHONIES
YOUR EXCLUSIVE PARADISE AWAITS ON **AL MARJAN ISLANDS**

ELEGANT WATERFRONT ADDRESS





BEACH ACCESS

2

PLAYA VIVA



Water sports

1

BEACH ACCESS

AL MARJAN ISLAND OVERVIEW

PLAYA VIVA

WYNN
RESORT

THE NEXT LUXURY DESTINATION

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike

THE REGION'S FIRST GAMING RESORT

Set to revolutionize the UAE's tourism landscape, the first-ever gaming resort on Al Marjan Island is poised to attract millions of international visitors, creating a surge in real estate demand.



INVESTMENT GROWTH

TOMORROW HOTSPOT

Early investors in Al Marjan Island properties stand to benefit from exceptional value appreciation and premium rental yields as this exclusive destination rapidly develops into the regions most coveted address





RAS AL KHAIMAH ATTRACTIONS

ADVENTURE & BEAUTY

Discover Ras Al Khaimaha diverse wonders—from thrilling desert safaris and mountain hikes to pristine beaches, mangrove forests, hot springs, and historic sites—all within easy reach of your Playa Viva residence

PLAYA VIVA OVER VIEW

EXCLUSIVE COASTAL COMMUNITY

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike





ARCHITECTURAL VISION

INSPIRED DESIGN

Every element of Playa Viva has been meticulously crafted to maximize ocean views and natural light, featuring contemporary architecture with clean lines, expansive glass, and natural materials that reflect coastal elegance

A romantic couple is shown on a beach at sunset. The woman, on the left, has long, wavy blonde hair and is wearing a white, low-cut, spaghetti-strap dress. She is looking up and to the right, wearing round sunglasses. The man, on the right, has short brown hair and is wearing a white button-down shirt with the sleeves rolled up and dark trousers. He is also looking up and to the right, wearing rectangular sunglasses. They are standing close together, with the man's arm around the woman's shoulder. The background shows the ocean with gentle waves and a bright, hazy sunset sky with soft clouds. The overall mood is romantic and luxurious.

RESORT-STYLE SERVICES

EFFORTLESS LUXURY

Experience the pinnacle of convenience with our impeccable service suite—from attentive poolside attendance and prompt valet parking to concierge ready to fulfill your every request 7/24 our knowledgeable.

Building Structure

A
BLOCK

B
BLOCK

C
BLOCK



Podium Level

- Serviced Pool
- Tennis
- Shaded Table Tennis
- Badminton
- BBQ
- Outdoor Cinema

Ground Floor

- Fine Dining
- Coffee shop
- Outdoor Cafe
- Watersport
- Pool
- GYM
- Spa

Building Structure

- Shops
- Super Market
 - Pharmacy
 - Management
 - Beauty Salon
 - Water Sport Shop
 - Barber
 - Beauty Center
 - ATM Machine



Entrance
Valet Parking

B
BLOCK

C
BLOCK

A
BLOCK

PLAYA VIVA

RISCE

ENVI

GROUND FLOOR AMENITIES



GROUND FLOOR



- FINE DINING
- COFFEE BAR
- RETAIL SHOPS
- POOL
- OUT DOOR RESTAURANT
- GYM
- SPA & YOGA





A woman with long dark hair, wearing a blue halter-neck dress and large earrings, stands next to a man in a dark suit. They are in a dimly lit room with blue vertical light streaks in the background.

GOURMET RESTAURANTS

CULINARY EXCELLENCE

Savor gourmet masterpieces by top chefs, paired with rare vintages and exceptional service.



CHIC COFFEE CULTURE







PODIUM LEVEL PLAN



- ① Multi-Purposed Open Area with Seating
- ② Shaded Picnic Area
- ③ Plaza with Seating
- ④ BBQ Area
- ⑤ Seating
- ⑥ Badminton Area
- ⑦ Shaded Tennis Table Area
- ⑧ Shaded Play Area
- ⑨ Seating with Fire Pit
- ⑩ Pocket Plaza
- ⑪ Pool
- ⑫ Sunken Area
- ⑬ Multi-Purposed Open Deck with Seating
- ⑭ Shaded Wood Deck with Seating
- ⑮ Pergola
- ⑯ Shower Room
- ⑰ BBQ Area
- ⑱ Wood Deck
- ⑲ Pot & Sculpture
- ⑳ Featured Pergola
- ㉑ Badminton Court
- ㉒ Shaded Wood Deck
- ㉓ Tennis Table Area
- ㉔ Shaded Play Area
- ㉕ Shaded Sunken Area
- ㉖ Opendoor cinema











OUTDOOR CINEMA



GYM

WELLNESS JOURNEY



LUXURY SPA

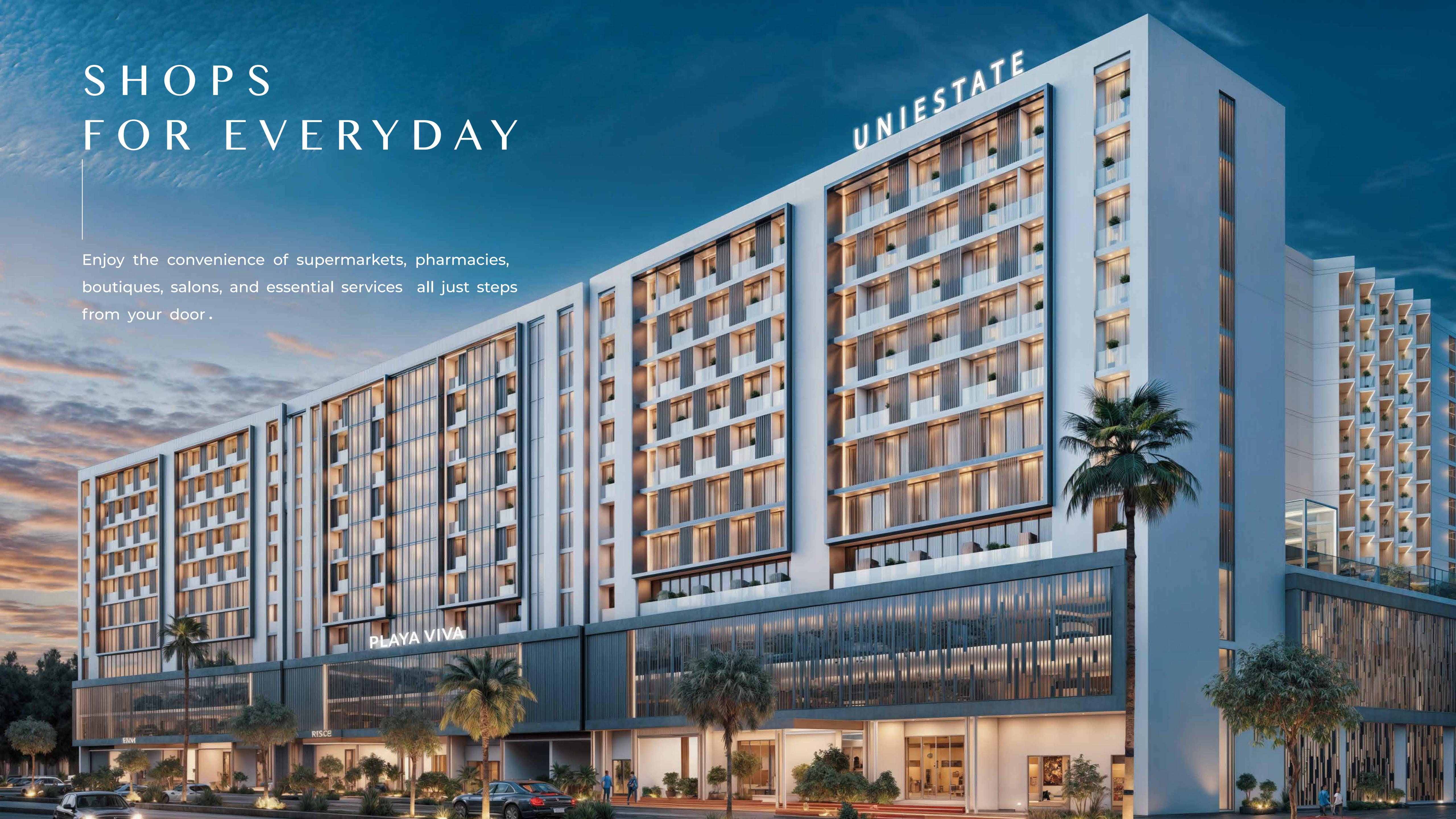
Rejuvenate body and mind in our premium spa, where skilled therapists combine ancient healing traditions with modern techniques to create personalized treatments in serene surroundings.





SHOPS FOR EVERYDAY

Enjoy the convenience of supermarkets, pharmacies, boutiques, salons, and essential services all just steps from your door.





TOWER 2



SHOPS

EVERY DAY LUXURY NEEDS

Enjoy the convenience of supermarkets, pharmacies,
boutiques, salons, and essential services — all just steps
from your door.





APARTMENTS TYPES

YOUR PERFECT SANCTUARY

Choose your perfect sanctuary from our collection of impeccably designed studio, one, two, and three-bedroom apartments, each offering panoramic views and sophisticated living spaces.





FULLY FINISHED FULLY SMART

EFFORTLESS LIVING

Choose your perfect furnished apartment from our collection of impeccably designed studio, one, two, and three-bedroom units — all featuring smart home systems, panoramic views, and elegant living spaces .



PLAYA VIVA

LOBBY



LIVING ROOM









BATHROOM







KITCHEN





BEDROOM







WATER SPORT

SIZE GUIDE

| UNIT TYPE | AREA <small>SQFT</small> |
|-----------|--------------------------|
| Studio | 300 - 462 |
| 1BR | 600 - 850 |
| 2BR | 1100 - 1200 |
| 3BR | 1700 - 1800 |

PAYMENT PLAN

1%

Monthly

5 years

Post Handover

Now

20%

Now

4%

August

10%

November

10%

Q1 2026

1%

At Handover

Post Handover

1%

Monthly - 5 years

UNIESTATE

DEVELOPER EXCELLENCE



Backed by UniEstate's renowned reputation for creating landmark properties that blend innovative
Design with superior quality, ensuring both lifestyle enhancement and investment security

uniestate.com

THE FUTURE AWAITS

Secure your position in this exclusive community today, with project completion set for Q1 2026 and attractive pre-launch incentives available for early investors

