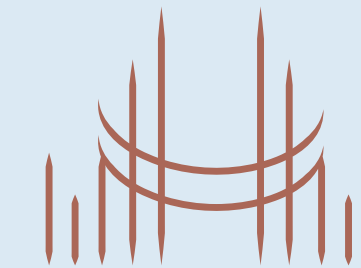




LM





THE LUXE DEVELOPERS



Where life transcends  
beyond the ordinary,  
every day

Life is a journey, not a destination—a collection of moments, both big and small, that shape who we are and who we become. Imagine waking up to the sun glistening on the Arabian Gulf, a gentle breeze carrying the soft whispers of the sea. Spend your days indulging in serene coastal walks, basking by the infinity pool, or rejuvenating in luxurious surroundings, where time slows down, and tranquility envelops you.



# Things will never be the same again.

Step into a realm where every moment transcends the expected, and the extraordinary becomes your everyday. Where boundaries dissolve and each day ushers in a new chapter of discovery and delight. It's a lifestyle—a harmonious blend of luxury and nature.

At La Mazzoni life is elevated, with design that echoes the rhythms of the sea, the wind and spaces that invite serenity. This is where each day unfolds with new possibilities.

Welcome to a place that redefines your perspective on living, where utmost sophistication and undeniable luxury collide.





# Where design becomes nature's expression

Inspired by the graceful flow of wind and waves, this development is a living ode to the nature. Its fluid, organic curves and seamless design echo the rhythms of the ocean, blending nature's elegance with modern architecture.

Every detail is crafted to reflect balance and harmony, making the structure not just a building, but a poetic expression of movement and tranquility. The design is a bold statement—one that pushes boundaries, defies convention, and transforms architecture into an art form.







## A Landmark of Luxury in Motion

Prepare to witness an architectural marvel that stands tall as a beacon of sophistication.

Rising at over 240 meters, this breathtaking masterpiece commands attention, offering a residence that transcends expectations.

Encompassing close to a million square feet of thoughtfully designed space, La Mazzoni sets a new standard for luxury living. From the cascading waters of the ground plaza to the sun-drenched rooftop pools, this is a vision of unparalleled form.





# Ever felt exhilarating bliss?

La Mazzoni finds its place in the pulsating emirate of Ras Al-Khaimah. Home to the soon-to-be-launched Wynn Resorts, a first-and-only-like-it entertainment complex in the Middle East, Al Marjan Island is a landmark destination, where business and leisure unfolds. Where cutting edge innovation blends with the islands stunning natural landscapes.

- Wynn  
Resort

04 Mins
- Al Hamra  
Mall

08 Mins
- RAK  
Central

09 Mins
- Al Hamra  
Golf Club

10 Mins
- Royal  
Yacht Club

12 Mins
- RAK  
Airport

30 Mins
- Sharjah  
Airport

45 Mins
- Dubai  
Airport

60 Mins



A NEW LANDMARK UNFOLDING



Al Marjan Island  
Ras Al Khaimah



# A STUDY IN

Embrace the  
abundance of  
nature's gift.

La Mazzoni offers two worlds within one address, where each side promises an entirely different yet equally captivating way of life.

On one hand, the peaceful side invites you into a world of nature's tranquility. Lush greenery, serene water features, and private chalets offer a rare sense of calm and privacy, allowing you to immerse yourself in the soothing embrace of the environment. Every corner whispers serenity, providing the perfect backdrop for reflection and relaxation.

# CONTRASTS

Lifes  
vibrant hum

On the other, the vibrant side pulses with energy and excitement. Here, dynamic spaces are designed for those who crave an active lifestyle—rooftop pools with sunken seating, a state-of-the-art gym, outdoor fitness areas, and a lively padel court await. It's a space where fun, fitness, and vitality reign, making every day an opportunity for adventure.





## Arrive Beyond

As you glide into the grand driveway of La Mazzoni, you're welcomed by an artistic masterpiece that radiates timeless elegance. Step inside, and tranquility envelops you.

Sunlight dances through expansive windows, casting a soft, golden glow across the lobby. The tranquility lounge feels like a private retreat, where plush seating and carefully curated interiors create an inviting, serene space.

Every corner whispers of refinement, where minimalist design seamlessly intervenes with opulence, and rich textures blend with a palette of soothing hues. This is more than just a place to live—it's where the extraordinary effortlessly becomes part of your everyday rhythm.







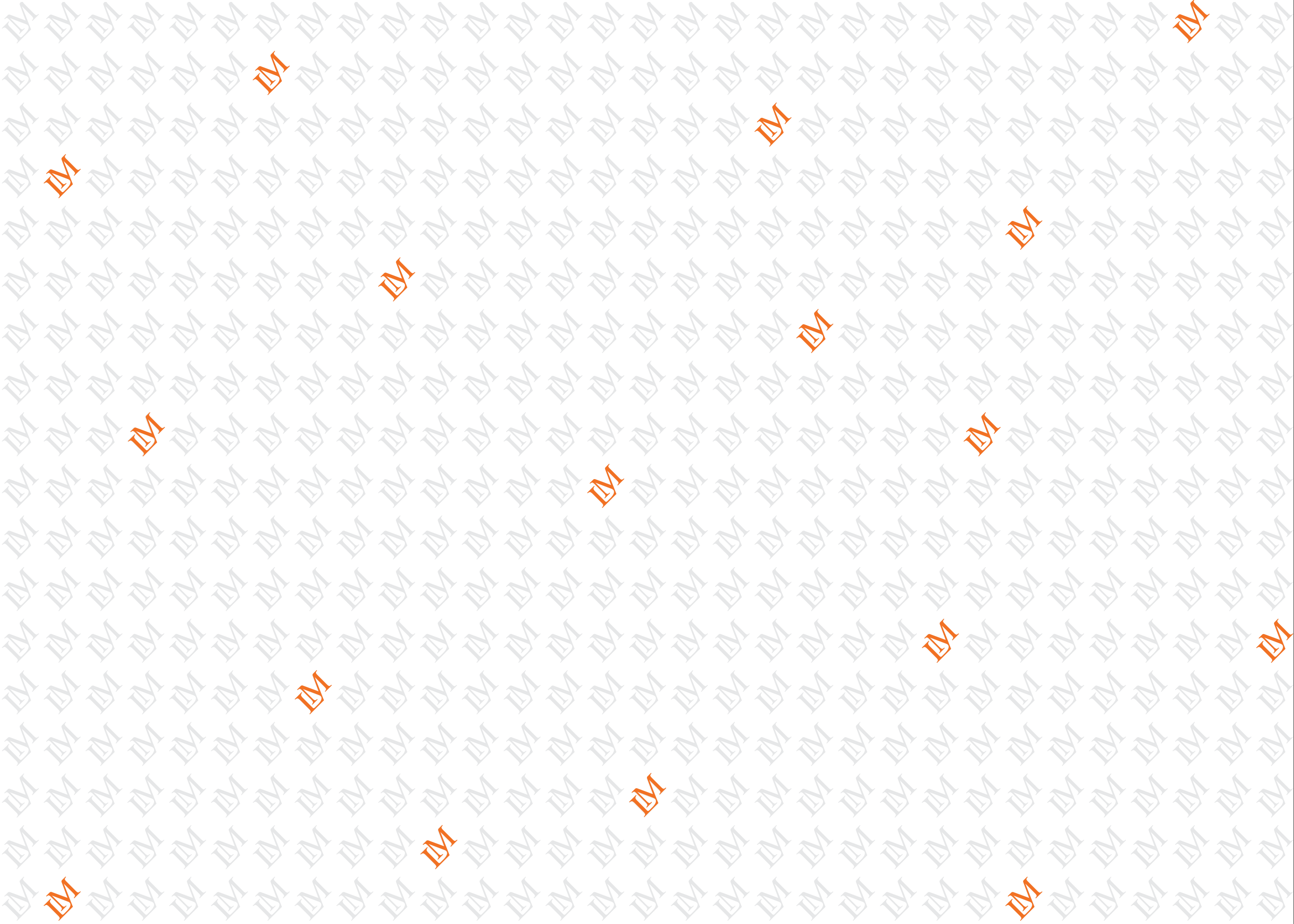
## The Whispering Walk

The Whispering Walk forms a harmonious journey through La Mazzoni, where nature and architecture intervene. As you stroll along the gently lit path, the sound of cascading waterfalls and children's laughter fills the air. Lush greenery softens the sleek architecture, while glimpses of the serene play area evoke a sense of family joy.

The walk leads to The Grand Staircase, a sweeping ascent surrounded by tropical plants and bathed in natural light. By day, it's a peaceful retreat, and by night, soft lighting creates a warm, inviting glow—a serene escape from the everyday.







Apartments  
Penthouses  
Chalets  
Amenities





## 1 Bedroom

Experience the perfect balance of simplicity and sophistication in La Mazzoni's fully furnished 1 bedrooms. Every inch of space is thoughtfully designed to create an intimate yet functional atmosphere, where luxury furniture and regional influences blend perfectly.

The seamless kitchen design, with integrated appliances and a functional island with built-in seating, flows effortlessly into the living space, creating a sense of harmony. The bedroom is a serene retreat, offering tranquility and understated luxury in this elegantly crafted home.











## 2 Bedroom

Experience the allure of redefined luxury at La Mazzoni, where our fully furnished 2-bedroom units combine spaciousness with style. Elegant finishes create a refined atmosphere, while wood adorned interiors create a sophisticated that exudes elegance. The exquisitely designed bed blends sophistication with ultimate comfort, and the luxurious bathroom offers a retreat with premium fixtures and serene design, making every moment feel like a tranquil escape.





## 3 Bedroom Apartments

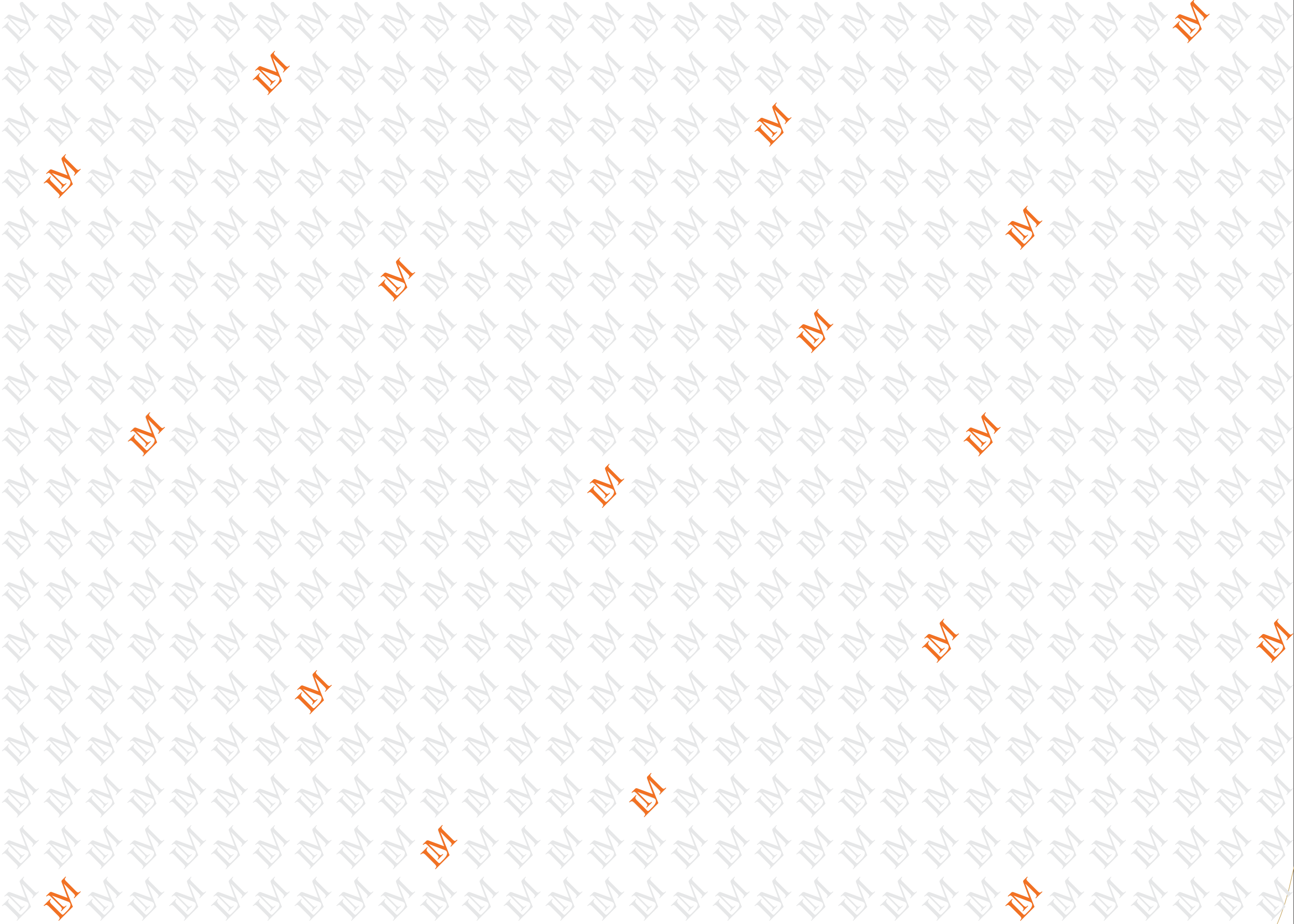
Redefining spacious living, our luxury furnished 3-bedroom units feature grandeur that seamlessly blend comfort and sophistication. Expansive spaces are enhanced by the finest materials, adding a subtle yet elevated touch. The gently curved sofas and tables, along with intricate rug patterns, reflect La Mazzoni's unique design influence, transforming every room into a masterpiece of understated elegance.

## Duplex

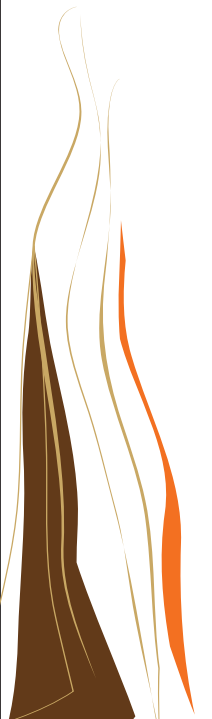
For those who seek more, our fully furnished duplex units offer expansive living across two levels. Grand entertaining areas blend seamlessly with serene private retreats, balancing vibrant social spaces with tranquil havens. Carefully curated furniture adds a unique touch, while a gracefully curving staircase leads to the upper living areas, where luxury and comfort unite.







Apartments  
Penthouses  
Chalets  
Amenities











The Pinnacle of Luxury Living







# Experience the Grandeur

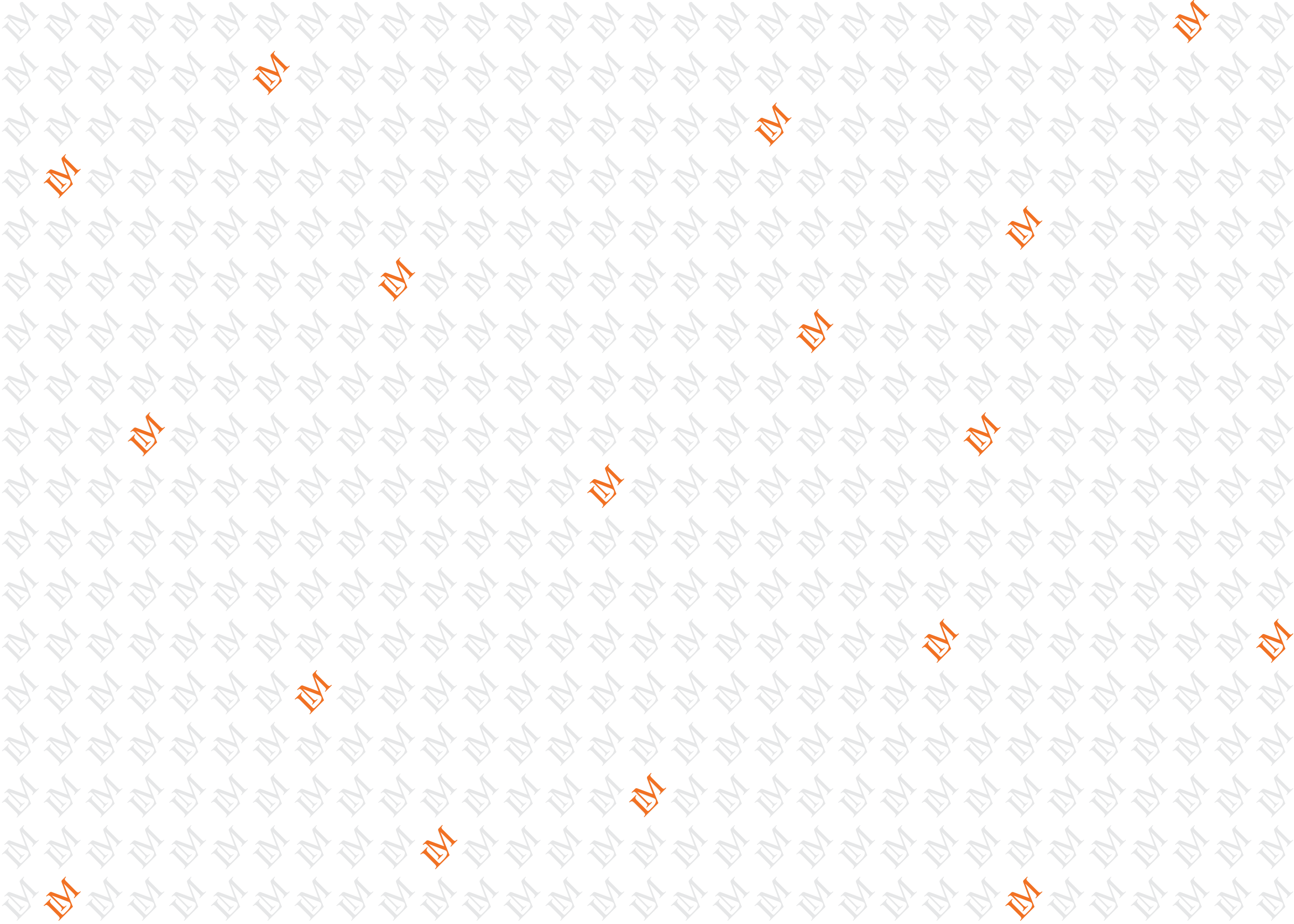
## The Prized Pinnacle

For those who seek the epitome of luxury, our fully furnished penthouses are the ultimate expression of grandeur. Perched on the uppermost floors, these expansive residences offer sweeping, uninterrupted views, coupled with a lifestyle tailored to the most discerning tastes. Every corner speaks of exclusivity, with open living spaces that flow effortlessly into each other, creating an atmosphere where sophistication meets comfort. This is a home where elegance is not just seen, but felt, with every detail curated to perfection.

## Quiet Retreats & Open Air Living

Designed as personal sanctuaries, the penthouse bedrooms invite relaxation with serene color palettes, sumptuous bedding, and ample storage. The private balconies extend your living space, providing breathtaking views of the shoreline and a tranquil escape. The open-plan layout blends indoor and outdoor living, allowing natural light to flood every room, enhancing the sense of freedom and openness. The beautifully illuminated pool creates an inviting ambiance for soaking in the views and savoring moments of serenity.





Apartments  
Penthouses  
Chalets  
Amenities







## Chalets

As secluded as  
it is grounded.

For those who prefer villa-style living without losing touch with the tangible life, our fully furnished exclusive chalets offer expansive living amidst the vibrant energy of La Mazzoni.

It's where comfort meets refinement, creating a timeless retreat in the heart of La Mazzoni. The generous windows invite natural light to dance across the interiors, while as dusk falls, custom lighting weaves a warm, enchanting glow, enveloping the space in an atmosphere of serene elegance.



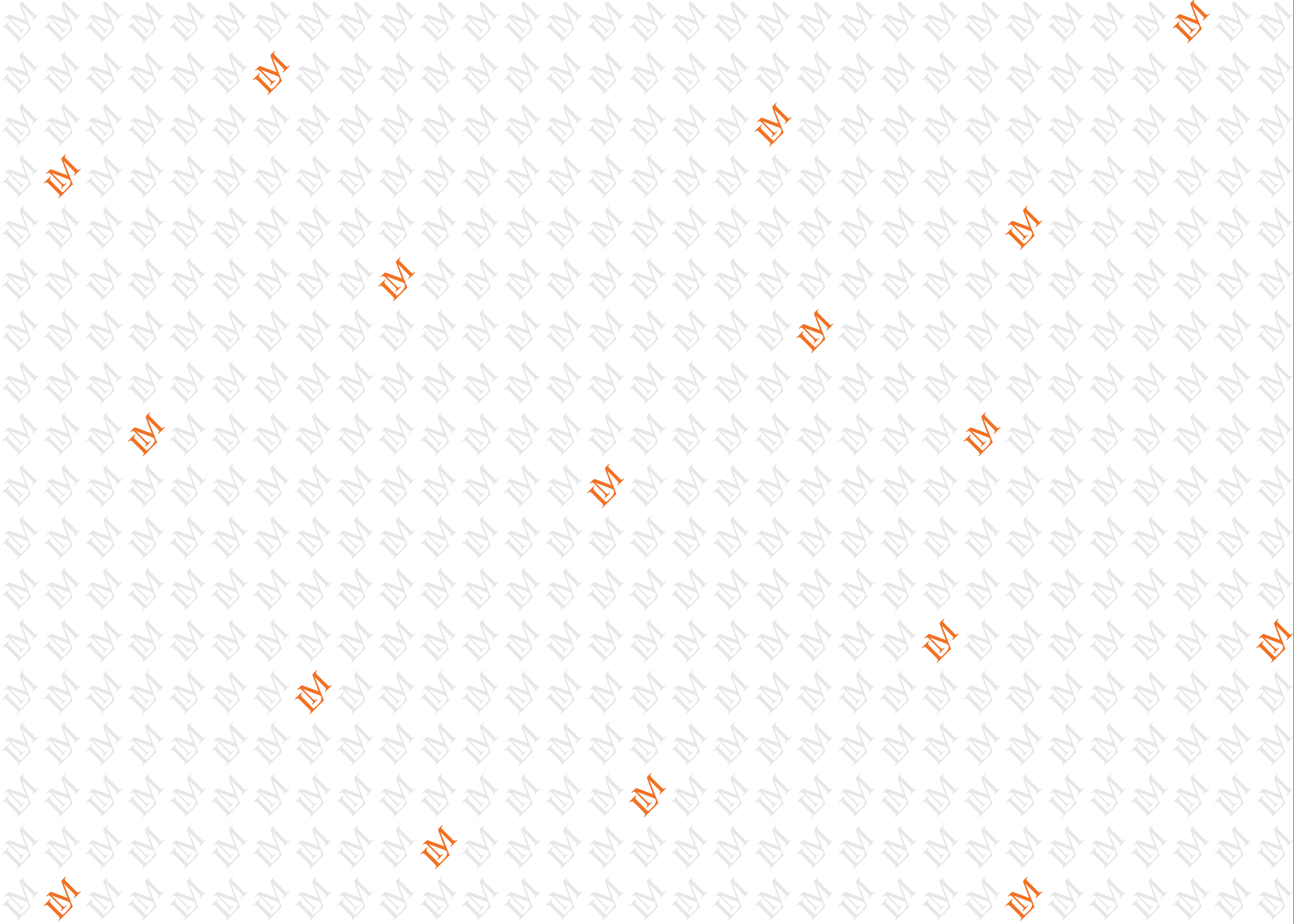


## Chalets that redefine coastal composure.

Seven exclusive chalets where awe meets tranquility, and the only drama is the breathtaking sunset. Each chalet features a comfortable cabana by a plunge pool, ideal for a relaxing afternoon.

Outdoor dining and seating areas offer the perfect setting for evening gatherings, with unmatched privacy within a secluded garden where these one-of-a-kind chalet residences offer a refuge from... it all.



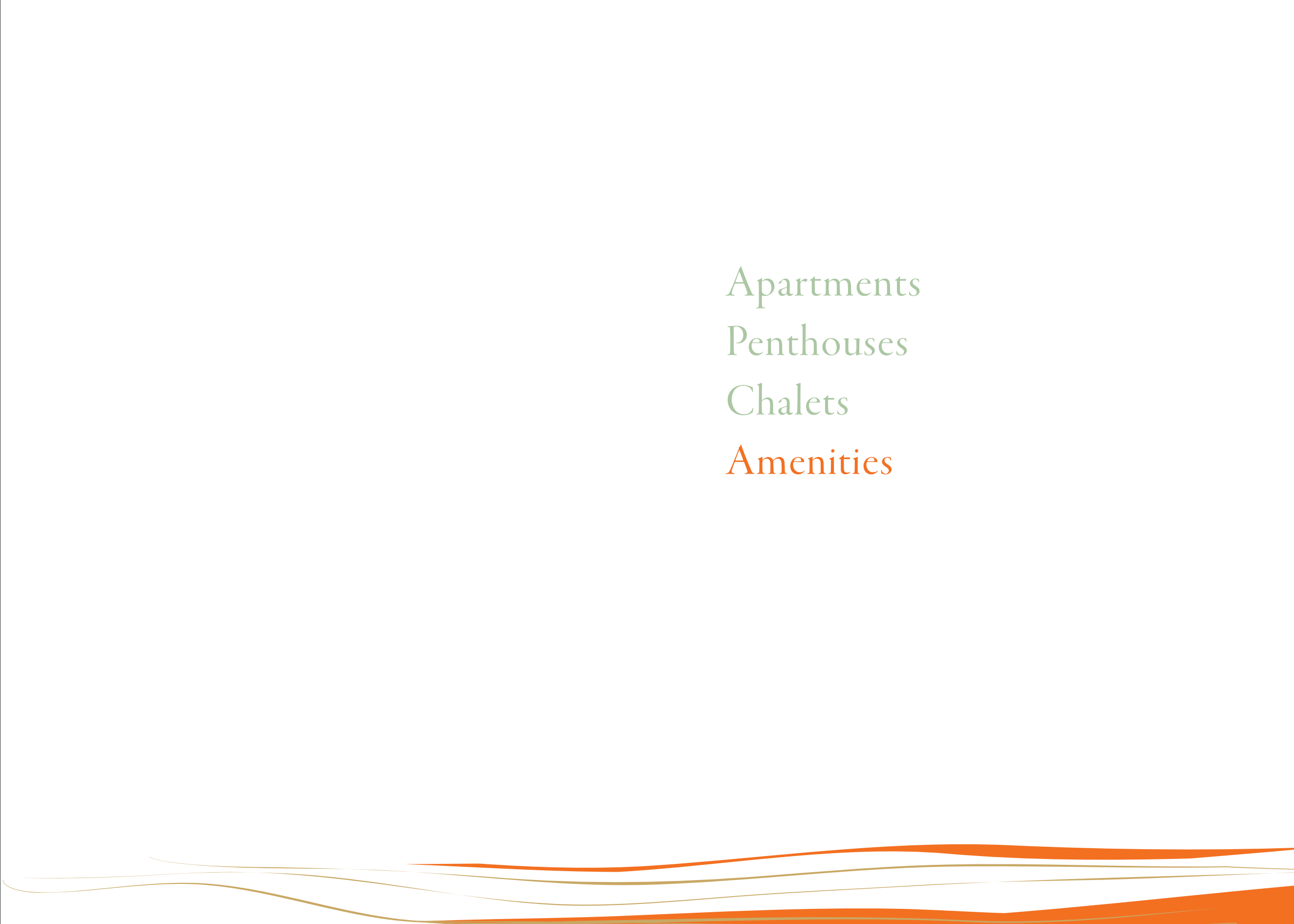


Apartments

Penthouses

Chalets

Amenities





# A World of Indulgences

Beyond your private haven, a realm of exclusive indulgence unfolds. Crafted for those who seek the extraordinary, every amenity is a testament to refined living. From tranquil retreats to vibrant social spaces, every detail at La Mazzoni is designed to elevate your lifestyle, offering a seamless blend of luxury, comfort, and sophistication.





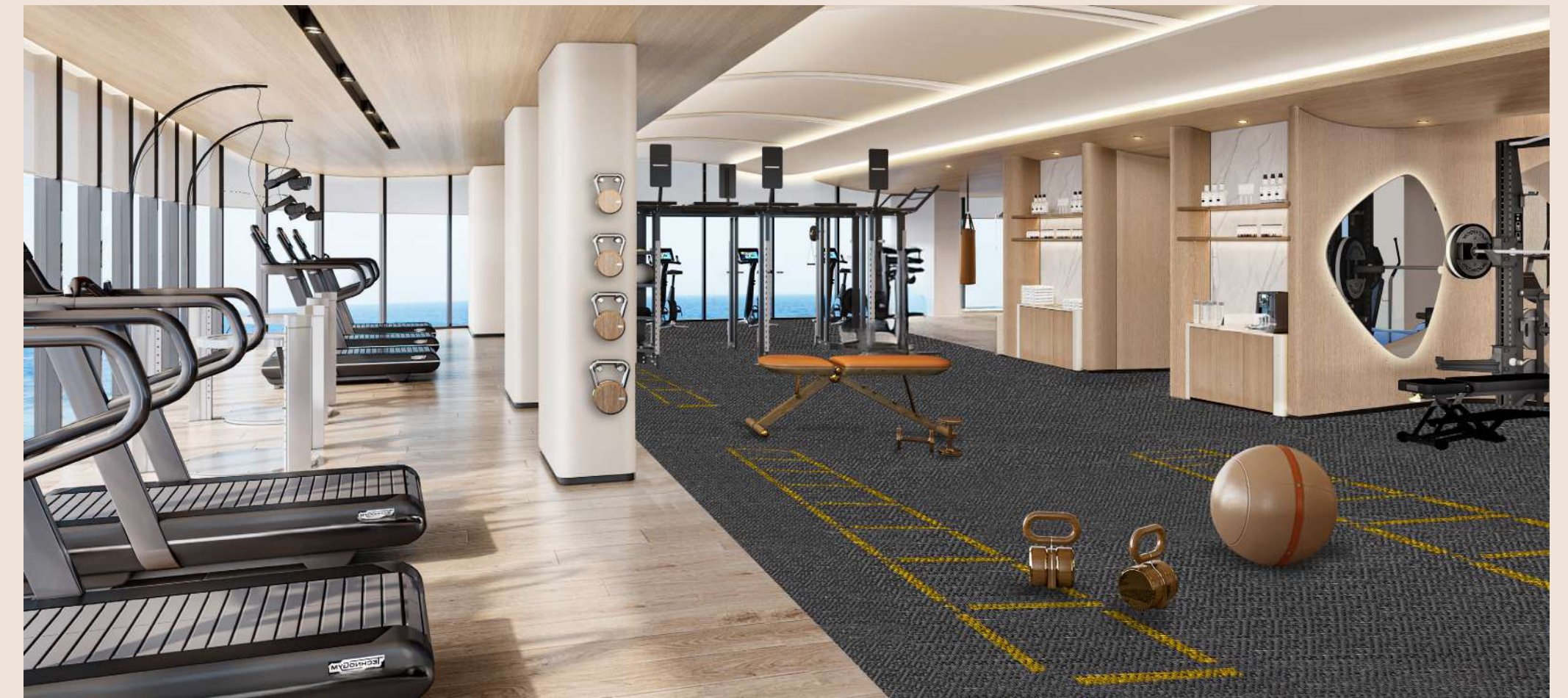


## La Mazzoni's version of powerhouse:

### Pulsating

Feel activated in state-of-the-art fitness facilities, spanning over 11,000 square feet between the two towers, with cutting-edge equipment nestled amidst lush greenery.

For those who prefer a gentler pace, our combined jogging and walking tracks wind through the lush outdoors.







## Energy. Literary.

Embrace life's every rhythm with spaces where you can be competitive or find moments of contemplation.

On The Court, feel the thrill of a padel game as you volley with friends, the sun glinting off the vibrant blue surface.

In the Book Nook, lose yourself in the pages of a captivating novel, surrounded by the whispers of turning pages.







## Where imagination runs wild

At La Mazzoni, we understand that children thrive in environments that cater to their energies and moods.

For moments of quiet creativity, our indoor play area offers a haven of imagination, with colourful toys and engaging activities to spark young minds.

And when adventure calls, our outdoor playground beckons. Tucked away amidst lush greenery, it's a wonderland of slides, climbing frames, and hidden tunnels, where little explorers can unleash their boundless energy.







## Beyond Individuals

Designed to fuel productivity, creativity and connection, the La Mazzoni co-working spaces are designed to share stories laughter and experiences amongst green spaces.

From brainstorm session to clint calls, the open air, nature inspired spaces are all designed for the perfect blend of collaboration and creativity.







## Azure Horizons & Sunken Oasis

With cascading infinity pools La Mazzoni offers a space for both calm and invigoration. Submerge yourself in its crystal waters and let your gaze drift to the endless expanse of the Gulf.

Descend to the Sunken Oasis, a secluded retreat held in lush greenery to bask in the sun's warmth while enjoying the blissful ambiance.

## Little Dipper

A pocket of laughter and joy where little ones can make a splash in style. This sheltered pool, nestled amidst lush greenery, is designed with young children in mind. With its shallow waters, playful canopy, and ample seating for parents, it's the perfect place for families to unwind and create unforgettable memories.







## Tranquility Temple

Escape to a peaceful retreat where tranquility reigns. offering an intimate space for relaxation, with treatments designed to soothe your body and mind. In this serene haven, expert hands guide you through a journey of pure rejuvenation. Every moment here is crafted to restore balance and leave you feeling renewed.



## Connoisseur's Corner

Indulge in the finer things in life while escaping from the frenzy of daily life. Find your own private moment within this sophisticated corner.

## Sky Lounge

While the Connoisseur's Corner offers a haven for solitary indulgence, the Sky Lounge is where connections take flight. Celebrate life's moments with friends and neighbours, amidst an ambiance of vibrant camaraderie.





## Beyond All Else.

La Mazzoni is your opportunity  
to conjure a life of beauty, meaning, and  
unforgettable moments.







At La Mazzoni, life is an artfully crafted experience, a whimsical play of nature, culture, and personalised service.

This is Beyond.



## Our Partners

**Dewan**  
Architects +  
Engineers



**MEIN-HARDT**

cracknell



### DISCLAIMER:

Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Seller and Buyer will have any legal effect. E&OE



# The Team Behind The Vision.

The Luxe Developers aims to bring a sense of individualism to every project and build structures that turn into the landmarks of tomorrow.

We believe that extraordinary quality and luxury craftsmanship elevates every living moment.

Our ethos is to create elevated lifestyles around the globe

where comfort and craftsmanship meet excellence.

It will be a balancing of passions and resources.

It will centre around doing well while doing good.

It will be daring.  
It will be distinct.  
It will be bright.

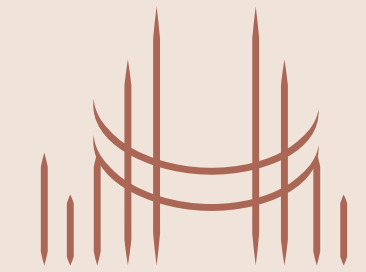


Siddharta Banerji  
*Managing Director*

Shubam Aggarwal  
*Chairman*



*CRAFTING* NEW SKYLINES



THE LUXE DEVELOPERS