

LAPIS
Real Estate FZ-LLC

AZURE
by Lapis

PROJECT BRIEF

Message from the Chairman

As we celebrate 20 years of Lapis Properties, I look back with pride on a journey built on vision, resilience, and trust. From the start, our goal was never just to construct buildings, but to create spaces that inspire, elevate, and make a difference in people's lives.

Guided by innovation, quality, and core values, we have grown across the Middle East and Turkey, delivering not just projects but lasting impact. The trust of our clients, investors, and partners has been our greatest strength, helping us overcome challenges and reach new heights.

Looking ahead, we remain committed to innovation, sustainability, and purposeful growth.

With your continued support, we will keep shaping communities and building a legacy of excellence, one project at a time.

Chairman,
LAPIS Properties







Where Serenity Meets
Sophistication

The Essence of AZURE by Lapis

Azure stands as a symbol of refined living on Al Marjan Island, Ras Al Khaimah's most prestigious waterfront address. Rising against the horizon where the sea meets the sky, Azure captures the essence of serenity and sophistication in one timeless destination.

Here, the calm rhythm of the ocean is met with architectural elegance, creating a lifestyle that is both elevated and effortless. Azure is more than a residence, it is a sanctuary shaped by nature, designed for those who seek clarity, beauty, and meaning in the spaces they call home.





A Destination Beyond *Compare*

Framed by mountains, desert, and the sea, Ras Al Khaimah is one of the UAE's fastest-growing destinations for luxury living and investment.

Known for its natural beauty, rich heritage, and forward-looking vision, the emirate is becoming a global hub for tourism, leisure, and real estate.

With landmark projects such as the upcoming Wynn Resort & Casino on Al Marjan Island and world-class golf, hospitality, and adventure attractions, Ras Al Khaimah is shaping the next chapter of elevated living in the UAE.



Luxury reimagined in every
Detail

Connectivity and Lifestyle Essentials

03 mins



Al Hamra Mall

03 mins



Golf Club

06 mins



Marina & Yacht Club

06 mins



Historic Jazz,
Al Hamra

28 mins



RAK Airport

1.5 hour



Dubai,
Burj Khalifa

35 mins



Wadi Shawka

20 mins



Al Qawasim
Corniche

45 mins



Jebel Jais

45 mins



Jais Flight

10 mins



Manta Bay Rooftop Beach
Launching 2026

07 mins



Wynn Resort & Casino
Launching 2027

Coming Soon!

Building Configuration

OWNERSHIP

Freehold

ANTICIPATED COMPLETION

Q4 2028

PARKING

Studio, 1 and 2 bedroom apartments: 1 parking space

3 bedroom normal, 3 bedroom penthouse
and 3 bedroom sky villa: 2 parking spaces

ELEVATORS

3 Passenger elevators
2 service elevators

3 Podiums

The Lobby



Rooftop

Upper Roof

Lower Roof

40 Residential Floors

Retail
Ground Floor

Design Philosophy

Framing the Horizon



LIGHT

Defines form



SPACE

Shapes perspective



SERENITY

Elevates living

At Azure, design becomes an experience. Rising 40 stories above Marjan Island, every line of the tower is drawn to the horizon, framing endless sea views and open skies.

Guided by clarity and flow, the glass invites natural light, verticality enhances perspective, and materials evoke timeless calm. Each residence is a sanctuary, balancing privacy with openness, elegance with simplicity.

Here, design is purposeful;

Shaping spaces that elevate daily living, inspire connection, and reflect the quiet rhythm of sea, sky, and home.



Where the sea whispers and
life slows

Unit Types

Studio Apartment

Premium Studio Apartment

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment

3 Bedroom Penthouse

3 Bedroom Sky Villa

Retail





A life shaped by elegance and

Calm

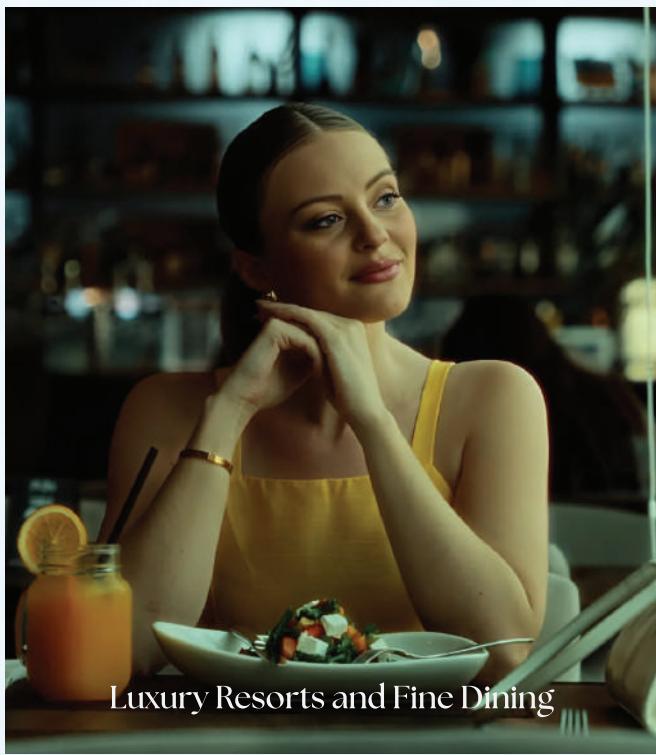
Community Amenities



Beachfront and Private Beaches



Landscaped Parks and Green Spaces



Luxury Resorts and Fine Dining



Boutique Retail and Leisure Outlets



Jogging and Cycling Pathways



Marina and Waterfront Activities

Amenities

Crafted for Comfort, Wellness, & Leisure



THE LOBBY



THE ELEVATORS



KIDS PLAY AREA



OUTDOOR POOL AREA



VOLLEYBALL



KIDS POOL



JOGGING



FOUNTAINS DANCE

Residential Apartments

Private Retreat by the Coast



THE LIVING AREA



THE BEDROOM



THE BEDROOM



THE KITCHEN



THE BATHROOM



Floor Plans

Layouts that Fit Every Lifestyle

PODIUM 1



1st FLOOR (1st TYPICAL)



2ND TYPICAL FLOOR PLAN

**TYPICAL FLOOR AT : 2,3,7,8,9,13,14,15,19,20,21,25,26,27,31,32,33,37,38
(TOTAL 19 FLOORS)**



3RD TYPICAL + (GR-DUPLEX) LEFT WING FLOOR PLAN

TYPICAL FLOOR AT: 4,16,28 (TOTAL 3 FLOORS)



4TH TYPICAL + (1ST-DUPLEX) LEFT WING FLOOR PLAN

TYPICAL FLOOR AT: 5,17,29 (TOTAL 3 FLOORS)



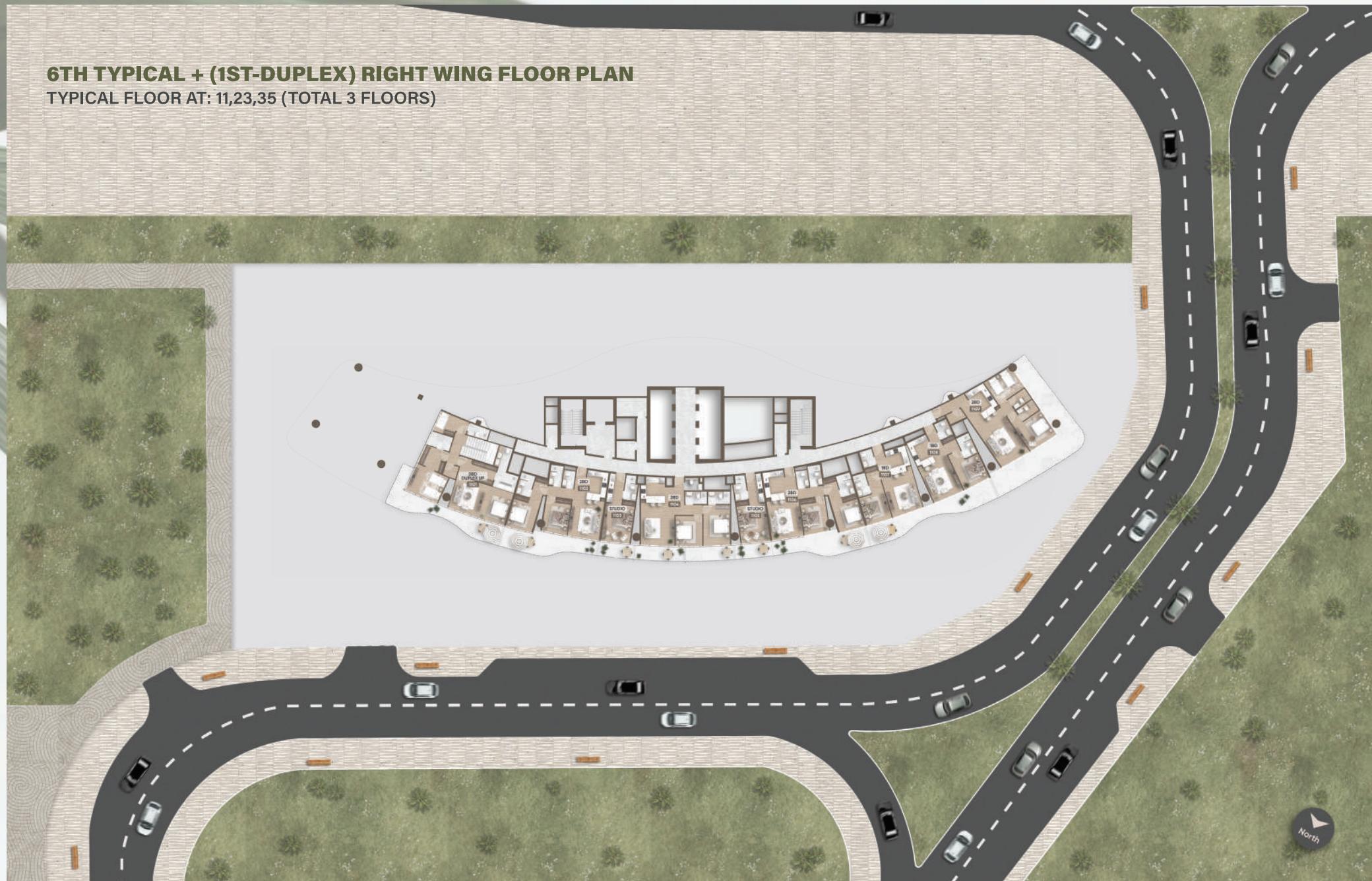
5TH TYPICAL + (GR-DUPLEX) RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT: 10,22,34 (TOTAL 3 FLOORS)



6TH TYPICAL + (1ST-DUPLEX) RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT: 11,23,35 (TOTAL 3 FLOORS)



7TH TYPICAL LEFT WING FLOOR PLAN

TYPICAL FLOOR AT: 6,18,30 (TOTAL 3 FLOORS)



8TH TYPICAL RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT: 12,24,36 (TOTAL 3 FLOORS)



9TH TYPICAL FLOOR PLAN (39-40)



LOWER ROOF PLAN



UPPER ROOF FLOOR PLAN



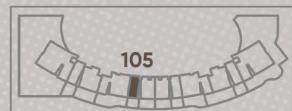
TOP OF ROOF FLOOR PLAN



Unit Types

Modern touch in living spaces

STUDIO APARTMENT - NORMAL



1st Floor (1st Typical)



4th Typical Floor



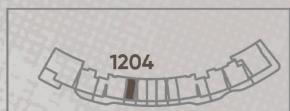
7th Typical Floor



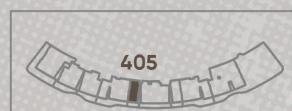
2nd Typical Floor (19 floors)



5th Typical Floor



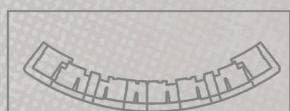
8th Typical Floor



3rd Typical Floor



6th Typical Floor



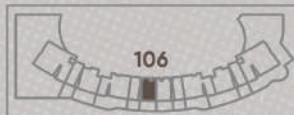
9th Typical Floor

Unit 105 – STD

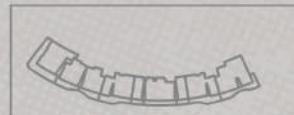
1	Entrance	-
2	Bathroom	2.95m x 1.50m
3	Kitchen	3.60m x 1.83m
4	Living Room	4.94m x 3.43m

	Suite Area	317.43 sqft
	Balcony Area	179.44 sqft
	Total Area	496.44 sqft

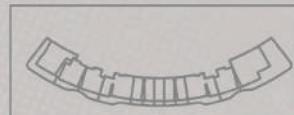
STUDIO APARTMENT - PREMIUM



1st Floor (1st Typical)



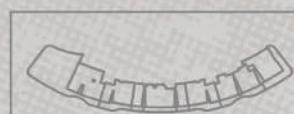
4th Typical Floor



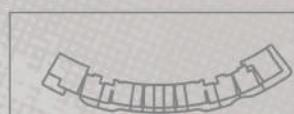
7th Typical Floor



2nd Typical Floor (19 floors)



5th Typical Floor



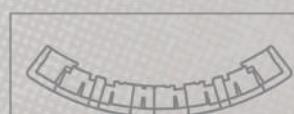
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

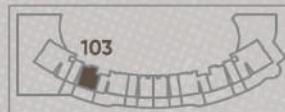
Unit 106 - PREMIUM STD

1	Entrance	-
2	Bathroom	2.90m x 2.60m
3	Kitchen	4.23m x 2.20m
4	Living Room	5.20m x 2.40m
5	Master Bedroom	5.20m x 2.84m



Suite Area	460.05 sqft
Balcony Area	241.33 sqft
Total Area	701.38 sqft

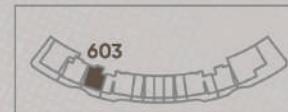
1 BEDROOM APARTMENT



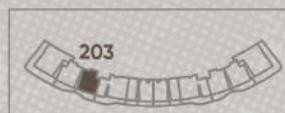
1st Floor (1st Typical)



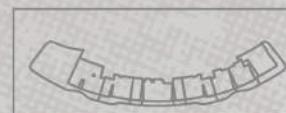
4th Typical Floor



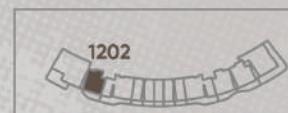
7th Typical Floor



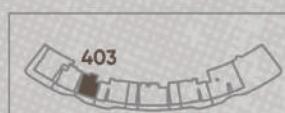
2nd Typical Floor (19 floors)



5th Typical Floor



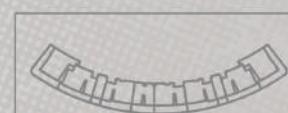
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

Unit 103 – 1BD

1	Entrance	-
2	Bathroom I	1.99m x 1.50m
3	Kitchen	2.96m x 2.54m
4	Living Room	4.70m x 3.75m
5	Master Bedroom	3.36m x 3.10m
6	Bathroom II	2.60m x 1.50m

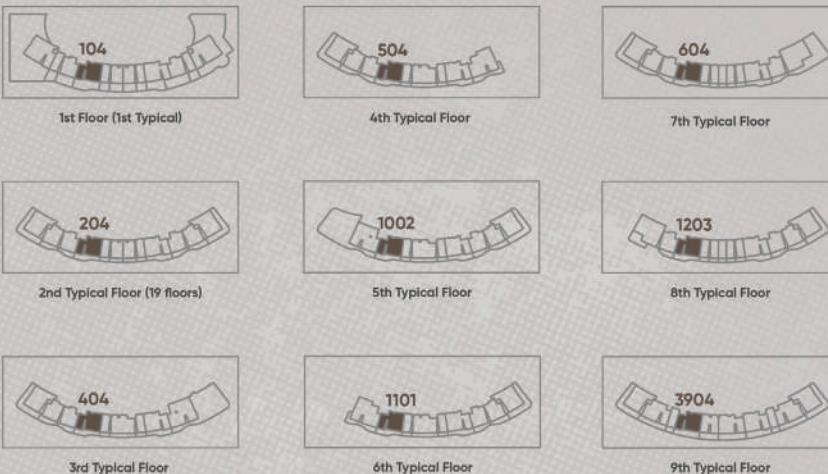


Suite Area 610.64 sqft

Balcony Area 369.53 sqft

Total Area 979.85 sqft

2 BEDROOM APARTMENT

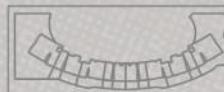


Unit 104 – 2BD

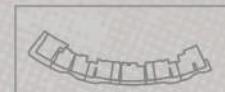
1	Entrance	-
2	Bathroom I	2.60m x 1.70m
3	Kitchen	3.45m x 2.50m
4	Living Room	4.60m x 3.80m
5	Master Bedroom	3.91m x 3.16m
6	Bedroom	4.22m x 3.00m
7	Bathroom II	2.40m x 1.50m
8	Bathroom III	2.00m x 1.40m

Suite Area	868.22 sqft
Balcony Area	539.06 sqft
Total Area	1406.85 sqft

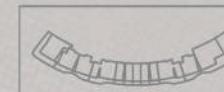
3 BEDROOM APARTMENT - NORMAL



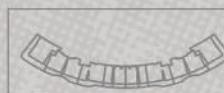
1st Floor (1st Typical)



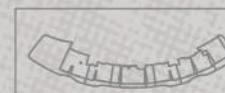
4th Typical Floor



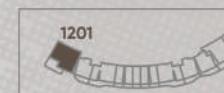
7th Typical Floor



2nd Typical Floor (19 floors)



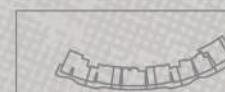
5th Typical Floor



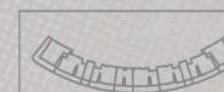
8th Typical Floor



3rd Typical Floor



6th Typical Floor



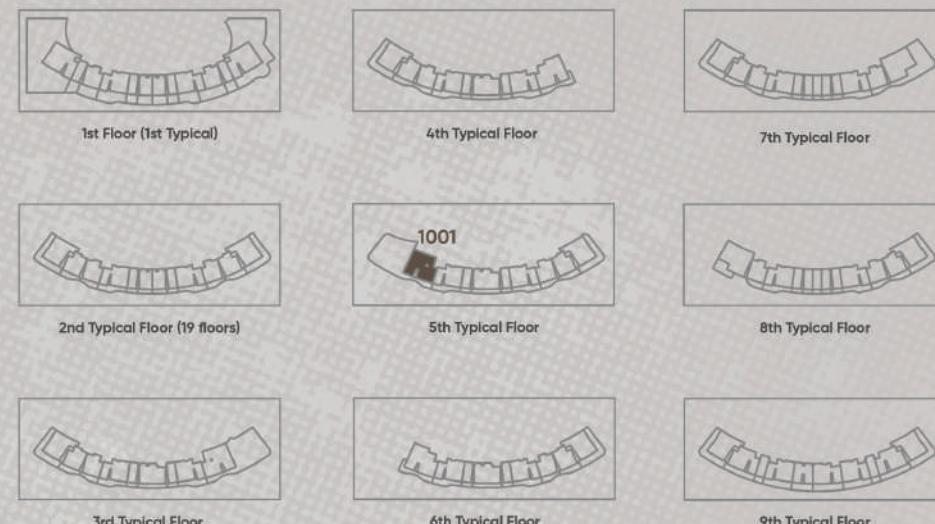
9th Typical Floor

Unit 1201 - 3BD

1	Entrance	-
2	Bathroom I	2.46m x 1.50m
3	Kitchen	2.90m x 2.55m
4	Living Room	5.80m x 3.75m
5	Master Bedroom I	4.30m x 3.30m
6	Master Bedroom II	3.80m x 3.35m
7	Bedroom	4.55m x 3.30m
8	Bathroom II	2.55m x 2.55m
9	Bathroom III	2.45m x 1.80m
10	Bathroom IV	2.20m x 1.50m

Suite Area	1247.01 sqft
Balcony Area	343.37 sqft
Total Area	1590.38 sqft

3 BEDROOM - DUPLEX

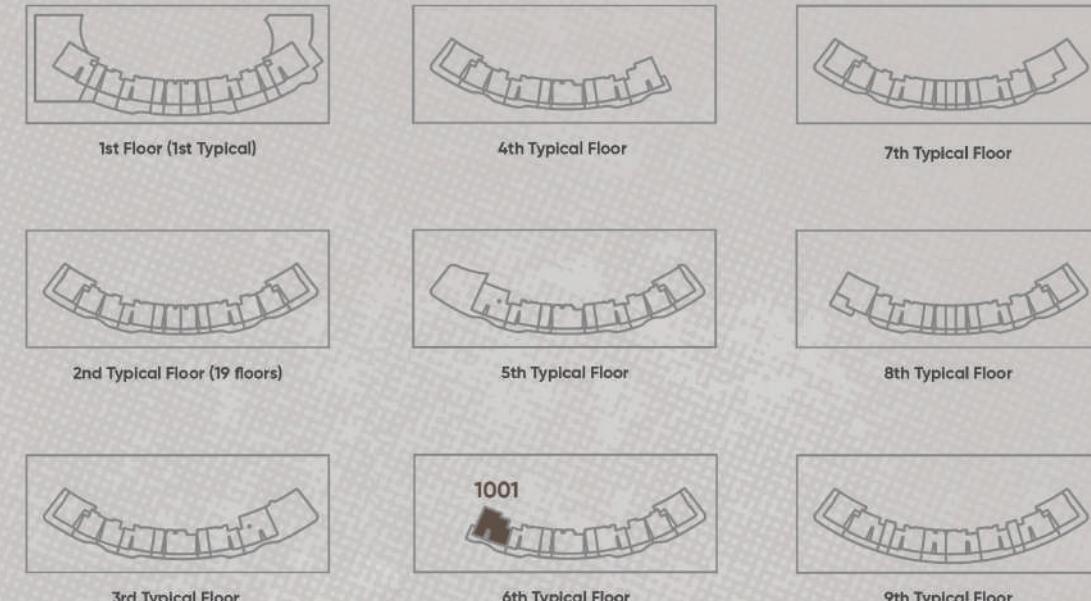


Unit 1001 – 3BD DUPLEX – GF

1	Entrance	-
2	Bathroom I	1.90m x 1.62m
3	Kitchen	3.42m x 2.75m
4	Living Room	10.26m x 4.09m
5	Master Bedroom	4.17m x 3.45m
6	Laundry	1.80m x 1.49m
7	Bathroom II	2.53m x 1.50m
8	Store	1.61m x 1.49m

Suite Area	2417.59 sqft
Balcony Area	2788.74 sqft
Total Area	5206.33 sqft

3 BEDROOM - DUPLEX



Unit 1001 - 3BD DUPLEX - 1stF

1	Master Bedroom	7.02m x 3.97m
2	Bathroom I	4.56m x 2.64m
3	Bedroom	4.08m x 3.38m
4	Bathroom II	2.81m x 1.70m
5	Dressing Room I	3.00m x 2.25m
6	Dressing Room II	2.81m x 2.55m
7	Made Bedroom	3.87m x 2.54m
8	Bathroom III	2.50m x 1.42m
9	Store	1.59m x 1.49m

	Suite Area	2417.59 sqft
	Balcony Area	2788.74 sqft
	Total Area	5206.33 sqft



PAYMENT PLAN

75% - 25%

2 years post handover

HANOVER

2028

Q4



Designed for those who
expect more





AZURE
by Lapis

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