

LAPIS  
Real Estate FZ-LLC

# AZURE

by Lapis

## 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.





An aerial photograph of a beach. The top half of the image shows a sandy beach with several blue beach umbrellas and a few people. The bottom half shows the turquoise water of the sea with white waves crashing onto the shore. The overall tone is serene and luxurious.

# 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

Rooftop

Upper Roof

Lower Roof

40 Residential Floors

3 Podiums

The Lobby

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

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Premium Studio Apartment

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1 Bedroom Apartment

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2 Bedroom Apartment

---

3 Bedroom Apartment

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3 Bedroom Penthouse

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3 Bedroom Sky Villa

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Retail

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A life shaped by elegance and  
*Calm*



## Community Amenities



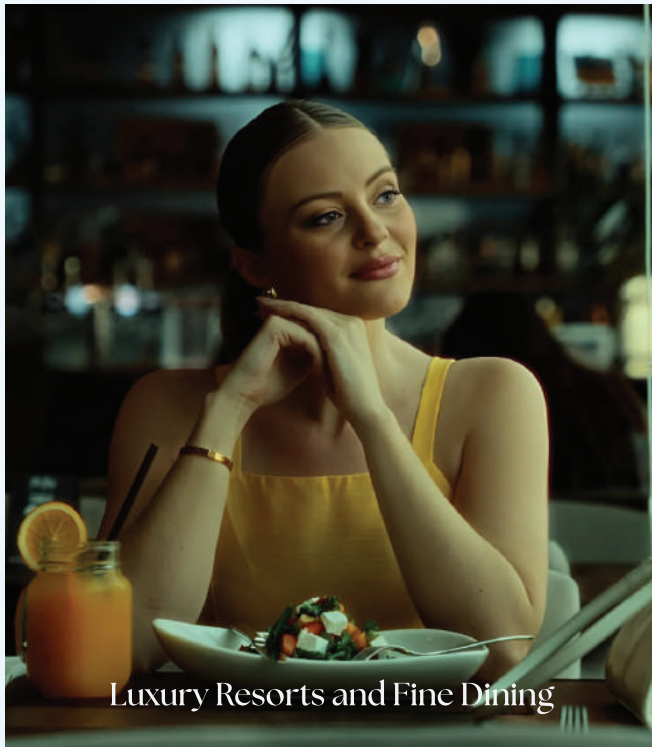
Beachfront and Private Beaches



Landscaped Parks and Green Spaces



Jogging and Cycling Pathways



Luxury Resorts and Fine Dining



Boutique Retail and Leisure Outlets



Marina and Waterfront Activities





# Amenities

*Crafted for Comfort, Wellness, & Leisure*





AZURE  
By LAPIS

## 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

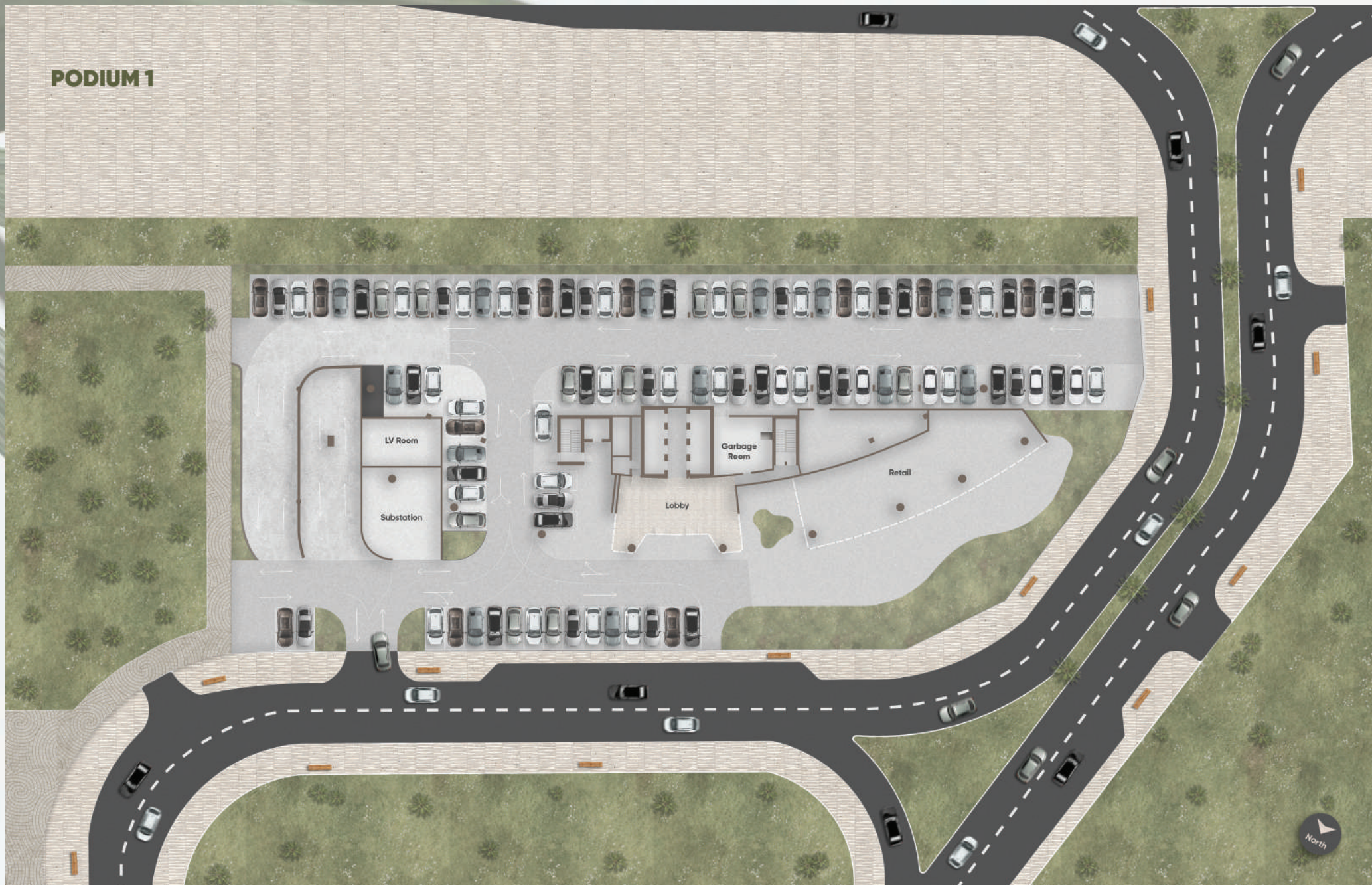




# Floor Plans

*Layouts that Fit Every Lifestyle*







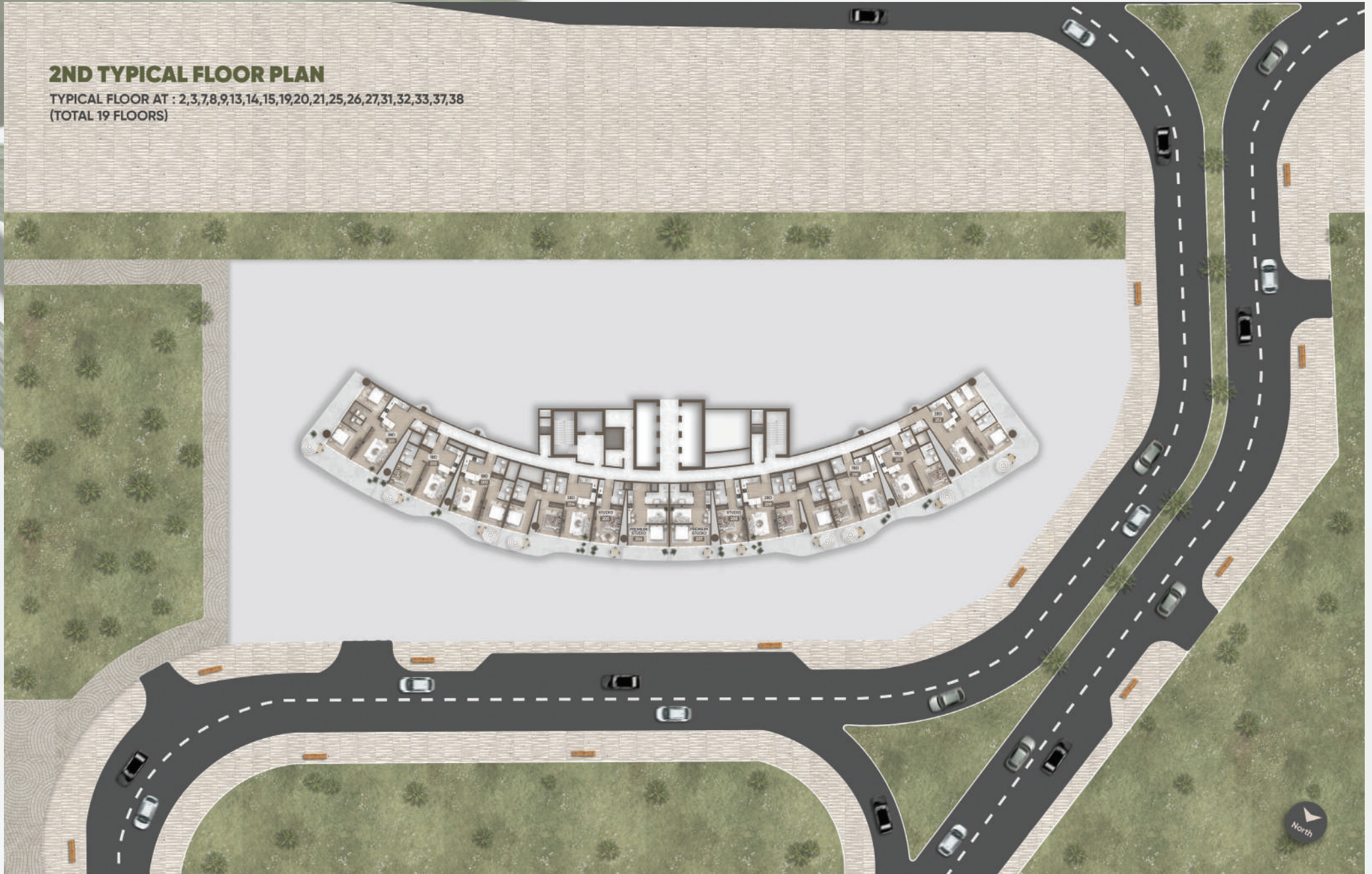
## 1st FLOOR (1st TYPICAL)





## 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

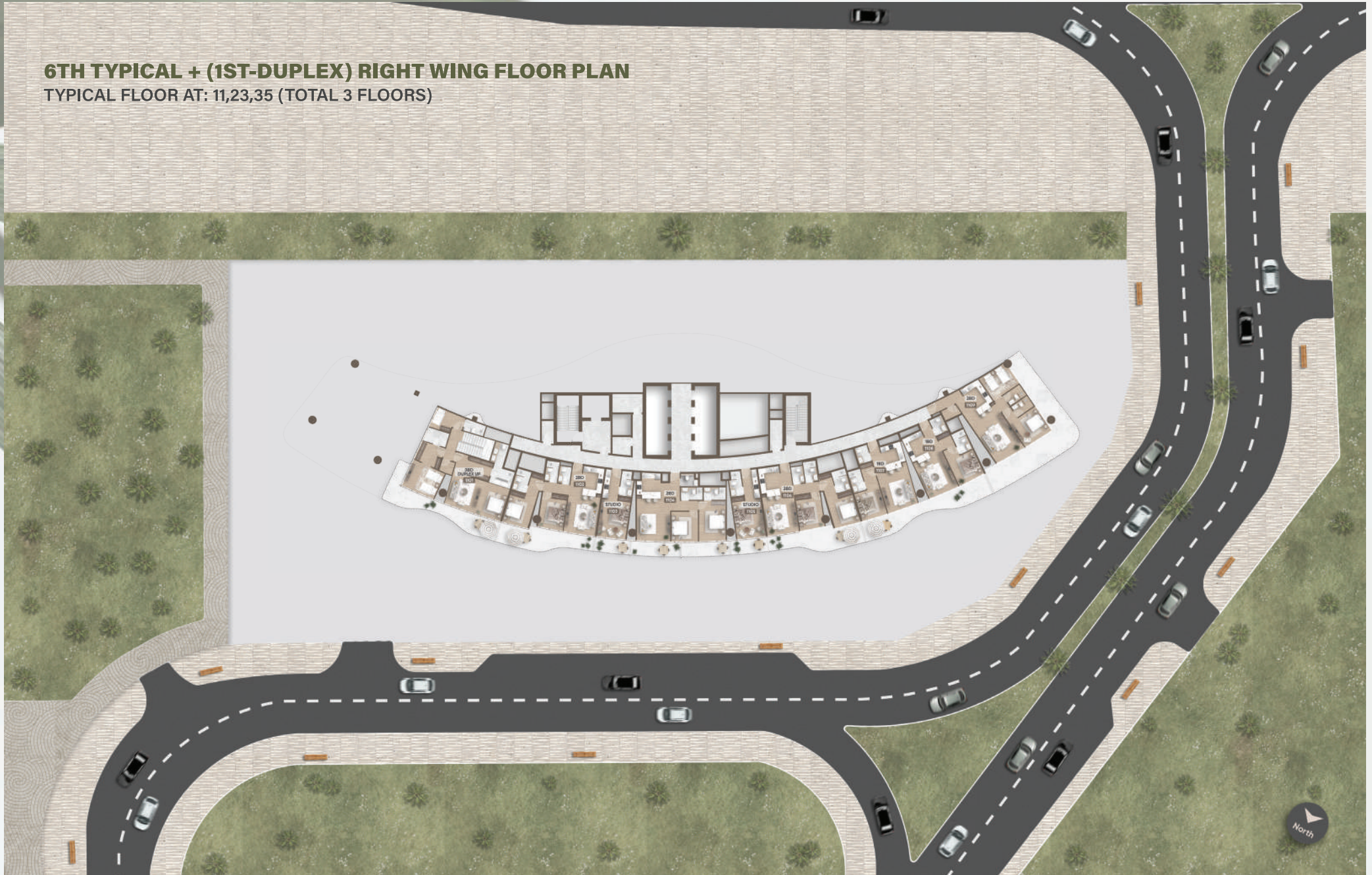
TYPICAL FLOOR AT: 10,22,34 (TOTAL 3 FLOORS)





## 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



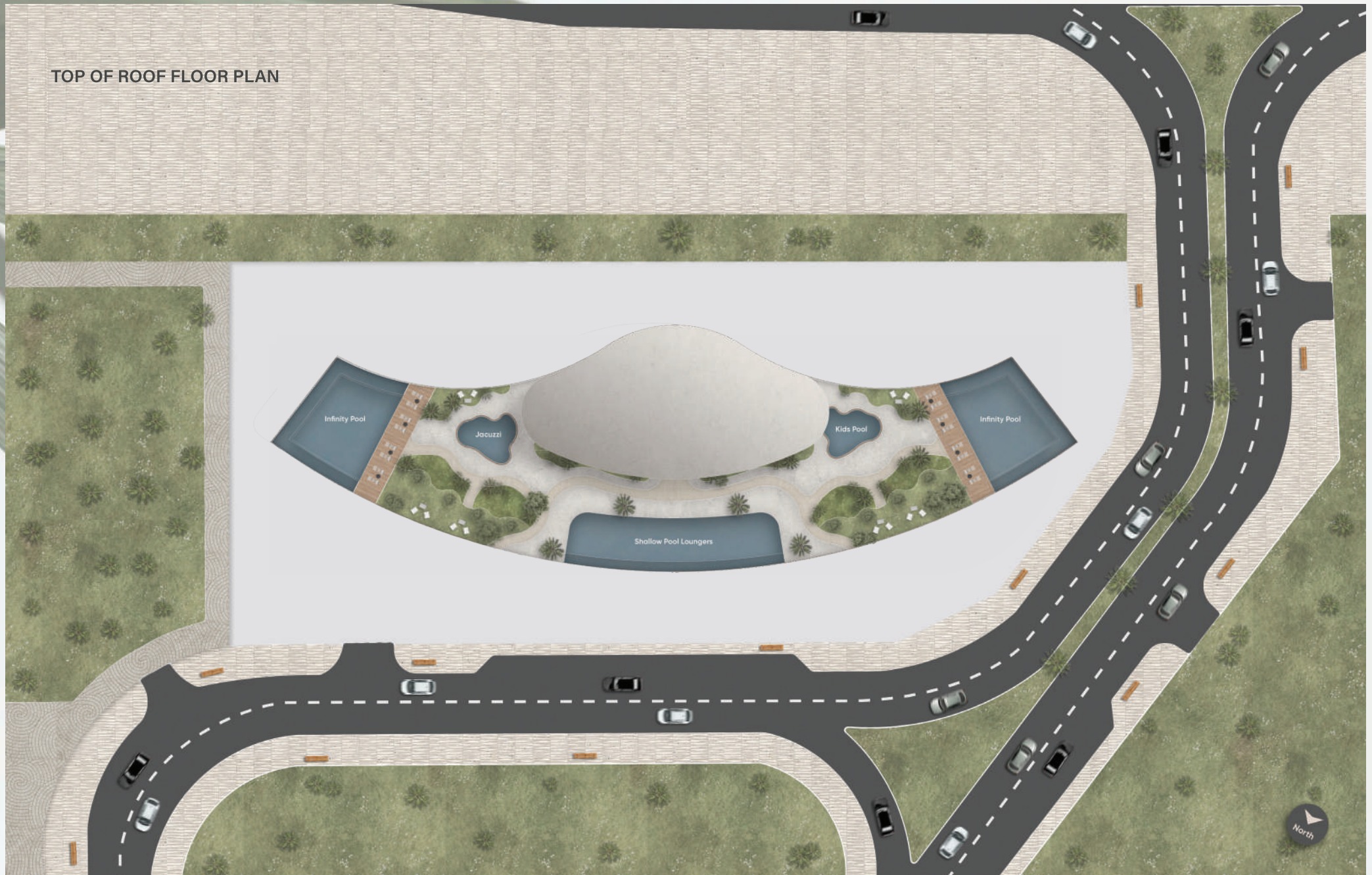


## UPPER ROOF FLOOR PLAN





## TOP OF ROOF FLOOR PLAN





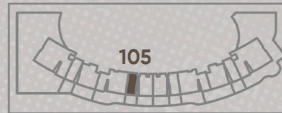


# Unit Types

*Modern touch in living spaces*



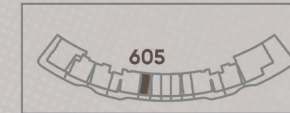
## STUDIO APARTMENT - NORMAL



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

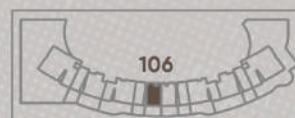
1	Entrance	-
2	Bathroom	2.95m x 1.50m
3	Kitchen	3.60m x 1.83m
4	Living Room	4.94m x 3.43m



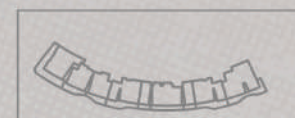
Suite Area	317.43 sqft
Balcony Area	179.44 sqft
Total Area	496.44 sqft



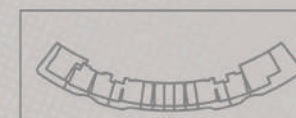
## STUDIO APARTMENT - PREMIUM



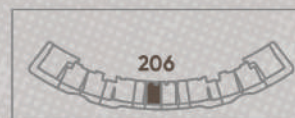
1st Floor (1st Typical)



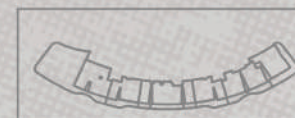
4th Typical Floor



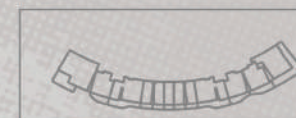
7th Typical Floor



2nd Typical Floor (19 floors)



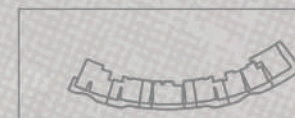
5th Typical Floor



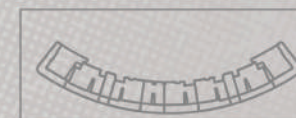
8th Typical Floor



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)



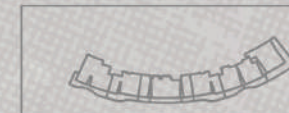
5th Typical Floor



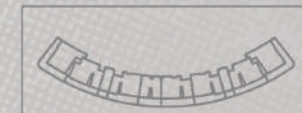
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

### Unit 103 - 1BD

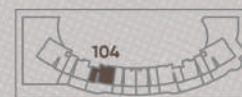
1	Entrance	-
2	Bathroom I	1.99m x 1.50m
3	Kitchen	2.96m x 2.54m
4	Living Room	4.70m x 3.75m
5	Master Bedroom	3.36m x 3.10m
6	Bathroom II	2.60m x 1.50m



Suite Area	610.64 sqft
Balcony Area	369.53 sqft
Total Area	979.85 sqft



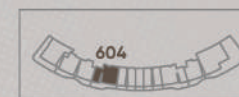
## 2 BEDROOM APARTMENT



1st Floor (1st Typical)



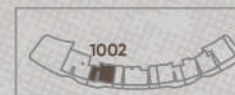
4th Typical Floor



7th Typical Floor



2nd Typical Floor (19 floors)



5th Typical Floor



8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

### Unit 104 – 2BD

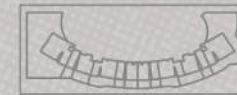
1	Entrance	-
2	Bathroom I	2.60m x 1.70m
3	Kitchen	3.45m x 2.50m
4	Living Room	4.60m x 3.80m
5	Master Bedroom	3.91m x 3.16m
6	Bedroom	4.22m x 3.00m
7	Bathroom II	2.40m x 1.50m
8	Bathroom III	2.00m x 1.40m



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

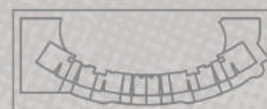
1	Entrance	-
2	Bathroom I	2.46m x 1.50m
3	Kitchen	2.90m x 2.55m
4	Living Room	5.80m x 3.75m
5	Master Bedroom I	4.30m x 3.30m
6	Master Bedroom II	3.80m x 3.35m
7	Bedroom	4.55m x 3.30m
8	Bathroom II	2.55m x 2.55m
9	Bathroom III	2.45m x 1.80m
10	Bathroom IIII	2.20m x 1.50m



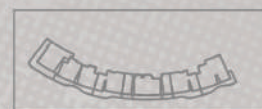
Suite Area	1247.01 sqft
Balcony Area	343.37 sqft
Total Area	1590.38 sqft



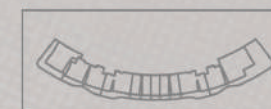
## 3 BEDROOM - DUPLEX



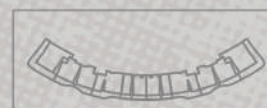
1st Floor (1st Typical)



4th Typical Floor



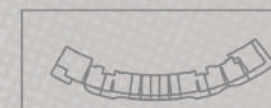
7th Typical Floor



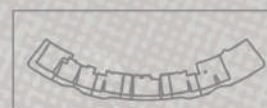
2nd Typical Floor (19 floors)



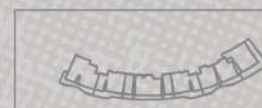
5th Typical Floor



8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

### Unit 1001 - 3BD DUPLEX - GF

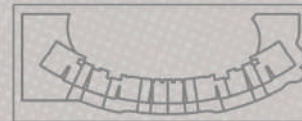
1	Entrance	-
2	Bathroom I	1.90m x 1.62m
3	Kitchen	3.42m x 2.75m
4	Living Room	10.26m x 4.09m
5	Master Bedroom	4.17m x 3.45m
6	Laundry	1.80m x 1.49m
7	Bathroom II	2.53m x 1.50m
8	Store	1.61m x 1.49m



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



## 3 BEDROOM - DUPLEX



1st Floor (1st Typical)



4th Typical Floor



7th Typical Floor



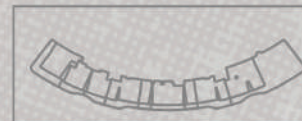
2nd Typical Floor (19 floors)



5th Typical Floor



8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

### Unit 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	Master 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



A modern interior space with a large wood-textured wall. Two people are sitting on a light-colored sofa, facing each other. There are several pendant lights hanging from the ceiling. A small potted tree is in the center. To the right, there is a staircase with a glass railing and a large, shallow, metallic bowl filled with water in the foreground.

# PAYMENT PLAN | HANDOVER

**75% – 25%**

2 years post handover

**2028**

Q4





Designed for those who  
*expect more*









# AZURE

by Lapis

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L A P I S

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