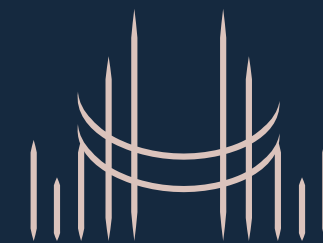


OCEANO

BY THE LUXE DEVELOPERS



THE LUXE DEVELOPERS

NOT *just* A SPACE.
A CAPTIVATING SYMBOL
to RESIDE IN.

TRENDS COME AND GO, EXCEPTIONALISM IS FOREVER.

Absolute REFINEMENT.

It takes a bold vision to bring utter sophistication to life.

Anchored to the splendid Al Marjan Island, Oceano boasts a coveted position on the apex plot of Island 4, complete with its very own private beach. This project is no mere residential development, but rather a towering symbol.

With a carefully considered suite of resident amenities, Oceano is intended to leave an indelible mark. Standing as a beacon of prestige within its domain, it is designed to be a landmark space in every sense of the word.

Oceano is a work of unparalleled craftsmanship. Cadence glass façades meet ultra-thin frames and dapple lighting, and where each floor plate is finished with rounded curves to frame the panorama. Residences enjoy a terrace that cantilevers out of the front façade, ushering the outdoors inward. Oceano is where utmost sophistication and undeniable luxury collide.



A *glittering* OCEANSIDE HAVEN.

Welcome to the Al Marjan Island.

Imagine waking up to the sound of waves quietly breaking on the shore, the sun dancing through soft drapes as you peer out over the crisp skies of the Gulf. On Al Marjan Island, this is yet another day. With its remarkable beaches, crystal-clear waters, and endless yearning for revelry, this island paradise is a one-of-a-kind in the Middle East.



Oceano presents a discernible sanctuary in the bustling emirate of Ras Al Khaimah.

The captivating destination boasts an enviable location, situated adjacent to the soon to be launched Wynn Resorts, a first-and-only-like-it entertainment complex in the Middle East.

But Al Marjan Island is more than a mere neighbour. It is a haven in its own right, promising an idyllic

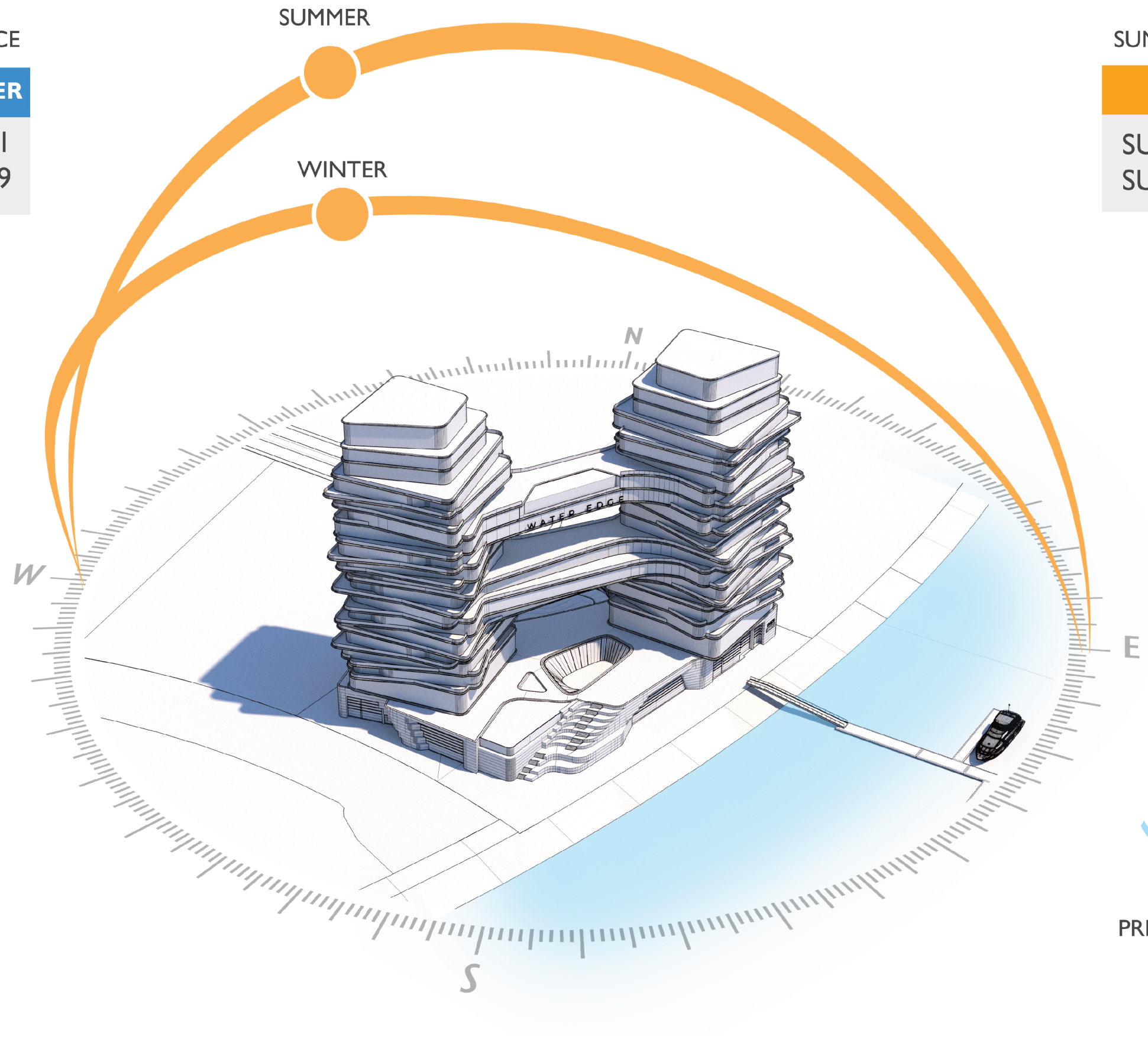
island getaway, bar none. The island boasts world-class infrastructure, from its striking waterfront promenade to its luxurious hotels and resorts that offer a uniquely indulgent stay.

Proximity TO KEY LOCATIONS



SUN & WIND ANALYSIS

WINTER SOLISTICE
21ST DECEMBER
SUNRISE 7:01
SUNSET 17:39



SUMMER SOLISTICE
21ST JUNE
SUNRISE 5:34
SUNSET 19:13

PREVAILING WIND
N-W

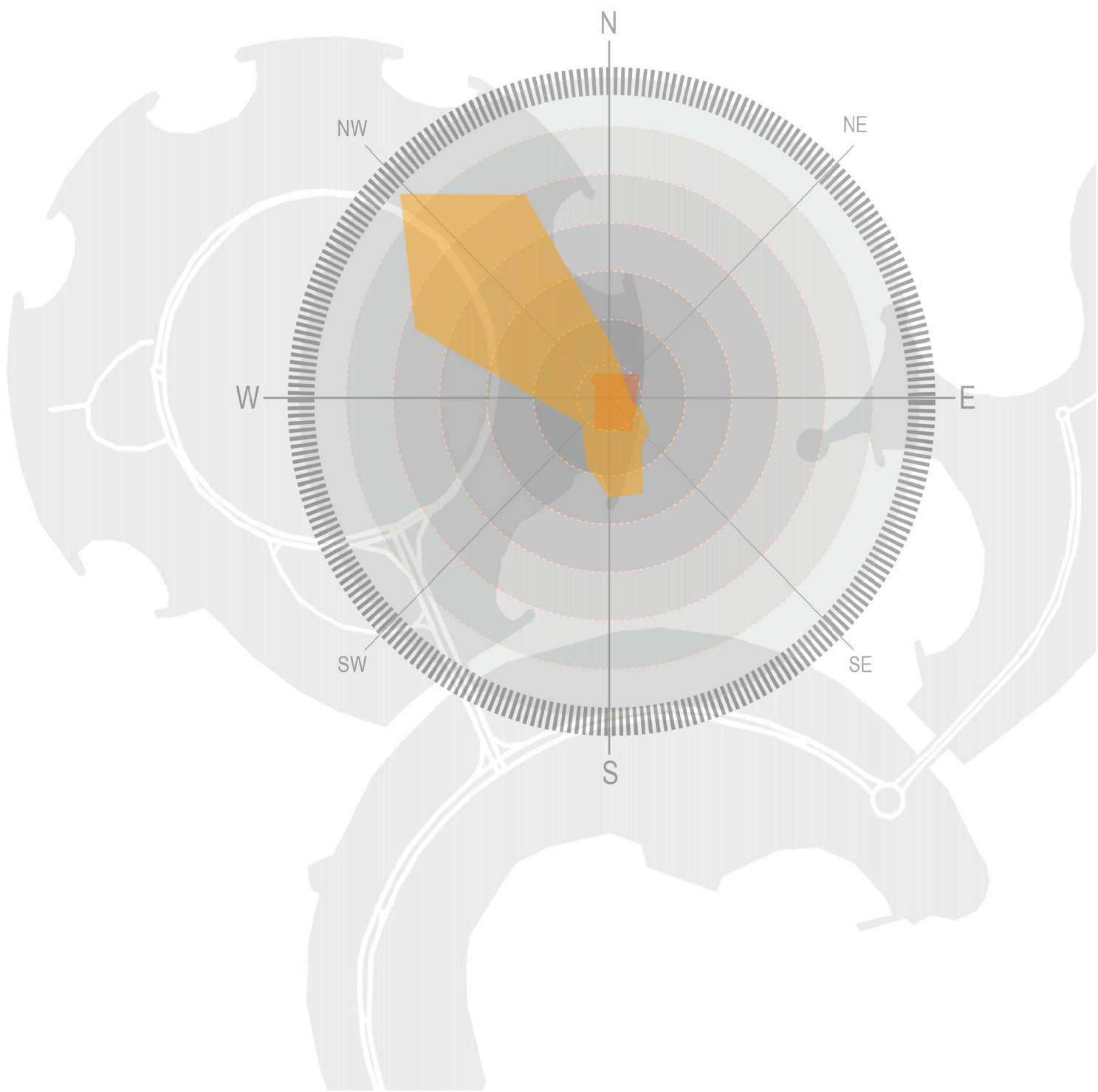
LIGHT

The architecture of the towers allow for maximum daylight in each apartment and ensure that every resident is able to enjoy their time in the sun.



WIND

The majority of the prevailing wind comes from the Northern west direction, the rest are varying from East, South And West directions, which will result in cooling of the facade and the outdoor areas and energy saving.







GRAND *Arrival* LOBBY.

Where opulence meets relaxation.



Be awe-struck by the beauty and let nature gift you with serenity and calm. The centerpiece: An encased grove that lives and breathes, completely visible from the upper decks. You have, indeed, arrived. And in this moment, a whisper to the world out there that there's a world in here.

SKY VILLAS

The EXCEPTIONAL *lies* INSIDE.

Come home to the befitting.

Sky villas are the pinnacle for
those who demand only the
rarest and most exclusive.



Step into a realm that is entirely
its own, and your own.



Be lowered into a more casual
state with a sunken lounge,
wrappzed in fine fabric and
soft finishes.

Let the roomline meet your eyeline
and feel your world come into
focus. Then set your sights higher
and watch every detail illuminate.



Located on the uppermost floors, these villas offer awe-inspiring views and cascading living spaces that are curated for the most discerning residents. Sky villas include a suite of exceptional

amenities, such as private elevators, outdoor terraces, and unparalleled viewpoints that are at the height of life and living at Oceano.







Touch the essence of grandeur as you make your way across the radiant marble floors.

A finely balanced blend of elegance and functionality await in the sleek kitchen, outfitted in the highest calibre Miele Appliances to let your culinary aspirations come to life.





In-house Theatre.

A great moment of cinema awaits you in this marvellous home theatre.

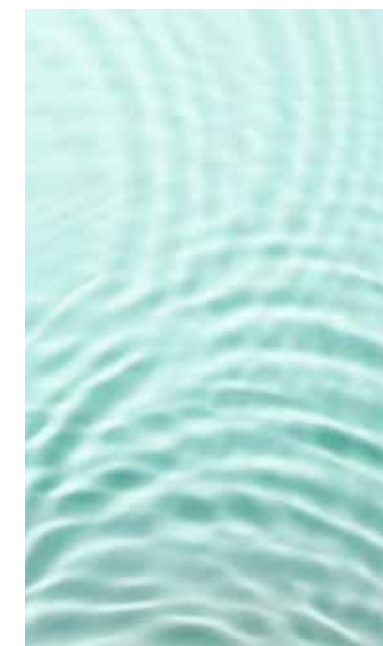
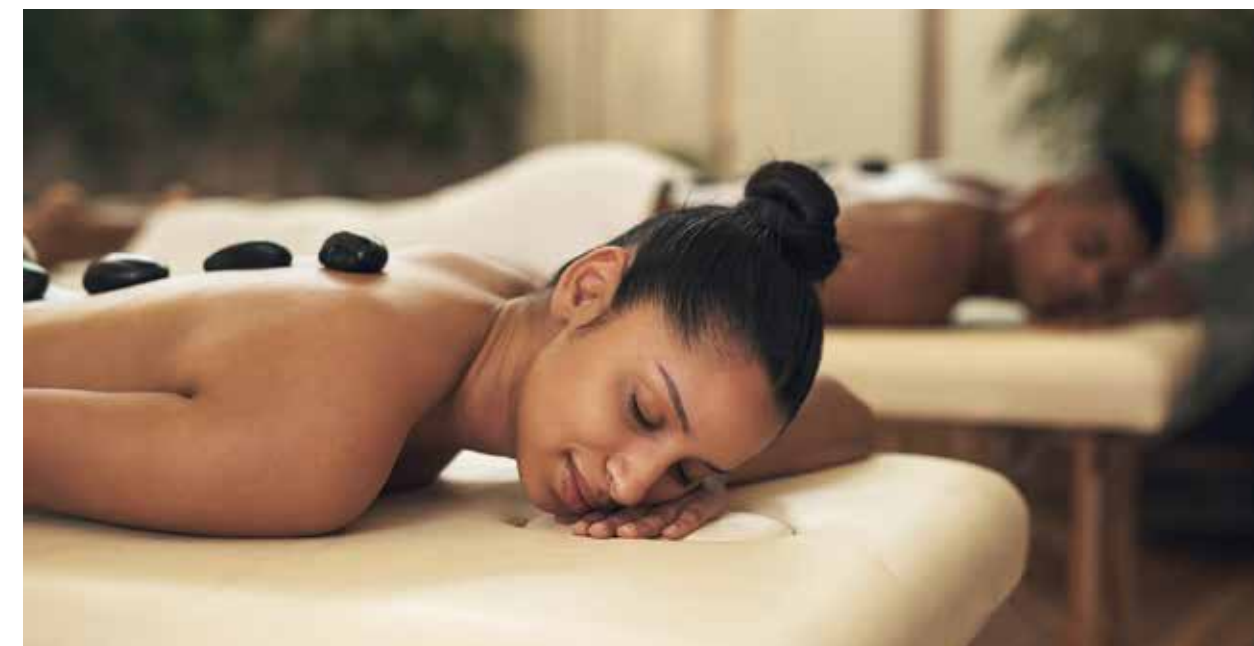
Enjoy the luxury of watching movies of your choice in the comfort of your luxury home.





Wellness Sanctuary

Seek revitalisation within. Your very own resident spa. A sensorial space with soaring ceilings and calm accents. Let the world and its concerns simply wash away.



Infinity Pool

Indulge in an extraordinary experience unlike any other, with our stunning infinity pool nestled between two architectural marvels.



As you immerse yourself in the crystal-clear waters, your gaze will be drawn to the captivating sight of the seamless blend between the pool's edge and the ocean's horizon.

Stretching between the two buildings on the 14th floor, this architectural masterpiece presents an oasis suspended in mid-air, offering a sensation of weightlessness and tranquility.

Whether you choose to take a refreshing dip, bask in the sun on the pool deck, or simply revel in the breathtaking views that surround you, our infinity pool creates an unparalleled sense of serenity and craftsmanship.

Secluded Shore

Isolation is priceless. Step away from it all, especially prying eyes, and enjoy the luxury of space. Over 3,000 square meters of private foreshore.



Powerhouse

Luxury in vitality. An energised space for you to reveal potential, surrounded by cutting-edge, smart equipment within its own purpose-built studio.



Penguin's Town

Where curiosity roams. A safe space for little ones to explore, navigate and thrive in, surrounded by apparatus that promotes child wellness and development.



Reader's Vault

A home for enlightenment. A corner of utter still. Be alone with your thoughts or connect with the world from a corner of yours.



Cuban Cove

A sanctum for your thoughts. A den of richness to take in the world. Not any space. Your space. One which seeks those who seek the rarest.

Chauffer's Lounge

For those who've arrived and need respite. A quiet space from the open road. Calm and relaxing. When rest is paramount.

Luxury CRAFTED

General Finishes

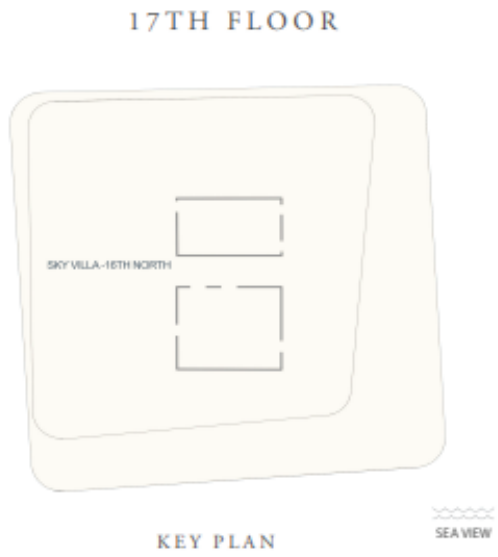


- 01 Statuario Stone to Flooring
- 02 Bespoke Lighting Glass Ornament
- 03 General Wall Covering
- 04 General Lacquer Finish
- 05 General Timber
- 06 Accent Resin to Wardrobes
- 07 Bronze Glass to Millwork & FF&E
- 08 Timber to Family Living Millwork
- 09 Accent Glass to Lift Lobby
- 10 Wall Covering to Master Bedroom
- 11 General Metal Finish
- 12 Accent Acrylic to FF&E
- 13 Feature Stone to
- 14 Statuario Stone to Master Bathroom Flooring
- 15 Faux Suede to Master Bedroom FF&E
- 16 Faux Suede to Master Bedroom
- 17 Hardwood Flooring to Secondary Bedrooms
- 18 Accent Leather to FF&E
- 19 Accent Leather to FF&E
- 20 Feature Glass to Wine Display
- 21 Timber to FF&E
- 22 Bronze Mirror Accents to Millwork
- 23 General Metal
- 24 Sanitary Finish
- 25 Outdoor Pool Decking

SKY VILLA 17TH NORTH - A-1701

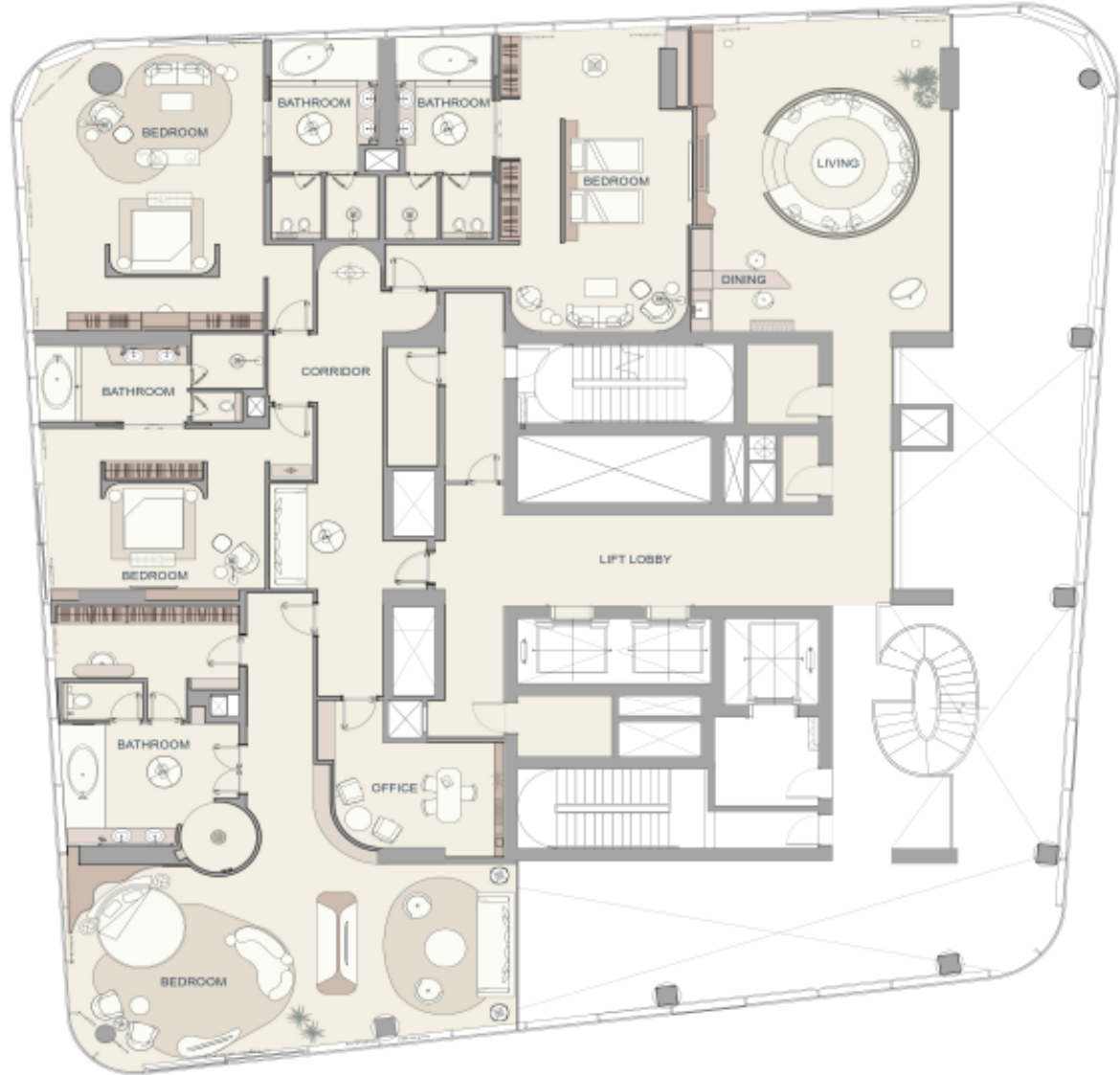


INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
1555.33 SQ.M 16741.43SQ.FT	396.13 SQ.M 4263.91 SQ.FT	1951.46 SQ.M 21005.34 SQ.FT

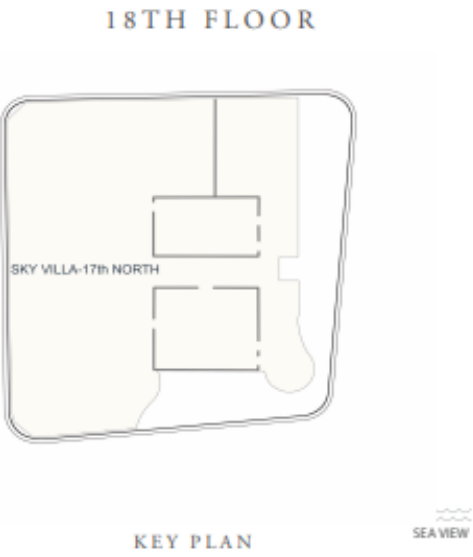


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SKY VILLA 18TH NORTH

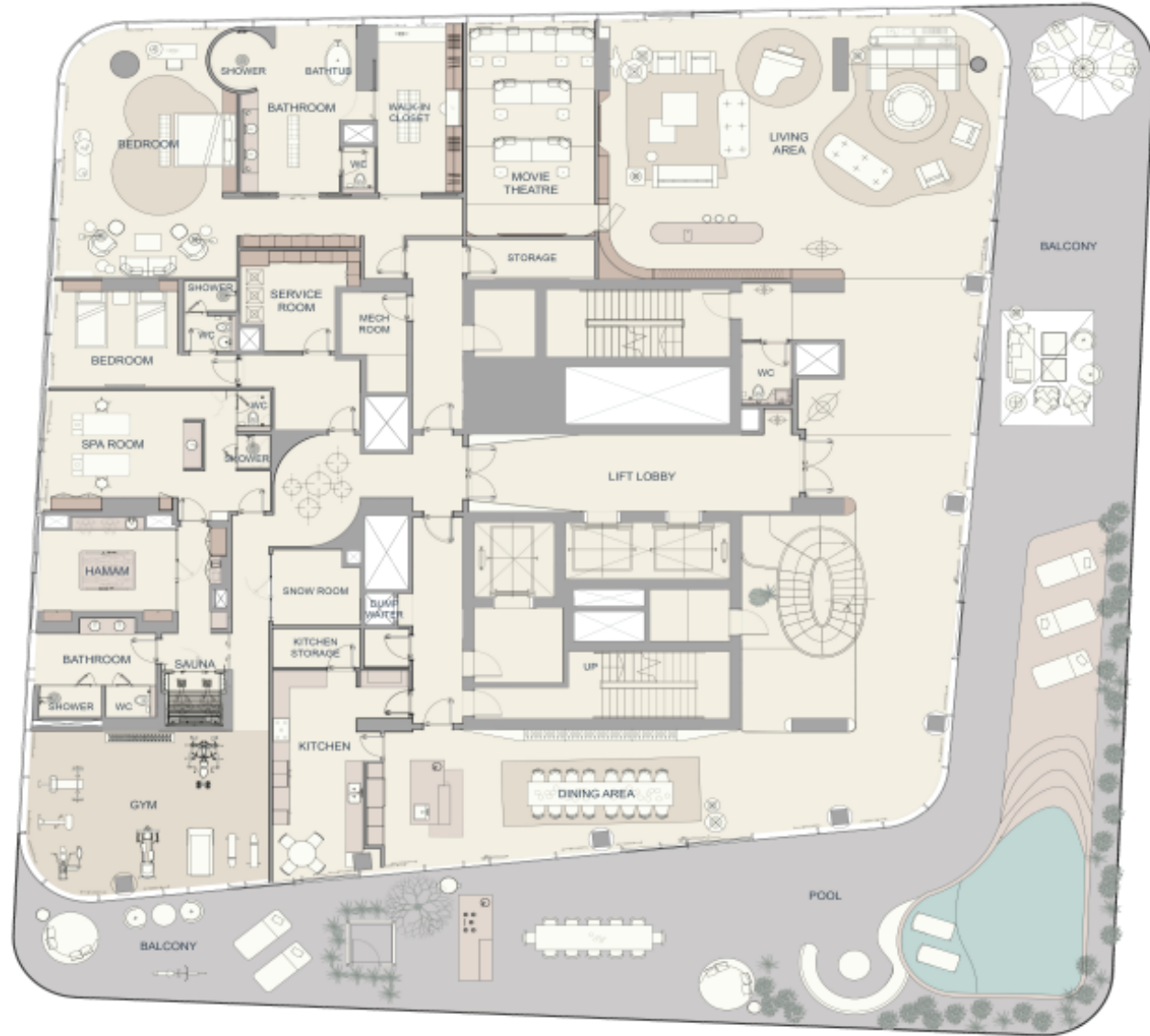


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OCEANO

SKY VILLA 17TH SOUTH - B-1701

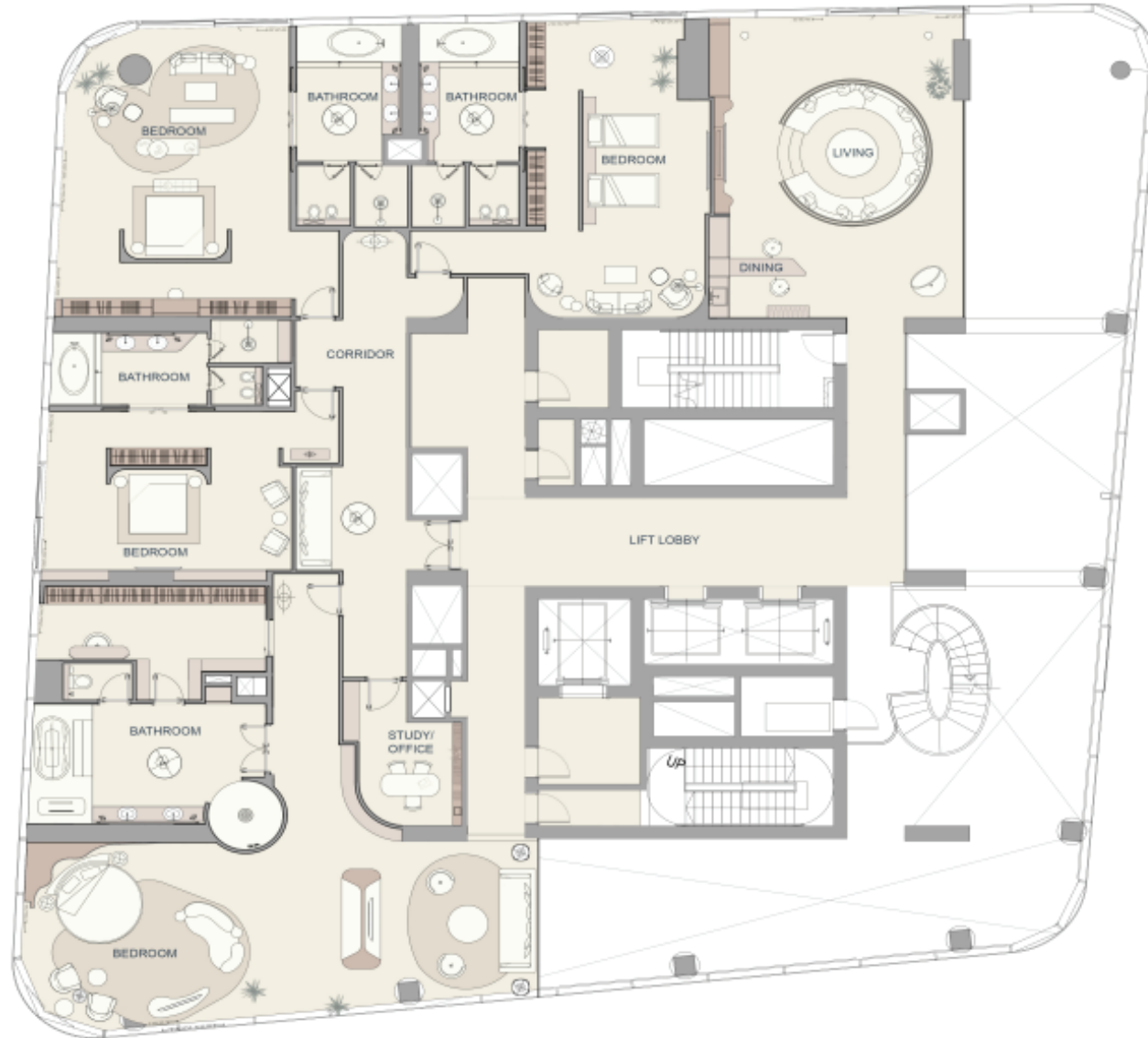


INTERNAL LIVING AREA		OUTDOOR LIVING AREA		TOTAL LIVING AREA	
1651.94 SQ.M	17781.33SQ.FT	417.28 SQ.M	4491.56 SQ.FT	2069.22 SQ.M	22272.90 SQ.FT



OCEANO

SKY VILLA 18TH SOUTH



INTERNAL LIVING AREA		OUTDOOR LIVING AREA		TOTAL LIVING AREA	
1651.94 SQ.M	17781.33SQ.FT	417.28 SQ.M	4491.56 SQ.FT	2069.22 SQ.M	22272.90 SQ.FT



OCEANO

Shop the world without ever
having to leave yours.
Give in to everyday superiority.
Feel it all, in the palm of your hand.
*And totally unravel knowing you
never have to leave.*

At Oceano, no detail
has been overlooked.
No element hasn't been
realised to its fullest
degree.

Every square inch exists
to occupy a unique space
of refinement. All that's
remaining is for you to take
your place within it.

OUR PARTNERS

DEWAN Architects and Engineers.

Dewan Architects + Engineers has been at the forefront of the Middle East's booming architectural and engineering design sector for almost three decades. Appointed as the architects for Oceano, Dewan is recognized as a global multi-disciplinary practice and is ranked as one of the top three firms regionally and has been recognized as one of the top firms in the industry by Building Design Magazine.

HIRSCH BEDNER Associates

Currently onboard as the interior design firm for Oceano, HBA is one of the largest designs firms in the world. A world-renowned name as a leading hospitality design firm, HBA create signature looks for today's luxury brands and unveil the world's most anticipated hotels, resorts, spas, casinos, restaurants, cruise ships, independent contemporary boutique hotels and world-class residences. The company's international presence, depth of experience and detailed industry knowledge enables HBA to identify interior design trends at their source, predict new design innovations and influence design standards at a global level

A WORLD ABOVE *all* ELSE.
Every need met in distinction.

Oceano was created for a reason —
for those who seek a place to gather
their thoughts and revel in the refined.
Here, amenities are a way of life, from
the first glimpse until the very last
fading moments of the day.



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