

Fairmont

RESIDENCES
AL MARJAN ISLAND



The HEART of LIVING

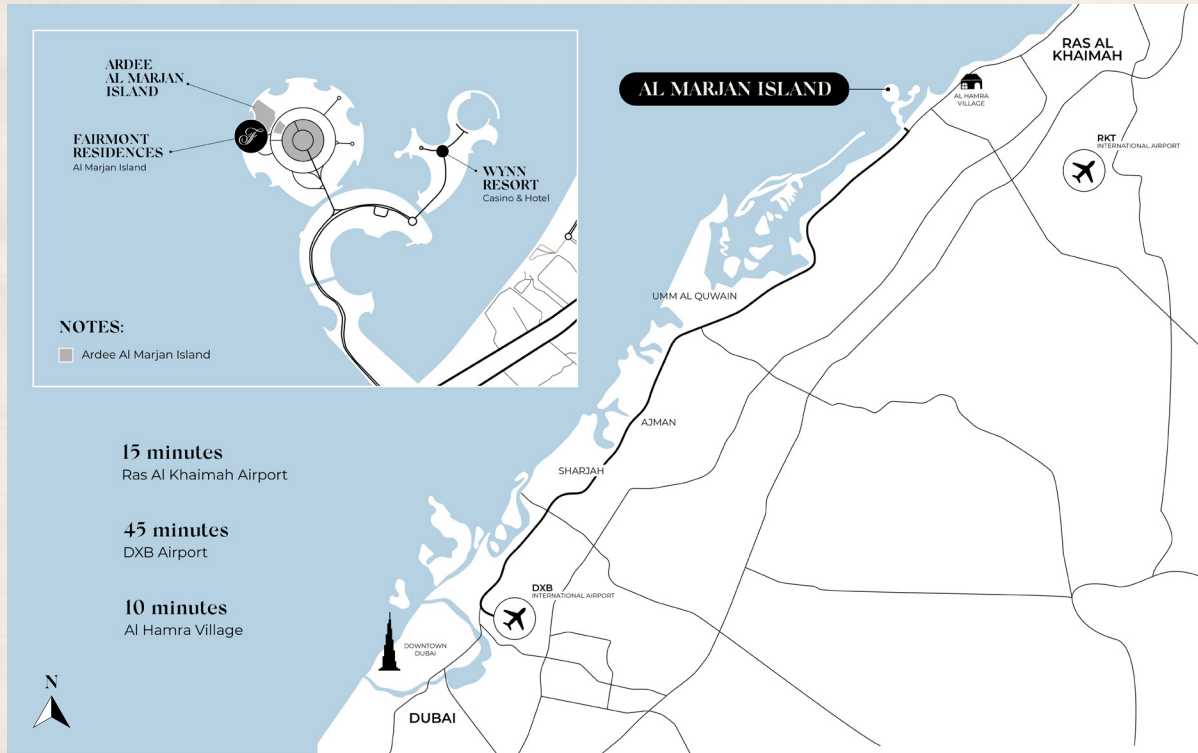
Imagine a life where time bends to your rhythm and every detail has already thought of you. No rushing, no requesting, just an intuitive sense that everything is exactly as it should be. Crafted with over a century of hospitality experience, Fairmont Residences offer more than refined spaces. They offer a way of living where ease and grace converge. This is “The Heart of Living”.

A LANDMARK of COASTAL ELEGANCE

Fairmont Residences Al Marjan Island offers refined seaside living on the shores of Al Marjan Island. Developed by Ardee Developments, the collection includes elegant one to three-bedroom apartments, townhouses, and sea villas. Each residence offers a lush private retreat with exceptional views and world-class hotel and residential services.

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A NEW DAWN *on* AL MARJAN ISLAND

Al Marjan Island is Ras Al Khaimah's signature waterfront destination with a 7.8 kilometres archipelago of pristine beaches. Along its iconic shoreline, sits Ardee Al Marjan Island, designed as a vibrant lifestyle community, with branded residences, private villas, and a vibrant retail and dining district. Blending natural beauty with thoughtful design, it offers a lifestyle shaped by ease, connection, and elevated everyday moments.

RESIDENTIAL OFFERING

APARTMENT TYPE	AVAILABILITY	AVERAGE GROSS AREA
1 Bedroom	311	86 m ²
2 Bedroom	171	142 m ²
3 Bedroom	18	230 m ²
Townhouse (3br)	19	278 m ²
Sea Villa	4	1850 m ²
TOTAL	523	

COMPLETION DATE

Q4 2028

PAYMENT PLAN

60/40

DEDICATED RESIDENTIAL AMENITIES

- F&B Outlets
- Direct Access to the Beach
- Family & Kids Pool
- Adults Sky Pool, Terrace & Bar
- Residents Lobby and Lobby Lounge
- Dedicated Boardroom and Private Dining Room
- Resident's Owners Lounge
- Fairmont Fit Fitness Centre and Studio
- Wellness Facilities including Treatment Rooms
- Screening Room
- Games Room
- Kids Club
- Water sports facilities
- Access to the Fairmont Resort
- Resident's Gardens
- Chauffeur's Lounge
- Dog Wash Station
- EV stations
- Mobile Car Fueling Station

COMMUNITY FACILITIES

- Restaurant District
- Community Parks/Gardens
- Sports facilities (tennis, padel, basketball)
- Mall/retail district
- Buggy services to the Hotel
- Kids Parks, Splash Pad
- Community Pool
- Jogging/Cycling tracks
- Bicycle facilities or access roads
- Pedestrian Access
- Jetty / Boat access

RESIDENTS' SERVICES

These services are included in the service charge assessed to homeowners annually.

- Dedicated Residence Owners Concierge
- Doormen & valet
- Security
- Owner Services staff
- Clubhouse / Residence Lounge staff
- Accor Ownership Benefits Program
- Common Area Maintenance
- Common Area Housekeeping
- Common Area Utilities
- WIFI internet in Common Areas
- General & administrative
- Property Insurance (base building/ common areas)

À LA CARTE SERVICES

À la carte services are optional and subject to additional charges, they're not included in the service charge.

- In-residence catering, personal chef
- Shopping services, personal assistant
- Childcare
- Dog walking service
- Dry cleaning & laundry
- Private transportation / limousine services
- In-residence housekeeping (daily, weekly etc.)
- In-residence maintenance
- "While You Are Away" Maintenance Package

ACCOR OWNERSHIP BENEFITS PROGRAMME

Global VVIP Recognition:

- ♦ Exclusive invitation to join Diamond status in ALL - Accor Live Limitless
- ♦ Gifting of a GOLD status in ALL - Accor Live Limitless to a family or friend
- ♦ VIP reservation desk to support travel planning across Accor's global network of hotels, resorts, and related hospitality offerings
- ♦ Automatic upgrades on arrival across more than 5,600 hotels and resorts worldwide*
- ♦ 20% off best available rate worldwide*

**Eligibility continues for as long as Purchaser owns Fairmont branded real estate at an "affiliated" Branded Residence project, and is subject to inclusion of the annual Residence Ownership Benefits Fee in the property service charge assessed to all Residence Owners (fee subject to change).*



TEAM



At Ardee Developments, we create places that inspire new ways of living and working. With a commitment to enduring quality, our masterplans redefine modern living and enrich communities. ardeedevelopments.com



Fairmont Hotels & Resorts blends grand experiences with heartfelt moments across over 80 iconic destinations worldwide. Since 1907, Fairmont has defined hospitality with character, service, and sustainability. fairmont.com



Accor is a global hospitality leader with over 5,600 properties across 110 countries. With 40+ brands and a vibrant lifestyle portfolio, Accor champions sustainability, diversity, and innovation. group.accor.com

mirage

Mirage is a leading consultancy delivering end-to-end development and construction solutions. With 28 years' experience and over 100 projects delivered globally, Mirage drives innovative, high-quality outcomes across a 6.4 million m² portfolio.

PC&P

Pelli Clarke & Partners creates landmark spaces that inspire and transform communities. With a global portfolio including Petronas Towers in Kuala Lumpur and Salesforce Tower in San Francisco, their designs balance iconic presence with civic sensitivity.



Christie's International Real Estate Ras Al Khaimah is the U.A.E.'s premier luxury real estate firm. It offers exclusive access to prime properties, sharing the heritage of the 250-year-old Christie's auction house and a global network across 50+ countries.

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DISCLAIMER

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