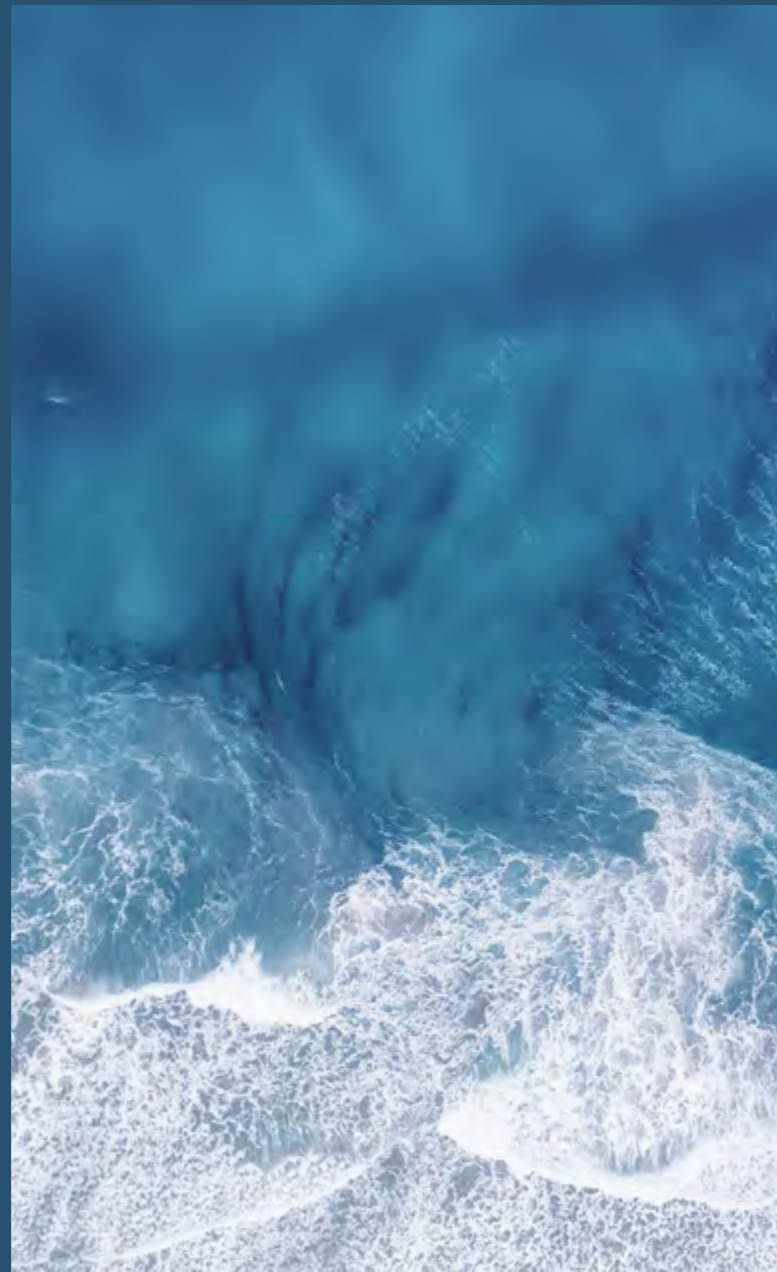




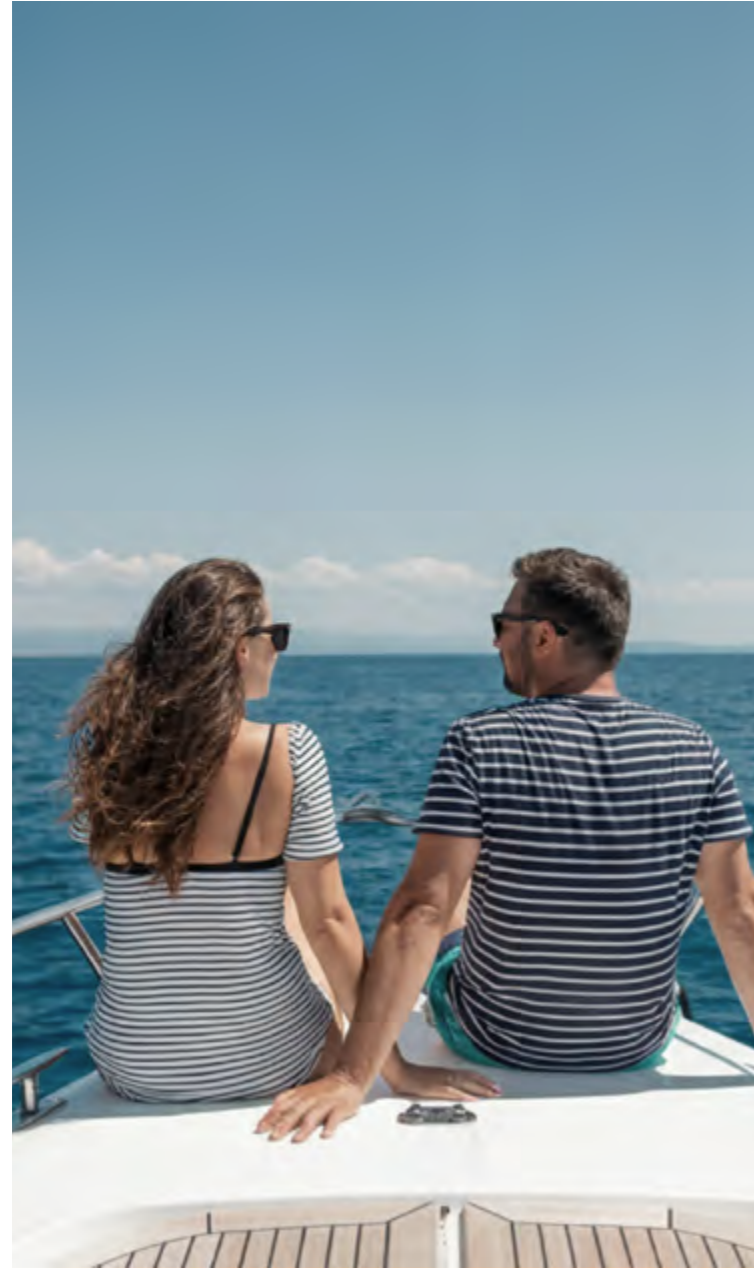
WYNDHAM[®]
RESIDENCES
RAK Al Marjan Island



The world's most trusted name
in comfort now welcomes you home
on *Al Marjan Island*.



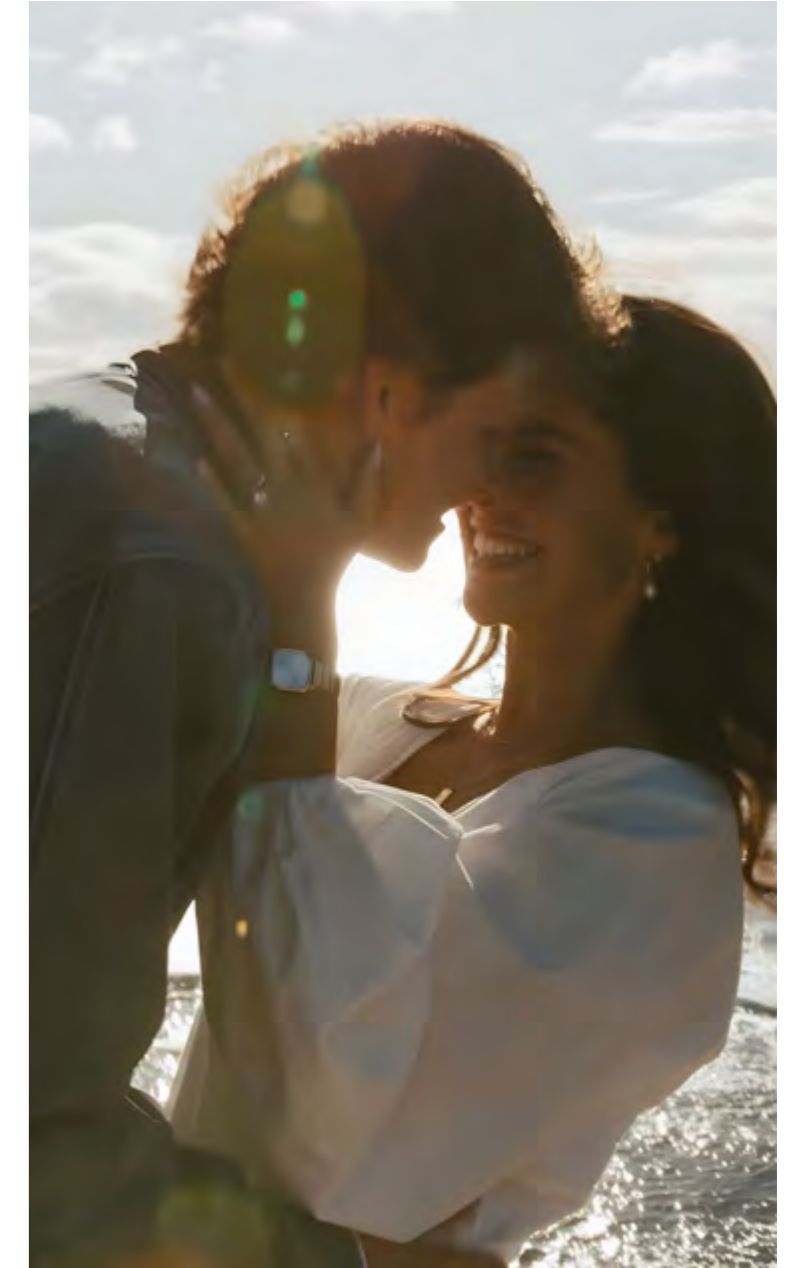
WYNDHAM
RESIDENCES
DIVINE ONE GROUP



Where Hospitality Meets Home

Welcome to Wyndham Residences Al Marjan Island, where the warmth of world-class hospitality becomes part of everyday life. A lifestyle shaped by ease and belonging, defined by thoughtful design and genuine warmth that creates a calm that feels instantly familiar.

Here, hospitality becomes a way of living. Branded by Wyndham Hotels & Resorts, every moment reflects comfort, connection and the quiet assurance of a brand trusted around the world.





A World of Welcome

For over four decades across approximately 100 countries and 8,300 hotels, Wyndham has redefined the art of hospitality, turning travel into the feeling of home. Built on a legacy of warmth, consistency and thoughtful service, that spirit now extends naturally into residential living.

At Wyndham Residences Al Marjan Island, life is guided by the same values of care, comfort and quiet sophistication that have defined the brand for generations. Turnkey residences, thoughtful design, professional management and a genuine sense of care come together to create a feeling of home that is effortless and enduring.



Club Wyndham Airlie Beach
Queensland - Australia



Wyndham Grand
Mirabello Bay, Crete



Wyndham Grand Nai Harn Beach
Phuket - Thailand



RAK Hiking Trail

Ras Al Khaimah, Nature's Destination

Known for its natural beauty and quiet sense of adventure, Ras Al Khaimah is emerging as one of the region's most sought-after destinations. Just a short drive from Dubai, it reveals a landscape of contrast where rugged peaks rise above calm waters.

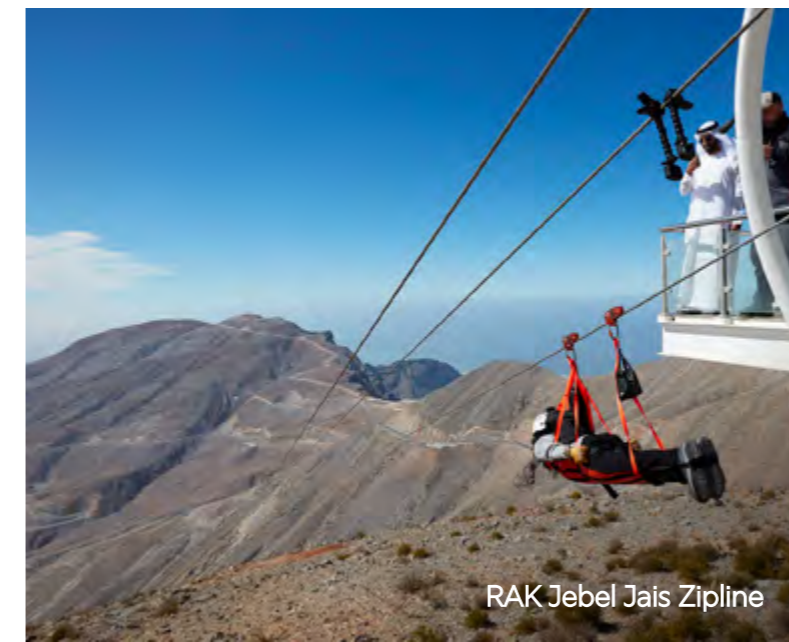
At Jebel Jais, adventure meets altitude on winding trails and the world's longest zipline, while along the coast, mangroves stir with life as kayaks glide beside flamingos. In every direction, Ras Al Khaimah reflects an effortless balance of energy and calm.



RAK Beaches



RAK Snorkeling



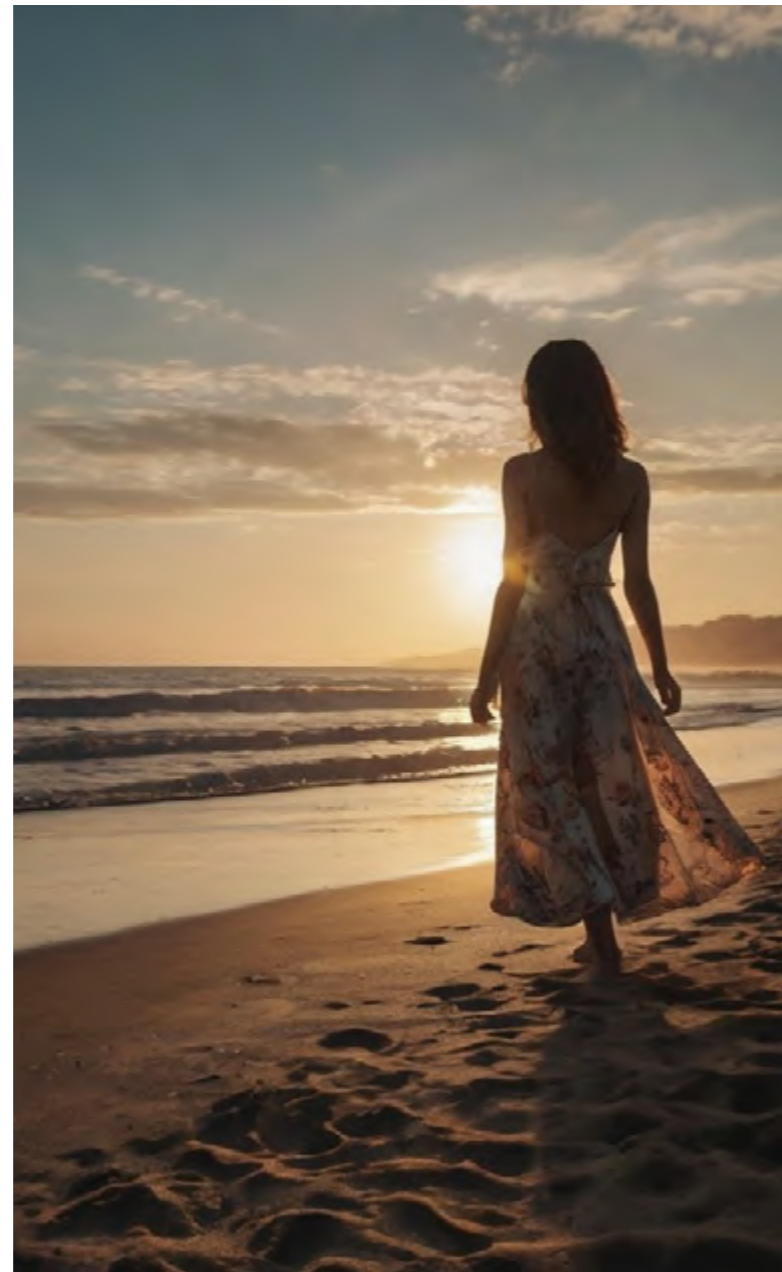
RAK Jebel Jais Zipline



Off-Road Sports



Al Hamra Golf Club



From Sunrise to Sunset

By day or night, Al Marjan Island captures the beauty of living by the water. Mornings begin with a gentle rhythm, shaped by serene beach clubs and wellness spaces. Afternoons invite stillness or discovery, from curated shoreline experiences to quiet moments by the sea.

Home to award-winning restaurants and celebrity-chef destinations, the island's dining scene is both vibrant and refined, with something to satisfy every craving. As evening settles in, rooftop bars offer panoramic views, while nightlife hotspots blend mixology, music and cuisine into a sophisticated coastal scene through the night.

Where Calm Meets Connection

Just off Ras Al Khaimah's golden coast, Al Marjan Island rises as an archipelago of luxury and leisure. With 7.8 kilometres of sandy beaches and 23 kilometres of waterfront, it brings together international resorts, renowned hospitality brands, prime residences, and world-class leisure experiences framed by the calm of the Arabian Gulf.

As Ras Al Khaimah emerges as a leading destination, Al Marjan Island leads its evolution, becoming one of the Emirates' most desirable places to live, stay and invest.

- 4 Unique Islands
- 7.8 KMS of Pristine Beaches
- 2.7 Million SQM. of Reclaimed Land



- 3 mins** to Al Marjan Island Resort & Spa
- 4 mins** to Al Marjan Island Beach Club
- 5 mins** to Wynn Resort
- 6 mins** to Al Marjan Island Boulevard
- 7 mins** to Al Marjan Island Beach



Wynn Al Marjan Island

A New Era for Ras Al Khaimah

Once known for its quiet charm, Ras Al Khaimah is entering a new era of distinction. Emerging as one of the UAE's most dynamic destinations, it is attracting world-class brands that set a new standard for the Emirate.

The launch of Wynn Al Marjan Island, the region's first Wynn Integrated Resort, marks a defining moment for tourism and hospitality, set to attract new tourism markets, raise the Emirate's international profile, and drive sustained growth.

- 1,500 room suites and villas
- 24 thoughtfully curated dining experiences
- 1.2 million visitors in 2023
- By 2027, Wynn Resorts will attract 3.8 million visitors
- 5.5 million visitors targeted by 2030





Design Crafted for Comfort and Calm

The architecture of Wyndham Residences Al Marjan Island reflects the brand's signature balance of comfort, connection and calm. Gentle curves shape the building, inspired by the natural flow of the coastline. Expansive glass façades open to uninterrupted sea views, inviting light and a sense of ease into every space.

Soft tones, layered terraces and lush greenery create an atmosphere that feels both refined and relaxed. Designed with intention and crafted with care, it captures the essence of modern coastal living that feels graceful, grounded and effortlessly welcoming.





A Collection of Considered Comforts

Designed for comfort and connection, Wyndham Residences Al Marjan Island offers a collection of amenities that balance practicality with elevated hospitality. Social lounges, dining areas and outdoor zones create a natural flow between relaxation and interaction, while wellness and fitness facilities foster balance and well-being.

With hotel-style conveniences including concierge, housekeeping and curated community programs, every detail reflects Wyndham's global standards of warmth, simplicity and care.



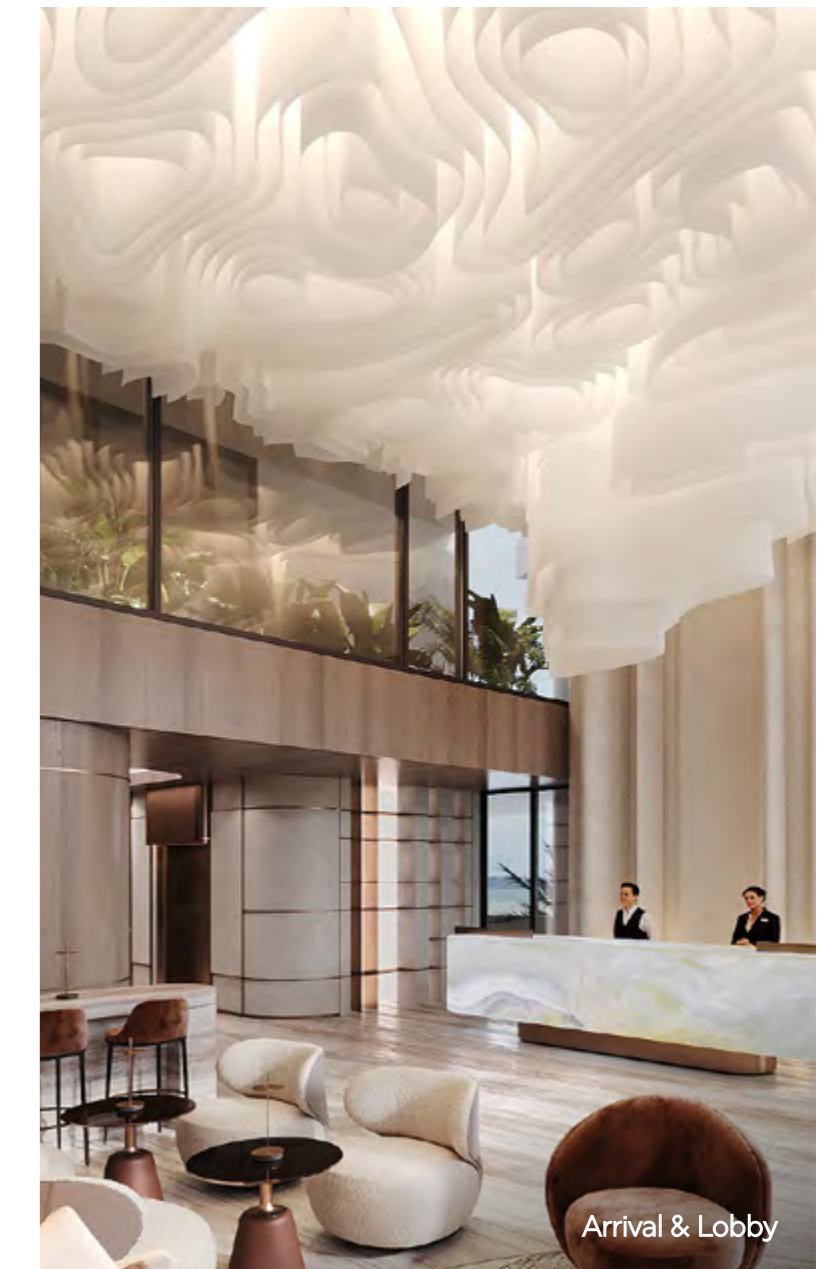


Welcome Home, The Wyndham Way

From the very first moment, comfort feels natural. Arriving at Wyndham Residences Al Marjan Island is like returning somewhere familiar, where soft light, calm tones and a quiet sense of care create an immediate feeling of ease. Every detail, from the design of the lobby to the graceful efficiency of the concierge, reflects warmth that feels both genuine and understated.

Within the lobby, a discreetly located business centre offers a quiet place to stay connected, whether for a moment of focus or a meeting between travels, ensuring that convenience is always close at hand.

It is hospitality shaped by Wyndham's heritage, designed to make every arrival feel personal. A familiar greeting, a thoughtful gesture or the quiet assurance that everything is in its place marks the beginning of something rare.

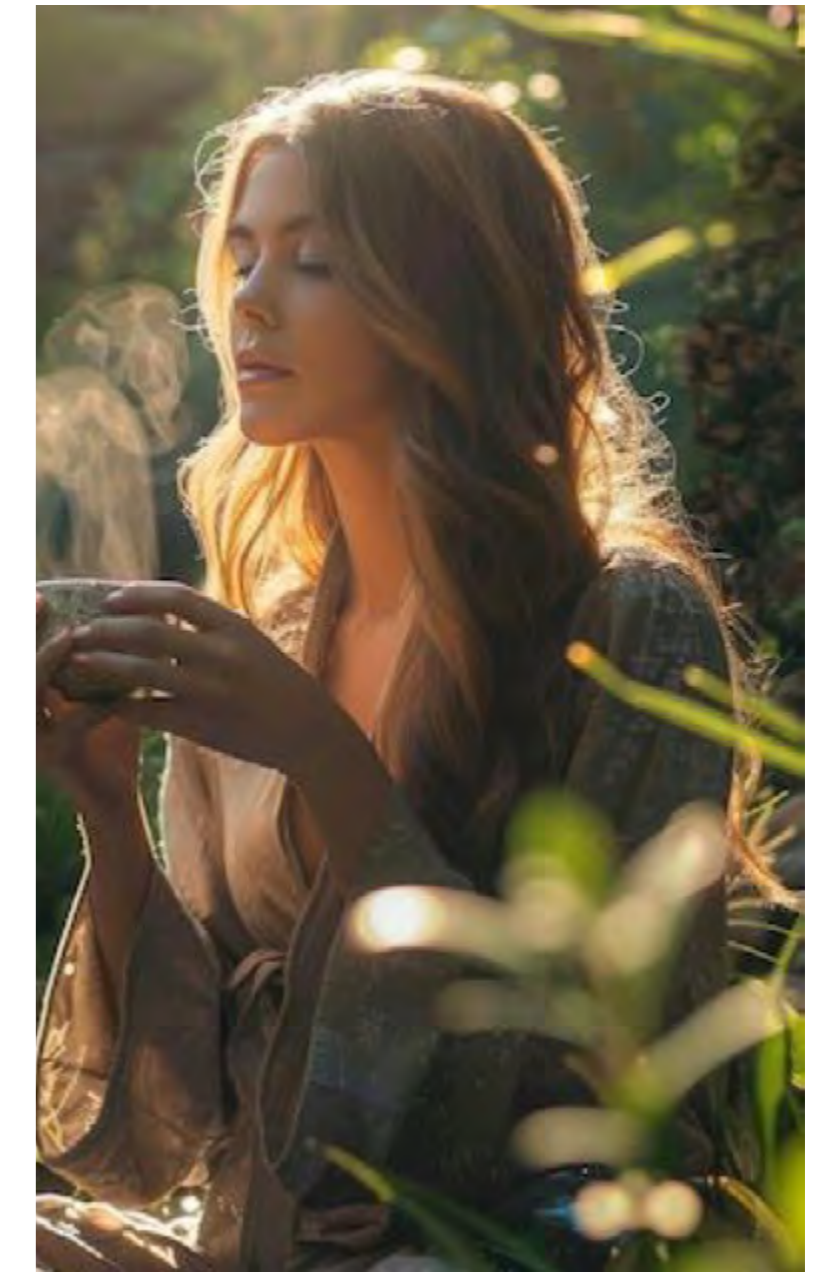




The Sanctuary

The Sanctuary

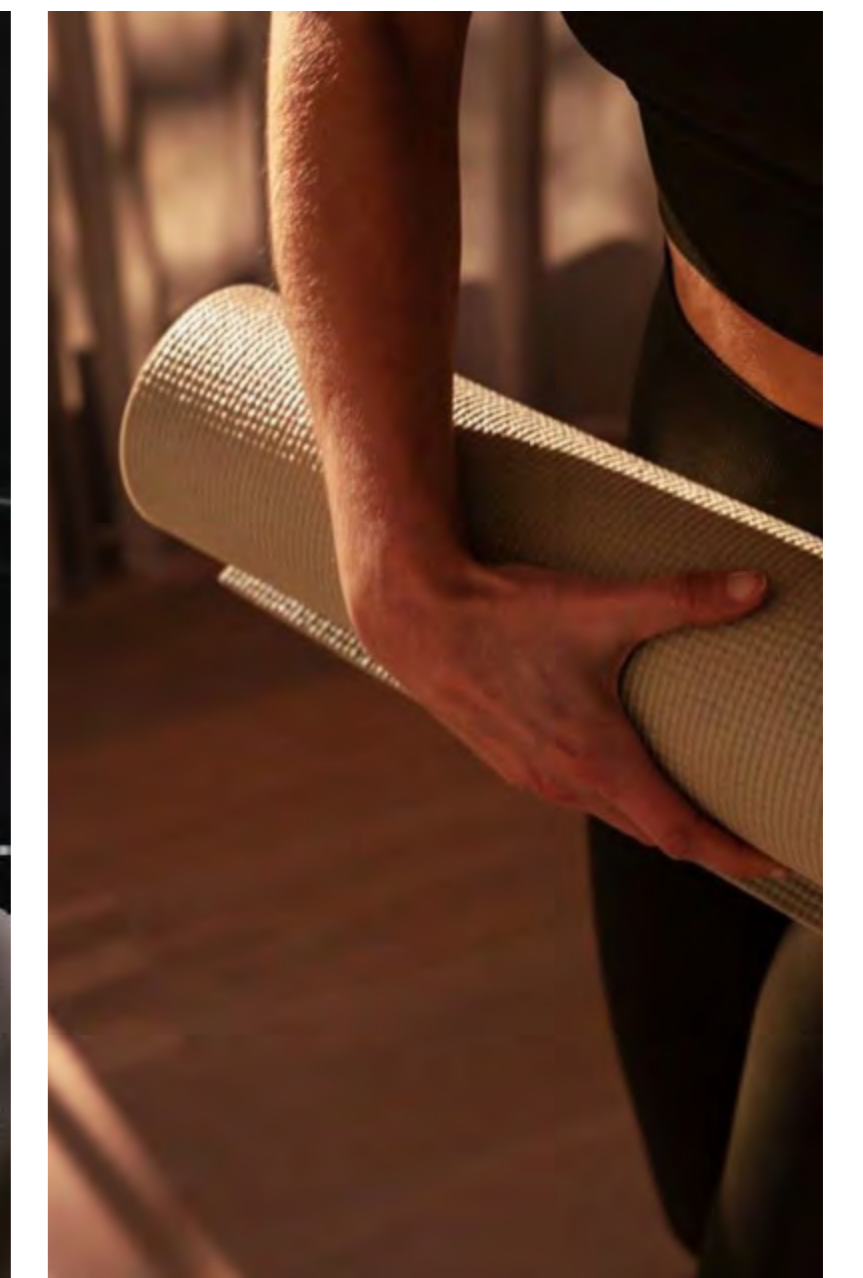
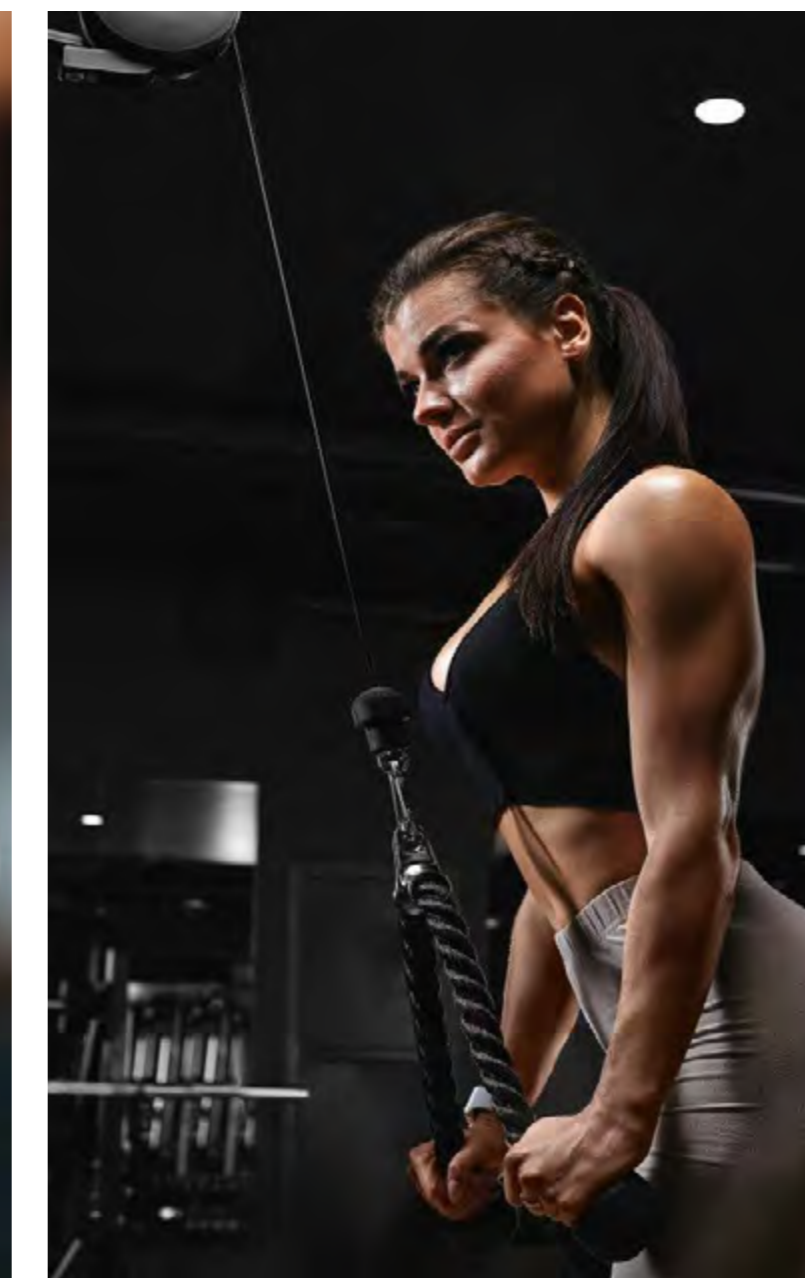
The landscaped courtyard is a sanctuary, a serene, garden-framed retreat wrapped in layered planting, dappled light and soft curves that invite you to pause. A natural extension of home, it feels both private and connected, beautifully maintained and quietly refined. Here, nature leads the experience, softening the architecture and creating a natural flow to everyday living.





Mezzanine floor

- 1. Family Water Park
- 2. Outdoor Social Retreat
- 3. Co-Working Cafe
- 4. Spa - Steam Sauna And Cold Plunge Pool
- 5. Pilates And Yoga Studio
- 6. State of the Art Gym



An Outdoor Retreat

A warm and welcoming extension of home, this outdoor social terrace is designed for connection and relaxation. Soft seating and fire pits create the perfect setting for quiet evenings or casual gatherings, while games such as pool add a touch of play. Framed by greenery and open views, it feels both intimate and alive, a place where time slows gently and calm comes naturally.





Family Water Park

A Splash of Everyday Joy

Where leisure and living come together. The Family Water Park adds a playful dimension to everyday life, with gentle slides, flowing water and sunlit decks designed for families to connect and unwind.

It's a place shaped by warmth and ease, where moments of joy feel as natural as the island itself.



The Craft of Genuine Hospitality

The co-working café at Wyndham Residences Al Marjan Island feels calm, open and inviting. It is a place to pause, connect and feel at home. Natural textures, soft light and thoughtful details create a setting that is warm and unhurried, perfect for a quiet coffee, a friendly catch-up or a moment to simply slow down.

Each touch, from attentive service to genuine hospitality, reflects the understated sophistication and welcoming spirit that define Wyndham living.



The Co-Working Cafe

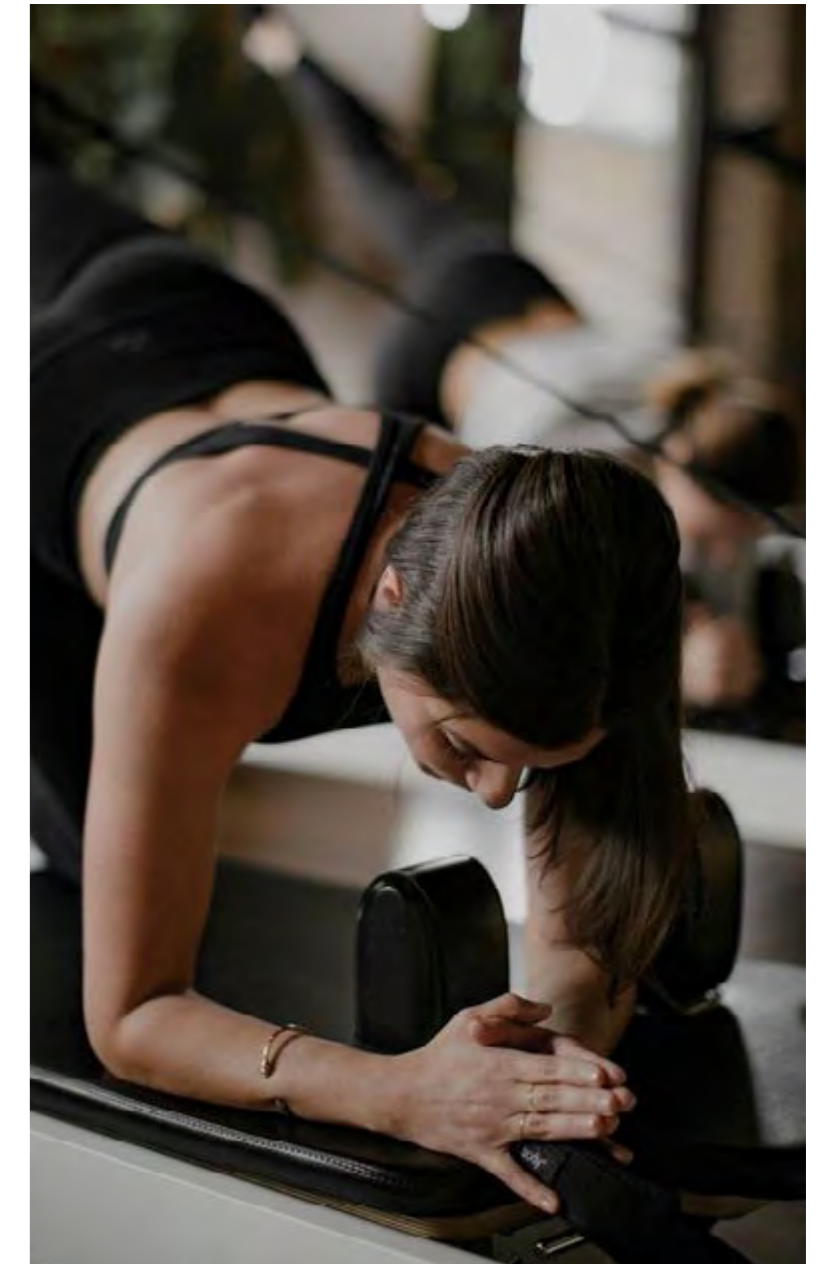




Everyday Wellness, Thoughtfully Designed

Wellness feels instinctive, a quiet part of daily life. Bathed in natural light and equipped with the latest Technogym and Matrix systems, the fitness space is open and grounded, designed to restore balance.

Each visit brings renewal, whether through an energising workout, a guided personal training session, or a mindful stretch in the Pilates studio. Wellness moves at your own pace, shaped by comfort, consistency and care.







The Spa

A Place to Restore and Rebalance

A retreat for the senses, the spa's design blends soft light, smooth stone and a natural ambience to create a space of quiet renewal. Indulge in treatments that restore balance and enhance well-being. From signature massages to restorative therapies, each experience is guided by care and intention. With two private treatment rooms, a sauna and a cold plunge, the spa offers everything you need to nurture mind, body and soul in refined simplicity.



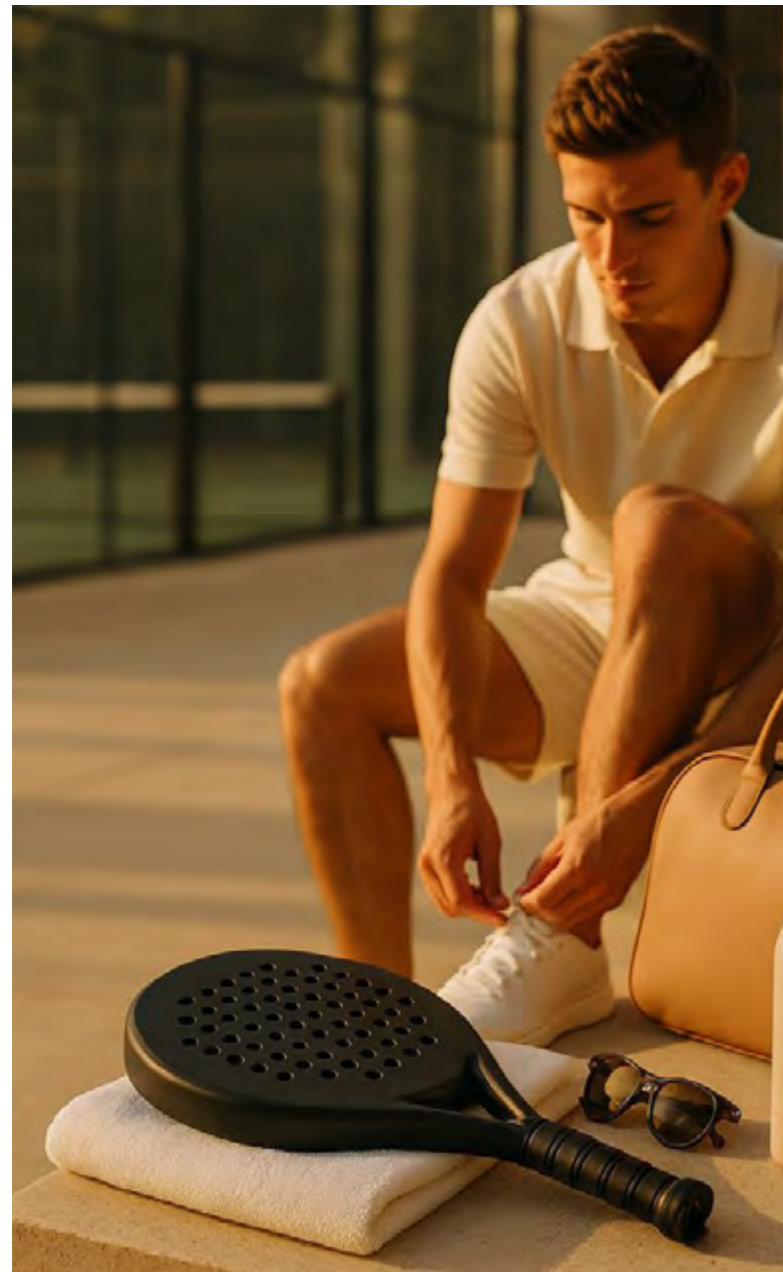
Massage Room



Steam Room



Cold Plunge



Rooftop

- 1. Adults Pool
- 2. Swim-Up Bar
- 3. Padel Court
- 4. Outdoor Cinema
- 5. Jacuzzi

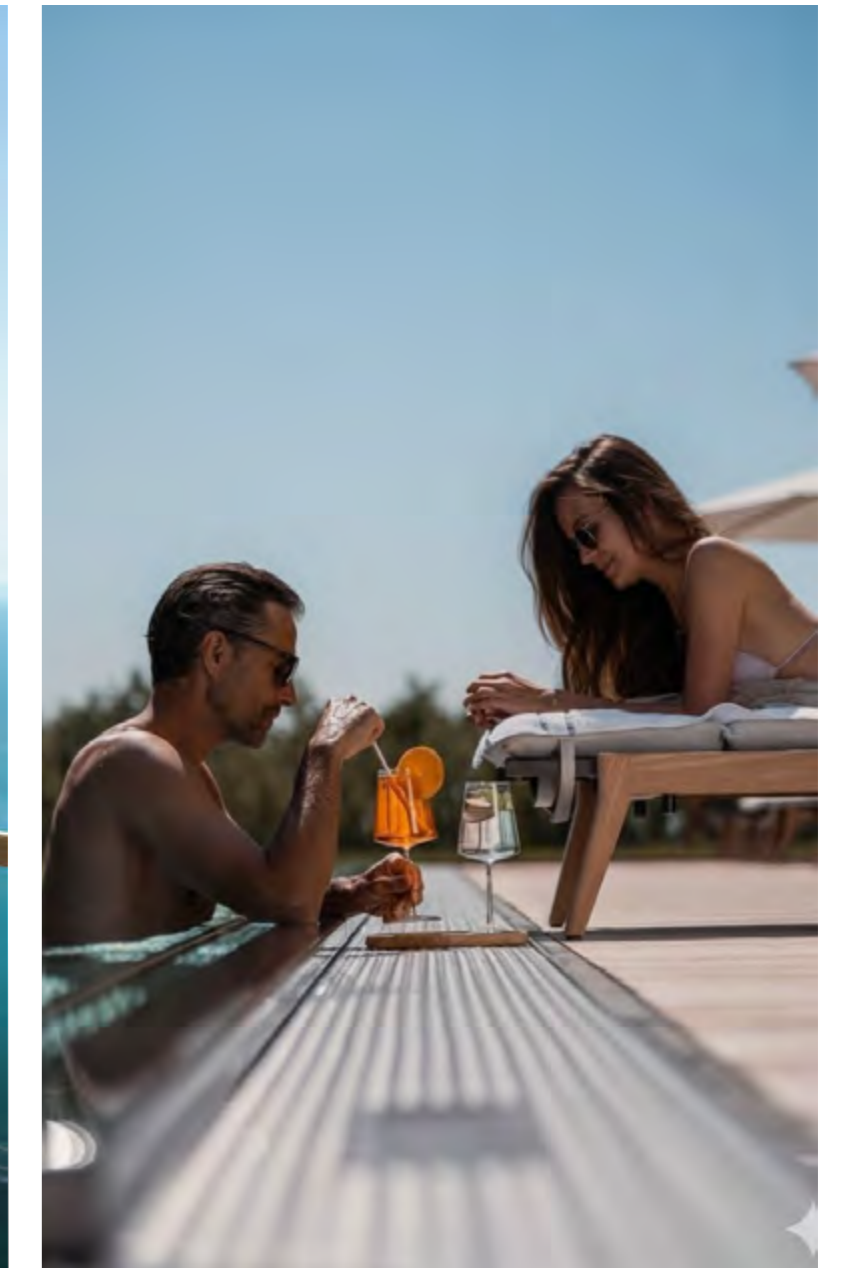


PLACEHOLDER

A Moment of Calm, Above It All

Set against endless sea views, the rooftop pool embodies calm and connection. Framed by soft greenery and natural timber decks, it feels both private and expansive, a seamless extension of the horizon.

Designed exclusively for adults, the pool offers a serene escape, complete with a Jacuzzi for added relaxation. Sun loungers and parasols create a refined retreat for quiet moments in the warmth, while the water mirrors the calm rhythm of the coast below.





Move with Ease

The padel court is a place to move, connect and recharge. Set on the rooftop and surrounded by openness, natural light and endless island views, it offers more than just exercise. Each game becomes a reminder of how good it feels to live well, together. Movement feels effortless, connection comes naturally and play becomes presence, leaving you energised, uplifted and part of something shared.



Rooftop Padel Court



Rooftop Outdoor Cinema



Evenings Under the Open Sky

As daylight softens, the island moves at a gentler pace. Beneath the open sky, the Outdoor Cinema becomes a place to unwind, where sea breezes, soft lighting and comfortable seating set the scene for evenings shared in ease.

Each screening unfolds with quiet simplicity, blending the beauty of the island with the warmth of connection.



Grand Residence Living Room

Spaces That Feel Instinctively Right

Every residence embodies a sense of balance and quiet refinement. Each turnkey home is fully furnished and complete with premium integrated appliances, curated accessories and everyday essentials — from a coffee machine and juicer to a toaster, washer/dryer, fine cutlery and crockery, as well as plush bedding and towels — all thoughtfully chosen to make living effortless from the moment you arrive. Porcelain flooring, travertine stone and rich wood tones bring natural harmony and enduring appeal, while smart-home features enhance comfort and ease.

The result is a home that feels personal, connected and intuitively composed, a reflection of Wyndham's global standard of comfort and care.





Luxe Studio Bedroom



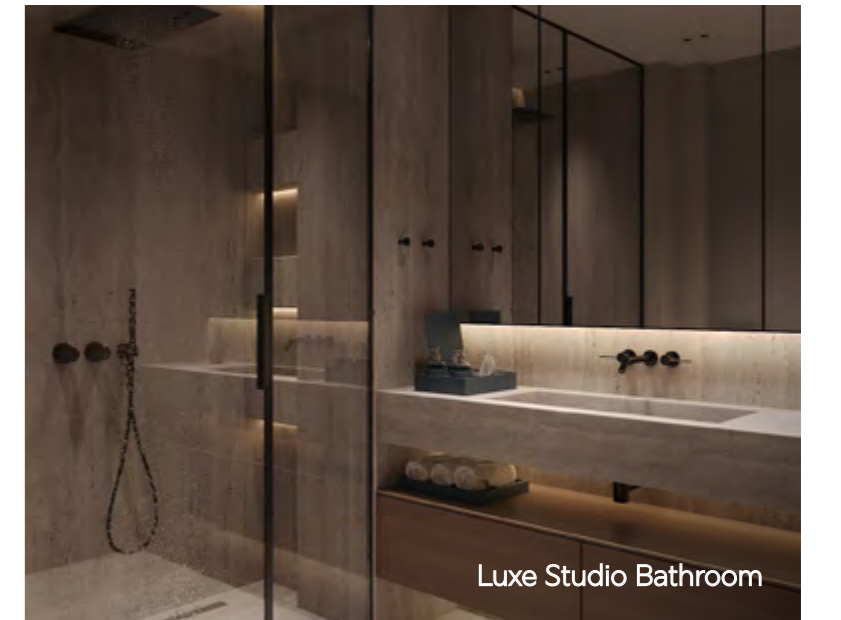
Luxe Studio

Created for those who value simplicity and flow, the Luxe Studio blends soft textures with natural tones to form a serene and welcoming environment.

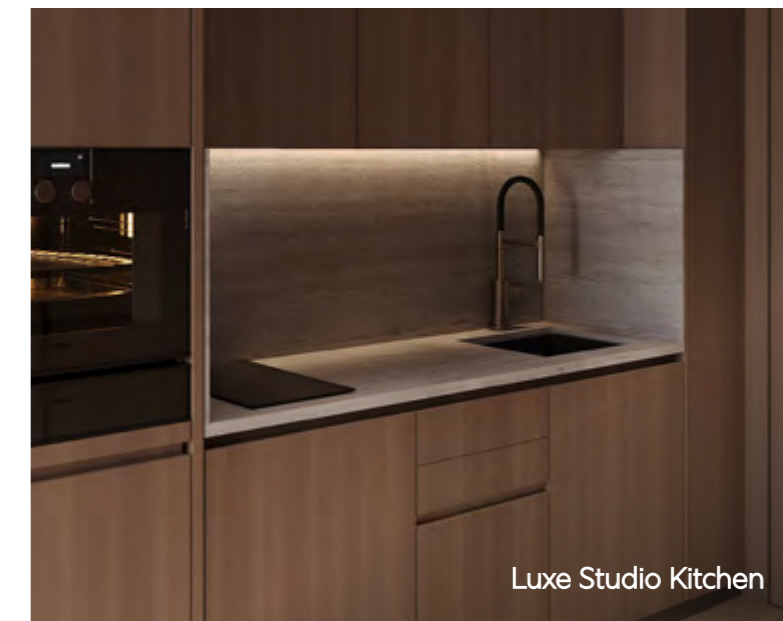
Every detail serves a purpose, shaping a thoughtfully designed space that feels open, calm, and distinctly yours.



Luxe Studio Bedroom



Luxe Studio Bathroom



Luxe Studio Kitchen



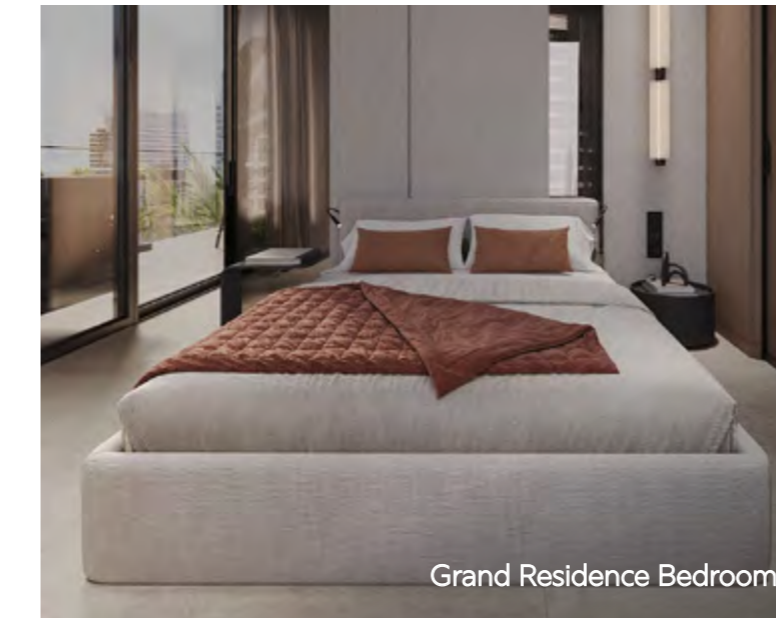
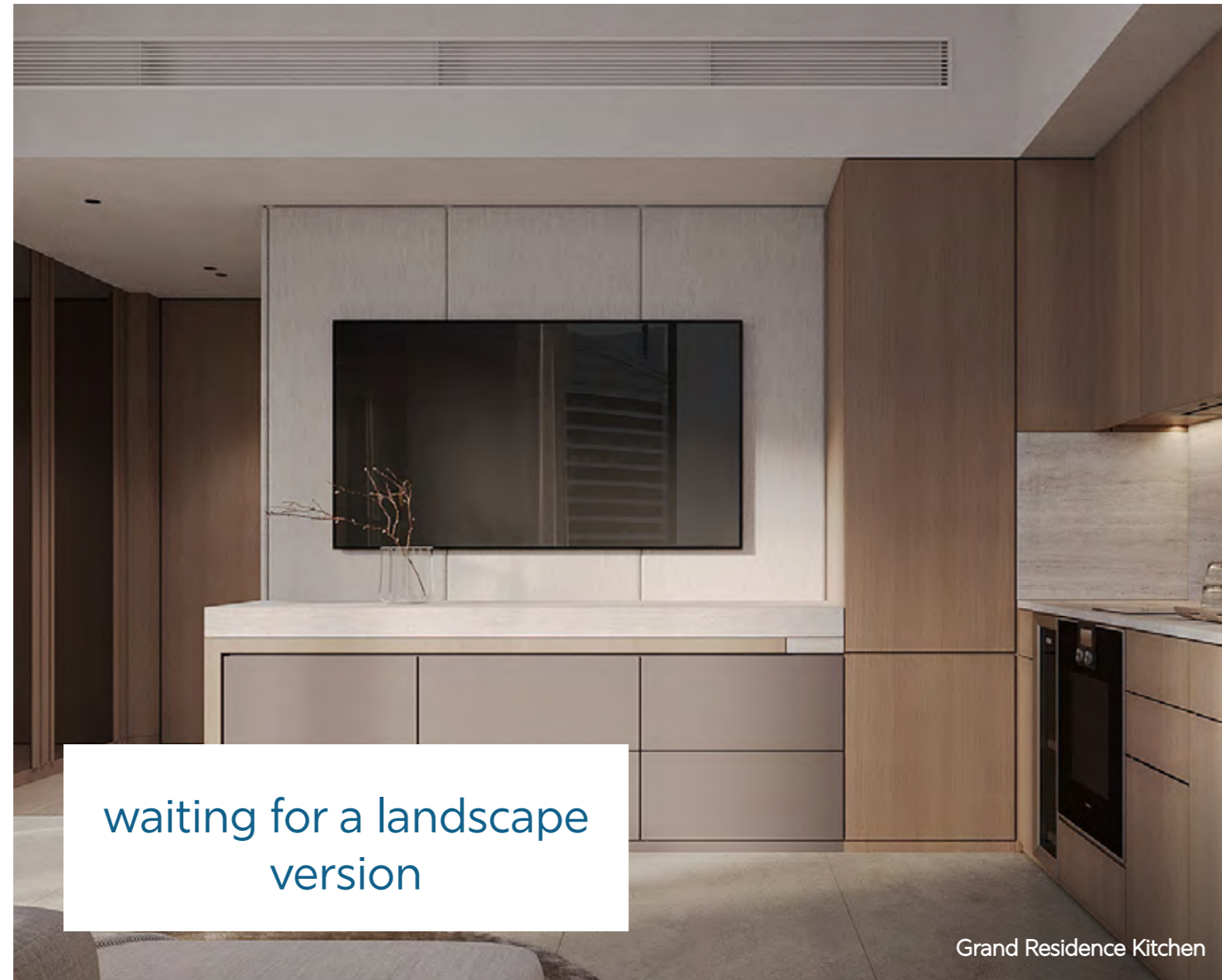
Luxe Studio Balcony



Grand Residence

Generous in both design and feeling, the Grand Residence invites a sense of openness and belonging.

Light-filled interiors, layered materials, and refined furnishings come together in harmony, offering a space that balances modern convenience with timeless warmth, a true expression of Wyndham living.

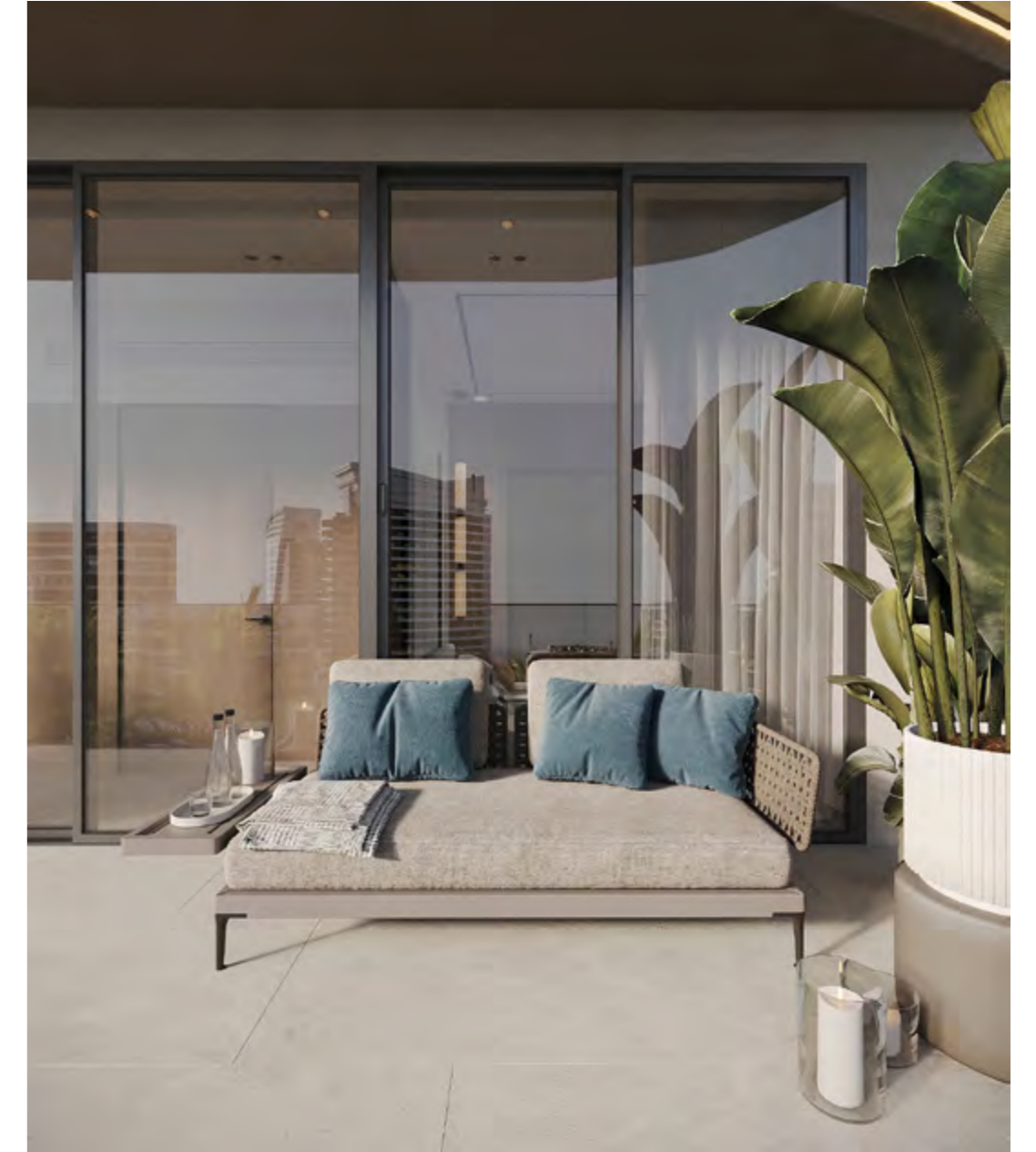
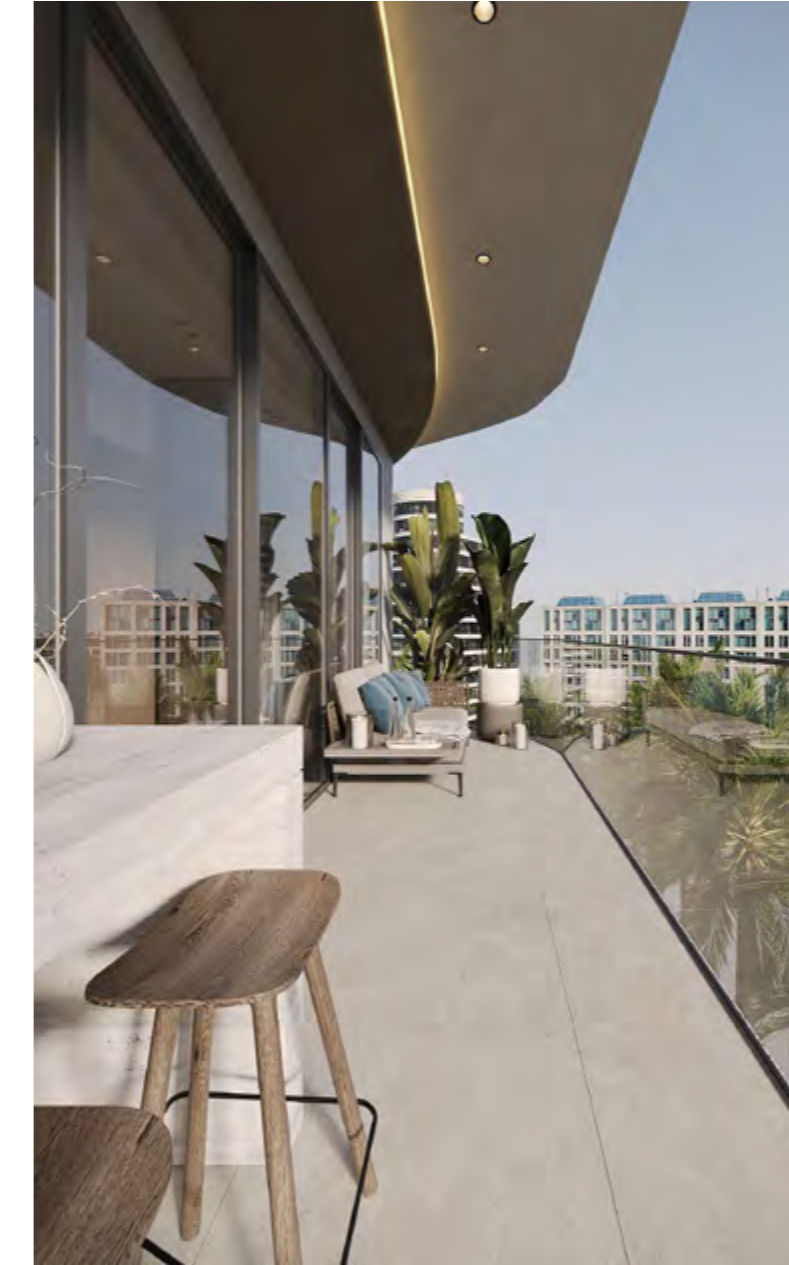


Balconies & Outdoor Living

Every Grand Residence opens to a private balcony that extends your living space into the open air.

Whether it's a quiet morning coffee or an evening meal under soft light, the balcony becomes a natural gathering spot, complete with a built-in table designed for ease and enjoyment.

Framed by open views and fresh air, these outdoor spaces capture Wyndham's promise of thoughtful comfort — where relaxation comes naturally and every detail feels considered.





waiting for a landscape
version

Effortless Living, Thoughtfully Managed

Life feels simpler when every detail is cared for. A turnkey lifestyle where concierge, housekeeping and maintenance services are delivered with Wyndham's hallmark warmth and quiet precision, while sustainable systems support a more mindful way of living.

Residents enjoy a complimentary first-year Wyndham Rewards Platinum membership, connecting homeownership with global privileges. This is living defined by trust, where comfort is handled with care and each day moves with quiet confidence.



Core Services

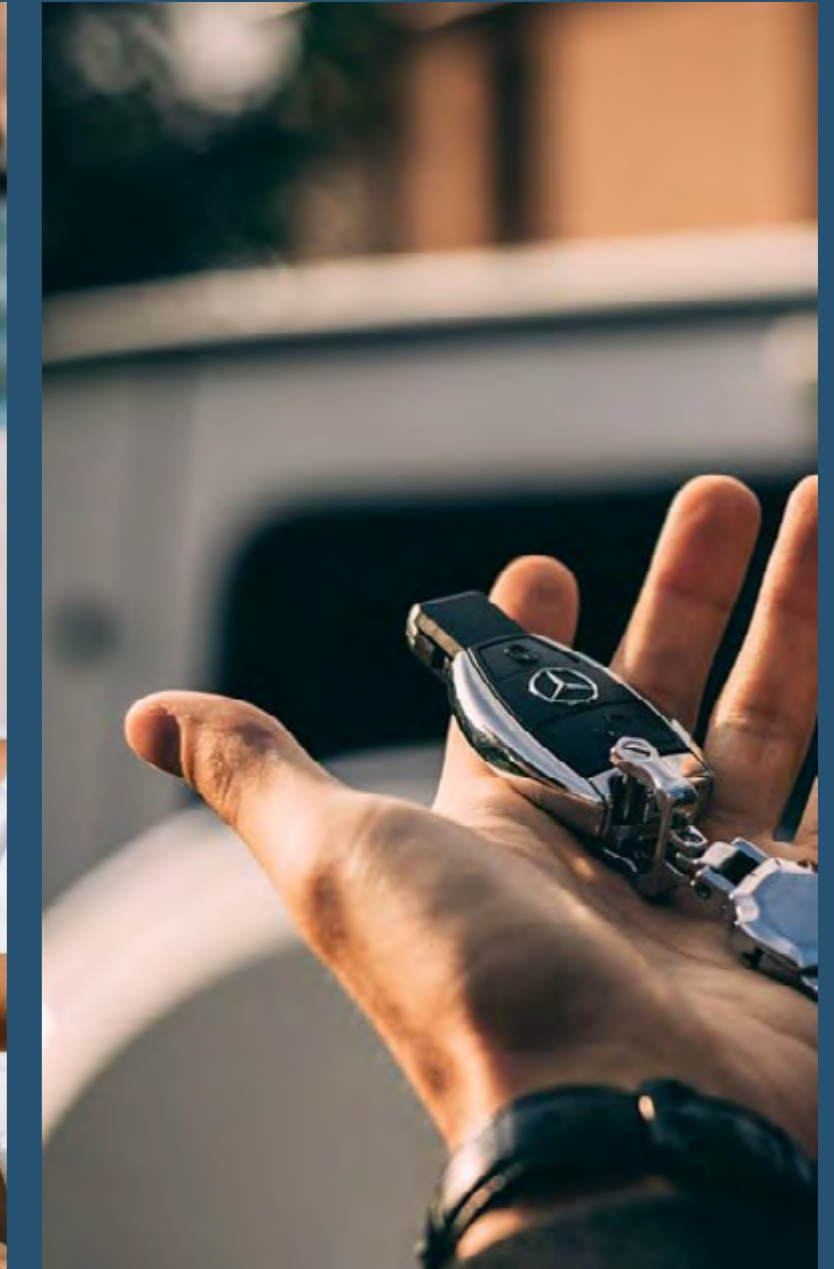
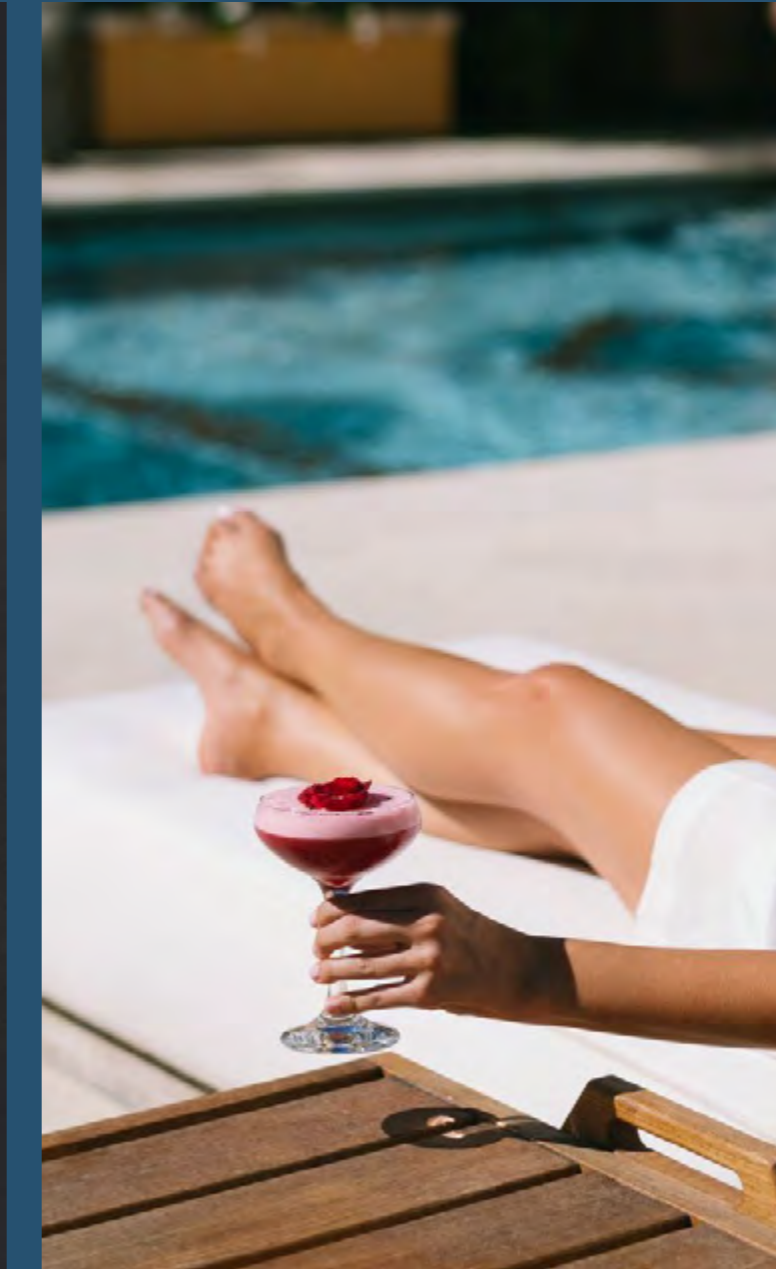
- Concierge Service
- Resident Lounge Access
- Pool Services & Lifeguard Supervision
- Delivery Services
- Building Management
- General Cleaning Services
- Security Services

À La Carte Services

- Private Training & Fitness Coaching
- Wellness Classes – Yoga / Pilates
- Babysitting & Childcare Services / Facilities
- Maid Service
- Travel & Leisure Planning
- Chauffeur Services
- Airport Transfer Services
- Vehicle Washing & Care
- Laundry & Dry Cleaning
- Bicycle Hire
- In-Residence Maintenance

Owner's benefits

As an Owner, you enjoy more than just spectacular residences — you gain access to a premium lifestyle full of privileges. With 1-year complimentary Wyndham Rewards Platinum membership included, you'll unlock exclusive travel advantages, priority treatment and exceptional value each time you stay. From complimentary nights and late-checkout to room upgrades and preferred reservations, your ownership opens the door to elevated experiences worldwide.



Tranquil. Yet Connected.

Just forty-five minutes from Dubai and moments from Ras Al Khaimah International Airport, you are close to the world while surrounded by calm. Major highways provide seamless access to neighbouring Emirates while nearby retail, dining and leisure bring convenience closer to home.

Every journey begins with ease, whether for work or return, distance feels shorter and comfort always near.



- 10 Minutes
Al Hamra Mall
- 12 Minutes
Al Hamra Golf Club/Course
- 13 Minutes
RAK Central
- 14 Minutes
Yacht Club
- 30 Minutes
RAK International Airport
- 45 Minutes
Jebel Jais
- 45 Minutes
Sharjah International Airport
- 60 Minutes
Dubai International Airport

About the Developer

Divine One Group is a distinguished collective with over two decades of leadership across Dubai's real estate, hospitality and sustainability sectors. The collective experience of the founding partners' blends entrepreneurial insight with strategic execution. Their portfolio spans early investments in Dubai's property market, including the sell-out success of Hammock Park in Wasl Gate.

Guided by a commitment to excellence, innovation and integrity, Divine One Group continues to shape forward-thinking developments that set new benchmarks for design, efficiency and sustainability across the region.



Leading Partners



Engineering Consultants

Federal is proud to be recognized as one of Dubai's most respected luxury architecture design companies. They create luxurious, yet liveable, residences and strive to deliver exceptionally high, personalized levels of service.



Project Management

C + C Design Studio's approach is grounded in the search for contextually appropriate solutions. Special emphasis is given to the response to climate, the existing scale and character of the context, appropriate use of materials and construction techniques, and the development of the project aesthetic as a result of the specific conditions.



Architecture & Design

Nkey Architects is an international architecture and design studio that provides a full cycle of services to create fast, innovative, and aesthetically impeccable projects. They bring our clients' visions of ideal spaces for living, business, and investment to life, utilizing cutting-edge technologies, advanced materials, and unique architectural and design solutions.

Strategic Advisory, Sales & Marketing



Creative Agency

Freedm is a global, award-winning, creative agency. With an international expert team, Freedm represents a diverse collective of creative and strategic specialists who provide real estate developers with marketing and creative strategy, that translates into powerful return on investment.

