

An aerial photograph of a coastline, showing a series of white sandy beaches separated by shallow, turquoise water. The water has a textured, rippled appearance. The text 'PLAYA VIVA' is centered over the image in a white, serif font.

PLAYA VIVA

BY UNIESTATE

LOCATION

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PLAYA
VIVA



Resort Style
Living, Every Day

Set on the shoreline of Al Marjan Island, homes face the sea with glass that opens to the horizon. Light that moves with the day creates a stillness that settles in and stays.

Life settles into something slower. The pool held against the horizon, gardens kept in shade, hours with nowhere to be. Resort living, not for a season, but for good.

A SERENE WELCOME, A CONSTANT
POINT OF CONNECTION

From quiet corners to shared horizons, every space is an invitation to live more fully.

CHAPTER 01

THE LOCATION

*Where the island meets the
open sea, a rare address
takes shape.*

PLAYA
VIVA



An Elegant Waterfront Address

Close to the ocean where the tide keeps its own time, Playa Viva doesn't just sit near the water. It rises from it.

Three towers step gently toward the sea, opening onto a landscaped podium and a promenade that never quite stops moving, with a marina on one side and coastal views on the other, the whole of Al Marjan Island within easy reach.



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PLAYA
VIVA

Wynn
AL MARJAN
ISLAND

The Next
Luxury Destination

Al Marjan Island, home to The Wynn Resort & Casino, is fast becoming the UAE's most watched destination. Playa Viva sits at its edge, minutes from the resort and closest to where the water meets the world: an address now drawing global attention, and global investment.





A destination on the rise, And a coast finding its moment

Some destinations are chosen for what they are today. This one is chosen for everything it's about to become. The Wynn Resort & Casino is set to reshape Ras Al Khaimah's tourism landscape, attracting visitors, driving demand, and drawing a new kind of attention to this stretch of coast.

But the rewards here were never only financial. Desert safaris and mountain trails, mangrove forests and hot springs, pristine beaches and centuries of history all sit within easy reach of home at Playa Viva.







CHAPTER 02

THE PROJECT

*A coastal community
designed around light, sea,
and considered living.*

PLAYA
VIVA

EFFORTLESS LUXURY

Enjoy five-star living. Every day. Poolside attendance. Valet at the door. A concierge who already knows what you need before you ask. At Playa Viva, luxury isn't something you arrange, it's something that simply happens around you.



Where the Days Are Shared

Here, the day moves the way the sea does, unhurried, open to the light, gathered around the water that gives this place its name.



Three residential buildings rise above a landscaped podium and a ground-floor promenade of dining and retail. A pool, a spa, a gym, waterfront cafés are all held within the grounds, while the marina, the beaches, and the island's landmark resorts lie just moments beyond. A self-contained community, on one of the UAE's most anticipated shorelines.



ARCHITECTURAL VISION

Every home at Playa Viva is turned toward the sea. Floor-to-ceiling glass, natural light and considered materials come together in a calm coastal elegance you feel the moment you walk in.

CHAPTER 03

THE INTERIORS

*From quiet sanctuaries to
panoramic retreats, every home
is a world of its own.*

PLAYA
VIVA



A home that's ready the moment you arrive

Every home is fully furnished and filled with natural light, studio, one, two and three-bedroom apartments are fitted with an Alexa and smart-home system, considered interiors, and views that don't let go.

Inside, everything is calm and considered, warm timber, natural stone and soft, tonal palettes, open-plan layouts that flow from kitchen to living space. It's a home finished to the last detail before you ever arrive.



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Your Perfect Sanctuary

Home here is somewhere to arrive and exhale, where the light moves slowly across the room, bringing tranquillity to any time of the day.

Warm timber, natural stone, linen textures underfoot. Floor-to-ceiling glass draws the sea in, open-plan layouts flow from kitchen to living space, and every detail is carefully planned before you ever move in.

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SPACE TO BREATHE. ROOM TO LIVE.

Sleeping, cooking, working, unwinding are all folded into one calm, open space. Clever storage, integrated appliances, and a warm, tonal palette make compact living feel like anything but a compromise.





Size Guide

UNIT TYPE	AREA SQFT
Studio	300 - 462
1BR	600 - 850
2BR	900 - 1200
3BR	1250 - 1800



CHAPTER 04

THE AMENITIES

*Days that move from the
pool to the podium to the
promenade.*

PLAYA
VIVA





A Place to Move, Rest & Restore

Some days ask for movement. Others, for stillness. Here you have both. A pool to swim the morning into shape, a quiet room to breathe out, and shaded corners where the afternoon simply drifts into sunset.

Take to the pool and sun-deck, unwind in the spa, or find your centre in the yoga and meditation studio. Between them, landscaped gardens and shaded lounges, calm, considered spaces, all a few steps from your door.



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ENJOYED, NEVER MANAGED

Infinity pool, sun-decks, the spa, the gym, waterfront dining, every amenity at Playa Viva exists to be enjoyed, not maintained. A dedicated service team keeps it effortless, so the day stays entirely yours.



Wellness, Woven In

**Some days you go out to find the world.
Others, you simply go downstairs. Here,
wellness isn't somewhere you travel to
because it's already where you live.**

Ease into the spa. Warm through in the sauna.
Swim slowly as the light shifts across the water.
Steam rooms, relaxation lounges and quiet
corners to rest give you a full wellness journey
held within the grounds, a few steps from home.

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SPA ROOM



INDOOR GYM

A Considered Structure

Playa Viva's three residential buildings, A, B and C, rise above a landscaped amenity podium and an active ground floor. A pool, courts, an outdoor cinema and shaded places to gather sit alongside dining, cafés, a spa and a gym, so daily life and leisure are never more than a few steps from your door.



OUTDOOR CINEMA



PADEL



SHADED TABLE TENNIS



BADMINTON



BBQ AREA



SHALLOW POOL



RESTAURANTS



SPA



CAFÉ



POOL



GYM



COFFEE SHOP

CHAPTER 05

THE DEVELOPER

*A legacy built on decades of
trusted delivery across
the UAE.*

PLAYA
VIVA



About UNIESTATE

Founded in 1995, UniEstate is one of the UAE's longest-standing developers, with completed projects across Dubai and Ras Al Khaimah. The company works across the entire development lifecycle, land acquisition, feasibility, design, construction, handover, and after-sales, accountable at every stage.

Its developments are shaped around how people actually live: efficient layouts, quality materials, natural light, and shared spaces that turn buildings into genuine communities. That focus on the end product is what has held investor confidence and buyer loyalty for more than three decades.