

ARDEE DOWNTOWN · AL MARJAN ISLAND

THE VIEWS

SOFT LAUNCH PREVIEW

Residences on Al Marjan Island, Ras Al Khaimah.

A broker and client presentation.

ARDEE



ARTIST'S IMPRESSION

01

SECTION 01

THE DESTINATION

Ras Al Khaimah and Al Marjan Island: an emirate building momentum across industry, business and tourism.





RAS AL KHAIMAH

A fast-growing coastal tourism destination and one of the UAE’s most established manufacturing bases, anchored by investment-grade credit ratings.

TOURISM

1.35M

Visitors in 2025

+ 5 M

Visitor target by 2030

RAK Vision 2030

MANUFACTURING & ECONOMY

~26%

Of RAK’s GDP from manufacturing

40,000+

Companies established and growing

CREDIT PROFILE

AED 50.1BN

RAK GDP (2025 est.)

A+

Fitch · Stable

S&P: A / A-1 · Stable

CONNECTIVITY

+VVIP

New airport terminal and expansion

45 MIN

Etihad Railway

Easy connectivity with every emirate

HOME TO



Julphar



RAK CERAMICS



SOURCE: RAK VISION 2030 · S&P GLOBAL (SEP 2026) · FITCH RATINGS

AL MARJAN ISLAND



2.7M

SQ.M. MASTERPLAN

Reclaimed island land

7.8 KM

OF BEACHFRONT

Pristine sandy shoreline

8,500

PLANNED HOTEL ROOMS

Across the island pipeline

18,600

PLANNED RESIDENTIAL UNITS

Across Al Marjan Island

16,000+

PROJECTED JOBS

Direct and indirect

25,000+

SHORTAGE IN ROOMS

Per Wynn analysis

02

SECTION 02

ARDEE DOWNTOWN

The emirate's first family-oriented, full-fledged downtown district, set within a 5.2 million sq. ft. masterplan.



ARDEE DOWNTOWN



WYNN AL MARJAN

ARDEE DOWNTOWN

THE VIEWS



ARDEE WATERFRONT

ILLUSTRATIVE MASTERPLAN, NOT TO SCALE



KEY FACTS



5.2M

Sq.ft. development



4,000+

Residential units



600,000+

Sq.ft. mall and other retail



TIER 1

Signature restaurants



2

Iconic skyscrapers



1 KM

Walkable promenade



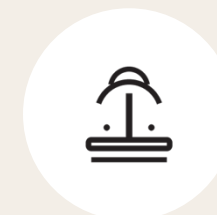
350

Luxury hotel keys



50+

F&B outlets



ICONIC

Attraction with a central fountain show

03

SECTION 03

THE VIEWS



ARCHITECTURE

Two towers framed around a landscaped podium, with generous balconies and townhouses opening onto the pool deck.



ARTIST'S IMPRESSION





THE VIEWS
ARDEE

THE VIEWS

ARDEE

Concierge







AMENITIES



FITNESS CENTER



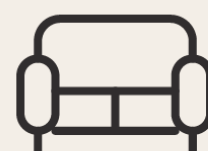
FAMILY POOL



WELLNESS AREA



RESORT STYLE
POOL



RESIDENT LOUNGE



RETAIL



FINE DINING
RESTAURANT & BAR



EVENTS ROOM



SOCIAL SPACE



CONCIERGE



VALET SERVICE



EV POINTS



04

SECTION 04

THE RESIDENCES

Studios, one and two bedroom residences, the three bedroom sky collection and townhouses, finished in warm, natural materials.



STUDIO - BEDROOM



STUDIO - KITCHEN



STUDIO - BATHROOM



DELUXE - LIVING ROOM



DELUXE – KITCHEN AND DINING



DELUXE – BEDROOM



KARDEE
DUPLOMATS

PREMIUM - LIVING ROOM



PREMIUM – KITCHEN & DINING



PREMIUM – BEDROOM