

GIANFRANCO
FERRE

RESIDENCES

Ras Al Khaimah



ITALIAN LIVING MEETS
ISLAND LUXURY

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THE NEXT BENCHMARK OF WATERFRONT LIVING



Experience resort-style living on Al Marjan Island, Ras Al Khaimah. Each apartment features fully furnished interiors, unobstructed sea views and hotel-level services.





GIANFRANCO FERRÉ HOME

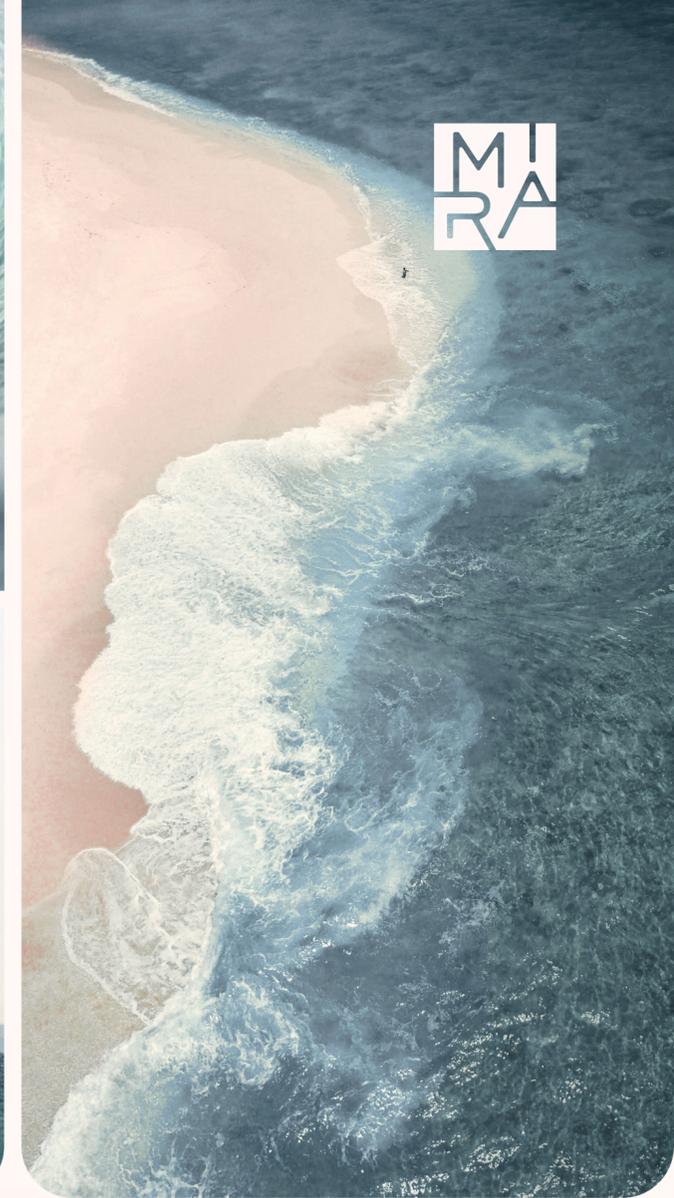
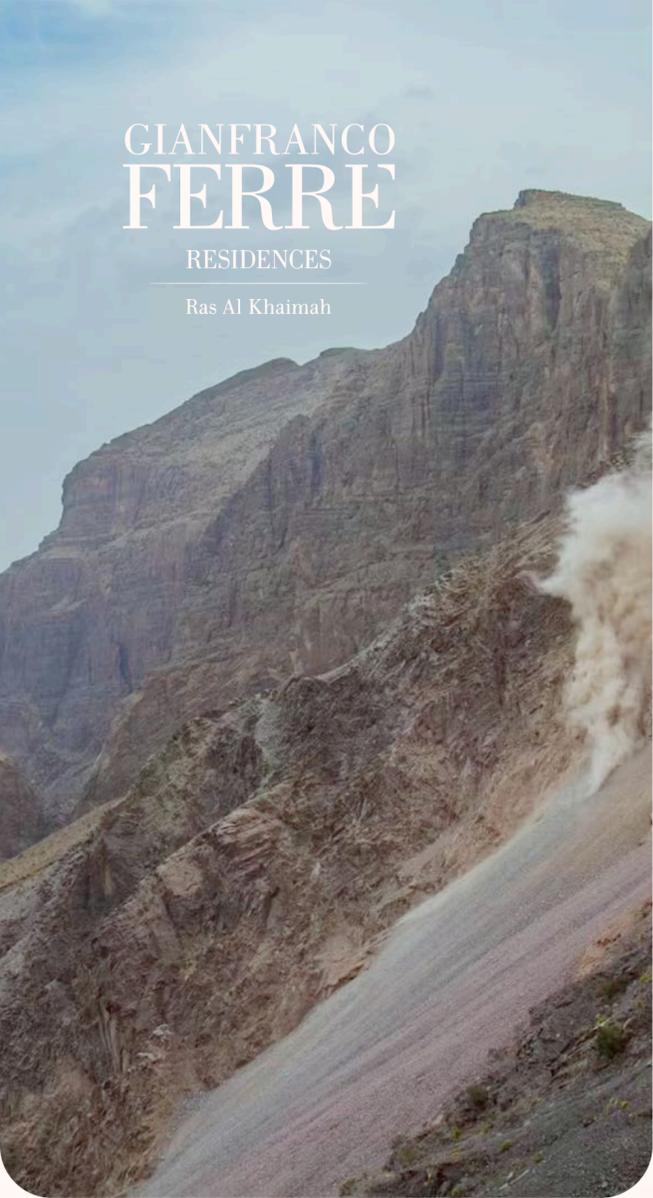
Founded by the legendary Italian designer known as the 'Architect of Fashion,' Gianfranco Ferré is celebrated worldwide for blending precise architectural forms with sartorial elegance.

All interiors in Gianfranco Ferré Residences are fully furnished with pieces from the Gianfranco Ferré Home collection, crafted by ONIRO Group to echo the brand's aesthetic.

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A NEW ADDRESS FOR THE FUTURE

Al Marjan Island offers a rare blend of sea and mountain views with a vibrant community – and at its very tip, *Gianfranco Ferré Residences* stands as a true landmark.

A PERFECT WATERFRONT HOME

Gianfranco Ferré
Residences

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Enjoy majestic sea views from every unit within *Gianfranco Ferré Residences*, set on the prime spot of Al Marjan, one of the UAE's most attractive lifestyle and investment destinations.



EXCLUSIVE ISLAND LOCATION

The project sits directly next to the region's *first casino*, placing you at the centre of Ras Al Khaimah's newest entertainment area. Within a short walk are beaches, hotels, cafés and restaurants.

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Address
Al Marjan Island

Wynn Casino
Al Marjan Island

Waldorf Astoria
Ras Al Khaimah

Mövenpick
Resort

Al Hamra
Mall

Address Al Marjan Island	→	1 minute
Mövenpick Resort	→	6 minutes
Wynn Casino Al Marjan Island	→	8 minutes
Waldorf Astoria Ras Al Khaimah	→	11 minutes
Al Hamra Mall	→	10 minutes

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ARCHITECTURAL MASTERPIECE

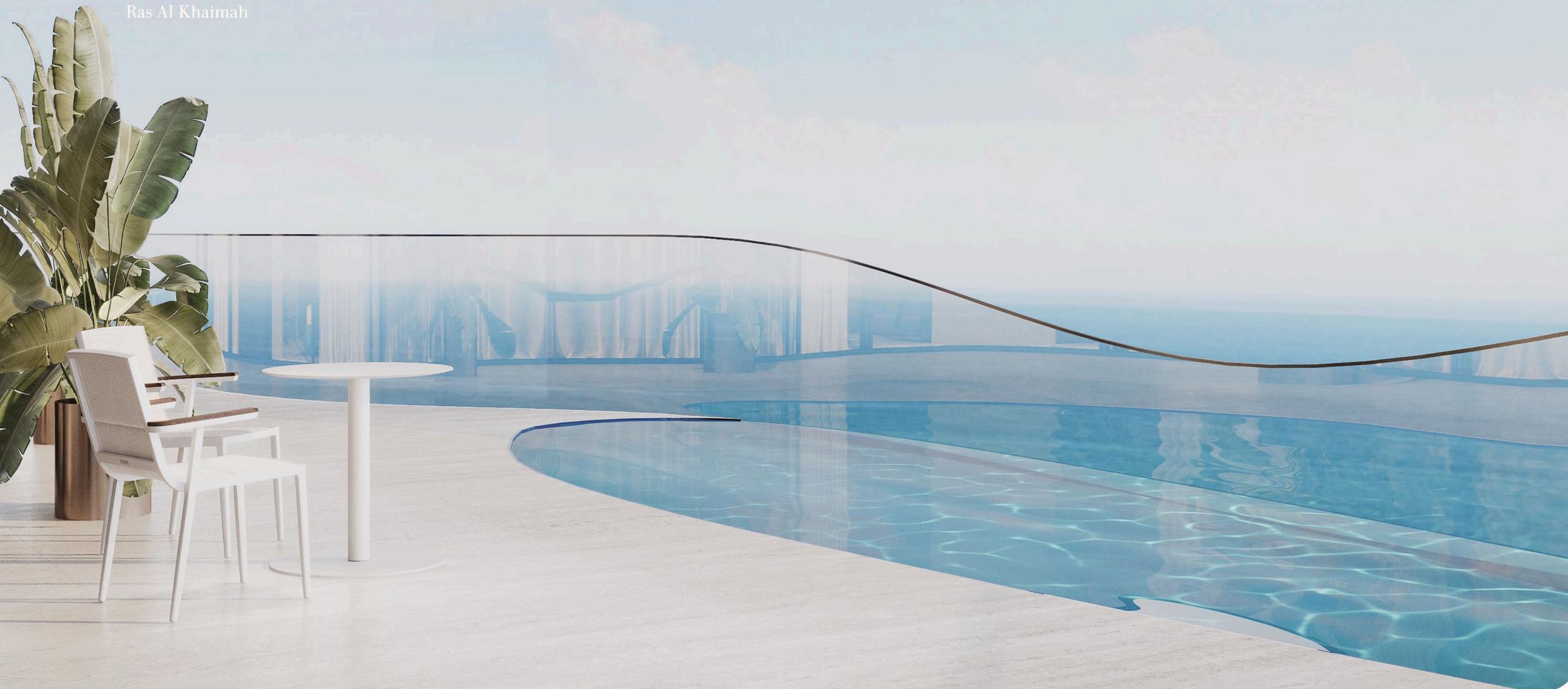
Gianfranco Ferré Residences has a clear U-shaped design, oriented toward the sea to maximise ocean views from each apartment. The result is simple and beautiful: sunlight, water, and open skies become a natural part of everyday life.



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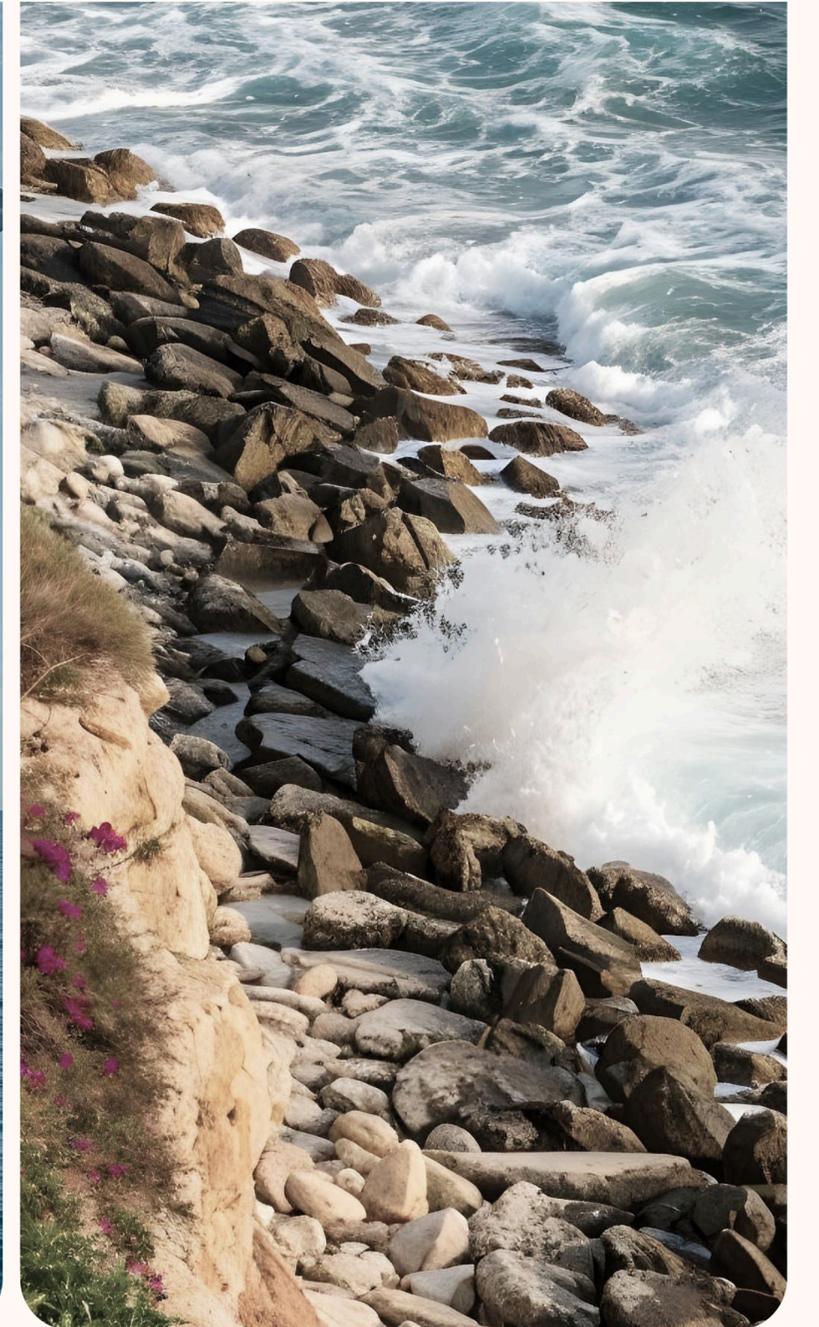
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YOUR PRIVATE POOL OVERLOOKING THE SEA

Select apartments have terrace pools that feel like a personal retreat. Imagine a quiet morning swim overlooking the sea or a sunset spent comfortably at the water's edge, privately yours.

Standing right next to the water and surrounded by the Arabian Gulf on three sides, Gianfranco Ferré Residences offers unobstructed sea views from every angle, at any time of day.



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ROOFTOP WELLNESS

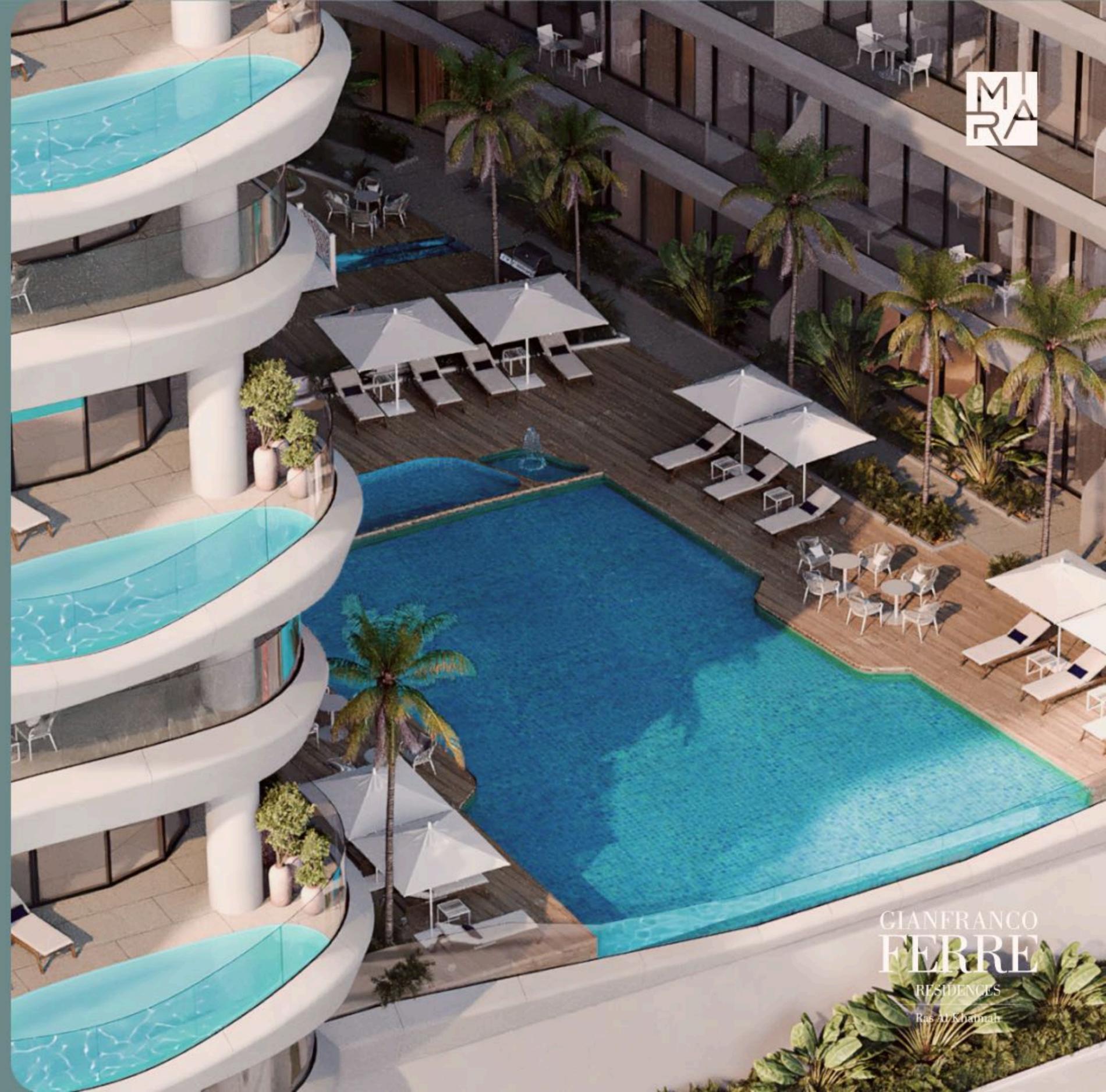
Ladies' and gents' pools are set apart for privacy, yet both enjoy stunning views of the sea.





FAMILY LEISURE

Set near the children's play area, the family pool creates a dedicated space for shared moments and lighthearted fun.



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ALWAYS IN SHAPE

Gym spaces have been designed by Technogym exclusively for Gianfranco Ferré Residences, allowing you to work out whenever you like. This dedicated fitness haven includes CrossFit, Pilates, and cycling areas, each thoughtfully divided into separate zones for men and ladies.



GARDENS & RELAXATION

Landscaped gardens and sun decks create natural spots to relax, catch your breath, or meet your neighbours.

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RESIDENTIAL APARTMENTS WITH SERVICES

- Studios
- 1-bedroom apartments
- 2-bedroom apartments
- 2-bedroom duplexes
- 3-bedroom duplexes
- 4-bedroom duplexes





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HOUSEKEEPING

Arrive to a spotless home every time. The housekeeping team is available around the clock – ready to clean, refresh, or prepare your apartment whenever you need it.

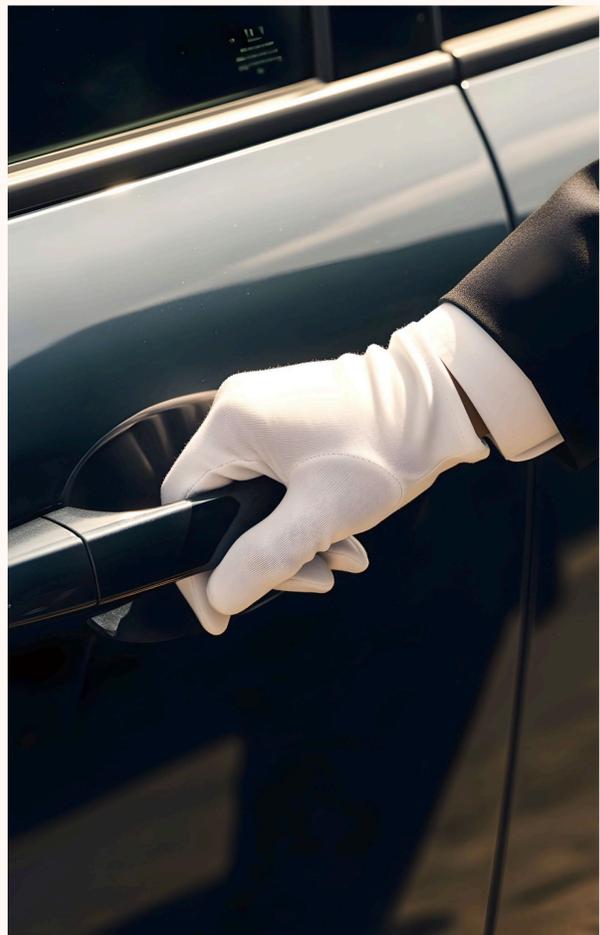


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SECURITY

Peace of mind, built in. The property is protected by discreet 24-hour security and advanced surveillance systems. With professional teams and quiet efficiency, you can relax and enjoy life – knowing your safety is always a priority.



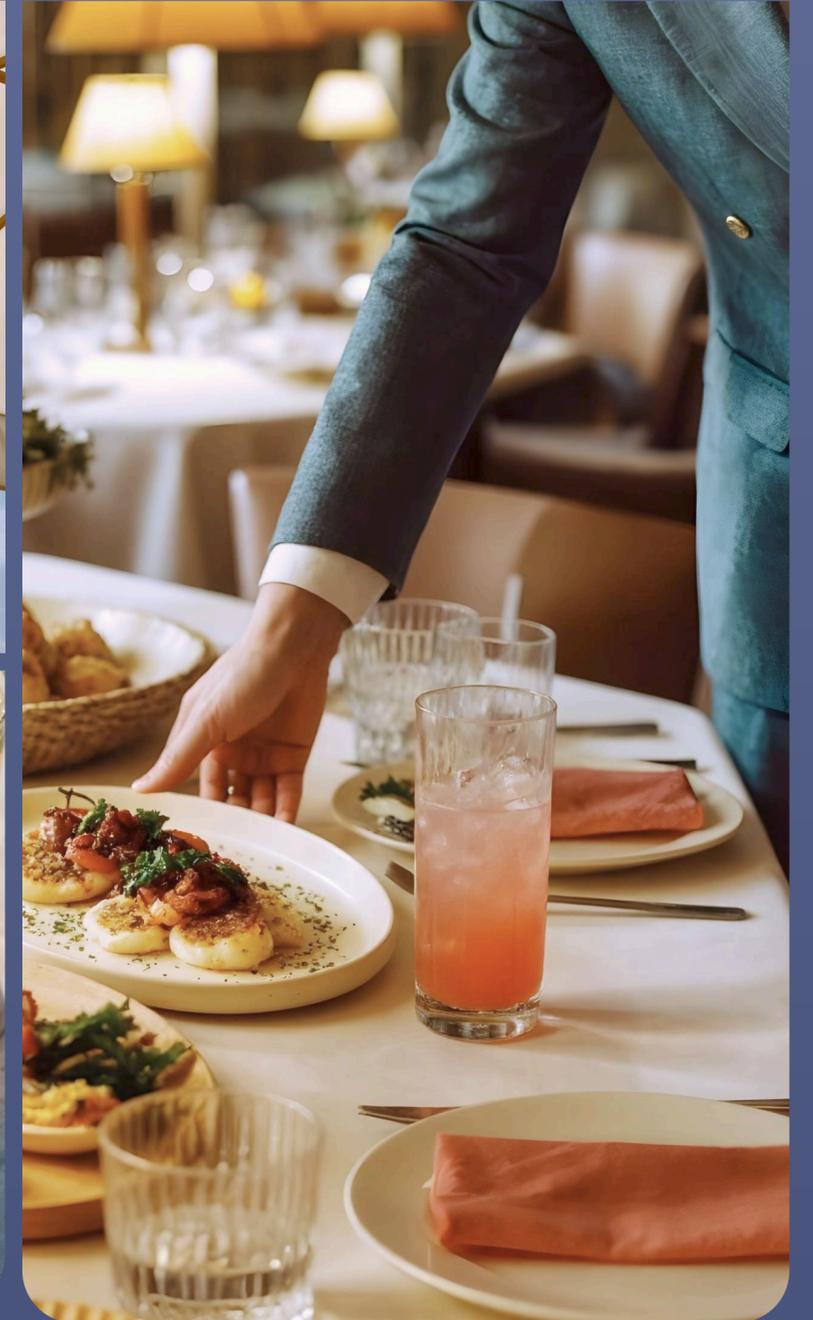
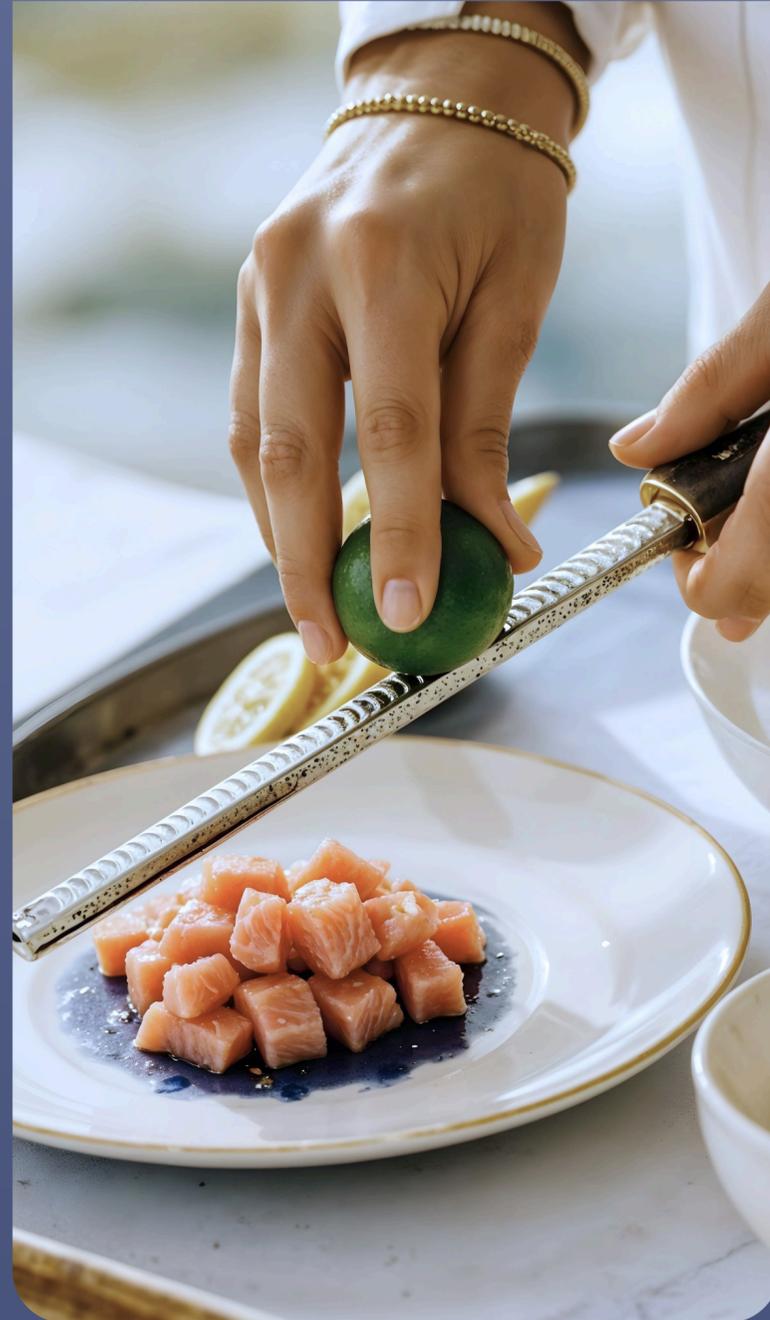
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CONCIERGE SERVICES & VALET PARKING

Experience true hotel-style living. The 24-hour concierge and valet team is always available—for restaurant bookings, daily deliveries, last-minute requests, or simply bringing your car to the front entrance.

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DINING & SOCIAL LIFE

Start your day with coffee in the lobby café, then stroll through the luxurious ground-floor retail zone, and enjoy lunch or dinner at one of two 5-star restaurants with stunning sea views – all within Gianfranco Ferré Residences.





THE ONLY REGION'S CASINO

Gianfranco Ferré Residences sits next to the Middle East's first casino – making you part of the region's most exciting new destination. Whether you're seeking international entertainment, high returns, or simply the energy of something new, it's always close, never intrusive.

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STARTING PRICE

STUDIO

Starting Price:
AED 1.6 M
USD 457 K

2 BED DUPLEX

Starting Price:
AED 4.4 M
USD 1.2 M

1 BED

Starting Price:
AED 2.4 M
USD 653 K

3 BED DUPLEX

Starting Price:
AED 7.3 M
USD 1.9 M

2 BED

Starting Price:
AED 3.8 M
USD 1.03 M

4 BED DUPLEX

Starting Price:
AED 14.4 M
USD 3.9 M

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PAYMENT PLAN 60/40

10%	On Booking	01.2026
10%	Second Payment	02.2026
10%	Third Payment	07.2026
10%	Fourth Payment	01.2027
10%	Fifth Payment	07.2027
10%	Sixth Payment	12.2027
40%	On Handover	Q1 2028

