SHERATON

# The Residences at Al Marjan Island Resort

FACTSHEET

# The Region's First Sheraton Residences



Atara Development introduces The Residences at Sheraton Al Marjan Island Resort, the GCC's first Sheraton-branded residences and part of an exclusive collection of just five residences worldwide. Designed with meticulous precision, the residences blend contemporary architecture with Sheraton's storied heritage, set against the tranquil backdrop of Al Marjan Island.




# The Sheraton Heritage, Where the World Comes Together

For over 80 years, Sheraton has defined belonging across the world, setting the standard for genuine connection and heartfelt service that transcends borders.

Sheraton's ethos of belonging now takes shape on Al Marjan Island, where hospitality meets the serenity of a private beachfront.

Thoughtfully composed interiors, sweeping panoramic views, and curated spaces combine to create a lifestyle defined by comfort, elegance, and timeless distinction.

# At the Crossroads of Lifestyle & Leisure

**3 MINS**
UAE's First Integrated Resort

**8 MINS**
RAK Central

**15 MINS**
Al Hamra Mall & Marina

**20 MINS**
RAK Mall

**30 MINS**
RAK International Airport

**50 MINS**
Dubai International Airport (DXB)

Al Marjan Island is shaping the Emirate's identity as a premier resort and residential destination. Stretching across 7.8 km of pristine beaches and 23 km of scenic waterfront, the island harmonizes the serene rhythm of the open sea with contemporary, sophisticated living. Emerging as a sought-after haven for global residents, enterprises, and holidaymakers alike, it offers a distinguished address defined by natural beauty and seamless access to world-class amenities.

*Source: Published UAE market reports.





# Your World by the Sea

Blending coastal living with the heritage of a trusted brand.
The Residences deliver a sense of belonging and prestige.

Private beach access

Panoramic sea & island views from the residences

Co-located with Sheraton Al Marjan Island Resort

Fully-furnished & serviced residences

Sheraton's global service culture at your doorstep

Access to Sheraton's signature & community-focused amenities










# Ownership Benefits

## ONVIA

Ownership extends beyond the residence through ONVIA, Marriott International's owner recognition platform offering global recognition and exclusive privileges.

Preferred rates at Marriott properties worldwide

Priority access to curated travel & lifestyle offers

Dedicated concierge services for owners

Elite status across 7,000+ hotels worldwide

Room upgrades & late check-outs

Points redeemable for stays, flights & experiences

*Only available upon full completion of down payment and signing Sales and Purchase Agreement.

# More than Fifty Ways to Live Well

From pools and fitness spaces to lounges, kids' areas, and beachfront retreats, each amenity is designed to offer comfort, balance, and choice for every resident.

## Arrival & Services

- Drop-off area
- Concierge
- Valet parking
- Shuttle bus to key landmarks with VIP transfer to UAE's first integrated resort

## Residential & Social Spaces*

- Residents' lobby & lift lobby
- Residential lounge & games area
- Outdoor lounge and seating
- Sunken seating & lounge

## Dining & Nightlife

- All-day dining
- Fine dining
- Island pool bar
- Sky bar & lounge
- Nightclub

## Retail & Work

- Retail shops
- Co-working hub with meeting rooms, co-working pods & media room

## Family & Kids

- Indoor and outdoor kids' play area
- Open lawn
- Kids' pool
- Teens' club with mini-golf & arcade zone
- Outdoor cinema

## Pools & Beach

- Adult pool
- Saltwater pool
- Rooftop infinity pool
- Pool deck
- Sun loungers & cabanas
- Private beach
- Water activity area
- Beach volleyball area

## Health & Wellness

- Wellness spa with cold plunge pool, snow chamber & treatment rooms
- Fitness studio
- Pilates studio
- Outdoor fitness area with juice bar

## Entertainment & Leisure

- Entertainment bar, games table area, gaming lounge, outdoor lounge & terrace

*These amenities are exclusive to residents.
All hotel amenities are accessible to residents; some may be at additional charges.



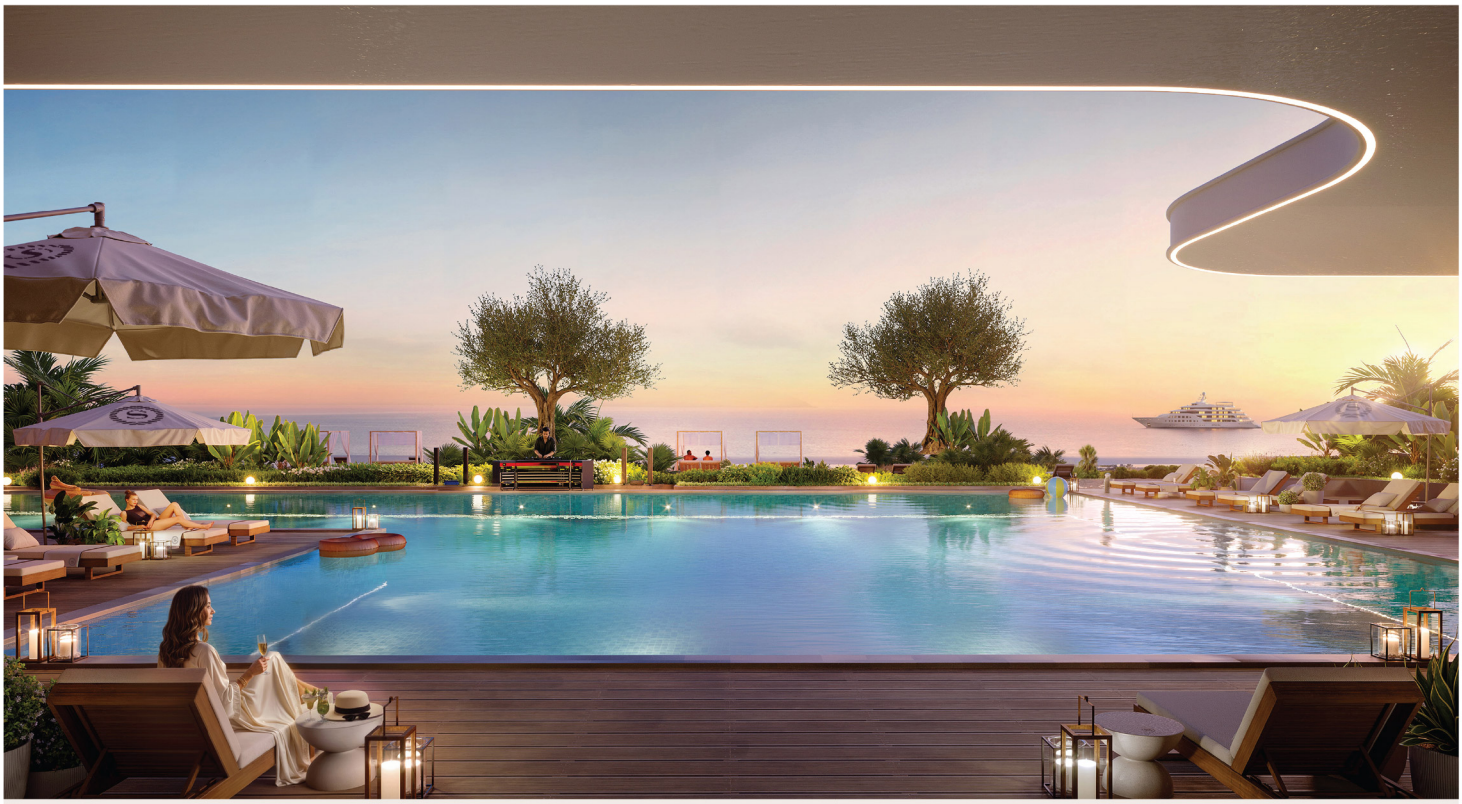


# Project Details

| | |
|---|---|
| Project Name | The Residences at Sheraton Al Marjan Island Resort |
| Project Status | Off-plan |
| Location | Al Marjan Island, Ras Al Khaimah |
| Total Units | 97 One-Bedroom, 71 Two-Bedroom |
| Elevation | 2 Basement + Ground + Mezzanine + 18 Floors + Rooftop |
| Unit Mix | 168 Residential Apartments, 300 Hotel Units |
| Handover | Q3 2028 |
| Service Charges | Estimated AED 30 / sq.ft. |

# Apartment Details

| Unit type | Size range (sq.ft) | Starting price |
|---|---|---|
| 1-Bedroom | 716 - 967 sq.ft | From AED 2.2 Million |
| 2-Bedroom | 1142 - 1379 sq.ft | From AED 3.7 Million |



# Payment Plan

**Phase 2 Launching!**

| | | | |
|---|---|---|---|
| 5% Booking ( Now ) | 5% SPA Signing ( 1 Month ) | 5% Second Payment ( 4 Months ) | 5% Third Payment ( 7 Months ) |
| 5% Fourth Payment ( 10 Months ) | 5% Fifth Payment ( 13 Months ) | 70% Handover Payment ( September 2028 ) | |

T&C APPLY*

The above payment plan is indicative and subject to change at the sole discretion of Atara Development.

All payments are to be made in accordance with the terms and conditions outlined in the Sales and Purchase Agreement (SPA).

Any applicable fees, including registration fees or other government charges, are additional and payable as specified.

# Booking Process

### RESERVATION / BOOKING FORM

The Reservation Form outlines the key terms of the sale, including payment plans and purchaser details.

### PAYMENT OF RESERVATION DEPOSIT

A 5% down payment is required to reserve the unit. Once received, the Sales and Purchase Agreement (SPA) will be prepared.

### SALES & PURCHASE AGREEMENT (SPA)

The purchaser must sign the SPA within 30 days of reservation and pay an additional 15% of the purchase price upon signing.

### ISSUANCE OF INITIAL AGREEMENT FOR SALE

Once the SPA is signed and payment is completed, the unit will be registered in the purchaser's name, and a Certificate of Ownership (Initial Agreement for Sale) will be issued.
Registration fees and administrative charges may apply.

### SUBSEQUENT PAYMENTS

All remaining payments must be made according to the agreed payment plan and in line with the SPA terms. Post-dated cheques (PDCs) may be required.

## About Us | ATARA Development

ATARA
DEVELOPMENT

Atara Development has established itself as a trusted creator of distinguished residences, backed by over a decade of experience in Dubai's residential landscape.

Our portfolio spans premier communities such as Pearl Jumeirah Islands, La Mer Island, District One, Dubai Islands, and other leading destinations across the Emirates, reflecting our commitment to delivering high-value properties with lasting quality and market impact.

The Residences at Sheraton Al Marjan Island Resort are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott"). Atara Real Estate Development LLC OPC uses the Sheraton marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.