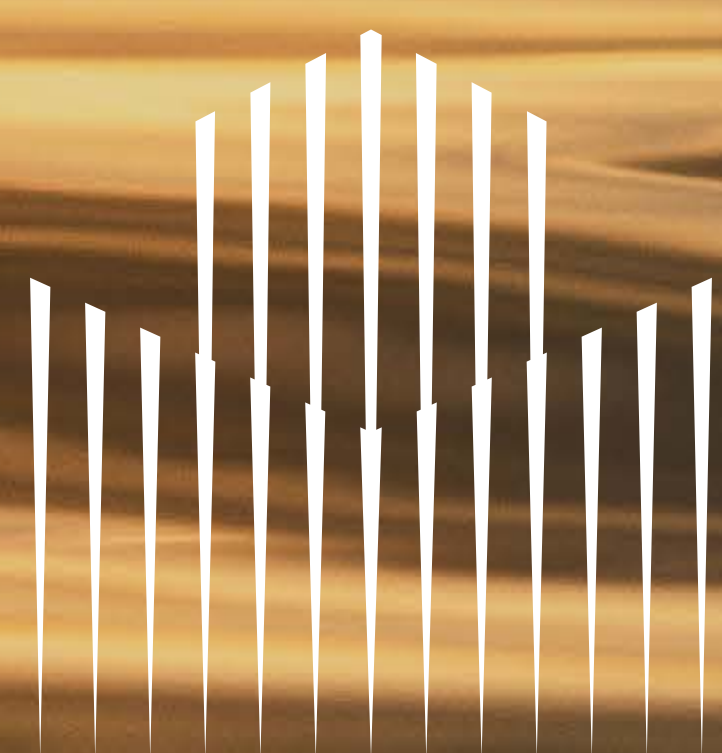




ISLAND HEIGHTS
AT AL MARJAN ISLAND



ISLAND HEIGHTS FRAMED BY OCEAN, CROWNED BY SKY

Rise above and experience luxury coastal living at the tranquil heart of Al Marjan Island. Leave behind the cares of the city and embrace beach vibes, open skies, and salt-infused air. Weekend escape or home and harbour, this is your invitation to experience life at Island Heights, an exceptional residential community by the sea.



AL MARJAN ISLAND: WHERE TRANQUILITY MEETS TRANSFORMATION

Thanks to its breathtaking coastline, endless sunshine and unmatched accessibility, Ras Al Khaimah is becoming one of the world's most sought-after destinations. Its jewel is Al Marjan Island, a serene oceanfront retreat just a short journey from Dubai, but a world away from the everyday.



BUILDING BRIEF

LOCATION:

Al Marjan Island,
RAK

4 ELEVATORS:

4 passenger
elevators including
1 service elevator

PARKING:

1 parking park per
apartment

OWNERSHIP:

Freehold

COMPLETION DATE:
(Anticipated)

Q1 2028

SERVICE CHARGE:
(Anticipated)

20 AED ft²

AMENITIES:

Lobby
Resident's Lounge
Yoga Studio

State-of-the-art Gym
Children's Play Area





AN ISLAND IDYLL

Island Heights is an exclusive collection of 165 meticulously crafted residences ideally situated to take advantage of the many amenities and attractions of Al Marjan Island. Perfectly positioned close-by The Wynn Al Marjan – the region's first interactive gaming resort – and within 90 metres walking distance of the beach, Island Heights promises enviable living and engaging entertainment.

SIZE RANGE PER UNIT TYPE:

STUDIO: (Area with Balcony)	1 BEDROOM: (Area with Balcony)
From 37.27 m² (401.17 ft ²)	From 73.59 m² (792.12 ft ²)
To 51.52 m² (554.56 ft ²)	To 108.54 m² (1,168 ft ²)

NUMBER OF UNITS PER TYPE:

STUDIO 78 units	1 BEDROOM 87 units	TOTAL 165 units
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A person is shown from behind, sitting in a meditative lotus position on a beach. They are wearing a dark, form-fitting athletic top and leggings. Their hands are in a mudra, with fingers interlaced. The background features a large, bright sun low on the horizon, casting a warm, golden glow over the entire scene. The ocean waves are visible in the distance, and the sky is a mix of orange and blue. The overall mood is peaceful and serene.

THE SUN SLIPS BENEATH AN
ENDLESS HORIZON.

A FRESH BREEZE PLAYS ACROSS
YOUR SKIN.

YOU HAVE FOUND YOUR PLACE.

A HAPPENING PLACE

With its privileged location on the highly sought-after Al Marjan Island, Island Heights is an enclave of luxury, comfort and tranquilly – and yet it lies within easy reach of the indulgence and excitement of the world-renowned Wynn Al Marjan Island resort. Convenient amenities and quick, effortless access to Ras Al Khaimah International Airport and the vibrant city of Dubai ensure the best of all possible worlds.



WHERE
EVERYTHING'S
IN REACH

RAK International
Airport
30 Min

DXB International
Airport
45 Min

Dubai Mall
60 Min

DIFC
45 Min

RAK Mall
28 Min

Al Hamra Golf Club
12 Min

RAK Central
12 Min

Jebel Jais
44 Min

Sharjah International
Airport
47 Min

ISLAND HEIGHTS
AT AL MARJAN ISLAND



WHERE DREAMS AND REALITY MEET

- Enviaible location, close to Wynn Al Marjan Island
- Convenient beach access
- Timeless design and high-quality finishes throughout
- 360° views, including beach and sea views, and Wynn resort views
- Swimming pool and leisure facilities
- Extensive amenities and entertainment





AL MARJAN ISLAND, TREASURES OF THE PAST, AT THE HEART OF TOMORROW

Comprising of four unique coral-shaped islands, Al Marjan Island is nestled between Umm Al Quwain Marina and Ras Al Khaimah, set against the picturesque backdrop of the Arabian Peninsula, and enclosed by the Yanis and Jais Mountains.

As Al Marjan Island's appeal continues to grow exponentially, it attracts discerning visitors and residents from around the world, drawn to its world-class dining, leisure experiences, and the highly anticipated Wynn Resort—the region's first interactive gaming and entertainment destination. From exhilarating water adventures to enriching cultural journeys that celebrate the region's rich heritage, Al Marjan Island offers an unforgettable experience for all.

ISLAND HEIGHTS
AT AL MARJAN ISLAND

THE BEACH RESIDENCES
AT AL MARJAN ISLAND

THE BEACH VISTA
AT AL MARJAN ISLAND

THE BEACH HOUSE
At Al Marjan Island

Wynn Resort

DREAM ISLAND

TREASURE ISLAND

BREEZE ISLAND

**PROXIMITY OF
ISLAND HEIGHTS TO:**

The Beach Residences- **1 min**
The Beach House- **2 min**
The Beach Vista- **2.5 min**

IN THE HEART OF IT ALL



📍 DISTANCE 82 METRES TO THE BEACH

🚶 WALKING 3 MINUTES

🚗 DRIVING 2 MINUTES





MONUMENTAL BEAUTY

Architecturally, Island Heights pays homage to classic elegance, its geometric silhouette defined with sleek sculptural precision. Its clean, vertically articulated design balances visual appeal with functionality, making it at once aesthetically striking and eminently liveable. Generously proportioned windows, extensive balconies and terraces, and expansive space maximise natural light and capitalise on the magnificent 360° views.





AMENITIES



ISLAND HEIGHTS
AT AL MARJAN ISLAND

EMBRACE EVERY DAY

Island Heights offers the full complement of essential amenities, each carefully designed to enhance and facilitate the lifestyle you deserve. These include:

- A residents' gym equipped with premium fitness technology
- A yoga room, thoughtfully designed for relaxation and holistic well-being
- A dedicated kid's play area
- Residents' Lounge

AMENITIES
IN PERSPECTIVE

LEGEND

- 1. Infinity Pool
- 2. Pool Deck
- 3. Social Bar
- 4. Canopy Seating
- 5. Kids Play Area
- 6. BBQ Area

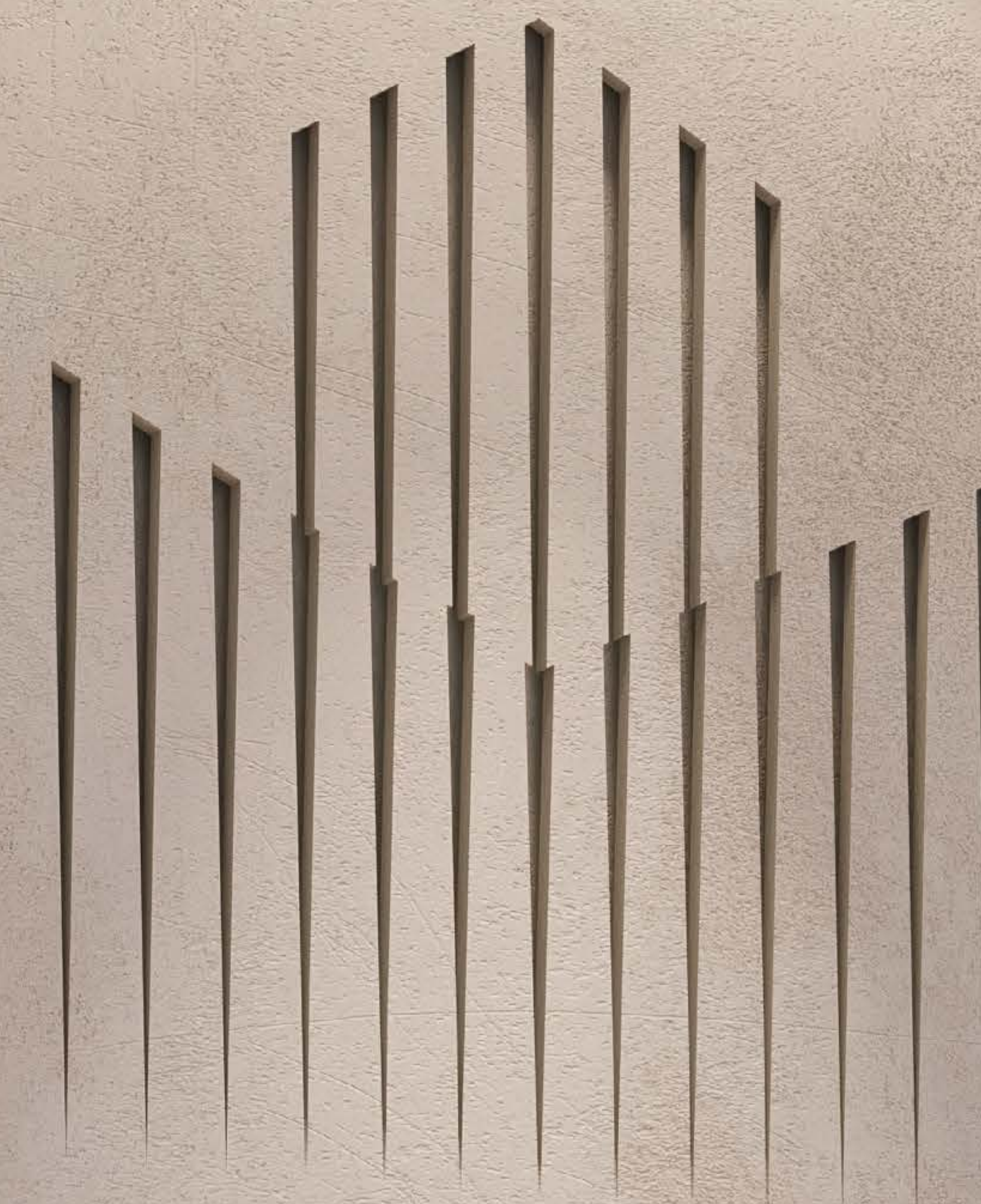


ENTRANCE

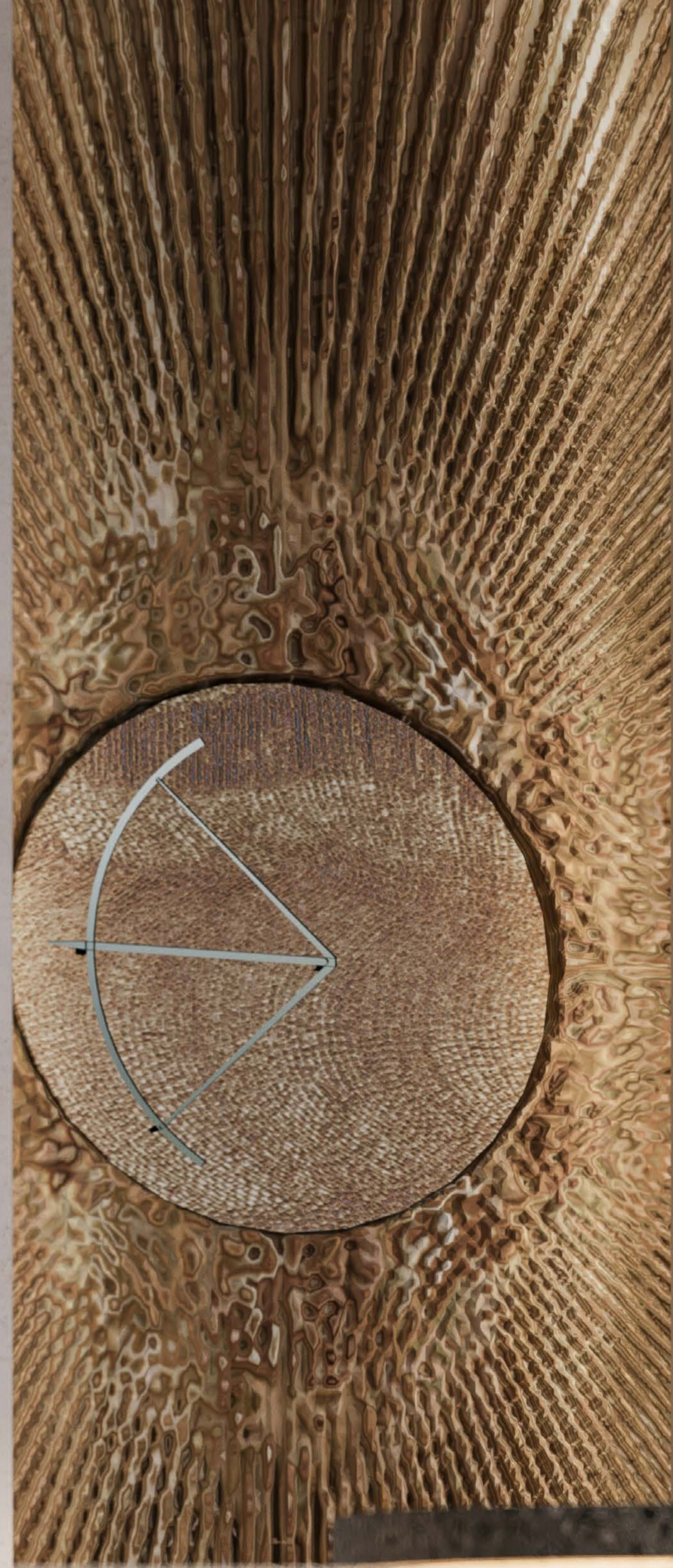


LOBBY





ISLAND HEIGHTS
AT AL MARJAN ISLAND



PANORAMIC VIEWS

At the building's podium level, a prominent outdoor area features stunning infinity edge pool, along with a relaxed poolside lounge area that offers panoramic views of the surrounding areas.



INFINITY EDGE POOL



WORK, REST, PLAY

The Residents' Lounge at Island Heights is a space for communal activities, co-working, and simple relaxation. A calm, restful aesthetic, relaxed atmosphere, casual seating, and efficient workspaces ensure an experience that is as productive or as laid-back as you desire.





GYM





GYM
TIME

TIMELESS ELEGANCE

Inside, the residences exude understated modern luxury and a calm, assured grace, with a light, muted palette, smooth, sinuous shapes and cool, refined travertine-inspired textures.

Throughout, the concept of 'timeless wonder' blends classic elegance with subtle elements of exploration and discovery. Interiors are warm and sophisticated and feature elegant materials and finishes for serene and welcoming ambience.







BEDROOM





KITCHEN



BATHROOM





RANGE DEVELOPMENTS

Range Developments is an award-winning developer with more than a decade of experience, completing the Park Hyatt St. Kitts and the InterContinental Dominica Cabrits Resort & Spa. Range Developments has recently opened the Six Senses La Sagesse in Grenada, launched the La Sagesse Collection, a premium collection of 60 apartments overlooking La Sagesse Beach, and is finishing the InterContinental Grenada Resort, due to open in 2026.





A LEGACY OF QUALITY

Range Developments is committed to creating exceptional living spaces that transcend expectations. A testament of craftsmanship, where every detail speaks of quality, innovation, and timeless elegance. From the careful selection of materials to the flawless execution of design, Range Developments crafts beachfront residences that stand the test of time.



THE BEACH HOUSE

Embrace the pinnacle of beachfront living with an exclusive collection of just 88 apartments. Immerse yourself in panoramic ocean views, bespoke interiors, and an unparalleled lifestyle, all from your coveted beachfront residence overlooking the vibrant Wynn Al Marjan Island.



THE BEACH RESIDENCES

Experience the epitome of coastal luxury. An exclusive collection of 412 bespoke apartments and 11 townhouses. Give in to breathtaking sea views, world-class amenities, and the vibrant energy of the neighbouring Wynn Al Marjan Island - all from the comfort of your own private sanctuary.



THE BEACH VISTA

Introducing The Beach Vista – featuring luxurious studio, 1-bedroom, and 2-bedroom apartments. Located directly across from Wynn Marjan Island and offering breathtaking views of the Arabian Gulf, The Beach vista architectural design is inspired by the serene beauty of the coastline. Discover the ultimate in island living and entertainment.

