

VIENNA HOUSE

RESIDENCES

BY WYNDHAM
AL MARJAN ISLAND

DEVELOPED BY:



A person is surfing on a wave, viewed from below. The water is a deep blue, and the wave is breaking with white foam. The surfer is wearing a red and black wetsuit. The text "The Developer" is written in a white, cursive, brush-stroke font across the middle of the image.

The Developer



SUGEE

4000+

HAPPY CLIENTS

440

PROFESSIONALS

4

OFFICES

16 Mn Sq.ft

ONGOING
AND DELIVERED

40

YEARS

32

PROJECTS
ONGOING

27

COMPLETED
PROJECTS

OPERATING IN : MUMBAI | THANE | LISBON | DUBAI | RAS AL KHAIMAH

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ALWAYS WITHIN REACH

VIENNA HOUSE

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2 Minutes

Renowned Hospitality
Landmarks

4 Minutes

Turtle Beach

5 Minutes

Wynn Gaming

10 Minutes

Nikki Beach
Resort Rosso Bay

7 Minutes

Al Hamra Mall Golf
Club Marina





SUGEE

Exterior



Exterior

Amenities

Energy

- Yoga Deck
- Padel Court
- Climbing Wall
- Jogging Track
- Indoor/Outdoor Gym

Service

- Valet
- Laundry
- Reception
- Conceirge
- Vacant Home Care
- In-Residence Dining

Experience

- Spa
- Fire Pit Lounge
- Stream & Sauna
- Wellness Sessions
- Rooftop Infinity Pool

Community

- Social Club
- BBQ Zones
- Content Studio
- Co-Working Hub



Infinity Pool



Social Club



VIENNA HOUSE
BY
WYNDHAM

Gym



Living Room



Bedroom

Outdoor Living - Like Never Before

100% functional. 0% wasted space.

Complete living, extended across three zones:

The Zen Garden

A quiet retreat in the sky.

Layered with soft landscaping, natural textures, and a suspended swing, this space invites moments of stillness and reflection.

The Private Bar

Where evenings unfold.

A refined bar setting with a wine cooler, ice station, and elevated seating — all oriented towards uninterrupted sea views.

The Lounge

A space to unwind, linger, and reset.

Plush seating designed for comfort, conversation, and slow moments between vibrant evenings.



Outdoor Living



Outdoor Living

EXECUTION IS THE NEW LUXURY



Market Reality

Smart Investors buy progress, not promises.

Most Al Marjan projects have not started construction



Vienna House by Sugee- Execution first approach

Construction started before launch.

Branded, furnished, rental-ready.



Investor Edge

Early Handover in 2027

Faster returns

Higher certainty

WYNDHAM REWARDS®

Over
8300
Hotels

100+
Countries

25
Unique Brands

122M+
Rewards
Members

Approx
869,000
Rooms

Free
Platinum
Membership

Earn
4X Points
On every
dollar spent

Free
Room
Upgrades

Get
15%
Discounts

Dedicated
Relationship
Manager

PROJECT OVERVIEW

Location: Al Marjan Island, Ras Al Khaimah

Project Type: Fully Furnished
Branded Residences

Configuration: 2B + G + 15F + Rooftop

Unit Types: Apartments and Penthouses

Handover: Q4, 2027

Total Units: 225



Thank You