

A man and a woman are walking barefoot on a sandy beach at sunset. The woman is wearing a white halter-neck jumpsuit, and the man is wearing a white short-sleeved button-down shirt and white trousers. They are both looking towards the right. The ocean is to their left, and palm trees are visible in the background under a clear sky.

Fairmont
RESIDENCES
AL MARJAN ISLAND

The HEART *of* LIVING

A NEW CHAPTER *by* *the* SEA

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- 03. THE RESIDENCES
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- 05. SERVICES & BENEFITS
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The HOME
of life's finest
MOMENTS

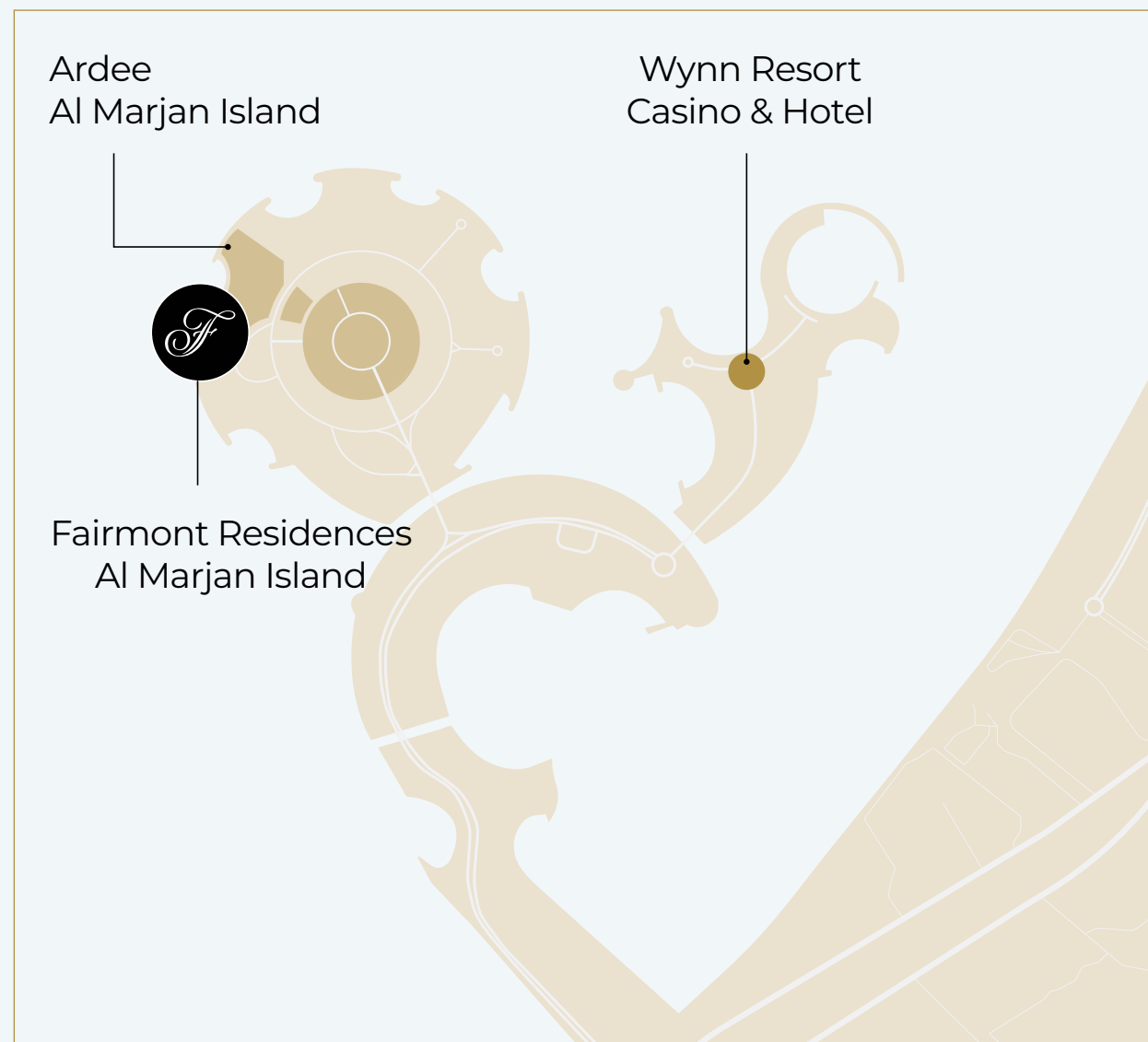
A new standard of living rises on the shores of Al Marjan Island Fairmont Residences Al Marjan Island. Fairmont Residences Al Marjan Island. Here, contemporary elegance meets the distinguished heritage of Fairmont, renowned for crafting exceptional hospitality experiences for over a century. Every feature from breathtaking sunset views to awe-inspiring architecture, reflects a commitment to sophistication.

Sea BREEZE. ENDLESS *serenity.*

AL MARJAN ISLAND

Everyday
BEGINS WITH
beauty

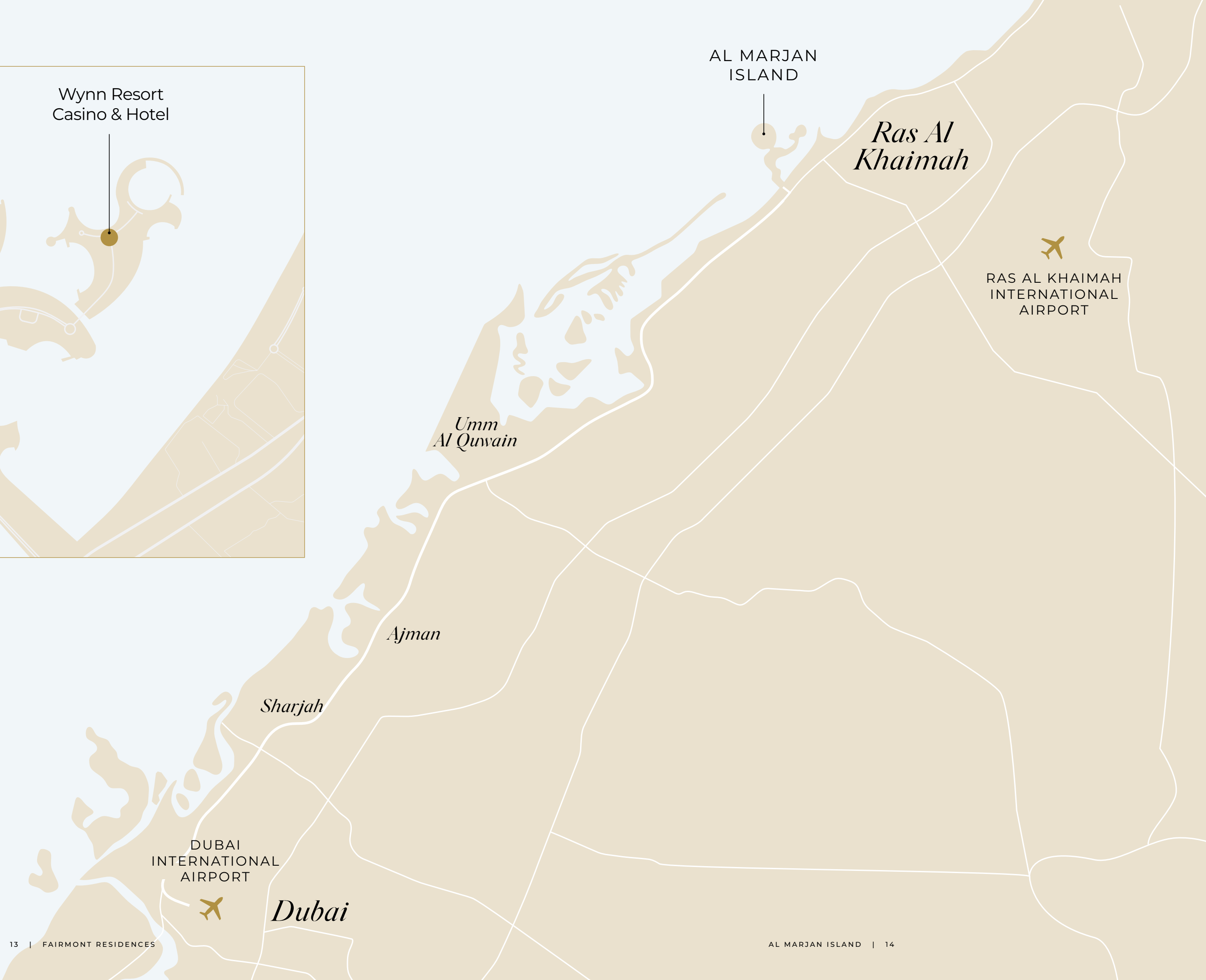




15 MINUTES
Ras Al Khaimah Airport

48 MINUTES
DXB Airport

10 MINUTES
Al Hamra Village



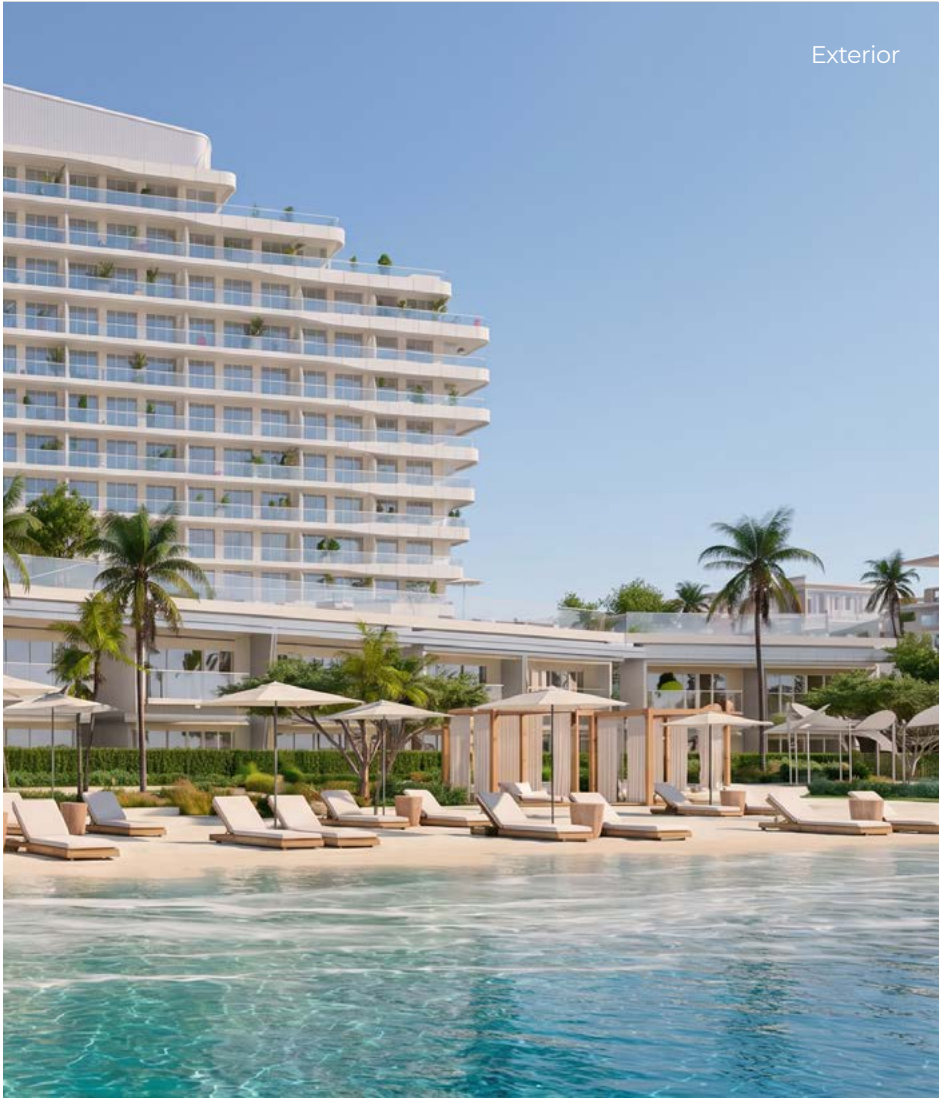
AL MARJAN ISLAND

A jewel IN THE *Arabian* GULF

Fairmont Residences Al Marjan Island by Ardee Developments is redefining seaside and community living in Ras Al Khaimah. Showcasing modern Ras Al Khaimah at its finest, Al Marjan Island offers 23 kilometres of stunning coastline and a palm-lined corniche.







The BENCHMARK in COASTAL living

Set along the pristine shores of Al Marjan Island, this masterfully designed community blends branded residences, serviced apartments, private villas, and townhouses with world-class hotels and a vibrant retail and dining district. Carefully conceived leisure and wellness facilities, complemented by lush green parks, create a harmonious balance between tranquillity and connectivity.

LIVE, RELAX,
and THRIVE
by the SEA.

THE RESIDENCES

INSPIRED *by nature's* RHYTHM

The architecture of Fairmont Residences Al Marjan Island is shaped by the raw beauty of the coastline, creating spaces that balance serenity and splendour.







THE RESIDENCES

RESIDENTIAL
Offering

RESIDENCE TYPE	GROSS AREA (sq ft)
1 Bedroom	849 - 1,753
2 Bedroom	1,399 – 1,727
2 Bedroom + Study	1,755 – 2,067
3 Bedroom	2,283 – 2,670
Townhouse	2,946 – 3,010
Sea Villa	20,000
COMPLETION DATE: Q4 2028. T&Cs APPLY*	

ONE BEDROOM RESIDENCES

The HORIZON
at your DOORSTEP



ONE BEDROOM RESIDENCES

Floor-to-ceiling windows fill the space with light, while the open-plan living area blends natural textures with refined finishes, creating a seamless flow from kitchen to lounge.



TWO BEDROOM RESIDENCES

*Your LIFE above
the WAVES*



TWO BEDROOM RESIDENCES

Our expansive two-bedroom residences are a masterpiece of balance. Inside, everything speaks of refinement, from the tactile richness of materials to the modern design.



2 Bedroom Master

THREE BEDROOM RESIDENCES

SPACES *to live*
views to DREAM



THREE BEDROOM RESIDENCES

Our three-bedroom residences redefine coastal sophistication, with every detail curated to elevate everyday life.



3 Bedroom Master



3 Bedroom Kitchen

TOWNHOUSE

A SANCTUARY *of calm*
and CONNECTION



TOWNHOUSE

Our townhouses offer a private retreat without compromise, layered across two levels, blending indoor warmth with outdoor openness. Natural materials, artisanal finishes, and ocean breezes weave together.



SEA VILLAS

WHERE *the* SEA
WHISPERS *your name*



SEA VILLAS

Our sea villas are the epitome of barefoot luxury. Inside, high ceilings, flowing spaces, and bespoke details embrace the seascape.



Sea Villa Bathroom



Sea Villa Master Bedroom

Your EVERY
DESIRE, *beautifully*
CATERED *to.*



THE AMENITIES

A LIFE beyond EXPECTATION

From the moment you arrive, every detail has been considered. At Fairmont Residences Al Marjan Island, world-class amenities are not an afterthought; they are the foundation of how you live. Here, the exceptional is simply the everyday.

RESIDENTIAL LOBBY

Your GATEWAY to ELEGANCE

Bathed in natural light, the soaring atrium and soft curves create a seamless connection between indoors and out. The residential lobby is a warm, welcoming arrival space, enhanced by bespoke art, curated florals, and attentive concierge service.

Lobby



THE AMENITIES

A world BUILT
AROUND you

DEDICATED RESIDENTIAL AMENITIES

F&B Outlets	Resident’s Owners Lounge
Direct Access to the Beach	Fairmont Fit Fitness Centre & Studio
Family & Kids Pool	Adults Sky Pool, Terrace & Bar
Residents Lobby & Lobby Lounge	Dedicated Boardroom & Private Dining Room

WELLNESS FACILITIES INCLUDING

Treatment Rooms	Screening Room
Games Room	Kids Club
Water Sport Facilities	Access to the Fairmont Resort
Resident’s Gardens	Chauffer’s Lounge
Dog Wash Station	EV Stations & Car Fueling Station





THE AMENITIES

Crafted FOR THE WAY YOU *live*

MASTERPLAN FACILITIES

Restaurant District	Community Parks / Gardens
Sports Facilities (Tennis, Padel, Basketball)	Mall / Retail District
Buggy Services to the Hotel	Kid's Parks, Splash Pad
Community Pool	Jogging / Cycling Tracks
Bicycle Facilities	Access Roads
Pedestrian Access	Jetty / Boat Access



THE GAMES ROOM

PLAY. *Connect.*
UNWIND

The Games Room at Fairmont Residences Al Marjan Island is designed for those who embrace leisure. Featuring billiards, curated board games, and cocktail seating, this social space invites residents and guests to connect, unwind, and create lasting memories. Whether hosting a gathering or relaxing after a long day, the Games Room offers the perfect setting for playful connection.

FAIRMONT FIT FITNESS STUDIO

HARMONY *of the*
MIND *and* BODY

State of the art equipment meets thoughtful design at Fairmont Fit Fitness Studio. Residents enjoy a fully equipped gym, dedicated spaces for yoga and group classes, and expert trainers available on request. Framed by inspiring sea views, the studio reflects Fairmont's holistic approach to lifelong wellbeing.



FITNESS STUDIO



WELLNESS FACILITIES

FOR *sanctuary* of STILLNESS

Discover a sanctuary of calm at the wellness facilities within Fairmont Residences Al Marjan Island. Luxurious treatment rooms offer signature massages, bespoke facials, and curated therapies designed to restore balance and renew vitality. Steam rooms, relaxation lounges, and tranquil water features complete an environment where stillness is truly found.



SPA FACILITY

SCREENING ROOM

CINEMA, *redefined*

The private screening room offers a personalised cinematic experience with plush reclining seating, state-of-the-art projection technology, and a curated film library on request. Ideal for family movie nights, private screenings, and exclusive presentations, every viewing is enhanced by concierge assisted programming.



SCREENING ROOM



SKY POOL



ADULT SKY POOL

ENDLESS
views, unforgettable
MOMENTS

Suspended above the island, the Adult Sky Pool is a serene escape where the infinity edge appears to merge with the Arabian Gulf. Panoramic views, a sun drenched terrace, and a poolside bar create the perfect setting for relaxation, complemented by attentive service and Fairmont's signature warm hospitality.

RESIDENT’S OWNERS LOUNGE

EMBRACE *the*
island LIFESTYLE

Reserved exclusively for Fairmont Residences owners, the Resident’s Owner’s Lounge is a beautifully appointed retreat where community and privacy are perfectly balanced. Designed for relaxation and informal business, it features curated furnishings, a private library, and concierge services, creating an elevated sense of belonging.



RESIDENT’S OWNERS LOUNGE



KIDS PLAYROOM

WHERE *imagination* runs FREE

The Kids Playroom at Fairmont Residences Al Marjan Island is a world of wonder for younger residents. Designed with safety and stimulation in mind, it features interactive play zones, creative stations, and supervised activities that nurture curiosity and confidence. From arts and crafts to immersive adventure areas, the Kids Club ensures every child feels at home.

A CULINARY *journey, curated* FOR YOU

Dining at Fairmont Residences Al Marjan Island is an experience in itself. From seaside lunches to intimate candlelit dinners, the resort's signature venues bring global culinary traditions to Ras Al Khaimah. Settings range from a beachside grill to a sunset rooftop bar and refined all-day-dining, with in-residence dining also available from Fairmont's culinary team.

TAILORED *living,*
EFFORTLESSLY
delivered.



SERVICES & BENEFITS

CORE SERVICES

These services are included in the service charge assessed to homeowners annually.

Accor Ownership Benefits Program	Common Area Housekeeping
Clubhouse / Residence Lounge Staff	Common Area Utilities
Dedicated Residence Owners Concierge	General & Administrative
Doormen & Valet	WiFi in Common Areas
Owner Services Staff	Security
Common Area Maintenance	

À LA CARTE SERVICES

À la carte services are optional and subject to additional charges, they're not included in the service charge.

In-residence Catering, Personal Chef	Childcare
Shopping Services, Personal Assistant	In-residence Housekeeping
Private Transport / Limousine Services	In-residence Maintenance
Dog Walking Service	Dry Cleaning & Laundry
"While You Are Away" Maintenance Package	

BENEFITS

ACCOR *ownership benefits* PROGRAM

Exclusive invitation to join Diamond status in ALL - Accor Live Limitless.
Gifting of a GOLD status in ALL – Accor Live Limitless to a family or friend.
VIP reservation desk to support travel planning across Accor's global network of hotels, resorts, and related hospitality offerings.
Automatic upgrades on arrival across more than 5,600 hotels and resorts worldwide.**
20% off best available rate worldwide.**

* Eligibility continues for as long as Purchaser owns Fairmont branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

** At participating Accor brands and properties.



MANAGEMENT *leasing* SERVICES

For complete peace of mind, residence owners can take advantage of professional property management services. The Developer's extensive development experience combined with Fairmont's internationally recognised hospitality and residential operations management standards, ensures that the residences will be managed to the highest level.

Owners who wish to participate in the optional managed rental programme* will be required to purchase the Fairmont approved FF&E package, ensuring consistency in design, quality, and guest experience.

** The villas are not included in the rental programme.*

UNITED *in*
a SHARED
vision.

THE DEVELOPER



Ardee on Al Marjan Island - a vibrant integrated destination that celebrates community and connection. Designed to foster a sense of belonging, Ardee seamlessly integrates residential, commercial, and recreational spaces, creating a harmonious environment for people to live, work, and connect. Ardee on Al Marjan Island is more than just a destination, it's a thriving community where meaningful connections and a balanced lifestyle come to life.

Our developments transcend physical form to become thoughtfully envisioned masterplans, places that inspire new ways of living, working and experiencing the exceptional. Guided by a steadfast commitment to enduring quality, we craft environments that redefine modern living while enriching the lives of residents and the communities around them.

Through trusted partnerships and purposeful design, we create seamlessly connected spaces that feel inspiring, where people don't simply exist but truly belong.





THE BRAND

Fairmont

Fairmont Hotels & Resorts is where the intimate equally coexists with the infinite – an unrivalled portfolio of more than 80 extraordinary hotels where grand moments of life, heartfelt pleasures and personal milestones are celebrated and remembered long after any visit.

Since 1907, Fairmont has created magnificent, meaningful and unforgettable hotels, rich with character and deeply connected to the history, culture and community of its destinations – places such as The Plaza in New York City, The Savoy in London, Fairmont San Francisco, Fairmont Banff Springs in Canada, Fairmont Peace Hotel in Shanghai, and Fairmont The Palm in Dubai.

Famous for its engaging service, awe-inspiring public spaces, locally inspired cuisine, and iconic bars and lounges, Fairmont also takes great pride in its pioneering approach to hospitality and leadership in sustainability and responsible tourism practices. Fairmont is part of Accor, a world-leading hospitality group counting over 5,600 properties throughout more than 110 countries, and a participating brand in ALL - Accor Live Limitless – a lifestyle loyalty program providing access to a wide variety of rewards, services and experiences.

PARTNERSHIP

A HISTORY *of beauty and* PASSION

Fairmont's roots stretch back to the late 19th century, and the vision of Sir William Cornelius Van Horne, with his design of the first two, and the most famous, grand railway hotels in Canada. In 1907, the first hotel to carry the Fairmont name was built and opened in San Francisco.

Since then, Fairmont has been in a class of its own, with hotels and residences of unparalleled beauty and authenticity, drawing inspiration from its unique locations, creating unforgettable experiences and providing world-class heartfelt service.

Fairmont has been and continues to be the 'place of occasion' - an iconic address, like Fairmont's The Savoy in London and The Plaza in New York City. Over the course of a long and illustrious history Fairmont Hotels & Resorts have seen a brilliant array of stars, notable guests and headline events.

Rulers and royals, art icons and creative legends, titans of industry, entertainment and society.





Accor is a world leading hospitality group consisting of 5,600 properties and 10,000 food and beverage venues throughout 110 countries. The group has one of the industry's most diverse and fully-integrated hospitality ecosystems encompassing more than 40 luxury, premium, midscale and economy hotel brands, entertainment and nightlife venues, restaurants and bars, branded private residences, shared accommodation properties, concierge services, co-working spaces and more. Accor's unmatched position in lifestyle hospitality – one of the fastest growing categories in the industry – is led by Ennismore, a joint venture, which Accor holds a majority shareholding. Ennismore is a creative hospitality company with a global collective of entrepreneurial and founder-built brands with purpose at their heart.

Accor boasts an unrivalled portfolio of distinctive brands and more than 230,000 team members worldwide. Members benefit from the company's comprehensive loyalty program – ALL - Accor Live Limitless – a daily lifestyle companion that provides access to a wide variety of rewards, services and experiences. Through its Planet 21 – Acting Here, Accor Solidarity, RiiSE and ALL Heartist Fund initiatives, the Group is focused on driving positive action through business ethics, responsible tourism, environmental sustainability, community engagement, diversity and inclusivity. Founded in 1967, Accor SA is headquartered in France and publicly listed on the Euronext Paris Stock Exchange visit group.accor.com, or follow Accor on Twitter, Facebook, LinkedIn, and Instagram Exchange (ISIN code: FR0000120404) and on the OTC Market (Ticker: ACCYY) in the United States. For more information

mirage

Mirage is a leading consultancy firm offering end-to-end solutions across the development and construction lifecycle in the built environment. Our services, backed by deep industry expertise, cover every stage of a project - from initial ideation and financial planning to design, cost control, construction management to seamless project handover. With decades of experience in development and project management; we deliver strategic, high-quality solutions tailored to meet the evolving needs of our clients. With a proven track record spanning 28 years, Mirage has successfully initiated, managed and delivered over 100 leisure and mixed-use developments across the Middle East, Southern Africa, the Indian Ocean islands, and beyond.

Our portfolio encompasses more than 6.4 million m², representing an estimated project value of US\$14 billion. Our current work currently covers nearly 3.7 million m², with an estimated value of over US\$10 billion. As we expand our service offerings and scale our operations, we remain committed to making a positive impact delivering innovative, high-quality and strategically driven solutions that meet the evolving demands of our market.

Pelli Clarke & Partners

Since their founding in 1977, Pelli Clarke & Partners has taken pride in designing buildings and spaces that inspire and transform communities worldwide. Balancing iconic presence with civic sensitivity, their buildings often serve as catalysts for urban development, establishing new landmarks while creating vibrant spaces that enhance occupant wellness and community interaction. This ability to capture the spirit of a place serves as a unifying design paradigm that guides the firm's work, from landmark towers that define skylines to bespoke hospitality destinations that offer an experience unique to the visitor's location.

This holistic approach to design leaves an enduring legacy of spaces that evolve with and enrich their communities for generations. Founded in New Haven, the firm has since expanded internationally with offices in New York City, Tokyo, Shanghai, and Shenzhen. Their award-winning portfolio includes the Petronas Towers in Kuala Lumpur, the International Finance Centre in Hong Kong, the Salesforce Tower and Transit Center in San Francisco, Porta Nuova in Milan, and Azabudai Hills in Tokyo.

Fairmont
RESIDENCES
AL MARJAN ISLAND

★ARDEE

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Under certain circumstances, the license may be terminated or revoked according to its terms in which case the Project shall not have the right to use the Fairmont brand or Fairmont trademarks. For the avoidance of doubt, no individual residential units ("Units") have the right to use the Fairmont brand or have any rights to use the Fairmont trademarks. Licensor does not make any representations or guarantees with respect to the Units or the Project and is not responsible for Licensee's marketing practices, advertising, and sales representations.

This document has been prepared for general information purposes only and does not constitute an offer, representation, warranty, or part of any contractual agreement. All renderings, plans, layouts, specifications, and visual representations are indicative and subject to change at the sole discretion of the developer and/or as required by relevant authorities. The maps and plans are not to scale; all measurements, ceilings, heights, dimensions, areas, distances and lay-out are approximate and are provided for guidance purposes only and should not be relied upon in the commissioning or purchase of furniture, carpets, curtains or any other fixed or movable item of a decorative nature or other. The developer reserves the right to revise or modify any part of the development, including but not limited to design, layout, materials, and features, without prior notice. No reliance should be placed on this document for making any purchasing decision.

*Gross Floor Area

Gross Floor Area (GFA) is defined as the total sellable area of the constructed beach villa, and is not connected in any way to other definitions using this specific term. GFA is calculated as the total area of the beach villa, measured to the outside face of the external walls, including all dedicated service/MEP rooms directly connected.

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