

A man and a woman are walking barefoot on a sandy beach. 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 background shows the ocean with gentle waves and a clear blue sky with some light clouds. The overall mood is serene and romantic.

Fairmont
RESIDENCES
AL MARJAN ISLAND

The HEART *of* LIVING

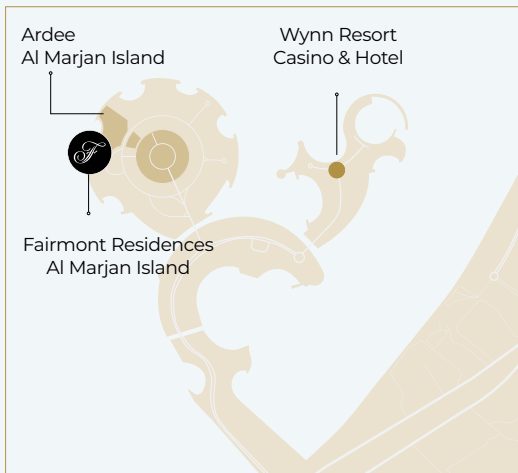


A Landmark of COASTAL Elegance

Fairmont Residences Al Marjan Island offers refined seaside living. Developed by Ardee, the collection includes elegant one to three-bedroom apartments, townhouses, and sea villas. Each residence is a private retreat with exceptional views and world-class services.

A NEW *dawn on* AL MARJAN *Island*

Al Marjan Island is Ras Al Khaimah's signature waterfront destination with a 7.8 kilometres archipelago of pristine beaches. Along its iconic shoreline sits Ardee Al Marjan Island, designed as a vibrant lifestyle community, with branded residences, private villas, and a retail and dining district. Blending natural beauty with thoughtful design, it offers a lifestyle shaped by ease, connection, and elevated everyday moments.



15 MINUTES

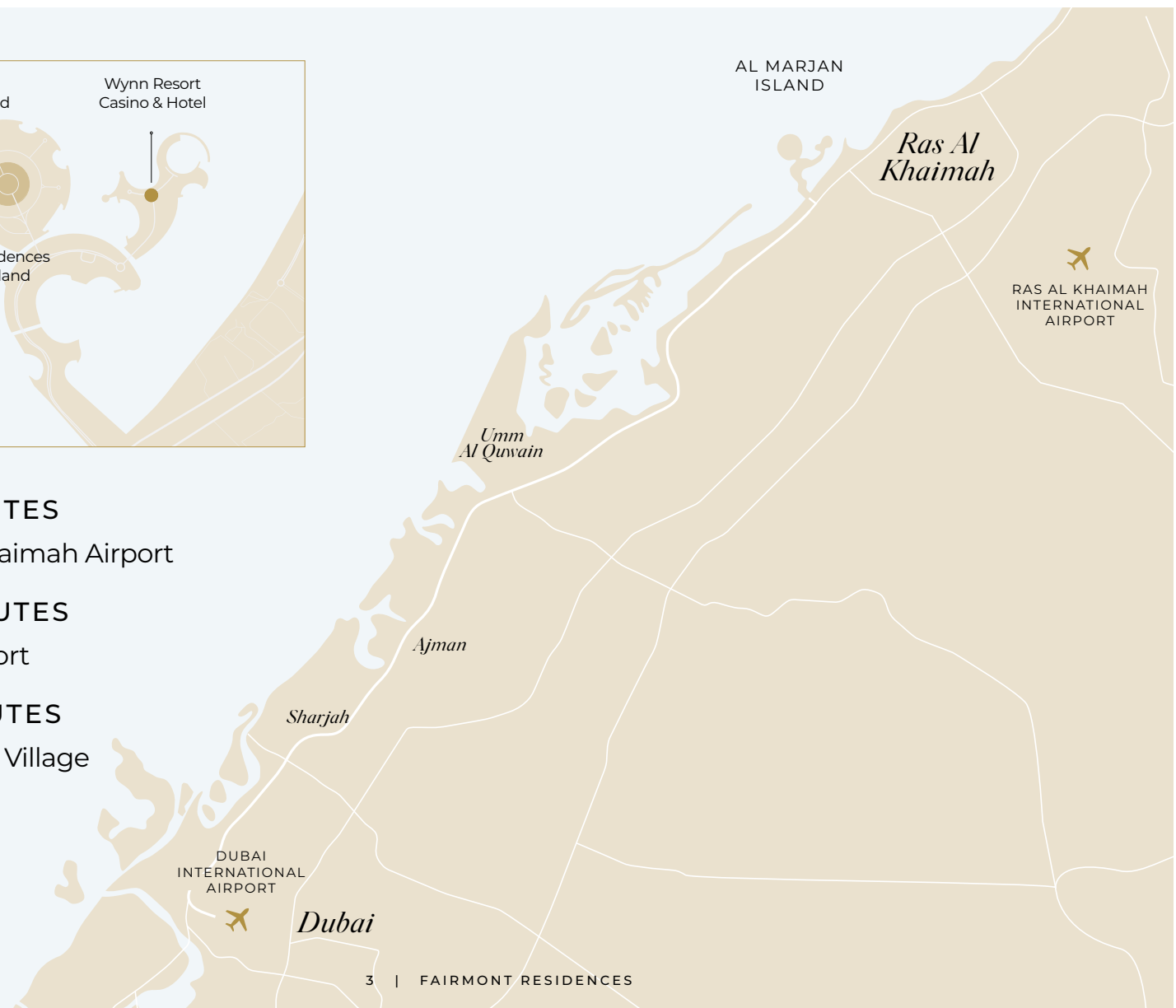
Ras Al Khaimah Airport

48 MINUTES

DXB Airport

10 MINUTES

Al Hamra Village





Exterior



Exterior



RESIDENTIAL *Offering*

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

RESIDENCE TYPE	GROSS AREA (SQ FT)	STARTING PRICE (AED)
1 Bedroom	849 - 1,753 ft ²	2.5 Mil
2 Bedroom	1,399 - 1,727 ft ²	3.98 Mil
3 Bedroom	2,283 - 2,670 ft ²	7.6 Mil
COMPLETION DATE: Q4 2028. T&Cs APPLY*		

PAYMENT *Plan*

MILESTONE	40/60 PLAN
On Booking	10%
Within 45 days of booking	10%
35% on construction completion	10%
65% on construction completion	10%
On Completion	60%
Total	100%
T&Cs APPLY*	



Two Bedroom Living



Sea Villa Master Bedroom

RESIDENCE AMENITIES

YOUR EVERY *desire*
beautifully CATERED TO



F&B Outlets



Private Dining
Room



Residents Lobby
and Lounge



Dedicated
Boardroom



Family & Kids Pool



Adult Sky Pool,
Terrace & Bar



Direct Beach Access



Fairmont Resort
Access



Kids Club



Screening Room



Games Room



Treatment Rooms



Fairmont Fitness
Centre & Studio



Water Sport
Facilities



Resident's Gardens



Chauffeur's Lounge



Dog Wash Station



EV Stations



Car Fuelling Station

MASTERPLAN FACILITIES

LIVE, RELAX *and* THRIVE *by the* SEA

Restaurant District

Community Parks / Gardens

Sports Facilities
(Tennis, Padel, Basketball)

Mall / Retail District

Buggy Services to the Hotel

Kids Park, Splash Pad

Community Pool

Jogging / Cycling Tracks

Bicycle Facilities

Access Roads

Pedestrian Access

Jetty / Boat Access





Sky Pool



Spa

SERVICES

EFFORTLESS *living BY design*

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 Internet 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 Transportation / Limousine Services	In-residence Maintenance
Dog Walking Service	Dry Cleaning & Laundry
"While You Are Away" Maintenance Package	

BENEFITS



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 recognized 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.*



Fairmont
RESIDENCES
AL MARJAN ISLAND

 **ARDEE**

[ARDEE.AE](https://ardee.ae) | CONTACT@ARDEE.AE

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