

The HEART
of LIVING

Fairmont
RESIDENCES
AL MARJAN ISLAND



A NEW CHAPTER *by the* SEA

INTRODUCTION

AL MARJAN ISLAND

THE RESIDENCES

AMENITIES, SERVICES & BENEFITS

THE TEAM

SALTY *hair.*
SEA *breeze.*
Endless SERENITY.





INTRODUCTION

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.

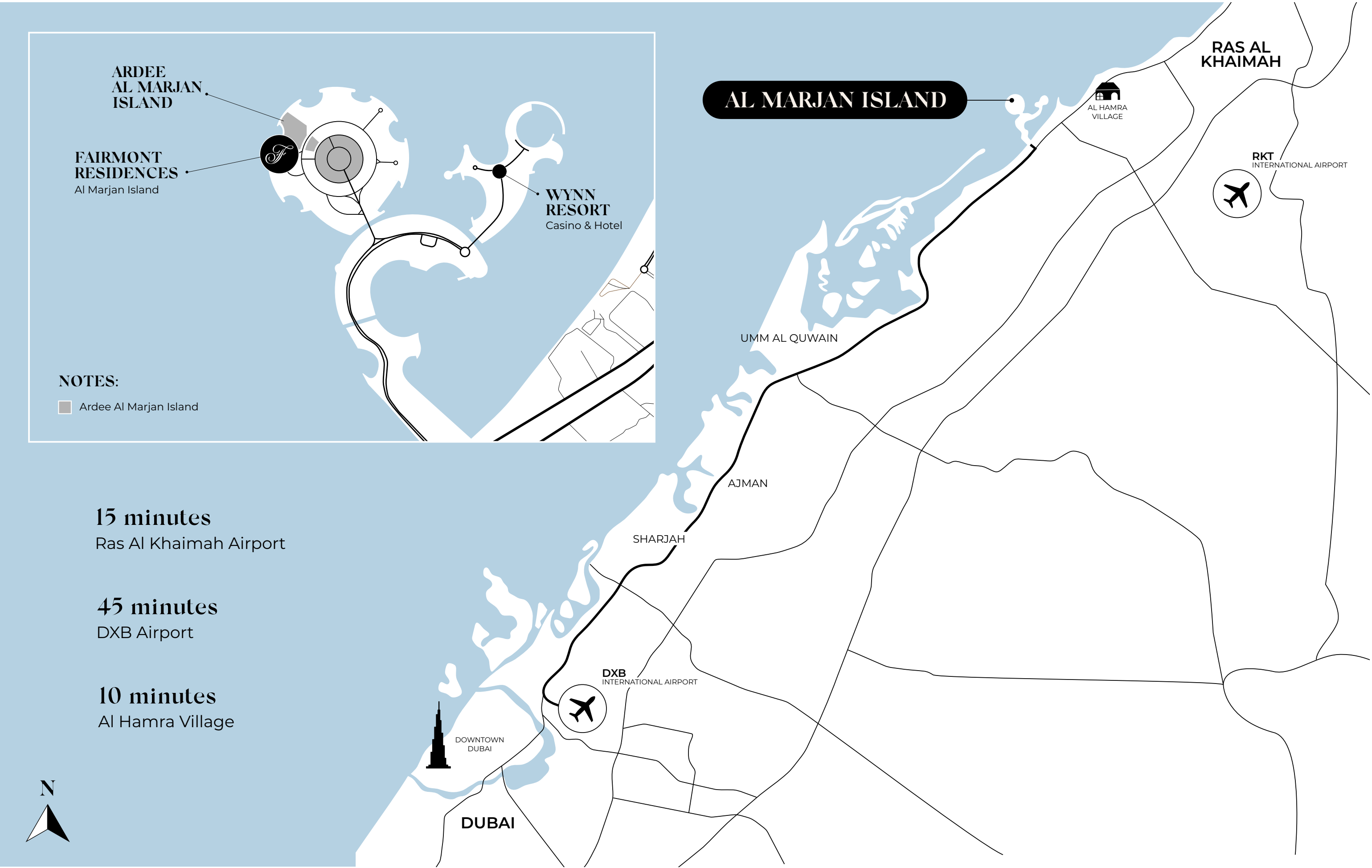


THE ISLAND

EVERYDAY
begins with
BEAUTY

FAIRMONT RESIDENCES AL MARJAN ISLAND

A JOURNEY *that*
BEGINS *in* COMFORT



Map Location

Strategically positioned within reach of two major international hubs, Fairmont Residences Al Marjan Island enjoys effortless access to both Ras Al Khaimah International Airport (RAK) and Dubai International Airport (DXB), and comprises four coral-shaped islands.

Among them is the upcoming Fairmont Residences Al Marjan Island, which will provide residents with unparalleled seaside living. Notably, the island is set to host the UAE’s first casino at the forthcoming Wynn Al Marjan Island resort.

Al Marjan Island: *A JEWEL in the ARABIAN GULF*

Showcasing modern Ras Al Khaimah at its finest, Al Marjan Island offers 23 kilometres of stunning coastline and a palm-lined corniche.

Fairmont
RESIDENCES
AL MARJAN ISLAND



The BENCHMARK in COASTAL LIVING

*Fairmont Residences Al Marjan Island by
Ardee Developments is redefining seaside and
community living in Ras Al Khaimah.*

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.





THE RESIDENCES

LIVE, RELAX,
and THRIVE
by the SEA

FAIRMONT RESIDENCES AL MARJAN ISLAND

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	AVAILABILITY	GROSS AREA
1 Bedroom	311	849 - 1,753 ft ²
2 Bedroom	145	1,399 - 1,727 ft ²
2 Bedroom + Study	26	1,755 - 2,067 ft ²
3 Bedroom	18	2,283 - 2,670 ft ²
Townhouse (3br)	19	2,946 - 3,010 ft ²
Sea Villa	4	20,000 ft ²
TOTAL	523	

The HORIZON at your DOORSTEP

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.



One Bedroom Residences

*Your LIFE above
the WAVES*

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.



Two Bedroom Residences



Three Bedroom Residences

**SPACES *to* LIVE,
VIEWS *to* DREAM**

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

A SANCTUARY *of*
CALM *and* CONNECTION

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.



Townhouse

Where the SEA
WHISPERS *your NAME*

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



Sea Villas



THE AMENITIES

Your EVERY
DESIRE, *beautifully*
CATERED *to*



DEDICATED RESIDENTIAL AMENITIES

- F&B Outlets
- Direct Access to the Beach
- Family & Kids Pool
- Adults Sky Pool, Terrace & Bar
- Residents Lobby & Lobby Lounge
- Dedicated Boardroom & Private Dining Room
- Resident's Owners Lounge
- Fairmont Fit Fitness Centre & Studio
- Wellness Facilities including Treatment Rooms
- Screening Room
- Games Room
- Kids Club
- Water Sport Facilities
- Access to the Fairmont Resort
- Resident's Gardens
- Chauffeur's Lounge
- Dog Wash Station
- EV Stations
- Mobile Car Fuelling Station

Ardee Al Marjan Island MASTERPLAN FACILITIES

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



Residential Lobby

*Your GATEWAY
to ELEGANCE*

Bathed in natural light, a soaring atrium draws the eye skyward, while soft curves create a perfect transition between indoors and out.



Games Room

PLAY. *Connect.*
UNWIND.

The games room is designed for
friendly competition.

For SANCTUARY
of STILLNESS

The sauna and steam room offer deep relaxation through stillness.



Wellness Facilities



Fairmont Fit Fitness Studio

HARMONY
of the MIND
and BODY

Movement meets motivation at Fairmont
Fit Fitness Centre & Studio, a space
shaped to inspire peak performance

A CULINARY JOURNEY,
curated for YOU

Experience intimate dining where each course is a celebration
of craft and creativity, made to delight the senses.



Chef's Table



Adult Sky Pool

ENDLESS *views,*
unforgettable **MOMENTS**

Suspended above the sea, the Adults Sky Pool, Terrace & Bar pool provide a serene retreat, offering uninterrupted views that stretch to eternity.



Kids Pool Area

**SPLASH, PLAY,
and MAKE MEMORIES**

Built with safety and adventure in mind, the kids' pool is a place of laughter and endless play.

Your CULINARY
ESCAPE

This is a place to pause, connect, and savour.

where every dish complements the surroundings.



EMBRACE *the* ISLAND LIFESTYLE

Stroll along the beachfront walkway
where the waves set a calming pace.



Beach-front Walkway



Kids Playroom

*Where IMAGINATION
runs FREE*

The kids' playroom is a world
of exploration.



Outdoor Sports Area

FIND *your*
FLOW

The outdoor sports area's padel court invites movement in all its forms



SERVICES & BENEFITS

Tailored LIVING,
EFFORTLESSLY
delivered

FAIRMONT RESIDENCES AL MARJAN ISLAND



CORE SERVICES

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

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

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
- Shopping Services, Personal Assistant
- Childcare
- Dog Walking Service
- Dry Cleaning & Laundry
- Private Transportation / Limousine Services
- In-residence Housekeeping (Daily, Weekly etc.)
- In-residence Maintenance
- “While You Are Away” Maintenance Package



ACCOR OWNERSHIP BENEFITS PROGRAMME

Global VVIP Recognition:

- 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 TEAM

UNITED
in a
SHARED
VISION



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.

[fairmont.com](https://www.fairmont.com)

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 railways 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.

