

LAPIS
Real Estate FZ-LLC

AZURE
by Lapis

Message from the Chairman

As we celebrate 20 years of LAPIS Properties, I look back with pride on a journey built on vision, resilience, and trust. From the start, our goal was never just to construct buildings, but to create spaces that inspire, elevate, and make a difference in people's lives.

Guided by innovation, quality, and core values, we have grown across the Middle East and Turkey, delivering not just projects but lasting impact. The trust of our clients, investors, and partners has been our greatest strength, helping us overcome challenges and reach new heights.

Looking ahead, we remain committed to innovation, sustainability, and purposeful growth.

With your continued support, we will keep shaping communities and building a legacy of excellence, one project at a time.

**Chairman,
LAPIS Properties**







Where Serenity Meets
Sophistication

The Essence of AZURE by Lapis

Azure stands as a symbol of refined living on Al Marjan Island, Ras Al Khaimah's most prestigious waterfront address. Rising against the horizon where the sea meets the sky, Azure captures the essence of serenity and sophistication in one timeless destination.

Here, the calm rhythm of the ocean is met with architectural elegance, creating a lifestyle that is both elevated and effortless. Azure is more than a residence, it is a sanctuary shaped by nature, designed for those who seek clarity, beauty, and meaning in the spaces they call home.



An aerial photograph of a beach. The top half of the image shows a sandy beach with several blue umbrellas and people. The bottom half shows the turquoise water of the sea with white waves crashing onto the shore. The overall scene is bright and clear.

A Destination Beyond *Compare*

Framed by mountains, desert, and the sea, Ras Al Khaimah is one of the UAE's fastest-growing destinations for luxury living and investment.

Known for its natural beauty, rich heritage, and forward-looking vision, the emirate is becoming a global hub for tourism, leisure, and real estate.

With landmark projects such as the upcoming Wynn Resort & Casino on Al Marjan Island and world-class golf, hospitality, and adventure attractions, Ras Al Khaimah is shaping the next chapter of elevated living in the UAE.



Luxury reimaged in every
Detail

Connectivity and Lifestyle Essentials

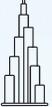
03 mins  Al Hamra Mall

03 mins  Golf Club

06 mins  Marina & Yacht Club

06 mins  Historic Jazz, Al Hamra

28 mins  RAK Airport

1.5 hour  Dubai, Burj Khalifa

35 mins  Wadi Shawka

20 mins  Al Qawasim Corniche

45 mins  Jebel Jais

45 mins  Jais Flight

10 mins  Manta Bay Rooftop Beach
Launching 2026

03 mins  Wynn Resort & Casino
Launching 2027

Coming Soon!

Building Configuration

OWNERSHIP

Freehold

ANTICIPATED COMPLETION

Q4 2028

PARKING

Studio, 1 and 2 bedroom apartments: 1 parking space

3 bedroom normal, 3 bedroom penthouse
and 3 bedroom sky villa: 2 parking spaces



Design Philosophy

Framing the Horizon



LIGHT

Defines form



SPACE

Shapes perspective



SERENITY

Elevates living

At Azure, design becomes an experience. Rising 40 stories above Marjan Island, every line of the tower is drawn to the horizon, framing endless sea views and open skies.

Guided by clarity and flow, the glass invites natural light, verticality enhances perspective, and materials evoke timeless calm. Each residence is a sanctuary, balancing privacy with openness, elegance with simplicity.

Here, design is purposeful;

Shaping spaces that elevate daily living, inspire connection, and reflect the quiet rhythm of sea, sky, and home.



Where the sea whispers and
life slows

Unit Types

Studio Apartment

Premium Studio Apartment

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment

3 Bedroom Penthouse

3 Bedroom Sky Villa

Retail

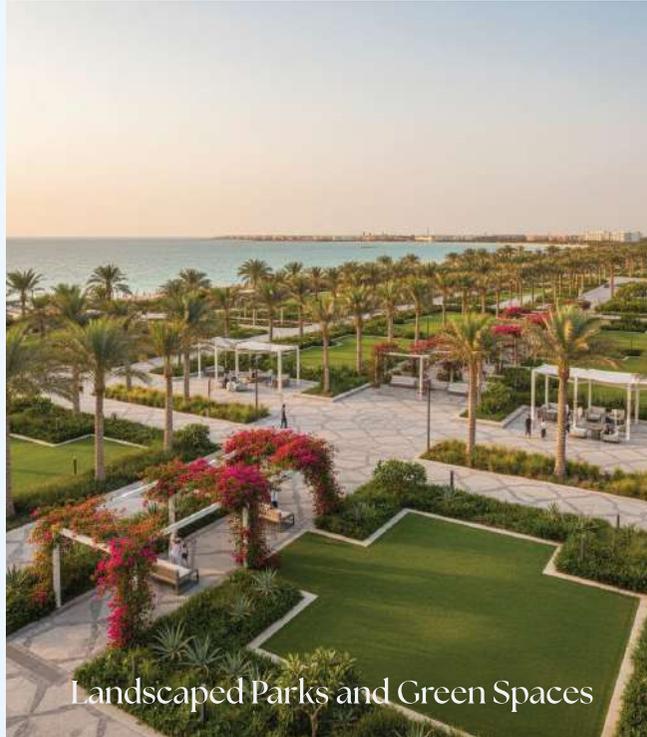
A life shaped by elegance and
Calm



Community Amenities



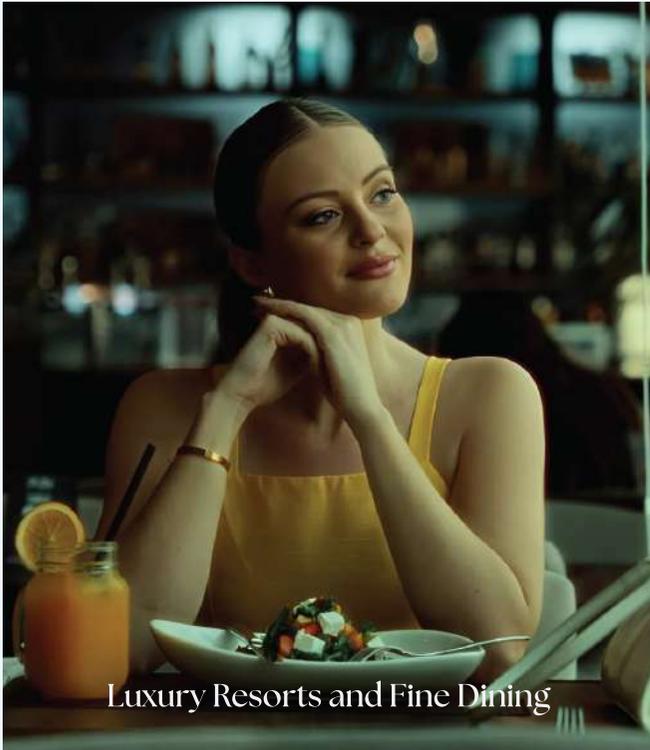
Beachfront and Private Beaches



Landscaped Parks and Green Spaces



Jogging and Cycling Pathways



Luxury Resorts and Fine Dining



Boutique Retail and Leisure Outlets



Marina and Waterfront Activities



Amenities

Crafted for Comfort, Wellness, & Leisure



THE ENTRANCE



AZURE
By LAPIS

THE LOBBY



THE ELEVATORS



KIDS PLAY AREA



OUTDOOR GYM



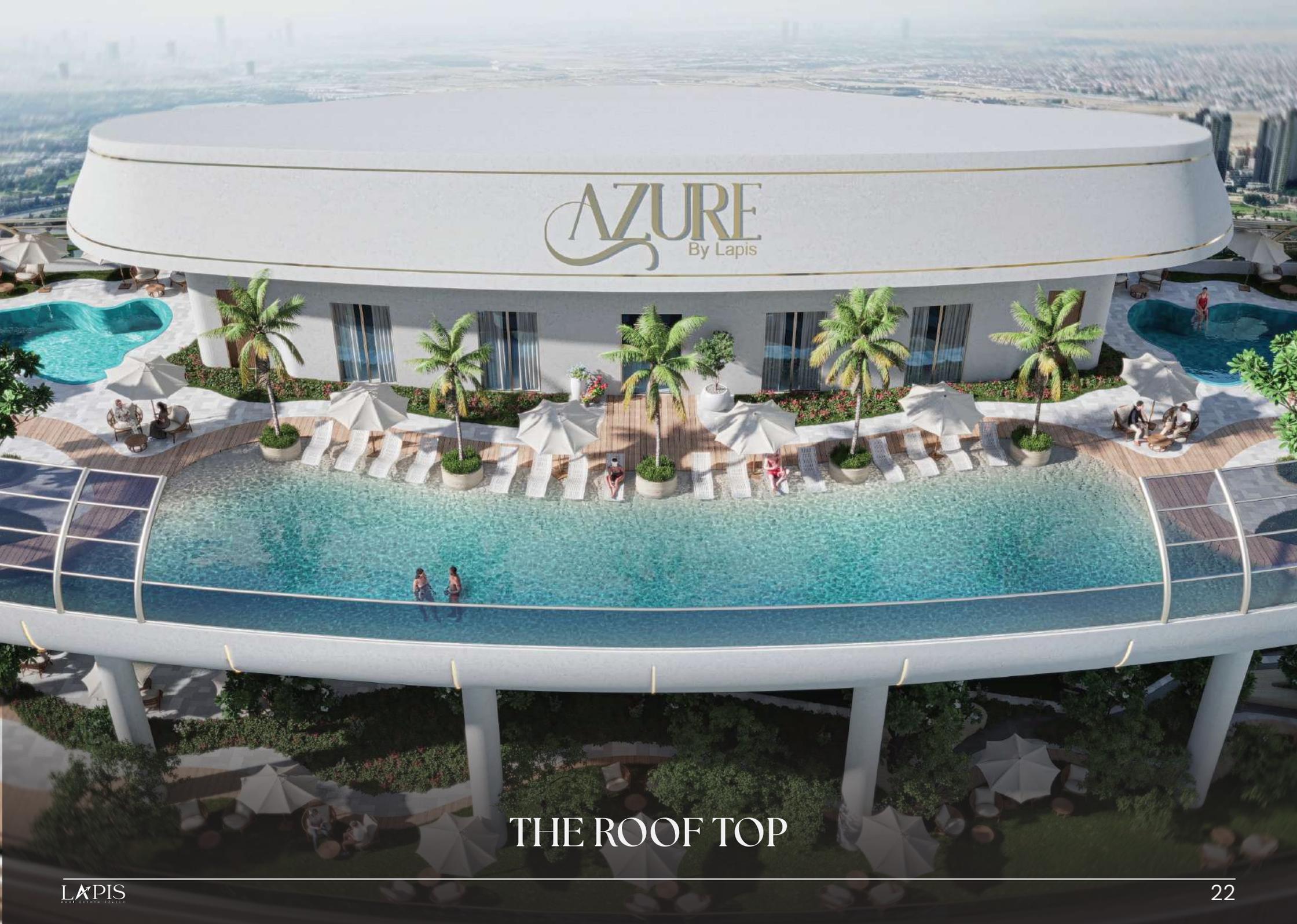
OUTDOOR POOL AREA



COMMON SEATING AREAS



BALCONY VIEWS



AZURE
By Lapis

THE ROOF TOP





Residential Apartments

Private Retreat by the Coast



THE LIVING AREA



THE BEDROOM



THE BEDROOM



THE KITCHEN



THE BATHROOM

A still life composition on a wooden table. In the center is a small, light-colored ceramic vase containing several stems of dried lavender. To the right of the vase is a white ceramic mug filled with dark coffee. To the left of the vase is a small white bowl containing several cookies. In the background, a book or magazine is visible on the table. The overall lighting is soft and warm, creating a cozy atmosphere.

Floor Plans

Layouts that Fit Every Lifestyle

PODIUM 1

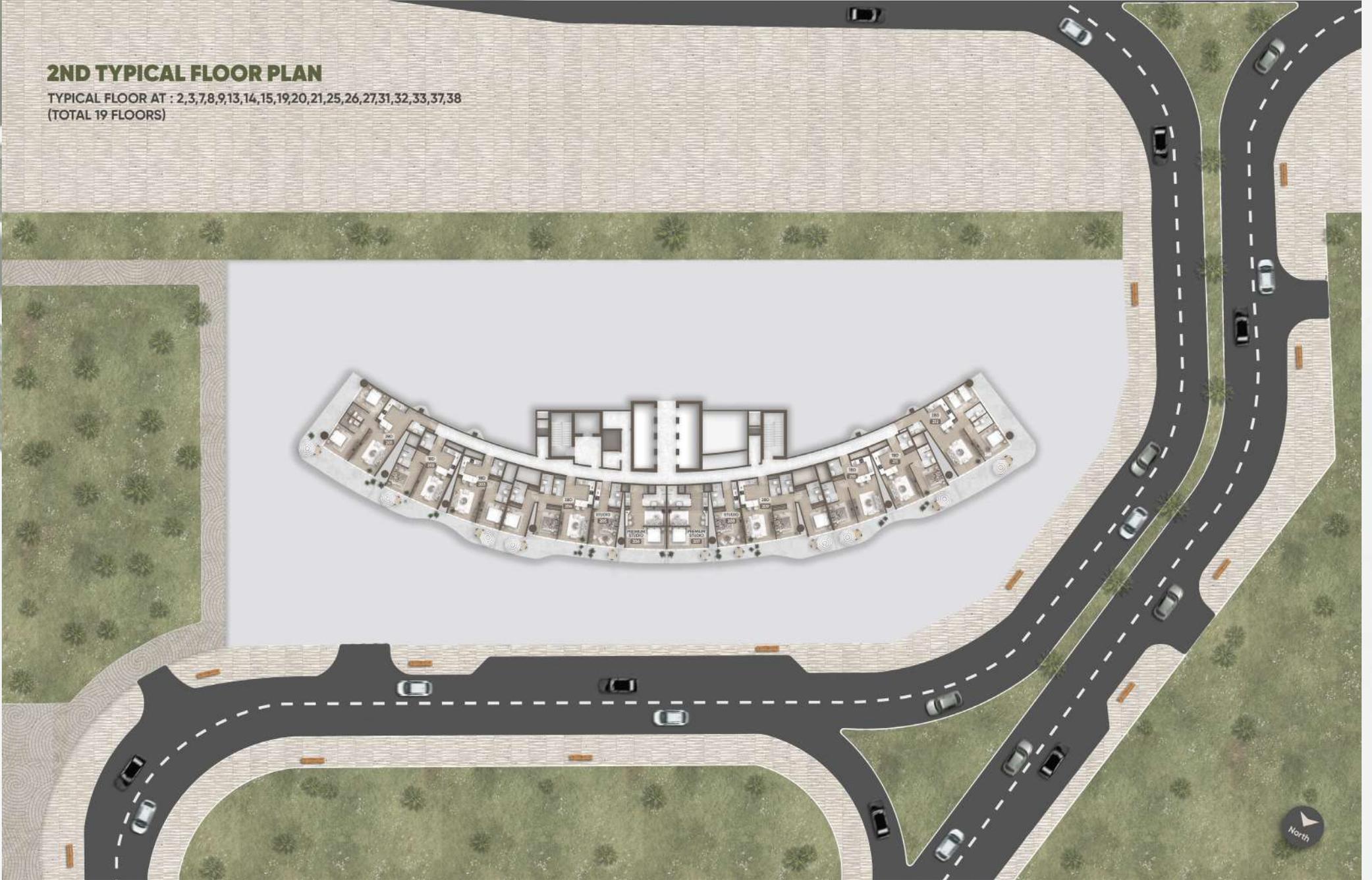


1st FLOOR (1st TYPICAL)



2ND TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 2, 3, 7, 8, 9, 13, 14, 15, 19, 20, 21, 25, 26, 27, 31, 32, 33, 37, 38
(TOTAL 19 FLOORS)



3RD TYPICAL + (GR-DUPLEX) LEFT WING FLOOR PLAN
TYPICAL FLOOR AT: 4,16,28 (TOTAL 3 FLOORS)



4TH TYPICAL + (1ST-DUPLEX) LEFT WING FLOOR PLAN

TYPICAL FLOOR AT: 5,17,29 (TOTAL 3 FLOORS)



5TH TYPICAL + (GR-DUBLIX) RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT : 10,22,34 (TOTAL 3 FLOORS)



6TH TYPICAL + (1ST-DUBLIX) RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT : 11,23,35 (TOTAL 3 FLOORS)



7TH TYPICAL LEFT WING FLOOR PLAN

TYPICAL FLOOR AT : 6,18,30 (TOTAL 3 FLOORS)

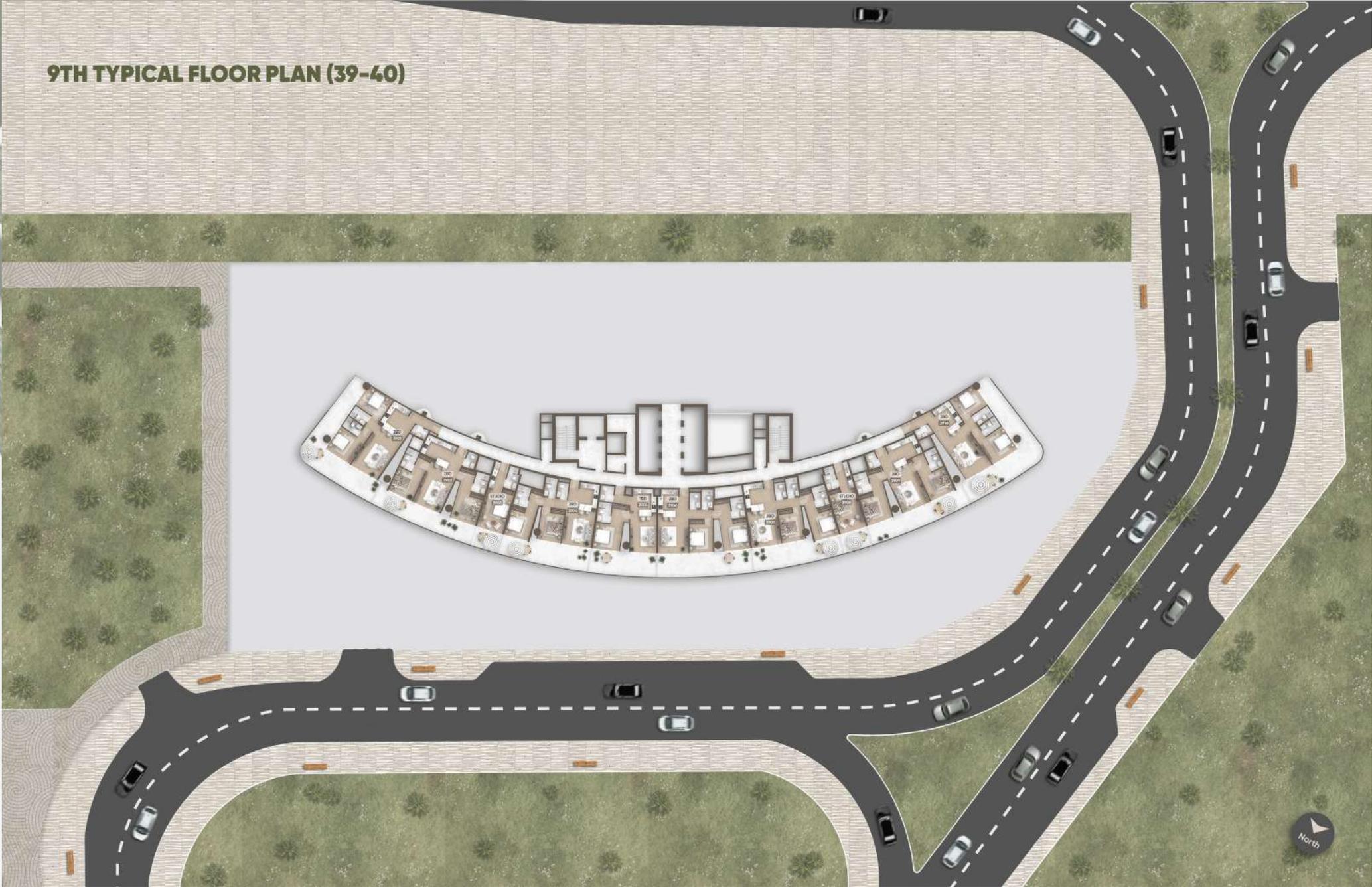


8TH TYPICAL RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT : 12,24,36 (TOTAL 3 FLOORS)



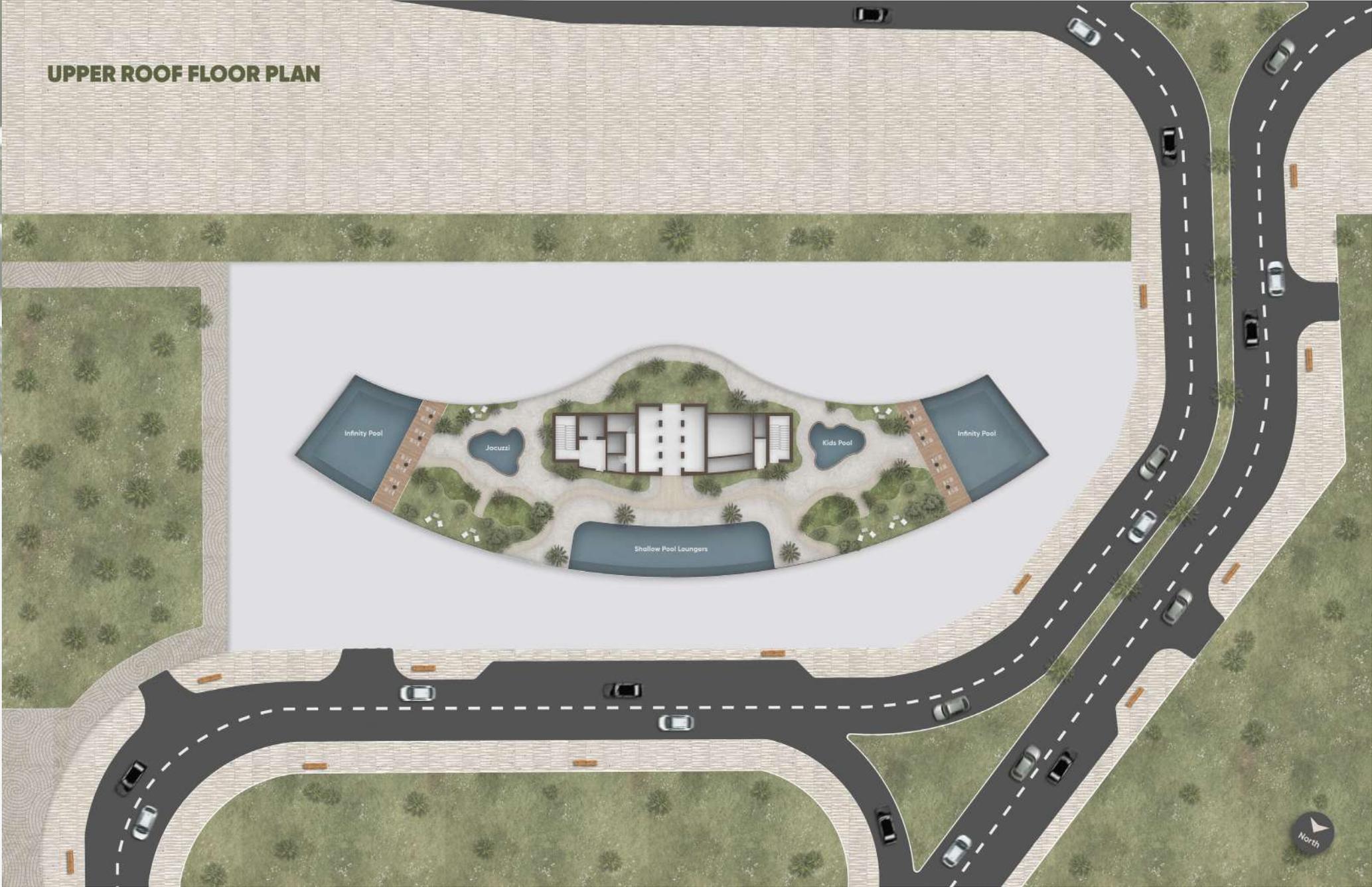
9TH TYPICAL FLOOR PLAN (39-40)



LOWER ROOF FLOOR PLAN



UPPER ROOF FLOOR PLAN



TOP OF ROOF FLOOR PLAN

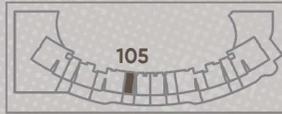


A decorative still life featuring a vase of white cherry blossoms, a large round mirror, and a woven basket. The scene is set against a light-colored wall with vertical panels. The text "Unit Types" is overlaid in a white serif font, and "Modern touch in living spaces" is overlaid in a white cursive font below it.

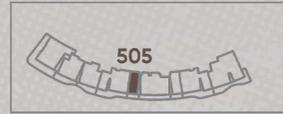
Unit Types

Modern touch in living spaces

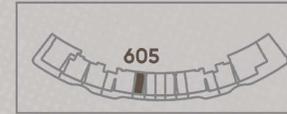
STUDIO APARTMENT - NORMAL



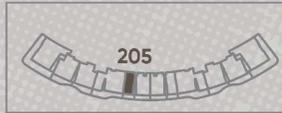
1st Floor (1st Typical)



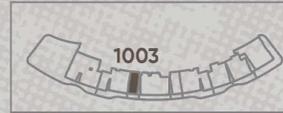
4th Typical Floor



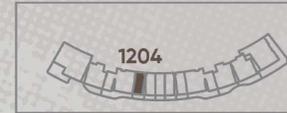
7th Typical Floor



2nd Typical Floor (19 floors)



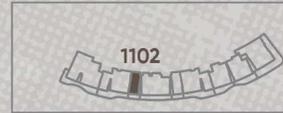
5th Typical Floor



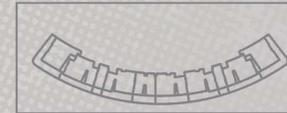
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

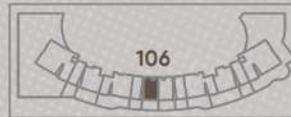
Unit 105 - STD

1	Entrance	-
2	Bathroom	2.95m x 1.50m
3	Kitchen	3.60m x 1.83m
4	Living Room	4.94m x 3.43m

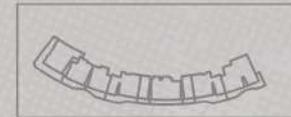


Suite Area	317.43 sqft
Balcony Area	179.44 sqft
Total Area	496.44 sqft

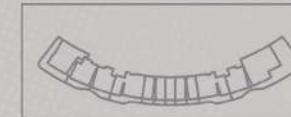
STUDIO APARTMENT - PREMIUM



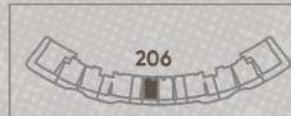
1st Floor (1st Typical)



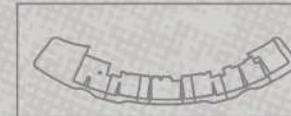
4th Typical Floor



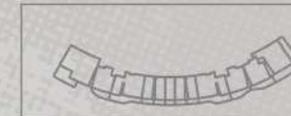
7th Typical Floor



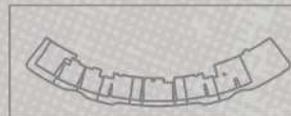
2nd Typical Floor (19 floors)



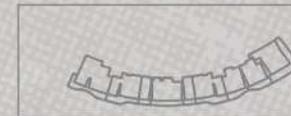
5th Typical Floor



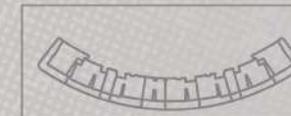
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

Unit 106 - PREMIUM STD

1	Entrance	-
2	Bathroom	2.90m x 2.60m
3	Kitchen	4.23m x 2.20m
4	Living Room	5.20m x 2.40m
5	Master Bedroom	5.20m x 2.84m



Suite Area	460.05 sqft
Balcony Area	241.33 sqft
Total Area	701.38 sqft

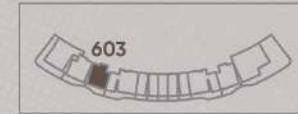
1 BEDROOM APARTMENT



1st Floor (1st Typical)



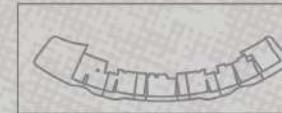
4th Typical Floor



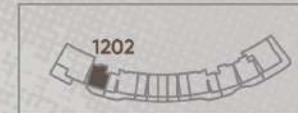
7th Typical Floor



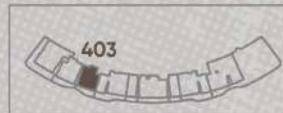
2nd Typical Floor (19 floors)



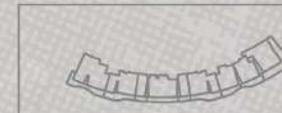
5th Typical Floor



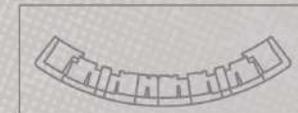
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

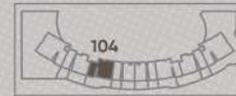
Unit 103 - 1BD

1	Entrance	-
2	Bathroom I	1.99m x 1.50m
3	Kitchen	2.96m x 2.54m
4	Living Room	4.70m x 3.75m
5	Master Bedroom	3.36m x 3.10m
6	Bathroom II	2.60m x 1.50m

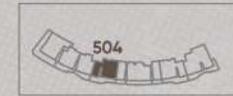


Suite Area	610.64 sqft
Balcony Area	369.53 sqft
Total Area	979.85 sqft

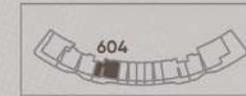
2 BEDROOM APARTMENT



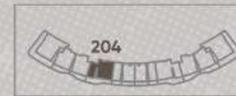
1st Floor (1st Typical)



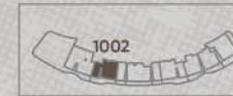
4th Typical Floor



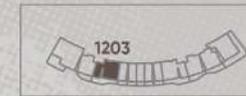
7th Typical Floor



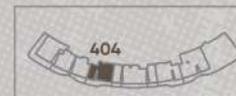
2nd Typical Floor (19 floors)



5th Typical Floor



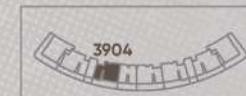
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

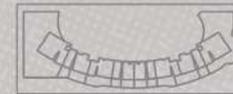
Unit 104 - 2BD

1	Entrance	-
2	Bathroom I	2.60m x 1.70m
3	Kitchen	3.45m x 2.50m
4	Living Room	4.60m x 3.80m
5	Master Bedroom	3.91m x 3.16m
6	Bedroom	4.22m x 3.00m
7	Bathroom II	2.40m x 1.50m
8	Bathroom III	2.00m x 1.40m

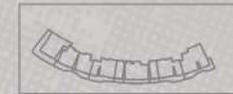


Suite Area	868.22 sqft
Balcony Area	539.06 sqft
Total Area	1406.85 sqft

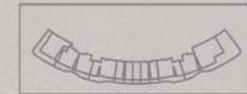
3 BEDROOM APARTMENT - NORMAL



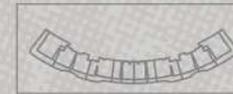
1st Floor (1st Typical)



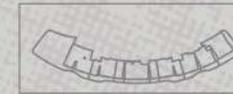
4th Typical Floor



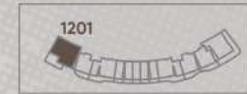
7th Typical Floor



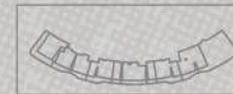
2nd Typical Floor (19 floors)



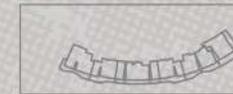
5th Typical Floor



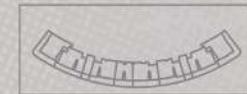
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

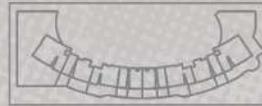
Unit 1201 - 3BD

1	Entrance	-
2	Bathroom I	2.46m x 1.50m
3	Kitchen	2.90m x 2.55m
4	Living Room	5.80m x 3.75m
5	Master Bedroom I	4.30m x 3.30m
6	Master Bedroom II	3.80m x 3.35m
7	Bedroom	4.55m x 3.30m
8	Bathroom II	2.55m x 2.55m
9	Bathroom III	2.45m x 1.80m
10	Bathroom IIII	2.20m x 1.50m

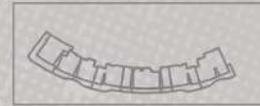


Suite Area	1247.01 sqft
Balcony Area	343.37 sqft
Total Area	1590.38 sqft

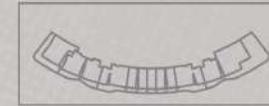
3 BEDROOM - DUPLEX



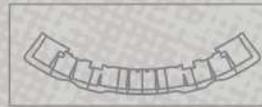
1st Floor (1st Typical)



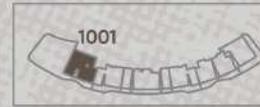
4th Typical Floor



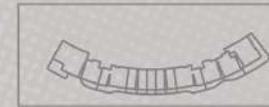
7th Typical Floor



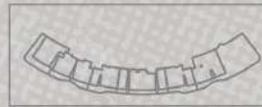
2nd Typical Floor (19 floors)



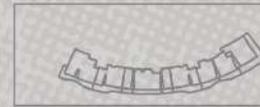
5th Typical Floor



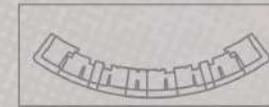
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

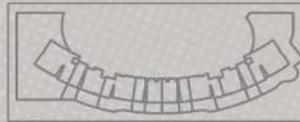
Unit 1001 - 3BD DUPLEX - GF

1	Entrance	-
2	Bathroom I	1.90m x 1.62m
3	Kitchen	3.42m x 2.75m
4	Living Room	10.26m x 4.09m
5	Master Bedroom	4.17m x 3.45m
6	Laundry	1.80m x 1.49m
7	Bathroom II	2.53m x 1.50m
8	Store	1.61m x 1.49m

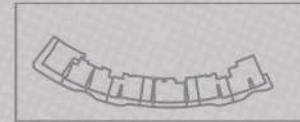


Suite Area	2417.59 sqft
Balcony Area	2788.74 sqft
Total Area	5206.33 sqft

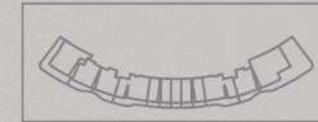
3 BEDROOM - DUPLEX



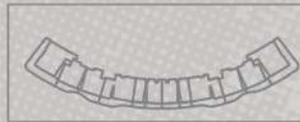
1st Floor (1st Typical)



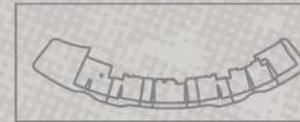
4th Typical Floor



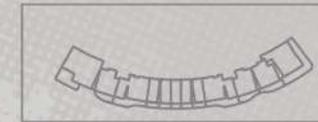
7th Typical Floor



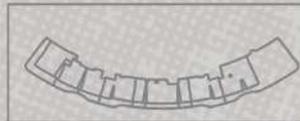
2nd Typical Floor (19 floors)



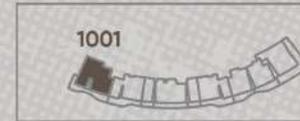
5th Typical Floor



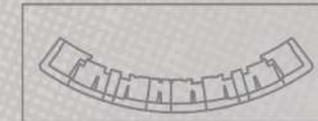
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

Unit 1001 - 3BD DUPLEX - 1stF

1	Master Bedroom	7.02m x 3.97m
2	Bathroom I	4.56m x 2.64m
3	Bedroom	4.08m x 3.38m
4	Bathroom II	2.81m x 1.70m
5	Dressing Room I	3.00m x 2.25m
6	Dressing Room II	2.81m x 2.55m
7	Master Bedroom	3.87m x 2.54m
8	Bathroom III	2.50m x 1.42m
9	Store	1.59m x 1.49m



Suite Area	2417.59 sqft
Balcony Area	2788.74 sqft
Total Area	5206.33 sqft

PAYMENT PLAN | HANDOVER

75% – 25%

2 years post handover

2028

Q4



Designed for those who
expect more

