

THE HEART OF LIVING



Fairmont
RESIDENCES
AL MARJAN ISLAND

INTRODUCTION

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.



A new standard of living rises on the shores of Al Marjan Island - Fairmont Residences Al Marjan Island.

MAJARA LUXURY REAL ESTATE LLC

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Offering the Prestigious Fairmont Residences



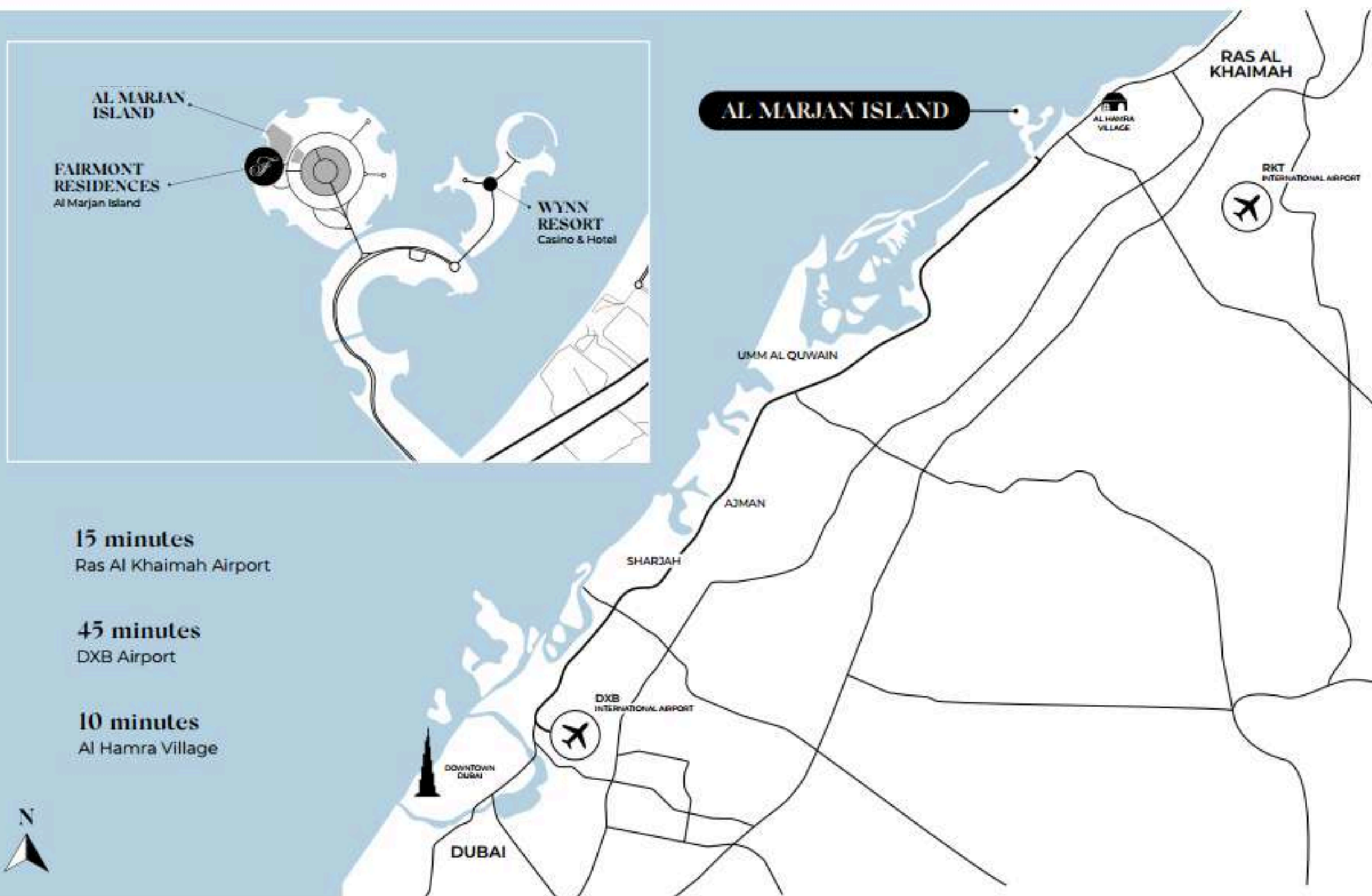
LIVE THE ESSENCE OF SEASIDE SOPHISTICATION AT FAIRMONT
RESIDENCES

Fairmont
RESIDENCES
AL MARJAN ISLAND

Home to the exclusive Fairmont Residences, offered by Majara Luxury Real Estate.

Al Marjan Island — 23 km of sunlit shores, a palm-lined corniche, and the spirit of modern Ras Al Khaimah at its finest.

A JOURNEY *that* BEGINS *in* COMFORT



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.



BEYOND THE SHORELINE OF LUXURY

Nestled along the pristine shores of Al Marjan Island, this meticulously crafted waterfront community harmoniously combines branded residences, serviced apartments, private villas, and townhouses with world-class hospitality, retail, and dining experiences.

Thoughtfully designed leisure and wellness facilities, surrounded by lush green landscapes, offer a seamless balance between serenity and connection.

Embracing Nature's Harmony



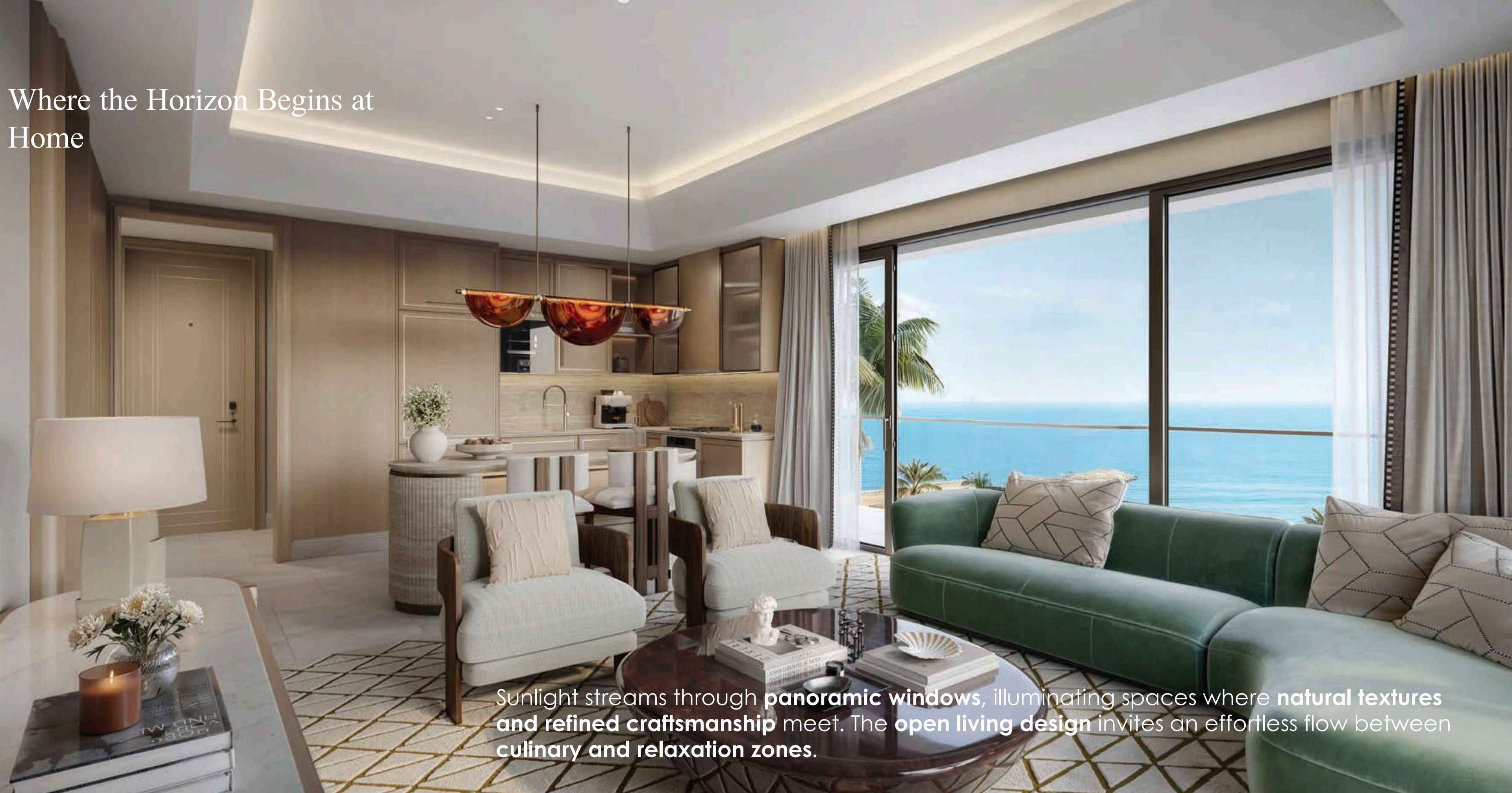
Shaped by the **untamed beauty of the Arabian Gulf**, Fairmont Residences Al Marjan Island captures a perfect balance of **peace and prestige**, where architecture flows seamlessly with nature.



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	

Where the Horizon Begins at
Home



Sunlight streams through **panoramic windows**, illuminating spaces where **natural textures and refined craftsmanship** meet. The **open living design** invites an effortless flow between **culinary and relaxation zones**.

One Bedroom Residence

Luxury with a View of Infinity



Our spacious two-bedroom residences are **crafted to perfection**, offering a **harmonious blend of elegance and comfort**. Every detail reflects **refinement**, from the **rich textures of materials** to the **contemporary design language**.

Two Bedroom Residence

Every aspect of our three-bedroom residences reflects refined coastal design, curated to bring elevated comfort and style to your daily life.

Live Boldly, Dream Freely



Three Bedroom Residence

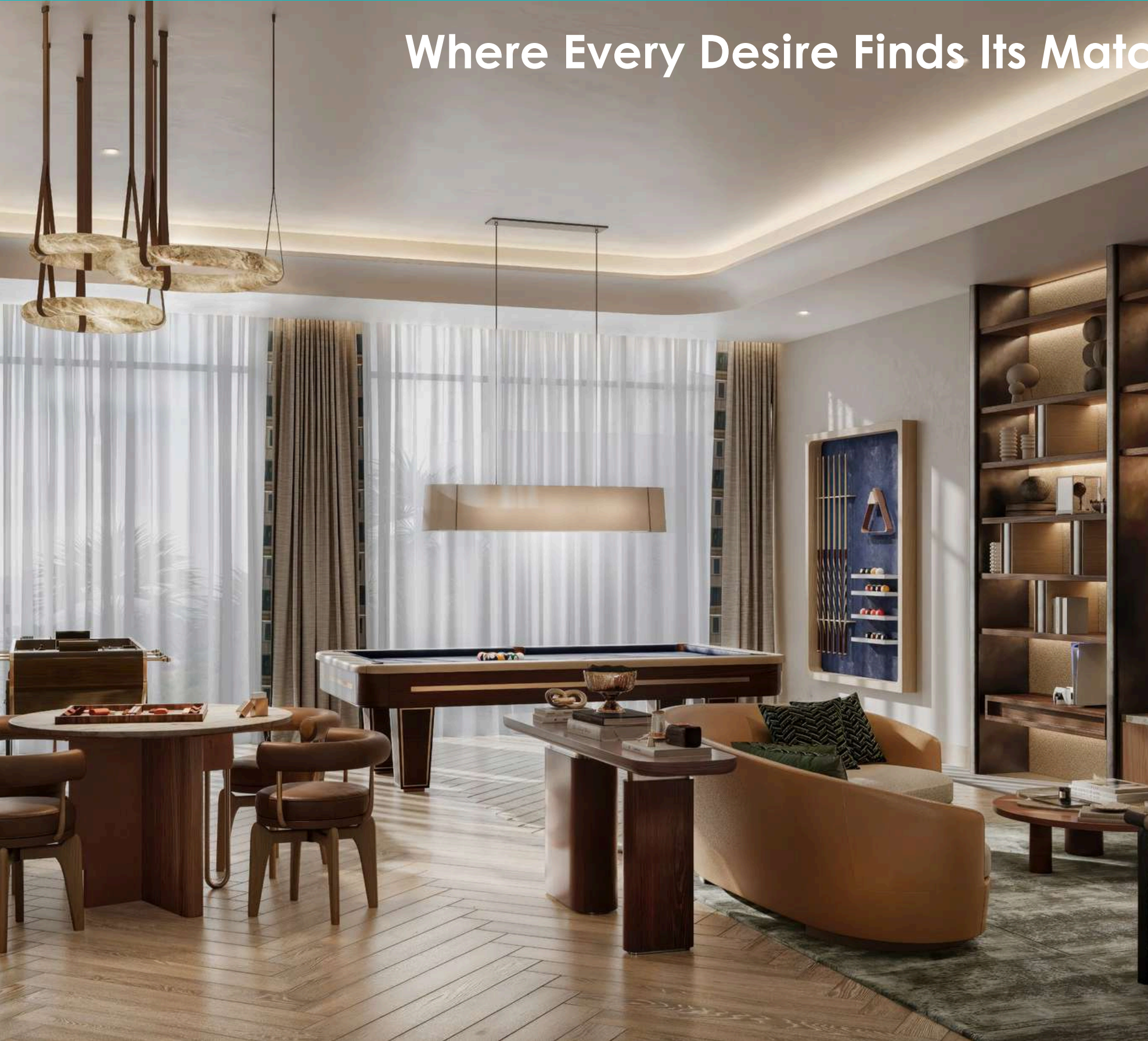
A Haven of Tranquility and
Harmony



Our townhouses provide a private sanctuary across two thoughtfully designed levels, seamlessly merging cozy interiors with expansive outdoor living. Crafted with natural materials, artisanal details, and infused with refreshing ocean breezes.

Townhouse

Where Every Desire Finds Its Match



THE AMENITIES
FAIRMONT RESIDENCES AL MARJAN ISLAND



PREMIUM RESIDENT 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

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

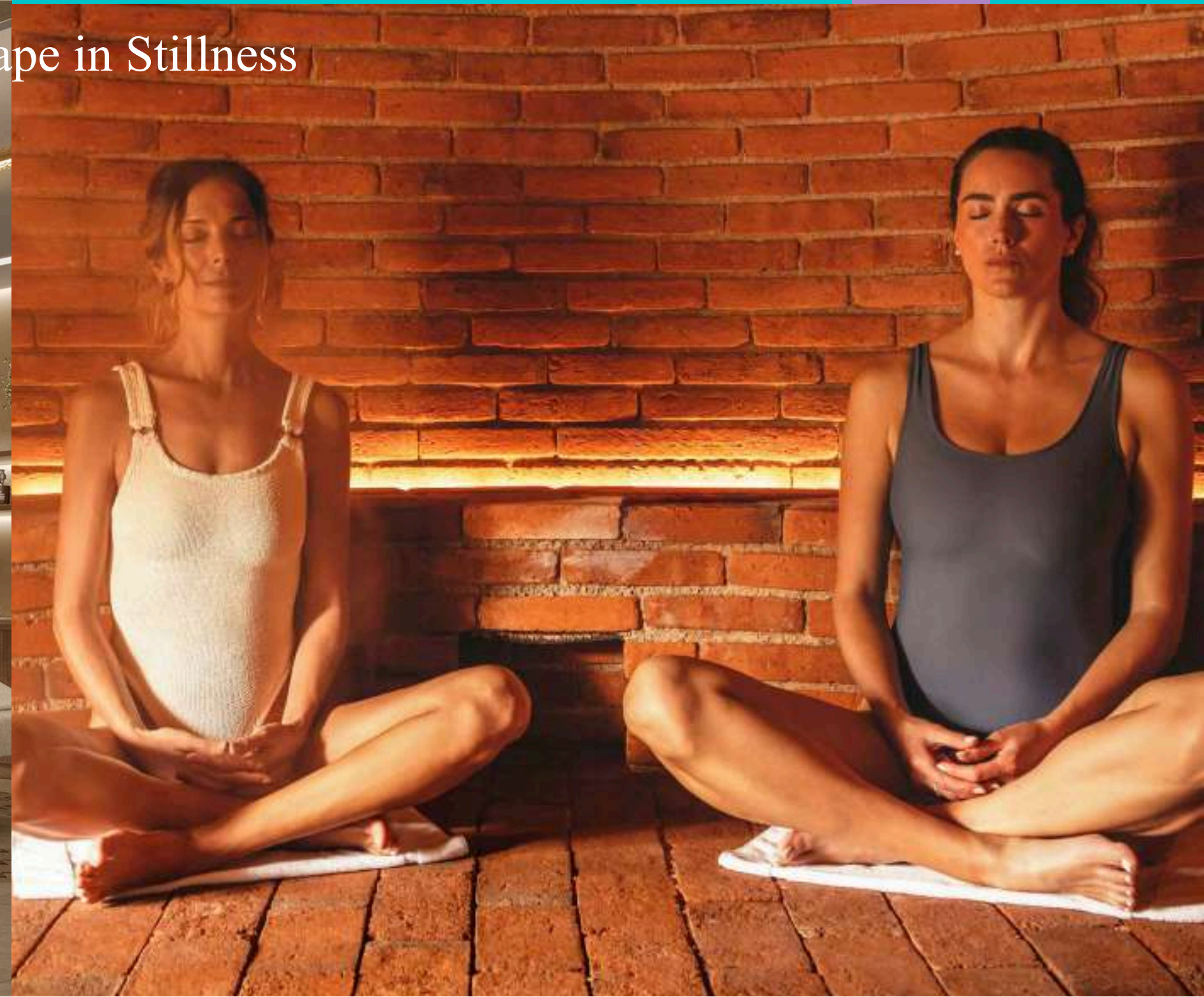


Your Entrance to
Elegance

Natural light floods the soaring atrium, drawing attention to its height, while smooth curves sculpt a harmonious flow between inside and outside.

Residential Lobby

The Ultimate Escape in Stillness



Wellness Facilities

The sauna and steam room offer deep relaxation through stillness.

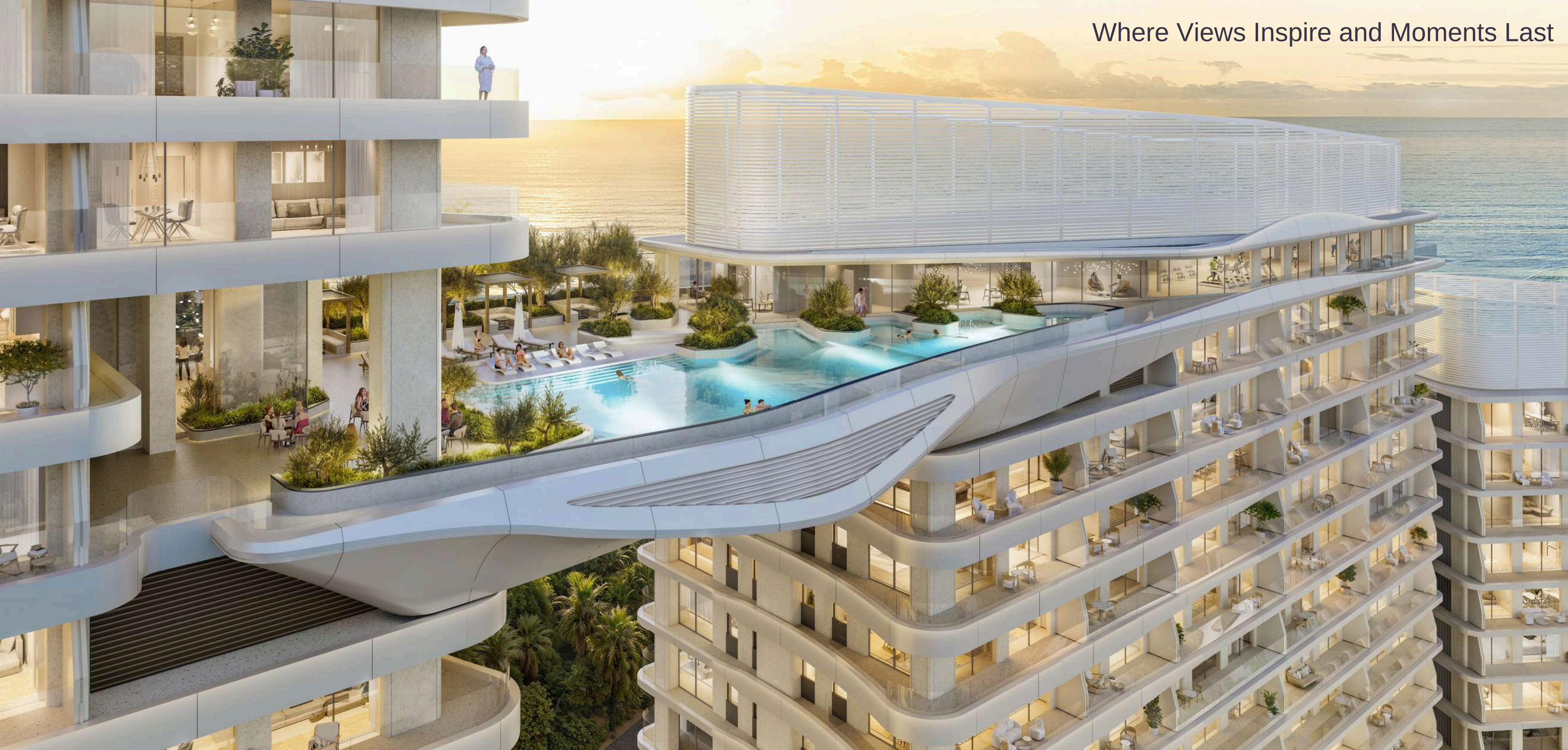


A Bespoke Culinary Experience,
Crafted for You

Chef 's Table

Relish intimate dining experiences where craftsmanship and creativity come together, delighting every sense with each course.

Where Views Inspire and Moments Last



Adult Sky Pool

Suspended majestically above the sea, the Adults Sky Pool, Terrace & Bar present an exclusive sanctuary of serenity — where uninterrupted panoramic vistas stretch endlessly, inviting you to indulge in unrivaled luxury and timeless tranquility.



Splash, Smile, and Cherish Every Moment

Kids Pool Area

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



Your CULINARY ESCAPE

A refined sanctuary to pause, connect, and indulge, where every exquisitely crafted dish is a celebration of the surroundings — perfectly curated to elevate your dining experience.

Immerse Yourself in
Island Elegance



Beach-front Walkway

Take a leisurely stroll along the pristine beachfront promenade, where the gentle rhythm of the waves soothes the soul and sets a serene pace.



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**

DISCLAIMER

The representation of product features, finishes, fittings, installations, amenities, specifications, facilities, location and surrounding infrastructure with CGIs (computer generated images) and photography are purely indicative and for representational purposes and may differ from the final constructed project. Not all photography has taken place at site and stock images may have been used. Information related to types of restaurants, brands and other concepts may change.

Views will vary depending on the position of each property within the resort. Plans, specifications, dimensions, measurements, and distances shown in any text or plan are indicative and approximate only, based upon preliminary designs and drawings and are not intended to form any part of the contract for the sale of an individual residence. The drawings and plans are not necessarily to scale, each residence, including square footage, may differ due to variations in construction.

While care has been taken to ensure that all information contained in this brochure is accurate at time of production, This brochure is for marketing purposes only and to give to prospective buyers an indication of the amenities and facilities that are currently being planned. Any prospective sale shall be entirely governed by the terms and conditions of the sale agreement to be entered into between the parties.

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



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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