

GIANFRANCO FERRE

RESIDENCES

Ras Al Khaimah

MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE



Experience Gianfranco, Exclusively with Majara

Italian Living Meets Island Luxury



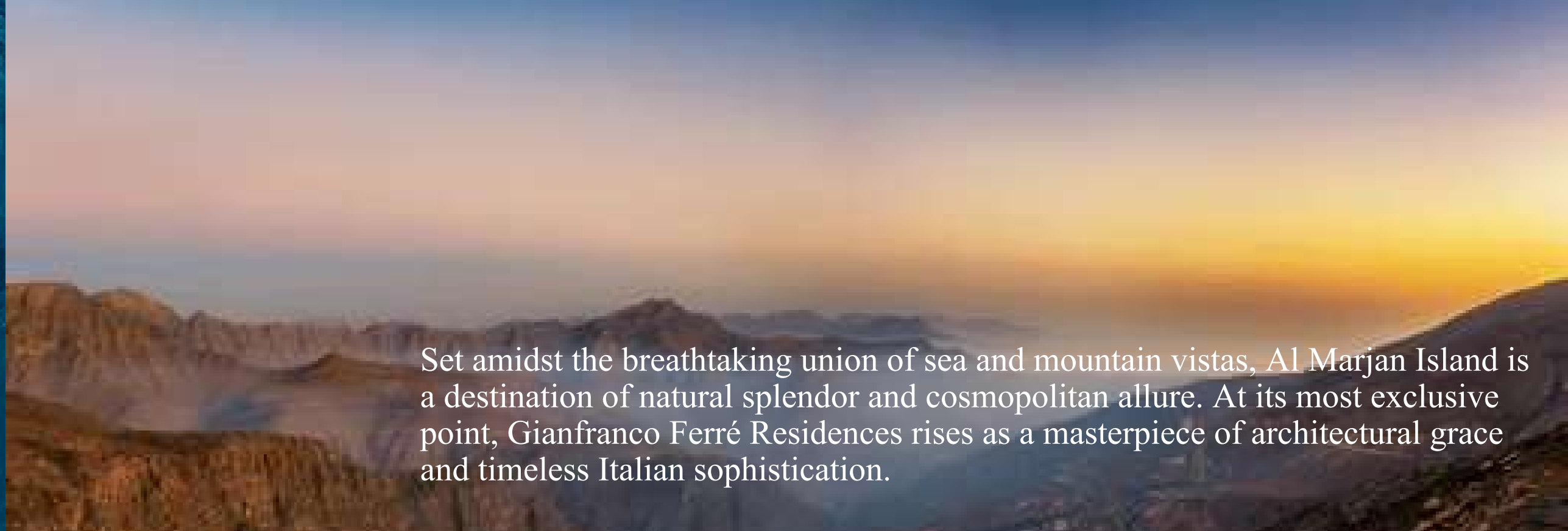
Setting a New Benchmark in Coastal Luxury



Experience resort-inspired living on Al Marjan Island, Ras Al Khaimah, where every residence offers fully furnished interiors, uninterrupted sea views, and impeccable hotel-style services for a life of effortless sophistication.



A New Address for the Future



Set amidst the breathtaking union of sea and mountain vistas, Al Marjan Island is a destination of natural splendor and cosmopolitan allure. At its most exclusive point, Gianfranco Ferré Residences rises as a masterpiece of architectural grace and timeless Italian sophistication.



A PERFECT WATERFRONT HOME

Enjoy majestic sea views from every unit within *Gianfranco Ferré Residences*, set on the prime spot of Al Marjan, one of the UAE's most attractive lifestyle and investment destinations.



Gianfranco Ferré
Residences

EXCLUSIVE ISLAND LOCATION

The project sits directly next to the region's *first casino*, placing you at the centre of Ras Al Khaimah's newest entertainment area. Within a short walk are beaches, hotels, cafés and restaurants.

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Ras Al Khaimah

Address
Al Marjan Island

Wynn Casino
Al Marjan Island

Waldorf Astoria
Ras Al Khaimah

Mövenpick
Resort

Al Hamra
Mall

Address Al Marjan Island	→	1 minute
Mövenpick Resort	→	6 minutes
Wynn Casino Al Marjan Island	→	8 minutes
Waldorf Astoria Ras Al Khaimah	→	11 minutes
Al Hamra Mall	→	10 minutes

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Ras Al Khaimah

A Prime Investment Opportunity

Situated in one of the UAE's most sought-after investment locations, next to the region's first casino, Gianfranco Ferré Residences offers exceptional rental potential.

Ras Al Khaimah is experiencing unprecedented economic growth, with tourism revenue surging by 12% in 2024 alone and off-plan prices across the emirate rising an average of 15–20%. It's an ideal opportunity for savvy investors.



15-20%
rising of the off-plan prices
across the emirate

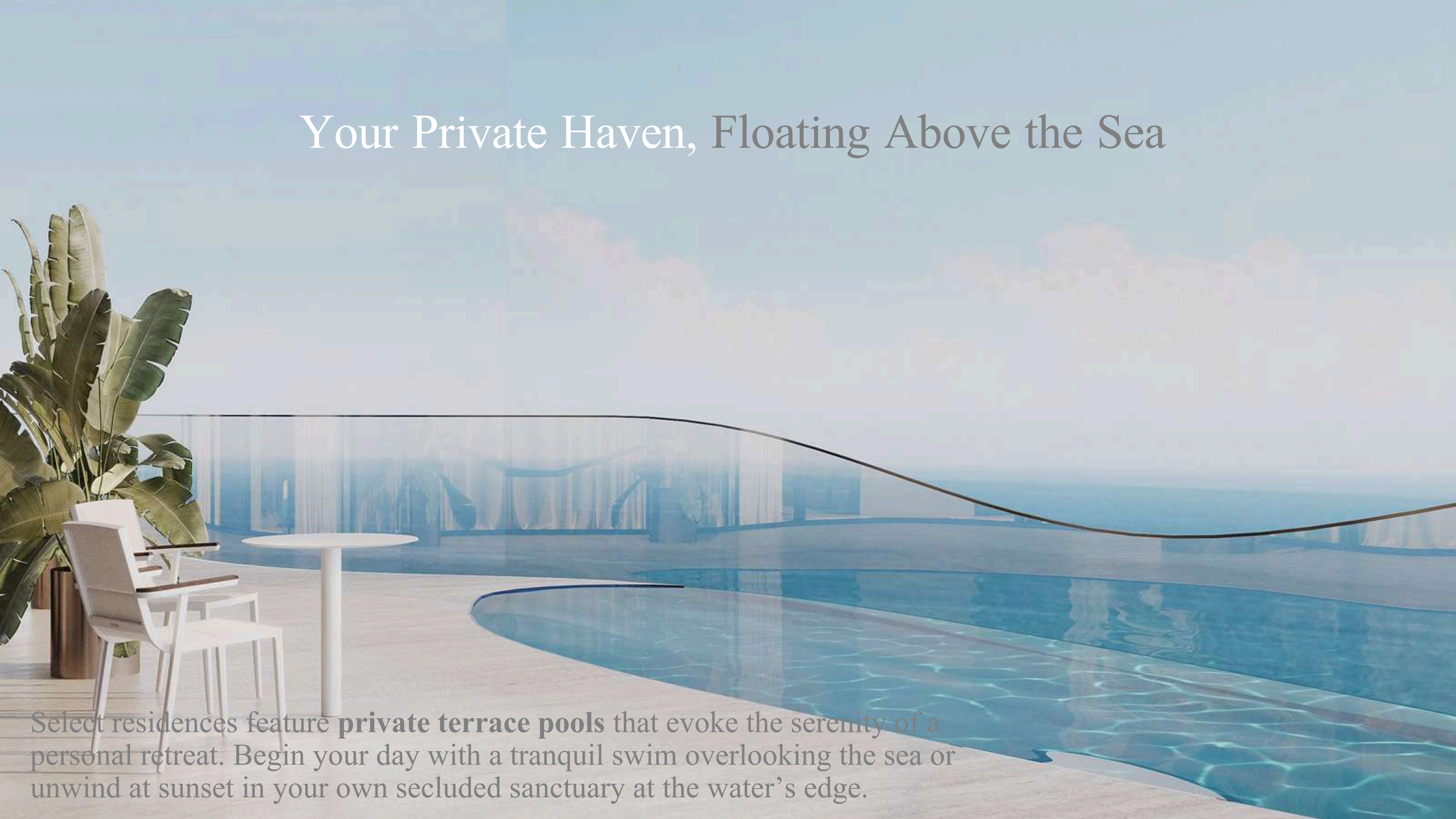
12%
tourism growth

Architectural Masterpiece



Gianfranco Ferré Residences has a clear U-shaped design, oriented toward the sea to maximize ocean views from each apartment. The result is simple and beautiful: sunlight, water, and open skies become a natural part of everyday life.

Your Private Haven, Floating Above the Sea

A serene scene of a private terrace pool on a floating platform. The pool is a vibrant blue, reflecting the warm, golden light of a sunset. In the foreground, a white modern chair and a small round table are positioned on a light-colored deck. To the left, a large potted plant with broad green leaves adds a touch of nature. A curved glass railing separates the deck from the pool. In the background, the calm sea stretches to the horizon under a sky filled with soft, colorful clouds. The overall atmosphere is one of tranquility and luxury.

Select residences feature **private terrace pools** that evoke the serenity of a personal retreat. Begin your day with a tranquil swim overlooking the sea or unwind at sunset in your own secluded sanctuary at the water's edge.



Embraced by the Arabian Gulf on three sides, Gianfranco Ferré Residences stands gracefully at the water's edge, offering uninterrupted sea views from every angle, bathed in light from dawn to dusk.

Sky-Level Wellness Sanctuary

Ladies' and gentlemen's pools are thoughtfully separated for utmost privacy, each offering breathtaking, uninterrupted views of the sea.





FAMILY LEISURE

Set near the children's play area,
the family pool creates a
dedicated space for shared
moments and lighthearted fun

Adobe Stock: #271874588

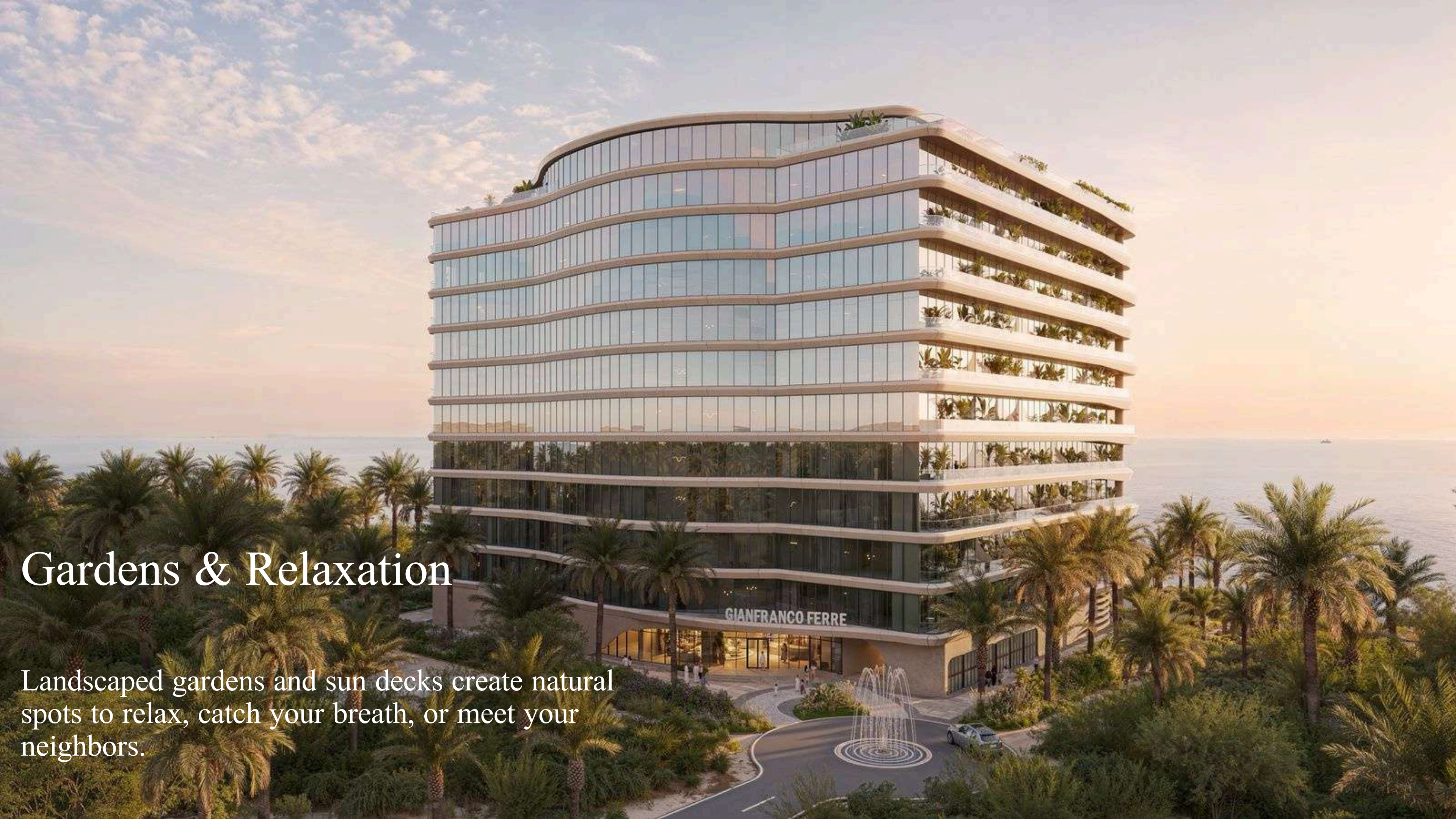




Timeless Wellness, Everyday Strength

Exclusively designed by Technogym for Gianfranco Ferré Residences, the state-of-the-art fitness spaces offer you the freedom to work out at your convenience. This dedicated wellness sanctuary features distinct zones for CrossFit, Pilates, and cycling, thoughtfully separated into private areas for men and ladies, ensuring a personalized and refined exercise experience.





Gardens & Relaxation

Landscaped gardens and sun decks create natural spots to relax, catch your breath, or meet your neighbors.



Residential apartments with service

Studio

1-bedroom apartment

2-bedroom apartment

2-bedroom apartments with pool

3-bedroom apartments with pool

Studio

Thoughtfully crafted layouts paired with breathtaking views — perfect for those seeking the purest expression of the iconic Gianfranco Ferré style.





1-Bedroom Apartment

Spacious, sun-drenched residences designed for singles or couples. Open-plan living spaces and expansive balconies create the perfect setting for leisurely mornings and serene evenings.

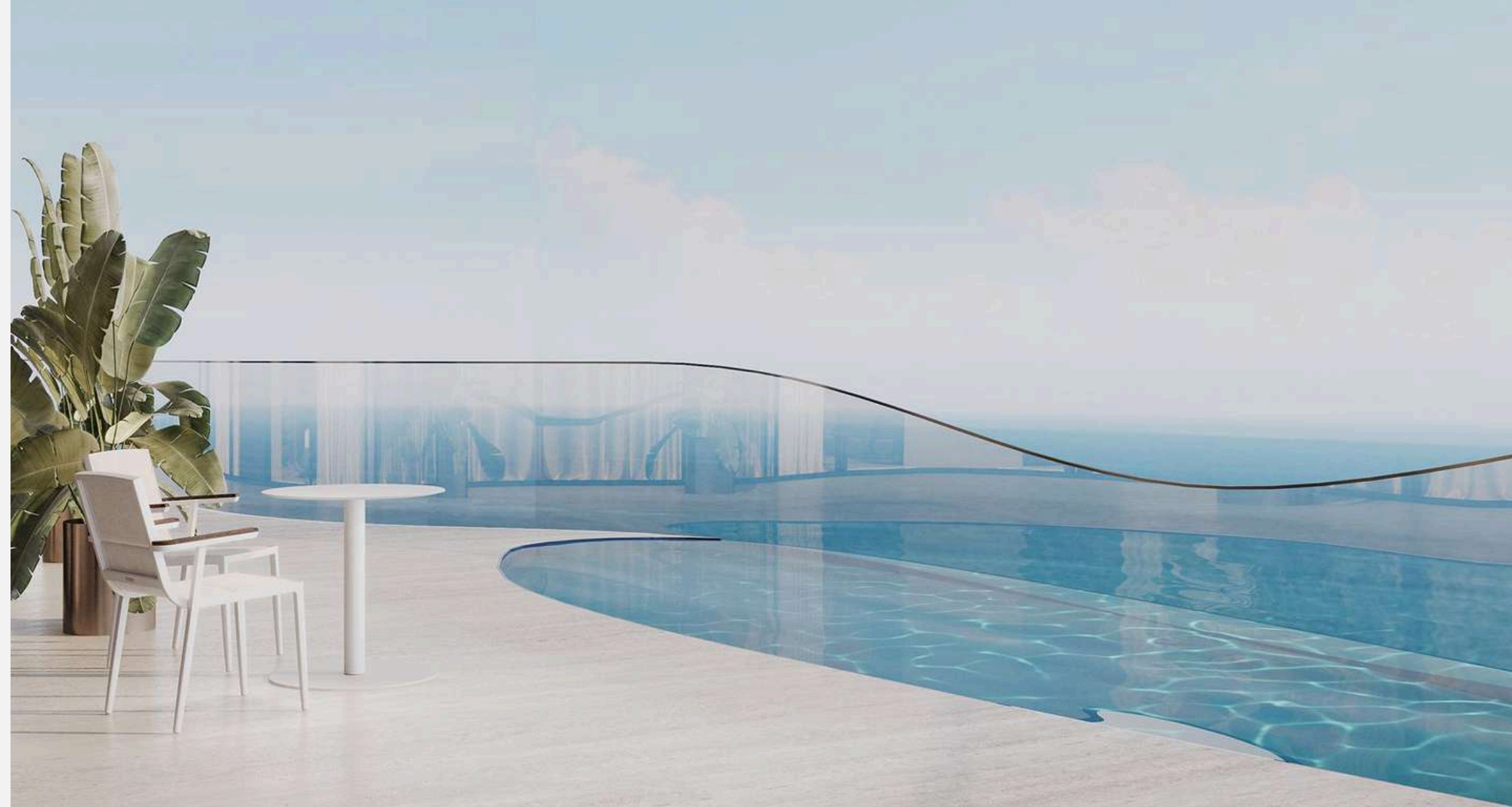




2-Bedroom Apartment

Spacious living areas, lavish interiors, and a generous terrace – ideal for families and friendly gatherings.





2-Bedroom Apartment WITH POOL

A family-ready home tailored the highest Italian standards and featuring a welcome upgrade – a private terrace pool with the sea view for company.





3-Bedroom Apartment WITH POOL

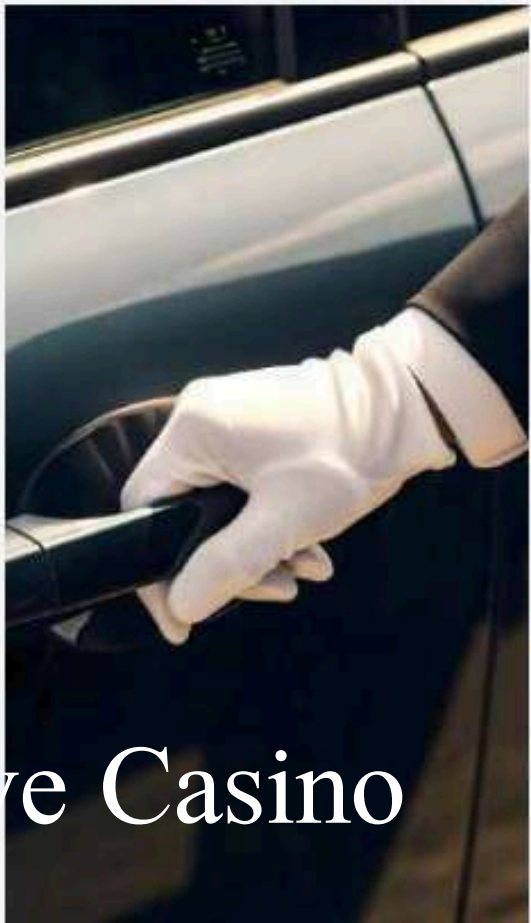
Unbelievably spacious and graced with the finest views, these residences feature private terrace pools — the ultimate expression of the Gianfranco Ferré lifestyle.





SECURITY/ HOUSEKEEPING

Step into a flawlessly maintained home every time. Our dedicated housekeeping team is available 24/7 to clean, refresh, or prepare your residence at your convenience. Enjoy true peace of mind with discreet, round-the-clock security and advanced surveillance systems. With professional teams working quietly behind the scenes, you can relax and savor life, knowing your safety and comfort are always our highest priorities.



Bespoke Concierge, Gourmet Dining & Exclusive Casino

Gianfranco Ferré Residences sits next to the Middle East's first casino – making you part of the region's most exciting new destination. Whether you're seeking international entertainment, high returns, or simply the energy of something new, it's always close, never intrusive.

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FLOOR PLANS



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STARTING PRICE

STUDIO

Starting Price:
AED 1.2 M

2 BED

Starting Price:
AED 4 M

1 BED

Starting Price:
AED 2.3 M

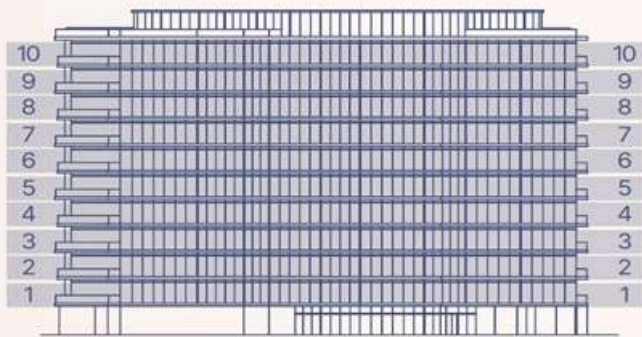
3 BED

Starting Price:
AED 11.5 M

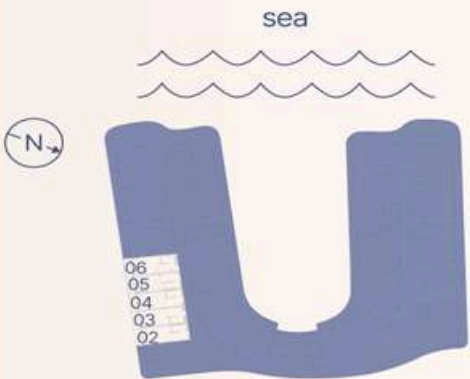


PAYMENT PLAN 60/40

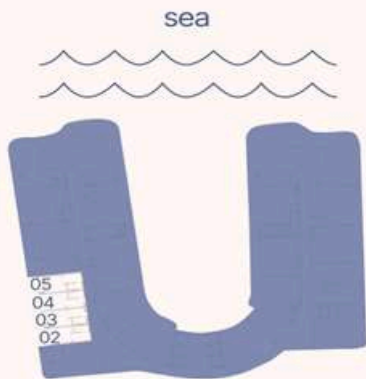
10%	On Booking	2025
10%	First Payment	08.2025
10%	Second Payment	01.2026
10%	Third Payment	05.2026
10%	Fourth Payment	09.2026
10%	Fifth Payment	03.2027
40%	On Handover	Q1 2028



1-10 floor



1-5 floor

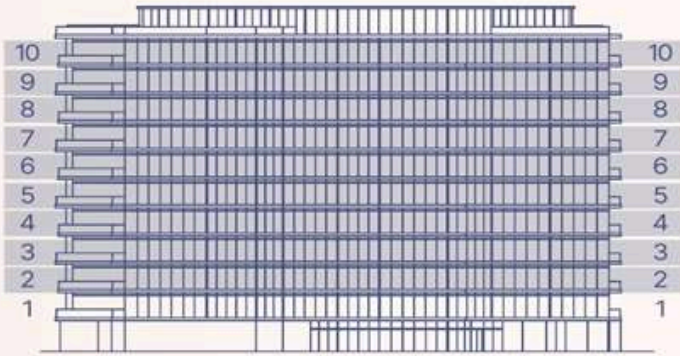


6-10 floor

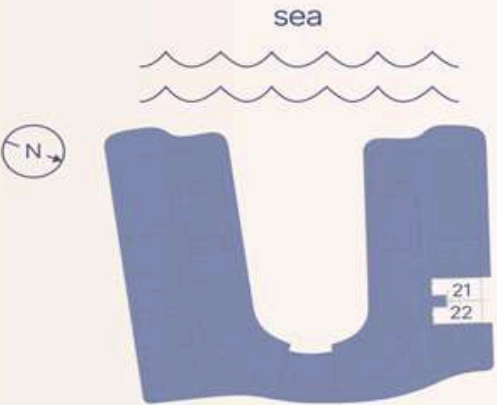
STUDIO TYPE A



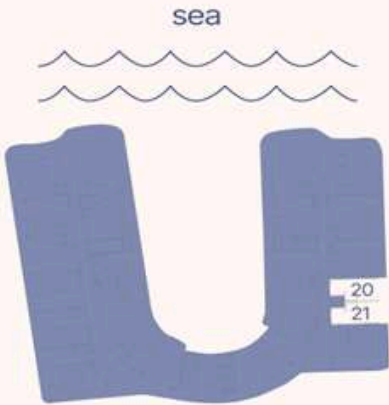
Apartment Number	Apartment Area		Balcony Area		Total Area	
102, 305, 505	35.7 m ²	384.8 ft ²	6.0 m ²	64.1 ft ²	41.7 m ²	448.9 ft ²
103	35.3 m ²	379.7 ft ²	6.0 m ²	64.6 ft ²	41.3 m ²	444.2 ft ²
104	36.2 m ²	389.9 ft ²	6.1 m ²	65.6 ft ²	42.3 m ²	455.5 ft ²
105	35.8 m ²	385.3 ft ²	6.0 m ²	64.5 ft ²	41.8 m ²	449.8 ft ²
106, 306, 406, 506	36.7 m ²	395.4 ft ²	6.2 m ²	66.2 ft ²	42.9 m ²	461.7 ft ²
202, 402, 702, 902	35.8 m ²	385.3 ft ²	6.0 m ²	64.1 ft ²	41.7 m ²	449.4 ft ²
203, 403, 603, 703, 803, 903, 1003	35.4 m ²	380.5 ft ²	6.0 m ²	64.6 ft ²	41.4 m ²	445.1 ft ²
204, 404, 604, 704, 804, 904, 1004	36.5 m ²	393.3 ft ²	6.1 m ²	65.6 ft ²	42.6 m ²	458.9 ft ²
205, 405	35.7 m ²	383.7 ft ²	6.0 m ²	64.6 ft ²	41.7 m ²	448.3 ft ²
206	36.7 m ²	395.4 ft ²	6.2 m ²	66.2 ft ²	42.9 m ²	461.6 ft ²
302, 502	35.8 m ²	385.2 ft ²	5.9 m ²	63.6 ft ²	41.7 m ²	448.8 ft ²
303, 503	35.4 m ²	380.6 ft ²	6.0 m ²	65.1 ft ²	41.4 m ²	445.7 ft ²
304, 504	36.5 m ²	393.2 ft ²	6.0 m ²	65.0 ft ²	42.6 m ²	458.3 ft ²
602, 802, 1002	35.8 m ²	385.3 ft ²	6.0 m ²	64.1 ft ²	41.8 m ²	449.4 ft ²
605, 705, 805, 905, 1005	36.2 m ²	389.6 ft ²	6.1 m ²	65.6 ft ²	42.3 m ²	455.2 ft ²



2-10 floor



3-5 floor

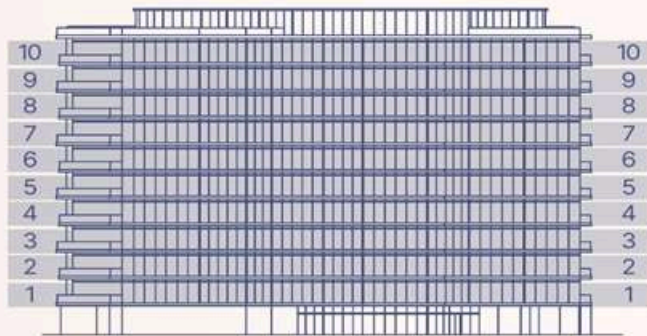


2, 6-10 floor

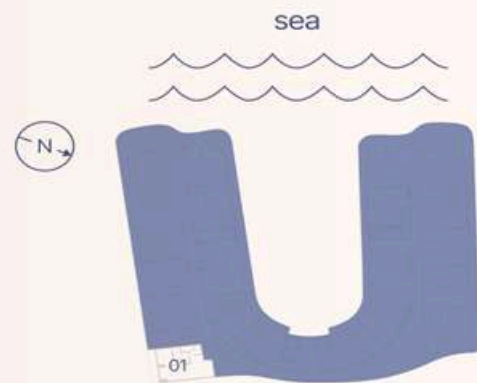
STUDIO TYPE B



Apartment Number	Apartment Area		Balcony Area		Total Area	
221, 322, 422, 522, 621, 721, 821, 921, 1021	39.9 m ²	429.8 ft ²	7.3 m ²	78.3 ft ²	47.2 m ²	508.1 ft ²
220, 321, 421, 521, 620, 720, 820, 920, 1020	40.0 m ²	430.8 ft ²	7.3 m ²	78.4 ft ²	47.3 m ²	509.2 ft ²

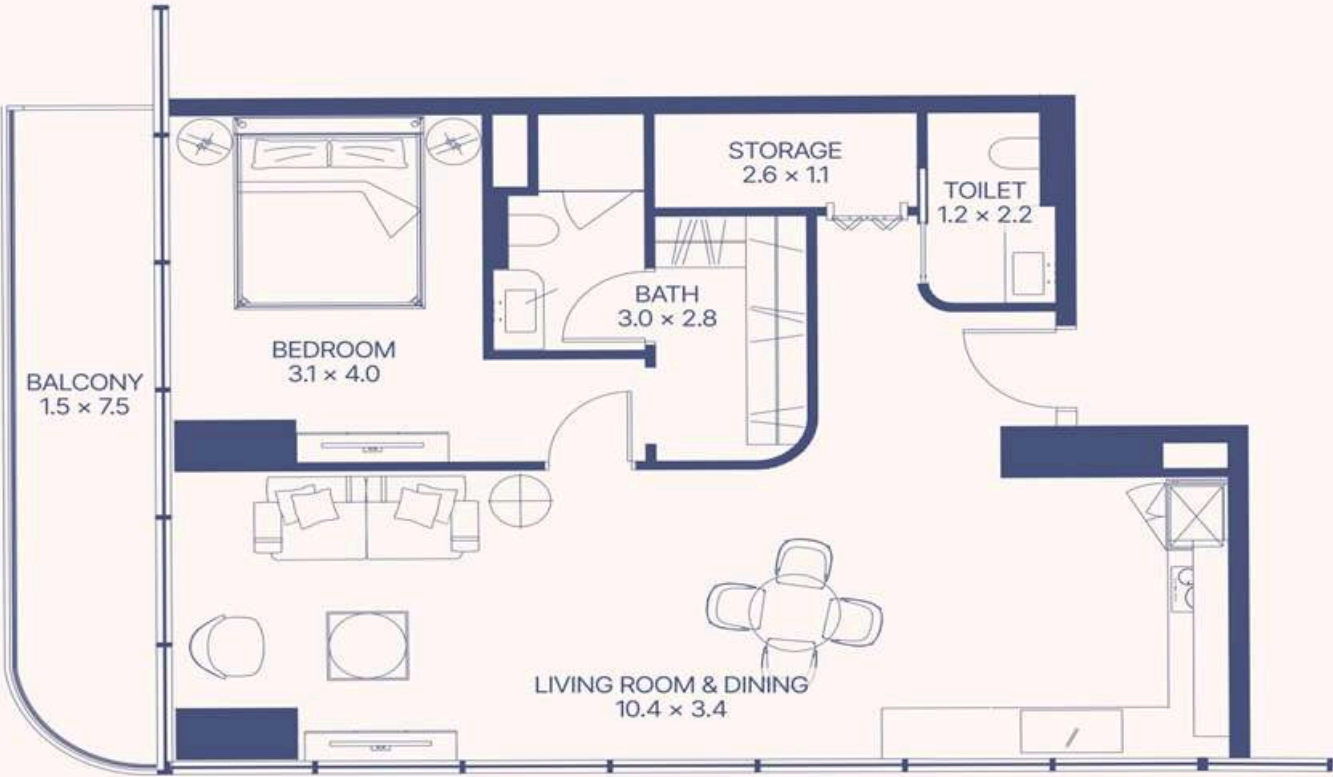


1-10 floor



1-10 floor

1 BEDROOM TYPE A

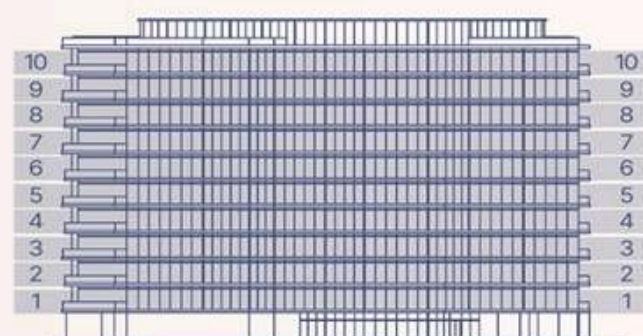


Apartment Number	Apartment Area		Balcony Area		Total Area	
101	76.6 m ²	824.6 ft ²	11.3 m ²	121.7 ft ²	87.9 m ²	946.3 ft ²
201, 301, 401, 501, 601, 701, 801, 901, 1001	77.3 m ²	832.1 ft ²	11.3 m ²	121.7 ft ²	88.6 m ²	953.8 ft ²

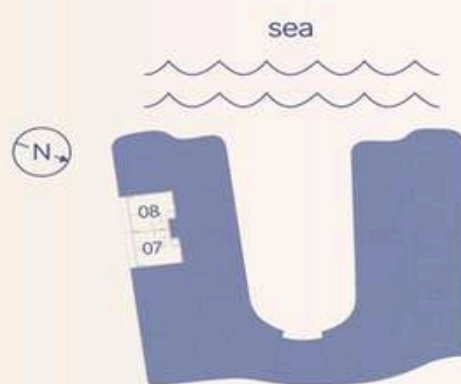
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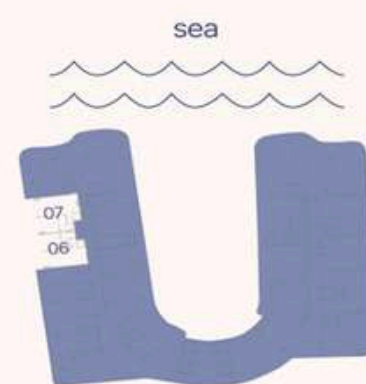
Ras Al Khaimah



1-10 floor



1-5 floor

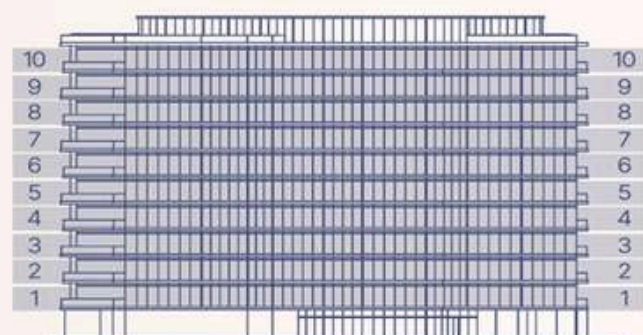


6-10 floor

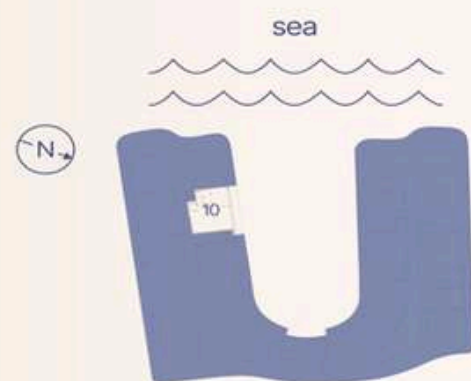
1 BEDROOM TYPE B



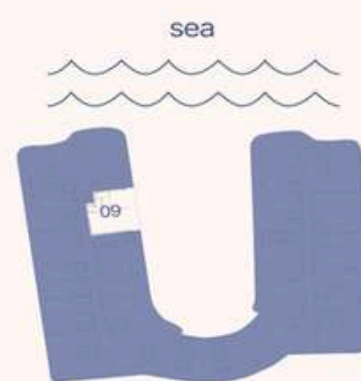
Apartment Number	Apartment Area		Balcony Area		Total Area	
107, 207, 307, 407, 507	69.6 m ²	749.4 ft ²	12.2 m ²	130.8 ft ²	81.8 m ²	880.2 ft ²
108, 308, 408, 508	72.1 m ²	775.7 ft ²	12.7 m ²	137.2 ft ²	84.8 m ²	912.9 ft ²
208	72.1 m ²	775.5 ft ²	12.6 m ²	135.6 ft ²	84.7 m ²	911.2 ft ²
606, 706, 806, 906, 1006	71.0 m ²	763.7 ft ²	12.5 m ²	134.6 ft ²	83.5 m ²	898.3 ft ²
607, 707, 807, 907, 1007	71.7 m ²	772.1 ft ²	12.6 m ²	135.3 ft ²	84.3 m ²	907.4 ft ²



1-10 floor



1-5 floor

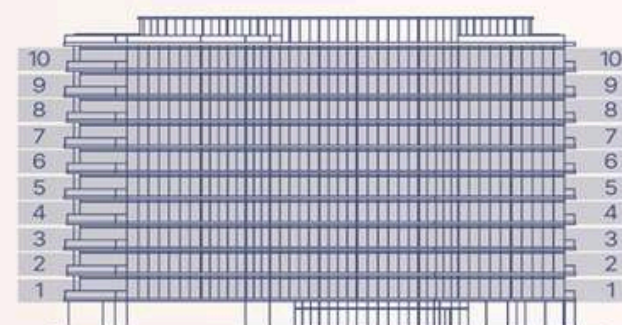


6-10 floor

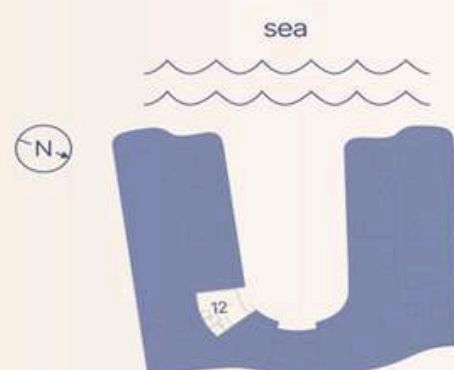
1 BEDROOM TYPE C



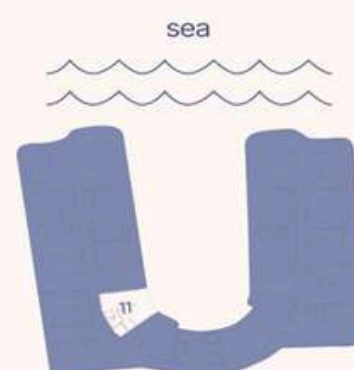
Apartment Number	Apartment Area		Balcony Area		Total Area	
110	79.2 m ²	853.0 ft ²	17.1 m ²	184.0 ft ²	96.3 m ²	1037.0 ft ²
310, 410, 510	79.2 m ²	853.0 ft ²	17.0 m ²	183.4 ft ²	96.3 m ²	1036.4 ft ²
210, 709, 909, 609, 809, 1009	79.2 m ²	853.0 ft ²	17.1 m ²	184.2 ft ²	96.4 m ²	1037.2 ft ²



1-10 floor

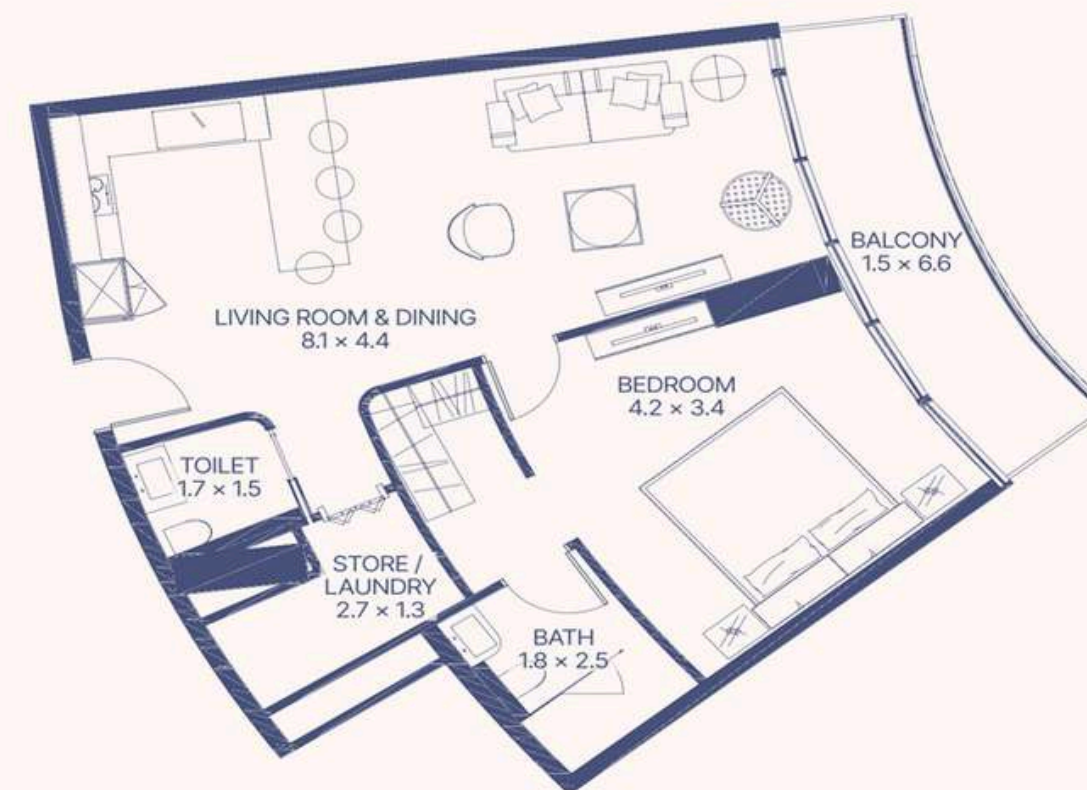


1-5 floor

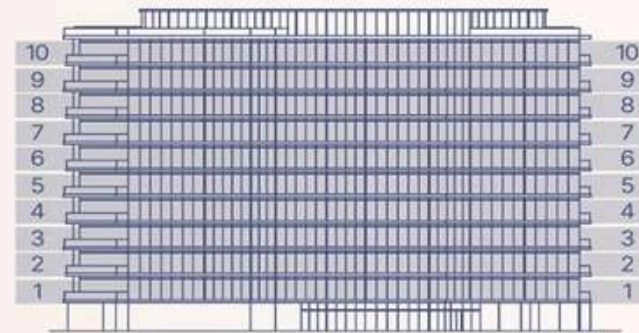


6-10 floor

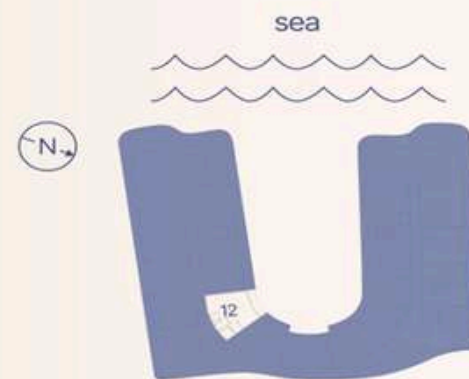
1 BEDROOM TYPE D



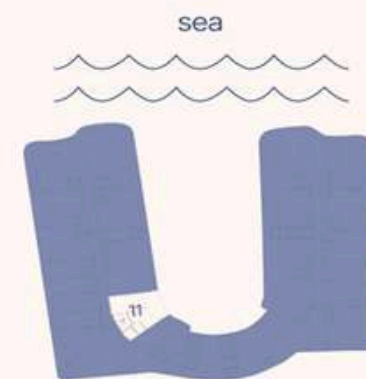
Apartment Number	Apartment Area		Balcony Area		Total Area	
112	72.8 m ²	783.7 ft ²	9.6 m ²	103.1 ft ²	82.4 m ²	886.8 ft ²
212, 312, 412, 512, 611, 711, 811, 911, 1011	71.7 m ²	772.1 ft ²	9.3 m ²	100.0 ft ²	81.0 m ²	872.1 ft ²



1-10 floor

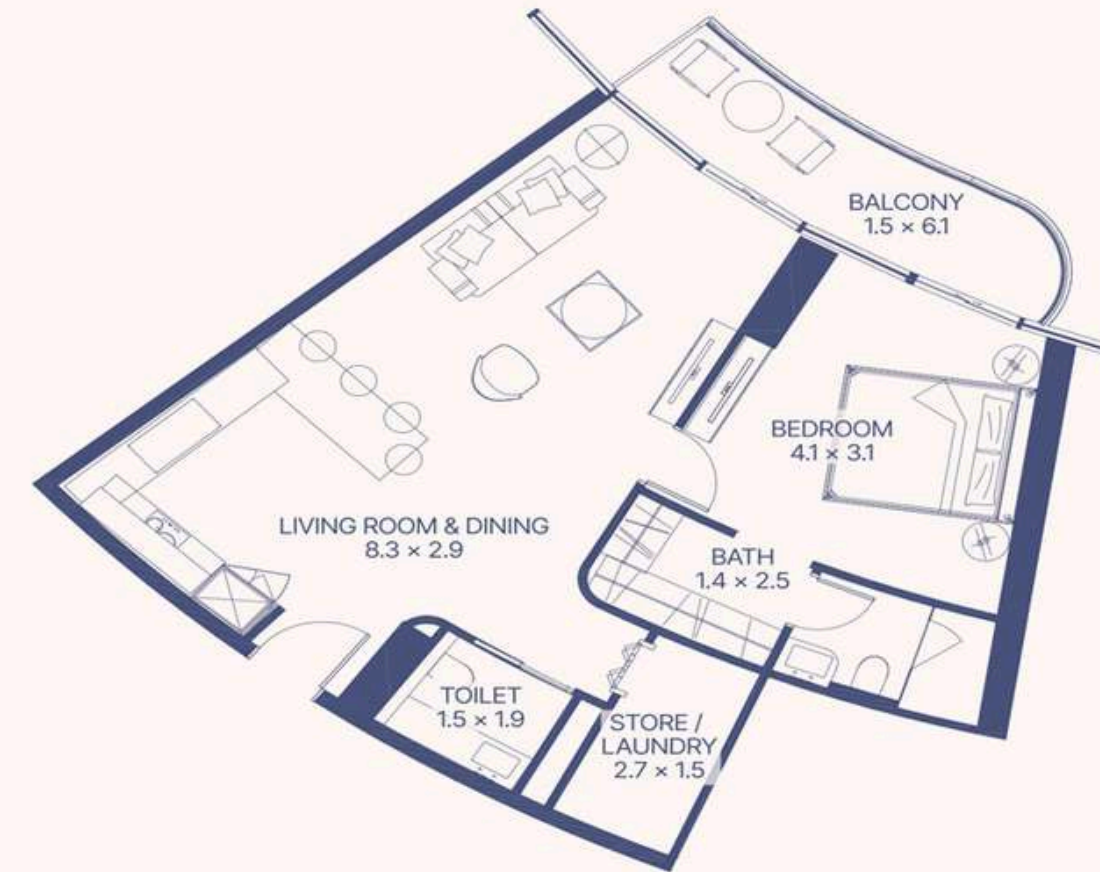


1-5 floor

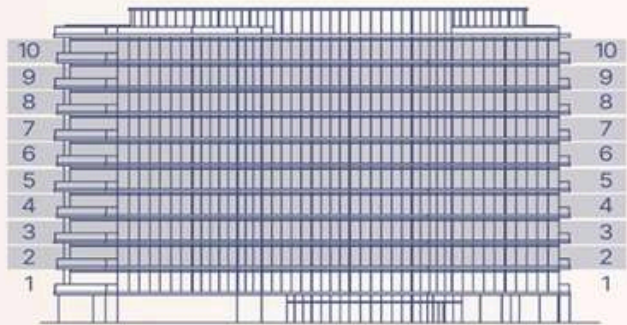


6-10 floor

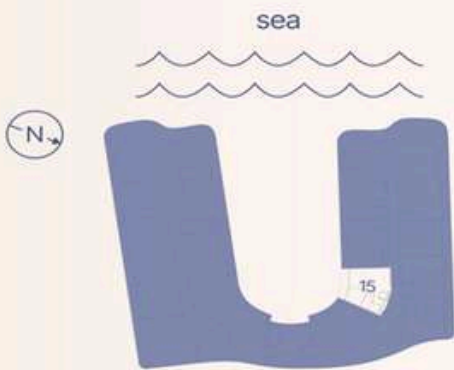
1 BEDROOM TYPE E



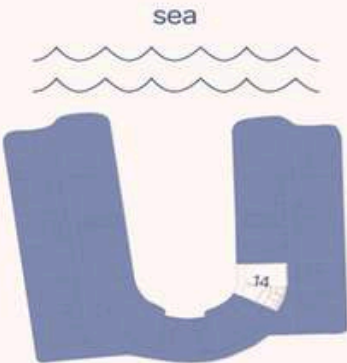
Apartment Number	Apartment Area		Balcony Area		Total Area	
113	71.1 m ²	765.8 ft ²	8.9 m ²	96.3 ft ²	80.1 m ²	862.1 ft ²
213, 313, 413, 513, 612, 712, 812, 912, 1012	71.1 m ²	765.8 ft ²	8.4 m ²	90.7 ft ²	79.6 m ²	856.6 ft ²



2-10 floor



3-5 floor



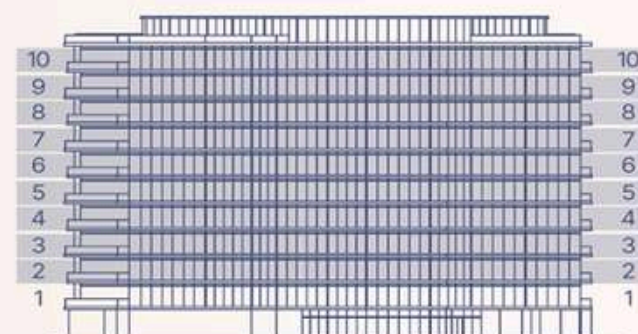
2, 6-10 floor

1 BEDROOM TYPE F

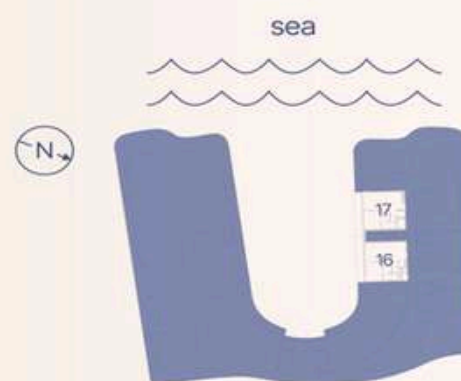


Apartment Number	Apartment Area		Balcony Area		Total Area	
214	80.2 m ²	863.2 ft ²	10.7 m ²	115.6 ft ²	90.9 m ²	978.9 ft ²
315, 415, 515, 614, 714, 814, 914, 1014	79.7 m ²	857.5 ft ²	10.8 m ²	116.6 ft ²	90.5 m ²	974.1 ft ²

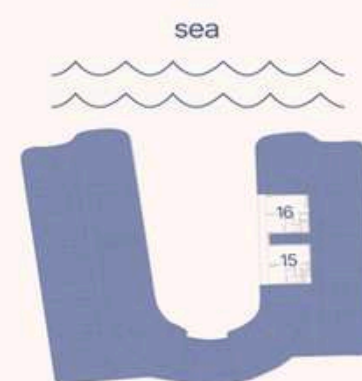
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Ras Al Khaimah



2-10 floor



3-5 floor

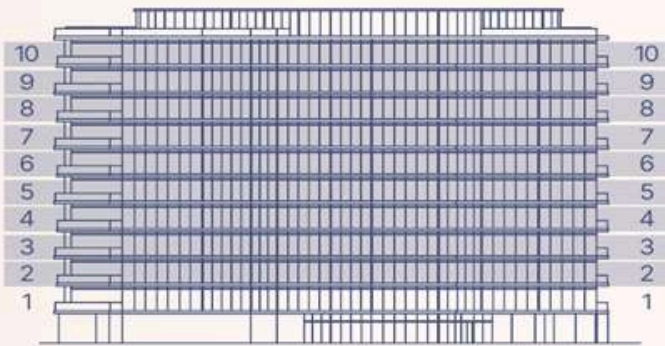


2, 6-10 floor

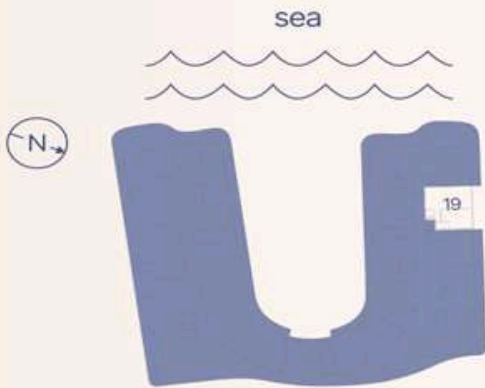
1 BEDROOM TYPE G



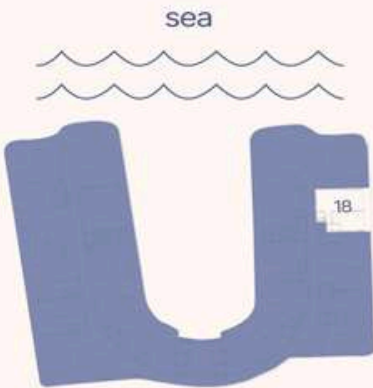
Apartment Number	Apartment Area		Balcony Area		Total Area	
215, 615, 715, 815, 915, 1015	72.0 m ²	774.9 ft ²	15.9 m ²	171.1 ft ²	87.9 m ²	946.0 ft ²
216	71.3 m ²	767.5 ft ²	15.5 m ²	166.4 ft ²	86.8 m ²	933.9 ft ²
316, 416, 516	72.0 m ²	774.9 ft ²	15.9 m ²	170.7 ft ²	87.8 m ²	945.6 ft ²
317, 417, 517	71.0 m ²	764.3 ft ²	15.5 m ²	166.8 ft ²	86.5 m ²	931.1 ft ²
616, 716, 816, 916, 1016	71.0 m ²	764.1 ft ²	15.5 m ²	166.5 ft ²	86.5 m ²	930.6 ft ²



2-10 floor



3-5 floor

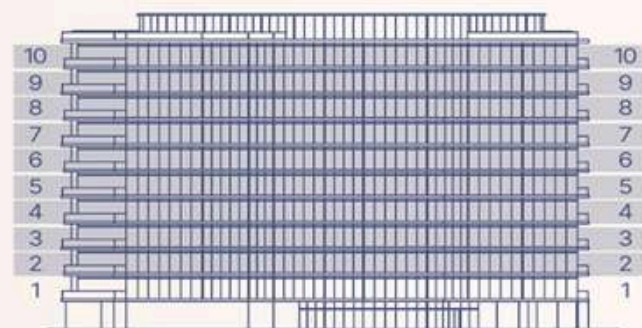


2, 6-10 floor

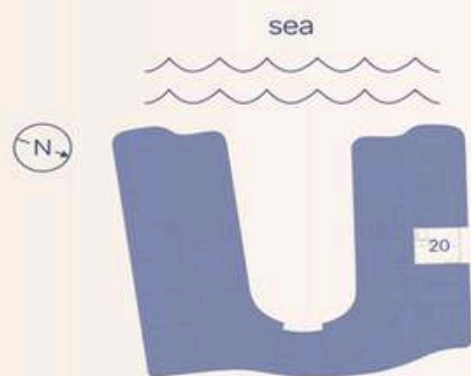
1 BEDROOM TYPE H



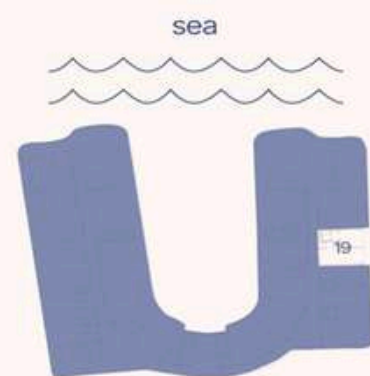
Apartment Number	Apartment Area		Balcony Area		Total Area	
218, 319, 419, 519	81.6 m ²	877.8 ft ²	14.5 m ²	156.6 ft ²	96.1 m ²	1034.4 ft ²
618, 818, 1018	81.6 m ²	878.0 ft ²	14.6 m ²	156.7 ft ²	96.1 m ²	1034.6 ft ²
718, 918	81.9 m ²	881.3 ft ²	14.6 m ²	156.7 ft ²	96.4 m ²	1038.0 ft ²



2-10 floor

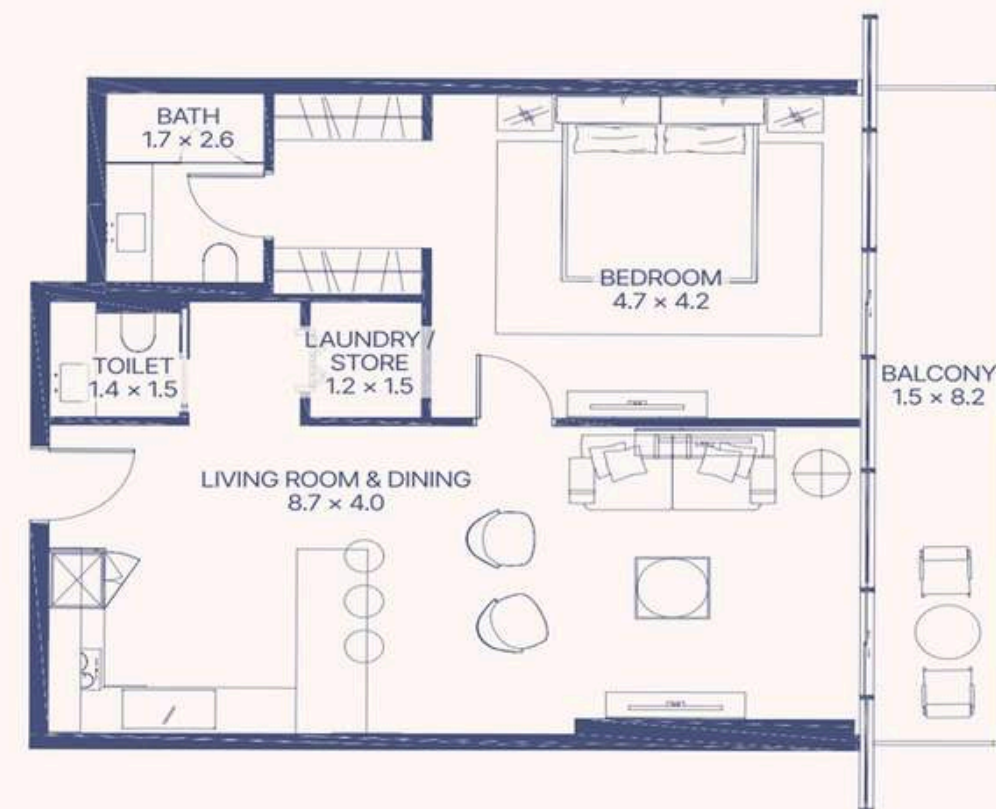


3-5 floor

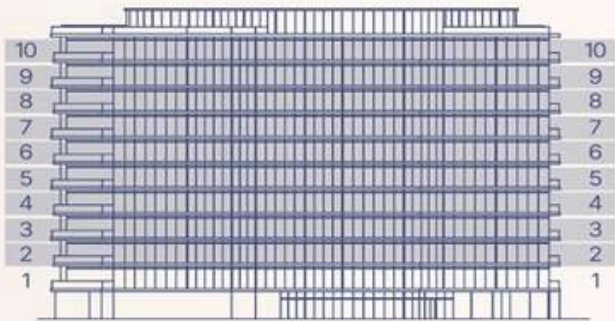


2, 6-10 floor

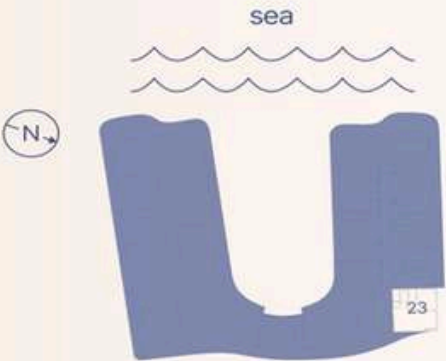
1 BEDROOM TYPE I



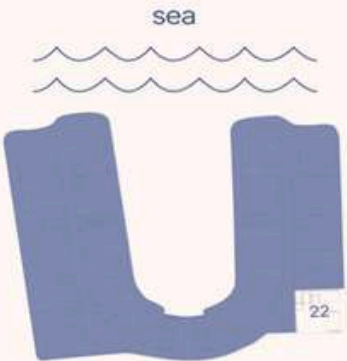
Apartment Number	Apartment Area		Balcony Area		Total Area	
219, 320, 420, 520	74.9 m ²	805.8 ft ²	12.7 m ²	137.2 ft ²	87.6 m ²	943.0 ft ²
619, 819, 1019	74.8 m ²	805.5 ft ²	12.7 m ²	137.1 ft ²	87.6 m ²	942.6 ft ²
719, 919	74.5 m ²	802.1 ft ²	12.7 m ²	137.1 ft ²	87.3 m ²	939.2 ft ²



2-10 floor



3-5 floor

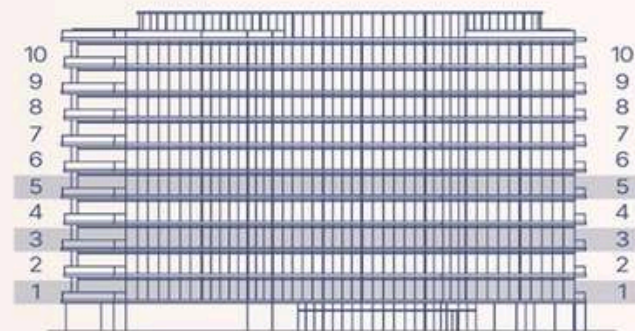


2, 6-10 floor

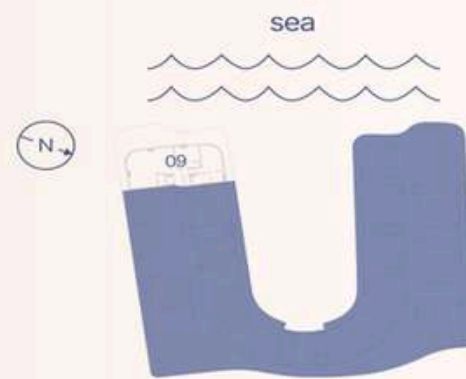
1 BEDROOM TYPE J



Apartment Number	Apartment Area		Balcony Area		Total Area	
222, 323, 423, 523, 622, 722, 822, 922, 1022	89.2 m ²	959.9 ft ²	15.1 m ²	162.7 ft ²	104.3 m ²	1122.6 ft ²

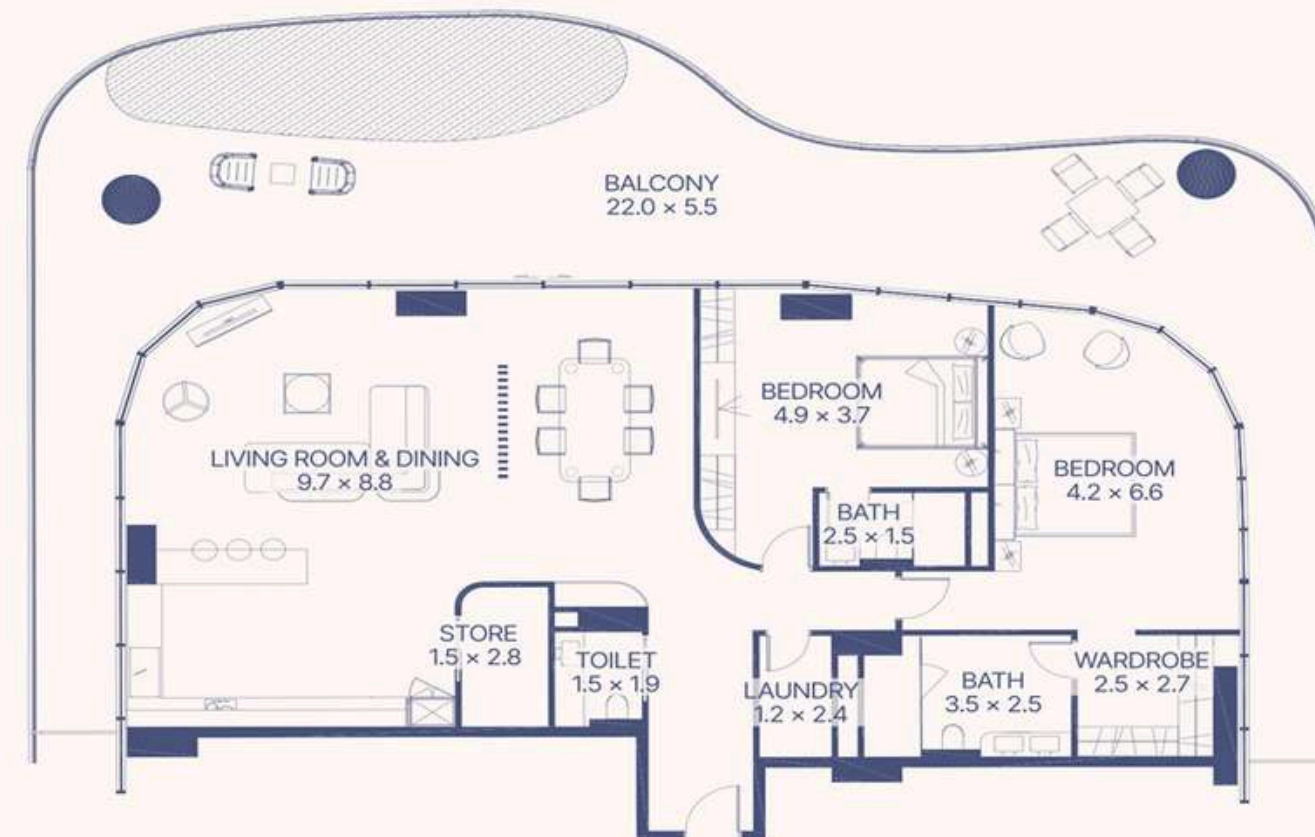


1, 3, 5 floor

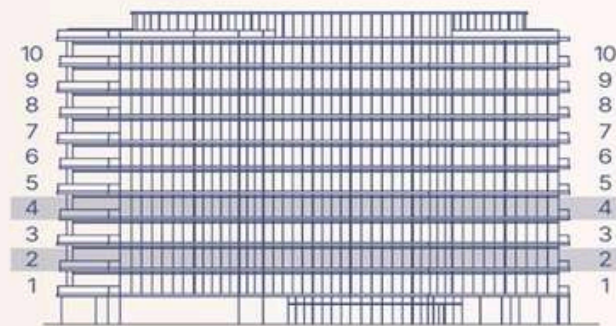


1, 3, 5 floor

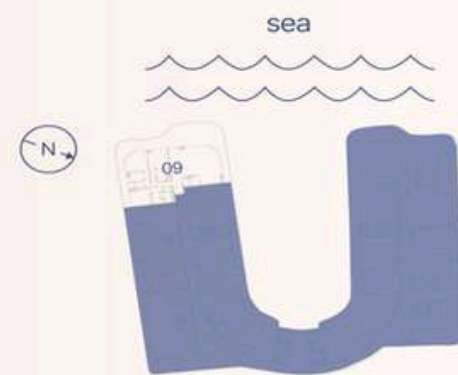
2 BEDROOM + POOL TYPE A



Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
109	179.5 m ²	1932.2 ft ²	123.5 m ²	1329.8 ft ²	303.1 m ²	3262.1 ft ²
309, 509	180.0 m ²	1937.1 ft ²	123.6 m ²	1330.0 ft ²	303.5 m ²	3267.1 ft ²



2, 4 floor

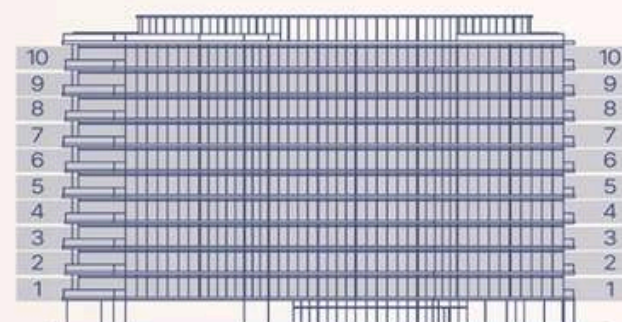


2, 4 floor

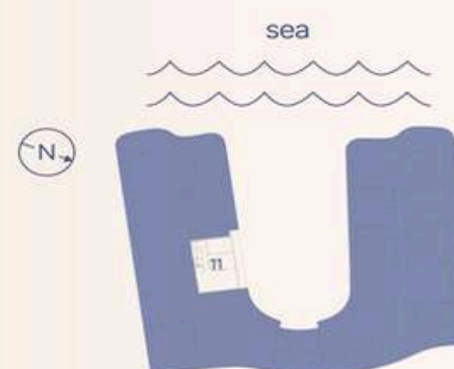
2 BEDROOM + POOL TYPE B



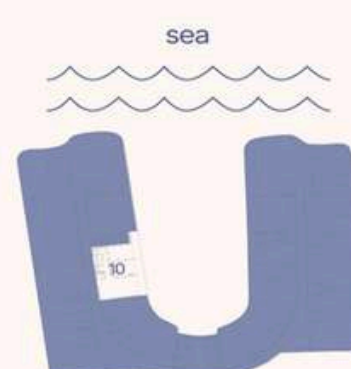
Apartment Number	Apartment Area		Balcony Area		Total Area	
409	179.5 m ²	1932.2 ft ²	120.2 m ²	1294.3 ft ²	299.8 m ²	3226.6 ft ²
209	179.7 m ²	1934.7 ft ²	120.4 m ²	1296.0 ft ²	300.1 m ²	3230.7 ft ²



1-10 floor



1-5 floor

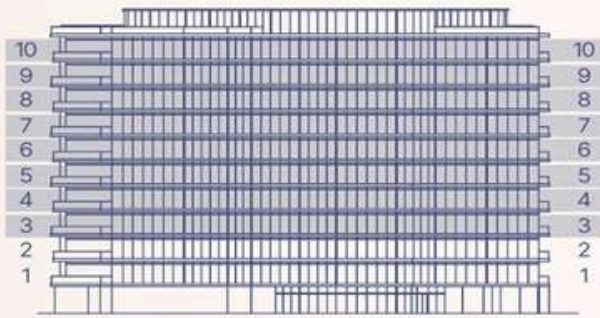


6-10 floor

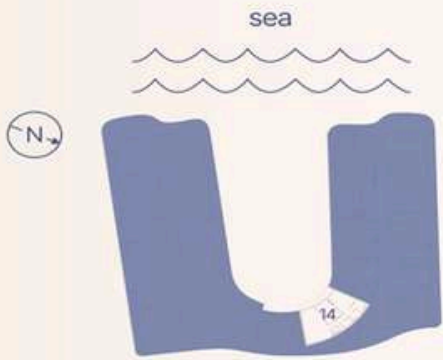
2 BEDROOM TYPE C



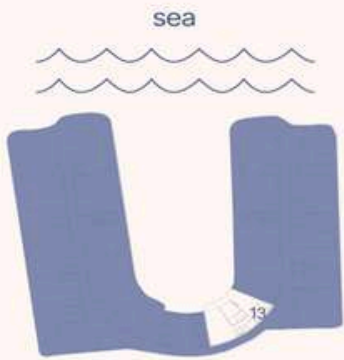
Apartment Number	Apartment Area		Balcony Area		Total Area	
111	101.3 m ²	1090.8 ft ²	20.8 m ²	223.9 ft ²	122.1 m ²	1314.8 ft ²
211, 610, 710, 810, 910, 1010	103.0 m ²	1108.9 ft ²	21.1 m ²	227.4 ft ²	124.1 m ²	1336.3 ft ²
311, 411, 511	103.0 m ²	1108.9 ft ²	21.2 m ²	228.2 ft ²	124.2 m ²	1337.1 ft ²



3-10 floor



3-5 floor



6-10 floor

2 BEDROOM TYPE D

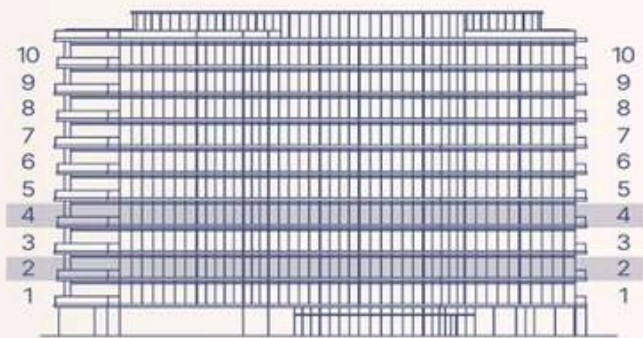


Apartment Number	Apartment Area		Balcony Area		Total Area	
314, 414, 514, 613, 713, 813, 913, 1013	108.9 m ²	1172.2 ft ²	12.6 m ²	135.2 ft ²	121.5 m ²	1307.4 ft ²

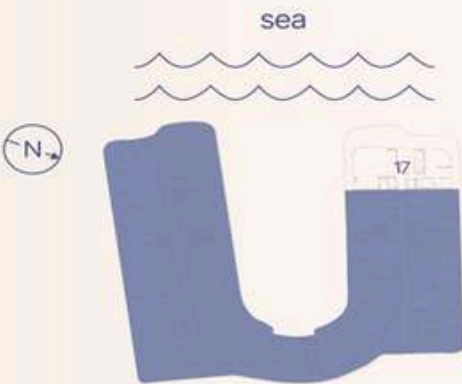
GIANFRANCO
FERRE

RESIDENCES

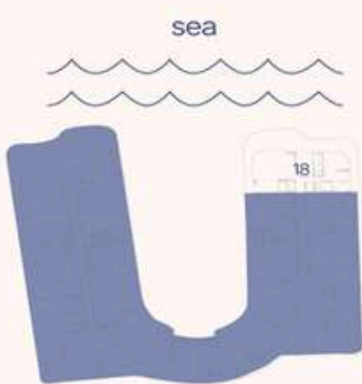
Ras Al Khaimah



2, 4 floor

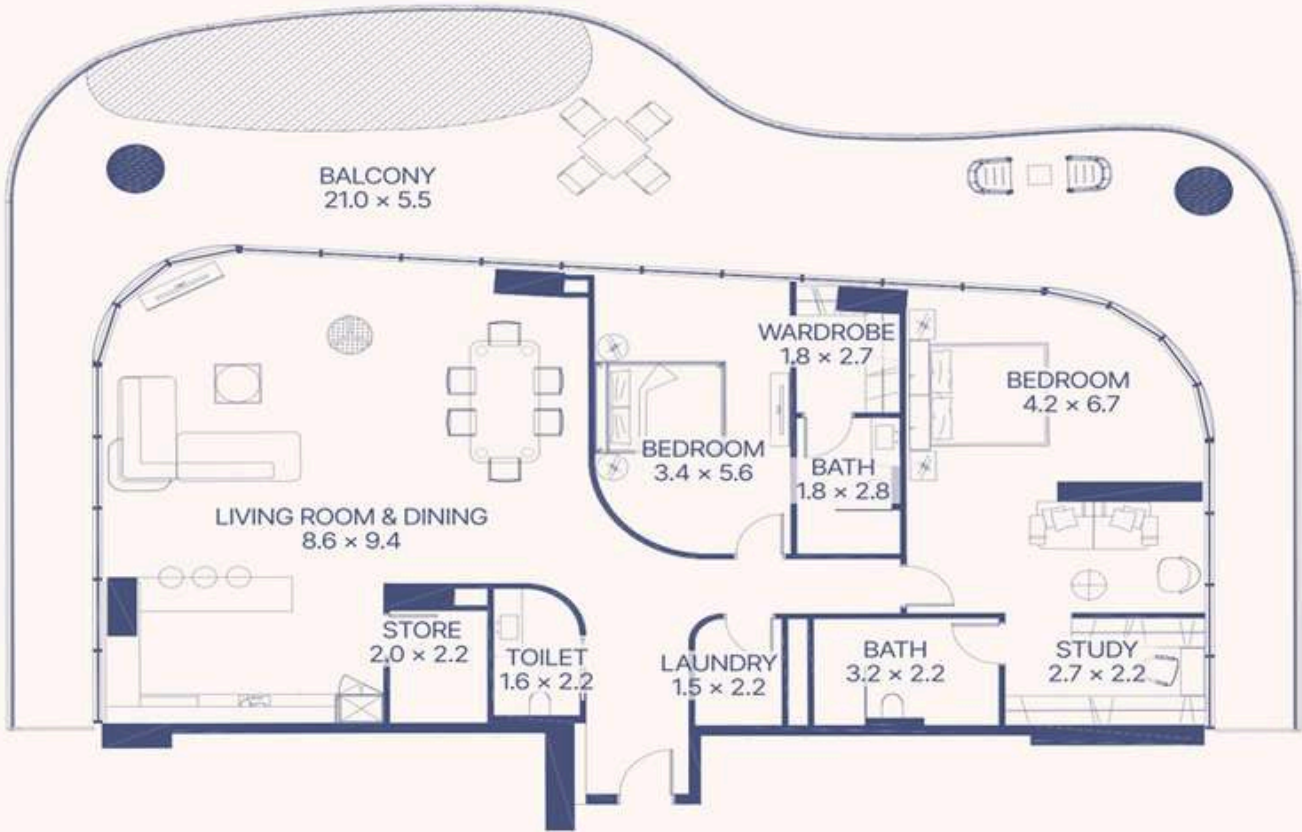


2 floor

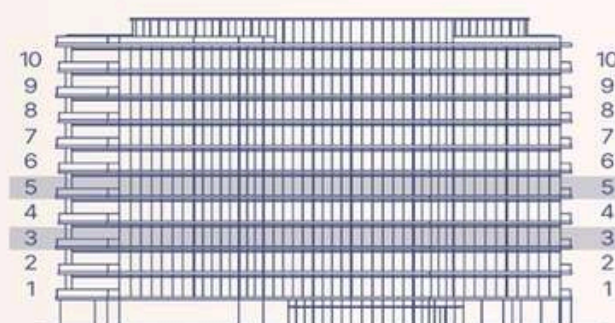


4 floor

2 BEDROOM + POOL
TYPE E



Apartment Number	Apartment Area		Balcony Area		Total Area	
217	183.5 m ²	1975.7 ft ²	118.4 m ²	1274.7 ft ²	302.0 m ²	3250.4 ft ²
418	183.7 m ²	1977.1 ft ²	118.4 m ²	1274.7 ft ²	302.1 m ²	3251.8 ft ²

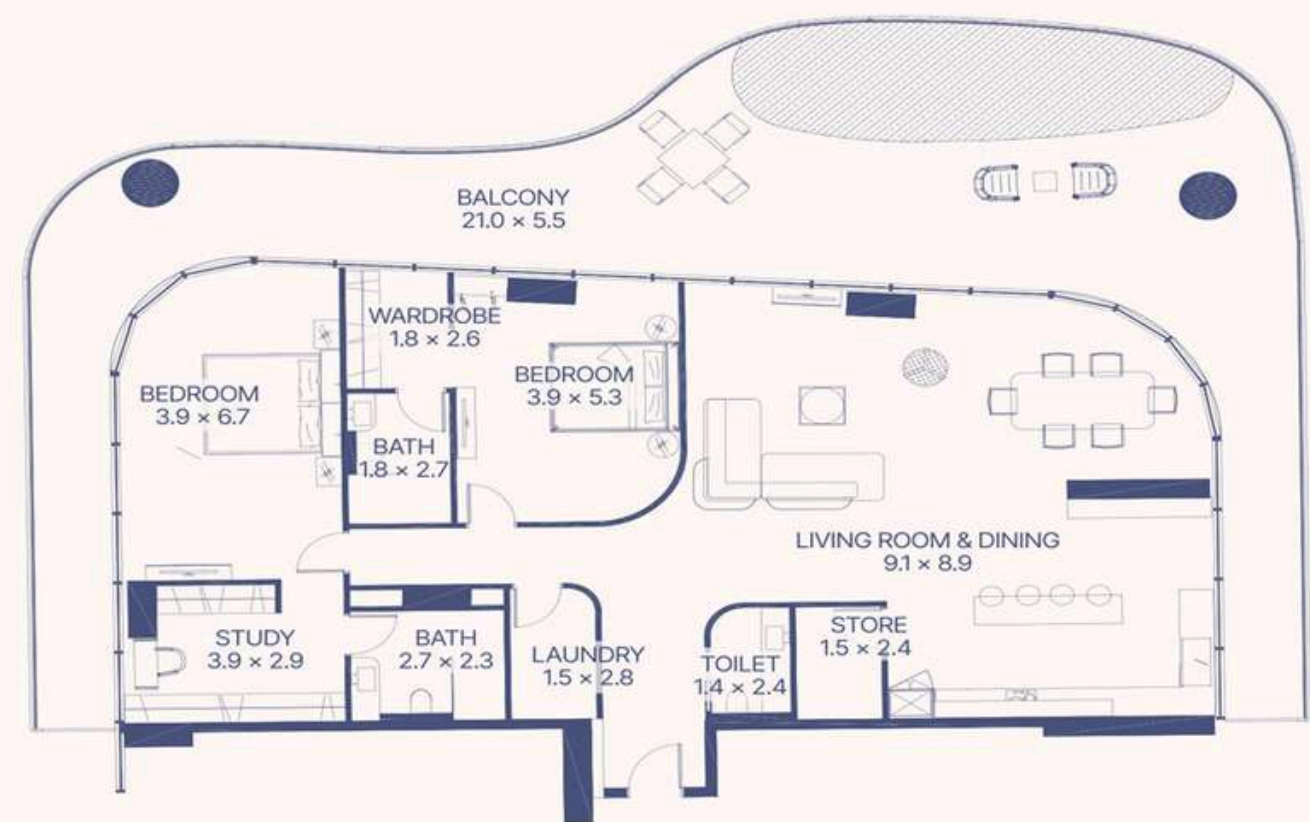


3, 5 floor

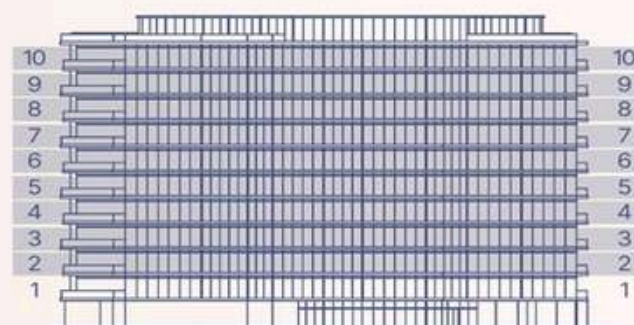


3, 5 floor

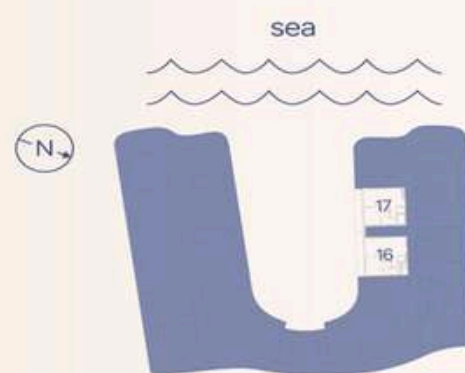
2 BEDROOM + POOL TYPE F



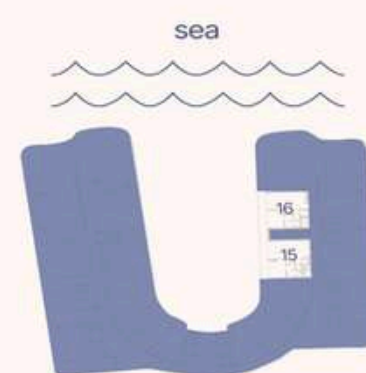
Apartment Number	Apartment Area		Balcony Area		Total Area	
318, 518	183.7 m ²	1977.1 ft ²	117.7 m ²	1267.2 ft ²	301.4 m ²	3244.3 ft ²



2-10 floor

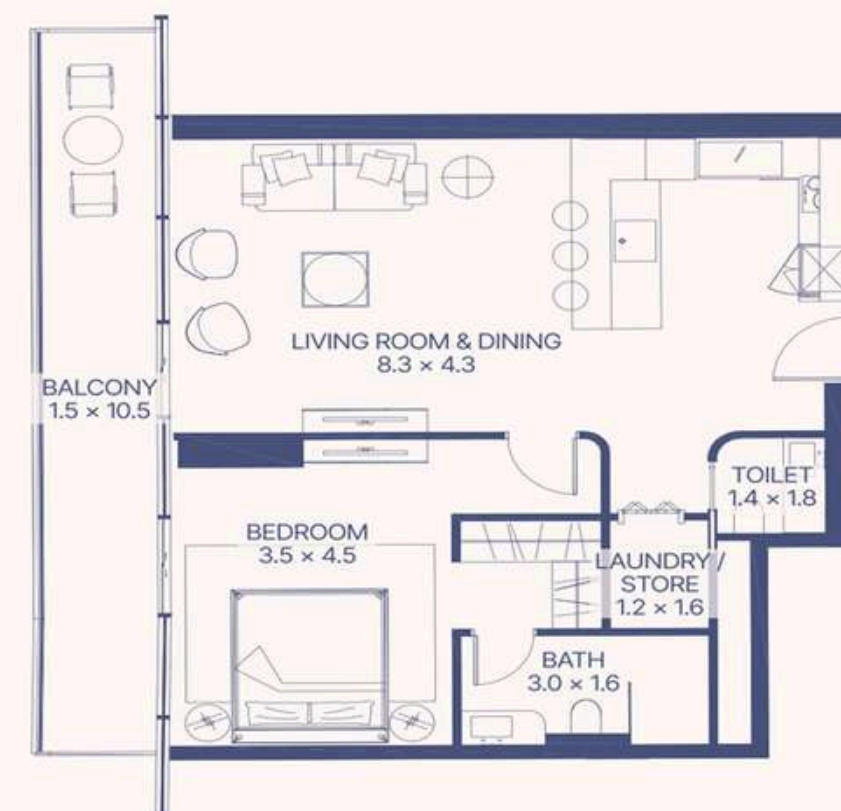


3-5 floor



2, 6-10 floor

1 BEDROOM TYPE G

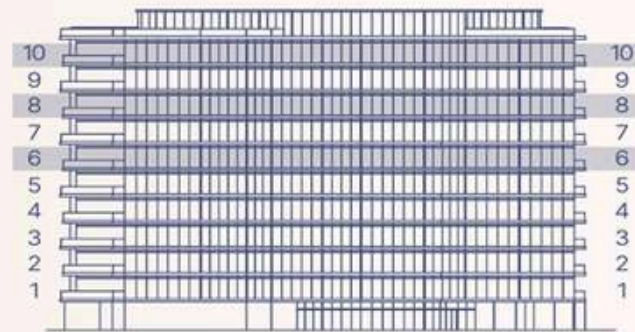


Apartment Number	Apartment Area		Balcony Area		Total Area	
215, 615, 715, 815, 915, 1015	72.0 m ²	774.9 ft ²	15.9 m ²	171.1 ft ²	87.9 m ²	946.0 ft ²
216	71.3 m ²	767.5 ft ²	15.5 m ²	166.4 ft ²	86.8 m ²	933.9 ft ²
316, 416, 516	72.0 m ²	774.9 ft ²	15.9 m ²	170.7 ft ²	87.8 m ²	945.6 ft ²
317, 417, 517	71.0 m ²	764.3 ft ²	15.5 m ²	166.8 ft ²	86.5 m ²	931.1 ft ²
616, 716, 816, 916, 1016	71.0 m ²	764.1 ft ²	15.5 m ²	166.5 ft ²	86.5 m ²	930.6 ft ²

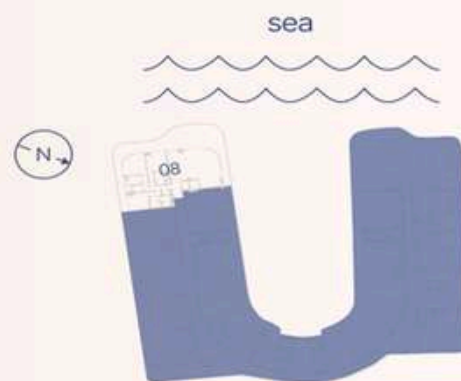
GIANFRANCO FERRE

RESIDENCES

Ras Al Khaimah

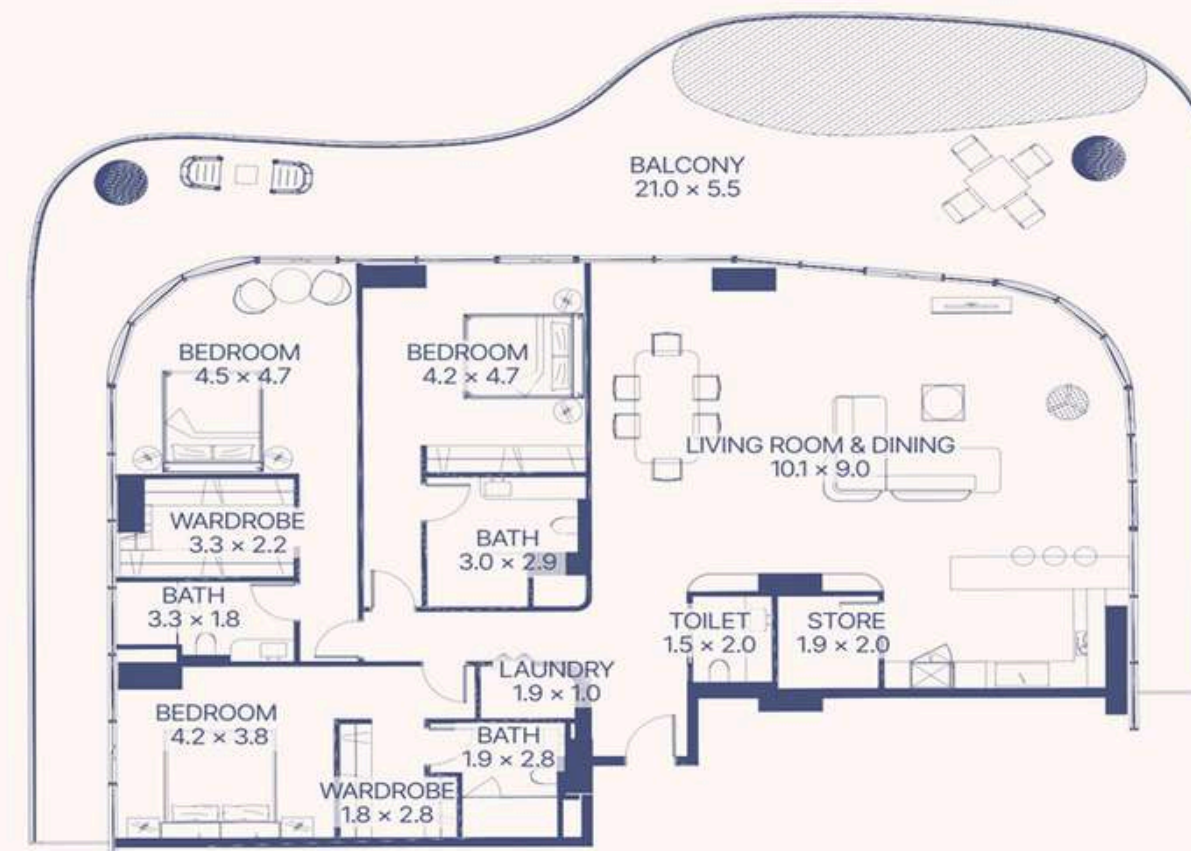


6, 8, 10 floor

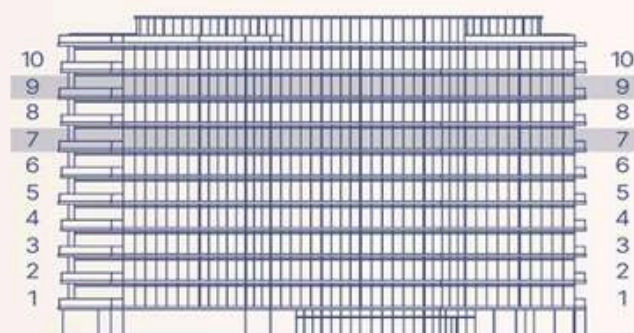


6, 8, 10 floor

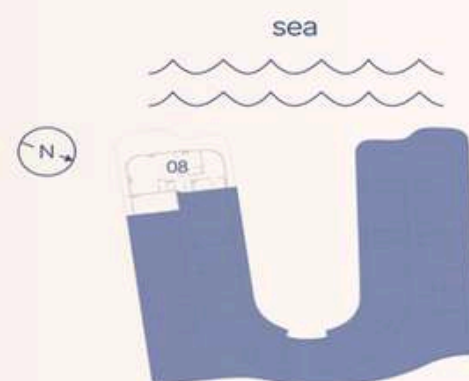
3 BEDROOM + POOL TYPE A



Apartment Number	Apartment Area		Balcony Area		Total Area	
608, 808, 1008	214.5 m ²	2308.7 ft ²	126.1 m ²	1357.7 ft ²	340.6 m ²	3666.4 ft ²

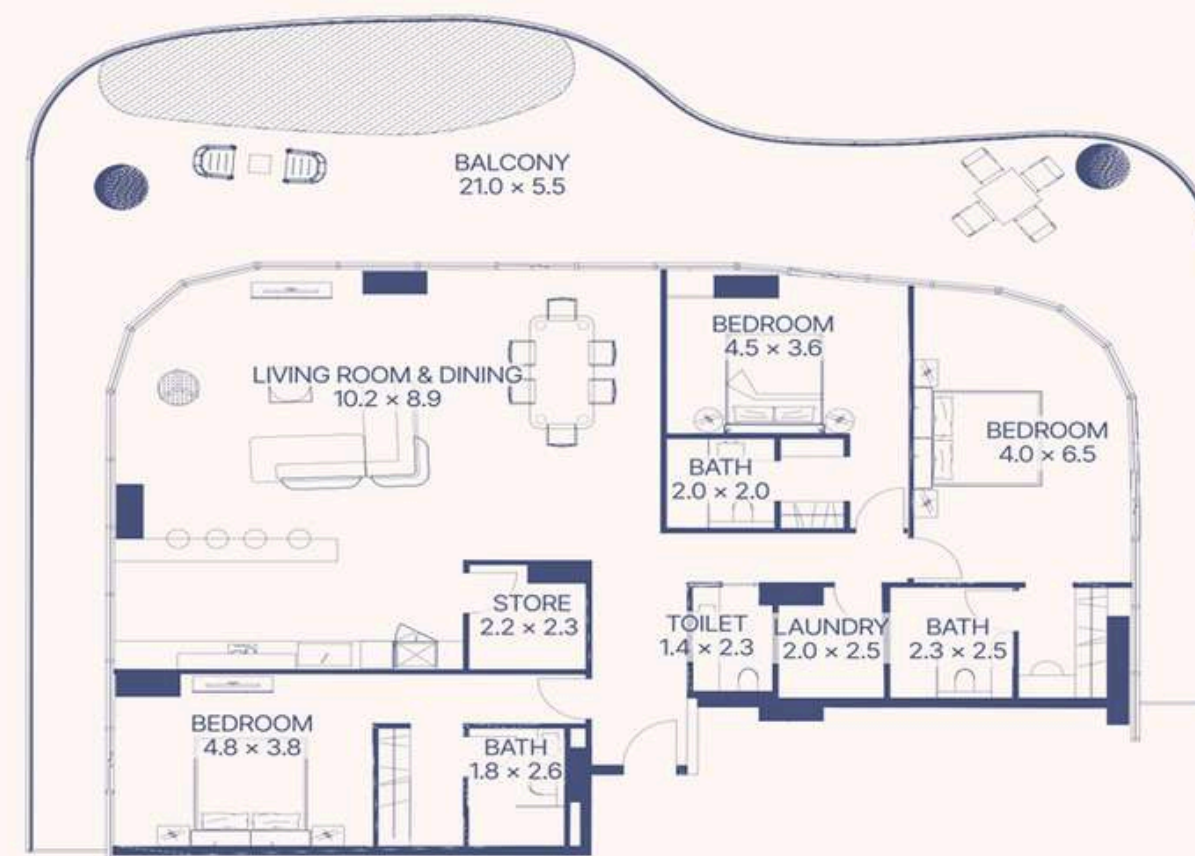


7, 9 floor

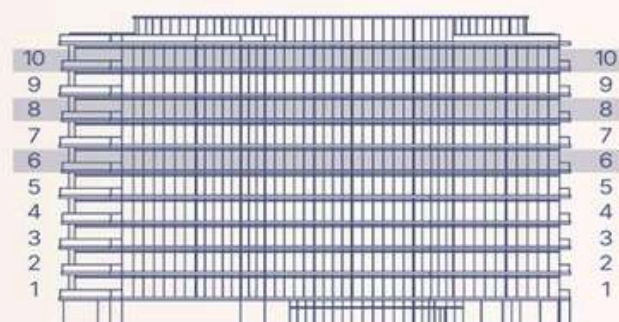


7, 9 floor

3 BEDROOM + POOL TYPE B



Apartment Number	Apartment Area		Balcony Area		Total Area	
	708, 908					
	214.8 m ²	2312.2 ft ²	129.5 m ²	1393.4 ft ²	344.3 m ²	3705.6 ft ²

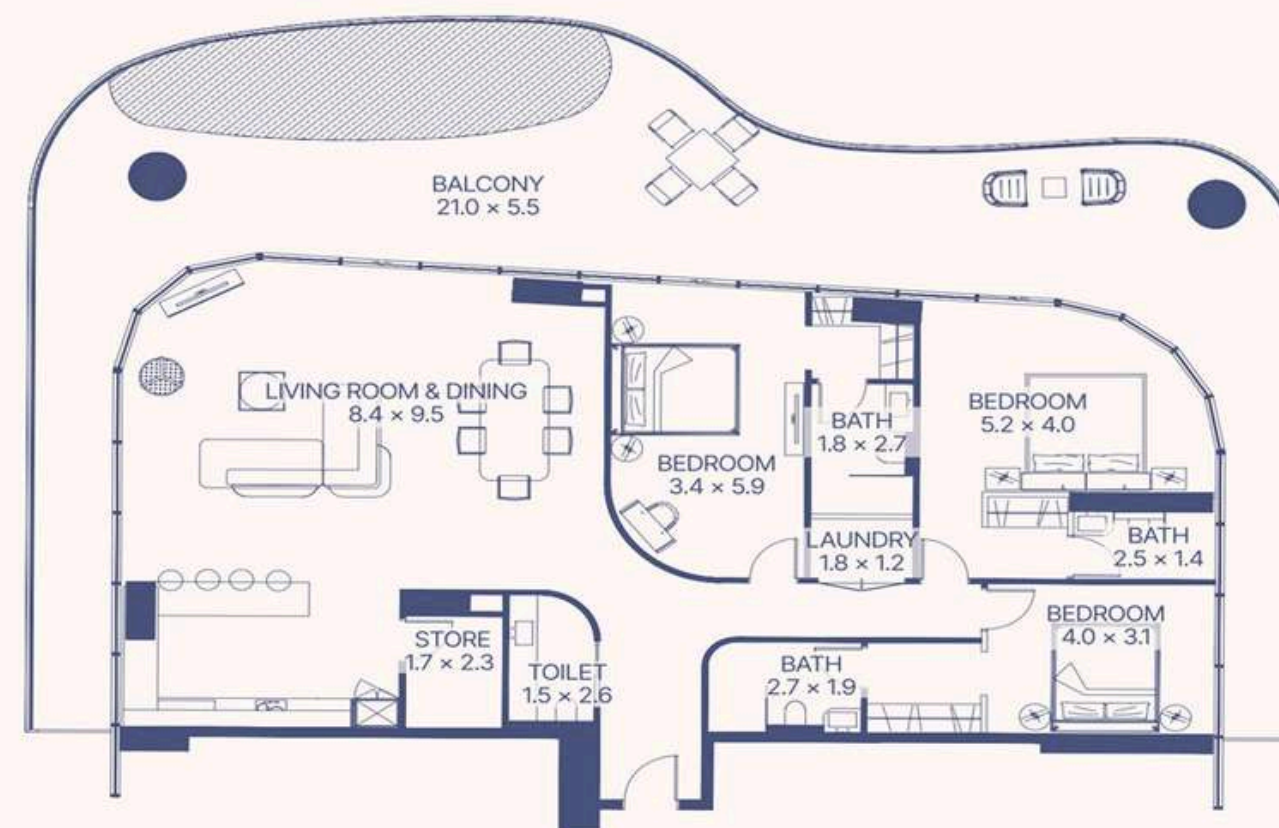


6, 8, 10 floor

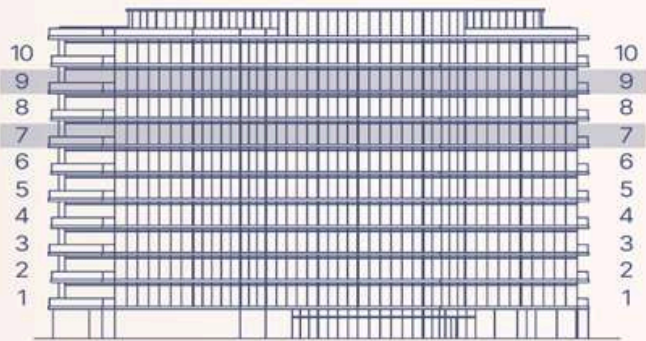


6, 8, 10 floor

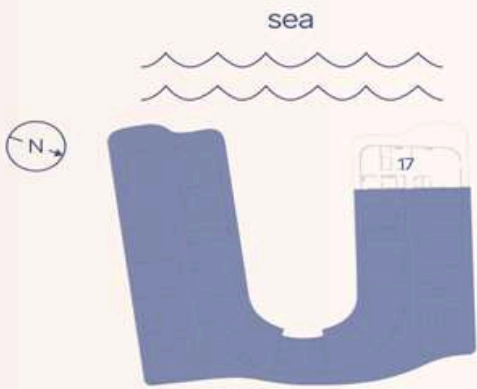
3 BEDROOM + POOL TYPE C



Apartment Number	Apartment Area		Balcony Area		Total Area	
617, 817, 1017	183.7 m ²	1977.1 ft ²	118.4 m ²	1274.6 ft ²	302.1 m ²	3251.7 ft ²

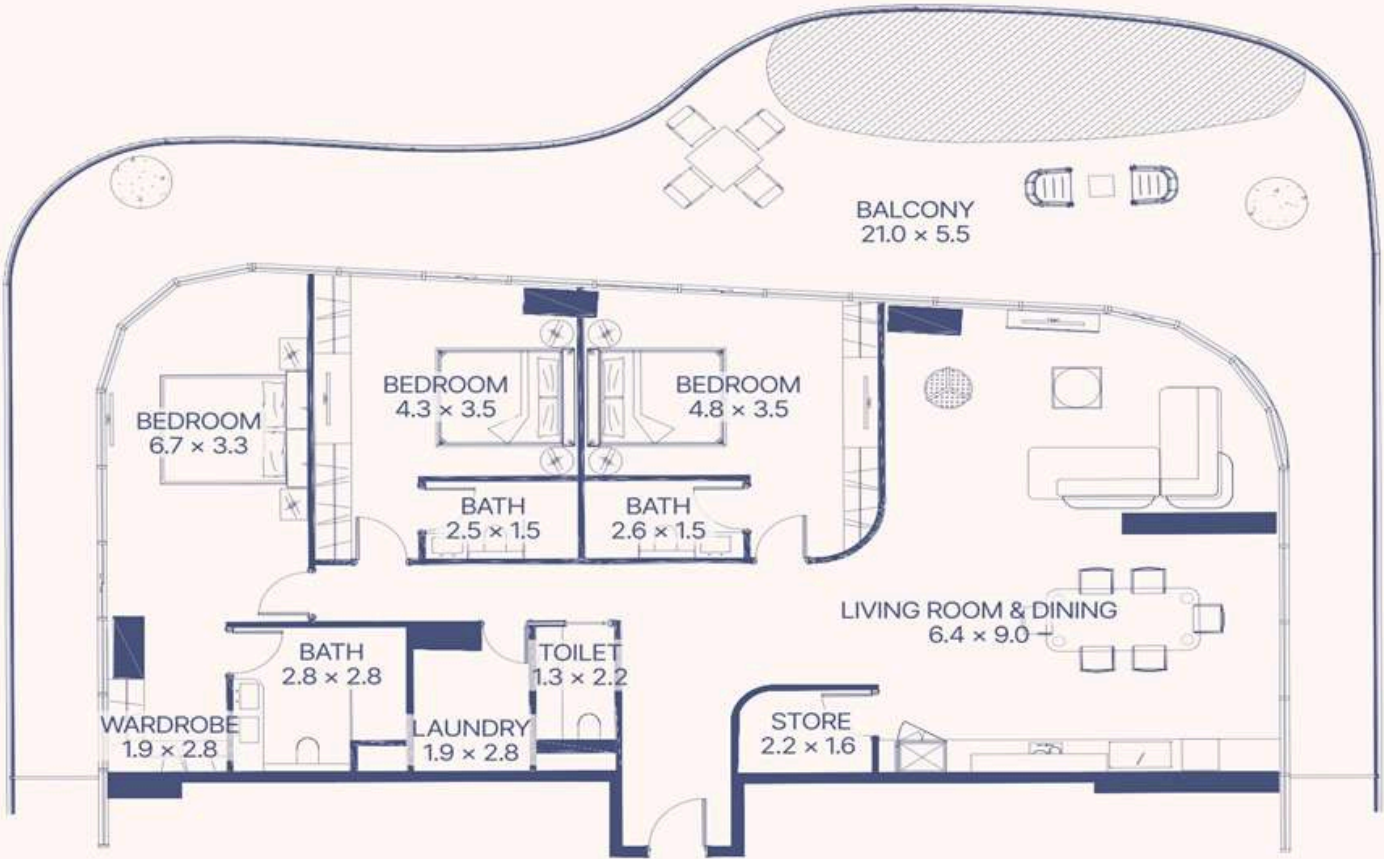


7, 9 floor



7, 9 floor

3 BEDROOM + POOL TYPE D



Apartment Number	Apartment Area		Balcony Area		Total Area	
717, 917	183.7 m²	1977.1 ft²	117.7 m²	1267.1 ft²	301.4 m²	3244.2 ft²



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