



THREE WORLDS
ONE ADDRESS

one
RAK
central

AT

RAK CENTRAL

BY

پانثيون
PANTHEON
DEVELOPMENT

www.majara-realestate.com

**WHERE THE SUN, SEA AND
SPACE COME TOGETHER.**





Welcome to One RAK Central

A NEW ERA OF LIVING!





Introduction

Nestled in the heart of **RAK Central**, just 6 min from the pristine **Marjan Island**, **One RAK Central** offers more than just a home - it's a seamless blend of **luxury, serenity, and convenience.**

This landmark development by Pantheon Development is designed to elevate your living experience by bringing together three worlds: the calming beauty of nature, the pride of ownership, and the elegance of modern design.

A vibrant sunset over the ocean. The sky is filled with soft, wispy clouds in shades of blue, orange, and yellow. The sun is a bright, glowing orb in the center, casting a warm light across the scene. The ocean below is a deep blue with gentle waves. The text "A WORLD DEFINED BY NATURAL ELEMENTS" is centered in the upper half of the image in a bold, black, sans-serif font.

**A WORLD DEFINED
BY NATURAL ELEMENTS**

The First World

Where the Sun, Sea and Space create a Life of Tranquility.

Imagine waking up to the golden glow of the sunrise, with unobstructed views of the calming sea and the vast open spaces that define One RAK Central

Here, nature is not just a backdrop -it's an essential part of your everyday life.





One RAK Central is located in Ras Al Khaimah's newest Business Hub, offering a prime location just 6 minutes from Marjan Island.

With close proximity to the world's largest Wynn Casino, pristine beaches, and world-class resorts, One RAK Central provides a lifestyle of unmatched luxury and convenience.

Location Highlights

Al Hamra Mall
3 Minutes

Wynn Casino
5 Minutes

**Al Hamra Marina &
Yacht Club**
5 Minutes

**Ras Al Khaimah
Corniche**
15 Minutes

**Ras Al Khaimah
International Airport**
25 Minutes

**Sharjah
International Airport**
35 Minutes

**Dubai
International Airport**
45 Minutes

Project Location

WYNN RESORT



A WORLD OF PRESTIGE
AND BELONGING!





WHERE LIFESTYLE
MEETS LEISURE



The Second World

Where Passion Meets Privilege in Every Aspect of Life.

At One RAK Central, you don't just live - you belong. This is a world where luxury is more than just a word; it's a lifestyle. A lifestyle where passion, pride, and privilege are at the heart of everything we do.

From the carefully curated spaces to the attention to detail in every corner, One RAK Central reflects the aspirations of those who seek more.



Lobby



Infinity Pool



Sky Garden

A modern outdoor cinema lounge. A large white screen on the left displays the text "one cinema". The lounge features contemporary furniture including armchairs, ottomans, and sofas. A large umbrella is positioned on the right. In the background, a city skyline with a prominent tower is visible across a body of water, with palm trees in the foreground. The scene is set during sunset or sunrise, with a warm, golden light. The ceiling has recessed lighting.

one
cinema

Outdoor Cinema



Kids Play Area



BBQ



Zen Garden

NO PAIN
NO GAIN

GYM





Theatre

Additional Amenities

Unobstructed sea views with 25+ Amenities



Rooftop Infinity Pool



Outdoor Cinema



Zen Garden



Basket Ball



Sunken Seating Pool



Sky Yoga



Mini Golf



Sky Lounge



Padel Court



Dog Park



Jacuzzi



BBQ Area





Living Room



Living Room



Bedroom



Kitchen

Overview

Luxury Living in Intimate, Thoughtfully Designed Towers.

One RAK Central brings luxury living and innovative workspaces to a mid-rise development thoughtfully designed to foster community and connection.

The three development - 02 residential and one commercial - are a perfect blend of contemporary design, convenience, and modern living, all within the dynamic environment of RAK Central.



RAS AL KHAIMAH THE MODERN COMMUNITY





RAK
CENTRAL



RAK Central

Overview

RAK Central project aims at converting a 3.1 million square feet plot of land located in close proximity to Al Marjan Island and Al Hama Village into a futuristic Central Business District that is envisioned to become a work-live-play destination, capable of attracting reputable corporate tenants and providing unique living standards for its residents. The project will represent a unique opportunity for Ras Al Khaimah to attract large corporate tenants who seek to relocate to modern, well-serviced, and affordable offices while being within a short driving distance from world-class beach resort hotels.

Gross Land Area

3.11 MN

SqFt

Net Land Area

1.86 MN

SqFt

Gross Floor Area

8.37 MN

SqFt

Floor Area Ratio

2.69X

X Multiple of Land Area

Office GFA

2.27 MN

SqFt

Number of Sellable Plots











32

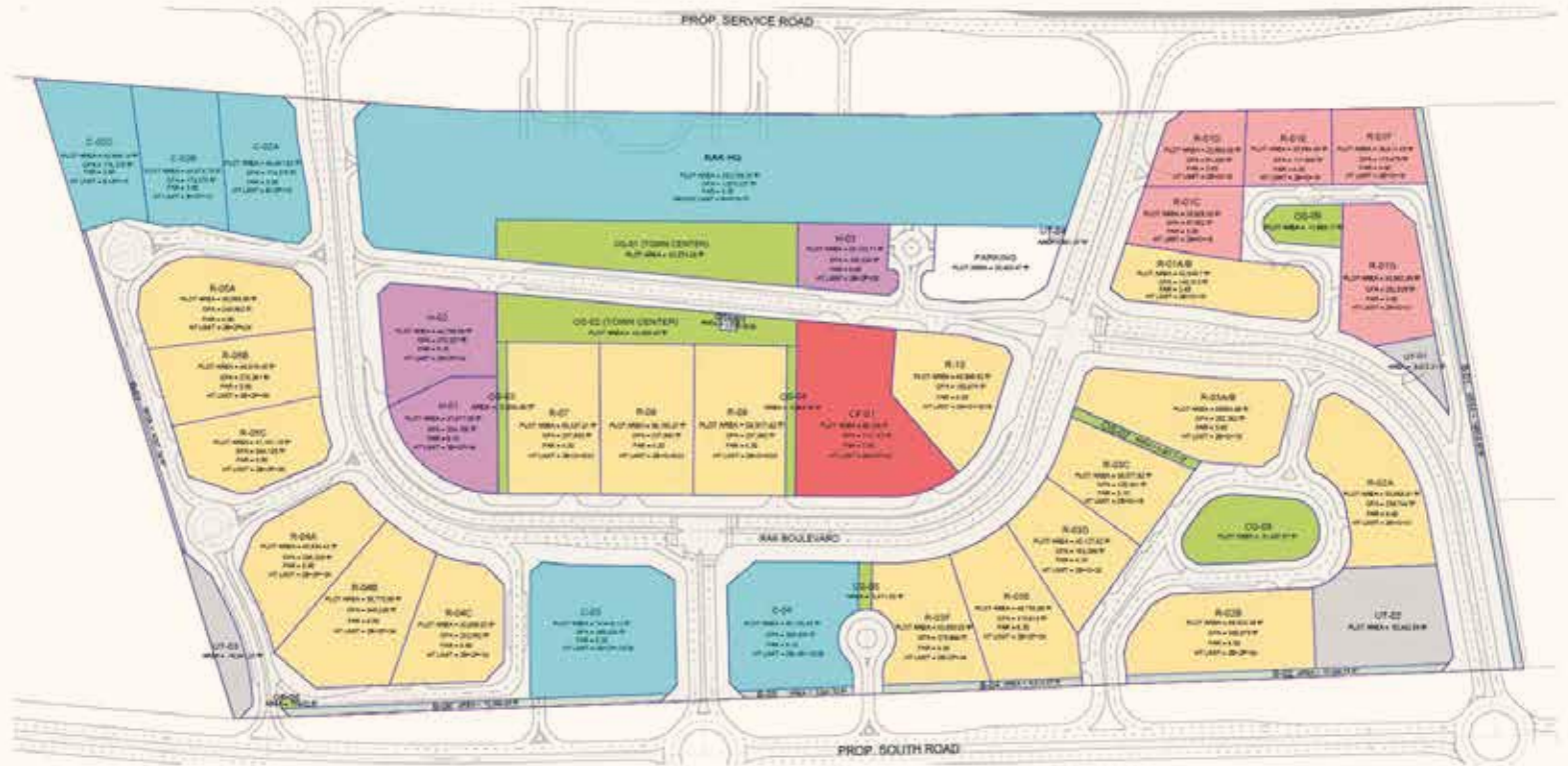
Plots



RAK Central

Master Plan and Land Uses

-  Project Boundary Plot
-  Boundary Residential and Retail Residential
-  Commercial Offices
-  Hotel
-  Retail / Cinema / Hotel
-  Utility
-  Open Space
-  Development Buffer
-  Roads / Row
- 



Why Invest in Ras Al Khaimah

100% Foreign Ownership, 0-9% Corporate Tax, and Long-Term Residency Through Investment are just some of the reasons why investing in Ras Al Khaimah is so attractive



- Added security in a grown and stable economy, which is diversified in four main sectors: real estate, tourism, manufacturing and trading.
- Ras Al Khaimah is strategically located on the axis of the GCC, Asia and Africa.
- As other competing regional destinations become more expensive and saturated, Ras Al Khaimah can arise as a new attractive, distinguished, yet affordable destination.
- Diversified natural settings that other regional destinations lack.

Reasons to Invest in Ras Al Khaimah

100%

Foreign
Ownership



100%

Repatriation of
Capital & Profits



100%

Availability of
Utilities



0% - 9%*

Corporate Tax



0%

Personal Tax



Long-Term
Residency by
Investment



* Depending on company type, activity & setup

Source: Marjan

A "Wynn" Win for Ras Al Khaimah

Overview

The intent for Wynn RAK is to deliver a "Destination Resort" experience that includes a gaming area, not vice versa. The vision for the development is not to bring Vegas to the UAE, but rather to design and develop an integrated resort that respects and incorporates RAK's unique environmental and cultural factors.



Visionary

- Innovative
- Unparalleled
- Not Yet Experienced

Alluring

- Enticing
- Mystique
- Wonder

Lavish

- Extravagant
- Layered

Captivating

- Enchantment
- Depth

THOUGHTFULLY DESIGNED RESIDENCES

Modern Floor Plans Tailored for Every Lifestyle

One RAK Central offers a variety of thoughtfully designed residences to suit different lifestyles and preferences.

From cozy studios perfect for urban professionals to spacious 2-bedroom apartments ideal for families, each unit is carefully planned to maximize space, comfort, and style. With open layouts, high-quality finishes, and large windows that let in natural light, every home at One RAK Central is crafted to elevate your living experience.

THREE WORLDS
ONE ADDRESS

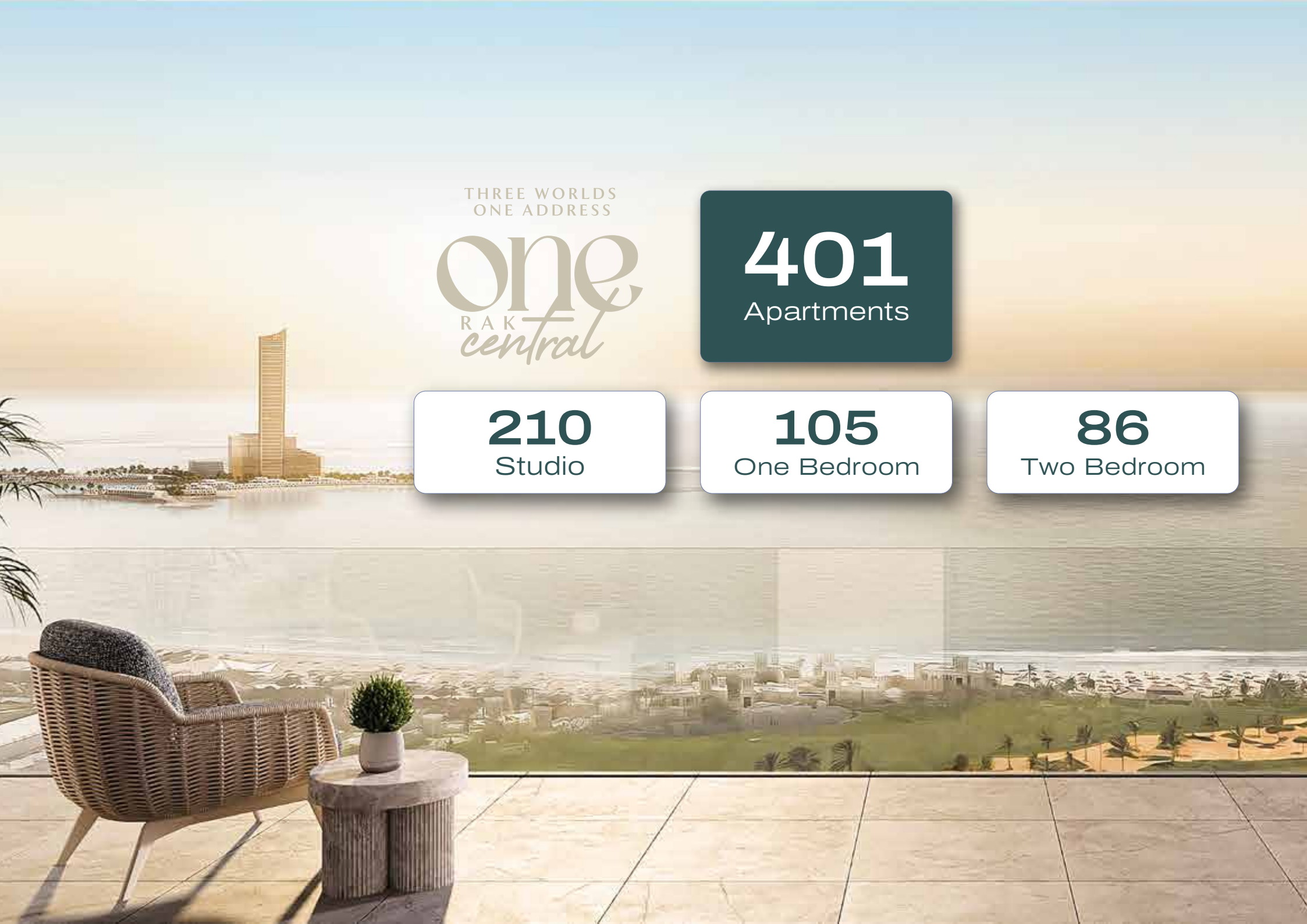
one
RAK
central

401
Apartments

210
Studio

105
One Bedroom

86
Two Bedroom



PAYMENT PLAN

60 | 40

PRE HANDOVER

ON COMPLETION

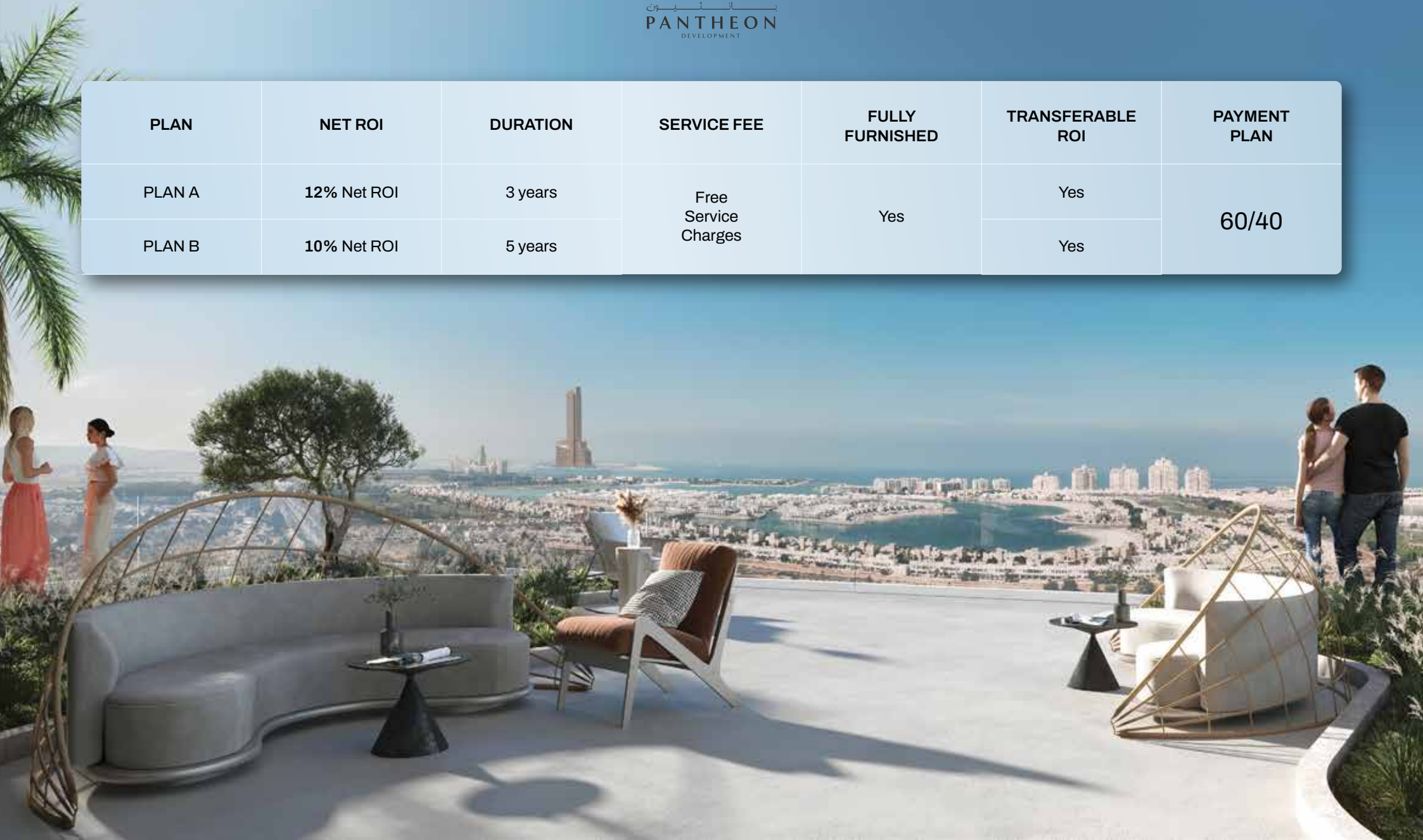
On Booking
10%

In 30 Days
10%

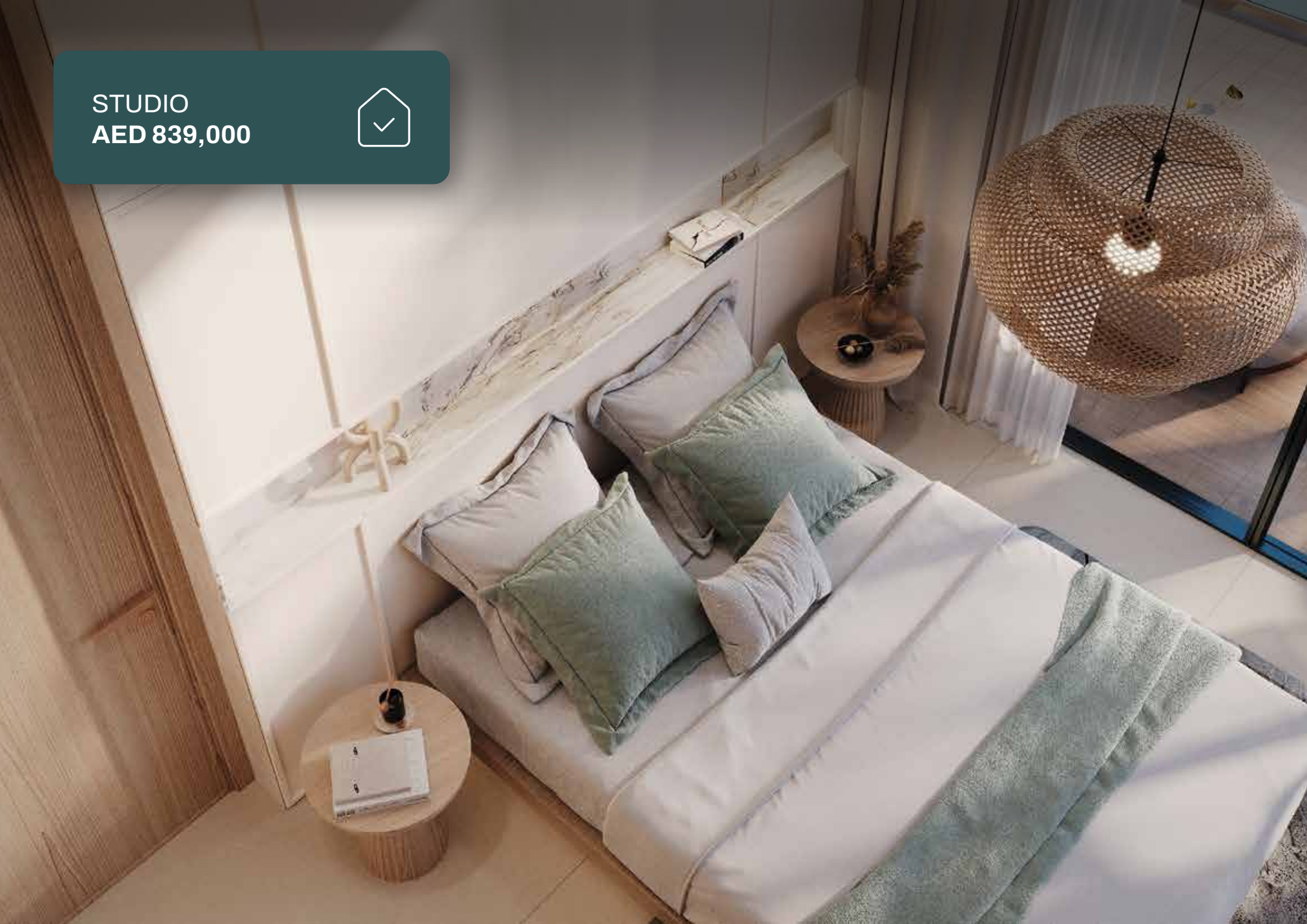
Until Completion
40%

On Completion
40%

PLAN	NET ROI	DURATION	SERVICE FEE	FULLY FURNISHED	TRANSFERABLE ROI	PAYMENT PLAN
PLAN A	12% Net ROI	3 years	Free Service Charges	Yes	Yes	60/40
PLAN B	10% Net ROI	5 years			Yes	



STUDIO
AED 839,000



1 BEDROOM
AED 1,299,900



2 BEDROOM
AED 1,699,900



G+4P+19+Roof

Ground Floor Retail & Parking

4 Floors of Parking

19 Floors of Luxurious Apartments

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Project Floor Plan - Level 4

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

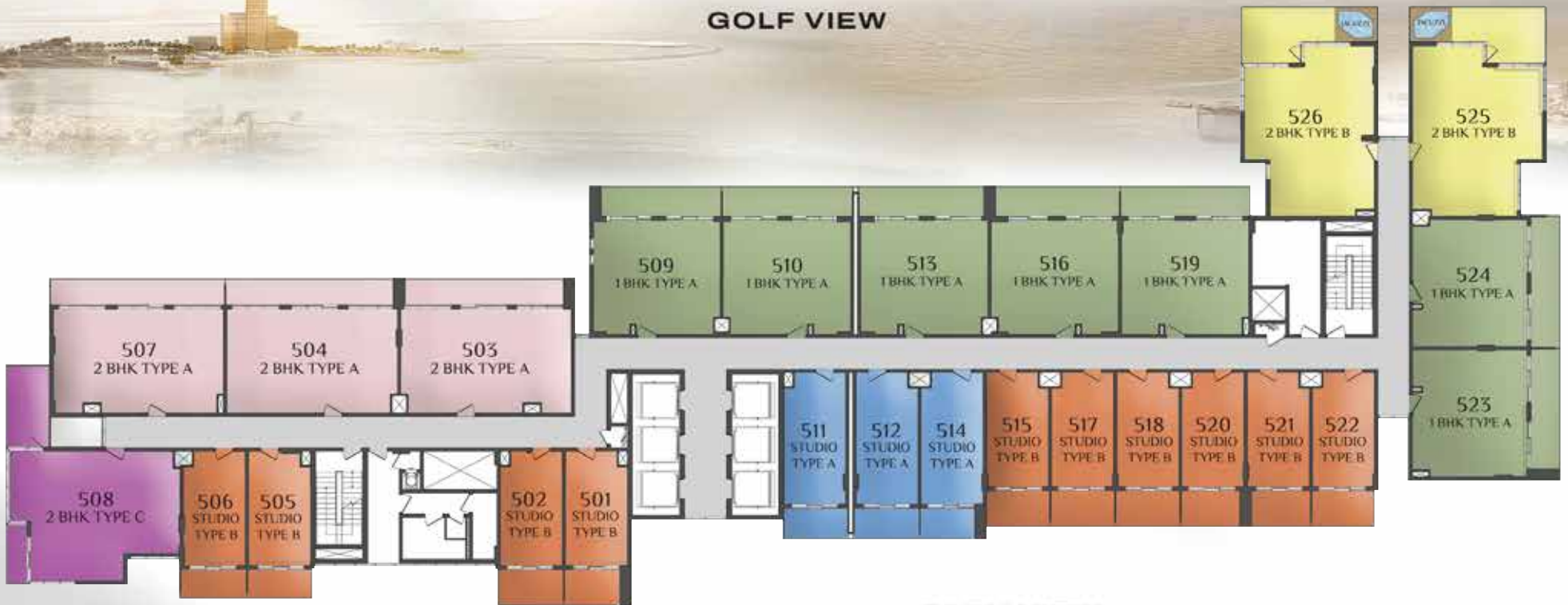
- STUDIO TYPE A
- STUDIO TYPE B
- 1 BEDROOM TYPE A
- 2 BEDROOM TYPE B

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Project Floor Plan - Level 5-16

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

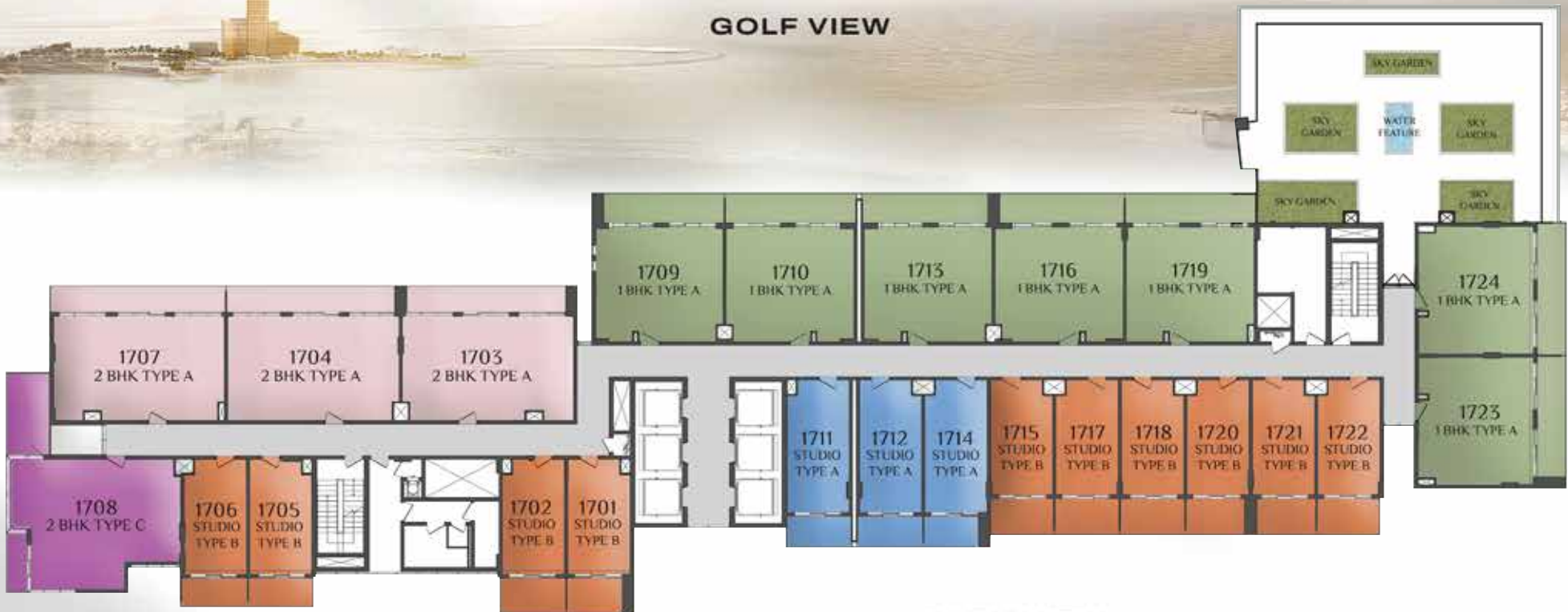
- | | | | |
|------------------|------------------|------------------|------------------|
| STUDIO TYPE A | STUDIO TYPE B | 1 BEDROOM TYPE A | 2 BEDROOM TYPE A |
| 2 BEDROOM TYPE B | 2 BEDROOM TYPE C | | |

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Project Floor Plan - Level 17

SEA VIEW

GOLF VIEW



UNIT LEGEND

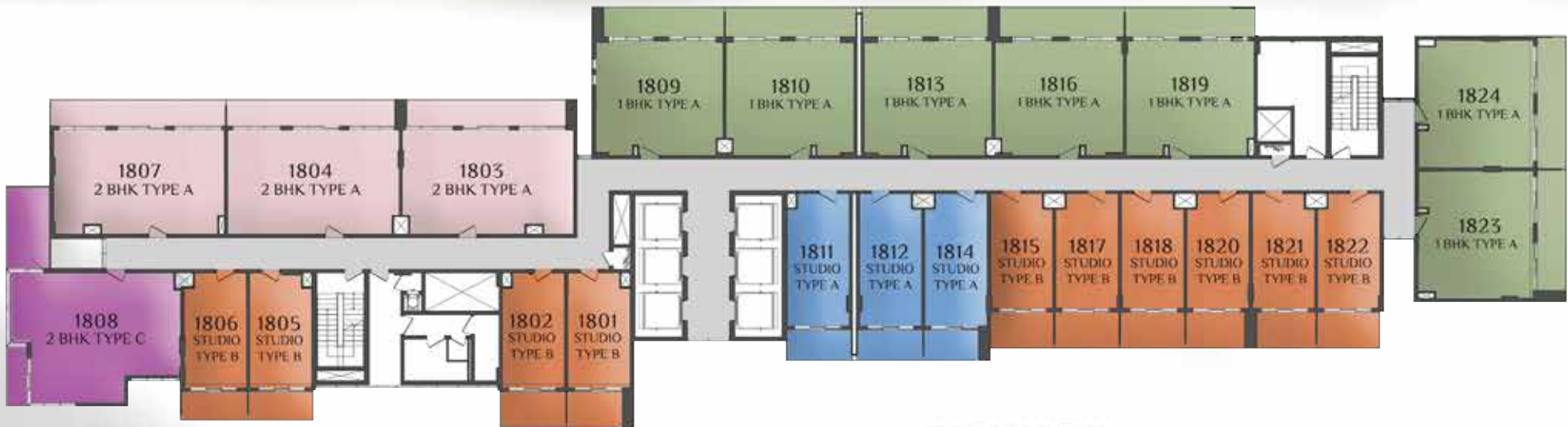
- STUDIO TYPE A
- STUDIO TYPE B
- 1 BEDROOM TYPE A
- 2 BEDROOM TYPE A
- 2 BEDROOM TYPE C

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Project Floor Plan - Level 18

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

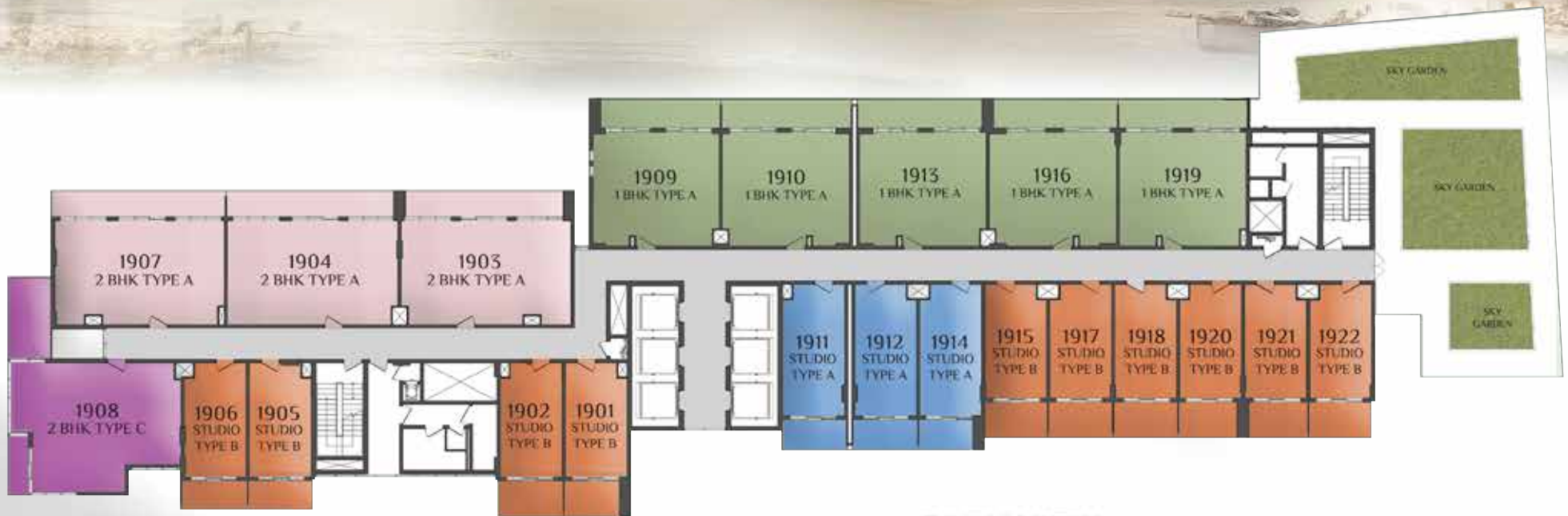
- STUDIO TYPE A
- STUDIO TYPE B
- 1 BEDROOM TYPE A
- 2 BEDROOM TYPE A
- 2 BEDROOM TYPE C

WYNN

Project Floor Plan - Level 19

SEA VIEW

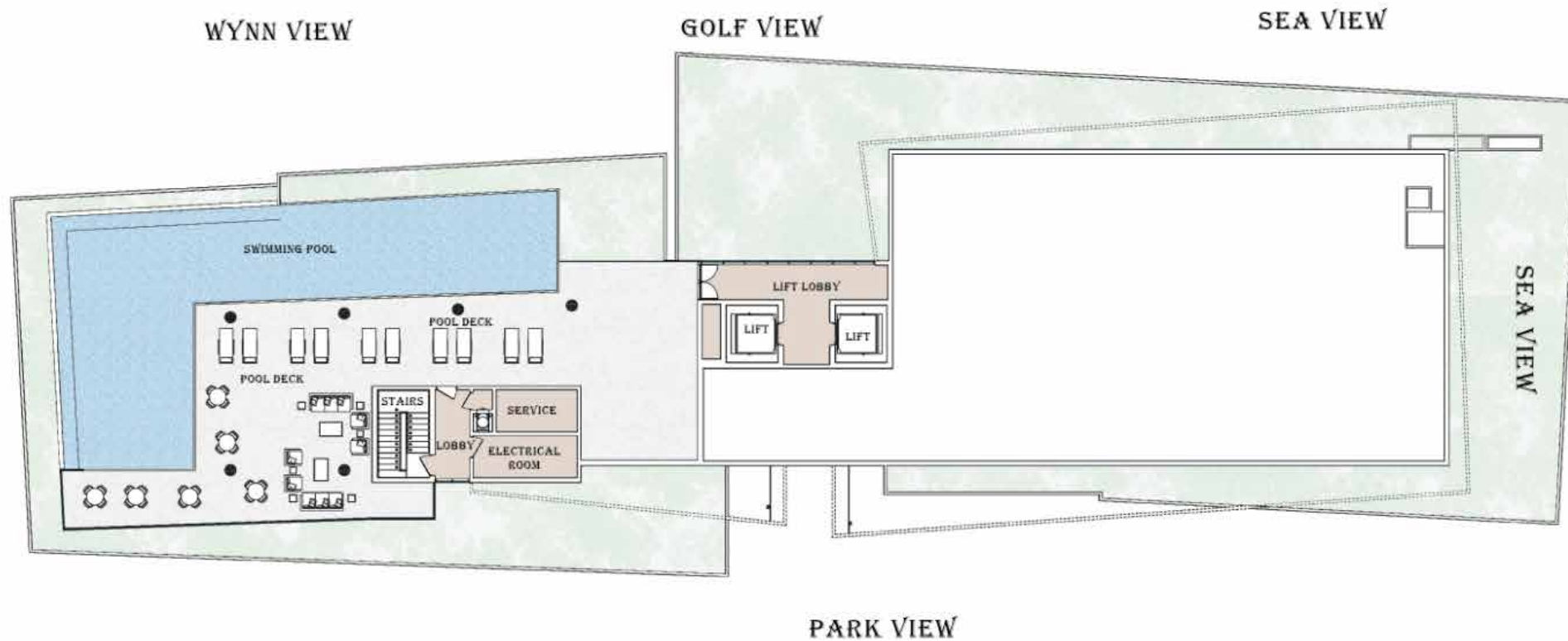
GOLF VIEW



PARK VIEW

UNIT LEGEND

- STUDIO TYPE A
- STUDIO TYPE B
- 1 BEDROOM TYPE A
- 2 BEDROOM TYPE A
- 2 BEDROOM TYPE C





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