

# ARTHOUSE RESIDENCES

AL MARJAN ISLAND

*by*

 CLÉDOR



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FROM MANHATTAN  
TO MARJAN



# THE BRAND

## ARTHOUSE HOTEL NYC

Located in the heart of New York City, Arthouse Hotel  
blends creativity with comfort.

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# WHERE MANHATTAN ENERGY MEETS ISLAND SERENITY

Nestled between the Hajar Mountains and the Arabian Gulf,  
Ras Al Khaimah is a land of contrast and beauty.

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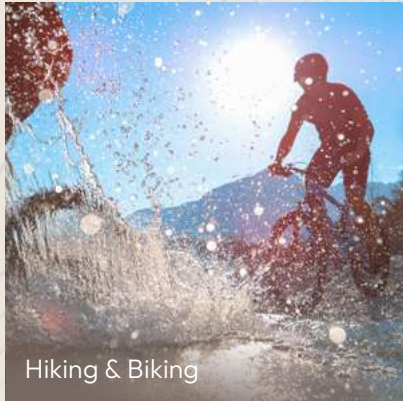


# RAS AL KHAIMAH

Ras Al Khaimah is made for the curious.



Jebel Jais



Hiking & Biking



Dhayah Fort



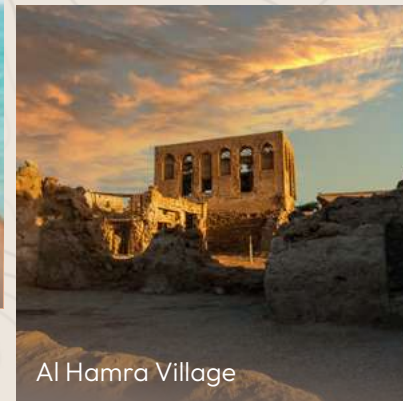
National Museum  
of Ras Al Khaimah



Suwaidi Pearls



Beaches & Mangroves



Al Hamra Village



Desert Safaris



Wadi Shawka

# THE WYNN EFFECT

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- Property Value
- Investment Demand
- Infrastructure
- Tourism Growth
- Global Prestige
- Job Creation
- Community Impact
- Long-Term Residency



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# ARTHOUSE RESIDENCES AL MARJAN

Perched on Al Marjan Island, Arthouse Residences draws from the bold spirit of NYC's Arthouse Hotel.



CONNECTED  
TO EVERYTHING,  
MINUTES FROM  
ANYTHING

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## AMENITIES



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Private Beach Club



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Kids Play Area



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Rooftop Adults-only  
Infinity Pool



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Barbeque Area



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Retail Outlets and Cafe





Fitness Club



Park



Yoga Deck



Spa, Steam and Sauna





Concierge



Valet



À La Carte Hotel Services



Housekeeping On Call



# INTERIORS

Arthouse Hotel Standard Interiors



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ARTHOUSE  
RESIDENCES



A high-angle, wide shot of a modern lounge interior. The space is characterized by large, curved, upholstered armchairs in neutral tones (beige and light grey) arranged around small, round, dark wood tables. A large, curved window on the left side of the frame provides a view of a paved outdoor area. In the background, a long, light-colored wooden bar counter is visible, equipped with various bottles and a sink. The floor is made of large, light-colored tiles. The overall aesthetic is clean, minimalist, and contemporary. The brand name 'ESCLÉDOR' is visible in the top right corner.



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A

B



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# THE RESIDENCES

Spaces that fit just right, each thoughtfully designed.



# STUDIO

Efficient Living. No Wasted Space.



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# 1 BEDROOM RESIDENCES

Balanced Proportions. Generous Natural Light.

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# 1 BEDROOM RESIDENCES WITH STUDY

Room to Move. Space to Pause.

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# DUPLEXES, 1 BEDROOM+ STUDY RESIDENCES

Live Differently. Beautifully.

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# A SCULPTURAL IMAGE

Arthouse Al Marjan rises like an artistic vision, its flowing white and glass lines framed by palms.

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LOBBY

CLÉDOR

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# SPACES DESIGNED TO INSPIRE

Every apartment features a fully  
equipped kitchen, ensuring your home  
is as practical as it is beautiful.

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# A SYMPHONY OF LIGHT

Floor-to-ceiling windows turn sunlight into a design element, casting dynamic shadows and creating an ever-changing interior.

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# HEIGHTENED PERSPECTIVES

Soaring ceilings infuse every space with openness and grandeur, creating a living experience that feels as boundless as the horizon.

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# ORGANISATION AS AN ART FORM

Designed for both functionality and sophistication, the walk-in closets deliver organized refinement, where every item finds its place.

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# WHERE INDOORS AND OUTDOORS BECOME ONE

Wrap-around balconies blur the lines between interior comfort and exterior beauty, offering uninterrupted ocean and park views.

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# SPACES CRAFTED FOR A LIFE WELL-LIVED

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Arthouse Residences Al Marjan's amenities are designed for both comfort and convenience, every detail harmonising style with functionality, creating a seamless flow between refined interiors and serene open spaces.



Private  
beach club



Kids Play  
Area



Rooftop Adults -  
Only Infinity Pool



Barbeque  
Area



Retail outfits  
and cafe



Fitness Club



Yoga Deck



Park



Spa , Steam  
and Sauna



Concierge



Valet



A La Carte  
Hotel Services



Housekeeping  
on call

# PROJECT OVERVIEW

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# THE FIRST ARTHOUSE NYC RESIDENCE IN THE MIDDLE EAST

- 50 Studios
- 75 One-Bedroom Residences
- 68 One-Bedroom Residences with Study
- 8 Two-Bedroom Duplexes

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ARTHOUSE RESIDENCES  
AL MARJAN



# THE DEVELOPER

Clé dor is a dynamic real estate company known for delivering visionary urban spaces.

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# STRATEGIC PARTNER

Prospect Properties is a Dubai-based real estate development and investment company offering comprehensive turn-key solutions across the UAE.

# PROSPECT.



## CONTACT DETAILS

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