

Fairmont

RESIDENCES AL MARJAN ISLAND



The HEART *of* LIVING

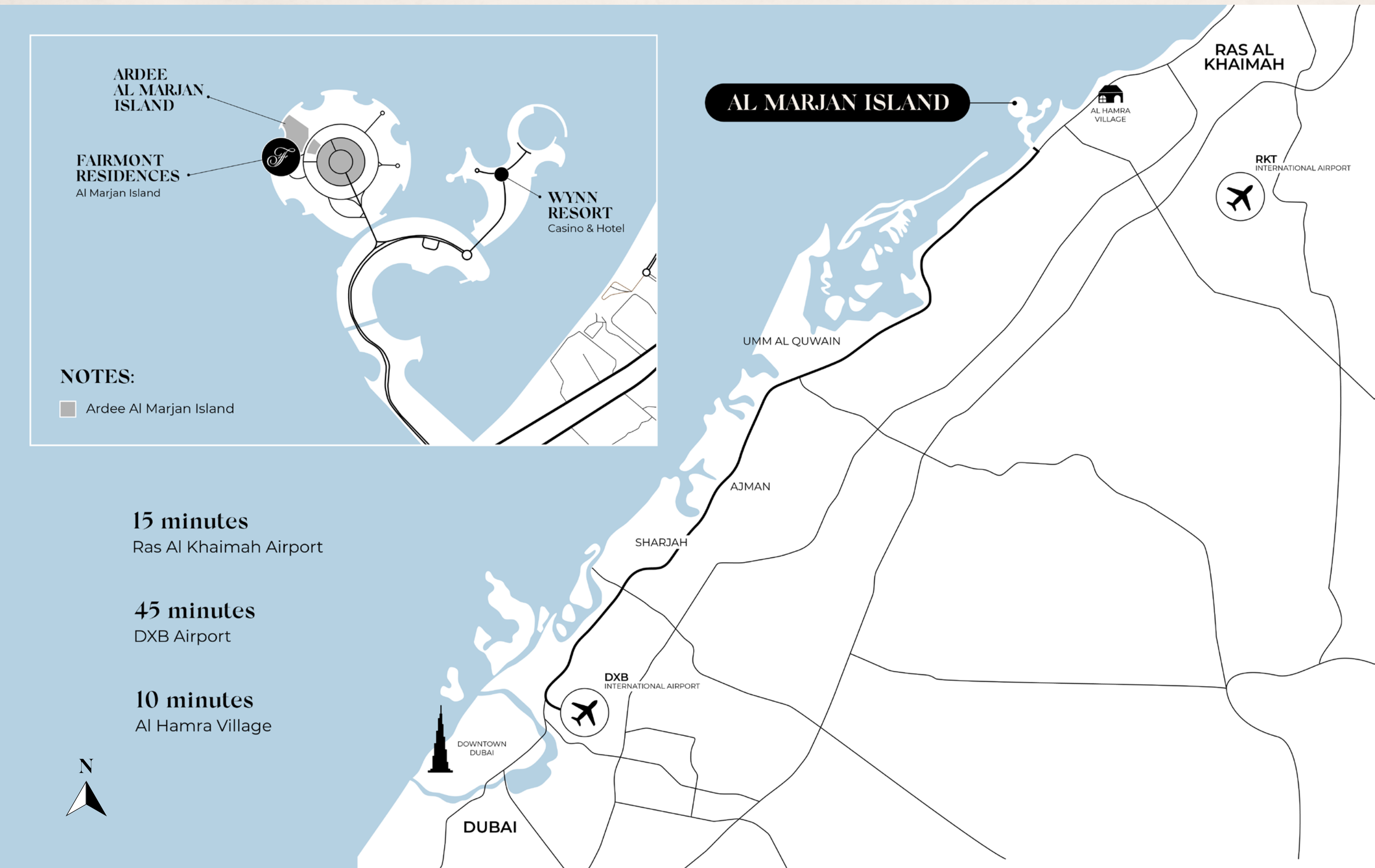
Imagine a life where time bends to your rhythm and every detail anticipates you. No rushing, no requesting—just the intuitive sense that everything is as it should be. Crafted with over a century of hospitality experience, Fairmont Residences offer more than refined spaces—they offer a way of living where ease and grace converge.

This is “The Heart of Living.”

A LANDMARK *of* COASTAL ELEGANCE

Fairmont Residences Al Marjan Island offers refined seaside living. Developed by Ardee, the collection includes elegant one- to three-bedroom apartments, townhouses, and sea villas. Each residence is a private retreat with exceptional views and world-class services.

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A NEW DAWN *on* AL MARJAN ISLAND

Al Marjan Island is Ras Al Khaimah’s signature waterfront destination with a 7.8 kilometres archipelago of pristine beaches. Along its iconic shoreline, sits Ardee Al Marjan Island, designed as a vibrant lifestyle community, with branded residences, private villas, and a vibrant retail and dining district. Blending natural beauty with thoughtful design, it offers a lifestyle shaped by ease, connection, and elevated everyday moments.

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	

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PAYMENT PLAN

STAGE	PAYMENT	MILESTONE
On Booking	5%	At the time of booking
1st Instalment	15%	Within 30 days of booking
2nd Instalment	5%	6 months from booking
3rd Instalment	5%	12 months from booking
4th Instalment	10%	On 40% construction complete
5th Instalment	10%	On 65% construction complete
6th Instalment	10%	On 85% construction complete
Final Instalment	40%	On Handover (Q4 2028)

COMPLETION DATE

Q4 2028

DEDICATED RESIDENTIAL 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

Ardee 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

RESIDENTS' 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

À LA CARTE SERVICES

À la carte services are optional and subject to additional charges, they're not included in the service charge.

- In-residence Catering, Personal Chef
- Shopping Services, Personal Assistant
- Childcare
- Dog Walking Service
- Dry Cleaning & Laundry
- Private Transportation / Limousine Services
- In-residence Housekeeping (Daily, Weekly etc.)
- In-residence Maintenance
- "While You Are Away" Maintenance Package



TEAM



At Ardee Developments, we create places that inspire new ways of living and working. With a commitment to enduring quality, our masterplans redefine modern living and enrich communities. ardeedevelopments.com



Fairmont Hotels & Resorts blends grand experiences with heartfelt moments across over 80 iconic destinations worldwide. Since 1907, Fairmont has defined hospitality with character, service, and sustainability. fairmont.com



Accor is a global hospitality leader with over 5,600 properties across 110 countries. With 40+ brands and a vibrant lifestyle portfolio, Accor champions sustainability, diversity, and innovation. group.accor.com



Mirage is a leading consultancy delivering end-to-end development and construction solutions. With 28 years' experience and over 100 projects delivered globally, Mirage drives innovative, high-quality outcomes across a 6.4 million m² portfolio.



Pelli Clarke & Partners creates landmark spaces that inspire and transform communities. With a global portfolio including Petronas Towers in Kuala Lumpur and Salesforce Tower in San Francisco, their designs balance iconic presence with civic sensitivity.



Christie's International Real Estate Ras Al Khaimah is the U.A.E.'s premier luxury real estate firm. It offers exclusive access to prime properties, sharing the heritage of the 250-year-old Christie's auction house and a global network across 50+ countries.

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DISCLAIMER

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MASTER AGENCY

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