

ARDEE DOWNTOWN · AL MARJAN ISLAND

THE VIEWS

SOFT LAUNCH PREVIEW

Residences on Al Marjan Island, Ras Al Khaimah.

A broker and client presentation.

ARDEE



ARTIST'S IMPRESSION

01

SECTION 01

THE DESTINATION

Ras Al Khaimah and Al Marjan Island: an emirate building momentum across industry, business and tourism.





RAS AL KHAIMAH

A fast-growing coastal tourism destination and one of the UAE’s most established manufacturing bases, anchored by investment-grade credit ratings.

TOURISM

1.35M

Visitors in 2025

5M

Visitor target by 2030

RAK Vision 2030

MANUFACTURING & ECONOMY

~26%

Of RAK’s GDP from manufacturing

40,000+

Companies established and growing

CREDIT PROFILE

AED 50.1BN

RAK GDP (2025 est.)

A+

Fitch · Stable

S&P: A / A-1 · Stable

CONNECTIVITY

VVIP

New airport terminal and expansion

45 MIN

Etihad Railway

Easy connectivity with every emirate

HOME TO



Julphar



RAK CERAMICS



SOURCE: RAK VISION 2030 · S&P GLOBAL (SEP 2026) · FITCH RATINGS

AL MARJAN ISLAND



2.7M

SQ.M. MASTERPLAN

Reclaimed island land

7.8 KM

OF BEACHFRONT

Pristine sandy shoreline

8,500

PLANNED HOTEL ROOMS

Across the island pipeline

18,600

PLANNED RESIDENTIAL UNITS

Across Al Marjan Island

16,000+

PROJECTED JOBS

Direct and indirect

25,000+

SHORTAGE IN ROOMS

Per Wynn analysis

02

SECTION 02

ARDEE DOWNTOWN

The emirate's first family-oriented, full-fledged downtown district, set within a 5.2 million sq. ft. masterplan.



ARDEE DOWNTOWN



WYNN AL MARJAN

ARDEE DOWNTOWN

THE VIEWS



ARDEE WATERFRONT



ILLUSTRATIVE MASTERPLAN, NOT TO SCALE



KEY FACTS



5.2M

Sq.ft. development



4,000+

Residential units



600,000+

Sq.ft. mall and other retail



TIER 1

Signature restaurants



2

Iconic skyscrapers



1 KM

Walkable promenade



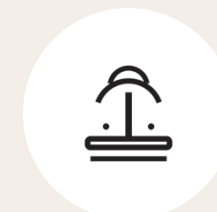
350

Luxury hotel keys



50+

F&B outlets



ICONIC

Attraction with a central fountain show

03

SECTION 03

THE VIEWS



ARCHITECTURE

Two towers framed around a landscaped podium, with generous balconies and townhouses opening onto the pool deck.



ARTIST'S IMPRESSION





THE VIEWS
ARDEE

THE VIEWS

ARDEE

Concierge







04

SECTION 04

THE RESIDENCES

Studios, one and two bedroom residences, the three bedroom sky collection and townhouses, finished in warm, natural materials.



ARTIST'S IMPRESSION

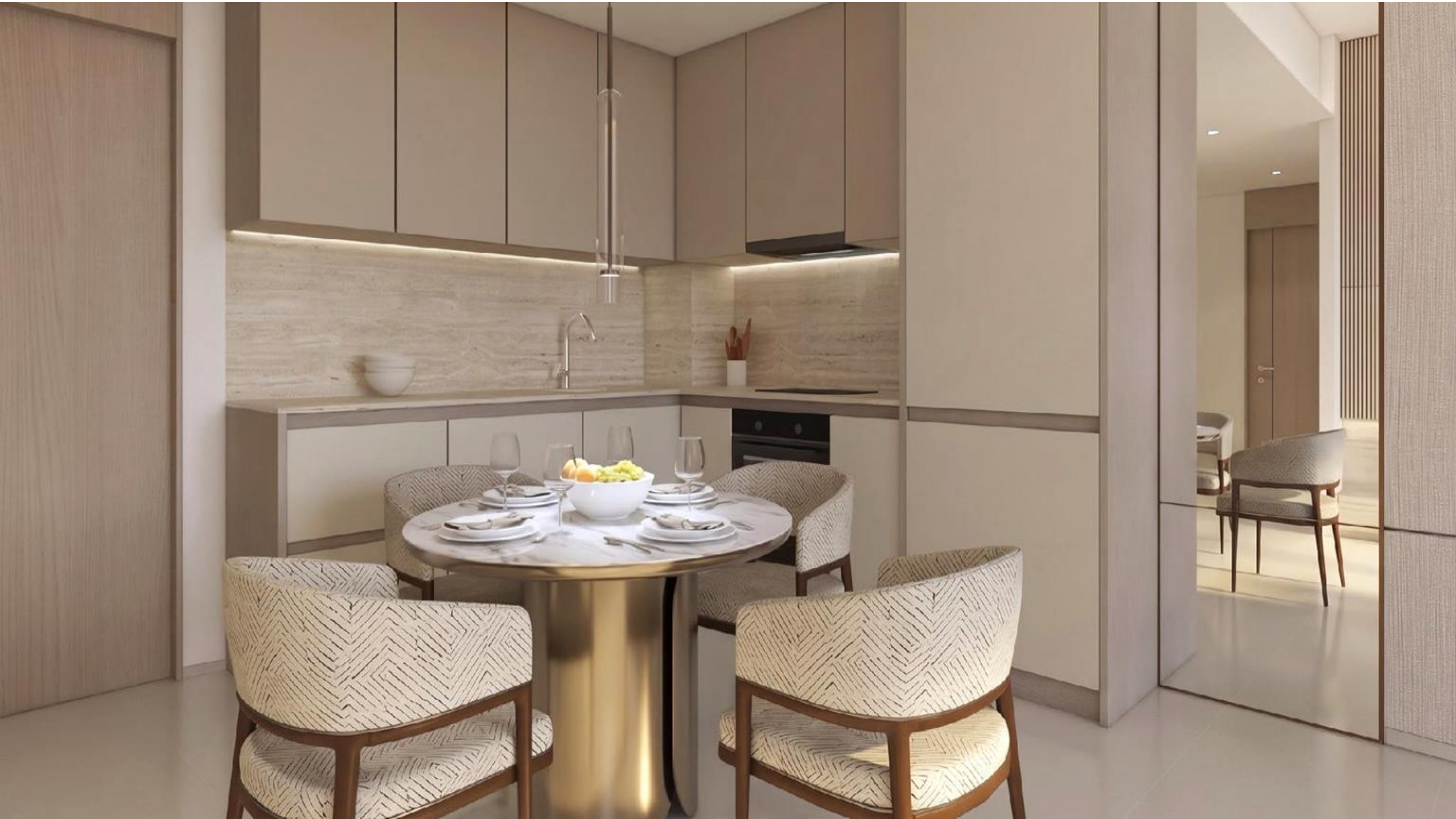








ARDEE
DEVELOPMENTS







KARDEE
DUPLOMATE







TYPICAL UNIT LAYOUTS

Five typical layouts, from efficient studios to two bedroom corner residences. Total areas include balconies.



STUDIO



1 BR STANDARD



1 BR CORNER



1 BR + CORNER



2 BR CORNER

TOTAL AREA, SQ.FT.



386



676



675



835



1,028



STUDIO

TYPICAL STUDIO · LEVELS 1 TO 17

UNIT AREA 29.25 sq.m / 315 sq.ft

BALCONY 6.59 sq.m / 71 sq.ft

TOTAL AREA 35.84 sq.m / 386 sq.ft



INDICATIVE LAYOUT, NOT TO SCALE



STUDIO BEDROOM



1 BR STANDARD

TYPICAL 1 BR STANDARD · LEVELS 1 TO 18

UNIT AREA	50.05 sq.m / 539 sq.ft
BALCONY	12.81 sq.m / 138 sq.ft
TOTAL AREA	62.86 sq.m / 676 sq.ft



INDICATIVE LAYOUT, NOT TO SCALE



LIVING ROOM



INDICATIVE LAYOUT, NOT TO SCALE

04 · FLOOR PLANS

1 BR DELUXE

TYPICAL 1 BR CORNER · LEVELS 1 TO 16

UNIT AREA	51.74 sq.m / 557 sq.ft
BALCONY	11.02 sq.m / 119 sq.ft
TOTAL AREA	62.75 sq.m / 675 sq.ft



THE VIEWS · ARDEE DOWNTOWN



1 BR + CORNER

TYPICAL 1 BR + CORNER · LEVELS 1 TO 4

UNIT AREA 65.06 sq.m / 700 sq.ft

BALCONY 12.58 sq.m / 135 sq.ft

TOTAL AREA 77.65 sq.m / 835 sq.ft



INDICATIVE LAYOUT, NOT TO SCALE



BEDROOM



INDICATIVE LAYOUT, NOT TO SCALE

04 · FLOOR PLANS

2 BR CORNER

TYPICAL 2 BR CORNER · LEVELS 1 TO 16

UNIT AREA 82.95 sq.m / 892 sq.ft

BALCONY 12.58 sq.m / 135 sq.ft

TOTAL AREA 95.53 sq.m / 1,028 sq.ft



BALCONY VIEW

FINISHES

A calm, natural palette of limestone, oak and soft greige, specified across every residence.

LIVING AND DINING	Limestone-look porcelain floor tiles, 1500 x 750 mm, with off-white matte walls and ceilings
KITCHEN	Taupe laminate cabinetry with travertine-look porcelain backsplash and countertops
BEDROOMS	Limestone-look porcelain floors, off-white matte walls, light greige wardrobe doors
BATHROOMS	Satin beige marble basin countertops, 20 mm, with satin-finish ceilings
DOORS AND JOINERY	Palermo oak laminate unit doors and frames, wardrobe handles and cabinet interiors



ARTIST'S IMPRESSION

05

SECTION 05

PRICING, PAYMENT AND EOI

Starting prices, a 50/50 payment plan and how to register your interest.



STARTING PRICES

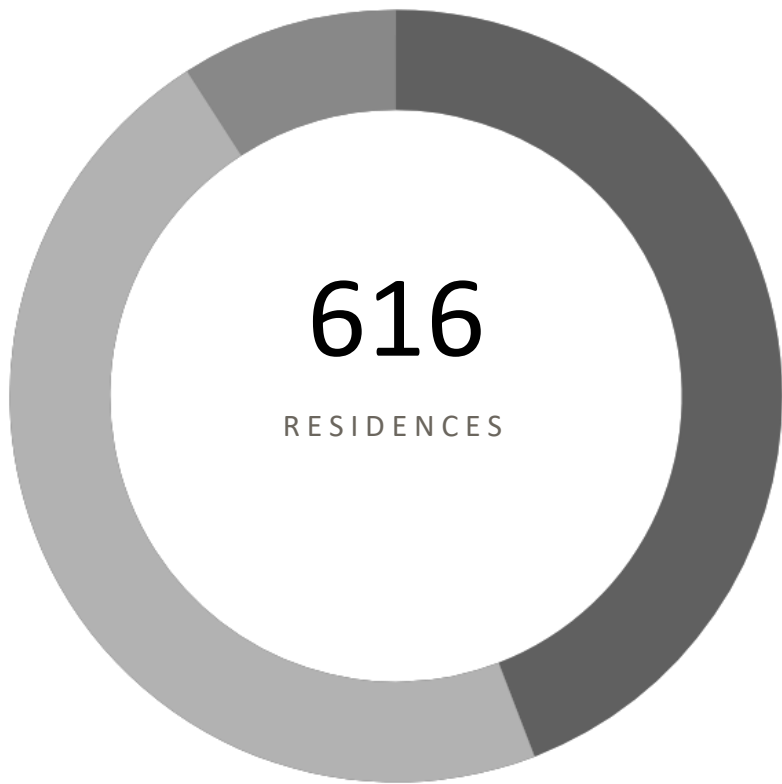
616 residences across three unit types, with starting prices from AED 888K.

UNIT TYPE	RESIDENCES	STARTING PRICE	GROSS AREA, SQ.FT.
Studio	272	AED 888K	368 to 386
1 Bedroom	288	AED 1.30M	666 to 837
2 Bedroom	56	AED 2.085M	1,028 to 1,082

Prices and availability are indicative and subject to change. Areas are approximate.



UNIT MIX

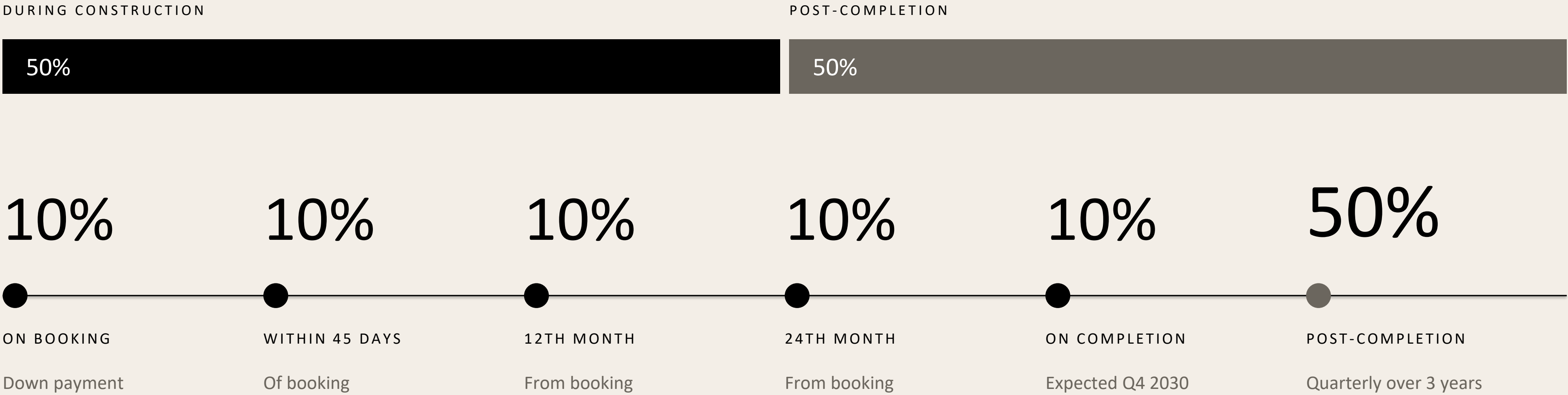


- STUDIO 272 · 44%
- 1 BEDROOM 288 · 47%
- 2 BEDROOM 56 · 9%



50 / 50 PAYMENT PLAN

Half during construction, half after completion in quarterly instalments over three years.



Payment milestones are indicative and subject to the sale and purchase agreement.

SUBMIT YOUR EOI

Secure your preferred unit type with an expression of interest.

EOI AMOUNTS

Studio / 1 Bedroom	AED 30,000
2 Bedroom	AED 30,000
Floor / Sky / TH	AED 100,000

Payable via link, cheque or cash.

HOW IT WORKS

- 1

CLIENT DECIDES TO PROCEED

Client confirms interest in the project and preferred unit type.
- 2

CLIENT DETAILS COLLECTED

Passport copy, contact details and required KYC information are submitted.
- 3

EOI PAYMENT COMPLETED

Client pays the required EOI amount using the approved payment method.
- 4

EOI FORM ISSUED AND SIGNED

The official EOI form is provided to the client and signed.
- 5

EOI CONFIRMED

Payment and signed EOI are verified. The client is officially registered for priority allocation.

LIFESTYLE IMAGE



COMMISSIONS

Commission structure for registered broker partners on The Views soft launch.

5%

STUDIO

Commission per unit sold

6%

ONE BEDROOM

Commission per unit sold

Commission terms are subject to the Ardee broker agreement.



06

SECTION 06

ABOUT ARDEE

A destination developer creating premium integrated communities on Al Marjan Island.





THE ARDEE PROFILE

Ardee is a destination developer creating premium integrated communities that place human experience at the heart of every development.

VISION

BUILD BELONGING

To be the defining destination developer of premium integrated communities in the UAE.

MISSION

MADE TO EXPERIENCE

To develop premium integrated destinations through thoughtful design, exceptional quality and partnerships built on shared ambition.

AED 15B+

PORTFOLIO VALUE

Across 5.2M sq.ft. on Al Marjan Island

1998

FOUNDER’S JOURNEY

Romeo Abdo, across telecoms, banking, insurance and real estate

4

GLOBAL PARTNERS

Accor, Pelli Clarke & Partners, DP Architects, Mirage





THE ARDEE TEAM

A leadership team that has shaped some of the region’s most recognised destinations.



**NATALIE
BOGDANOVA**

Managing Director and
Executive Board
Member



**DANI
TABBARA**

Chief Operating Officer



**MONA
AL BORNO**

Chief Marketing
Officer



**MARK
FARMER**

Head of Design



**DARRAGH
JONES**

Head of Development



**GREG
SANG**

Head of Projects



**ZEESHAN
AKHTAR**

Head of Finance



**ANEES
MUNDASSERY**

Business Strategy



**MAZAHIR
HASNAIN**

Commercial Strategy

Decades of experience across Emaar, Meraas, Nakheel, Omniyat, Majid Al Futtaim and global consultancies.

THE VIEWS

THANK YOU



ARDEE

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