

**NOBU**  
RESIDENCES  
AL MARJAN ISLAND





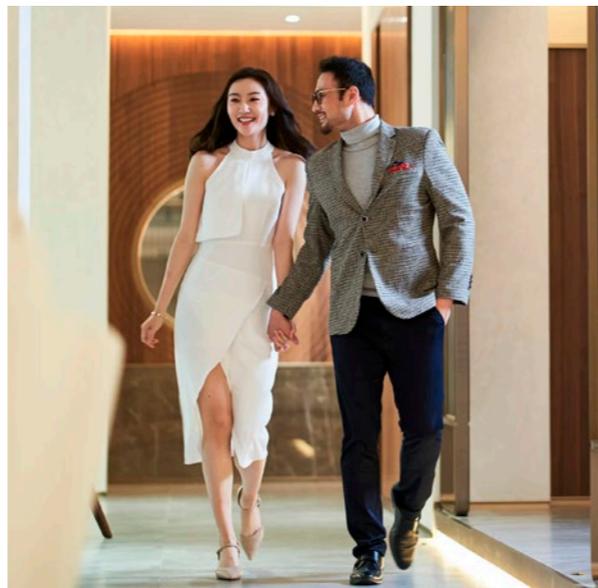
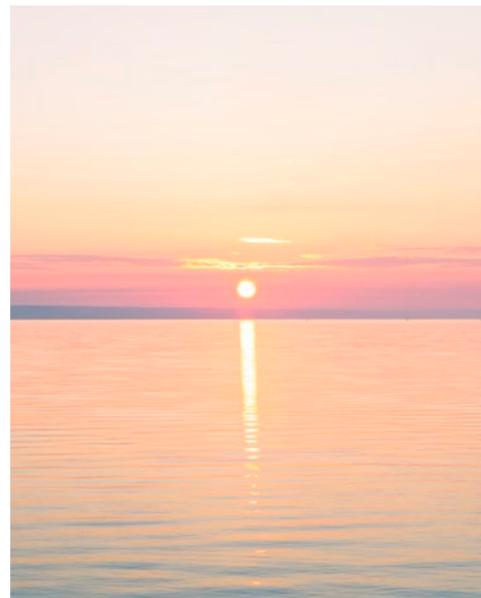
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AL MARJAN ISLAND



# *EXPERIENCE LIFE THE NOBU WAY*

Here at Nobu Residences Al Marjan Island, every sunrise paints a tranquil picture, and every sunset sets the stage for unforgettable experiences.

Savor moments of peaceful contemplation, dine on exquisite food and indulge in a world of events and entertainment unique to the island.



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INTRODUCTION

# PERFECTLY BALANCED

# ACHIEVE HARMONY

Nestled on the shores of Al Marjan Island, Nobu Residences offers you a unique perspective on island living and to experience life, The Nobu Way.

Each moment is a masterpiece, where the untouched natural serenity of Ras Al Khaimah dances alongside the thrill of entertainment and festivities, unique to the island.

This is life, balanced to perfection.

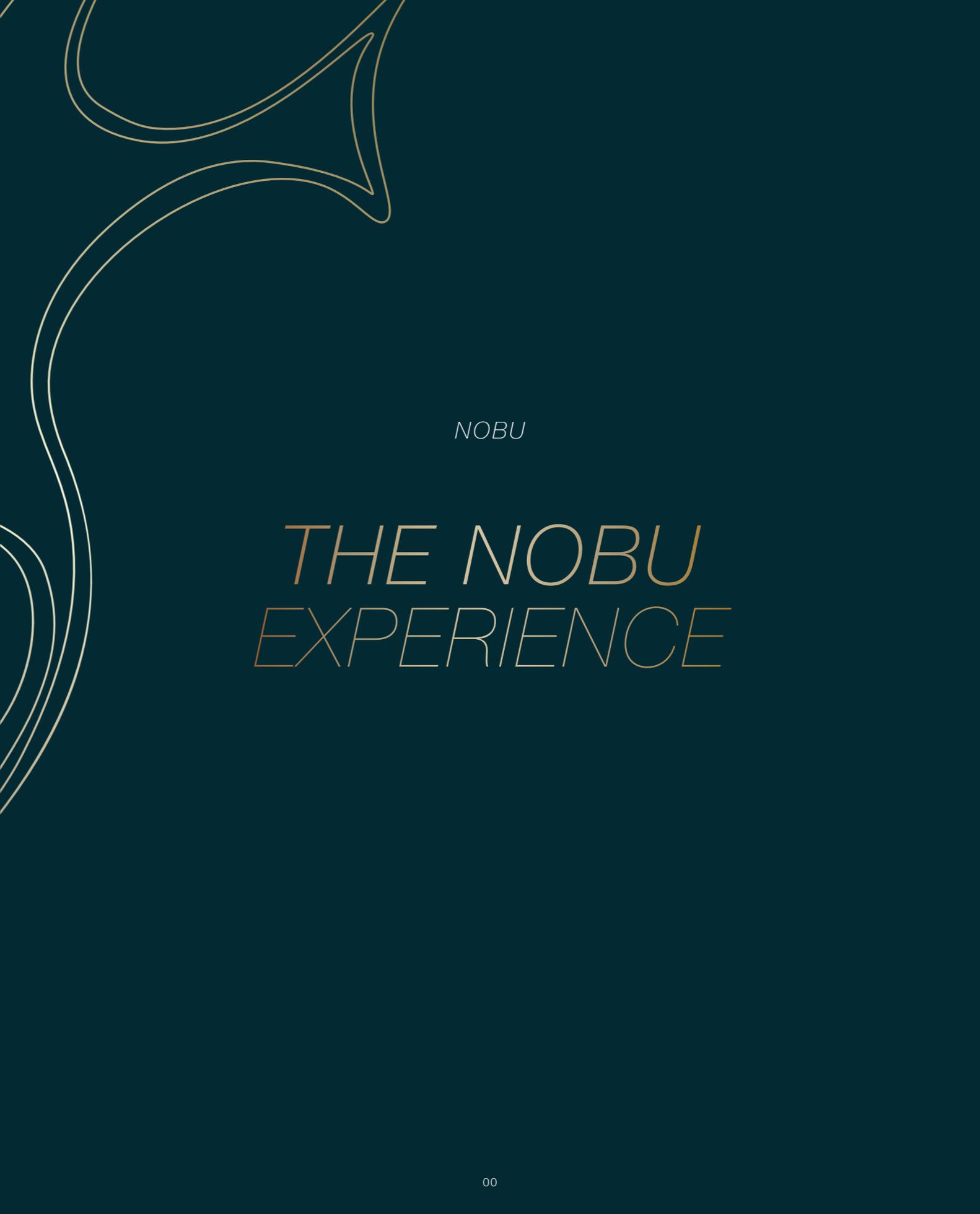
Here at Nobu Residences Al Marjan Island, you can live your life in perfect harmony.

Bristling with energy, yet offering a precious sanctuary, our residences give you full access to Nobu Hotel amenities, plus a wealth of exclusive facilities only available to residents.



Highly personalised, fully integrated and impeccably designed, each residence embodies Nobu's unique lifestyle philosophy, bringing together traditional Japanese minimalism and cool modern luxury.

It's time to find your balance.



NOBU

*THE NOBU  
EXPERIENCE*

# OUR STORY

The story of the Nobu began in 1994 with 150 seats on a quiet block in Tribeca (New York). Nobu offered a revolutionary and ground-breaking take on Japanese cuisine. Quickly garnering popularity and universal acclaim, Nobu was termed a game changer both for its unprecedented taste combinations and unexpected design, which steered away from what was traditional Japanese into Nobu Style. Buoyed by an ever-increasing popularity and growth, as the restaurants expanded, Nobu Hospitality was born.

With over 30-years of success in the hospitality industry, Nobu Hospitality was founded by Chef Nobu Matsuhisa, Robert De Niro and Meir Teper. Nobu is now a world-renowned brand of extraordinary restaurants, hotels and residencies spanning more than 20 countries across 5 continents.



LOCATION

*YOU BELONG  
HERE*

Perfectly positioned off the coast of Ras Al Khaimah, Nobu Residences Al Marjan Island are at the heart of the Emirate's first man-made archipelago.

Offering 1, 2 & 3-bedroom residences, garden duplex, penthouses and private villas, all residents will benefit from access to the Nobu Hotel amenities, plus a wealth of exclusive facilities.



# A UNIQUE SANCTUARY

Al Marjan Island comprises of four coral-shaped islets that extend more than four kilometres into the Gulf's shimmering waters. With 2.7 million square metres of land reclaimed from the sea, including eight kilometres of white sand beaches, the island is a testament to nature's beauty and mankind's ingenuity.

Just a 45-minute drive from Dubai International Airport, and with temperate weather all year round, this unique location is swiftly becoming the Emirates' upmarket leisure destination of choice. With world-class openings such as Nobu Hotel, it's increasingly attracting discerning travellers from across the globe.



## TRAVELLING BY CAR

- 25 minutes to Ras Al Kaimah Airport
- 35 minutes to Sharjah Airport
- 45 minutes to Dubai Airport
- 2 hours to Abu Dhabi Airport



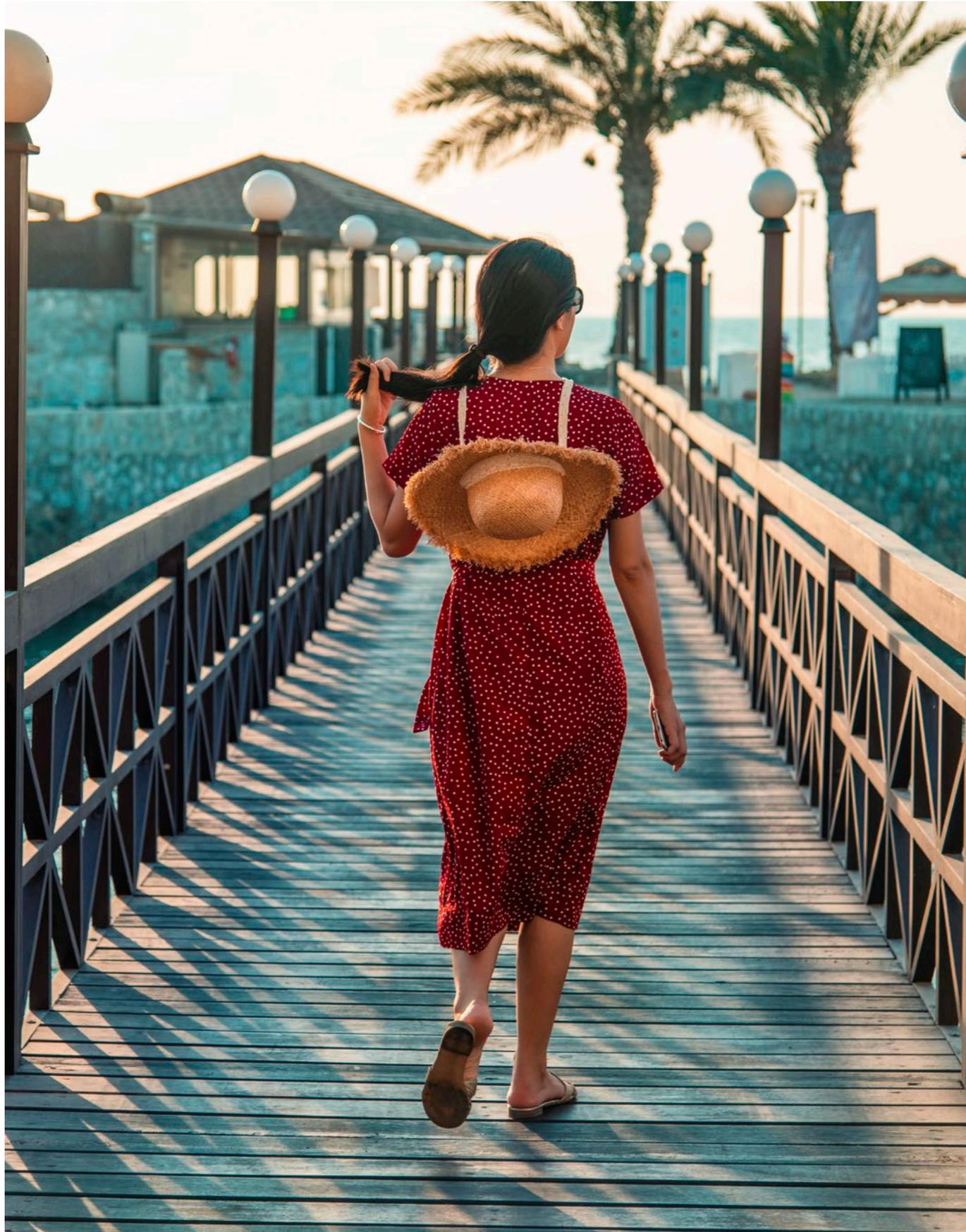


# DISCOVER EXTRAORDINARY

Ras Al Khaimah is a place with endless dimensions. It's a precious sanctuary in which you can unwind and enjoy the tranquillity of true luxury. It's also a lively playground where you can dive deep into the delights of modern life.

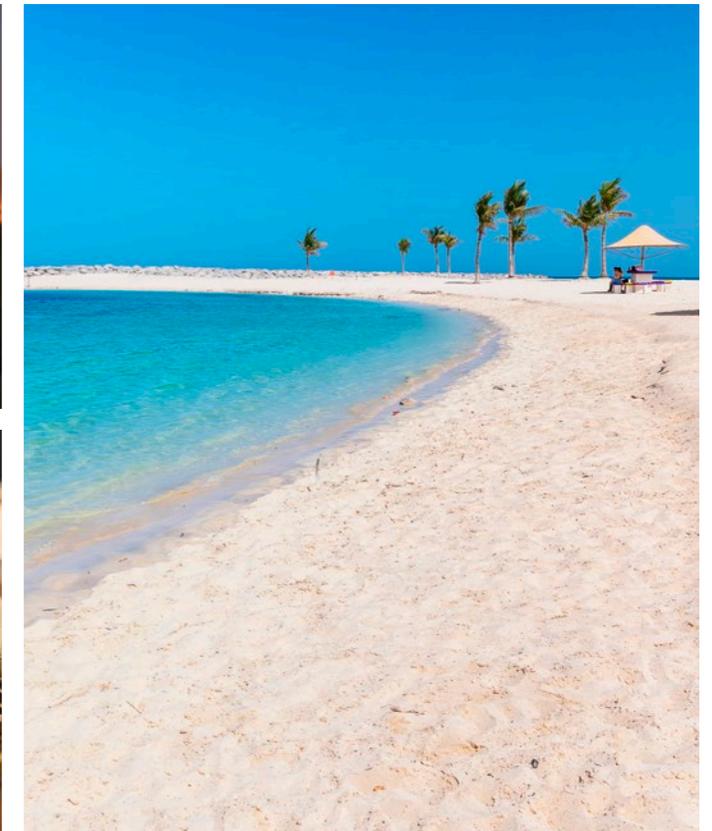
Inspiring landscapes and natural wonders. Rich heritage and authentic culture. Solo sojourns and family fun. Thrilling adventures, activities and entertainment to suit every mood. Whatever you're seeking, you'll find it here.



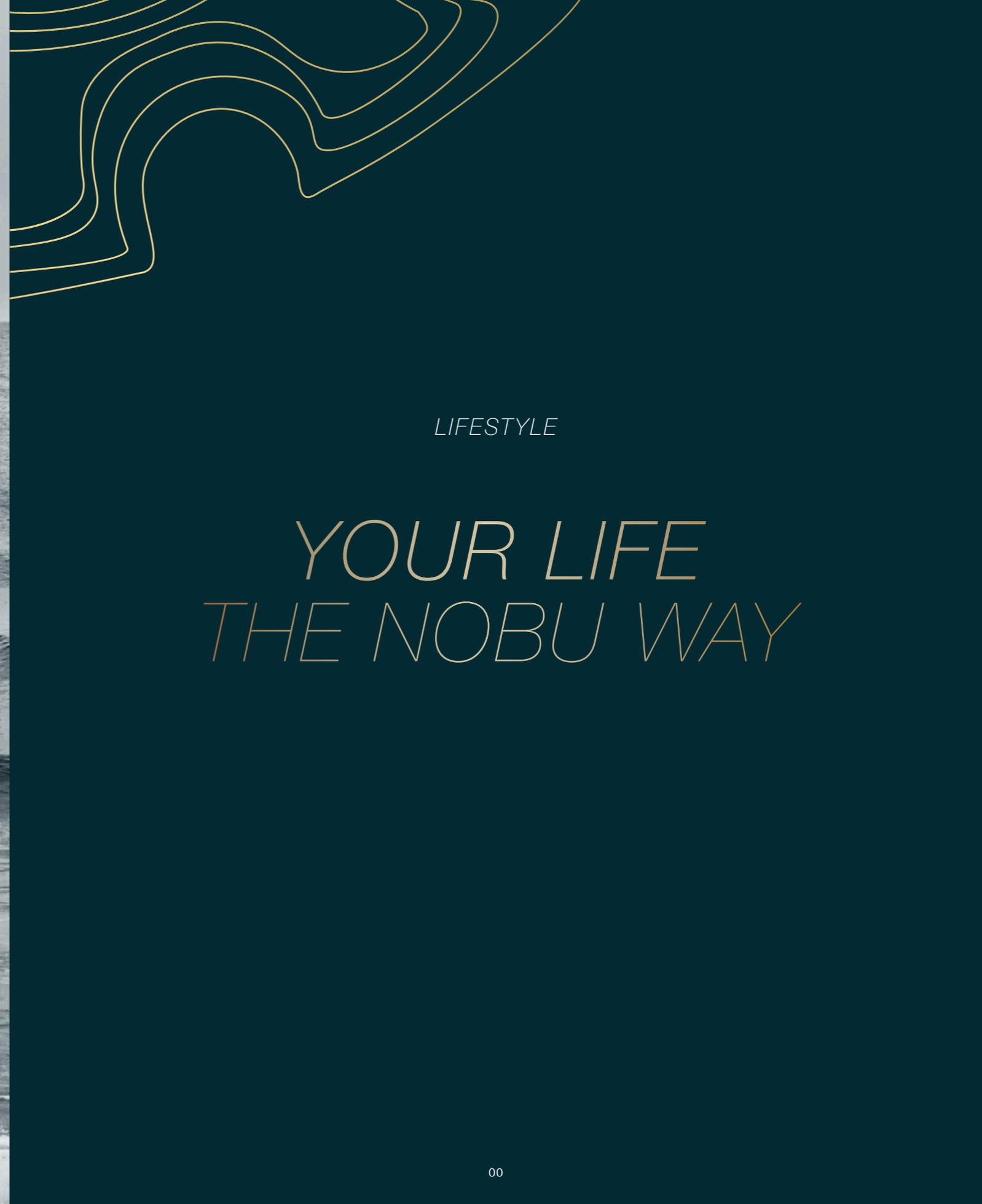


# ISLAND LIFE

A remarkable creation in a spectacular location, Al Marjan Island is set against the picturesque backdrop of the Arabian peninsula and mountains. It's the ideal base from which to discover Ras Al Khaimah's endless attractions. From beach to mountains, and culture to nature, this is life in perfect balance.







LIFESTYLE

*YOUR LIFE  
THE NOBU WAY*



The “Nobu Way” is about achieving the perfect balance, between elegance and excitement, luxury and comfort, and design and simplicity. We aim to enhance life at every opportunity, while always staying true to our distinctively laid-back take on sophistication. Our dedication to harmony and impeccable taste is what sets us apart and makes Nobu the lifestyle experience without parallel.



# *LIVE WELL. BE WELL.*

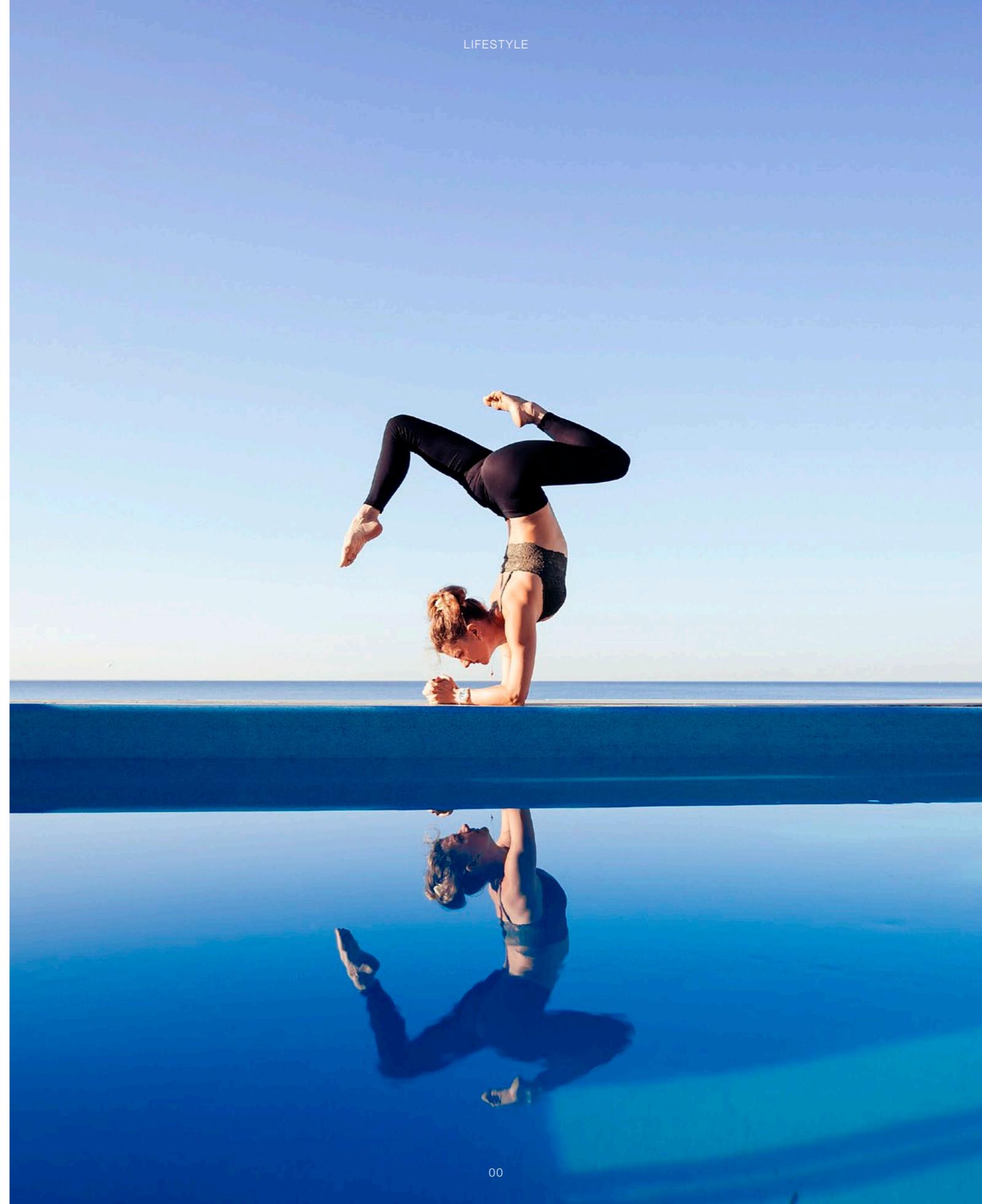
Welcome to your sanctuary. Indulge yourself with the comprehensive portfolio of holistic treatments in our exclusive residents' wellness centre. Relax in the residents' pool and feast your eyes on the gorgeous views. And with Nobu Hotel's exceptional gym, spa and pool facilities also at your disposal, you'll find everything you need to take the best care of mind, body and soul.

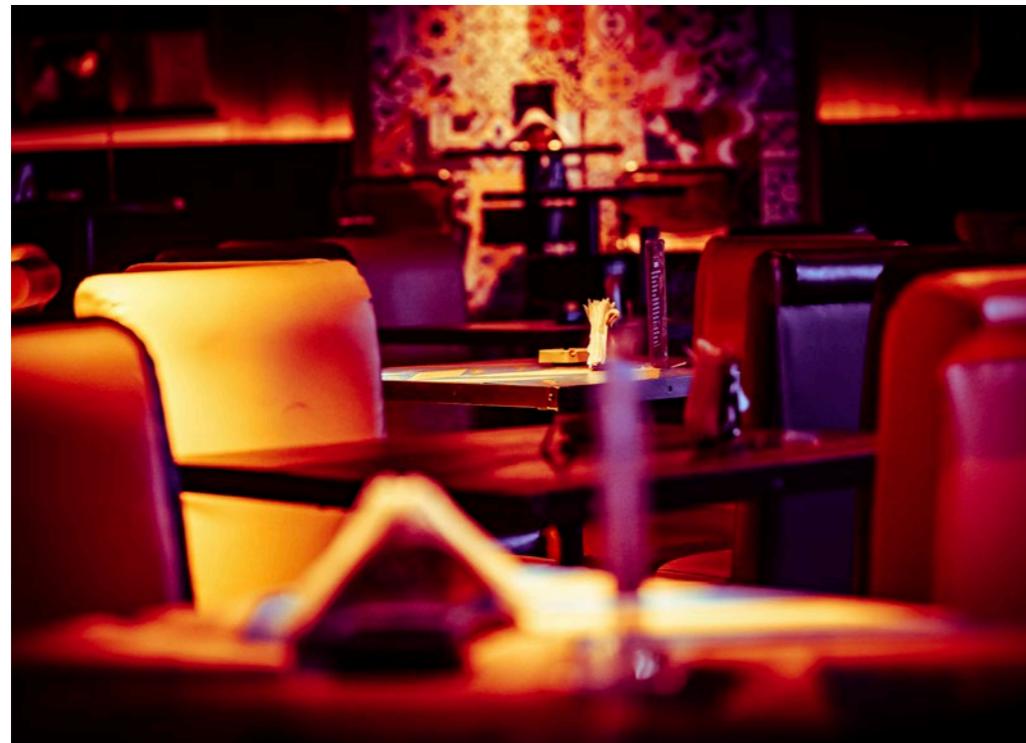


# SUN, SEA, SERENITY

Our island location means the beach life is never far away. Whether sailing, surfing or jet skiing in the Marjan Bay, or playing a round of golf on our nearby links, there's something here for everyone to enjoy.

When you simply need to unwind, just take a stroll on our exclusive private beach, pull up a sun lounger, marvel at the views across the bay, and...relax.





When you're ready to step out and explore, you'll find a wealth of events and entertainment, both on Al Marjan Island and onshore in Ras Al Khaimah.

Relax and socialise on the island's bustling corniche, home to beachfront restaurants, lush green parks and kids' play areas. Explore the hotel bars, catch a movie in the cinema, or dive into the local nightlife. The perfect life is the balanced life, and you'll find it right here.



ARCHITECTURE

*LUXURY IN  
SIMPLICITY*

# BUILT TO INSPIRE

Expertly conceived by award-winning architects John McAslan + Partners, Nobu Residences express the balance at the heart of the Nobu philosophy.

Clean modernist lines capture the space and purity of traditional Japanese aesthetics, while full height windows and glass fronted balconies make the most of the abundant light and breath-taking views. With beautiful landscaping at ground level and discreet parking beneath the development, every aspect reflects the rigorous attention to detail you would expect from Nobu.



# JOHN MCASLAN + PARTNERS

Our design for the new Nobu Hotel and Residences at Al Marjan Island takes its inspiration from the breathtaking setting of the site on this unique location in the Arabian Gulf. The proposal offers a truly iconic 18 storey purpose built Nobu Hotel as the centrepiece of an exclusive residential enclave offering luxury apartments and villas within a beautifully designed landscape overlooking the sea.

All the proposed buildings and apartments fundamentally address the site's exclusive south facing beach and waterfront. The buildings react to this long white horizontal shoreline by offering a series of elegant white balconies with expansive glazed façades which literally float above the sea and the beach. The design exploits these balconies to create comfortable outside terraces for all the Apartments and Hotel suites providing solar shading to the living accommodation and offering panoramic views of the sea and the picturesque backdrop of the Arabian Peninsula, enclosed by the Yanis and Jais Mountains.

The buildings are modern, light and are effortlessly stylish. They provide spacious and memorable volumes for the principal lobbies, the living spaces, and the remarkable Nobu Restaurants within the Hotel. All of these have been designed to meet Nobu's exacting requirements and its mission to deliver the highest quality fusion cuisine which has established it as one of the most recognized and sought after Japanese restaurants in the World.

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John McAslan + Partners is an internationally renowned architecture and design practice with a global portfolio across transport infrastructure, culture, education, mixed-use, residential and landscape sectors. The practice is a world leader at turning old into new. We work with civic, institutional, and private clients at every scale, with a focus on the public good and a fundamental commitment to making architecture that improves people's lives and is truly sustainable which leaves a positive legacy for future generations.

The practice is honoured to have been the recipient of over 200 architectural, landscape and industry awards globally for design excellence.





DESIGN

# WHERE MINIMALISM RULES

# IN THE DETAILS

Masterfully designed by Rockwell Group, the interiors reflect the Nobu philosophy of bringing together traditional Japanese aesthetics with the finest local influences.

Clean lines and refined elegance are presented with a palette of muted tones and natural textures. Here you're able to create something truly unique yet still distinctively Nobu.









# ROCKWELL GROUP

Rockwell Group's collaboration with Chef Nobu Matsuhisa began with one small restaurant in Manhattan's Tribeca neighborhood. There, we conceived a design concept inspired by Chef Nobu's innovative cooking and the culture of the Japanese countryside, where the chef was born and raised. Thirty years and many Nobu hotels and restaurants later, Nobu Al Marjan offers a program that celebrates the history and culture of Ras Al-Kaimah. We combined this history—one of the oldest continuously inhabited places on earth—with the best elements from Nobu into a fully realized experience, reflecting the innovation and imagination that has become synonymous with the name brand.

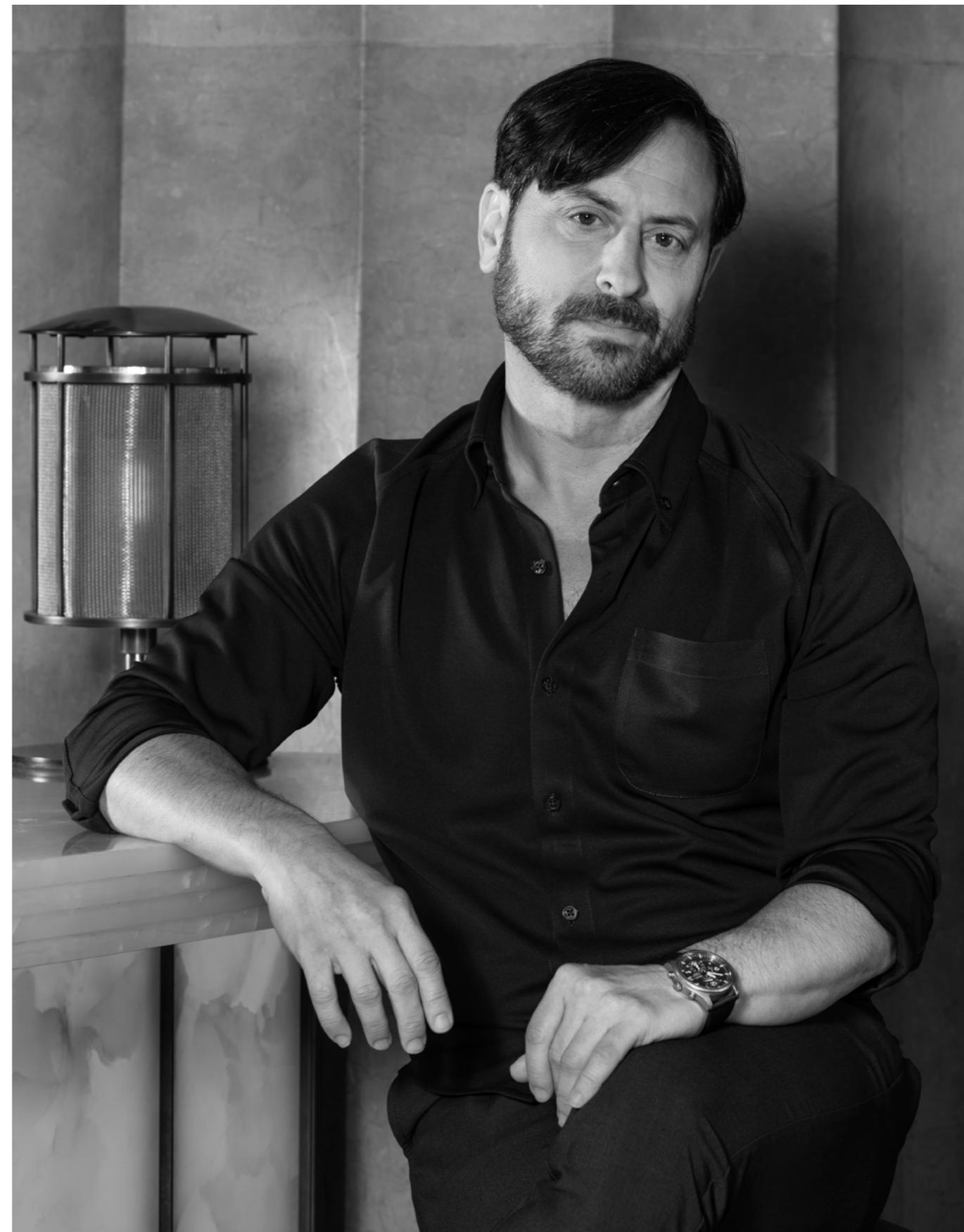
We took our inspiration from the converging topographies in the area—the Hajar mountains, rolling sand dunes, and pristine beaches. The expert seafarers, heritage desert dwellings, and traditional pearl harvesting in the area informed our porous public spaces, the melding of the beach with the property, and our refined material palette: Smoked oak millwork, satin bronze details, woven textiles, honed travertine, marble, and onyx.

For amenities, restaurants, guestrooms, and residences, Rockwell Group created a sanctuary where nature infiltrates and spaces cascade into one another for carefully crafted journeys.

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Based in New York with offices in Los Angeles and Madrid, Rockwell Group is an interdisciplinary architecture and design firm that emphasizes innovation and thought leadership in every project. Founded in 1984 by David Rockwell, FAIA, and led by David and partners Shawn Sullivan and Greg Keffer, the 300-person firm merges performance and architecture to create extraordinary experiences and built environments across the globe.

Inspired by theater, technology, and high-end craft, the firm creates a unique narrative for each project, ranging from restaurants, hotels, and resorts to cultural and educational institutions, to airport terminals, museum exhibitions, and Broadway sets. Honors and recognition include the 2016 Tony Award for Best Scenic Design for *She Loves Me*; two Emmy Awards for production design for the Oscars (2021 and 2010) the AIAA President's Award; the Cooper Hewitt National Design Award; and the Presidential Design Award.





DINING

*TASTE IS  
EVERYTHING*



# THE HUMBLE ICON

Known to the world simply as Nobu, Nobuyuki Matsuhisa is the acclaimed chef proprietor of our restaurants across six continents. Born and raised in Japan, Nobu served his apprenticeship at a respected Tokyo sushi bar, before a journey to South America opened his senses to new and unconventional taste profiles.

His signature style combines deep respect for traditional techniques, curiosity for local culture and cuisine, and a humble appreciation of ingredients and elements. As our chef and inspiration continues to redefine the limits of culinary mastery, his unique philosophy is at the heart of every Nobu property worldwide.



# FLAVOUR OF LIFE

As you might expect, dining at our residences is an unforgettable experience. Our restaurant is at the heart of the Nobu Hotel, and you can also choose to enjoy our legendary cuisine in the restaurant or in the privacy of your own home.



For a more relaxed take on our dining, try Nobu By The Beach with its dedicated pool.





SERVICES

# LIVE WITHOUT LIMITS

# YOUR OWN HOTEL

As a resident, you will have access to the exceptional facilities of the Nobu Hotel, situated below your home. Indulge in the extraordinary culinary experiences offered at our renowned Nobu restaurant, Nobu By the Beach, and another exquisite dining destination.

The Lobby Lounge is the pinnacle of elegance and a stunning setting for sipping sunset drinks while marvelling at the panoramic views across the Arabian Gulf.



# EXCLUSIVELY YOURS

All residences and private villas enjoy exclusive access to the private residents' pool, private gym and wellness facilities, and kids' amenities areas. When you also factor in your round-the-clock access to the Nobu Hotel's equally world-class facilities, you'll understand that this really is life, elevated.

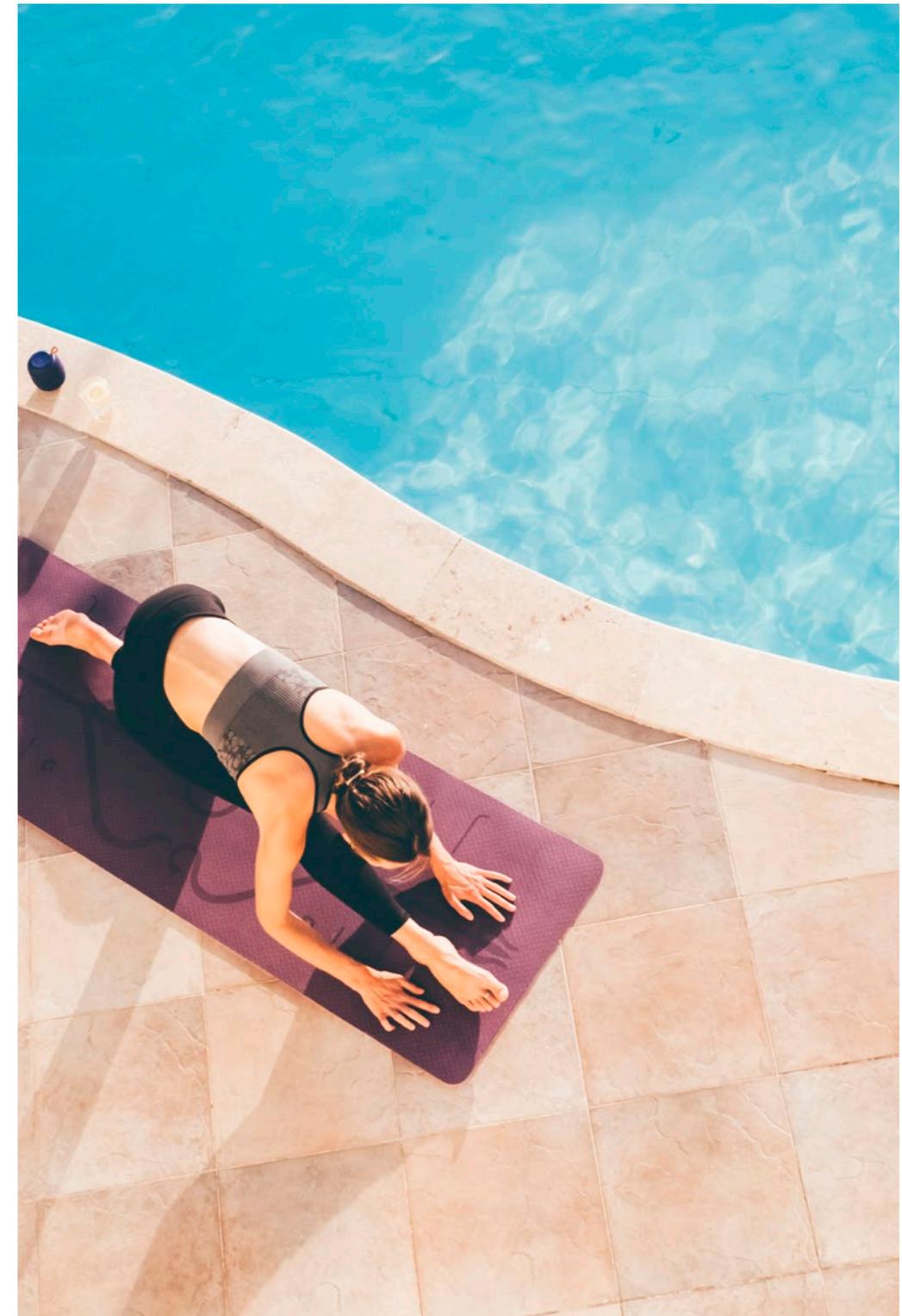


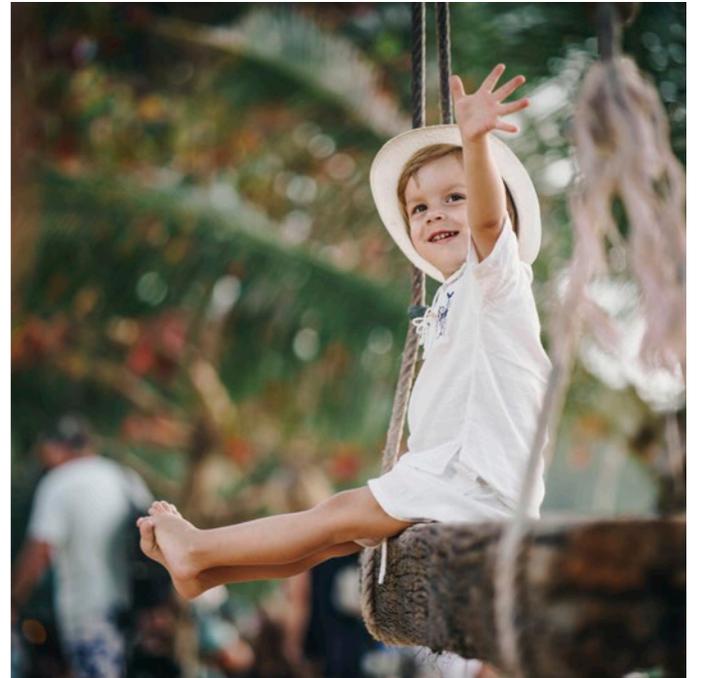
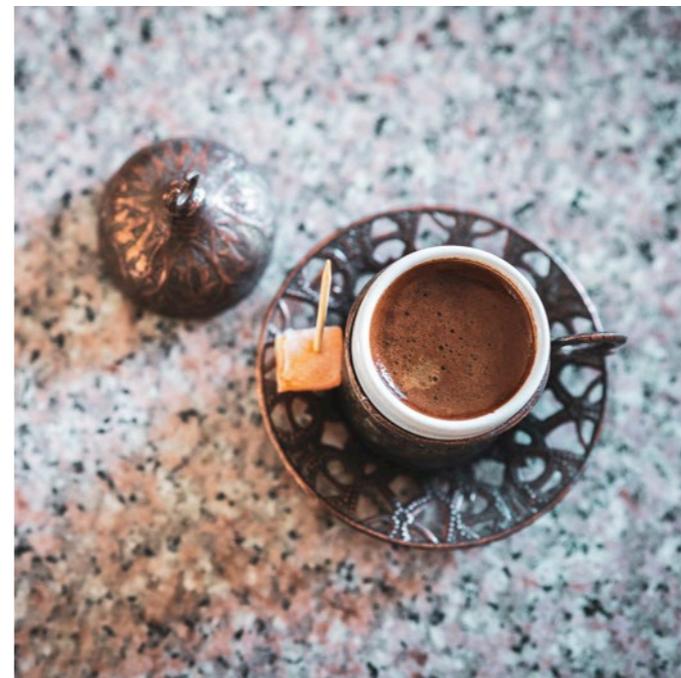
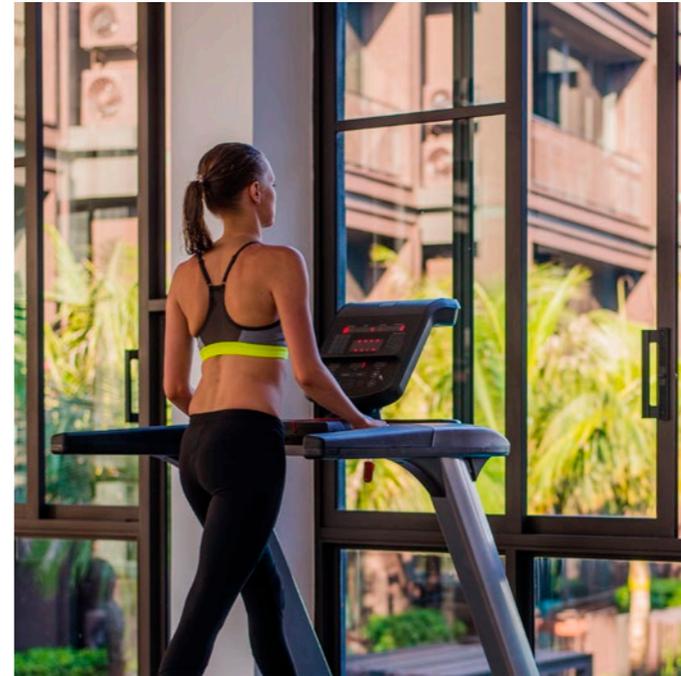
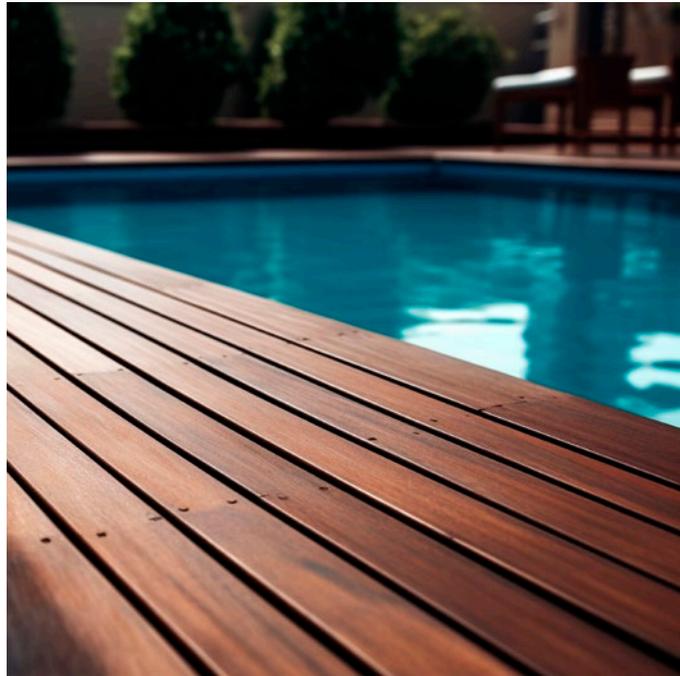
## EXCLUSIVE RESIDENT FACILITIES

- Residents Arrival Lobby
- Private Pool
- Private Gym
- Kids Club With Outdoor Play Area

## ON-SITE HOTEL FACILITIES

- Nobu Restaurant
- Additional Fine Dining Restaurant
- Gym, Spa & Wellness Facilities
- Nobu By The Beach Club





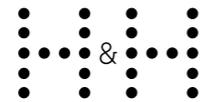


nobualmarjan.com



**OWNER**

Enevoría Development is a high-end property developer dedicated to building remarkable places in the Middle East with expertise in luxury residential and mixed-use projects.



**DEVELOPMENT MANAGER**

Established in 2007, H&H is a leading Dubai-based real estate investor, developer, and asset manager, with a fast-growing portfolio in the city's real estate industry. The company's capabilities focus on providing bespoke and comprehensive turnkey developments.

**NOBU HOTELS**

**HOTEL OPERATOR**

One of the premier luxury lifestyle brands in the world. The natural growth of the Nobu luxury brand built on service, image and hospitality offers the complete spectrum of hotel and restaurant management for unique projects around the world.

**PROJECT TEAM**

- John McAslan + Partners** - Architecture
- Rockwell** - Interior Design
- Square M** - Landscape Design
- HVS** - Consultant
- Assembly Studios** - CGI & Graphic Design

Any concept renderings as shown for the residences are representative only, and the Developer reserves the right to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit.

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