

ARTHOUSE RESIDENCES

AL MARJAN ISLAND

by

 CLÉDOR

FACTSHEET



ARTHOUSE NEW YORK CITY

Arthouse Hotel New York City, a storied heritage brand with over a century of history on Manhattan's Upper West Side, is renowned for its timeless architecture and curated charm.

Now reimagined in the prestigious Al Marjan Island in Ras Al Khaimah, Arthouse brings its signature blend of elegance and modern comfort to the region. Thoughtfully designed to preserve its inviting character, the property offers a uniquely warm and stylish ambiance—setting a new benchmark for luxury living on Al Marjan Island.

PROJECT OVERVIEW

-  Iconic Design
-  Café
-  À La Carte Hotel Services
-  Valet Service
-  Concierge
-  24/7 Security
-  All Day Dining
-  Steam & Sauna
-  Spa



AMENITIES

- Private Beach Cub
- Sunken Bar
- Rooftop Adults-Only Infinity Pool
- Children's Play and Splash Zone
- Cigar Lounge
- Connected Park
- Fitness Centre
- Yoga Deck
- Barbeque Area

PAYMENT PLAN

40%

During Construction

Duration: **30 months**

60%

On Completion

Completion: **Q4 2027**

| Payment Stage | Payment | Due Date |
|----------------------------|---------|--------------------|
| Down Payment/ Booking | 10% | Immediate |
| 1 st Instalment | 10% | Within 30 Days/SPA |
| 2nd Instalment | 5% | May 2026 |
| 3rd Instalment | 5% | September 2026 |
| 4th Instalment | 5% | January 2027 |
| 5th Instalment | 5% | June 2027 |
| Upon Completion | 60% | Handover |

*Administration fee of AED 5250 (Inclusive of VAT) along with the Booking fee
Registration charges when applicable - 4%

LOCATION

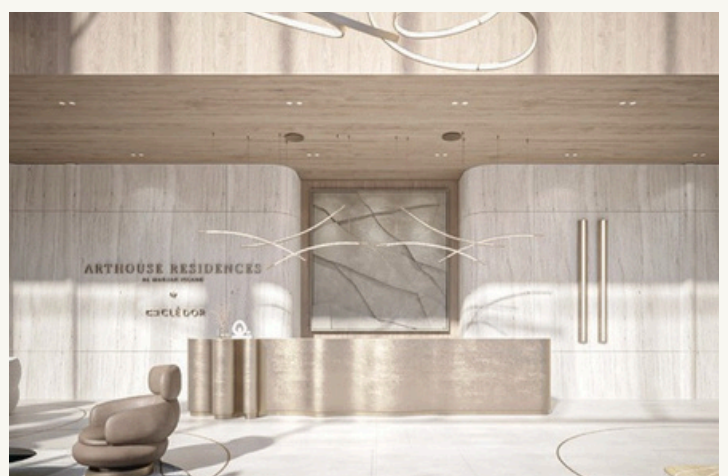
AL MARJAN ISLAND

Al Marjan Island, a world-class waterfront destination in Ras Al Khaimah, offers an unmatched blend of luxury, leisure, and lifestyle. It features pristine beaches, crystal-clear waters, and panoramic views of the sea and mountains.

Strategically located near the upcoming Wynn Resorts, the region's first integrated gaming resort. It stands out as a premier location for both investors and residents seeking long-term value and exclusivity in the UAE.

UNMATCHED ACCESSIBILITY

| | |
|----------------------------------|------------|
| Direct Beach Access..... | 1 minute |
| Wynn Resorts..... | 5 minutes |
| Al Hamra Golf Club..... | 20 minutes |
| RAK International Airport..... | 30 minutes |
| Dubai International Airport..... | 50 minutes |



| | |
|--------------------|----------------------------------|
| Project Name | Arthouse Residences, Al Marjan |
| Project Type | Hotel Branded Residences |
| Total Units | 201 |
| Location | Al Marjan Island, Ras Al Khaimah |

1 Bedroom Residences..... Starting From AED 1.6M

1 Bedroom + Study Residences..... Starting From AED 1.8M

1 Bedroom + Study Duplex..... Starting From AED 3.2M

CLÉDOR

Clédor is a luxury real estate development company dedicated to reshaping the future of property in the UAE. Backed by a passionate team of industry veterans, Clédor delivers a seamless and rewarding experience for investors and homeowners—helping them unlock the full potential and true value of their investments while maximising long-term returns.

Clédor keeps design thinking at the forefront. Known for its attention to detail, Clédor develops projects with high-end specifications and elevated design standards. With a robust development pipeline exceeding AED 2.5 billion, the company continues to drive innovation and excellence across every project.

Vave Development FZ-LLC, Ras Al Khaimah subsidiary of Clédor, will be launching the project.