

VIENNA HOUSE

RESIDENCES

BY WYNDHAM
AL MARJAN ISLAND

FACTSHEET

DEVELOPED BY:


SUGEE

Live
limitless

Fully Furnished, Hospitality-Branded Residences

On Al Marjan Island, Vienna House Residences by Wyndham defines a serviced island lifestyle aligned with contemporary living and long-term value.

DESTINATION

Al Marjan Island, Ras Al Khaimah

Al Marjan Island stands at the center of the UAE's next coastal chapter, shaped by world-class waterfront destinations, rising tourism, and a growing entertainment hub.

Waterfront Masterplan

2.7 sq. km island with 7.8 km of private shoreline

Global Hospitality

Home to world-class resorts, marinas, dining, and entertainment

Wynn Resort

The UAE's first large-scale integrated gaming resort, driving tourism demand

Investment Growth

Rising appeal for lifestyle buyers and long-term investors

Minutes from Key Destinations and Iconic Resorts

				
2 Mins	4 Mins	5 Mins	7 Mins	10 Mins
Renowned Hospitality Landmarks	Turtle Beach	Wynn Gaming Resort Rosso Bay	Nikki Beach	Al Hamra Mall Golf Club Marina

	
30 Mins	50 Mins
Ras Al Khaimah International Airport	Dubai International Airport

PROJECT OVERVIEW

Residences managed by the global hospitality brand **WYNDHAM**

Project Type:	Fully Furnished, Branded Residences
Configuration:	2B + G + 15F + Rooftop
Total Units:	225
Unit Types:	Apartments and Penthouses
Completion:	Q4, 2027

Key features:

	Fully furnished		Rental-ready
	Hotel-inspired services		Short-term rental benefits

A socially connected environment where every day brings new energy, interaction, and possibilities.



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VIENNA HOUSE *lifestyle*

Energy, Experience, Community, and Service

Spaces crafted for movement, connection, and expression:

ENERGY

- Yoga deck
- Padel court
- Climbing wall
- Jogging track
- Indoor/Outdoor gym

EXPERIENCE

- Spa
- Fire pit lounge
- Steam & sauna
- Wellness sessions
- Rooftop infinity pool

SERVICE

- Valet
- Laundry
- Reception
- Concierge
- Vacant home care
- In-residence dining

COMMUNITY

- Social club
- BBQ zones
- Content studio
- Co-working hub

Pay-for-Play Services

On-demand lifestyle services, with more available to residents:

						
Valet Services	Laundry Services	In-residence Dining	Wellness Sessions	Spa Services	Steam & Sauna Rooms	Vacant Home Care

INVESTMENT ADVANTAGE

Higher Yields, Lower Barriers, Growing Demand

Fully Furnished

No additional setup cost.

Brand Equity

Largest hotel operator globally, with 9K+ hotels worldwide.

Tourism-Led Demand

High occupancy potential.

Short-term Rental

One of the few hospitality-branded residences that permits short-term rentals.

Early-Stage Advantage

Buy into a market before peak growth.

Seafront Branded Living

Hospitality-branded residences set directly on the shoreline.

UNIT TYPES & SIZES

UNITS	NO. OF UNITS	AVERAGE SIZES	STARTING PRICE
Studios	47	540 sq. ft.	On Request
One-Bed Modular	26	660 sq. ft.	On Request
One-Bedroom	130	938 sq. ft.	On Request
Two-Bedroom	19	1430 sq. ft.	On Request
Penthouses	3	7400 sq. ft.	On Request

DEVELOPER



Born in Mumbai 39 years ago, Sugee has built a legacy grounded in integrity, precision, and consistent delivery. With deep experience across prime locations, the company has played a defining role in shaping Mumbai's skyline.

39
years
of legacy

29
active
projects

3
master
developments

Corporate offices: Mumbai | Thane | Dubai | Ras Al Khaimah