

# ARTHOUSE RESIDENCES

AL MARJAN ISLAND

*by*

 CLÉDOR



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FROM MANHATTAN  
TO MARJAN

# THE BRAND

## ARTHOUSE HOTEL NYC

Located in the heart of New York City, Arthouse Hotel  
blends creativity with comfort.

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# WHERE MANHATTAN ENERGY MEETS ISLAND SERENITY

Nestled between the Hajar Mountains and the Arabian Gulf,  
Ras Al Khaimah is a land of contrast and beauty.

An aerial photograph of a beach. The water is a deep, clear green, transitioning to a lighter turquoise near the shore. The beach is a mix of light and dark sand. Several bright blue umbrellas are scattered across the beach. A paved road runs parallel to the beach. The overall scene is serene and beautiful.

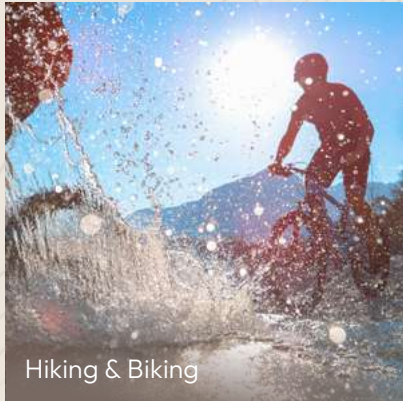
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# RAS AL KHAIMAH

Ras Al Khaimah is made for the curious.



Jebel Jais



Hiking & Biking



Dhayah Fort



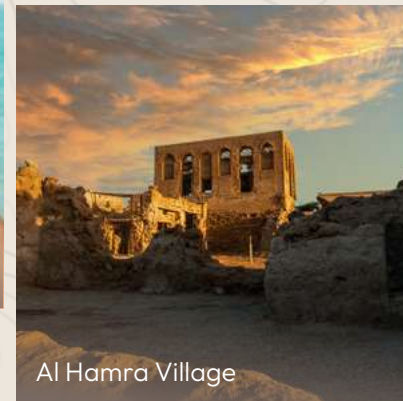
National Museum  
of Ras Al Khaimah



Suwaidi Pearls



Beaches & Mangroves



Al Hamra Village



Desert Safaris



Wadi Shawka

# THE WYNN EFFECT



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- Property Value
- Investment Demand
- Infrastructure
- Tourism Growth
- Global Prestige
- Job Creation
- Community Impact
- Long-Term Residency



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# ARTHOUSE RESIDENCES AL MARJAN

Perched on Al Marjan Island, Arthouse Residences draws from the bold spirit of NYC's Arthouse Hotel.

CONNECTED  
TO EVERYTHING,  
MINUTES FROM  
ANYTHING

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# AMENITIES



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Private Beach Club

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Kids Play Area

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Rooftop Adults-only  
Infinity Pool

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Barbeque Area

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Retail Outlets and Cafe



Fitness Club



Park



Yoga Deck



Spa, Steam and Sauna



Concierge



Valet



À La Carte Hotel Services



Housekeeping On Call

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# INTERIORS

Arthouse Hotel Standard Interiors

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ARTHOUSE  
RESIDENCES



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EDCLÉDOR



A

B

B7

B7

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# THE RESIDENCES

Spaces that fit just right, each thoughtfully designed.

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# STUDIO

Efficient Living. No Wasted Space.

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# 1 BEDROOM RESIDENCES

Balanced Proportions. Generous Natural Light.

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# DUPLEXES, 1 BEDROOM+ STUDY RESIDENCES

Live Differently. Beautifully.

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# A SCULPTURAL IMAGE

Arthouse Al Marjan rises like an artistic  
vision, its flowing white and glass lines  
framed by palms.

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LOBBY

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# SPACES DESIGNED TO INSPIRE

Every apartment features a fully equipped kitchen, ensuring your home is as practical as it is beautiful.

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# A SYMPHONY OF LIGHT

Floor-to-ceiling windows turn sunlight into a design element, casting dynamic shadows and creating an ever-changing interior.

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# HEIGHTENED PERSPECTIVES

Soaring ceilings infuse every space with openness and grandeur, creating a living experience that feels as boundless as the horizon.

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# ORGANISATION AS AN ART FORM

Designed for both functionality and sophistication, the walk-in closets deliver organized refinement, where every item finds its place.

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# WHERE INDOORS AND OUTDOORS BECOME ONE

Wrap-around balconies blur the lines between interior comfort and exterior beauty, offering uninterrupted ocean and park views.

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# SPACES CRAFTED FOR A LIFE WELL-LIVED

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Arthouse Residences Al Marjan's amenities are designed for both comfort and convenience, every detail harmonising style with functionality, creating a seamless flow between refined interiors and serene open spaces.



Private beach club



Kids Play Area



Rooftop Adults - Only Infinity Pool



Barbeque Area



Retail outfits and cafe



Fitness Club



Yoga Deck



Park



Spa, Steam and Sauna



Concierge



Valet



A La Carte Hotel Services



Housekeeping on call

PROJECT  
OVERVIEW

ED CLÉ DOR



# THE FIRST ARTHOUSE NYC RESIDENCE IN THE MIDDLE EAST

- 50 Studios
- 75 One-Bedroom Residences
- 68 One-Bedroom Residences with Study
- 8 Two-Bedroom Duplexes

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ARTHOUSE RESIDENCES  
AL MARJAN

# THE DEVELOPER

Clé dor is a dynamic real estate company known for delivering visionary urban spaces.

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# STRATEGIC PARTNER

Prospect Properties is a Dubai-based real estate development and investment company offering comprehensive turn-key solutions across the UAE.

# PROSPECT.

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