



PLAYA VIVA

UNIESTATE

A serene beach scene at sunset. The sun is low on the horizon, casting a warm, golden glow over the water and sand. Gentle waves with white foam are washing onto the shore. A large, flowing fabric, possibly a beach towel or a piece of art, is draped across the top of the frame, catching the light and creating a sense of movement. The sky is a clear, deep blue, and the overall atmosphere is peaceful and idyllic.

PARADISE  
AWAITS

WHERE GENTLE WAVES  
CREATE SOOTHING SYMPHONIES  
YOUR EXCLUSIVE PARADISE AWAITS ON **AL MARJAN ISLANDS**

# ELEGANT WATERFRONT ADDRESS



PLAYA VIVA



Water sports

BEACH ACCESS

2

1 BEACH ACCESS



# AL MARJAN ISLAND OVERVIEW

  
PLAYA VIVA



WYNN  
RESORT

## THE NEXT LUXURY DESTINATION

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike.

# THE REGION'S FIRST GAMING RESORT

Set to revolutionize the UAE's tourism landscape, the first-ever gaming resort on Al Marjan Island is poised to attract millions of international visitors, creating a surge in real estate demand.



# INVESTMENT GROWTH

## TOMORROW'S HOTSPOT

Early investors in Al Marjan Island properties stand to benefit from exceptional value appreciation and premium rental yields as this exclusive destination rapidly develops into the regions most coveted address





# RAS AL KHAIMAH ATTRACTIONS

## ADVENTURE & BEAUTY

Discover Ras Al Khaimaha diverse wonders—from thrilling desert safaris and mountain hikes to pristine beaches, mangrove forests, hot springs, and historic sites—all within easy reach of your Playa Viva residence

# PLAYA VIVA OVERVIEW

## EXCLUSIVE COASTAL COMMUNITY

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike





# ARCHITECTURAL VISION

## INSPIRED DESIGN

Every element of Playa Viva has been meticulously crafted to maximize ocean views and natural light, featuring contemporary architecture with clean lines, expansive glass, and natural materials that reflect coastal elegance

# RESORT-STYLE SERVICES

## EFFORTLESS LUXURY

Experience the pinnacle of convenience with our impeccable service suite—from attentive poolside attendance and prompt valet parking to concierge ready to fulfill your every request 7/24 our knowledgeable.



# Building Structure

A  
BLOCK

B  
BLOCK

C  
BLOCK



## Podium Level

Serviced Pool  
Tennis  
Shaded Table Tennis  
Badminton  
BBQ  
Outdoor Cinema

## Ground Floor

Fine Dining  
Coffee shop  
Outdoor Cafe  
Watersport  
Pool  
GYM  
Spa

# Building Structure

- Shops
- Super Market
  - Pharmacy
  - Management
  - Beauty Salon
  - Water Sport Shop
  - Barber
  - Beauty Center
  - ATM Machine



GROUND FLOOR  
AMENITIES



# GROUND FLOOR



- FINE DINING
- COFFEE BAR
- RETAIL SHOPS
- POOL
- OUT DOOR RESTAURANT
- GYM
- SPA & YOGA





A woman with long dark hair, wearing a blue halter-neck dress and large earrings, stands next to a man in a dark suit. They are holding hands. The background is a blurred blue wall.

# GOURMET RESTAURANTS

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## CULINARY EXCELLENCE

Savor gourmet masterpieces by top chefs, paired with rare vintages and exceptional service.



# CHIC COFFEE CULTURE







# PODIUM LEVEL PLAN



- ① Multi-Purposed Open Area with Seating
- ② Shaded Picnic Area
- ③ Plaza with Seating
- ④ BBQ Area
- ⑤ Seating
- ⑥ Badminton Area
- ⑦ Shaded Tennis Table Area
- ⑧ Shaded Play Area
- ⑨ Seating with Fire Pit
- ⑩ Pocket Plaza
- ⑪ Pool
- ⑫ Sunken Area
- ⑬ Multi-Purposed Open Deck with Seating
- ⑭ Shaded Wood Deck with Seating
- ⑮ Pergola
- ⑯ Shower Room
- ⑰ BBQ Area
- ⑱ Wood Deck
- ⑲ Pot & Sculpture
- ⑳ Featured Pergola
- ㉑ Badminton Court
- ㉒ Shaded Wood Deck
- ㉓ Tennis Table Area
- ㉔ Shaded Play Area
- ㉕ Shaded Sunken Area
- ㉖ Opendoor cinema











OUTDOOR CINEMA



GYM

# WELLNESS JOURNEY



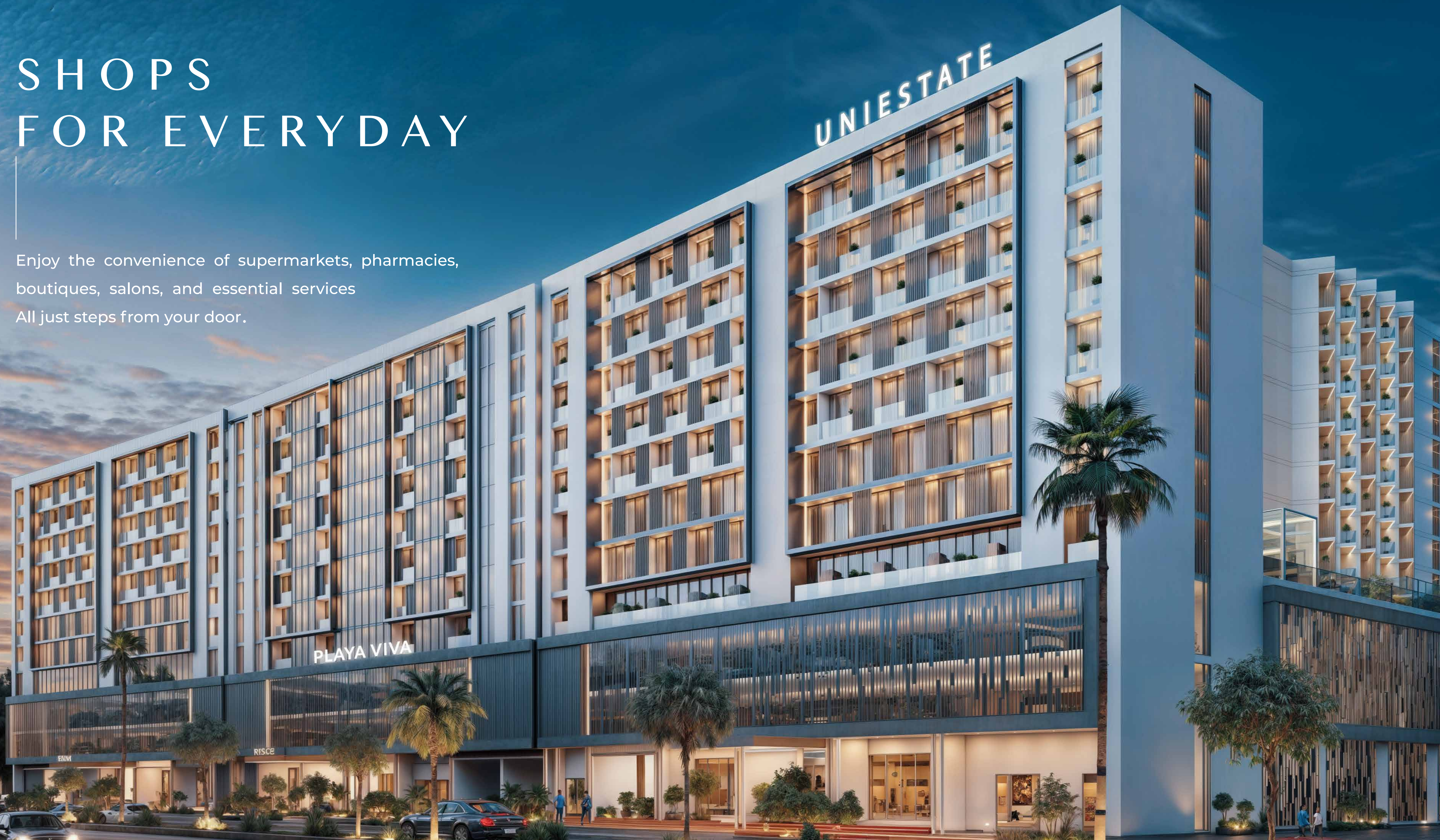
## LUXURY SPA

Rejuvenate body and mind in our premium spa, where skilled therapists combine ancient healing traditions with modern techniques to create personalized treatments in serene surroundings.



# SHOPS FOR EVERYDAY

Enjoy the convenience of supermarkets, pharmacies,  
boutiques, salons, and essential services  
All just steps from your door.





TOWER 2



SHOPS

# EVERY DAY LUXURY NEEDS

Enjoy the convenience of supermarkets, pharmacies, boutiques, salons, and essential services — all just steps from your door.





# APARTMENT TYPES

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## YOUR PERFECT SANCTUARY

Choose your perfect sanctuary from our collection of impeccably designed studio, one, two, and three-bedroom apartments, each offering panoramic views and sophisticated living spaces.



# FULLY FINISHED FULLY SMART

## EFFORTLESS LIVING

Choose your perfect furnished apartment from our collection of impeccably designed studio, one, two, and three-bedroom units — all featuring smart home systems, panoramic views, and elegant living spaces .



PLAYA VIVA

LOBBY



LIVING ROOM









BATHROOM







KITCHEN





BEDROOM







WATER SPORTS

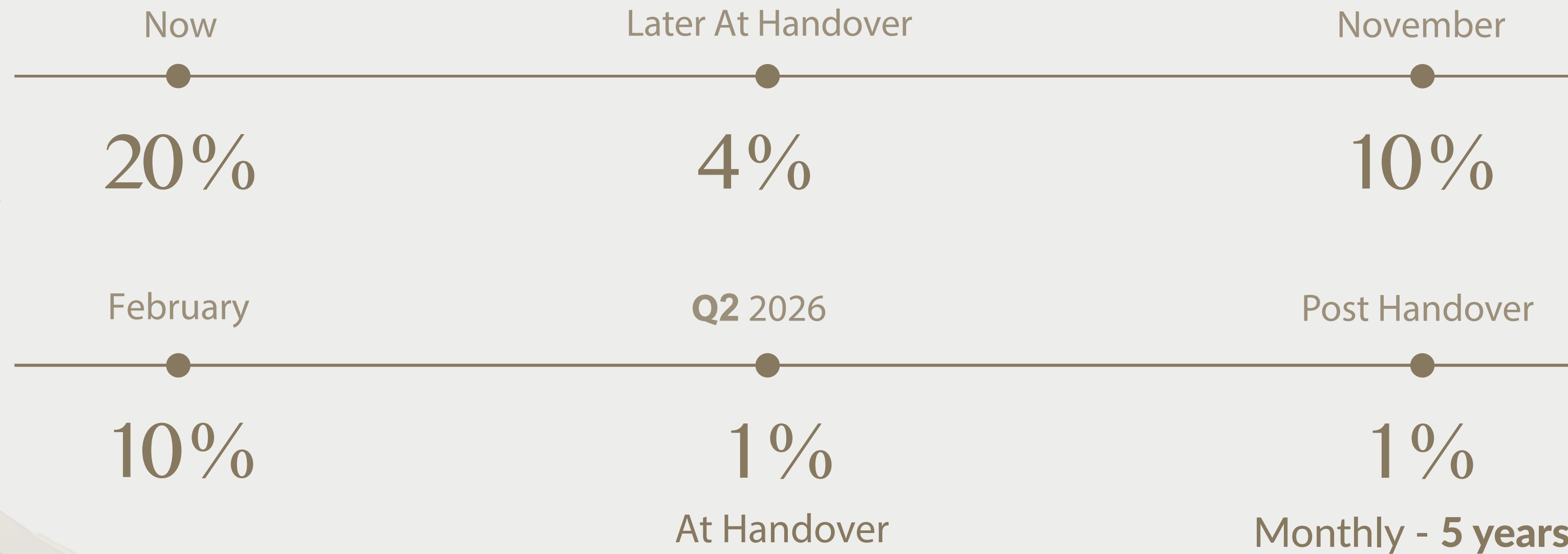
# SIZE GUIDE

UNIT TYPE	AREA SQFT
Studio	300 - 462
1BR	600 - 850
2BR	1100 - 1200
3BR	1700 - 1800

# PAYMENT PLAN

**1%**  
Monthly

**5** years  
Post Handover



# UNIESTATE

DEVELOPER EXCELLENCE

Backed by UniEstate's renowned reputation for creating landmark properties that blend innovative design with superior quality, ensuring both lifestyle enhancement and investment security

[uniestate.com](https://uniestate.com)

# THE FUTURE AWAITS

Secure your position in this exclusive community today, with project completion set for Q1 2026 and attractive pre-launch incentives available for early investors

