



# **CATEGORY MASTERPLAN**

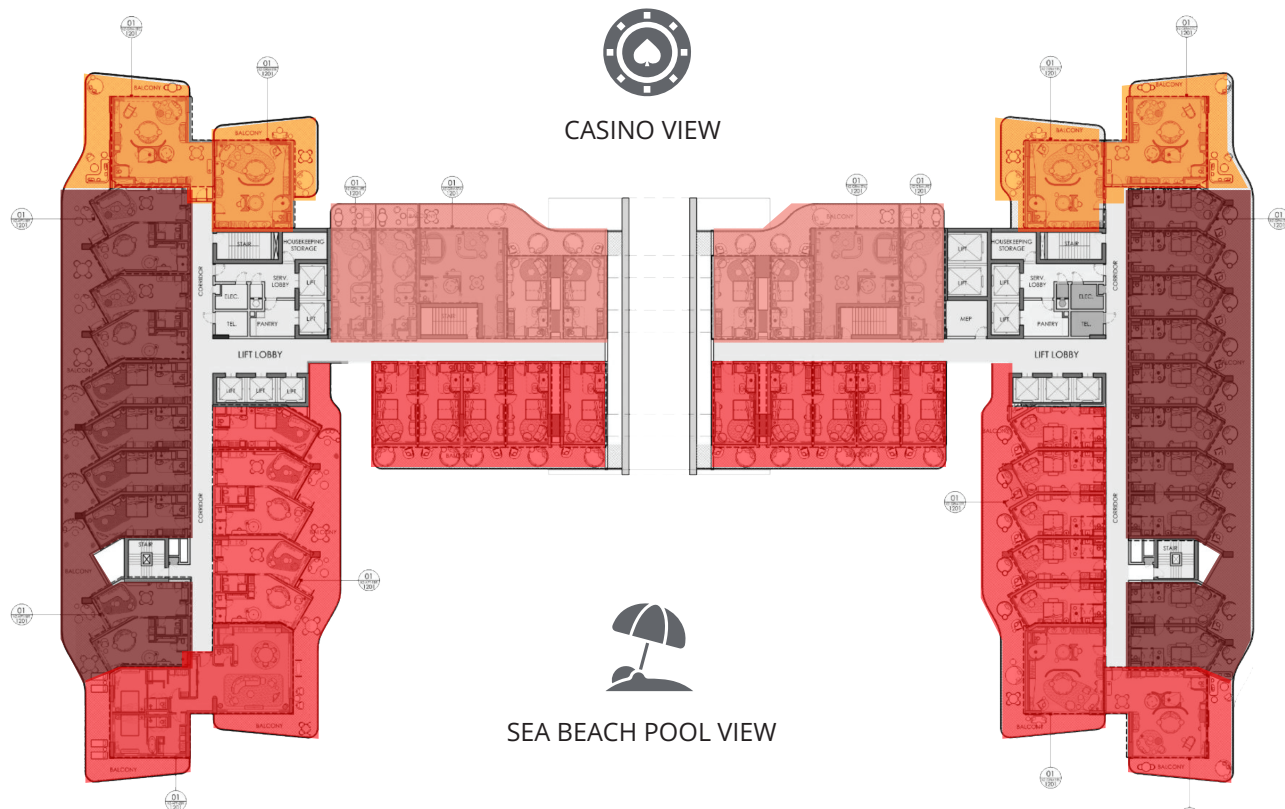


LEGEND

TYPICAL FLOOR PLAN

## ROOM CATEGORIES

- A
- B
- C
- D

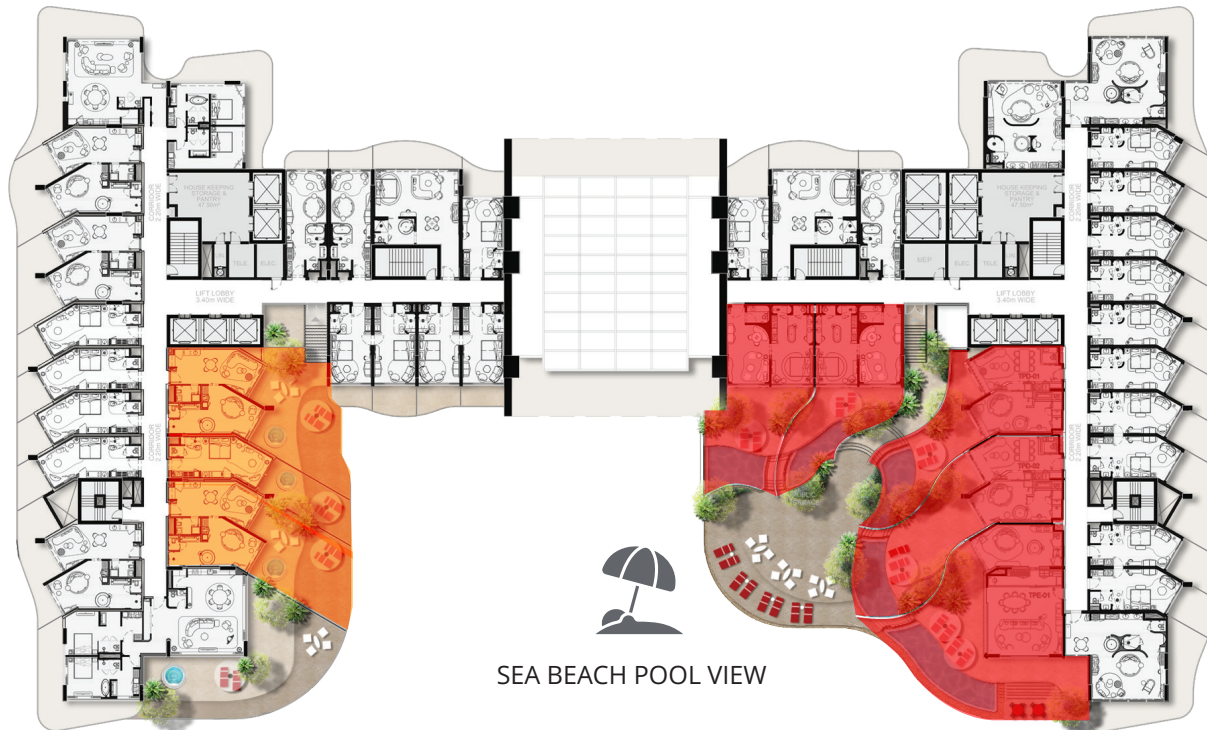


Disclaimer: 1. The ROI figures provided are based on actual assumptions and market trends, and may not reflect future outcomes. Buyers are advised to conduct their own research and seek professional advice before making investment decisions. We do not guarantee the accuracy of projected ROI and disclaim any liability for potential losses. 2. All dimensions are in imperial and metric and measured from finish to finish excluding construction tolerances. 3. All materials, dimensions, and drawings are approximate only. 4. Information is subject to change without notice, at the developer's absolute discretion. 5. Actual area may vary from the stated area. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make alterations, without any liability whatsoever.



LEGEND  
1ST FLOOR PLAN

ROOM  
CATEGORIES



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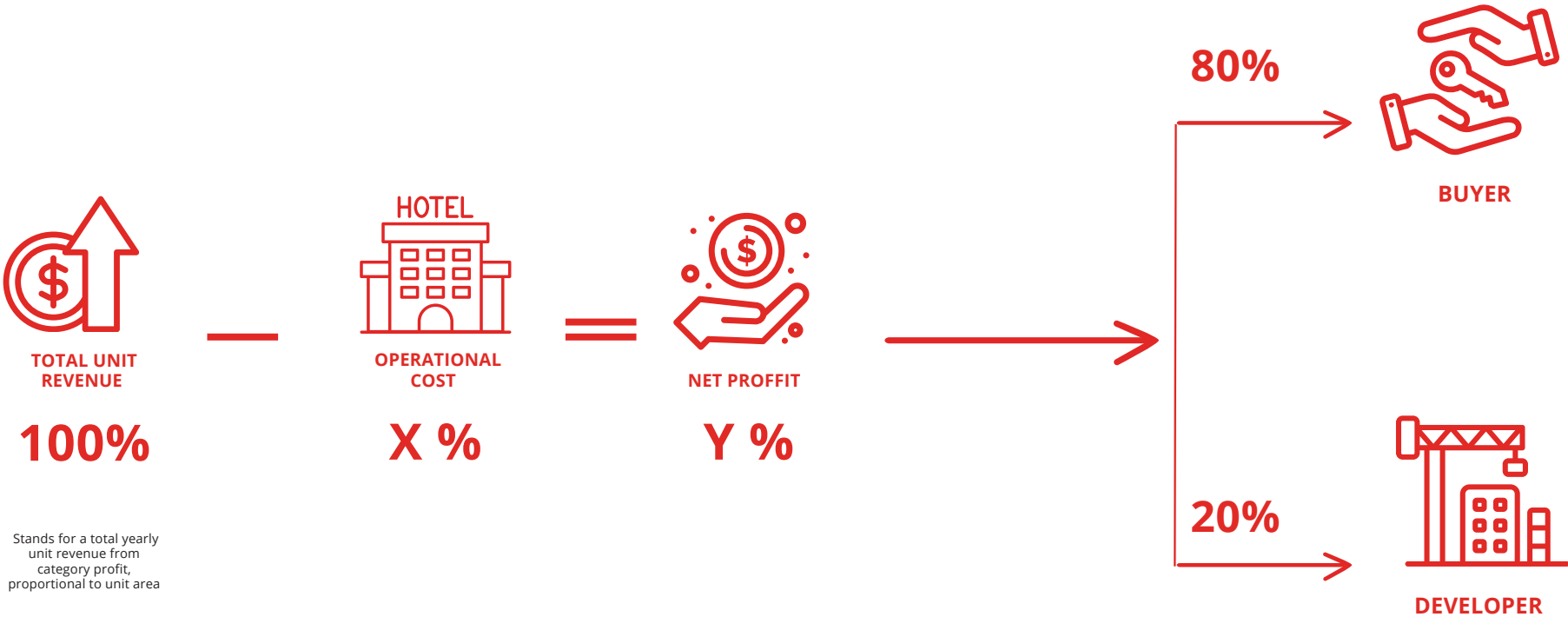
# TYPES OF CATEGORIES.

| CATEGORY | VIEW                                          | UNIT TYPE                                     | SIZE SQ. FT       |
|----------|-----------------------------------------------|-----------------------------------------------|-------------------|
| A+       | VIP SUITE WITH PRIVATE POOL<br>SEA BEACH POOL | VIP SUITE                                     | from 940 to 1900  |
| AA       | SEA BEACH POOL                                | STUDIO with Jacuzzi<br>1 BEDROOM with Jacuzzi | from 815 to 1806  |
| A        | SEA BEACH POOL                                | STUDIO<br>1 BEDROOM                           | from 450 to 1800  |
| B        | CORNER UNIT<br>CASINO VIEW                    | 1 BEDROOM<br>2 BEDROOM                        | from 1200 to 2600 |
| C        | CASINO VIEW                                   | STANDARD<br>SUITE                             | from 480 to 1270  |
| D        | PARTIAL SEA                                   | STUDIO<br>1 BEDROOM                           | from 550 to 1170  |

Developer reserves the right to change payment plans and room category distribution without prior notice.



# PROFIT DISTRIBUTION SCHEME



Disclaimer: Hospitality management operational costs can vary widely due to numerous factors. Actual costs may differ based on specific circumstances and market conditions. Conducting a thorough analysis and consulting financial experts is advisable for precise cost estimations.

"The Unexpected Al Marjan Island Hotel & The Unexpected Al Marjan Island Residences, a hospitality complex developed by Almal Real Estate Development L.L.C. and managed by Palladium Gestion, S.L.U. under the brand The Unexpected Hotels & Residences."  
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