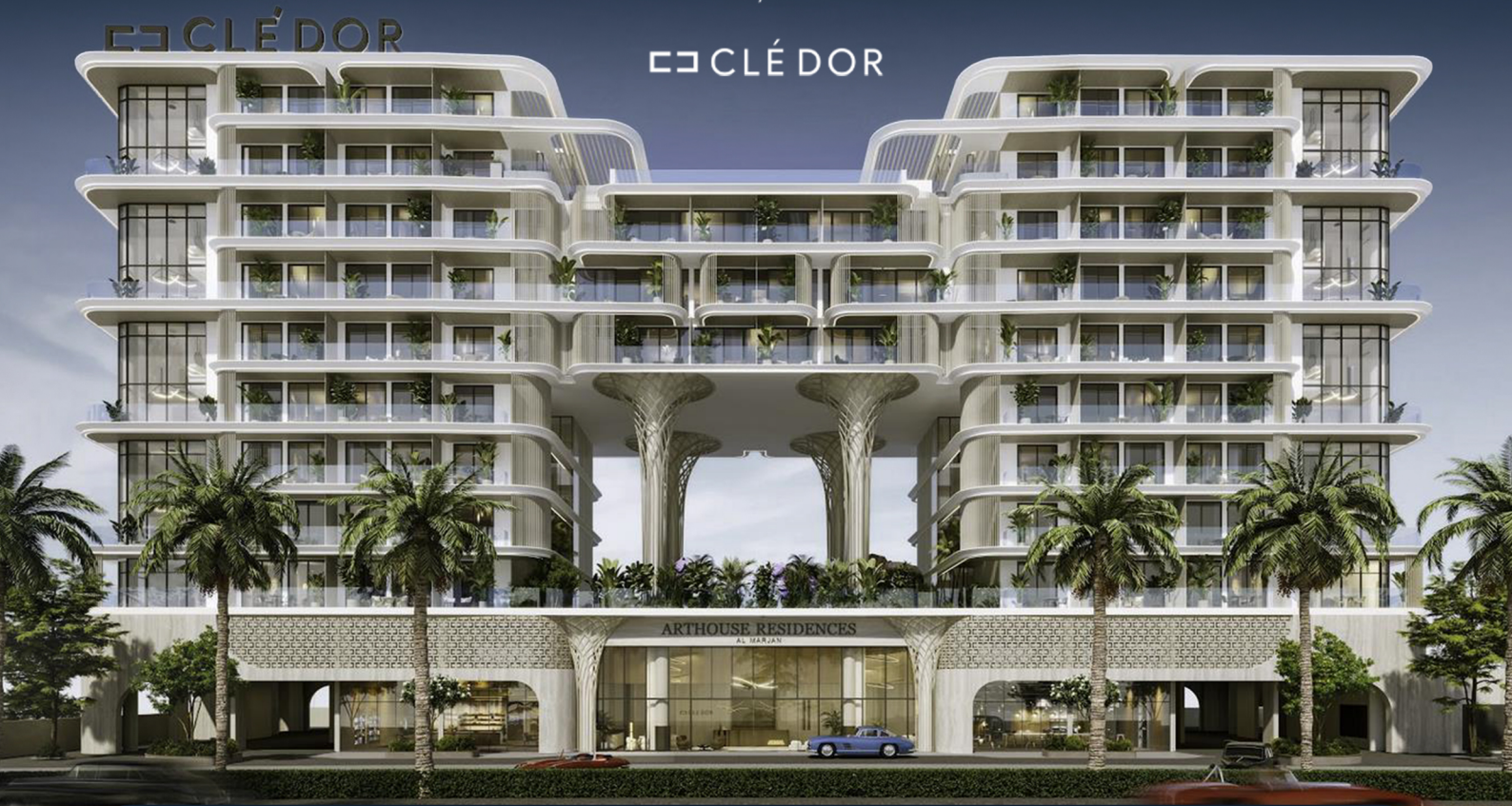


ARTHOUSE RESIDENCES

AL MARJAN ISLAND

by

CLÉDOR



ARTHOUSE BRANDED RESIDENCES

WHERE MANHATTAN BRANDS ENERGY MEETS AL MARJAN ISLAND SERENITY

STARTING PRICES

1 BEDROOM FROM **AED 1.6M - 1.9M**

1 BEDROOM + STUDY FROM **AED 2M**

1 BEDROOM + STUDY DUPLEX FROM **AED 3.2M - 3.9M**

STARTING SIZES

1 BEDROOM FROM **600 - 850 SQ. FT.**

1 BEDROOM + STUDY FROM **1,100 SQ. FT.**

1 BEDROOM + STUDY DUPLEX FROM **1,700 SQ. FT.**

LOCATION

AL MARJAN ISLAND, RAS AL KHAIMAH

WALK TO THE BEACH	1 MINUTE
WYNN CASINO RESORTS	7 MINUTES
RAK INTERNATIONAL AIRPORT	30 MINUTES
DUBAI INTERNATIONAL AIRPORT	50 MINUTES

HASSLE FREE INVESTMENT OPTIONS

ARTHOUSE MANAGED RENTAL POOL ————— ARTHOUSE MANAGED SHORT TERM RENTAL

NO RESTRICTION ON THIRD PARTY SHORT TERM RENTALS

AMENITIES & SERVICES



WALKING DISTANCE TO THE BEACH



KIDS PLAY AREA



ROOFTOP ADULTS ONLY INFINITY POOL



BARBEQUE AREA



RETAIL OUTLETS AND CAFE



FITNESS CLUB



YOGA DECK



PARK



SPA, STEAM AND SAUNA



CONCIERGE



VALET



A LA CARTE HOTEL SERVICE

FULLY FITTED KITCHEN APPLIANCES

ARTHOUSE RESIDENCES OFFERS - MARJAN WORLD / WYNN & PARTIAL SEA VIEWS

PAYMENT PLAN: 40/60

PAYMENT STAGE	PAYMENT	DUE DATE
BOOKING	10% + AED 5,250 (ADMIN FEE)	IMMEDIATE
1 ST INSTALLMENT	10%	WITHIN 30 DAYS OF BOOKING / SPA
2 ND INSTALLMENT	10%	MARCH 2026
3 RD INSTALLMENT	10%	SEPTEMBER 2026
UPON COMPLETION	60% + 4% RAK LAND FEE	HANDOVER

HANDOVER: Q4 2027