

Fairmont

RESIDENCES AL MARJAN ISLAND



The HEART *of* LIVING

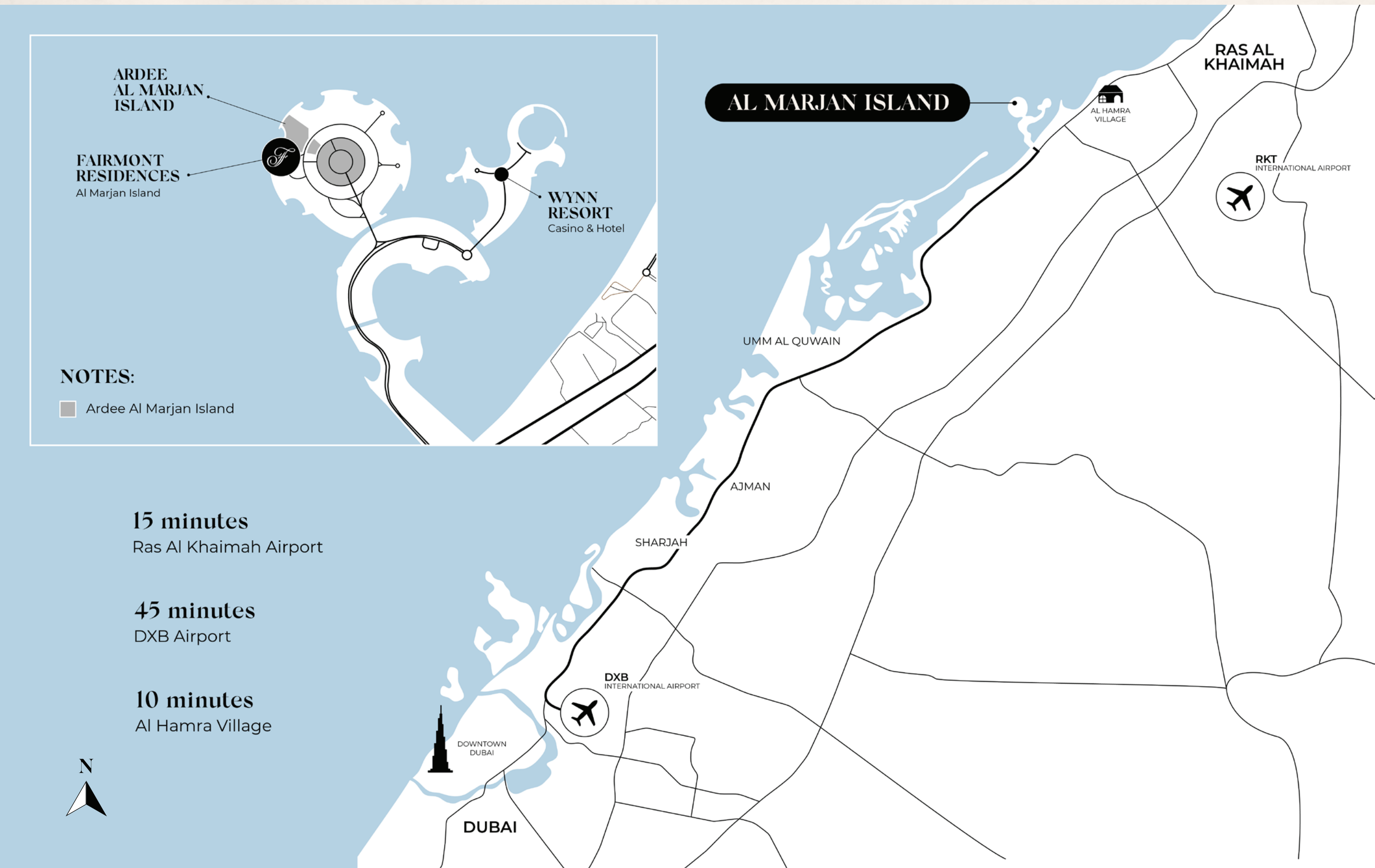
Imagine a life where time bends to your rhythm and every detail anticipates you. No rushing, no requesting—just the intuitive sense that everything is as it should be. Crafted with over a century of hospitality experience, Fairmont Residences offer more than refined spaces—they offer a way of living where ease and grace converge.

This is “The Heart of Living.”

A LANDMARK *of* COASTAL ELEGANCE

Fairmont Residences Al Marjan Island offers refined seaside living. Developed by Ardee, the collection includes elegant one- to three-bedroom apartments, townhouses, and sea villas. Each residence is a private retreat with exceptional views and world-class services.

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A NEW DAWN *on* AL MARJAN ISLAND

Al Marjan Island is Ras Al Khaimah’s signature waterfront destination with a 7.8 kilometres archipelago of pristine beaches. Along its iconic shoreline, sits Ardee Al Marjan Island, designed as a vibrant lifestyle community, with branded residences, private villas, and a vibrant retail and dining district. Blending natural beauty with thoughtful design, it offers a lifestyle shaped by ease, connection, and elevated everyday moments.

RESIDENTIAL *Offering*

RESIDENCE TYPE	AVAILABILITY	GROSS AREA
1 Bedroom	311	849 - 1,753 ft ²
2 Bedroom	145	1,399 - 1,727 ft ²
2 Bedroom + Study	26	1,755 - 2,067 ft ²
3 Bedroom	18	2,283 - 2,670 ft ²
Townhouse (3br)	19	2,946 - 3,010 ft ²
Sea Villa	4	20,000 ft ²
TOTAL	523	

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PAYMENT PLAN

STAGE	PAYMENT	MILESTONE
On Booking	5%	At the time of booking
1st Instalment	15%	Within 30 days of booking
2nd Instalment	5%	6 months from booking
3rd Instalment	5%	12 months from booking
4th Instalment	10%	On 40% construction complete
5th Instalment	10%	On 65% construction complete
6th Instalment	10%	On 85% construction complete
Final Instalment	40%	On Handover (Q4 2028)

COMPLETION DATE

Q4 2028

DEDICATED RESIDENTIAL AMENITIES

- F&B Outlets
- Direct Access to the Beach
- Family & Kids Pool
- Adults Sky Pool, Terrace & Bar
- Residents Lobby & Lobby Lounge
- Dedicated Boardroom & Private Dining Room
- Resident's Owners Lounge
- Fairmont Fit Fitness Centre & Studio
- Wellness Facilities including Treatment Rooms
- Screening Room
- Games Room
- Kids Club
- Water Sport Facilities
- Access to the Fairmont Resort
- Resident's Gardens
- Chauffeur's Lounge
- Dog Wash Station
- EV Stations
- Mobile Car Fuelling Station

Ardee Al Marjan Island MASTERPLAN FACILITIES

- Restaurant District
- Community Parks / Gardens
- Sports Facilities (Tennis, Padel, Basketball)
- Mall / Retail District
- Buggy Services to the Hotel
- Kids Parks, Splash Pad
- Community Pool
- Jogging / Cycling Tracks
- Bicycle Facilities or Access Roads
- Pedestrian Access
- Jetty / Boat Access

RESIDENTS' SERVICES

These services are included in the service charge assessed to homeowners annually.

- Accor Ownership Benefits Program
- Clubhouse / Residence Lounge Staff
- Dedicated Residence Owners Concierge
- Doormen & Valet
- Owner Services Staff
- Common Area Maintenance
- Common Area Housekeeping
- Common Area Utilities
- General & Administrative
- WiFi Internet in Common Areas
- Security

À LA CARTE SERVICES

À la carte services are optional and subject to additional charges, they're not included in the service charge.

- In-residence Catering, Personal Chef
- Shopping Services, Personal Assistant
- Childcare
- Dog Walking Service
- Dry Cleaning & Laundry
- Private Transportation / Limousine Services
- In-residence Housekeeping (Daily, Weekly etc.)
- In-residence Maintenance
- "While You Are Away" Maintenance Package



TEAM



At Ardee Developments, we create places that inspire new ways of living and working. With a commitment to enduring quality, our masterplans redefine modern living and enrich communities. ardeedevelopments.com



Fairmont Hotels & Resorts blends grand experiences with heartfelt moments across over 80 iconic destinations worldwide. Since 1907, Fairmont has defined hospitality with character, service, and sustainability. fairmont.com



Accor is a global hospitality leader with over 5,600 properties across 110 countries. With 40+ brands and a vibrant lifestyle portfolio, Accor champions sustainability, diversity, and innovation. group.accor.com



Mirage is a leading consultancy delivering end-to-end development and construction solutions. With 28 years' experience and over 100 projects delivered globally, Mirage drives innovative, high-quality outcomes across a 6.4 million m² portfolio.



Pelli Clarke & Partners creates landmark spaces that inspire and transform communities. With a global portfolio including Petronas Towers in Kuala Lumpur and Salesforce Tower in San Francisco, their designs balance iconic presence with civic sensitivity.

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