The HEART *of* LIVING

Fairmont
RESIDENCES
AL MARJAN ISLAND

A NEW CHAPTER *by the* SEA

INTRODUCTION

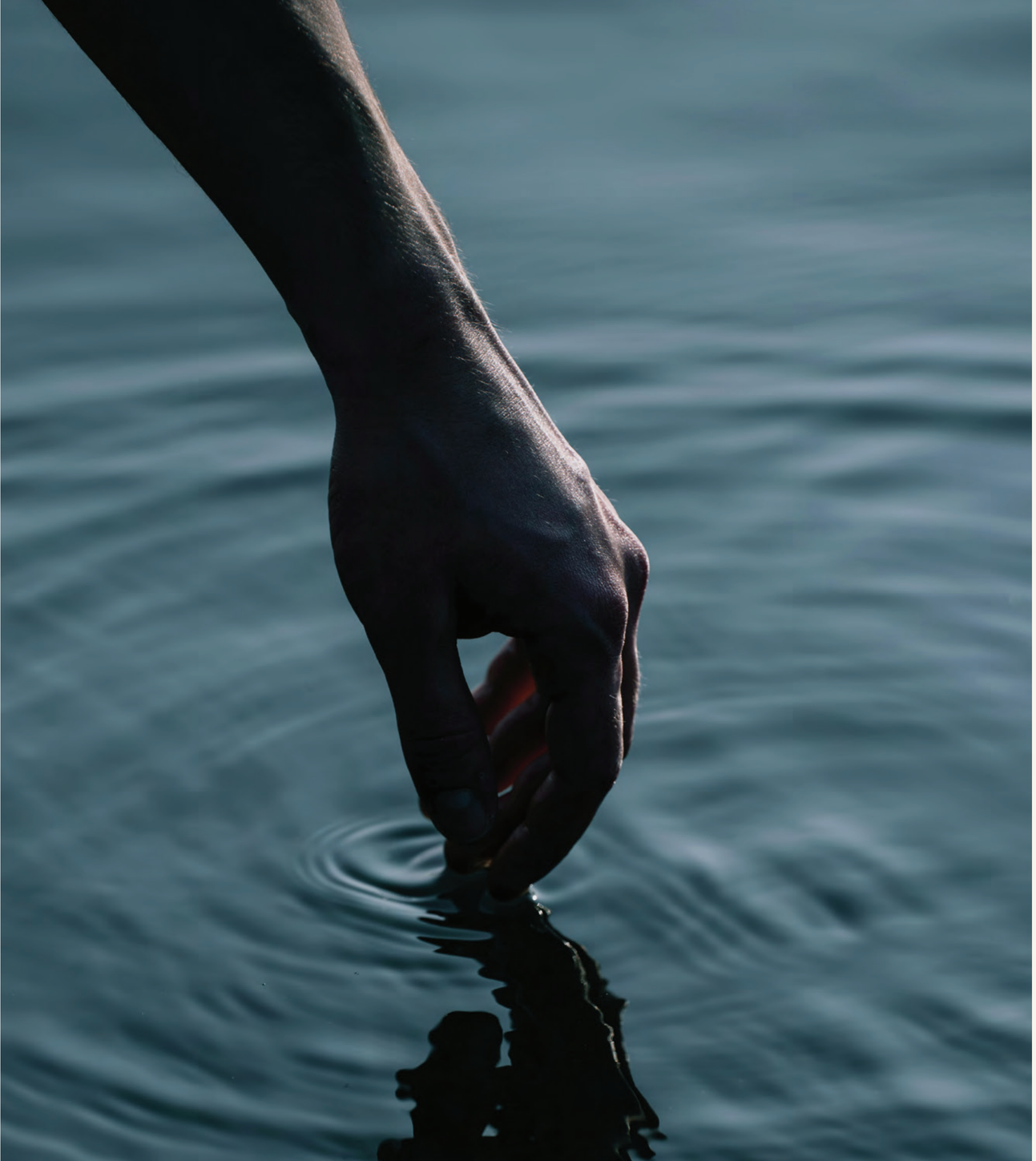
AL MARJAN ISLAND

THE RESIDENCES

AMENITIES, SERVICES & BENEFITS

THE TEAM

SALTY *hair.*
SEA *breeze.*
Endless SERENITY.



The HOME *of* LIFE'S FINEST MOMENTS

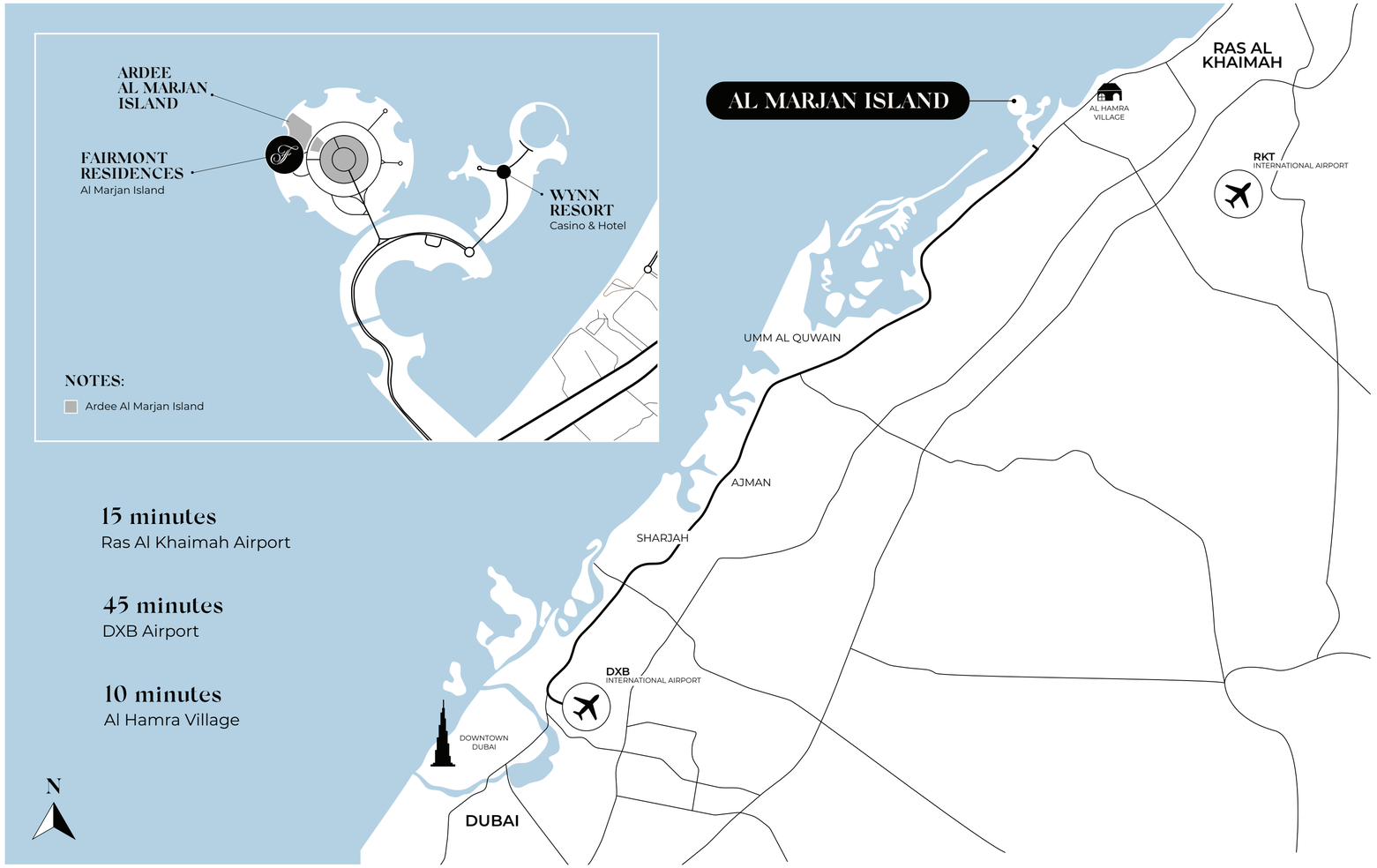
A new standard of living rises on the shores of Al Marjan Island - Fairmont Residences Al Marjan Island.

Fairmont Residences Al Marjan Island. Here, contemporary elegance meets the distinguished heritage of Fairmont, renowned for crafting exceptional hospitality experiences for over a century.

Every feature, from breathtaking sunset views to awe-inspiring architecture, reflects a commitment to sophistication.

EVERYDAY *begins with* BEAUTY

A JOURNEY *that* BEGINS *in* COMFORT



Map Location

Strategically positioned within reach of two major international hubs, Fairmont Residences Al Marjan Island enjoys effortless access to both Ras Al Khaimah International Airport (RAK) and Dubai International Airport (DXB), and comprises four coral-shaped islands.

Among them is the upcoming Fairmont Residences Al Marjan Island, which will provide residents with unparalleled seaside living. Notably, the island is set to host the UAE's first casino at the forthcoming Wynn Al Marjan Island resort.

Al Marjan Island:
A JEWEL *in the* ARABIAN GULF

Showcasing modern Ras Al Khaimah at its finest, Al Marjan Island offers 23 kilometres of stunning coastline and a palm-lined corniche.

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The BENCHMARK *in* COASTAL LIVING

Fairmont Residences Al Marjan Island by Ardee Developments is redefining seaside and community living in Ras Al Khaimah.

Set along the pristine shores of Al Marjan Island, this masterfully designed community blends branded residences, serviced apartments, private villas, and townhouses with world-class hotels and a vibrant retail and dining district. Carefully conceived leisure and wellness facilities, complemented by lush green parks, create a harmonious balance between tranquillity and connectivity.

LIVE, RELAX, *and* THRIVE *by the* SEA

INSPIRED *by* NATURE'S RHYTHM

The architecture of Fairmont Residences Al Marjan Island is shaped by the raw beauty of the coastline, creating spaces that balance serenity and splendour.

The Residences

RESIDENTIAL *Offering*

RESIDENCE TYPE	AVAILABILITY	GROSS AREA
1 Bedroom	311	8489 - 1,753 ft²
2 Bedroom	145	1,399 - 1,727 ft²
2 Bedroom + Study	26	1,755 - 2,067 ft²
3 Bedroom	18	2,283 - 2,670 ft²
Townhouse (3br)	19	2,946 - 3,010 ft²
Sea Villa	4	20,000 ft²
TOTAL	523	

The HORIZON *at your* DOORSTEP

Floor-to-ceiling windows fill the space with light, while the open-plan living area blends natural textures with refined finishes, creating a seamless flow from kitchen to lounge.

One Bedroom Residences

Your LIFE *above the* WAVES

Our expansive two-bedroom residences are a masterpiece of balance. Inside, everything speaks of refinement, from the tactile richness of materials to the modern design.

Two Bedroom Residences

Three Bedroom Residences

SPACES *to* LIVE, VIEWS *to* DREAM

Our three-bedroom residences redefine coastal sophistication, with every detail curated to elevate everyday life.

A SANCTUARY *of* CALM *and* CONNECTION

Our townhouses offer a private retreat without compromise, layered across two levels, blending indoor warmth with outdoor openness. Natural materials, artisanal finishes, and ocean breezes weave together.

Townhouse

Where the SEA WHISPERS *your* NAME

Our sea villas are the epitome of barefoot luxury. Inside, high ceilings, flowing spaces, and bespoke details embrace the seascape.

Sea Villas

Your EVERY DESIRE, *beautifully* CATERED *to*

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
- Chauffer'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

Residential Lobby

Your GATEWAY *to* ELEGANCE

Bathed in natural light, a soaring atrium draws the eye skyward, while soft curves create a perfect transition between indoors and out.

Games Room

PLAY. *Connect.* UNWIND.

The games room is designed for friendly competition.

For SANCTUARY *of* STILLNESS

The sauna and steam room offer deep relaxation through stillness.

Wellness Facilities

Fairmont Fit Fitness Studio

HARMONY *of the* MIND *and* BODY

Movement meets motivation at Fairmont Fit Fitness Centre & Studio, a space shaped to inspire peak performance

A CULINARY JOURNEY, *curated for* YOU

Experience intimate dining where each course is a celebration of craft and creativity, made to delight the senses.

Chef's Table

Adult Sky Pool

ENDLESS *views,* *unforgettable* MOMENTS

Suspended above the sea, the Adults Sky Pool, Terrace & Bar pool provide a serene retreat, offering uninterrupted views that stretch to eternity.

Kids Pool Area

SPLASH, PLAY, *and* MAKE MEMORIES

Built with safety and adventure in mind, the kids' pool is a place of laughter and endless play.

Your CULINARY ESCAPE

This is a place to pause, connect, and savour.

where every dish complements the surroundings.

EMBRACE *the* ISLAND LIFESTYLE

Stroll along the beachfront walkway where the waves set a calming pace.

Beach-front Walkway

Kids Playroom

Where IMAGINATION *runs* FREE

The kids' playroom is a world of exploration.

Outdoor Sports Area

FIND *your* FLOW

The outdoor sports area's padel court invites movement in all its forms

Tailored LIVING, EFFORTLESSLY *delivered*

CORE 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

ACCOR · LIVE LIMITLESS

ACCOR OWNERSHIP BENEFITS PROGRAMME

Global VVIP Recognition:

- Exclusive invitation to join Diamond status in ALL - Accor Live Limitless*
- Gifting of a GOLD status in ALL – Accor Live Limitless to a family or friend
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts, and related hospitality offerings
- Automatic upgrades on arrival across more than 5,600 hotels and resorts worldwide**
- 20% off best available rate worldwide

**Eligibility continues for as long as Purchaser owns Fairmont branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.*

***At participating Accor brands and properties.*

MANAGEMENT & LEASING SERVICES

For complete peace of mind, residence owners can take advantage of professional property management services. The Developer's extensive development experience, combined with Fairmont's internationally recognized hospitality and residential operations management standards, ensures that the residences will be managed to the highest level.

Owners who wish to participate in the optional managed rental programme will be required to purchase the Fairmont approved FF&E package, ensuring consistency in design, quality, and guest experience.

UNITED *in a* SHARED VISION

ARDEE AL MARJAN ISLAND

Ardee on Al Marjan Island - a vibrant integrated destination that celebrates community and connection. Designed to foster a sense of belonging, Ardee seamlessly integrates residential, commercial, and recreational spaces, creating a harmonious environment for people to live, work, and connect. Ardee on Al Marjan Island is more than just a destination—it's a thriving community where meaningful connections and a balanced lifestyle come to life.

ARDEE

Our developments go beyond physical structures — they are masterplans that inspire new ways of living, working, and experiencing the exceptional. With a commitment to enduring quality, we shape places that redefine modern living and elevate the lives of residents and communities.

Fairmont

Fairmont Hotels & Resorts is where the intimate equally coexists with the infinite – an unrivalled portfolio of more than 80 extraordinary hotels where grand moments of life, heartfelt pleasures and personal milestones are celebrated and remembered long after any visit.

Since 1907, Fairmont has created magnificent, meaningful and unforgettable hotels, rich with character and deeply connected to the history, culture and community of its destinations – places such as The Plaza in New York City, The Savoy in London, Fairmont San Francisco, Fairmont Banff Springs in Canada, Fairmont Peace Hotel in Shanghai, and Fairmont The Palm in Dubai.

Famous for its engaging service, awe-inspiring public spaces, locally inspired cuisine, and iconic bars and lounges, Fairmont also takes great pride in its pioneering approach to hospitality and leadership in sustainability and responsible tourism practices. Fairmont is part of Accor, a world leading hospitality groupcounting over 5,600 properties throughout more than 110 countries, and a participating brand in ALL - Accor Live Limitless – a lifestyle loyalty program providing access to a wide variety of rewards, services and experiences.
fairmont.com

A HISTORY *of* BEAUTY *and* PASSION

Fairmont's roots stretch back to the late 19th century, and the vision of Sir William Cornelius Van Horne, with his design of the first two, and the most famous, grand railways hotels in Canada. In 1907, the first hotel to carry the Fairmont name was built and opened in San Francisco.

Since then, Fairmont has been in a class of its own, with hotels and residences of unparalleled beauty and authenticity, drawing inspiration from its unique locations, creating unforgettable experiences and providing world-class heartfelt service.

Fairmont has been and continues to be the 'place of occasion' - an iconic address, like Fairmont's The Savoy in London and The Plaza in New York City. Over the course of a long and illustrious history Fairmont Hotels & Resorts have seen a brilliant array of stars, notable guests and headline events.

Rulers and royals, art icons and creative legends, titans of industry, entertainment and society.

Accor is a world leading hospitality group consisting of 5,600 properties and 10,000 food and beverage venues throughout 110 countries. The group has one of the industry's most diverse and fully-integrated hospitality ecosystems encompassing more than 40 luxury, premium, midscale and economy hotel brands, entertainment and nightlife venues, restaurants and bars, branded private residences, shared accommodation properties, concierge services, co-working spaces and more. Accor's unmatched position in lifestyle hospitality – one of the fastest growing categories in the industry – is led by Ennismore, a joint venture, which Accor holds a majority shareholding.

Ennismore is a creative hospitality company with a global collective of entrepreneurial and founder-built brands with purpose at their heart. Accor boasts an unrivalled portfolio of distinctive brands and more than 230,000 team members worldwide. Members benefit from the company's comprehensive loyalty program – ALL - Accor Live Limitless – a daily lifestyle companion that provides access to a wide variety of rewards, services and experiences. Through its Planet 21 – Acting Here, Accor Solidarity, RiiSE and ALL Heartist Fund initiatives, the Group is focused on driving positive action through business ethics, responsible tourism, environmental sustainability, community engagement, diversity and inclusivity. Founded in 1967, Accor SA is headquartered in France and publicly listed on the Euronext Paris Stock Exchange (ISIN code: FR0000120404) and on the OTC Market (Ticker: ACCYY) in the United States. For more information visit group.accor.com, or follow Accor on Twitter, Facebook, LinkedIn, and Instagram

Since their founding in 1977, Pelli Clarke & Partners has taken pride in designing buildings and spaces that inspire and transform communities worldwide. Balancing iconic presence with civic sensitivity, their buildings often serve as catalysts for urban development, establishing new landmarks while creating vibrant spaces that enhance occupant wellness and community interaction. This ability to capture the spirit of a place serves as a unifying design paradigm that guides the firm's work, from landmark towers that define skylines to bespoke hospitality destinations that offer an experience unique to the visitor's location. This holistic approach to design leaves an enduring legacy of spaces that evolve with and enrich their communities for generations.

Founded in New Haven, the firm has since expanded internationally with offices in New York City, Tokyo, Shanghai, and Shenzhen. Their award-winning portfolio includes the Petronas Towers in Kuala Lumpur, the International Finance Centre in Hong Kong, the Salesforce Tower and Transit Center in San Francisco, Porta Nuova in Milan, and Azabudai Hills in Tokyo.

Mirage is a leading consultancy firm offering end-to-end solutions across the development and construction lifecycle in the built environment. Our services, backed by deep industry expertise, cover every stage of a project - from initial ideation and financial planning to design, cost control, construction management to seamless project handover. With decades of experience in development and project management; we deliver strategic, high-quality solutions tailored to meet the evolving needs of our clients.

With a proven track record spanning 28 years, Mirage has successfully initiated, managed and delivered over 100 leisure and mixed-use developments across the Middle East, Southern Africa, the Indian Ocean islands, and beyond. Our portfolio encompasses more than 6.4 million m², representing an estimated project value of US$14 billion. Our current work currently covers nearly 3.7 million m², with an estimated value of over US$10 billion.

As we expand our service offerings and scale our operations, we remain committed to making a positive impact delivering innovative, high-quality and strategically driven solutions that meet the evolving demands of our market.

DISCLAIMER

The representation of product features, finishes, fittings, installations, amenities, specifications, facilities, location and surrounding infrastructure with CGIs (computer generated images) and photography are purely indicative and for representational purposes and may differ from the final constructed project. Not all photography has taken place at site and stock images may have been used. Information related to types of restaurants, brands and other concepts may change.

Views will vary depending on the position of each property within the resort. Plans, specifications, dimensions, measurements, and distances shown in any text or plan are indicative and approximate only, based upon preliminary designs and drawings and are not intended to form any part of the contract for the sale of an individual residence. The drawings and plans are not necessarily to scale, each residence, including square footage, may differ due to variations in construction.

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*Gross Floor Area
Gross Floor Area (GFA) is defined as the total sellable area of the constructed beach villa, and is not connected in any way to other definitions using this specific term. GFA is calculated as the total area of the beach villa, measured to the outside face of the external walls, including all dedicated service/MEP rooms directly connected.

Fairmont

RESIDENCES

AL MARJAN ISLAND

DEVELOPED BY

ARDEE

800 ARDEE

contact@ardee.ae