



A Space Beyond **Imagination**





Shaping Ras Al Khaimah's Future

We are driving Ras Al Khaimah's transformation. By opening opportunities for 100% foreign ownership and delivering ambitious masterplans, we are positioning the Emirate as a global destination for investment, tourism, and community living.

Building with Vision

Our developments stretch across waterfronts, urban centers, and mountain landscapes. Each masterplan is designed to revitalize its setting, attract investment, and create places where communities and businesses can flourish together.





Our Core Expertise

Masterplanning: Creating frameworks for urban regeneration, defining public and private spaces, and building consensus with the community.

Investor Support: Identifying opportunities, supporting delivery from concept to completion, and developing business plans and feasibility studies.

Development & Project Management: Overseeing every stage of development - from design briefs and budgets to construction, delivery, and stakeholder coordination.





Evolving the Way We Plan

Our masterplans are built on transformation, each one reflecting a deliberate move from conventional approaches to future-focused, people-centered design.

We move

- From fragmentation to integration
- From seasonal to year-round
- From car dominance to walkability and micro-mobility
- From environmental impact to ecological regeneration
- From passive spaces to active destinations
- From generic growth to places with identity
- From private enclaves to shared communities
- From consumption to sustainability

Planning with Purpose

Five principles guide every Marjan development

- Livability – Neighborhoods designed for people, not just buildings.
- Connections – Walkable streets, shaded paths, and efficient mobility at every scale.
- Ecology – Development that restores balance between land, sea, and desert.
- Education – Spaces that foster knowledge, creativity, and opportunity.
- Identity – Destinations rooted in Ras Al Khaimah's character, authentic and lasting.





Al Marjan Island: Our Flagship

Extending 4.5 km into the Arabian Gulf, Al Marjan Island stands as our flagship development. It has been masterplanned as a world-class, sustainable, beach resort community, fully sold out as of January 2024.

With hospitality, residential, commercial, and mixed-use projects, the island embodies Marjan's vision: creating destinations that enhance Ras Al Khaimah's appeal for investors, residents, and visitors alike.



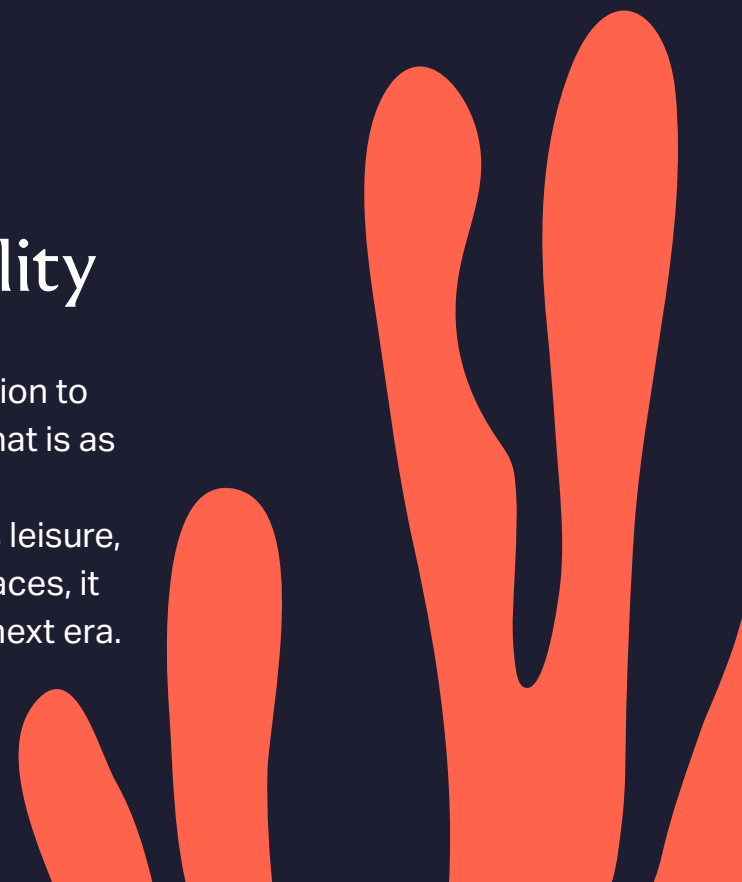


Marjan Beach: The Next Chapter

At the meeting point of Ras Al Khaimah's sea, desert, and mountains, Marjan Beach takes shape as the Emirate's new waterfront district. More than a shoreline, it is a connected place, where neighborhoods, open spaces, and cultural anchors come together to create a complete lifestyle.

Designed for Growth and Livability

Marjan Beach brings to life the ambition to create a global coastal destination that is as livable as it is inspiring. With modern residential communities, world-class leisure, and thoughtfully designed public spaces, it sets the stage for Ras Al Khaimah's next era.





A Destination Shaped by Land and Sea

Set along a rare 3-kilometer stretch of coastline, Marjan Beach is defined by the natural character of Ras Al Khaimah; the sea, the desert, and the mountains. These landscapes anchor its identity, ensuring the development belongs uniquely to this place and nowhere else.

Comfort in the Outdoors

Every detail of Marjan Beach is planned to make the outdoors part of daily life. Shaded walkways, cycling paths, and green corridors soften the climate, while parks and ecological networks weave neighborhoods together.





A Waterfront Designed for Life

Unlike many coastal destinations that are seasonal, Marjan Beach is programmed to thrive year-round. Its design blends soft, natural beachfronts with engineered edges to create spaces that are at once recreational, residential, and cultural.

- The Corniche – a continuous waterfront promenade alive with dining, retail, and everyday gatherings.
- The Public Beach – a one-kilometer stretch of activated shoreline, rare in the UAE for its accessibility and scale.
- Parks & Green Networks – shaded trails, gardens, and ecological zones weaving neighborhoods together.







Neighborhoods with Character

Marjan Beach brings together a collection of neighborhoods, each offering its own sense of place. Some are lively and social, designed for gatherings and everyday encounters. Others are more private, shaped for quiet living and reflection. Parks, walkways, and open spaces connect them all, creating a community that is diverse in spirit yet harmonious in experience.

Anchors of Culture and Commerce

Beyond homes and leisure, Marjan Beach is designed as a destination:

- A convention center for global gatherings.
- A regional retail hub with international reach.
- A botanical garden celebrating nature and education.

These anchors make Marjan Beach not only a place to live, but also a center of culture and commerce for Ras Al Khaimah.



On a Grand Scale

Marjan Beach is designed at a scale that matches its ambition. Spanning 85 million sq ft, the community will bring together homes, schools, workplaces, and leisure spaces in one connected destination, all framed by a 3 km beachfront.

With a gross floor area of 75 million sq ft, the development will feature 22,000 residential units, supported by 1.5 million sq ft of education facilities and vibrant retail across 3.5 million sq ft.

Hospitality will also play a defining role, with 12,000 hotel keys across 12 million sq ft, complemented by a 500,000 sq ft convention centre and civic institutions. A dedicated Techflex zone of 12 million sq ft ensures the district is future-ready, supporting innovation alongside daily life.

In total, Marjan Beach is planned to welcome 74,000 residents, 32,000 workers, and 180,000 annual visitors. All are connected by over 9 million sq ft of green and open spaces, including public parks, shaded walkways, cycling tracks, and micromobility networks, making the outdoors a central part of everyday life.



Developed by:



مرجان
Marjan