



PALAZZO TISSOLI

DESIGN BY *pininfarina*

FACTSHEET



Centre of Life

Palazzo Tissoli introduces residences designed and branded by Pininfarina to Al Marjan Island, marking a first for Ras Al Khaimah. With over 95 years of design heritage, a portfolio of more than 1,950 projects worldwide, and a global leadership in the field of branded real estate, Pininfarina brings its hallmark balance of beauty and performance to create a new benchmark for branded living.

Fully furnished homes with panoramic views of the sea, Wynn, the first integrated casino resort in the UAE, and Al Marjan Island place this landmark at the centre of the island's most dynamic destination.



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A Pininfarina Masterpiece on Al Marjan Island, RAK

As a multidisciplinary design house and legendary brand, Pininfarina has shaped icons across automotive, architecture, product design, and cultural landmarks.

Its unparalleled legacy lies in uniting beauty with performance, balancing art and industry, tradition and innovation, elegance and sportiness.



At Palazzo Tissoli, this ethos is expressed in a form inspired by the natural mosaic of dunes, mangroves and sea waves, framed by the angular drama of the Hajar Mountains, where every line and detail reflects mastery of proportion and craftsmanship, transforming residences into living expressions of Italian style and precision.

Ras Al Khaimah

An Emirate on the Rise



Ras Al Khaimah is establishing itself as one of the UAE's most dynamic destinations, combining economic strength with tourism growth and natural appeal. Its long-term vision is attracting both visitors and investors, shaping the emirate as a key hub for the future.

Welcomed
1.28 million
visitors in
2024
driving a
12% increase
in tourism
revenue

Home to natural icons like
Jebel Jais,
the UAE's
highest peak

Hosts world-class attractions,
including the
world's longest
zipline

Target to
triple visitor
numbers by
2030

Economy powered by
manufacturing,
trade, tourism,
real estate,
and logistics

GDP of
approximately
US
\$14 billion



Al Marjan Island RAK's Waterfront Landmark

Al Marjan Island is a master-planned waterfront destination stretching across 2.7 square kilometres with nearly eight kilometres of coastline. It brings together resort living, luxury hospitality, and residential communities in one setting shaped for global appeal.

At its core, the Wynn resort is set to debut as the Middle East's first gaming destination and the world's largest casino, positioning the island as a landmark for tourism, leisure, and long-term investment.

5 MIN

Wynn Resort

15 MIN

Al Hamra Golf Course

45 MIN

RAK International Airport

60 MIN

DXB International Airport



Residences by a Global Icon of Italian Style

Palazzo Tissoli brings Pininfarina's brand and design vision into every home, shaping Italian heritage into interiors that enrich life with distinction.

Furnishing & Features



Spacious, fully-furnished residences



Walk-in closets in bedrooms



Fully-fitted kitchens



Floor-to-ceiling glazing for natural light and expansive views

Views



Arabian Gulf



Wynn Casino



Al Marjan Island

Palazzo Tissoli Experiences

The Island's Most Extensive Suite of Amenities



Palazzo Tissoli extends the “Centre of Life” philosophy into every shared space, creating amenities that bring together wellness, leisure, and community in a premium, resort-style setting. From gardens and pools to lounges and dedicated spaces for fitness, work, and family life, each environment is designed to enrich daily living and reflect the character of Italian hospitality.

Wellness & Leisure

Power Zone
The Zen Loft
Vitality Studio
Azure Lagoon
Incanto Stream
Celeste Sky Pool
Tranquility Spring
Relaxation Nooks
Energia Running Track
Wellness Sphere & Spa
Aqua Rejuvenation Pool

Social & Lifestyle

Skyline Lounge
Marina Lounge
Palazzo Ristorante
Palazzo Mare Café
Wavefront Bar Lounge
Signature Lounge
Lagoon Bar
Cinema Palazzo
Casa del Sigaro
Exclusive Casa del Sigaro
The Idea Studio
Conference Room
Bellezza

Family & Community

Retail Stores
Play Haven
The Atrium
Prayer Room
Bloom Gardens
Kiddie Cove Pool
Mystic Isle Passage
Concierge Services
Tiny Tides Splash Park



Project Overview

At Palazzo Tissoli, every detail has been conceived by Pininfarina to offer residents an emotional journey into the essence of Italian design excellence.

UNITS	AVERAGE SIZE (sq. ft.)	UNITS AVAILABLE	STARTING PRICE
Studio	470	336	AED 1.1 million
1-Bedroom	1000	242	AED 2.1 million

Total Units	Levels	Project Status	Handover
596	2B+ G+11+ R	Off-Plan	Q2 2028



Payment Plan

50%
DURING CONSTRUCTION

50%
ON COMPLETION

Palazzo Tissoli offers the most attractive entry point on Al Marjan Island, positioning itself as a rare opportunity to access the destination at a compelling price. It combines this advantage with unmatched value, making it a standout choice for investors.

PAYMENT STAGE	PAYMENT	DUE DATE
Down Payment	5%	Upon Booking
Admin Fee	AED 5,250	Upon Booking
1st Instalment	15%	Within 60 days of booking (SPA)
2nd Instalment	5%	February 2027
3rd Instalment	10%	July 2027
4th Instalment	5%	November 2027
5th Instalment	10%	March 2028
Final Instalment	50%	Upon Completion (Q2 2028)

4% registration fees to be collected on completion

The Developer

TISSOLI

LIVE EXCLUSIVE

Tissoli Luxury Developers is a real estate and investment collective dedicated to creating world-class spaces that merge design excellence with modern living. Guided by values of authenticity, craftsmanship, creativity, and sustainability, the brand collaborates with leading architects, designers, and operators to deliver timeless residences in prime destinations.

With a vision to ‘Live Exclusive,’
Tissoli continues to set new benchmarks in luxury and lifestyle, where every detail reflects ‘Life imagined by Tissoli’.



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