



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 offers more than refined spaces. They offer a way of living where ease and grace converge.

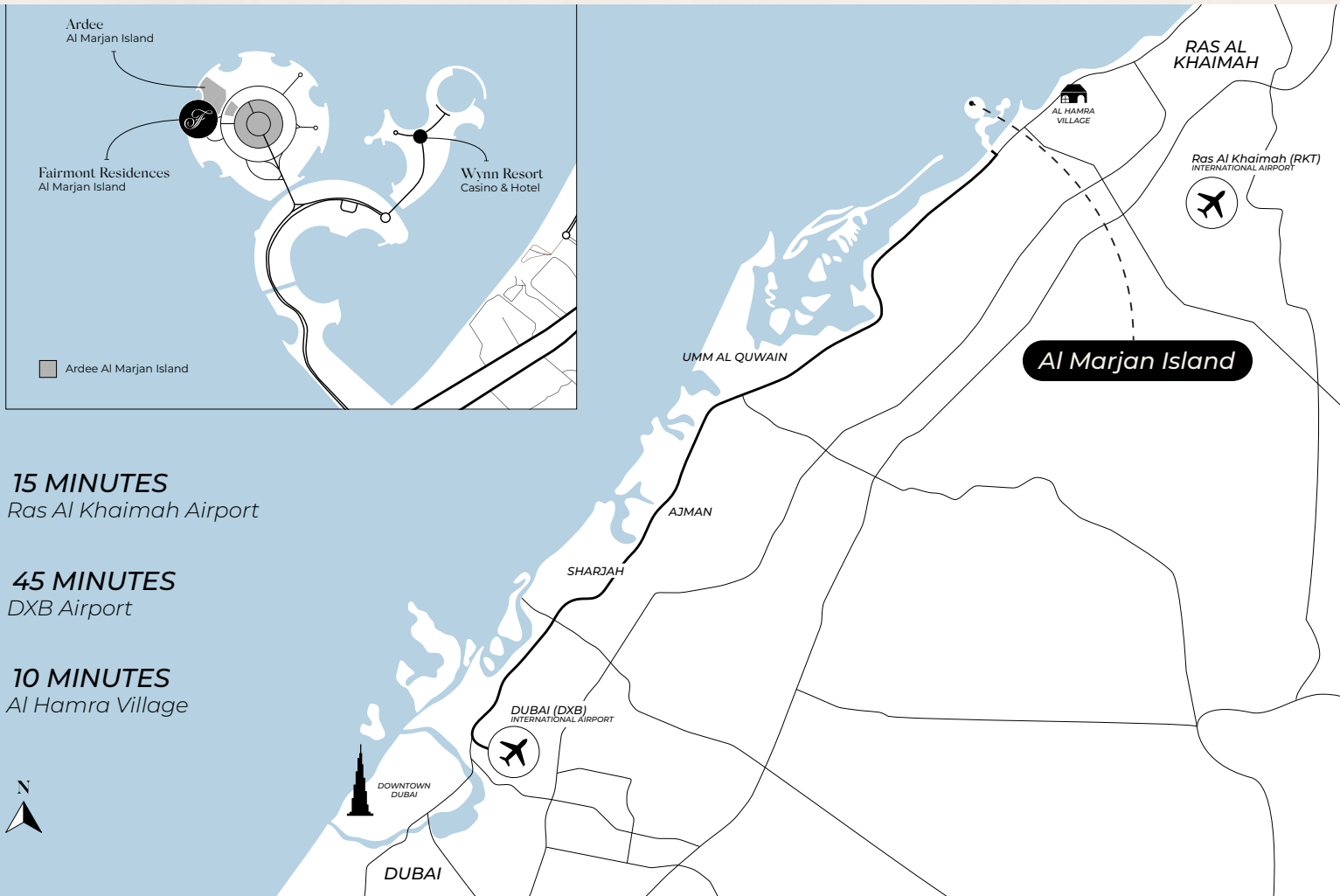
This Is “The Heart of Living.”

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.

Fairmont

RESIDENCES
AL MARJAN ISLAND



15 MINUTES
Ras Al Khaimah Airport

45 MINUTES
DXB Airport

10 MINUTES
Al Hamra Village

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	TOTAL NUMBER	GROSS AREA (SQFT)	STARTING PRICE (AED)
1 Bedroom	311	849 - 1,753	2,555,214
2 Bedroom	145	1,399 - 1,727	4,827,872
2 Bedroom + Study	26	1,755 - 2,067	5,225,705
3 Bedroom	18	2,283 - 2,670	7,945,082
Townhouse	19	2,946 - 3,010	12,682,471
Sea Villa	4	20,000	upon request

Prices are subject to change without prior notice.

T&C Apply*

Fairmont
RESIDENCES
AL MARJAN ISLAND



PAYMENT *Plan*

PAYMENT SCHEDULE	MILESTONE	INSTALMENT DATE	%
Reservation Fee	On Booking	01-Dec-25	5%
1st Instalment	Within 30 days from Booking	31-Dec-25	15%
2nd Instalment	6 Months from Booking	1-Jun-26	5%
3rd Instalment	12 Months from Booking	1-Dec-26	5%
4th Instalment	Date Based or 15 Months from Booking	1-Mar-27	10%
65% Construction Complete	65% Construction Complete	Jun-27	10%
85% Construction Complete	85% Construction Complete	Sep-28	10%
100% Construction Complete	100% Construction Complete	On Completion	40%

Fairmont

RESIDENCES
AL MARJAN ISLAND

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



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



Fairmont

RESIDENCES
AL MARJAN ISLAND



DISCLAIMER

Fairmont Residences Al Marjan Island ("Project") is not owned, developed, or sold by Accor S.A. ("Licensor") or its affiliates. Ardee Developments ("Licensee"), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Project. Licensee uses the Fairmont brand and certain trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from Licensor. Under certain circumstances, the license may be terminated or revoked according to its terms in which case the Project shall not have the right to use the Fairmont brand or Fairmont trademarks. For the avoidance of doubt, no individual residential units ("Units") have the right to use the Fairmont brand or have any rights to use the Fairmont trademarks. Licensor does not make any representations or guarantees with respect to the Units or the Project and is not responsible for Licensee's marketing practices, advertising, and sales representations.

This document has been prepared for general information purposes only and does not constitute an offer, representation, warranty, or part of any contractual agreement. All renderings, plans, layouts, specifications, and visual representations are indicative and subject to change at the sole discretion of the developer and/or as required by relevant authorities. The maps and plans are not to scale; all measurements, ceilings, heights, dimensions, areas, distances and lay-out are approximate and are provided for guidance purposes only and should not be relied upon in the commissioning or purchase of furniture, carpets, curtains or any other fixed or movable item of a decorative nature or other. The developer reserves the right to revise or modify any part of the development, including but not limited to design, layout, materials, and features, without prior notice. No reliance should be placed on this document for making any purchasing decision.

Fairmont
RESIDENCES
AL MARJAN ISLAND



ardee.ae | contact@ardee.ae