



SIGNATURE PENTHOUSE

AL MARJAN ISLAND



LOCATION

Situated on Al Marjan Island in Ras Al Khaimah, this project promises an incredible lifestyle featuring direct beach access, stunning design, and breathtaking views, all infused with the signature energy and iconic identity of W.

THE RARE EDGE OF THE MAP



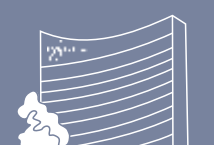
30 MIN

RAK International Airport



60 MIN

DXB International Airport



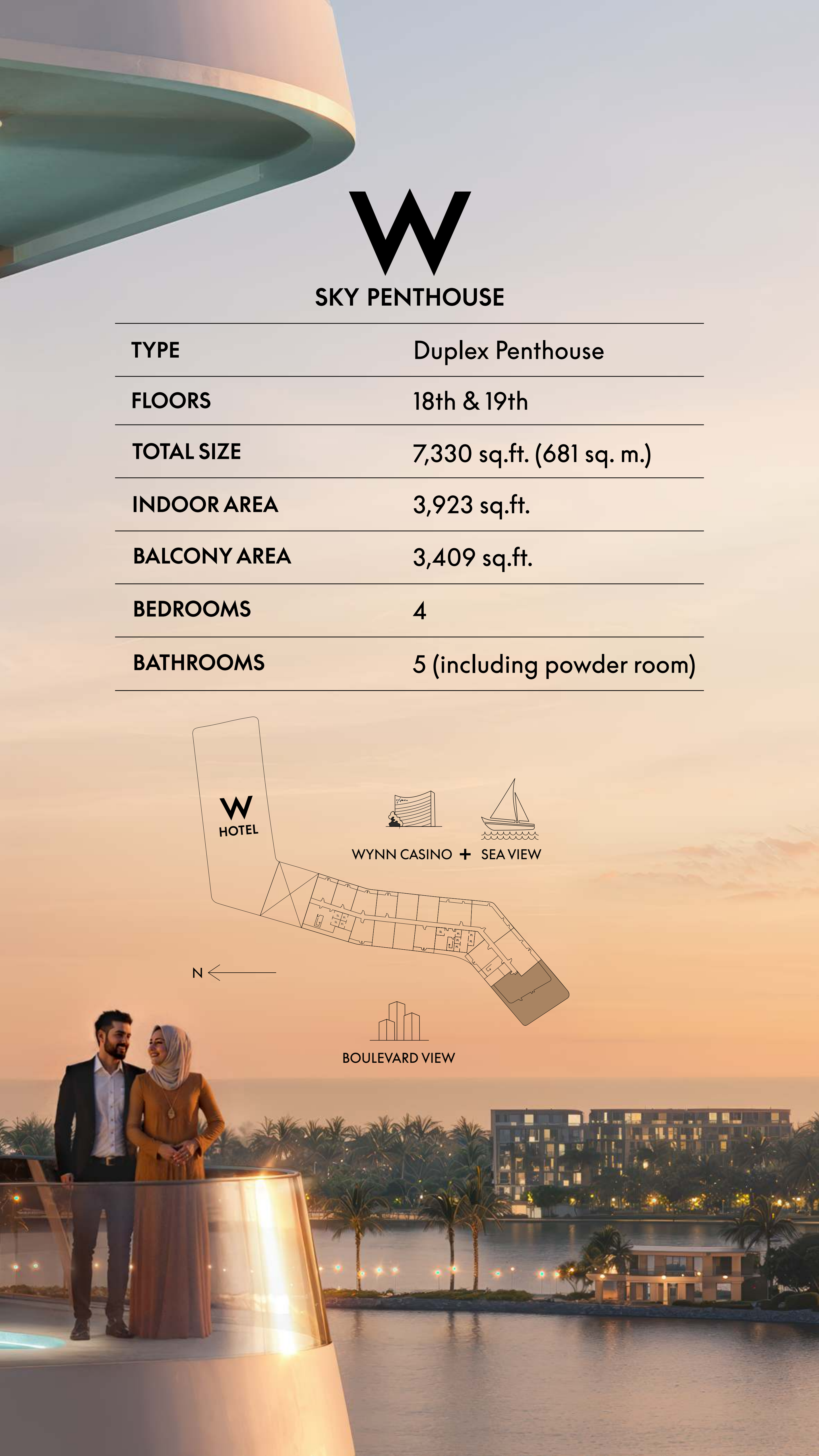
5 MIN

Wynn Casino



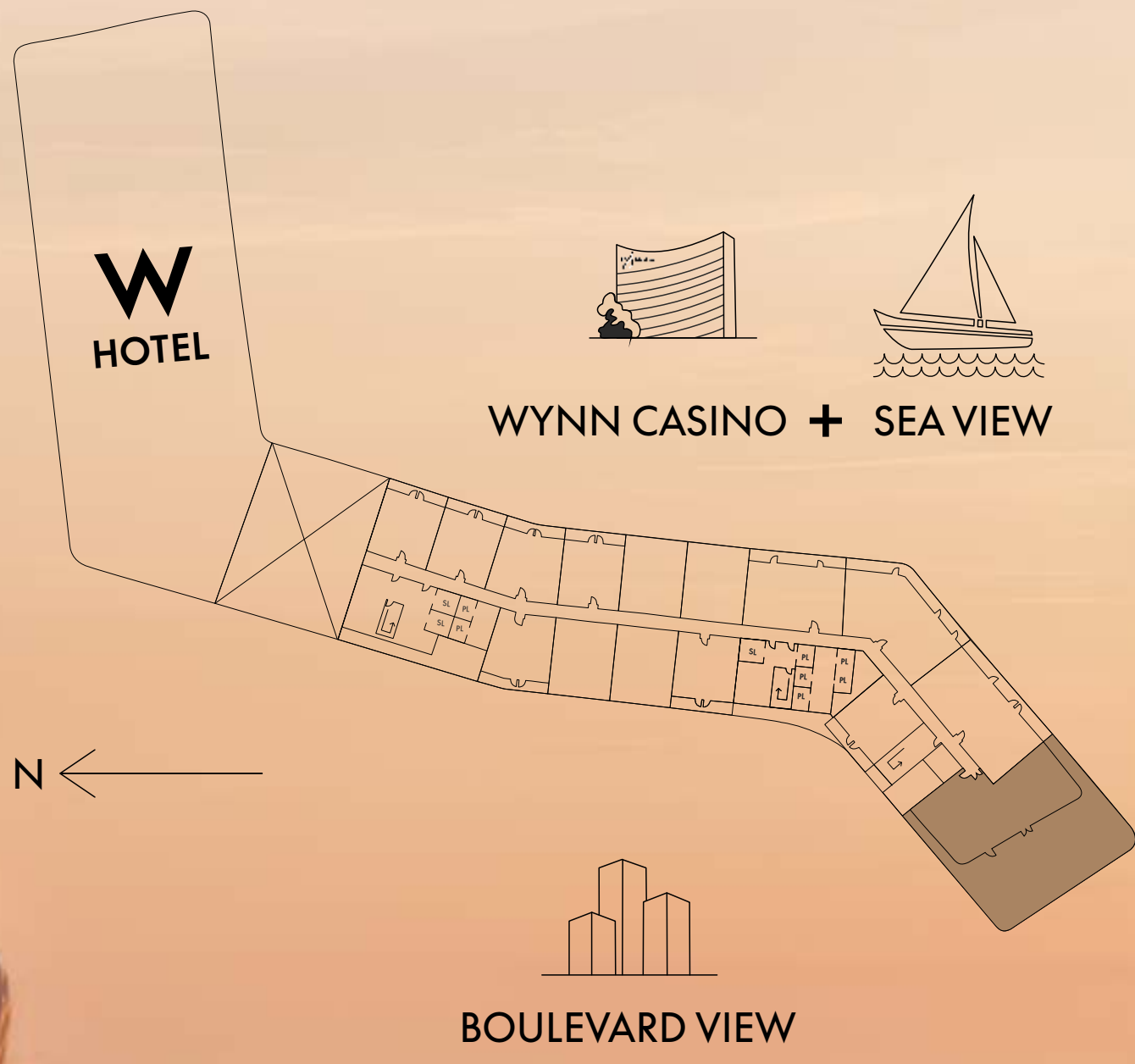
AL MARJAN ISLAND
THE RESIDENCES





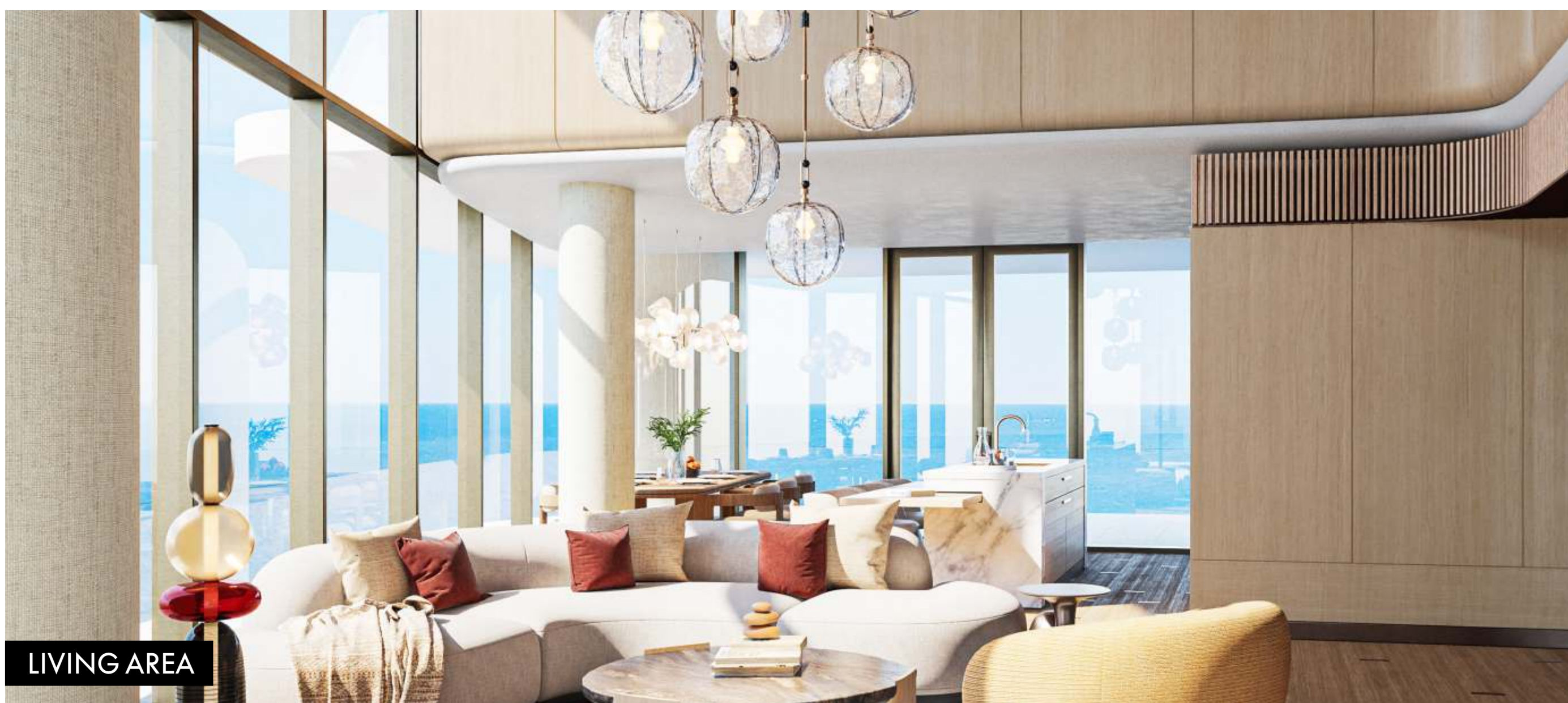
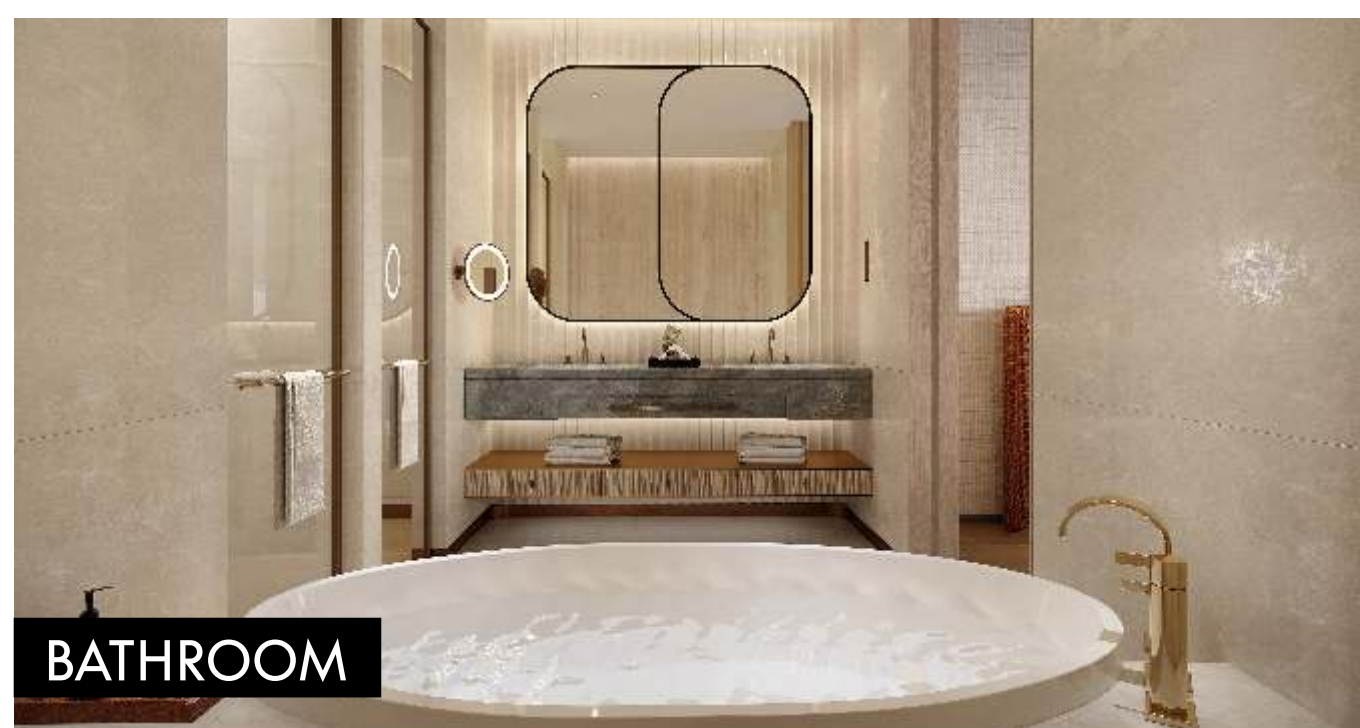
SKY PENTHOUSE

TYPE	Duplex Penthouse
FLOORS	18th & 19th
TOTAL SIZE	7,330 sq.ft. (681 sq. m.)
INDOOR AREA	3,923 sq.ft.
BALCONY AREA	3,409 sq.ft.
BEDROOMS	4
BATHROOMS	5 (including powder room)



EXCLUSIVE PENTHOUSE AMENITIES

- Double-height Living & Dining Area
- Show Kitchen and Wet Kitchen
- Utility Room and Powder Room
- Dedicated Maid's Quarter
- Master Bedroom with Private Balcony
- Walk-in closet and Spa-Style Bathroom
- Bedroom with en-suite Bathroom and Balcony access
- Barbeque Area with Outdoor lounge
- Jacuzzi



AMENITIES

The amenities at the residences are curated with precision, balancing the calm of private beachfront living with the island's vibrant energy



PRIVATE BEACH



6 EXCLUSIVE POOLS

**WET
DECK**[®]

POOL BAR

FIT[®]

FITNESS CENTRE



YOGA DECK

AWAY[®]

SPA BENEFITS



GAME ZONE



PRIVATE CINEMA



PLAY AREA



SHOW KITCHEN



RESIDENTS' LOUNGE

**WHATEVER/
WHENEVER**[®]

CUSTOMIZED EXPERIENCES

24/7

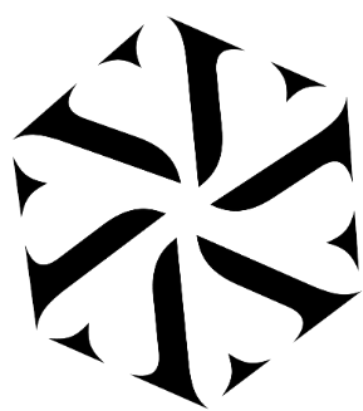
CONCIERGE & VALET SERVICE



FULLY SERVICED RESIDENCES



OWNERSHIP EXCLUSIVE BENEFITS



ONVIA

Owners enjoy exclusive access to ONVIA, Marriott’s private recognition platform, with preferred rates across global destinations, Platinum Elite benefits, exceptional concierge service, and curated lifestyle offers.

PLATINUM ELITE EXCLUSIVE BENEFITS



Points on every USD
spent at Marriott hotels

Stays, flights, and
curated experiences with
redeemed points

100,000+ global
experiences

Digital Residence Owner
ID via Bonvoy app

Personalized service at
home and while traveling

Culinary, wellness, and
retail partner offers

Tailored Marriott Bonvoy
credit cards

Preferred rates at
Marriott Luxury, Premium,
and select brands

Special hotel amenities
at participating
properties

Dedicated concierge and
certified service team

Cultural and global
owner-only experiences

HEREIN platform with
design, art, and
lifestyle stories

Personalized digital
experience for Residence
Owners

PROJECT DETAILS

Project Name	W Residences Al Marjan Island, RAK
Project Type	Fully furnished branded beachfront residences, designed and delivered to Marriott’s international luxury standards
Location	Al Marjan Island, Ras Al Khaimah
Expected Handover	December 2028
Building Configuration	B + G + 21
Unit Types	Apartments: One Bedroom Two Bedroom Duplexes: Two Bedroom Three Bedroom Four-Bedroom Penthouse Luxury Beach Mansions
Branded & Operated by	Marriott International – ensuring world-class hospitality, service, and global prestige
Finishes & Fixtures	Fully equipped kitchens and bathrooms with appliances and fixtures from internationally recognized brands
Ownership Benefits	70/30 payment plan Golden Visa eligibility Zero income and property tax in the UAE





PROJECT CONSULTANTS

HOSPITALITY

Marriott International

ARCHITECTURE & INTERIORS

BLINK Design Group, Singapore

LANDSCAPE ARCHITECTURE

Matthysen

MASTER DEVELOPER

Marjan

LIGHTING DESIGN

Visual Energy

MEP ENGINEERING

TechFour Solutions

FACILITY PLANNING

HPG

ART

17A

SALES PARTNER

One Broker Group



PAYMENT PLAN

Down Payment	On Reservation	10%
On SPA	On SPA	10%
1st Instalment	Jan 2026	10%
2nd Instalment	May 2026	10%
3rd Instalment	Sep 2026	10%
4th Instalment	Jan 2027	10%
5th Instalment	May 2027	10%
Final Instalment	Upon Completion	30%

ESCROW ACCOUNT

Account Title
W Hotel and Residences Al Marjan Island

Account Number
0023370519003

IBAN
AE190400000023370519003

SWIFT Code
NRAKAEAK



ONE BROKER GROUP

EXCLUSIVE SALES PARTNER

Phone Number

Daniel Page
+971 56 725 4953

Email

wresidences@obg.ae





DALANDS

A HOSPITALITY-DRIVEN LUXURY REAL ESTATE DEVELOPER.

Dalands is a hospitality-driven luxury real estate developer with more than 20 years of expertise in creating exceptional resorts, hotels and branded residences. We apply a service-first approach thereby creating spaces that are well-built and well-experienced.

With presence in India and the UAE, Dalands continues to grow in destinations that offer strong market potential and long-term value.

dalands.com



AL MARJAN ISLAND

THE RESIDENCES

LOVE IT.
LIVE IT.

W Residences Al Marjan Island are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott"). Dalands Holding FZ-LLC uses the W marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.



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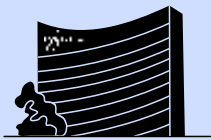
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RAK International Airport



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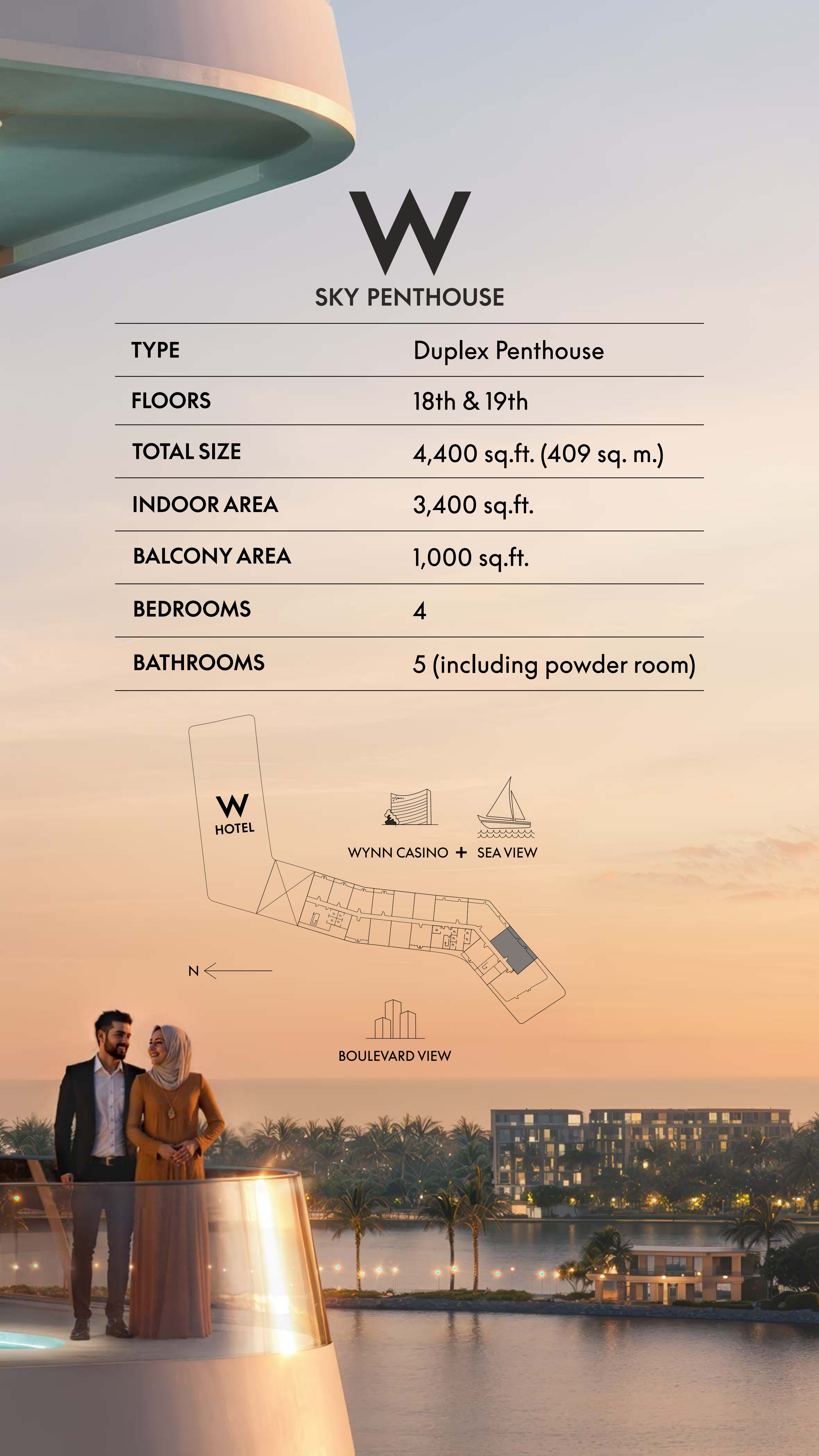
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5 MIN

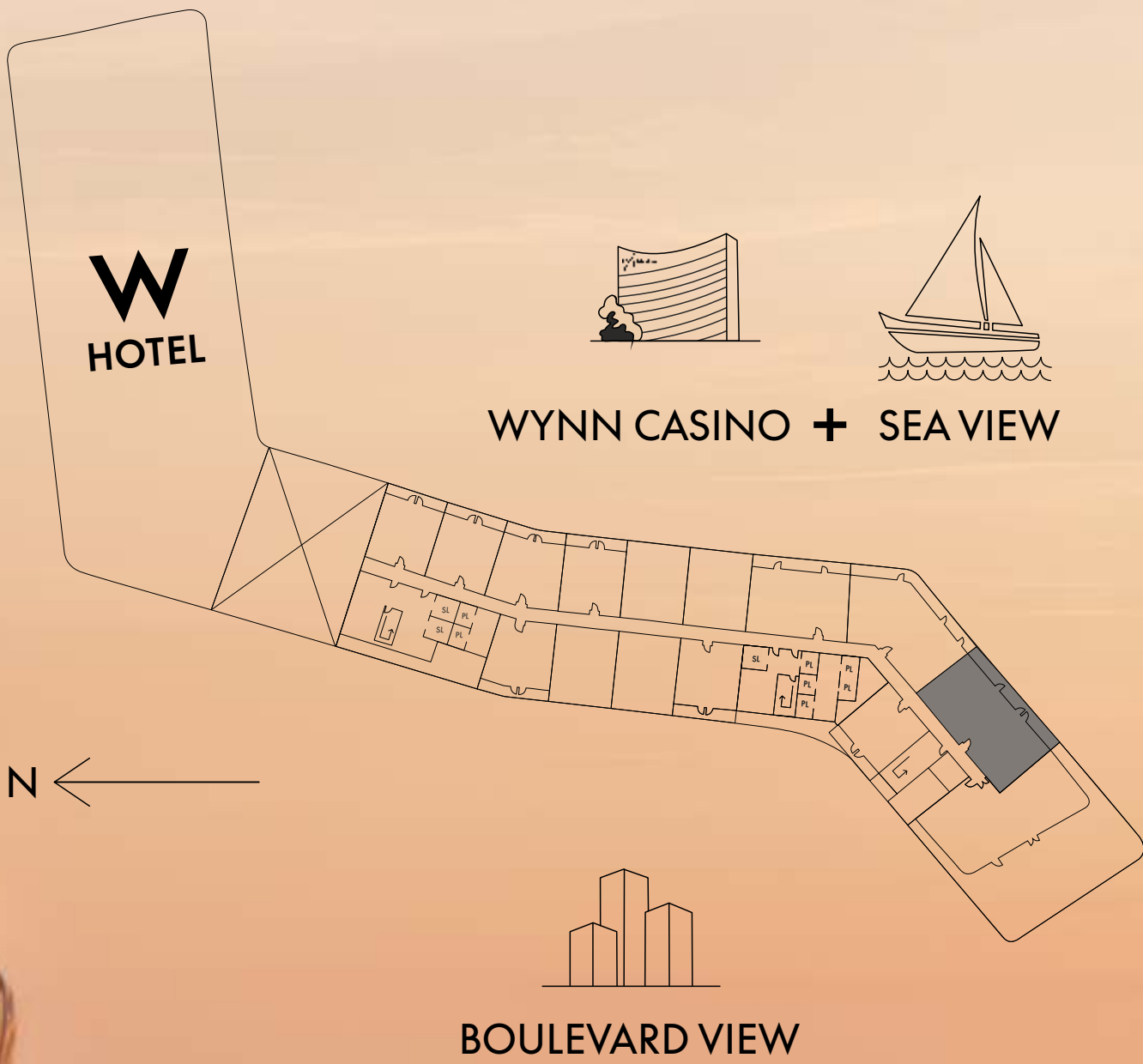
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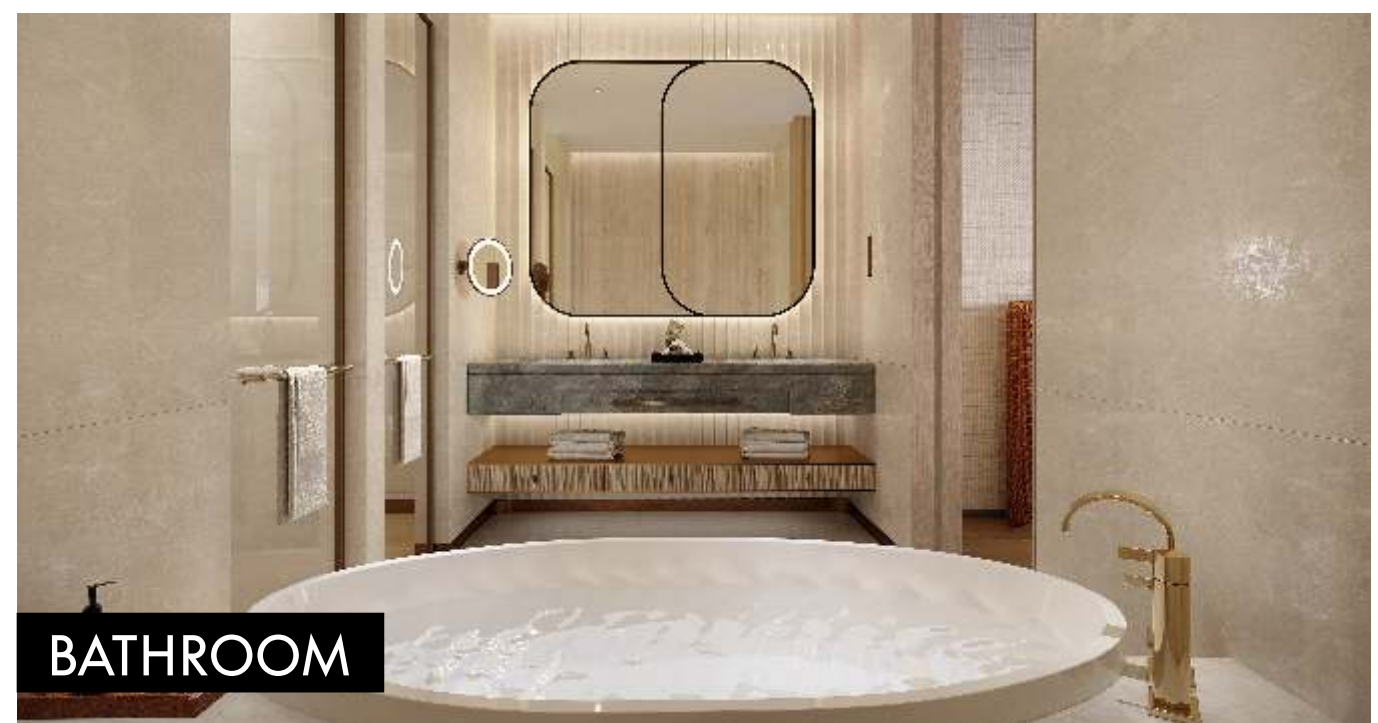
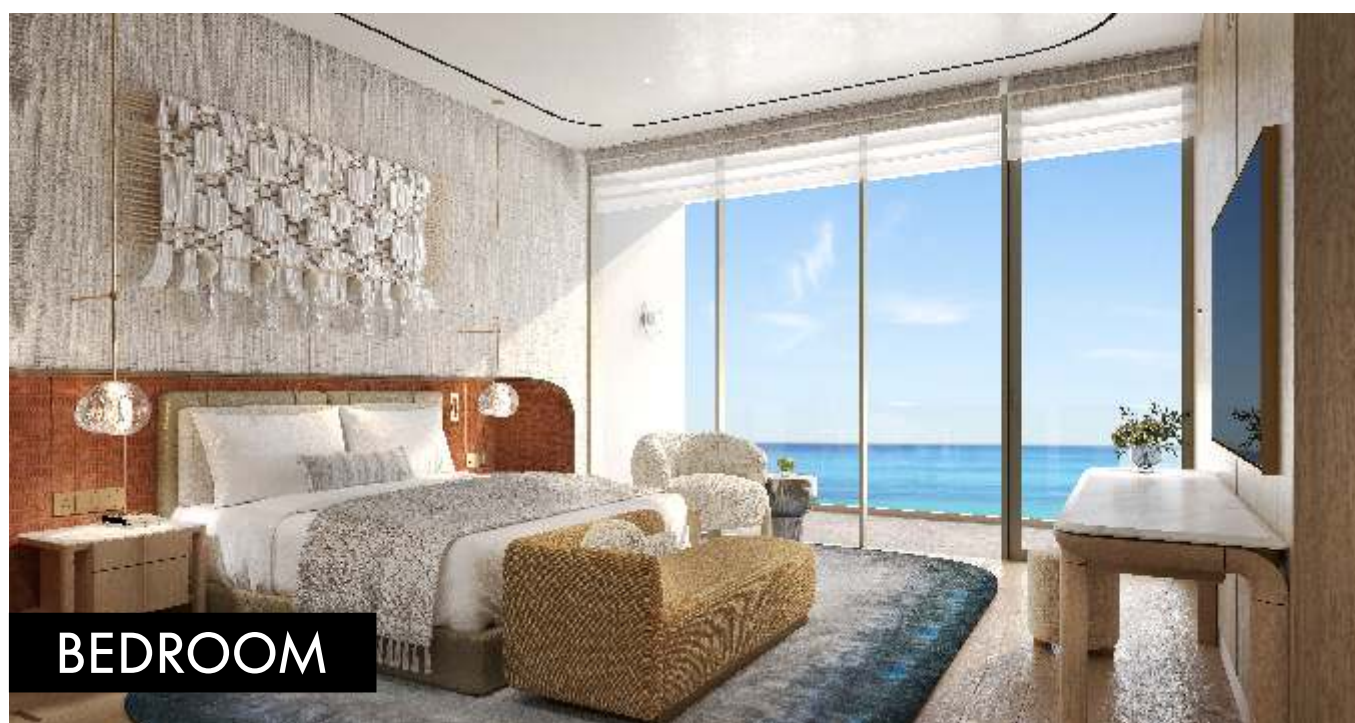
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TYPE	Duplex Penthouse
FLOORS	18th & 19th
TOTAL SIZE	4,400 sq.ft. (409 sq. m.)
INDOOR AREA	3,400 sq.ft.
BALCONY AREA	1,000 sq.ft.
BEDROOMS	4
BATHROOMS	5 (including powder room)



EXCLUSIVE PENTHOUSE AMENITIES

- Double-height Living & Dining Area
- Show Kitchen and Wet Kitchen
- Utility Room and Powder Room
- Dedicated Maid's Quarter
- Master Bedroom with panoramic Balcony
- Walk-in closet and Spa-Style Bathroom
- Bedrooms with en-suite Bathrooms and Balcony access
- Barbeque Area with Outdoor Lounge
- Sundeck and Swimming Pool



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