



	JW MARRIOTT	THE RESIDENCES AT SHERATON	FAIRMONT RESIDENCES
PROJECT NAME	JW Marriott	The Residences at Sheraton	Fairmont Residences
CATEGORY	5* Hotel and Residences	5* Hotel and Residences	5* Hotel and Residences
PROPERTY TYPE	2 Bed	2 Bed	2 Bed
EXCLUSIVE LIMITED TIME OFFERS	EXCLUSIVE RAKcompare ADVANTAGE - Access special pricing, developer incentives and limited-time opportunities on selected units.	Special Payment Plans - Speak to your advisor	Special Payment Plans Available - Speak to your advisor
PRICE RANGE (AED)	Lowest AED 5,100,000 Avg AED 5,350,000 Highest AED 5,600,000	Lowest AED 3,700,000 Avg AED 4,050,000 Highest AED 4,400,000	Lowest AED 5,000,000 Avg AED 5,700,000 Highest AED 6,400,000
AVG. PURCHASE PRICE (AED)	AED 5,350,000	AED 4,050,000	AED 5,700,000
AVG. SIZE (SQF)	1,447.5 sq.ft	1,267 sq.ft	1,577.5 sq.ft
PAYMENT PLAN	20/50/30	10/30/60	20/40/40
POST HANDOVER PLAN	—	—	—
PAYMENT BREAKDOWN	20% 50% 30%	10% 30% 60%	20% 40% 40%
PAYMENT DETAILS	On Booking: 20% During Construction: 50% On Handover: 30%	On Booking: 10% During Construction: 30% On Handover: 60%	On Booking: 20% During Construction: 40% On Handover: 40%
EST. HANDOVER	Q4 2027	Q3 2028	Q4 2028

PROPERTY DETAILS & COMPARISON

LOCATION	RAK, AI Marjan Island 2	RAK, AI Marjan Island 2	RAK, AI Marjan Island 4
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DEVELOPER	Wow Developers				Atara Development				Ardee						
TYPE	2 Bed				2 Bed				2 Bed						
BRAND	Marriott				Sheraton				Fairmont						
PRICE RANGE (AED)	FROM	AED 5,100,000	→	TO	AED 5,600,000	FROM	AED 3,700,000	→	TO	AED 4,400,000	FROM	AED 5,000,000	→	TO	AED 6,400,000
PRICE PER SQFT (AED)	FROM	AED 3,305	→	TO	AED 3,900	FROM	AED 3,160	→	TO	AED 3,500	FROM	AED 3,200	→	TO	AED 3,800
SIZES IN SQF	FROM	1,345 sq.ft	→	TO	1,550 sq.ft	FROM	1,142 sq.ft	→	TO	1,392 sq.ft	FROM	1,425 sq.ft	→	TO	1,730 sq.ft
BEACH ACCESS	Artificial Beach				Direct Access				Private Beach						
FURNISHED	Fully Furnished				Fully furnished				Optional - Paid						
KITCHEN APPLIANCES	Yes				Yes				Yes						
CONCIERGE SERVICES	A la Carte Hotel Services, Valet Parking, In room dining services				Valet, Housekeeping, 24/7 Room Service				Valet Parking, In room dining, House-keeping, A la carte Hotel Services						
PET FRIENDLY	No				No				Yes						
SHORT TERM ALLOWED	No				No				No						
RESALE ALLOWED AFTER	30%				30%				40%						
ANNUAL SERVICE FEE PER SQFT	AED 25 - 30 per sq.ft				AED 30 per sq.ft				AED 35 per sq.ft						
PROJECT SCORE	3 21.5 /24 OVERALL SCORE				1 23.5 /24 OVERALL SCORE				2 23 /24 OVERALL SCORE						
CASH FLOW															
PRICE	AED 5,350,000				AED 4,050,000				AED 5,700,000						
PAYMENT PLAN	20/50/30				10/30/60				20/40/40						

BOOKING FEE & INSTALLMENTS 2026	On Booking	On Booking	On Booking
	50% AED 2,680,250	25% AED 1,015,750	25% AED 1,430,250
INSTALLMENTS 2027	Handover Q4 2027	During construction	During construction
	54% AED 2,889,000	15% AED 607,500	15% AED 855,000
INSTALLMENTS 2028	—	Handover Q3 2028	Handover Q4 2028
		64% AED 2,592,000	64% AED 3,648,000
EST. ANNUAL SERVICE FEE (BASED ON AVG SIZE)	i AED 36,188	i AED 20,895	i AED 55,213
TOTAL OUTFLOW	AED 5,569,250	AED 4,215,250	AED 5,933,250

RAKcompare