

# **KARL LAGERFELD**

**BEACH RESIDENCES** | AL MARJAN ISLAND

BY  **AARK**  
DEVELOPERS

# UAE

## AN OVERVIEW

The United Arab Emirates is a federation of seven emirates founded in 1971, with Abu Dhabi as the capital. The table below and map provide an overview of each emirate, including location and land area.

UMM AL QUWAIN  
720 sq.km.(0.9%)

AJMAN  
259 sq.km.(0.3%)

DUBAI  
4,114 sq.km.(5.3%)

RAS AL KHAIMAH  
1,684 sq.km.(2.2%)

FUJAIRAH  
1,450 sq.km.(1.9%)

SHARJAH  
2,590 sq.km.(3.3%)

ABU DHABI  
67,340 sq.km.(86.2%)



### GROSS DOMESTIC PRODUCT

USD 500 Billion in 2025.

### POPULATION

11.4 Million in 2025 (Steady growth to continue driving demand across asset classes)

### FOREIGN DIRECT INVESTMENT

USD 45.6 Billion Inflow in 2024 (Highest FDI among Arab countries and ranked 19th in the world)

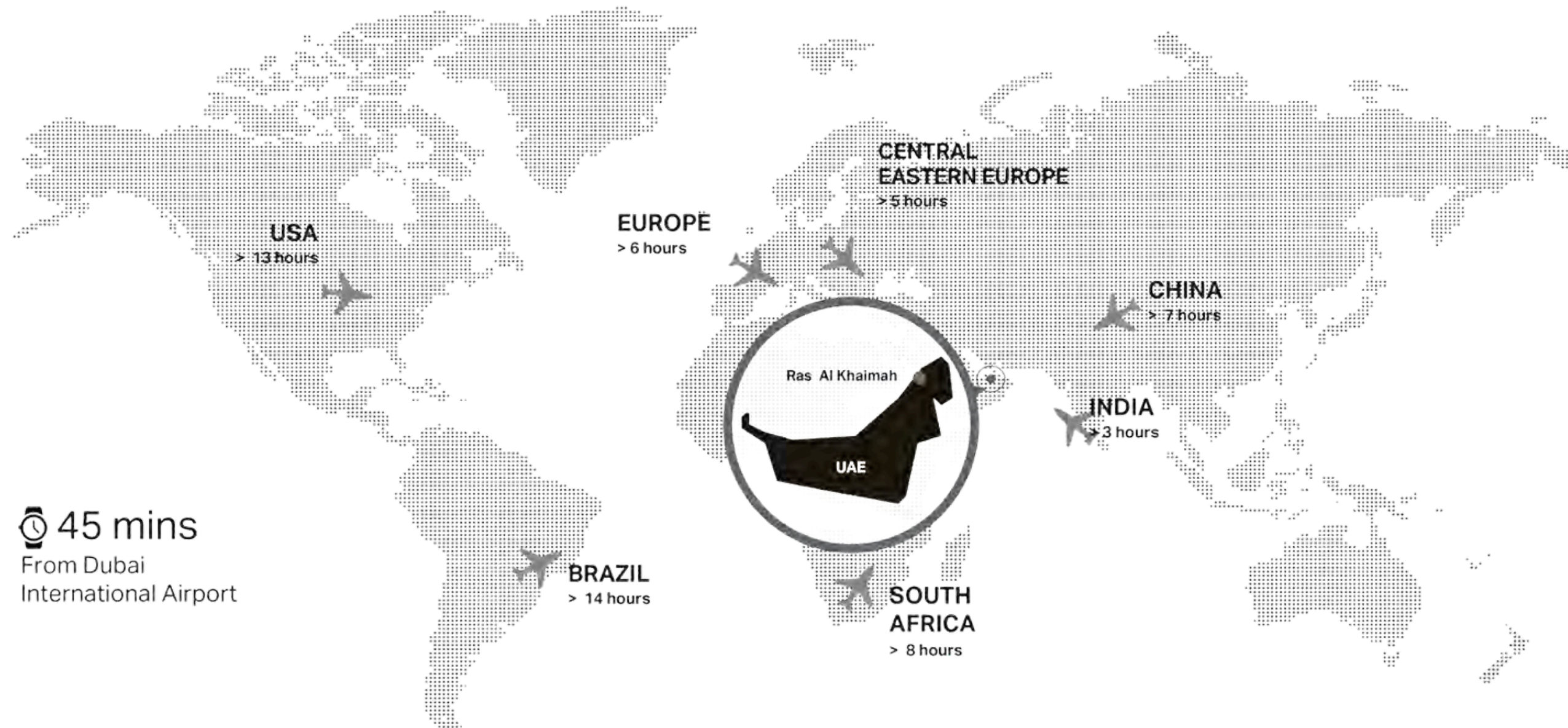
### TOURISM

14.8 Million Hotel Guests in 2020 (Ranked Highest in the MENA region in 2021)

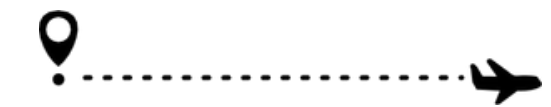
# RAS AL KHAIMAH

## A GLOBAL ACCESS POINT

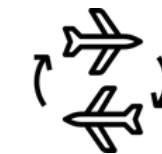
**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND



 45 mins  
From Dubai  
International Airport



Within 4 hours: Istanbul,  
Amman, Mumbai, Tbilisi, Cairo



RAK is on the world's travel axis



70% of population reachable in  
under 8 hrs.

# WYNN AL MARJAN ISLAND

KARL LAGERFELD  
BEACH RESIDENCES | AL MARJAN ISLAND

## EXTENDS WYNN'S GLOBAL FOOTPRINT



ABU DHABI  
INTERNATIONAL AIRPORT



120+ Destinations

SHARJAH  
INTERNATIONAL AIRPORT



90+ Destinations

DUBAI  
INTERNATIONAL AIRPORT



161 Destinations  
In 85 Countries  
Across 6 Continents



90+ Destinations



Emirates transforming layovers into **long stays**

**60%** now stay in Dubai vs 40% in transit

**51.9M** passengers in FY 2023-24

EK & Etihad operates **5,100 flights** per week.

# UAE WITHOUT CASINOS STILL A GLOBAL MAGNET

## **UAE:**

29.2M International Tourist Arrivals in  
2024 (+15.5% YoY)

## **Dubai:**

18.72M Overnight Visitors  
(2024, all-time high)

## **Dubai:**

1.28M visitors in 2024 (+5%)

*“Already outperforming many nations  
without gaming.”*

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND



# UAE

## WHY PEOPLE VISIT ?

### **Burj Khalifa:**

Global icon and tallest building, putting Dubai on the map for ambition, engineering, and luxury.

### **Dubai Mall:**

One of the world's largest malls, turning shopping into a full-day destination with attractions, dining, and entertainment.

### **Palm Jumeriah**

Man made island shaped like a palm, proving Dubai can literally build new coastline and turn it into luxury living.

### **Burj Al Arab:**

Dubai's luxury symbol. An instantly recognizable sail-shaped hotel that helped define the city's global image.

### **Miracle Garden:**

Billed as the world's largest natural flower garden—an unreal, record-breaking sea of blooms in the desert.

### **Sheikh Zayed Grand Mosque:**

One of the world's largest mosques and one of the UAE's most breathtaking architectural landmarks.

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND



# SAFETY IN UAE AN UNMATCHED ASSET

KARL LAGERFELD  
BEACH RESIDENCES | AL MARJAN ISLAND

The UAE's top global safety ranking boosts real estate by attracting both investors and end users. For investors, it means **low risk, strong returns**, and **market stability**. For buyers and residents, it offers peace of mind, family-friendly living, and high community value—making the UAE a secure and desirable place to invest and live.

“UAE: RANKED 1st SAFEST COUNTRY GLOBALLY.”



# GLOBAL CSINO DESTINATIONS

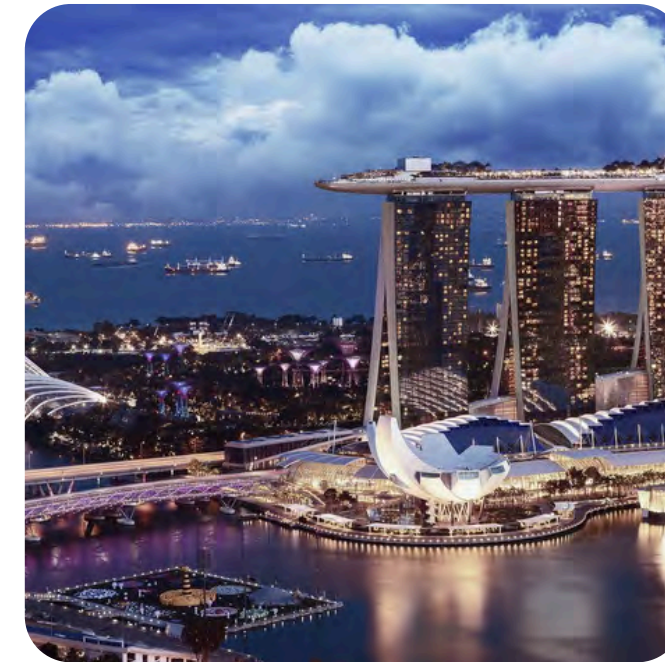
**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND



**Macao:**  
34.9M in 2024



**Las Vegas:**  
41.7M in 2024



**Marina Bay Sands:**  
38M+ in 2024

The new standard in resort branding

# WYNN AL MARJAN ISLAND

Wynn Al Marjan island will act as a game changer for the whole emirate of Ras al Khaimah, attracting a high level of tourism and impacting all real estate sectors such as residential, hospitality, retail, F&B, office, etc.



1,542 Hotel Keys



Gaming Area



Entertainment Area  
(with Theatre)



40+ Luxury  
Retail Stores

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND



The new standard in resort branding  
*Wynn*

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND



The new standard in resort living

*Wynn*

KARL LAGERFELD  
BEACH RESIDENCES | PALM JAVIER



The new standard in resort branding

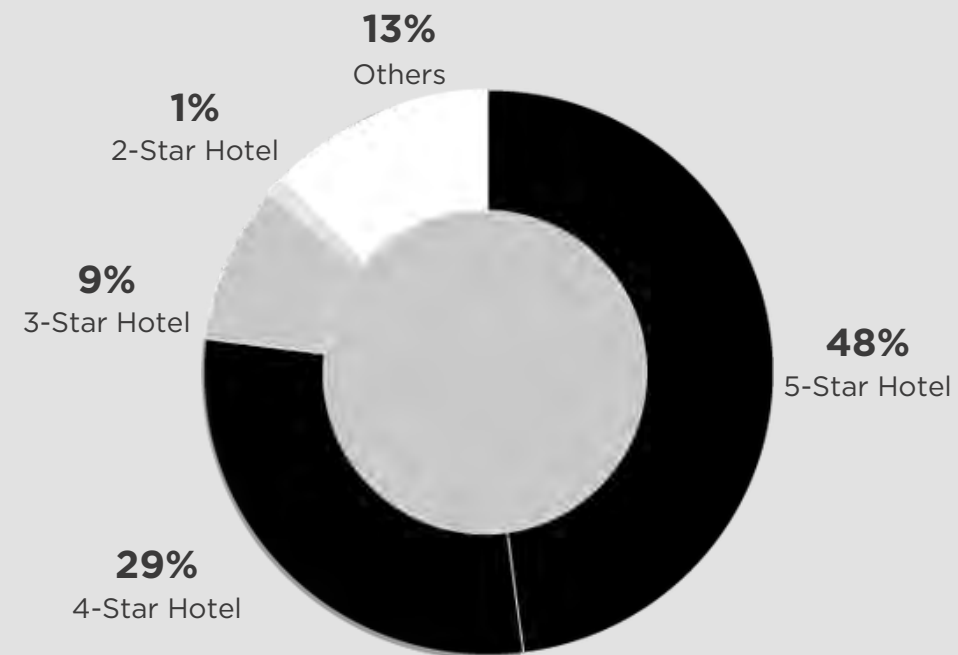
*Wynn.*

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

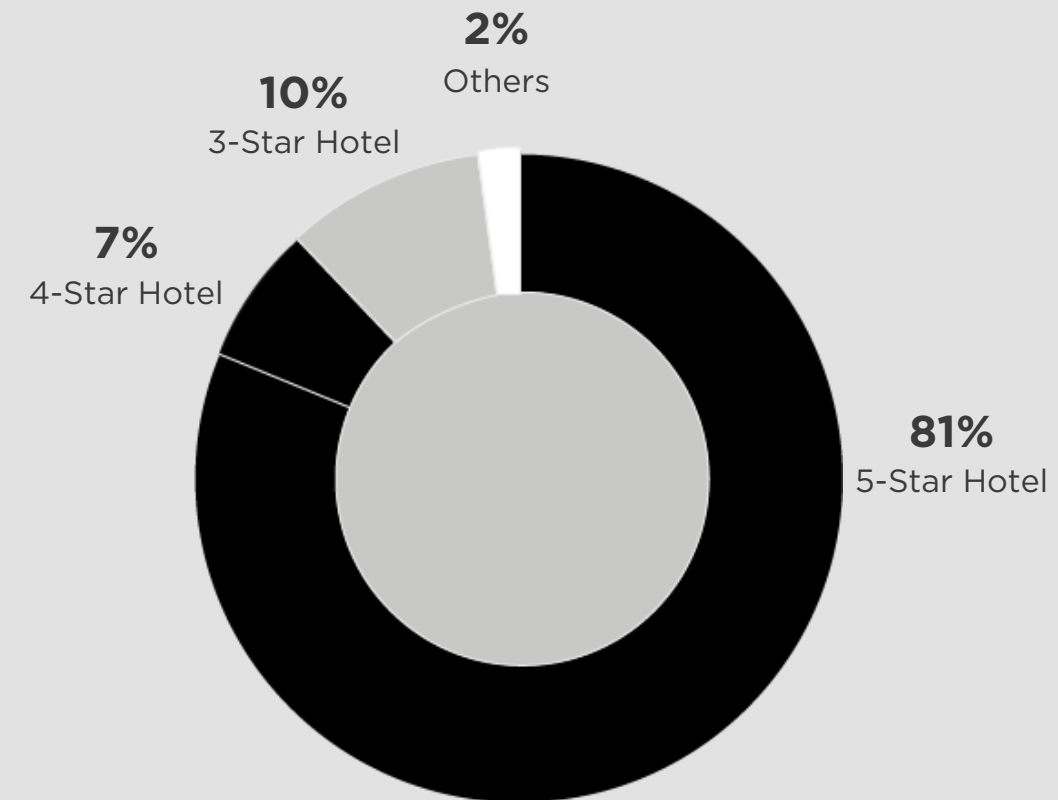


# GROWTH IN RAK HOSPITALITY

**Currently:**  
RAK Has A Total Inventory  
Of 8,091 Hotel Keys.



**By 2027:**  
Total Of 7,183 Keys Are Scheduled



Wynn Al Marjan island will act as a game changer for the whole emirate of Ras al Khaimah, attracting a high level of tourism and impacting all real estate sectors such as residential, hospitality, retail, F&B, office, etc.

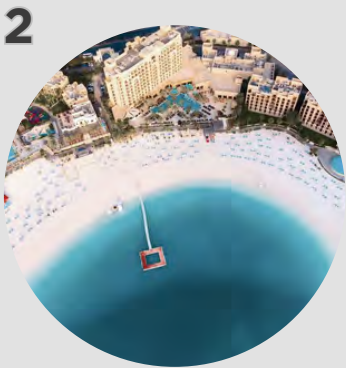
# AL MARJAN ISLAND

## EXISTING SUPPLY

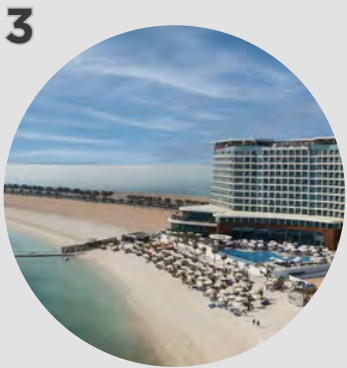
THE BELOW PRESENTS THE LOCATION AND QUANTUM OF EXISTING SUPPLY ON THE ISLAND



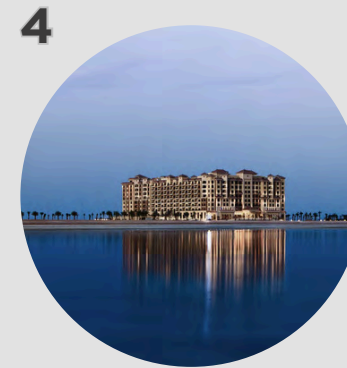
**1**  
Rixo Bab Al Bahar  
715 Keys



**2**  
Double Tree by Hilton  
723 Keys



**3**  
Hampton Hilton  
515 Keys



**4**  
Marjan Island Resort & Spa  
299 Keys



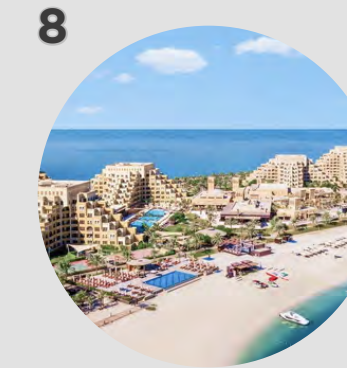
**5**  
Radisson Resort  
388 Keys



**6**  
Movenpick Resort  
418 Keys



**7**  
UniEstate Living Bay  
1,100 Units



**8**  
Bab Al Bahr Residences  
512 Units



**8**  
Pacific  
1,440 Units

# AL MARJAN ISLAND PROJECT PIPELINE

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND



**Sunshine Bay**  
Luxurious 12-story complex with a sailboat-themed design by Source of Fate Properties.



**Hilton**  
Third Hilton property on Al Marjan Island by M Hospitality. 410 units – 350 hotel rooms & 60 exclusive residences.



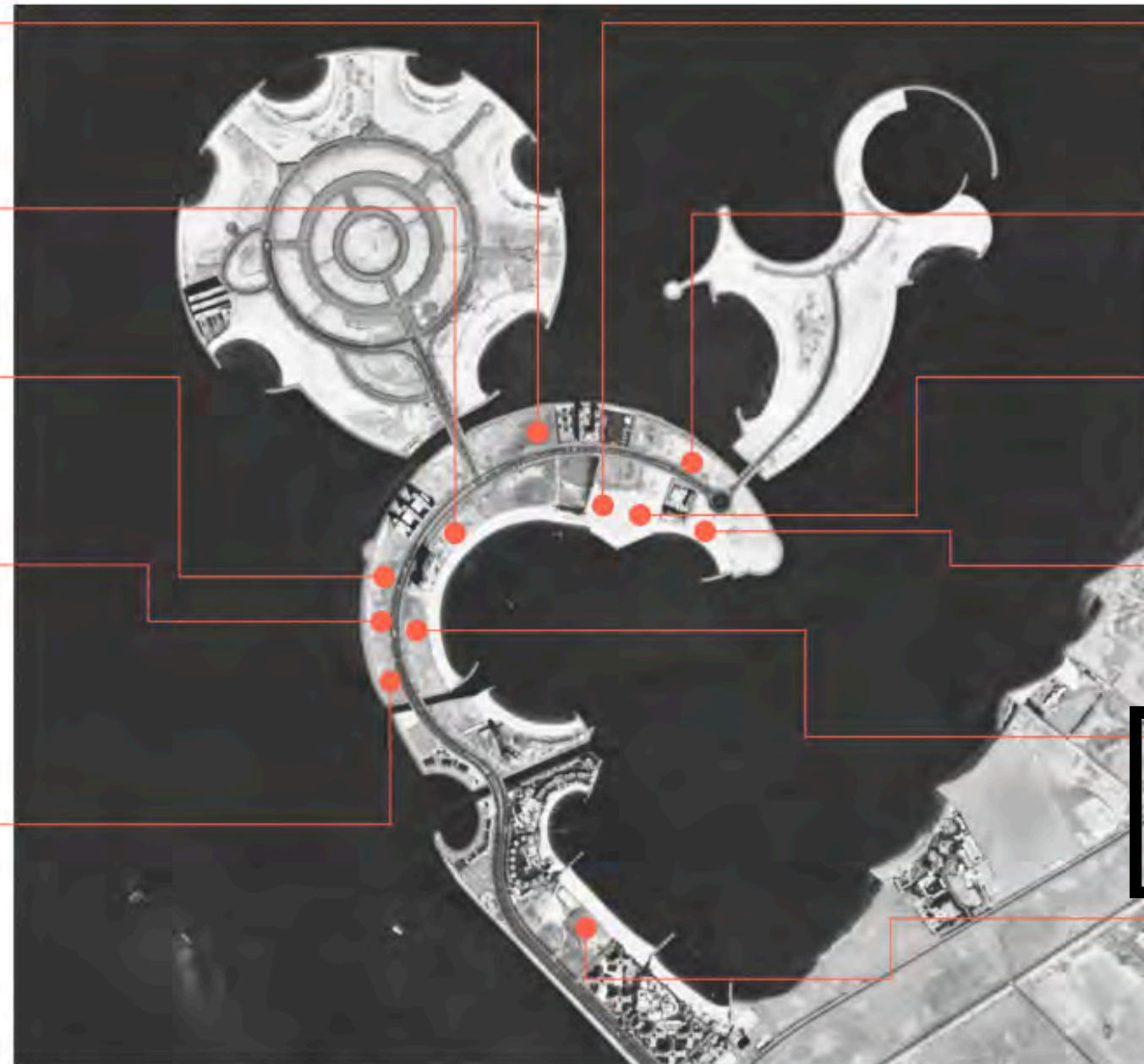
**Masa Residence – YOO Inspired by Starck**  
Mixed-use residential development & branded residences.



**Moonstone by Missoni**  
Branded residential tower with 200 residential units.



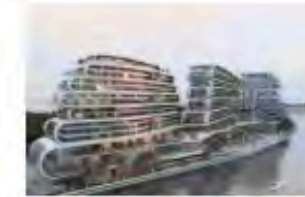
**Saudi German Clinic**  
An upcoming clinic offering medical, rehabilitation and cosmetic services.



**Nobu Hotel & Residences**  
An upcoming luxury resort operated by a reputable brand name that will elevate the destination's hospitality offering.



**JW Marriot Hotel & Branded Residences**  
US-based WOW Resorts to develop a luxury hospitality project featuring hotel and branded residences.



**La Mer by Elie Saab**  
A waterfront project by Arte Developments with interconnected towers.



**The Unexpected**  
Development of 319 hotel keys and 103 residential units by Almal Real Estate Development.



**KARL LAGERFELD BEACH RESIDENCES**  
A luxury residential project developed by Aark Developers designed in collaboration with Nikken Sekkei.



**Nikki Beach Residences and Rosso Bay**  
An estimated 2,000 units mixed-use project developed by Aldar.



# AL MARJAN ISLAND PROJECT PIPELINE



أبو ظبي الوطنية للتطوير

**Nasim Al Bahr Residences, by Marriott Luxury Collection**  
Mixed use project comprising hotel, branded residences and villas



**Address Al Marjan Island**  
A lifestyle resort to provide luxury hotel and branded residences.



**Manta Bay**  
Inspired by the Maldives, Manta Bay comes as a high-end residential project by Major Development.



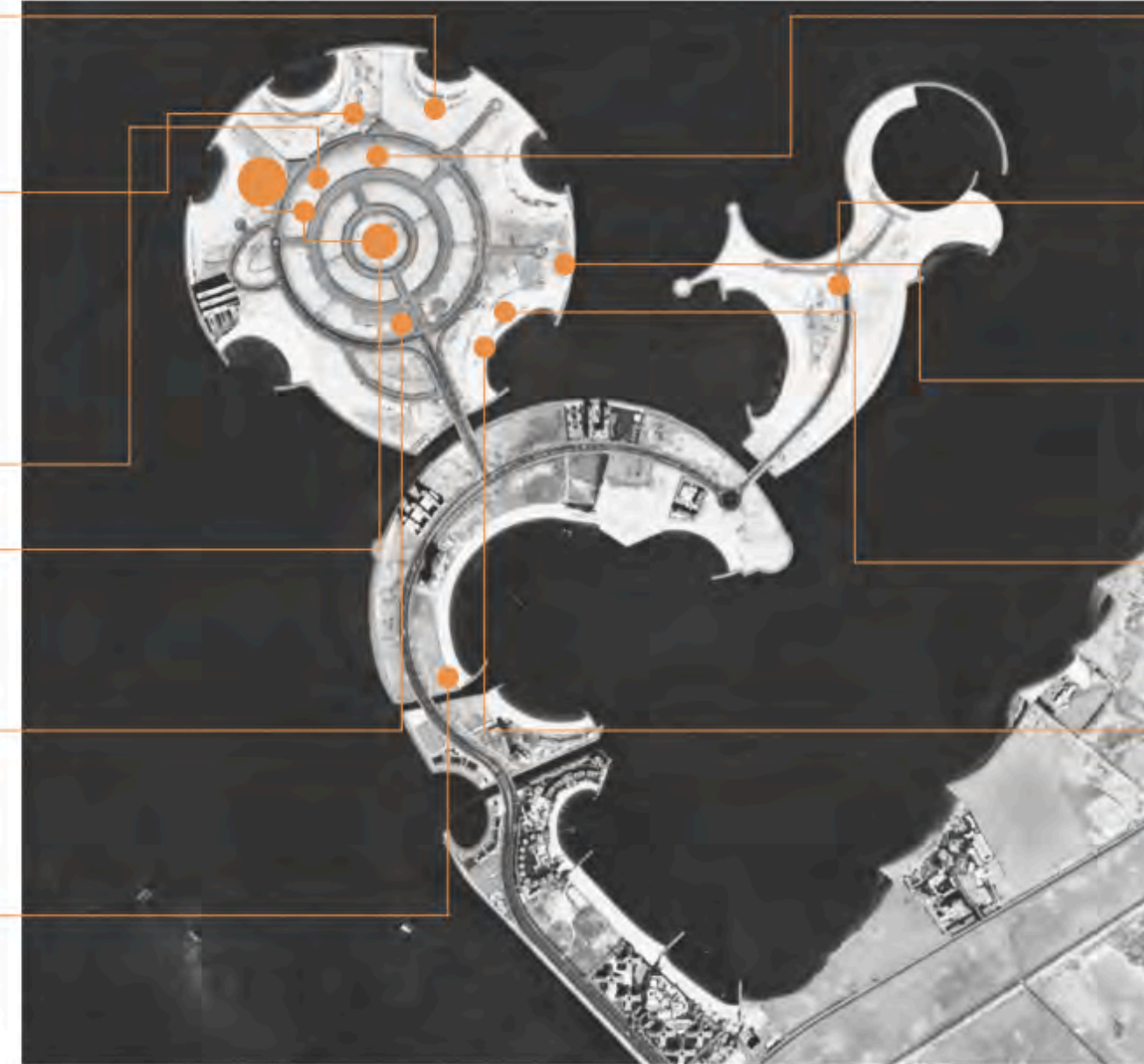
**Fairmont Al Marjan Island**  
A mixed-use mega project to include hospitality, residential and retail offerings.



**Residential & Commercial Complex**  
A mixed-use residential complex comprising c. 190 apartments.



**Fortune Bay Residences**  
A residential development by Topero Properties.



**La Mazzoni**  
Luxurious residential development by The Luxe Developers, offering an eco-friendly living experience.



**Wynn Integrated Resort**  
An upcoming integrated resort offering 1,542 keys in addition to F&B, MICE and gaming facilities. The project is expected to be launched Q1 2027.



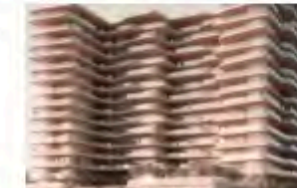
**Oceano**  
A mixed-use residential complex that will provide 211 luxury branded residences.



**W Al Marjan Island - Dalands**  
W Hotel & Branded Residences.



**The Astera - Aston Martin Residences**  
Residences with interiors by Aston Martin that bring the car maker's blend of sophistication, elegance and high-performance to the property.



# AL MARJAN ISLAND PROJECT PIPELINE



**Radisson RED**  
Introducing a refreshed Radisson RED design concept to the Middle East.



**Pelagia**  
A project by BNW Developments comprising of 160 residential units.



**Aquino**  
A project by BNW Developments offering 1, 2, and 3-bedroom apartments.



**Ola Residences**  
Developed by Lacasa Living, this residential project is expected to be delivered in 2027.



**Sugee Developers**  
Residential real estate project by Sugee group to be launched shortly



**NH Collection**  
The development will feature 120 hotel keys and 36 branded serviced apartments.

**Residences by Tissoli**  
A residential project by Tissoli Luxury Developers.

**Uno Luxe**  
Developed by WOW RED, this project offers 89 fully furnished residences across studios, 1 & 2-bedroom units.

**Playa Del Sol**  
A project by Ellington offering 1, 2, & 3-bedroom apartments, 3 & 4-bedroom duplexes, and a 5-bedroom villa.

**Ambrosia / Taj Wellington Mews Al Marjan Island**  
A project by BNW Developments offering apartments and hotel keys.



# LET'S DO SOME MATH

## **Visitor Potential:**

UAE welcomed 29.9M visitors in 2024

## **Other Casino Destinations:**

120M total number of visitors annually

## **Wynn Resort on Al Marjan Island:**

If Wynn attracts one fourth of the other destinations that's 30M new visitors and half of the UAE visitors.

## **Projected Total Visitors:**

15M (UAE based) + 30M (Wynn driven) = 45M Annual

An aerial photograph showing a wide, multi-lane road lined with palm trees, adjacent to a beach and the sea. The road has several cars and a truck. In the background, there are some buildings and a large open area.

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

45M visitors divided by 3 per room = **15M ROOM NIGHTS**

15M divided by 365 days = **41,095 ROOMS NEEDED**

**Planned Supply:** Only 15,274 Keys

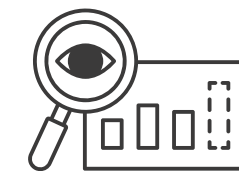
**Undersupply = Opportunity**

3x more rooms needed Demand far outpaces supply

High occupancy + premium rates = Peak investor returns

**Investor Appeal**

Strong demand for developments near UAE's first casino resort



**Forecast:**

Prime areas may reach AED 10,000/sq. ft by 2030, 3x today's prices.

High rental yields projected (9%+)

# AL MARJAN ISLAND LAND REAL ESTATE APPEAL

## **Investor Appeal**

Strong demand for developments near UAE's first casino resort.

## **Market Outlook 2024**

RAK property transactions up 118% reached AED 15.1B. Property prices on Al Marjan Island increased 20% to 23%.

## **Forecast**

Prime areas may reach AED 10,000/sq ft by 2030 — 3x today's prices. High rental yields projected (9%+).

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND





**UNMISTAKABLY  
KARL**

# THE BRAND KARL LAGERFELD

- Karl Lagerfeld (1933-2019) Fashion Icon, Born in German Based in Paris.
- Renowned for transforming Chanel and Fendi while leading his own iconic brand.
- Global benchmark for luxury design.

“ EMBRACE THE PRESENT,  
INVENT THE FUTURE.”

KARL LAGERFELD  
BEACH RESIDENCES | AL MARJAN ISLAND



**KARL LAGERFELD**  
BEACH RESIDENCES / AL MARJAN ISLAND

HEAD OFFICE  
**PARIS, FRANCE**

HEAD OFFICE  
AMSTERDAM, NETHERLANDS

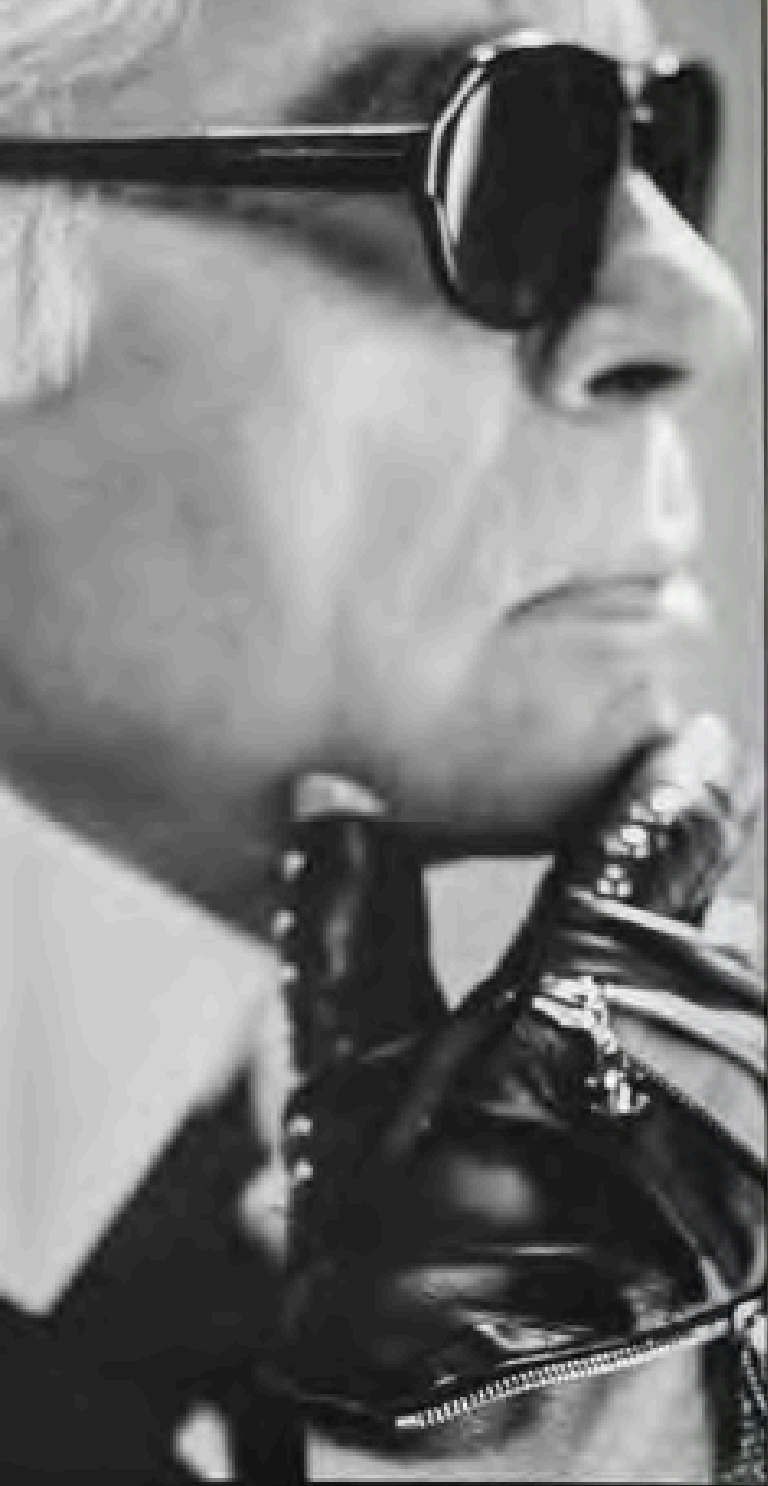


# KARL LAGERFELD

200+ OUTLETS ACROSS THE WORLD

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND





**“EMBRASSER  
LE PRÉSENT  
ET INVENTER  
LE FUTUR.”**

**— KARL LAGERFELD**



**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

# KARL'S REAL ESTATE PROJECTS **ACROSS THE WORLD**

- KARL LAGERFELD Villas Meydan, Dubai
- KARL LAGERFELD Residence Miami
- KARL LAGERFELD Macau
- KARL LAGERFELD Portugal
- KARL LAGERFELD Malaysia
- KARL LAGERFELD Spain
- KARL LAGERFELD RAK

# THE KARL LAGERFELD



MACAO  
KARL LAGERFELD HOTEL



**MACAO**  
KARL LAGERFELD HOTEL



**MARBELLA, SPAIN**  
KARL LAGERFELD VILLAS



**MELAKA, MALAYSIA**  
**KARL LAGERFELD TOWER**



**DUBAI**  
KARL LAGERFELD MEYDAN



**DUBAI**  
KARL LAGERFELD MEYDAN

# THE ARCHITECT NIKKEN SEKKEI

- Founded in 1900's & designed **more than 25,000 projects** worldwide.
- Designed **across 50+ countries** and **250+ cities globally**.
- Some of his works are: Tokyo Skytree, Midland Square, Saudi Stock Exchange HQ & One Zabeel Dubai.



PHILOSOPHY OF DESIGNING SPACES THAT ENRICH BOTH INDIVIDUALS AND COMMUNITIES, THROUGH A BLEND OF CULTURAL SENSITIVITY WITH NOVEL INNOVATION.

- LUXURY LIFESTYLE AWARDS -

# NIKKEN SEKKEI GLOBAL WORKS



**TOKYO SKYTREE**  
Tokyo, Japan

One of the tallest towers in the world.



**Longfor Paradise Walk**  
Chongqing, China

Mixed-use complex known for its "seven below-grade transportation floors".

# NIKKEN SEKKEI GLOBAL WORKS



**ONE ZA'ABEEL**  
Dubai, UAE

Guinness World Record for the world's longest floating building.



**SAUDI STOCK EXCHANGE HQ**  
Riyadh, KSA

A symbol of financial authority and Modern Middle Eastern Architecture



**DUBAI**  
NIKKEN SEKKEI, ONE ZABEEL



*When Global Fashion Icon Meets World-class Architecture,  
Something Extraordinary is Born.*

INTRODUCING A BEACHFRONT CREATION BY **KARL LAGERFELD** AND **NIKKEN SEKKEI**.

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

**NIKKEN**  
EXPERIENCE, INTEGRATED



**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

**MARJAN ISLAND, UAE:**  
KARL LAGERFELD & NIKKEN SEKKEI



# AL MARJAN ISLAND RAS AL KHAIMAH

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

  
**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

*Wynn*  
AL MARJAN ISLAND





**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

**ARCH LOBBY:**  
KARL LAGERFELD  
BEACH RESIDENCES

**AMENITIES:**  
KARL LAGERFELD BEACH RESIDENCES  
MARJAN BEACH



**INTERIOR:**  
KARL LAGERFELD BEACH RESIDENCES

**INTERIOR:**  
KARL LAGERFELD BEACH RESIDENCES





**INTERIOR:**  
KARL LAGERFELD  
BEACH RESIDENCES  
BATHROOM



**INTERIOR:**  
KARL LAGERFELD  
BEACH RESIDENCES  
KITCHEN

Sea / Wynn / Community View

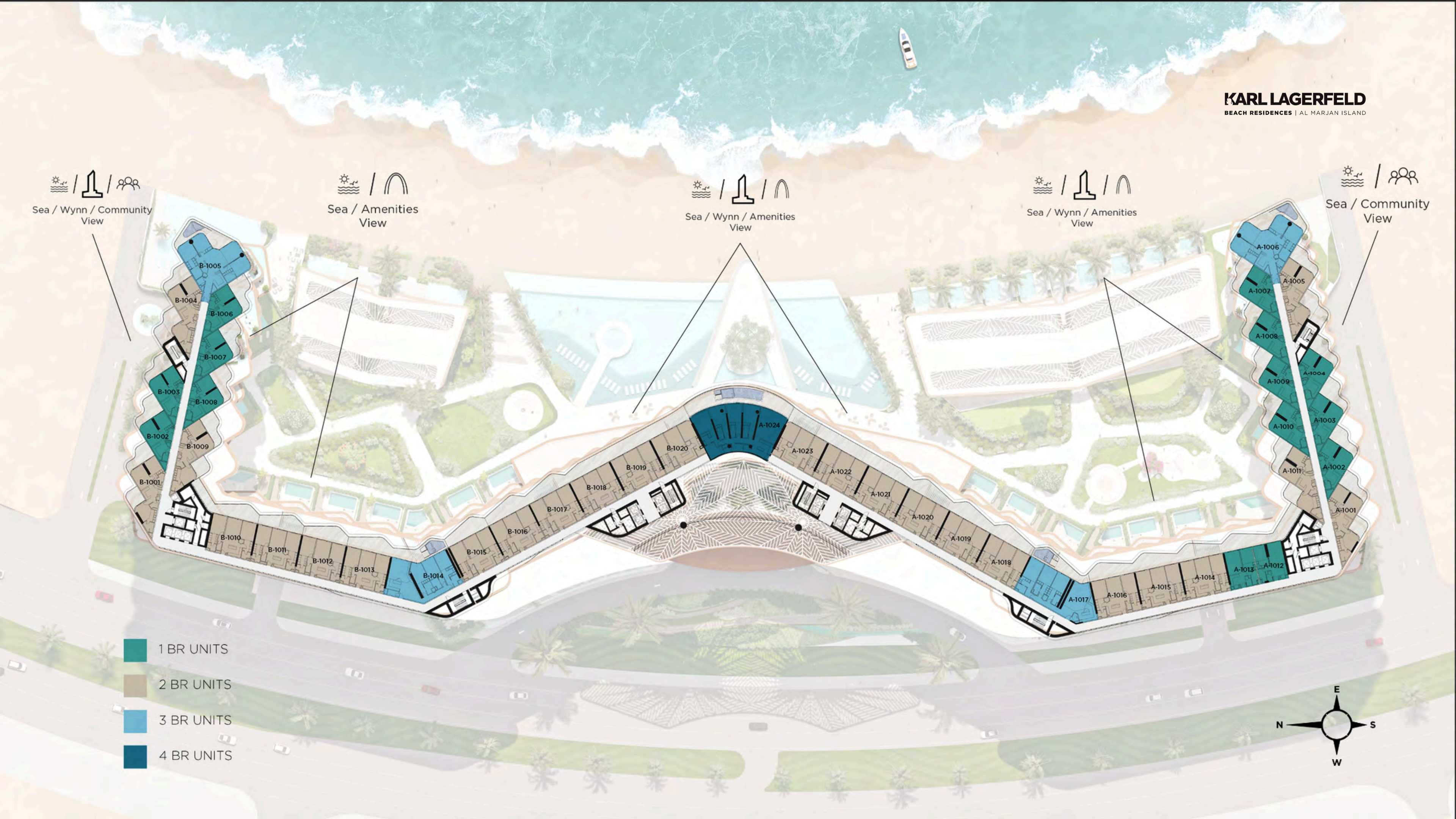
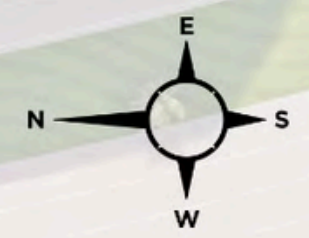
Sea / Amenities View

Sea / Wynn / Amenities View

Sea / Wynn / Amenities View

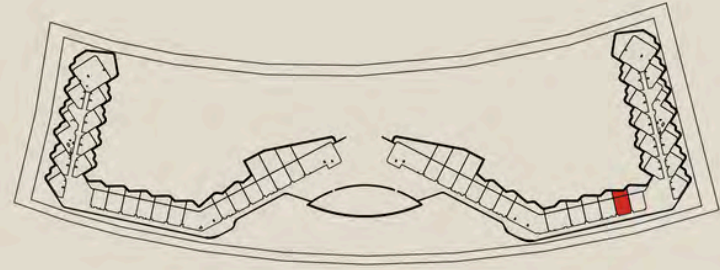
Sea / Community View

- 1 BR UNITS
- 2 BR UNITS
- 3 BR UNITS
- 4 BR UNITS



# KEY PLAN

LEVEL-3



## 1BHK TYPE 1

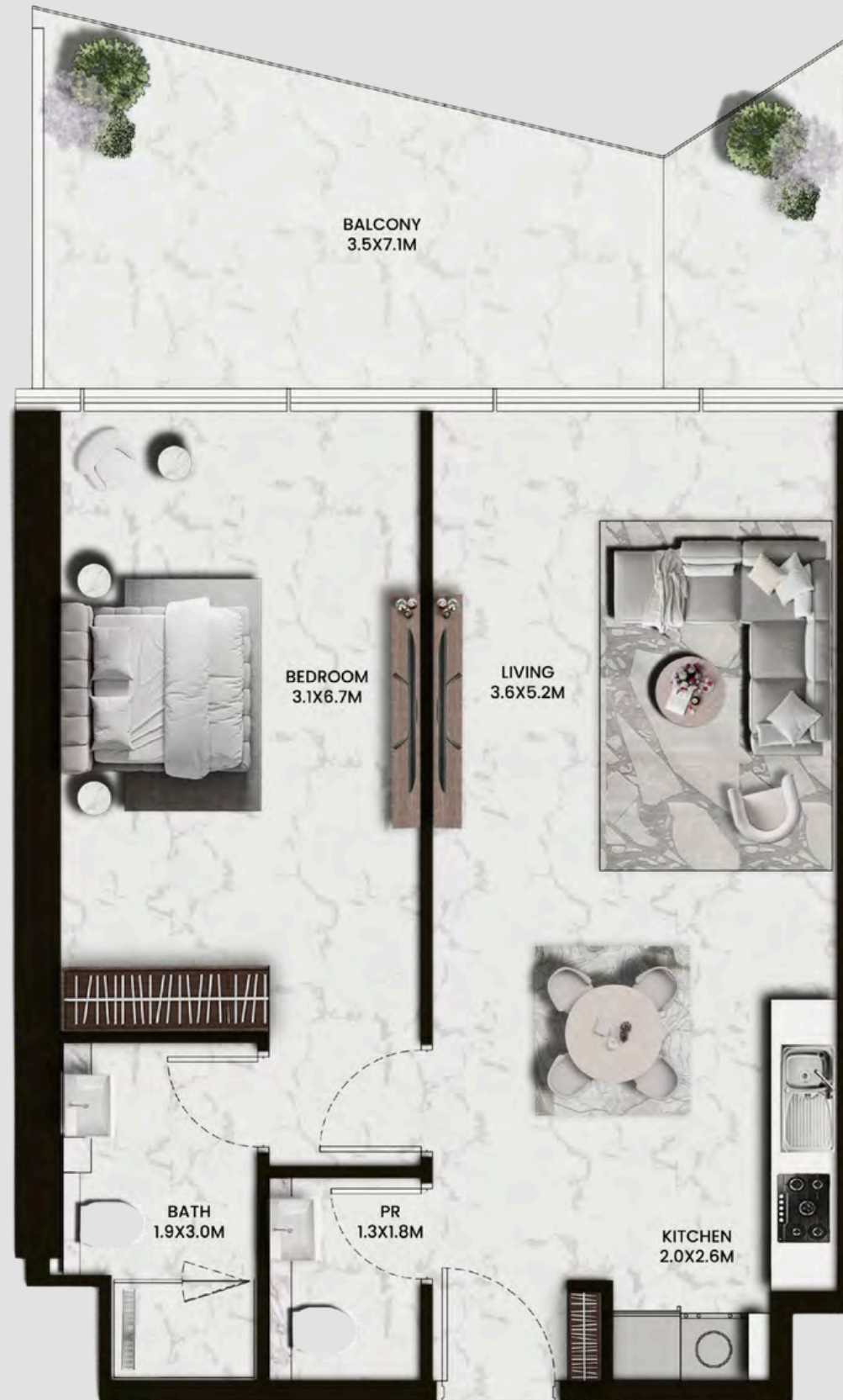
A-313

Internal Living Area 663.16 sq.ft.

Outdoor Living Area 215.82 sq.ft.

Total Living Area 878.98 sq.ft.

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND

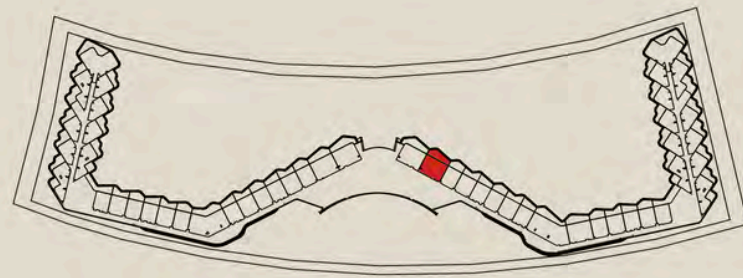


1BR Starting Sizes:  
• **875 sq. ft - 999 sq. ft**

1BR Starting Prices:  
• **AED 2.8M**

# KEY PLAN

LEVEL-4



## 2BHK TYPE 1

A-425

Internal Living Area 1029.68 sq.ft.

Outdoor Living Area 371.57 sq.ft.

Total Living Area 1401.25 sq.ft.

**KARL LAGERFELD**  
BEACH RESIDENCES | AL MARJAN ISLAND



2BR Starting Sizes:

- **1,316 sq. ft - 1,580 sq. ft**

2BR Starting Prices:

- **AED 4.2M**

# ABOUT THE DEVELOPER:

Driven by a clear purpose to redefine modern living AARK Developers creates innovative, sustainable communities that elevate everyday life for individuals and families. As a leading developer in Dubai, we go beyond construction to deliver luxurious, functional living spaces shaped by smart technology and world-class design, always with meticulous attention to detail. From the serene sophistication of Gardenia Livings to the contemporary elegance of AARK Residences, each project reflects our commitment to quality, comfort, and long-term value setting new benchmarks across United Arab Emirates and helping shape communities that feel as exceptional as they look.



AT AARK DEVELOPERS, OUR CORE VALUES DEFINE US  
AND DRIVE OUR MISSION TO TRANSFORM REAL ESTATE  
DEVELOPMENT IN DUBAI.

- RAHUL GUPTA -  
CHAIRMAN AT AARK DEVELOPERS

# THIS IS WHAT SETS IT APART

- **Prime Location & Scale**

Walking Distance to Wynn Casino  
Prime Double-Plot Beachfront Location Over 30,000 sq.m  
Uninterrupted Sea Living for All Units

- **Iconic Architecture & Design**

Architectural Crown Positioned on the 23rd Floor  
Waterfall Features Flanking the Main Entrance  
Grand Lobby with Panoramic Views  
Signature 8-floor Chandelier Cascading from the 13th Floor  
Guinness World Record-bound Tallest Residential Atrium (138 feet)

- **Lifestyle, Leisure & Wellness**

50+ Curated Amenities  
Japanese Garden & Infinity Pool  
Water Sports: Jet ski, Paddle Boat & More  
18-Meter-long Swimming Pool  
Fully Panoramic Gym with Sea & Pool Views

- **Exclusive Residences & Elevated Living**

Private Pools in all 3 & 4-Bedroom Residences  
Full-floor Infinity Pool on the 14th Floor  
Sky Bar Across the 15th & 16th Floors  
Sky Villas on the 17th & 18th Floors  
Two Fine-dining Restaurants  
15 Passenger lifts + 2 Service Lifts

# PAYMENT PLAN & HANDOVER

Handover Date

**Q2 2028**

Payment Plan

**50/50**

# REQUIRED DOCUMENTS FOR EOI

## AED 37,000/-

### Booking Documents Required:

- Passport Copy
- Proof of Payment Copy

### KARL LAGARFELD BEACH RESIDENCES DETAILS:

#### CORPORATE/CURRENT ACCOUNT

- **BENEFICIARY NAME:** AARK DEVELOPERS FZ LLC
- **BENEFICIARY BANK:** EMIRATES NBD
- **IBAN:** AE620260001015905339101
- **ACCOUNT NUMBER:** 1015905339101
- **SWIFT CODE:** EBILAEAD
- **BRANCH:** BANİYAS-DEIRA, U.A.E

# **KARL LAGERFELD**

**BEACH RESIDENCES** | AL MARJAN ISLAND

BY  **AARK**  
DEVELOPERS

**ONE BROKER GROUP**  
Exclusive Sales Partner