ISLAND HEIGHTS

AT AL MARJAN ISLAND

ISLAND HEIGHTS
FRAMED BY OCEAN, CROWNED BY SKY

Rise above and experience luxury coastal living at the tranquil heart of Al Marjan Island. Leave behind the cares of the city and embrace beach vibes, open skies, and salt-infused air. Weekend escape or home and harbour, this is your invitation to experience life at Island Heights, an exceptional residential community by the sea.

AL MARJAN ISLAND:
WHERE TRANQUILITY MEETS TRANSFORMATION

Thanks to its breathtaking coastline, endless sunshine and unmatched accessibility, Ras Al Khaimah is becoming one of the world's most sought-after destinations. Its jewel is Al Marjan Island, a serene oceanfront retreat just a short journey from Dubai, but a world away from the everyday.

BUILDING BRIEF

LOCATION:

Al Marjan Island,
RAK

4 ELEVATORS:

4 passenger
elevators including
1 service elevator

PARKING:

1 parking park per
apartment

OWNERSHIP:

Freehold

COMPLETION DATE:
(Anticipated)

Q1 2028

SERVICE CHARGE:
(Anticipated)

20 AED ft^2

AMENITIES:

Lobby
Resident's Lounge
Yoga Studio

State-of-the-art Gym
Children's Play Area

AN ISLAND IDYLL

Island Heights is an exclusive collection of 165 meticulously crafted residences ideally situated to take advantage of the many amenities and attractions of Al Marjan Island. Perfectly positioned close-by The Wynn Al Marjan – the region's first interactive gaming resort – and within 90 metres walking distance of the beach, Island Heights promises enviable living and engaging entertainment.

SIZE RANGE PER UNIT TYPE:

STUDIO: (Area with Balcony)	**1 BEDROOM:** (Area with Balcony)
From **37.27 m²** (401.17 ft²)	From **73.59 m²** (792.12 ft²)
To **51.52 m²** (554.56 ft²)	To **108.54 m²** (1,168 ft²)

NUMBER OF UNITS PER TYPE:

STUDIO	1 BEDROOM	TOTAL
78 units	**87** units	**165** units

A HAPPENING PLACE

With its privileged location on the highly sought-after Al Marjan Island, Island Heights is an enclave of luxury, comfort and tranquilly – and yet it lies within easy reach of the indulgence and excitement of the world-renowned Wynn Al Marjan Island resort. Convenient amenities and quick, effortless access to Ras Al Khaimah International Airport and the vibrant city of Dubai ensure the best of all possible worlds.

WHERE EVERYTHING'S IN REACH

ISLAND HEIGHTS
AT AL MARJAN ISLAND

RAK International Airport
30 Min

DXB International Airport
45 Min

Dubai Mall
60 Min

DIFC
45 Min

RAK Mall
28 Min

Al Hamra Golf Club
12 Min

RAK Central
12 Min

Jebel Jais
44 Min

Sharjah International Airport
47 Min

Jebel Jais

Al Hamra Golf Club

RAS AL KHAIMAH

RAK Central

RAK Mall

RAK International Airport

UMM AL QUWAIN

FUJAIRAH

AJMAN

Sharjah International Airport

DIFC

DXB International Airport

Dubai Mall

SHARJAH

WHERE DREAMS AND REALITY MEET

- Enviable location, close to Wynn Al Marjan Island
- Convenient beach access
- Timeless design and high-quality finishes throughout
- 360° views, including beach and sea views, and Wynn resort views
- Swimming pool and leisure facilities
- Extensive amenities and entertainment

AL MARJAN ISLAND, TREASURES OF THE PAST, AT THE HEART OF TOMORROW

Comprising of four unique coral-shaped islands, Al Marjan Island is nestled between Umm Al Quwain Marina and Ras Al Khaimah, set against the picturesque backdrop of the Arabian Peninsula, and enclosed by the Yanis and Jais Mountains.

As Al Marjan Island's appeal continues to grow exponentially, it attracts discerning visitors and residents from around the world, drawn to its world-class dining, leisure experiences, and the highly anticipated Wynn Resort—the region's first interactive gaming and entertainment destination. From exhilarating water adventures to enriching cultural journeys that celebrate the region's rich heritage, Al Marjan Island offers an unforgettable experience for all.

DISTANCE 82 METRES TO THE BEACH
WALKING 3 MINUTES
DRIVING 2 MINUTES

MONUMENTAL BEAUTY

Architecturally, Island Heights pays homage to classic elegance, its geometric silhouette defined with sleek sculptural precision. Its clean, vertically articulated design balances visual appeal with functionality, making it at once aesthetically striking and eminently liveable. Generously proportioned windows, extensive balconies and terraces, and expansive space maximise natural light and capitalise on the magnificent 360˚ views.

EMBRACE EVERY DAY

Island Heights offers the full complement of essential amenties, each carefully designed to enhance and facilitate the lifestyle you deserve. These include:

- A residents' gym equipped with premium fitness technology
- A yoga room, thoughtfully designed for relaxation and holistic well-being
- A dedicated kid's play area
- Residents' Lounge

PANORAMIC VIEWS

At the building's podium level, a prominent outdoor area features stunning infinity edge pool, along with a relaxed poolside lounge area that offers panoramic views of the surrounding areas.

WORK, REST, PLAY

The Residents' Lounge at Island Heights is a space for communal activities, co-working, and simple relaxation. A calm, restful aesthetic, relaxed atmosphere, casual seating, and efficient workspaces ensure an experience that is as productive or as laid-back as you desire.

housebook

Real Estate Company
since 2012 in the UAE

+971 (4) 412-5007

Managers of partnerships

Alevtina Kapustina

Svetlana Guseva

Office

Housebook Real Estate LCC

Dubai Marina, office 2502-01, Dubai, UAE

Company license: 1128098

ae.housebook.deals

partner@housebook.ae