

MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES

DESIGNED

FOR



DIFFERENT

Mondrian Al Marjan Island Beach Residences are created to make the most of Al Marjan Island. Bold design interplays with sophisticated aesthetic detail, while the island's cultural energy is reflected in the vibrant lifestyle and beach-front location.

THE

FEARLESSLY FORWARD-THINKING AND CULTURALLY CURIOUS

A place so personalised.
A pace so uniquely yours.



Beach Front Balcony Views

ON-THE-BEACH LIFESTYLE

Bold design interplays with sophisticated aesthetic detail, while the island's energy is reflected in a lifestyle of vibrance, creativity and beach-front beauty.

FI'LIA BY THE BEACH

Fi'lia By The Beach, the region's first female-led restaurant brand, brings its award-winning Italian cuisine to the island in a laid-back setting.*

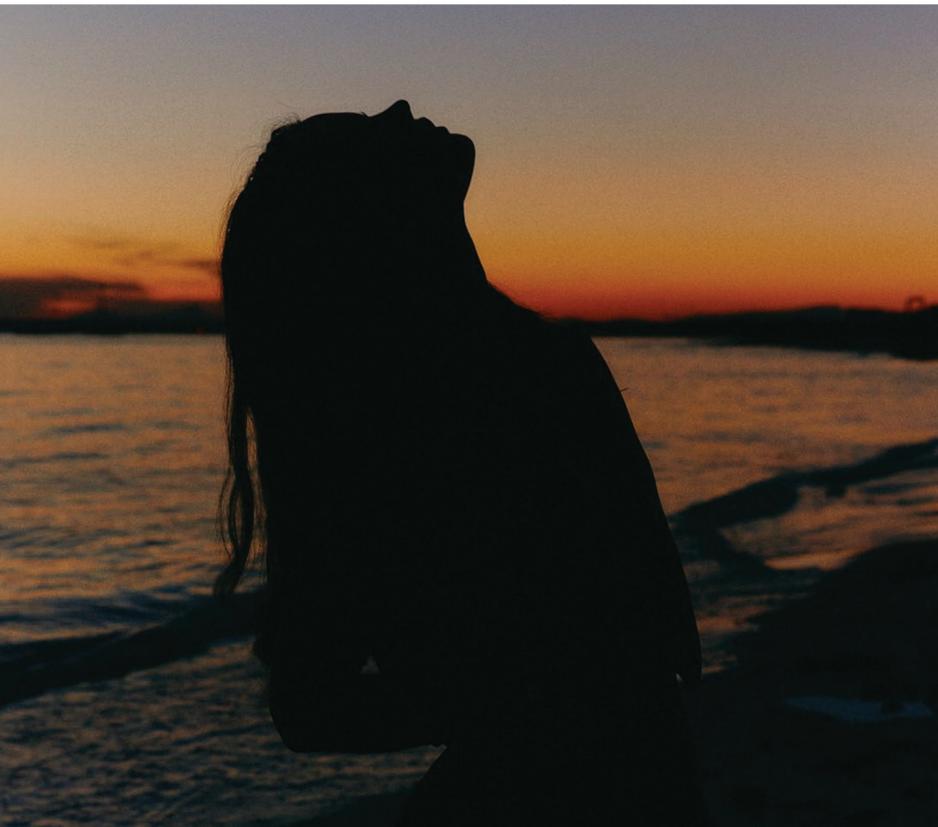
*Open to the public



Fi'lia By The Beach

VIBRANT AND ENRICHING

It's a place to live life gloriously, where innovation enriches every moment and the very best of Ras Al Khaimah is just an arm's length away.



WHERE ICONS ARE BORN



Al Marjan Island Aerial View

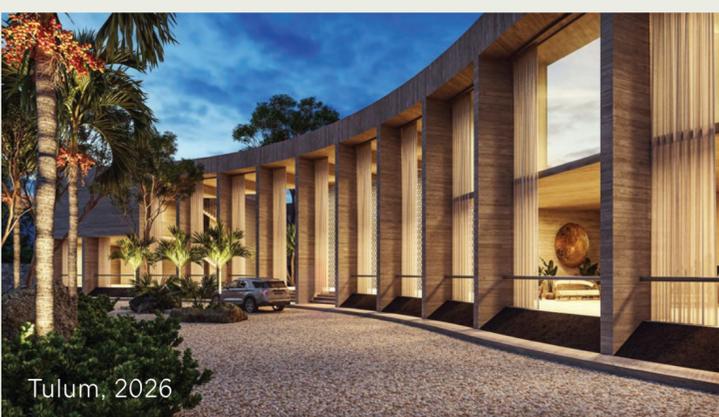
WELCOME TO MONDRIAN

Mondrian was born to be famous. It couldn't possibly be otherwise with an origin story that's Hollywood in every sense.

In 1996 the Mondrian brand burst onto the Los Angeles scene, dripping with glamour and quickly became the place for the city's A-list elite to meet and be seen. Its status as a magnet for the artistic and creative is no surprise as it was conceived and designed by some of the world's most iconic dreamers and inspirational minds.

From its origins of inspiration in Piet Mondrian's abstract art to the signature styles of Phillippe Starck and Marcel Wanders, Mondrian has always been connected to the world of modern design and the cultures that surround it. Since 2020, Mondrian has been managed by Ennismore, the largest and fastest growing lifestyle hospitality brand, who curate unique properties and experiences in some of the world's most exciting destinations.





- 1996
LOS ANGELES
- 2008
SOUTH BEACH
- 2017
DOHA
- 2020
SEOUL ITAEWON
- 2022
MEXICO CITY
- 2023
CANNES
- 2023
SINGAPORE DUXTON
- 2023
HONG KONG
- 2023
BORDEAUX
- 2024
IBIZA
- 2025
GOLD COAST
- 2026
ABU DHABI
- 2026
MALDIVES
- 2026
TULUM
- 2026
CANCUN
- 2027
BUCHAREST
- 2027
RIYADH
- 2028
DUBAI



Adult Pool & Sun Deck

AN ICONIC IDYLIC BEACHFRONT PARADISE

Al Marjan Island has quickly established a reputation as Ras Al Khaimah's most desirable neighbourhood. It is an iconic beachfront oasis of pristine beaches lapped by crystal-clear water - an idyllic backdrop to a destination development synonymous with innovative architecture and the very best this exclusive district has to offer. Central to its popularity is the wide variety of lifestyles so effortlessly enhanced by its world-renowned restaurants, hotels and leisure clubs. It is both vibrant and serene, exciting and equally refined. A panoramic jewel sparkling in the global spotlight.

WYNN AL MARJAN ISLAND

7 min drive

BEACH DISTRICT

8 min drive

AL HAMRA MALL

11 min drive

RAK CENTRAL

12 min drive

AL HAMRA GOLF CLUB

13 min drive

AL HAMRA MARINA WALK

18 min drive

RKT INTERNATIONAL AIRPORT

35 min drive

DUBAI INTERNATIONAL AIRPORT

1hr drive

MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES



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BEACH
DISTRICT

A

LIFESTYLE



3 Bedroom Residence Living Room

FRONT ROW COLLECTION

3 Bedroom - Townhouses: 2550 to 4530 sq ft

4 Bedroom - Townhouses: 4580 to 4700 sq ft

SKY COLLECTION

3 Bedroom - Penthouses: 2547 to 2789 sq ft

4 Bedroom - Sky Villas: 5047 to 5679 sq ft

5 Bedroom - Sky Villas: 8582 to 9467 sq ft

RESIDENCES

1 Bedroom: 799 to 908 sq ft

2 Bedroom: 1226 to 1496 sq ft

3 Bedroom: 1733 to 2141 sq ft

TOTAL RESIDENCES: 343

*Sizes above are net internal averages. Balconies are included in these figures.

VISIONARIES

FOR



Adult Pool & Sun Deck

RESIDENTIAL FACILITIES

A wide variety of amenities mean every lifestyle is considered and enriched. It's a highly personalised approach, ensuring life moves at your own, perfect rhythm.

Resident's Lobby

Lobby Lounge

Landscaped Courtyard with Direct Beach Access

Courtyard Pool & Bar

Garden Cabanas

Residents Sky Club:

- Boardroom/Private Dining Room
- Library/Working Lounge
- Bar & Lounge
- Sunset Terrace
- Sunrise Patio

Rooftop Pool & Sun Deck

Rooftop Padel Court

Fitness Studio

Outdoor Gym

Personal Training Studio

On-demand Treatment Room

Recovery Zone:

- Cold Plunge Pools
- Finnish Sauna

Kid's and Teens Club

Children's Play Area

Children's Pool



Resident's Fitness Studio & Outdoor Gym

ESSENTIAL SERVICES

Mondrian Residences are the epitome of the Mondrian experience – bold design, innovative features, luxury finishes and a fastidious approach to resident happiness.

Comfort and convenience combined with meticulous attention to detail to provide impeccable levels of care and consideration.

Cultural Concierge

Doormen

Valet Parking

Security

Accor Owner Benefits Annual Membership Fee

Common Area Maintenance, Utilities, Housekeeping

Common Area Wi-Fi

Property Insurance

General and Administrative Services



1 Bedroom Residence Balcony

ON-DEMAND SERVICES

Our on-demand services offer an exceptional level of personal attention and anticipation. Unique and uncompromising, they are unmistakably Mondrian.

These are not included in the service charge and are charged per use.

A CURATED LIFESTYLE

Art Curator

Interior Design

Resident Botanist – Plant Curation & Care

Personal Shopping

Private Dining or Personal Chef

EVERYDAY SIMPLICITY

Electric Car Chauffeur On-Demand or Private Transportation

Dry Cleaning, Laundry or Tailoring

In-Residence Housekeeping

In-Residence Maintenance

Dog Walking, Grooming or Pet Minding

Childcare, Tutoring or Art Classes

Residence Care During Extended Travel

ENHANCED WELLBEING

Personal Trainer

Massage, Reflexology or Acupuncture

Grown Alchemist* Amenities Subscription

*Preferential pricing available whilst Ennismore maintains its contractual relationship to Grown Alchemist for the Mondrian brand.



3 Bedroom Residence Bedroom

RESIDENCE FEATURES

Generous Living Areas with Ceiling Heights of 3.2 Meters

Floor-to-Ceiling Sliding Glass Doors and Windows with Magnificent Panoramic Views

Terrace Access from the Living Room and Master Bedroom of Every Residence

Walk-in Wardrobes in Every Primary Bedroom

Eat-in, Open Kitchen with High-End Bespoke Cabinetry

Top-of-the-Line Appliances from Miele, Including Cooktop, Integrated Refrigerator, Freezer, Wine Cooler and Dishwasher in Most Residences

Spacious Laundry Rooms with Full-Size Washing Machine and Dryer, with a Utility Sink in Most Residences

Individually Controlled, High-Efficiency Central Air Conditioning and Heating Systems, with Linear Diffusers in Main Areas to Ensure Seamless Integration

Innovative Smart Technology Infrastructure that Enables Home Automation

Intelligent Interface System for Essential Building Services Such as Concierge, Valet, and Security

SPECIFICATIONS

General

Porcelain and Timber Flooring Throughout
Off-White Plaster Ceiling and Walls

Bedrooms

Feature Hardboard
(Master Only in Regular Apartments and All Bedrooms in Large Duplexes)
Built-in Bespoke Wardrobes

Kitchen Finishes

Bespoke Cabinetry
Counter & Backsplash: Dekton
Hardware: Polished Chrome and Dark Bronze
Flooring: Porcelain
Full Suite of Integrated Appliances
(Miele or Gaggenau Appliances)

Bathrooms

Bespoke Cabinetry
Counter & Backsplash: Natural Stone / Dekton
Hardware: Polished Chrome and Dark Bronze
Flooring: Porcelain



Sky Collection Living Room



Residence Entrance

ACCOR OWNER BENEFITS PROGRAM

Mondrian Al Marjan Island Beach Residences owners are eligible to participate in the Accor Ownership Benefits Program*, giving them automatic VVIP status at over 5600 hotels and resorts worldwide.

Mondrian Residence Global Ownership Benefits include:

Exclusive invitation to join the PLATINUM tier of Accor Live Limitless*

Automatic upgrades on arrival across more than 5600 hotels and resorts worldwide (subject to availability)**

20% off of best available rate at more than 5600 hotels and resorts worldwide**

VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings



*Eligibility continues for as long as Purchaser owns Mondrian branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

** At participating Accor brands and properties



Resident's Lobby

ELEVATE

DEVELOPER

Elevate develops spaces rooted in timeless design principles, holistic wellbeing, and meaningful connection, meticulously crafted to elevate the art of refined living. Elevate is part of the One Group, an award winning real estate and venture capital organisation that has overseen over \$2.5 Billion in global transactions since 2010.

MONDRIAN

BRAND

Mondrian Residences is a constant celebration of place and space: forward-thinking properties rooted in art, design and culture, with groundbreaking interiors, immersive art installations and inventive culinary experiences. Mondrian has properties at the heart of some of the world's most established and emerging cultural hubs, including Singapore, Los Angeles, Miami, Doha, Mexico City, Cannes, Bordeaux, Seoul, Hong Kong, Ibiza and Australia's Gold Coast. Upcoming openings include Tulum, Dubai and Abu Dhabi.

ENNISMORE

OPERATOR

Ennismore is a global collective of entrepreneurial and founder-built brands with creativity and purpose at their heart. Founded in 2011 by entrepreneur Sharan Pasricha, Ennismore and Accor entered a joint venture in 2021, creating a new autonomous entity and the fastest growing lifestyle hospitality company, with Accor holding a majority shareholding.

Gensler

ARCHITECT

Design firm, Gensler uses its work as a catalyst for positive change. It is a dynamic and collaborative studio, uniting creativity, research, and innovation to create purposeful, cutting-edge solutions. It reimagines cities, places and experiences that positively impact people's everyday lives. Everything they do is guided by a simple mission: to create a better world through the power of design.

BERGMAN DESIGN HOUSE

INTERIOR DESIGNER

Bergman Design House is a globally acclaimed, award-winning studio crafting luxurious, timeless spaces that blend refined aesthetics with bold, narrative-driven design. Founded by Marie Soliman and Albin Berglund, their work spans the globe, redefining luxury through craftsmanship, emotion, and individuality.



Resident's Direct Beach Access

ENQUIRIES

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ANANTARA BUSINESS TOWER, OFFICE 2504, DUBAI

[MONDRIANALMARJANISLANDBEACHRESIDENCES.COM](https://www.mondrianalmarjanislandbeachresidences.com)

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MONDRIAN

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BEACH RESIDENCES

A PROJECT BY

ELEVATE

A ONE GROUP COMPANY