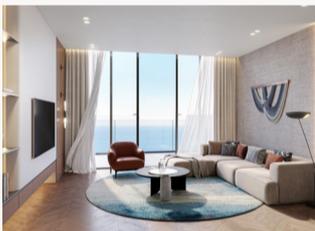


The Region's First Sheraton Residences



Atara Development introduces The Residences at Sheraton Al Marjan Island Resort, the GCC's first Sheraton-branded residences and part of an exclusive collection of just five homes worldwide to date. Designed with meticulous precision, these residences blend contemporary architecture with Sheraton's storied heritage, set against the tranquil backdrop of Al Marjan Island.

Project Name	The Residences at Sheraton Al Marjan Island Resort
Project Status	Off-plan
Location	Al Marjan Island, Ras Al Khaimah
Total Units	17 Studios, 98 One-Bedroom, 44 Two-Bedroom
Elevation	2 Basement + Ground + Mezzanine + 18 Floors + Rooftop
Unit Mix	159 Residential Apartments, 300 Hotel Units
Handover	Q3 2028
Payment Plan	60/40
Service Charges	Estimated AED 35 /sq.ft.
Resale Eligibility	Allowed after 30% payment



Unit type	Size range (sq.ft)
Studio	725 - 755 sq.ft
1-Bedroom	968 - 1,089 sq.ft
2-Bedroom	1,142 - 1,392 sq.ft

Payment Plan

5% Upon booking / reservation	15% Upon signature of Sales & Purchase Agreement (within 30 days of reservation)	40% During construction (8 installments of 5% every quarter)	40% On Handover (Plus 4% RAK Land Department Fee)
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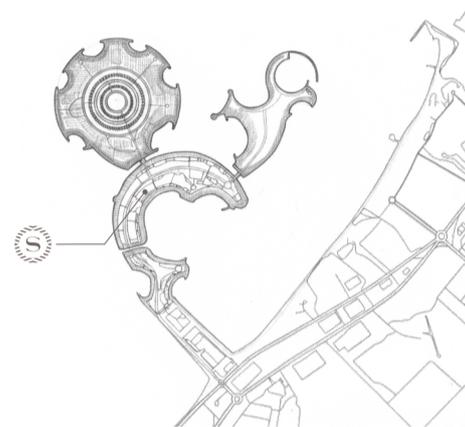


More than Fifty Ways to Live Well

- Pools & Beach**
 - Private beach
 - Adult pool
 - Saltwater pool
 - Rooftop infinity pool
 - Pool deck
 - Sun loungers & cabanas
 - Water activity area
 - Beach volleyball area
- Dining & Nightlife**
 - Nightclub (7,000 s.q. ft)
 - All day dining restaurant (10,000 sq. ft)
 - Premium restaurant (5,000 sq. ft)
 - F&B outdoor lounge & terraces
 - Sky kitchen & lounge (4,000 sq. ft)
 - Rooftop pool & bar
 - Rooftop shisha deck & lounge
- Health & Wellness**
 - Gym (9,000 sq. ft)
 - Pilates & yoga studio
 - Outdoor fitness area with juice bar
 - Wellness spa with cold plunge pool, snow chamber, steam, sauna & treatment rooms
- Retail & Work**
 - Retail shops
 - Co-working hub with meeting rooms, co-working pods & media room
- Family & Kids**
 - Kids' pool
 - Indoor & outdoor kids' play areas
 - Open lawn
 - Teens club & arcade zone
 - Outdoor cinema
- Entertainment & Leisure**
 - Entertainment bar with games table area
 - Gaming lounge
 - Outdoor lounge
 - Golf-simulator
- Residential & Social Spaces**
 - Residents' lobby & lift lobby
 - Residential lounge
 - Outdoor lounge & seating
 - Sunken seating & lounge
 - Game room
- Arrival & Services**
 - Drop-off area
 - Concierge
 - Valet parking
 - VIP transfer to Wynn Resort & Dubai
 - Shuttle bus to key landmarks

Al Marjan Island

- 3 MINS
Wynn Resort & Casino
- 8 MINS
RAK Central
- 15 MINS
Al Hamra Mall & Marina
- 20 MINS
RAK Mall
- 30 MINS
RAK International Airport
- 50 MINS
Dubai International Airport (DXB)



Your World by the Sea

Blending coastal living with the heritage of a trusted brand. The Residences delivers a sense of belonging and prestige.

- Private beach access
- Panoramic sea & island views from the residences
- Co-located with Sheraton Al Marjan Island Resort
- Fully-furnished & serviced residences
- Sheraton's global service culture at your doorstep
- Access to Sheraton's signature & community-focused amenities



Ownership Benefits

ONVIA

Ownership extends beyond the residence through ONVIA, Marriott International's owner recognition platform offering global recognition and exclusive privileges.

- Access to global privileges & rewards (7,000 hotels & resorts in 130 countries)
- Exclusive 10% off on rates & reservations
Early check-in and late check-out
- 5% exclusive discount at Ritz Carlton
Yacht Collection
- Up to 20% off on F&B at The Residences at Sheraton Al Marjan Island Resort
- Personal assistant for travel & lifestyle
- Invitations to private events & retreats

Escrow Account Name

THE RESIDENCES AT SHERATON AL MARJAN ISLAND RESORT ESCROW ACCOUNT	
Escrow Account Number	2375946621002
IBAN	AE28 0260 0023 7594 6621 002
Escrow Bank	Emirates NBD
Swift Code	EBILAEADXXX
Bank Branch Address	Dubai, UAE.

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