



PLAYA VIVA

UNIESTATE



# PARADISE AWAITS

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WHERE GENTLE WAVES  
CREATE SOOTHING SYMPHONIES  
YOUR EXCLUSIVE PARADISE AWAITS ON **AL MARJAN ISLANDS**

# ELEGANT WATERFRONT ADDRESS





BEACH ACCESS

2

PLAYA VIVA



Water sports

1

BEACH ACCESS

# AL MARJAN ISLAND OVERVIEW

PLAYA VIVA

WYNN  
RESORT

## THE NEXT LUXURY DESTINATION

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike.

# THE REGION'S FIRST GAMING RESORT

Set to revolutionize the UAE's tourism landscape, the first-ever gaming resort on Al Marjan Island is poised to attract millions of international visitors, creating a surge in real estate demand.



# INVESTMENT GROWTH

## TOMORROW'S HOTSPOT

Early investors in Al Marjan Island properties stand to benefit from exceptional value appreciation and premium rental yields as this exclusive destination rapidly develops into the regions most coveted address





# RAS AL KHAIMAH ATTRACTIONS

## ADVENTURE & BEAUTY

Discover Ras Al Khaimah diverse wonders—from thrilling desert safaris and mountain hikes to pristine beaches, mangrove forests, hot springs, and historic sites—all within easy reach of your Playa Viva residence

# PLAYA VIVA OVERVIEW

## EXCLUSIVE COASTAL COMMUNITY

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike





# ARCHITECTURAL VISION

## INSPIRED DESIGN

Every element of Playa Viva has been meticulously crafted to maximize ocean views and natural light, featuring contemporary architecture with clean lines, expansive glass, and natural materials that reflect coastal elegance

A romantic couple is shown on a beach at sunset. The woman, with long blonde hair and wearing a white spaghetti-strap dress and round sunglasses, has her arm around the man's shoulder. The man, wearing a white button-down shirt and dark trousers, also wears sunglasses and has his arm around the woman's waist. They are both looking towards the horizon where the sun is setting, creating a warm, golden glow. The background shows the ocean and a sandy beach.

# RESORT-STYLE SERVICES

## EFFORTLESS LUXURY

Experience the pinnacle of convenience with our impeccable service suite—from attentive poolside attendance and prompt valet parking to concierge ready to fulfill your every request 7/24 our knowledgeable.

# Building Structure

A  
BLOCK

B  
BLOCK

C  
BLOCK



## Podium Level

- Serviced Pool
- Tennis
- Shaded Table Tennis
- Badminton
- BBQ
- Outdoor Cinema

## Ground Floor

- Fine Dining
- Coffee shop
- Outdoor Cafe
- Watersport
- Pool
- GYM
- Spa

# Building Structure

- Shops
- Super Market

Pharmacy

Management

Beauty Salon

Water Sport Shop

Barber

Beauty Center

ATM Machine



Entrance  
Valet Parking

B  
BLOCK

C  
BLOCK

A  
BLOCK

PLAYA VIVA

RISCE

ENVI

# GROUND FLOOR AMENITIES



# GROUND FLOOR



- FINE DINING
- COFFEE BAR
- RETAIL SHOPS
- POOL
- OUT DOOR RESTAURANT
- GYM
- SPA & YOGA





A woman with long dark hair, wearing a blue halter-neck dress and large earrings, stands next to a man in a dark suit. They are in a dimly lit room with blue vertical light streaks in the background.

# GOURMET RESTAURANTS

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## CULINARY EXCELLENCE

Savor gourmet masterpieces by top chefs, paired with rare vintages and exceptional service.



# CHIC COFFEE CULTURE







# PODIUM LEVEL PLAN



- 1 Multi-Purposed Open Area with Seating
- 2 Shaded Picnic Area
- 3 Plaza with Seating
- 4 BBQ Area
- 5 Seating
- 6 Badminton Area
- 7 Shaded Tennis Table Area
- 8 Shaded Play Area
- 9 Seating with Fire Pit
- 10 Pocket Plaza
- 11 Pool
- 12 Sunken Area
- 13 Multi-Purposed Open Deck with Seating
- 14 Shaded Wood Deck with Seating
- 15 Pergola
- 16 Shower Room
- 17 BBQ Area
- 18 Wood Deck
- 19 Pot & Sculpture
- 20 Featured Pergola
- 21 Badminton Court
- 22 Shaded Wood Deck
- 23 Tennis Table Area
- 24 Shaded Play Area
- 25 Shaded Sunken Area
- 26 Opendoor cinema











OUTDOOR CINEMA



GYM

# WELLNESS JOURNEY



## LUXURY SPA

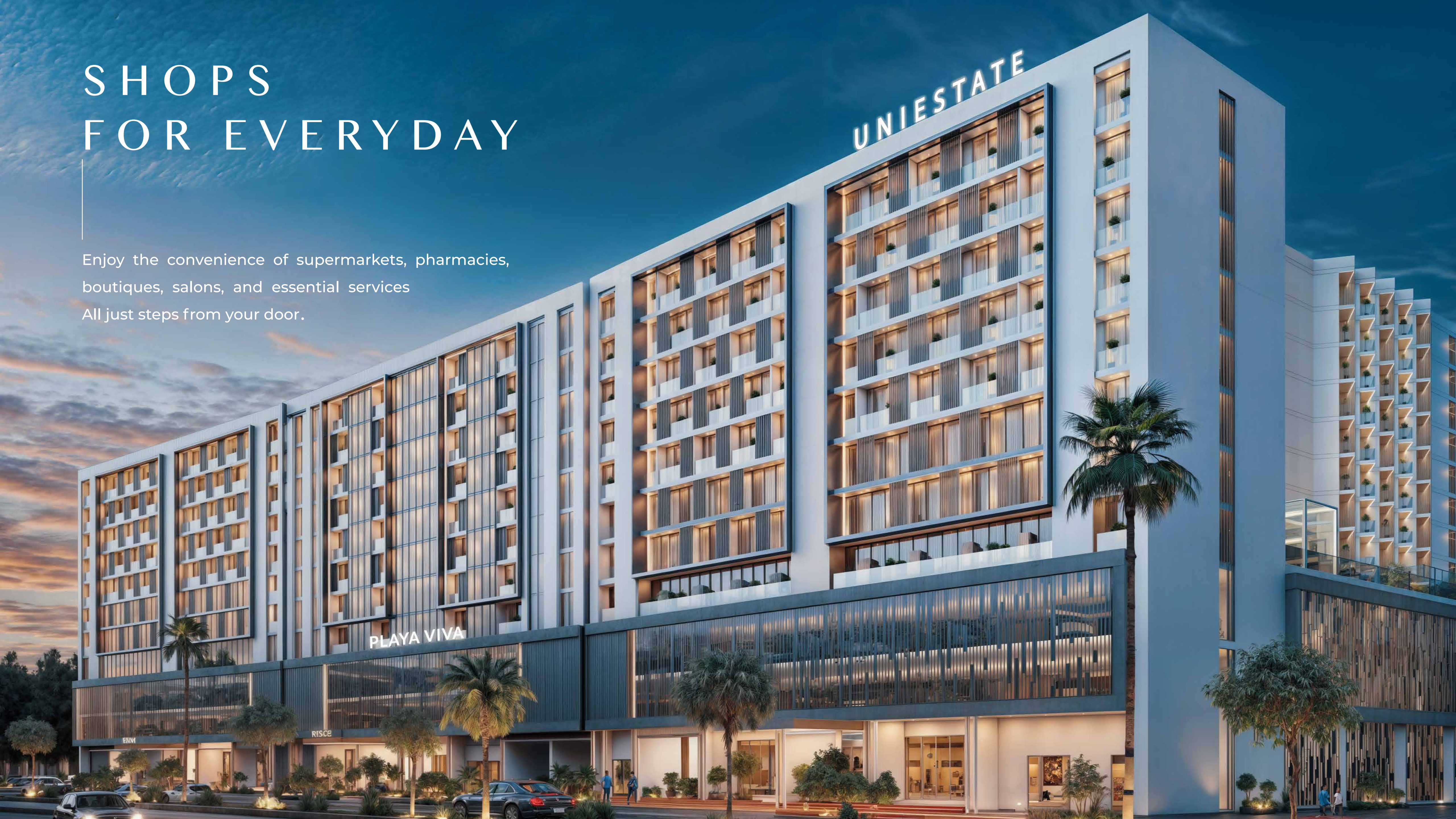
Rejuvenate body and mind in our premium spa, where skilled therapists combine ancient healing traditions with modern techniques to create personalized treatments in serene surroundings.





# SHOPS FOR EVERYDAY

Enjoy the convenience of supermarkets, pharmacies,  
boutiques, salons, and essential services  
All just steps from your door.





TOWER 2



SHOPS

# EVERY DAY LUXURY NEEDS

Enjoy the convenience of supermarkets, pharmacies,  
boutiques, salons, and essential services — all just steps  
from your door.





# APARTMENT TYPES

## YOUR PERFECT SANCTUARY

Choose your perfect sanctuary from our collection of impeccably designed studio, one, two, and three-bedroom apartments, each offering panoramic views and sophisticated living spaces.



# FULLY FINISHED FULLY SMART

## EFFORTLESS LIVING

Choose your perfect furnished apartment from our collection of impeccably designed studio, one, two, and three-bedroom units — all featuring smart home systems, panoramic views, and elegant living spaces .



PLAYA VIVA

LOBBY



LIVING ROOM



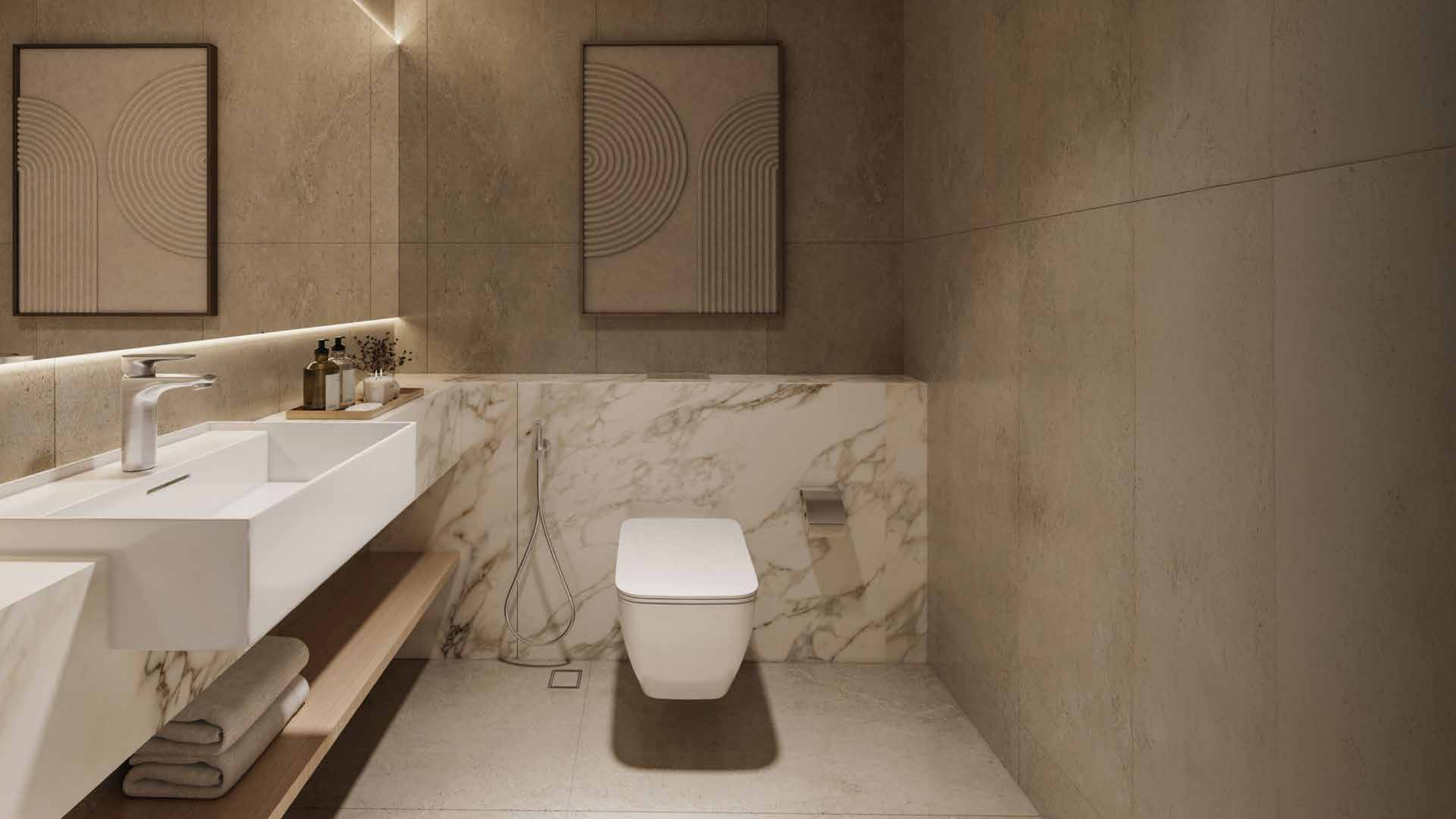






BATHROOM







KITCHEN





BEDROOM







WATER SPORTS

# SIZE GUIDE

UNIT TYPE	AREA <small>SQFT</small>
Studio	300 - 462
1BR	600 - 850
2BR	1100 - 1200
3BR	1700 - 1800

# PAYMENT PLAN

1%

Monthly

5 years

Post Handover

Now

20%

Now

4%

August

10%

November

10%

Q1 2026

1%

At Handover

Post Handover

1%

Monthly - 5 years

# THE FUTURE AWAITS

Secure your position in this exclusive community today, with project completion set for Q1 2026 and attractive pre-launch incentives available for early investors

