

# GIANFRANCO FERRE

RESIDENCES

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Ras Al Khaimah





# ITALIAN LIVING MEETS ISLAND LUXURY

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# THE NEXT BENCHMARK OF WATERFRONT LIVING



Experience resort-style living on Al Marjan Island, Ras Al Khaimah. Each apartment features fully furnished interiors, unobstructed sea views and hotel-level services.







## GIANFRANCO FERRÉ

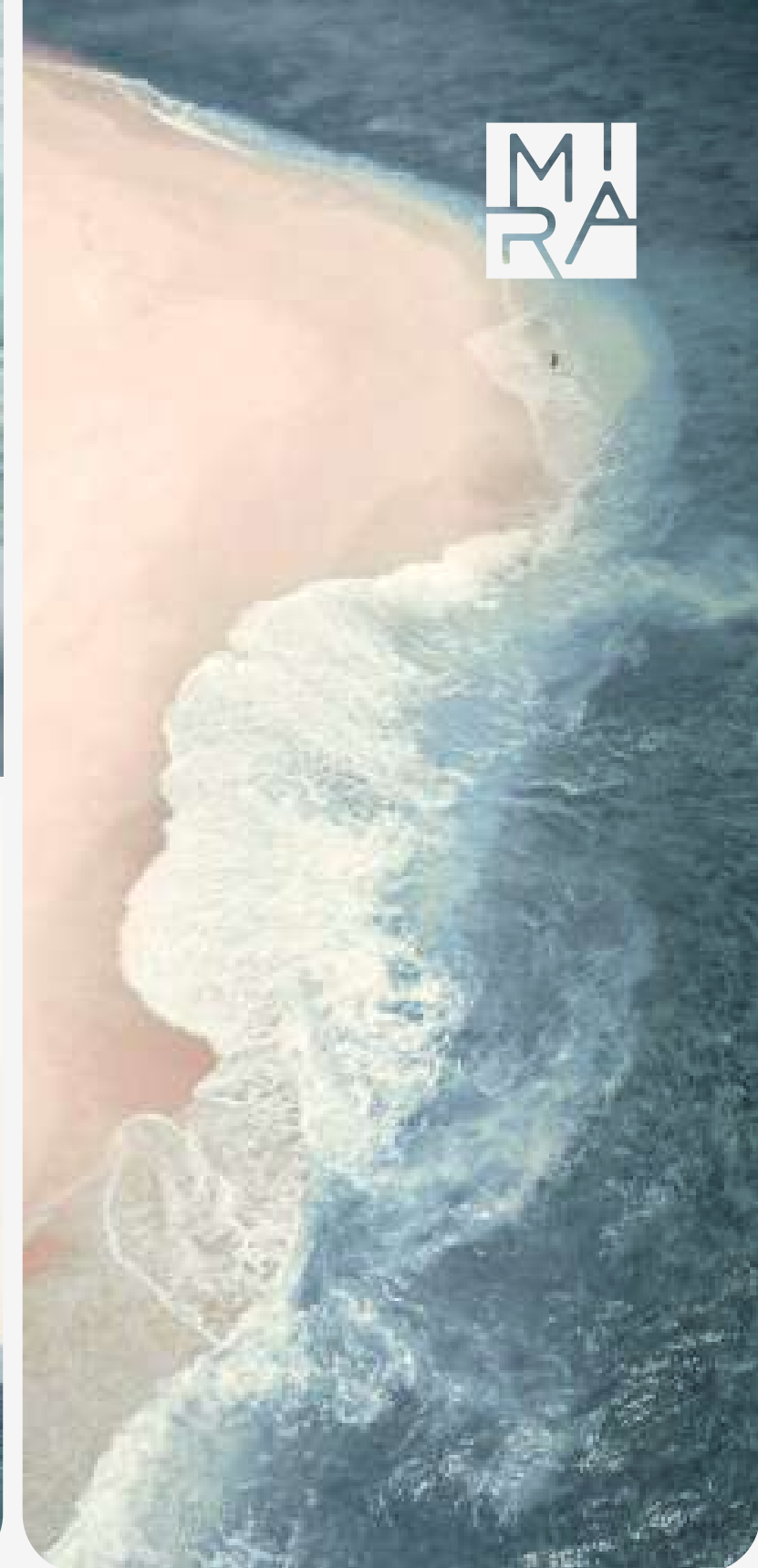
Founded by the legendary Italian designer known as the 'Architect of Fashion,' Gianfranco Ferré is celebrated worldwide for blending precise architectural forms with sartorial elegance. All interiors in Gianfranco Ferré Residences are fully furnished with pieces from the Gianfranco Ferré Home collection, crafted by ONIRO Group to echo the brand's aesthetic.



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## A NEW ADDRESS FOR THE FUTURE

Al Marjan Island offers a rare blend of sea and mountain views with a vibrant community – and at its very tip, *Gianfranco Ferré Residences* stands as a true landmark.



# A PERFECT WATERFRONT HOME

Enjoy majestic sea views from every unit within *Gianfranco Ferré Residences*, set on the prime spot of Al Marjan, one of the UAE's most attractive lifestyle and investment destinations.





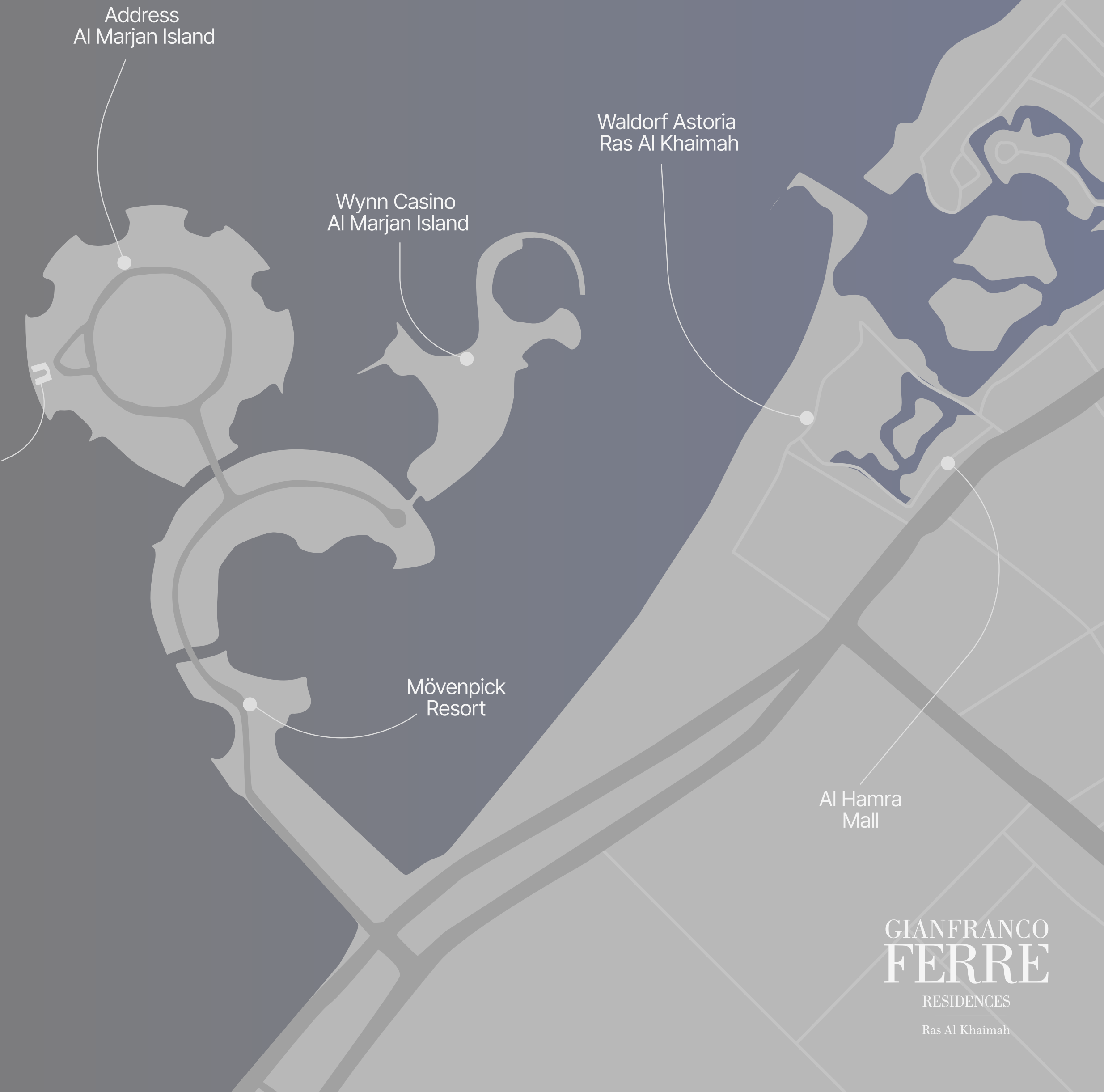
# EXCLUSIVE ISLAND LOCATION

The project sits directly next to the region's *first casino*, placing you at the centre of Ras Al Khaimah's newest entertainment area. Within a short walk are beaches, hotels, cafés and restaurants.

- Address Al Marjan Island → 1 minute
- Mövenpick Resort → 6 minutes
- Wynn Casino Al Marjan Island → 8 minutes
- Waldorf Astoria Ras Al Khaimah → 11 minutes
- Al Hamra Mall → 10 minutes

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# A PRIME INVESTMENT OPPORTUNITY

Situated in one of the UAE's most sought-after investment locations, next to the region's first casino, Gianfranco Ferré Residences offers exceptional rental potential.

Ras Al Khaimah is experiencing unprecedented economic growth, with tourism revenue surging by 12% in 2024 alone and off-plan prices across the emirate rising an average of 15–20%. It's an ideal opportunity for savvy investors.



12%  
tourism growth

15–20%  
rising of the off-plan prices  
across the emirate



# ARCHITECTURAL MASTERPIECE

*Gianfranco Ferré Residences* has a clear U-shaped design, oriented toward the sea to maximise ocean views from each apartment. The result is simple and beautiful: sunlight, water, and open skies become a natural part of everyday life.





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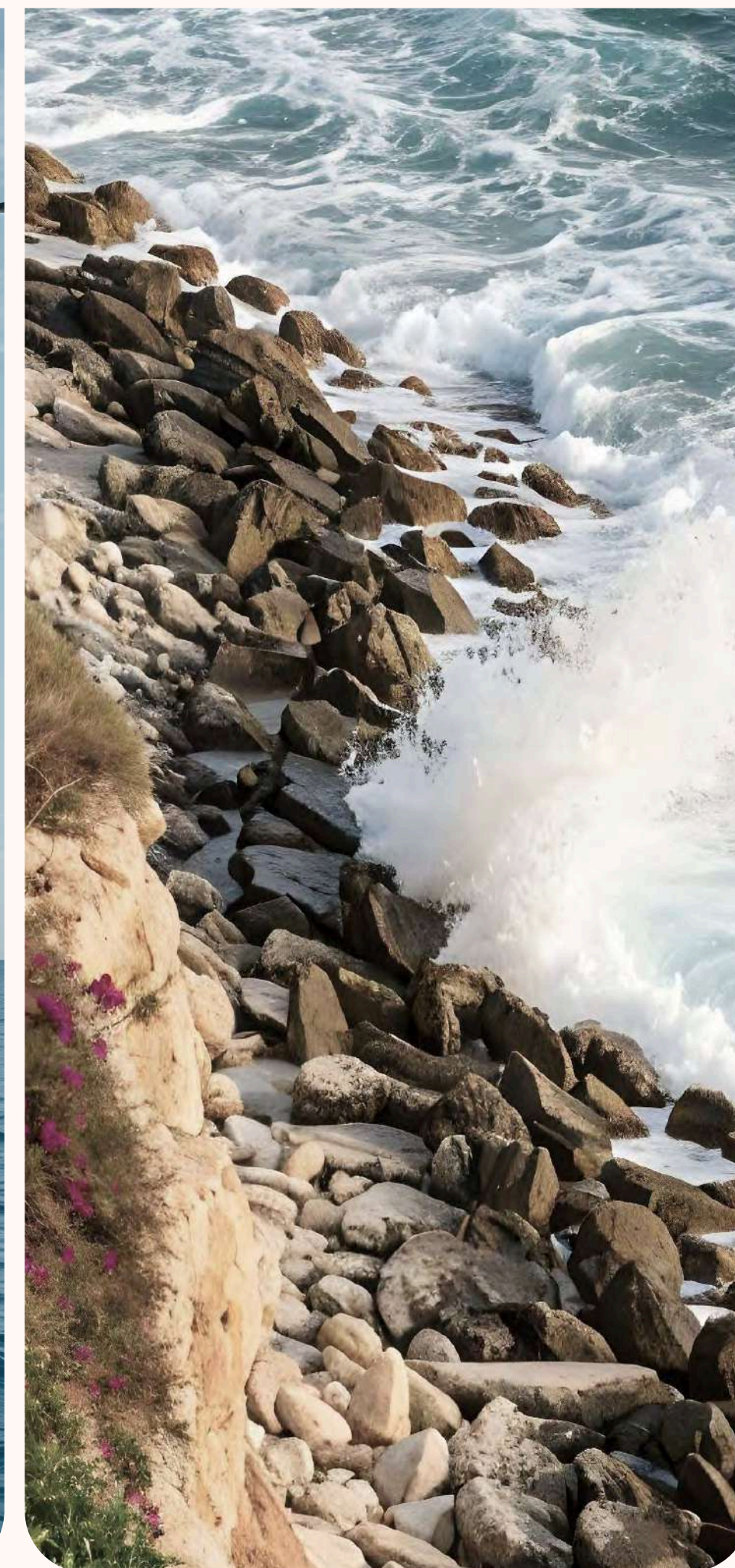


# YOUR PRIVATE POOL OVERLOOKING THE SEA

Select apartments have terrace pools that feel like a personal retreat. Imagine a quiet morning swim overlooking the sea or a sunset spent comfortably at the water's edge, privately yours.



Standing right next to the water and surrounded by the Arabian Gulf on three sides, Gianfranco Ferré Residences offers unobstructed sea views from every angle, at any time of day.





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# ROOFTOP WELLNESS

Ladies' and gents' pools are set apart for privacy,  
yet both enjoy stunning views of the sea.

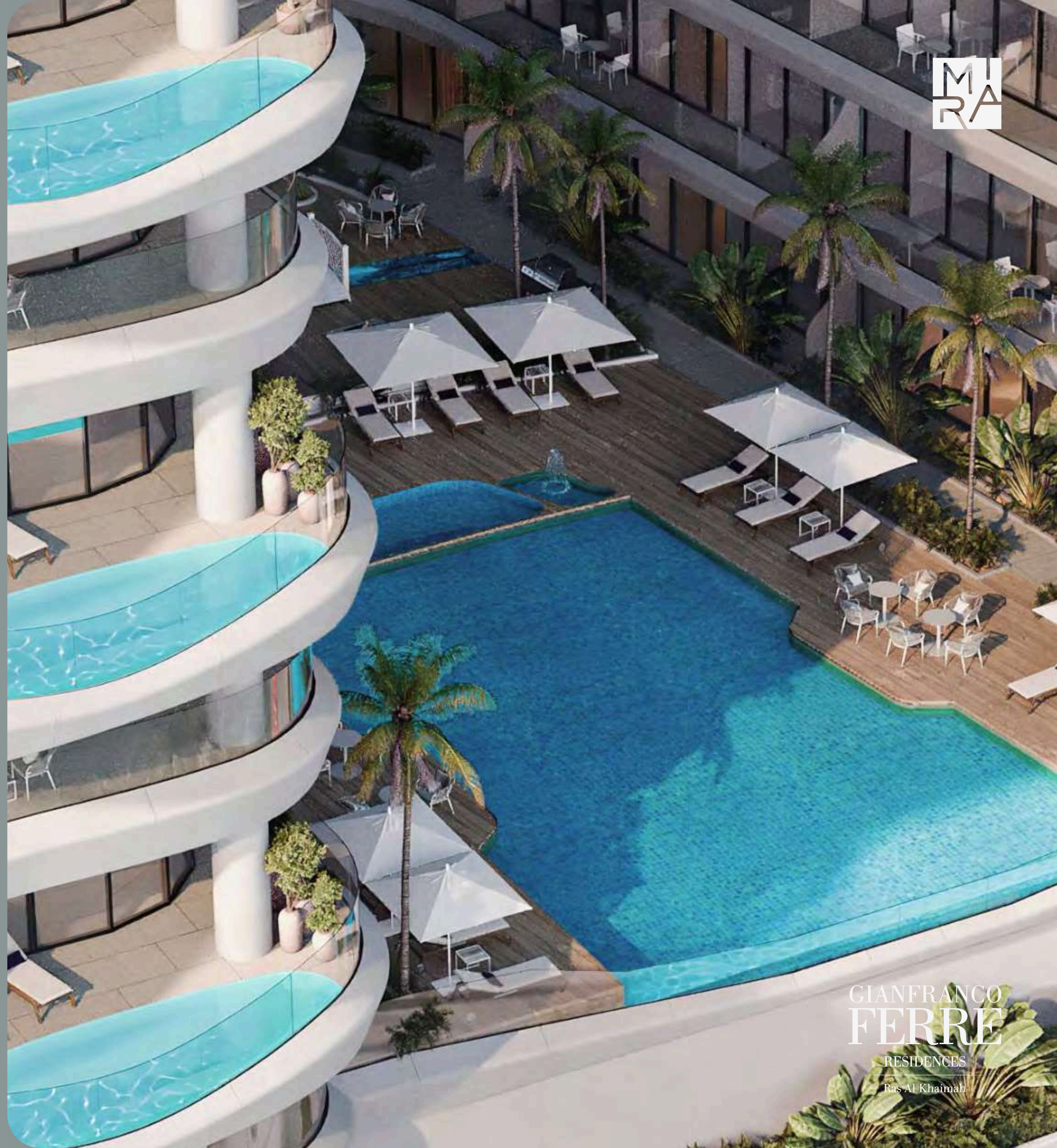






## FAMILY LEISURE

Set near the children's play area,  
the family pool creates a  
dedicated space for shared  
moments and lighthearted fun.







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## ALWAYS IN SHAPE

Gym spaces have been designed by Technogym exclusively for Gianfranco Ferré Residences, allowing you to work out whenever you like. This dedicated fitness haven includes CrossFit, Pilates, and cycling areas, each thoughtfully divided into separate zones for men and ladies.





# GARDENS & RELAXATION

Landscaped gardens and sun decks create natural spots to relax, catch your breath, or meet your neighbours.

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# RESIDENTIAL APARTMENTS WITH SERVICES

- Studios
- 1-bedroom apartments
- 2-bedroom apartments
- 2-bedroom apartments with pool
- 3-bedroom apartments with pool







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# STUDIO

Clever layouts and beautiful views – ideal for those who want the trademark Gianfranco Ferré style in its most pure form.

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# 1-BEDROOM APARTMENT

Spacious, light-filled homes for singles or couples. Open-plan living and generous balconies invite slow mornings and easy evenings.

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## 2-BEDROOM APARTMENT

Spacious living areas, lavish interiors, and a generous terrace – ideal for families and friendly gatherings.

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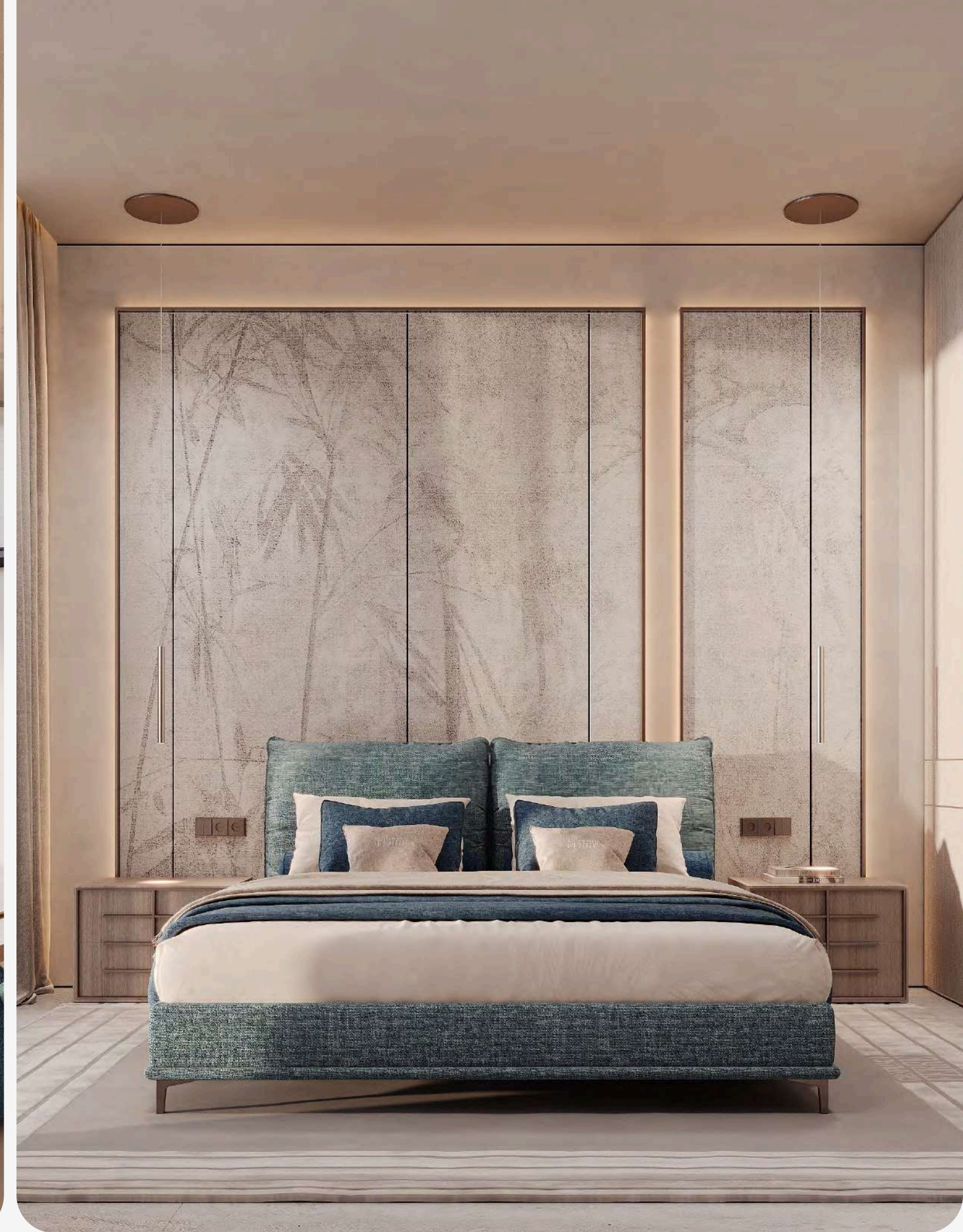
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## 2-BEDROOM APARTMENT WITH POOL

A family-ready home tailored the highest Italian standards and featuring a welcome upgrade – a private terrace pool with the sea view for company.





## 3-BEDROOM APARTMENT WITH POOL

Our largest, unbelievably spacious homes with the best views and a private terrace pool. Designed for those who want to experience the trademark Gianfranco Ferré lifestyle to the fullest.





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## HOUSEKEEPING

Arrive to a spotless home every time. The housekeeping team is available around the clock – ready to clean, refresh, or prepare your apartment whenever you need it.





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## SECURITY

Peace of mind, built in. The property is protected by discreet 24-hour security and advanced surveillance systems. With professional teams and quiet efficiency, you can relax and enjoy life – knowing your safety is always a priority.





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## CONCIERGE SERVICES & VALET PARKING

Experience true hotel-style living. The 24-hour concierge and valet team is always available—for restaurant bookings, daily deliveries, last-minute requests, or simply bringing your car to the front entrance.



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## DINING & SOCIAL LIFE

Start your day with coffee in the lobby café, then stroll through the luxurious ground-floor retail zone, and enjoy lunch or dinner at one of two 5-star restaurants with stunning sea views – all within Gianfranco Ferré Residences.







## THE ONLY REGION'S CASINO

Gianfranco Ferré Residences sits next to the Middle East's first casino – making you part of the region's most exciting new destination. Whether you're seeking international entertainment, high returns, or simply the energy of something new, it's always close, never intrusive.

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