

## MIRAGGIO

SOURCE OF FATE

SOURCE of FATE

PROPERTIES

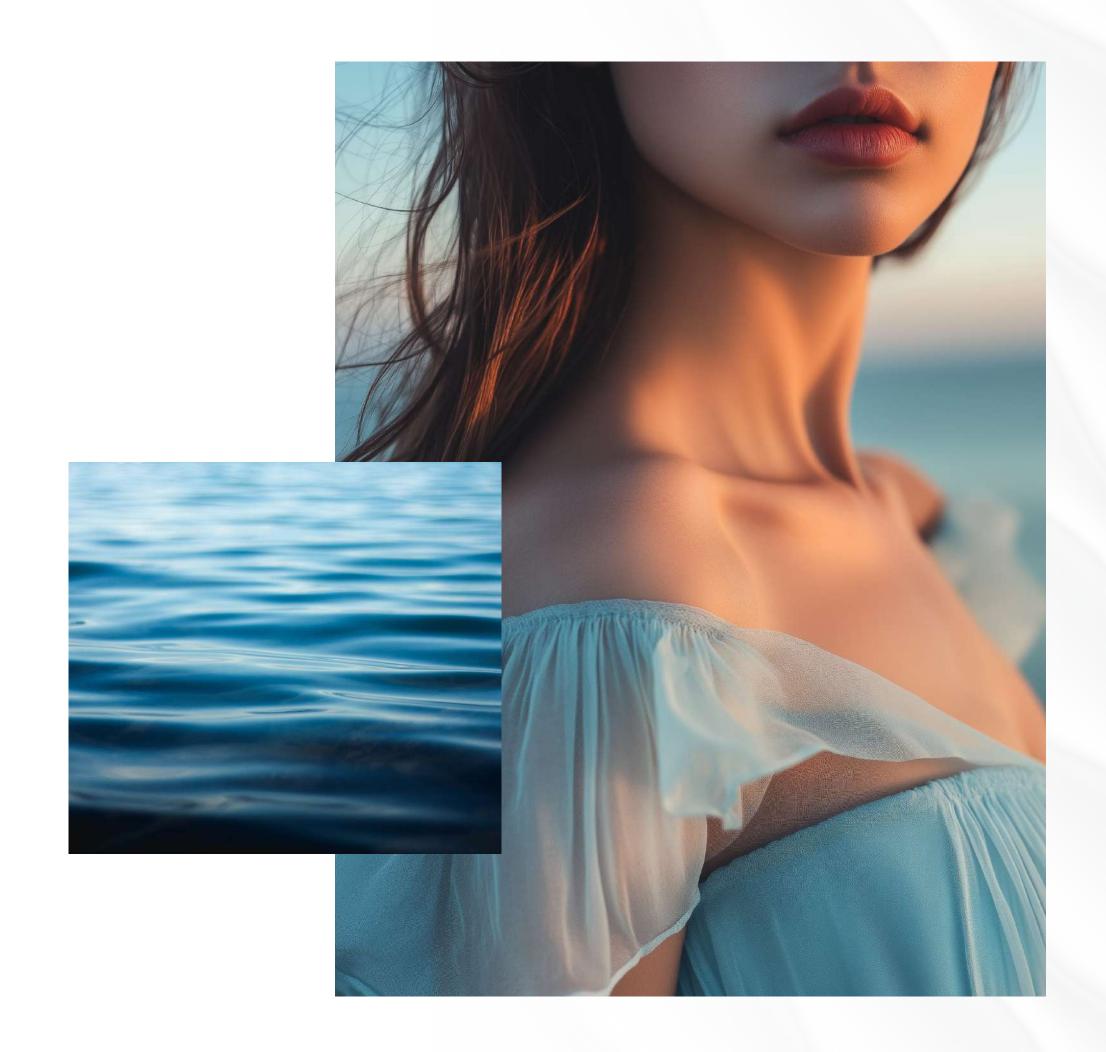
#### INTRODUCTION

Nestled on the pristine **Al Marjan Island, Miraggio** represents a harmonious blend of nature, art, and architecture. Its organic form cascades gracefully towards the embrace of the Arabian Gulf, creating a sanctuary of calm.

Here, time slows down, and each moment is infused with the luxury of living in perfect harmony with the environment. The gentle rhythm of the sea is a constant companion, alongside breathtaking views and verdant surroundings.

A DREAM MADE REAL.

EXCLUSIVE, TIMELESS, UNFORGETTABLE.





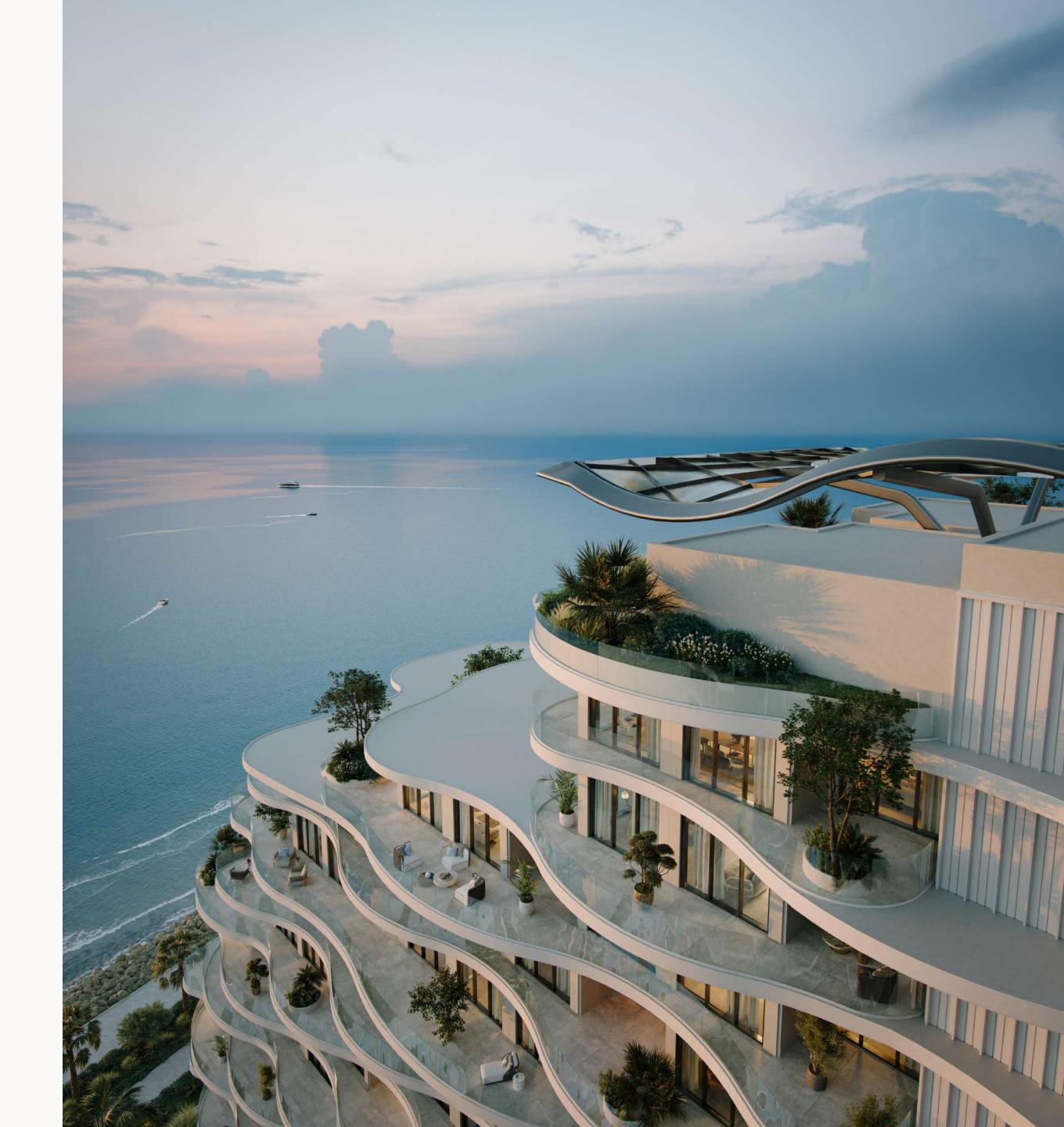


## A BALANCE OF PRIVACY, PRIVILEGED LIFESTYLE,

and harmony

Positioned on the central islet of **Al Marjan Island**, **Miraggio** enjoys a prime location surrounded by exclusive resorts and sophisticated residences.

The lower levels offer a curated selection of world-class amenities, including a state-of-the-art fitness center, tropical gardens, infinity pool and serene water features, all designed to enhance well-being and provide tranquility.





# A RESIDENCE THAT TRANSCENDS, WHERE life flows effortlessly

The dynamic design of the building's cascading terraces and curved balconies blur the lines between nature and architecture, creating private sanctuaries with stunning views.

The project is a living sculpture that integrates with the landscape, offering residents exclusive spaces to relax, socialize, and refresh. The evolving location of Al Marjan Island ensures a vibrant community, with new developments and premium services enhancing its charm.





#### RAS AL KHAIMAH INTERNATIONAL AIRPORT

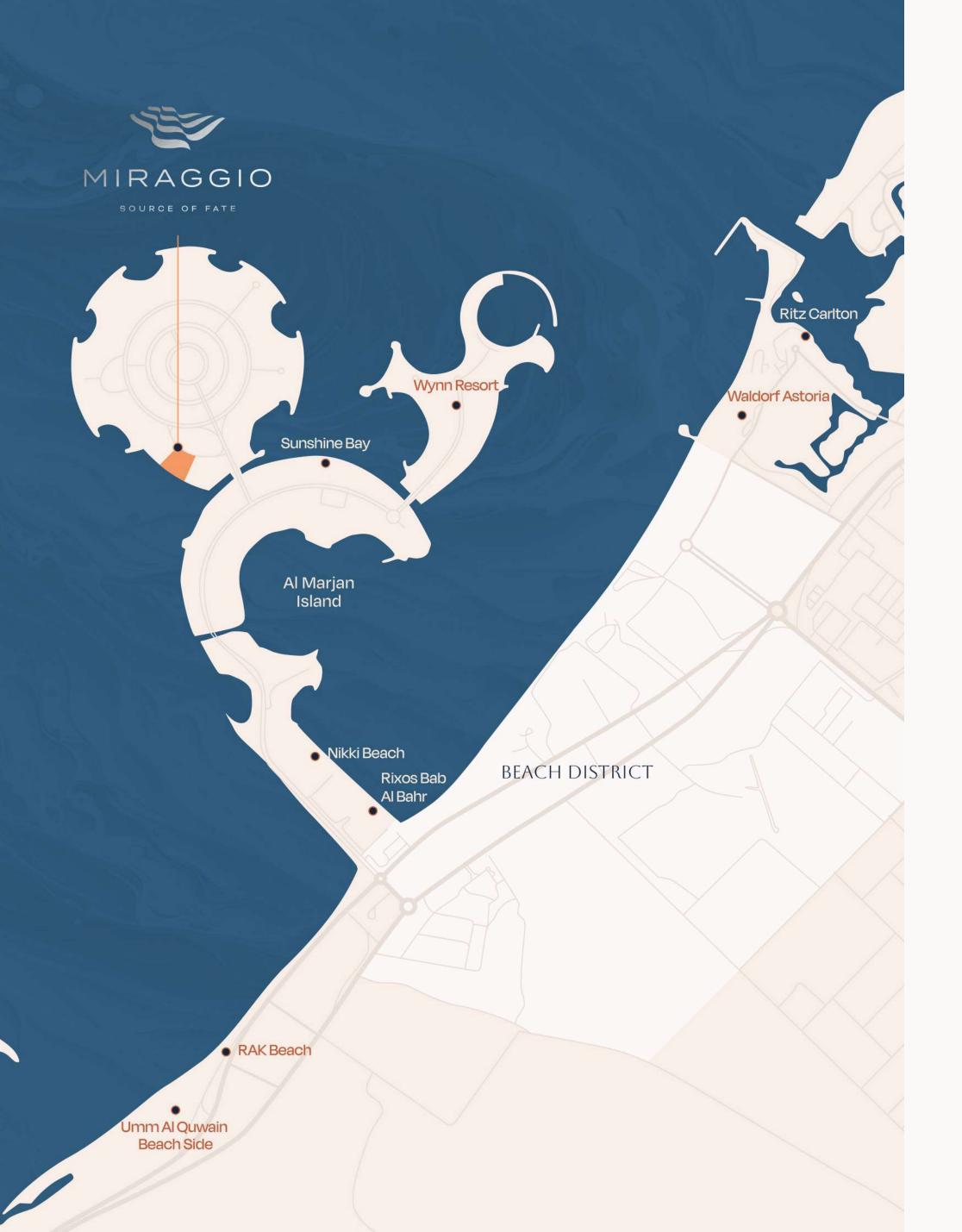
30 minutes away

#### WYNN RESORT

5 minutes drive

#### DUBAI

1 hour away



# REFLECTIONS AND CONNECTIONS WITH THE CAPTIVATING SURROUNDINGS

Miraggio represents a unique location that offers an extraordinary connection to both the natural beauty of the surroundings and the thriving energy of Ras Al Khaimah.

Just a 15 minute walk from the Wynn Resort, and just 25 minutes from the RAK City Centre, Miraggio is positioned close to key business hubs and leisure destinations.

The location is strategically positioned to provide excellent connectivity to Ras Al Khaimah International Airport, allowing for seamless travel connections. Thanks to the proximity to the future Wynn Resort, Al Hamra Mall, Al Hamra Golf Club, and the Royal Yacht Club, the area is set to become a premier destination.



# WYNN RESORT Ras Al Khaimah

The upcoming Wynn Resort Ras Al Khaimah is set to transform the Emirate into a world-class luxury destination.

Set to open in 2027, this \$3.9 billion resort will feature a 1,542-room hotel, high-end shopping, state-of-the-art meeting facilities, over 24 fine dining establishments, and the first gaming casino in the region.

The Wynn Resort is expected to boost tourism, create jobs, stimulate economic growth, and attract an influx of high-net-worth individuals from around the globe, making Ras Al Khaimah an appealing location for real estate investors seeking profitable returns.







Ras Al Khaimah's strategic location and excellent living value continue to attract foreign investors, offering Miraggio residents an exclusive retreat in a vibrant and thriving setting.

### 1.28 MILLION

Visitors in 2024 a 12% increase in tourism

### 5 MILLION

Tourism visitor growth by 2030

5,800

Hospitality keys are in the pipeline to complete by 2026

7,305

Hospitality keys are scheduled to be developed by 2027







## THIS BUILDING IS NOT SIMPLY A PLACE TO LIVE, its a unique experience

At Miraggio, you embrace an exclusive lifestyle, with every detail crafted for your well-being.

Whether in the tranquil amenities or in the privacy of your home, here you can take time for yourself, fully embrace the spaces, and enjoy every comfort without missing a thing.







## The AMENITIES

- 1 Main Road
- 2 Arrival Drop-Off
- 3 Residential Grand Lobby Entry
- 4 Retail Access
- 5 Vehicle Entry/Exit
- 6 Gym & Terrace
- 7 Main Lobby
- 8 Yoga Room
- 9 Kids Pool
- 10 Waterscape
- 11 Infinity Pool
- 12 Kids Play Area
- <sup>13</sup> Family Lawn
- Pocket Seatings
- Padel Court
- 16 Water Feature
- Landscape Buffer
- Pool Bar
- 19 Activity Lawn
- Jogging Track
- 21 Terraces









## WHERE INNER PEACE IS FOUND in the present moment

The sea promenade at Miraggio offers a tranquil path where you can stroll, embrace the beauty of the horizon, and witness breathtaking sunsets that paint the waters in hues of gold.

Water features with built-in sunken seating provide peaceful moments or opportunities for connection, as the soothing sound of flowing water calms the mind.

The sports courts invigorate your senses, while the tropical gardens envelop you, offering a peaceful sanctuary for reflection and restoration.







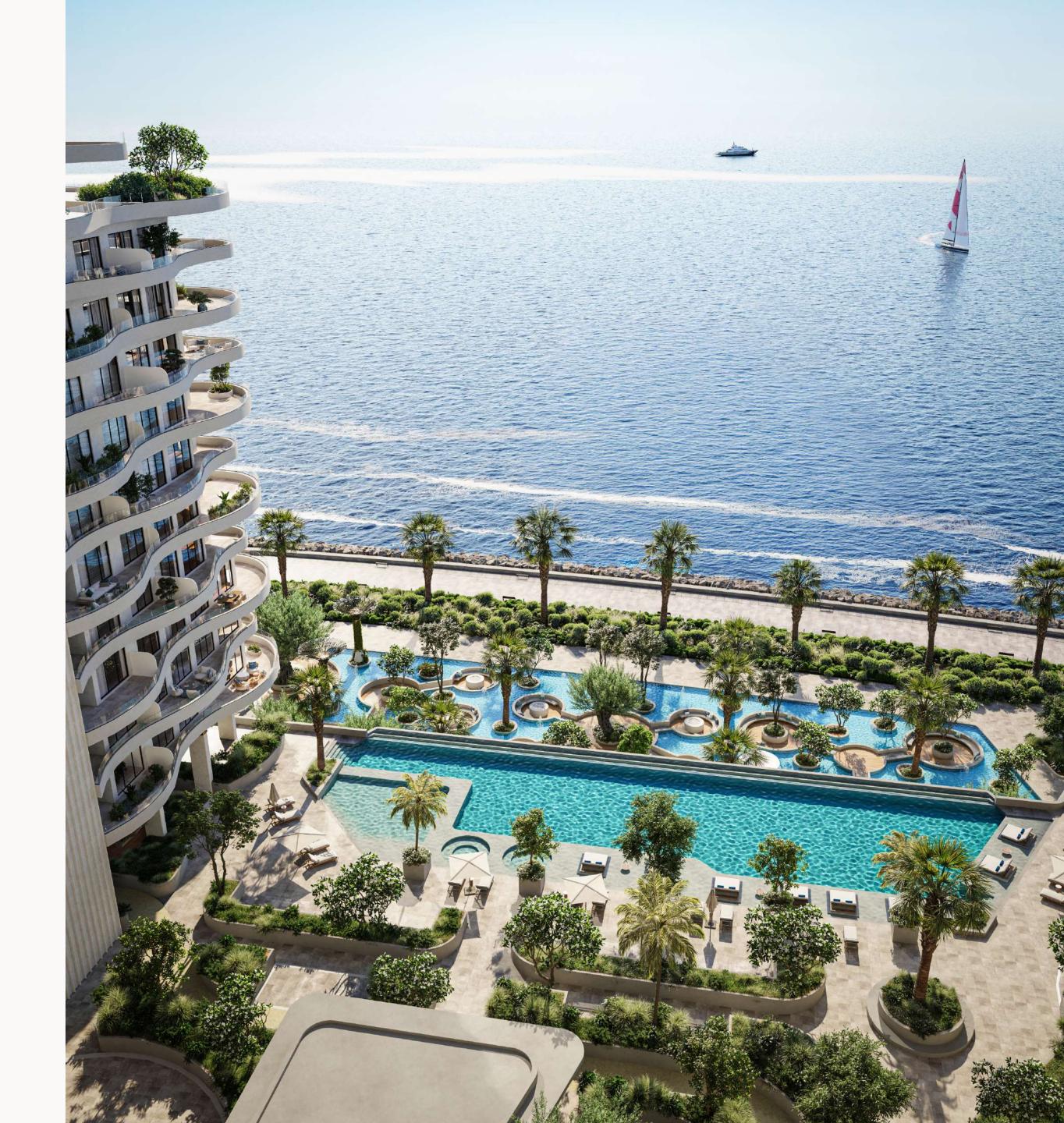
# REFINED RESIDENCES SEAMLESSLY BLENDING

with nature's beauty

The interiors at Miraggio reflect a perfect blend of modern elegance and functionality.

Unique layouts are furnished with high-quality materials such as natural stone, and floor to ceiling windows flood each room with natural light.

Panoramic views of the sunset are framed by generous terraces, connecting indoor and outdoor spaces. The natural tones enhance the sense of openness, offering a serene and luxurious living experience.



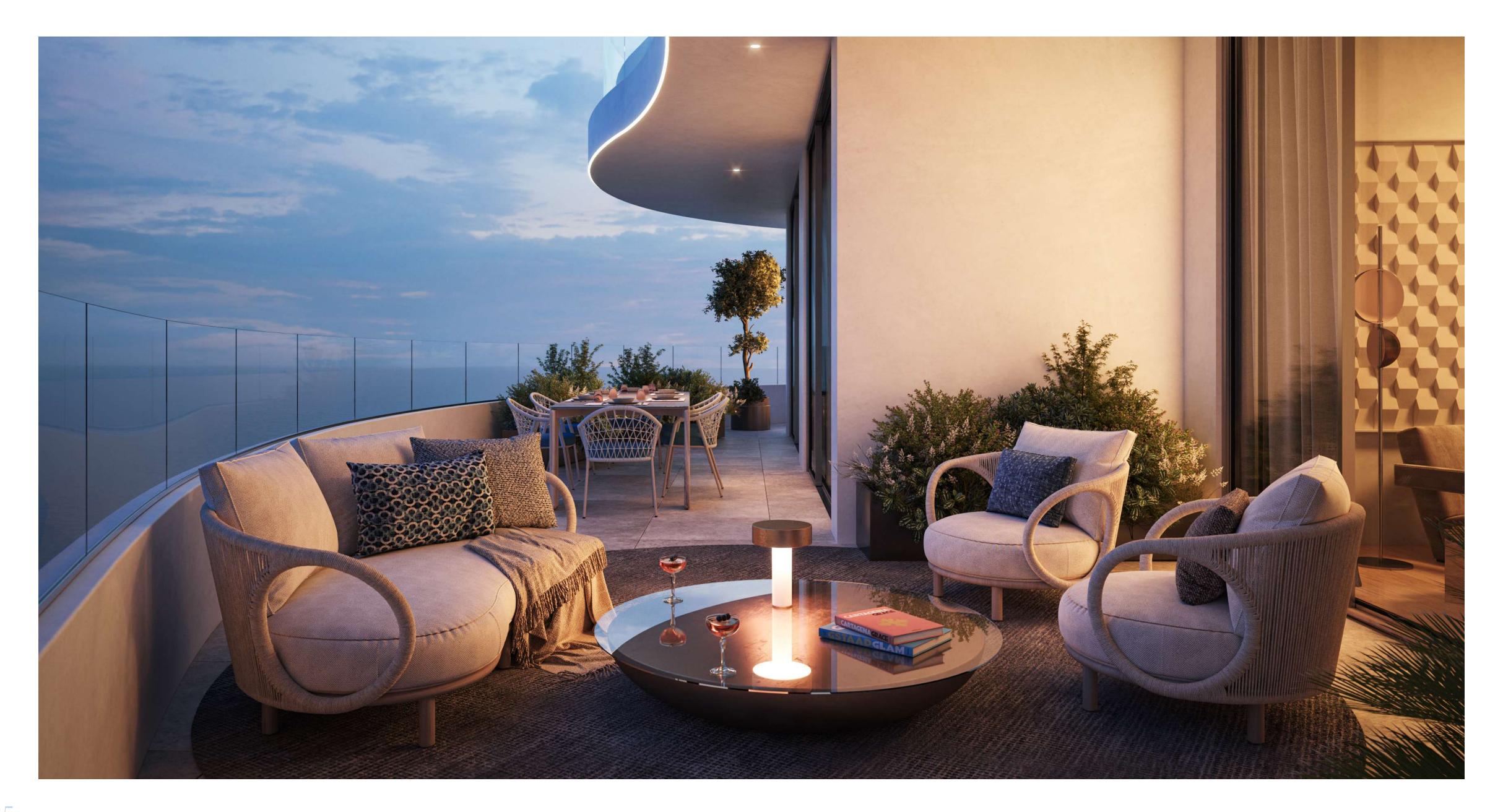




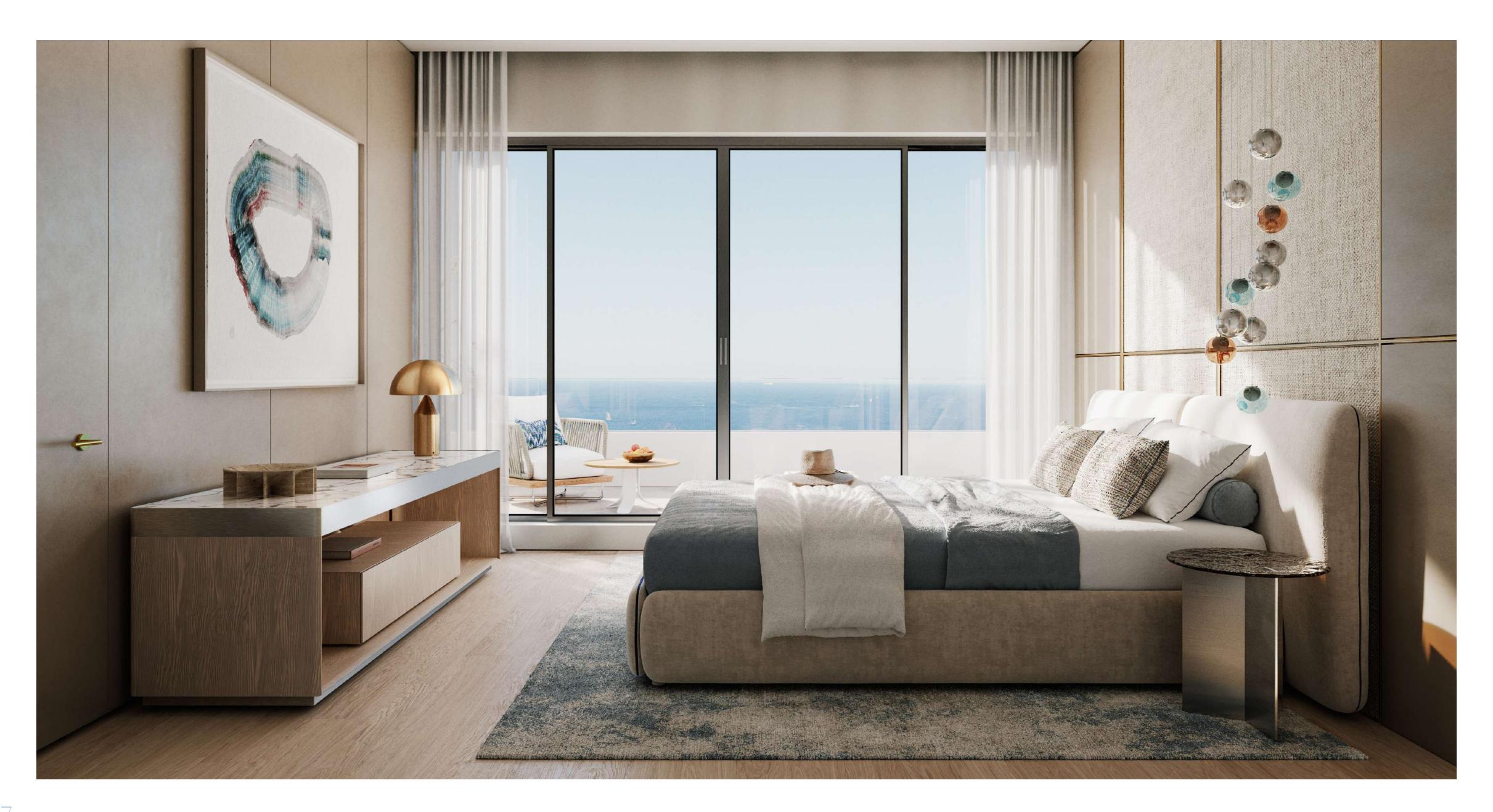




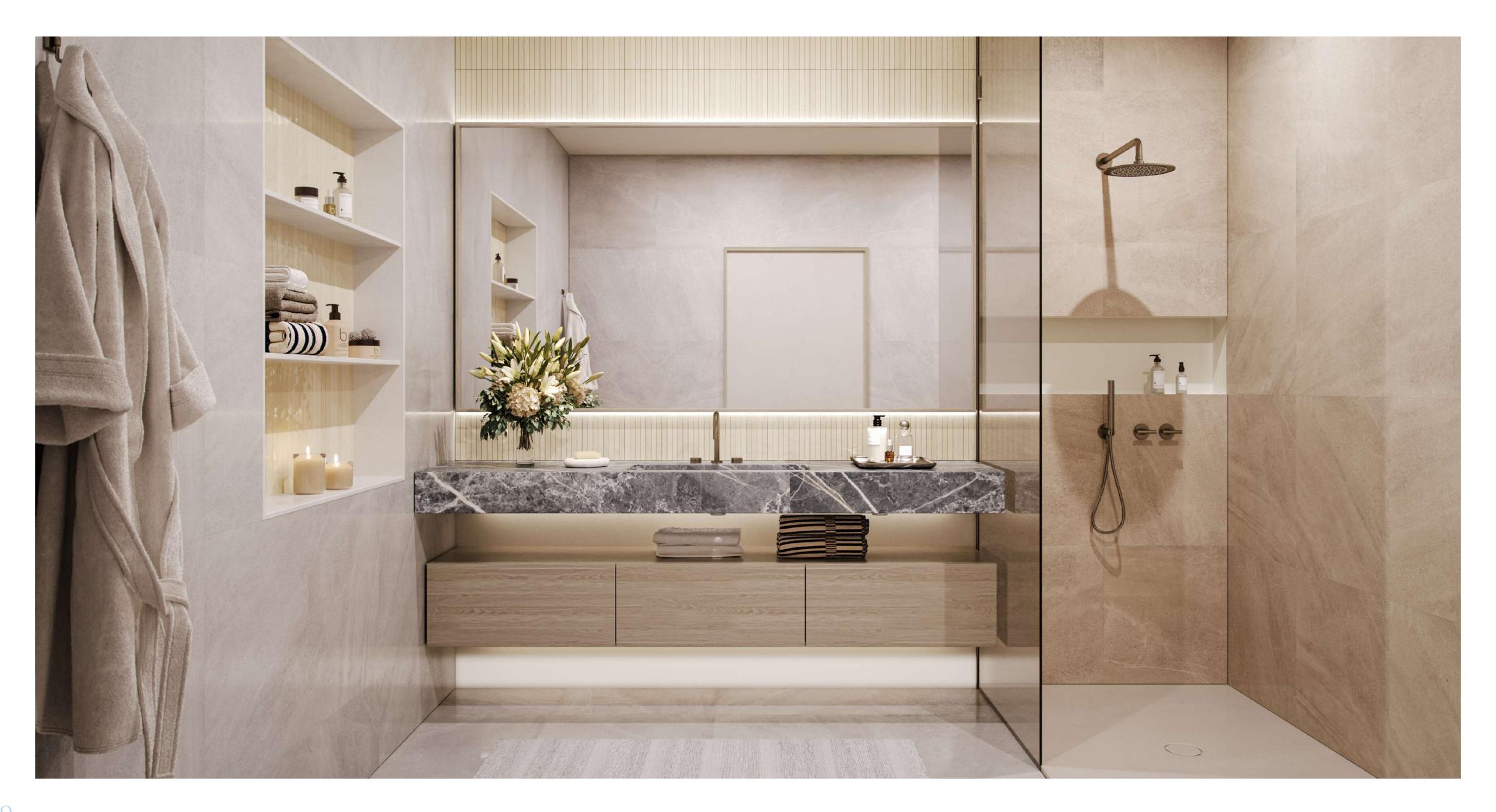


















### SOURCE OF FATE: CRAFTING LIFESTYLES TO EMBRACE

Established in 2021, Source of Fate is an innovative boutique real estate developer with a robust UAE pipeline portfolio valued at AED 10 billion. Our projects span from high-end waterfront apartments to luxury villa communities, all strategically located in the most premium and high-potential areas.

#### AWARDS

- Luxury Lifestyle Awards 2024:
   Best Luxury Architect Visualization and Design
- Muse Design Awards 2024:
   Platinum Winner Architectural Design (Conceptual)
- Titan Awards 2024:
   Gold Winner Architecture (Conceptual)
- Luxury Lifestyle Awards 2025:
   Best Luxury Waterfront Development for Miraggio in Ras Al Khaimah
- Gold Winner Muse 2025:
   Architectural Design Apartments
- Rising ultra luxury developer of the year UAE realty awards
- Titan Awards Category Winner:
   Architecture Apartments 2025
- Project of the Year with the Best Architecture: Pillars of Real Estate Awards 2025

