



**THE BEACH VISTA**  
AT AL MARJAN ISLAND

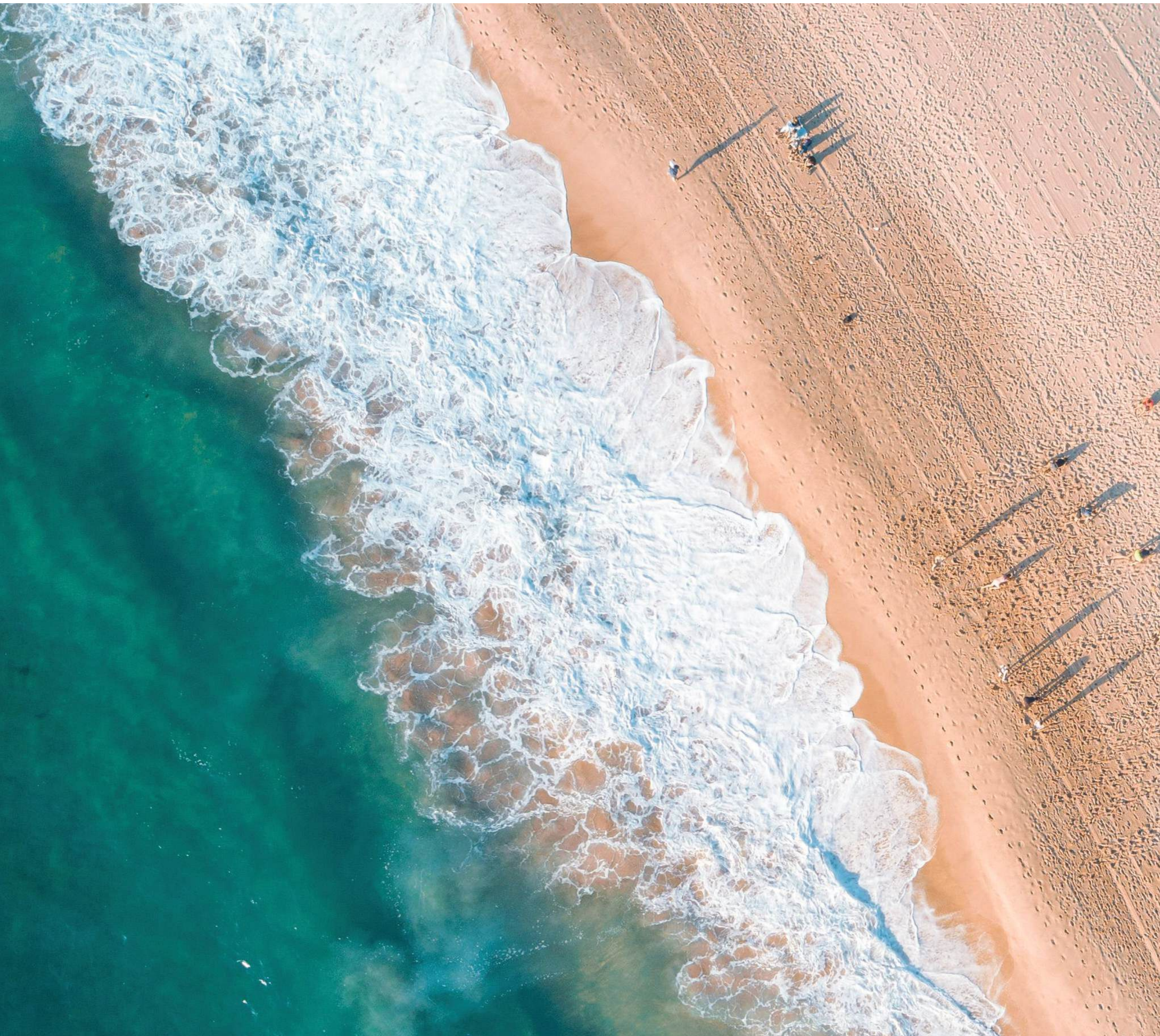


**ESCAPE TO THE**  
*CENTRE OF IT ALL*

SUN-DRENCHED TERRACES. WAVES CRASHING.  
THE UNMISTAKABLE HUM OF RESIDING HERE.



# AL MARJAN ISLAND:



## WHERE TOMORROW FINDS

Ras Al Khaimah, an emirate steeped in 7,000 years of history, is rapidly emerging as a global destination. Al Marjan Island, a place of breathlessness just a heartbeat away from Dubai's vibrant pulse. With pristine beaches, world-class amenities, and a focus on sustainable luxury, Al Marjan Island provides the perfect setting for your next chapter.



**NOT JUST ANY HOME.**  
*YOUR HOME.*

THE LIFE YOU RESORT TO, EVERY SINGLE DAY.  
A SPECIAL PLACE WHERE THE MAGIC OF  
THE BAY MEETS THE WORLD'S ESCAPE



# THE BEACH VISTA ESCAPE TO THE CENTRE *OF IT ALL*

On Al Marjan Island, a new horizon is coming into view. It's a place to connect, thrive, and celebrate the spirit of vibrant beach life. This is where dreams take new form, where the next chapter of the region's story is being written. This future, our future, your future.

At The Beach Vista, residents are invited to experience a lively difference - a commitment to bringing to life exceptional living spaces that inspire and delight.

*Welcome to The Beach Vista*

# BEACHFRONT LIVING, *REDEFINED*

The Beach Vista, an exclusive enclave nestled on the shores of Al Marjan Island, presents a limited collection of 151 residences, each a masterpiece in its own right, ranging from studios to spacious two-bedroom apartments. With direct beach access to the Arabian Gulf and situated opposite The Wynn Al Marjan - the first interactive gaming resort in the MENA region - The Beach Vista offers an unparalleled lifestyle.



# A VISIONARY *ESCAPE*

At The Beach Vista, we envision a lifestyle where luxury intertwines with the invigorating rhythm of the coast, creating a unique tide of serenity and vibrant energy. It's designed to build a clear sense of community and belonging, where residents can embrace a vibrant coastal lifestyle while enjoying the magic of island living.






# STRIKING BY THE *SEASIDE*

The Beach Vista's architecture is a striking ode to modern elegance, where clean lines and expansive glass facades capture the essence of coastal living.

The building features 151 thoughtfully-planned units, including studios, one-bedroom, and two-bedroom apartments. Each residence is meticulously crafted to maximise space, light, and breathtaking views.



A man with dark hair and a beard is seen from the side, sitting on a dark wooden beach chair. He is wearing a light-colored, long-sleeved shirt. His right arm is resting on the back of the chair. To his left, on a small wooden table, sits a glass of orange juice with a slice of lime on the rim. The background is a beautiful sunset over the ocean, with the sun low on the horizon, casting a warm, golden glow. The sky is filled with soft, wispy clouds. In the foreground, the fronds of a palm tree are visible, some in sharp focus and others blurred, creating a sense of depth and a tropical atmosphere. The overall mood is peaceful and relaxing.

EMBRACE THE RHYTHM  
OF THE TIDES. FEEL THE  
WARMTH OF THE SUN ON  
YOUR SKIN. THIS IS  
*BEACH LIVING AT ITS FINEST.*

# FEEL EVERY DAY AS IF IT WERE *A VACATION*

Where each moment invites calm and serenity. At The Beach Vista on Al Marjan Island, relaxation becomes effortless as the tranquil ocean breeze gently whispers through your home. Escape the everyday, unwind, and embrace the peaceful flow of beach life.





A STRUCTURE THAT  
*FEELS ALIVE*

Commanding an unrivalled position on the coveted Al Marjan Island, The Beach Vista places you mere moments from the world-renowned Wynn Al Marjan Island, a playground of indulgence and excitement. Residents will have direct beach access, allowing them to indulge in the beauty of the Arabian Gulf whenever they desire. The island's strategic connectivity ensures easy access to Ras Al Khaimah International Airport and the vibrant city of Dubai.

# WHERE EVERYTHING'S *WITHIN REACH*



**THE BEACH VISTA**  
AT AL MARJAN ISLAND

**45 MINS**

DXB International Airport

**60 MINS**

Dubai Mall

**60 MINS**

DIFC



**Ras Al  
Khaimah**

  
RAK  
Airport

Umm  
Al-Quwain

Fujairah

Ajman

Sharjah

 Dubai Airport

 Dubai Mall

 DIFC

Dubai

# THE MAGIC AT THE *CENTRE OF IT ALL*



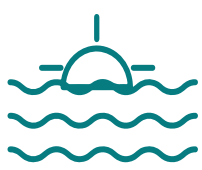
Unrivalled location directly opposite Wynn Al Marjan Island



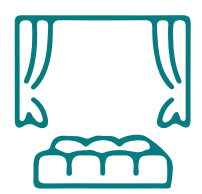
Direct beach access



Sleek, contemporary finishes



Breathtaking sunset views



Access to world-class amenities and entertainment



# THE *EPICENTRE* OF ISLAND LIVING

**1 MIN**

The Beach House

**3 MINS**

The Beach Residences

**10 MINS**

Waldorf Astoria Ras Al Khaimah

**12 MINS**

Al Hamra Golf Course

**12 MINS**

Ritz Carlton Ras Al Khaimah

**15 MINS**

Al Hamra Vilalge



**THE BEACH VISTA**  
AT AL MARJAN ISLAND



# GLASS AND LIGHT

## *MEET BEACH*

The Beach Vista's architectural design is inspired by the serene beauty of the coastline. The building's sleek lines, expansive glass facades, and terraced structure create a harmonious blend of modern elegance and natural beauty.

The Beach Vista's striking exterior is a testament to its commitment to contemporary design. The building's form seamlessly integrates with the surrounding landscape, creating a visual testament that captures the essence of beachfront living.







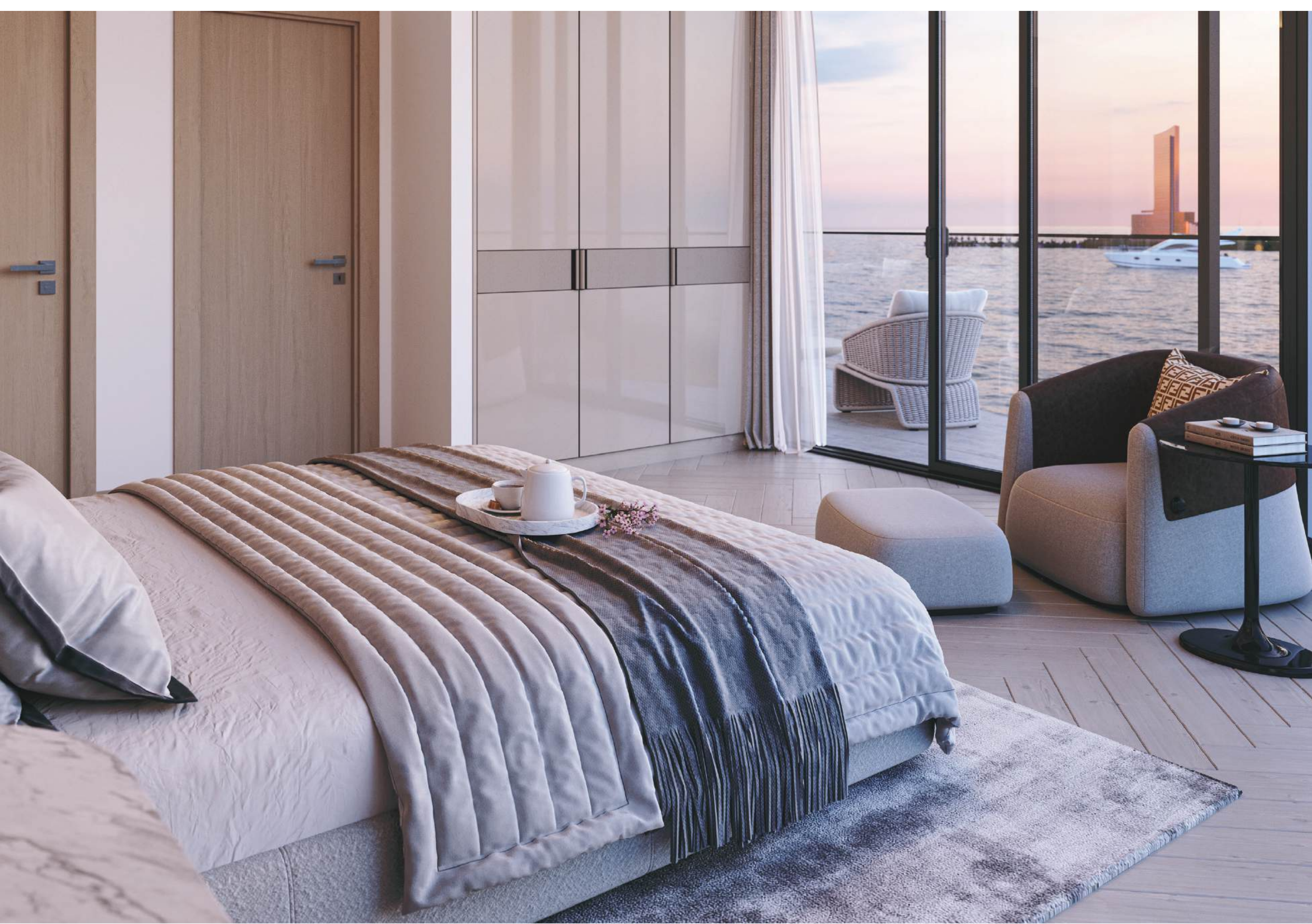
# UNWIND, *INSPIRED*

The Beach Vista's interiors are designed to evoke a sense of coastal refinement. The use of natural materials, muted colours, and clean lines creates a serene ambiance that complements the stunning ocean views.





## *BEDROOMS*







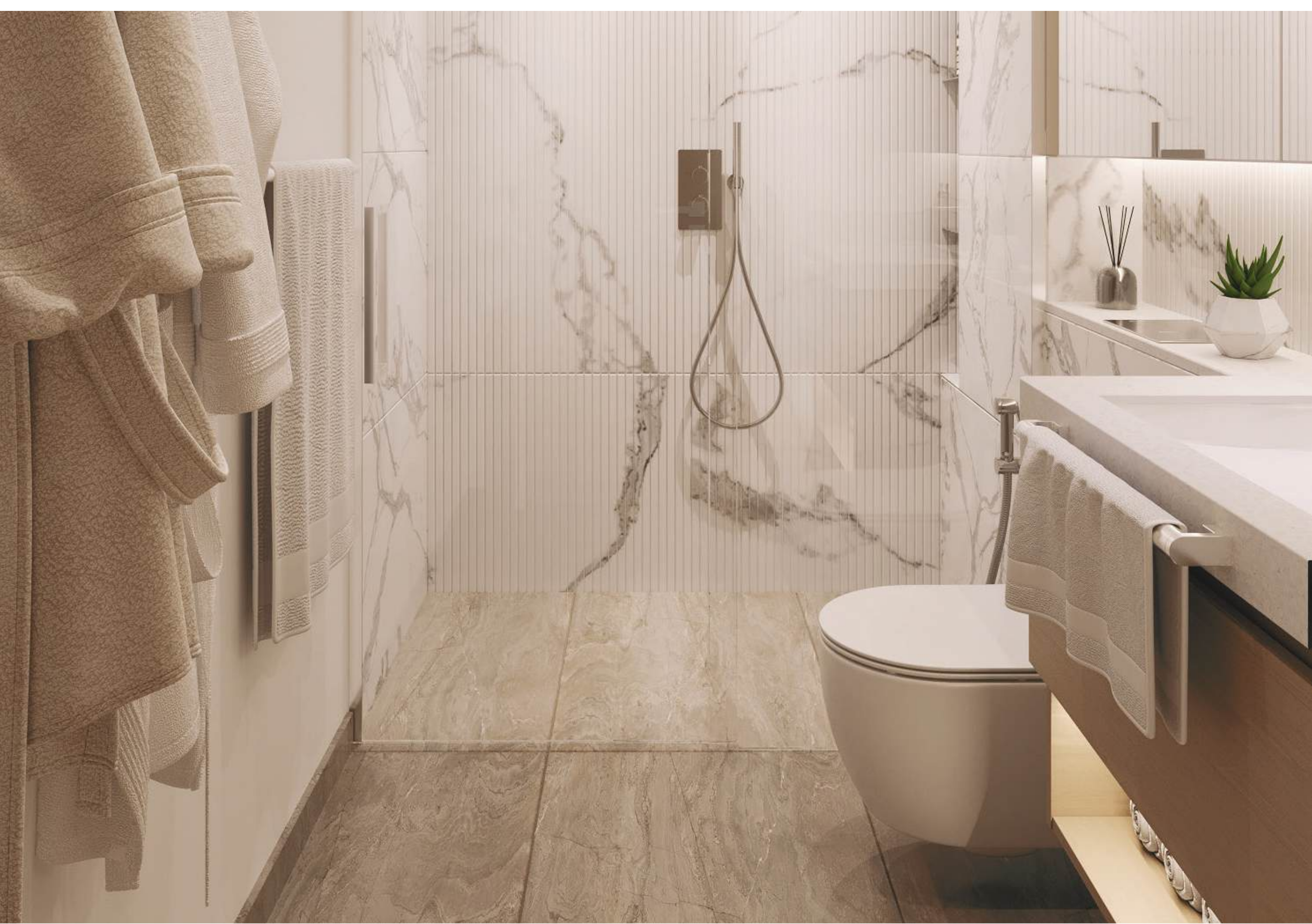
*LIVING ROOM*







## *BATHROOM*





*KITCHEN*







# A M E N I T I E S

# YOUR GRAND ENTRANCE TO *BEACHFRONT LIVING*

Step up and step into a world of personalised service, where the world's escape meets the magic of the shoreline.





THE BEACH VISTA  
AT AL MARJAN ISLAND





## COME *ALIVE*

The Beach Vista offers an array of amenities designed to enhance how you live. From the infinity pool with panoramic views and state-of-the-art gym to the resident's club and concierge services, every detail is carefully considered to provide a vibrant living experience.





# IMMERSED IN *LIVELINESS*

Imagine a place where a sun-drenched terrace meets glistening ripples and beach access. Where hum fades to quiet lull. And the world simply washes away. This is The Beach Vista pool area. Adrift amid turquoise water, sunken loungers and private cabanas, discover what relaxation feels like right at the centre of it all. Whether socialising poolside, revelling in the moment or creating new memories all over again, this is where it all sinks.



# FIND YOUR *FLOW*

The Beach Vista's recreational facilities provide the perfect escape from the everyday. Whether you prefer a refreshing dip in the infinity pool, an invigorating workout in the fully-equipped gym, or simply relaxing in the resident's lounge, you'll find everything you need to live to the fullest.







## WHERE COMMUNITY

Connect, unwind, and live the beach life rhythm in the Resident's Lounge, a space for shared moments amid beachfront vistas.







**UNBURDENED,**  
*UNPARALLELED*

The Beach Vista offers a range of concierge services and convenience features to ensure a seamless living experience. From 24-hour security and maintenance to dedicated parking, every detail is taken care of, allowing you to focus on what truly matters.

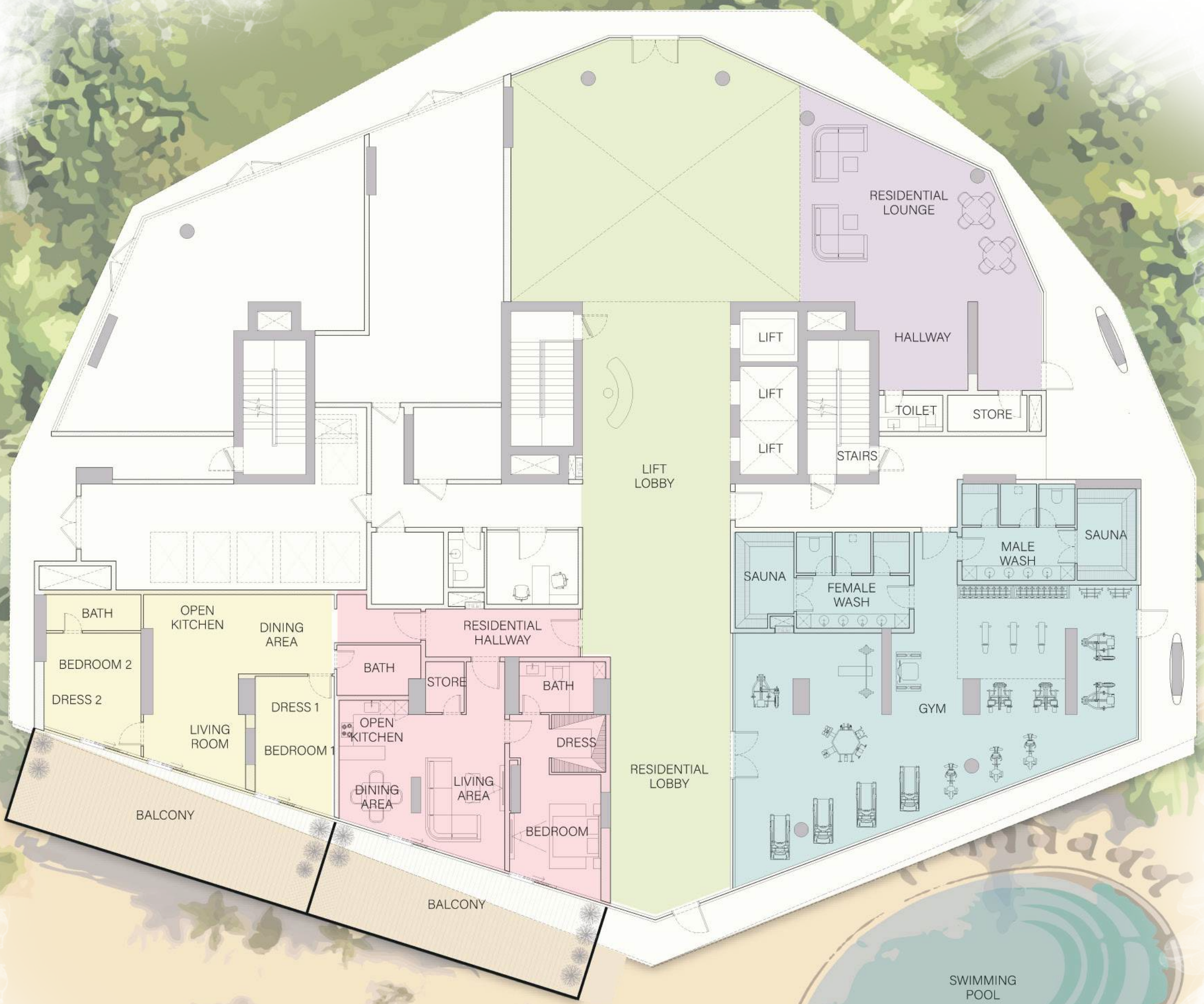
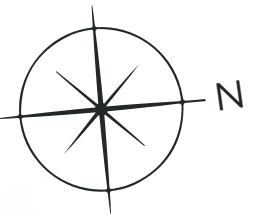


# FLOOR PLANS


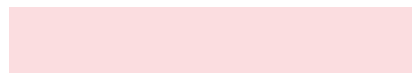
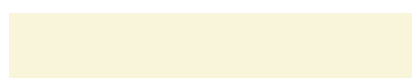
The Beach Vista offers a variety of floor plans to suit your lifestyle, including studios, one-bedroom, and two-bedroom apartments. Each residence is thoughtfully designed to maximise space, light, and functionality.

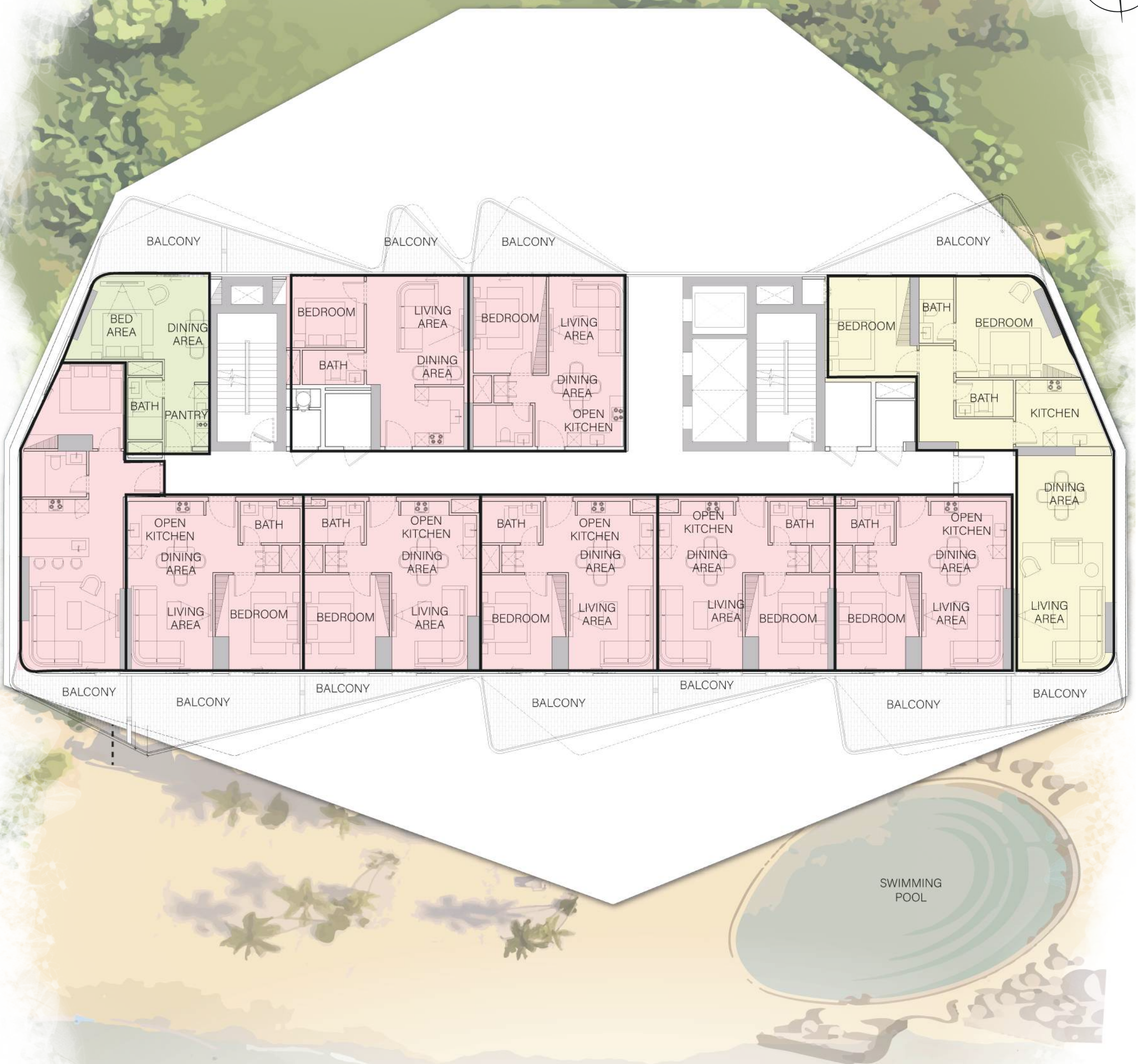
# AMENITIES FLOOR PLAN

- LOBBY
- GYM
- COWORKING SPACE
- 1 BEDROOM
- 2 BEDROOM



# TYPICAL FLOOR PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM





## *AWARD-WINNING* **BEACHFRONT DEVELOPER**

Range Developments, an award-winning developer renowned for crafting extraordinary resorts and bespoke luxury properties, boasts an unrivalled track record of delivery. We've set new benchmarks for hospitality in the Caribbean with acclaimed projects such as the Park Hyatt St. Kitts, the InterContinental Dominica Cabrits Resort & Spa, the Six Senses La Sagesse, Grenada and the upcoming InterContinental Grenada Resort set to launch in 2026.



**INTERCONTINENTAL®**  
DOMINICA CABRITS  
RESORT & SPA



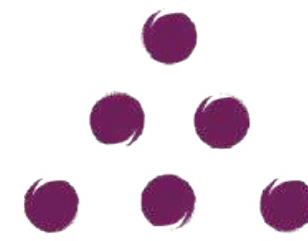
**INTERCONTINENTAL®**  
GRENADA RESORT

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**PARK HYATT ST. KITTS®**

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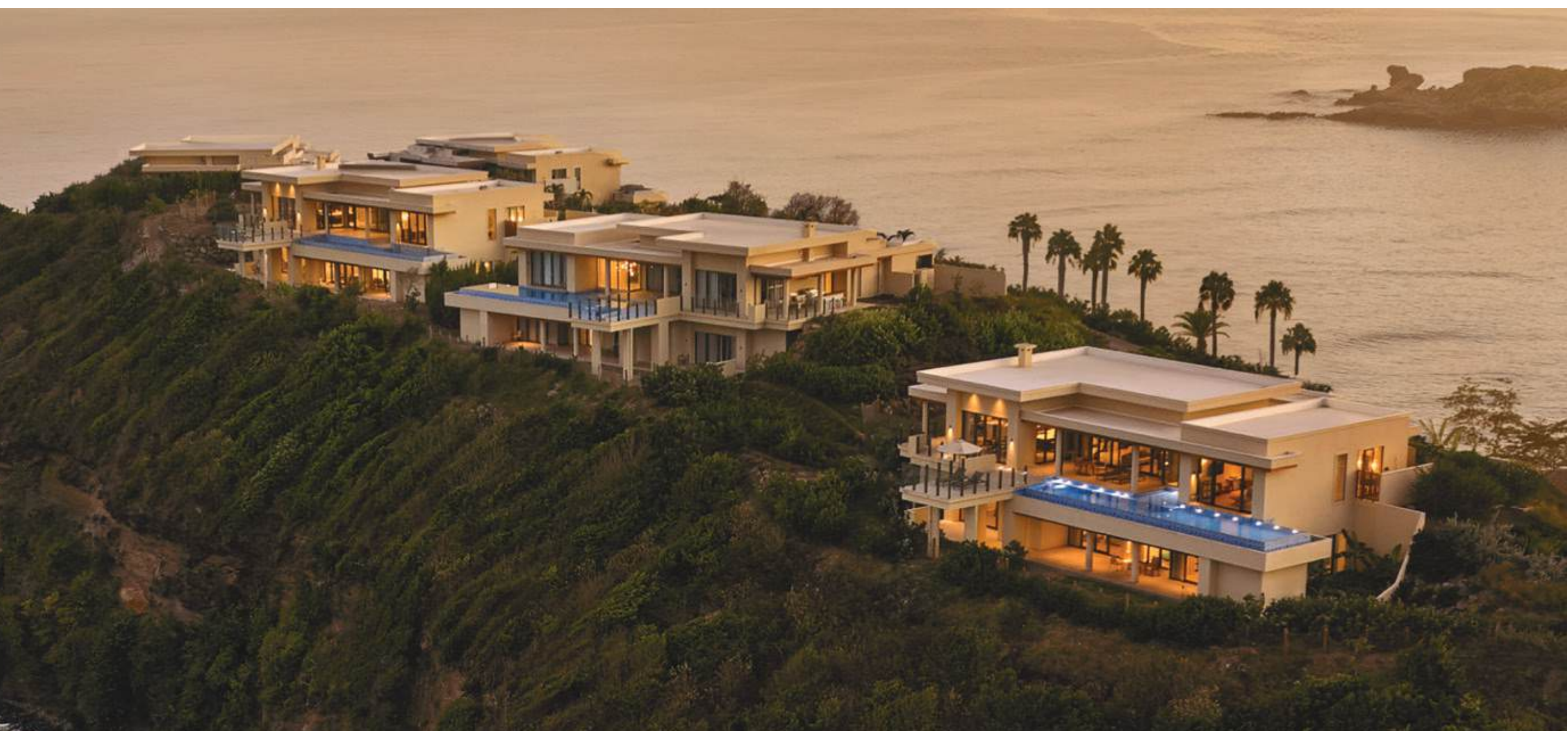
**CHRISTOPHE HARBOUR**



**SIX SENSES**  
LA SAGESSE, GRENADA

Carrying this legacy of excellence to the vibrant shores of Al Marjan Island, Range Developments spearheaded not only The Beach House but The Beach Residences as well. With its 88 stylish apartments, The Beach House offers an idyllic beachfront retreat, just a short drive from Dubai. The Beach Residences, comprising 412 apartments and 11 townhouses, embodies a contemporary coastal lifestyle, promising both relaxation and respite. Both developments benefit from their proximity to the upcoming Wynn Al Marjan Island, one of the world's largest casinos, adding an extra layer of excitement and allure.

With visionary design and an unwavering commitment to quality, Range Developments continues to redefine coastal living on Al Marjan Island, creating spaces where sophisticated style meets the boundless energy of the sea.



# A LEGACY OF *QUALITY*



Range Developments is committed to creating exceptional living spaces that transcend expectations. A testament of craftsmanship, where every detail speaks of quality, innovation, and timeless elegance. From the meticulous selection of materials to the flawless execution of design, Range Developments crafts beachfront residences that stand the test of time.





In 2023, Range Developments expanded its prestigious portfolio with the acquisition of several prime beachfront parcels on Al Marjan Island.

Currently, 600 luxury apartments are under development across three landmark projects, including The Beach Vista. Below are our previous sold-out successes on Al Marjan Island—The Beach House and The Beach Residences, both embodying our commitment to excellence in beachfront living.

## *THE BEACH HOUSE*



Embrace the pinnacle of beachfront living with an exclusive collection of just 88 apartments. Immerse yourself in panoramic ocean views, bespoke interiors, and an unparalleled lifestyle, all from your coveted beachfront residence overlooking the vibrant Wynn Al Marjan Island.

## *THE BEACH RESIDENCES*



Experience the epitome of coastal luxury. An exclusive collection of 412 bespoke apartments and 11 townhouses. Give in to breathtaking sea views, world-class amenities, and the vibrant energy of the neighbouring Wynn Al Marjan Island - all from the comfort of your own private sanctuary.

# IGNITING IMAGINATION, AWAKENING SENSES

Our commitment to quality, innovation, and sustainability has earned them a reputation as a leader in the industry.

Our mission is to craft extraordinary living spaces that ignite the imagination and awaken the senses. Our vision is to be the preferred developer of luxury beachfront properties in the region, renowned for their commitment to excellence and customer satisfaction.