ARTHOUSE RESIDENCES

AL MARJAN ISLAND

by

CLÉDOR

FACTSHEET

ARTHOUSE RESIDENCES
AL MARJAN ISLAND

CLÉDOR

ARTHOUSE NEW YORK CITY

Arthouse Hotel New York City, a storied heritage brand with over a century of history on Manhattan's Upper West Side, is renowned for its timeless architecture and curated charm.

Now reimagined in the prestigious Al Marjan Island in Ras Al Khaimah, Arthouse brings its signature blend of elegance and modern comfort to the region. Thoughtfully designed to preserve its inviting character, the property offers a uniquely warm and stylish ambiance—setting a new benchmark for luxury living on Al Marjan Island.

PROJECT OVERVIEW

- Iconic Design
- Café
- À La Carte Hotel Services
- Valet Service
- Concierge
- 24/7 Security
- All Day Dining
- Steam & Sauna
- Spa

AMENITIES

- Private Beach Cub
- Sunken Bar
- Rooftop Adults-Only Infinity Pool
- Children's Play and Splash Zone
- Cigar Lounge
- Connected Park
- Fitness Centre
- Yoga Deck
- Barbeque Area

PAYMENT PLAN

60%
During Construction
Duration: **30 months**

40%
On Completion
Completion: **Q4 2027**

Payment Stage	Payment	Due Date
Down Payment/Booking	10%*	Immediate
1st Installment	10%	15 Days/SPA
2nd Installment	10%	November 2025
3rd Installment	10%	April 2026
4th Installment	10%	November 2026
5th Installment	10%	April 2027
Upon Completion	40%	Q4 2027

*Administration fee of AED 5250 (Inclusive of VAT) along with the Booking fee
Registration charges when applicable - 4%

LOCATION

AL MARJAN ISLAND

Al Marjan Island, a world-class waterfront destination in Ras Al Khaimah, offers an unmatched blend of luxury, leisure, and lifestyle. It features pristine beaches, crystal-clear waters, and panoramic views of the sea and mountains.

Strategically located near the upcoming Wynn Resorts, the region's first integrated gaming resort. It stands out as a premier location for both investors and residents seeking long-term value and exclusivity in the UAE.

UNMATCHED ACCESSIBILITY

Direct Beach Access	1 minute
Wynn Resorts	5 minutes
Al Hamra Golf Club	20 minutes
RAK International Airport	30 minutes
Dubai International Airport	50 minutes

Project Name	Arthouse Residences, Al Marjan
Project Type	Hotel Branded Residences
Total Units	201
Location	Al Marjan Island, Ras Al Khaimah

Studio Residences	Starting From AED 925K
1 Bedroom Residences	Starting From AED 1.5M
1 Bedroom + Study Residences	Starting From AED 1.8M
1 Bedroom + Study Duplex	Starting From AED 3.2M

CLÉDOR

Clédor is a luxury real estate development company dedicated to reshaping the future of property in the UAE. Backed by a passionate team of industry veterans, Clédor delivers a seamless and rewarding experience for investors and homeowners-helping them unlock the full potential and true value of their investments while maximising long-term returns.

Cledor keeps design thinking at the forefront. Known for its attention to detail, Clédor develops projects with high-end specifications and elevated design standards. With a robust development pipeline exceeding AED 2.5 billion, the company continues to drive innovation and excellence across every project.

Vave Development FZ-LLC, Ras Al Khaimah subsidiary of Cledor, will be launching the project.

DEVELOPED BY
CLÉDOR

STRATEGIC PARTNER
PROSPECT.