



### The Ultimate Beachfront Retreat:

Embrace the essence of beachfront elegance at The Beach Residences at Al Marjan, where every day is an immersion in luxury and serenity. Here, life flows with the rhythm of the sea, offering a tranquil retreat in bespoke apartments that blend cutting-edge design with the soothing allure of the beachfront. Wake up to breathtaking sea views, indulge in high-end amenities, and experience the convenience of living moments away from world-class Wynn Al Marjan Island resort and hotel-standard facilities. The Beach Residences is not just a home, but a lifestyle, where every moment is a celebration of refined living by the water.



### Amenities:

- Indoor gym
- Outdoor gym
- Spa
- Paddle Court
- BBQ area
- Infinity Pool
- Kids pool
- Yoga lawn
- Restaurant
- Cabanas

### About the Developer:

Range Developments is a leading luxury property developer known for its ultra-luxurious 5-star hotels, with a portfolio exceeding \$1.5 billion across four countries. Our portfolio includes Park Hyatt St. Kitts, InterContinental Dominica Cabrits Resort & Spa, Six Senses La Sagesse Grenada and InterContinental Grenada. Range is now introducing three exclusive beachfront projects on Al Marjan Island - The Beach House, The Beach Residences and The Beach Vista, reinforcing its status as a purveyor of fine, upscale developments.

### Types of Apartments:

Type	Area Sq.ft (starting from)	Starting Price	View
Studios	512	AED 1,100,000	Sea view
1-Bedroom	895	AED 2,100,000	Sea view
2-Bedroom	1970	AED 4,250,000	Sea view
3-Bedroom	2693	AED 5,450,000	Sea view
Townhouses	2333	AED 7,500,000	Sea view

- 1. Luxury Beachfront Living:** Offers a unique experience of living right by the water, emphasizing luxury and an exclusive lifestyle. All apartments have sea views and access to the beach.
- 2. Ideal Location:** Situated near the upcoming Wynn Al Marjan Island, offering easy access to luxury entertainment options.
- 3. Prestigious Development:** The project features 412 bespoke apartments and 11 townhouses, indicating a high standard of exclusivity and prestige.
- 4. Cutting-Edge Architecture:** Incorporates innovative and contemporary design, enhancing aesthetic appeal and architectural significance.
- 5. First-Class Comfort:** Focus on comfort with top-tier amenities, providing a high quality of living.
- 6. Customized Interiors:** Apartments boast custom, high-quality finishes, elegant lighting, and state-of-the-art appliances, ensuring both beauty and functionality.
- 7. Natural Light and Tranquility:** Expansive, floor-to-ceiling windows invite natural light and create a serene atmosphere.
- 8. Investment Opportunity:** The growing appeal of Al Marjan Island suggests potential for property value appreciation, making it a promising investment.
- 9. Access to High-End Amenities:** Proximity to high-end dining, leisure, and recreational activities enhances the living experience.
- 10. Harmony of Indoor and Outdoor Spaces:** The design offers a seamless fusion of indoor comfort with outdoor tranquility.

### Payment Plan

- 5% on reservation contract signing
- 15% on SPA signing
- 6.25% (8 times)
- 30% upon construction completion