

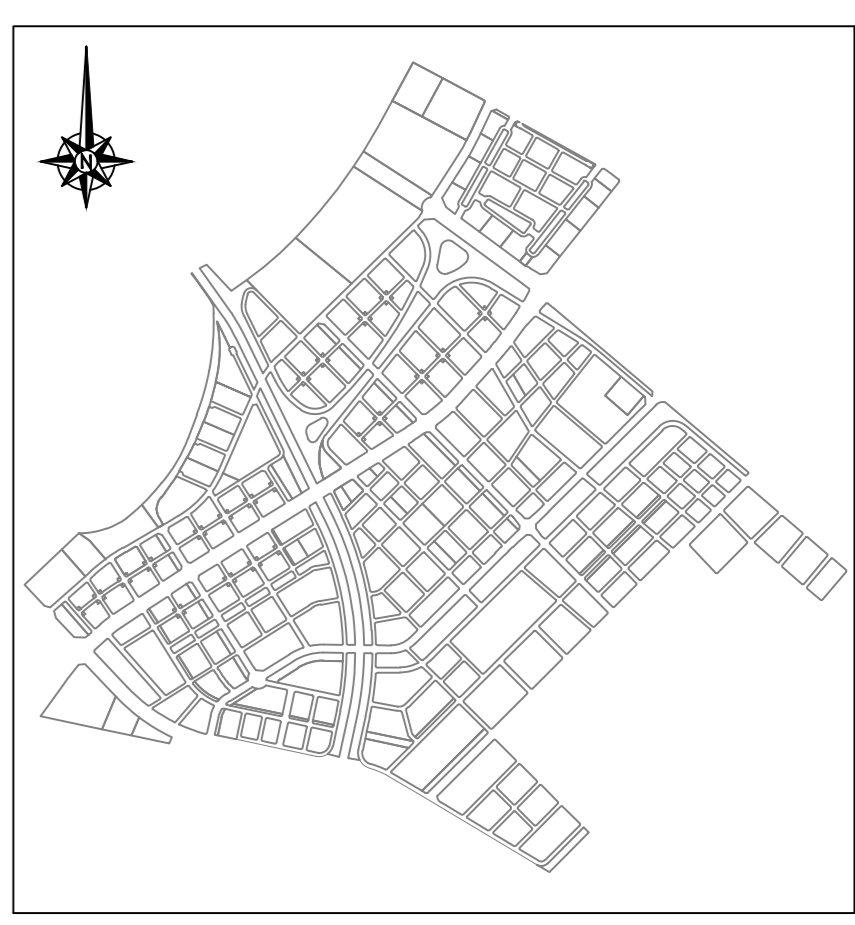
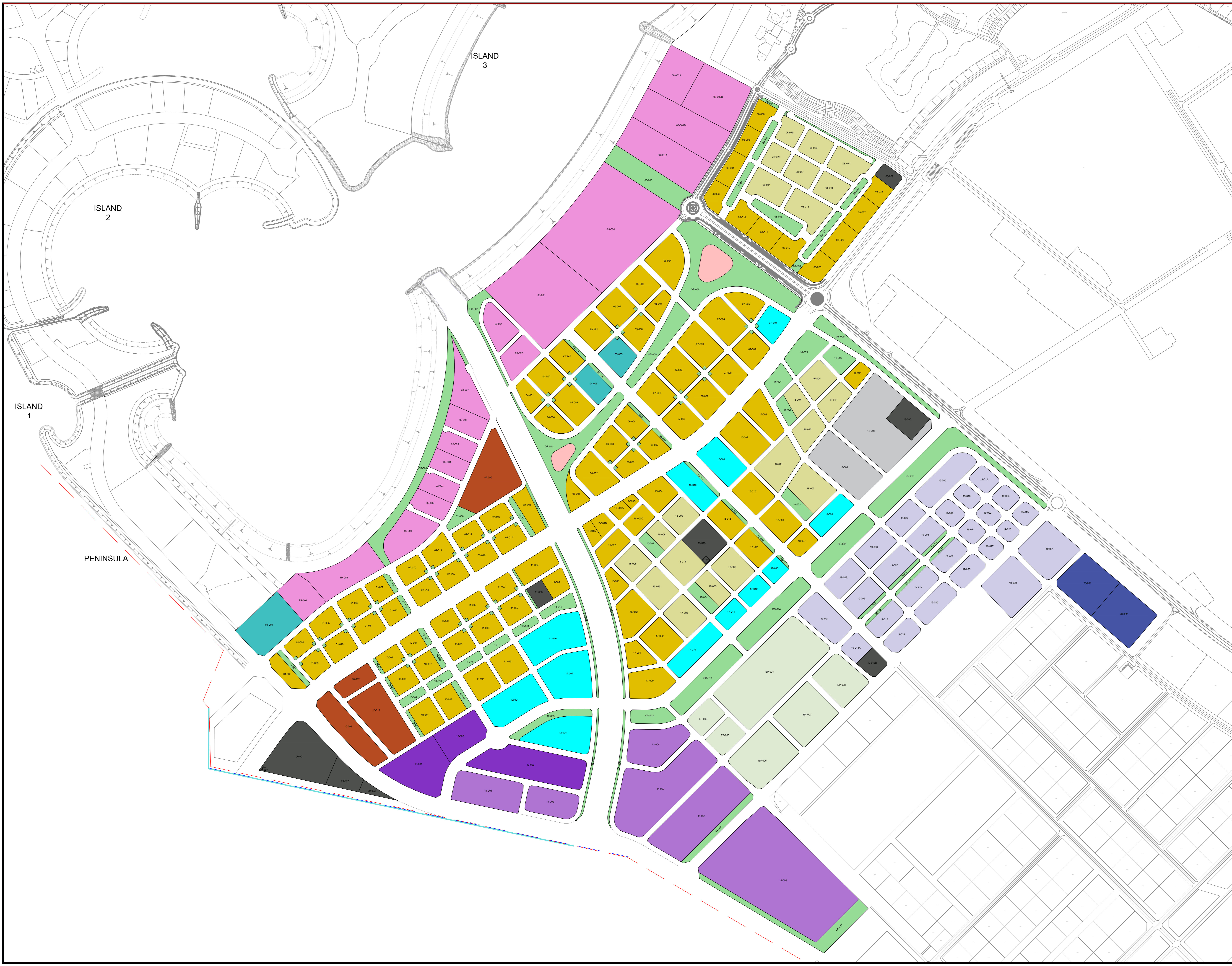
Marjan Beach LLC OPC



Plot Inventory and Pricing

Cluster	Plot No.	Land Area SqFt	FAR	GFA SqFt	Land Use	HEIGHT	AED/SqFt on GFA	Plot Value	Status
D-01	009	116,065.95	4.72	548,355.91	Residential	2B+G+19	AED 500	AED 274,177,955	
D-01	010	140,848.54	3.84	540,536.79	Residential	2B+G+11	AED 500	AED 270,268,395	
D-01	011	134,007.43	3.07	411,611.64	Residential	2B+G+11	AED 500	AED 205,805,820	
D-02	014	121,550.80	4.36	529,962.55	Residential	2B+G+19	AED 500	AED 264,981,275	
D-02	015	128,255.21	3.50	448,956.13	Residential	2B+G+11	AED 500	AED 224,478,065	
D-02	016	124,861.99	3.59	447,964.13	Residential	2B+G+11	AED 500	AED 223,982,065	
D-02	017	129,827.27	3.59	465,587.87	Residential	2B+G+11	AED 500	AED 232,793,935	
D-03	001, 002	369,041.05	3.92	1,445,005.45	Hospitality	2B+G+19	AED 1,000	AED 1,445,005,450	
D-04	001, 002, 004, 005	618,884.85	3.13	1,939,707.04	Residential	2B+G+11	AED 500	AED 969,853,520	
D-10	002, 015	156,668.99	4.75	744,177.72	Convention Hotel	2B+G+19	AED 327	AED 573,718,880	
		504,075.05	2.00	1,008,150.10	Retail & Convention	2B+G+4			
D-08	001	1,402,702.90	2.00	2,805,405.80	Hospitality	2B+G+7	AED 1,000	AED 2,805,405,800	

Note: Above sales price is valid for 14 days and subject to receipt of requisite approvals from the management. After this period, Marjan Beach LLC OPC reserves its right to revise the offered price based on market conditions



- LEGEND:**
- RESIDENTIAL APARTMENTS
 - RESIDENTIAL TOWNHOUSES
 - COMMERCIAL- RETAIL & CONVENTION
 - RECREATIONAL & CULTURAL
 - COMMUNITY FACILITIES
 - HOSPITALITY
 - MIXED USE
 - TECH FLEX LOGISTICS & TRADING EXCHANGE
 - TECH FLEX RETAIL & ENTERTAINMENT
 - TECH FLEX DESIGN DISTRICT
 - TECH FLEX PRODUCTION HUB
 - UTILITIES
 - EXISTING PLOTS
 - STAFF HOUSING
 - OPEN SPACE
 - BEACH

REV. NO.	DATE	DESCRIPTION	APPR.



PROJECT: Beach District
Ras Al Khaimah, UAE

TITLE: BEACH DISTRICT-LAND USE MASTERPLAN_R3

DRAWN BY: K.R	STATUS:
CHECKED BY: G.H	APPROVAL: G.H
DATE: 16-10-2025	SCALE: NTS @A1
DWG. NO.	