MONDRIAN

AL MARJAN ISLAND
BEACH RESIDENCES

A PROJECT BY

ELEVATE

A ONE GROUP COMPANY

Mondrian Al Marjan Island Beach Residences embody the glowing spirit of the Marjan coast, echoing the fluidity of the sea and blending seamlessly with the beachfront environment. The organic design maximises ocean views and natural light, creating a harmonious connection between architecture and nature, offering residents an open, serene living experience.

DESIGNED FOR THE DIFFERENT

Mondrian Al Marjan Island Beach Residences





A LIFESTYLE FOR VISIONARIES, AND CULTURAL CURATORS

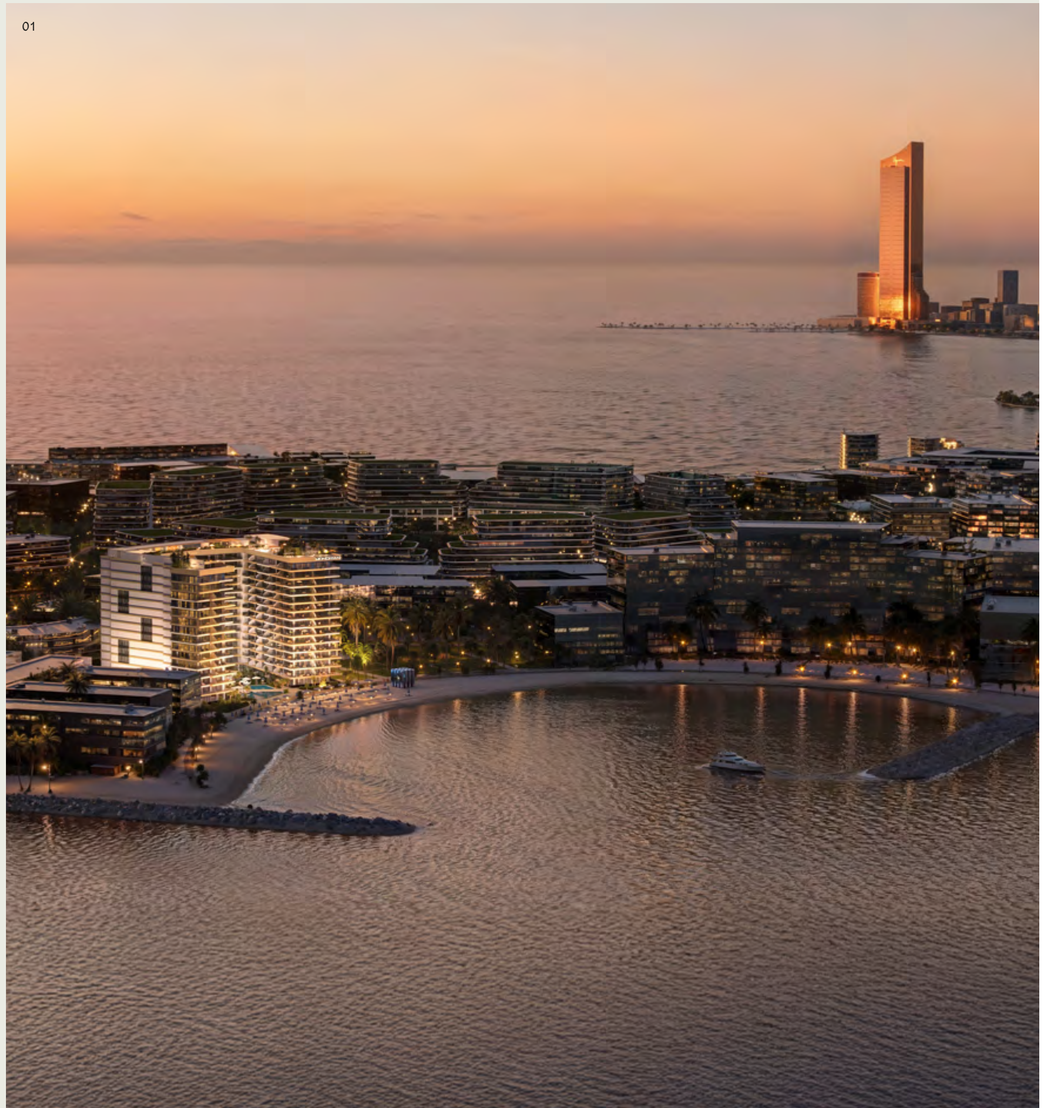
Mondrian Residences make the most of Al Marjan Island.

Bold design interplays with sophisticated aesthetic detail, while the island's cultural energy is reflected in the vibrant beachfront location.

Shaped by the sun, sculpted by the sea and elevated by the imagination, this is a lifestyle for provocative visionaries and cultural tastemakers. People who live life at their own pace, one that is unrushed, uncompromised and unmistakably Mondrian.

EVERYTHING HAS LED TO THIS MOMENT

01



Mondrian was born to be famous, with an origin story that's Hollywood in every sense.

01 ——— Al Marjan Island Aerial View
02 ——— Mondrian Los Angeles

In 1996 the Mondrian brand burst onto the Los Angeles scene, dripping with glamour and quickly became the place for the city's A-list elite to meet and be seen. Its status as a magnet for the artistic and creative is no surprise, as it was conceived and designed by some of the world's most iconic dreamers and inspirational minds.

From its origins of inspiration in Piet Mondrian's abstract art to the signature styles of Phillipe Starck and Marcel Wanders, Mondrian has always been connected to the world of modern design and the cultures that surround it.

Since 2020, Mondrian has been managed by Ennismore, the largest and fastest-growing lifestyle hospitality brand, who curate unique properties and experiences in some of the world's most exciting destinations.

02







Mondrian Al Marjan Island Beach Residences

AN IDYLLIC

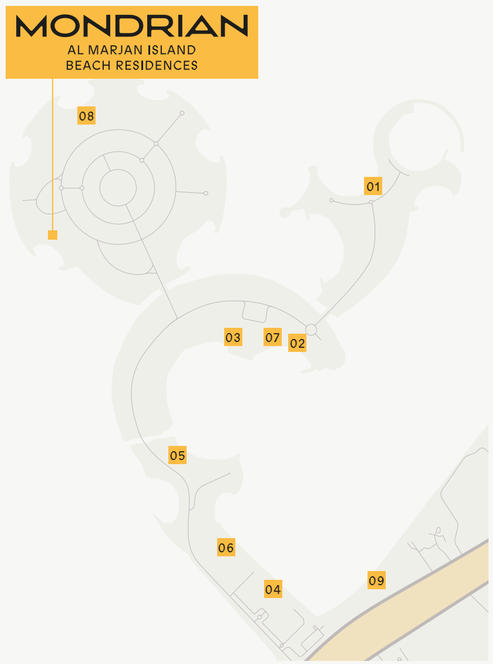
Al Marjan Island has quickly established a reputation as Ras Al Khaimah's most desirable neighbourhood. An oasis of pristine beaches lapped by crystal-clear water, it is a panoramic jewel sparkling in the global spotlight.

BEACHFRONT PARADISE



Mondrian Al Marjan Island Beach Residences

A PLACE SO PERSONALISED. A PACE SO UNIQUELY YOURS.



01 ——— Wynn Al Marjan Island
02 ——— Ushuaïa, The Unexpected Hotel
03 ——— Nobu Marjan Island
04 ——— Rixos Bab Al Bahr
05 ——— Movenpick Al Marjan Island
06 ——— Nikki Beach
07 ——— Radisson Resort
08 ——— Address Marjan Island
09 ——— Beach District

Mondrian places itself at the centre of the most exciting cultural scenes in the world.

Both vibrant and serene, exciting and equally refined, Al Marjan Island is no exception. Already home to world-class resorts, restaurants and pristine beaches, Mondrian Residences offer a new perspective.

WHERE

LIFE FLOWS

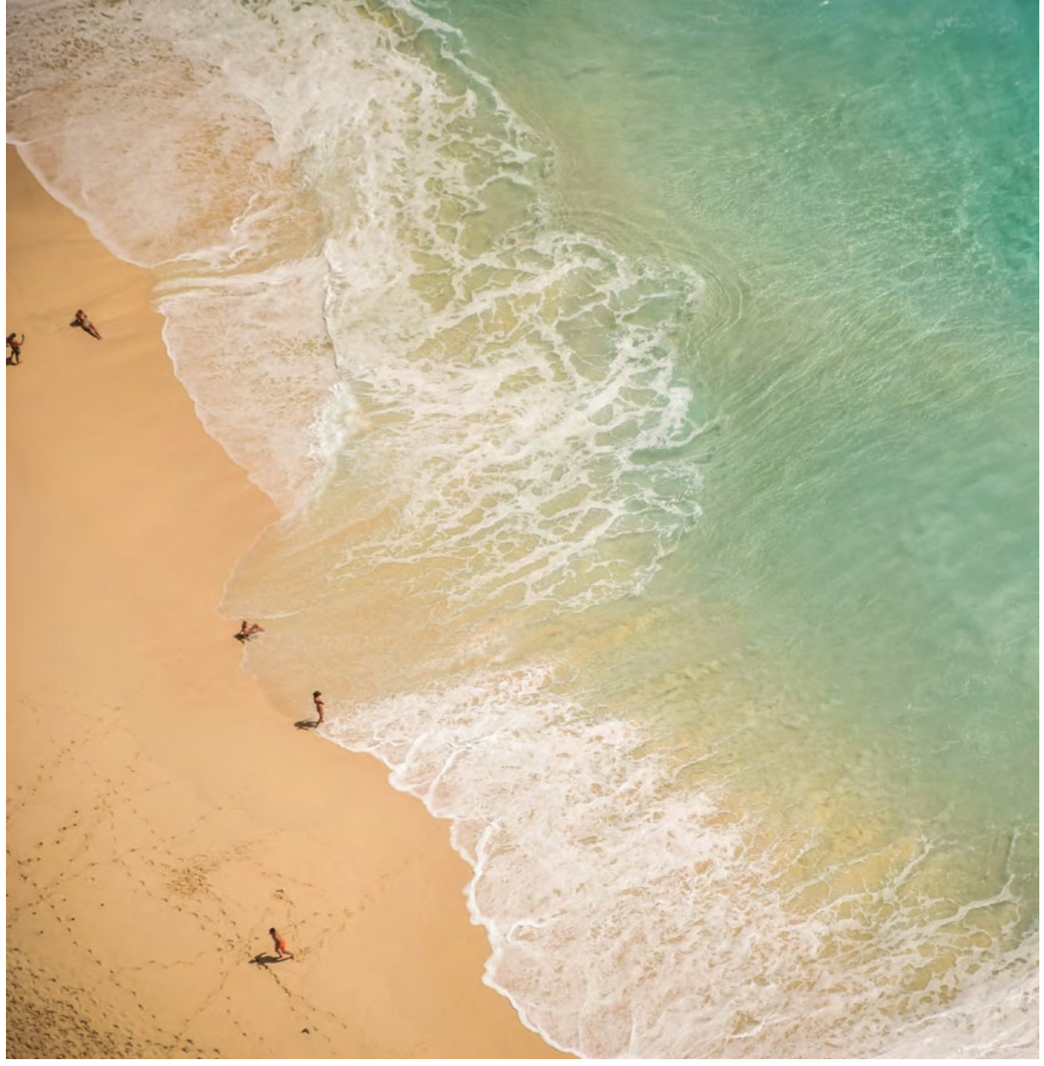
With a blend of exclusive boutique, pristine beaches, and daringly designed residences, Al Marjan Island is one of the region's most sought-after destinations. It's also effortlessly connected to Dubai's sporting venues, shopping experiences and international travel network.



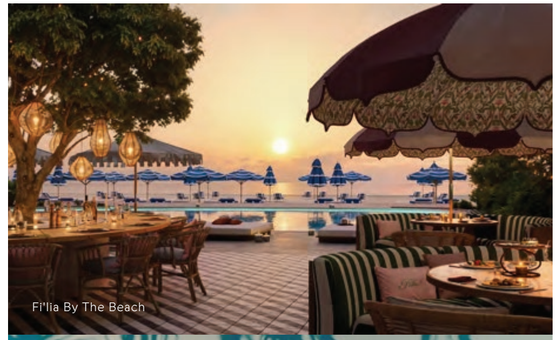


WHERE LOCATION AND LIFESTYLE CONNECT

WYNN AL MARJAN ISLAND	7 MIN
BEACH DISTRICT	8 MIN
AL HAMRA MALL	11 MIN
RAK CENTRAL	12 MIN
AL HAMRA GOLF CLUB	13 MIN
AL HAMRA MARINA WALK	18 MIN
RKT INTERNATIONAL AIRPORT	35 MIN
DUBAI INTERNATIONAL AIRPORT	60 MIN

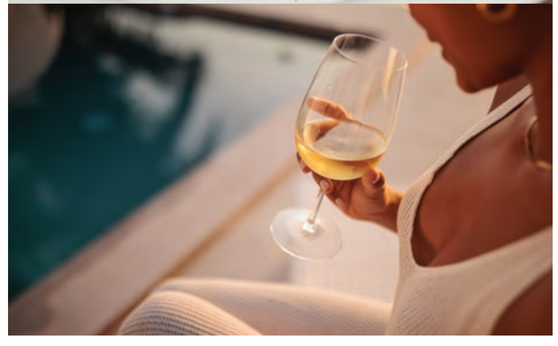


Each day is enriched by living directly on the beach, with everything else you could wish for nearby, including the renowned Fi'lia By The Beach.


Fi'lia By The Beach







GOLDEN HOUR

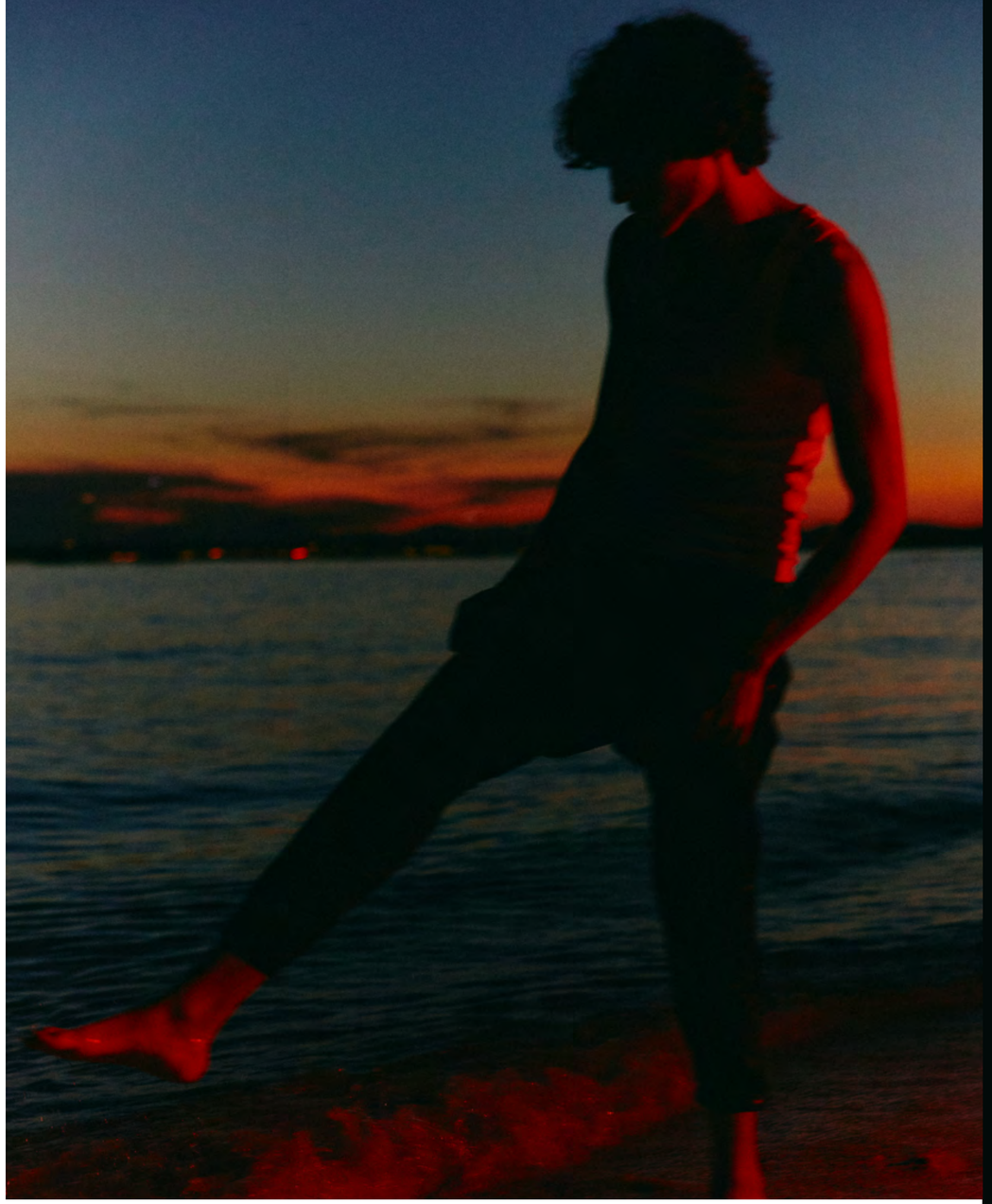


At golden hour, the architectural design reflects the island's change of light and pace. Hues become richer and edges soften. Each residence faces west, so as the sun slips below the horizon, the transition from day into night can be enjoyed from every private terrace.

FRAMED PERFECTLY



Private Sky Pool Sky Collection





A PLAYGROUND

FOR THE BOLD





As night falls, Al Marjan Island moves to a different beat. From the exuberant vibrance of the Wynn to the tranquil serenity of the alfresco beachfront, entertainment and dining experiences have been carefully curated to ensure everyone has a place to be, accompanied by the people they want to be with.

MONDRIAN AL MARJAN ISLAND BEACH RESIDENCES

SCULPTED

Mondrian Residences' architectural design embodies the spirit of Al Marjan Island, mirroring the rhythmic lap of sunlight reflected on the ocean surface.

BY THE

RHYTHM

OCEAN'S

Balconies are stacked in a way that echoes the soft movement of the surrounding environment, the organic design creating a connection with nature, while at the same time offering residents an open, serene lifestyle.

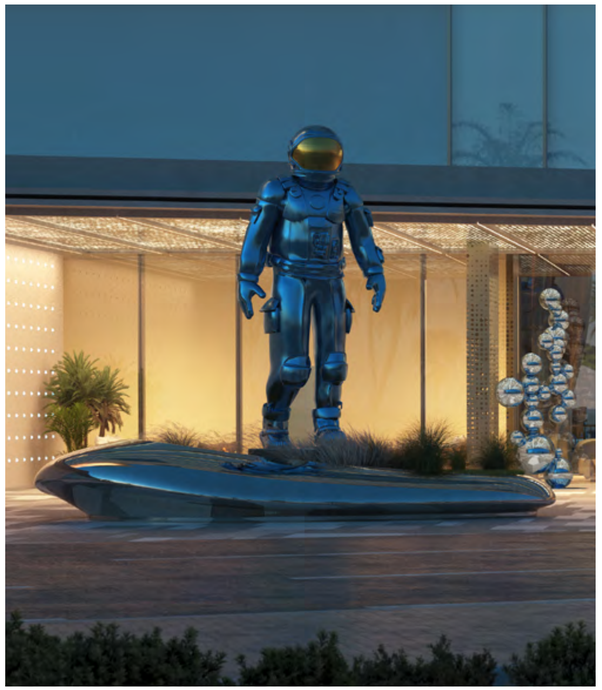
RESIDENCE ENTRANCE — ARRIVAL EXPERIENCE

The arrival experience maximises the sculptural, naturalistic design, welcoming people with an approach and attitude designed to immediately inspire and brighten their day. The textures, colours and play of light across exterior surfaces foretell what awaits inside.



RESIDENCE ENTRANCE —— ARRIVAL EXPERIENCE

Resident's Lobby Arrival Experience





RESIDENT'S LOBBY —— ARRIVAL EXPERIENCE

LANDSCAPE AND LIVING AS ONE

FRONT ROW COLLECTION

3 Bedroom – Townhouses	2,550 to 4,530 sq ft
4 Bedroom – Townhouses	4,580 to 4,700 sq ft

SKY COLLECTION

3 Bedroom – Penthouses	2,547 to 2,789 sq ft
4 Bedroom – Sky Villas	5,047 to 5,679 sq ft
5 Bedroom – Sky Villas	8,582 to 9,467 sq ft

RESIDENCES

1 Bedroom	799 to 908 sq ft
2 Bedroom	1,226 to 1,496 sq ft
3 Bedroom	1,733 to 2,141 sq ft

TOTAL RESIDENCES: 343

*Sizes above are net internal averages. Balconies are included in these figures.

Built on the beach, the design of each residence has been influenced by the natural landscape's close proximity.

Inspired by the smooth, sculpted form of stacking pebbles shaped by time and tide, each home embodies a sense of balance, peace, and sophistication. Ocean views are uninterrupted. The materials used for tactile surfaces are callbacks to the surrounding natural environment. The line between building and beach, home and natural world becomes blurred. They are virtually one and the same.


MONDRIAN



Living Room, 3 Bedroom Residence



ECLECTIC MIX OF RESIDENCES

Although different in proportion, all share the same generous features, including high ceilings, west-facing panoramic views from private terraces and interiors that have been designed and curated with peerless attention to detail.

RESIDENCES

1 Bedroom	799 to 908 sq ft
2 Bedroom	1,226 to 1,496 sq ft
3 Bedroom	1,733 to 2,141 sq ft

LIVING ROOM —— 3 BEDROOM RESIDENCE



BEDROOM —— 3 BEDROOM RESIDENCE



BATHROOM ——— 3 BEDROOM RESIDENCE



FRONT ROW COLLECTION



Front Row Collection townhouses make the most of their proximity to Al Marjan Island's crisp, white sand. Step through huge sliding glass doors and you are there – your own private beach on your doorstep. A beautiful, pristine space that makes Mondrian Al Marjan Island Beach Residences much more than just a home. They add a unique lifestyle experience so rarely found here or indeed anywhere in the world.

FRONT ROW COLLECTION
3 Bedroom Townhouses: 2,940 to 4,459 sq ft
4 Bedroom Townhouses: 4,367 to 4,700 sq ft

LIVING + TERRACE — FRONT ROW COLLECTION

LIVING ROOM —— FRONT ROW COLLECTION

MONDRIAN AL MARJAN ISLAND BEACH RESIDENCES



BEDROOM —— FRONT ROW COLLECTION



Bedroom, Front Row Collection



SKY

COLLECTION



Sky Collection villas look out across the ocean from the top two storeys of the building. Not only are the views the most panoramic, the floorplates are the most generous, ranging from around 4,000 sq ft to almost 6,500 sq ft. This is life lived on a grand, elevated scale, with sweeping private terraces opening out from airy, four and five bedroom duplex penthouse apartments. Sky Collection residents also benefit from an enhanced level of amenities, many of which are exclusive.

SKY COLLECTION
4 Bedroom Duplex: 5,047 to 5,679 sq ft
5 Bedroom Duplex: 8,582 to 9,467 sq ft



MONDRIAN AL MARJAN ISLAND BEACH RESIDENCES

Living Room, Sky Collection

DINING ROOM —— SKY COLLECTION

BEDROOM —— SKY COLLECTION

MONDRIAN AL MARJAN ISLAND BEACH RESIDENCES

Bathroom, Sky Collection



RESIDENCE SPECIFICATIONS

The standard of luxury across all Mondrian Al Marjan Island Beach Residences.

General

Porcelain and Timber Flooring Throughout

Off-White Plaster Ceiling and Walls

Bedrooms

Feature Hardboard
(Master Only in Regular Apartments and All Bedrooms in Large Duplexes)

Built-in Bespoke Wardrobes

Kitchen Finishes

Bespoke Cabinetry

Counter and Backsplash: Dekton

Hardware: Polished Chrome and Dark Bronze

Flooring: Porcelain

Full Suite of Integrated Appliances
(Miele or Gaggenau Appliances)

Bathrooms

Bespoke Cabinetry

Counter and Backsplash: Natural Stone/Dekton

Hardware: Polished Chrome and Dark Bronze

Flooring: Porcelain

MOMENTS

A wide variety of amenities mean every lifestyle is considered and enriched. It's a highly personalised approach, ensuring life moves at your own perfect rhythm.

- Resident's Lobby
- Lobby Lounge
- Landscaped Courtyard with Direct Beach Access
- Courtyard Pool and Bar
- Garden Cabanas
- Resident's Sky Club:
  - Boardroom/Private Dining Room
  - Library/Working Lounge
  - Bar and Lounge
  - Sunset Terrace
  - Sunrise Patio
- Rooftop Pool and Sun Deck
- Rooftop Padel Court
- Fitness Studio
- Outdoor Gym
- Personal Training Studio
- On-demand Treatment Room
- Recovery Zone:
  - Cold Plunge Pools
  - Finnish Sauna
- Kid's and Teens Club
- Children's Play Area
- Children's Pool

CURATED







BALCONY —— 1 BEDROOM RESIDENCE

Every lifestyle has been considered and all amenities created to fulfil the needs and aspirations of residents and their guests. Life can be as active or laid back as you please. You dictate the pace, every hour of every day. Anything and everything is possible, when you have it all.


fi'lia

FI'LIA BY THE BEACH — AMENITIES

The region's first female-led restaurant brand, Fi'lia features award-winning Italian food, combining fresh ingredients from the firewood oven and grill with handmade breads and pasta. The restaurant celebrates an honest approach to food, served in a relaxed beachfront setting. Fi'lia holds the Michelin Bib Gourmand award for 2022 and 2023, and is recognised as a Michelin Guide Selected Restaurant for both 2024 and 2025.*

*Open to the public


MONDRIAN

The Mondrian Al Marjan Island Beach Residences infinity pool is a stunning focal point that catches the eye as you emerge onto the rooftop terrace, but it's the Pool Bar that draws the crowd.





RESIDENT’S FITNESS STUDIO & OUTDOOR GYM — AMENITIES

Resident's Fitness Studio & Outdoor Gym. Amenities

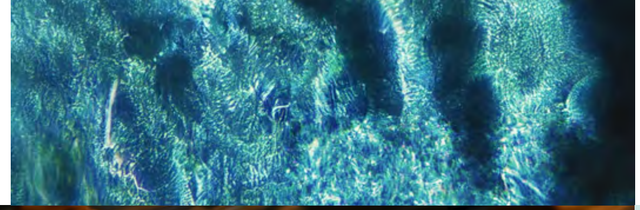




The Resident's Sky Club is an exclusive space when you need a sanctuary to work, or meet with friends, colleagues or business associates.

THE RESIDENT'S SKY CLUB





The Residents Sky Club is booked via the concierge and includes:

- Boardroom/Private Dining Room
- Library/Working Lounge
- Bar and Lounge
- Sunset Terrace
- Sunrise Patio





ABOUT MONDRIAN



As a brand synonymous with cultural curation and visionary design, Mondrian creates dynamic spaces that pulse with energy and creativity. It is an experience defined by exceptional service and a globally renowned signature aesthetic. This dedication to crafting an elevated lifestyle means residents benefit from seamless hospitality, intuitive management and amenities that are truly unique. It is the art of living, perfected.



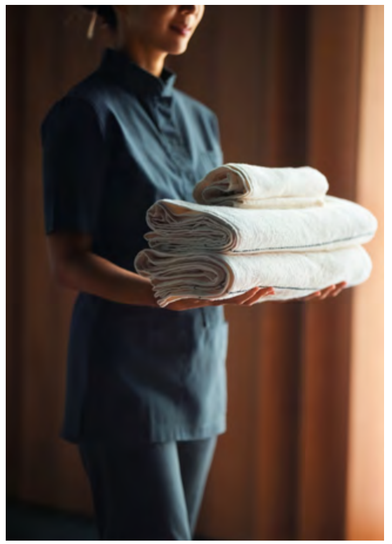


ESSENTIAL SERVICES

Mondrian Residences are the epitome of the Mondrian experience – bold design, innovative features, luxury finishes and a fastidious approach to resident happiness.

All essential services are included in the annual homeowner service charge.

- Cultural Concierge
- Doormen
- Valet Parking
- Security
- Accor Owner Benefits Annual Membership Fee
- Common Area Maintenance, Utilities, Housekeeping
- Common Area Wi-Fi
- Property Insurance
- General and Administrative Services



ON-DEMAND SERVICES

Our on-demand services offer an exceptional level of personal attention and anticipation. Unique and uncompromising, they are unmistakably Mondrian.

These are not included in the service charge and are charged per use.

EVERYDAY SIMPLICITY

- Electric Car Chauffeur On-Demand or Private Transportation
- Dry Cleaning, Laundry or Tailoring
- In-Residence Housekeeping
- In-Residence Maintenance
- Dog Walking, Grooming or Pet Minding
- Childcare, Tutoring or Art Classes
- Residence Care During Extended Travel

A CURATED LIFESTYLE

- Art Curator
- Interior Design
- Resident Botanist – Plant Curation and Care
- Personal Shopping
- Private Dining or Personal Chef

ENHANCED WELLBEING

- Personal Trainer
- Massage, Reflexology or Acupuncture
- Grown Alchemist* Amenities Subscription

*Preferential pricing available whilst Ennismore maintains its contractual relationship to Grown Alchemist for the Mondrian brand.

ACCOR
LIVE
LIMITLESS

ACCOR OWNER BENEFITS PROGRAM

Mondrian Al Marjan Island Beach Residence owners are eligible to participate in the Accor Ownership Benefits Program*, giving them automatic VVIP status at over 5600 hotels and resorts worldwide.





01 ——— Mondrian Ibiza
02 ——— Mondrian Los Angeles

Mondrian Residence Global Ownership Benefits include:

Exclusive invitation to join the PLATINUM tier of Accor Live Limitless*

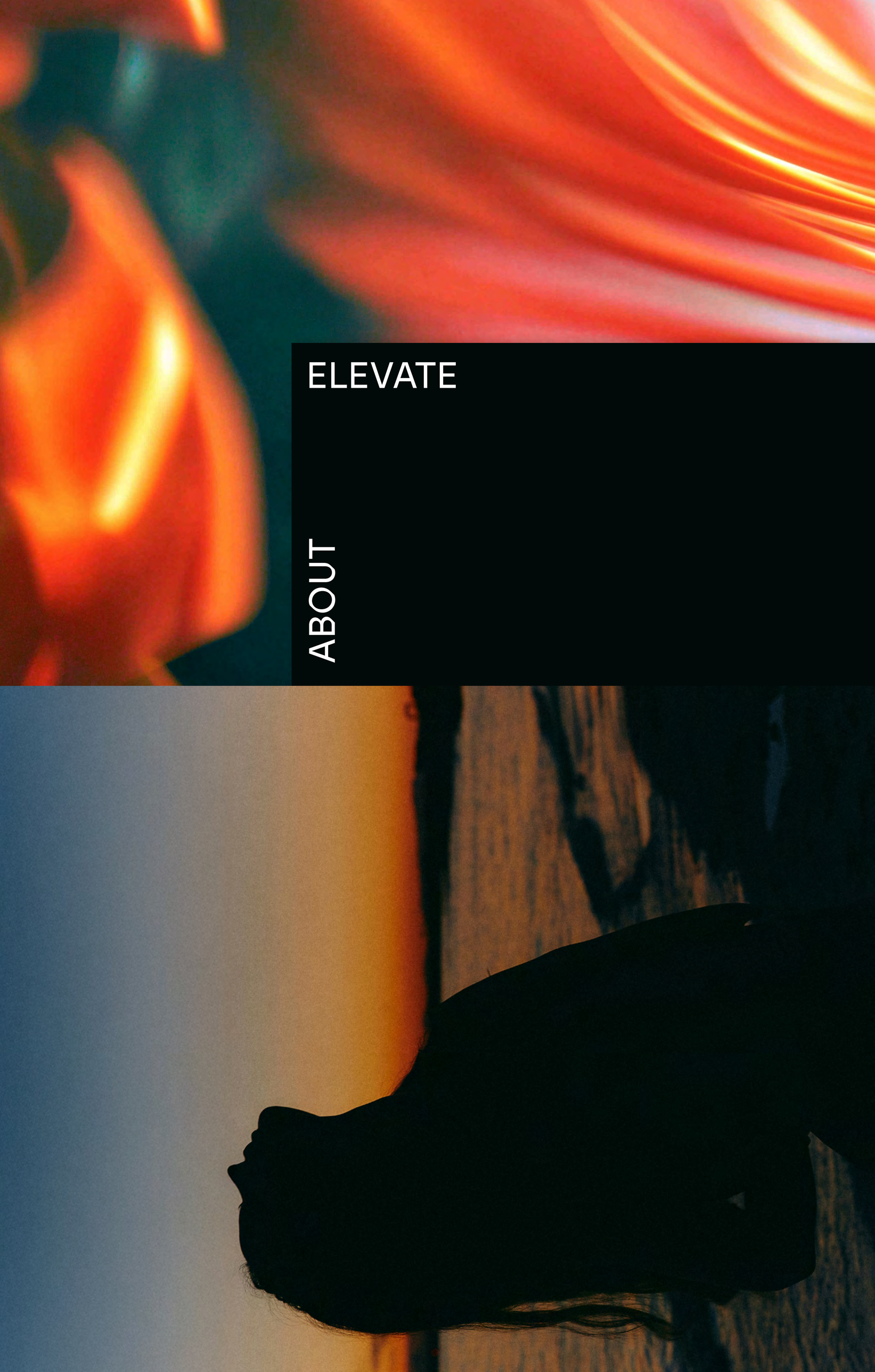
Automatic upgrades on arrival across more than 5,600 hotels and resorts worldwide (subject to availability)**

20% off of best available rate at more than 5,600 hotels and resorts worldwide**

VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings

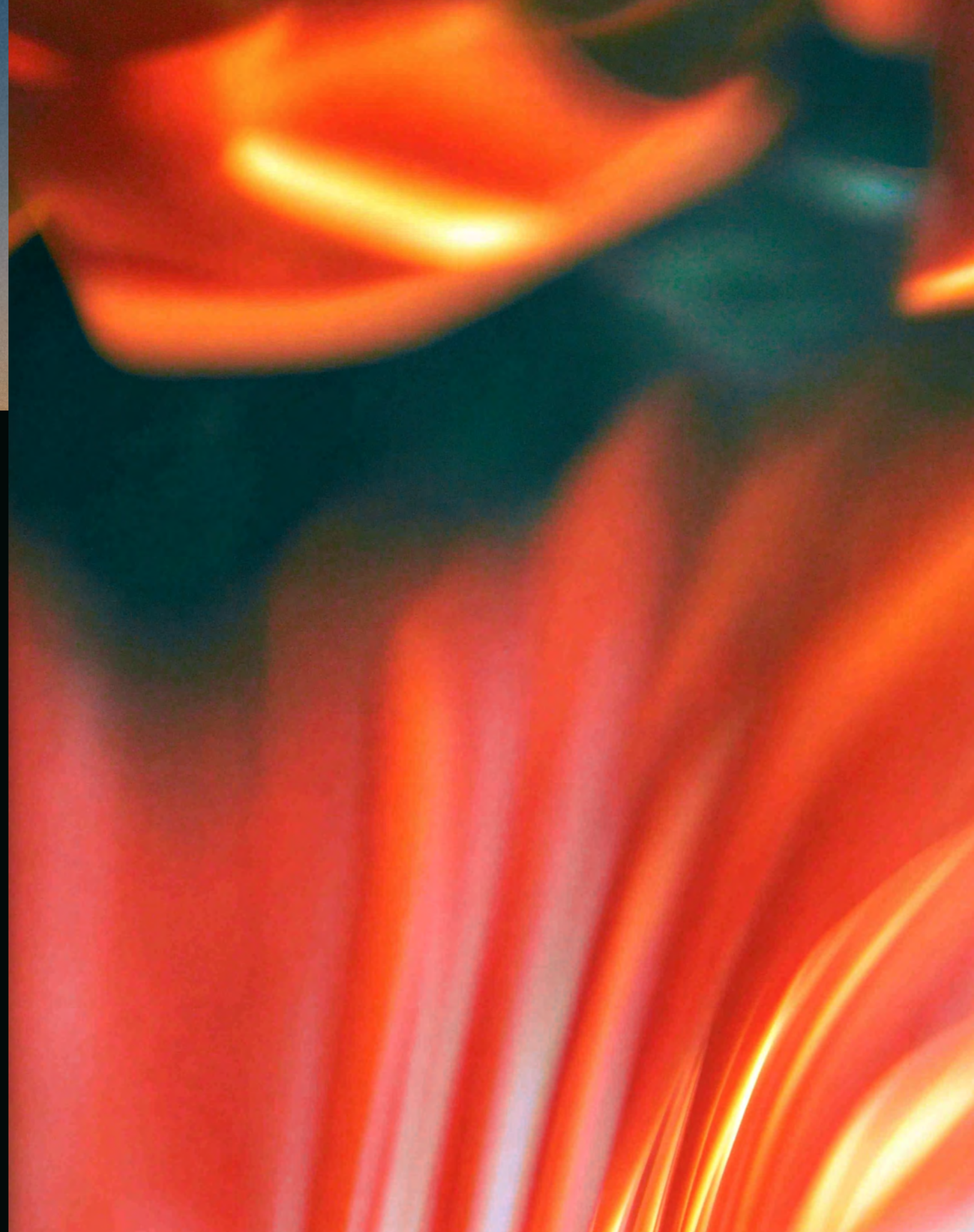
*Eligibility continues for as long as Purchaser owns Mondrian branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

**At participating Accor brands and properties.


ELEVATE
ABOUT



Elevate curates environments that embody the art of refined living. Rooted in timeless design principles, holistic wellbeing and meaningful connection, we create spaces where success transcends wealth. It’s a more enlightened approach, embodying a complete lifestyle philosophy that balances mind, body and soul. For those who appreciate that achievement should also mean fulfilment, we don’t just build spaces, we create destinations for a more profound, elevated existence.



OPERATOR

ENNISMORE

Ennismore is a global collective of entrepreneurial and founder-built brands with creativity and purpose at their heart. Founded in 2011 by entrepreneur Sharan Pasricha, Ennismore and Accor entered a joint venture in 2021, creating a new autonomous entity and the fastest-growing lifestyle hospitality company, with Accor holding a majority shareholding.

DEVELOPER

ELEVATE

Elevate develops spaces rooted in timeless design principles, holistic wellbeing, and meaningful connection, meticulously crafted to elevate the art of refined living. Elevate is part of the One Group, an award-winning real estate and venture capital organisation that has overseen over $2.5 billion in global transactions since 2010.

ARCHITECT

Gensler

Design firm Gensler uses its work as a catalyst for positive change. It is a dynamic and collaborative studio, uniting creativity, research and innovation to create purposeful, cutting-edge solutions. It reimagines cities, places and experiences that positively impact people's everyday lives. Everything they do is guided by a simple mission: to create a better world through the power of design.

BRAND

MONDRIAN

Mondrian Residences is a constant celebration of place and space: forward-thinking properties rooted in art, design and culture, with groundbreaking interiors, immersive art installations and inventive culinary experiences. Mondrian has properties at the heart of some of the world's most established and emerging cultural hubs, including Singapore, Los Angeles, Miami, Doha, Mexico City, Cannes, Bordeaux, Seoul, Hong Kong, Ibiza and Australia's Gold Coast. Upcoming openings include Tulum, Dubai and Abu Dhabi.

INTERIOR DESIGNER

BERGMAN DESIGN HOUSE

Bergman Design House is a globally acclaimed, award-winning studio crafting luxurious, timeless spaces that blend refined aesthetics with bold, narrative-driven design. Founded by Marie Soliman and Albin Berglund, their work spans the globe, redefining luxury through craftsmanship, emotion and individuality.

ENQUIRIES

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