

Being distinct means setting ourselves apart in every dimension-our operations, our projects, our designs, and our services. Through thoughtful differentiation and innovation, we create experiences that are unmatched.

#### DISTINCT BY DESIGN

'By design' carries a profound duality. It signifies intentionality-every detail deliberately chosen to reflect purpose and quality. It also highlights the role of architecture and physical design as a transformative force, shaping spaces that balance function with artistry.





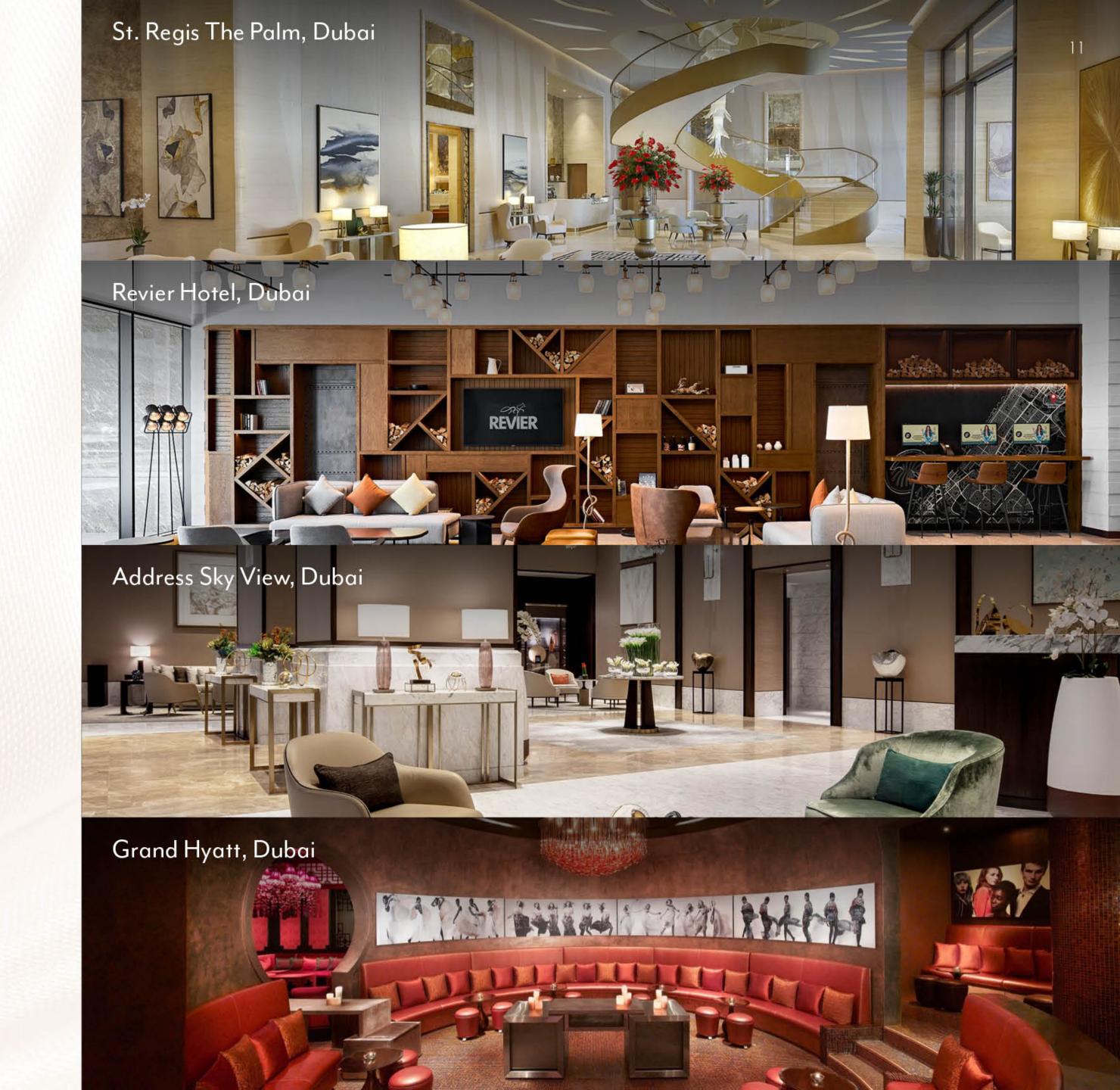


# H113\_1

## DESIGN THAT GIVES FORM TO EMOTION

For over half a century, HBA has been a leading voice in the world of hospitality and design.

A multidisciplinary creative collective, HBA brings decades of experience across specialisms, markets and industries pioneering holistic design solutions that give form to emotion, shaping the world and inspiring the way people live.







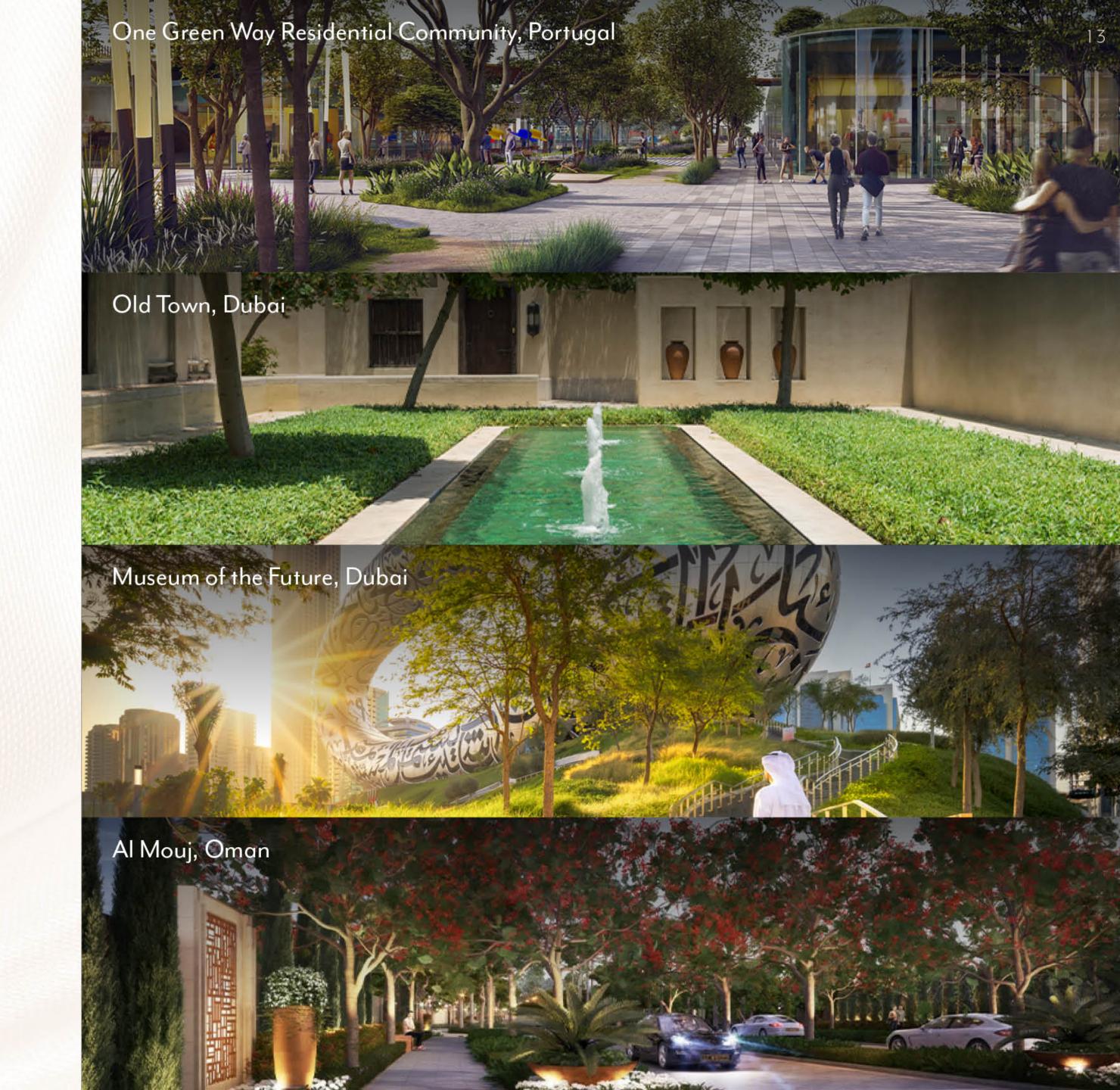
HBA brought Oystra's interiors to life with spaces curated to feel both organic and grand—where textures, finishes, and natural light work in harmony.



### cracknell

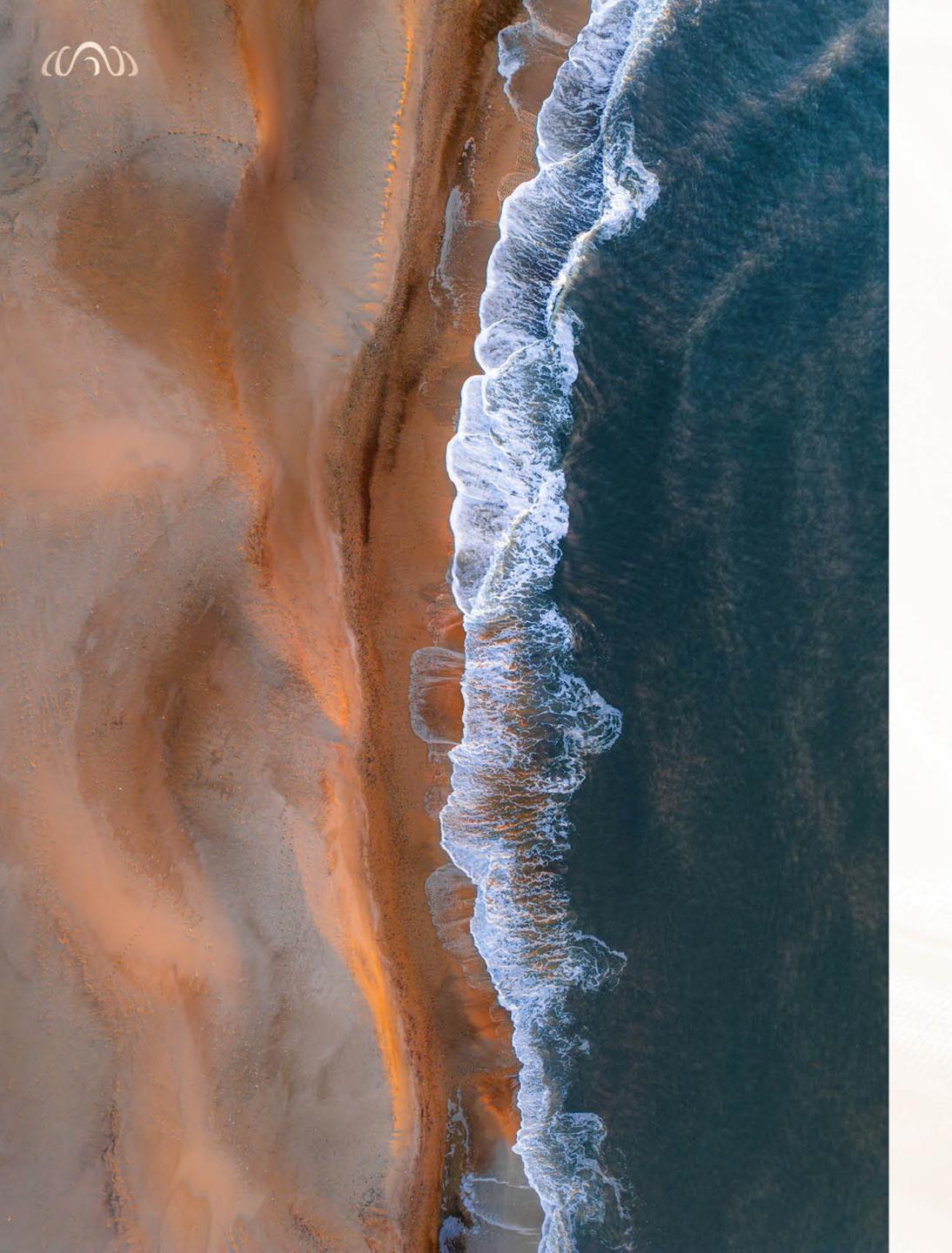
From the Burj Khalifa Boulevard to Museum of the Future, Cracknell has shaped some of the most iconic landscapes in the region and beyond.

Their work blends nature with narrative, design with emotion.











# RAS AL KHAIMAH A SHIMMERING JEWEL, CRADLED BY THE SEA

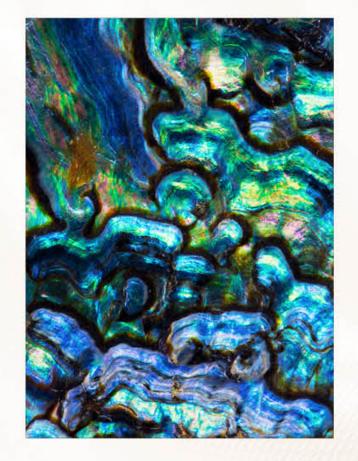
Ras Al Khaimah offers a striking natural backdrop, from mountains to pristine beaches.

It's fast becoming a global hub for luxury tourism and real estate, anchored by the landmark Wynn Al Marjan. With no income, capital gains, or property taxes, it also stands out as a highly attractive, tax-free investment destination.









#### AL MARJAN ISLAND

As Ras Al Khaimah's most iconic coastal development, Al Marjan Island is home to world-class resorts, pristine beaches, and vibrant leisure spots. Here, the serene landscape is complemented by innovative architecture.

Al Marjan Island offers 4.5 kilometers of beachfront and crystal-clear waters, with panoramic views all around. It's home to world-class hotels, luxury residences, and top leisure spots—just minutes from Wynn Al Marjan, Al Hamra Mall, and RAK International Airport. A destination in the global spotlight.

























#### A SEAFRONT MASTERPIECE

Oystra's interiors are crafted to reflect the project's overarching concept of fluidity and organic form.

The design language seamlessly blends luxury and natural elements, creating spaces that feel both refined and welcoming. The aesthetic is modern, with a focus on curvature, softness, and understated elegance.

















#### AMENITIES

State-of-the-art personal training studios

Yoga pavilions

Paddle courts

Golf simulator

Children's playground

Heated swimming pools

Heated lap pool

Private cinema

Children's soft-play area.

Games room





## CURATED SHARED SPACES

Indoor and outdoor lounge spaces and bars

Artisanal café with curated coffee blends.

Pet-friendly park designed to feel open and inclusive.

Resort-style sundeck and cabanas around pools and open lawns.

Ample green spaces.

Water features integrated into landscape design.













#### LOCATION AND PROXIMITY

3MIN

Wynn, Al Marjan Island

7MIN

Al Hamra Mall

10MIN

Al Hamra Golf Club

20MIN

RAK International Airport

15MIN

Al Hamra Marina Walk

55MIN

Dubai International Airport

BURJ KHALIFA & DUBAI MALL

60MIN

Dubai Mall

60MIN

JebelJais





#### PROJECT DETAILS

Project Name: Oystra

Location: Al Marjan Island, Ras Al Khaimah

Developer: Richmind

Architecture: Zaha Hadid Architects

Interior Design: HBA Residential

Landscape Architecture: Cracknell

Unit Types: 1, 2 and 3-bedroom apartments, duplexes,

penthouses, royal penthouses and villas.

Completion Date: 2029

Payment Plan: 60/40

Handover: Q2 2029

