ISLAND HEIGHTS

AT AL MARJAN ISLAND

AN ISLAND IDYLL

Island Heights is an exclusive collection of 165 meticulously crafted residences ideally situated to take advantage of the many amenities and attractions of Al Marjan Island. Perfectly positioned close-by The Wynn Al Marjan – the region's first interactive gaming resort – and within 90 metres walking distance of the beach, Island Heights promises enviable living and engaging entertainment.



WHERE DREAMS AND REALITY MEET

- Enviable location, close to Wynn Al Marjan Island
- Convenient beach access
- Timeless design and high-quality finishes throughout
- 360° views, including beach and sea views, and Wynn resort views
- Swimming pool and leisure facilities
- Extensive amenities and entertainment



AL MARJAN ISLAND:
WHERE TRANQUILITY MEETS TRANSFORMATION

Thanks to its breathtaking coastline, endless sunshine and unmatched accessibility, Ras Al Khaimah is becoming one of the world's most sought-after destinations. Its jewel is Al Marjan Island, a serene oceanfront retreat just a short journey from Dubai, but a world away from the everyday.



WHERE EVERYTHING'S IN REACH



ISLAND HEIGHTS
AT AL MARJAN ISLAND

RAK International Airport
30 Min

DXB International Airport
45 Min

Dubai Mall
60 Min

DIFC
45 Min

RAK Mall
28 Min

Al Hamra Golf Club
12 Min

RAK Central
12 Min

Jebel Jais
44 Min

Sharjah International Airport
47 Min

Jebel Jais

Al Hamra Golf Club

RAS AL KHAIMAH

RAK Central

RAK Mall

RAK International Airport

UMM AL QUWAIN

FUJAIRAH

AJMAN

Sharjah International Airport

DIFC

DXB International Airport

Dubai Mall

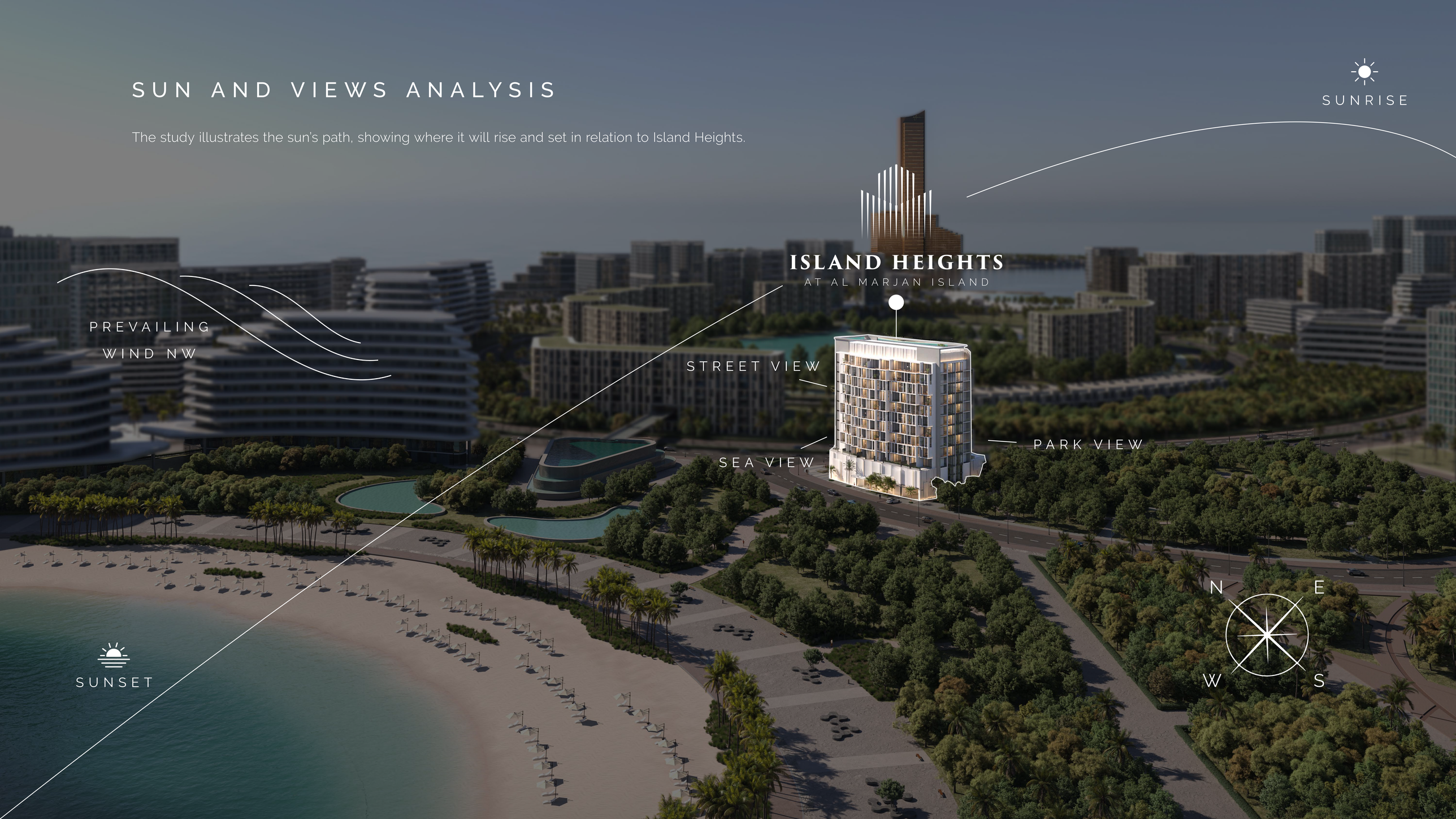
SHARJAH


ISLAND HEIGHTS
AT AL MARJAN ISLAND
THE BEACH VISTA
AT AL MARJAN ISLAND
VIEW ISLAND
FISHING BOULEVARD
Wynn Resort
THE BEACH HOUSE
At Al Marjan Island
DREAM ISLAND
THE BEACH RESIDENCES
AT AL MARJAN ISLAND
AL MARJAN ISLAND BOULEVARD
TREASURE ISLAND
AL MARJAN ISLAND BOULEVARD
BREEZE ISLAND
RAK Mall
28 Min
Al Hamra
Yacht Club
20 Min
The Ritz-Carlton
Ras Al Khaimah
12 Min
Al Hamra
Village
15 Min
Al Hamra
Golf Club
12 Min
RAK
Central
12 Min
Waldorf Astoria
Ras Al Khaimah
10 Min
Al Hamra Mall
8 Min
Jebel Jais
44 Min
IN THE HEART OF IT ALL
PROXIMITY OF
ISLAND HEIGHTS TO:
The Beach Residences- 1 min
The Beach House- 2 min
The Beach Vista- 2.5 min


ISLAND HEIGHTS
AT AL MARJAN ISLAND
Wynn
AL MARJAN ISLAND

SUN AND VIEWS ANALYSIS

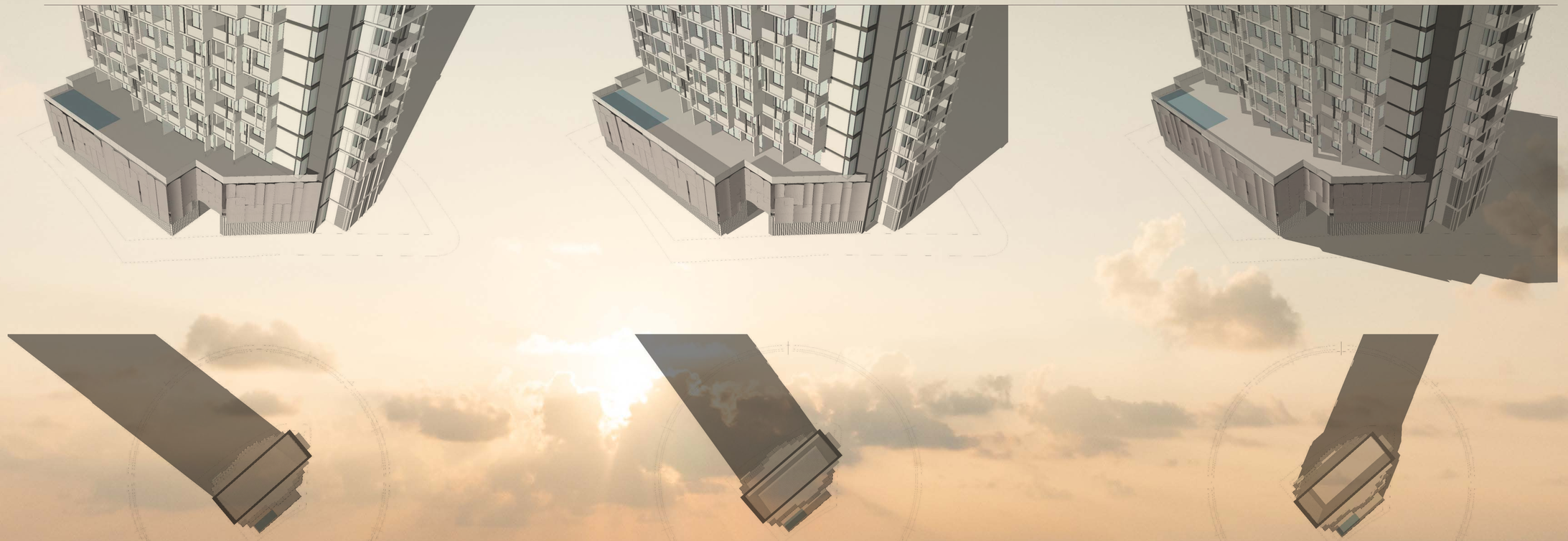
The study illustrates the sun's path, showing where it will rise and set in relation to Island Heights.



SHADE STUDY

The shade study analyses the impact of shadows at the property and on the building design, optimising natural light and energy efficiency throughout different times of the day and seasons.

WINTER SOLSTICE - 21ST DECEMBER



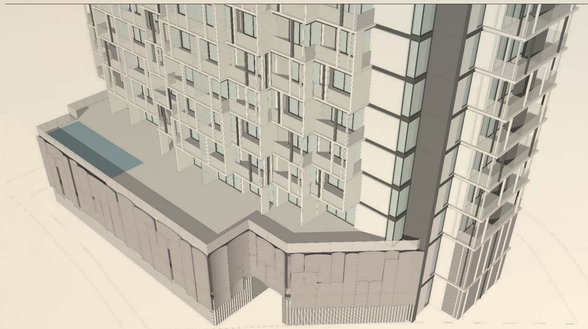
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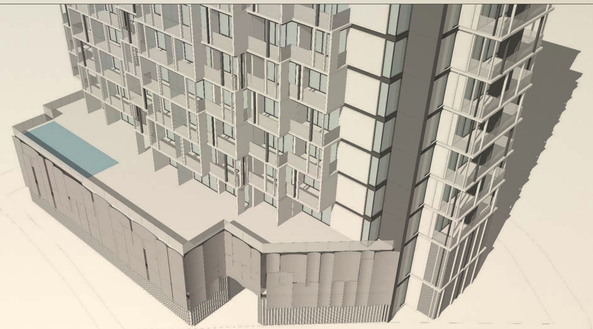
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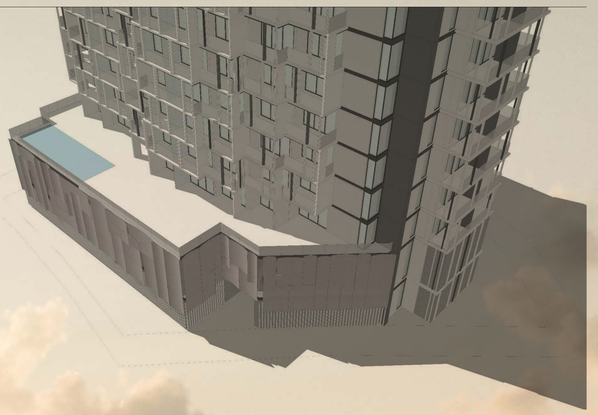
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SHADE STUDY

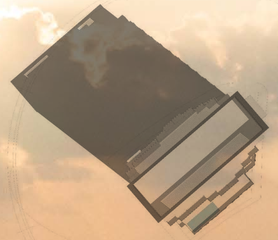
EQUINOX - 20TH MARCH













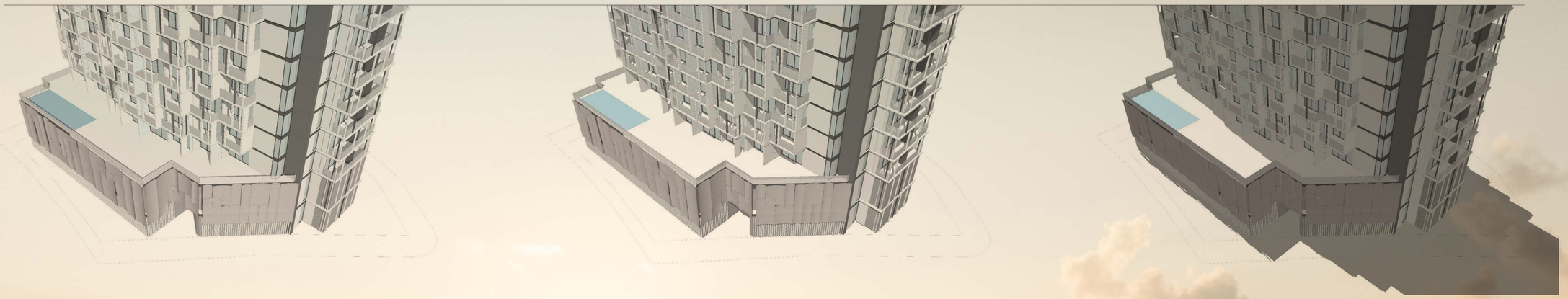
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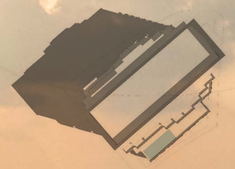
SHADE STUDY

SUMMER SOLSTICE - 21ST JUNE

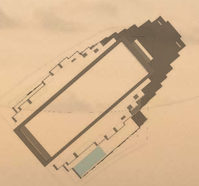




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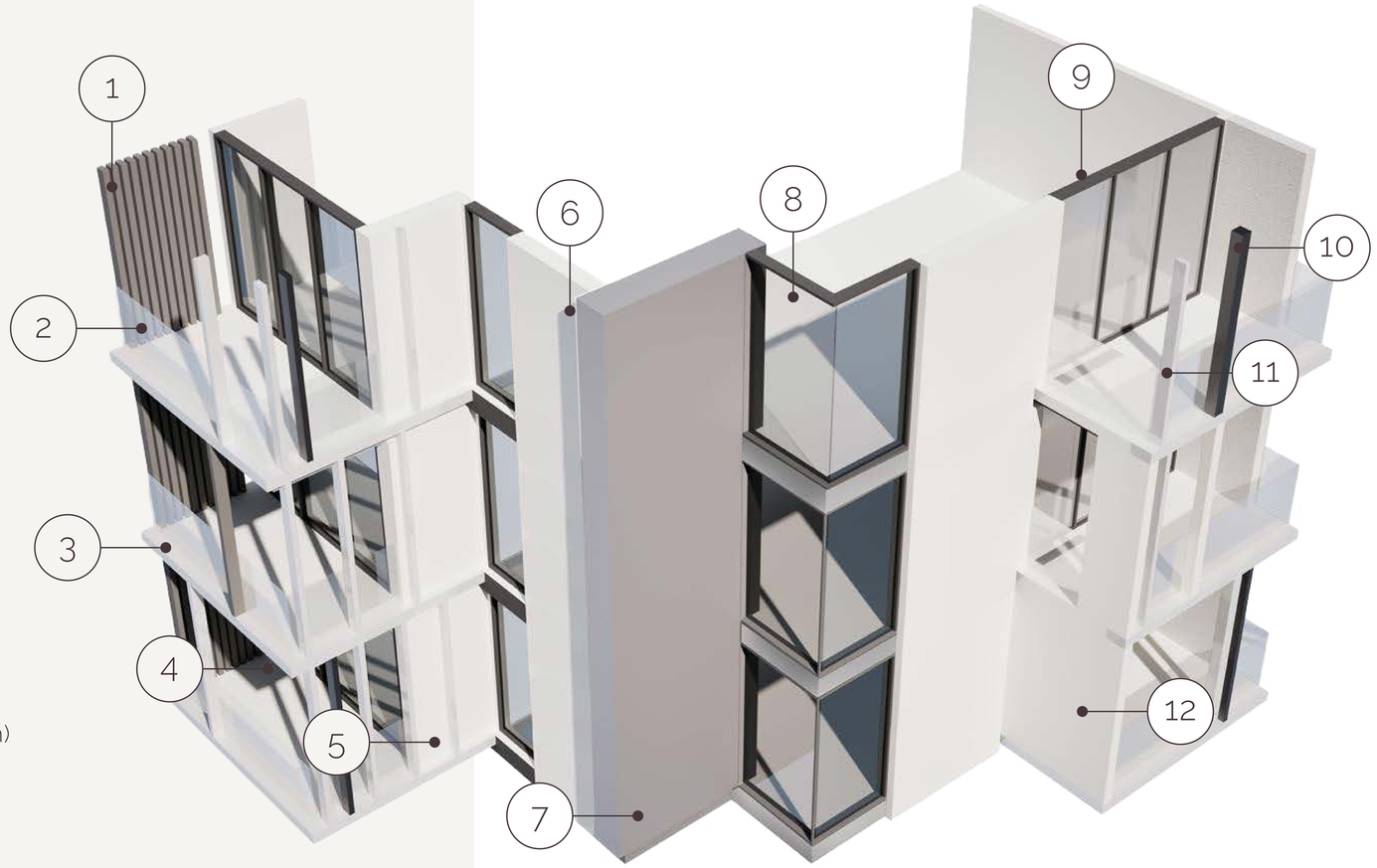
MONUMENTAL BEAUTY

Architecturally, Island Heights pays homage to classic elegance, its geometric silhouette defined with sleek sculptural precision. Its clean, vertically articulated design balances visual appeal with functionality, making it at once aesthetically striking and eminently liveable. Generously proportioned windows, extensive balconies and terraces, and expansive space maximise natural light and capitalise on the magnificent 360° views.

ARCHITECTURE DESIGN CONCEPT

MATERIALITY MOOD BOARD

1. Vertical 02 - Aluminium RAL 9007 (Grey Aluminium)
2. Clear Glass
3. Slab Edge - Aluminium Ral 9010 (Pure White)
4. Soffit Paint 2 Pure White RAL 9010 On Front Facade
5. Vertical 01 Aluminium RAL 9010 (Pure White)
6. Vertical Wall - Aluminium RAL 9010 (Pure White)
7. Vertical 2 Dark Grey Aluminum RAL 9006
8. Glass
9. Aluminum Grey Mullion
10. Fins-02 Aluminium RAL 9007 (Grey Aluminium)
11. Fins-01 - Aluminium RAL 9010 (Pure White)
12. Vertical Wall - Aluminum RAL 9010 (Pure White)



*Soffit Paint 1 Signal Black Ral 9004 On Longer Elevation

MATERIALITY PALETTE

MATERIALITY PALETTE



Soffit Paint 1
Signal Black
Ral 9004

Plaster Pure
White Ral
9010



Vertical 2
Light Grey
Aluminum Ral
9006



Fins-02
Screen White
Ral 9007

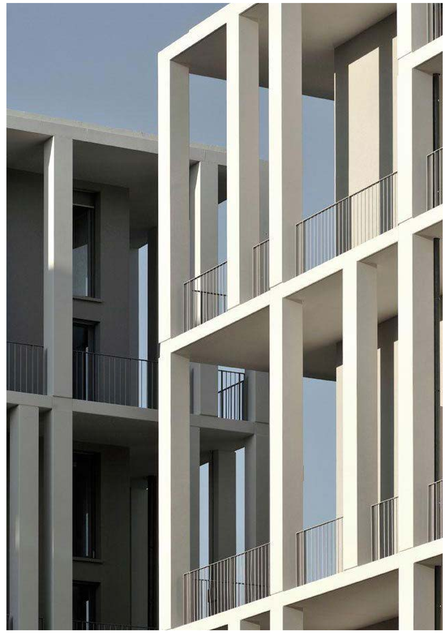
Soffit Paint 2
Pure White
Ral 9010

Vertical-01,
Fins-01 &
Aluminum
Screen White
Ral 9010

FAÇADE INSPIRATION



Building Facade



Tower Facade



Podium Facade

BUILDING AND LANDSCAPE ELEVATION



BUILDING AND LANDSCAPE
PODIUM ELEVATION



BUILDING BRIEF

LOCATION:

Al Marjan Island,
RAK

4 ELEVATORS:

4 passenger
elevators including
1 service elevator

PARKING:

1 parking park per
apartment

OWNERSHIP:

Freehold

COMPLETION DATE:
(Anticipated)

Q1 2028

SERVICE CHARGE:
(Anticipated)

20 AED ft^2

AMENITIES:

Lobby
Resident's Lounge
Yoga Studio

State-of-the-art Gym
Children's Play Area





SIZE RANGE PER UNIT TYPE:

STUDIO:
(Area with Balcony)

From
37.27 m² (401.17 ft²)

To
51.52 m² (554.56 ft²)

1 BEDROOM:
(Area with Balcony)

From
73.59 m² (792.12 ft²)

To
108.54 m² (1,168 ft²)

NUMBER OF UNITS PER TYPE:

STUDIO	1 BEDROOM	TOTAL
78 units	**87** units	**165** units


THE SUN SLIPS BENEATH AN ENDLESS HORIZON.
A FRESH BREEZE PLAYS ACROSS YOUR SKIN.
YOU HAVE FOUND YOUR PLACE.


DISTANCE 82 METRES TO THE BEACH
WALKING 3 MINUTES
DRIVING 2 MINUTES



AMENITIES



EMBRACE EVERY DAY

Island Heights offers the full complement of essential amenties, each carefully designed to enhance and facilitate the lifestyle you deserve. These include:

- A residents' gym equipped with premium fitness technology
- A yoga room, thoughtfully designed for relaxation and holistic well-being
- A dedicated kid's play area
- Residents' Lounge

AMENITIES
IN PERSPECTIVE



LEGEND

1. Infinity Pool
2. Pool Deck
3. Social Bar
4. Canopy Seating
5. Kids Play Area
6. BBQ Area

ENTRANCE




LOBBY
ISLAND HEIGHTS
AT AL MARJAN ISLAND


ISLAND HEIGHTS
AT AL MARJAN ISLAND

PANORAMIC VIEWS

At the building's podium level, a prominent outdoor area features stunning infinity edge pool, along with a relaxed poolside lounge area that offers panoramic views of the surrounding areas.




INFINITY EDGE POOL

WORK, REST, PLAY

The Residents' Lounge at Island Heights is a space for communal activities, co-working, and simple relaxation. A calm, restful aesthetic, relaxed atmosphere, casual seating, and efficient workspaces ensure an experience that is as productive or as laid-back as you desire.






GYM


GYM
TIME

AMENITIES COLOUR PALETTE



Wood

wood Panels

Textured Paint

Floor Tiles

Floor Tiles

Stone Natural

Metal Mesh

TIMELESS ELEGANCE



Inside, the residences exude understated modern luxury and a calm, assured grace, with a light, muted palette, smooth, sinuous shapes and cool, refined travertine-inspired textures.

Throughout, the concept of ‘timeless wonder’ blends classic elegance with subtle elements of exploration and discovery. Interiors are warm and sophisticated and feature elegant materials and finishes for serene and welcoming ambience.






BEDROOM



KITCHEN



BATHROOM



INTERIOR COLOUR PALETTE

Kitchen Counter

Kitchen Cabinet
Laminate Wood Look

Kitchen Cabinet
Laminate Light Beige



Apartment Floor
Porcelain Tiles

Accent Metal

Apartment Pain
RAL 9003

Bathroom Lime Stone Look
Porcelain Tile

Bathroom Accent Tile

ISLAND HEIGHTS
FRAMED BY OCEAN, CROWNED BY SKY

Rise above and experience luxury coastal living at the tranquil heart of Al Marjan Island. Leave behind the cares of the city and embrace beach vibes, open skies, and salt-infused air. Weekend escape or home and harbour, this is your invitation to experience life at Island Heights, an exceptional residential community by the sea.



FLOOR PLANS


C
D
E
F
2.78
1.30
2.82
5.28
W 01
W 01
Bedroom
Bedroom
Reception
BATH
Kitche

AMENITIES

LEVEL 1

A. CLUB HOUSE
B. CHANGING ROOMS
C. GYM
D. YOGA
E. LEISURE DECK
F. POOL
G. KIDS PLAY AREA

N



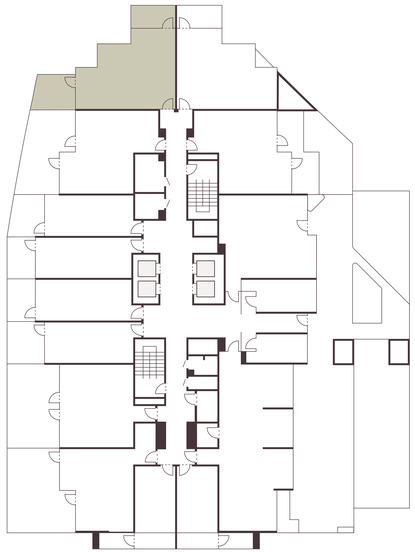
TYPE A

1 BEDROOM

INTERNAL LIVING AREA
692.12 SQ.FT

OUTDOOR LIVING AREA
245.20 SQ.FT

TOTAL LIVING AREA
937.32 SQ.FT



N



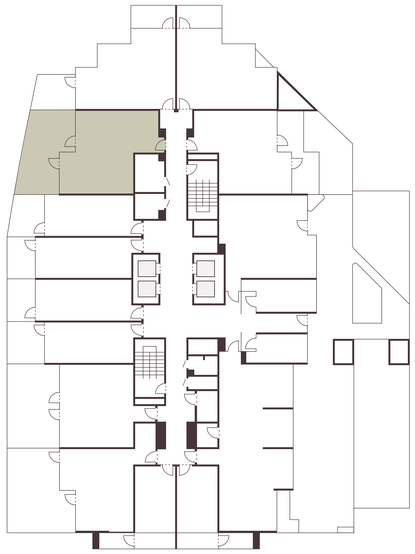
TYPE B

1 BEDROOM

INTERNAL LIVING AREA
670.38 SQ.FT

OUTDOOR LIVING AREA
401.06 SQ.FT

TOTAL LIVING AREA
1071.44 SQ.FT







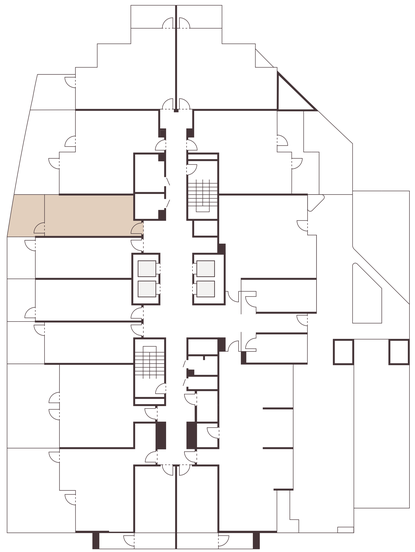
TYPE A

STUDIO

INTERNAL LIVING AREA
394.07 SQ.FT

OUTDOOR LIVING AREA
154.68 SQ.FT

TOTAL LIVING AREA
548.74 SQ.FT



N



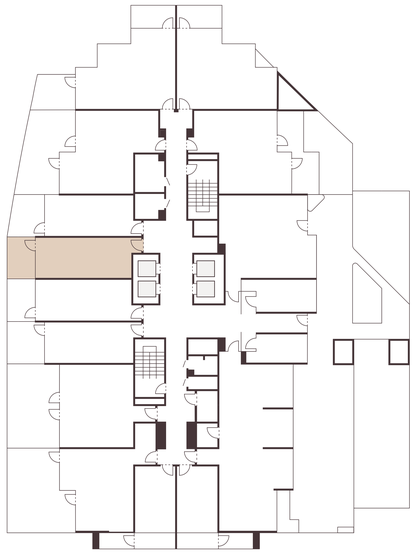
TYPE B

STUDIO

INTERNAL LIVING AREA
419.58 SQ.FT

OUTDOOR LIVING AREA
123.46 SQ.FT

TOTAL LIVING AREA
543.04 SQ.FT







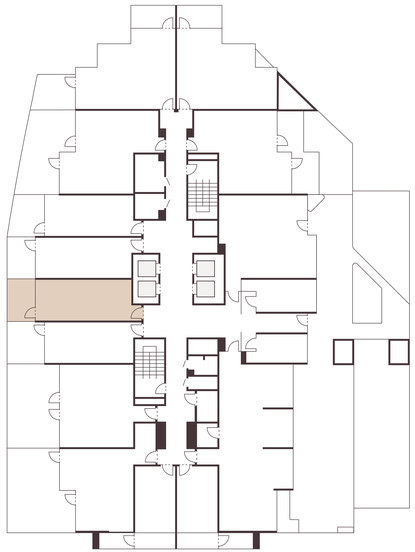
TYPE C

STUDIO

INTERNAL LIVING AREA
419.58 SQ.FT

OUTDOOR LIVING AREA
124.43 SQ.FT

TOTAL LIVING AREA
544.01 SQ.FT



N



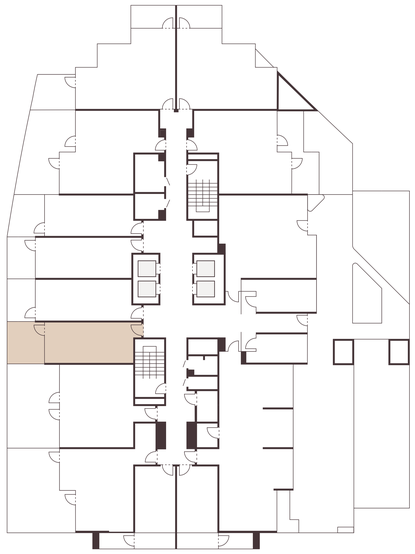
TYPE D

STUDIO

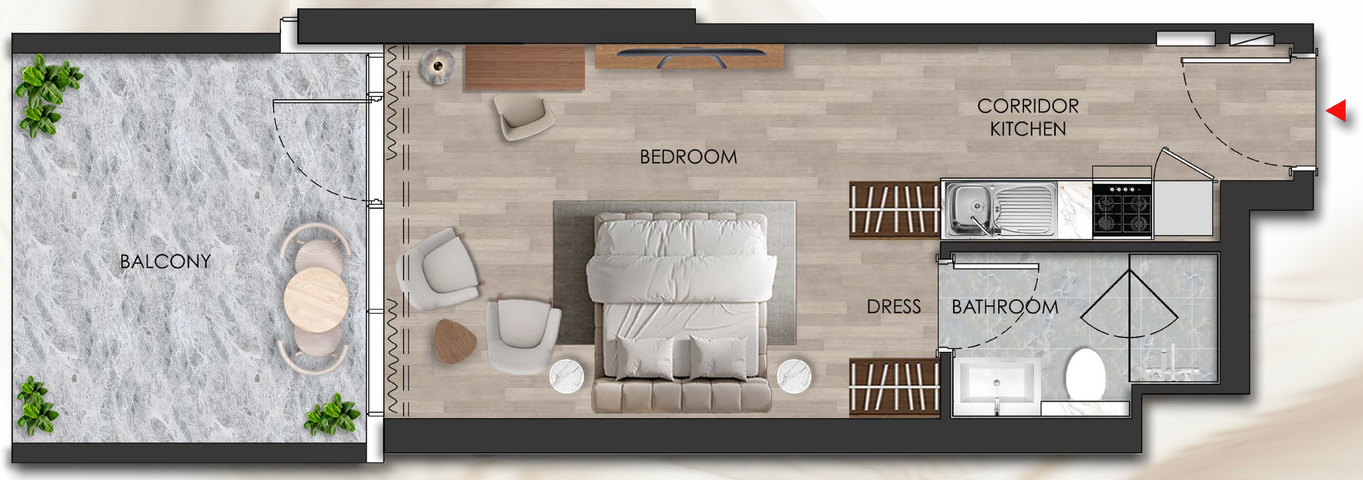
INTERNAL LIVING AREA
394.07 SQ.FT

OUTDOOR LIVING AREA
164.58 SQ.FT

TOTAL LIVING AREA
558.65 SQ.FT



N



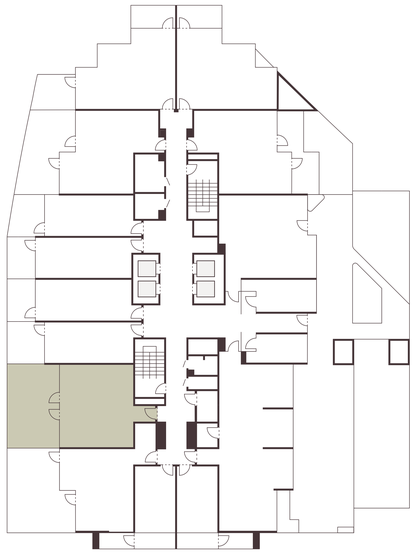
TYPE C

1 BEDROOM

INTERNAL LIVING AREA
656.49 SQ.FT

OUTDOOR LIVING AREA
445.73 SQ.FT

TOTAL LIVING AREA
1102.22 SQ.FT



N



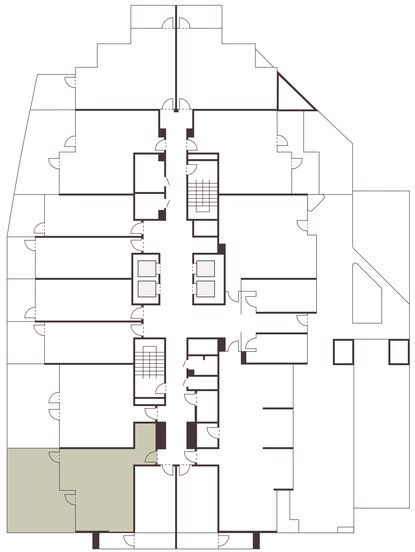
TYPE D

1 BEDROOM

INTERNAL LIVING AREA
636.36 SQ.FT

OUTDOOR LIVING AREA
529.05 SQ.FT

TOTAL LIVING AREA
1165.41 SQ.FT







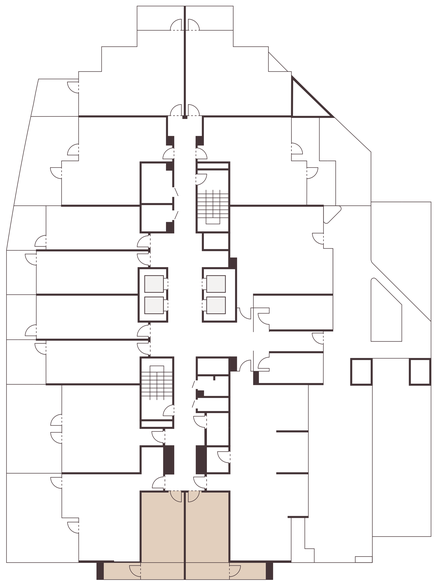
TYPE E

STUDIO

INTERNAL LIVING AREA
341.54 SQ.FT

OUTDOOR LIVING AREA
49.08 SQ.FT

TOTAL LIVING AREA
390.62 SQ.FT







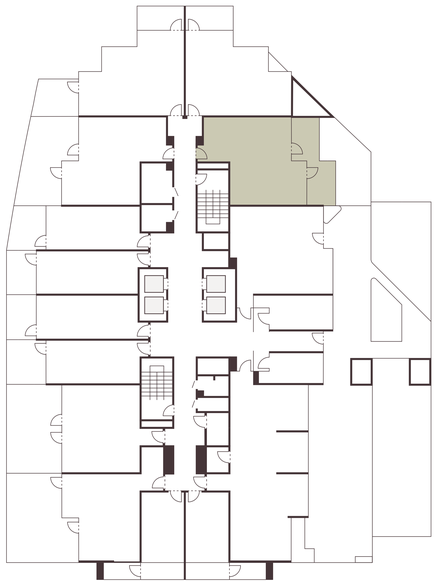
TYPE E

1 BEDROOM

INTERNAL LIVING AREA
657.57 SQ.FT

OUTDOOR LIVING AREA
187.94 SQ.FT

TOTAL LIVING AREA
845.51 SQ.FT





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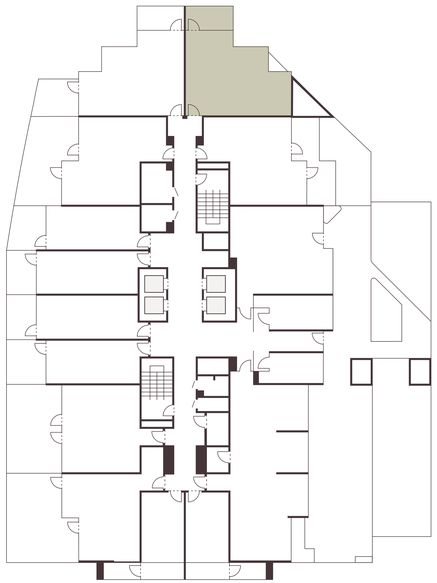
TYPE F

1 BEDROOM

INTERNAL LIVING AREA
692.12 SQ.FT

OUTDOOR LIVING AREA
94.83 SQ.FT

TOTAL LIVING AREA
786.95 SQ.FT

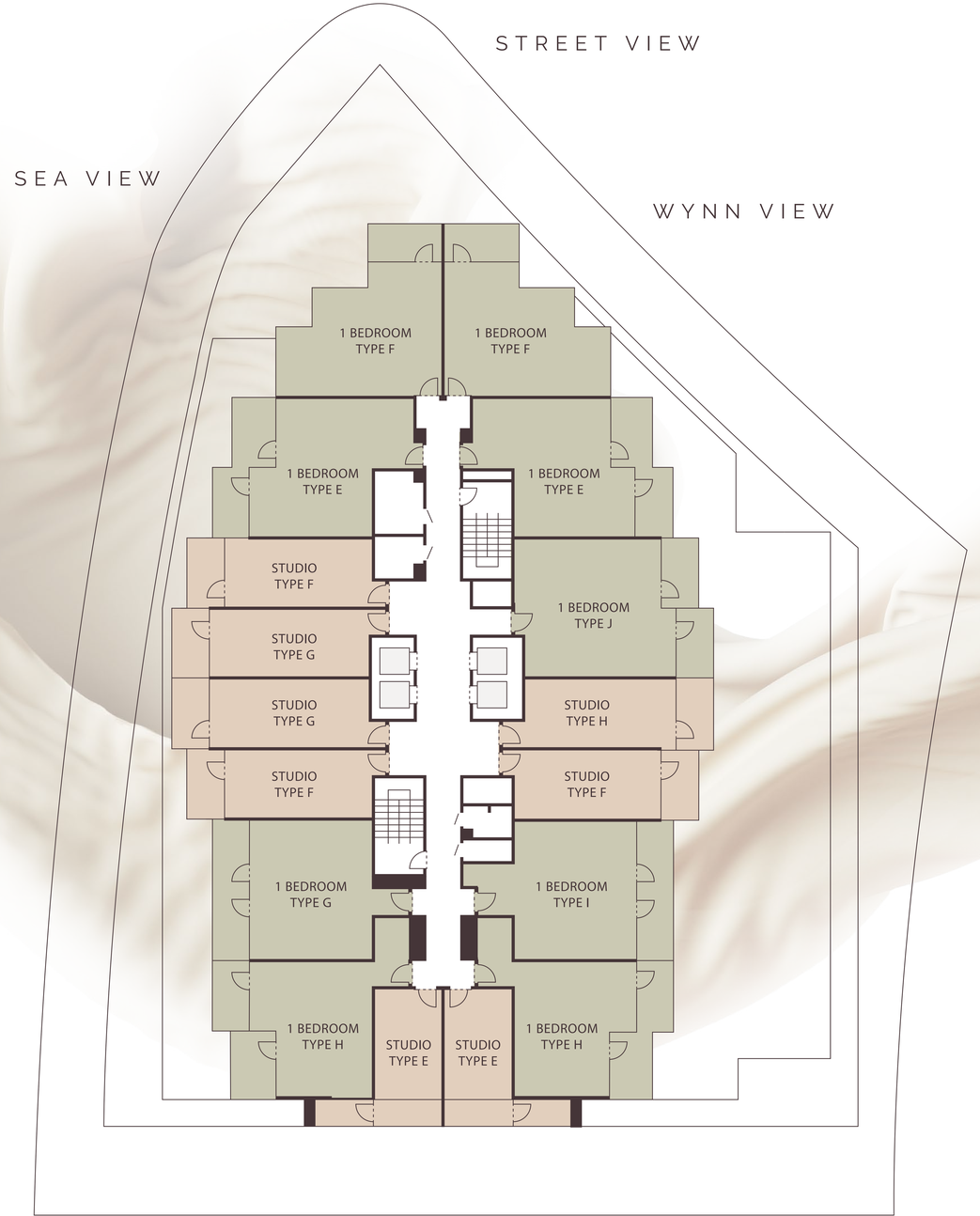






TYPICAL UNIT AREA FLOOR PLAN

LEVEL 2-10



N

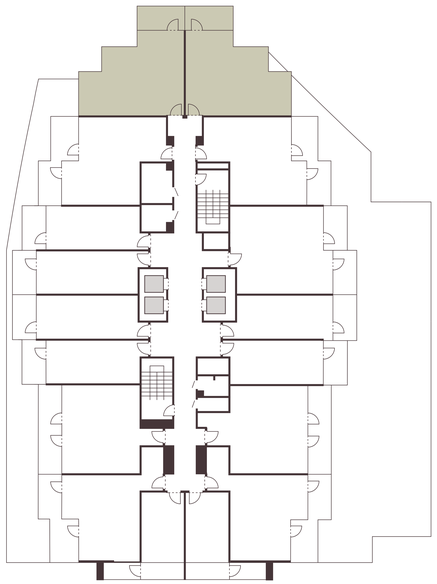
TYPE F

1 BEDROOM

INTERNAL LIVING AREA
692.12 SQ.FT

OUTDOOR LIVING AREA
94.83 SQ.FT

TOTAL LIVING AREA
786.95 SQ.FT





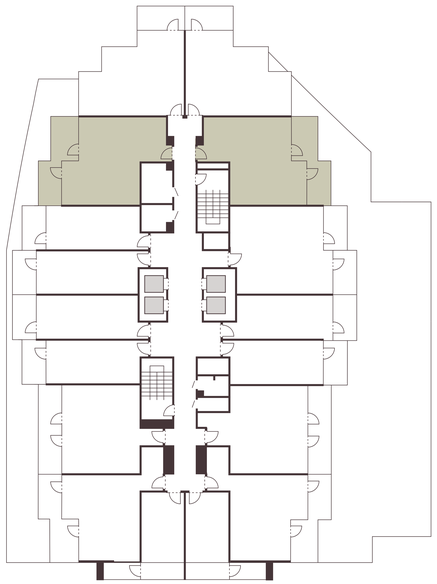
TYPE E

1 BEDROOM

INTERNAL LIVING AREA
657.57 SQ.FT

OUTDOOR LIVING AREA
187.94 SQ.FT

TOTAL LIVING AREA
845.51 SQ.FT





N

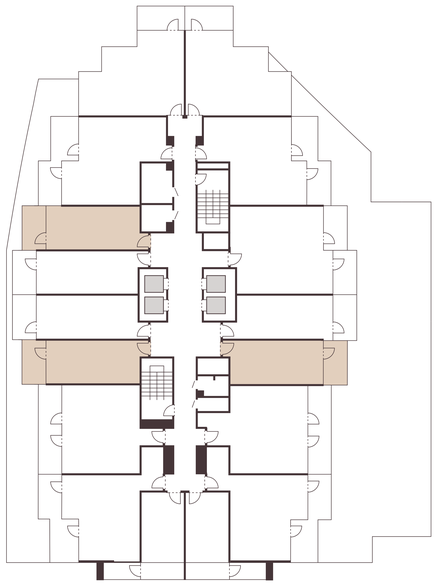
TYPE F

STUDIO

INTERNAL LIVING AREA
391.27 SQ.FT

OUTDOOR LIVING AREA
89.66 SQ.FT

TOTAL LIVING AREA
480.93 SQ.FT







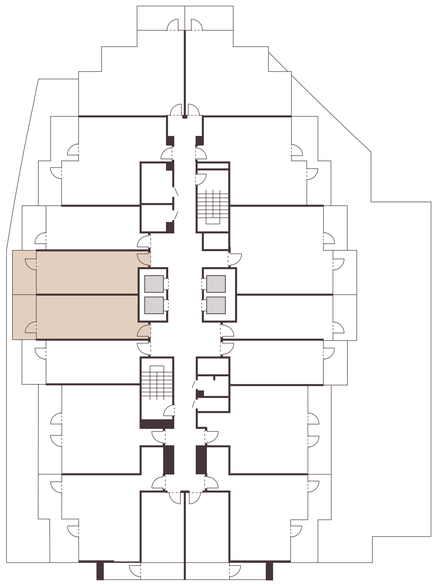
TYPE G

STUDIO

INTERNAL LIVING AREA
419.58 SQ.FT

OUTDOOR LIVING AREA
91.60 SQ.FT

TOTAL LIVING AREA
511.18 SQ.FT







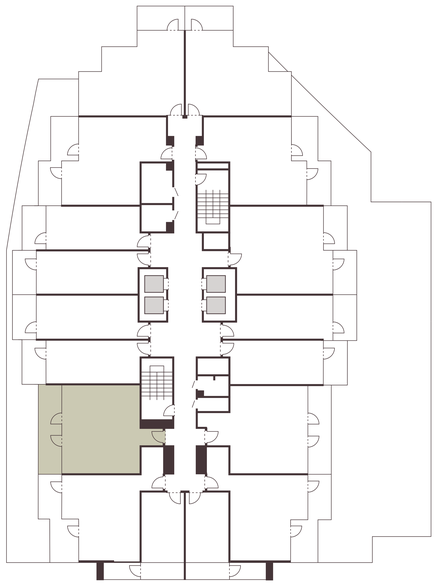
TYPE G

1 BEDROOM

INTERNAL LIVING AREA
656.49 SQ.FT

OUTDOOR LIVING AREA
178.57 SQ.FT

TOTAL LIVING AREA
835.06 SQ.FT



N



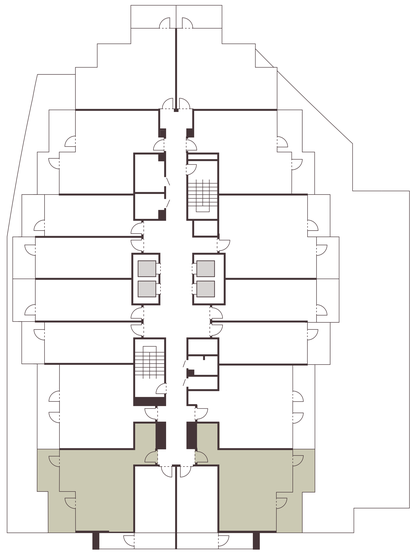
TYPE H

1 BEDROOM

INTERNAL LIVING AREA
636.36 SQ.FT

OUTDOOR LIVING AREA
189.98 SQ.FT

TOTAL LIVING AREA
826.35 SQ.FT







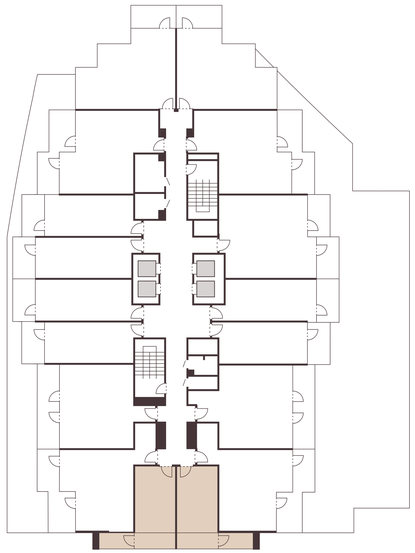
TYPE E

STUDIO

INTERNAL LIVING AREA
341.54 SQ.FT

OUTDOOR LIVING AREA
49.08 SQ.FT

TOTAL LIVING AREA
390.62 SQ.FT







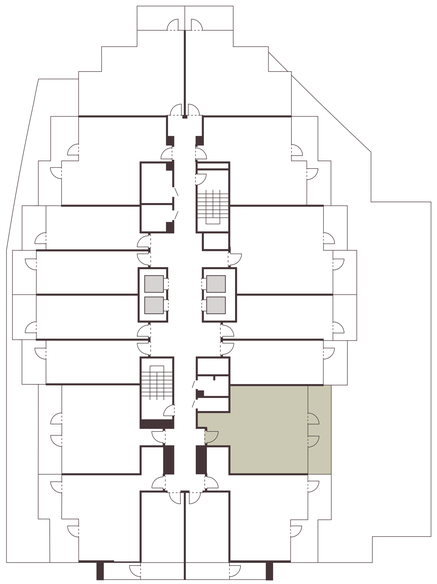
TYPE I

1 BEDROOM

INTERNAL LIVING AREA
697.61 SQ.FT

OUTDOOR LIVING AREA
178.47 SQ.FT

TOTAL LIVING AREA
876.07 SQ.FT







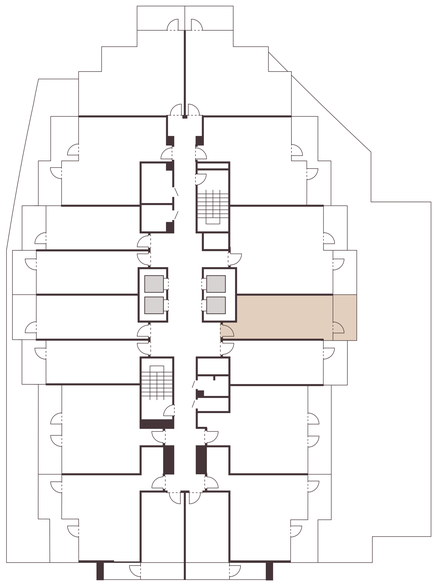
TYPE H

STUDIO

INTERNAL LIVING AREA
409.46 SQ.FT

OUTDOOR LIVING AREA
91.60 SQ.FT

TOTAL LIVING AREA
501.06 SQ.FT



N



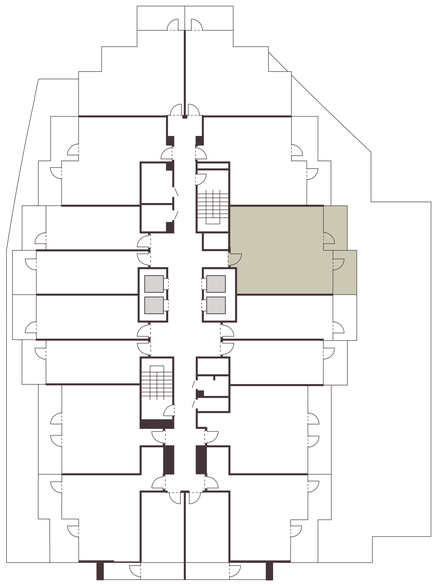
TYPE J

1 BEDROOM

INTERNAL LIVING AREA
770.37 SQ.FT

OUTDOOR LIVING AREA
181.05 SQ.FT

TOTAL LIVING AREA
951.42 SQ.FT



N



RANGE
DEVELOPMENTS

RANGE DEVELOPMENTS

Range Developments is an award-winning developer with more than a decade of experience, completing the Park Hyatt St. Kitts and the InterContinental Dominica Cabrits Resort & Spa. Range Developments has recently opened the Six Senses La Sagesse in Grenada, launched the La Sagesse Collection, a premium collection of 60 apartments overlooking La Sagesse Beach, and is finishing the InterContinental Grenada Resort, due to open in 2026.







INTERCONTINENTAL
DOMINICA CABRITS
RESORT & SPA

INTERCONTINENTAL
GRENADA RESORT

SIX SENSES
LA SAGESSE, GRENADA

Port Cabrits Marina
DOMINICA

PARK HYATT ST. KITTS®
CHRISTOPHE HARBOUR

THE LA SAGESSE
COLLECTION
GRENADA

RANGE
RAS AL KHAIMAH

A LEGACY OF QUALITY

Range Developments is committed to creating exceptional living spaces that transcend expectations. A testament of craftsmanship, where every detail speaks of quality, innovation, and timeless elegance. From the careful selection of materials to the flawless execution of design, Range Developments crafts beachfront residences that stand the test of time.



THE BEACH HOUSE

Embrace the pinnacle of beachfront living with an exclusive collection of just 88 apartments. Immerse yourself in panoramic ocean views, bespoke interiors, and an unparalleled lifestyle, all from your coveted beachfront residence overlooking the vibrant Wynn Al Marjan Island.

THE BEACH HOUSE
At Al Marjan Island



THE BEACH RESIDENCES

Experience the epitome of coastal luxury. An exclusive collection of 412 bespoke apartments and 11 townhouses. Give in to breathtaking sea views, world-class amenities, and the vibrant energy of the neighbouring Wynn Al Marjan Island - all from the comfort of your own private sanctuary.

THE BEACH RESIDENCES
AT AL MARJAN ISLAND



THE BEACH VISTA

Introducing The Beach Vista – featuring luxurious studio, 1-bedroom, and 2-bedroom apartments. Located directly across from Wynn Marjan Island and offering breathtaking views of the Arabian Gulf, The Beach vista architectural design is inspired by the serene beauty of the coastline. Discover the ultimate in island living and entertainment.

THE BEACH VISTA
AT AL MARJAN ISLAND

PROJECT INTERACTIVE PAGE

To view the project details for Island Heights, CLICK HERE
or scan the QR code.

ISLAND HEIGHTS
AT AL MARJAN ISLAND



ISLAND HEIGHTS

AT AL MARJAN ISLAND

ELEVATED ISLAND LIVING AT THE HEART OF AL MARJAN,
JUST MINUTES FROM THE WYNN RESORT

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