



SHERATON

The Residences at
Al Marjan Island Resort

FACTSHEET

The Region's First Sheraton Residences



Atara Development introduces The Residences at Sheraton Al Marjan Island Resort, the GCC's first Sheraton-branded residences and part of an exclusive collection of just five residences worldwide. Designed with meticulous precision, the residences blend contemporary architecture with Sheraton's storied heritage, set against the tranquil backdrop of Al Marjan Island.



The Sheraton Heritage, Where the World Comes Together

For over 80 years, Sheraton has defined belonging across the world, setting the standard for genuine connection and heartfelt service that transcends borders.

Sheraton's ethos of belonging now takes shape on Al Marjan Island, where hospitality meets the serenity of a private beachfront.

Thoughtfully composed interiors, sweeping panoramic views, and curated spaces combine to create a lifestyle defined by comfort, elegance, and timeless distinction.

At the Crossroads of Lifestyle & Leisure

3 MINS

UAE's First Integrated Resort

8 MINS

RAK Central

15 MINS

Al Hamra Mall & Marina

20 MINS

RAK Mall

30 MINS

RAK International Airport

50 MINS

Dubai International Airport (DXB)

Al Marjan Island is shaping the Emirate's identity as a premier resort and residential destination. Stretching across 7.8 km of pristine beaches and 23 km of scenic waterfront, the island harmonizes the serene rhythm of the open sea with contemporary, sophisticated living. Emerging as a sought-after haven for global residents, enterprises, and holidaymakers alike, it offers a distinguished address defined by natural beauty and seamless access to world-class amenities.

*Source: Published UAE market reports.





Your World by the Sea

Blending coastal living with the heritage of a trusted brand.
The Residences deliver a sense of belonging and prestige.



Private beach
access



Panoramic sea & island views
from the residences



Co-located with Sheraton
Al Marjan Island Resort



Fully-furnished & serviced
residences



Sheraton's global service
culture at your doorstep



Access to Sheraton's signature &
community-focused amenities





Ownership Benefits

ONVIA

Ownership extends beyond the residence through ONVIA, Marriott International's owner recognition platform offering global recognition and exclusive privileges.



Preferred rates at Marriott properties worldwide



Priority access to curated travel & lifestyle offers



Dedicated concierge services for owners



Elite status across 7,000+ hotels worldwide



Room upgrades & late check-outs



Points redeemable for stays, flights & experiences

*Only available upon full completion of down payment and signing Sales and Purchase Agreement.

More than Fifty Ways to Live Well

From pools and fitness spaces to lounges, kids' areas, and beachfront retreats, each amenity is designed to offer comfort, balance, and choice for every resident.

Arrival & Services

- Drop-off area
- Concierge
- Valet parking
- Shuttle bus to key landmarks with VIP transfer to UAE's first integrated resort

Residential & Social Spaces*

- Residents' lobby & lift lobby
- Residential lounge & games area
- Outdoor lounge and seating
- Sunken seating & lounge

Dining & Nightlife

- All-day dining
- Fine dining
- Island pool bar
- Sky bar & lounge
- Nightclub

Retail & Work

- Retail shops
- Co-working hub with meeting rooms, co-working pods & media room

Family & Kids

- Indoor and outdoor kids' play area
- Open lawn
- Kids' pool
- Teens' club with mini-golf & arcade zone
- Outdoor cinema

Pools & Beach

- Adult pool
- Saltwater pool
- Rooftop infinity pool
- Pool deck
- Sun loungers & cabanas
- Private beach
- Water activity area
- Beach volleyball area

Health & Wellness

- Wellness spa with cold plunge pool, snow chamber & treatment rooms
- Fitness studio
- Pilates studio
- Outdoor fitness area with juice bar

Entertainment & Leisure

- Entertainment bar, games table area, gaming lounge, outdoor lounge & terrace

*These amenities are exclusive to residents.

All hotel amenities are accessible to residents; some may be at additional charges.





Project Details

Project Name	The Residences at Sheraton Al Marjan Island Resort
Project Status	Off-plan
Location	Al Marjan Island, Ras Al Khaimah
Total Units	15 Studios, 87 One-Bedroom, 39 Two-Bedroom
Elevation	2 Basement + Ground + Mezzanine + 18 Floors + Rooftop
Unit Mix	141 Residential Apartments, 318 Hotel Units
Handover	Q3 2028
Payment Plan	70/30 Quarterly Payment

Apartment Details

Unit type	Size range (sq.ft)	Starting price
Studio	725 - 755 sq.ft	From AED 2,415,000
1-Bedroom	968 - 1,089 sq.ft	From AED 3,143,000
2-Bedroom	1,142 - 1,392 sq.ft	From AED 3,669,000



Payment Plan

5%

Upon booking /
reservation

15%

Upon signature of Sales
& Purchase Agreement
(within 30 days of reservation)

5%

1st Quarter
(3 months from reservation)

5%

2nd Quarter
(6 months from reservation)

5%

3rd Quarter
(9 months from reservation)

5%

4th Quarter
(12 months from reservation)

5%

5th Quarter
(15 months from reservation)

5%

6th Quarter
(18 months from reservation)

5%

7th Quarter
(21 months from reservation)

5%

8th Quarter
(24 months from reservation)

5%

9th Quarter
(27 months from reservation)

5%

Pre-Handover Payment
(30 months from reservation)

30%

On Handover
Plus 4% RAK Land Department Fee

The above payment plan is indicative and subject to change at the sole discretion of Atara Development. All payments are to be made in accordance with the terms and conditions outlined in the Sales and Purchase Agreement (SPA). Any applicable fees, including registration fees or other government charges, are additional and payable as specified.