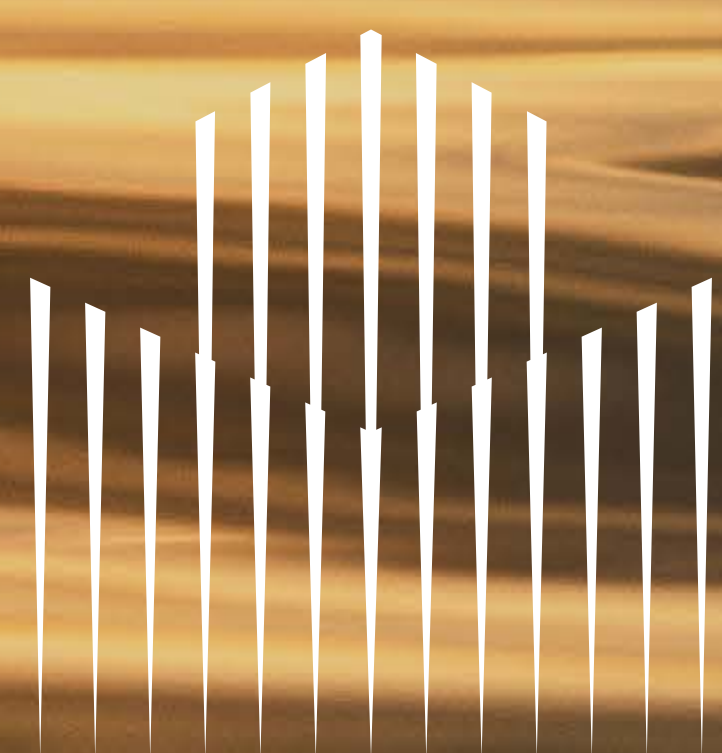




ISLAND HEIGHTS
AT AL MARJAN ISLAND

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

- Enviaible 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

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

ISLAND HEIGHTS
AT AL MARJAN ISLAND



ISLAND HEIGHTS
AT AL MARJAN ISLAND

THE BEACH RESIDENCES
AT AL MARJAN ISLAND

THE BEACH VISTA
AT AL MARJAN ISLAND

THE BEACH HOUSE
At Al Marjan Island

Wynn Resort

DREAM ISLAND

TREASURE ISLAND

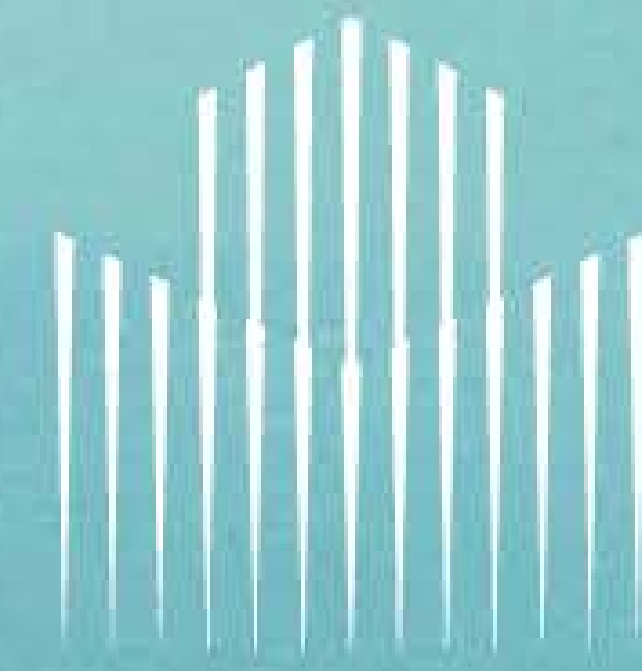
BREEZE ISLAND

**PROXIMITY OF
ISLAND HEIGHTS TO:**

The Beach Residences- **1 min**
The Beach House- **2 min**
The Beach Vista- **2.5 min**

IN THE HEART OF IT ALL





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.

ISLAND HEIGHTS
AT AL MARJAN ISLAND

PREVAILING
WIND NW

STREET VIEW

SEA VIEW

PARK VIEW

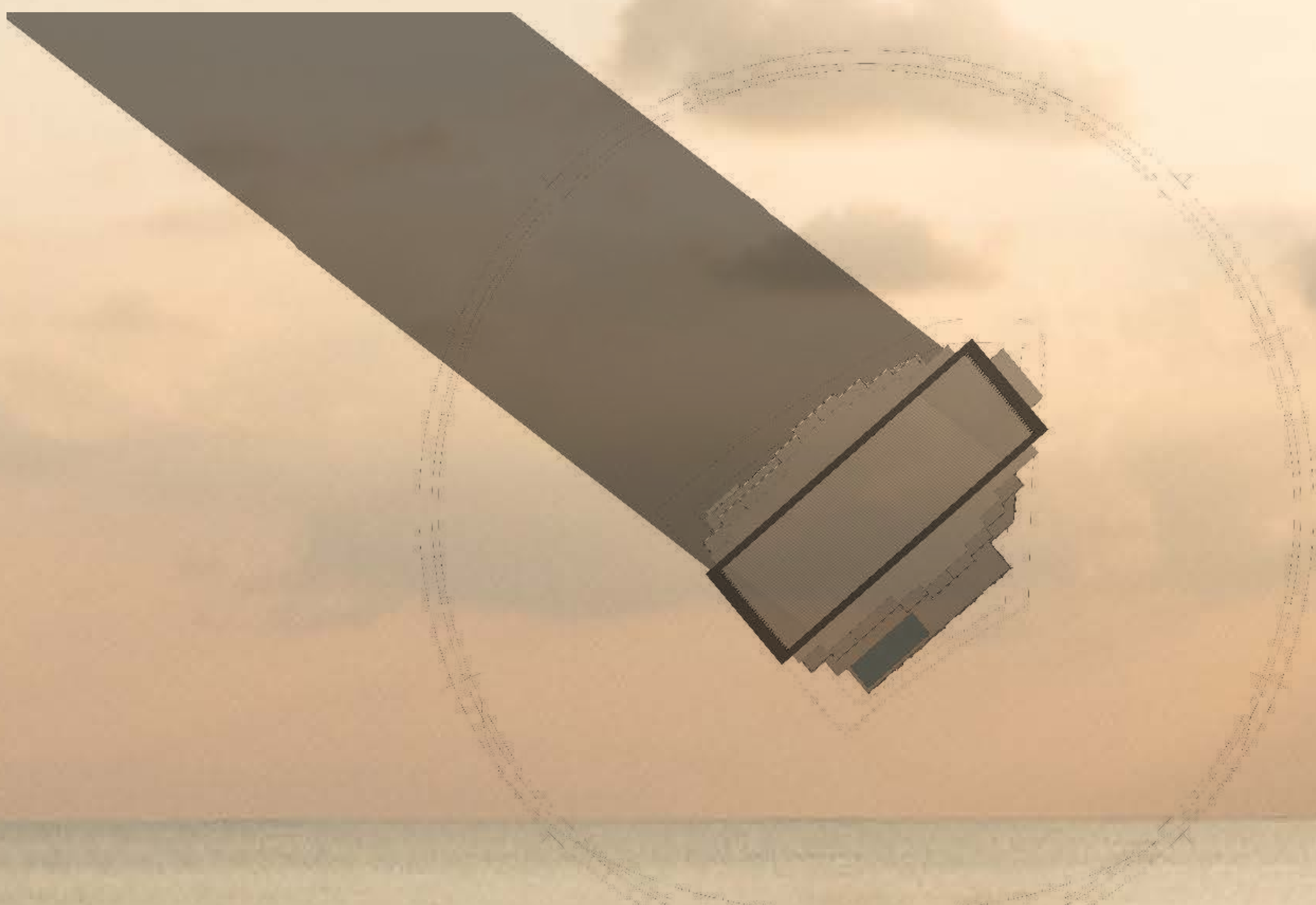
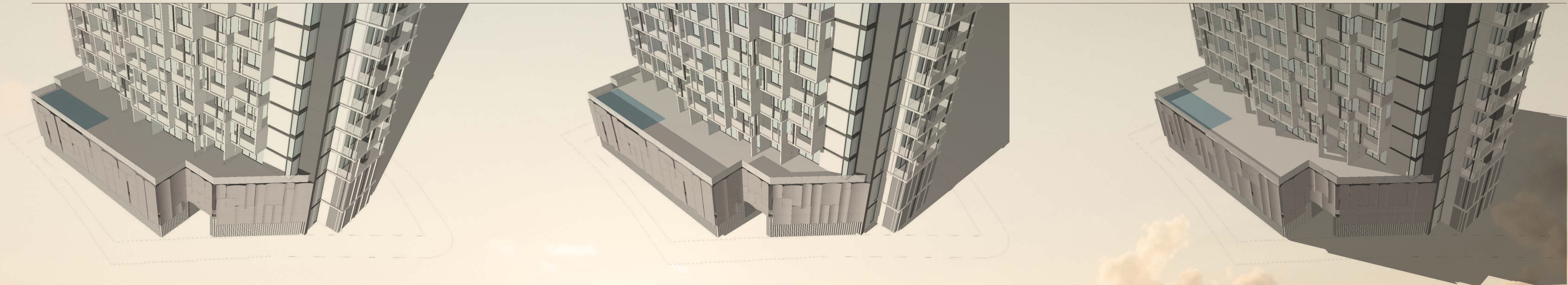


SHADE STUDY

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



09:00 AM



12:00 PM

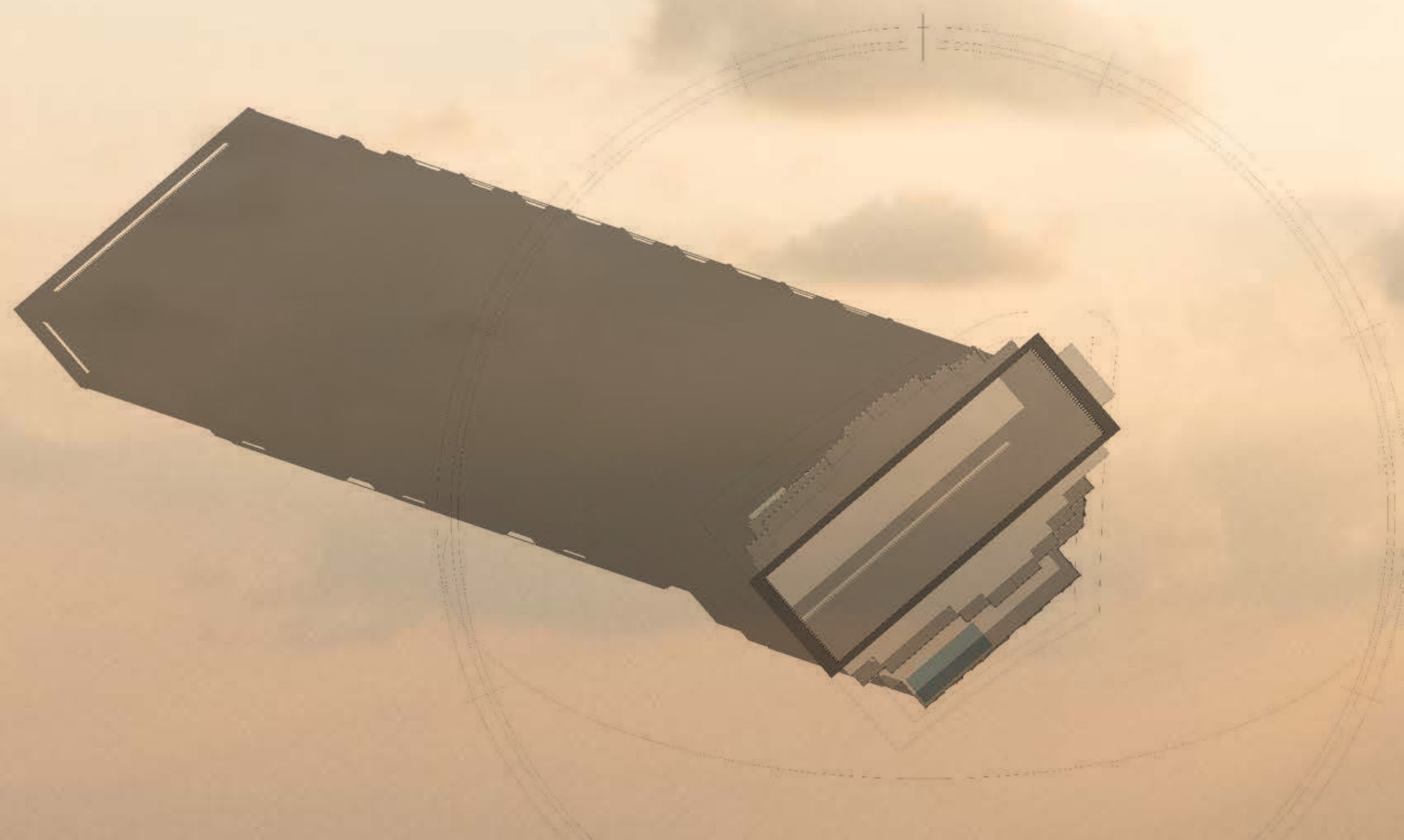
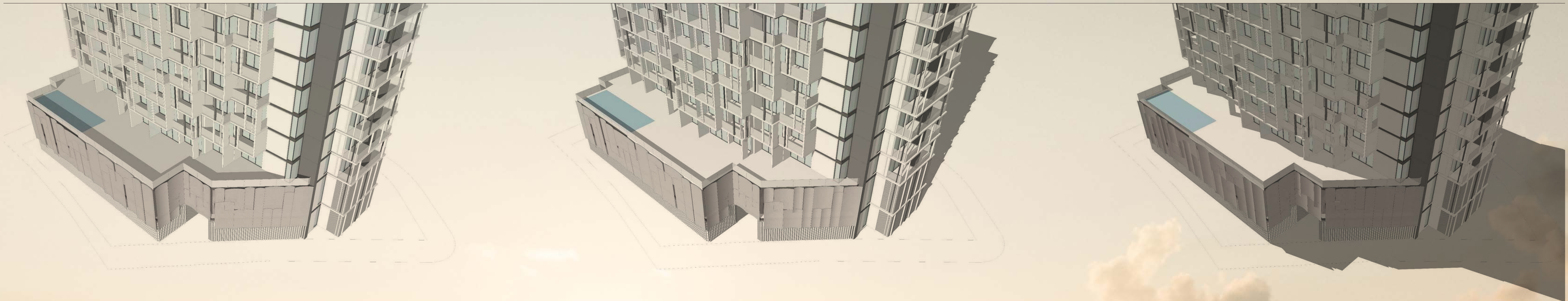


04:00 PM

SHADE STUDY



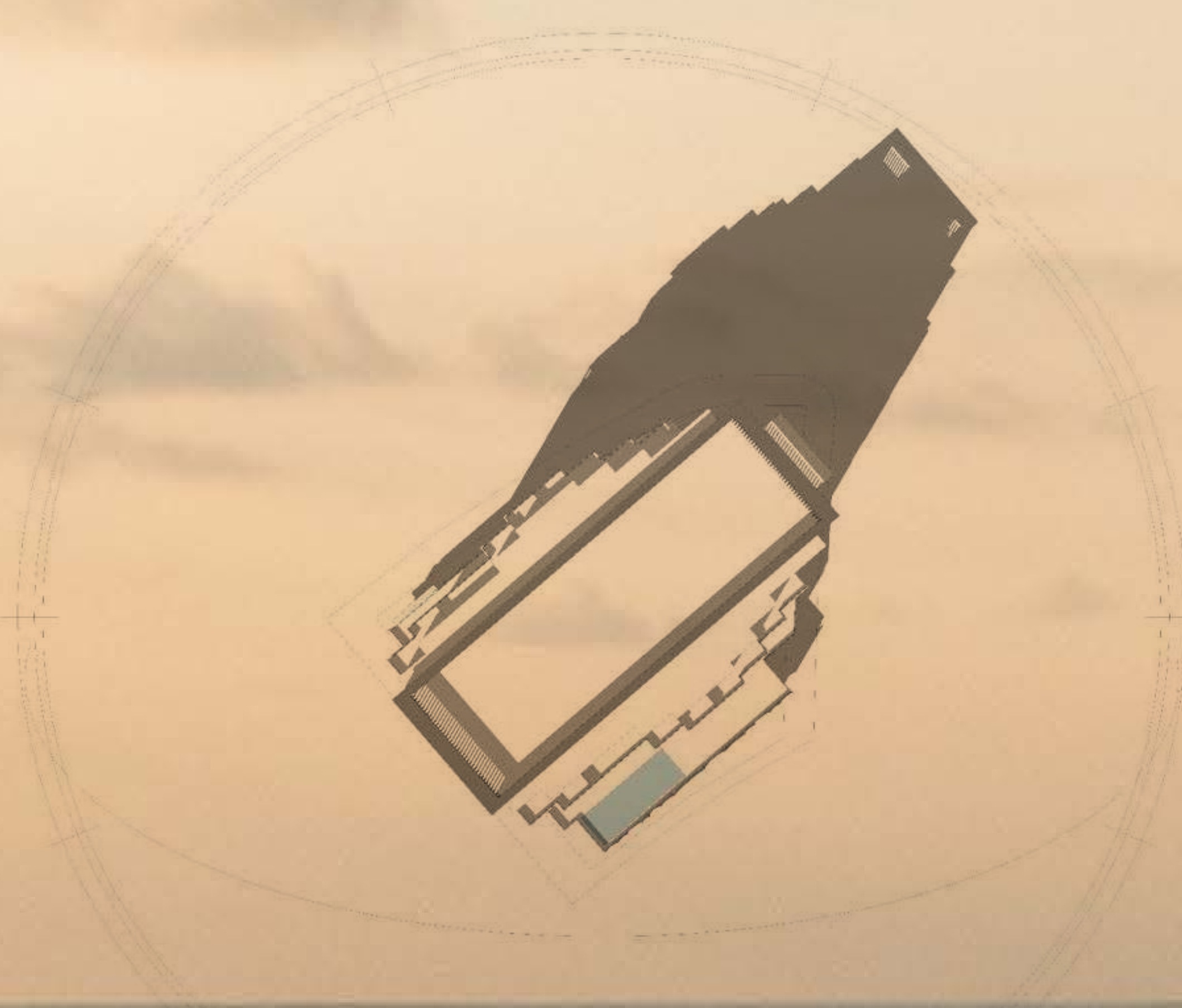
EQUINOX - 20TH MARCH



09:00 AM



12:00 PM

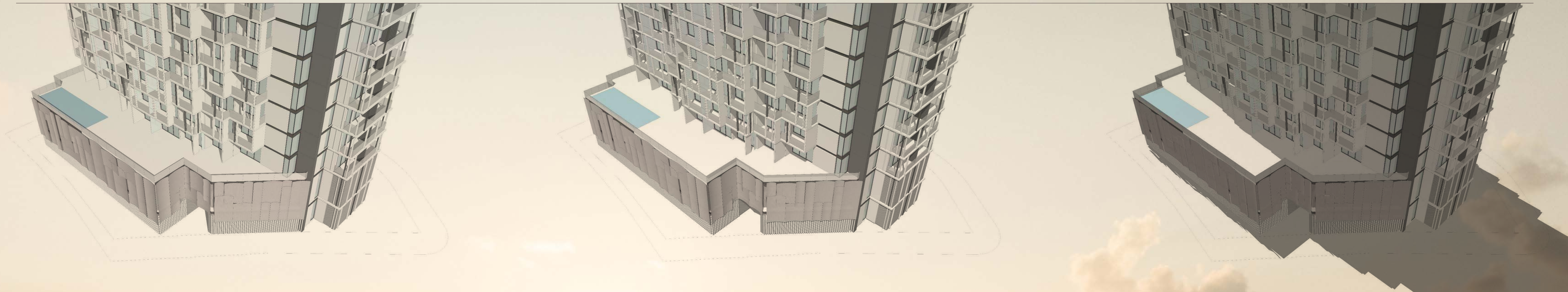


04:00 PM

SHADE STUDY



SUMMER SOLSTICE - 21ST JUNE



09:00 AM



12:00 PM



04:00 PM



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

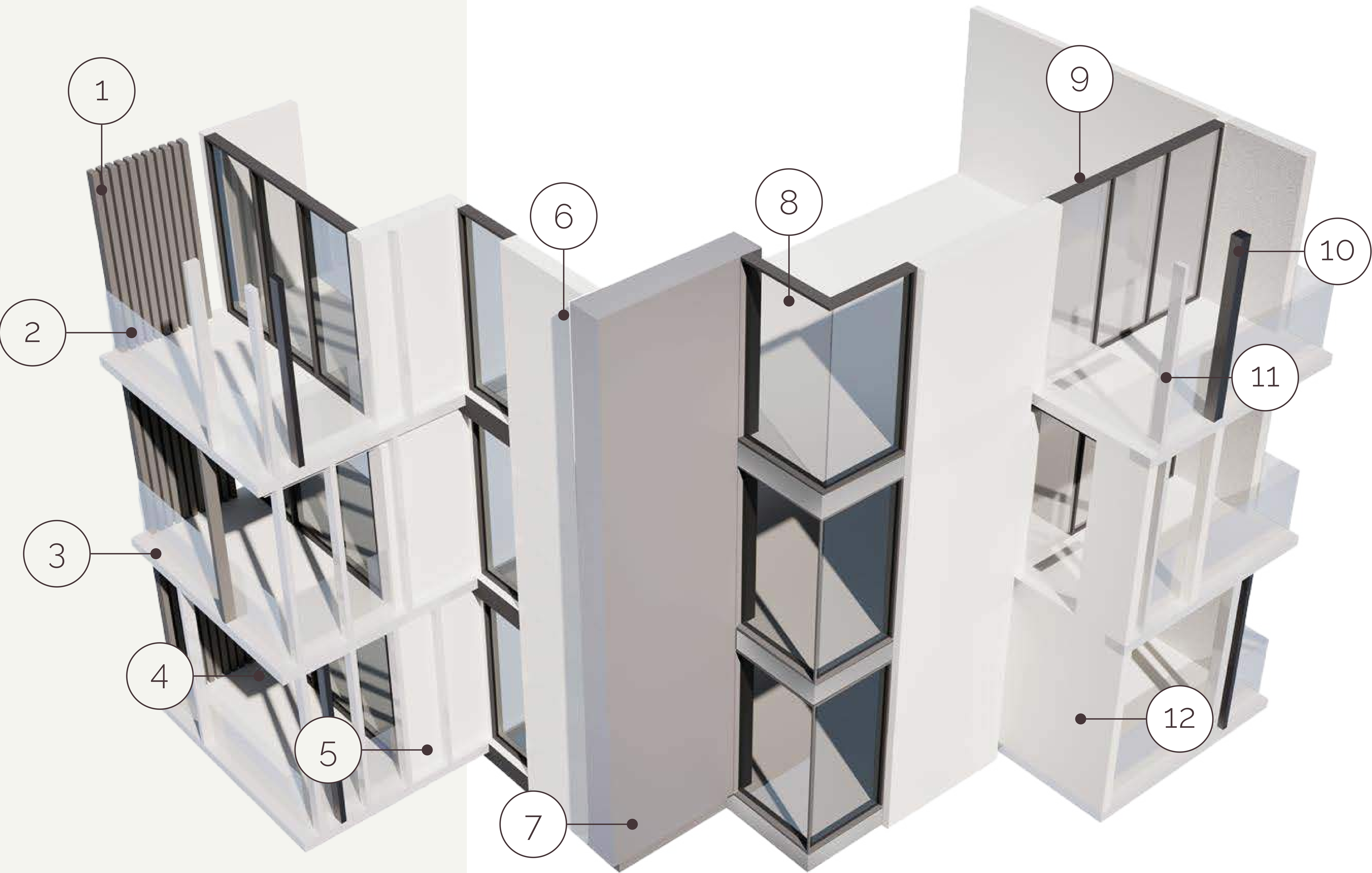
8. Glass

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)



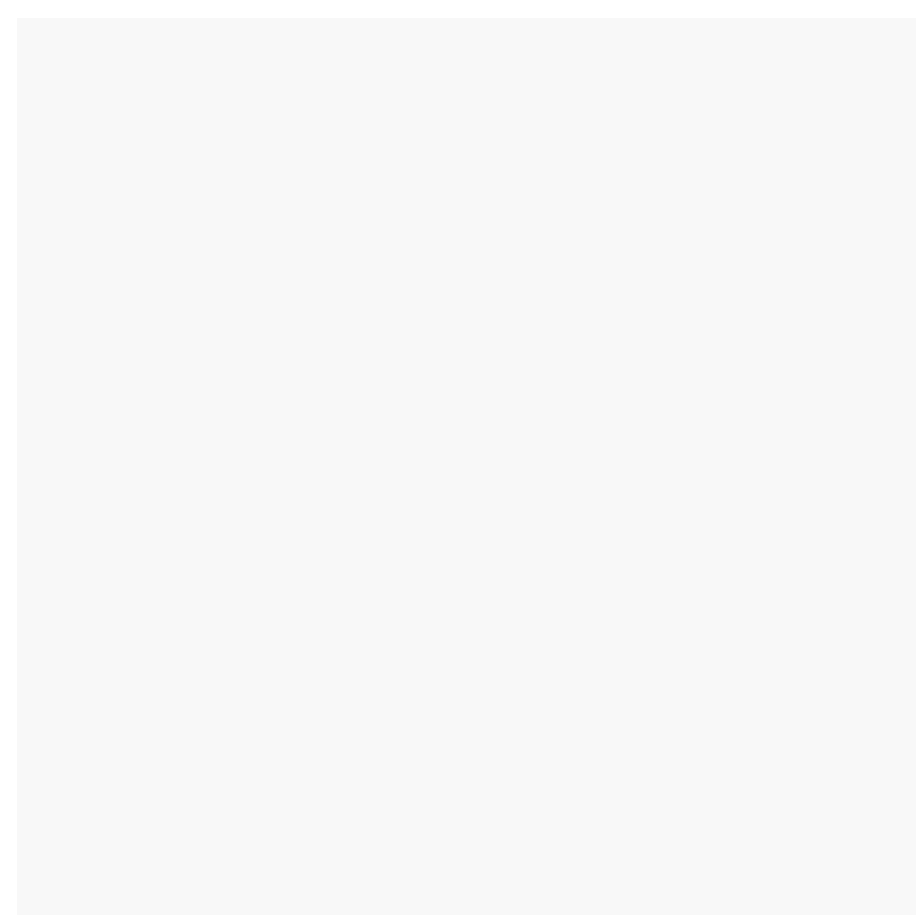
*Soffit Paint 1 Signal Black Ral 9004
On Longer Elevation

MATERIALITY PALETTE

MATERIALITY PALETTE



Soffit Paint 1
Signal Black
Ral 9004



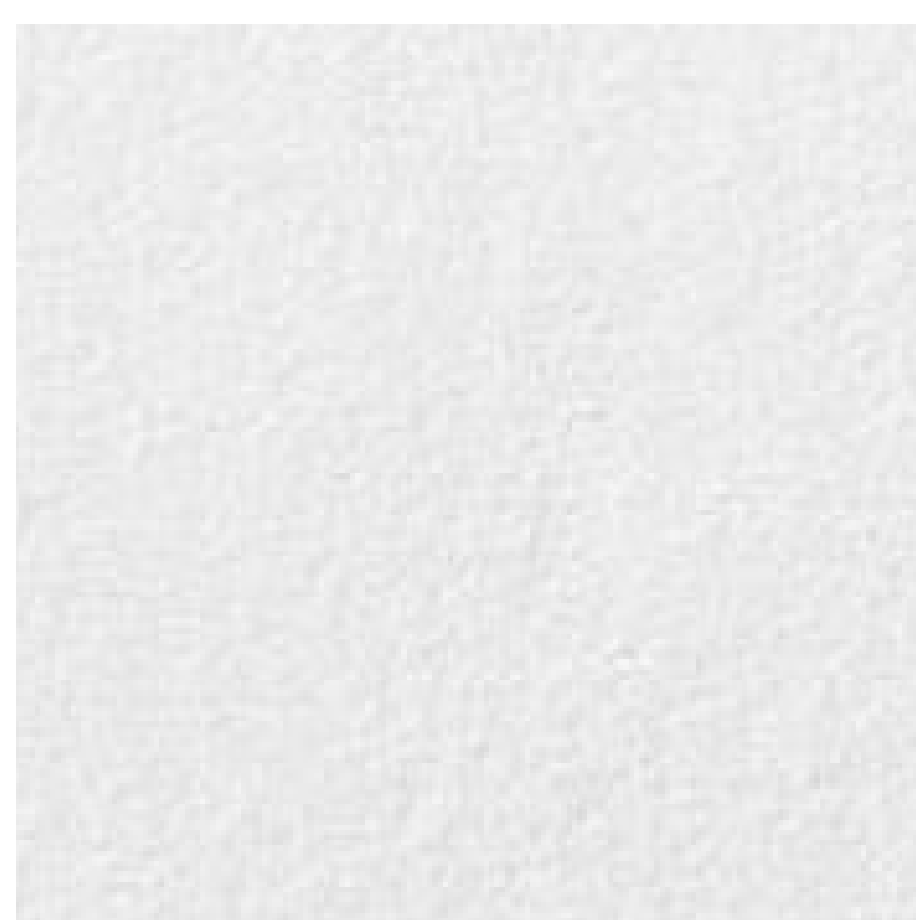
Plaster Pure
White Ral
9010



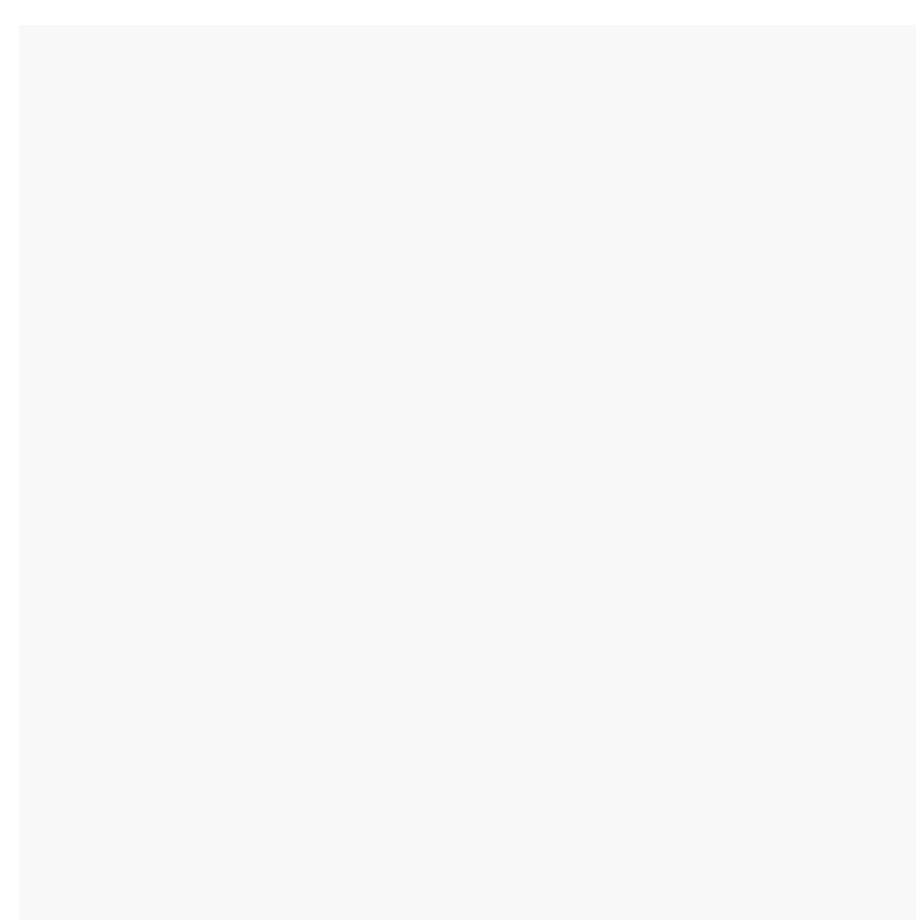
Vertical 2
Light Grey
Aluminum Ral
9006



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



49.90 m
▼

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 ft²

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)	1 BEDROOM: (Area with Balcony)
From 37.27 m² (401.17 ft ²)	From 73.59 m² (792.12 ft ²)
To 51.52 m² (554.56 ft ²)	To 108.54 m² (1,168 ft ²)

NUMBER OF
UNITS PER TYPE:

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

A person is seen from behind, sitting in a meditative lotus position on a beach. They are wearing a dark, sleeveless top and leggings. The sun is a large, bright, glowing orb on the horizon, casting a warm, golden light across the entire scene. The ocean waves are visible in the foreground, and the sky is a mix of orange and blue. The overall mood is peaceful and serene.

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



ISLAND HEIGHTS
AT AL MARJAN ISLAND

EMBRACE EVERY DAY

Island Heights offers the full complement of essential amenities, 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

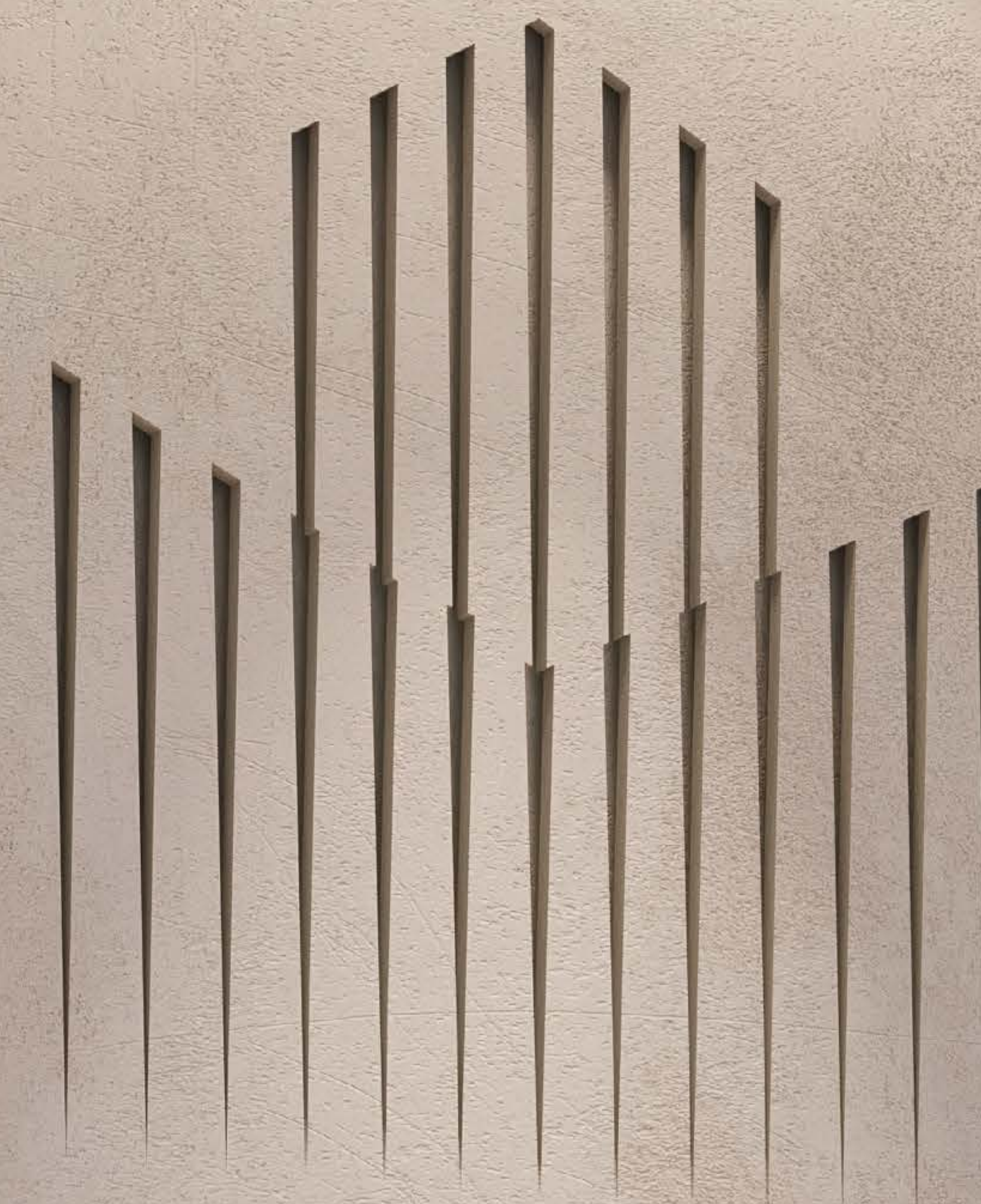


ENTRANCE

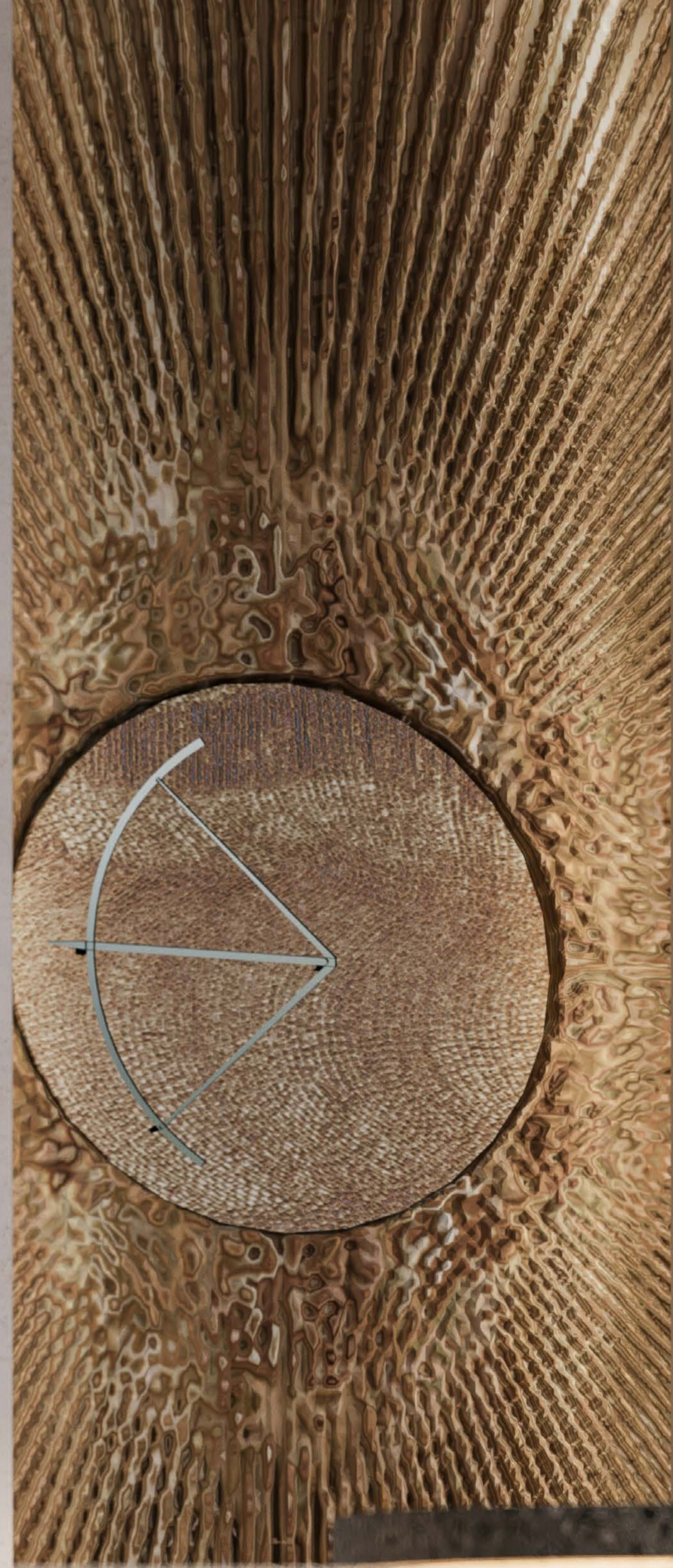


LOBBY





ISLAND HEIGHTS
AT AL MARJAN ISLAND



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



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.

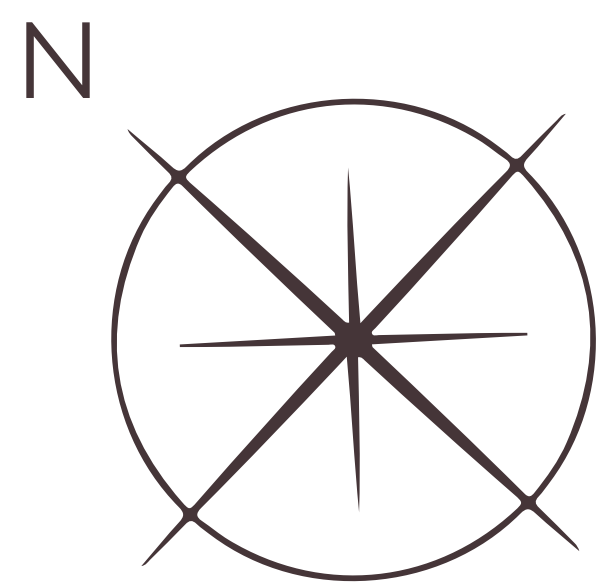


FLOOR PLANS



AMENITIES
LEVEL 1

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

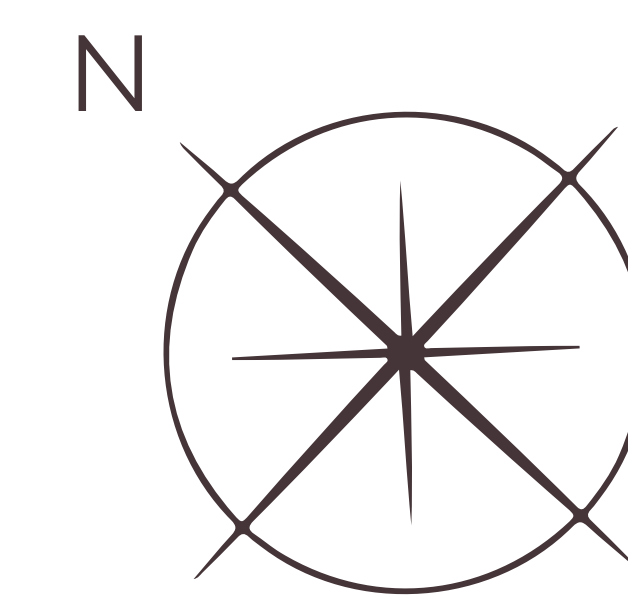
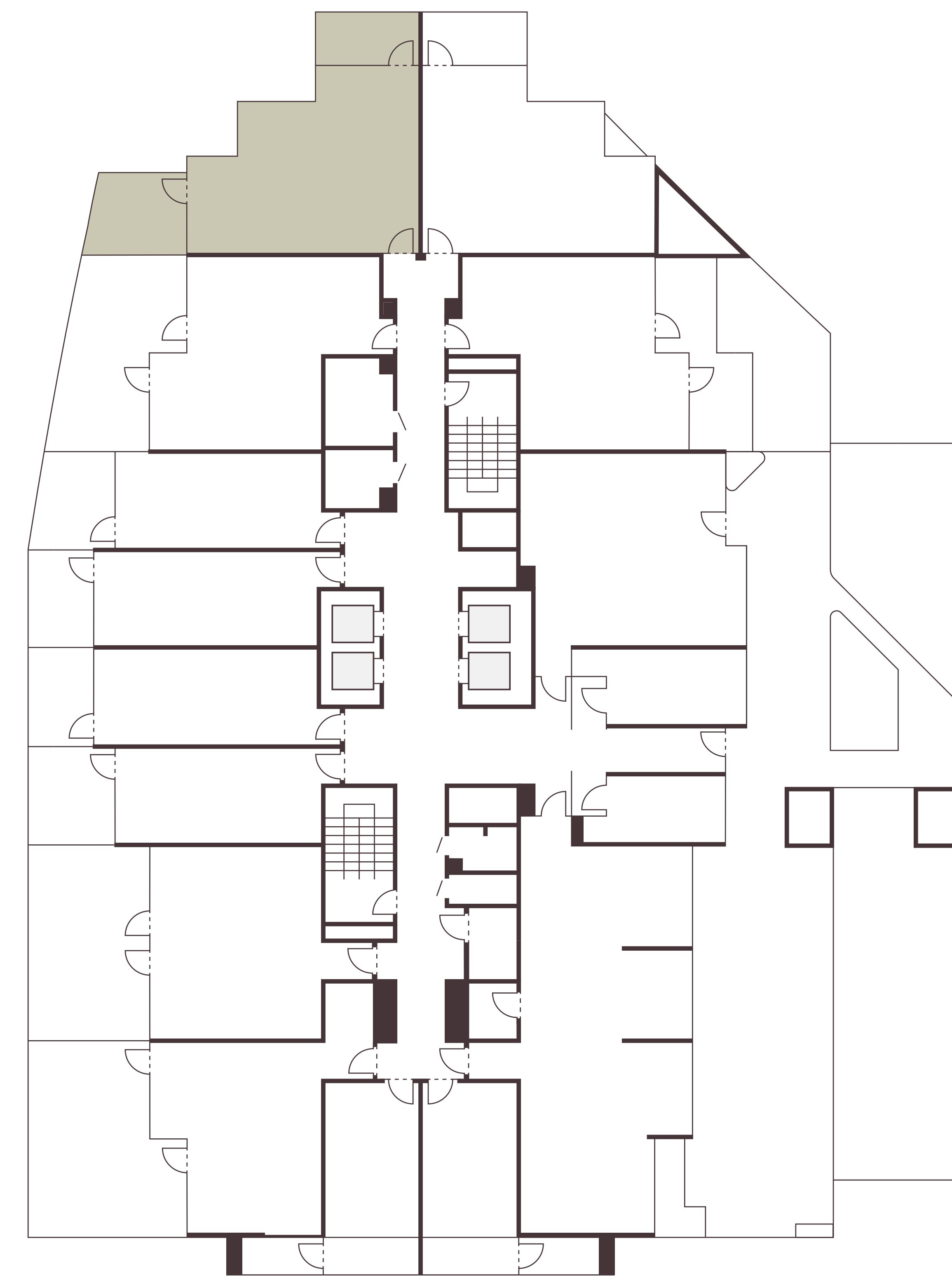


TYPE A 1 BEDROOM

INTERNAL LIVING AREA
692.12 SQ.FT

OUTDOOR LIVING AREA
245.20 SQ.FT

TOTAL LIVING AREA
937.32 SQ.FT



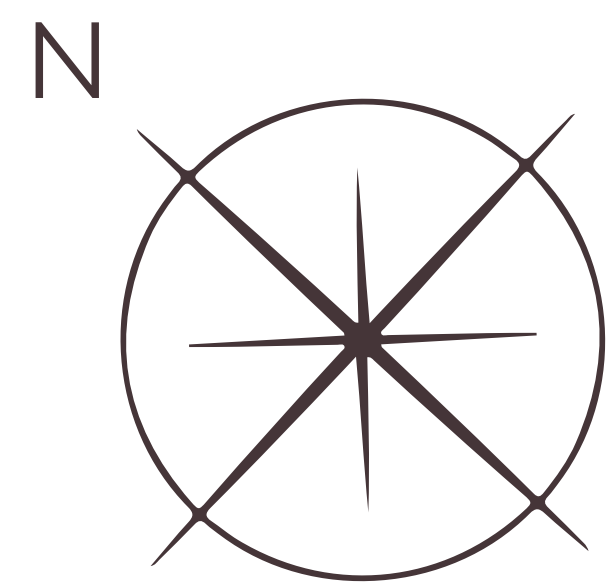
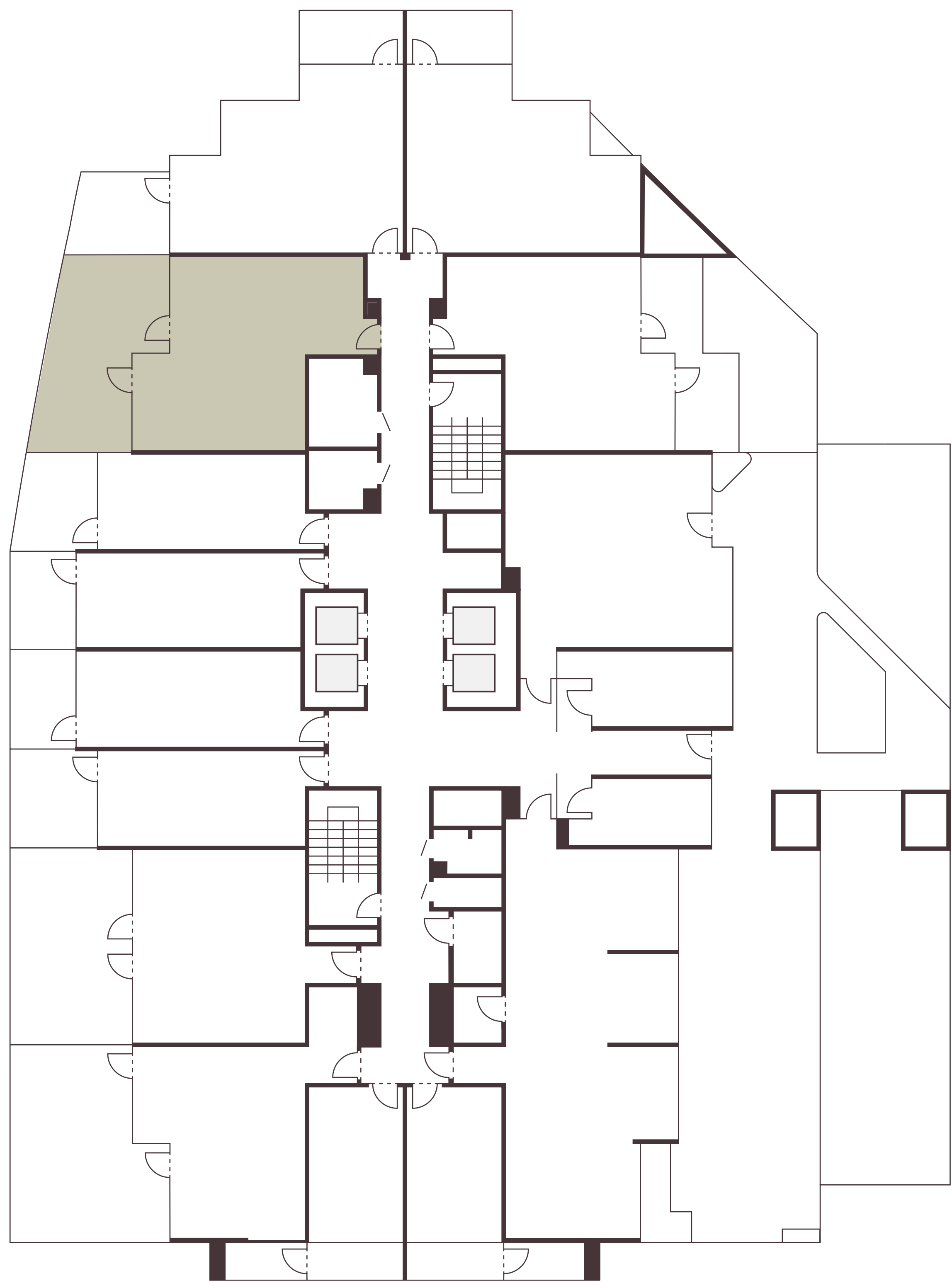
TYPE B

1 BEDROOM

INTERNAL LIVING AREA
670.38 SQ.FT

OUTDOOR LIVING AREA
401.06 SQ.FT

TOTAL LIVING AREA
1071.44 SQ.FT

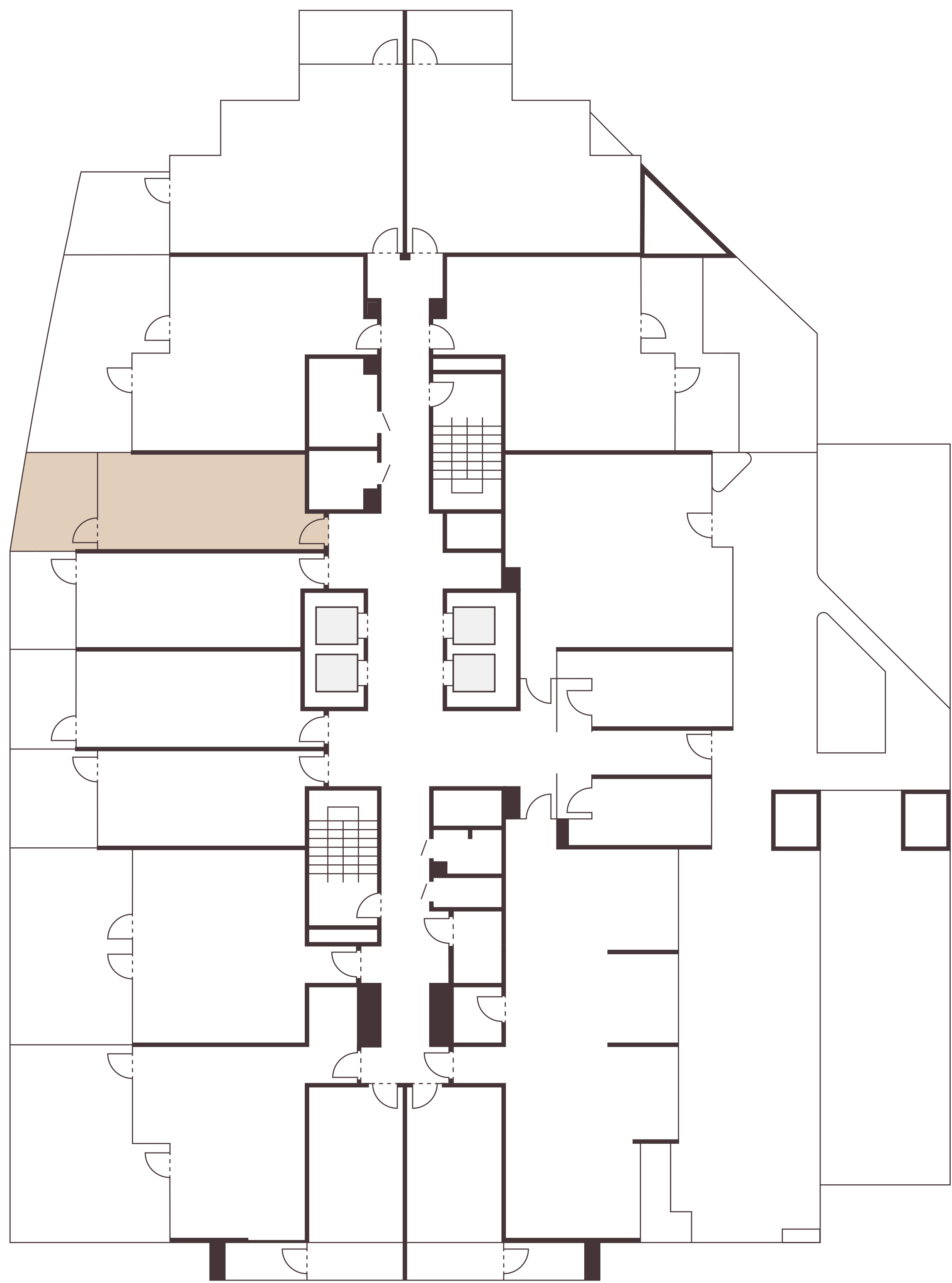


TYPE A
STUDIO

INTERNAL LIVING AREA
394.07 SQ.FT

OUTDOOR LIVING AREA
154.68 SQ.FT

TOTAL LIVING AREA
548.74 SQ.FT

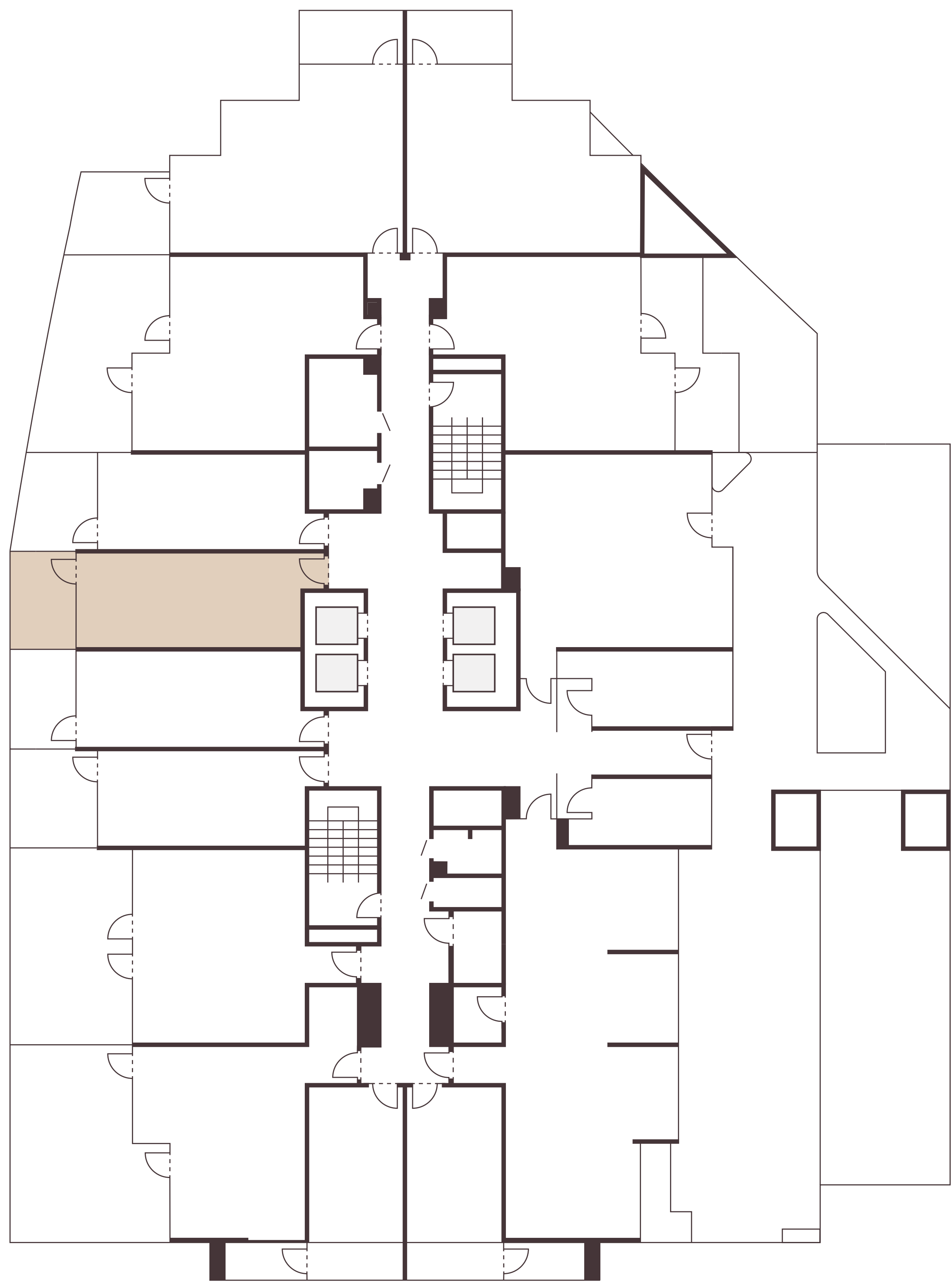


TYPE B
STUDIO

INTERNAL LIVING AREA
419.58 SQ.FT

OUTDOOR LIVING AREA
123.46 SQ.FT

TOTAL LIVING AREA
543.04 SQ.FT

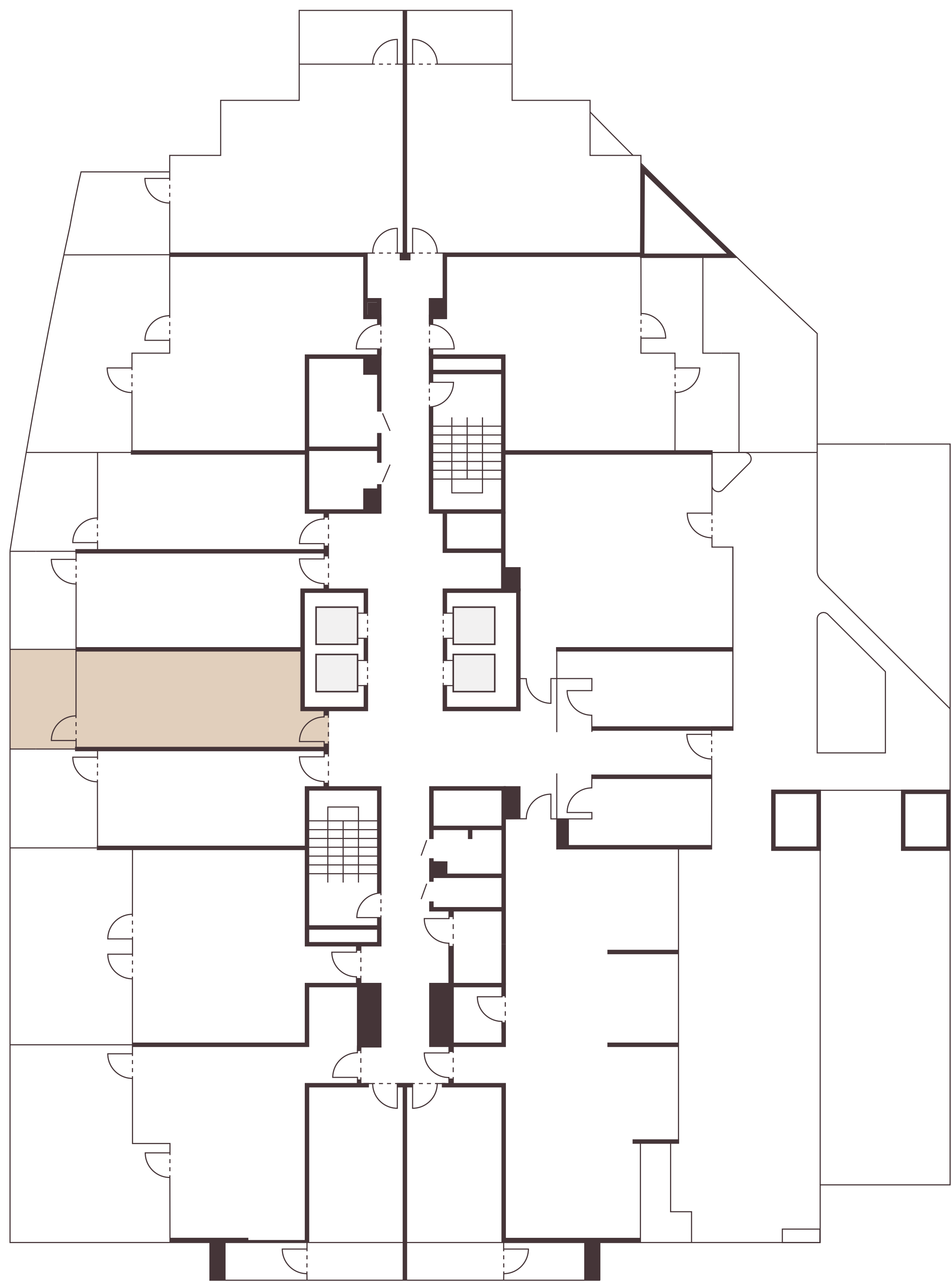


TYPE C
STUDIO

INTERNAL LIVING AREA
419.58 SQ.FT

OUTDOOR LIVING AREA
124.43 SQ.FT

TOTAL LIVING AREA
544.01 SQ.FT

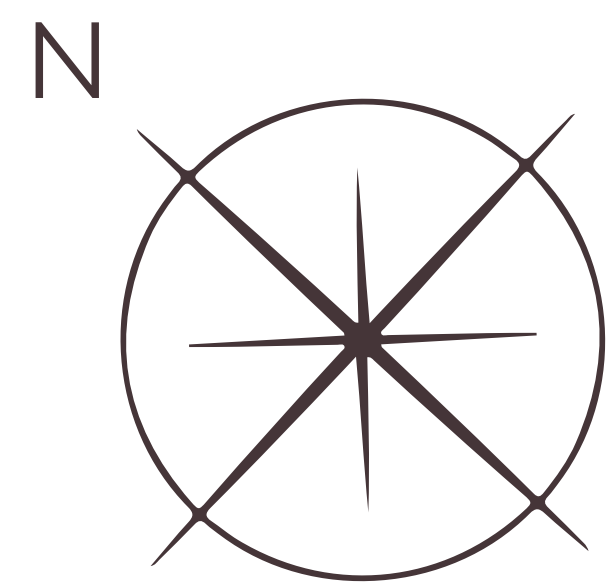
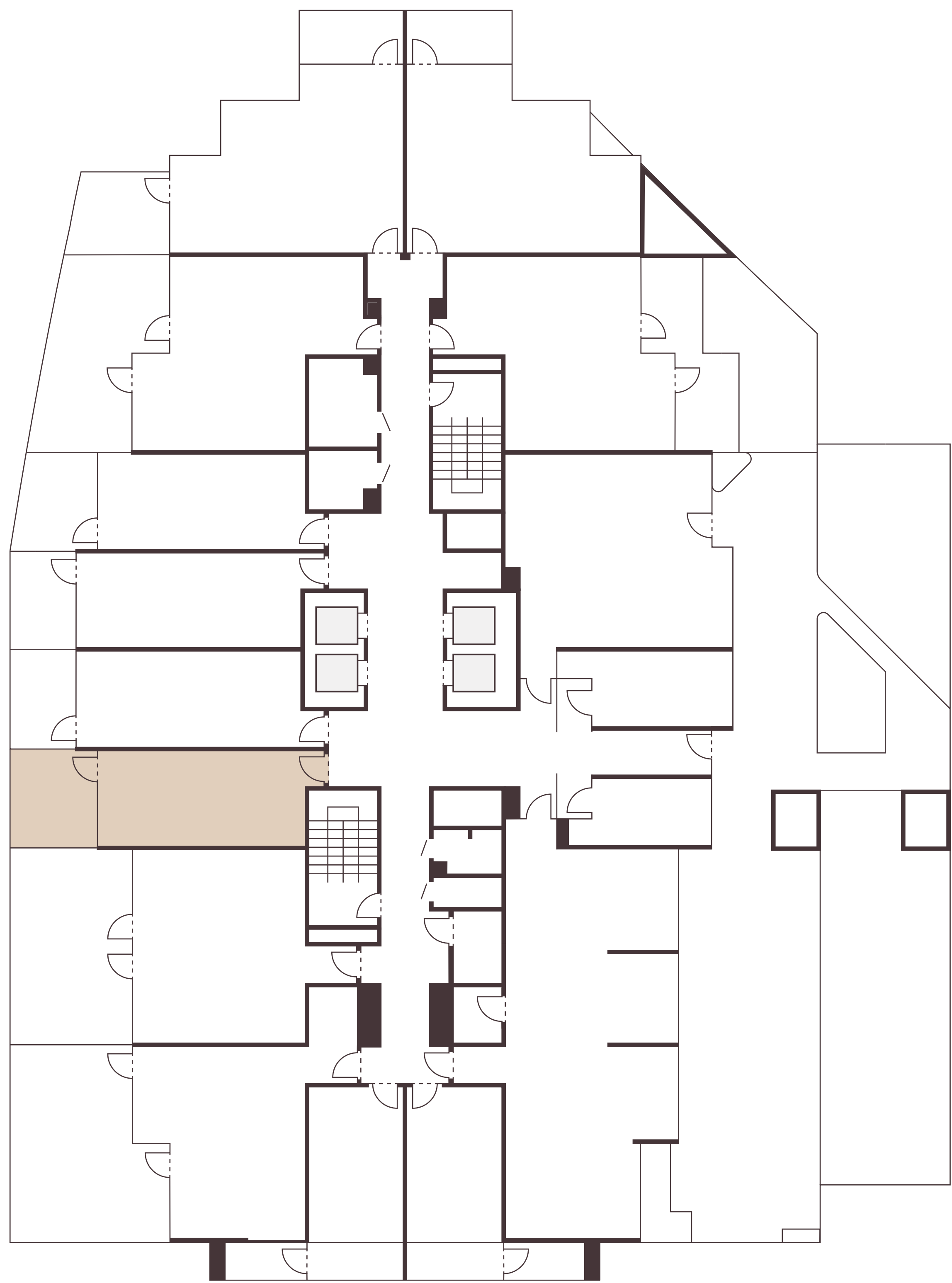


TYPE D
STUDIO

INTERNAL LIVING AREA
394.07 SQ.FT

OUTDOOR LIVING AREA
164.58 SQ.FT

TOTAL LIVING AREA
558.65 SQ.FT

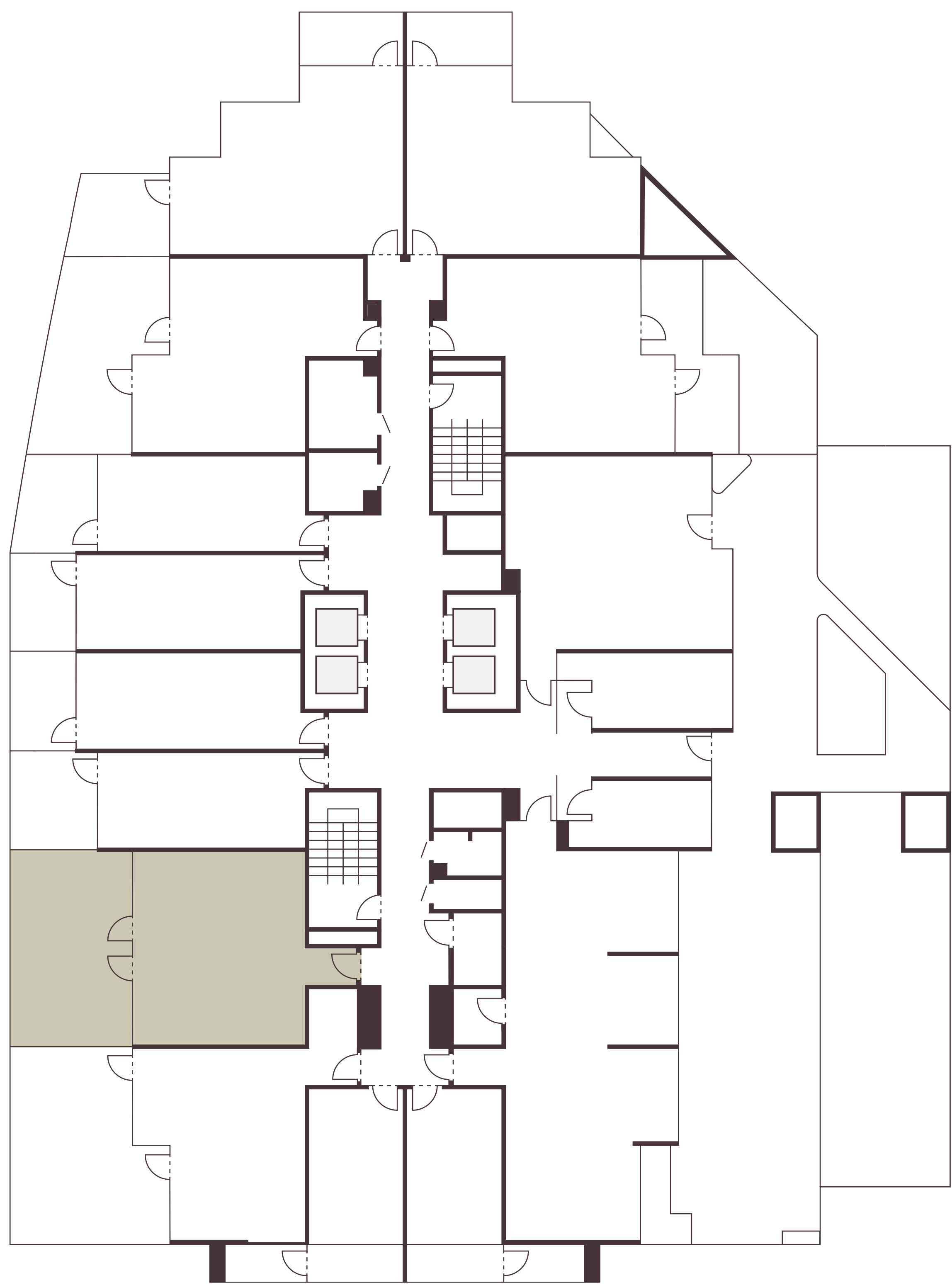


TYPE C
1 BEDROOM

INTERNAL LIVING AREA
656.49 SQ.FT

OUTDOOR LIVING AREA
445.73 SQ.FT

TOTAL LIVING AREA
1102.22 SQ.FT



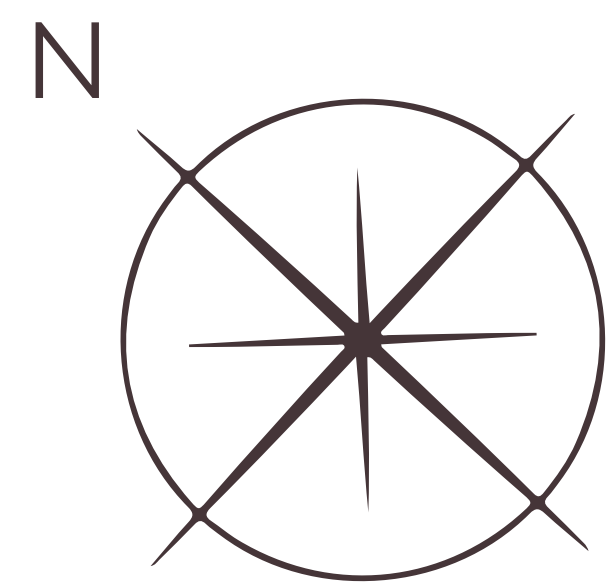
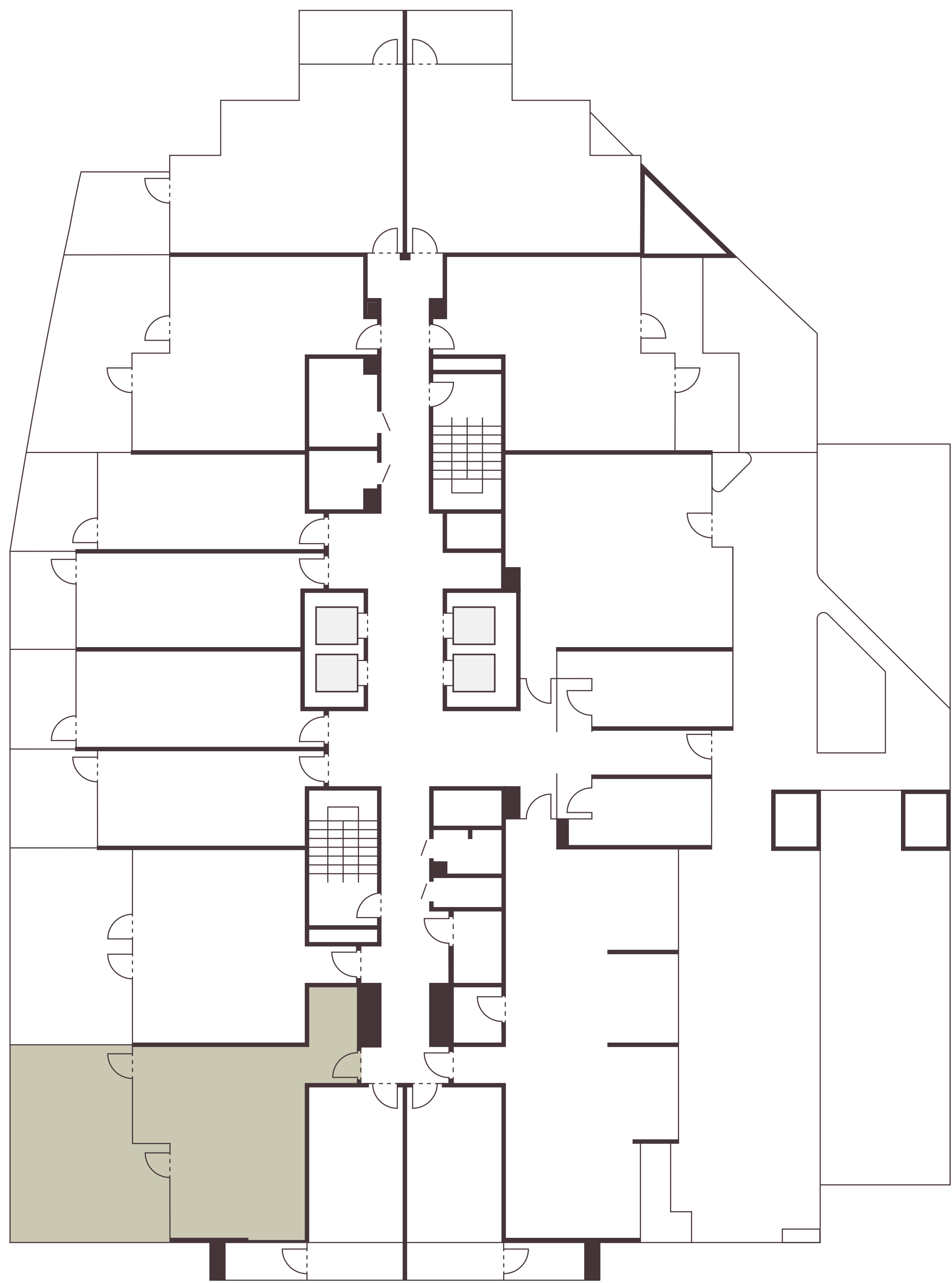
TYPE D

1 BEDROOM

INTERNAL LIVING AREA
636.36 SQ.FT

OUTDOOR LIVING AREA
529.05 SQ.FT

TOTAL LIVING AREA
1165.41 SQ.FT

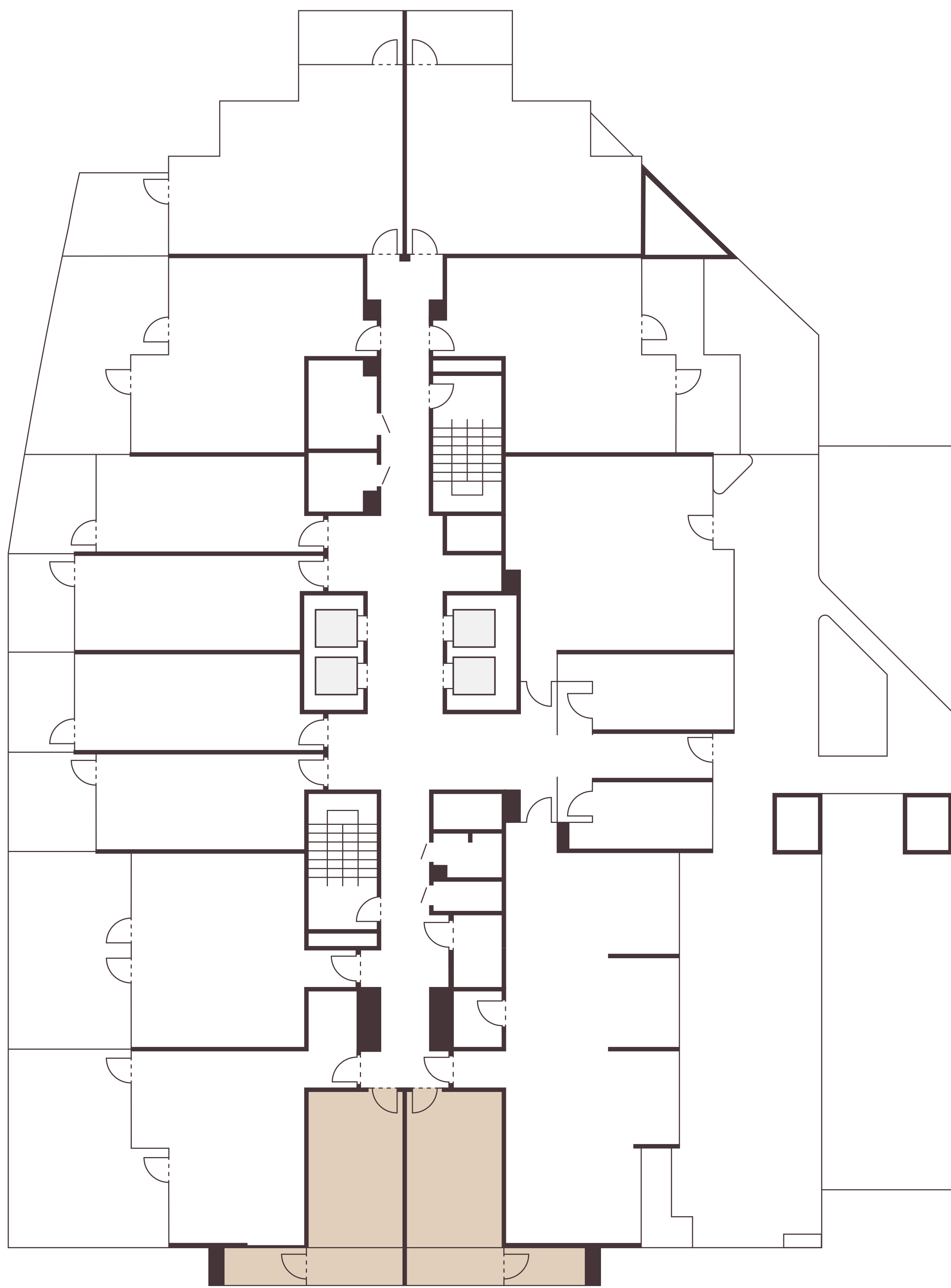


TYPE E
STUDIO

INTERNAL LIVING AREA
341.54 SQ.FT

OUTDOOR LIVING AREA
49.08 SQ.FT

TOTAL LIVING AREA
390.62 SQ.FT



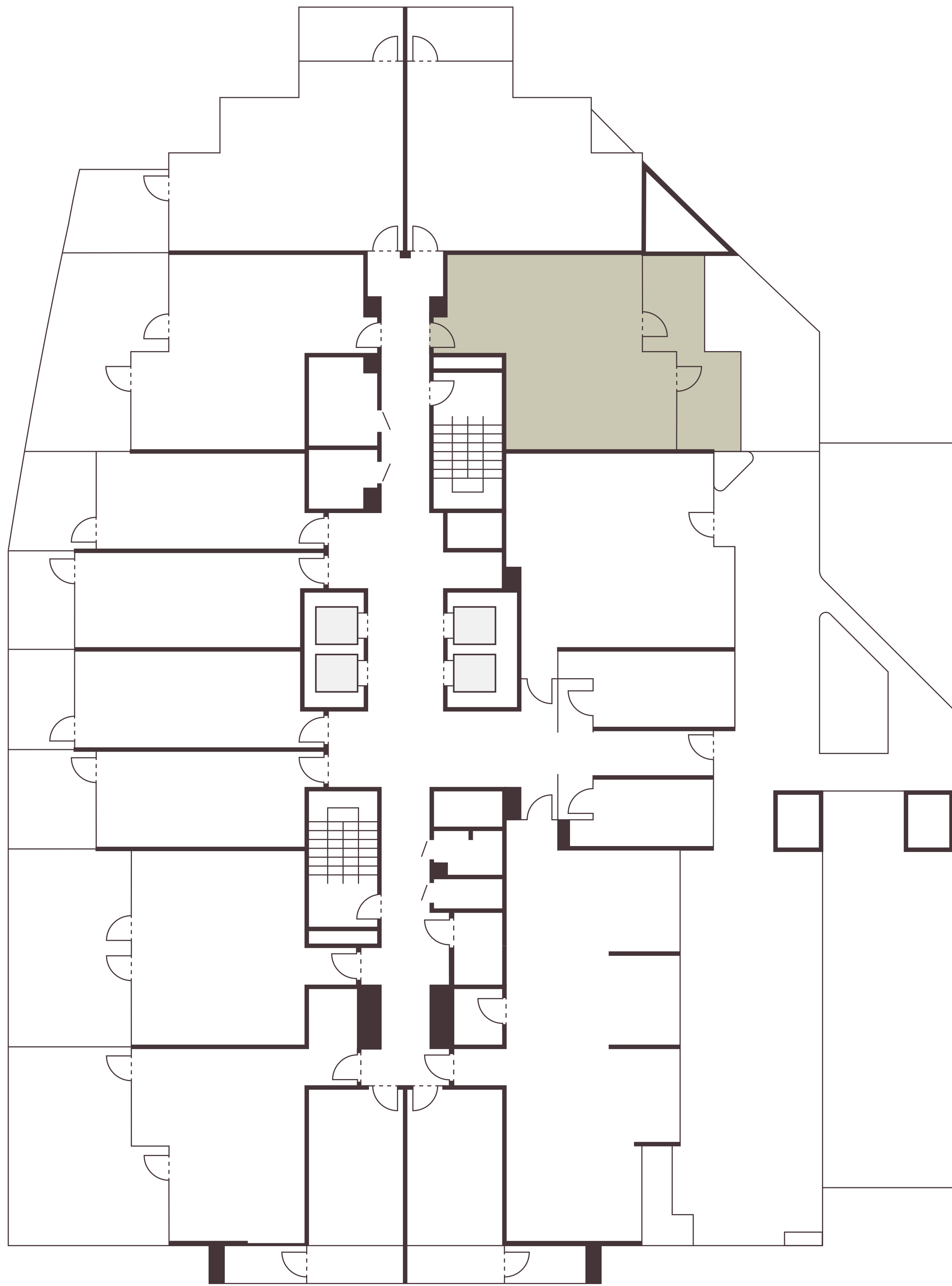
TYPE E

1 BEDROOM

INTERNAL LIVING AREA
657.57 SQ.FT

OUTDOOR LIVING AREA
187.94 SQ.FT

TOTAL LIVING AREA
845.51 SQ.FT



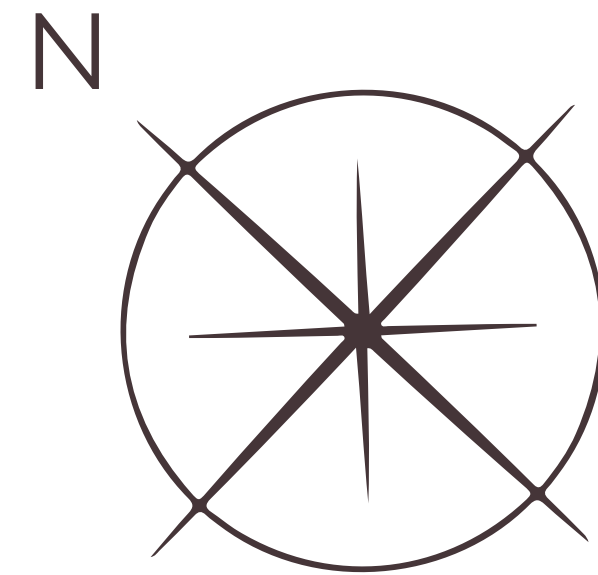
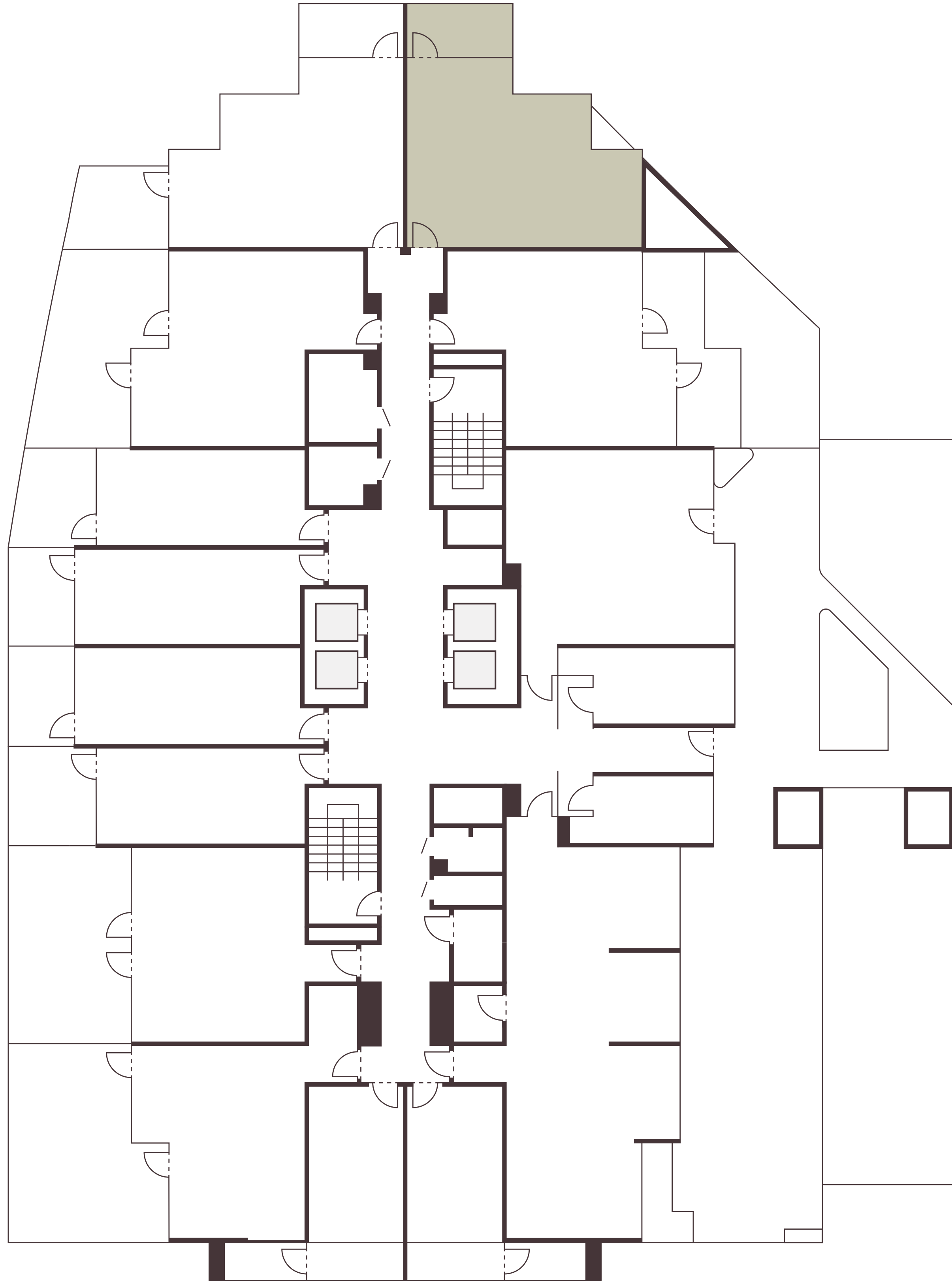
TYPE F

1 BEDROOM

INTERNAL LIVING AREA
692.12 SQ.FT

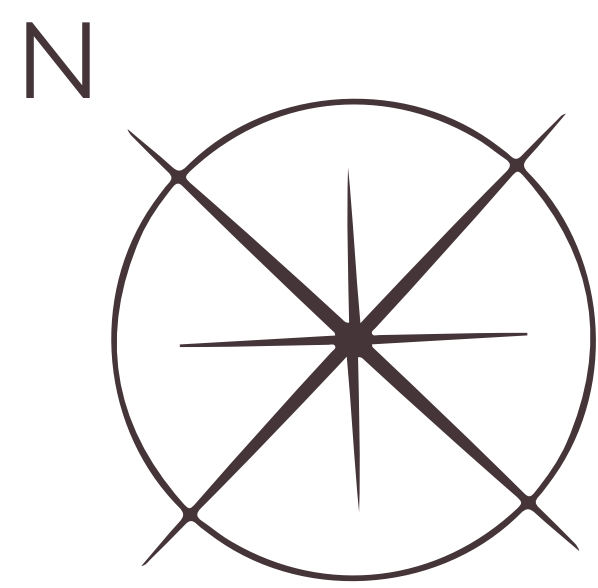
OUTDOOR LIVING AREA
94.83 SQ.FT

TOTAL LIVING AREA
786.95 SQ.FT



TYPICAL UNIT AREA
FLOOR PLAN

LEVEL 2 - 10

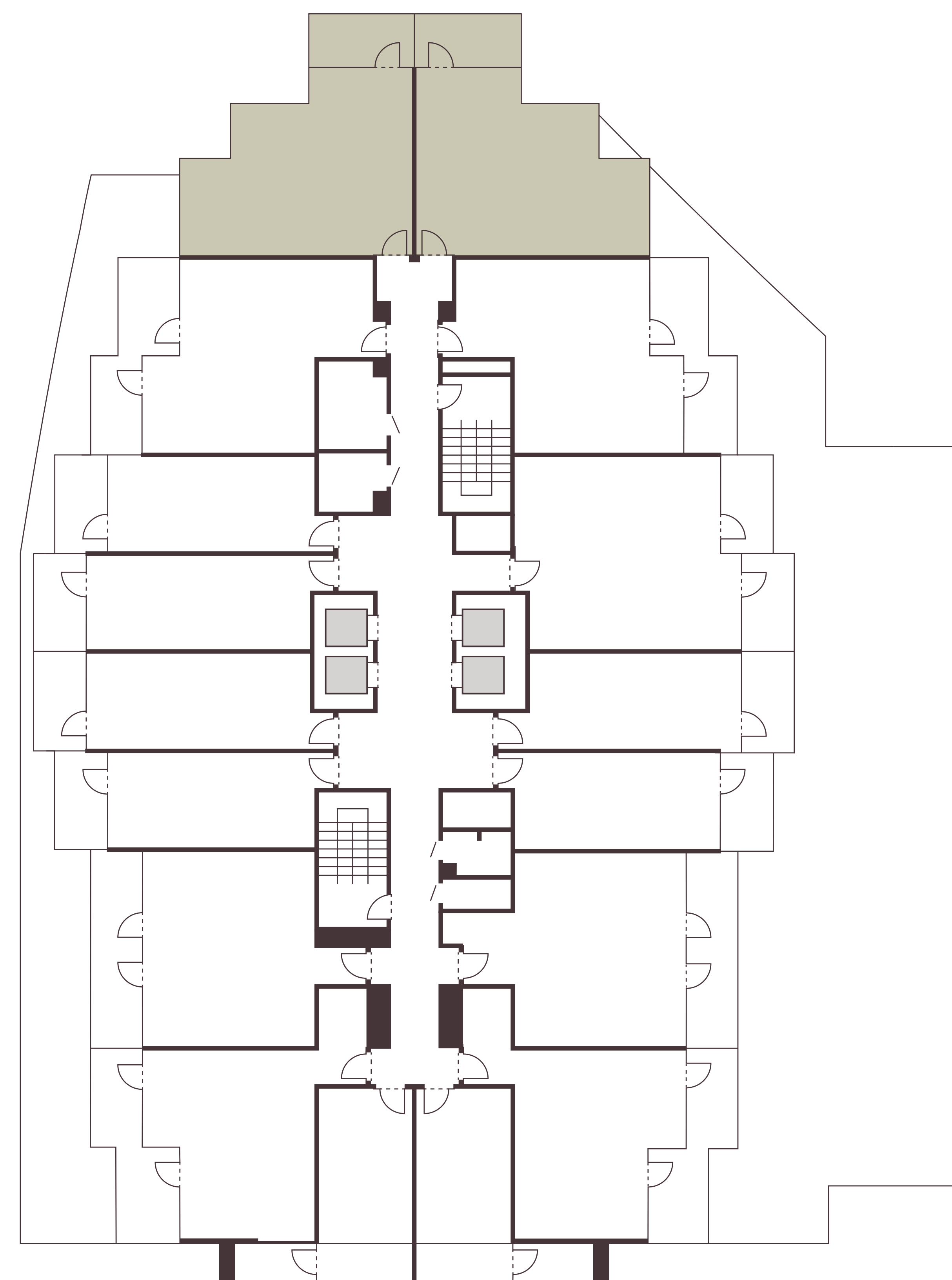


TYPE F 1 BEDROOM

INTERNAL LIVING AREA
692.12 SQ.FT

OUTDOOR LIVING AREA
94.83 SQ.FT

TOTAL LIVING AREA
786.95 SQ.FT

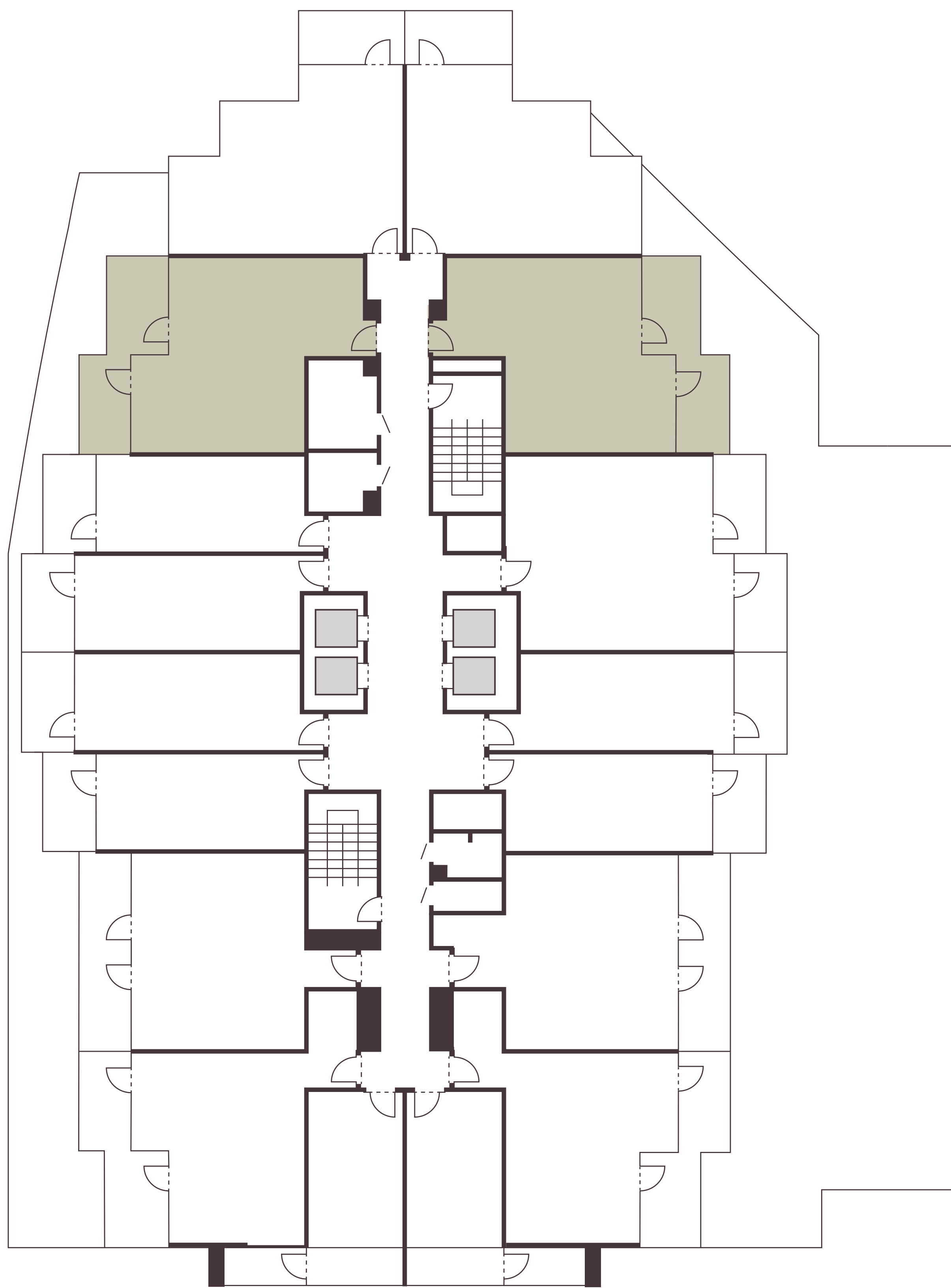


TYPE E
1 BEDROOM

INTERNAL LIVING AREA
657.57 SQ.FT

OUTDOOR LIVING AREA
187.94 SQ.FT

TOTAL LIVING AREA
845.51 SQ.FT

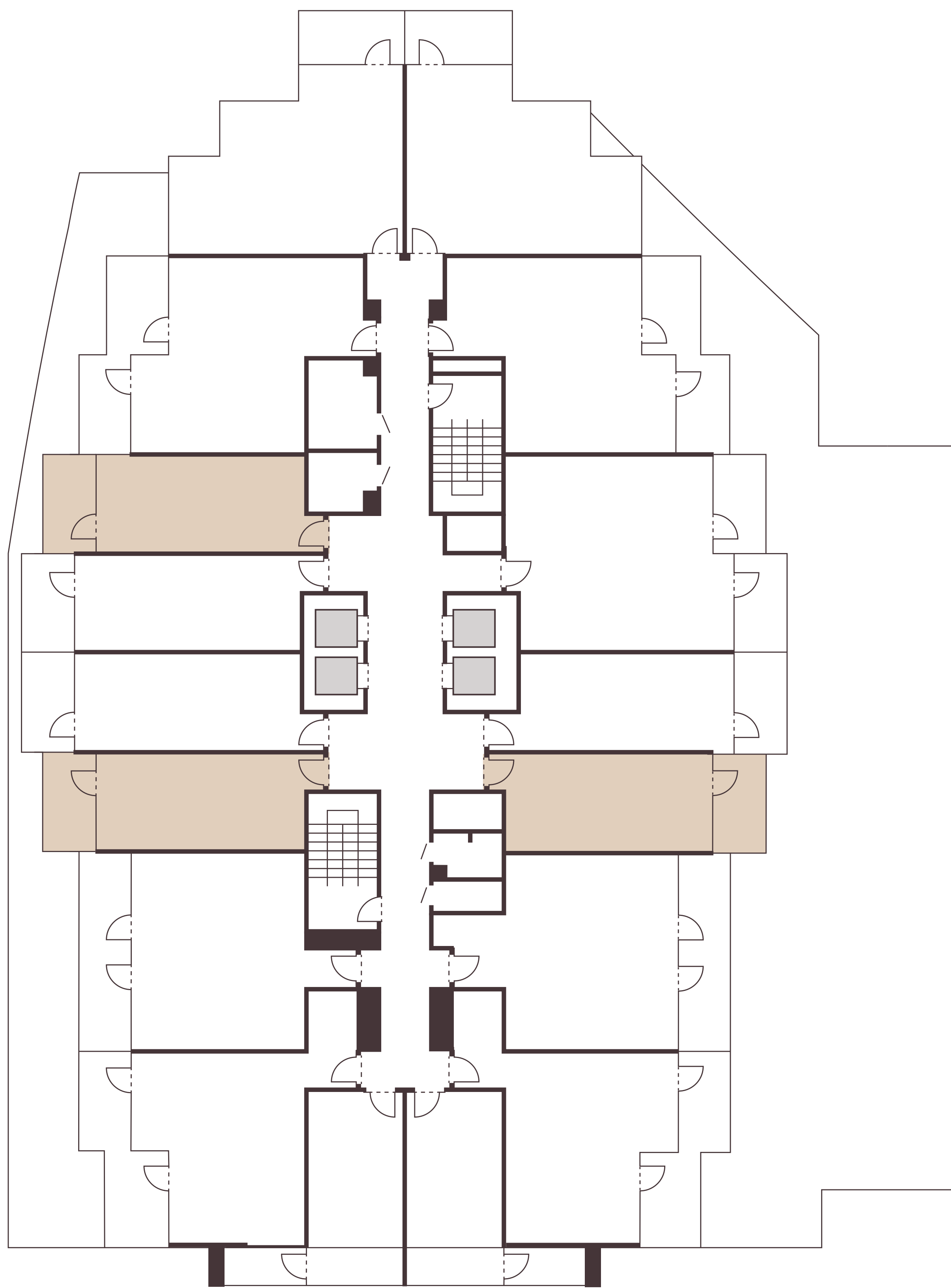


TYPE F
STUDIO

INTERNAL LIVING AREA
391.27 SQ.FT

OUTDOOR LIVING AREA
89.66 SQ.FT

TOTAL LIVING AREA
480.93 SQ.FT

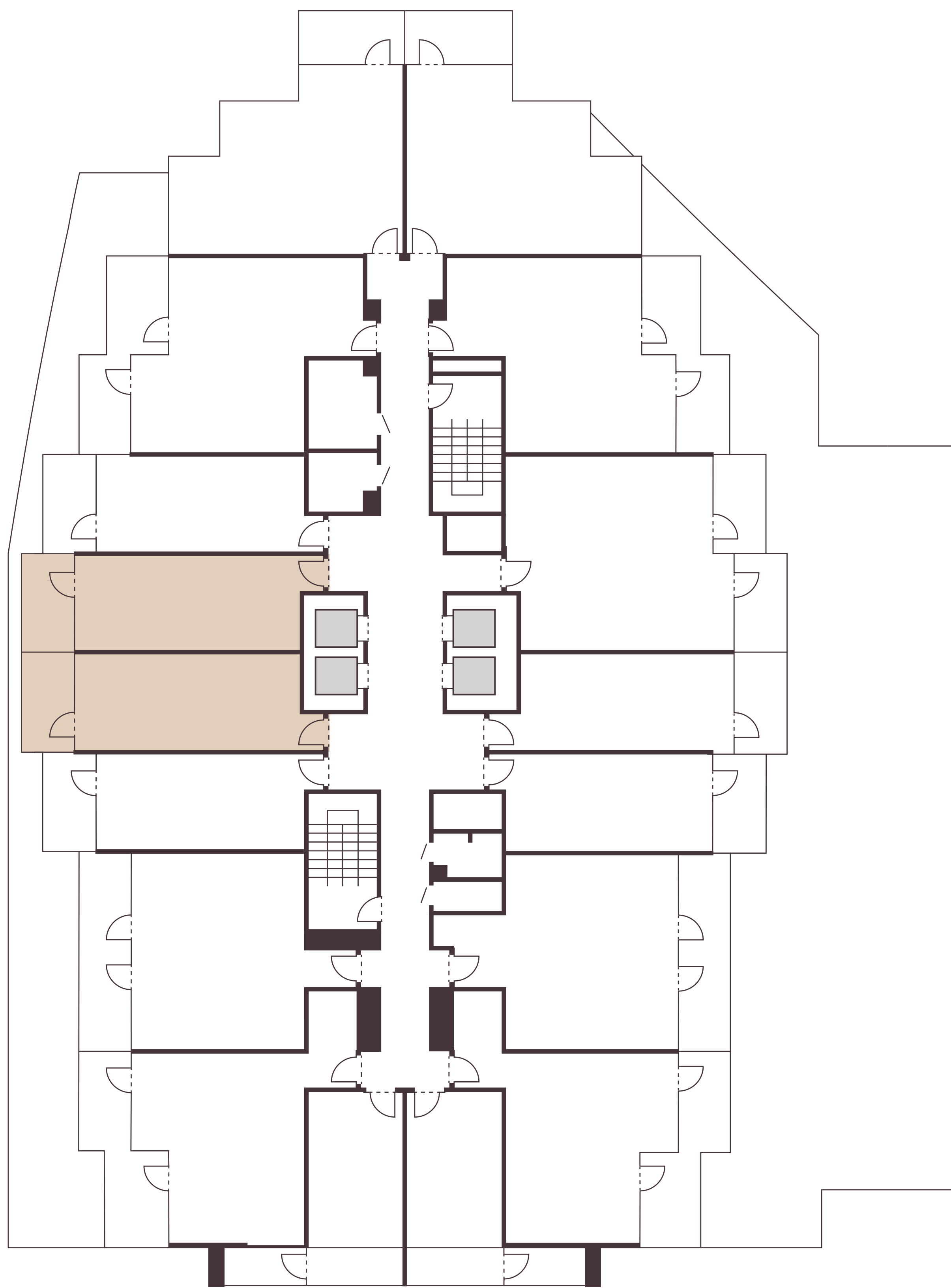


TYPE G
STUDIO

INTERNAL LIVING AREA
419.58 SQ.FT

OUTDOOR LIVING AREA
91.60 SQ.FT

TOTAL LIVING AREA
511.18 SQ.FT



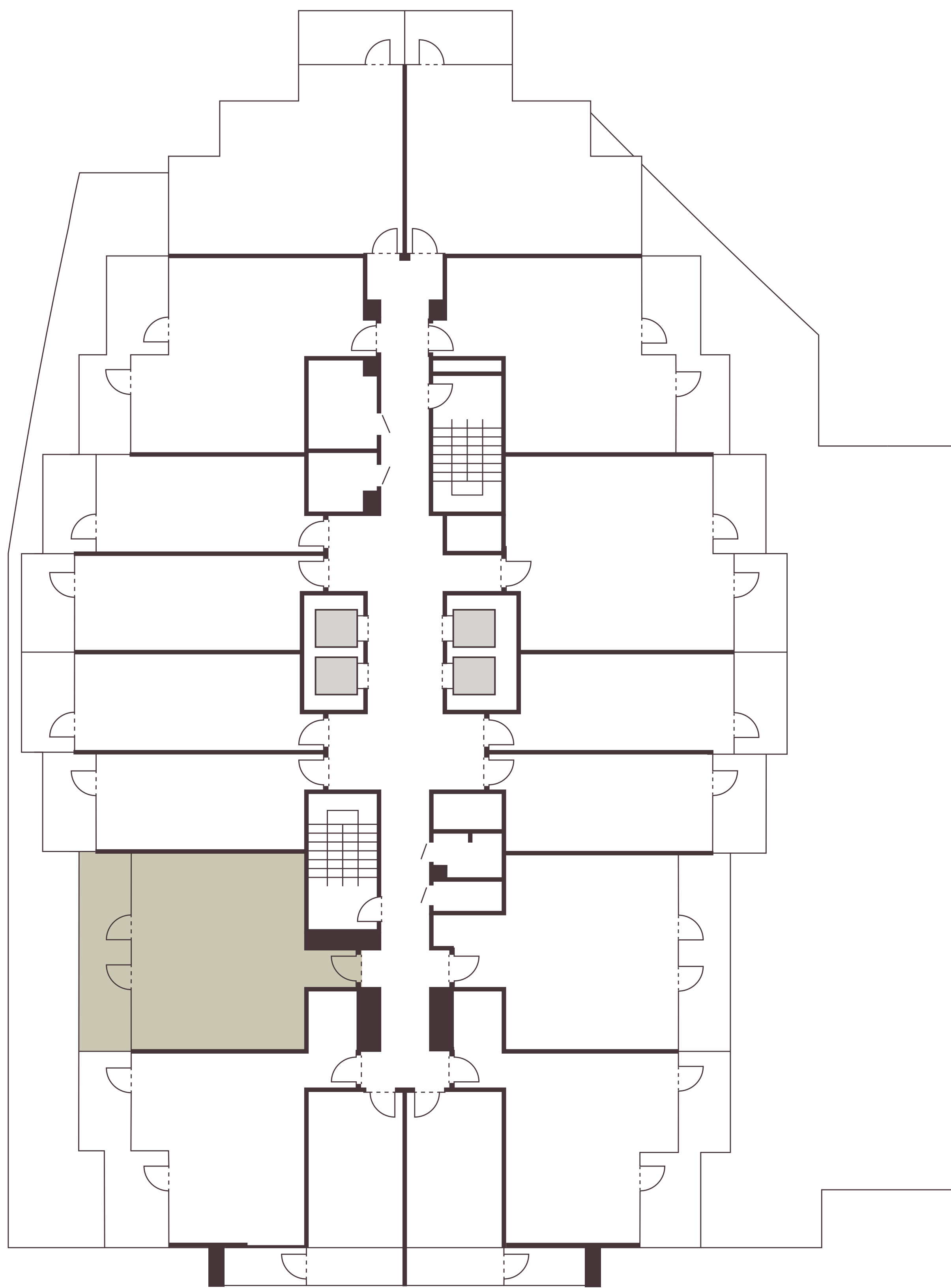
TYPE G

1 BEDROOM

INTERNAL LIVING AREA
656.49 SQ.FT

OUTDOOR LIVING AREA
178.57 SQ.FT

TOTAL LIVING AREA
835.06 SQ.FT



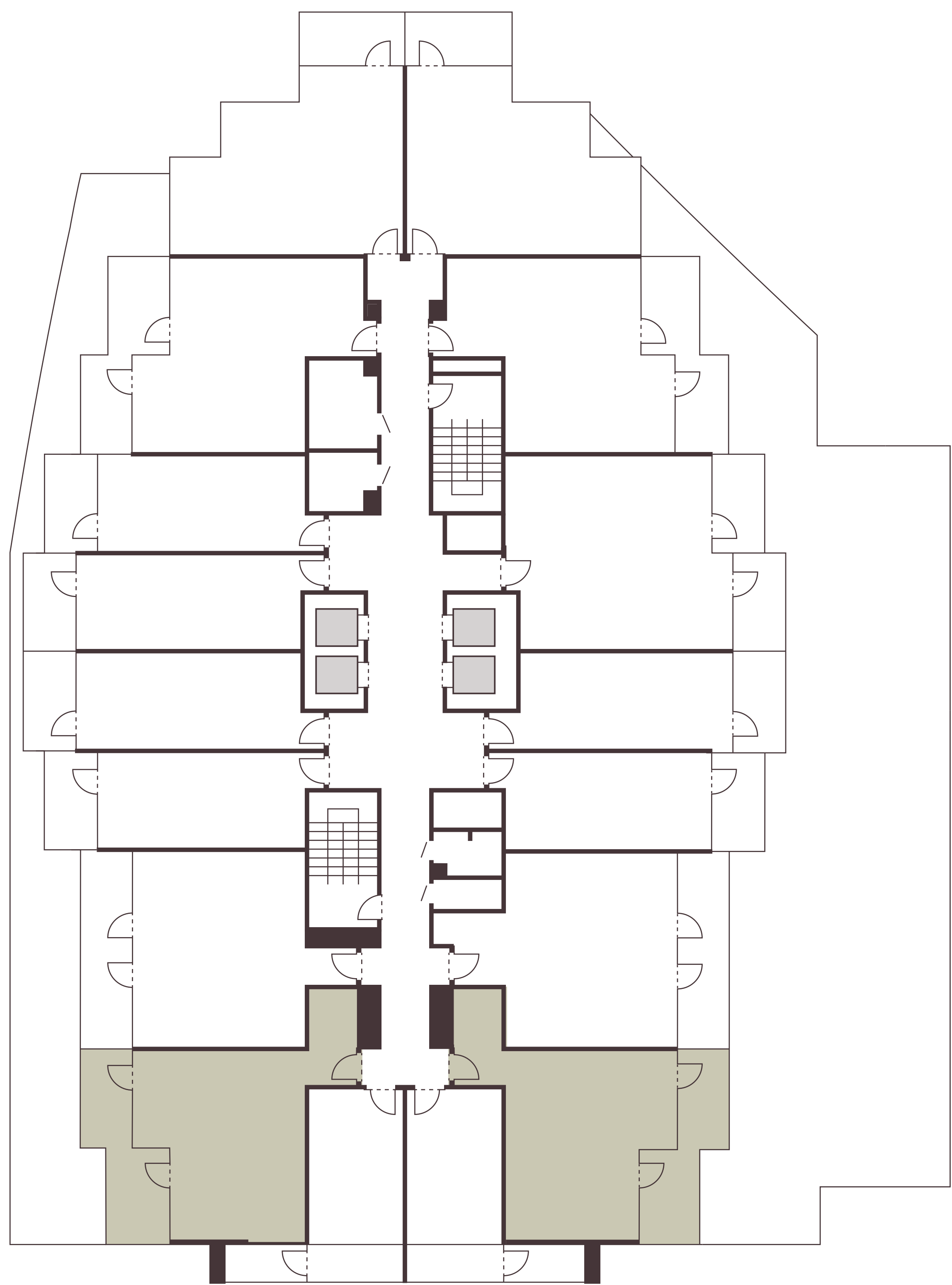
TYPE H

1 BEDROOM

INTERNAL LIVING AREA
636.36 SQ.FT

OUTDOOR LIVING AREA
189.98 SQ.FT

TOTAL LIVING AREA
826.35 SQ.FT

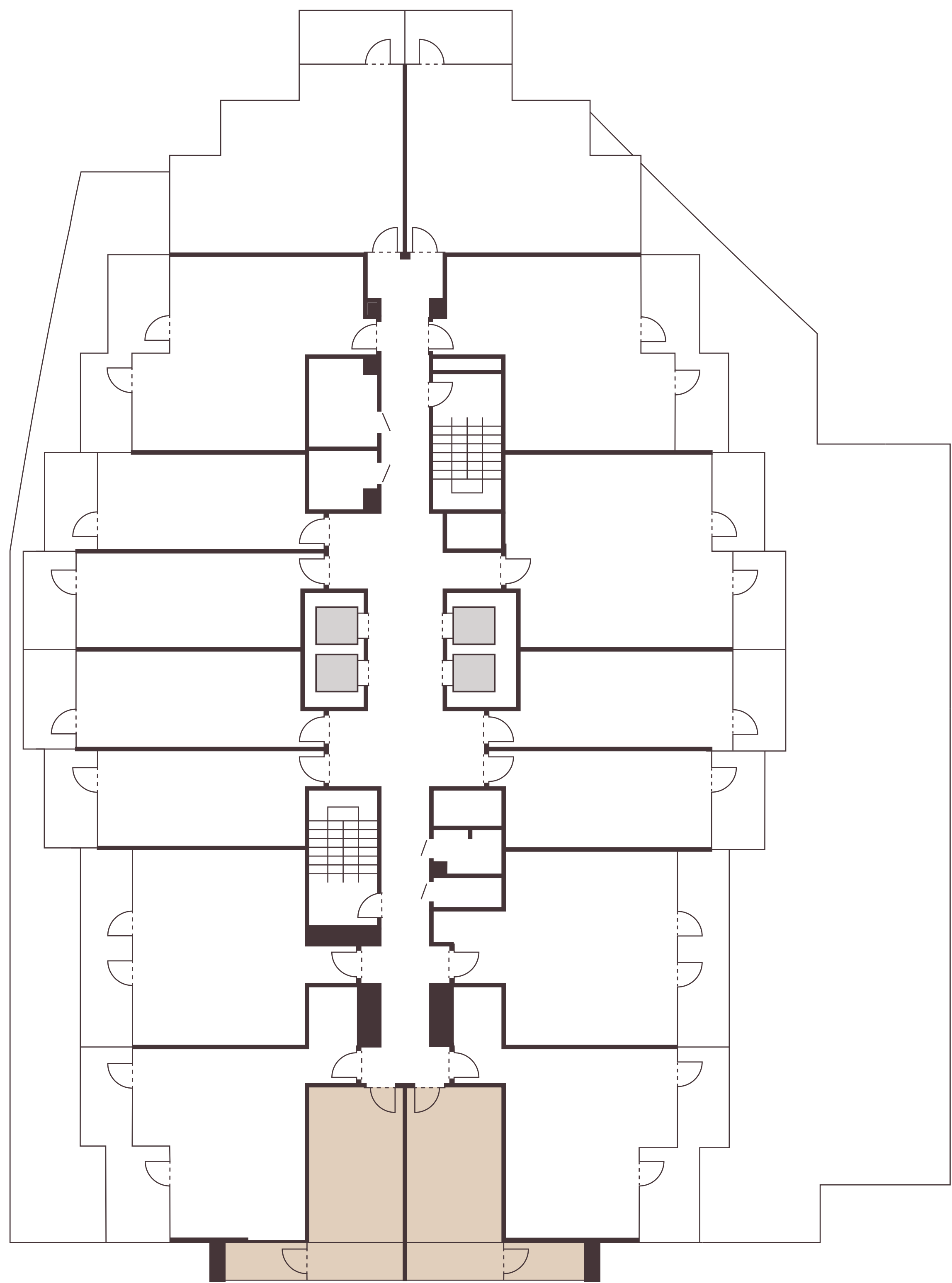


TYPE E
STUDIO

INTERNAL LIVING AREA
341.54 SQ.FT

OUTDOOR LIVING AREA
49.08 SQ.FT

TOTAL LIVING AREA
390.62 SQ.FT



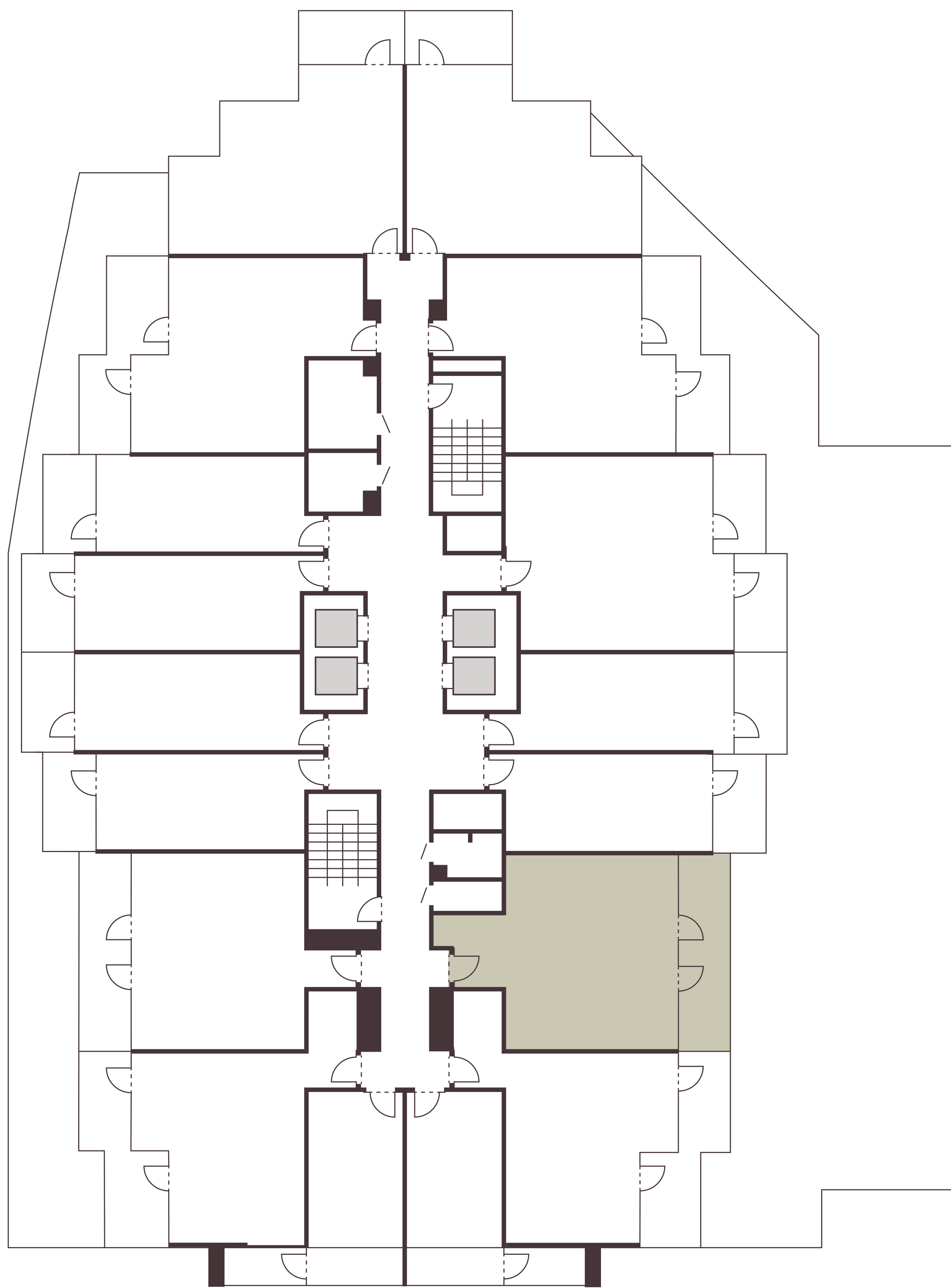
TYPE I

1 BEDROOM

INTERNAL LIVING AREA
697.61 SQ.FT

OUTDOOR LIVING AREA
178.47 SQ.FT

TOTAL LIVING AREA
876.07 SQ.FT

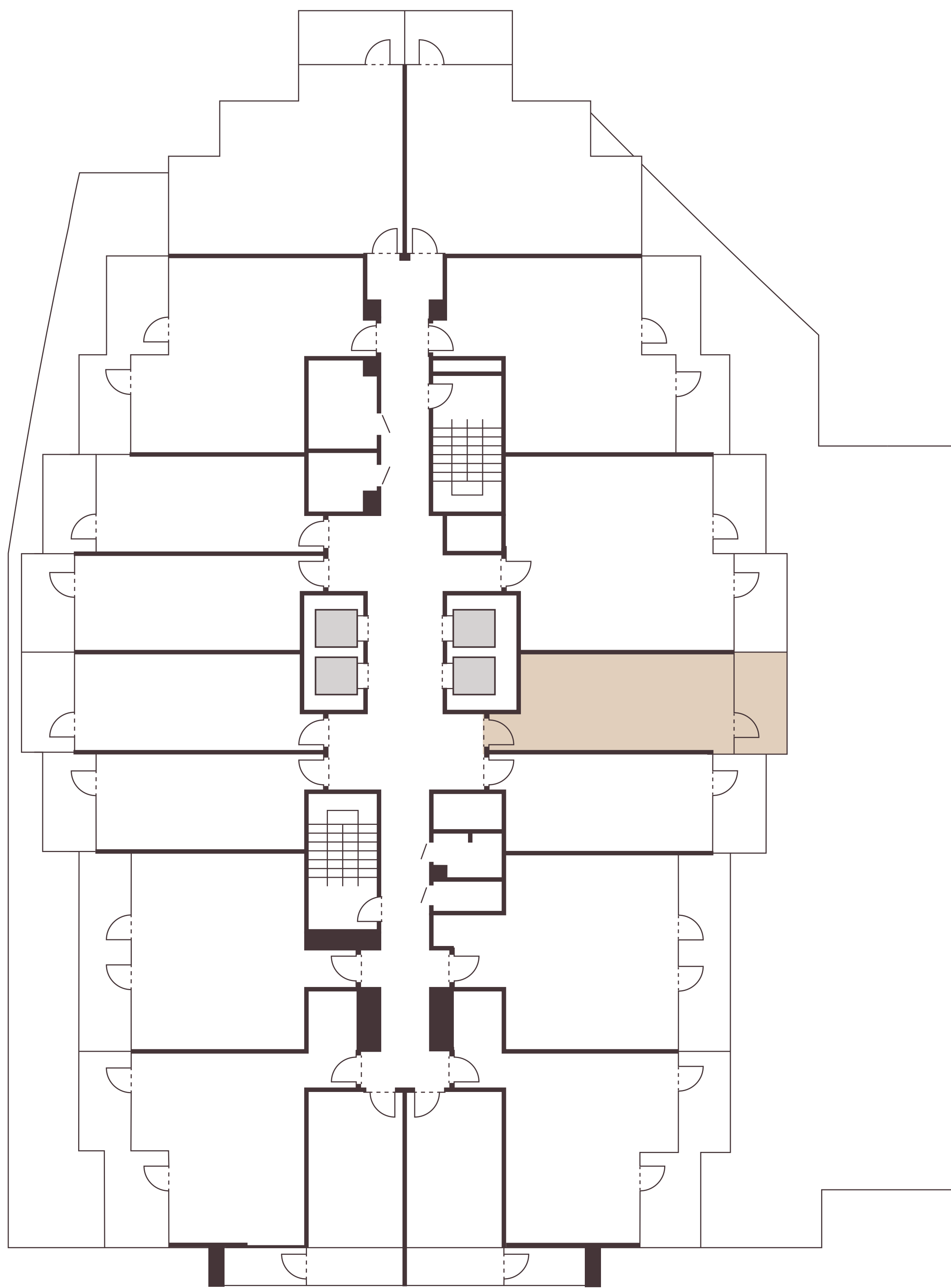


TYPE H
STUDIO

INTERNAL LIVING AREA
409.46 SQ.FT

OUTDOOR LIVING AREA
91.60 SQ.FT

TOTAL LIVING AREA
501.06 SQ.FT



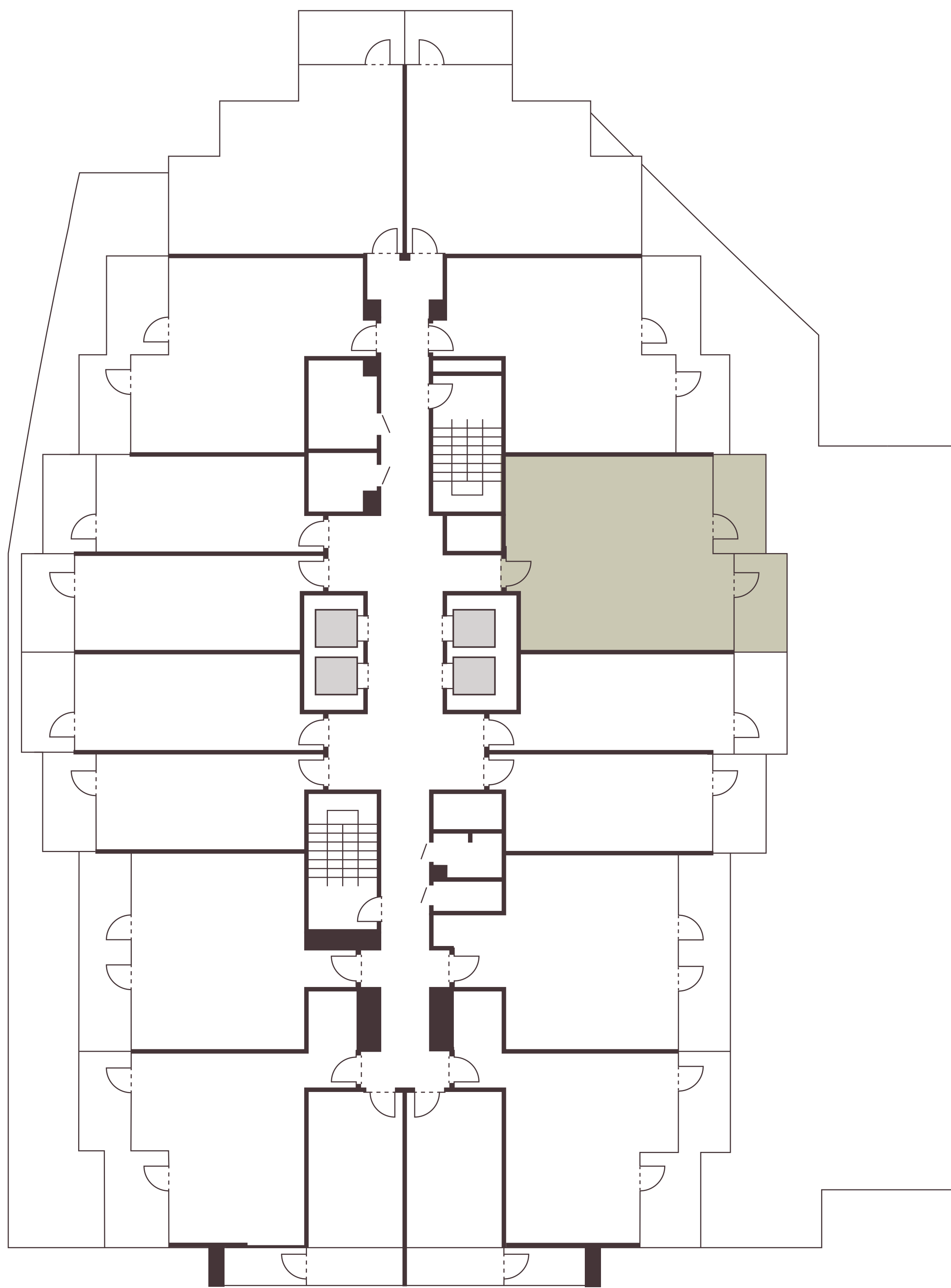
TYPE J

1 BEDROOM

INTERNAL LIVING AREA
770.37 SQ.FT

OUTDOOR LIVING AREA
181.05 SQ.FT

TOTAL LIVING AREA
951.42 SQ.FT





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.





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 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 VISTA

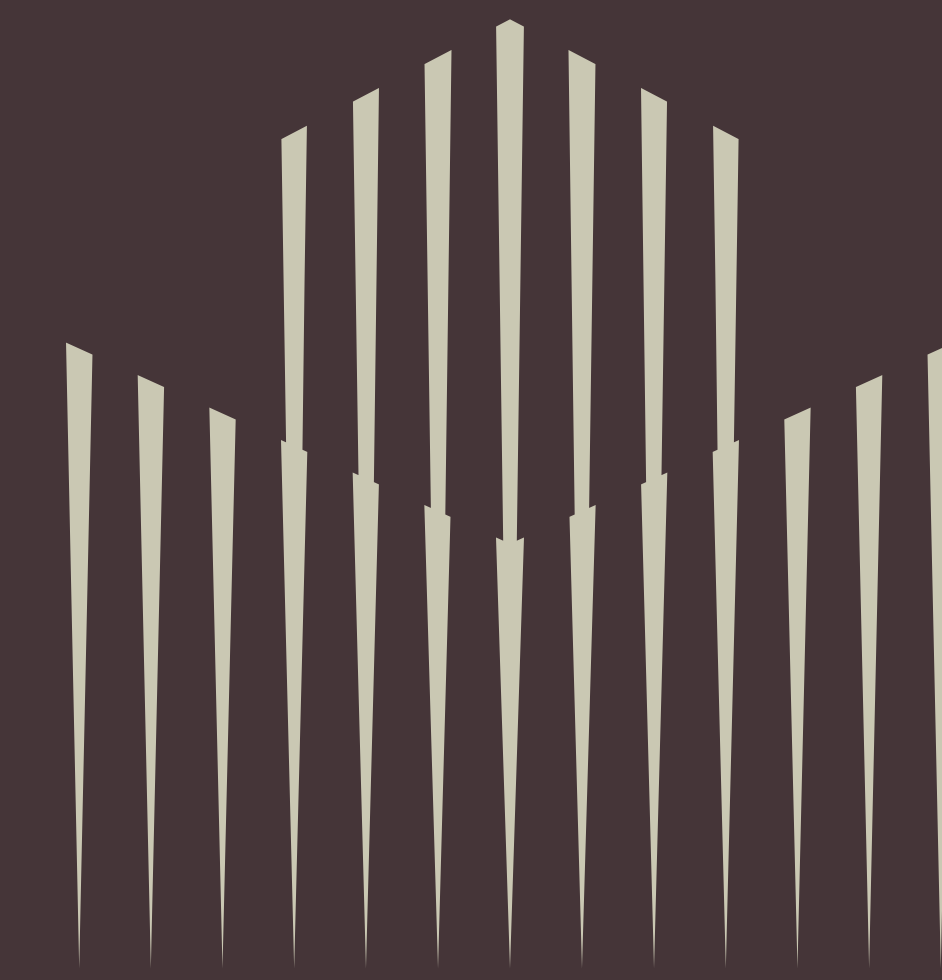
Introducing The Beach Vista – featuring luxurious studio, 1-bedroom, and 2-bedroom apartments. Located directly across from Wynn Marjan Island and offering breathtaking views of the Arabian Gulf, The Beach vista architectural design is inspired by the serene beauty of the coastline. Discover the ultimate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



PROJECT INTERACTIVE PAGE

To view the project details for Island Heights, [CLICK HERE](#) or scan the QR code.





ISLAND HEIGHTS
AT AL MARJAN ISLAND

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

T: +971 4 325 3447 | E: info@rangerak.ae

A: Office 1104, Boulevard Plaza, Tower 2, Burj Khalifa Community, Downtown Dubai, United Arab Emirates.