

La Perla

A BNW x PEARL DEVELOPMENT

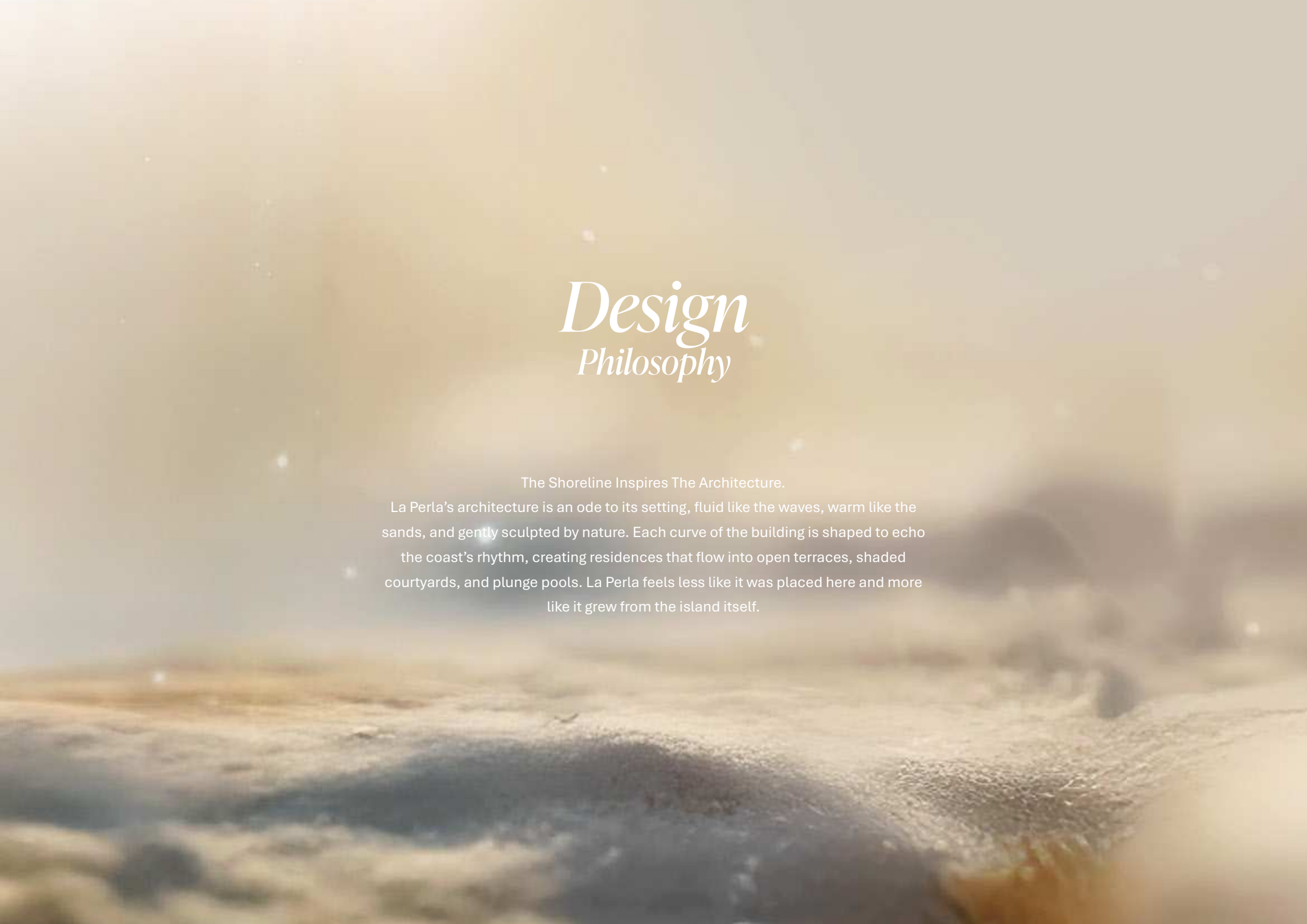
AL MARJAN ISLAND





Timeless
Island Living

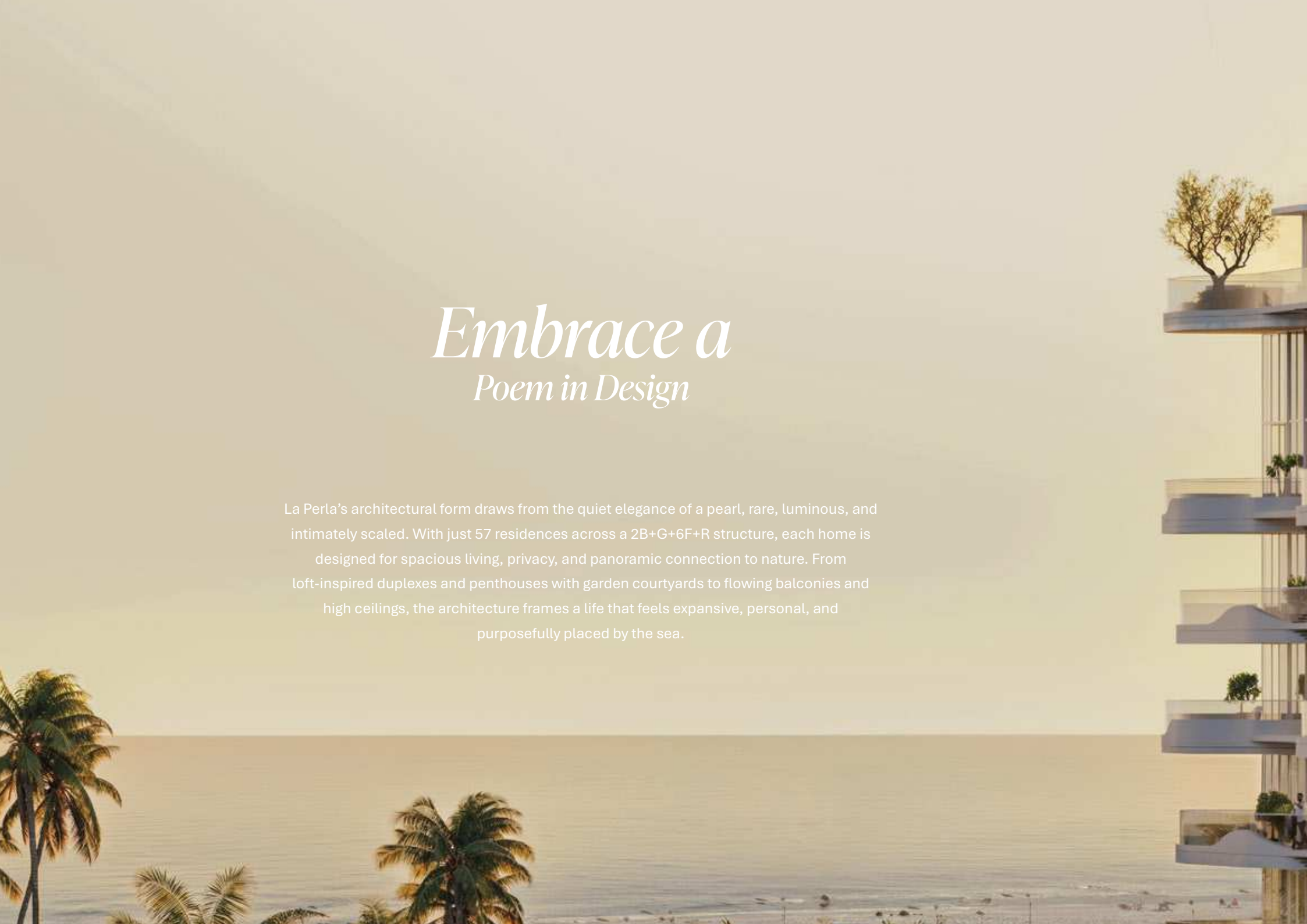




Design Philosophy

The Shoreline Inspires The Architecture.

La Perla's architecture is an ode to its setting, fluid like the waves, warm like the sands, and gently sculpted by nature. Each curve of the building is shaped to echo the coast's rhythm, creating residences that flow into open terraces, shaded courtyards, and plunge pools. La Perla feels less like it was placed here and more like it grew from the island itself.



Embrace a Poem in Design

La Perla's architectural form draws from the quiet elegance of a pearl, rare, luminous, and intimately scaled. With just 57 residences across a 2B+G+6F+R structure, each home is designed for spacious living, privacy, and panoramic connection to nature. From loft-inspired duplexes and penthouses with garden courtyards to flowing balconies and high ceilings, the architecture frames a life that feels expansive, personal, and purposefully placed by the sea.







Island form Defines *Design Intent*

La Perla's exterior isn't designed to stand out but to belong. Its curved silhouette mirrors the shoreline, softening the skyline with organic grace. Oversized terraces dissolve boundaries between indoor and out, while the eastern edge unfolds into a landscaped open space, welcoming community life. From morning light on the balconies to twilight reflections on the water feature, La Perla becomes part of the island's natural choreography.









La Perla's rooftop is where stillness meets spectacle. Rooftop Pool blend into the ocean's edge, wellness nooks offer serene escapes, and sunsets are savoured from private perches. Every breeze carries the hush of luxury, whispering only to those who listen.



ROOFTOP POOL

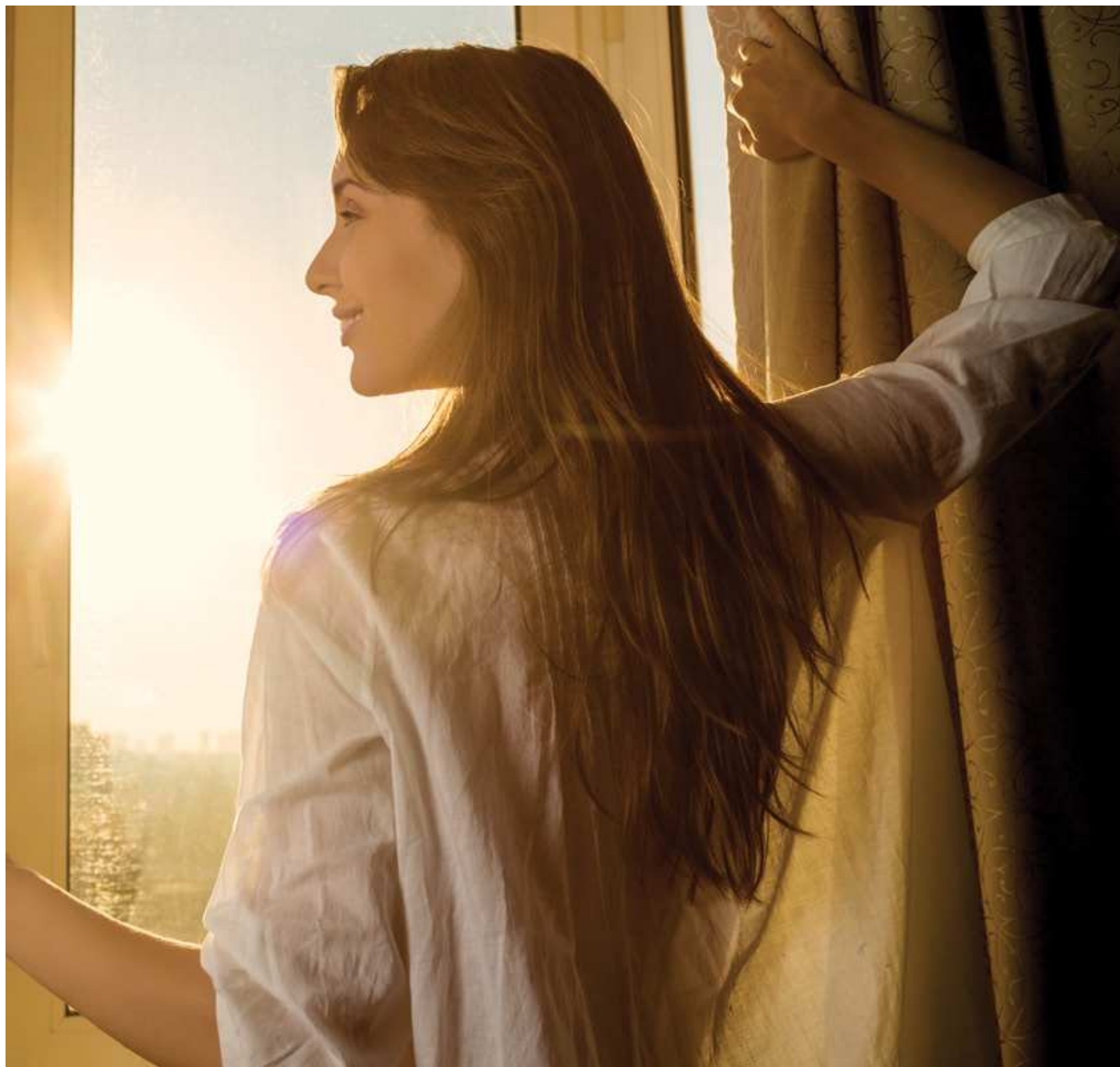


Where Island

Dreams Take Shape









Island Rhythm

Elevates Urban Serenity



At the heart of it all is the Spanish-style courtyard, a breathtaking centrepiece that captures light and frames the tranquil water beneath a soaring skylight. It's a sanctuary where stillness speaks and where Mediterranean soul meets coastal serenity. La Perla's courtyard isn't just central, it's unforgettable.



AMENITIES



Rooftop
swimming pool



Outdoor cinema
under the stars



Multiuse courtyard for
community moments



BBQ pavilion for
alfresco dining



Cozy family
gathering zones



Jacuzzi lounge for
deep relaxation



Elevated
view decks



Reflective
water feature



Café by the
Spanish courtyard



Yoga &
Wellness Area



Kids' pool with
play lounge



State-of-the
-Art gym



Sauna & steam
therapy rooms



Boutique Spa with
private suites



Landscaped
green terraces



Dedicated kids'
exploration zone



Life at La Perla flows with the rhythm of the sea - fluid, enriching, and serene. Tide-kissed light fills your luxury residence by morning; starlit pergolas cradle your nights. Palm leaves calmly sway, citrus lingers, and every corner invites presence, peace, and a quiet return to what matters.





CAFE



COURTYARD



BEDROOM



Inside La Perla, natural light leads the design. Carefully selected materials and smart layouts bring together a living experience that is elevated and relaxed, tailored for coastal modernity. Textured stone walls meet soft linen drapes, while oakwood finishes and metal accents add depth to every corner.



LIVING ROOM



The Prime Vicinities



05 Minutes
Al Marjan Island Boulevard



05 Minutes
Rixos Bab-al-Bahr Resort



08 Minutes
Wynn Resort



10 Minutes
Al Hamra Mall



10 Minutes
RAK Central



13 Minutes
Al Hamra Golf Club



13 Minutes
Al Hamra Village



16 Minutes
Cosmo Health Center



16 Minutes
Dreamland Aqua Park



18 Minutes
RAK Exhibition Centre

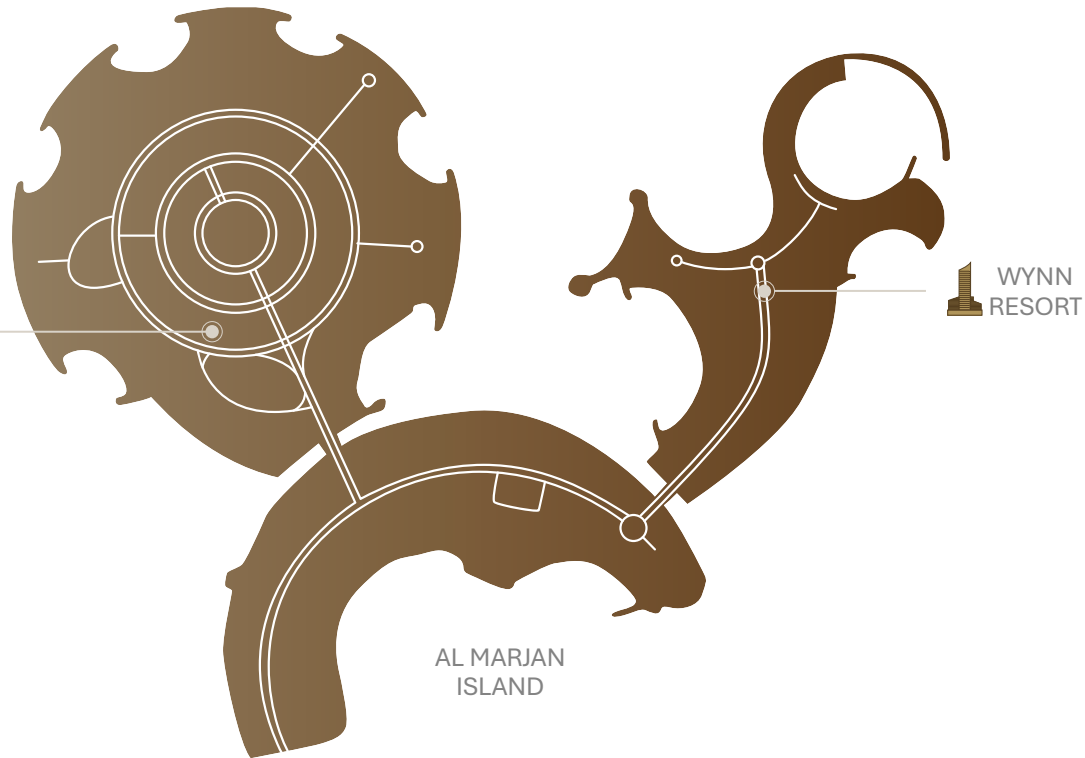


20 Minutes
RAK Academy



20 Minutes
Royal Yacht Club, RAK

LalPerta
A BNW x PEARL DEVELOPMENT



35 Minutes
RAK Airport



55 Minutes
Dubai International Airport



90 Minutes
Al Maktoum International Airport



Each fully furnished home at La Perla blends ease with refinement. From integrated appliances and bespoke finishes to muted palettes and curated furniture, every space reflects the artistry of quiet sophistication. Every detail is considered, from concealed storage that keeps spaces seamless to intricate tactile fabrics.









PENTHOUSE LIVING ROOM



Rooted in restraint and balance, La Perla's interiors are composed with nature's goodness in mind. Earthy textures, organic lines, and soft light create a calm backdrop for a life that feels grounded yet exquisitely elevated. It invites it quietly, through thoughtful contrasts and materials that breathe.







DUPLEX BEDROOM



UNIT PLANS

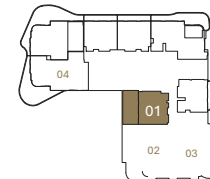


1 Bedroom

TYPE - A

Suite Area	60.76 sq.m	654.02 sq.ft
Balcony Area	33.46 sq.m	360.16 sq.ft
Total Area	94.22 sq.m	1014.18 sq.ft

LEVEL 1ST



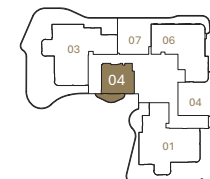
LEVEL 2ND & 4TH



LEVEL 3RD & 5TH



LEVEL 6TH





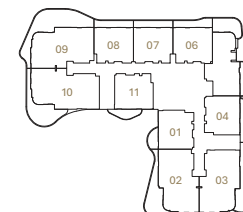
1 Bedroom

TYPE - B

Suite Area	78.24 sq.m	842.17 sq.ft
Balcony Area	28.52 sq.m	306.99 sq.ft
Total Area	106.76 sq.m	1149.16 sq.ft



LEVEL 2ND & 4TH



LEVEL 3RD & 5TH





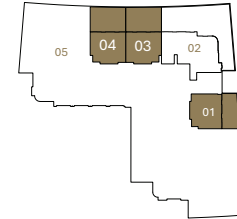
2 Bedroom

TYPE - 1A

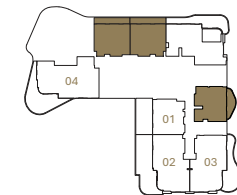
Suite Area	122.36 sq.m	1317.07 sq.ft
Balcony Area	61.11 sq.m	657.78 sq.ft
Total Area	183.47 sq.m	1974.85 sq.ft



LEVEL G



LEVEL 1st



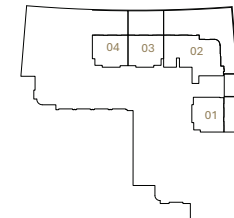
2 Bedroom

TYPE - 2A

Suite Area	204.53 sq.m	2201.54 sq.ft
Balcony Area	186.30 sq.m	2005.32 sq.ft
Total Area	390.83 sq.m	4206.86 sq.ft



LEVEL G



LEVEL 1st



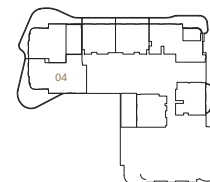


2 Bedroom

TYPE - B

Suite Area	101.46 sq.m	1092.11 sq.ft
Balcony Area	34.41 sq.m	370.39 sq.ft
Total Area	135.87 sq.m	1462.49 sq.ft

LEVEL 1ST



LEVEL 2ND & 4TH



LEVEL 3RD & 5TH

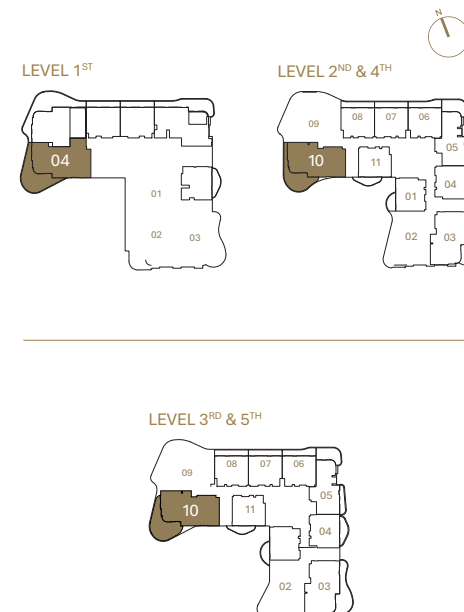




2 Bedroom

TYPE - C

Suite Area	117.11 sq.m	1260.56 sq.ft
Balcony Area	46.94 sq.m	505.26 sq.ft
Total Area	164.05 sq.m	1765.82 sq.ft





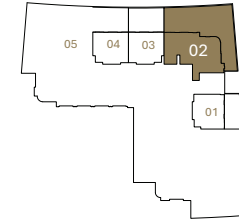
3 Bedroom

TYPE - 1A

Suite Area	207.83 sq.m	2237.06 sq.ft
Balcony Area	168.91 sq.m	1818.13 sq.ft
Total Area	376.74 sq.m	4055.20 sq.ft



LEVEL G



LEVEL 1ST



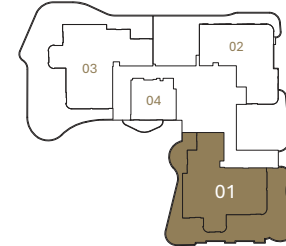


3 Bedroom

TYPE - A

Suite Area	178.84 sq.m	1925.02 sq.ft
Balcony Area	163.60 sq.m	1760.98 sq.ft
Total Area	342.44 sq.m	3685.99 sq.ft

LEVEL 6TH





3 Bedroom

TYPE - B

Suite Area	146.44 sq.m	1576.27 sq.ft
Balcony Area	183.35 sq.m	1973.56 sq.ft
Total Area	329.79 sq.m	3549.83 sq.ft

LEVEL 6TH



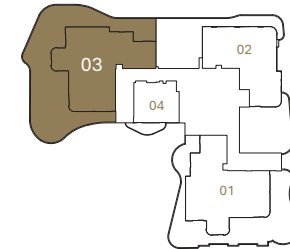


3 Bedroom

TYPE - C

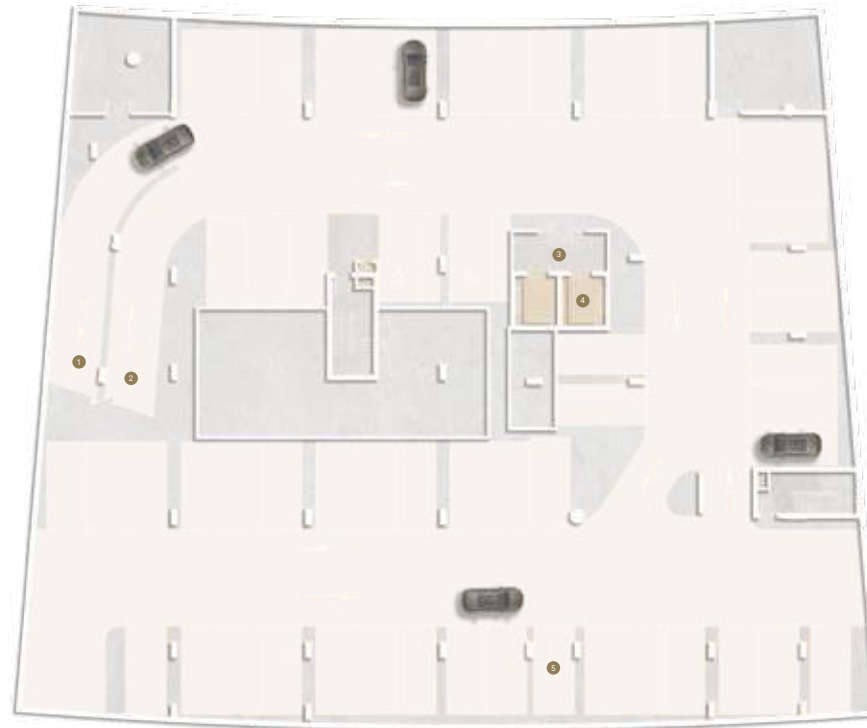
Suite Area	183.24 sq.m	1972.28 sq.ft
Balcony Area	221.28 sq.m	2381.84 sq.ft
Total Area	404.52 sq.m	4354.22 sq.ft

LEVEL 6TH



FLOOR PLANS

BASEMENT 2 FLOOR PLAN



1 RAMP UP TO BASEMENT 1

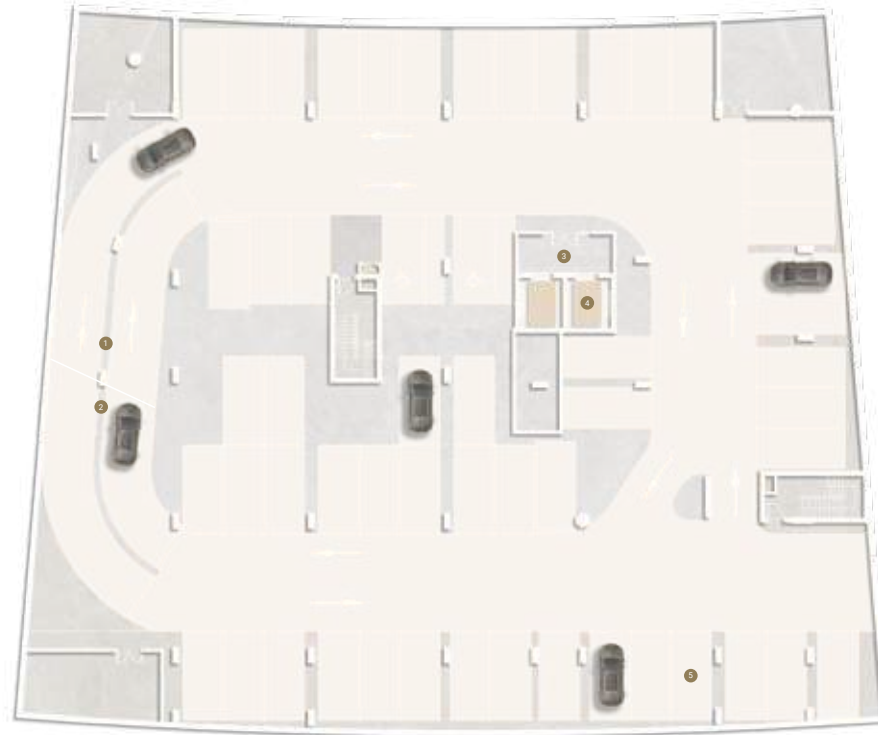
2 RAMP DN FROM BASEMENT 1

3 LIFT LOBBY

4 LIFT

5 PARKING

BASEMENT 1 FLOOR PLAN



1 ACCESS TO UPPER FLOOR

2 ACCESS TO LOWER FLOOR

3 LIFT LOBBY

4 LIFT

5 PARKING

GROUND FLOOR PLAN



- 1 MAIN ENTRANCE
- 2 RECEPTION
- 3 LOUNGE
- 4 CAFE
- 5 LIFT
- 6 LIFT LOBBY
- 7 FEMALE TOILET
- 8 MALE TOILET
- 9 SPA
- 10 GYMNASIUM
- 11 EXTERNAL COURTYARD
- 12 ACCESS TO LOWER PARKING
- 13 EMERGENCY VEHICLE ACCESS ZONE
- 14 SERVICES



FIRST FLOOR PLAN



1BHK - TYPE A

2BHK - TYPE B

2BHK - TYPE C

2BHK - TYPE 1A DUP

2BHK - TYPE 2A DUP

3BHK - TYPE 1A DUP

SECOND FLOOR PLAN



1BHK - TYPE A

1BHK - TYPE B

2BHK - TYPE B

2BHK - TYPE C

THIRD FLOOR PLAN



1BHK - TYPE A

1BHK - TYPE B

2BHK - TYPE B

2BHK - TYPE C

FOURTH FLOOR PLAN



1BHK - TYPE A

1BHK - TYPE B

2BHK - TYPE B

2BHK - TYPE C

FIFTH FLOOR PLAN



1BHK - TYPE A

1BHK - TYPE B

2BHK - TYPE B

2BHK - TYPE C

SIXTH FLOOR PLAN



1BHK - TYPE A

3BHK - TYPE A

3BHK - TYPE B

3BHK - TYPE C

ROOF FLOOR PLAN



- | | | | | | |
|------------------|------------------|---------------|-------------------|-------------|-------------------|
| 1 LIFT LOBBY | 2 LIFT | 3 ADULT POOL | 4 ADULT POOL DECK | 5 BBQ AREA | 6 KIDS POOL |
| 7 KIDS POOL DECK | 8 KIDS PLAY AREA | 9 MALE TOILET | 10 FEMALE TOILET | 11 POD BATH | 12 OUTDOOR CINEMA |







BNW DEVELOPMENTS
بي ان دبليو للتطوير العقاري

33rd Floor, Ubora Tower, Business Bay, Dubai, UAE

☎ 800BNWUAE

🌐 BNW.AE

✉ INFO@BNW.AE