LAPIS
Real Estate FZ-LLC

AZURE
by Lapis

PROJECT BRIEF

Message from the Chairman

As we celebrate 20 years of LAPIS Properties, I look back with pride on a journey built on vision, resilience, and trust. From the start, our goal was never just to construct buildings, but to create spaces that inspire, elevate, and make a difference in people's lives.

Guided by innovation, quality, and core values, we have grown across the Middle East and Turkey, delivering not just projects but lasting impact. The trust of our clients, investors, and partners has been our greatest strength, helping us overcome challenges and reach new heights.

Looking ahead, we remain committed to innovation, sustainability, and purposeful growth.

With your continued support, we will keep shaping communities and building a legacy of excellence, one project at a time.

Chairman,

LAPIS Properties




Where Serenity Meets
Sophistication

The Essence of AZURE by Lapis

Azure stands as a symbol of refined living on Al Marjan Island, Ras Al Khaimah's most prestigious waterfront address. Rising against the horizon where the sea meets the sky, Azure captures the essence of serenity and sophistication in one timeless destination.

Here, the calm rhythm of the ocean is met with architectural elegance, creating a lifestyle that is both elevated and effortless. Azure is more than a residence, it is a sanctuary shaped by nature, designed for those who seek clarity, beauty, and meaning in the spaces they call home.





A Destination Beyond *Compare*

Framed by mountains, desert, and the sea, Ras Al Khaimah is one of the UAE's fastest-growing destinations for luxury living and investment.

Known for its natural beauty, rich heritage, and forward-looking vision, the emirate is becoming a global hub for tourism, leisure, and real estate.

With landmark projects such as the upcoming Wynn Resort & Casino on Al Marjan Island and world-class golf, hospitality, and adventure attractions, Ras Al Khaimah is shaping the next chapter of elevated living in the UAE.



Luxury reimagined in every *Detail*

Connectivity and Lifestyle Essentials

03 mins Al Hamra Mall	03 mins Golf Club	06 mins Marina & Yacht Club	06 mins Historic Jazz, Al Hamra	28 mins RAK Airport
1.5 hour Dubai, Burj Khalifa	35 mins Wadi Shawka	20 mins Al Qawasim Corniche	45 mins Jebel Jais	45 mins Jais Flight

10 mins Manta Bay Rooftop Beach
Launching 2026

20 mins Wynn Resort & Casino
Launching 2027

Coming Soon!

Building Configuration

OWNERSHIP
Freehold

ANTICIPATED COMPLETION
Q4 2028

PARKING
Studio, 1 and 2 bedroom apartments: 1 parking space

3 bedroom normal, 3 bedroom penthouse
and 3 bedroom sky villa: 2 parking spaces



Design Philosophy

Framing the Horizon



LIGHT
Defines form

SPACE
Shapes perspective

SERENITY
Elevates living

At Azure, design becomes an experience. Rising 40 stories above Marjan Island, every line of the tower is drawn to the horizon, framing endless sea views and open skies.
Guided by clarity and flow, the glass invites natural light, verticality enhances perspective, and materials evoke timeless calm.
Each residence is a sanctuary, balancing privacy with openness, elegance with simplicity.

Here, design is purposeful;
Shaping spaces that elevate daily living, inspire connection, and reflect the quiet rhythm of sea, sky, and home.


Where the sea whispers and
life slows

Unit Types

Studio Apartment

Premium Studio Apartment

1 Bedroom Apartment

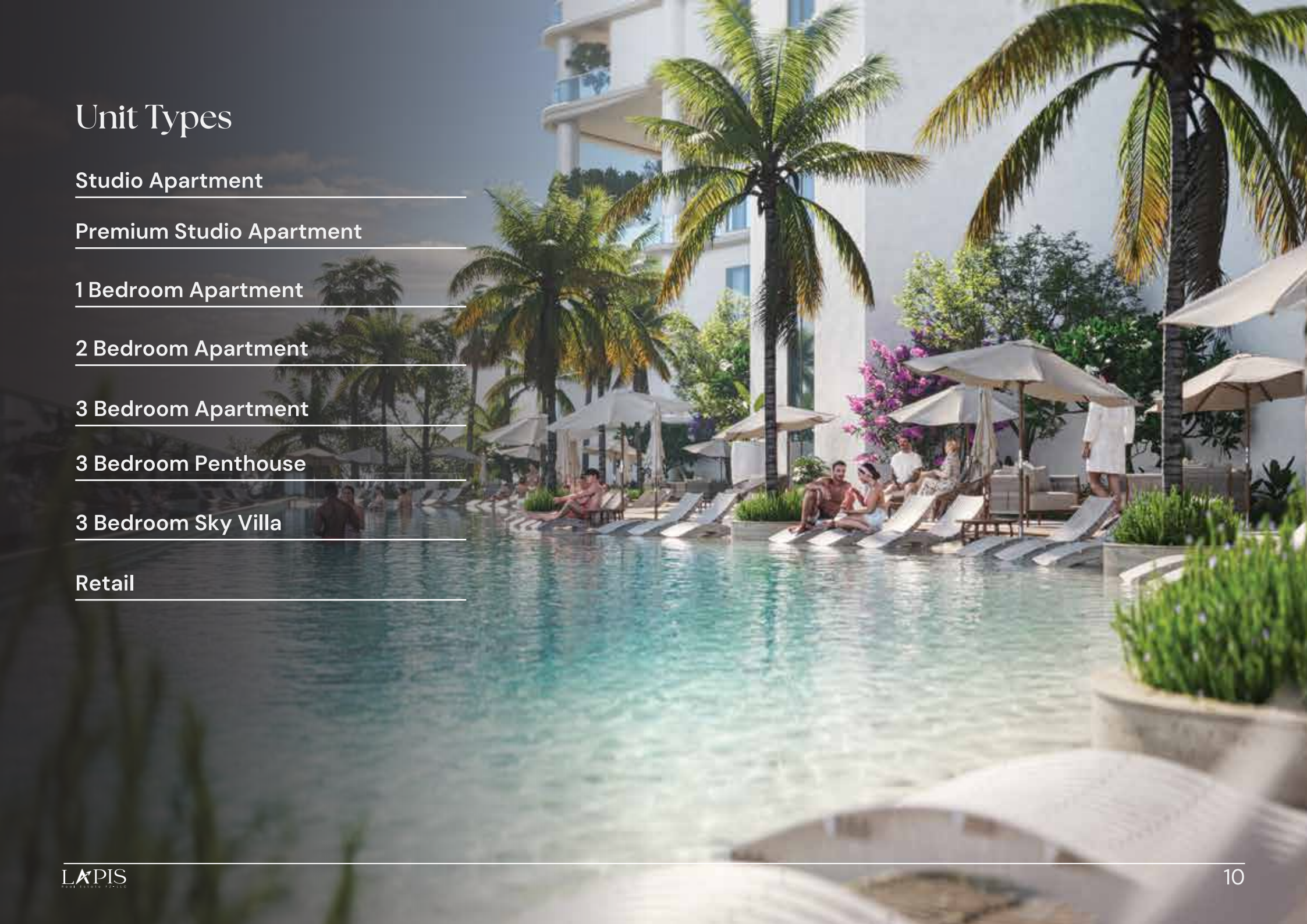
2 Bedroom Apartment

3 Bedroom Apartment

3 Bedroom Penthouse

3 Bedroom Sky Villa

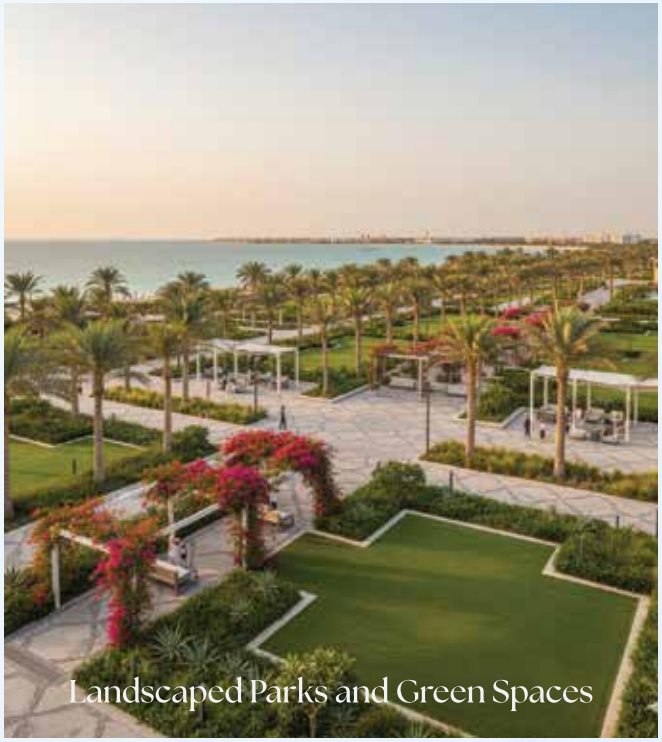
Retail



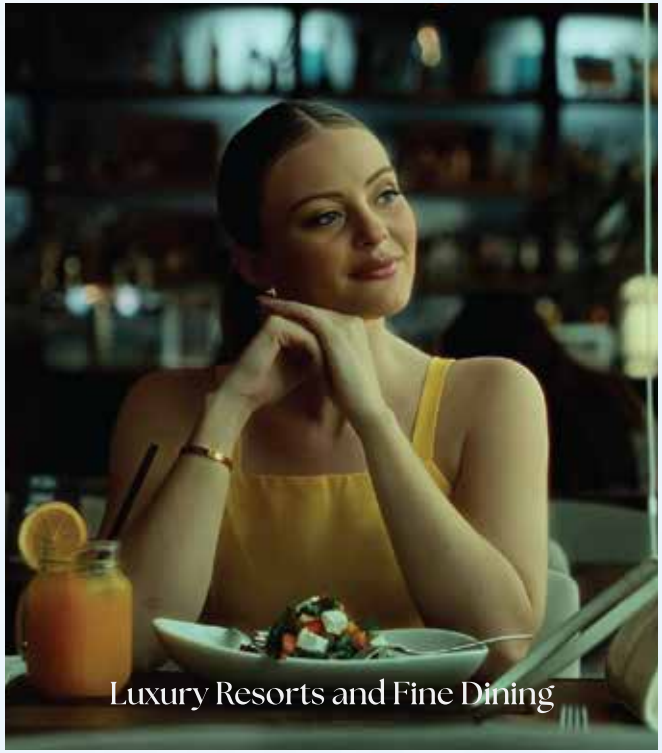

A life shaped by elegance and
Calm

Community Amenities

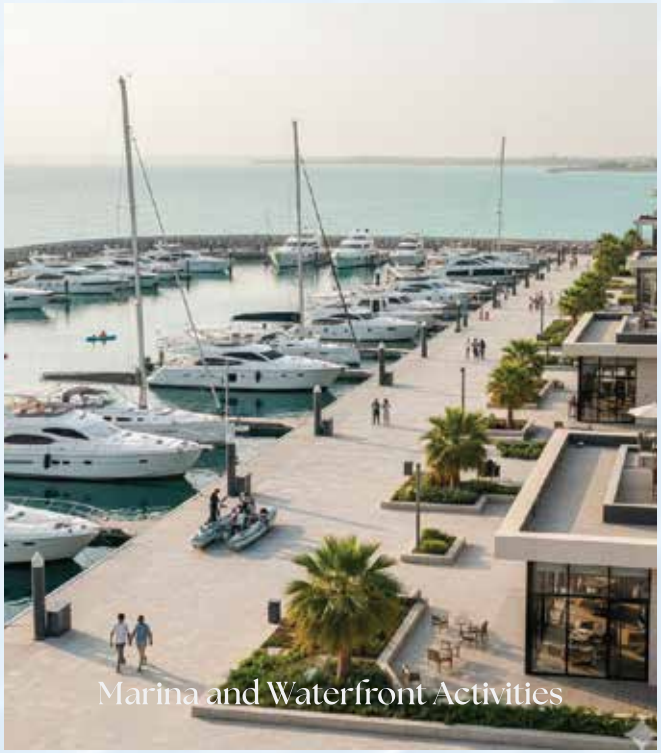

Beachfront and Private Beaches


Landscaped Parks and Green Spaces


Jogging and Cycling Pathways


Luxury Resorts and Fine Dining


Boutique Retail and Leisure Outlets


Marina and Waterfront Activities



Amenities

Crafted for Comfort, Wellness, & Leisure



THE LOBBY



THE ELEVATORS



KIDS PLAY AREA



OUTDOOR POOL AREA


VOLLEYBALL


KIDS POOL


JOGGING


FOUNTAINS DANCE



Residential Apartments

Private Retreat by the Coast



THE LIVING AREA



THE BEDROOM



THE BEDROOM



THE KITCHEN



THE BATHROOM



Floor Plans

Layouts that Fit Every Lifestyle


PODIUM 1
LV Room
Substation
Service Room
Lobby
Retail
North

1st FLOOR (1st TYPICAL)



2ND TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 2,3,7,8,9,13,14,15,19,20,21,25,26,27,31,32,33,37,38
(TOTAL 19 FLOORS)



3RD TYPICAL + (GR-DUPLEX) LEFT WING FLOOR PLAN

TYPICAL FLOOR AT: 4,16,28 (TOTAL 3 FLOORS)



4TH TYPICAL + (1ST-DUBLIX) LFET WING FLOOR PLAN

TYPICAL FLOOR AT : 5,17,29 (TOTAL 3 FLOORS)



5TH TYPICAL + (GR-DUPLEX) RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT: 10,22,34 (TOTAL 3 FLOORS)



6TH TYPICAL + (1ST-DUPLEX) RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT: 11,23,35 (TOTAL 3 FLOORS)



7TH TYPICAL LEFT WING FLOOR PLAN

TYPICAL FLOOR AT: 6,18,30 (TOTAL 3 FLOORS)



8TH TYPICAL RIGHT WING FLOOR PLAN

TYPICAL FLOOR AT: 12,24,36 (TOTAL 3 FLOORS)



9TH TYPICAL FLOOR PLAN (39-40)




Yoga
GYM
Dry Kids Area
North

UPPER ROOF FLOOR PLAN



TOP OF ROOF FLOOR PLAN



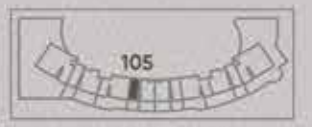


Unit Types

Modern touch in living spaces

STUDIO APARTMENT - NORMAL





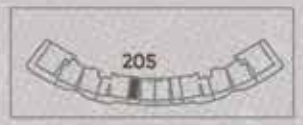
1st Floor (1st Typical)



4th Typical Floor



7th Typical Floor



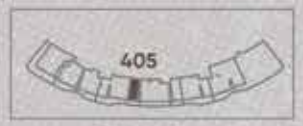
2nd Typical Floor (19 floors)



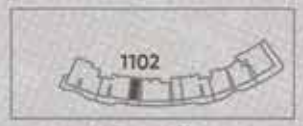
5th Typical Floor



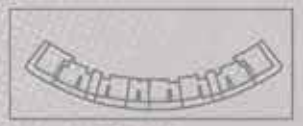
8th Typical Floor



3rd Typical Floor



6th Typical Floor


9th Typical Floor

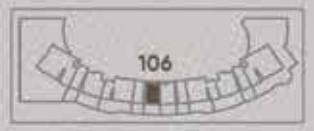
Unit 105 - STD

1	Entrance	-
2	Bathroom	2.95m x 1.50m
3	Kitchen	3.60m x 1.83m
4	Living Room	4.94m x 3.43m

Suite Area	317.43 sqft
Balcony Area	179.44 sqft
Total Area	496.44 sqft

STUDIO APARTMENT - PREMIUM

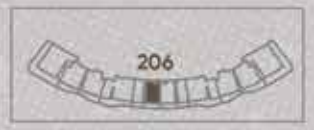




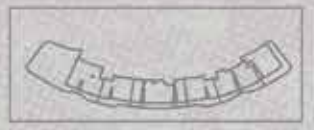
1st Floor (1st Typical)

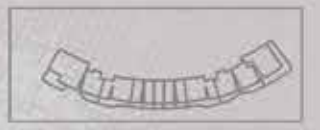

4th Typical Floor


7th Typical Floor

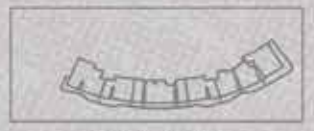


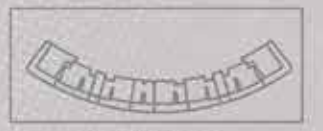
2nd Typical Floor (19 floors)


5th Typical Floor


8th Typical Floor


3rd Typical Floor


6th Typical Floor


9th Typical Floor

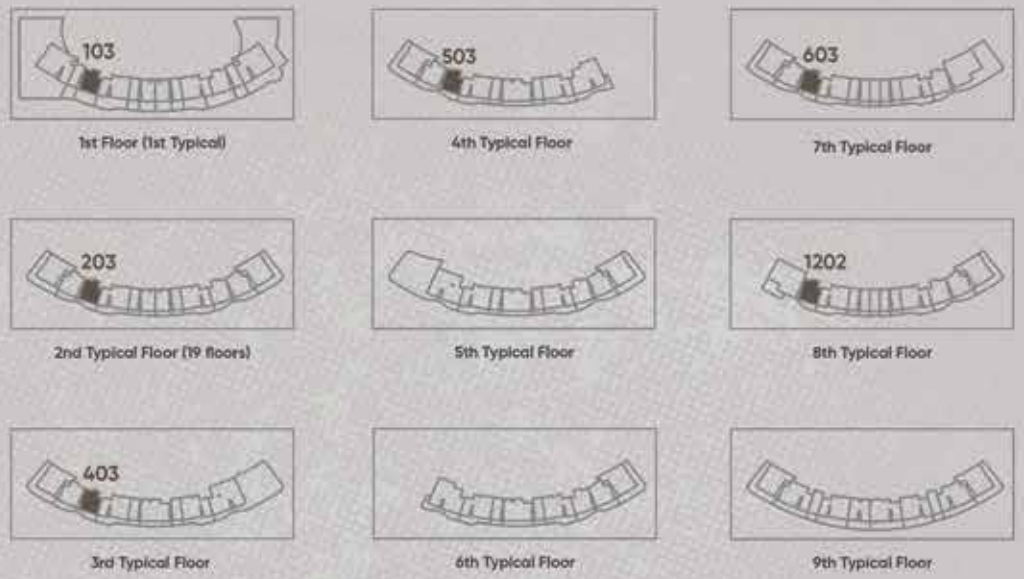
Unit 106 - PREMIUM STD

1	Entrance	-
2	Bathroom	2.90m x 2.60m
3	Kitchen	4.23m x 2.20m
4	Living Room	5.20m x 2.40m
5	Master Bedroom	5.20m x 2.84m

Suite Area	460.05 sqft
Balcony Area	241.33 sqft
Total Area	701.38 sqft

1 BEDROOM APARTMENT





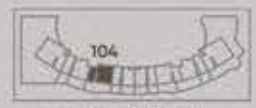
Unit 103 - 1BD

1	Entrance	-
2	Bathroom I	1.99m x 1.50m
3	Kitchen	2.96m x 2.54m
4	Living Room	4.70m x 3.75m
5	Master Bedroom	3.36m x 3.10m
6	Bathroom II	2.60m x 1.50m

Suite Area	610.64 sqft
Balcony Area	369.53 sqft
Total Area	979.85 sqft

2 BEDROOM APARTMENT





1st Floor (1st Typical)



4th Typical Floor



7th Typical Floor



2nd Typical Floor (19 floors)



5th Typical Floor



8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

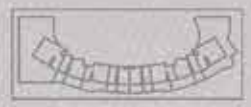
Unit 104 - 2BD

1	Entrance	–
2	Bathroom I	2.60m x 1.70m
3	Kitchen	3.45m x 2.50m
4	Living Room	4.60m x 3.80m
5	Master Bedroom	3.91m x 3.16m
6	Bedroom	4.22m x 3.00m
7	Bathroom II	2.40m x 1.50m
8	Bathroom III	2.00m x 1.40m

Suite Area	868.22 sqft
Balcony Area	539.06 sqft
Total Area	1406.85 sqft

3 BEDROOM APARTMENT - NORMAL





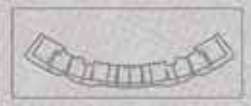
1st Floor (1st Typical)



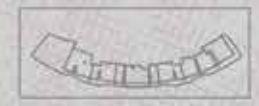
4th Typical Floor



7th Typical Floor



2nd Typical Floor (19 floors)



5th Typical Floor



8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

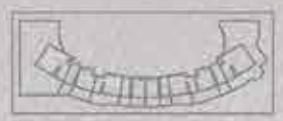
Unit 1201 – 3BD

1	Entrance	–
2	Bathroom I	2.46m x 1.50m
3	Kitchen	2.90m x 2.55m
4	Living Room	5.80m x 3.75m
5	Master Bedroom I	4.30m x 3.30m
6	Master Bedroom II	3.80m x 3.35m
7	Bedroom	4.55m x 3.30m
8	Bathroom II	2.55m x 2.55m
9	Bathroom III	2.45m x 1.80m
10	Bathroom III	2.20m x 1.50m

Suite Area	1247.01 sqft
Balcony Area	343.37 sqft
Total Area	1590.38 sqft

3 BEDROOM - DUPLEX





1st Floor (1st Typical)



4th Typical Floor



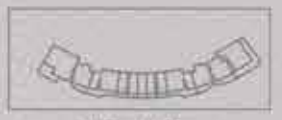
7th Typical Floor



2nd Typical Floor (19 floors)



5th Typical Floor



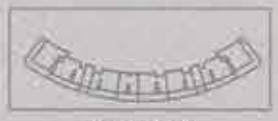
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

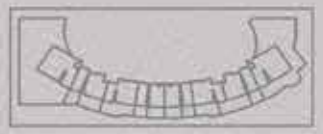
Unit 1001 - 3BD DUPLEX - GF

1	Entrance	-
2	Bathroom I	1.90m x 1.62m
3	Kitchen	3.42m x 2.75m
4	Living Room	10.26m x 4.09m
5	Master Bedroom	4.17m x 3.45m
6	Laundry	1.80m x 1.49m
7	Bathroom II	2.53m x 1.50m
8	Store	1.61m x 1.49m

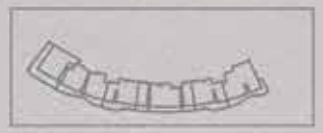
Suite Area	2412.99 sqft
Balcony Area	2788.74 sqft
Total Area	5206.33 sqft

3 BEDROOM - DUPLEX

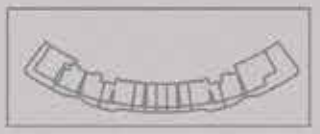




1st Floor (1st Typical)



4th Typical Floor



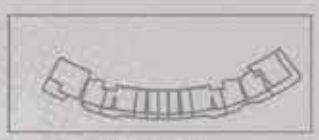
7th Typical Floor



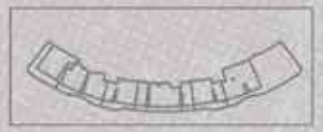
2nd Typical Floor (19 floors)



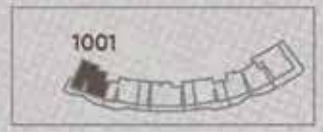
5th Typical Floor



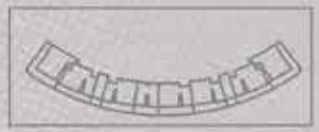
8th Typical Floor



3rd Typical Floor



6th Typical Floor



9th Typical Floor

Unit 1001 - 3BD DUPLEX - 1stF

1	Master Bedroom	7.02m x 3.97m
2	Bathroom I	4.56m x 2.64m
3	Bedroom	4.08m x 3.38m
4	Bathroom II	2.81m x 1.70m
5	Dressing Room I	3.00m x 2.25m
6	Dressing Room II	2.81m x 2.55m
7	Made Bedroom	3.87m x 2.54m
8	Bathroom III	2.50m x 1.42m
9	Store	1.59m x 1.49m

Suite Area	2417.59 sqft
Balcony Area	2788.74 sqft
Total Area	5206.33 sqft



PAYMENT PLAN

75% – 25%

2 years post handover

HANDOVER

2028

Q4


Designed for those who
expect more





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