# 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

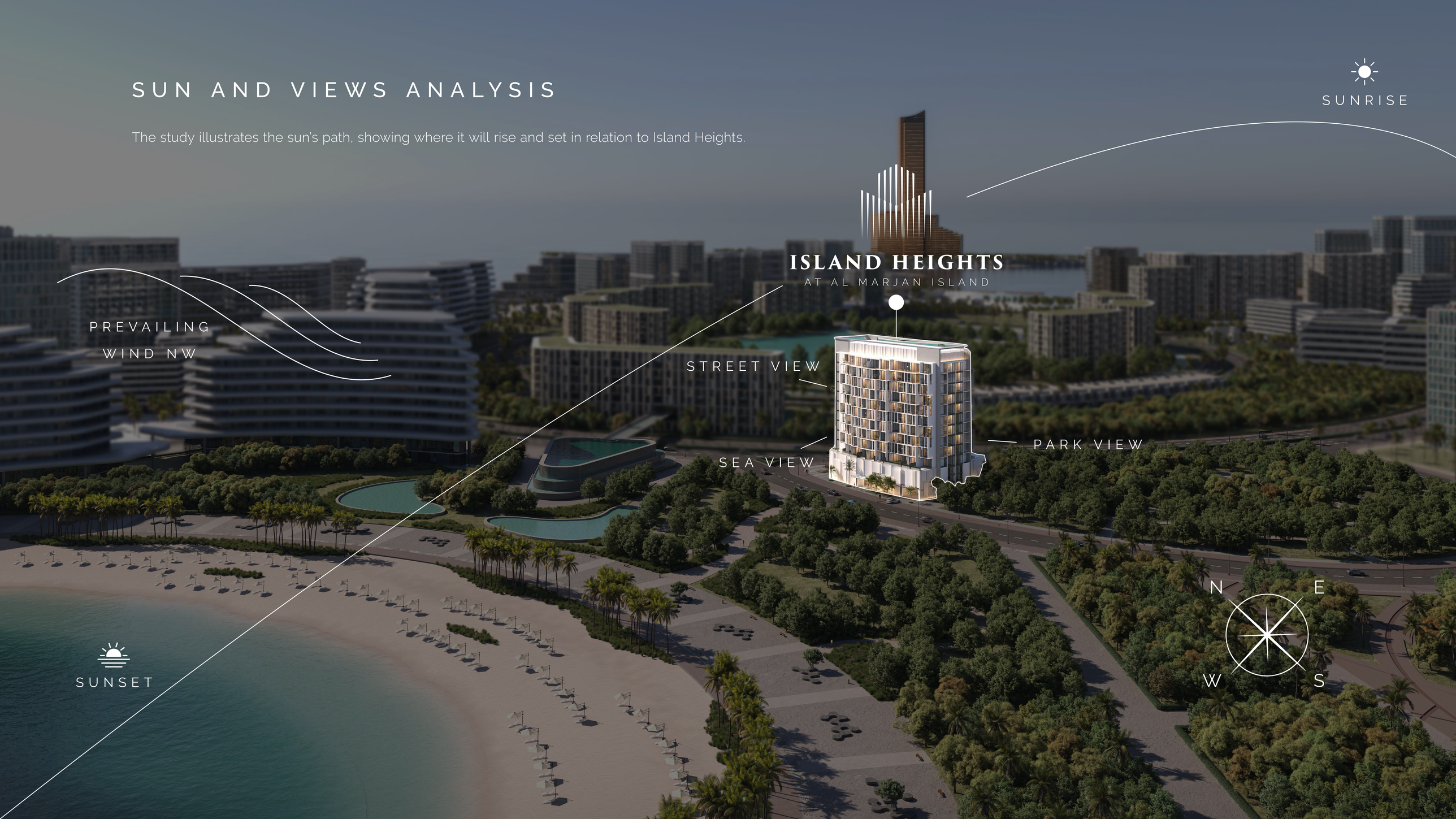
SHARJAH


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.



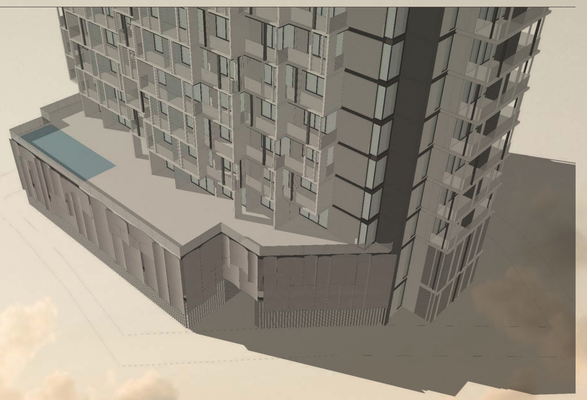
# SHADE STUDY

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.

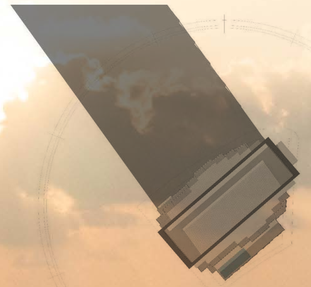
## WINTER SOLSTICE - 21ST DECEMBER

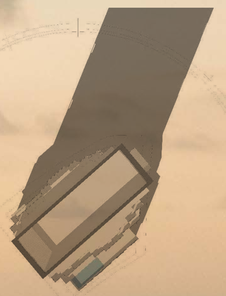












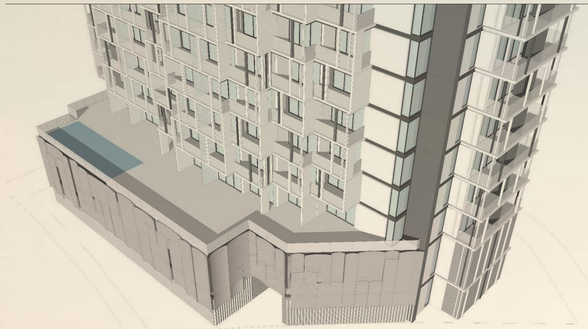
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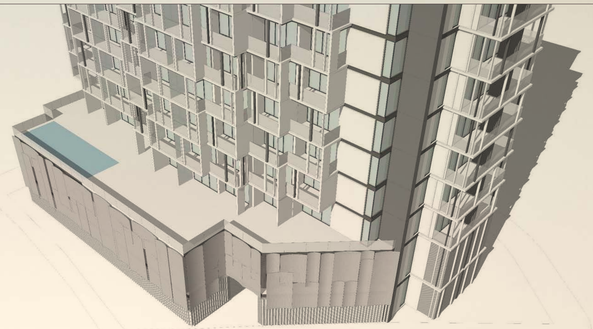
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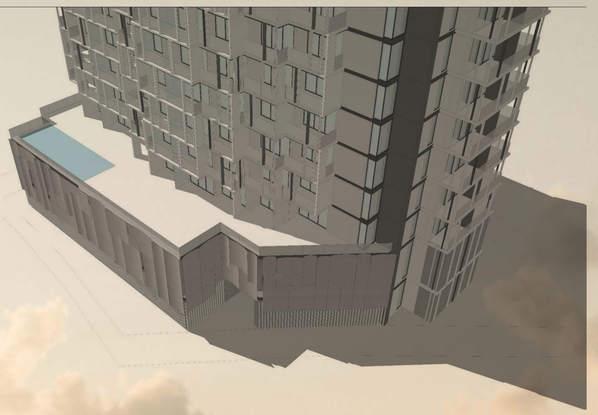
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# SHADE STUDY

## EQUINOX - 20TH MARCH













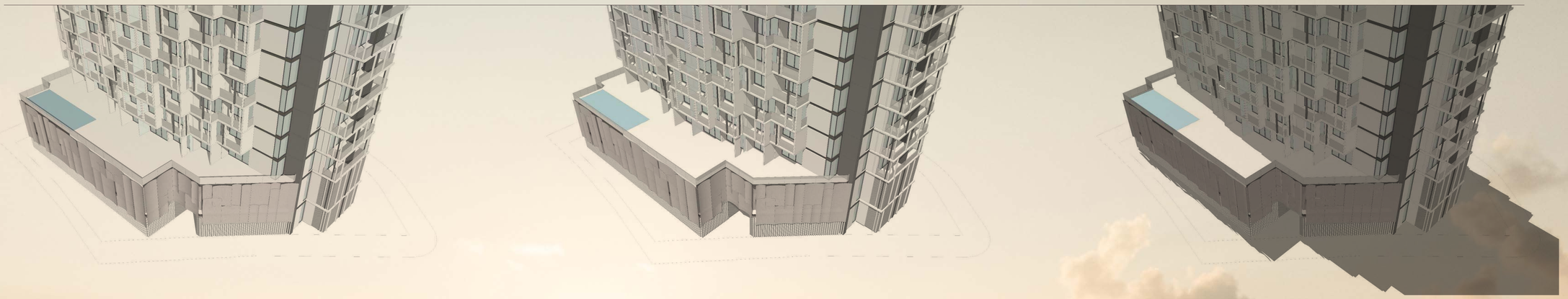
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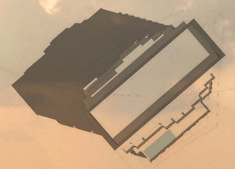
# SHADE STUDY

## SUMMER SOLSTICE - 21ST JUNE

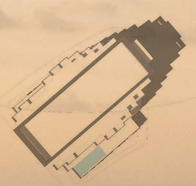




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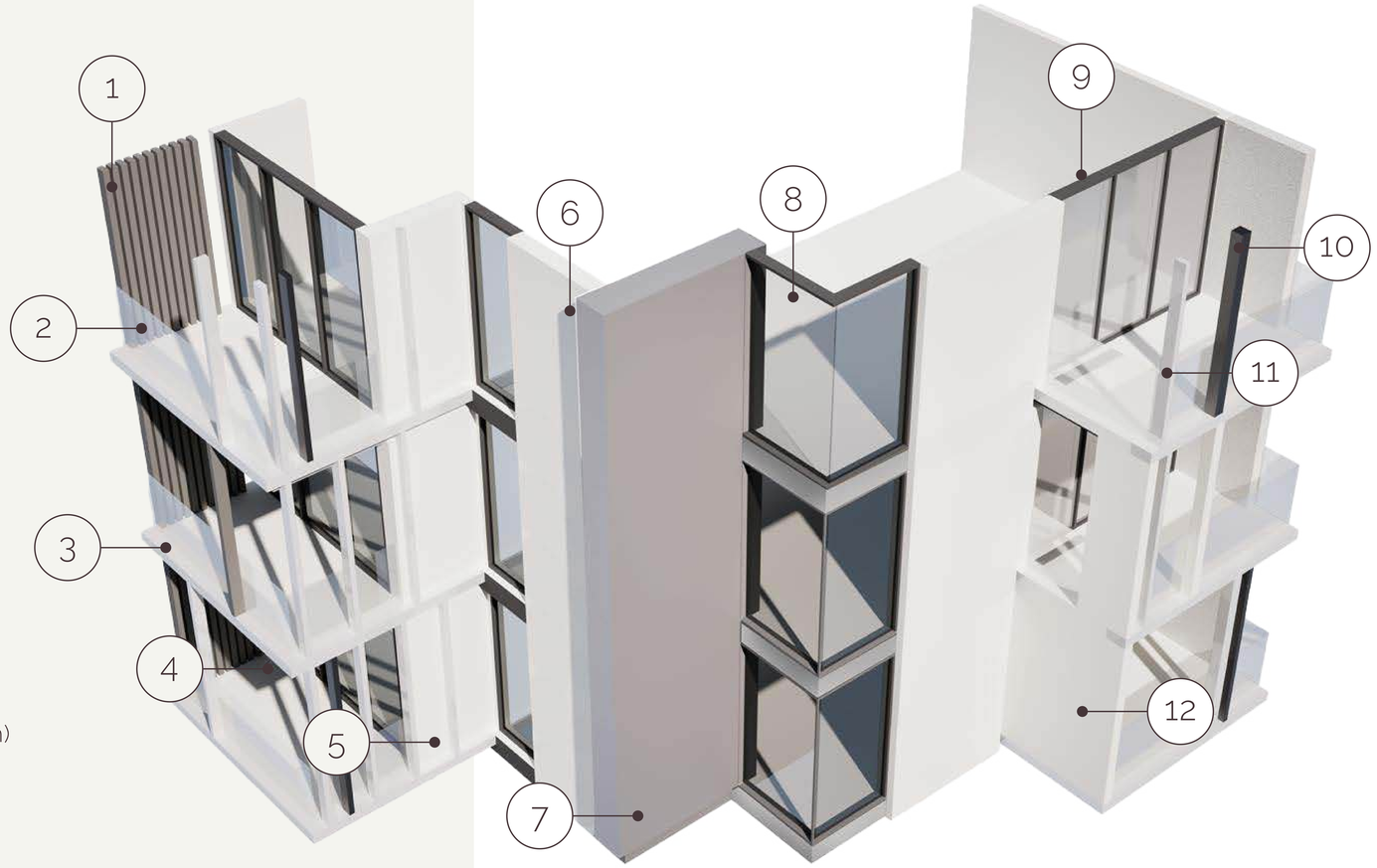
# MONUMENTAL BEAUTY

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

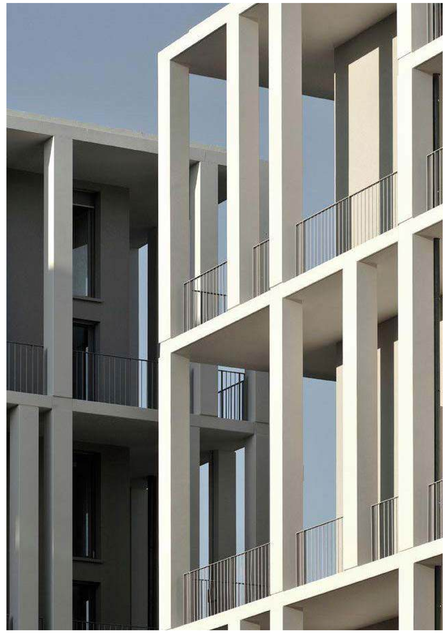


Vertical-01,
Fins-01 &
Aluminum
Screen White
Ral 9010

## 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) | **1 BEDROOM:** (Area with Balcony) |
|---|---|
| From **37.27 m²** (401.17 ft²) | From **73.59 m²** (792.12 ft²) |
| To **51.52 m²** (554.56 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.



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

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.