PLAYA VIVA

UNIESTATE


PARADISE
AWAITS
WHERE GENTLE WAVES
CREATE SOOTHING SYMPHONIES
YOUR EXCLUSIVE PARADISE AWAITS ON **AL MARJAN ISLANDS**

ELEGANT
WATERFRONT ADDRESS




BEACH ACCESS
2
PLAYA VIVA
Water
sports
BEACH ACCESS
1

AL MARJAN ISLAND OVERVIEW



THE NEXT LUXURY DESTINATION

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelagointo an international hotspot for discerning travelers and investors alike.

THE REGION'S FIRST GAMING RESORT

Set to revolutionize the UAE's tourism landscape, the first-ever gaming resort on Al Marjan Island is poised to attract millions of international visitors, creating a surge in real estate demand .



INVESTMENT GROWTH

TOMORROW'S HOTSPOT

Early investors in Al Marjan Island properties stand to benefit from exceptional value appreciation and premium rental yields as this exclusive destination rapidly develops into the regions most coveted address





RAS AL KHAIMAH ATTRACTIONS

ADVENTURE & BEAUTY

Discover Ras Al Khaimaha diverse wonders—from thrilling desert safaris and mountain hikes to pristine beaches, mangrove forests, hot springs, and historic sites—all within easy reach of your Playa Viva residence

PLAYA VIVA OVERVIEW

EXCLUSIVE COASTAL COMMUNITY

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike





ARCHITECTURAL VISION

INSPIRED DESIGN

Every element of Playa Viva has been meticulously crafted to maximize ocean views and natural light, featuring contemporary architecture with clean lines, expansive glass, and natural materials that reflect coastal elegance

RESORT-STYLE SERVICES



EFFORTLESS LUXURY

Experience the pinnacle of convenience with our impeccable service suite—from attentive poolside attendance and prompt valet parking to concierge ready to fulfill your every request 7/24 our knowledgeable.

Building Structure

A
BLOCK

B
BLOCK

C
BLOCK



Podium Level

Servicesed Pool
Tennis
Shaded Table Tennis
Badminton
BBQ
Outdoor Cinema

Ground Floor

Fine Dining
Coffee shop
Outdoor Cafe
Watersport
Pool
GYM
Spa

Building Structure

A
BLOCK

B
BLOCK

C
BLOCK

Entrance

Valet Parking

Shops

Super Market
Pharmacy
Management
Beauty Salon
Water Sport Shop
Barber
Beauty Center
ATM Machine



GROUND FLOOR AMENITIES



GROUND FLOOR



FINE DINING

COFFEE BAR

RETAIL SHOPS

POOL

OUT DOOR RESTAURANT

GYM

SPA & YOGA







GOURMET RESTAURANTS

CULINARY EXCELLENCE

Savor gourmet masterpieces by top chefs, paired with rare vintages and exceptional service.



CHIC COFFEE CULTURE







PODIUM LEVEL PLAN



1. Multi-Purposed Open Area with Seating
2. Shaded Picnic Area
3. Plaza with Seating
4. BBQ Area
5. Seating
6. Badminton Area
7. Shaded Tennis Table Area
8. Shaded Play Area
9. Seating with Fire Pit
10. Pocket Plaza
11. Pool
12. Sunken Area
13. Multi-Purposed Open Deck with Seating
14. Shaded Wood Deck with Seating
15. Pergola
16. Shower Room
17. BBQ Area
18. Wood Deck
19. Pot & Sculpture
20. Featured Pergola
21. Badminton Court
22. Shaded Wood Deck
23. Tennis Table Area
24. Shaded Play Area
25. Shaded Sunken Area
26. Opendoor cinema










OUTDOOR CINEMA



GYM

WELLNESS JOURNEY



LUXURY SPA

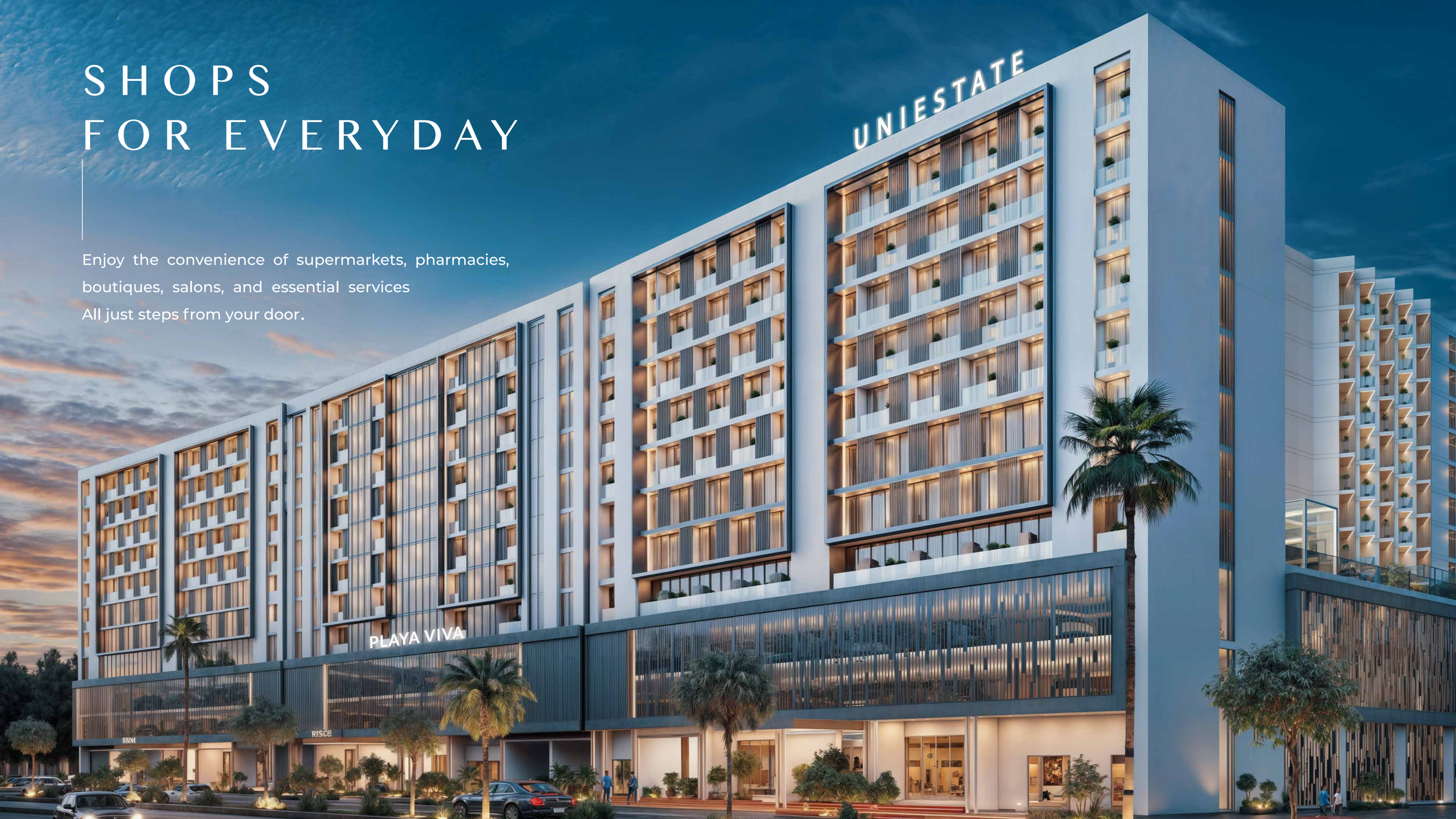
Rejuvenate body and mind in our premium spa, where skilled therapists combine ancient healing traditions with modern techniques to create personalized treatments in serene surroundings.





SHOPS FOR EVERYDAY

Enjoy the convenience of supermarkets, pharmacies, boutiques, salons, and essential services
All just steps from your door.




TOWER 2



SHOPS

EVERY DAY LUXURY NEEDS

Enjoy the convenience of supermarkets, pharmacies, boutiques, salons, and essential services — all just steps from your door.





APARTMENT TYPES

YOUR PERFECT SANCTUARY

Choose your perfect sanctuary from our collection of impeccably designed studio, one, two, and three-bedroom apartments, each offering panoramic views and sophisticated living spaces.



FULLY FUNISHED
FULLY SMART

EFFORTLESS LIVING

Choose your perfect furnished apartment from our collection of impeccably designed studio, one, two, and three-bedroom units — all featuring smart home systems, panoramic views, and elegant living spaces .



LOBBY



LIVING ROOM






LUCIO FONTANA ON THE THRESHOLD
feels like HOME



BATHROOM







KITCHEN


BOSCH
12:00
Miele


BEDROOM







WATER SPORTS

SIZE GUIDE

UNIT TYPE	AREA SQFT
Studio	300 - 462
1BR	600 - 850
2BR	1100 - 1200
3BR	1700 - 1800

PAYMENT PLAN

1% Monthly

5 years Post Handover

Now — 20%

Now — 4%

August — 10%

November — 10%

Q1 2026 — 1% At Handover

Post Handover — 1% Monthly - **5 years**


UNIESTATE
DEVELOPER EXCELLENCE
Backed by UniEstate’s renowned reputation for creating landmark properties that blend innovative design with superior quality, ensuring both lifestyle enhancement and investment security
uniestate.com

THE FUTURE AWAITS

Secure your position in this exclusive community today, with project completion set for Q1 2026 and attractive pre-launch incentives available for early investors

