

MONTHLY NEWSLETTER

MAY 2026

UP

AL MARJAN ISLAND OVERVIEW

Masterplanned for living, Al Marjan Island unites hotels, homes, and lively public spaces in a connected, open yet-intimate setting built for active lifestyles.



25 sq km
Land Development



23 km
Waterfront



8,500+
Hotel guestroom pipeline



7.8 km
Pristine beaches



450
Planned holiday villas



8,650
Planned residential units



1,530
Keys in Wynn Al Marjan Island

MARJAN BEACH



62%

Residential Use
Apartments +
Townhouses



21%

Hospitality Use



4%

Commercial and
Retail Use



13%

Infrastructure,
Open Spaces &
Community
Facilities

MARKET HIGHLIGHTS

Wynn Resort Impact

Wynn Al Marjan Island marks a new chapter for Ras Al Khaimah. This beachfront integrated resort brings 1,500+ rooms, global retail and dining, major event facilities, entertainment, and gaming to the Gulf. Wynn's MENA debut sets a new luxury benchmark and positions RAK as a premier destination.



Q2 2026 Construction Updates: Wynn Al Marjan's luxury project in the UAE cited a brief delay due to regional tensions as of May 2026



Structure & Façade: The primary tower has reached structural completion at 70+ floors. Final façade installation is ongoing at the upper levels, with structural work progressing on low-rise buildings and villa clusters.



Interiors & Infrastructure: Fit-out and structural works for over 1,500 rooms are advancing at pace. The Wynn Bridge link to the resort is roughly 60% complete.



Investment: Total equity invested exceeds an average of \$ 5.1 billion, including an additional \$100 million deployed in Q1 2026.



Timeline: Wynn indicated that the delay is expected to be brief, although no specific timeline has been provided.



Source: Link click [here](#)

LATEST NEWS

TOP HEADLINES | AS OF MAY 2026

HEADLINE	KEY DATA	WHY IT MATTERS TO RAK
RAK Properties Acquires Prime Waterfront Plots on Al Marjan Island	Focus: ultra-luxury, low-density branded residences. Response to “shrinking supply of premium coastal land”	Reinforces Al Marjan as UAE’s #1 luxury waterfront play. Drives capital appreciation for existing owners like Fairmont.
RAK Hospitality Entering “New Investment Cycle” 2027+	RevPAR #3 in UAE, #5 in Gulf. 2,000+ hotel keys announced 2025, 2,500 by 2027. Demand to outpace supply from 2027	Hotels + branded residences converging. Validates Fairmont’s hotel-serviced model on Al Marjan.
Wynn Al Marjan announces ‘modest delay’ due to ongoing regional conflict	\$5.1B project delayed. 22,000+ workers on site. No specific new timeline. “Brief” delay expected due to Iran tensions + shipping/logistics issues	First official risk to 2027 opening catalyst. Pushes back rental yield models for 2026-2027 handovers. May tighten lender appetite for Al Marjan off-plan. Forces developers to reassess launch/handover strategies.

AL MARJAN ISLAND PROJECTS OVERVIEW

Developments reshaping the waterfront skyline



52

Projects



30

Developers



21

Branded



31

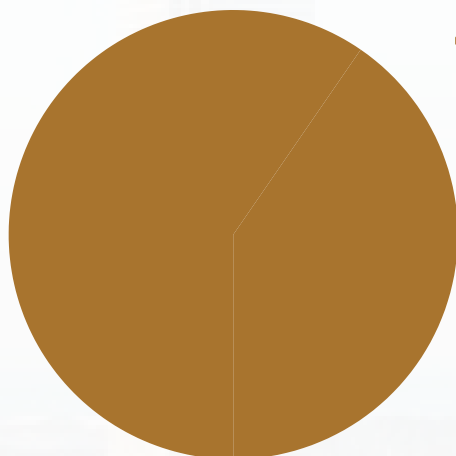
Non Branded

*Excluding Wynn & RAK Properties

BRANDED VS NON-BRANDED ANALYSIS

59.6%

Non-Branded
Residence



40.4%

Branded
Residence



Branded
Residence



Non-Branded
Residence

Branded Residence Key Brands

Based on global brand equity + luxury positioning:



1. Fairmont Residences

Brand: Fairmont – Accor's flagship luxury hotel brand.

80+ years, iconic properties like The Plaza NYC, Fairmont Dubai. Strong HNWI recognition.



2. JW Marriott Residences

Brand: JW Marriott – Marriott's luxury tier above regular Marriott.

100+ properties globally, strong business + leisure appeal. Marriott Bonvoy ecosystem.



3. Nobu Residences

Brand: Nobu – Robert De Niro + Chef Nobu Matsuhisa.

Ultra-luxury lifestyle brand with cult following. Only ~15 Nobu hotels/residences globally.

Massive cachet with UHNWIs.



4. Address Residences by Emaar

Brand: Address Hotels + Emaar – Dubai's homegrown luxury brand.

Address Downtown is iconic. Emaar = #1 UAE developer credibility + Address = proven hotel performance.

BRANDED MOMENTUM

Al Marjan Island is shifting from selling land to curating brands. Lifestyle, hospitality, and entertainment names now drive demand, premiums, and global visibility.

What's changing:



Demand is brand-led:

Wynn, Nobu, Missoni, and Address create pull vs push



Buyer mix evolving:

Global HNWIs + end-users replacing pure speculators



Pricing power:

Branded assets achieving high premiums with faster sell-through



Flywheel effect:

Each top-tier brand raises the island's profile for the next



Result:

Al Marjan is becoming RAK's "brand bank", where value compounds through curation, not just construction.

RAS AL KHAIMAH

NEW LAUNCHES | MAY '26

Recent residential and hospitality launches shaping the next growth cycle.



THE STRAND

Developer: RAK Properties

Project Type	Mixed-use masterplanned waterfront community
Masterplan Size	185,759 sqm land area
Anticipated GSV	AED 12 Billion
Districts	Urban District, Creative District, Garden District
unit Type	Residential apartments, branded residences, retail, F&B, hospitality, co-working, lifestyle spaces
Key Features	Walkable waterfront community, green spine, retail boulevard, public spaces, lifestyle-focused urban district



Lunara on The Strand

Developer: RAK Properties

Starting from	AED 1.28M
No. of Units	583
Unit Type	1BR – 2BR, 3BR Penthouse
Anticipated Completion	Q1 2029

DEVELOPMENTS IN AL MARJAN ISLANDS

branded residences



Project Name: W RESIDENCES

- Developer Name: Dalands Holding
- Payment Plan: 70/30
- Unit Type: 1 - 3 BR, Duplex
- Expected Handover: Q4 2027
- Starting Price: 1 BR starting from AED 4.1M

Project Name: JW MARRIOTT RESIDENCES

- Developer Name: WOW Resorts
- Payment Plan: 70/30
- Unit Type: 1 - 3 BR, Duplex
- Expected Handover: Q4 2027
- Starting Price: 1BR starting from AED 3.2M



Project Name: NASIM AL BAHR RESIDENCES

- Developer Name: Abu Dhabi National Hotels
- Payment Plan: 40/60, 30/70
- Unit Type: 1BR - 5BR, Villas, Townhouse
- Expected Handover: Q1 2028
- Starting Price: 1BR starting from AED 3.5M



Project Name: NOBU HOTEL AND RESIDENCES

- Developer Name: H&H Development
- Payment Plan: 50/50; 60/40
- Unit Type: 1BR - 3BR, Villas, Townhouse
- Expected Handover: Q4 2026
- Starting Price: 1 BR starting from AED 2.4M



Project Name: ADDRESS MARJAN ISLAND

- Developer Name: EMAAR
- Payment Plan: 90/10; 80/20
- Unit Type: 1BR - 4BR, Penthouse
- Expected Handover: Q1 2028
- Starting Price: 1 BR starting from AED 1.7M



DEVELOPMENTS IN AL MARJAN ISLANDS

branded residences



Project Name: Karl Lagerfeld Residences

-  Developer Name: AARK Developer FZ-LLC
-  Payment Plan: 50/50
-  Unit Type: 1 - 4 BR, Villas
-  Expected Handover: Q2 2028
-  Starting Price: 1 BR starting from AED 2.8M

Project Name: Palazzo Tissoli

-  Developer Name: Tissoli Luxury Developers
-  Payment Plan: 50/50
-  Unit Type: Studio - 2 BR
-  Expected Handover: Q2 2028
-  Starting Price: Studio starting from AED 1.3M



Project Name: Art House Residences

-  Developer Name: Cledor - VAVE Development
-  Payment Plan: 40/60
-  Unit Type: Studio - 1 BR
-  Expected Handover: Q4 2027
-  Starting Price: 1 Bedroom starting from AED 1.5M

Project Name: Nikki Beach Residences

-  Developer Name: Major Properties
-  Payment Plan: 60/40
-  Unit Type: 18BR - 5BR, Villas, Penthouse
-  Expected Handover: Q4 2028
-  Starting Price: 1 BR starting from AED 2.1M



Project Name: Ushuaia Unexpected

-  Developer Name: Almal Real Estate
-  Payment Plan: 60/40
-  Unit Type: Studio - 2 BR
-  Expected Handover: Q4 2026
-  Starting Price: 1 BR starting from AED 1.7M

DEVELOPMENTS IN AL MARJAN ISLANDS

NON- branded residences



project name: danah bay

- Developer Name: Dubai Investments
- Payment Plan: 60/40
- Unit Type: 1BR - 5BR, Villas, Penthouse
- Expected Handover: Q1 2027
- Starting Price: 1 BR starting from AED 2.7M

project name: masa residences

- Developer Name: Durar
- Payment Plan: 50/50
- Unit Type: 1BR - 3BR, Villas
- Expected Handover: Q4 2026
- Starting Price: 1 BR starting from AED 970k



project name: manta bay

- Developer Name: Major Developers
- Payment Plan: 60/40, 70/30
- Unit Type: Studio - 3BR
- Expected Handover: Q4 2027
- Starting Price: 1 BR starting from AED 1.7M

project name: la mazzoni

- Developer Name: The Luxe Developers
- Payment Plan: 60/40
- Unit Type: 1 - 3BR, Duplex's, Penthouses & Chalets
- Expected Handover: Q4 2028
- Starting Price: 1 BR starting from AED 2M



project name: sora beach residences

- Developer Name: Aark Developers
- Payment Plan: 1 - 4BR
- Unit Type: 60/40
- Expected Handover: Q4 2027
- Starting Price: 1 BR starting from AED 2.7M

DEVELOPMENTS IN AL MARJAN ISLANDS

NON- branded residences

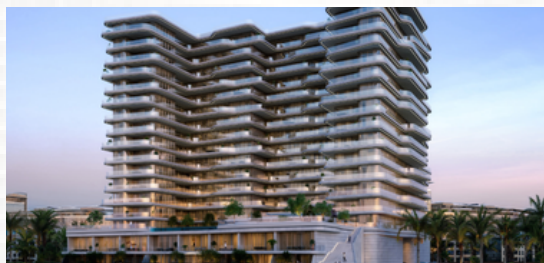


Project Name: Rosso Bay Residences

-  Developer Name: Aldar
-  Payment Plan: 60/40
-  Unit Type: 1 - 3br, Penthouse
-  Expected Handover: Q4 2028
-  Starting Price: 1 BR starting from AED 1.7M

Project Name: MONDRIAN

-  Developer Name: Elevate Development
-  Payment Plan: 60/40
-  Unit Type: 1BR - 3BR, Villas, Penthouse
-  Expected Handover: Q4 2028
-  Starting Price: 1 BR starting from AED 2.5M



Project Name: the astera

-  Developer Name: DarGlobal
-  Payment Plan: 60/40
-  Unit Type: 1 - 3BR, Villa
-  Expected Handover: Q4 2028
-  Starting Price: 1 BR starting from AED 1.8M

Project Name: uno luxe

-  Developer Name: WOW Resorts
-  Payment Plan: 60/40
-  Unit Type: Studio - 1-2BR
-  Expected Handover: Q4 2027
-  Starting Price: 1 BR starting from AED 2.2M



Project Name: oystera

-  Developer Name: Richmind
-  Payment Plan: 10/90, 60/40
-  Unit Type: 1-3BR, Duplexes, Penthouses
-  Expected Handover: Q2 2029
-  Starting Price: 1 BR starting from AED 2.5M

MAJOR DEVELOPER IN AL MARJAN

BNW DEVELOPMENTS

Fashion TV Acacia, Taj Wellington Mews, Aqua Arc, Aqua Maya, Pelagia, Aquino, La Perla

RANGE DEVELOPMENTS

The Beach Residences, The Beach House, The Beach Vista, Island Heights, Santorini

ELLINGTON PROPERTIES

Playa Del Sol, Cala Del Mar, Costa Mare

DURAR GROUP

Playa Del Sol, Cala Del Mar, Costa Mare

MAJOR DEVELOPMENTS

Manta Bay, Ice Beach

ALDAR PROPERTIES

Nikki Beach Residences, Rosso Bay

TOP 5 PROJECTS

BY UNIT COUNT

01

Rosso Bay Residences
Aldar Properties

1195
units

02

Costa Mare
Ellington

900
units

03

Oystra
Richmind

850
units

04

Miraggio
Source of Fate Properties

810
units

05

Nikki Beach Residence
Aldar Properties

803
units

PROJECTS LAUNCHED

year	launched	unit count
2021	1	500
2022	2	697
2023	18	6,053
2024	10	3,764
2025	21	7,132
2026	2	583+



2021 - 2022 | 3 projects
Hampton by Hilton, Mövenpick, Danah Bay



2023 | 18 projects
Address Residences, Astera, Hilton Hotel & Residences, JW Marriott Residences, Nobu Residences, MASA Residences, Moonstone, Rosso Bay Residences, Aqua Arc, etc.



2024 - 2026 | 33 projects
Fairmont Residences, Address Residences, La Mer By Elie Saab, Jacob & Co, The Residences at Nasim Al Bahr, Mondrian Al Marjan Beach Residences, Nikki Beach Residences, Manta Bay, etc

HANDOVER SCHEDULE

year	Project	No. of Project
2027	Jacob & Co Nabu, Ushuäia Unexpected, MASA Residences, Danah Bay, The Beach Residences, The Beach House, Sunshine Bay, Oceano By The Luxe Developers Taj Wellington Mews, Voyage, Address Residences, Astera, La Mer, Hilton Hotel, JW Marriott Moonstone, Park Beach, Aqua Arc, shoreline, Manta Bay, etc.	30
2028	Fairmont Residences, The Residences at Nasim Al Bahr, Mondrian, Nikki Beach, Rixos Bay, Playa Del Sol, Cala Del Mar, Park Beach Residences II, Sora, La Perla, Miraggio, Costa Mare etc.	18
2029	Oystra, Ice Beach	2

*Estimated Based on Developer Announcements

PRICE RANGE

CURRENT MARKET SNAPSHOT AS OF Q1 2026

Pricing reflects the 'brand bank' shift and Wynn-driven demand acceleration. Beachfront and branded assets are setting new benchmarks for RAK.

SEGMENT	PRICE RANGE	POSITIONING
Studios	From AED 725K	Investor entry
1-Bed	AED 1.2M – 4M	Core product
2-Beds	AED 2.4M – 7.2M	End-user/family
3-4 Bed Villas	Up to AED 18M	Trophy beachfront
Penthouses	AED 15M – 90M	Global UHNW

ABSORPTION: MARKET VELOCITY



The Shift

Al Marjan has moved from slow, local sales cycles to rapid, brand-driven absorption. Since the Wynn announcement, marquee launches now sell out in months, not years.



What Changed

The island is no longer sold by location alone. Global hospitality brands bring their own buyer databases, marketing machines, and credibility. That means projects launch to international demand on day one, not gradual local uptake.



Why It Matters

Beachfront inventory is finite and mostly allocated. Combined with the Wynn expected opening in 2027, this creates urgency across the buyer spectrum — from investor entry products to trophy villas.



What's Next

The first wave of branded handovers arrives alongside Wynn. This marks the shift from off-plan sales momentum to proven rental and operating performance.



Takeaway

Absorption is now set by global brands, not local market cycles.

DEVELOPERS OFFERING DUBAI & ABU DHABI

April - May '26

Damac



Damac Islands2

- 📢 60/40 payment plan for off-plan apartments, just 15% downpayment
- 📢 4% DLD fee waiver across all units
- 📢 4 & 5-BR townhouses and 5-BR twin villas from AED 2.99 million

DANUBE Properties



All Projects From Danube

- 📢 One Day Mega Sale
- 📢 50/50 w/1% monthly payment plan

Cirrer Development



Capital Horizon Terraces, Dubai Islands

- Broker Incentives:
- 📢 Close a deal on 2BR incentive to win a Porsche 911
 - 📢 7% Commission
 - 📢 AED 20,000 cash bonus per sold unit

ALDAR



Yas Park Place

- 📢 Selling Price: AED 2,194,953
- 1 Year DLP Waiver + 1 Year AMC Waiver
- Flexible 50/50 Payment Plan

MODON



All Projects From Modon

- 📢 Waiver of registration fees for all residential units purchased in March 2026

BLOOM HOLDING



Bloom Arjaan

- 📢 Exclusive offer for Abu Dhabi Infrastructure Summit visitors
- 📢 2% discount on units at Bloom Living & Bloom Arjaan by Rotana
- 📢 2% registration fees included in the price

DEVELOPERS OFFERING RAK

April - May '26

BNW Developments



All Projects From
BNW

- 50/50
- 1% monthly payment plan

RAK Properties



Mina Al Arab

- 40/60
- 1% Monthly Installments
- 2 Years Post Handover
- 50% Off Registration Fee
- 10% Off Upront Payment
- 1 Year Free Service Charge

Al Huzaifa Properties



Soléva Beach Residences

- 70/30
- 4% Waiver
- 1.5% Cash Bonus

Major Developments



mANTA BAY &
COLIBRI VIEWS

- 40/60 - Manta Bay
50/50 - Colibri Views
- 7% Commission
- Complimentary Mortgage
Support at Handover

source of fate



mirraGgio

- 20/80 Payment Plan
- 2 Years Post Handover

TOP PERFORMING AGENCIES



Aeon & Trisl

H1 2025: Named Emaar's No.1 Real Estate Agency at Emaar Broker Awards



Metropolitan Premium Properties

Won TOP Broker Award H1 2025. They market RAK projects including Al Marjan Island and Wynn Al Marjan.



Rich Key Properties

Aggressive luxury off-plan brokerage, highly active in branded beachfront launches and investor allocations.



ELSTATE

Focused on focusing on high-end waterfront inventory, international investors, and branded residences demand.



Tyron Ash Real Estate

UK-origin luxury agency attracting overseas HNWI buyers into branded Marjan developments and investments.



FIDU Properties

Strong presence in Al Marjan Island off-plan sales, targeting international luxury property investors.



AX Premium Properties

Ranked among "Top 10 Global Brokers for Al Marjan sales performance" by Luxe Developers



One Broker Group

Appointed exclusive sales partner for Karl Lagerfeld Villas on Al Marjan Island



FAM Properties

Strong transaction volume, data-driven sales approach, extensive investor network across premium Marjan launches.



Nationwide Middle EAST

Strong institutional developer relationships and priority off-plan allocations, Ranked #1 broker for RAK Properties in 2024.



Horizon Properties

Established RAK-focused brokerage with strong local market presence and beachfront project sales expertise.



REAL ESTATE MASTERS

Active in Al Marjan Island luxury off-plan sales, targeting beachfront and branded residences investors.

Commission rates: An average of 5 - 8% for off-plan

TOP AGENTS

AL MARJAN ISLAND



01

Adil Iqbal
Vibe Real Estate FZ LLC

06

Pankaj Lokwani
La Capitale Real Estate

02

Kirill Usachev
Nationwide Real Estate LLC

07

Hamza Ahmed Gany
G I Real Estate

03

Nadim Salameh
Namou Properties LLC

08

Hassan Badawy
H&B Elite Properties

04

Rimsha Badar
Pacific Homes FZ-LLC

09

Jean Philippe Kernisan
NMD Real Estate Brokerage

05

Aya Yaser Mahmoud
YAS Properties LLC

10

Imad Chidiac
City Square Properties

UAE REAL ESTATE

KEY INTL' ROADSHOW

Q1 - Q2 2026

Developer / Organizer	Event	City	Event Date	Key Focus
 Magus Real Estate	Dubai Investment Roadshow	London	14-15 Feb. 2026	Tax-free investment & residency benefits
 DIPS World	Dubai International Property Show	London & International Cities	Feb – April 2026	International property exhibitions
 Cube Realty	Global Roadshow	London	2 – 9 May 2026	Dubai off-plan investment opportunities, rental yield, Golden Visa
 DIA Developments	London Roadshow	London	22-23 May 2026	Dubai developers showcase & UAE market insights
EMAAR	Property Roadshow	Mumbai	May 30, 2026	Insights & Investment Opportunities
DAMAC	Property Showcase	London	May 23, 2026	Capture increased European interest
SUNA Properties	Property Roadshow	Turkey	5 - 7 June, 2026	Investment Potential & Market Outlook

BROKER SUPPORT INFRASTRUCTURE

What Moves Them

Broker Type	Buyer Segment	Role	What Moves Them	Support Provided
 Tier 1 Dubai Brokers	HNI + International Investors	Access to overseas capital + Wynn Casino buyers	5–8% commission, project exclusives, fast approvals	Priority inventory, dedicated RM, 24hr permit turnaround
 RAK Local Agencies	End-users + GCC Families	Trust + on-ground presence for Arabic buyers & site visits	5%+ commission, site visit logistics, Arabic material, local credibility	Show flat access, weekly buses from Dubai, referral bonuses, Arabic sales kits
 International Partners	Cash Buyers: Russia / Europe / China	Bridge language, payment & legal barriers for offshore cash deals	Multi-language collateral, crypto/USDT options	Crypto desk, POA templates, virtual tours
 Digital Portals	Active Searchers: PF, Bayut, Dubizzle	Buyer discovery + lead generation at scale	Premium listings, <2hr lead response, quality media, SEO keywords	Featured credits, 360 tours, drone shots, CRM integration, response SLA

BROKER AND CHANNEL INTELLIGENCE

1. Brokers Commission Scheme Recommendations

Scheme: Offer competitive 5–8% commission structure

Commission Acceleration: Introduce accelerated commission tiers for top-performing agencies

Payout Structure: Provide fast-track commission payout timelines

2. Pillars to Win Brokers

Economics: Beat market with tiered commissions + early bird bonuses

Enablement: Real-time inventory portal + co-branded marketing kits + 24hr RM support

Experience: Monthly broker trips at Fairmont – if they feel luxury, they sell luxury. Conduct Broker Site Tours

3. Intelligence = Advantage

Track: Which broker sells what unit type, to which nationality, at what price

Adapt: Use broker feedback to tweak payment plans, unit mix, incentives weekly

Protect: Exclusive releases to top performers → creates loyalty + urgency

DATA NOTES & METHODOLOGY

Data Sources



Developer announcements & press releases



RAK Department of Economic Development filings



Property Finder & Bayut market data



Broker REPORTS & sales gallery data

Key Assumption



Unit Counts:
Based on approved floor plans. $\pm 5\%$ variance for final delivery



Pricing:
Average psqft from launch price lists.
Actual transaction prices may vary 10–15%



Sold %:
Includes units under offer/reservation



Handovers:
Estimated based on construction progress & developer guidance



Branded:
Projects with international hotel/brand operator partnership



All figures are estimates & subject to change

Disclaimer

This document is for informational purposes only and represents market research. Data compiled from public sources and market intelligence. Figures are estimates and subject to change. Not intended as investment advice. Prospective buyers should conduct independent due diligence. Handover dates are developer estimates and may be delayed due to construction, regulatory, or market factors.



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