



THE UNEXPECTED

AL MARJAN ISLAND HOTEL & RESIDENCES

EXPECT THE UNEXPECTED.



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AL MARJAN ISLAND HOTEL & RESIDENCES



ALMAL



AS WE ARE BRINGING

**THE
LEGENDARY EXPERIENCES
FROM IBIZA TO THE SHORES
OF AL MARJAN ISLAND.**



For illustrative purposes



MEET THE UNEXPECTED HOTELS & RESIDENCES.

The Unexpected Hotels & Residences was born with the aim of being a hotel like no other. A unique space where guests have unforgettable experiences from check-in to check-out. Focused on the urban and vacation tourism segment, where luxury, music, and irreverence blend together to shape every corner of the hotel.

Quality and service take precedence, above all else. And everything matters, from the smallest detail to the most ambitious experience that the guests can enjoy..



DISCOVER

For illustrative purposes

Since its birth in 2011 in Ibiza, The Unexpected Hotels & Residences has been characterized as a pioneering luxury brand providing the most exclusive and unrivaled experiences and services including the perfect combination of music and entertainment for guests and visitors. Composed of two hotels and the world-renowned club: Ushuaia Ibiza-, will at end of 2024 season welcome The Unexpected Ibiza Hotel. The property offers avant-garde design, cutting-edge technology, VIP services, and a diverse gastronomic experience, and world-class music entertainment.

Now, Almal Real Estate Development will bring the iconic The Unexpected Hotels & Residences concept to Al Marjan Island, through its recently launched collection: The Unexpected Hotels & Residences, to elevate the region's hospitality landscape with immersive wellness, musical, dining and entertainment experiences



LOCATION.

Cosmopolitan, festive, surprising, sensual and diverse. The island of Ibiza has become one of the world's most popular destinations thanks to its pristine coves with crystal-clear waters, the pleasant interior and its wide range of cuisine, beautiful traditional architecture and famous parties, which can be enjoyed all day and all night at beach clubs and famous international nightclubs. The Unexpected Ibiza Hotel is on Playa d'en Bossa, The island's largest sandy beach, only 4 km from the airport and 5 km from Ibiza town, a UNESCO World Heritage Site.



**WHERE THE
STORY
UNFOLDS.**



FINDING

**THE
UNEXPECTED**



Welcome to The Unexpected Hotels & Residences, where each moment surpasses the last.

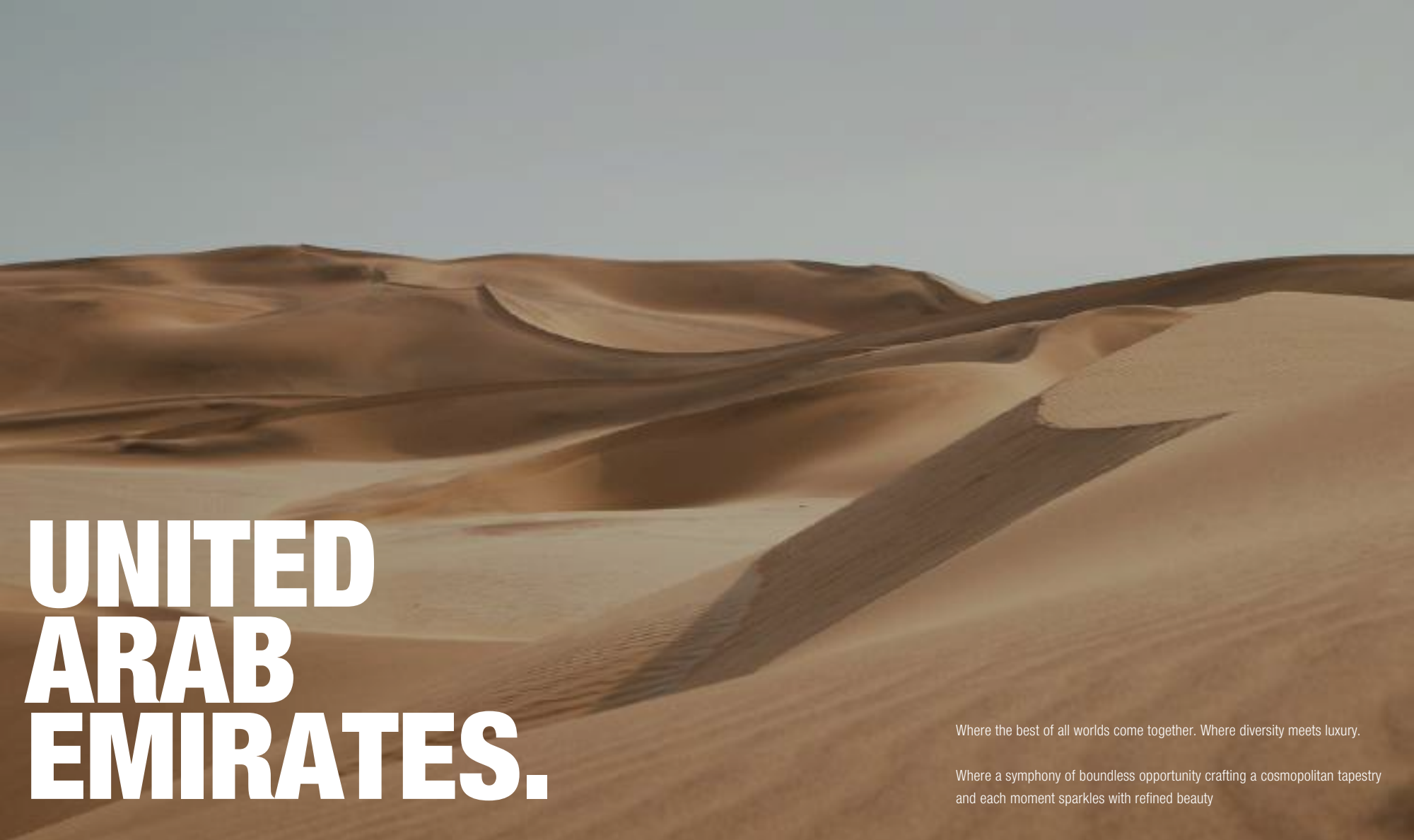
At The Unexpected, you'll find yourself enveloped in an atmosphere where luxury fills every corner and the unexpected is always present. Our hotels and residences are the stages upon which you'll continuously discover experiences designed for those seeking far more than just a stay. From the moment you step into The Unexpected, you dive into a world of contemporary elegance, accompanied by breathtaking views.

Here, the term "gourmet," often used to refer to fine dining, falls short. Because the culinary delights you'll enjoy here are simply out of this world. With the radiant sun illuminating your day, there's a special charm filled with opportunities to explore the unpredictable. As the sun sets, life at The Unexpected intensifies. The pace picks up to match your smile, setting the stage for the eagerly awaited dinner.

You'll find yourself in a private, intimate environment where, more than ever, you can truly be yourself. Your Instagram will overflow with fresh and unprecedented architecture. Your Instagram will be full of The Unexpected. And full of likes. At The Unexpected, every detail, from the decor to the service, is thoughtfully designed to inspire and enchant you. We aim to go beyond being "a luxury hotel." We strive to be unforgettable, unparalleled, unexpected. At The Unexpected Hotels & Residences, you rest, but you also celebrate living more. Because more happens here than anywhere else. You're about to experience the unexpected. You're at The Unexpected Hotels & Residences.

BRAND STORYTELLING



A wide-angle photograph of a desert landscape featuring rolling sand dunes. The dunes are a warm, golden-brown color and are sculpted by the wind, creating smooth, undulating lines. The sky is a pale, clear blue, and the overall lighting suggests a bright, sunny day. The perspective is from a low angle, looking across the dunes towards the horizon.

UNITED ARAB EMIRATES.

Where the best of all worlds come together. Where diversity meets luxury.

Where a symphony of boundless opportunity crafting a cosmopolitan tapestry
and each moment sparkles with refined beauty



RAS AL KHAIMAH.

With a history dating back over seven millennia, the northernmost Emirate in the UAE is now a top destination in the Middle East.

Home to pristine beaches, exclusive outlets, and world-class amenities, Ras Al Khaimah is swiftly emerging as a global luxury beachfront destination



AL MARJAN ISLAND.

Al Marjan Island where sun, sand and sea exist naturally all year round. The exquisite mix of fascinating nature, well preserved history of the emirate and luxurious facilities of the island that attracts residents and visitors from all over the world, and made RAK one of the UAE's top Emirates.



WELCOME TO A WORLD WHERE THE ORDINARY FADES AND
THE UNEXPECTED
AWAITS.



THE UNEXPECTED LOCATION.

Nestled in the heart of the captivating shores of Al Marjan Island in Ras Al Khaimah, amidst the pristine beauty of the Arabian Gulf and the first-ever casino in the UAE, The Unexpected Al Marjan Island Hotel & Residences is a destination where every sunset paints a new story and every moment is infused with possibility. But we're not just a destination; we're an experience waiting to be explored.

Welcome to the unexpected.

1 MIN.
to Wynn Resort

30 MINS.
to RAK International Airport

40 MINS.
to Sharjah International Airport

50 MINS.
to Dubai International Airport





LESS THAN A MINUTE AWAY FROM

For reference only

Wynn
RESORTS

The highly anticipated debut of Wynn Resorts on Al Marjan Island, Ras Al Khaimah, marks a significant addition to the UAE's hospitality scene. This multi-billion dollar beachfront property, standing at 305 meters tall, promises stunning views of the Arabian Gulf. Boasting 1,500 rooms, suites, and villas, the resort will offer luxurious interiors inspired by its oceanic surroundings. Guests can indulge in upscale shopping, top-notch events facilities, an exclusive spa, 24 dining and lounge options, and a plethora of entertainment choices.





INTRODUCING

**THE UNEXPECTED
AL MARJAN ISLAND
HOTEL & RESIDENCES.**

Hotel & Residences



Renders Subject to Changes



GENESIS OF THE DESIGN

**FROM IBIZA
TO UAE.**

THE BIG PICTURE



DESIGN NARRATIVE

THE BIG PICTURE

Follow the Wave

The design seamlessly incorporates the rhythm of ocean waves into the structure by extending the natural contours of the coastline into the landscape features. This ensures a harmonious flow from the exterior to the interior, with the landscape acting as a connecting thread throughout the property. Additionally, the strategic placement of vegetation and terrain elements helps enhance the aesthetic appeal and mitigate external noise, fostering a serene atmosphere within the premises.

Creating Iconic Moments

At The Unexpected Al Marjan Island Hotel and Residence, every visit promises a journey of discovery. With curated moments that evolve harmoniously with the seasons, we invite guests to embrace the thrill of the unknown, ensuring that each visit is a singular, unforgettable experience.

The Unexpected Al Marjan Island Hotel and Residence

redefines luxury living by seamlessly blending natural beauty with contemporary design. Through thoughtful planning and innovative concepts, we create a space where every moment is filled with wonder and delight, inviting guests to embark on a journey of discovery and indulgence.

CYMATICS SAND PATTERNS



Pool and Cabanas



Renders Subject to Changes

ABOUT.

With 422 opulent rooms and suites, The Unexpected Al Marjan Island Hotel & Residences is more than just accommodation opulent rooms and suites, The Unexpected Al Marjan Island Hotel & Residences is more than just accommodation – *it's an experience.*

It embodies the allure of an iconic Ibiza experience transported to the shores of the UAE. The Unexpected Al Marjan Island Hotel & Residences invites guests to embark on a journey from the desert sands to the azure sea, igniting their senses with sophisticated experiences inspired by Ibiza.



422

five-star hotel rooms & residential units, all fully managed by the famed The Unexpected Hotels & Residences

8

exquisite pools with the most unexpected views and facilities

PLUS — A REMARKABLE VARIETY OF

UNEXPECTED DINING EXPERIENCES

Now, here's what to
EXPECT



For illustrative purposes

Renders Subject to Changes



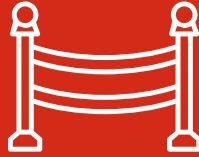
Outdoor Bar



Luxurious
Accommodations



Fine Dining
Restaurants



Range of Premium
Event Spaces



Beach Club



Infinity Rooftop Pool



Direct Beach Access



Fitness Facilities



Spa and Wellness Center



Unexpected Retail



THE FACILITIES

Renders Subject to Change



Ground Floor

For illustrative purposes

THE AMENITIES:

GROUND FLOOR AMENITIES

- Beach Club with Outdoor Terrace
- The Unexpected Pool Area
- The Unexpected Retail
- Lobby Bar
- Meeting and Conference Facilities
- All Day Dining with Outdoor Terrace
- Oyster Terrace with Elevated Deck
- Two-level Outdoor Bar with Upper Deck
- Variety of Outdoor Loungers and Cabanas

FIRST FLOOR VIP AMENITIES

- 5 Exclusively Unexpected Suites
- 5 Private Pools with Viewing Deck
- Ultra exclusive VIP Pool Deck Plaza

ROOFTOP AMENITIES

- Rooftop Restaurant & Bar Terrace
- VIP Garden Platform
- Unexpected Pool Decks
- Floating Plunge Pool
- Health Club
- Spa Facilities



Unexpected Dining
Experiences



The Unexpected Fashion
Retail



The Unexpected
Entertainment



Cutting-edge meeting spaces
with VIP services



24/7 Experience
Department

THE
**UNEXPECTED
EXPERIENCES.**



Renders Subject to Changes



Soaking Pool



**THE
UNEXPECTED
EXTERIORS.**

Renders Subject to Changes



Balcony

Renders Subject to Changes



Balcony

Renders Subject to Changes



Balcony

Renders Subject to Changes



The Unexpected Pool

Renders Subject to Changes



Private Suite Pool

Renders Subject to Changes



The Unexpected Pool

Renders Subject to Changes



Outdoor Terrace

Renders Subject to Changes



Rooftop Pool and Lounge

Renders Subject to Changes



Rooftop Pool Bar

Renders Subject to Changes



Rooftop Pool Bar

Renders Subject to Changes



Hotels & Residences

Renders Subject to Changes



Hotels & Residences



**UNEXPECTED
INTERIORS.**



For illustrative purposes

Renders Subject to Changes



Lobby

Renders Subject to Changes



Lounge Bar

Renders Subject to Changes



All Day Dining

Renders Subject to Changes



Beach Bar

Renders Subject to Changes



Rooftop Bar

Renders Subject to Changes



Gym

Readers Subject to Changes



Corridor

Renders Subject to Changes



Public Toilet

Renders Subject to Changes



Corridor

For illustrative purposes



Renders Subject to Changes



1BR Apartment Bedroom

Renders Subject to Change



1BR Apartment Living Room

Renders Subject to Changes



2BR Apartment Bedroom

Renders Subject to Changes



2BR Apartment Living Room

Renders Subject to Changes



Junior Suite

Renders Subject to Changes



Standard King Room

Renders Subject to Changes



Standard King Bathroom

Renders Subject to Changes



Studio Apartment

Renders Subject to Changes



Suite 6 Bathroom

Renders Subject to Changes



Suite C Bedroom





**UNUSUAL.
UNFORGETTABLE.
UNEARTHLY.**

BECOME A PART



**90 BEATS PER
SECOND**



THIS PROJECT

IS BROUGHT TO YOU BY:



Real Estate Developer

ALMAL REAL ESTATE DEVELOPMENT

Almal Real Estate Development is a Dubai-based development company specializing in real estate, investments, hospitality, capital and construction management services.



Hospitality Operator

PALLADIUM HOTEL GROUP

Palladium Hotel Group is a Spanish hotel chain known for its luxurious resorts and hotels worldwide, offering stylish accommodations and exceptional hospitality experiences.



Master Developer

Al Marjan

Marjan is the leading master developer for freehold land in the Emirate of Ras Al Khaimah, offering ample development and investment opportunities with 100% foreign ownership and tax benefits.



Main Consultant

Design & Architecture bureau I DAR

Our scope entails a thorough provision of Design and Engineering consultancy services spanning all stages of the project lifecycle, encompassing both the Precontract and Post Contract phases. This includes but is not limited to conceptualization, planning, design development, procurement, Project and construction management, quality assurance, and project closeout.



CBRE

With more than 130,000 professionals (including Turner & Townsend employees) in over 100 countries, CBRE is the global leader in commercial real estate services and investment.



DESIGN CONSULTANTS

Kristina Zanic

We're a dynamic team passionate about creating remarkable environments. Specializing in interior design and art curation, we serve hospitality, dining, wellness, commercial, and residential spaces worldwide. With 300+ projects across 20 countries, our services include concept development, design, FF&E selection, art curation, and site supervision for renovations and new builds.

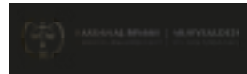
Desert INK

Desert INK, a UAE-based landscape architecture firm since 2015, pioneers sustainable design. From rooftop pools to urban parks like "The Block" in Dubai Design District, our portfolio reflects innovative solutions that delight clients.



Hassan Al Riyami

Al Riyami Advocates and Muhyealdeem International Legal Consultants, established in 2001, is a top law firm with 50+ lawyers across Dubai, Abu Dhabi, UAE, Riyadh, Al-Khobar, Istanbul, and New York. Specializing in real estate, criminal defense, banking, commercial bankruptcy, labor, and litigation, we offer comprehensive legal services.



King and Spalding

King & Spalding is an international law firm providing clients a consistent, uncompromising approach to quality from its 24 offices worldwide.



NABIH ELIAS AZZAM ENGINEERING SERVICES L.L.C | NEA

NEA is a global Chartered Professional Quantity Surveying firm providing specialized consultancy services in cost management, quantity surveying, and project management to organizations across the Middle East, Gulf, and Africa.



Al Tamimi

The law firm of the future, we are the leading full-service commercial law firm in the Middle East & North Africa, providing innovative solutions to our clients across a wide range of sectors.



International Engineering Center

Founded in August 1980 in the United Arab Emirates, International Engineering Center is a leading engineering consultancy firm offering full services from concept design to project supervision. With branches across the Emirates and highly qualified staff, we cater to all project needs from design to completion.



Abu Dhabi International Contracting Company

Leading UAE-based general contracting firm established in 1989. With a Special Category classification, it delivers high-quality, innovative construction solutions across residential, commercial, hospitality, healthcare, and industrial sectors. Known for reliability, in-house expertise, and strong safety records, ADICC continues to grow sustainably by leveraging its affiliates and embracing advanced technologies.



Project Name

The Unexpected Al Marjan Island Hotel &
The Unexpected Al Marjan Island Residences

Brand Name

The Unexpected Hotels & Residences

Hospitality Management Group

Palladium Gestion, S.L.U

Real Estate Developer

Owner and Real Estate Developer

