

DARGLOBAL
INVEST IN LUXURY



LONDON
STOCK
EXCHANGE

Publicly listed on the London Stock Exchange



Building on the legacy of the

**largest real estate
company in the region**



Years of experience

> **15,300+**
residential units delivered

> **500,000**
square meter of commercial space

> **8.6bn***
USD in assets

DarGlobal's mission

To deliver
luxury homes
to global
citizens

Global Presence



> 9 Global offices

> Projects in 7 Global Cities

DARGLOBAL

Co-Branding Experts

Currently partnered with iconic global brands



DOLCE & GABBANA

ELIE SAAB

automobili
Lamborghini



MISSONI



TRUMP
THE TRUMP ORGANIZATION



Our Key Projects

URBAN OASIS BY MISSONI

Dubai - UAE



W RESIDENCES DUBAI - DOWNTOWN

Dubai - UAE



DAVINCI TOWER BY PAGANI

Dubai - UAE



DG1

Dubai - UAE



LES VAGUES BY ELIE SAAB

Doha - Qatar



AIDA

Muscat - Oman



Our Key Projects

149 OLD PARK LANE

London - United Kingdom



OH SO CLOSE

London - United Kingdom



8 TO CENTRAL

London - United Kingdom



MAREA

Cortecin - Spain



TIERRA VIVA

Benahavis / Costa del Sol - Spain



ETOILE

Riyadh – Saudi Arabia



DARGLOBAL

Quintessential Location

Al Marjan Island, UAE



Authentic island living secluded and **connected**

Cushioned along the pristine shores of Ras Al Kaimah lies Al Marjan island, a hidden gem of natural splendor and tranquility. Surrounded by breathtaking landscapes and azure waters, this exotic island offers a refuge from the bustling world.

Despite its secluded ambiance, Al Marjan Island remains conveniently accessible, just 60 minutes away from Dubai. Here, affluent residents enjoy a unique lifestyle that seamlessly blends seclusion and convenience.



Al Marjan Island also known as **‘The New Monaco’**

Spanning over 2.7 million square meters, this destination comprised of 4 islands, offers a range of luxurious residential, hospitality, and leisure facilities. With white-sand beaches, and stunning views of sea, Al Marjan Island is quickly becoming a premier destination for tourists and residents alike.

The island boasts luxury hotels, retail outlets, recreational amenities, and the ground-breaking Wynn Resort, a larger-than-life hotel destination by the Las Vegas-famed brand that will offer more than 1,000 guestrooms, world-class leisure and dining facilities and even the region's first gaming facility. This resort will be completed in December 2026.



10 reasons to invest

in Al Marjan Island

01 360-Degree Waterfront Living

02 0% income Tax and Property Tax

03 100% business ownership

04 Easy Bank account setup

05 Freehold Property

06 Home to the Wynn Resort

07 Direct Beach Access

08 45 min away from Dubai International Airport

09 Dynamic Tourism Hub

10 Recreational 5-star activities



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AL MARJAN ISLAND

THE MOST DESIRABLE LUXURY RESIDENCES IN THE WORLD

Aston Martin BIRTH OF A LEGEND

The remarkable story of Aston Martin began on January 15th, 1913, when founders Robert Bamford and Lionel Martin established Bamford and Martin Limited, operating from a modest workshop on Henniker Mews in London. Their vision of crafting cars renowned for impeccable design and superior performance captured the public's imagination, a fascination that endures even after a century.

In 1914, the name Aston Martin was adopted, a fitting choice inspired by Lionel's success at the Aston Hill Climb in Buckinghamshire, England.

Driven by a spirit of competition, Aston Martin has evolved into an iconic brand synonymous with timeless elegance, exceptional performance, and triumphs in international motorsport.





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ENGINEERING THE
WORLD'S MOST
DESIRABLE DRIVEN BY
BRITISH INGENUITY

DARGLOBAL





DARGLOBAL

Fueled by a visionary dream to craft the world's most desirable luxury beach residences, blending style, aesthetics, and functionality.

DarGlobal joined forces with one of the world's most desirable brands, Aston Martin, renowned for its coveted automotive masterpieces, to create cutting-edge living experiences.

This vision materialized into a groundbreaking partnership that has birthed an exclusive collection of residences nestled along the shores of Al Marjan island.





DARGLOBAL

MASTERFULLY DESIGNED

These beach residences are crafted to harmonize with the surrounding landscape. Each residence is designed as a power wave, ensuring breathtaking views from every angle.

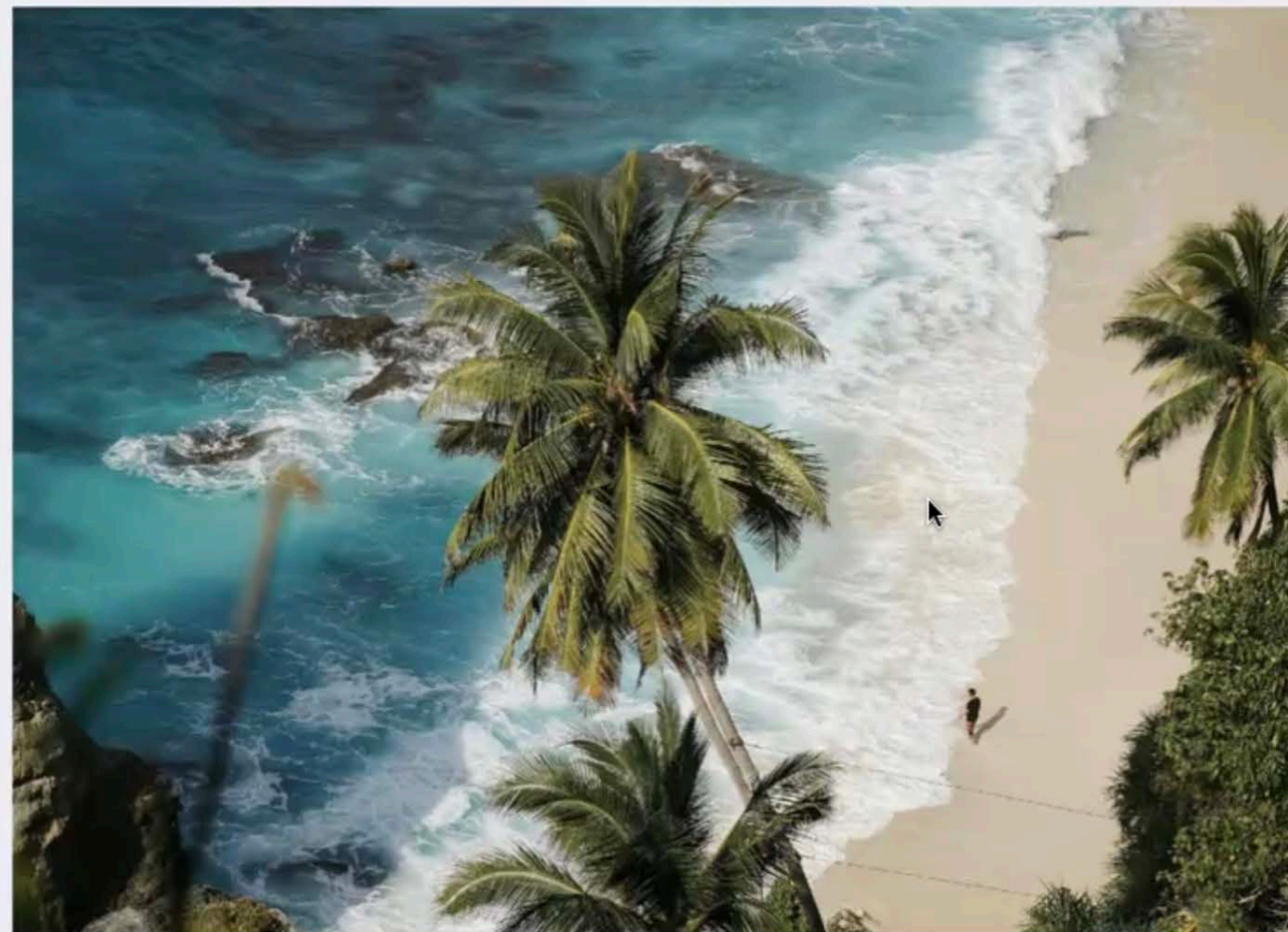
Coupled with Aston Martin interiors, these residences create an intensely immersive living experience that seamlessly merges cutting-edge design, technology, and artisanal craftsmanship.



Panoramic views of the Arabian Gulf and a **PRIVATE BEACH**

These residences mirror the brand's renowned prestige. Nestled within one of the prime waterfront locations in Al Marjan Island, the tower offers sweeping views of the Arabian Gulf, the city's iconic skyline, and the bustling island.

Residents enjoy their very own private beach enclave within the vibrant island. Which includes bustling neighborhoods, luxury resorts, and attractions.





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AL MARJAN ISLAND, UAE



45 minutes

Dubai International Airport



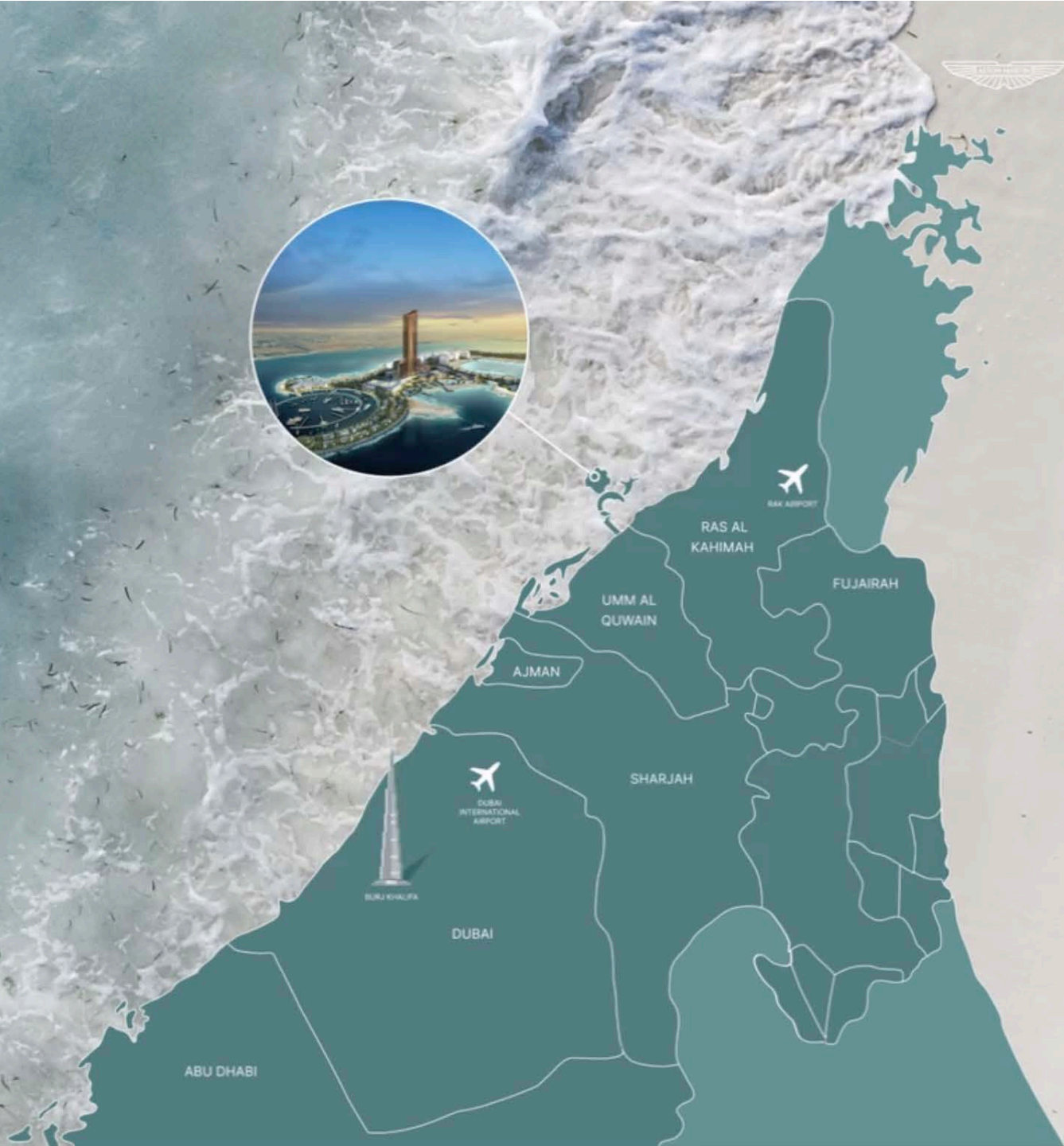
60 minutes

Dubai Mall



60 minutes

Dubai International Financial Centre





DARGLOBAL

PERFECTLY LOCATED

03 min

Al Marjan Island Resort & Spa

04 min

Al Marjan Island Beach Club

05 min

Al Marjan Island Amphitheater (Event Venue)

06 min

Wynn Al Marjan Island
(Upcoming resort and casino)

06 min

DoubleTree by Hilton Resort & Spa
Marjan Island

06 min

Al Marjan Island Boulevard (Shopping
and dining area)

06 min

Al Marjan Island Promenade
(Scenic Walkway)

07 min

Marjan Beach

27 min

The Ritz-Carlton Ras Al Khaimah,
Al Hamra Beach



AMENITIES DECK



- 1 Indoor Cinema
- 2 Fitness Centre
- 3 Multipurpose Hall
- 4 Kids Play Area
- 5 Yoga Lawn
- 6 Spa
- 7 Infinity Pool
- 8 Pool Bar

TYPICAL FLOOR B LEVEL 6, 9 & 15





PROJECT DETAILS

Location

Al Marjan Island, UAE

Registration Fees

4% on completion

Unit Types

1, 2 & 3 bedroom Beach
Residences

3 bedroom Beach Villas

Anticipated Service Charges

18-20 AED/sq.ft

Building Configuration

Basement + Ground floor
+ Podium + 16 floors



SIZE RANGE

Unit Type	Min - Max area (sq.ft)	Min - Max area (sqm)
1 Bedroom Beach Residences	665 – 1,387	61 – 128
2 Bedroom Beach Residences	977 – 2,736	90 – 254
3 Bedroom Beach Residences	2,242 – 2,476	208 – 230
3 Bedroom Beach Villas	2,449 – 2,866	228 – 265

AVERAGE SELLING PRICE

1 Bedroom Beach Residences
AED 1,876,103 / USD 510,862.81

2 Bedroom Beach Residences
AED 3,092,356 / USD 842,048.54

3 Bedroom Beach Residences
AED 6,793,070 / USD 1,849,752.99

3 Bedroom Beach Villas
AED 8,459,828 / USD 2,303,610.58



DARGLOBAL

PAYMENT PLAN

20%

DOWNPAYMENT

IMMEDIATE

10%

1ST INSTALMENT

180 DAYS FROM
BOOKING DATE

10%

2ND INSTALMENT

360 DAYS FROM
BOOKING DATE

10%

3RD INSTALMENT

REACHING 6TH
FLOOR (STRUCTURE)

10%

4TH INSTALMENT

REACHING 12TH
FLOOR (STRUCTURE)

10%

5TH INSTALMENT

COMPLETION OF
STRUCTURE

10%

6TH INSTALMENT

COMPLETION OF
EXTERIOR CLADDING

20%

FINAL INSTALMENT

100% COMPLETION



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