

FACT SHEET



KARL LAGERFELD

BEACH RESIDENCES | AL MARJAN ISLAND

BY  **AARK**
DEVELOPERS

THE PROJECT

LIFE BEYOND ORDINARY

KARL LAGERFELD Beach Residences Al Marjan Island, just steps from the iconic Wynn Casino, introduces 663 exceptional homes — from intimate apartments and serene beach villas to sculpted loft villas and commanding sky villas. Developed by Aark and shaped by the architectural mastery of Nikken Sekkei, these are residences where Karl Lagerfeld's legendary creativity, iconic forms, and sense of style are brought to life, with interiors curated by The One Atelier.





**EACH RESIDENCE
REFLECTS THE CREATIVE
SPIRIT THAT DEFINED
Karl Lagerfeld:
DARING, REFINED, AND
ETERNALLY MODERN.**

Unobstructed sea views, sculptural interiors, and world-class amenities come together to form a lifestyle that celebrates individuality, sophistication, and artistic freedom.

THE LOCATION

1 03 Minutes

To Wynn Casino & Resort

2 20 Minutes

To RAK International Airport

3 35 Minutes

To Sharjah International Airport

4 45 Minutes

To Dubai International Airport

5 50 Minutes

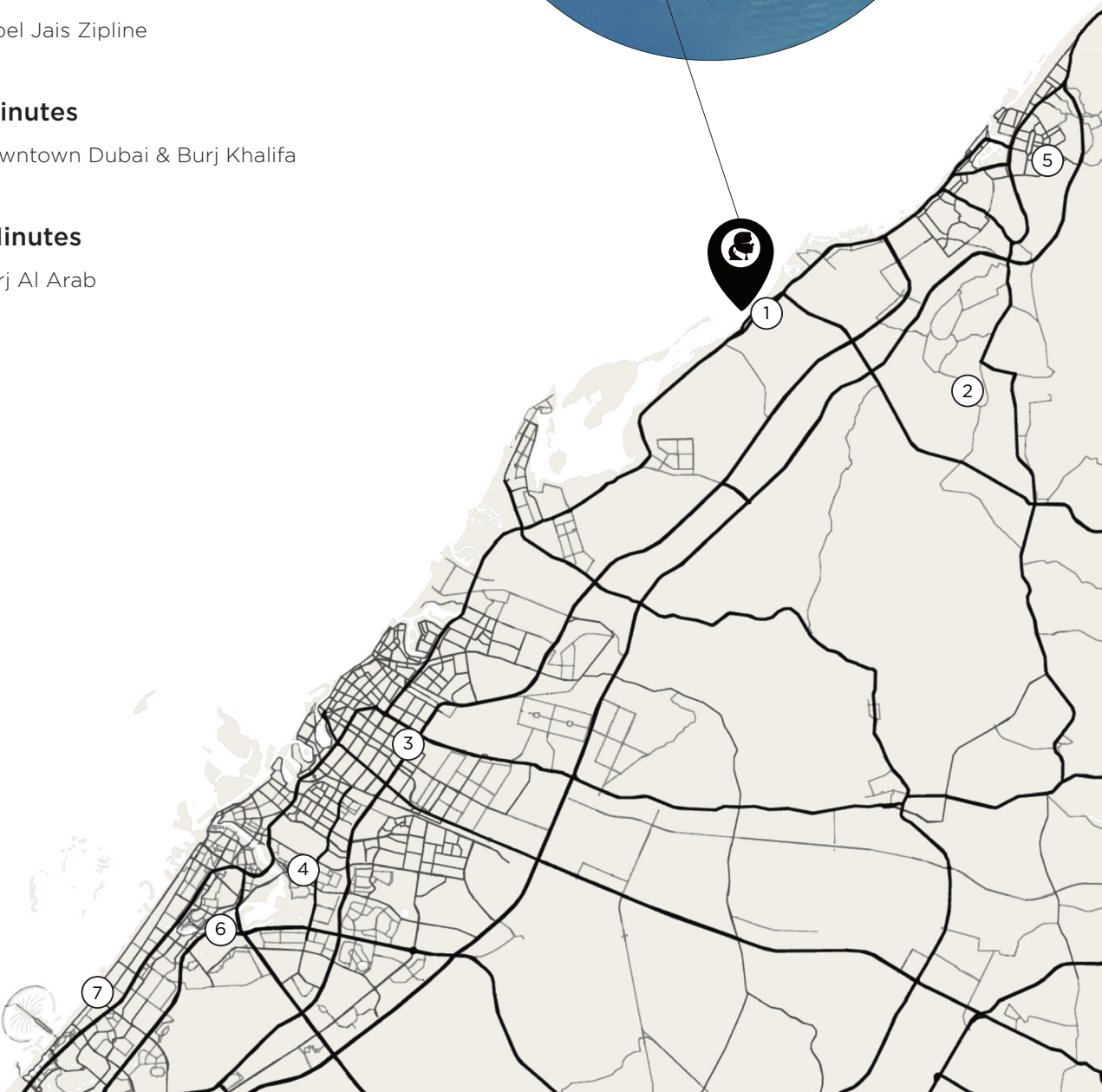
To Jebel Jais Zipline

6 55 Minutes

To Downtown Dubai & Burj Khalifa

7 60 Minutes

To Burj Al Arab



PROJECT SUMMARY

PROPERTY TYPE OWNERSHIP

Luxury Beach front Residences
with Panoramic Sea View

ADMIN AND REGISTRATION FEE

- AED 5,000+VAT on Registration
- 4% on Building Completion

OWNERSHIP

Freehold property for all nationalities

ANTICIPATED COMPLETION DATE

Q2 2028

FURNISHING

Fully Furnished and Fitted

ESTIMATED SERVICE CHARGES

AED 18-25 + VAT / sq.ft

BUILDING CONFIGURATION

Basement + Ground Floor + 18 Floors

RESALE

40%

TOTAL NO. OF UNITS

663

NO. OF ELEVATOR

14 Lifts + 2 Service Lifts

PARKING

Basement & Ground Parking

1 & 2 Bedroom Residences: 1 Parking Space

3 & 4 Bedroom Residences: 2 Parking Spaces

Beach Villas, Sky Villas, & Loft Villas:
2 Parking Spaces



THE DETAILS

PROJECT	KARL LAGERFELD BEACH RESIDENCES - Al Marjan Island
OWNER	Aark Developers FZ LLC
DEVELOPER	Aark Developers FZ LLC
ARCHITECT	Nikken Sekkei
INTERIOR DESIGNER	Karl Lagerfeld
STRUCTURAL CONSULTANT	Engineering Design Consultancy Group
MEP CONSULTANT	Ian Banham & Associates
LIGHTING CONSULTANT	Stefano Dall'Osso
LOCATION	Al Marjan Island, Ras Al Khaimah, UAE

PROJECT FEATURES

EXCLUSIVE INTERIORS BY KARL LAGERFELD	WALKING DISTANCE TO WYNN CASINO	1,000 FT. PRIVATE BEACH (LONGEST ON THE ISLAND)	ALL RESIDENCES ENJOY PANORAMIC SEA VIEWS
GLOBAL BRAND RECOGNITION	PRIVATE POOLS	HIGHEST RESIDENTIAL LOBBY AT 138 FT.	50+ AMENITIES
EXTENSIVE WATER SPORTS FACILITIES	FULLY FURNISHED RESIDENCES	EXTREME COMFORT AND PRIVACY	24/7 CONCIERGE

THE UNITS

UNIT TYPE	NO. OF UNITS	MIN AREA (SQ. FT.)	MAX AREA (SQ. FT.)	STARTING PRICE (AED)
1 Bedroom Beach Residences	280	876	999	2.8M
2 Bedroom Beach Residences	269	1,316	1,580	4.2M
3 Bedroom Beach Residences with Private Pool	51	2,042	3,477	7.9M
4 Bedroom Beach Residences with Private Pool	22	3,114	4,743	12.4M
Sky Villas with Private Pool	10	6,655	13,914	Upon Request
Beach Villas with Private Pool	9	5,899	13,797	Upon Request
Loft Villas with Private Pool	20	3,623	5,194	Upon Request



50+ AMENITIES

Discover a suite of ultra-luxurious, residents-only amenities crafted to elevate daily life, offering residents a lifestyle defined by an holistic wellness, curated leisure pursuits, and uncompromising luxury.

1000 ft. private beach

Sky Bar with infinity pool

Japanese sky garden

Branded beach club

Branded restaurants

Smart homes

Luxury spa

Outdoor cinema

Jogging track

Kids clubhouse

Outdoor yoga

On-call doctor

Fitness center

Pet care service

BBQ Area

EV Charging station

24/7 Concierge service

Housekeeping

Valet service

Beach and water sports

Ladies pilates studio

Panoramic sea view deck

Cigar lounge with meeting rooms



THE INTERIORS

The interiors reflect Karl Lagerfeld's distinctive vision, where bold statements, silhouettes, and rhythm define every space. Architectural lines flow seamlessly between inside and out, while a restrained palette of mineral whites, sandy neutrals, and soft stone tones creates a calm, enduring atmosphere. Travertine, materic plaster, and refined textiles add texture and depth, complemented by sculptural furnishings and Art Deco nuances drawn from Karl Lagerfeld's lifelong passion for its geometry, craftsmanship, and graphic elegance. Each residence embodies measured elegance, a contemporary expression of Karl Lagerfeld's timeless artistry.



WHY INVEST

**EXCLUSIVE
DESIGN BY
KARL LAGERFELD**

**GLOBAL BRAND
RECOGNITION**

**HIGH ROI &
STRONG CAPITAL
APPRECIATION**

**EASY AND
INVESTOR-FRIENDLY
PAYMENT PLANS**

**GOLDEN VISA
ELIGIBILITY**

**WALKING DISTANCE
TO WYNN CASINO**

**BOOMING
TOURISM AND
HOSPITALITY HUB**

**LIMITED-EDITION
WATERFRONT LIVING
WITH SEA VIEWS**

**PRIME
LOCATION**



PAYMENT PLAN

50%

DURING
CONSTRUCTION

50%

ON COMPLETION

Q2 2028

ANTICIPATED
COMPLETION DATE

FOR LIMITED UNITS ONLY

INSTALLMENT	PERCENTAGE	DATE
Down Payment	10 %	On Booking
1st Installment	10 %	30 Days from Booking
2nd Installment	5 %	October 2026
3rd Installment	5 %	January 2027
4th Installment	10 %	July 2027
5th Installment	10 %	December 2027
On Completion	50 %	June 2028

PAYMENT METHOD

Cheque

Debit / Credit Card

Crypto

Bank Transfer

THE TEAM

KARL LAGERFELD

The Maison KARL LAGERFELD shares the iconic vision and design aesthetic of its founder, Karl Lagerfeld, fused with a contemporary, forward-looking spirit. As the sole custodians of Karl Lagerfeld's legacy, the brand channels his passion, intuition, and inexhaustible creativity into the core of its DNA. The Brand offers sophisticated ready-to-wear, accessories, and lifestyle collections that reflect Parisian sophistication with a modern, bold edge.

AARK DEVELOPERS

AARK Developers, based in Dubai, brings 25 years of expertise in creating iconic residential and hospitality projects. With a focus on innovation, quality, and exceptional service, the company continues to redefine living standards in the UAE. Led by Chairman Mr. Rahul Kumar Gupta, AARK has set a new benchmark in design excellence and sustainability while consistently exceeding expectations.

NIKKEN SEKKEI

Nikken Sekkei is a global leader in architectural design, known for its sustainable and innovative projects that enhance the human experience. Each project showcases their ability to blend cutting-edge technology, cultural sensitivity, and environmental consciousness, creating transformative spaces that leave a lasting impact.

THE ONE ATELIER

The One Atelier is industry leader in the development of interior design for branded real estate, offering end-to-end services from brand scouting and concept development to interior design and architectural consultancy.

With a tailored, consultative approach and deep understanding of the modern luxury consumer, it collaborates with leading global luxury brands to create exceptional, market-leading properties.



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