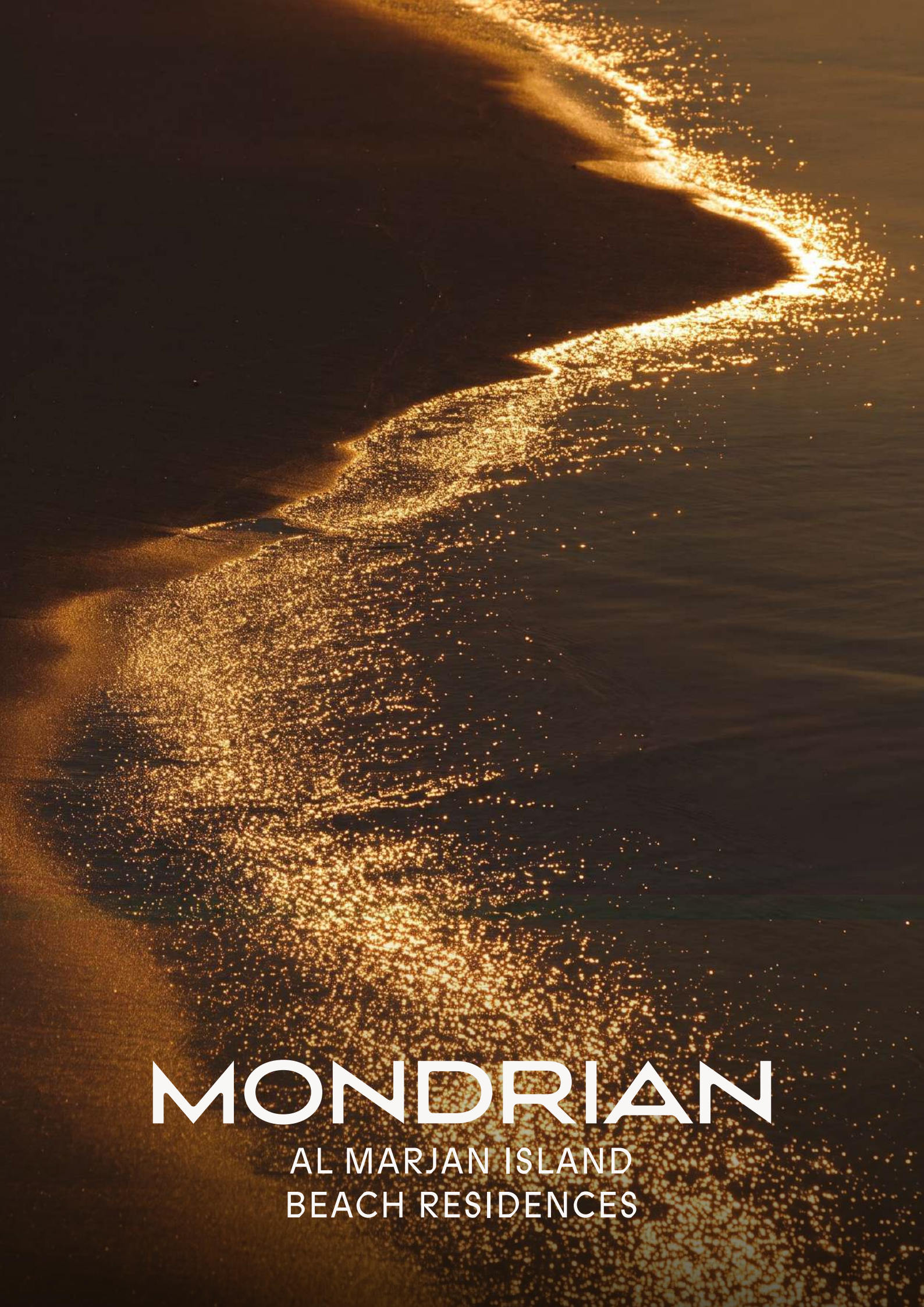

MONDRIAN
AL MARJAN ISLAND
BEACH RESIDENCES



LIVING ROOM

THE BEACH VILLA

A statement beach villa where an expansive private terrace and pool living flows effortlessly onto the beach.

BUILT ON THE BEACH

The Beach Villa makes the most of their proximity to Al Marjan Island's crisp, white sand. Step through huge sliding glass doors and you are there – your own private beach on your doorstep. A sanctuary to witness every dramatic sunset on the horizon. This beautiful, pristine space makes Mondrian Al Marjan Island Beach Residences much more than just a home. Every detail is amplified to deliver a lifestyle that is both highly desirable and distinctly rare.

EVERYDAY LIVING, ELEVATED

With a resort-style collection of amenities designed around every pace of life, from Courtyard Pool & Bar and Fitness Studio to the Residents Sky Club and rooftop padel court, there are spaces to stay active, unwind and connect. Whether the day calls for movement, relaxation or simply time to yourself, every amenity is thoughtfully considered to let you live life at your own rhythm.

DETAILS

The Beach Villa	Total area	8,470 sq ft
	Internal / Outdoor	5,121 sq ft / 3,349 sq ft

PAYMENT PLAN

35% DURING CONSTRUCTION
65% UPON HANDOVER (Q4 2028)



WYNN AL MARJAN ISLAND
7 min drive

BEACH DISTRICT
8 min drive

AL HAMRA MALL
11 min drive

RAK CENTRAL
12 min drive

AL HAMRA GOLF CLUB
13 min drive

AL HAMRA MARINA WALK
18 min drive

RKT INTERNATIONAL AIRPORT
35 min drive

DUBAI INTERNATIONAL AIRPORT
1hr drive

MONDRIAN RESIDENCES MAKE THE MOST OF AL MARJAN ISLAND

Bold design interplays with sophisticated aesthetic detail, while the island's cultural energy is reflected in the vibrant beachfront location.

Shaped by the sun, sculpted by the sea and elevated by the imagination, this is a lifestyle for provocative visionaries and cultural tastemakers. People who live life at their own pace, one that is unrushed, uncompromised and unmistakably Mondrian.

ON-DEMAND SERVICES

Our on-demand services offer an exceptional level of personal attention and anticipation. Unique and uncompromising, they are unmistakably Mondrian.

These are not included in the service charge and are charged per use.

A CURATED LIFESTYLE

- Art Curator
- Interior Design
- Resident Botanist – Plant Curation & Care
- Personal Shopping
- Private Dining or Personal Chef

- Cultural Concierge
- Doormen
- Valet Parking
- Security
- Accor Owner Benefits Annual Membership Fee
- Common Area Maintenance, Utilities, Housekeeping
- Common Area Wifi
- Property Insurance
- General and Administrative Services

EVERYDAY SIMPLICITY

- Electric Car Chauffeur On-Demand or Private Transportation
- Dry Cleaning, Laundry or Tailoring
- In-Residence Housekeeping
- In-Residence Maintenance
- Dog Walking, Grooming or Pet Minding
- Childcare, Tutoring or Art Classes
- Residence Care During Extended Travel

ENHANCED WELLBEING

- Personal Trainer
- Massage, Reflexology or Acupuncture
- Grown Alchemist* Amenities Subscription

*Preferential pricing available whilst Ennismore maintains its contractual relationship to Grown Alchemist for the Mondrian brand.

FI'LIA BY THE BEACH

Fi'lia Beach Club, the region's first female-led restaurant brand, brings its award-winning Italian cuisine to the island in a laid-back setting.

RESIDENTIAL FACILITIES

A wide variety of amenities mean every lifestyle is considered and enriched. It's a highly personalised approach, ensuring life moves at your own, perfect rhythm.

- Resident's Lobby
- Lobby Lounge
- Landscaped Courtyard with Direct Beach Access
- Courtyard Pool & Bar
- Garden Cabanas
- Residents Sky Club:
  - Boardroom/Private Dining Room
  - Library/Working Lounge
  - Bar & Lounge
  - Sunset Terrace
  - Sunrise Patio
- Adults Pool & Sun Deck
- Rooftop Padel Court
- Fitness Studio
- Outdoor Gym
- Personal Training Studio
- On-demand Treatment Room
- Recovery Zone:
  - Cold Plunge Pools
  - Finnish Sauna
- Kid's and Teens Club
- Children's Play Area
- Children's Pool

ALL ACCOR LIVE LIMITLESS

ACCOR OWNER BENEFITS PROGRAM

Mondrian Al Marjan Island Beach Residences owners are eligible to participate in the Accor Ownership Benefits Program*, giving them automatic VVIP status at over 5600 hotels and resorts worldwide. Mondrian Residence Global Ownership Benefits include:

- Exclusive invitation to join the PLATINUM tier of Accor Live Limitless
- Automatic upgrades on arrival across more than 5600 hotels and resorts worldwide (subject to availability)**
- 20% off of best available rate at more than 5600 hotels and resorts worldwide**
- VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings

*Eligibility continues for as long as Purchaser owns Mondrian branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

** At participating Accor brands and properties



BRAND MONDRIAN

OPERATOR ENNISMORE

ARCHITECT Gensler

INTERIOR DESIGNER BERGMAN DESIGN HOUSE

DEVELOPER ELEVATE

ENQUIRIES

+971 (0) 4 283 1160

ANANTARA BUSINESS TOWER, OFFICE 2504, DUBAI

MONDRIANALMARJANISLANDBEACHRESIDENCES.COM

Elevate develops spaces rooted in timeless design principles, holistic wellbeing, and meaningful connection, meticulously crafted to elevate the art of refined living. Elevate is part of the One Group, an award-winning real estate and venture capital organisation that has overseen over $2.5 Billion in global transactions since 2010.

Mondrian Al Marjan Beach Residences ("Project") is not owned, developed, or sold by AH New Lifestyle Middle East FZE ("Licensor"), or its affiliates. One Islands Development FZ-LLC ("Licensee"), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Project. Licensee uses the "Mondrian" brand and ce rtain trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from Licensor. Under certain circumstances, the license may b eterminated or revoked according t o its terms in which case the Project shall not have the right to use the "Mondrian" brand or relate dtrademarks .For the avoidance of doubt, no individual residential units ("Units") have the right to use the "Mondrian" brand or have any righ ts to use the "Mondrian" relate dtrademarks. Licensor does not make any re presentations cr g uaran tees with respect to the Units or the Project and is not responsible for Licensee's marketing practices, advertising, and sales re presentations.