



COSTA MARE

PROJECT BRIEF: TOWER II



AN ISLAND OF SANCTUARY

At Costa Mare, architecture becomes an experience—a journey through space and time, where the mountain's silent grandeur meets the soothing rhythm of the sea



ESCAPE AND CONNECT

The rugged beauty of Ras Al Khaimah's mountainous terrain and the serene allure of Al Marjan Island serve as the foundation for Costa Mare, a visionary architectural statement that seamlessly rises from the landscape like a sculpted form of nature itself. Inspired by the raw elegance of its surroundings, the design embraces the organic contours and textures of the region, allowing the structure to emerge as an extension of the environment rather than an intrusion.

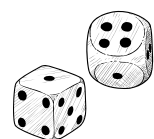
This architectural narrative is one of fluidity and harmony, where every elevation, material, and form is informed by the natural rhythms of the land and sea. The interplay of light and shadow across its façade mirrors the undulating mountain ridges, while the use of locally inspired textures and earthy tones creates a dialogue between the built and the unbuilt. Positioned between the dramatic peaks and the pristine shores of Al Marjan Island, Costa Mare captures the essence of waterfront serenity, blending seamlessly with its breathtaking coastal surroundings. Costa Mare is a retreat, an invitation to disconnect from the city's relentless pace and immerse in a setting where nature takes the lead.



MARJAN ISLAND MAP



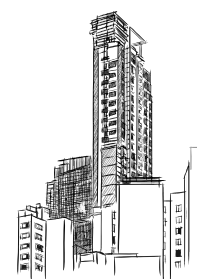
DRIVING DISTANCES



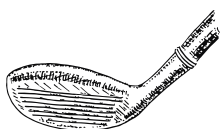
2 mins.
Wynn Resort



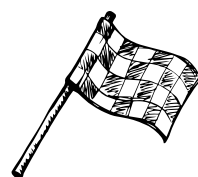
12 mins.
Al Hamra Mall



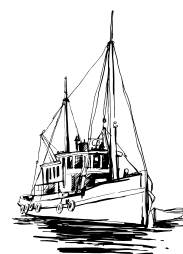
13 mins.
RAK Central



14 mins.
Al Hamra Golf Club



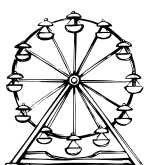
16 mins.
RAK Track



20 mins.
Royal Yacht Club
of Ras Al Khaimah



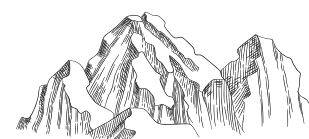
30 mins.
RAK Mall



30 mins.
Al Qawasim Corniche
& RAK Eye



35 mins.
RAK International Airport



46 mins.
Jebel Jais Entrance



50 mins.
Sharjah International Airport



60 mins.
Dubai International Airport

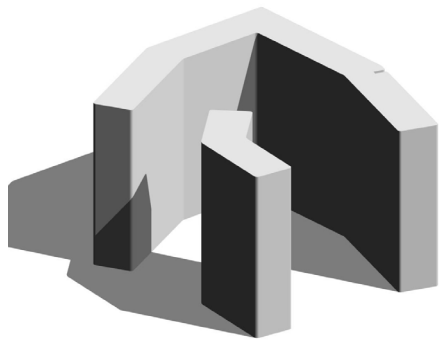
SUN AND VIEWS ANALYSIS



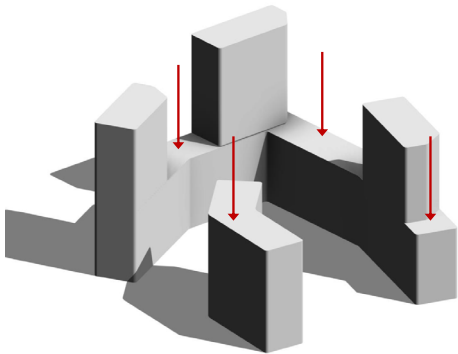
ARCHITECTURE DESIGN CONCEPT



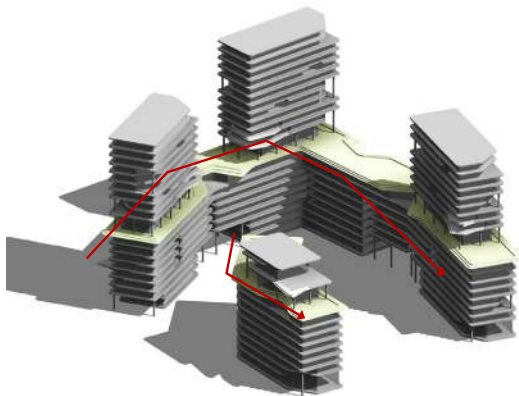
The architectural concept seamlessly sculpts the horizon into form, reshaping mass into a fluid, elevated domain of connection, curated residences, and refined leisure



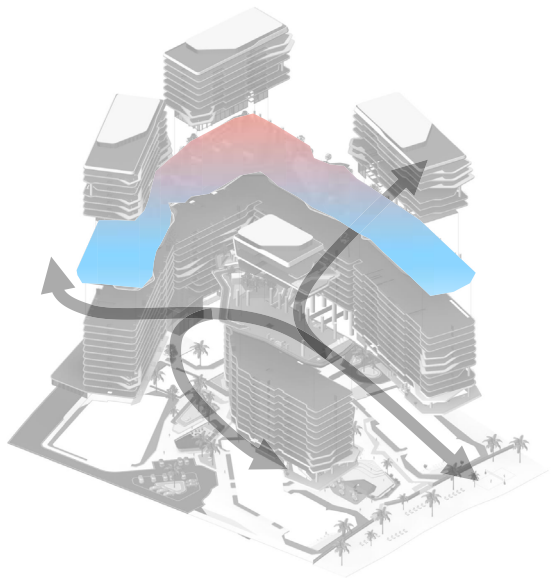
Building mass



Shaping voids to enhance and frame sea views



Breaking up the building's form to create dynamic and inviting spaces



Final design concept

ISOMETRICS

This residential development redefines community living with its innovative design. The concept emphasizes connectivity and harmony, seamlessly linking buildings with bridges while celebrating life on a grand scale. At its core is a striking central split, transforming an entire floor into a vibrant landscape hub. This level features lush greenery, exceptional amenities, and diverse outdoor spaces, fostering a shared environment where residents can connect, unwind, and thrive. The design embodies a vision of unity and modern living within a single, extraordinary development



A DUALITY OF DESIGN
AND BEACHFRONT LIVING



ARCHITECTURAL SECTIONS

TOWER III

TOWER II

TOWER IV

TOWER I

UPPER ROOF	
LOWER ROOF	2.4m
20 TH	3.2m
19 TH	3.2m
18 TH	3.2m
17 TH	3.2m
16 TH	3.2m
15 TH	3.2m
14 TH	3.2m
AMENITIES FLOORS	
13 TH	3.2m
12 TH	3.2m
11 TH	3.2m
10 TH	3.2m
9 TH	3.2m
8 TH	3.2m
7 TH	3.2m
6 TH	3.2m
5 TH	3.2m
4 TH	3.2m
3 RD	3.2m
2 ND	3.2m
1 ST	3.2m
GF	3.6m
B1	3.0m
B2	3.0m

ELEVATORS

2 PASSENGER ELEVATORS

1 SERVICE ELEVATOR

PARKING

STUDIO, 1 AND 2 BEDROOM: 1 PARKING SPACE

3 BEDROOM: 2 CAR PARKING SPACES

LOCATION

AL MARJAN ISLAND, RAS AL KHAIMAH

OWNERSHIP

FREEHOLD

ANTICIPATED COMPLETION DATE

Q3 2028

ANTICIPATED SERVICE CHARGE

AED 19 PER SQ. FT



SIZE RANGE PER UNIT TYPE

Studio	from 394 sq. ft to 607 sq. ft
1 BR	from 718 sq. ft to 892 sq. ft
2 BR	from 1,096 sq. ft to 1,328 sq. ft
2 BR + S	from 1,274 sq. ft to 1,447 sq. ft
3 BR Duplex	from 3,181 sq. ft

NUMBER OF UNITS PER TYPE

Studio	24 Units
1 BR	118 Units
2 BR	57 Units
2 BR + S	19 Units
3 BR Duplex	1 Unit





ELLINGTON

AMENITIES



COSTA MARE

DROP OFF AREA



MAIN ENTRANCE



LOBBY RECEPTION



PADEL COURT

*This is for illustration purposes only



MAIN POOL



PRIVATE BEACH

MASTER PLAN
GROUND FLOOR
AMENITIES PLAN

- 01 DROP-OFF AREAS
- 02 MAIN LOBBY ENTRANCE
- 03 TOWER I LOBBY ENTRANCE
- 04 TOWER IV LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 LOBBY LOUNGE
- 07 COMMUNAL TABLE
- 08 LIFT LOBBIES
- 09 RETAIL OUTDOOR TERRACE
- 10 CAMPFIRE SEATING
- 11 PETS AREA
- 12 BARBEQUE DECK WITH OUTDOOR DINING
- 13 PADEL COURT
- 14 GARDEN AREA
- 15 BEACH CLUB
- 16 INFINITY LEISURE POOL
- 17 POOL BAR
- 18 SUN LOUNGERS AREA
- 19 ACCESS TO PRIVATE BEACH
- 20 BEACH SUN LOUNGERS AREA
- 21 ACCESS TO BASEMENT PARKING





ELLINGTON

UPPER LEVEL AMENITIES - 12TH FLOOR



FAMILY POOL



CLUBHOUSE



KIDS PLAY AREA



FITNESS STUDIO



INDOOR POOL

*This is for illustration purposes only



SEATING AREAS



ELLINGTON

JOGGING TRACK AND FLOATING EDGE WALKWAYS

TO WYNN RESORT

MASTER PLAN
12th FLOOR
AMENITIES PLAN

- 01 FAMILY LEISURE POOL
- 02 POOL BAR
- 03 SUN LOUNGERS AREA
- 04 OUTDOOR YOGA AREA
- 05 COFFEE STATION
- 06 GARDEN SEATING AREAS
- 07 INDOOR POOL
- 08 POOL SPA
- 09 LIFT LOBBIES
- 10 CASINO BAR SEATING
- 11 KIDS CLUB
- 12 OUTDOOR KIDS PLAY
- 13 ACCESS TO UPPER LEVEL AMENITY FLOOR
- 14 CLUBHOUSE LOUNGE
- 15 COMMUNAL TABLE
- 16 BEVERAGE STATION
- 17 NURSERY
- 18 WASHROOM
- 19 HAMMOCK AREA
- 20 ACCESS TO UPPER LEVEL POOL AREA
- 21 JUICE BAR & COMMUNAL TABLE
- 22 ACCESS TO UPPER LEVEL WELLNESS AREA
- 23 FITNESS STUDIO
- 24 PILATES STUDIO
- 25 CHANGE ROOMS
- 26 JOGGING TRACK
- 27 FLOATING EDGE
- 28 TOWER I LEISURE POOL
- 29 TOWER I CLUBHOUSE
- 30 PRIVATE DINING
- 31 TOWER I FITNESS STUDIO
- 32 TOWER I CHANGE ROOM



PRIVATE BEACH



UPPER LEVEL AMENITIES - 13TH FLOOR



HORIZON POOL



IMMERSIVE DINING



CINEMA ROOM

*This is for illustration purposes only



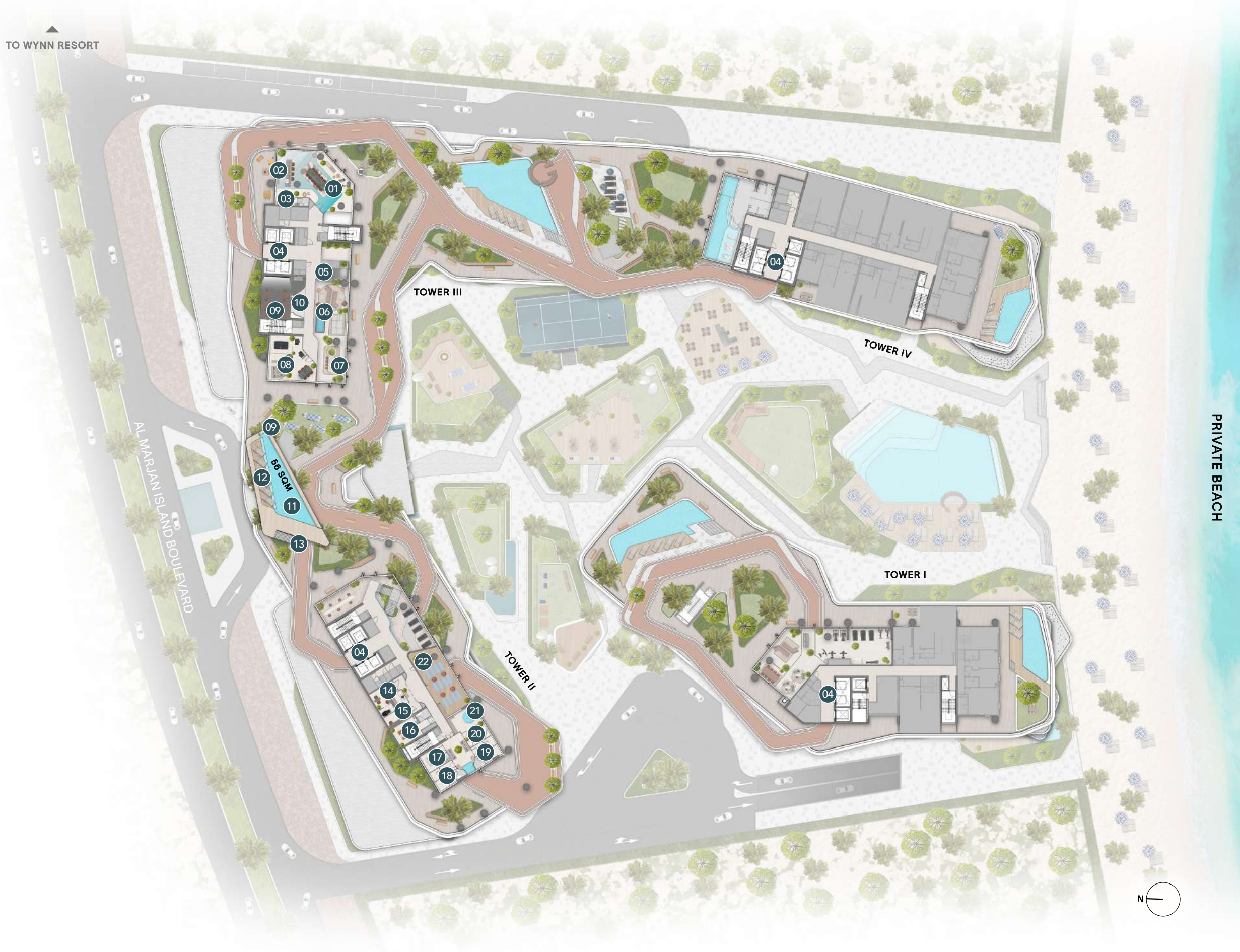
WELLNESS STUDIO



YOGA STUDIO

MASTER PLAN
13th FLOOR
AMENITIES PLAN

- 01 IMMERSIVE DINING
- 02 SHOW KITCHEN
- 03 POWDER ROOM
- 04 LIFT LOBBIES
- 05 ACCESS TO LOWER LEVEL AMENITY FLOOR
- 06 CLUB LOUNGE
- 07 COMMUNAL TABLE
- 08 TEENS CLUB
- 09 CINEMA ROOM
- 10 PANTRY
- 11 HORIZON LAP POOL
- 12 SUN LOUNGERS AREA
- 13 ACCESS TO LOWER LEVEL GARDEN AREA
- 14 FEMALE SALON AREA
- 15 MALE BARBER AREA
- 16 TREATMENT SPA
- 17 RAIN SHOWER
- 18 FEMALE STEAM & SAUNA
- 19 MALE STEAM & SAUNA
- 20 HEAT LOUNGERS AREA
- 21 JACUZZI
- 22 YOGA STUDIO





RESIDENCES



LIVING AND DINING



KITCHEN



BEDROOM



BATHROOM






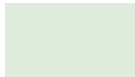
SIGNATURE APARTMENT

An architectural rendering of a modern, multi-story building complex at dusk. The building features a curved, tiered design with numerous balconies and large glass windows. The sky is filled with soft, colorful clouds in shades of blue, orange, and pink. The building is reflected in the calm water in the foreground. A line of palm trees and other vegetation separates the building from the water. The overall atmosphere is serene and modern.

FLOOR PLANS



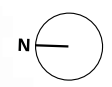
GROUND FLOOR TYPICAL PLAN

-  1 - Bedroom
-  2 - Bedroom
-  2 - Bedroom + S
-  RETAIL



1st, 2nd & 3rd FLOOR TYPICAL PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S





4th FLOOR TYPICAL PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S



5th - 10th FLOOR TYPICAL PLAN

-  Studio
-  1 - Bedroom
-  2 - Bedroom
-  2 - Bedroom + S



WYNN CASINO
VIEW

ISLAND
VIEW



ARABIAN GULF
VIEW

ISLAND
VIEW

11th FLOOR TYPICAL PLAN

-  Studio
-  1 - Bedroom
-  2 - Bedroom
-  2 - Bedroom + S



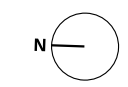
14th, 15th, 16th 19th & 20th FLOOR TYPICAL PLAN

- Studio
- 1 - Bedroom
- 2 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom



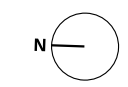
17th FLOOR TYPICAL PLAN

-  Studio
-  1 - Bedroom
-  2 - Bedroom
-  2 - Bedroom + S
-  3 - Bedroom Duplex



18th FLOOR TYPICAL PLAN

-  Studio
-  1 - Bedroom
-  2 - Bedroom
-  2 - Bedroom + S
-  3 - Bedroom Duplex



18th FLOOR TYPICAL PLAN

-  Studio
-  1 - Bedroom
-  2 - Bedroom
-  2 - Bedroom + S
-  3 - Bedroom Duplex

STUDIO

TYPE A



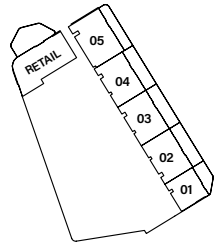
Internal Living Area : **339.39 sq. ft.**

Outdoor Living Area : **53.47 sq. ft.**

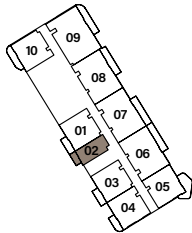
Total Living Area : **393.85 sq. ft.**



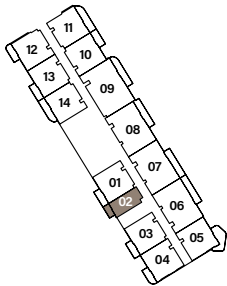
Ground Floor



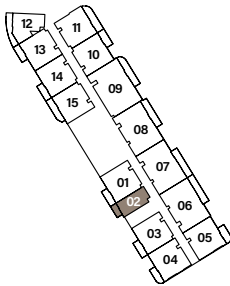
1st - 3rd Floor



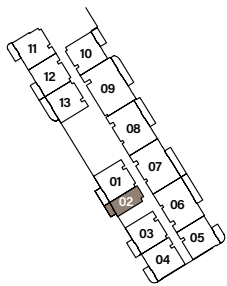
4th Floor



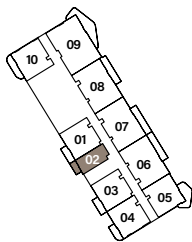
5th - 10th Floor



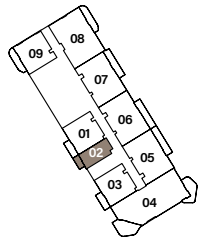
11th Floor



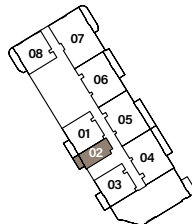
14th - 16th & 19th - 20th Floor



17th Floor



18th Floor



STUDIO

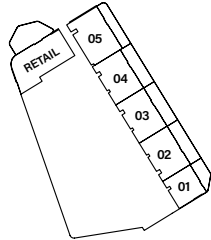
TYPE B



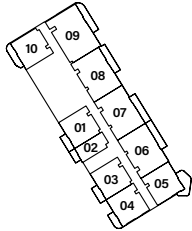
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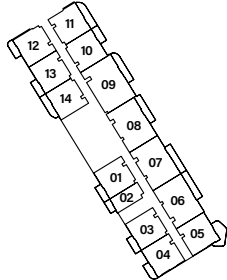
Ground Floor



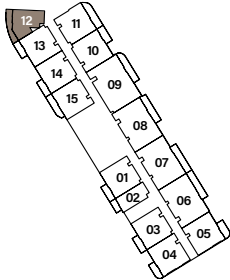
1st - 3rd Floor



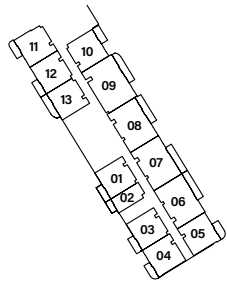
4th Floor



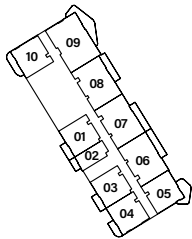
5th - 10th Floor



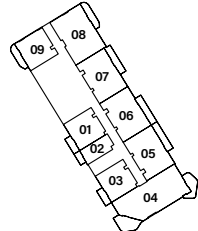
11th Floor



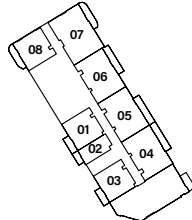
14th - 16th & 19th - 20th Floor



17th Floor



18th Floor



1 - BEDROOM

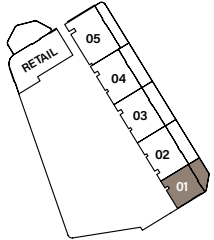
TYPE B



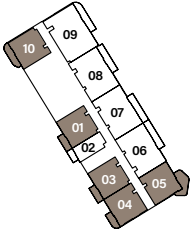
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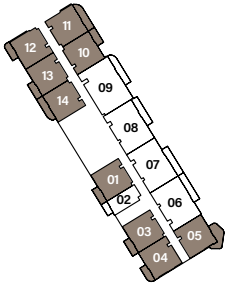
Ground Floor



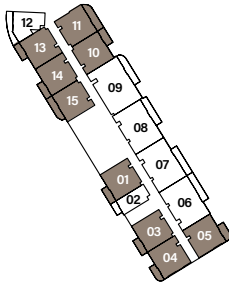
1st - 3rd Floor



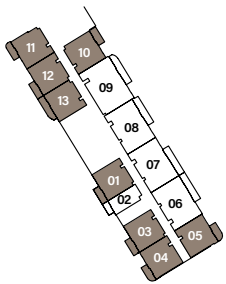
4th Floor



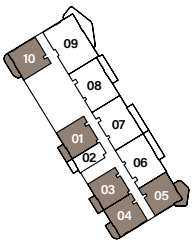
5th - 10th Floor



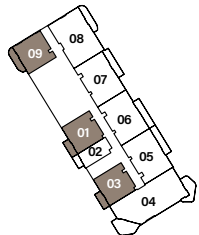
11th Floor



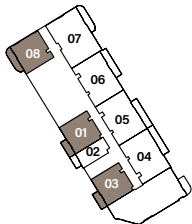
14th - 16th & 19th - 20th Floor



17th Floor



18th Floor



2 - BEDROOM

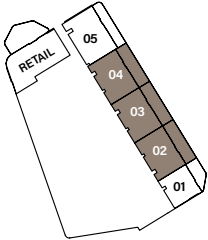
TYPE A



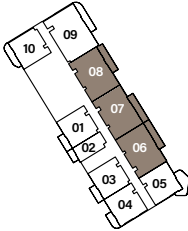
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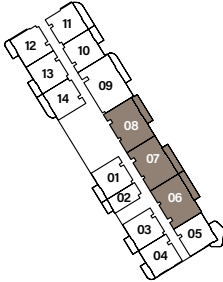
Ground Floor



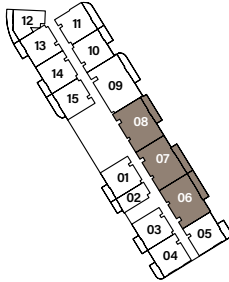
1st - 3rd Floor



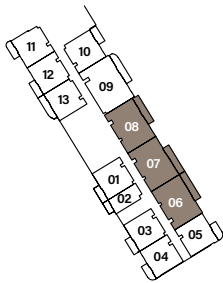
4th Floor



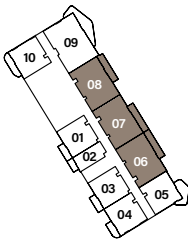
5th - 10th Floor



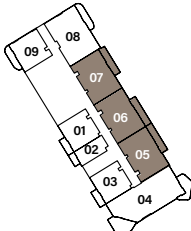
11th Floor



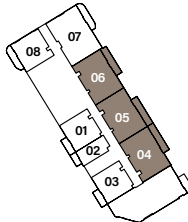
14th - 16th & 19th - 20th Floor



17th Floor



18th Floor



2 - BEDROOM + STUDY

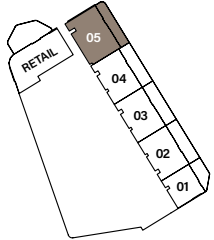
TYPE A



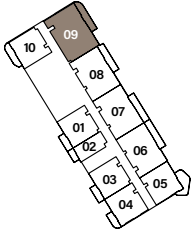
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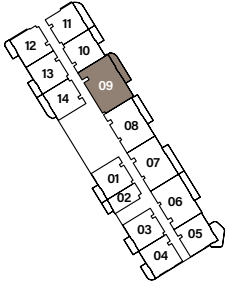
Ground Floor



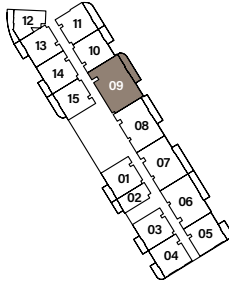
1st - 3rd Floor



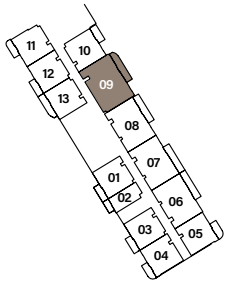
4th Floor



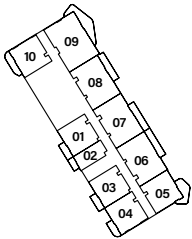
5th - 10th Floor



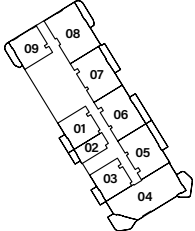
11th Floor



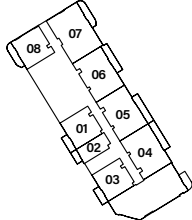
14th - 16th & 19th - 20th Floor



17th Floor



18th Floor



2 - BEDROOM + STUDY

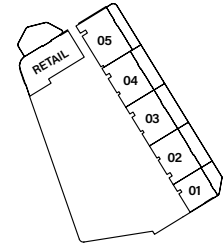
TYPE B



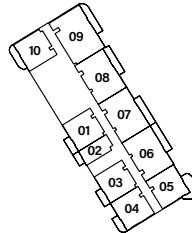
Internal Living Area : 1150.77 sq. ft. Outdoor Living Area : 150.16 sq. ft. Total Living Area : 1300.93 sq. ft.



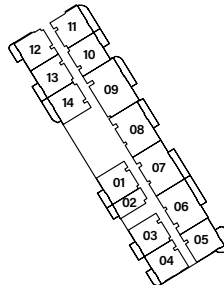
Ground Floor



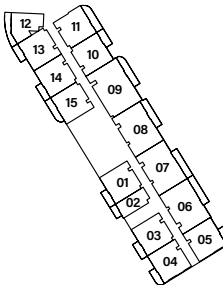
1st - 3rd Floor



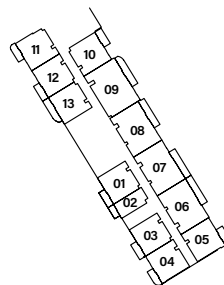
4th Floor



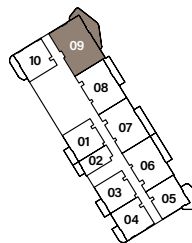
5th - 10th Floor



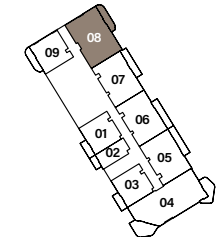
11th Floor



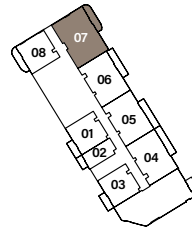
14th - 16th & 19th - 20th Floor



17th Floor



18th Floor

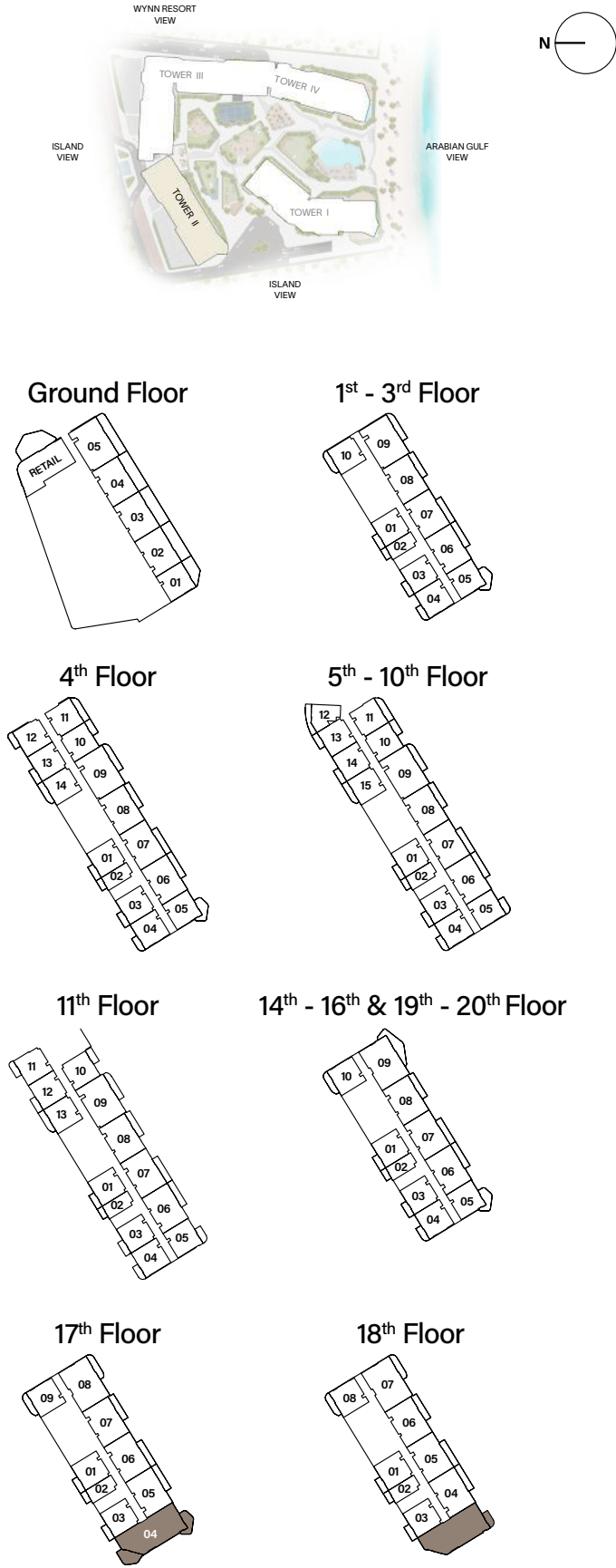


3 - BEDROOM DUPLEX

TYPE A



Internal Living Area : 2682.15 sq. ft. Outdoor Living Area : 499.12 sq. ft. Total Living Area : 3181.27 sq. ft.



PAYMENT PLAN

20 %

At the time of booking +
AED 3,000 RERA
registration fee

10 %

90 days after the
reservation date

10 %

180 days after the
reservation date

5 %

On completion of
20% construction
of the project

5 %

On completion of
30% construction
of the project

5 %

On completion of
40% construction
of the project

5 %

On completion of
50% construction
of the project

5 %

On completion of
60% construction
of the project

5 %

On completion of
70% construction
of the project

30 %

On completion*

* plus 4% upon completion and this amount is earmarked specifically
to cover expenses related to the title deed registration process