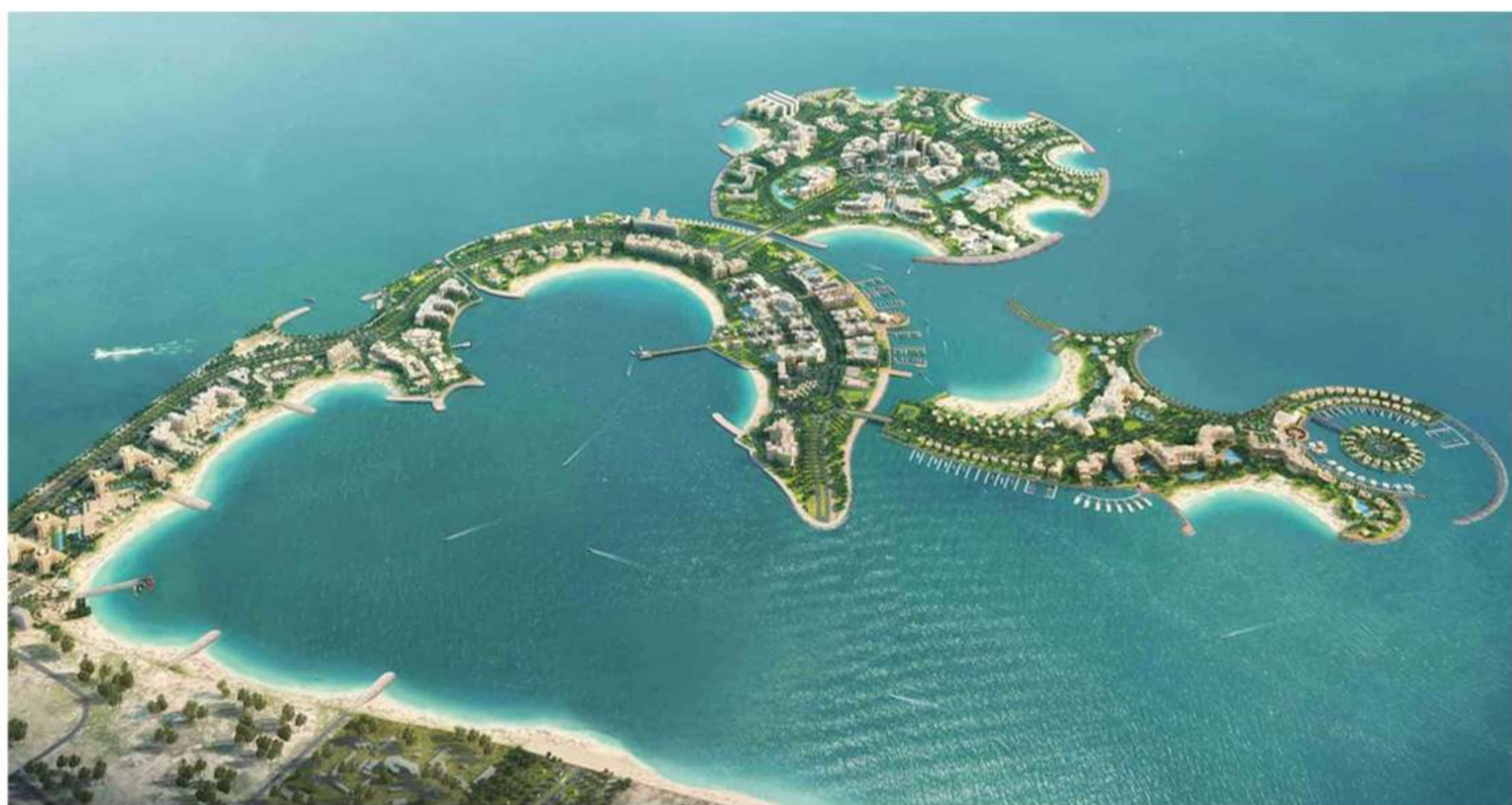


# OCEANO

BY THE LUXE DEVELOPERS



Ras Al Khaimah is renowned for its outstanding nature, leisure, adventure and authentic offerings. With an extraordinary history dating back over seven millennia and the site of the world's longest zipline, the northern most Emirate in the U.A.E. has become one of the most sought-after destinations in the Middle East.



**Al Marjan Island, home to a host of major entertainment and lifestyle offerings, extends a vast 4.5 kilometres into the sea, and covers an area of 2.7 million square meters.**

Al Marjan Island currently has more than 1,600 operational five-star hotel keys and is soon to be home to the first integrated resort in the MENA region, Wynn Resorts, va first-and-only-like-it entertainment complex in the Middle East.

## Top *ATTRACTIONS*



Safari Ras Al Khaimah



Al Hamra Golf Club



National Museum



Jebel Jais Zipline



Wadi Shawak



Iceland Water Park

## *Absolute* REFINEMENT

It takes a bold vision to bring utter sophistication to life.

Anchored to the splendid Al Marjan Island, Oceano boasts a coveted position on the apex plot of Island 4, complete with its very own private beach. It is designed to provide an upscale waterfront living lifestyle and comprises of residential and commercial units with panoramic views of the sea, its own private beach and jetty.



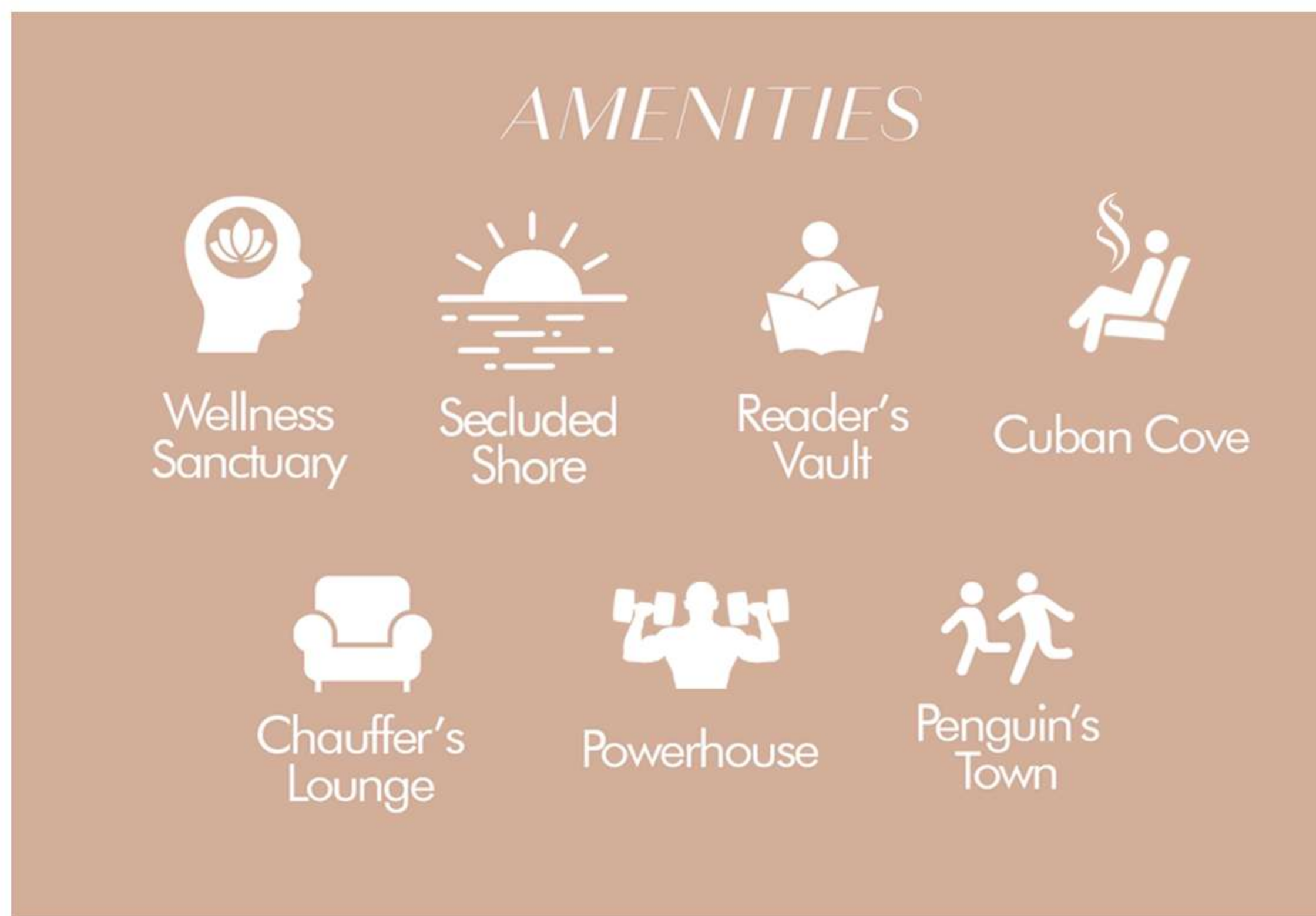
The development has a B.U.A. of 79,000 sqm. and is G+18. It includes 206 units ranging from 1, 2, 3 and 4 - bedrooms, including penthouses and exclusive sky villas. The development also includes 12 retail units and includes premium facilities like a spa, infinity pool overlooking the Arabian Sea, a state-of-the-art gym, cigar room, library and yoga room. A separate driver's lounge is also a part of the overall facilities.





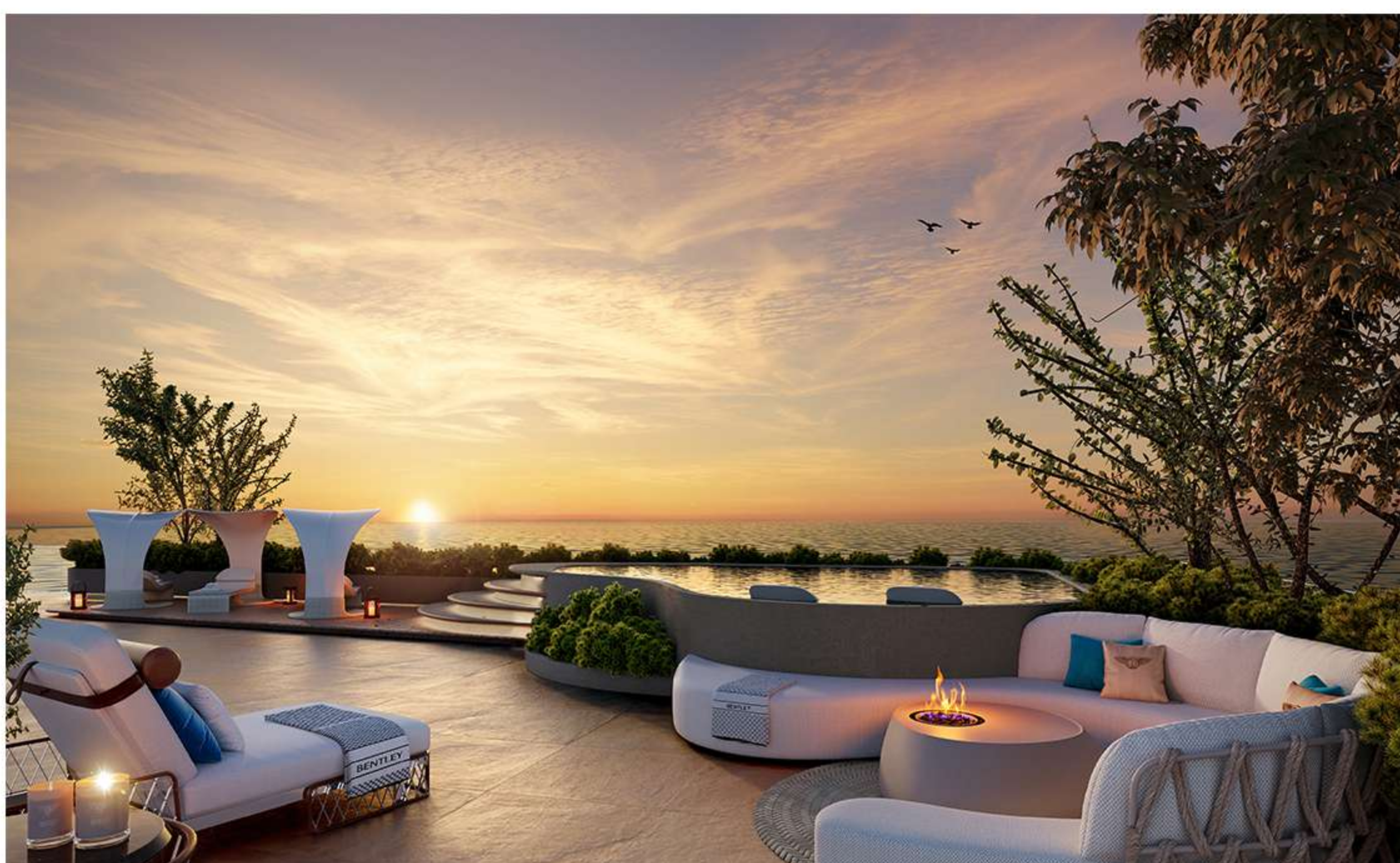
*For THOSE* who DESIRE MORE.  
The pinnacle of living.

Penthouse duplex residences exude and elevate exceptionalism. These duplex residences are the epitome of discretion, with two volumes of living area and vistas of the Arabian Ocean. With private terraces, gourmet kitchens, and grand master suites, penthouse duplex residences are for those who only desire more.



*The EXCEPTIONAL* lies INSIDE.  
Come home to the befitting.

Sky villas are the pinnacle for those who demand only the rarest and most exclusive. Located on the uppermost floors, these villas offer awe-inspiring views and cascading living spaces that are curated for the most discerning residents. Sky villas include a suite of exceptional amenities, such as private elevators, outdoor terraces, and unparalleled viewpoints that are at the height of life and living at Oceano.



## OUR PARTNERS

### DEWAN Architects and Engineers.

Dewan Architects + Engineers has been at the forefront of the Middle East's booming architectural and engineering design sector for almost three decades. Appointed as the architects for Oceano, Dewan is recognized as a global multi-disciplinary practice and is ranked as one of the top three firms regionally and has been recognized as one of the top firms in the industry by Building Design Magazine.

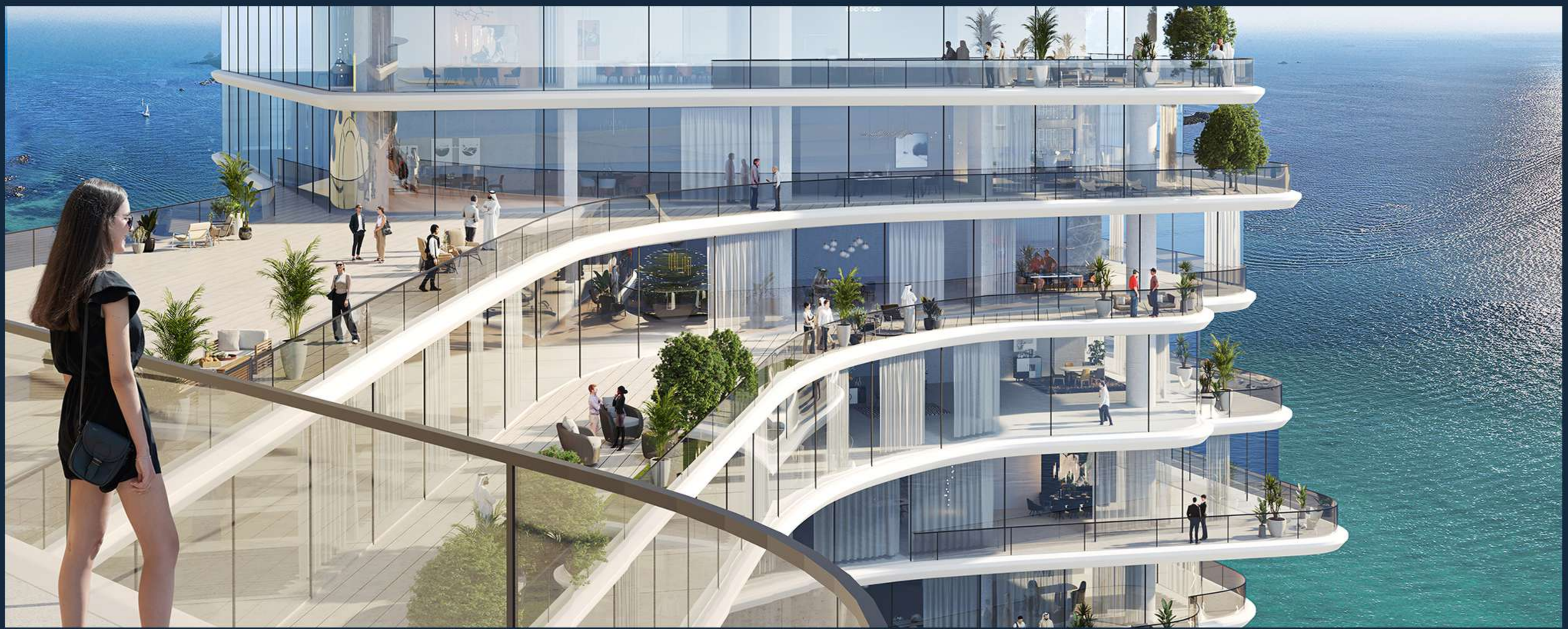


### HIRSCH BEDNER Associates

Currently onboard as the interior design firm for Oceano, HBA is one of the largest designs firms in the world. A world-renowned name as a leading hospitality design firm, HBA create signature looks for today's luxury brands and unveil the world's most anticipated hotels, resorts, spas, casinos, restaurants, cruise ships, independent contemporary boutique hotels and world-class residences. The company's international presence, depth of experience and detailed industry knowledge enables HBA to identify interior design trends at their source, predict new design innovations and influence design standards at a global level

APARTMENTS AND SIZES

Unit Type	No. of Units	Size
One Bedroom	71	(850Sq.ft - 1000Sq.ft)
Two Bedroom	59	(1500Sq.ft - 2000Sq.ft)
Three Bedroom + Maid	43	(2500Sq.ft - 2800Sq.ft)
Four Bedroom + Maid	25	(3500Sq.ft - 3800Sq.ft)
Penthouse - 5 Bedrooms + Maid	6	(7000Sq.ft)
Sky Villa - 7 Bedrooms + Maid	2	(21000Sq.ft)
Total Retail Units	12	(850Sq.ft - 8500Sq.ft)
Total Height of the Building		90m
Height of the Apartments		3.2 Meter (net)

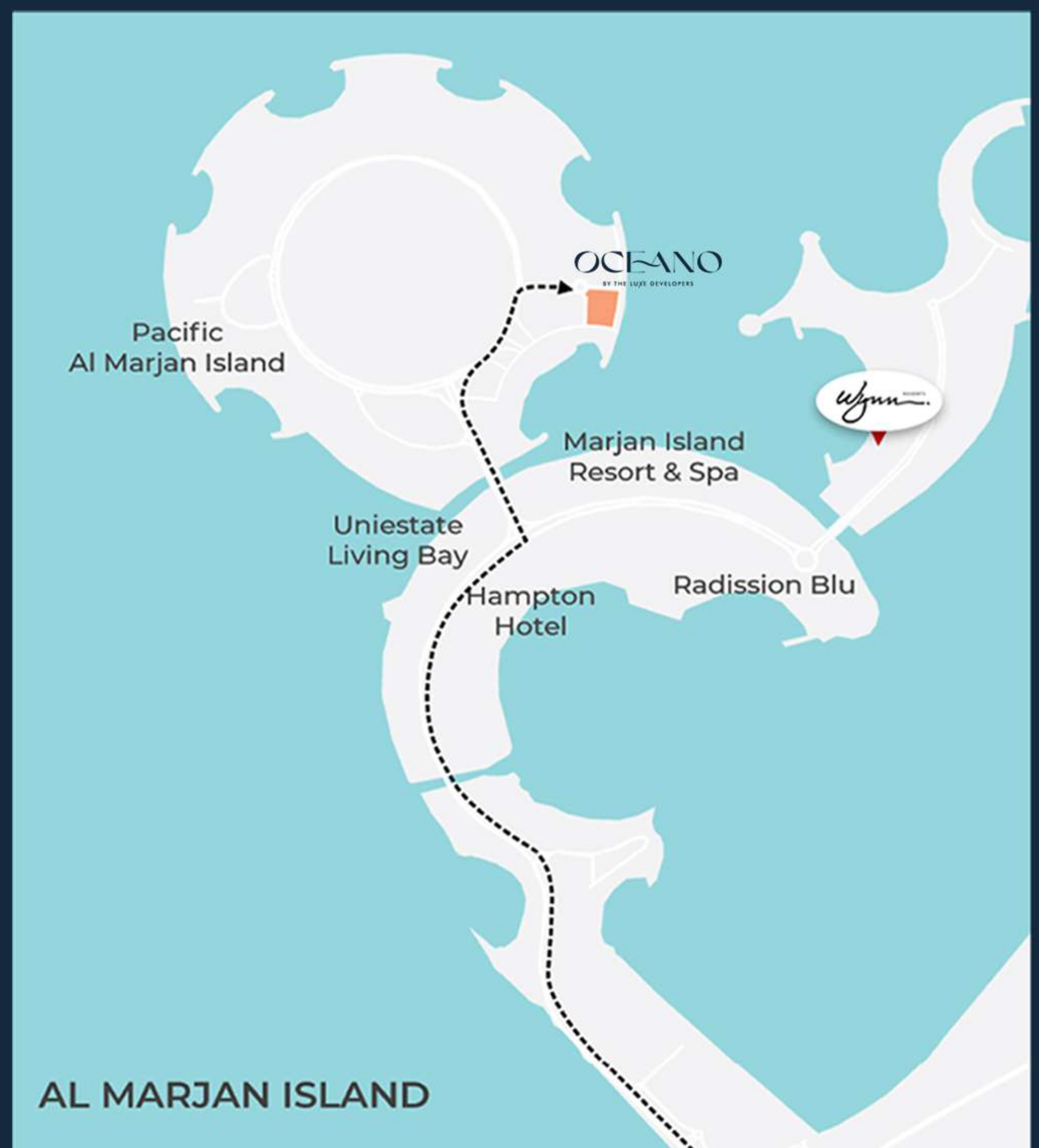


PAYMENT PLAN

Standard Payment Plan

Booking Amount	5.00%
Down Payment	15.00%
6 months from sale date	6.00%
9 months from sale date	6.00%
12 months from sale date	6.00%
15 months from sale date	6.00%
18 months from sale date	6.00%
21 months from sale date	6.00%
24 months from sale date	7.00%
27 months from sale date	7.00%
Handover	30.00%

SPA will be executed post downpayment.



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