

GIANFRANCO
FERRE

RESIDENCES

Ras Al Khaimah



ITALIAN LIVING MEETS
ISLAND LUXURY

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THE NEXT BENCHMARK OF WATERFRONT LIVING



Experience resort-style living on Al Marjan Island, Ras Al Khaimah. Each apartment features fully furnished interiors, unobstructed sea views and hotel-level services.





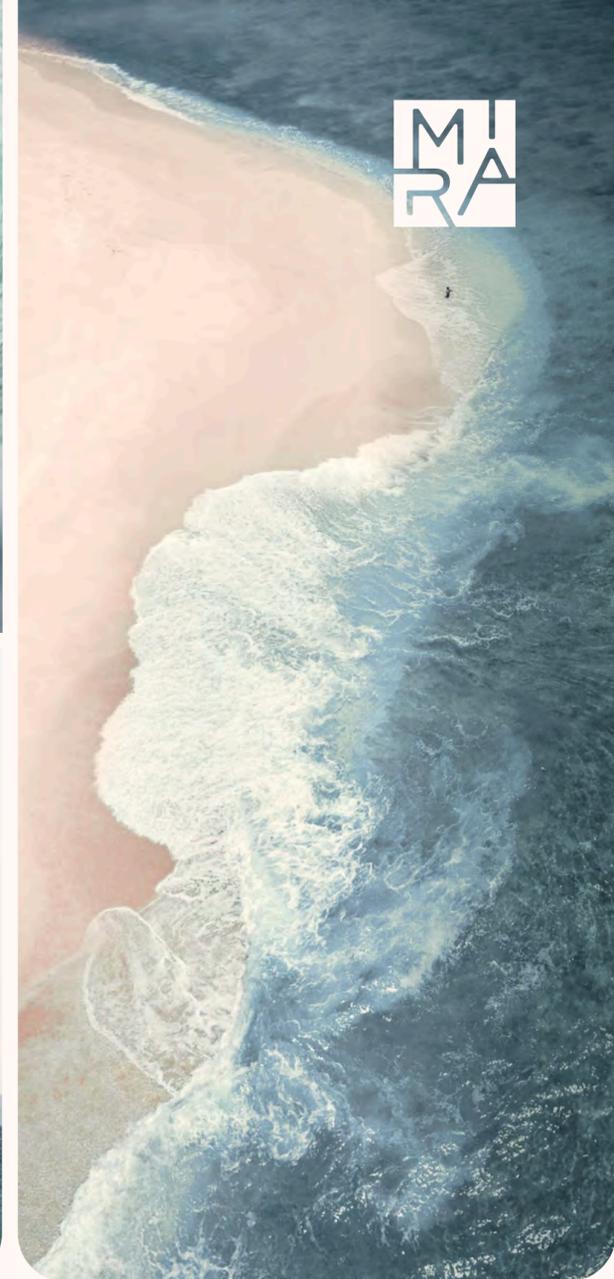
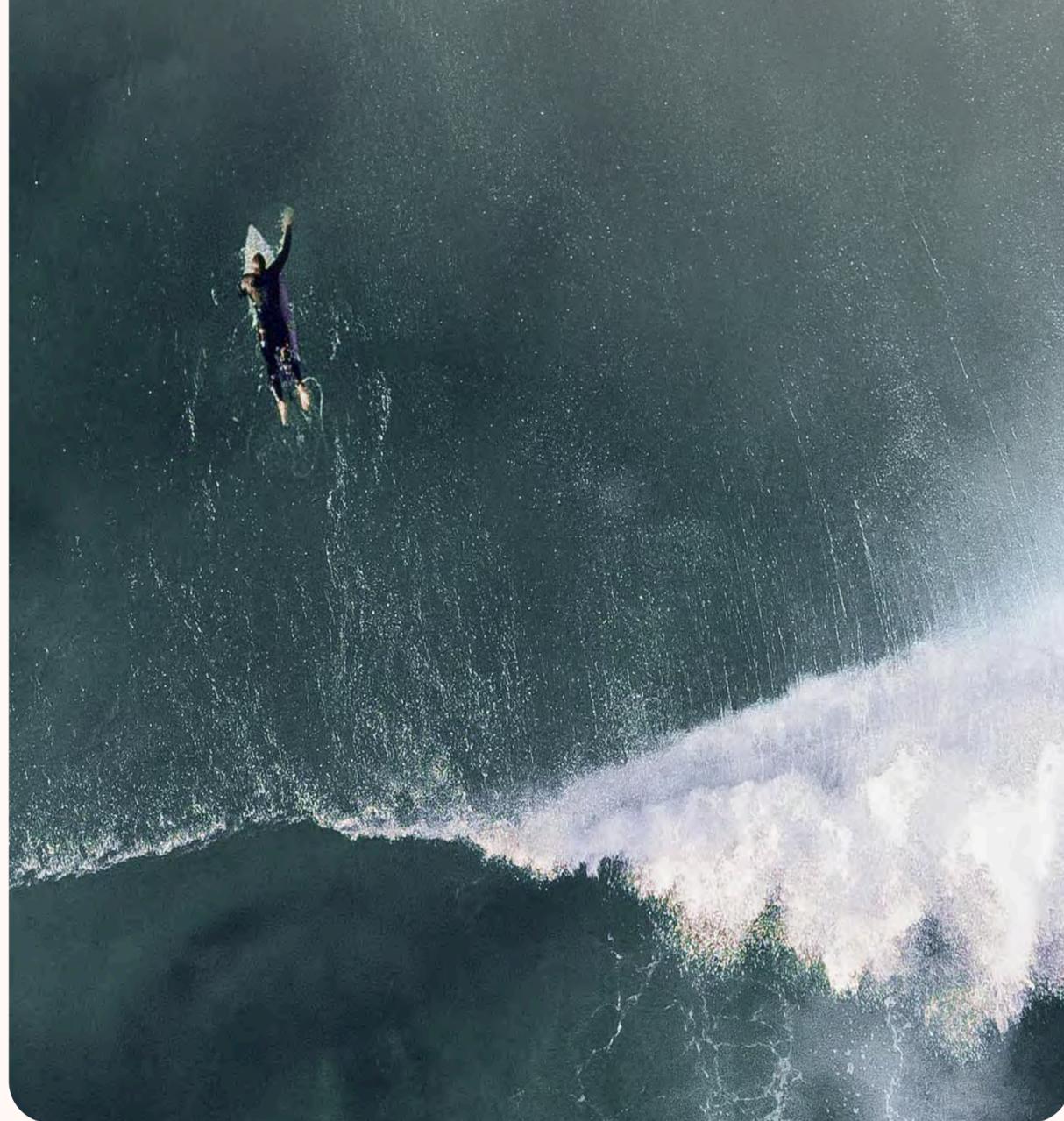
GIANFRANCO FERRÉ HOME

Founded by the legendary Italian designer known as the 'Architect of Fashion,' Gianfranco Ferré is celebrated worldwide for blending precise architectural forms with sartorial elegance. All interiors in Gianfranco Ferré Residences are fully furnished with pieces from the Gianfranco Ferré Home collection, crafted by ONIRO Group to echo the brand's aesthetic.

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MI
RA

A NEW ADDRESS FOR THE FUTURE

Al Marjan Island offers a rare blend of sea and mountain views with a vibrant community – and at its very tip, *Gianfranco Ferré Residences* stands as a true landmark.

A PERFECT WATERFRONT HOME

Enjoy majestic sea views from every unit within *Gianfranco Ferré Residences*, set on the prime spot of Al Marjan, one of the UAE's most attractive lifestyle and investment destinations.



Gianfranco Ferré
Residences

GIANFRANCO
FERRÉ
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Khalifa

EXCLUSIVE ISLAND LOCATION

The project sits directly next to the region's *first casino*, placing you at the centre of Ras Al Khaimah's newest entertainment area. Within a short walk are beaches, hotels, cafés, and restaurants.



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Address
Al Marjan Island

Wynn Casino
Al Marjan Island

Waldorf Astoria
Ras Al Khaimah

Mövenpick
Resort

Al Hamra
Mall

Address Al Marjan Island	→	1 minute
Mövenpick Resort	→	6 minutes
Wynn Casino Al Marjan Island	→	8 minutes
Waldorf Astoria Ras Al Khaimah	→	11 minutes
Al Hamra Mall	→	10 minutes

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A PRIME INVESTMENT OPPORTUNITY

Situated in one of the UAE's most sought-after investment locations, next to the region's first casino, Gianfranco Ferré Residences offers exceptional rental potential.

Ras Al Khaimah is experiencing unprecedented economic growth, with tourism revenue surging by 12% in 2024 alone and off-plan prices across the emirate rising an average of 15–20%. It's an ideal opportunity for savvy investors.



12%

tourism growth

15-20%

rising of the off-plan prices
across the emirate

ARCHITECTURAL MASTERPIECE

Gianfranco Ferré Residences has a clear U-shaped design, oriented toward the sea to maximise ocean views from each apartment. The result is simple and beautiful: sunlight, water, and open skies become a natural part of everyday life.



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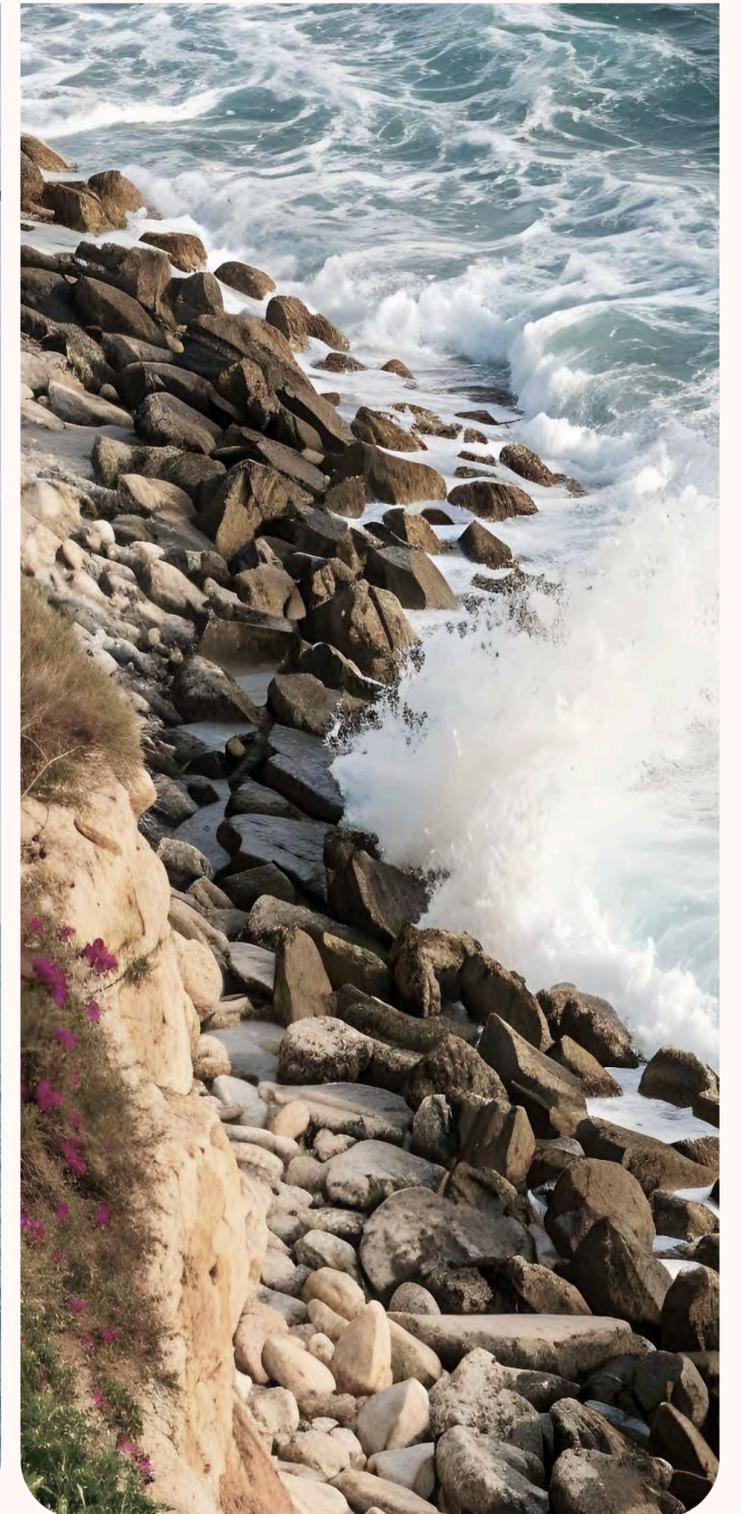
Ras Al Khaimah



YOUR PRIVATE POOL OVERLOOKING THE SEA

Select apartments have terrace pools that feel like a personal retreat. Imagine a quiet morning swim overlooking the sea or a sunset spent comfortably at the water's edge, privately yours.

Standing right next to the water and surrounded by the Arabian Gulf on three sides, Gianfranco Ferré Residences offers unobstructed sea views from every angle, at any time of day.



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ROOFTOP WELLNESS

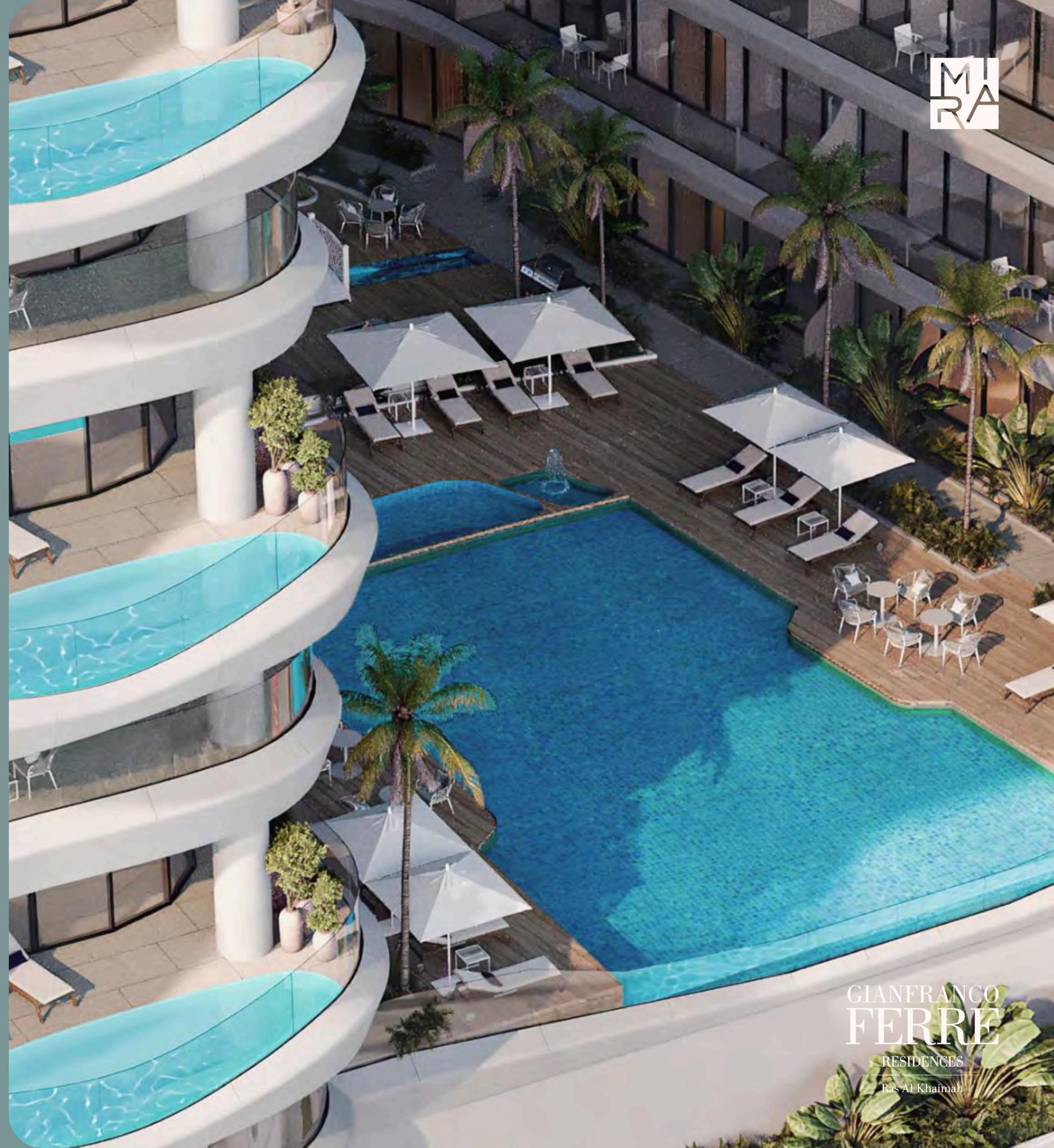
Ladies' and gents' pools are set apart for privacy,
yet both enjoy stunning views of the sea.





FAMILY LEISURE

Set near the children's play area,
the family pool creates a
dedicated space for shared
moments and lighthearted fun.



MIRA

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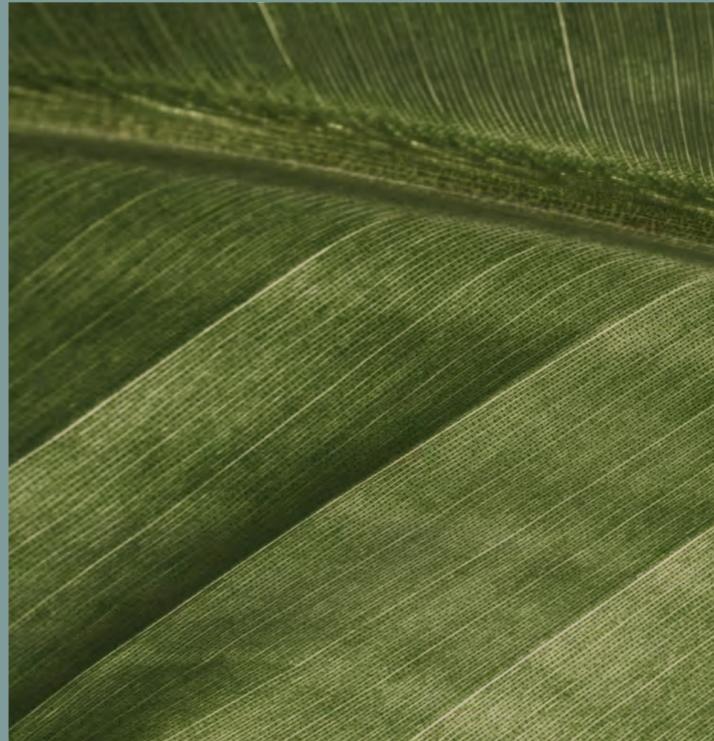
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ALWAYS IN SHAPE

Gym spaces have been designed by Technogym exclusively for Gianfranco Ferré Residences, allowing you to work out whenever you like. This dedicated fitness haven includes CrossFit, Pilates, and cycling areas, each thoughtfully divided into separate zones for men and ladies.



GARDENS & RELAXATION

Landscaped gardens and sun decks create natural spots to relax, catch your breath, or meet your neighbours.

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RESIDENTIAL APARTMENTS WITH SERVICES

- Studios
- 1-bedroom apartments
- 2-bedroom apartments
- 2-bedroom apartments with pool
- 3-bedroom apartments with pool





STUDIO

Clever layouts and beautiful views – ideal for those who want the trademark Gianfranco Ferré style in its most pure form.

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1-BEDROOM APARTMENT

Spacious, light-filled homes for singles or couples. Open-plan living and generous balconies invite slow mornings and easy evenings.

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2-BEDROOM APARTMENT

Spacious living areas, lavish interiors, and a generous terrace – ideal for families and friendly gatherings.

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2-BEDROOM APARTMENT WITH POOL

A family-ready home tailored to the highest Italian standards and featuring a welcome upgrade – a private terrace pool with the sea view for company.



3-BEDROOM APARTMENT WITH POOL

Our largest, unbelievably spacious homes with the best views and a private terrace pool. Designed for those who want to experience the trademark Gianfranco Ferré lifestyle to the fullest.



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HOUSEKEEPING

Arrive to a spotless home every time. The housekeeping team is available around the clock – ready to clean, refresh, or prepare your apartment whenever you need it.



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SECURITY

Peace of mind, built in. The property is protected by discreet 24-hour security and advanced surveillance systems. With professional teams and quiet efficiency, you can relax and enjoy life – knowing your safety is always a priority.



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CONCIERGE SERVICES & VALET PARKING

Experience true hotel-style living. The 24-hour concierge and valet team is always available—for restaurant bookings, daily deliveries, last-minute requests, or simply bringing your car to the front entrance.

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DINING & SOCIAL LIFE

Start your day with coffee in the lobby café, then stroll through the luxurious ground-floor retail zone, and enjoy lunch or dinner at one of two 5-star restaurants with stunning sea views – all within Gianfranco Ferré Residences.





THE REGION'S ONLY CASINO

Gianfranco Ferré Residences sits next to the Middle East's first casino – making you part of the region's most exciting new destination. Whether you're seeking international entertainment, high returns, or simply the energy of something new, it's always close, never intrusive.

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FLOOR PLANS

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STARTING PRICE

STUDIO

Starting Price:
AED 1.2 M

2 BED

Starting Price:
AED 4 M

1 BED

Starting Price:
AED 2.3 M

3 BED

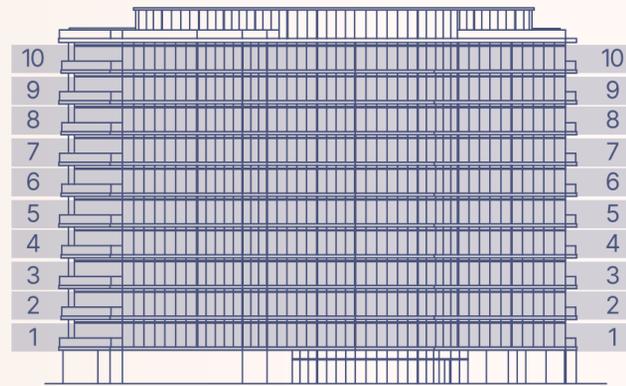
Starting Price:
AED 11.5 M



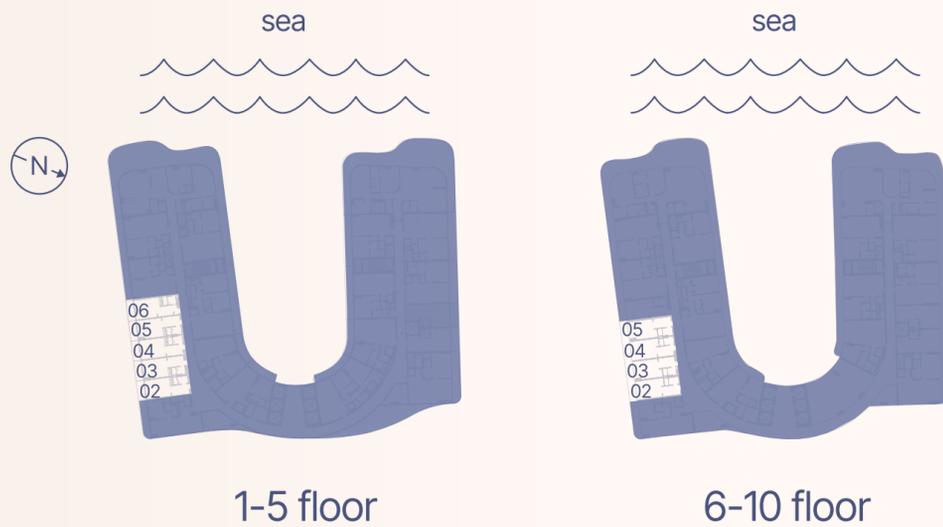
PAYMENT PLAN 60/40

10%	On Booking	2025
10%	First Payment	08.2025
10%	Second Payment	01.2026
10%	Third Payment	05.2026
10%	Fourth Payment	09.2026
10%	Fifth Payment	03.2027
40%	On Handover	Q1 2028

STUDIO TYPE A



1-10 floor

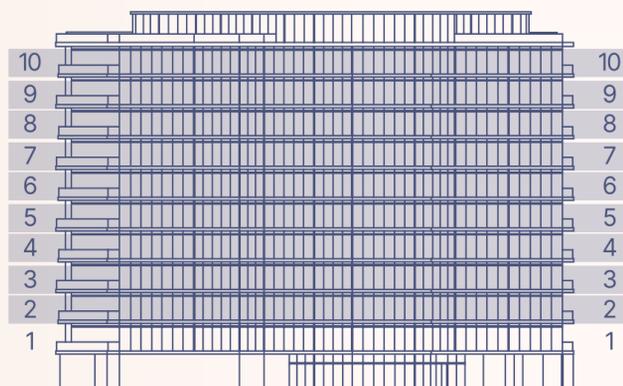


1-5 floor

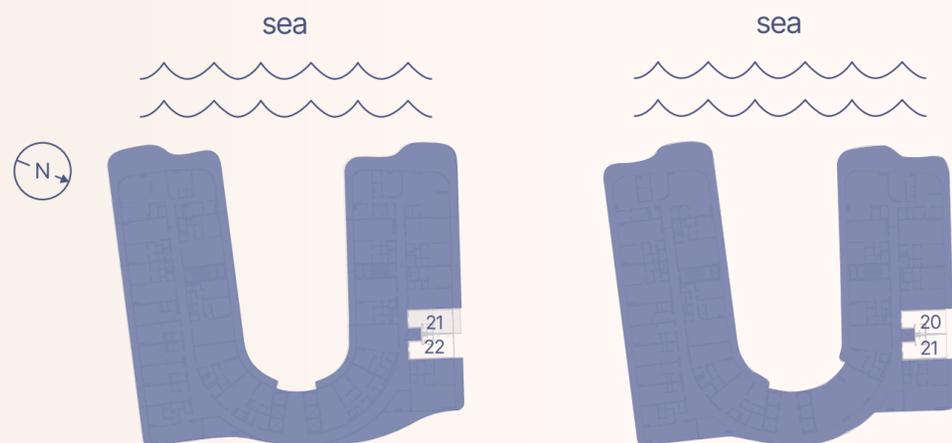
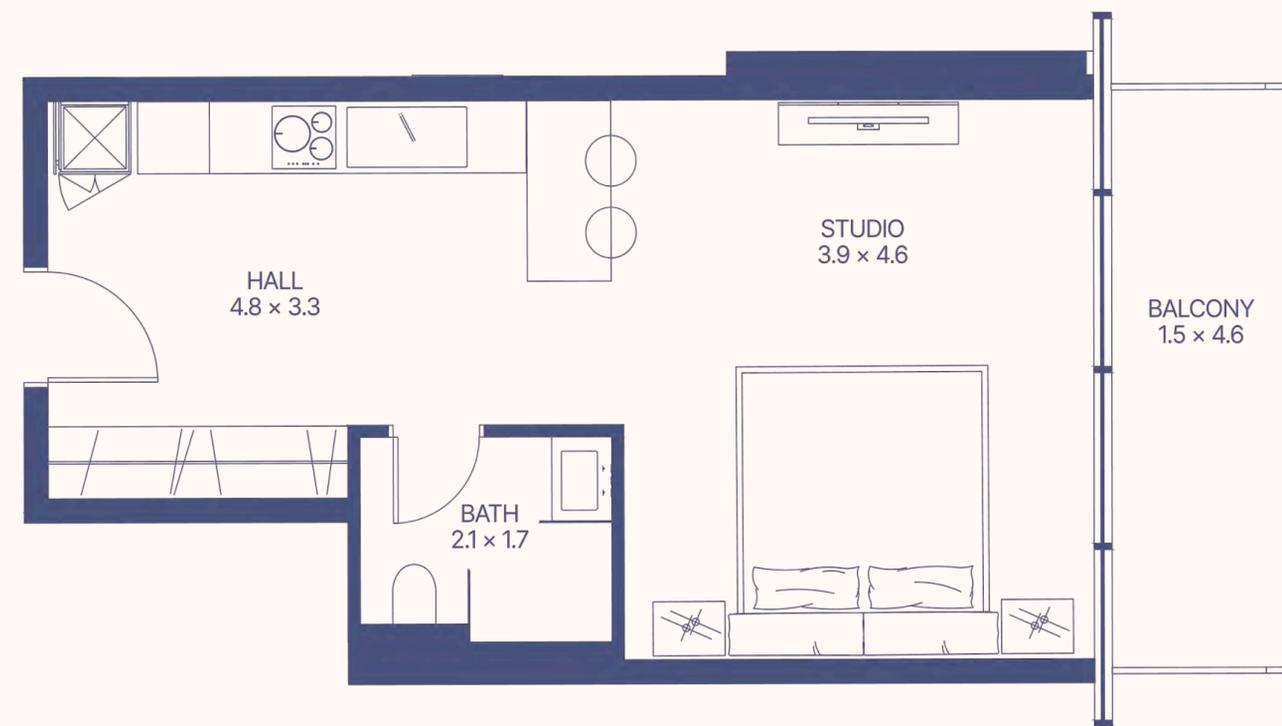
6-10 floor

Apartment Number	Apartment Area		Balcony Area		Total Area	
102, 305, 505	35.7 m ²	384.8 ft ²	6.0 m ²	64.1 ft ²	41.7 m ²	448.9 ft ²
103	35.3 m ²	379.7 ft ²	6.0 m ²	64.6 ft ²	41.3 m ²	444.2 ft ²
104	36.2 m ²	389.9 ft ²	6.1 m ²	65.6 ft ²	42.3 m ²	455.5 ft ²
105	35.8 m ²	385.3 ft ²	6.0 m ²	64.5 ft ²	41.8 m ²	449.8 ft ²
106, 306, 406, 506	36.7 m ²	395.4 ft ²	6.2 m ²	66.2 ft ²	42.9 m ²	461.7 ft ²
202, 402, 702, 902	35.8 m ²	385.3 ft ²	6.0 m ²	64.1 ft ²	41.7 m ²	449.4 ft ²
203, 403, 603, 703, 803, 903, 1003	35.4 m ²	380.5 ft ²	6.0 m ²	64.6 ft ²	41.4 m ²	445.1 ft ²
204, 404, 604, 704, 804, 904, 1004	36.5 m ²	393.3 ft ²	6.1 m ²	65.6 ft ²	42.6 m ²	458.9 ft ²
205, 405	35.7 m ²	383.7 ft ²	6.0 m ²	64.6 ft ²	41.7 m ²	448.3 ft ²
206	36.7 m ²	395.4 ft ²	6.2 m ²	66.2 ft ²	42.9 m ²	461.6 ft ²
302, 502	35.8 m ²	385.2 ft ²	5.9 m ²	63.6 ft ²	41.7 m ²	448.8 ft ²
303, 503	35.4 m ²	380.6 ft ²	6.0 m ²	65.1 ft ²	41.4 m ²	445.7 ft ²
304, 504	36.5 m ²	393.2 ft ²	6.0 m ²	65.0 ft ²	42.6 m ²	458.3 ft ²
602, 802, 1002	35.8 m ²	385.3 ft ²	6.0 m ²	64.1 ft ²	41.8 m ²	449.4 ft ²
605, 705, 805, 905, 1005	36.2 m ²	389.6 ft ²	6.1 m ²	65.6 ft ²	42.3 m ²	455.2 ft ²

STUDIO TYPE B



2-10 floor

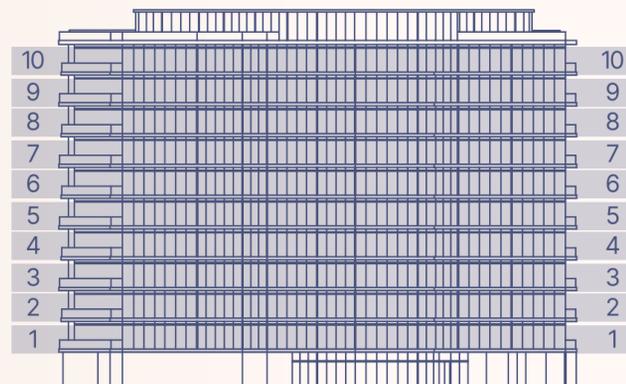


3-5 floor

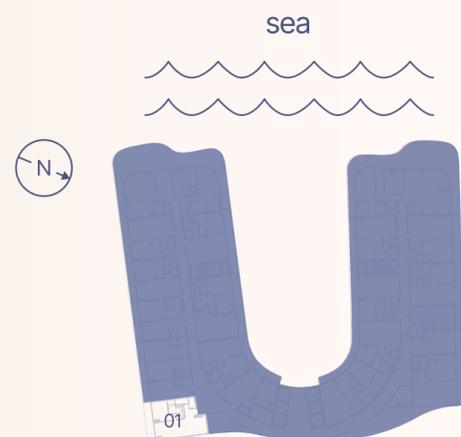
2, 6-10 floor

Apartment Number	Apartment Area		Balcony Area		Total Area	
221, 322, 422, 522, 621, 721, 821, 921, 1021	39.9 m ²	429.8 ft ²	7.3 m ²	78.3 ft ²	47.2 m ²	508.1 ft ²
220, 321, 421, 521, 620, 720, 820, 920, 1020	40.0 m ²	430.8 ft ²	7.3 m ²	78.4 ft ²	47.3 m ²	509.2 ft ²

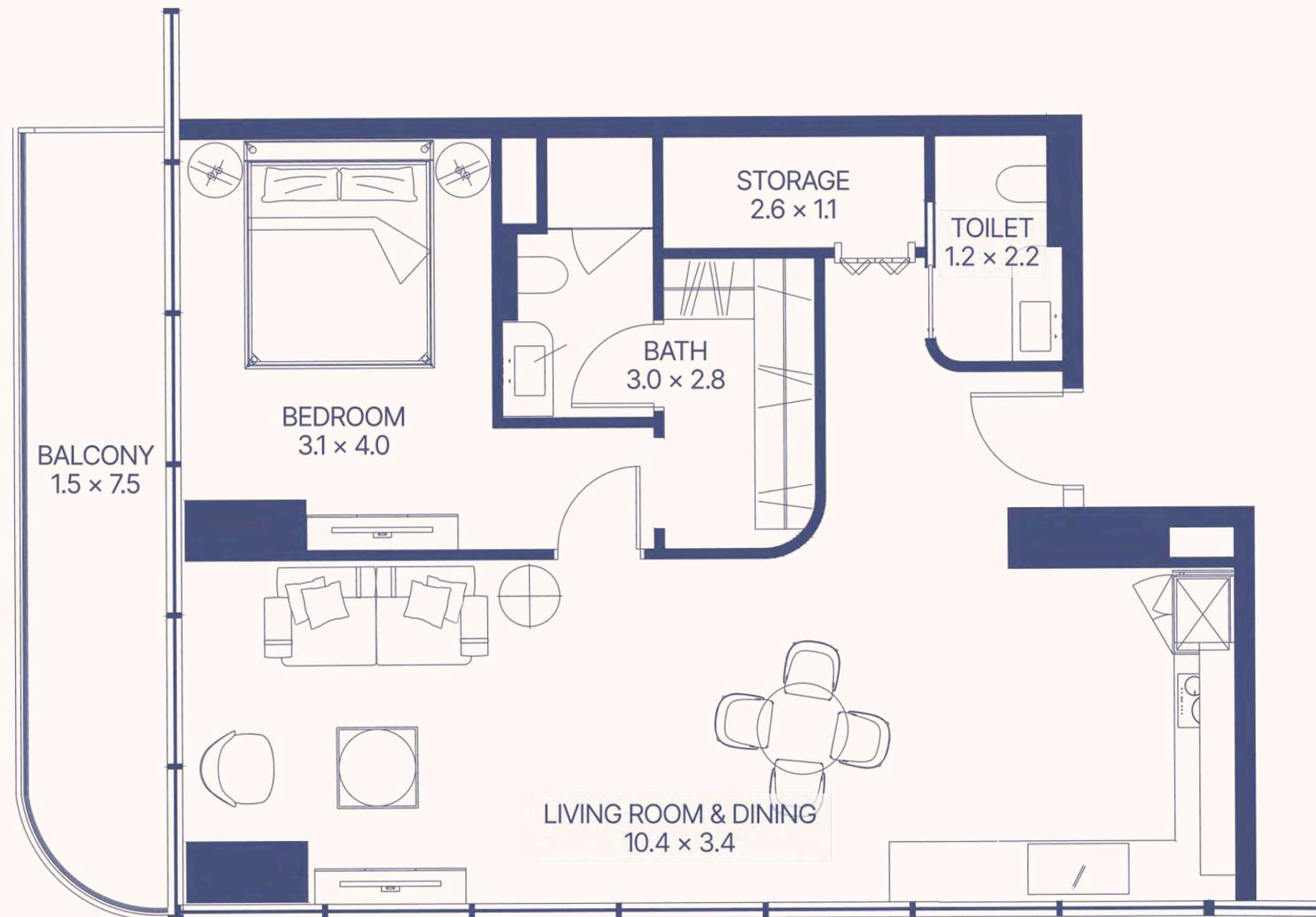
1 BEDROOM TYPE A



1-10 floor

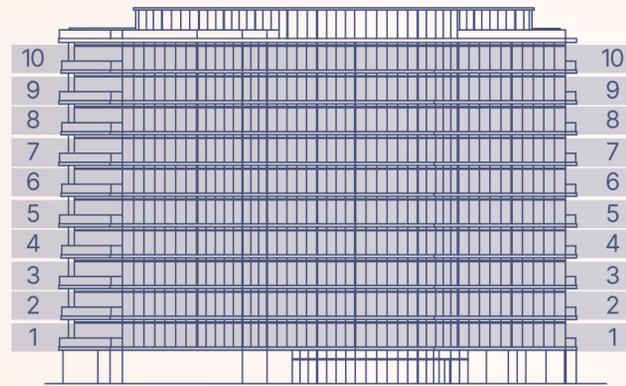


1-10 floor

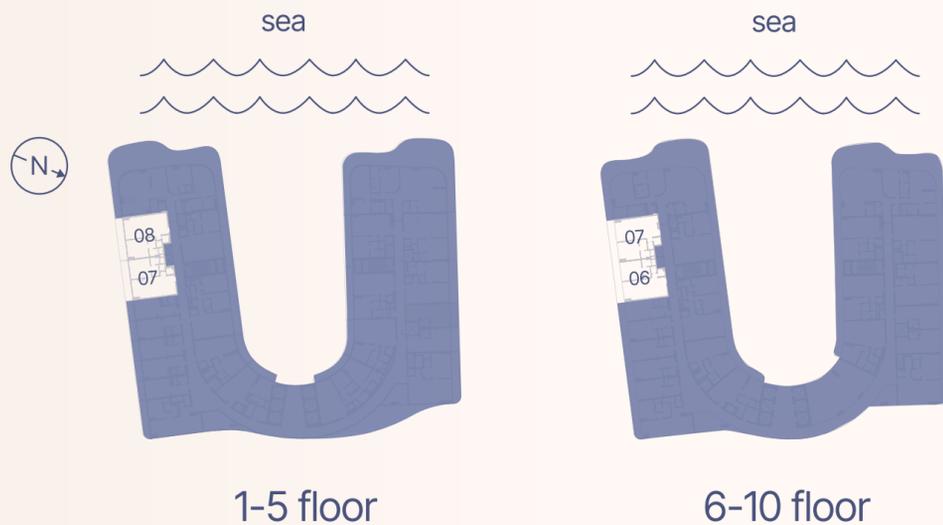
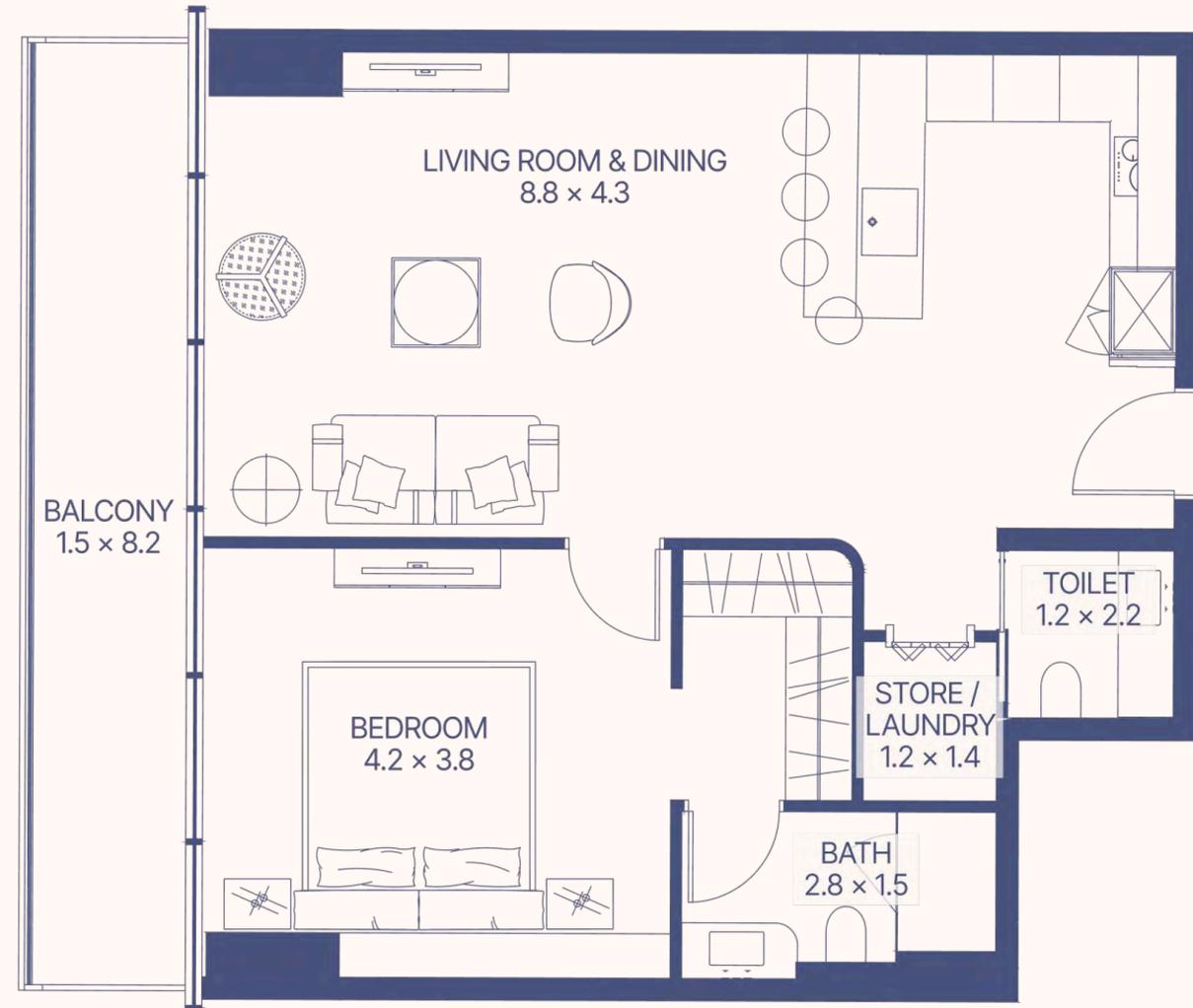


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
101	76.6	824.6	11.3	121.7	87.9	946.3
201, 301, 401, 501, 601, 701, 801, 901, 1001	77.3	832.1	11.3	121.7	88.6	953.8

1 BEDROOM TYPE B



1-10 floor

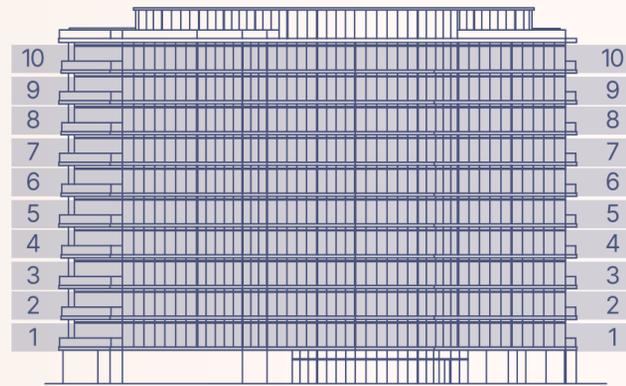


1-5 floor

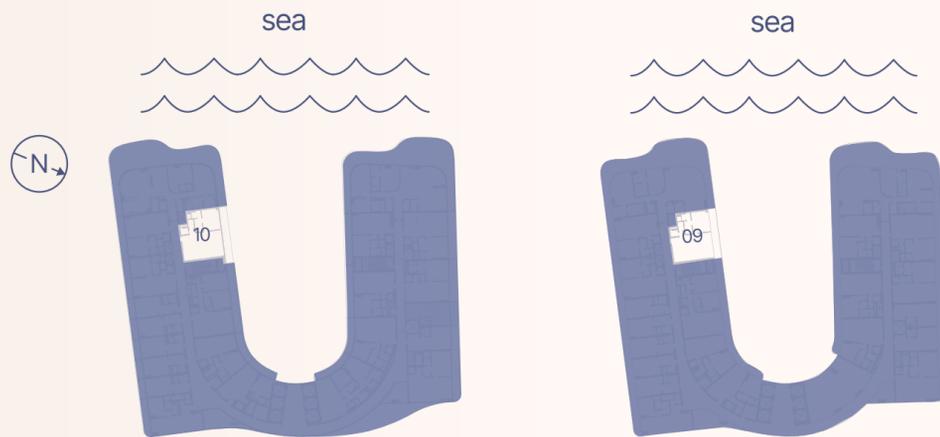
6-10 floor

Apartment Number	Apartment Area		Balcony Area		Total Area	
107, 207, 307, 407, 507	69.6 m ²	749.4 ft ²	12.2 m ²	130.8 ft ²	81.8 m ²	880.2 ft ²
108, 308, 408, 508	72.1 m ²	775.7 ft ²	12.7 m ²	137.2 ft ²	84.8 m ²	912.9 ft ²
208	72.1 m ²	775.5 ft ²	12.6 m ²	135.6 ft ²	84.7 m ²	911.2 ft ²
606, 706, 806, 906, 1006	71.0 m ²	763.7 ft ²	12.5 m ²	134.6 ft ²	83.5 m ²	898.3 ft ²
607, 707, 807, 907, 1007	71.7 m ²	772.1 ft ²	12.6 m ²	135.3 ft ²	84.3 m ²	907.4 ft ²

1 BEDROOM TYPE C

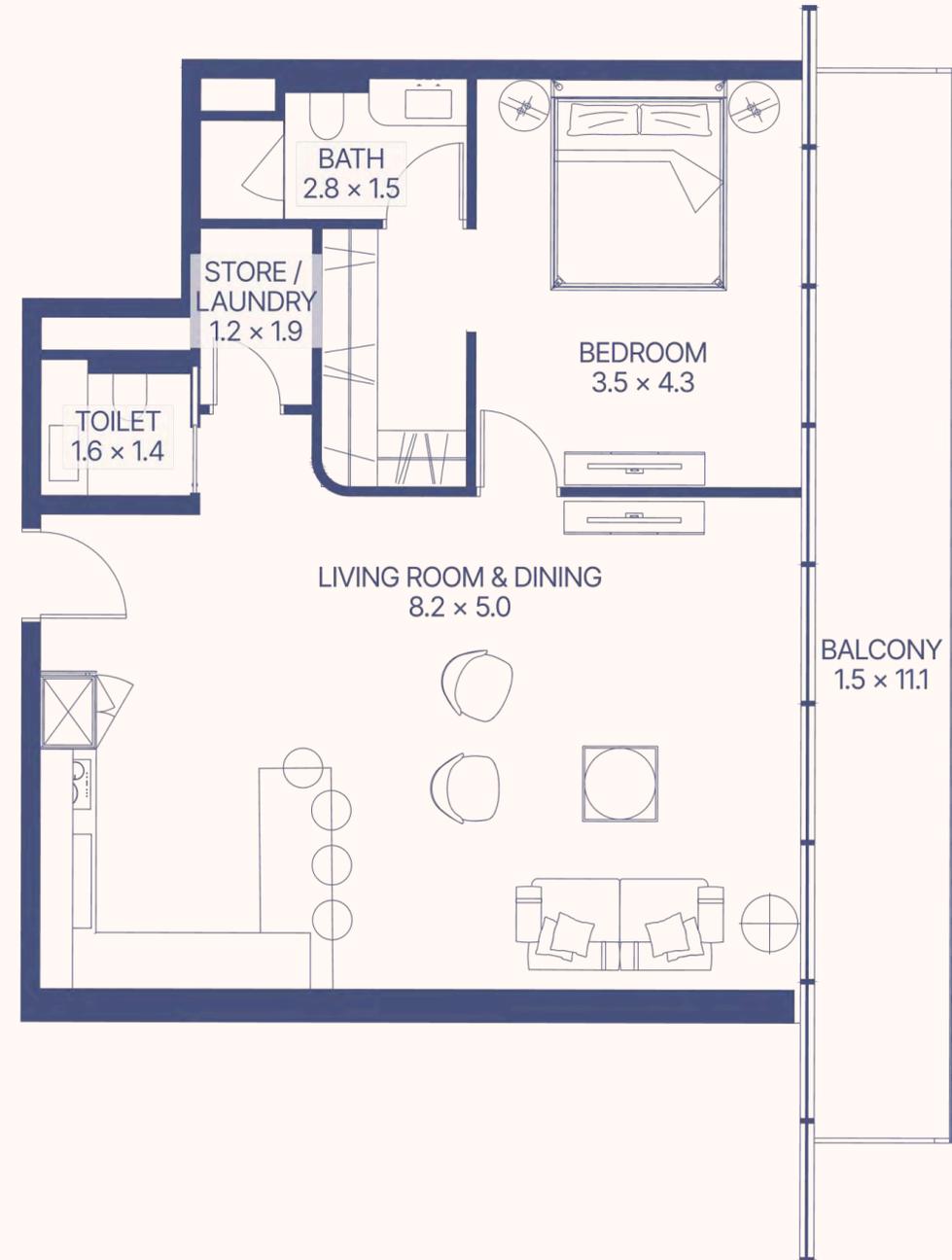


1-10 floor



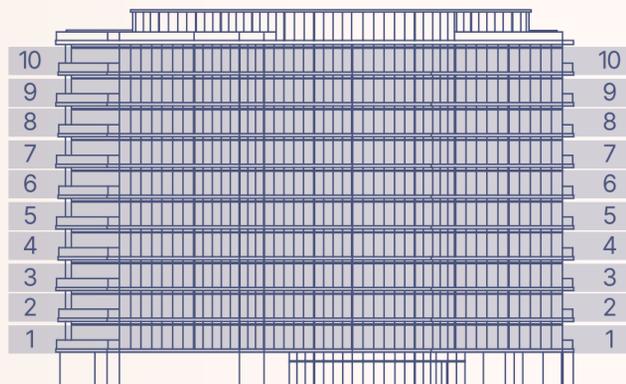
1-5 floor

6-10 floor

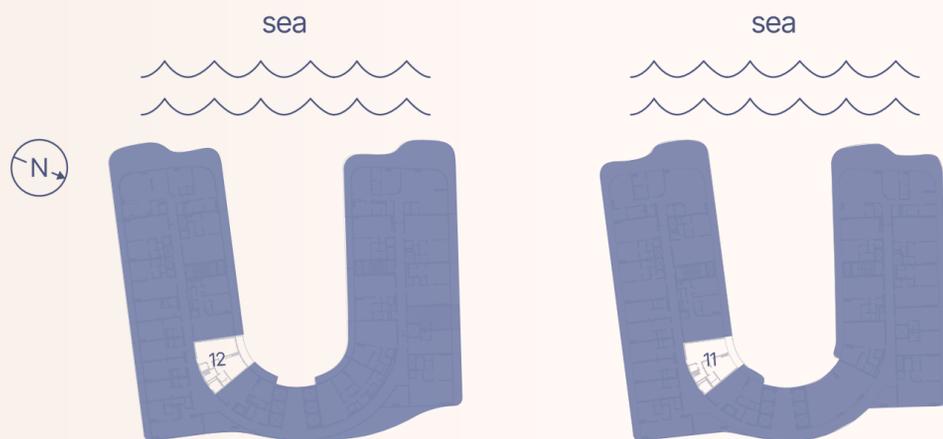


Apartment Number	Apartment Area		Balcony Area		Total Area	
110	79.2 m ²	853.0 ft ²	17.1 m ²	184.0 ft ²	96.3 m ²	1037.0 ft ²
310, 410, 510	79.2 m ²	853.0 ft ²	17.0 m ²	183.4 ft ²	96.3 m ²	1036.4 ft ²
210, 709, 909, 609, 809, 1009	79.2 m ²	853.0 ft ²	17.1 m ²	184.2 ft ²	96.4 m ²	1037.2 ft ²

1 BEDROOM TYPE D

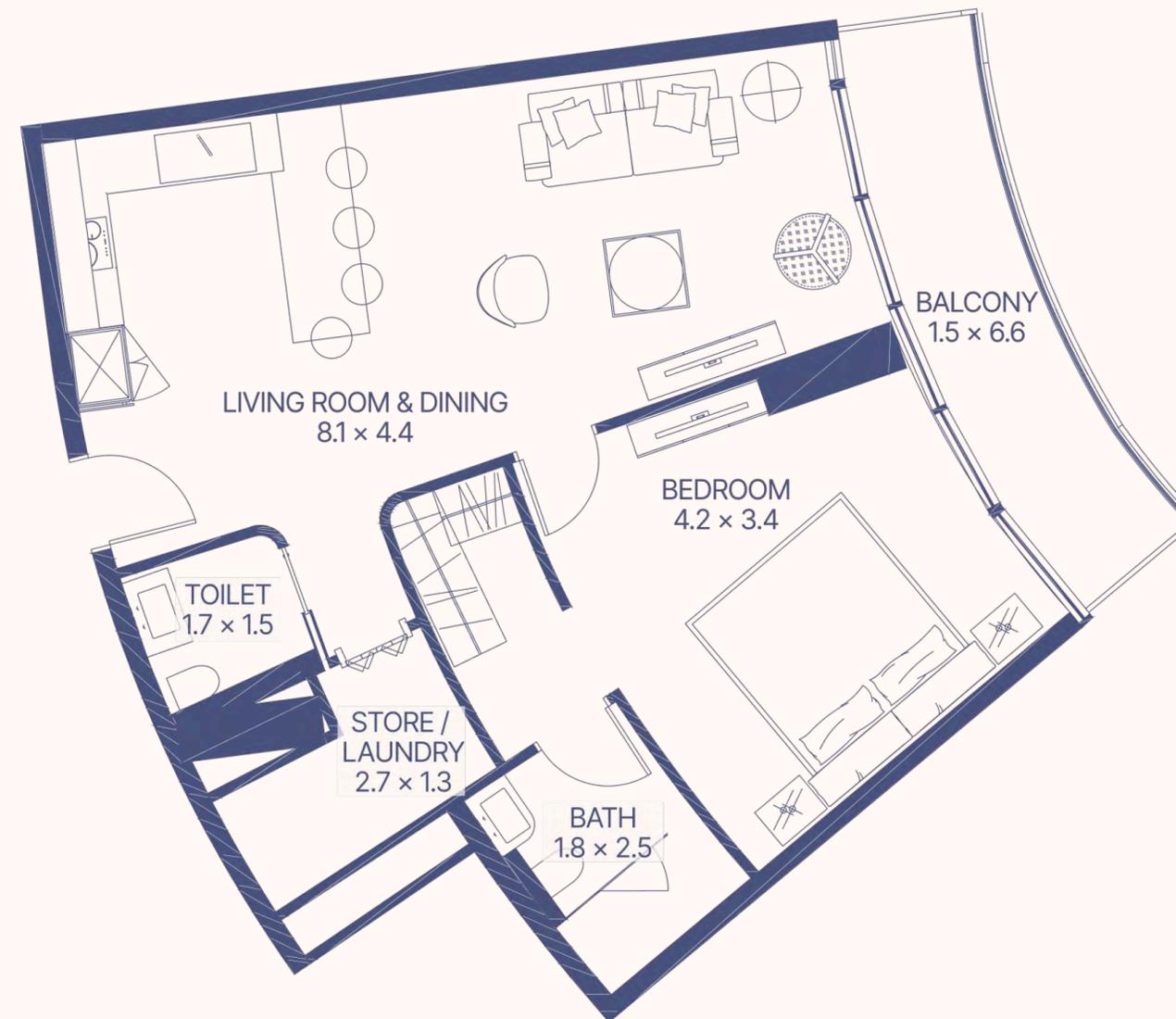


1-10 floor



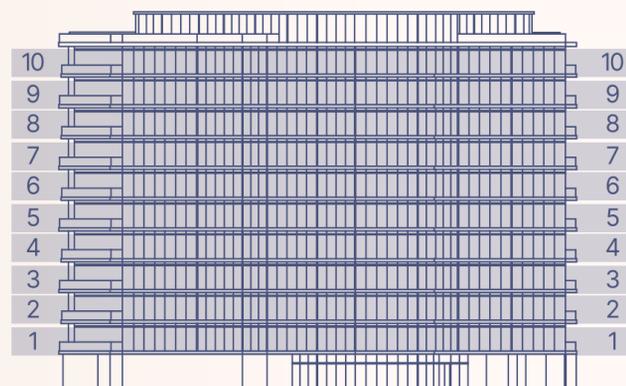
1-5 floor

6-10 floor

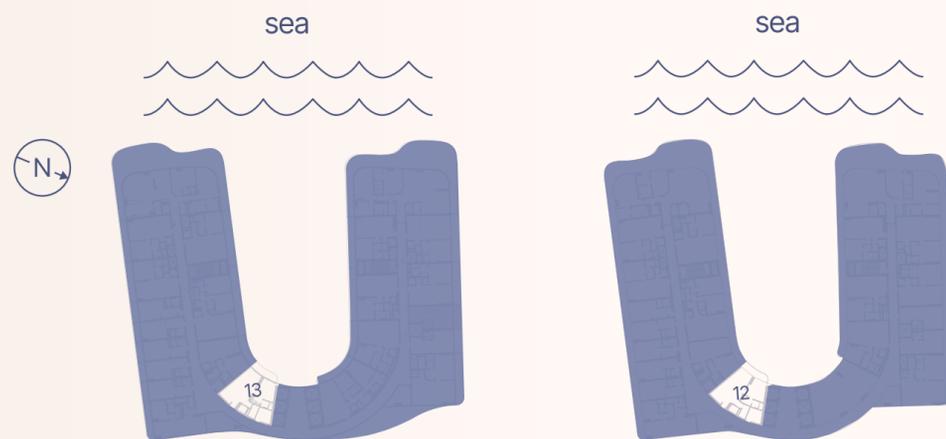


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
112	72.8 m ²	783.7 ft ²	9.6 m ²	103.1 ft ²	82.4 m ²	886.8 ft ²
212, 312, 412, 512, 611, 711, 811, 911, 1011	71.7 m ²	772.1 ft ²	9.3 m ²	100.0 ft ²	81.0 m ²	872.1 ft ²

1 BEDROOM TYPE E

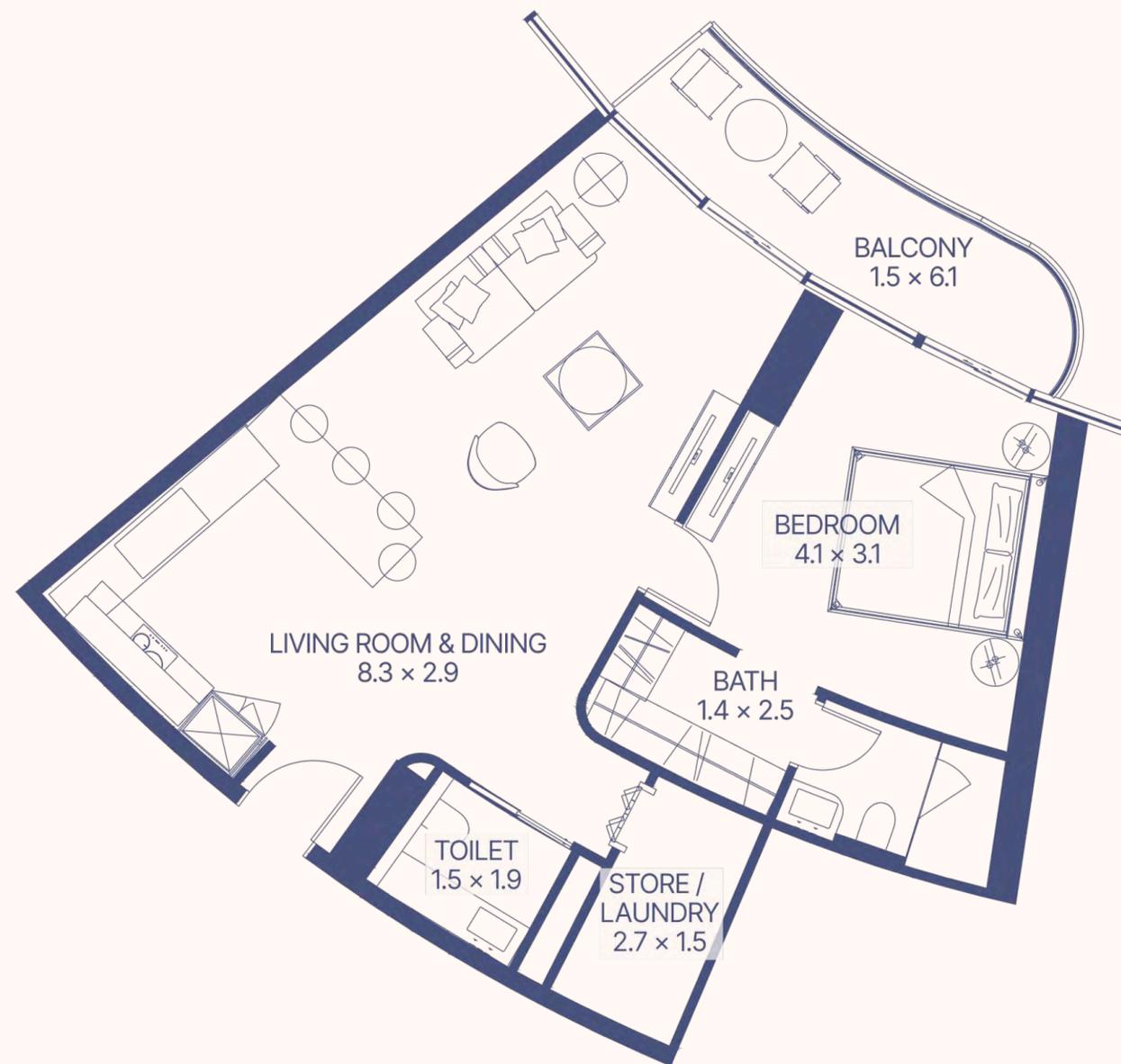


1-10 floor



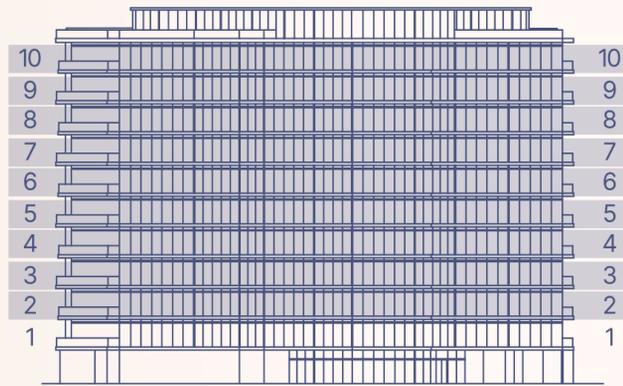
1-5 floor

6-10 floor

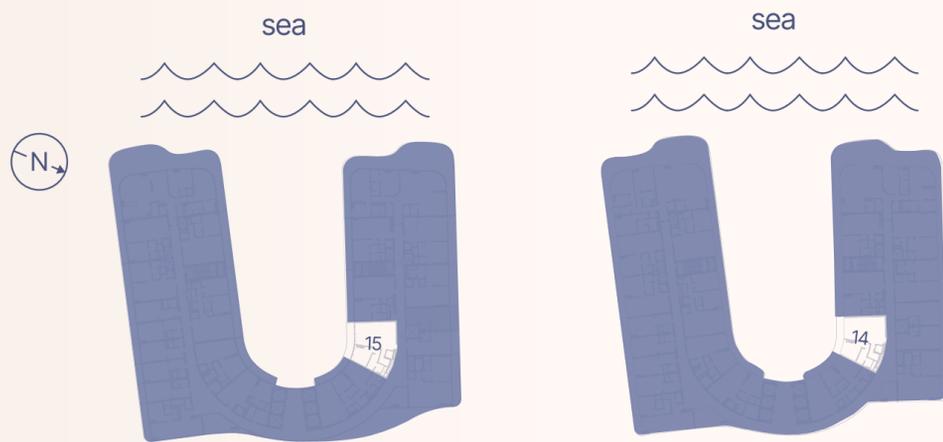


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
113	71.1	765.8	8.9	96.3	80.1	862.1
213, 313, 413, 513, 612, 712, 812, 912, 1012	71.1	765.8	8.4	90.7	79.6	856.6

1 BEDROOM TYPE F



2-10 floor



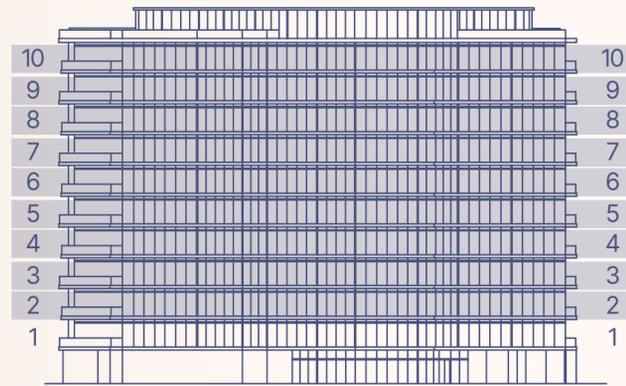
3-5 floor

2, 6-10 floor

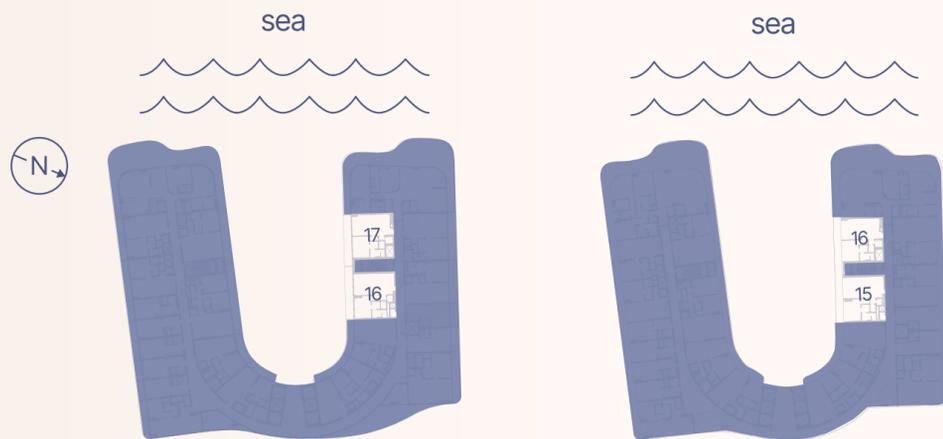


Apartment Number	Apartment Area		Balcony Area		Total Area	
214	80.2 m ²	863.2 ft ²	10.7 m ²	115.6 ft ²	90.9 m ²	978.9 ft ²
315, 415, 515, 614, 714, 814, 914, 1014	79.7 m ²	857.5 ft ²	10.8 m ²	116.6 ft ²	90.5 m ²	974.1 ft ²

1 BEDROOM TYPE G

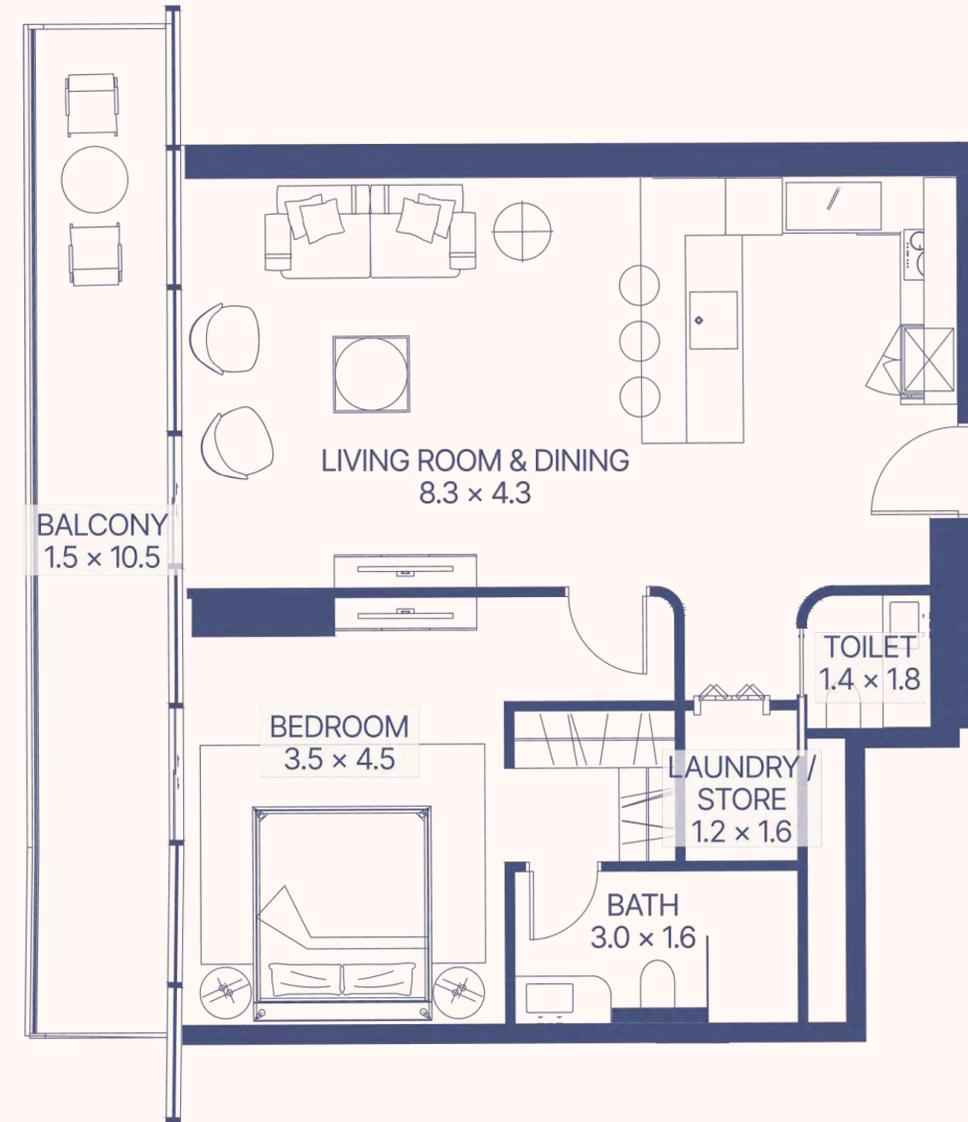


2-10 floor



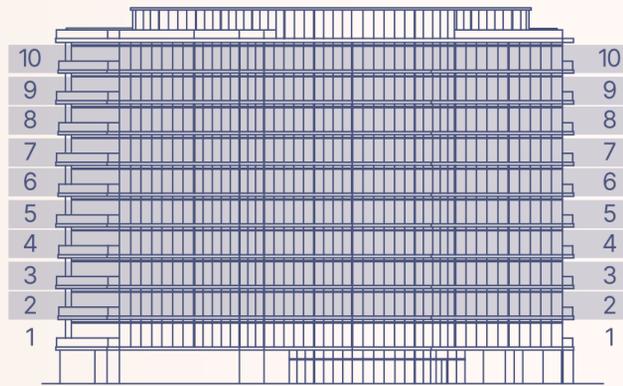
3-5 floor

2, 6-10 floor

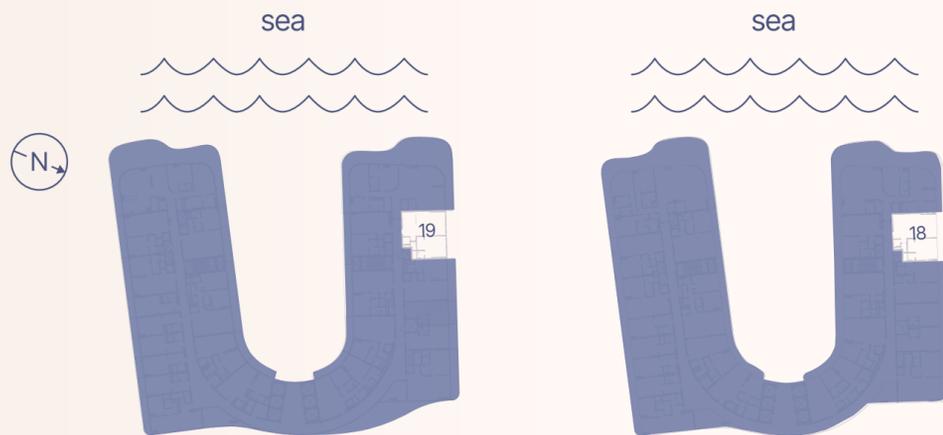


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
215, 615, 715, 815, 915, 1015	72.0 m ²	774.9 ft ²	15.9 m ²	171.1 ft ²	87.9 m ²	946.0 ft ²
216	71.3 m ²	767.5 ft ²	15.5 m ²	166.4 ft ²	86.8 m ²	933.9 ft ²
316, 416, 516	72.0 m ²	774.9 ft ²	15.9 m ²	170.7 ft ²	87.8 m ²	945.6 ft ²
317, 417, 517	71.0 m ²	764.3 ft ²	15.5 m ²	166.8 ft ²	86.5 m ²	931.1 ft ²
616, 716, 816, 916, 1016	71.0 m ²	764.1 ft ²	15.5 m ²	166.5 ft ²	86.5 m ²	930.6 ft ²

1 BEDROOM TYPE H

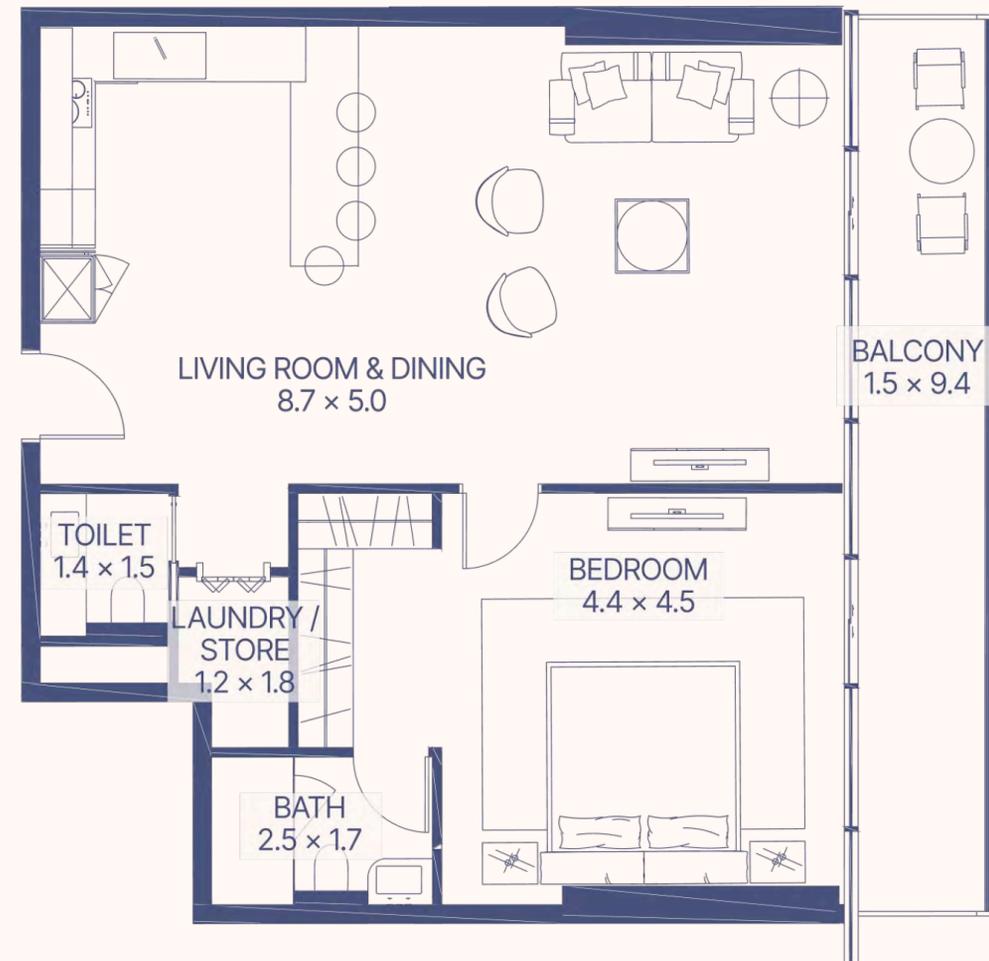


2-10 floor



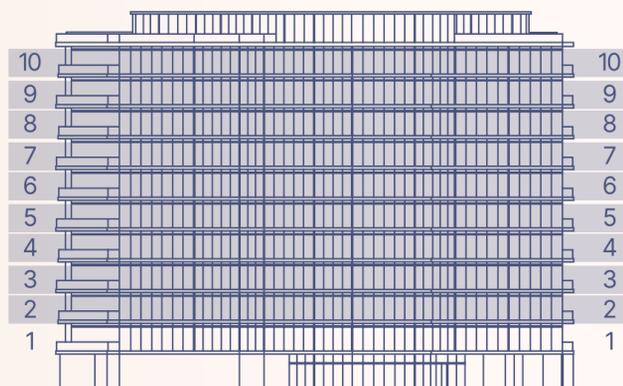
3-5 floor

2, 6-10 floor

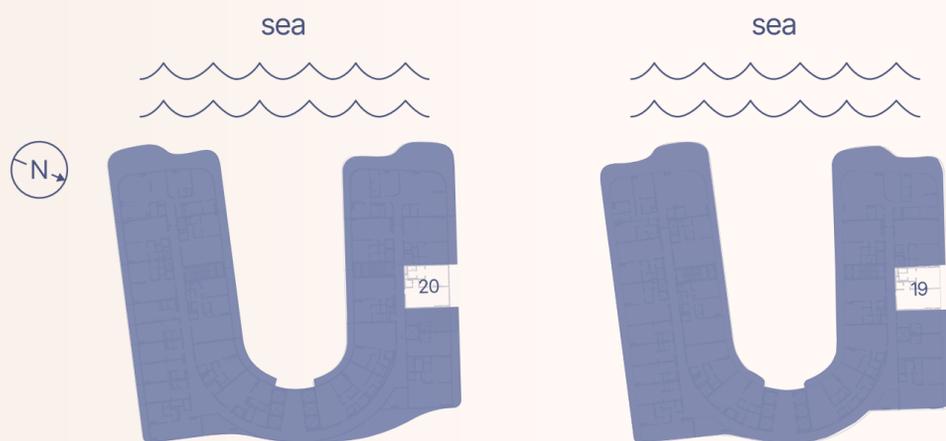


Apartment Number	Apartment Area		Balcony Area		Total Area	
218, 319, 419, 519	81.6 m ²	877.8 ft ²	14.5 m ²	156.6 ft ²	96.1 m ²	1034.4 ft ²
618, 818, 1018	81.6 m ²	878.0 ft ²	14.6 m ²	156.7 ft ²	96.1 m ²	1034.6 ft ²
718, 918	81.9 m ²	881.3 ft ²	14.6 m ²	156.7 ft ²	96.4 m ²	1038.0 ft ²

1 BEDROOM TYPE I

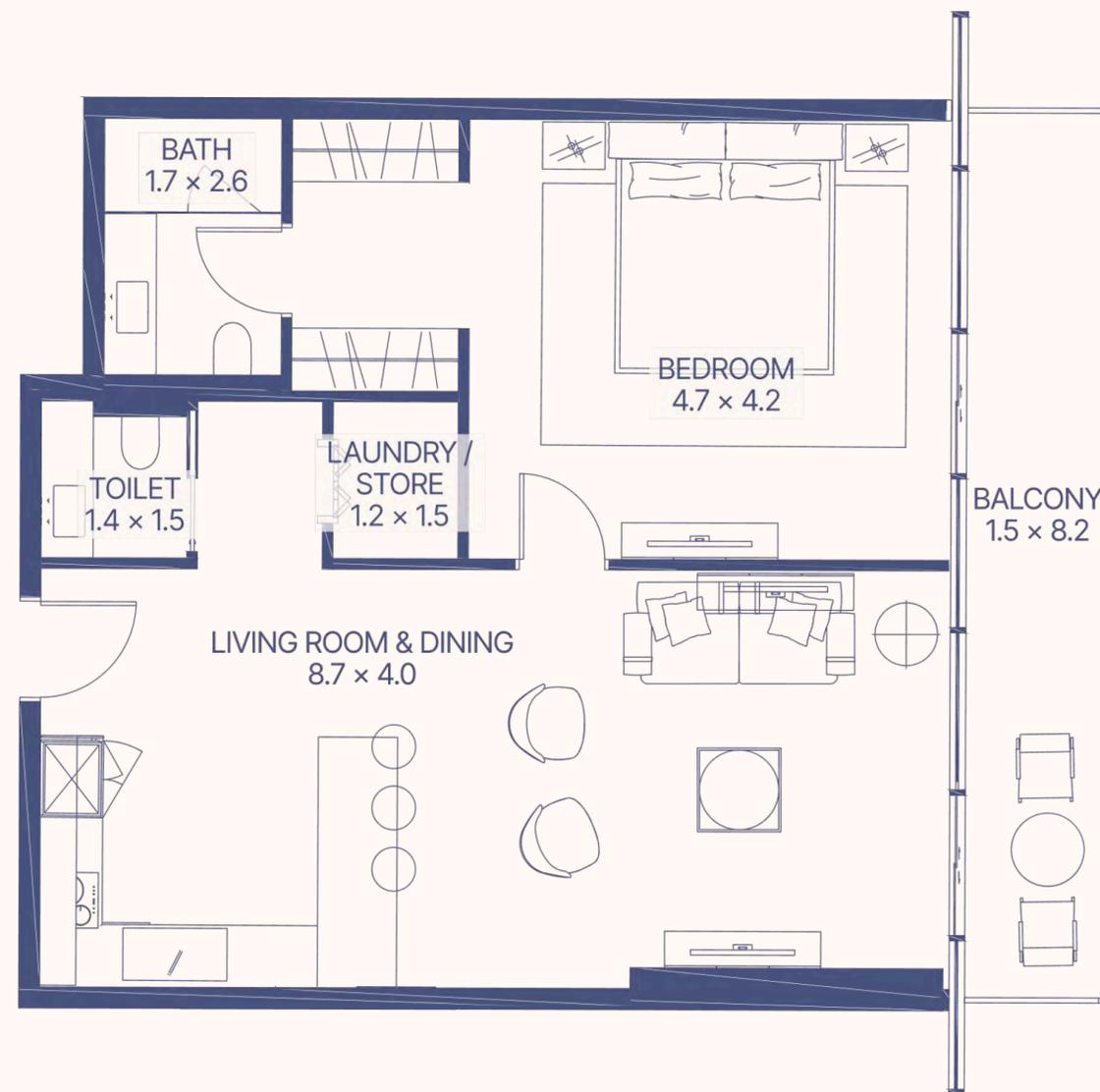


2-10 floor



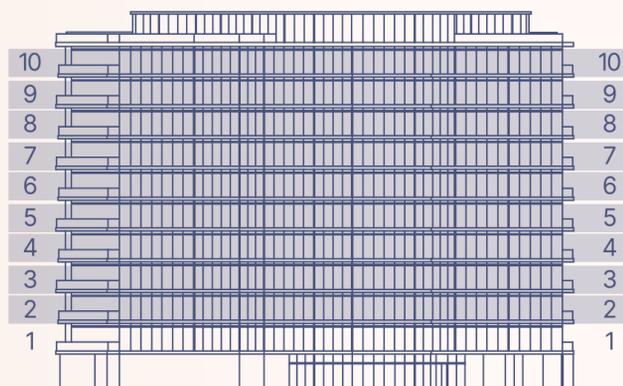
3-5 floor

2, 6-10 floor

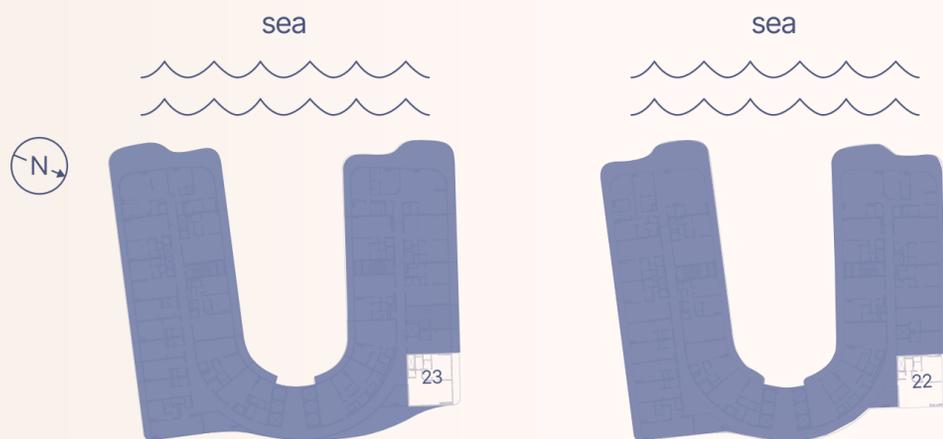


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
219, 320, 420, 520	74.9 m ²	805.8 ft ²	12.7 m ²	137.2 ft ²	87.6 m ²	943.0 ft ²
619, 819, 1019	74.8 m ²	805.5 ft ²	12.7 m ²	137.1 ft ²	87.6 m ²	942.6 ft ²
719, 919	74.5 m ²	802.1 ft ²	12.7 m ²	137.1 ft ²	87.3 m ²	939.2 ft ²

1 BEDROOM TYPE J

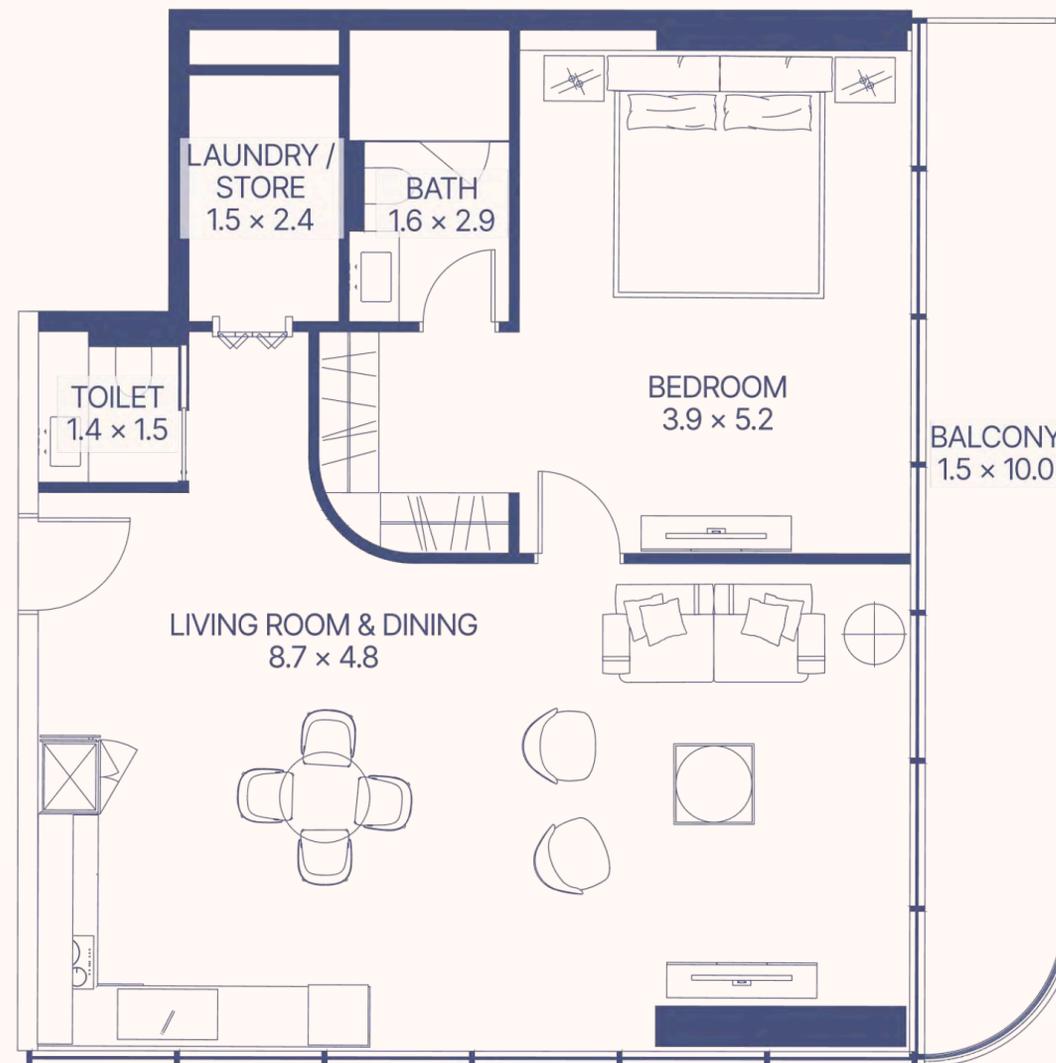


2-10 floor



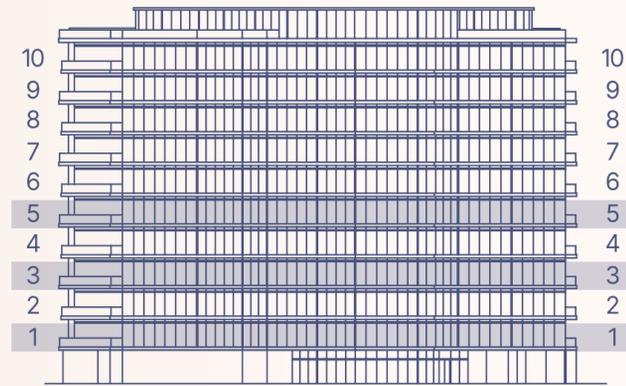
3-5 floor

2, 6-10 floor

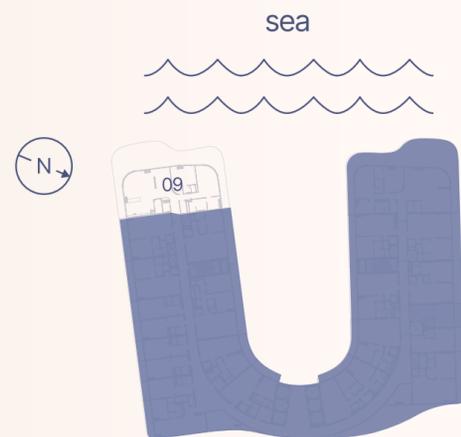


Apartment Number	Apartment Area	Balcony Area	Total Area
222, 323, 423, 523, 622, 722, 822, 922, 1022	89.2 m ²	15.1 m ²	104.3 m ²
	959.9 ft ²	162.7 ft ²	1122.6 ft ²

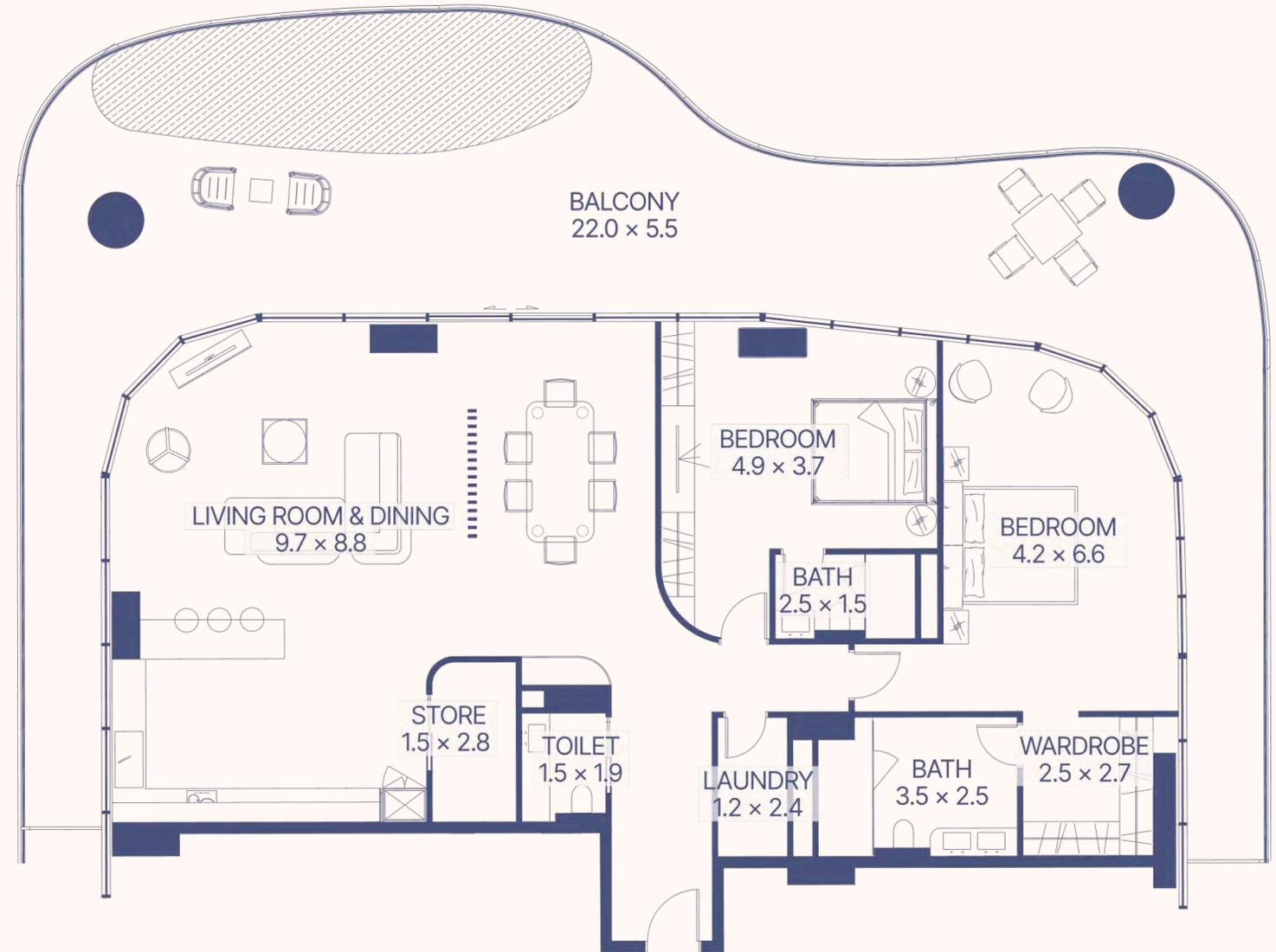
2 BEDROOM + POOL TYPE A



1, 3, 5 floor

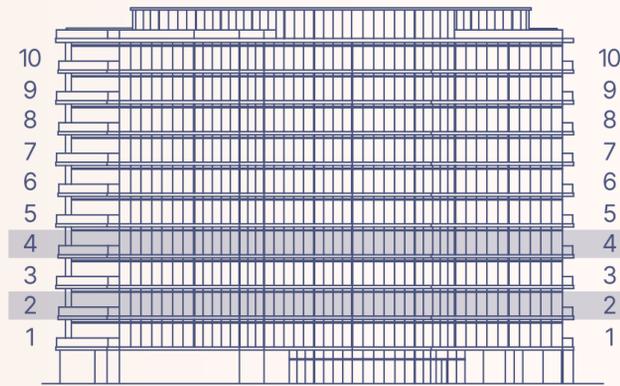


1, 3, 5 floor

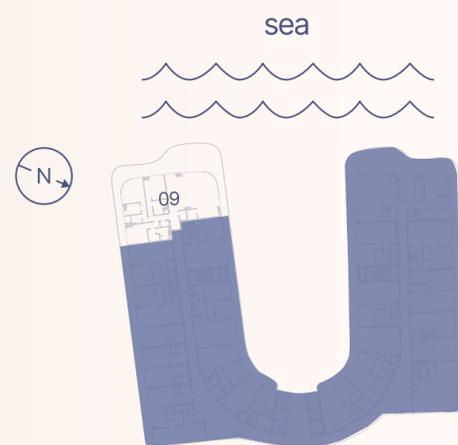


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
109	179.5	1932.2	123.5	1329.8	303.1	3262.1
309, 509	180.0	1937.1	123.6	1330.0	303.5	3267.1

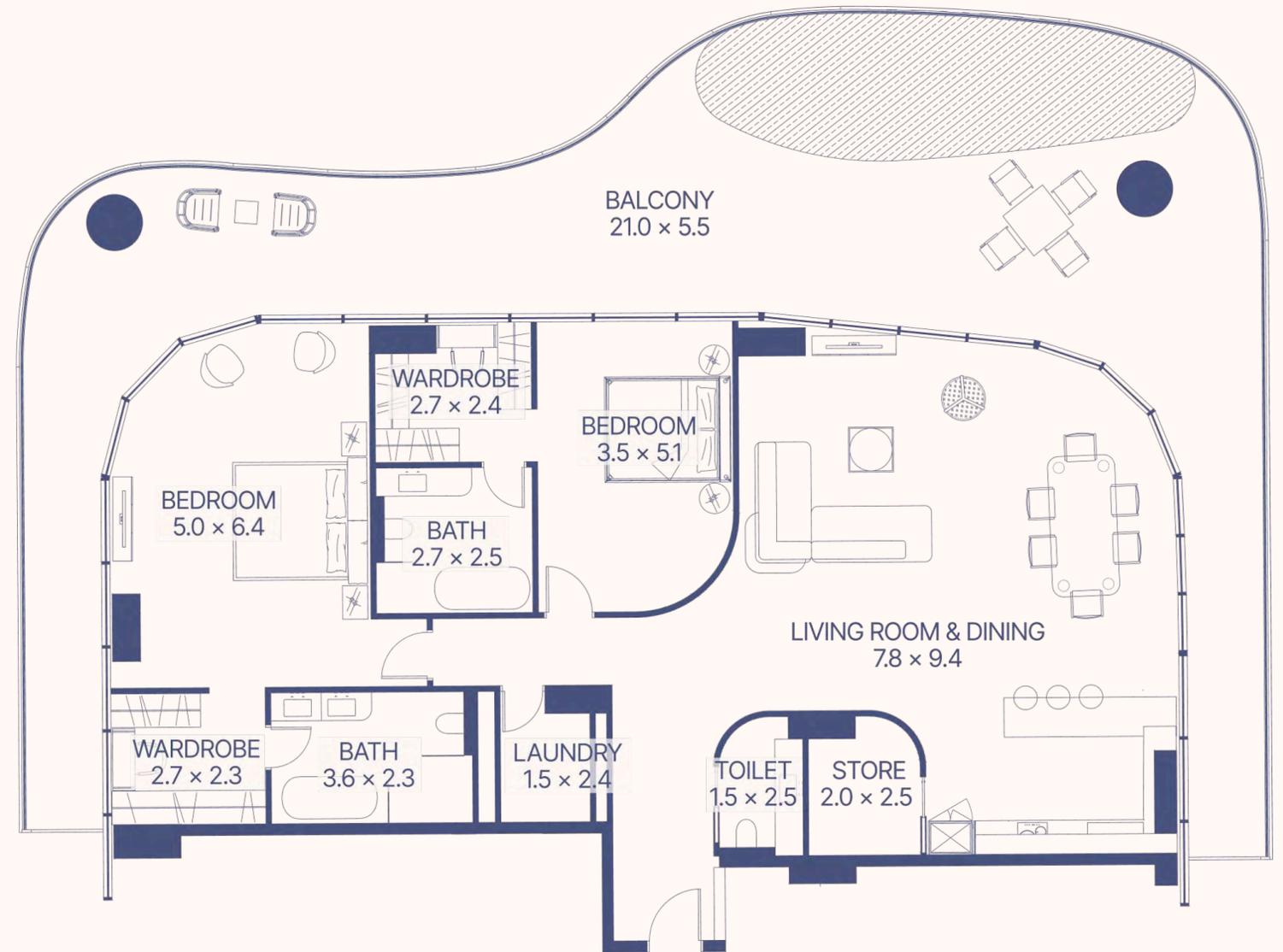
2 BEDROOM + POOL TYPE B



2, 4 floor

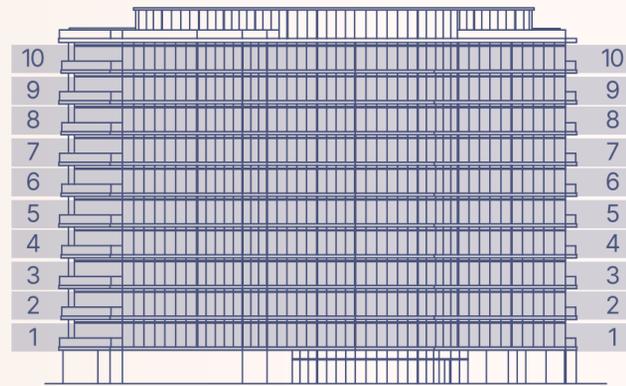


2, 4 floor

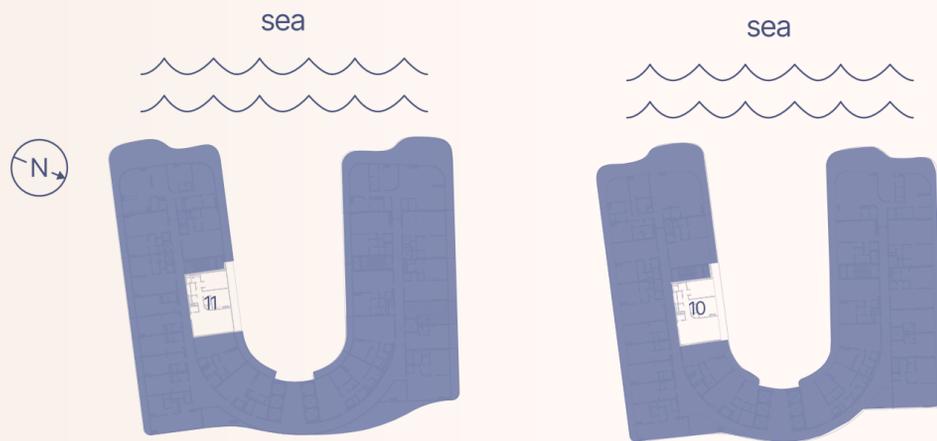


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
409	179.5	1932.2	120.2	1294.3	299.8	3226.6
209	179.7	1934.7	120.4	1296.0	300.1	3230.7

2 BEDROOM TYPE C

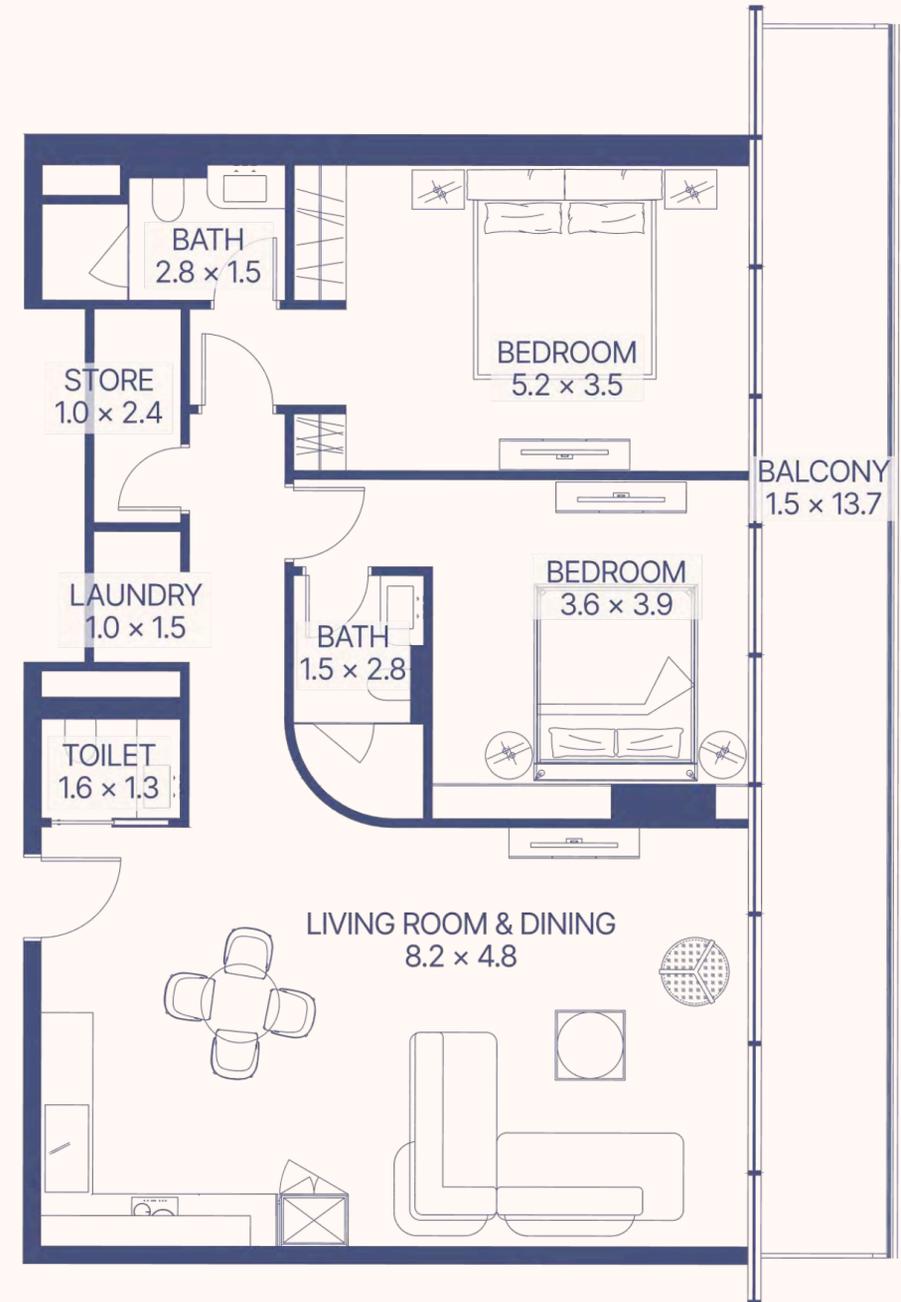


1-10 floor



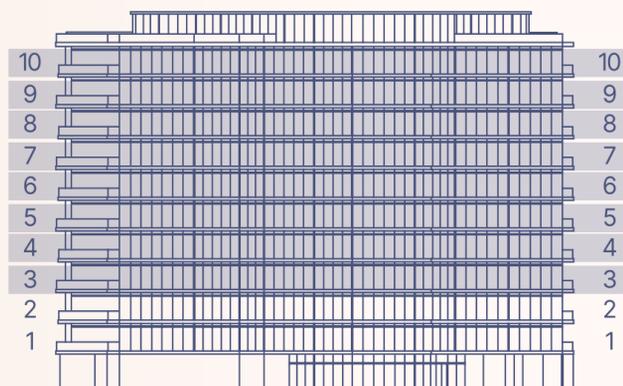
1-5 floor

6-10 floor

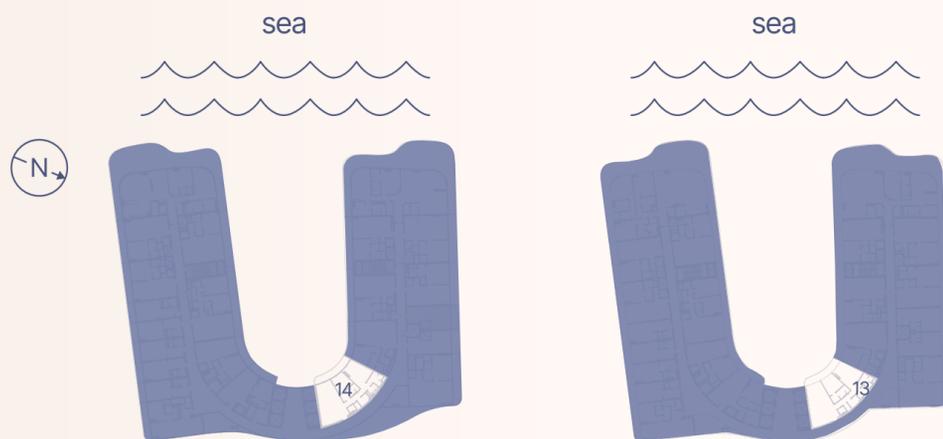


Apartment Number	Apartment Area		Balcony Area		Total Area	
111	101.3 m ²	1090.8 ft ²	20.8 m ²	223.9 ft ²	122.1 m ²	1314.8 ft ²
211, 610, 710, 810, 910, 1010	103.0 m ²	1108.9 ft ²	21.1 m ²	227.4 ft ²	124.1 m ²	1336.3 ft ²
311, 411, 511	103.0 m ²	1108.9 ft ²	21.2 m ²	228.2 ft ²	124.2 m ²	1337.1 ft ²

2 BEDROOM TYPE D



3-10 floor



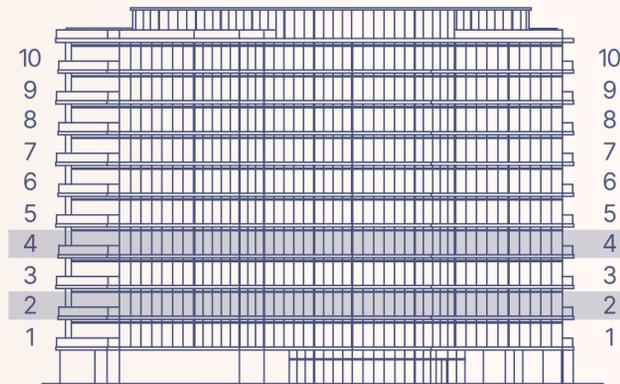
3-5 floor

6-10 floor

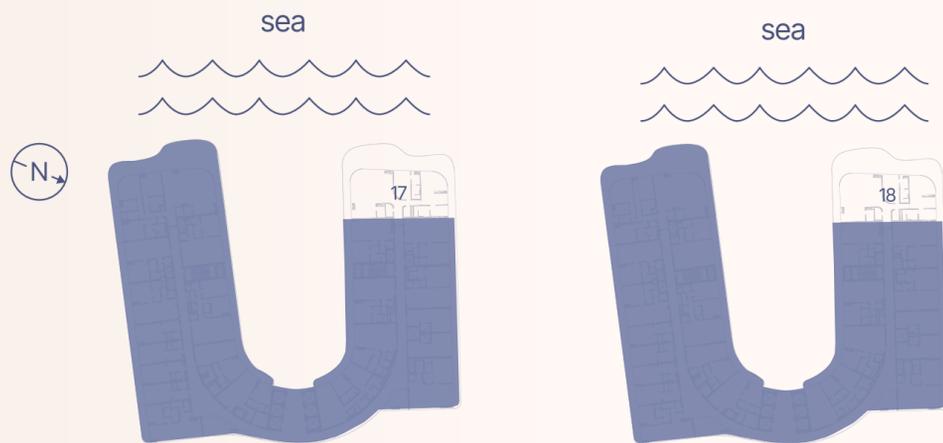


Apartment Number	Apartment Area	Balcony Area	Total Area
314, 414, 514, 613, 713, 813, 913, 1013	108.9 m ²	1172.2 ft ²	12.6 m ² / 135.2 ft ² / 121.5 m ² / 1307.4 ft ²

2 BEDROOM + POOL TYPE E

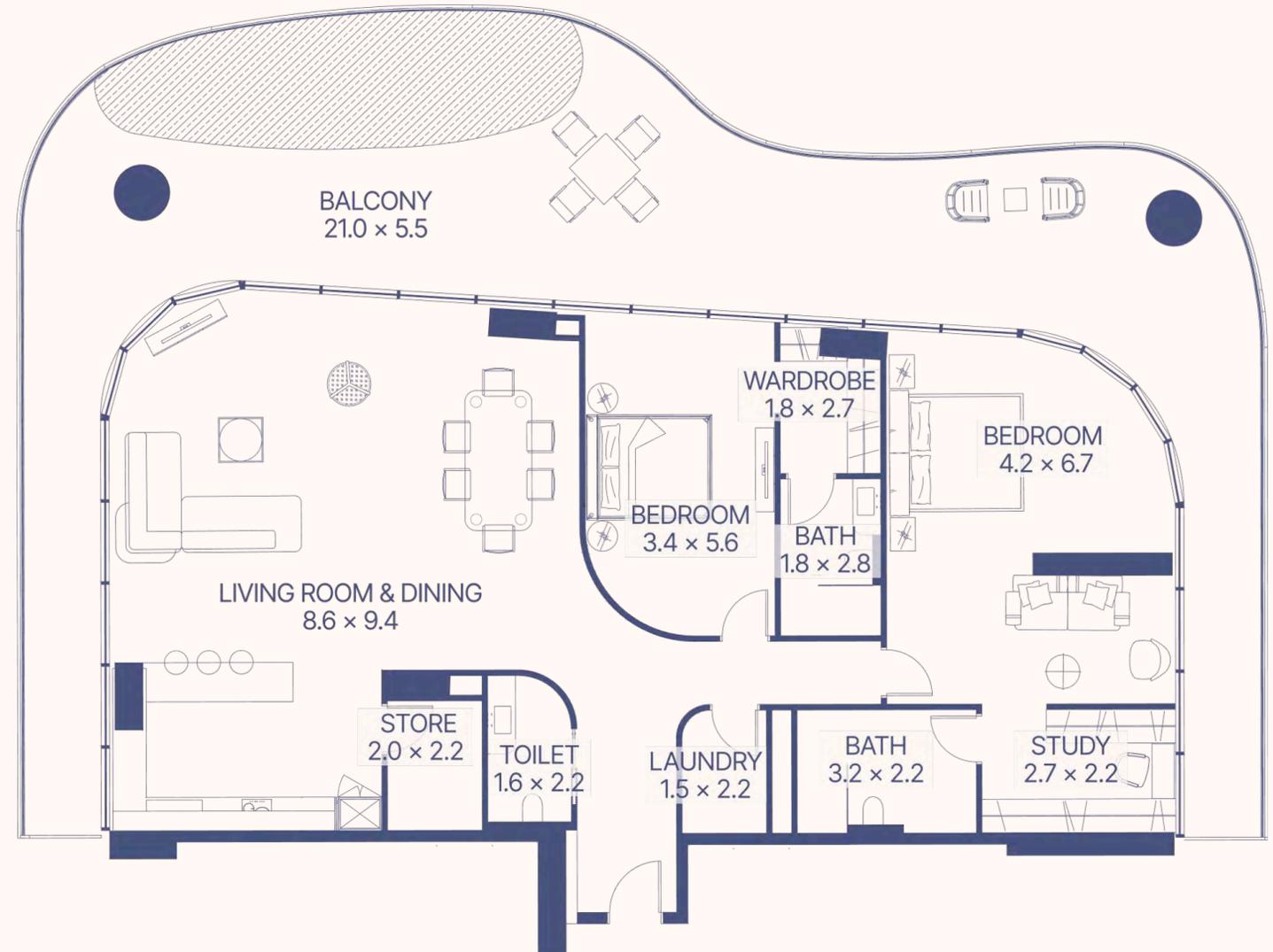


2, 4 floor



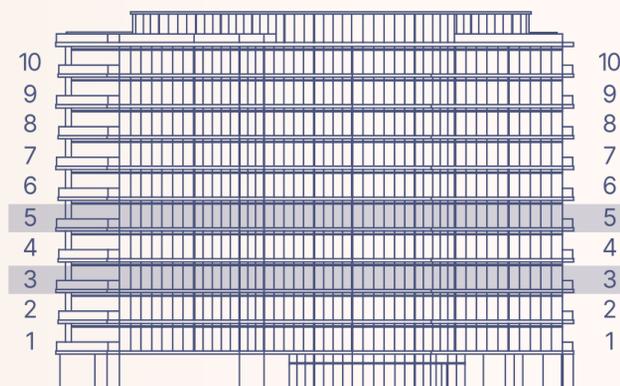
2 floor

4 floor

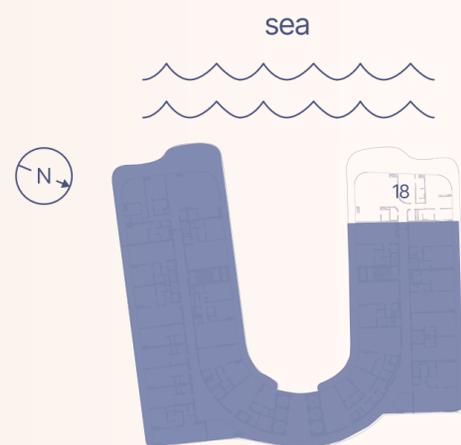


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
217	183.5	1975.7	118.4	1274.7	302.0	3250.4
418	183.7	1977.1	118.4	1274.7	302.1	3251.8

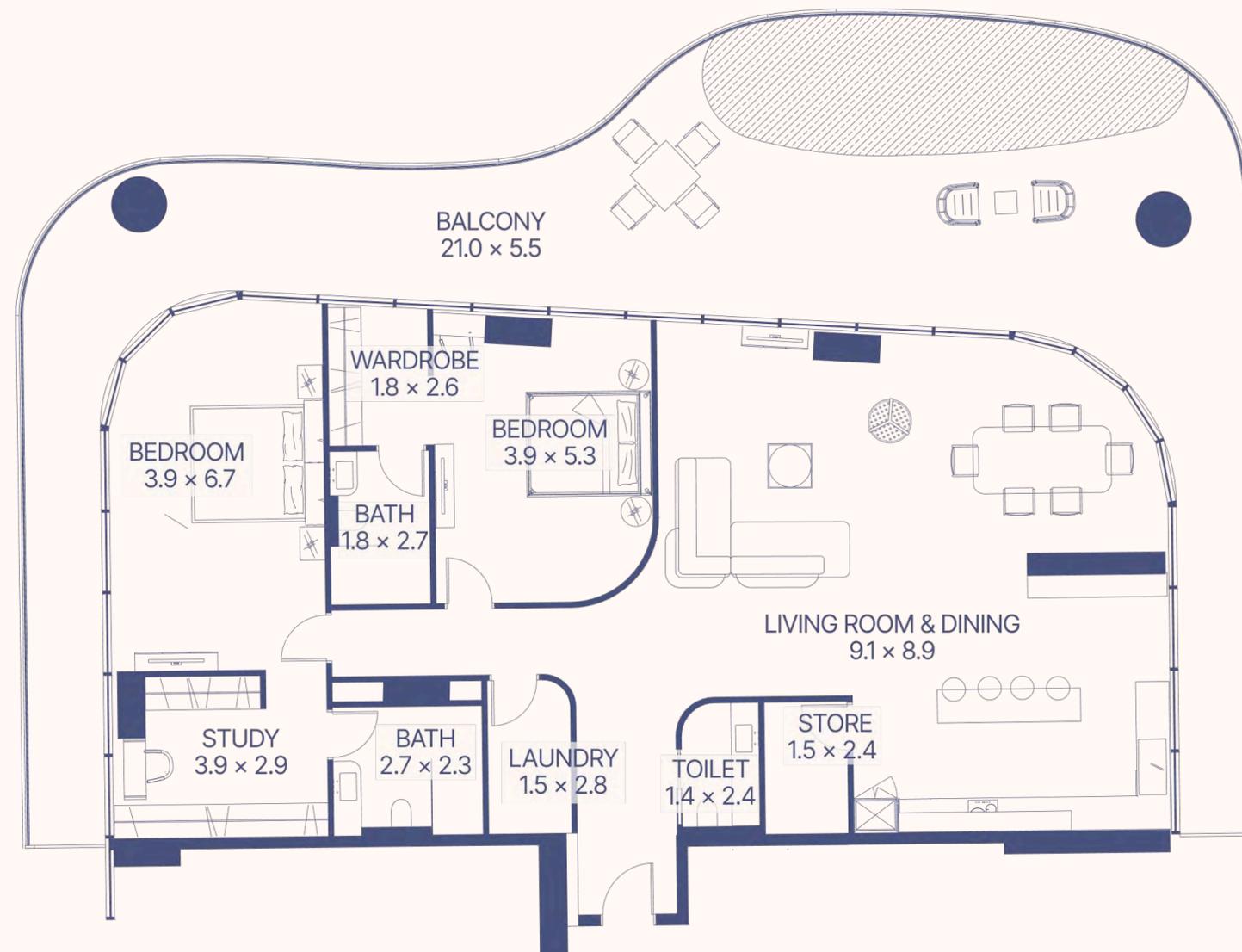
2 BEDROOM + POOL TYPE F



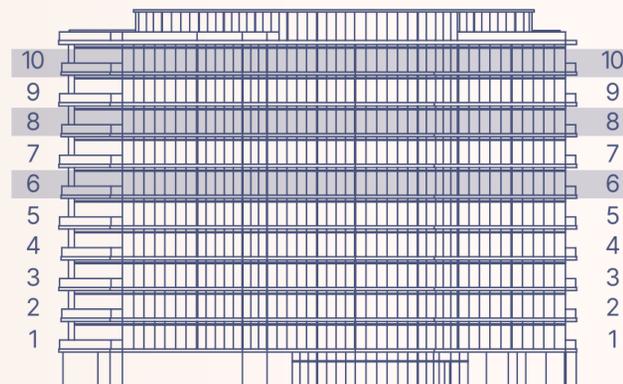
3, 5 floor



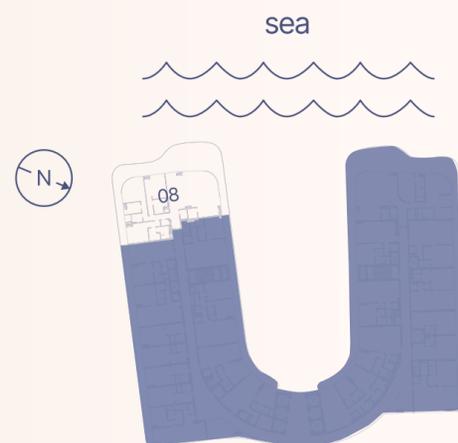
3, 5 floor



Apartment Number	Apartment Area	Balcony Area	Total Area
318, 518	183.7 m ²	197.1 ft ²	301.4 m ²



6, 8, 10 floor



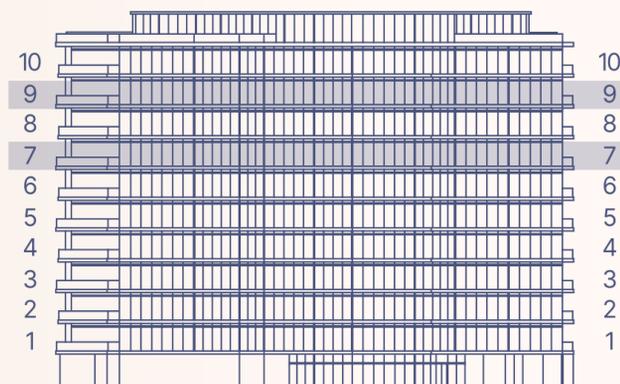
6, 8, 10 floor

3 BEDROOM + POOL TYPE A

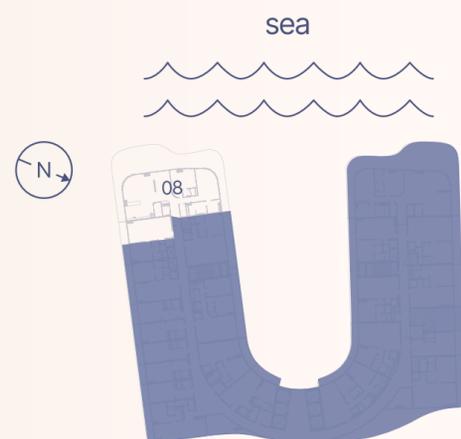


Apartment Number	Apartment Area		Balcony Area		Total Area	
608, 808, 1008	214.5 m ²	2308.7 ft ²	126.1 m ²	1357.7 ft ²	340.6 m ²	3666.4 ft ²

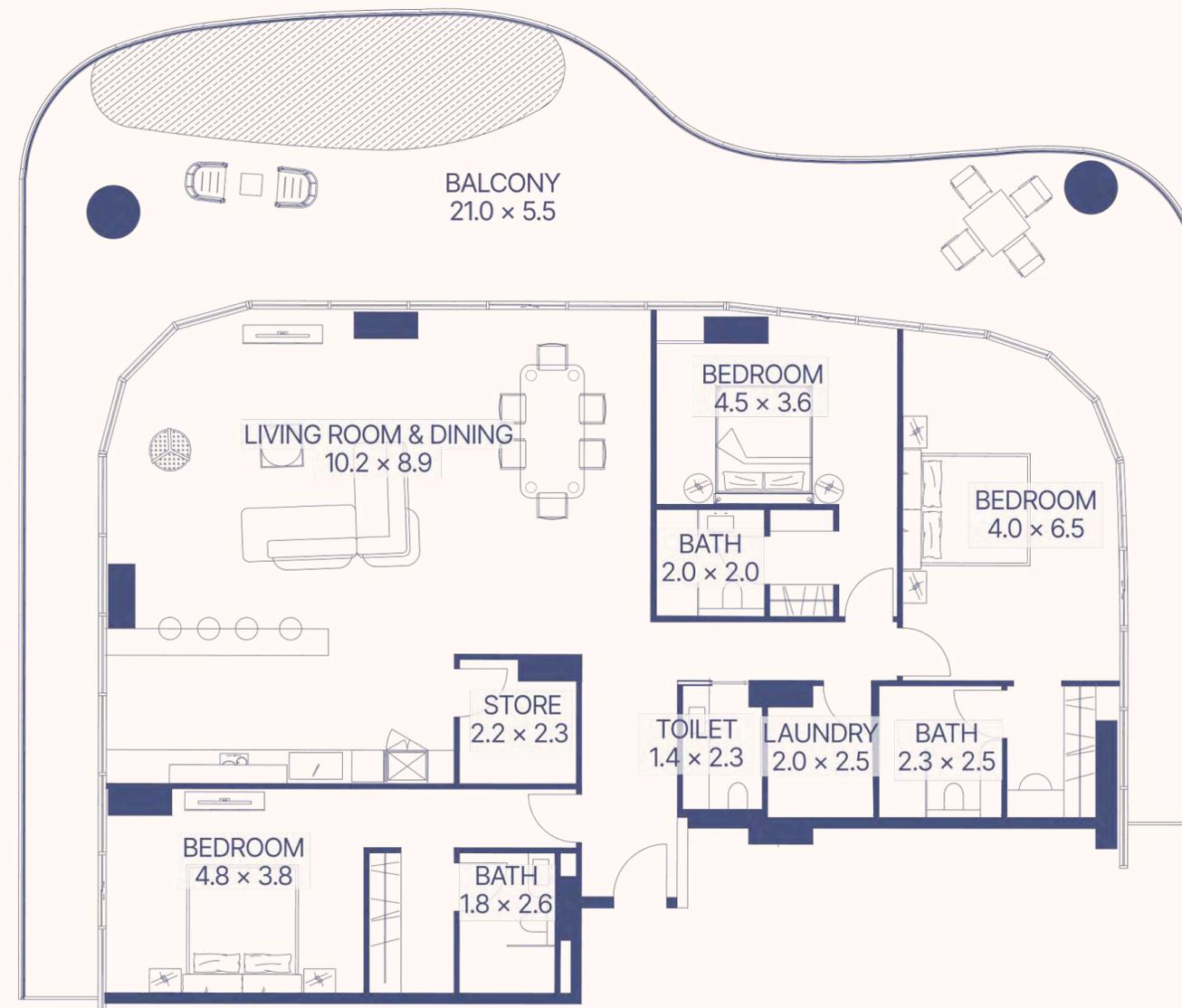
3 BEDROOM + POOL TYPE B



7, 9 floor

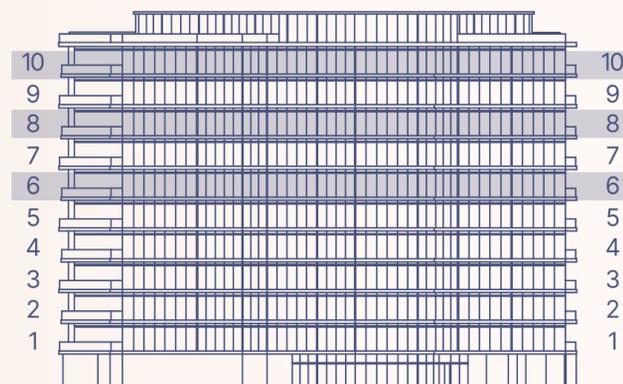


7, 9 floor

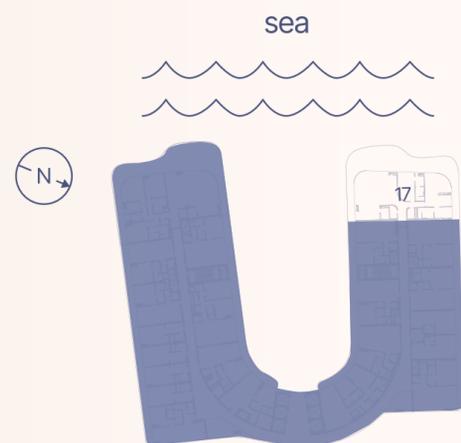


Apartment Number	Apartment Area	Balcony Area	Total Area		
708, 908	214.8 m ²	2312.2 ft ²	129.5 m ²	1393.4 ft ²	344.3 m ² 3705.6 ft ²

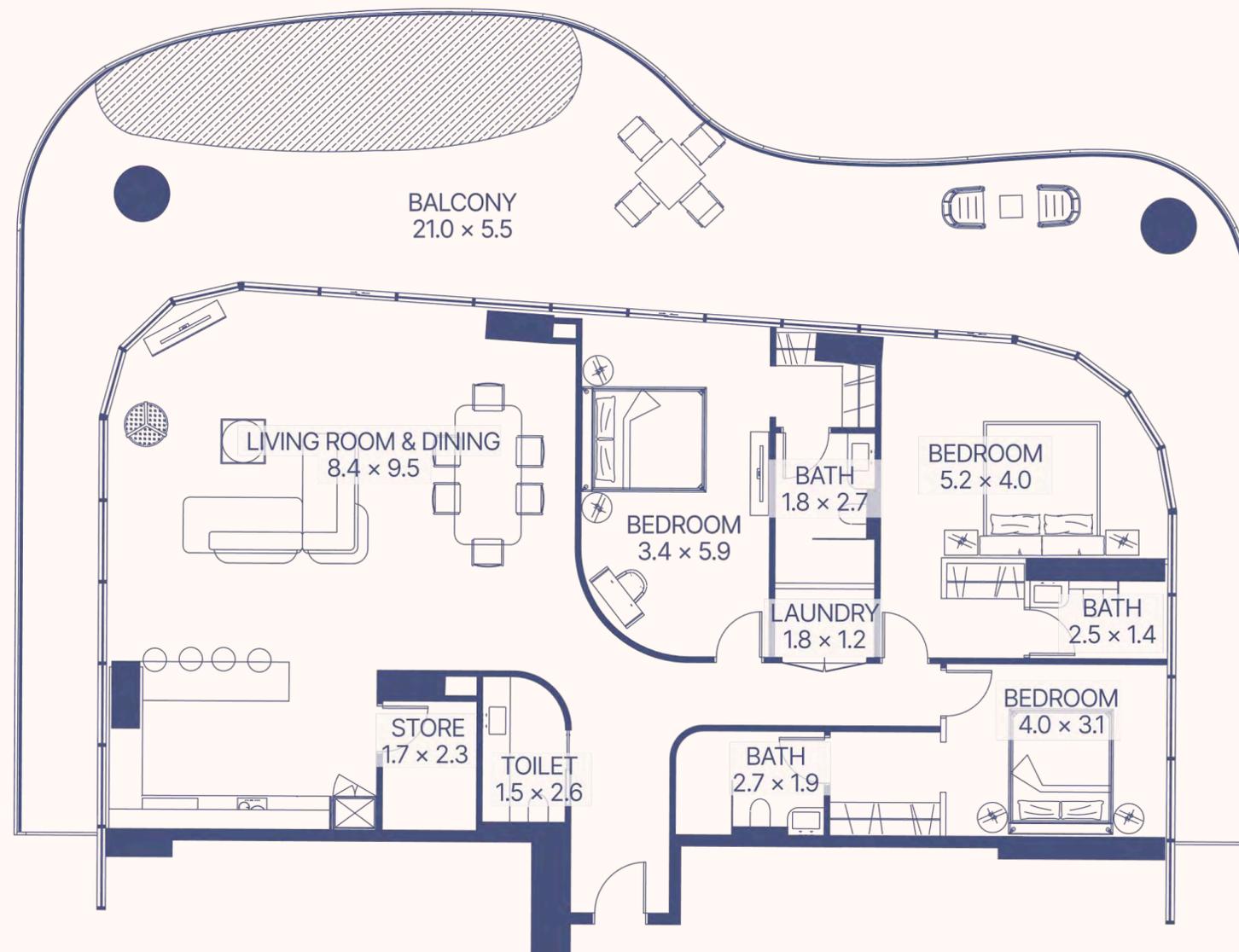
3 BEDROOM + POOL TYPE C



6, 8, 10 floor

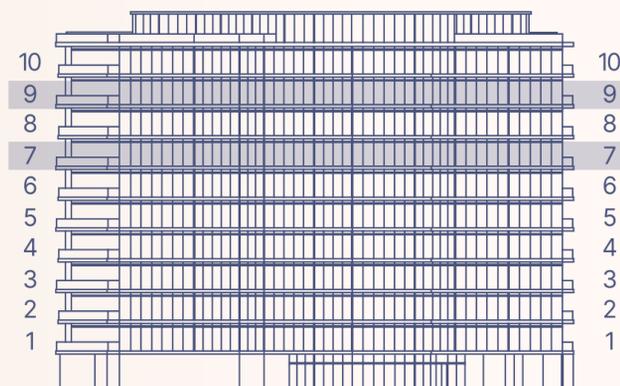


6, 8, 10 floor

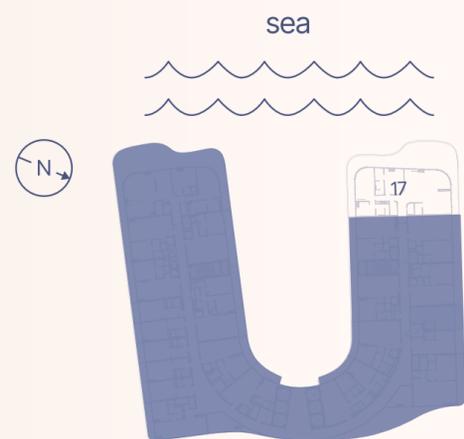


Apartment Number	Apartment Area	Balcony Area	Total Area
617, 817, 1017	183.7 m ²	197.1 ft ²	302.1 m ²

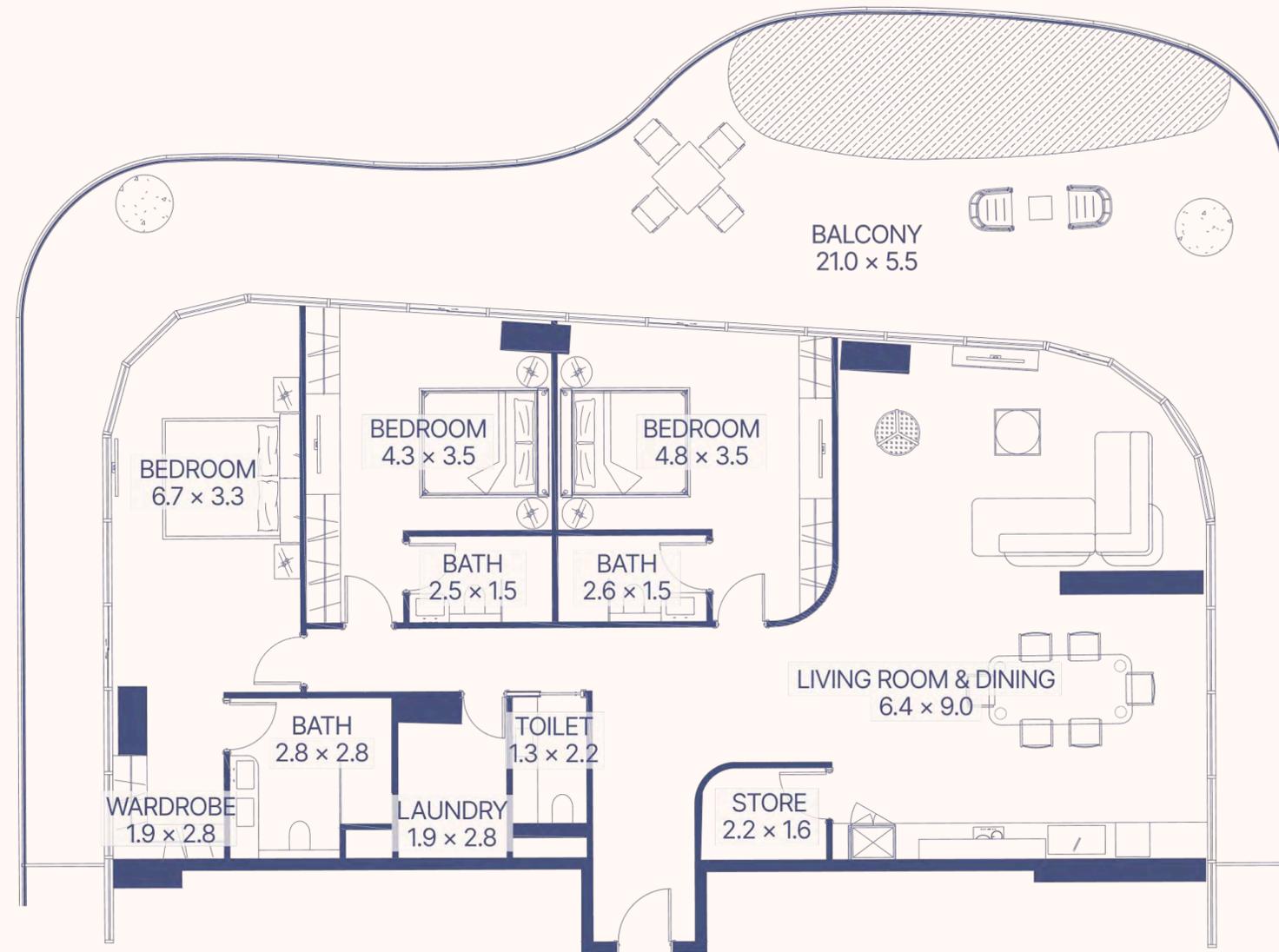
3 BEDROOM + POOL TYPE D



7, 9 floor



7, 9 floor



Apartment Number	Apartment Area		Balcony Area		Total Area	
717, 917	183.7 m ²	1977.1 ft ²	117.7 m ²	1267.1 ft ²	301.4 m ²	3244.2 ft ²