

LAPIS
Real Estate FZ-LLC

AZURE
by Lapis

Message from the Chairman

As we celebrate 20 years of LAPIS Properties, I look back with pride on a journey built on vision, resilience, and trust. From the start, our goal was never just to construct buildings, but to create spaces that inspire, elevate, and make a difference in people's lives.

Guided by innovation, quality, and core values, we have grown across the Middle East and Turkey, delivering not just projects but lasting impact. The trust of our clients, investors, and partners has been our greatest strength, helping us overcome challenges and reach new heights.

Looking ahead, we remain committed to innovation, sustainability, and purposeful growth.

With your continued support, we will keep shaping communities and building a legacy of excellence, one project at a time.

**Chairman,
LAPIS Properties**







Where Serenity Meets
Sophistication

The Essence of AZURE by Lapis

Azure stands as a symbol of refined living on Al Marjan Island, Ras Al Khaimah's most prestigious waterfront address. Rising against the horizon where the sea meets the sky, Azure captures the essence of serenity and sophistication in one timeless destination.

Here, the calm rhythm of the ocean is met with architectural elegance, creating a lifestyle that is both elevated and effortless. Azure is more than a residence, it is a sanctuary shaped by nature, designed for those who seek clarity, beauty, and meaning in the spaces they call home.





A Destination Beyond *Compare*

Framed by mountains, desert, and the sea, Ras Al Khaimah is one of the UAE's fastest-growing destinations for luxury living and investment.

Known for its natural beauty, rich heritage, and forward-looking vision, the emirate is becoming a global hub for tourism, leisure, and real estate.

With landmark projects such as the upcoming Wynn Resort & Casino on Al Marjan Island and world-class golf, hospitality, and adventure attractions, Ras Al Khaimah is shaping the next chapter of elevated living in the UAE.




Luxury reimaged in every
Detail

Connectivity and Lifestyle Essentials

03 mins  Al Hamra Mall

03 mins  Golf Club

06 mins  Marina & Yacht Club

06 mins  Historic Jazz, Al Hamra

28 mins  RAK Airport

1.5 hour  Dubai, Burj Khalifa

35 mins  Wadi Shawka

20 mins  Al Qawasim Corniche

45 mins  Jebel Jais

45 mins  Jais Flight

10 mins  Manta Bay Rooftop Beach
Launching 2026

03 mins  Wynn Resort & Casino
Launching 2027

Coming Soon!

Building Configuration

OWNERSHIP

Freehold

ANTICIPATED COMPLETION

Q4 2028

PARKING

Studio, 1 and 2 bedroom apartments: 1 parking space

3 bedroom normal, 3 bedroom penthouse
and 3 bedroom sky villa: 2 parking spaces

Rooftop

Upper Roof

Lower Roof

40 Residential Floors

3 Podiums

The Lobby

Retail
Ground Floor

Design Philosophy

Framing the Horizon



LIGHT

Defines form



SPACE

Shapes perspective



SERENITY

Elevates living

At Azure, design becomes an experience. Rising 40 stories above Marjan Island, every line of the tower is drawn to the horizon, framing endless sea views and open skies.

Guided by clarity and flow, the glass invites natural light, verticality enhances perspective, and materials evoke timeless calm. Each residence is a sanctuary, balancing privacy with openness, elegance with simplicity.

Here, design is purposeful;

Shaping spaces that elevate daily living, inspire connection, and reflect the quiet rhythm of sea, sky, and home.



Where the sea whispers and
life slows

Unit Types

Studio Apartment

Premium Studio Apartment

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment

3 Bedroom Penthouse

3 Bedroom Sky Villa

Retail

A life shaped by elegance and
Calm



Community Amenities



Beachfront and Private Beaches



Landscaped Parks and Green Spaces



Jogging and Cycling Pathways



Luxury Resorts and Fine Dining



Boutique Retail and Leisure Outlets



Marina and Waterfront Activities



Amenities

Crafted for Comfort, Wellness, & Leisure



THE ENTRANCE

AZURE
By Lapis



THE LOBBY



THE ELEVATORS



KIDS PLAY AREA



OUTDOOR GYM



OUTDOOR POOL AREA



SKY VILLA TERRACE

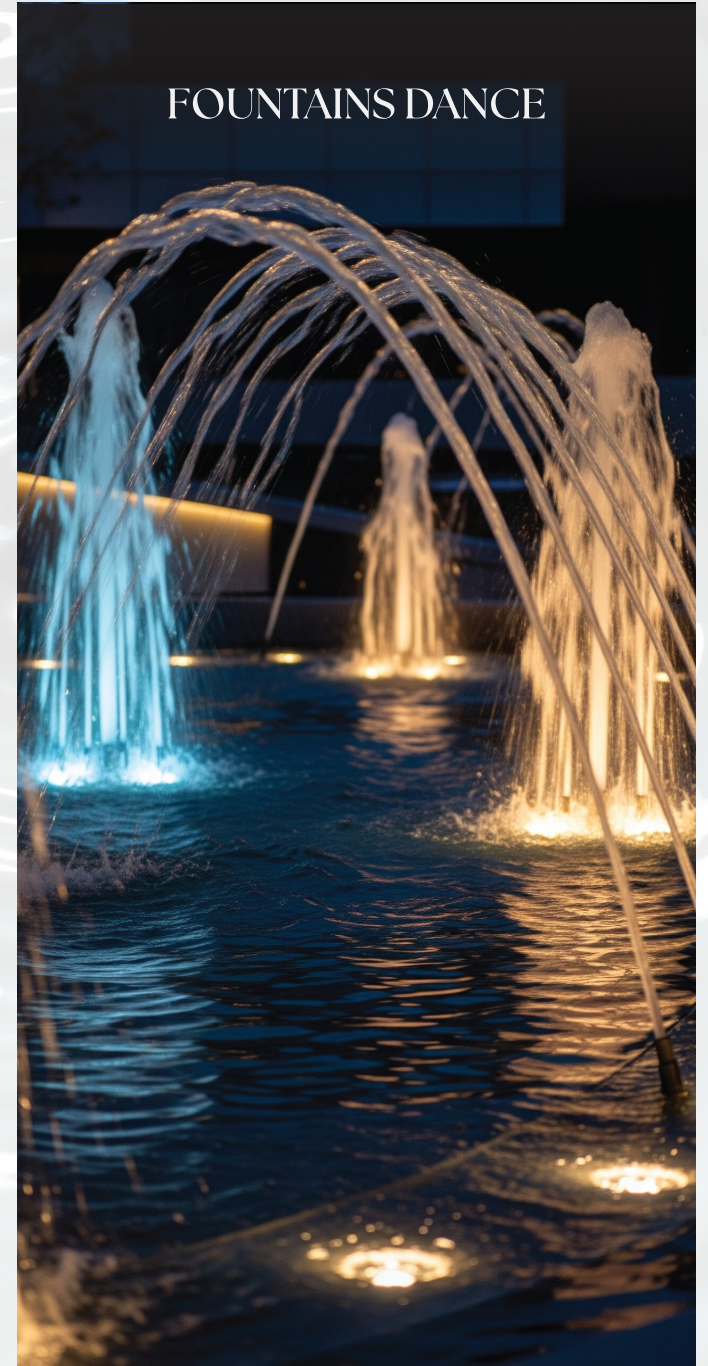


BALCONY VIEWS



AZURE
By Lapis

THE ROOF TOP





Residential Apartments

Private Retreat by the Coast



THE LIVING AREA



THE BEDROOM



THE BEDROOM



THE KITCHEN



THE BATHROOM



Floor Plans

Layouts that Fit Every Lifestyle

PODIUM 1



1st FLOOR (1st TYPICAL)



2ND TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 2, 3, 7, 8, 9, 13, 14, 15, 19, 20, 21, 25, 26, 27, 31, 32, 33, 37, 38
(TOTAL 19 FLOORS)



3RD TYPICAL FLOOR PLAN

TYPICAL FLOOR AT: 4,16,28 (TOTAL 3 FLOORS)



4TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT: 5,17,29 (TOTAL 3 FLOORS)



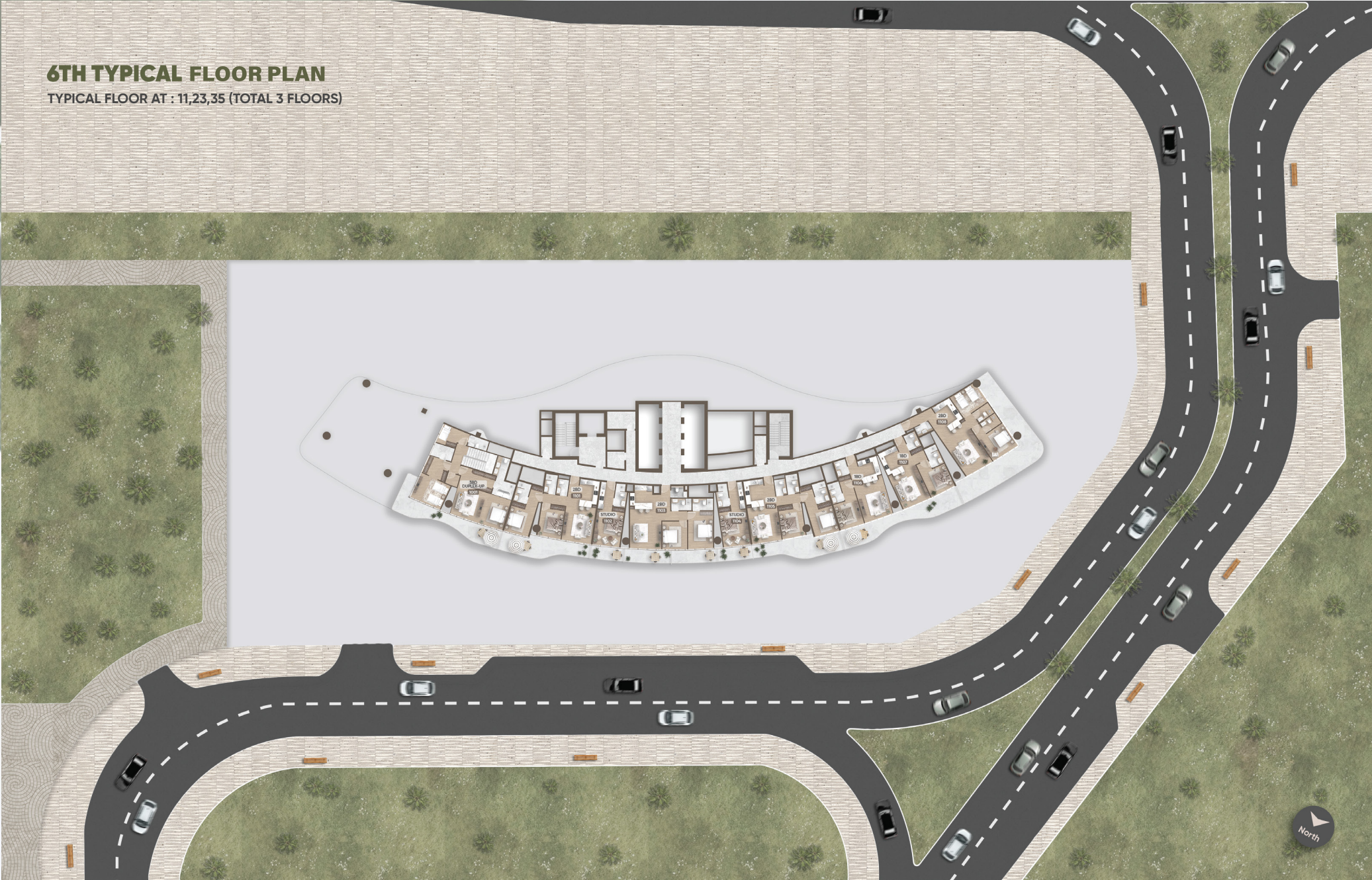
5TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 10,22,34 (TOTAL 3 FLOORS)



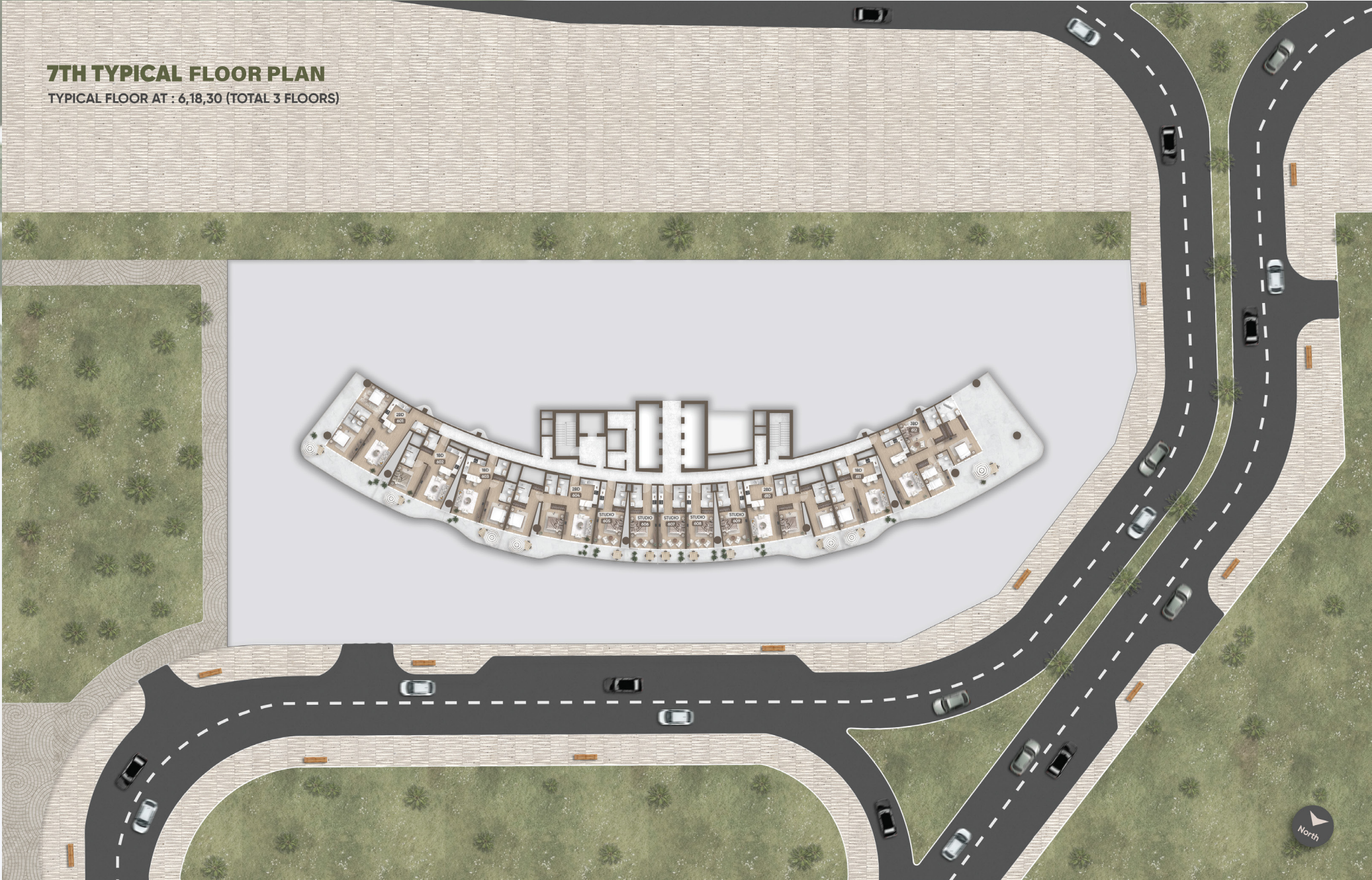
6TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 11,23,35 (TOTAL 3 FLOORS)



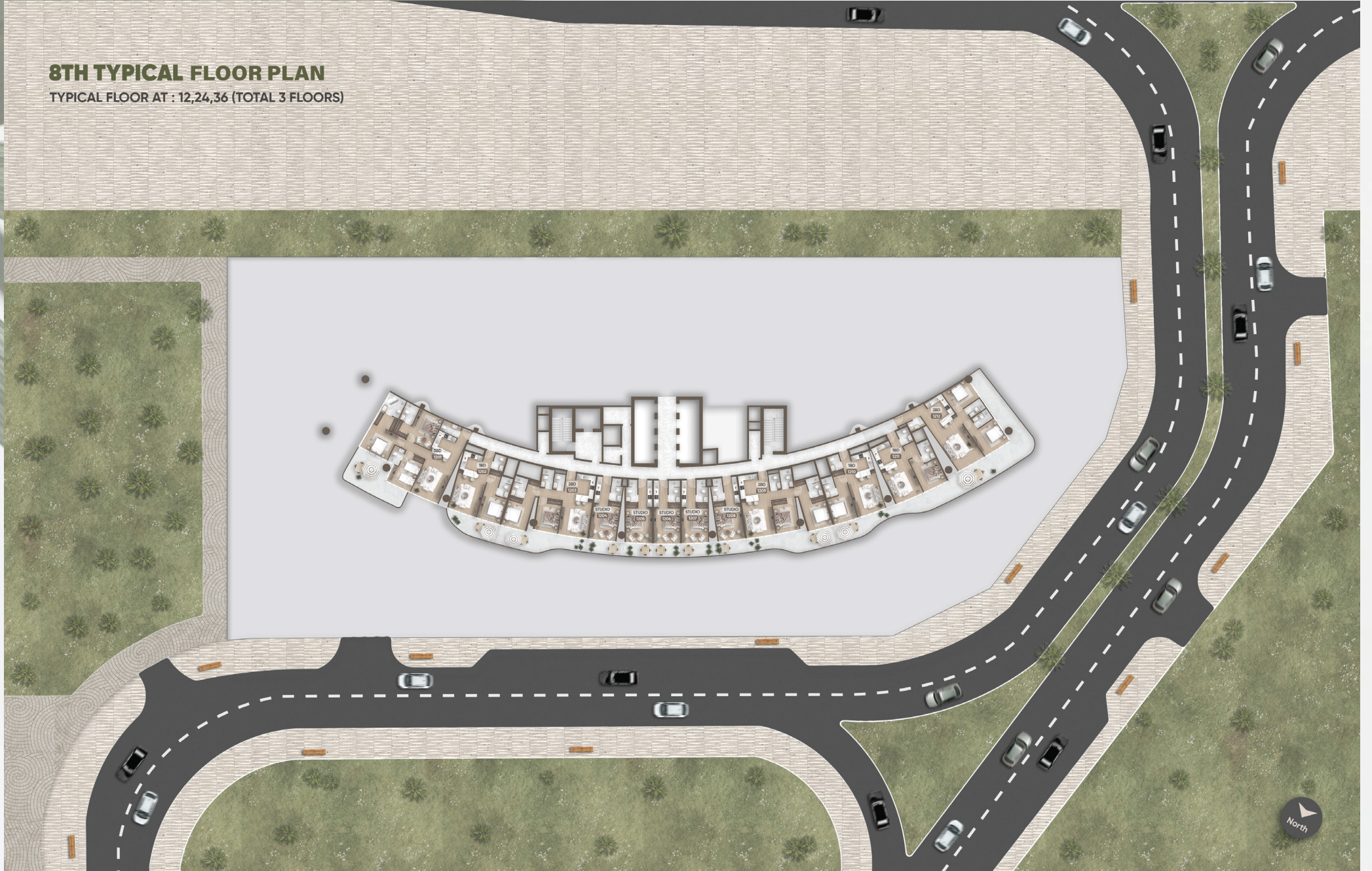
7TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 6,18,30 (TOTAL 3 FLOORS)

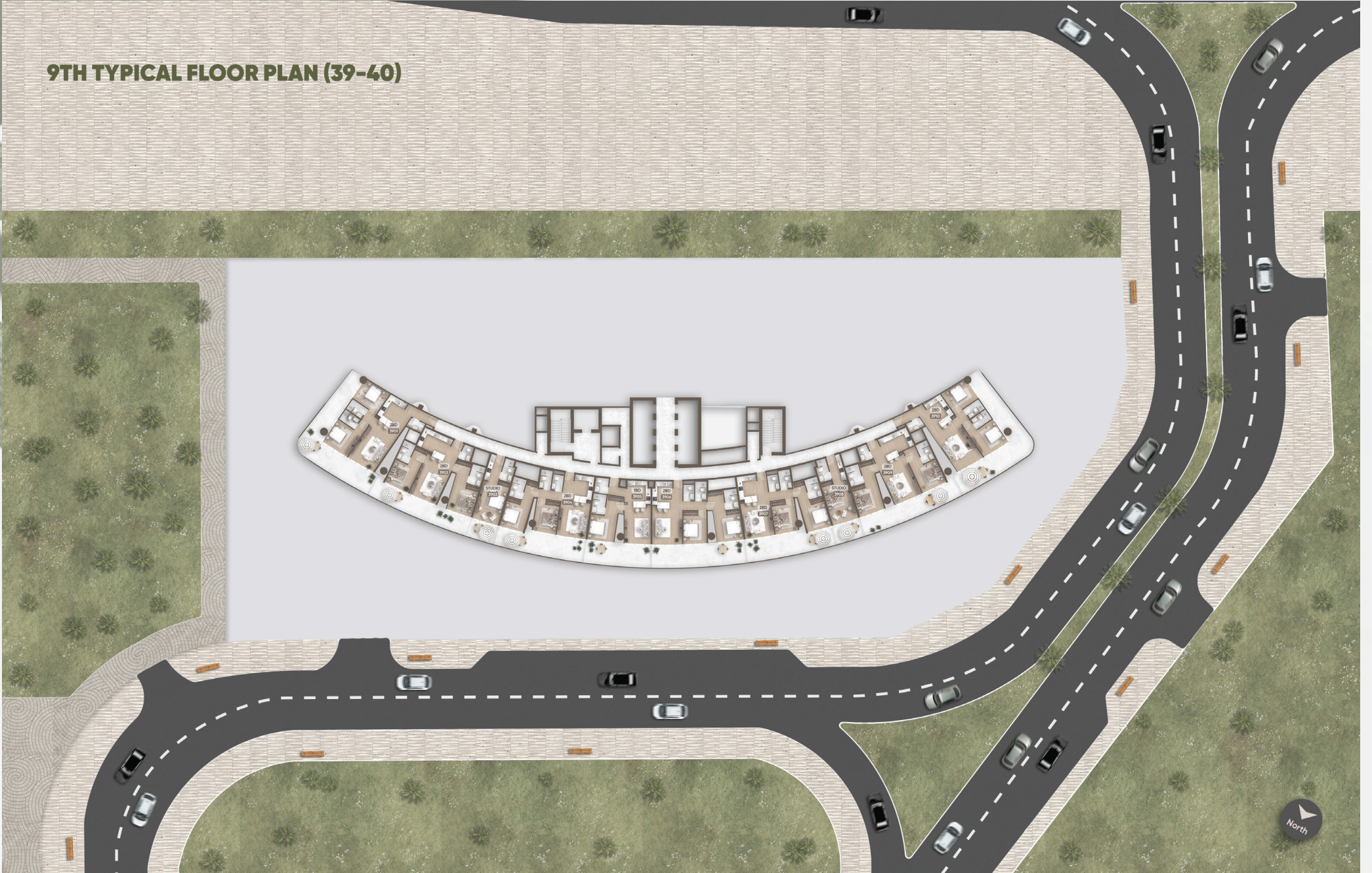


8TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 12,24,36 (TOTAL 3 FLOORS)



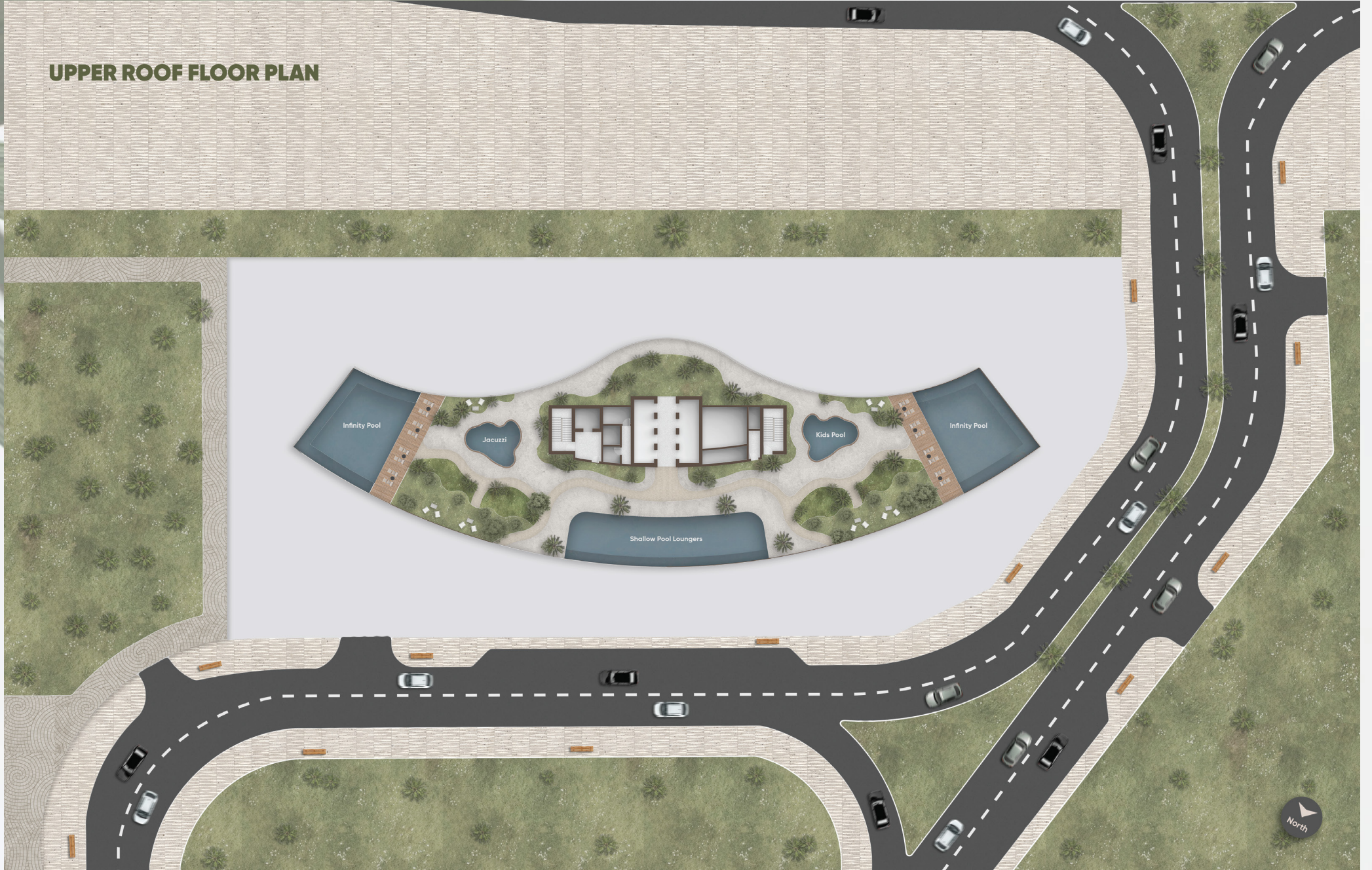
9TH TYPICAL FLOOR PLAN (39-40)



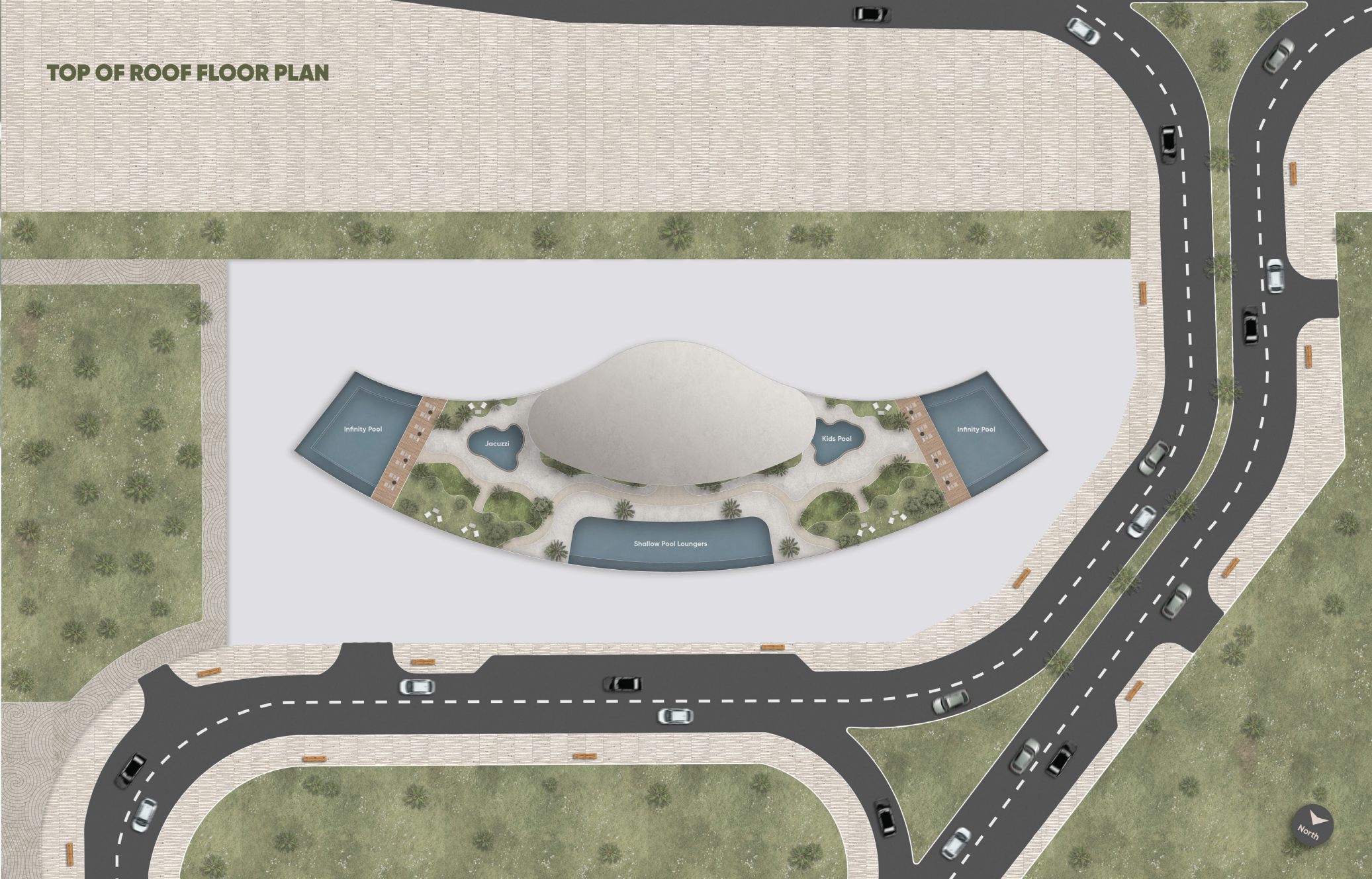
LOWER ROOF FLOOR PLAN



UPPER ROOF FLOOR PLAN



TOP OF ROOF FLOOR PLAN

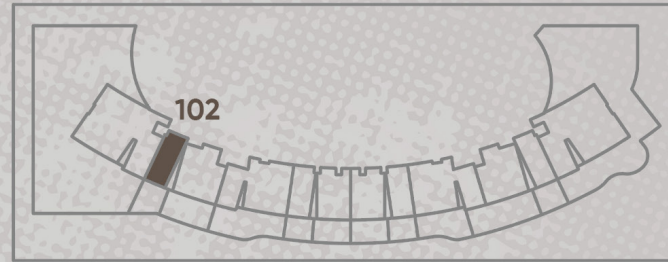




Unit Types

Modern touch in living spaces

STUDIO APARTMENT - NORMAL



1st Floor (1st Typical Floor)

Unit 102 - STD

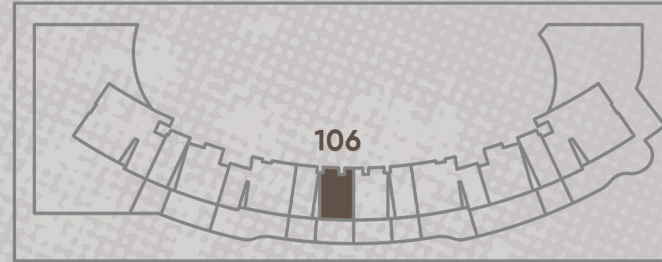
1	Entrance	-
2	Bathroom	2.95m x 1.50m
3	Kitchen	3.65m x 1.79m
4	Living Room	3.50m x 3.40m

Suite Area 333.47 sqft

Balcony Area 239.82 sqft

Total Area 573.29 sqft

STUDIO APARTMENT - PREMIUM



1st Floor (1st Typical Floor)

Unit 106 - PREMIUM STD

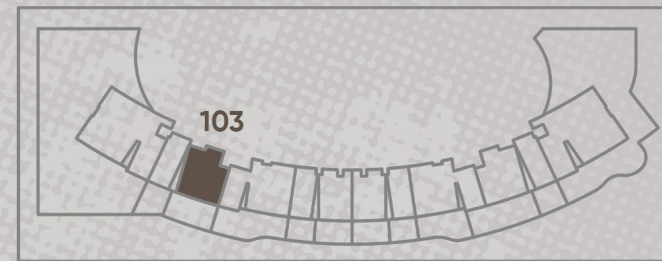
1	Entrance	-
2	Bathroom	2.90m x 2.60m
3	Kitchen	4.23m x 2.20m
4	Living Room	5.20m x 2.40m
5	Master Bedroom	5.20m x 2.84m

Suite Area 460.05 sqft

Balcony Area 241.33 sqft

Total Area 701.38 sqft

1 BEDROOM APARTMENT



1st Floor (1st Typical Floor)

Unit 103 - 1BD

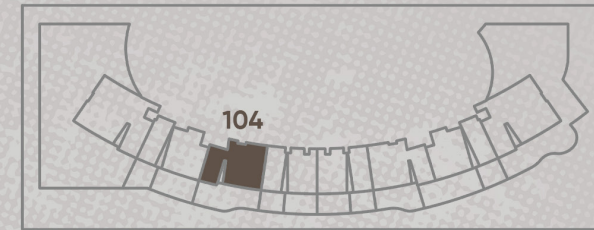
1	Entrance	-
2	Bathroom I	1.99m x 1.50m
3	Kitchen	2.96m x 2.54m
4	Living Room	4.70m x 3.75m
5	Master Bedroom	3.36m x 3.10m
6	Bathroom II	2.60m x 1.50m

Suite Area 610.32 sqft

Balcony Area 369.53 sqft

Total Area 979.85 sqft

2 BEDROOM APARTMENT



1st Floor (1st Typical Floor)

Unit 104 - 2BD

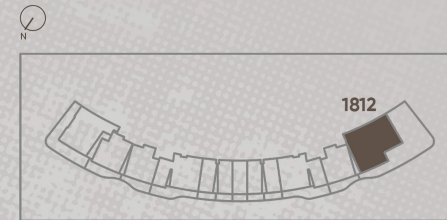
1	Entrance	-
2	Bathroom I	2.60m x 1.70m
3	Kitchen	3.45m x 2.50m
4	Living Room	4.60m x 3.80m
5	Master Bedroom	3.91m x 3.16m
6	Bedroom	4.22m x 3.00m
7	Bathroom II	2.40m x 1.50m
8	Bathroom III	2.00m x 1.40m

Suite Area	867.79 sqft
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Balcony Area	539.06 sqft
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Total Area	1406.85 sqft
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3 BEDROOM APARTMENT - NORMAL



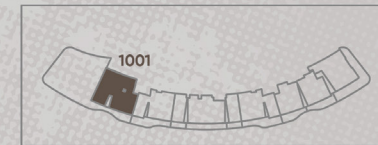
18th Floor (7th Typical Floor)

Unit 1812 - 3BD

1	Entrance	-
2	Bathroom I	2.46m x 1.50m
3	Kitchen	2.90m x 2.55m
4	Living Room	5.80m x 3.75m
5	Master Bedroom I	4.30m x 3.30m
6	Master Bedroom II	3.80m x 3.35m
7	Bedroom	4.55m x 3.30m
8	Bathroom II	2.55m x 2.55m
9	Bathroom III	2.45m x 1.80m
10	Bathroom IV	2.20m x 1.50m

Suite Area	1246.15 sqft
Balcony Area	1323.76 sqft
Total Area	2569.91 sqft

3 BEDROOM - DUPLEX



10th Floor (5th Typical Floor)

Unit 1001 - 3BD DUPLEX - GF

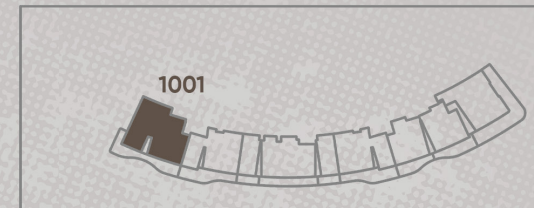
1	Entrance	-
2	Bathroom I	1.90m x 1.62m
3	Kitchen	3.42m x 2.75m
4	Living Room	10.26m x 4.09m
5	Master Bedroom	4.17m x 3.45m
6	Laundry	1.80m x 1.49m
7	Bathroom II	2.53m x 1.50m
8	Store	1.61m x 1.49m

Suite Area 2417.59 sqft

Balcony Area 2788.74 sqft

Total Area 5206.33 sqft

3 BEDROOM - DUPLEX



11th Floor (6th Typical Floor)

Unit 1001 - 3BD DUPLEX - 1stF

1	Master Bedroom	7.02m x 3.97m
2	Bathroom I	4.56m x 2.64m
3	Bedroom	4.08m x 3.38m
4	Bathroom II	2.81m x 1.70m
5	Dressing Room I	3.00m x 2.25m
6	Dressing Room II	2.81m x 2.55m
7	Made Bedroom	3.87m x 2.54m
8	Bathroom III	2.50m x 1.42m
9	Store	1.59m x 1.49m

Suite Area 2417.59 sqft

Balcony Area 2788.74 sqft

Total Area 5206.33 sqft



PAYMENT PLAN | **HANDOVER**

75% – 25%

2 years post handover

2028

Q4



Designed for those who
expect more