

PLAYA
VIVA

AL MARJAN ISLAND

An aerial photograph of a tropical coastline. The foreground is filled with dense, vibrant green vegetation, likely coastal scrub or mangroves. The middle ground shows the turquoise ocean meeting the shore, with small waves and white foam. The background is a vast expanse of deep blue ocean stretching to a clear horizon under a bright, slightly cloudy sky.

PLAYA
VIVA

THE START OF AL MARJAN ISLAND'S NEXT CHAPTER

Playa Viva brings a rare opportunity to own on Al Marjan Island, Ras Al Khaimah's most sought-after destination. A place where calm beaches and open skies frame a lifestyle of ease, and where the region's most exciting growth story is about to unfold.

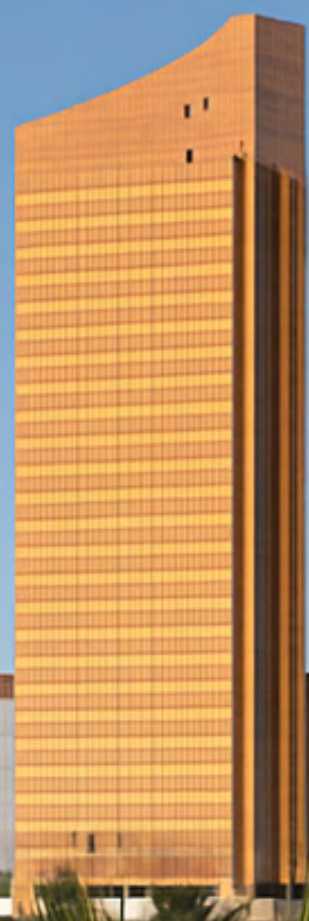


STEPS FROM A GLOBAL ICON

Neighbouring the Wynn Resort, **Playa Viva** enjoys a front-row seat to Al Marjan Island's evolution. The resort's arrival will redefine the region's leisure and tourism landscape, bringing new dining, entertainment, and investment potential, all within easy reach of your home.



WYNN
RESORT



PLAYA
VIVA





7.8 km of white-sand beaches



23 km of uninterrupted waterfront



Waterfront cafés & dining on the shore



Shaded promenades



Green parks



Water sports & sailing



Hajar mountains

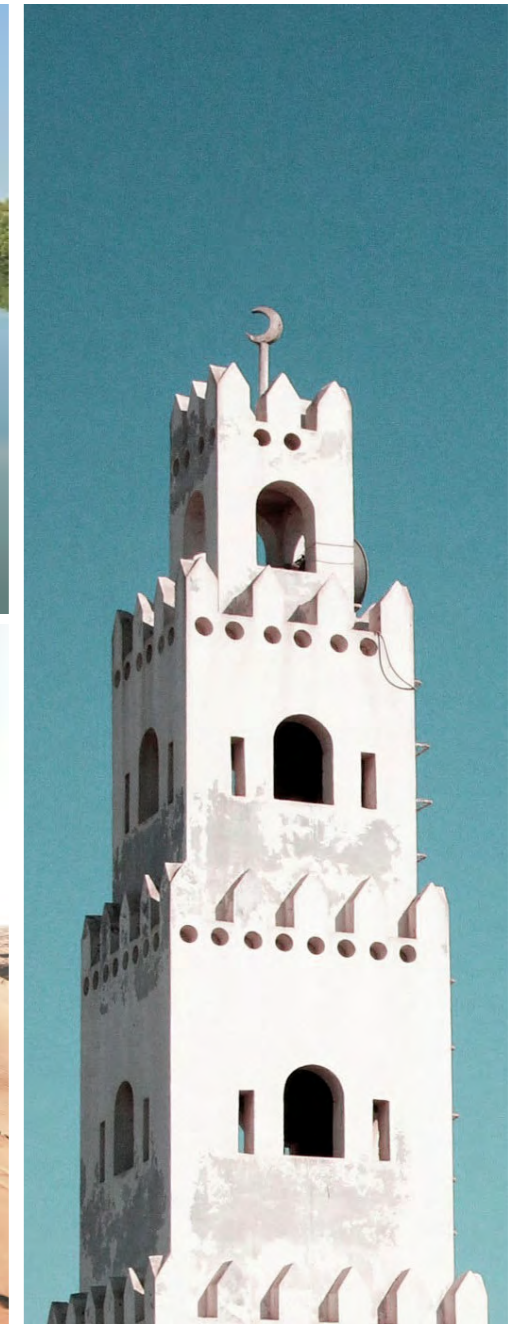
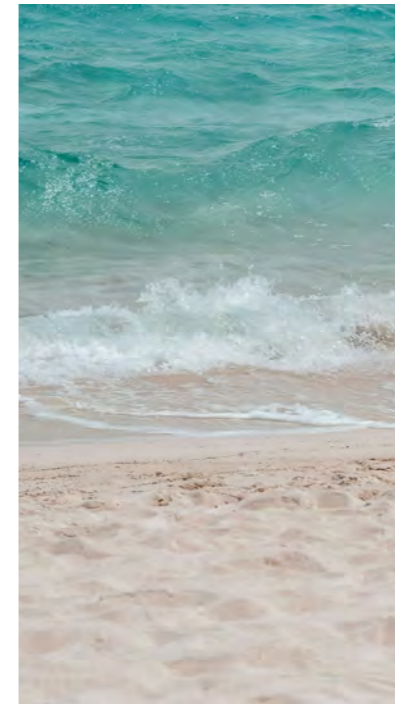


Historic sites & nature reserves

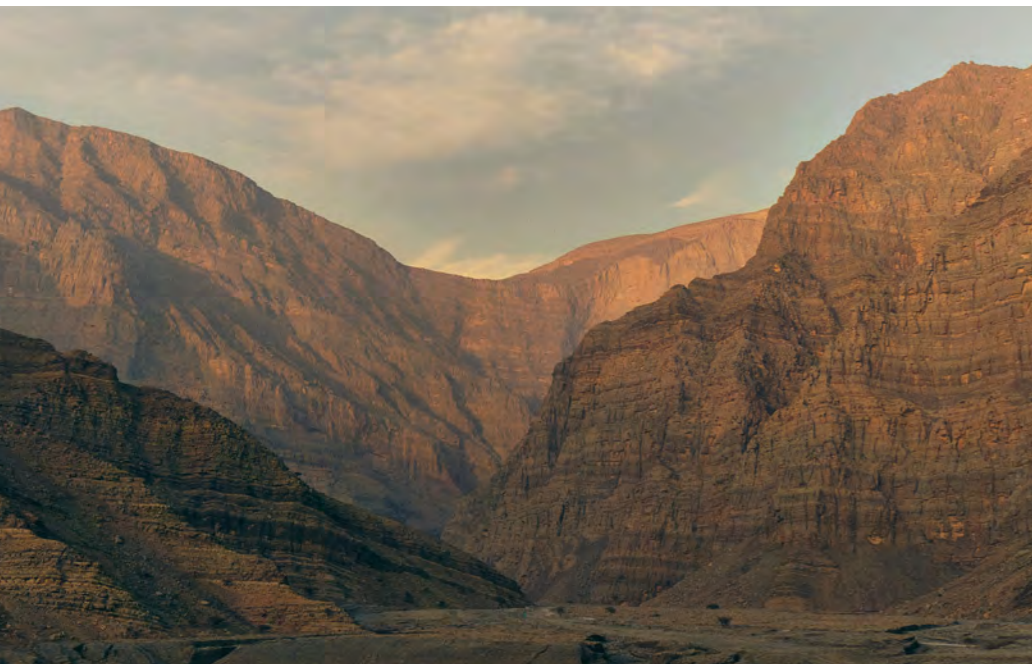
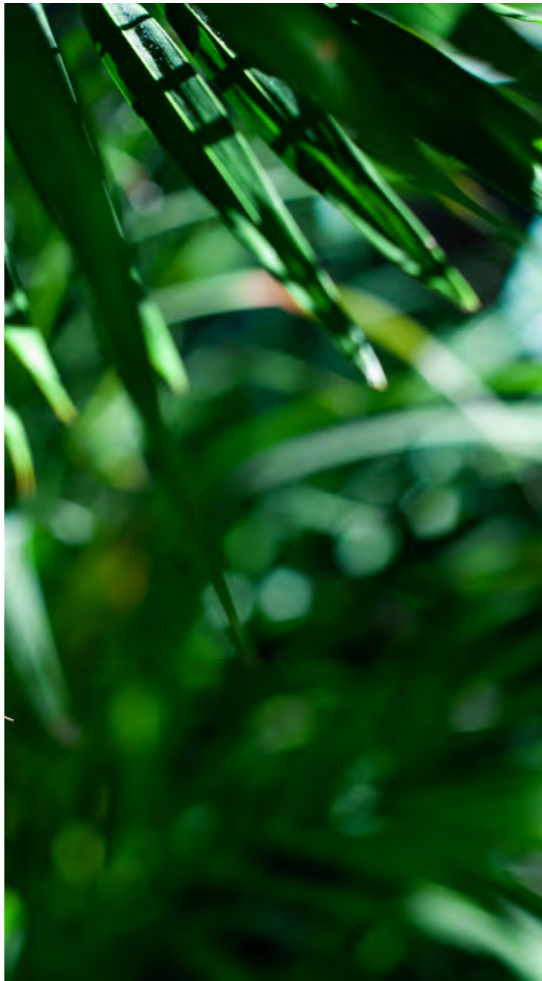
RAS AL KHAIMAH

The Rising Star of the Emirates

Mountains, desert, and open sea, **Ras Al Khaimah** is a landscape of natural beauty now transforming into one of the UAE's most desirable destinations. Playa Viva will be the only new development set to open alongside the Wynn Resort, marking a new chapter for Al Marjan Island.



WHERE GROWTH BEGINS



Ras Al Khaimah is stepping confidently onto the global stage. Visitor numbers are projected to reach 5.5 million by 2030, driven by government-backed growth in tourism, hospitality, and infrastructure.



With ***Al Marjan Island*** at its heart, and landmark developments such as the Wynn Resort on the horizon, the Emirate offers investors a rare balance of security, lifestyle, and long-term opportunity.

AL MARJAN ISLAND

The island offers more than scenery. It is connected to Ras Al Khaimah's mountains, desert, and cultural landmarks, bringing a richness of experience to everyday life. Adventure and relaxation sit side by side, from mountain hikes to evenings by the sea.

As the Emirate grows, **Al Marjan Island** is becoming its most desirable address, a destination that blends coastal calm with the energy of a new international hub.



POSITIONED FOR GROWTH

Playa Viva is set for completion in Q3 2026, years ahead of most major projects on the island, offering investors an early advantage with strong capital appreciation, high rental potential, and a flexible five-year post-handover payment plan.

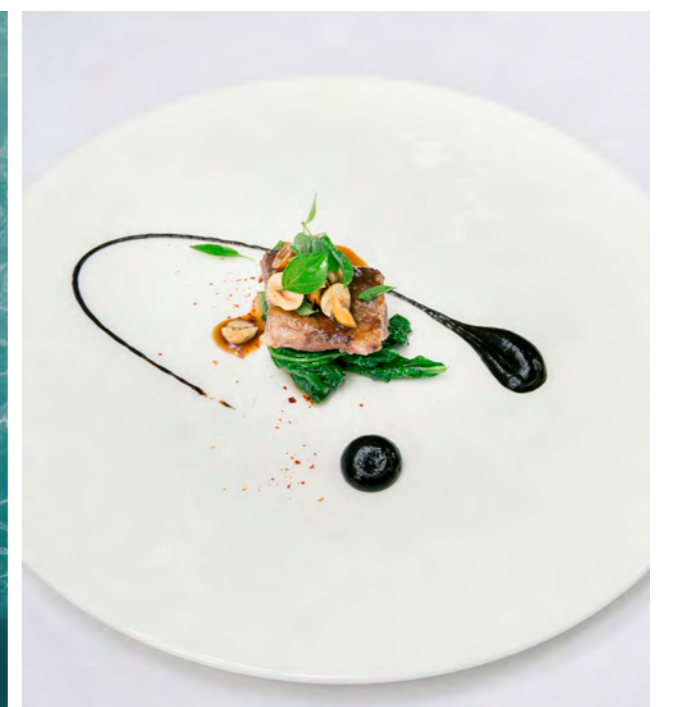
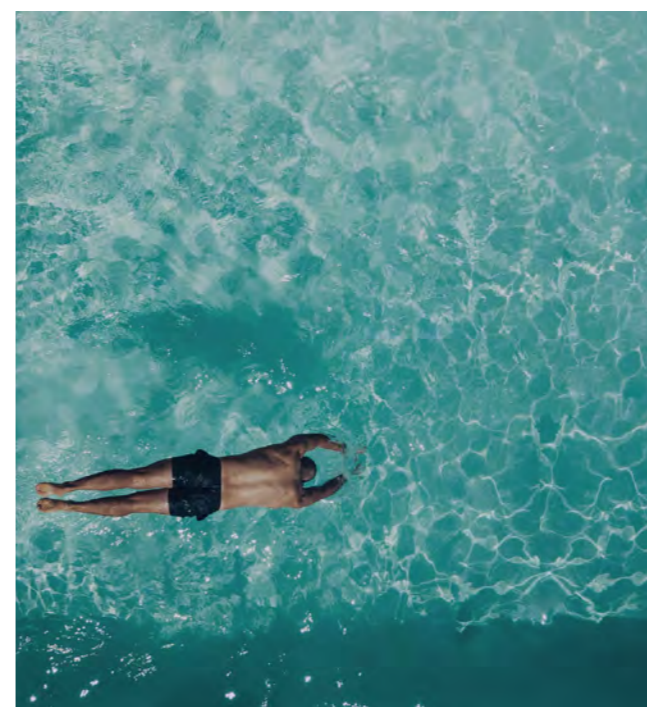


A LIFE SHAPED BY THE SEA

Wake up to endless sea views

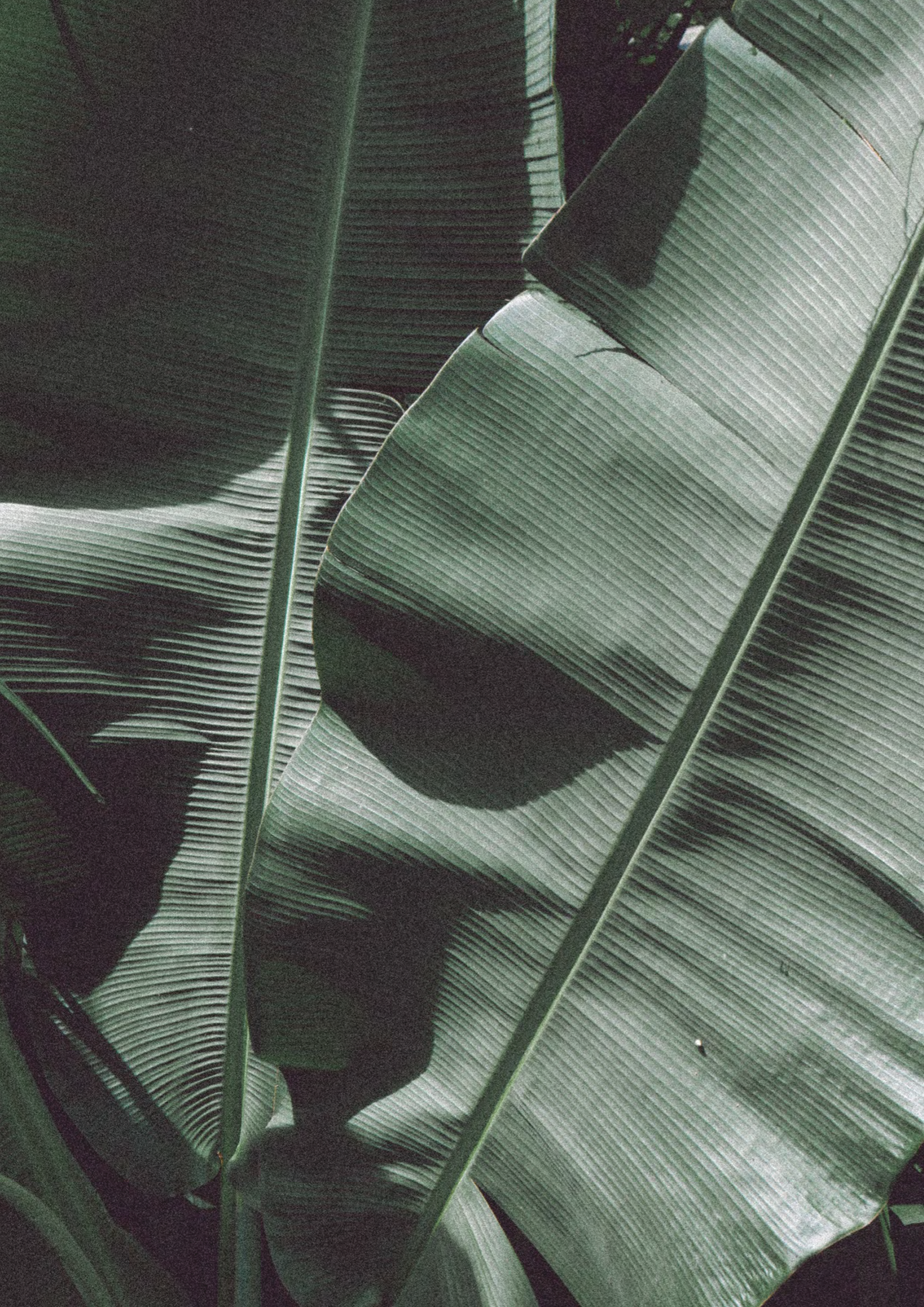
Step out to cafés, boutique shops, and world-class leisure. Spend evenings at outdoor cinemas, by shaded pools, or strolling along the waterfront.

Playa Viva combines the ease of island life with the vibrancy of shared spaces, creating a setting that feels both personal and connected.



AMENITIES

Every detail has been considered to balance leisure with everyday ease. Whether it's wellness, entertainment, or simple daily living, **Playa Viva** keeps everything within reach.



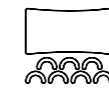
Infinity pool
& sundeck



Spa, gym
& yoga studio



Fine dining
& café culture



Outdoor cinema &
shaded picnic areas



Tennis, badminton &
table tennis courts



BBQ & firepit areas



Daily conveniences



POOL



PROMENADE

GYM





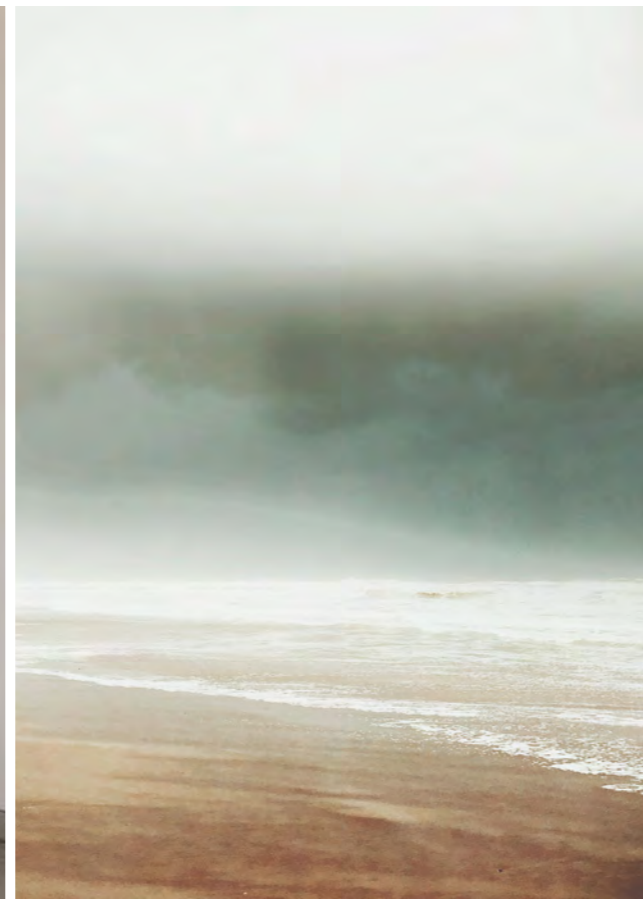


DAILY CONVENIENCES



OUTDOOR CINEMA

HOME WITH A VIEW



Studios, one, two, and three-bedroom apartments - all fully furnished and equipped with integrated smart home technology. Interiors feature expansive glass, natural finishes, and layouts designed to maximise light, space, and uninterrupted sea views. Each home includes premium Franke appliances and ABB Black Box systems, seamlessly connecting every digital device.

BUILDING STRUCTURE



UNISTATE

RTSCE

BUILDING STRUCTURE



1BR CLOSED KITCHEN



Every home at **Playa Viva** combines contemporary design with comfort. Furnished, smart, and overlooking the water, these residences are crafted for modern living, whether for personal use or investment.

2BR DINING & KITCHEN





3BR MASTER BEDROOM



3BR LIVING & DINING



TYPICAL CORRIDOR



1BR POWDER ROOM



EASE OF OWNERSHIP

With just 20% down and an attractive payment plan until 2026, **Playa Viva** offers unmatched accessibility. A rare five-year post-handover plan provides flexibility and confidence for both local and international investors, reducing upfront commitment while maximising opportunity.

Playa Viva offers a rare chance to own on Al Marjan Island at the start of its transformation. With limited residences, flexible ownership, and a community defined by light, space, and sea views, it's an address that will grow in value, and in meaning, for years to come.

STEP INTO TOMORROW



SHAPING THE FUTURE OF LIVING IN THE UAE

Building tomorrow, today

For nearly three decades, UNIESTATE has been part of the UAE's evolving landscape, bringing innovation, quality, and trust to communities across the nation. Each development reflects our commitment to the UAE's vision for progress: homes that balance modern comfort with long-term value, and neighborhoods where families thrive. As the country continues to grow, we remain dedicated to creating lasting spaces that embody the spirit of the UAE.

