

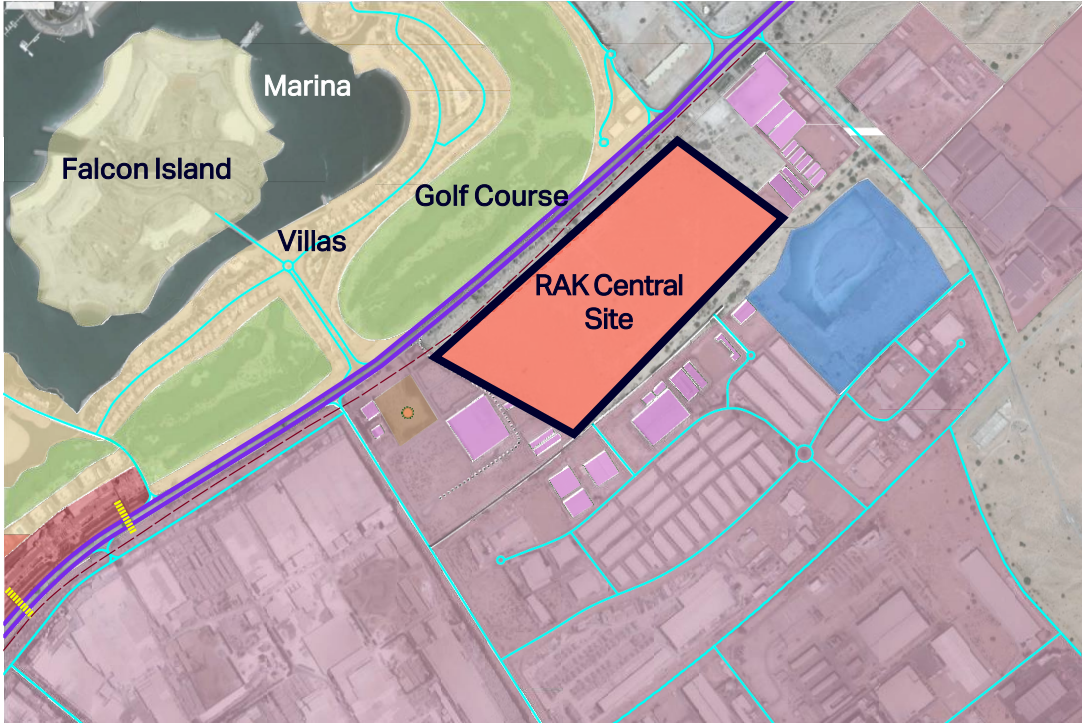
Overview

RAK Central project aims at converting a 3.1 million square feet plot of land located in close proximity to Al Marjan Island and Al Hamra Village into a futuristic Central Business District that is envisioned to become a work-live-play destination, capable of attracting reputable corporate tenants and providing unique living standards for its residents. The project will represent a unique opportunity for Ras Al Khaimah to attract large corporate tenants who seek to relocate to modern, well-serviced, and affordable offices while being within a short driving distance from world-class beach resort hotels.

Gross Land Area	Net Land Area
3.11 MN	1.86 MN
SqFt	SqFt
Gross Floor Area	Floor Area Ratio
8.37 MN	2.69X
SqFt	X Multiple of Land Area
Office GFA	Number of Sellable Plots
2.27 MN	32
SqFt	Plots

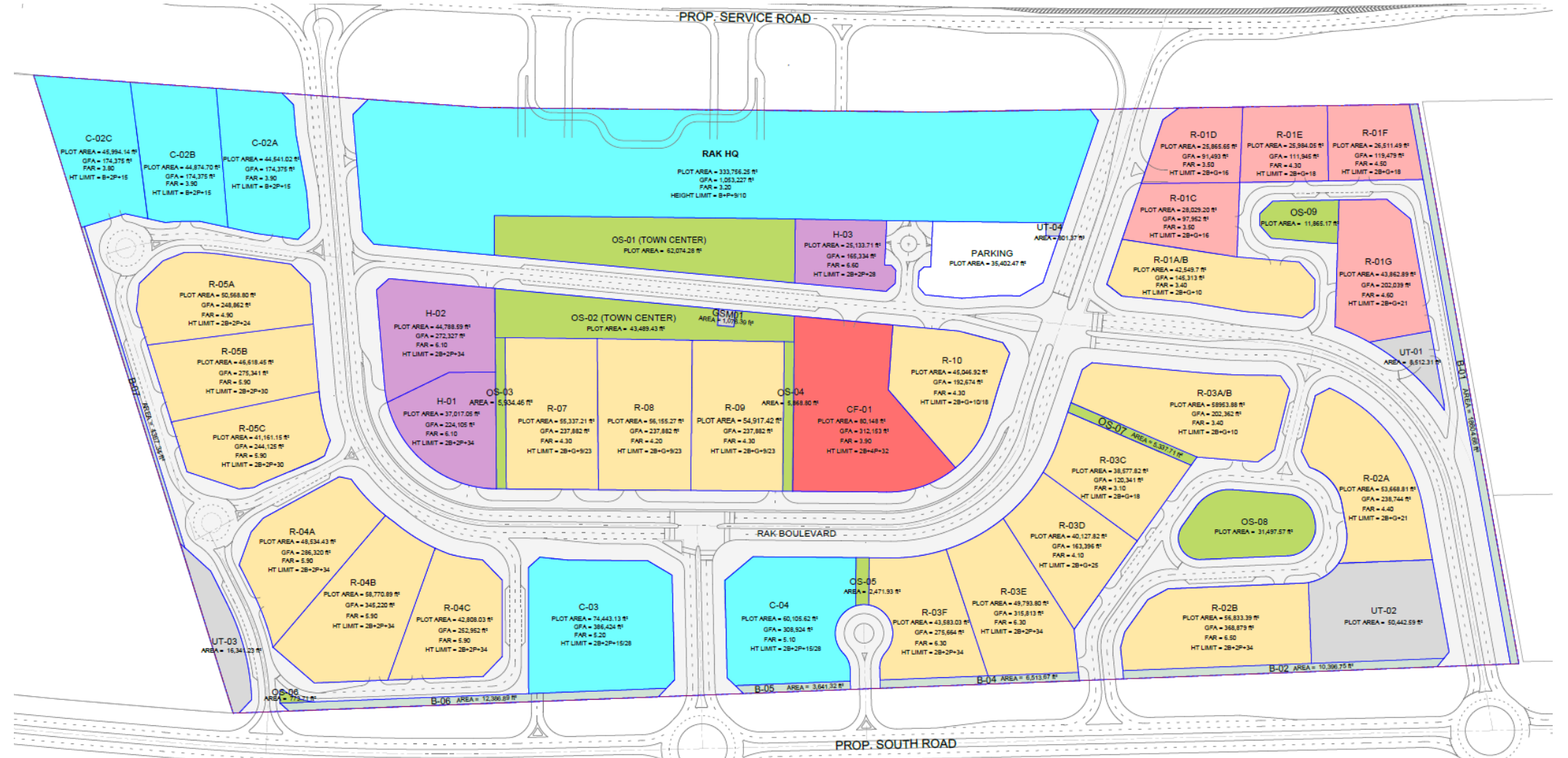


Site Location



Master Plan and Land Uses

- Project Boundary
- Plot Boundary
- Residential and Retail
- Residential
- Commercial Offices
- Hotel
- Retail / Cinema / Hotel
- Utility
- Open Space
- Development Buffer
- Roads / Row



The Vision

- The development is envisioned to be a work-live-play destination that is capable of attracting reputable companies, and providing unique living standards for its inhabitants. The project will represent a unique opportunity for RAK to attract large corporates who seek to relocate to modern and well connected yet affordable offices.
- RAK Central will be home to a variety of viable uses including office, retail, F&B, business hotels, residential, and active public realm creating a vibrant place to live, work and play.



Concept Master Planning Pillars

Work



World-class business district that attracts reputable businesses looking for a friendly business environment and modern, yet affordable offices

Live



Quality living standards for office workers in an ultra modern community with top notch amenities and sustainable living elements

Play



Ample green, open, and landscaped areas, social amenities to encourage connection and interaction, Kids playground, retail and entertainment offerings

Executive Summary

RAK Central is envisioned to become a **work-live-play destination** capable of attracting reputable corporate tenants and providing unique living standards for its residents. The project will represent a unique opportunity for Ras Al Khaimah to attract **large corporate tenants** who seek to relocate to modern, well-serviced, and affordable Grade A offices while being within a short driving distance from world-class beach resort hotels, shopping centers, and leisure attractions.

In order to make RAK Central a **successful masterplan and a vibrant community**, Marjan will develop the **RAK Central HQ project** which will:

- Act as a **catalyst and significant anchor** to attract future investors and developers.
- **Enable future residential developments** for people working there
- Provide businesses with a **conducive environment** that supports productivity, professionalism & employee satisfaction.
- Position Ras Al Khaimah on the map as a **regional commercial hub, elevate the Emirate** to the next level, providing **Grade A office space** at more competitive pricing.



Project Overview

Developer	Marjan
Architect	Gensler
Location	RAK Central (Opposite Al Hamra Village)
Size	84,410 sq m NLA
Licensing	Dual Licensing
Phase 1	Towers 1, 2 & 3
Phase 2	Towers 4 & 5
Typical Floorplate	1,260 sq – 1,535 sq m
Estimated - Completion Phase 1	December 2026
Number of Buildings	5
Net Leasable Area (offices)	Phase 1: 53,164 sqm Phase 2: 29,193 sq m
Net Leasable Area (retail)	Phase 1: 1,683 sqm Phase 2: 370 sq m
Specifications	Grade A
Accessibility	Strategically located along E11

