SHERATON

The Residences at
Al Marjan Island Resort

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Your World
By the Sea

A Continuation of Heritage & Stories

The World's Gathering Place

For over 80 years, Sheraton has defined belonging across the world, setting the standard for genuine connection, heartfelt service, and timeless comfort that transcends borders.

Sheraton's ethos of belonging now takes shape on Al Marjan Island, where world-renowned hospitality meets the serenity of a private beachfront. Every residence offers uninterrupted sea views and the refined care that defines Sheraton, defining a global legacy by the sea.

A Regional First, A Global Legacy

The First Sheraton Branded Residences in the GCC

The Residences at Sheraton Al Marjan Island Resort are part of an elite global portfolio, joining an exclusive collection of only five Sheraton-branded residences worldwide to-date. Marking a regional first, this landmark development is set within one of the region's most celebrated destinatioFns, offering a rare opportunity to experience branded living at its finest.

Thoughtfully designed to reflect contemporary elegance, the residences seamlessly blend world-class hospitality with refined architectural aesthetics. Every detail is carefully curated to deliver comfort, sophistication, and the unmistakable quality associated with the Sheraton name.

Surrounded by the tranquil beauty of Al Marjan Island, the development redefines coastal living, offering residents a home distinguished by prestige, serenity, and Sheraton's signature standard of excellence.

3 MINS
UAE's First Intergrated Resort

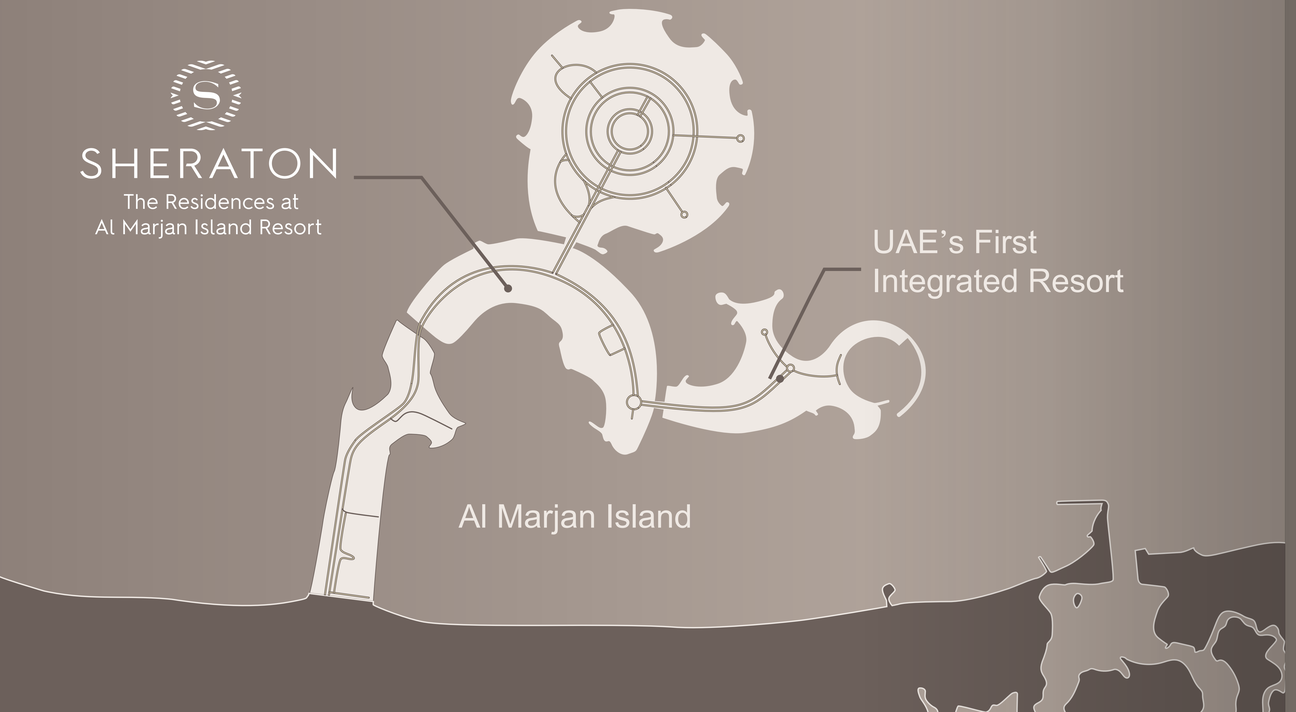
8 MINS
RAK Central

15 MINS
Al Hamra Mall & Marina

20 MINS
RAK Mall

30 MINS
RAK International Airport

50 MINS
Dubai International Airport



Between Endless Dunes & Gentle Waves

Al Marjan Island is a masterfully planned community, hosting a dynamic collection of branded residences developments along its pristine coastline. Designed as an exclusive destination, the island combines sophisticated living, seamless urban planning, and breathtaking oceanfront surroundings, offering a rare opportunity to be part of a vibrant, integrated coastal lifestyle.

A sanctuary of 7.8 km of pristine shores and 23 km of waterfront, it offers an address defined by rare beauty, seamless connectivity, and the promise of a vibrant future. Here, the rhythm of open water meets the elegance of modern living, creating the perfect setting for an extraordinary life along the shoreline.

The Jewel of Ras Al Khaimah

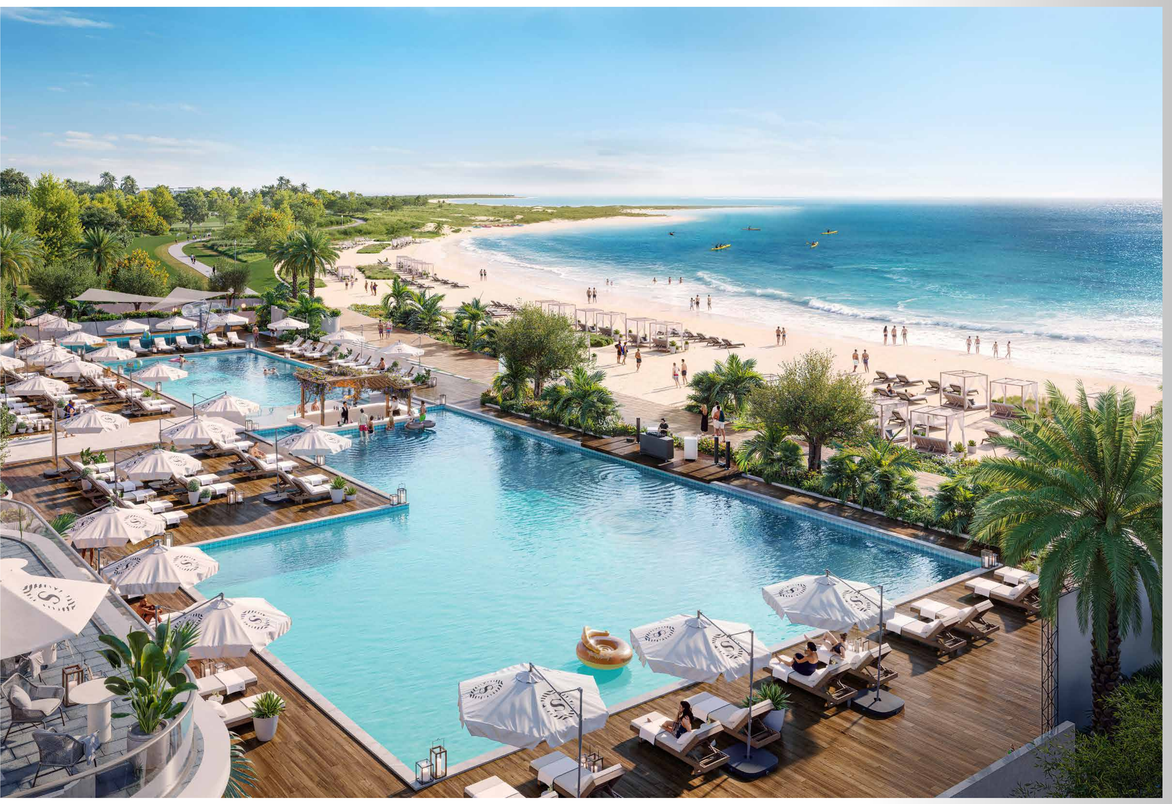
An Iconic Island of Elevated Living

Al Marjan Island is a carefully planned coastal destination, featuring an exclusive collection of branded residences set along a pristine shoreline, designed for refined island living.

As a key hospitality hub, the island is home to the region's first integrated resort, offering world-class dining, wellness, and entertainment, where serene living meets vibrant destination life.

SHERAT

Coastal Horizons
Oceanfront Bliss



Oceanfront Address of Prestige

Wake up steps from a private shoreline with sand and sea at your door

Uninterrupted Panoramas of the Arabian Gulf

Every residence opens to uninterrupted Arabian Gulf horizons

Seamless Connection to the Sheraton Resort

Enjoy the convenience of resort facilities within a short walk

At the Center of World-Class Luxury

Live in the heart of a world-class leisure and hospitality destination

Sheraton Hospitality at Home

Benefit from the consistency and warmth of a trusted international brand

Exclusive privileges with ONVIA

Marriott International's owner recognition platform

A Residence Shaped by Sheraton's Legacy of Care

Designed for those who value both comfort and connection, blending residential living with the art of service.

Made for Living, Crafted for Life

Coastal Elegance, for the Discerning Few

A welcoming living space that blends comfort and style, featuring abundant natural light, carefully curated furnishings, and a harmonious color palette. Floor-to-ceiling windows frame stunning views of the water, creating a serene and inspiring atmosphere. Perfect for both relaxing evenings and lively gatherings, the room balances elegance with everyday functionality, feeling effortlessly at home.

The adjoining kitchen is modern and fully equipped, featuring European premium finishes and Sheraton-standard fittings. With sleek surfaces, ample storage, and an intuitive layout, it offers a perfect blend of style and practicality, making cooking a joy and entertaining seamless.

THE
KINFOLK
TABLE
CHANEL

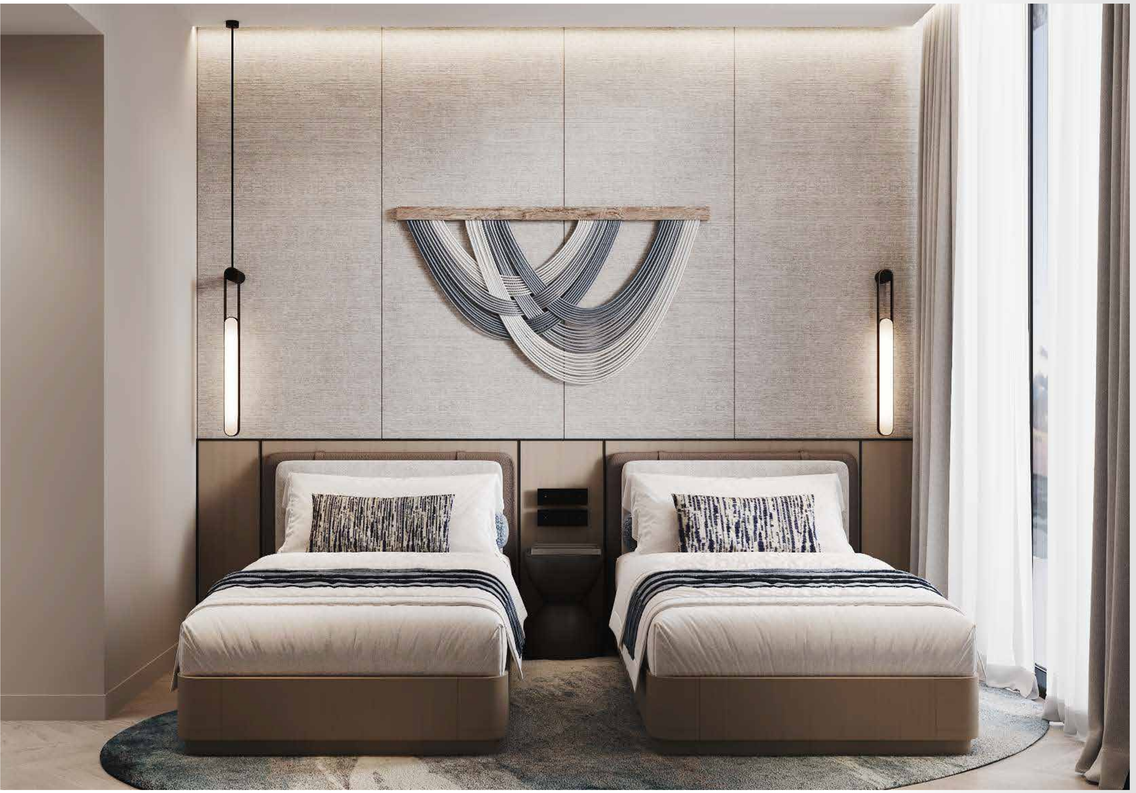
Step Into a World of Seamless Design

Where Style Meets Everyday Function

A thoughtfully designed entryway that balances style and functionality. The spacious layout welcomes you while providing discreet storage for shoes, keeping the area organized and clutter-free.

Elegant wardrobes and finely crafted joineries add a touch of sophistication, seamlessly blending practicality with a refined sense of design.

A Space that Inspires Renewal



Elegance Made Effortless

This bedroom is a serene and inviting retreat, thoughtfully designed to balance comfort with style. Soft, neutral tones and carefully selected finishes create a calming ambience, while natural light fills the space, enhancing its warmth and openness.

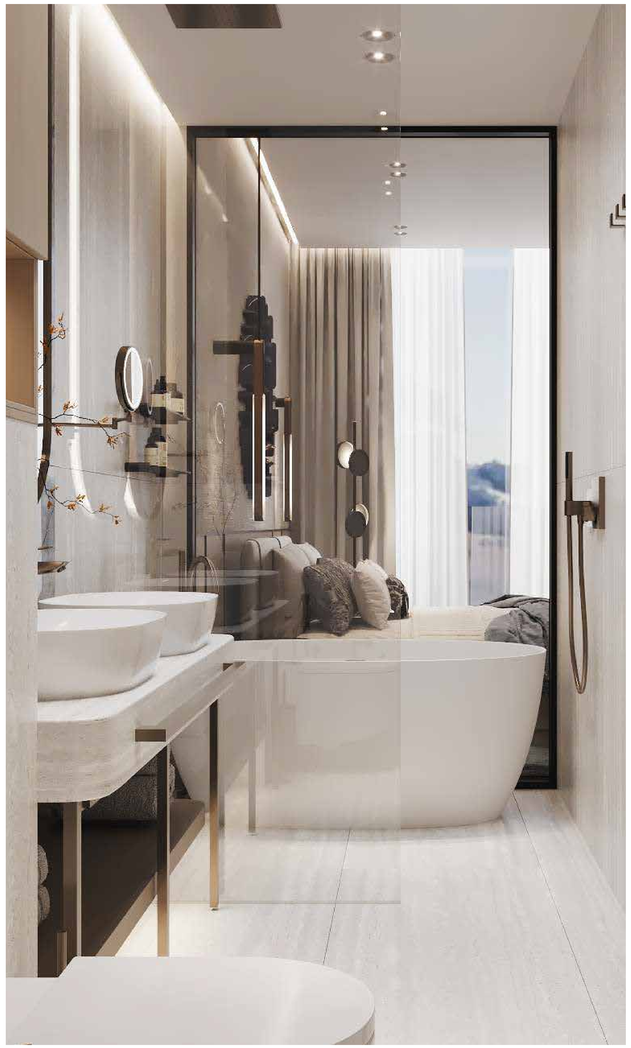
The layout is both practical and elegant, offering ample room for relaxation and daily living. Refined details throughout add a subtle layer of sophistication, making the bedroom a restful sanctuary that combines comfort, beauty, and effortless style.

Your Private Spa Escape

A Retreat Within Your Home

Designed for relaxation and indulgence. A freestanding tub and rain shower offer the perfect setting for unwinding, while natural light floods the space, highlighting refined finishes and creating a luminous, airy ambiance. Large windows frame calming views, connecting the interior to the surrounding beauty.

Every detail reflects Sheraton-standard service, ensuring comfort and convenience at every turn. Elegant storage, thoughtful layout, and spa-inspired elements combine seamlessly, making this bathroom a private retreat where style, functionality, and coexist effortlessly.



Over Fifty Ways to Live Well

From curated experiences to exceptional Sheraton amenities, every detail is thoughtfully designed to offer a harmonious blend of beachfront serenity and serviced living.

Co-located with the Sheraton Hotel, the residences provide privileged access to the hotel's acclaimed services, from 24-hour concierge and in-room dining to bespoke wellness, leisure, and entertainment experiences.

With over fifty ways to relax, socialize, and indulge, residents enjoy the seamless combination of private home comfort and top-tier hospitality, where every moment is effortless and every day brings a new opportunity to live well. Here, living is more than a home, it's a curated experience, shaped by service, style, and endless inspiration.

Outdoor
& Leisure

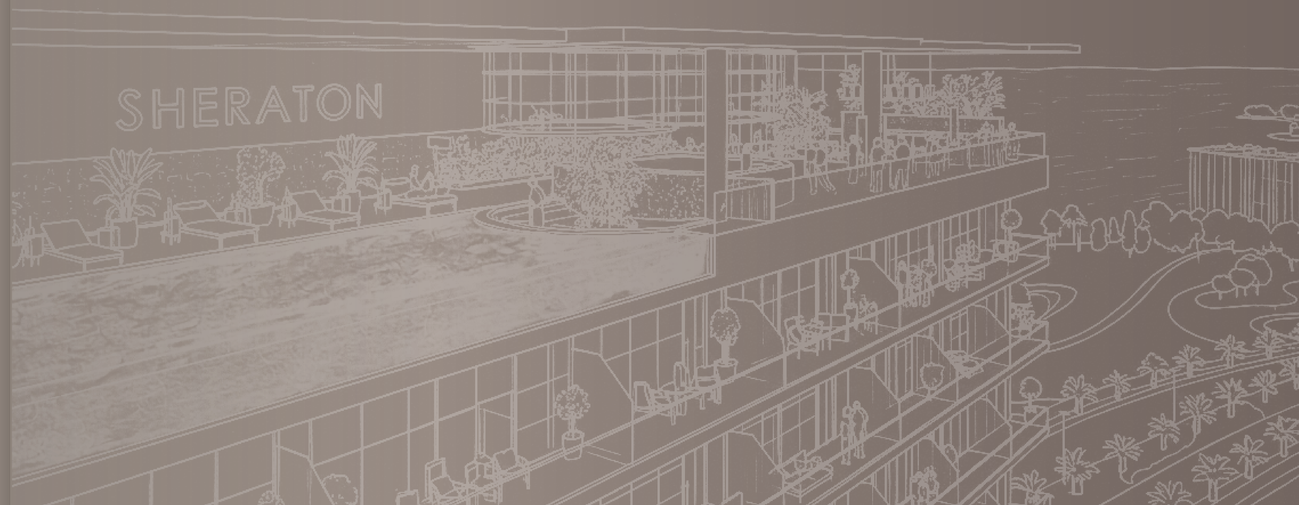
Family
& Entertainment

Social
& Life Style

Wellness
& Fitness

Dining
& Nightlife

Services
& Convenience



ATARA
DEVELOPMENT
BEACH
LOUNGE

A Lifestyle, Above & Beyond

Exceeding Every Expectation

An exceptional array of outdoor amenities is designed for relaxation, recreation, and entertainment. On the ground floor, residents can enjoy an adult pool, a saltwater pool, and a dedicated kids' pool, all set in a lively atmosphere with a DJ and an outdoor sports screen. A private beach provides direct access to water activities, while a volleyball court adds a touch of active fun for all ages.

The ground floor also features the island pool bar, offering refreshing beverages and light bites throughout the day. Expansive outdoor lawns provide the perfect setting for leisure or gatherings, while a dedicated outdoor kids' play area keeps young residents entertained. Sun loungers and shaded seating areas are thoughtfully placed around the pools, ensuring comfort and relaxation for all guests.

Rooftop Retreat with Panoramic Views

At the Peak of Island Living

Perched on a high floor, the rooftop pool offers panoramic sea views, creating a serene escape above the island. The pool features an integrated Jacuzzi area, allowing residents to unwind while enjoying the breathtaking vistas. Complemented by a sky bar and lounge, it is the perfect setting for socializing or savoring a sunset cocktail.

A dedicated Shisha lounge adds a touch of leisure and sophistication, making the rooftop the ultimate spot to relax and entertain. Together, these amenities elevate the outdoor experience, combining elegance, relaxation, and stunning surroundings for a truly elevated lifestyle.

A World Exclusive to Residents

A private world reserved exclusively for residents, where every service, amenity, and experience is designed for comfort, privacy, and effortless living, creating a sanctuary of serenity and distinction.

From refined indoor spaces to elegantly crafted communal areas, every element of this exclusive environment elevates daily life, offering a lifestyle defined by elegance, prestige, and the freedom to make it entirely their own.

In this world of their own, residents can relax, entertain, and indulge without compromise, ex periencing each day with ease, exclusivity, and unparalleled refinement.

Residents Lounge

Co-working Spaces

Meeting Rooms

Games Area

Private Cinema

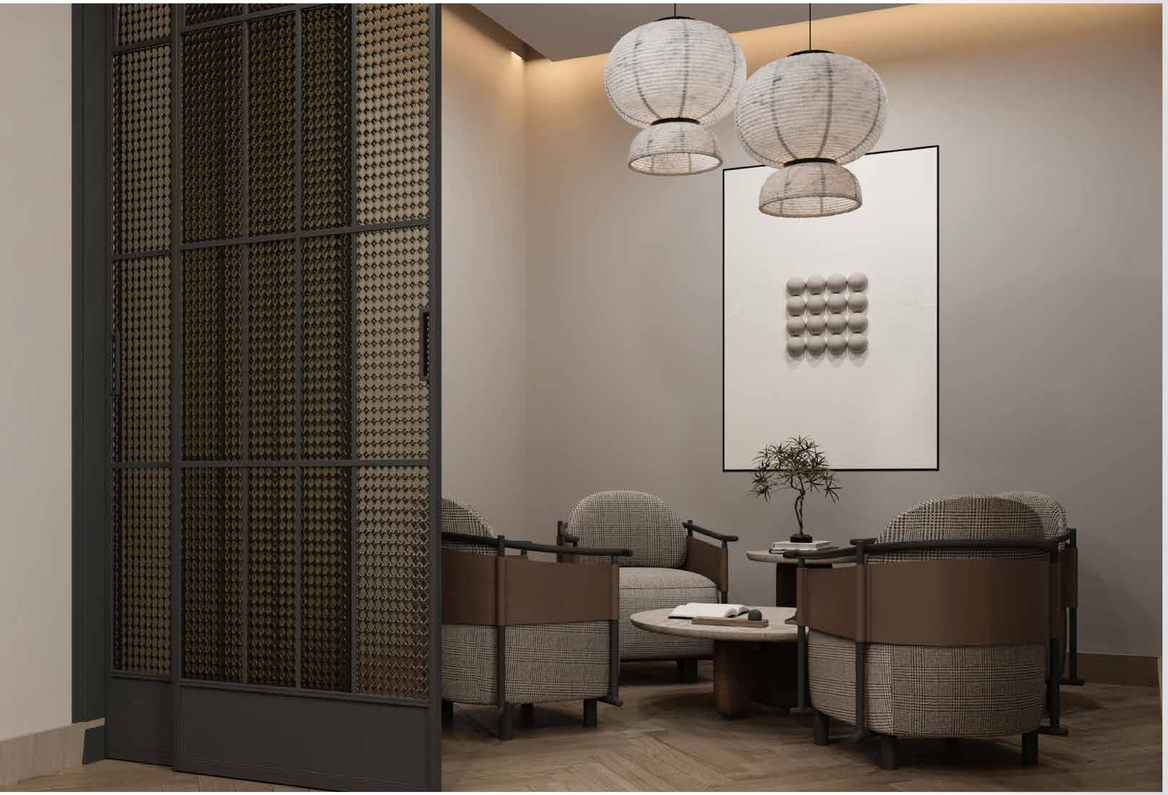
A Refined Welcome, Comfort Assured

The Art of Arrival with Every Step

The exclusive residents' lobby is a sophisticated entry point, blending elegance with functionality. A concierge desk provides personalized services, while the comfortable waiting area and coffee bar offer a welcoming space to relax or socialize. Every detail has been thoughtfully designed to create a refined atmosphere that reflects the prestige of the residences.

The stylish reception and lift lobby ensure seamless access to each home, combining convenience with elegance. From the moment residents arrive, the lobby sets the tone for a premium living experience, where comfort, service, and sophistication come together effortlessly.

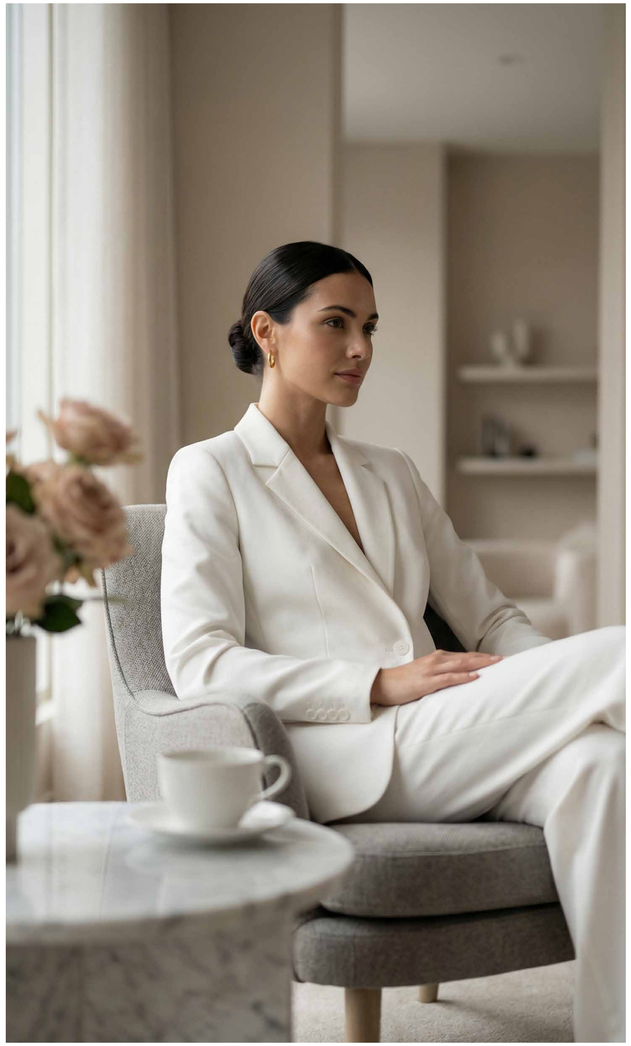
Your Private Lounge Experience



Where Community Meets Comfort

The residents-exclusive amenities are designed to offer comfort, convenience, and refined relaxation. At the heart of this experience is the elegant lounge area, a serene space where residents can unwind, socialize, or host informal gatherings. Thoughtfully furnished with plush seating and stylish finishes, the lounge creates a welcoming atmosphere that encourages connection.

Beyond the lounge, residents enjoy a curated selection of amenities that enhance everyday living. From comfortable gathering spaces to tailored experiences, every detail is designed to provide convenience, leisure, and a sense of exclusivity, ensuring that life within the community feels effortless and elevated.



A World of Active Living

Spaces to stay active, socialize, and enjoy high-quality entertainment all within the community

Power & Balance, A Global Legacy

Wellness Designed Around You

Powered by Life Fitness, the gym is thoughtfully designed to provide a seamless workout experience. It features a dedicated Pilates studio for focused training, an outdoor gym for fresh-air workouts, and a juice bar to refresh and energize residents.

Every aspect of the design and layout prioritizes functionality, comfort, and an elevated fitness experience. Whether for intense training or casual exercise, the gym caters to every fitness need within a vibrant and inspiring environment.

Playful Moments Every Day

Spaces for Joy & Curiosity

A thoughtfully designed kids' play area caters to every stage of development. From engaging activities for toddlers to interactive spaces for older children, the area encourages learning, creativity, and social interaction.

Complementing the play facilities is a dedicated nursery service that provides attentive care and a safe environment for younger residents, ensuring peace of mind for parents.

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PORTLAND
CENTURY
LES PLAISIRS

A World of Services

Experience a world of seamless service, signature dining, and timeless hospitality, where every moment is designed for comfort and connection

Seamless Living Effortless Comfort

Service & Convenience

The Residences at Sheraton Al Marjan Islandes Al Marjan Island embodies a new expression of coastal elegance, a sanctuary shaped by thoughtful design and effortless comfort. Every element, from serene beachfront perspectives to elevated lifestyle amenities, reflects Sheraton's enduring dedication to harmony and hospitality.

Rooted in Atara Development's philosophy of Design, Detail, and Distinction, each residence captures the essence of timeless craftsmanship. Spaces flow seamlessly between form and function, creating an atmosphere where sophistication feels natural and every day unfolds with quiet luxury.

A World of Privileges & Belonging

Marriott Bonvoy Membership

Access global rewards, hotel privileges, and exclusive experiences

Priority Hotel Access

Enjoy preferred rates and priority bookings at Sheraton and Marriott destinations worldwide

Lifestyle Partnerships

Curated collaborations with leading brands in travel, dining, and wellness

The Ritz-Carlton Yacht Collection

Private charters and bespoke marine experiences

Gastronomy & Wellness

Priority reservations at Sheraton restaurants and access to spa and wellness facilities

Exclusive Experiences

Invitations to member-only events, activities, and retreats

Retail Privileges

Preferred benefits at select retail and resort boutiques

Concierge Services

Dedicated assistance for travel, leisure, and lifestyle needs

ATARA Development

Founded in Dubai over a decade ago, ATARA Development has built a reputation for creating residences that go beyond the ordinary. For us, luxury is a standard, rooted in thoughtful design, exceptional detail, and timeless elegance.

We believe a home should make a statement while serving as a private sanctuary. Each project is carefully planned to deliver trust, value, and vision, combining architectural distinction with enduring quality.

Our developments are more than properties; they are crafted experiences located in Dubai's most desirable destinations. ATARA takes a tailored approach to every project. We see development as an art where design speaks, details tell a story, and every element reflects distinction.

10
Years of Experience

8
Communities

1M
Sq Ft of Prime Developments

Design. Detail. Distinction

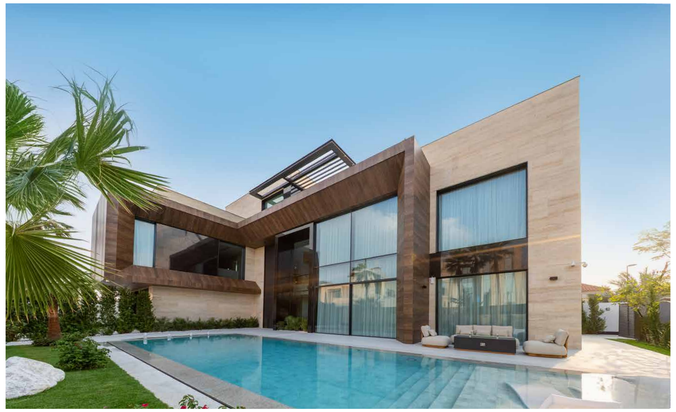
Developer's Portfolio

Kaïa

TERRA COLLECTION

NAIA

TERRA COLLECTION



SHERATON

The Residences at
Al Marjan Island Resort

Developed by

ATARA
DEVELOPMENT

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