

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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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.



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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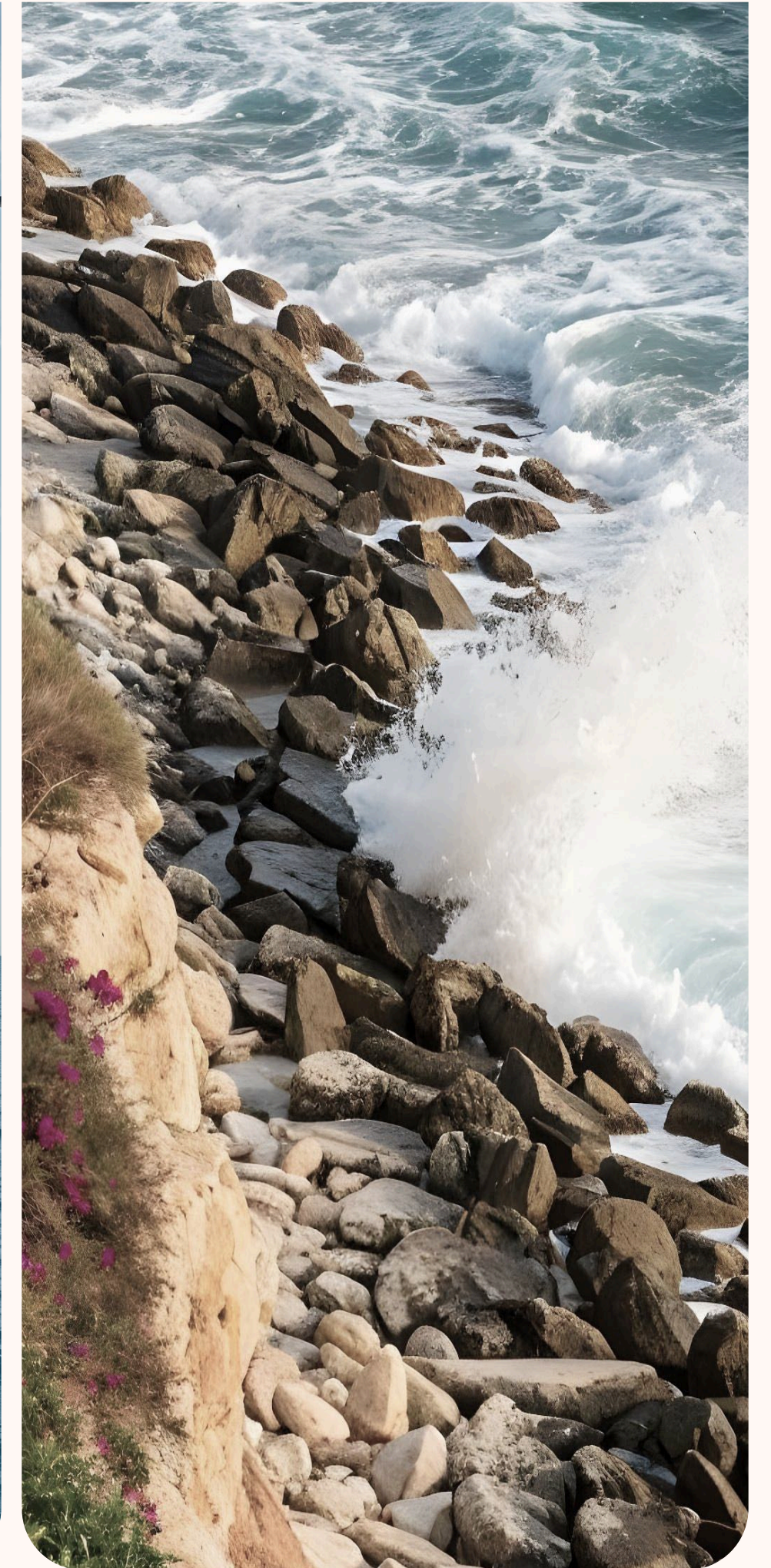
Ras Al Khaimah



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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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 duplexes
- 3-bedroom duplexes
- 4-bedroom duplexes





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 1.6 M
USD 457 K

2 BED DUPLEX

Starting Price:
AED 4.5 M
USD 1.2 M

1 BED

Starting Price:
AED 2.4 M
USD 665 K

3 BED DUPLEX

Starting Price:
AED 4.7 M
USD 1.27 M

2 BED

Starting Price:
AED 3.9 M
USD 1.06 M

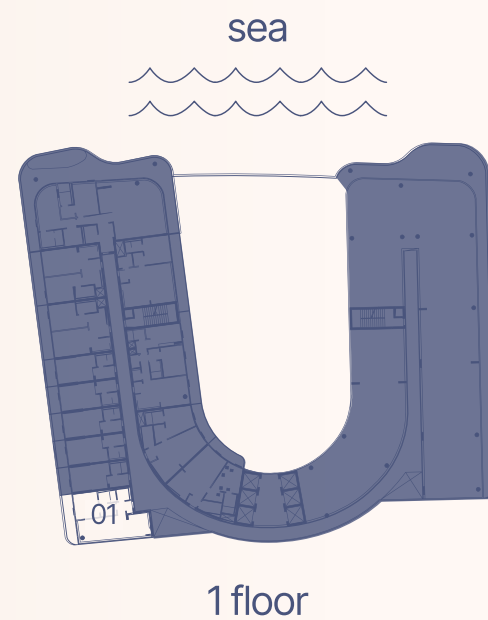
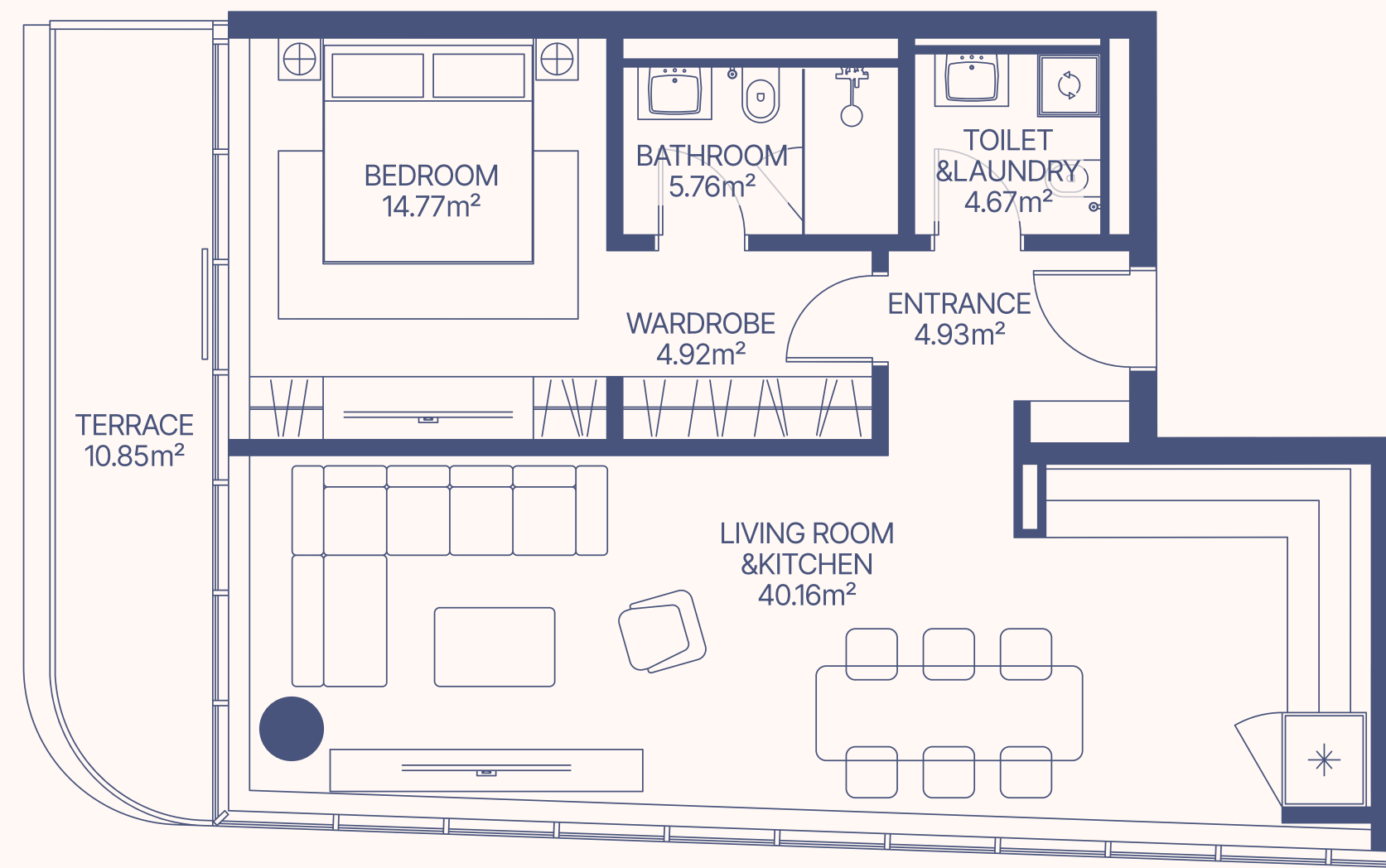
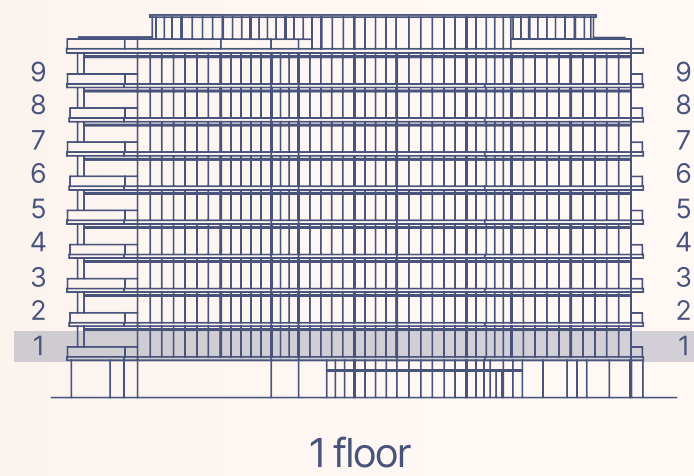
4 BED DUPLEX

Starting Price:
AED 15.1 M
USD 4.1 M

PAYMENT PLAN 60/40

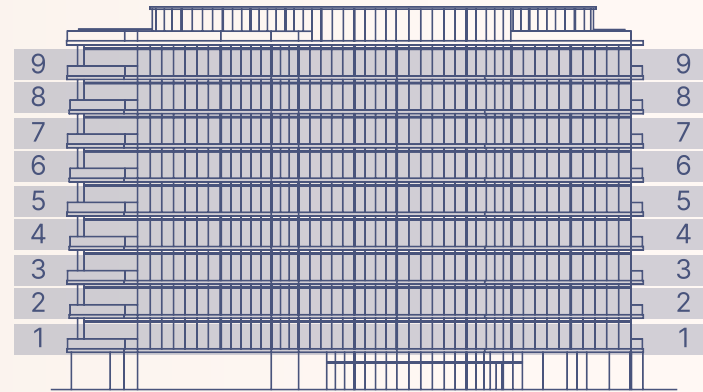
10%	Down Payment	02.2026
10%	Second Payment	03.2026
10%	Third Payment	07.2026
10%	Fourth Payment	01.2027
10%	Fifth Payment	07.2027
10%	Sixth Payment	12.2027
40%	Upon Completion	03.2028

TYPE 01 1 BEDROOM

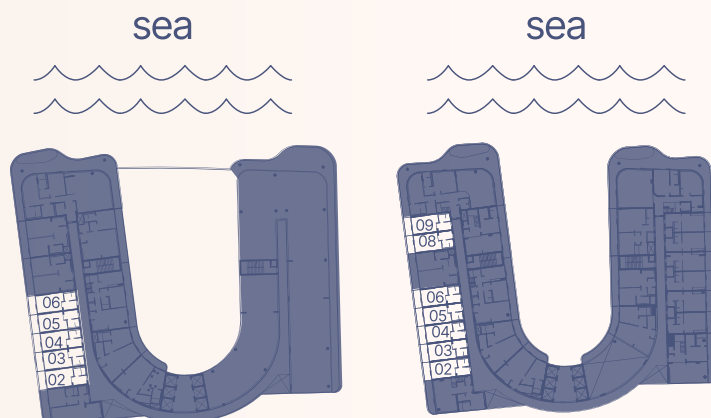


Apartment Number	Apartment Area		Balcony Area		Total Area	
101	75.21m ²	809.26ft ²	10.85m ²	116.75ft ²	86.06m ²	926.01ft ²

TYPE 02 STUDIO

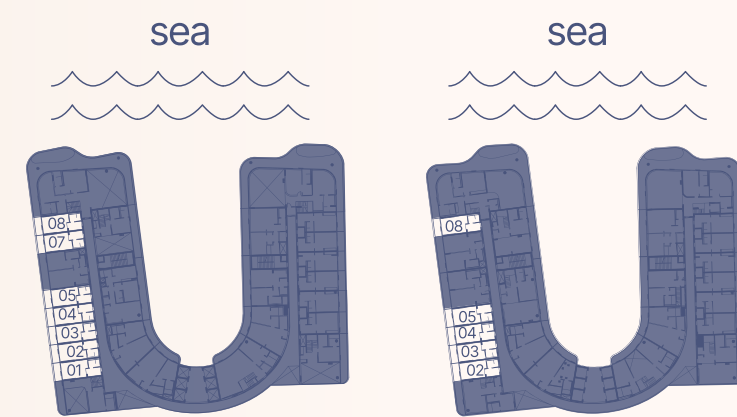


1-9 floor



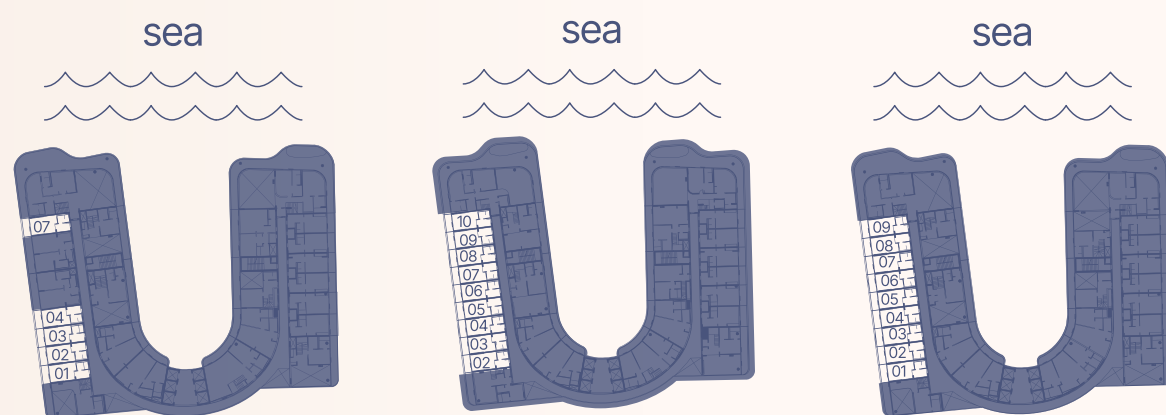
1 floor

2,4 floor



3,5 floor

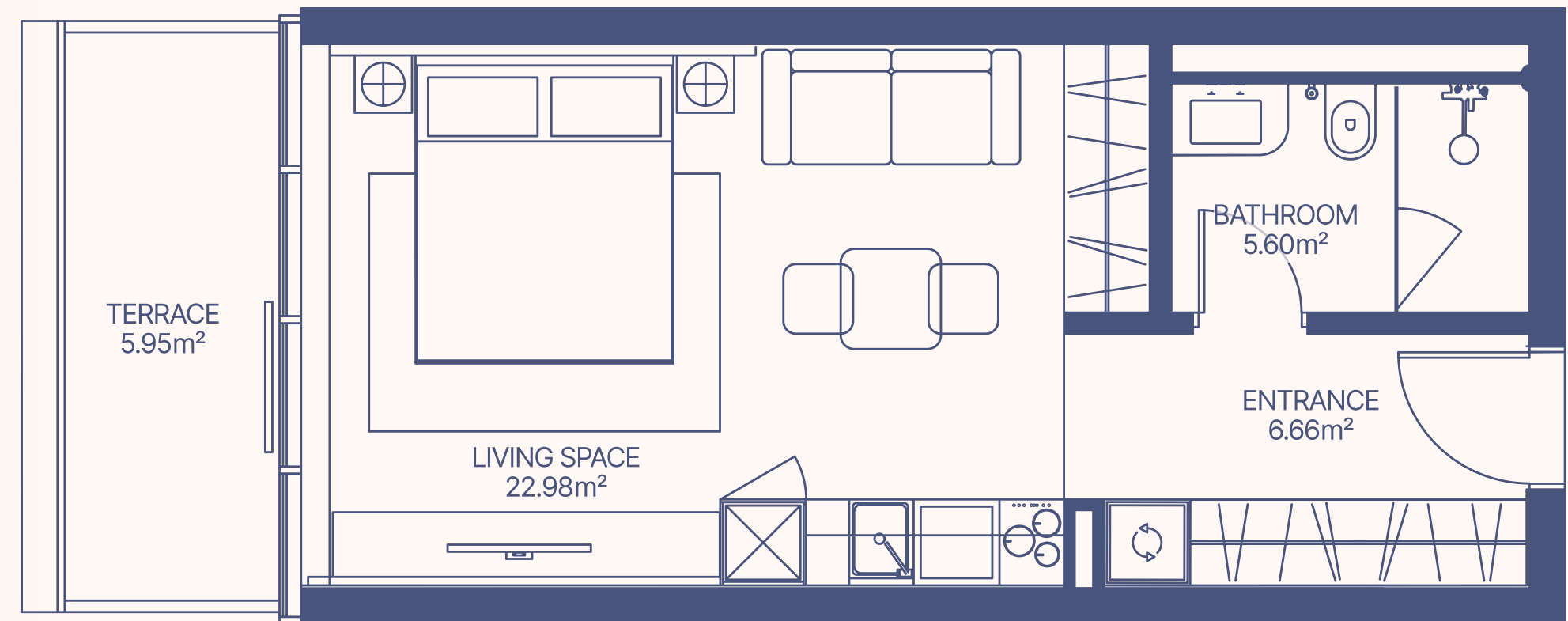
6 floor



7 floor

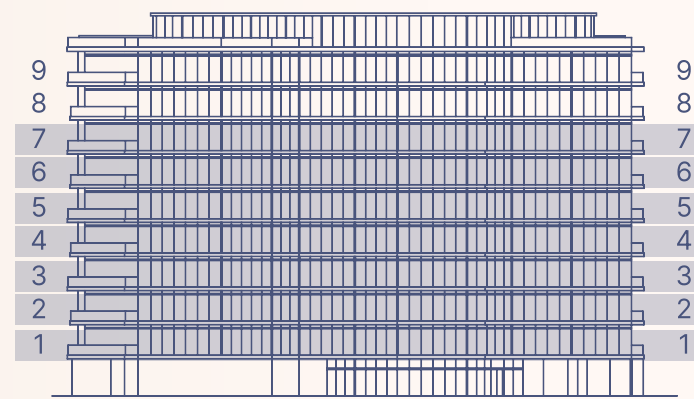
8 floor

9 floor

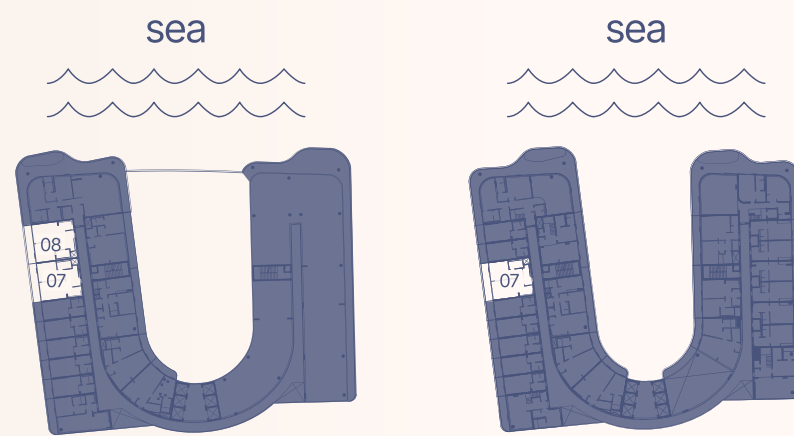


Apartment Number	Apartment Area		Balcony Area		Total Area	
	m ²	ft ²	m ²	ft ²	m ²	ft ²
102, 103, 104, 105, 106, 202, 203, 204, 205, 206, 208, 209, 301, 302, 303, 304, 305, 307, 308, 402, 403, 404, 405, 406, 408, 409, 501, 502, 503, 504, 505, 507, 508, 602, 603, 604, 605, 608, 701, 702, 703, 704, 707, 802, 803, 804, 805, 806, 807, 808, 809, 810, 901, 902, 903, 904, 905, 906, 907, 908, 909	35.24 m ²	379.18 ft ²	5.95 m ²	64.02 ft ²	41.19 m ²	443.2 ft ²

TYPE 03 1 BEDROOM

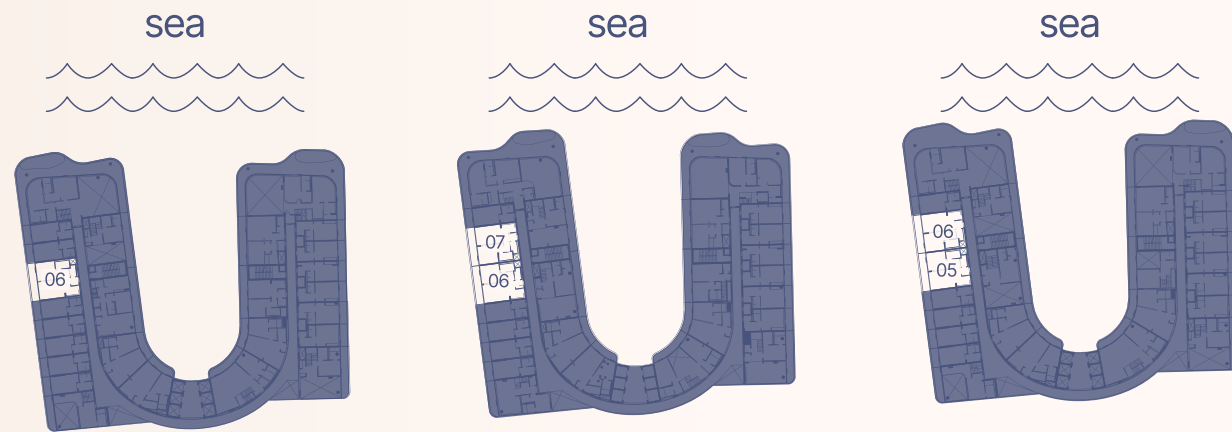


1-7 floor



1 floor

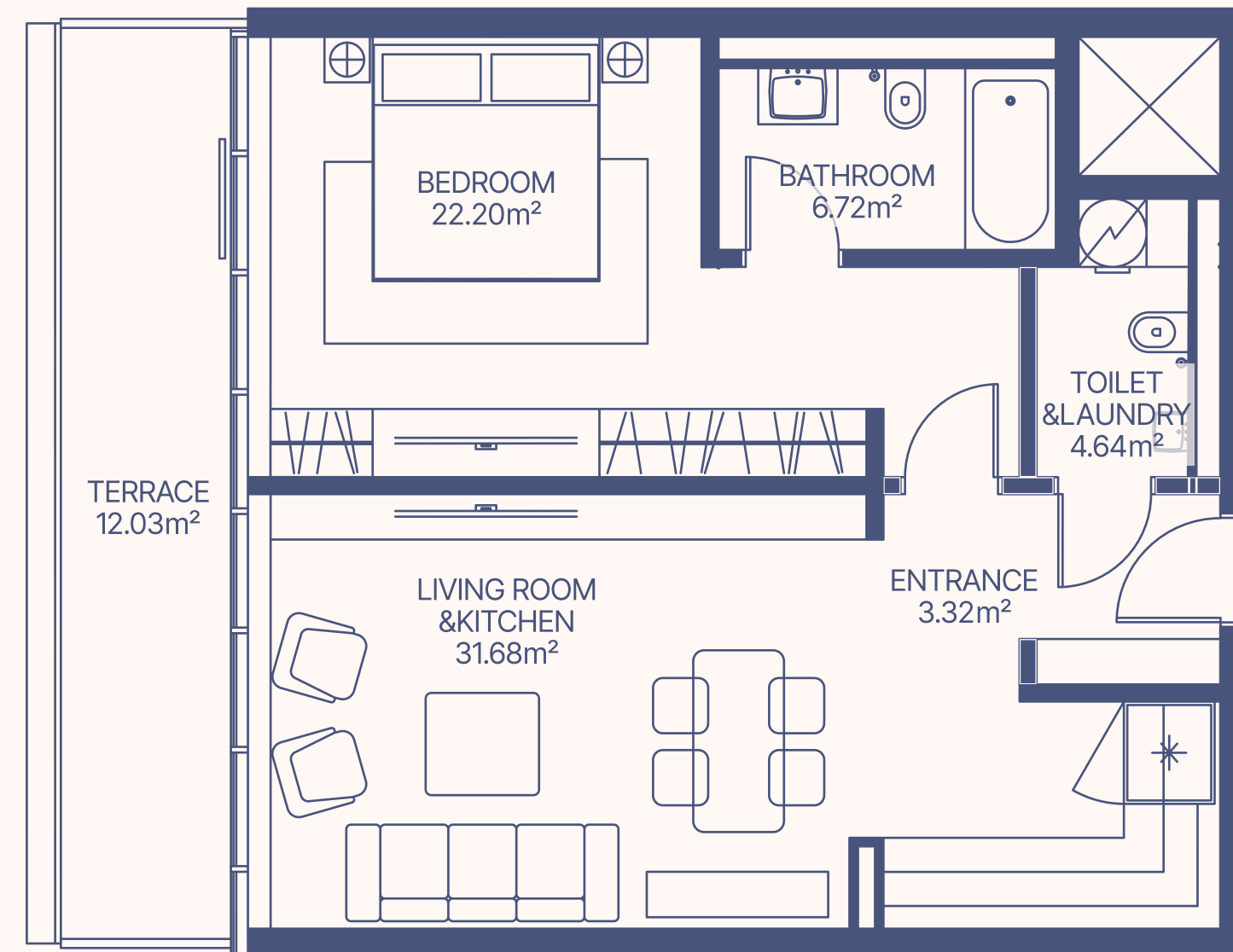
2,4 floor



3,5 floor

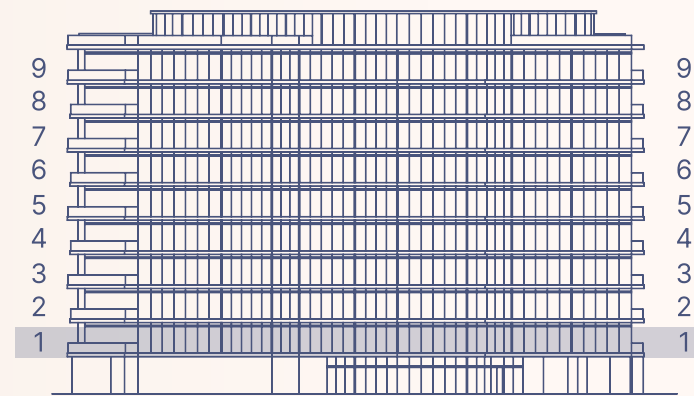
6 floor

7 floor

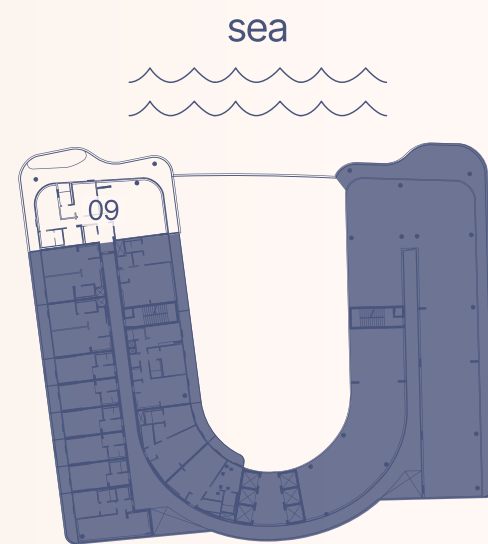


Apartment Number	Apartment Area		Balcony Area		Total Area	
107, 108, 207, 306, 407, 506, 606, 607, 705, 706	68.56 m ²	737.71 ft ²	12.03 m ²	129.44 ft ²	80.59 m ²	867.15 ft ²

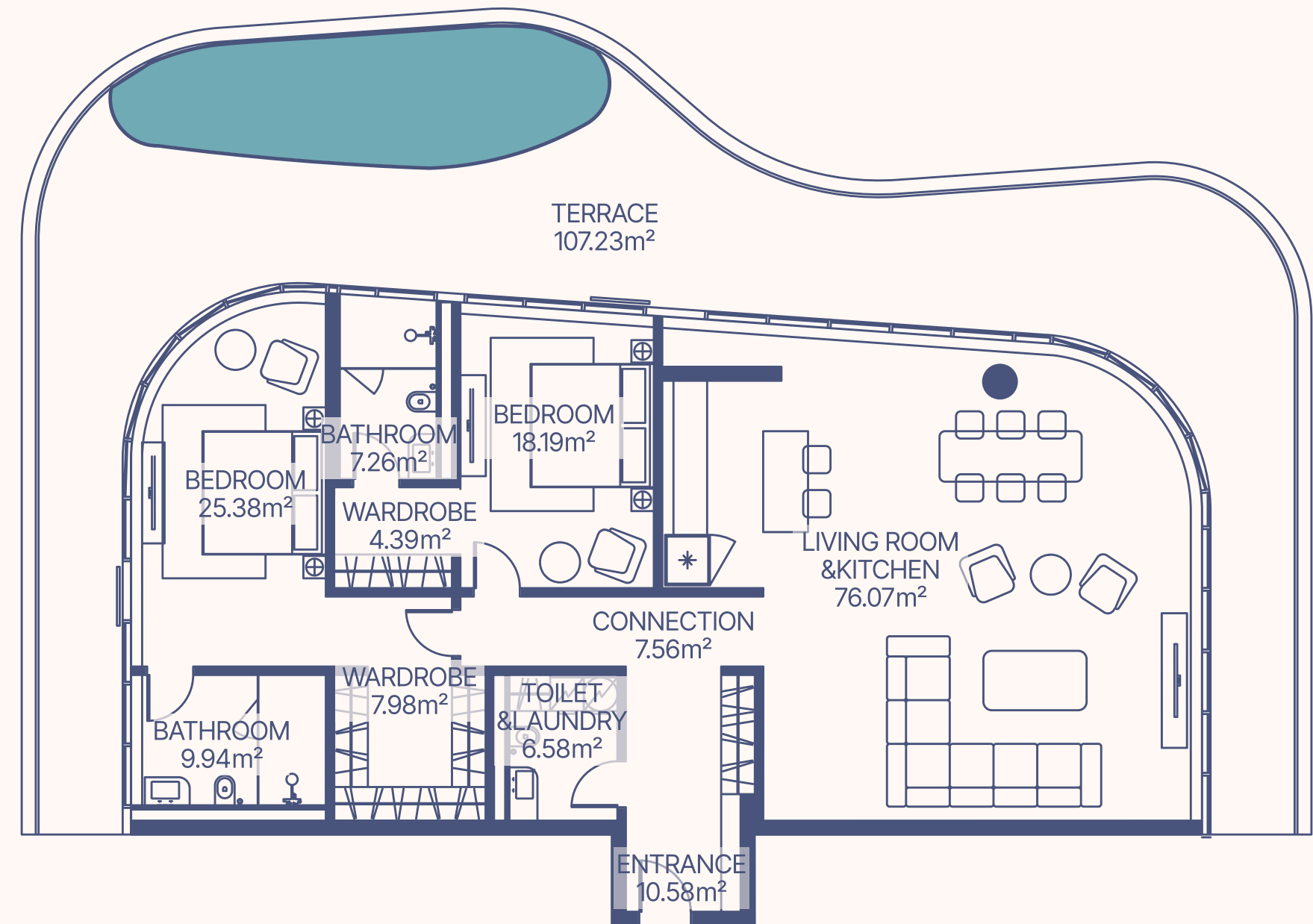
TYPE 04 2 BEDROOM



1 floor

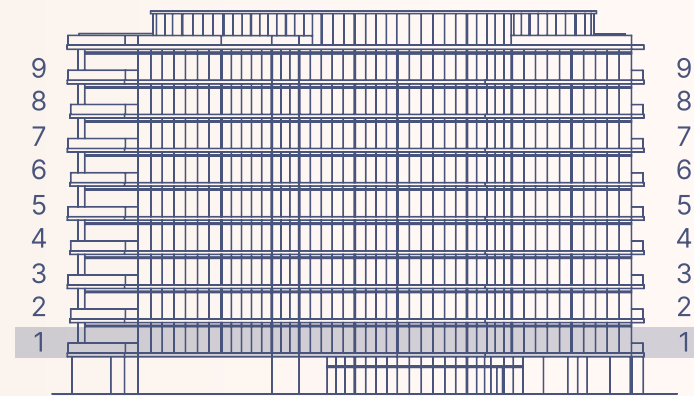


1 floor

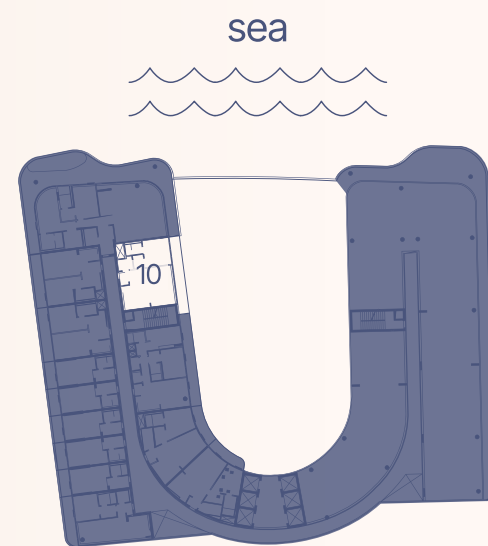


Apartment Number	Apartment Area		Balcony Area		Total Area	
109	173.93 m ²	1871.49 ft ²	107.46 m ²	1156.27 ft ²	281.39 m ²	3027.76 ft ²

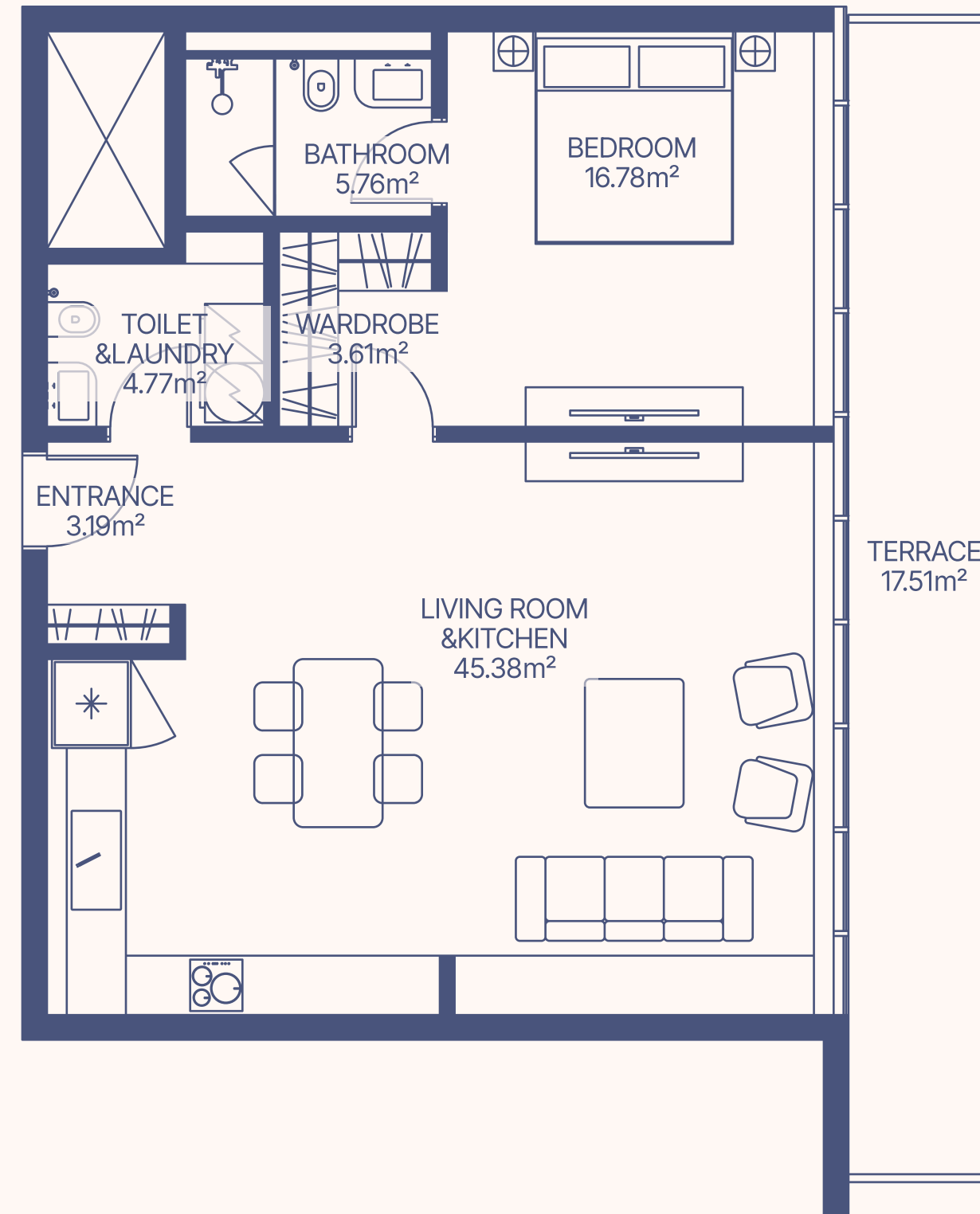
TYPE 05 1 BEDROOM



1 floor

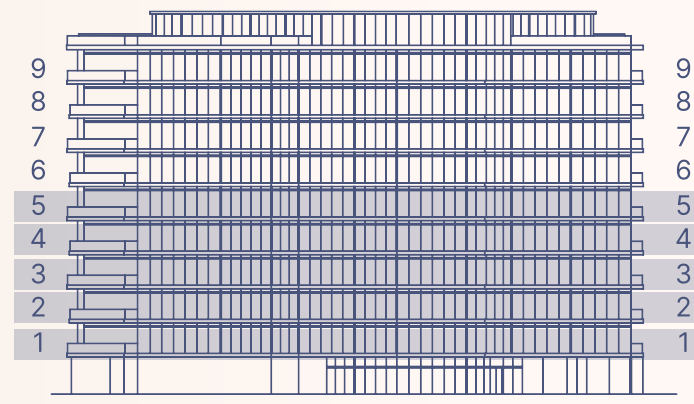


1 floor

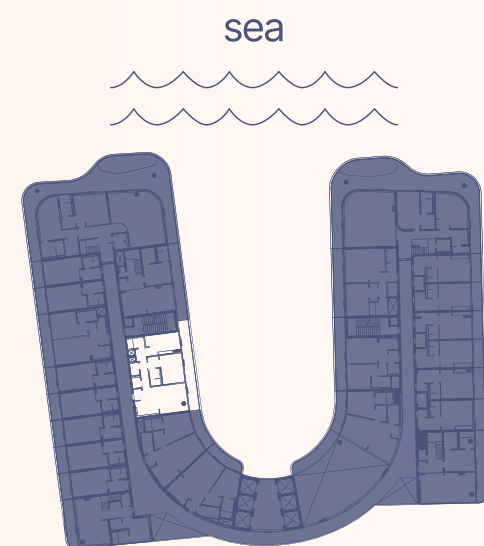
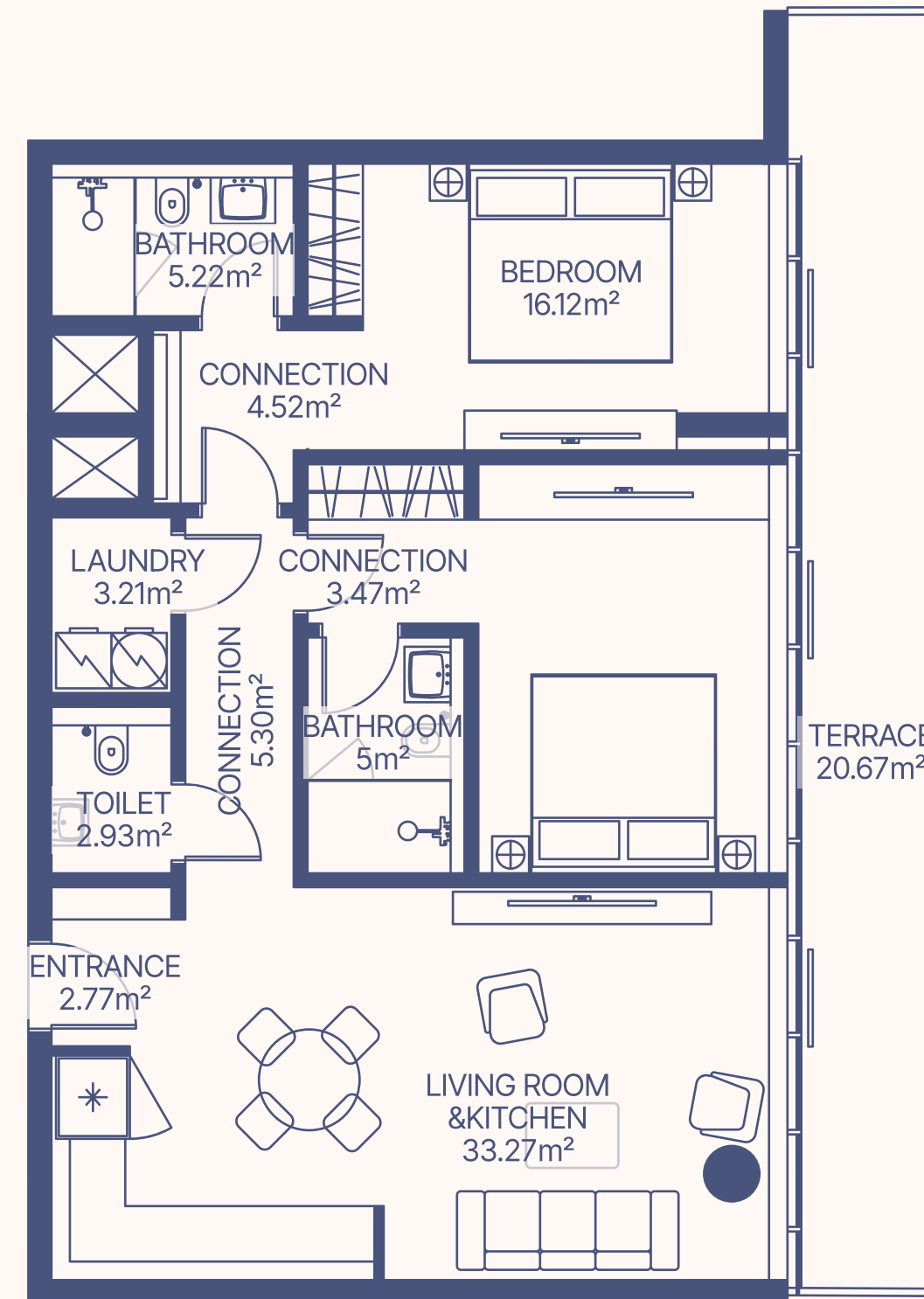


Apartment Number	Apartment Area		Balcony Area		Total Area	
110	79.49 m ²	855.31 ft ²	17.51 m ²	188.41 ft ²	97 m ²	1043.72 ft ²

TYPE 06 2 BEDROOM



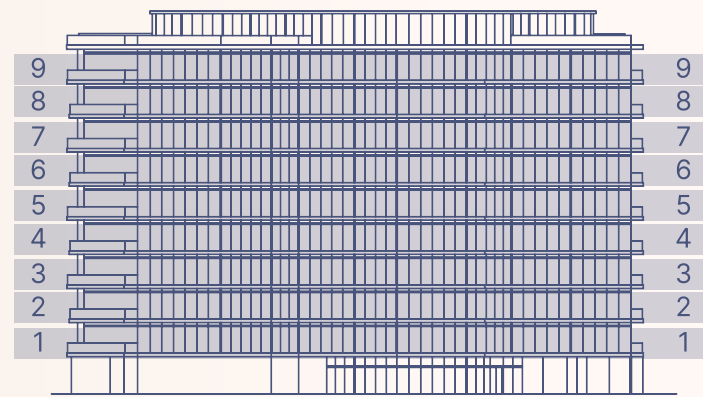
1-5 floor



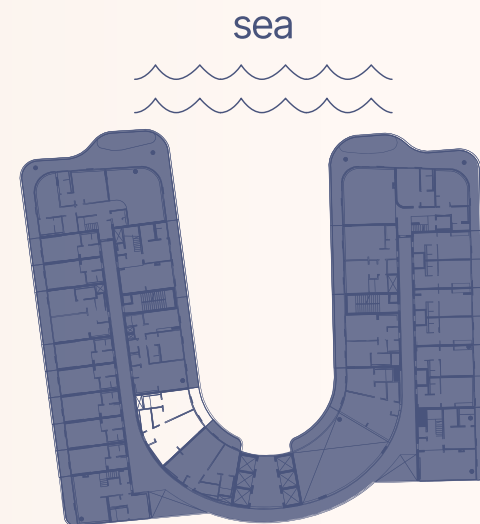
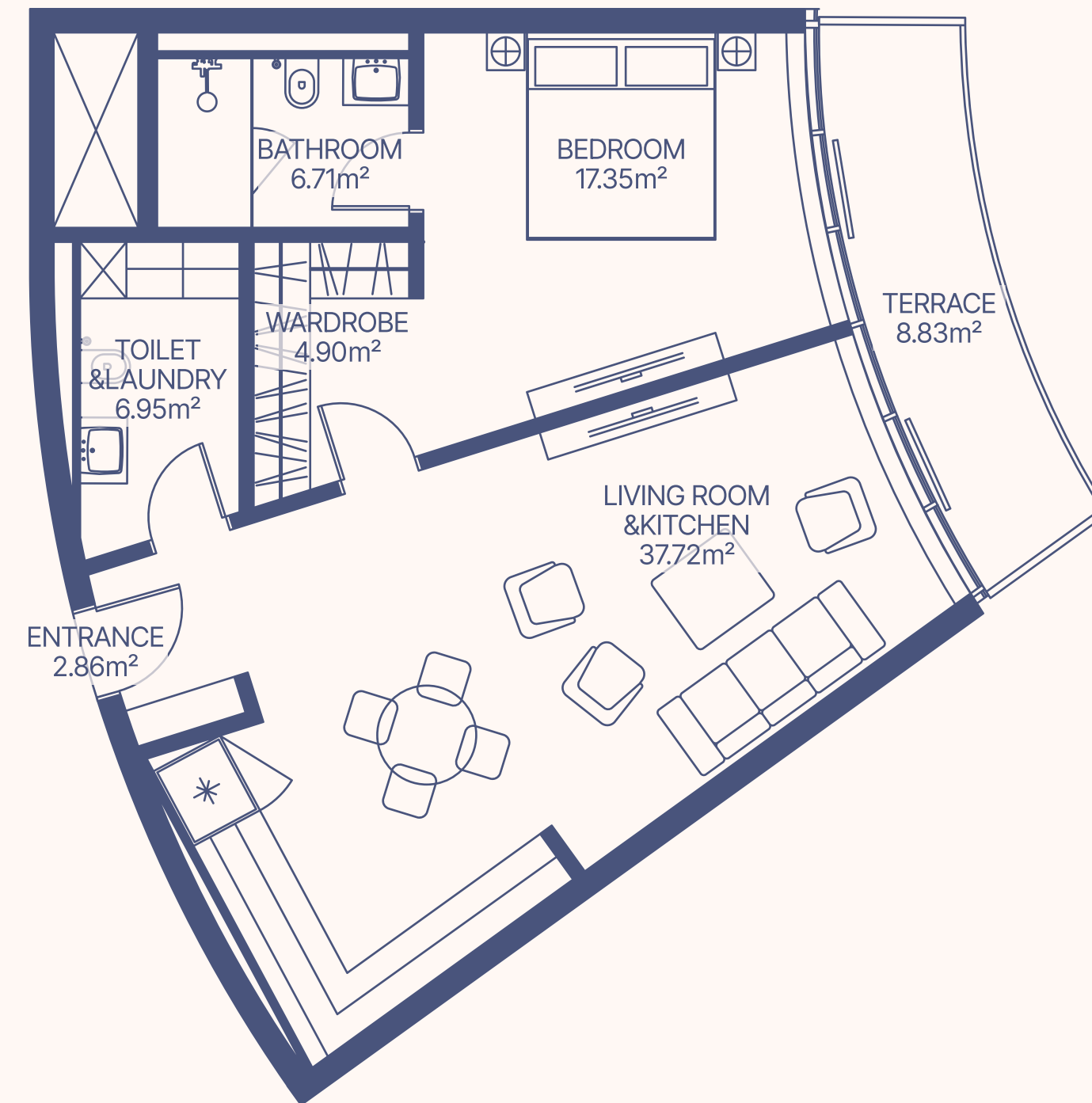
1-5 floor

Apartment Number	Apartment Area		Balcony Area		Total Area	
111, 212, 309, 412, 509	97.78 m ²	1052.11 ft ²	20.67 m ²	222.41 ft ²	118.45 m ²	1274.52 ft ²

TYPE 07 1 BEDROOM



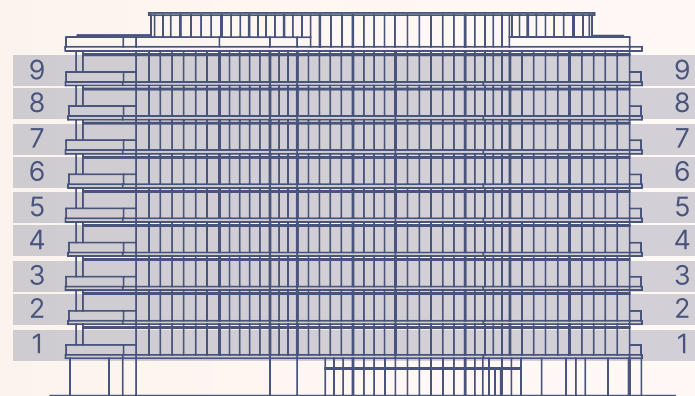
1-9 floor



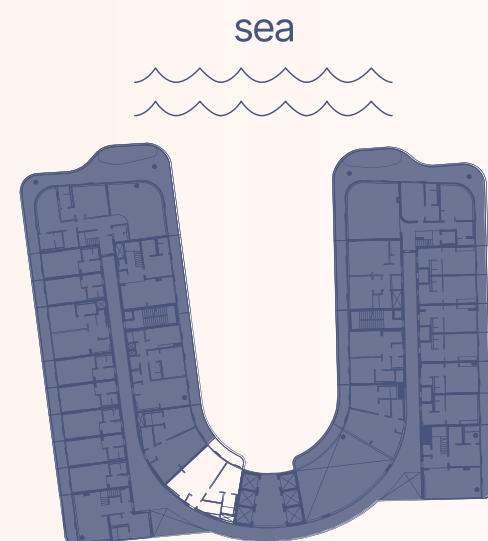
1-9 floor

Apartment Number	Apartment Area		Balcony Area		Total Area	
	m²	ft²	m²	ft²	m²	ft²
112, 213, 310, 413, 510, 612, 708, 814, 910	76.54	823.57	8.83	95.01	85.37	918.58

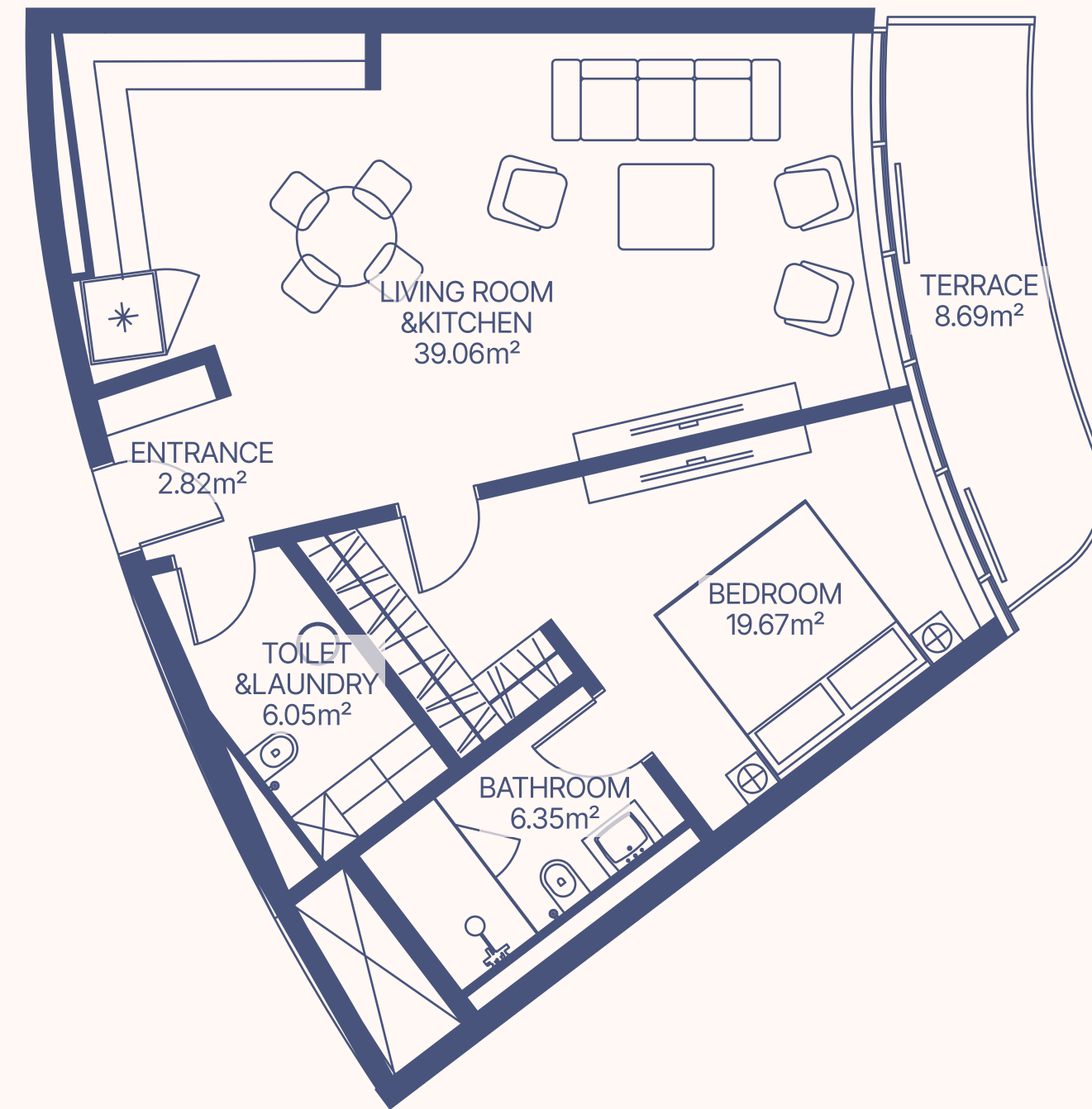
TYPE 08 1 BEDROOM



1-9 floor

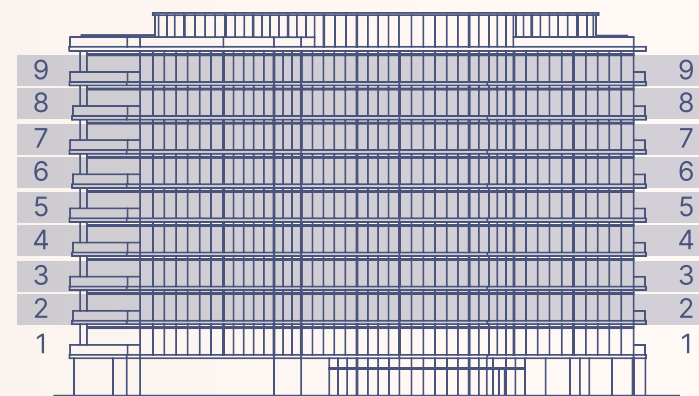


1-9 floor

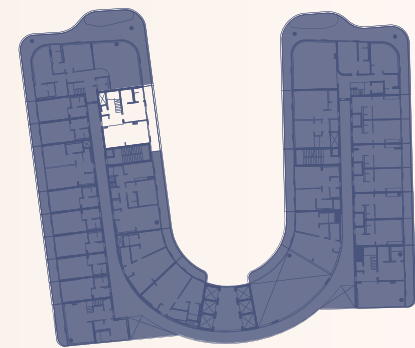


Apartment Number	Apartment Area		Balcony Area		Total Area	
113, 214, 311, 414, 511, 613, 709, 815, 911	73.95 m ²	795.7 ft ²	8.69 m ²	93.5 ft ²	82.64 m ²	889.21 ft ²

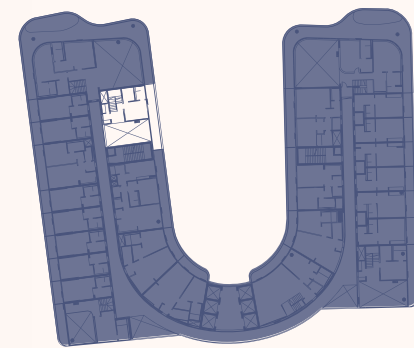
TYPE 09 2 BEDROOM DUPLEX



2-3, 4-5, 6-7, 8-9 floor



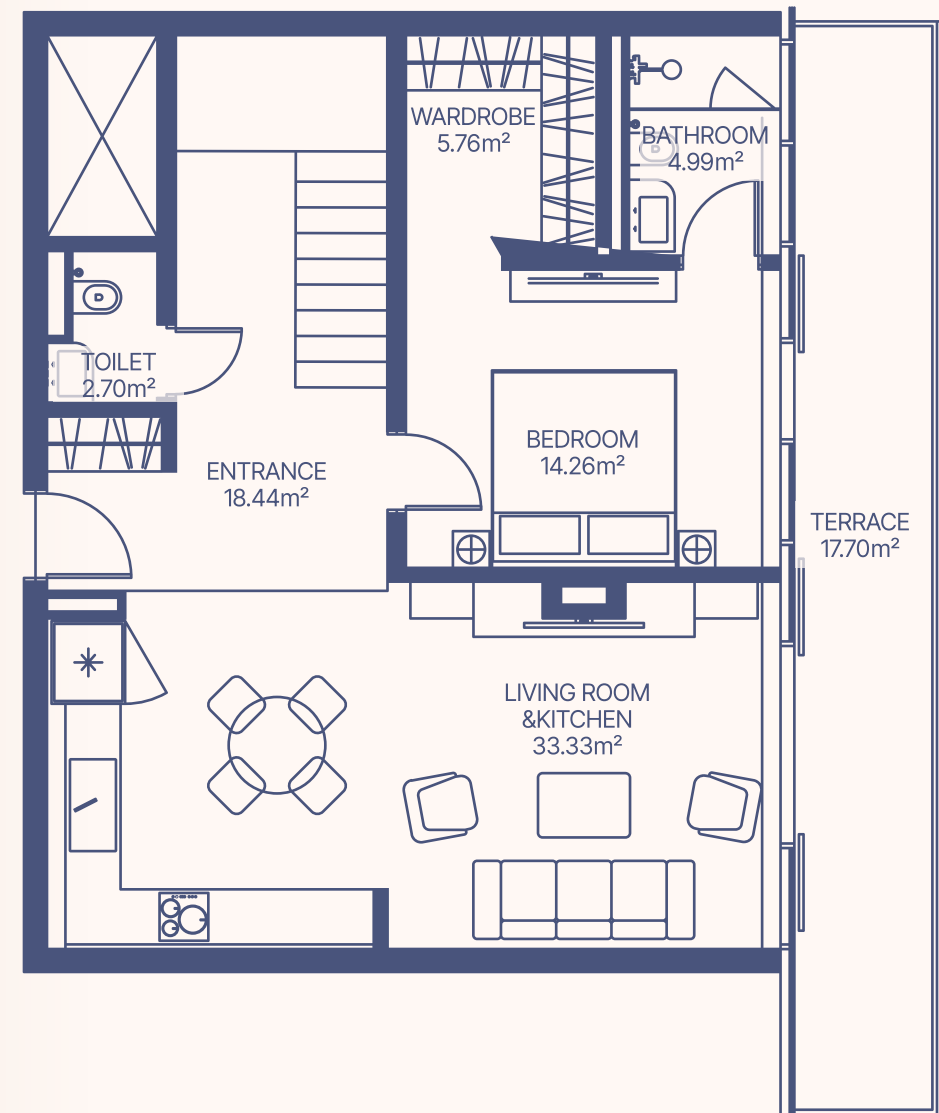
Lower Level



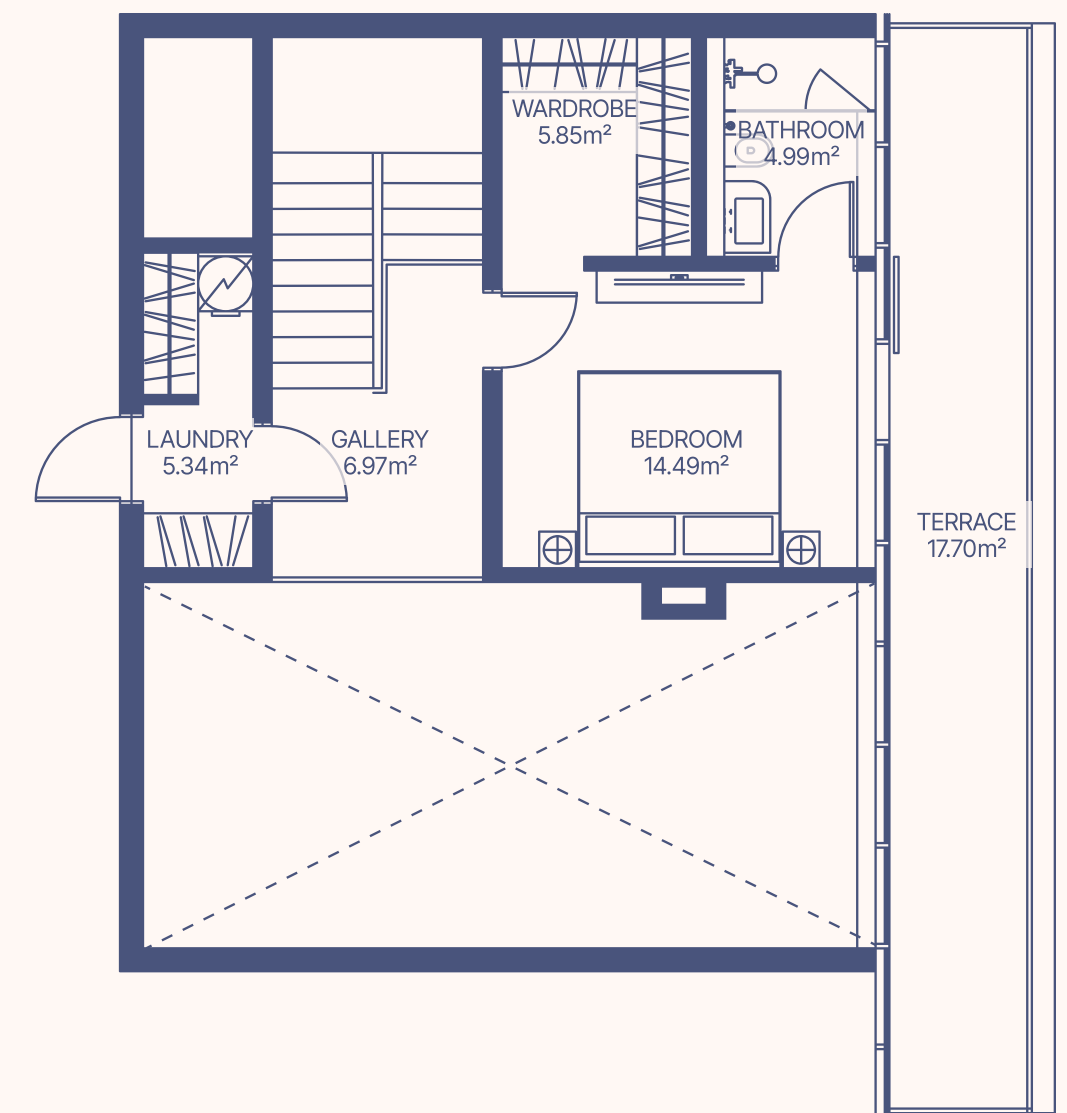
Upper Level

2-3, 4-5, 6-7, 8-9 floor

LOWER LEVEL

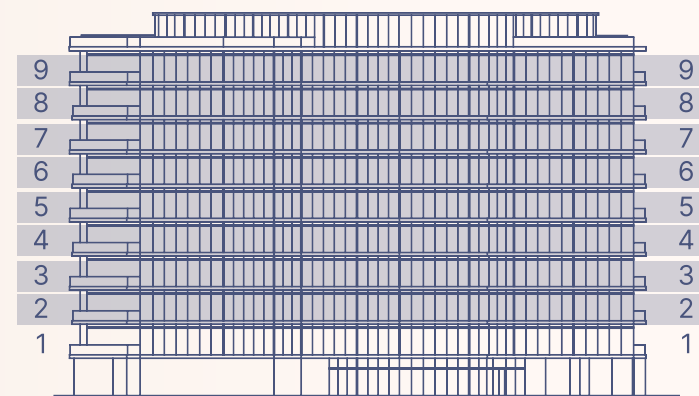


UPPER LEVEL

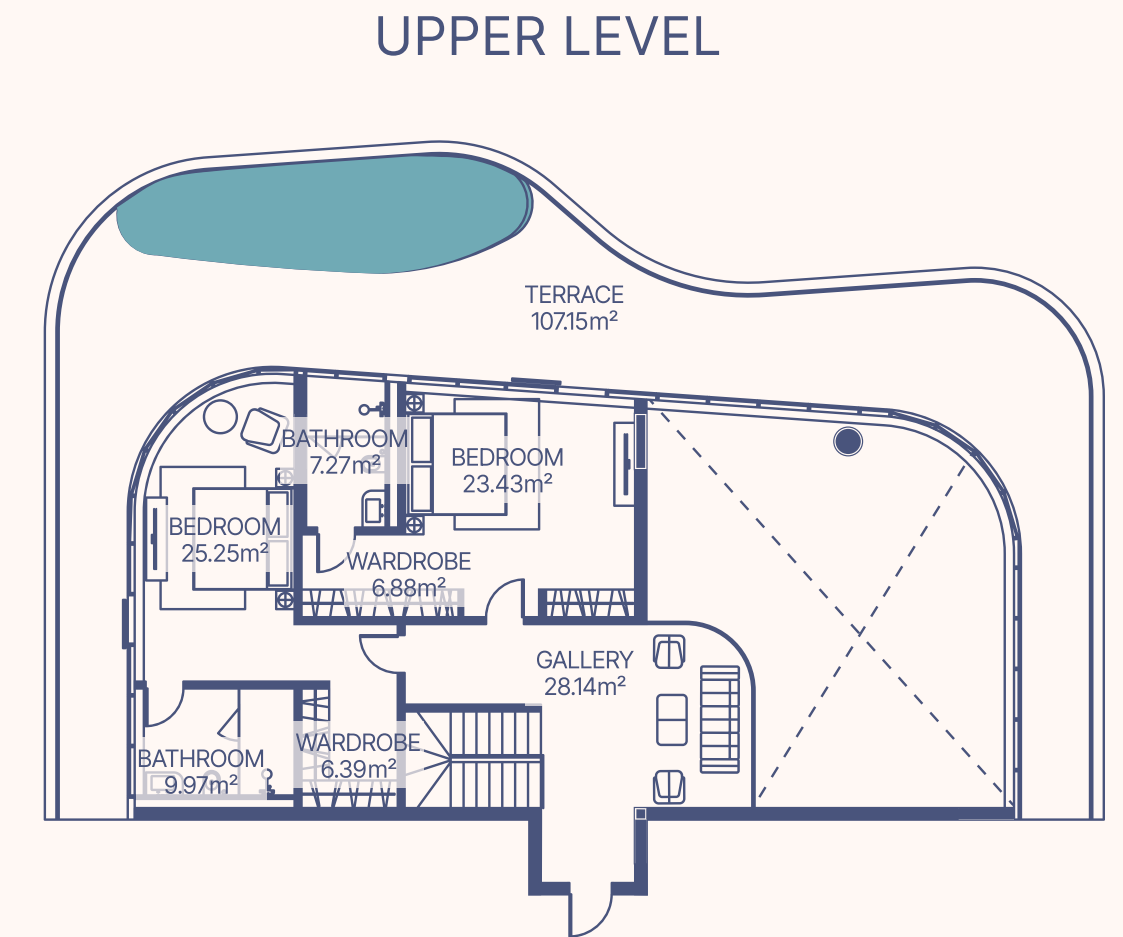
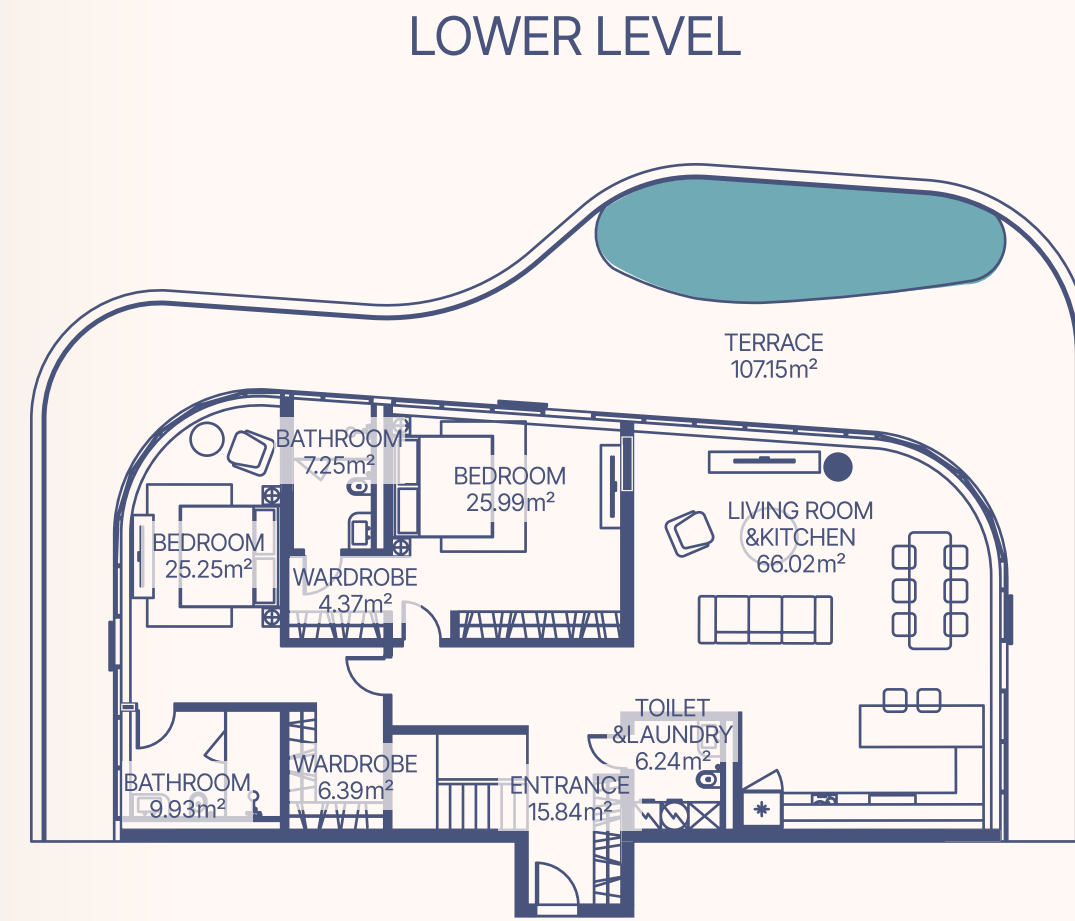


Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor	
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level
211, 411, 610, 812	79.49 m ²	37.64 m ²	17.7 m ²	17.7 m ²	190.45 ft ²	55.34 m ²
Total Area	117.13 m ²	1260.32 ft ²	35.4 m ²	380.9 ft ²	152.53 m ²	1641.22 ft ²

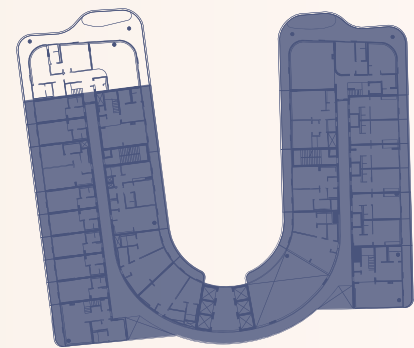
TYPE 10 4 BEDROOM DUPLEX



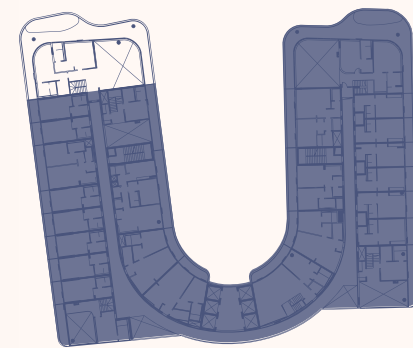
2-3, 4-5, 6-7, 8-9 floor



sea



Lower Level

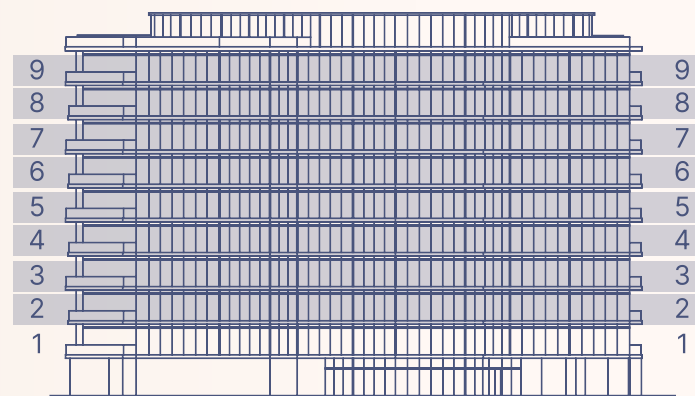


Upper Level

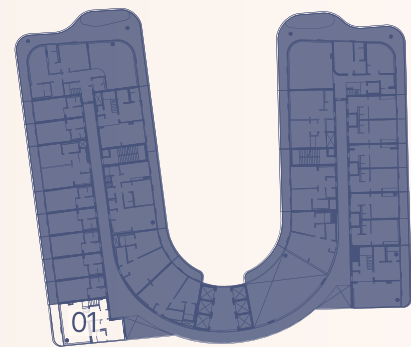
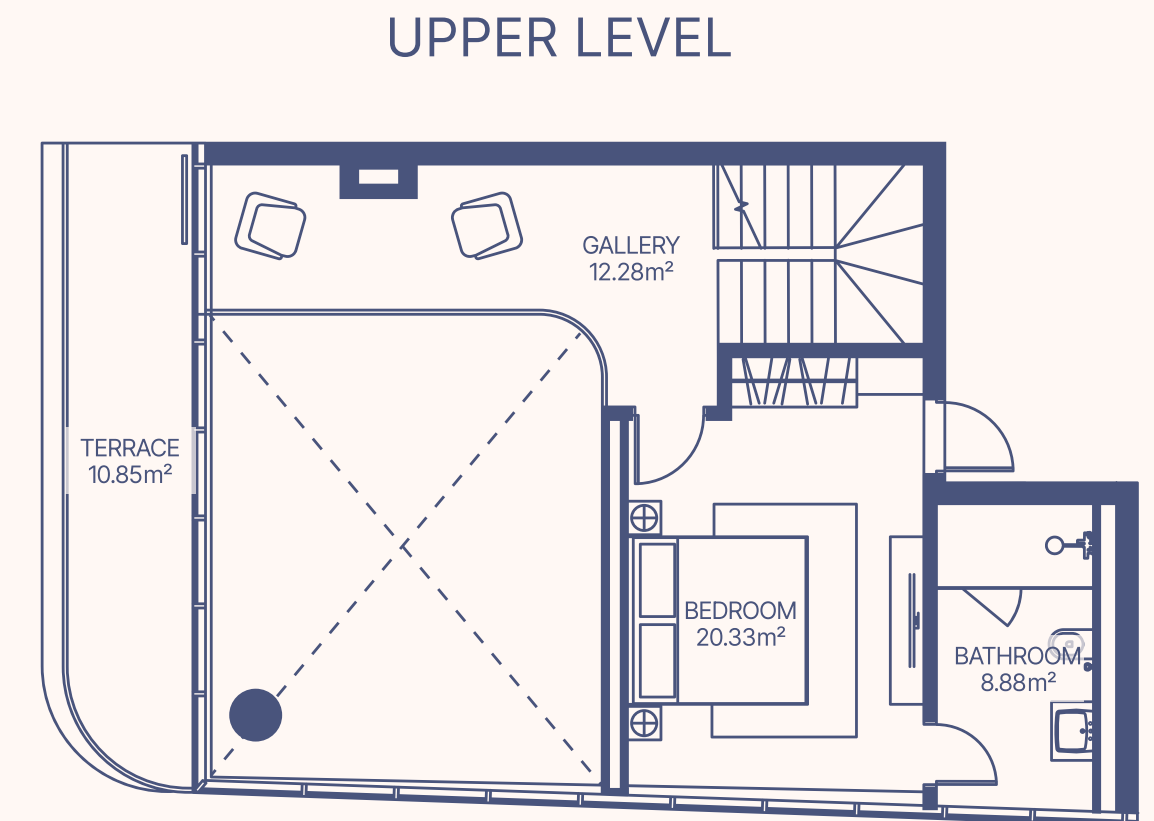
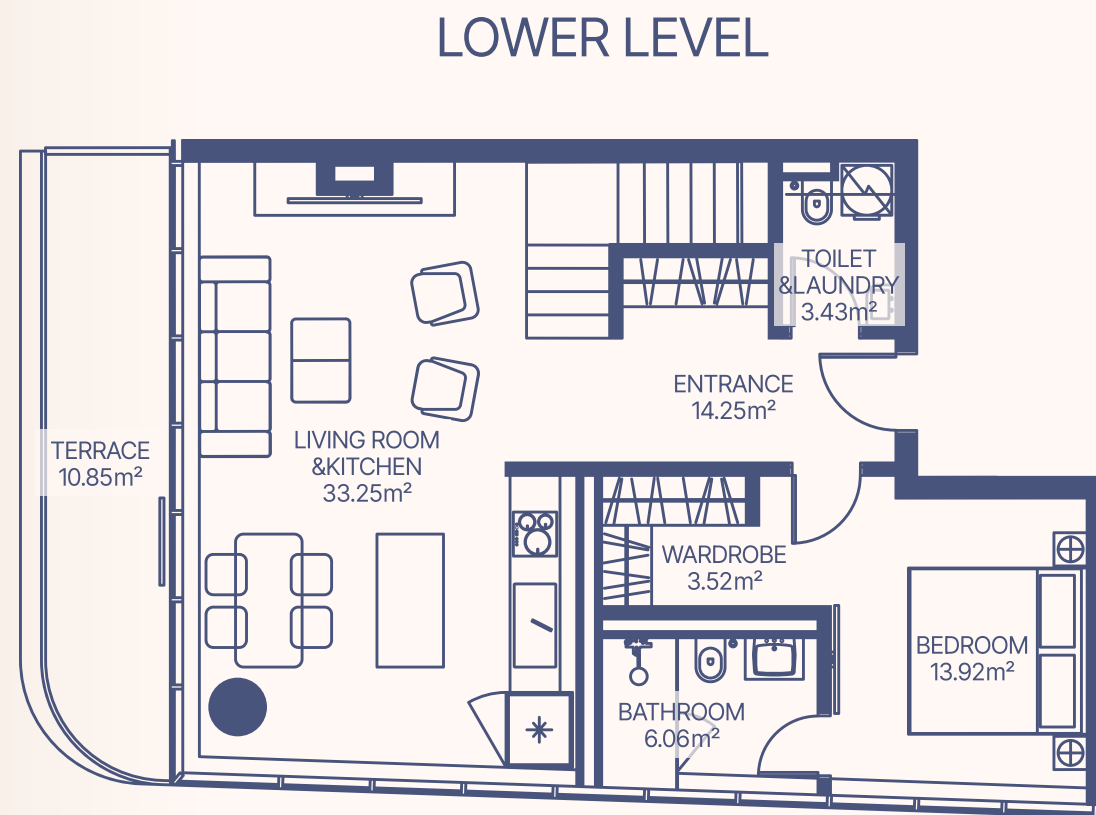
2-3, 4-5, 6-7, 8-9 floor

Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor	
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level
210, 410, 609, 811	178.93 m ²	107.33 m ²	107.15 m ²	107.23 m ²	286.08 m ²	2308.67 ft ²
Total Area	286.26 m ²	3080.16ft ²	214.38 m ²	2306.73 ft ²	500.64 m ²	5386.89 ft ²

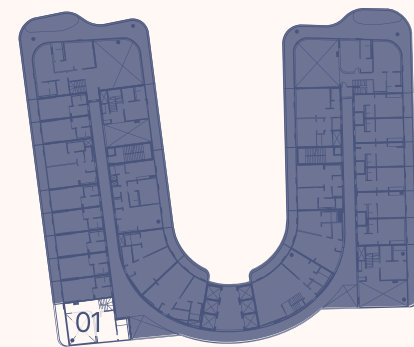
TYPE 11 2 BEDROOM DUPLEX



2-3, 4-5, 6-7, 8-9 floor



Lower Level

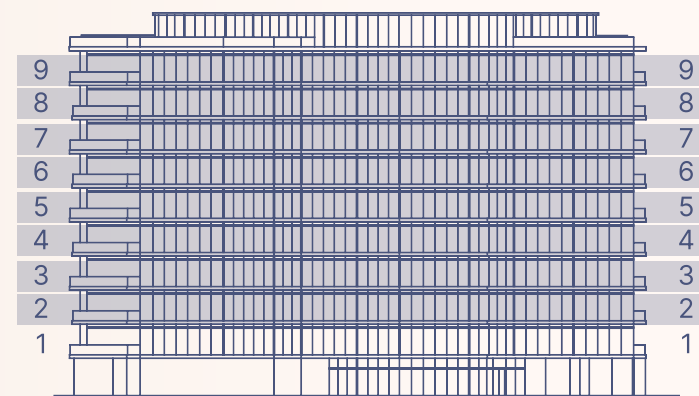


Upper Level

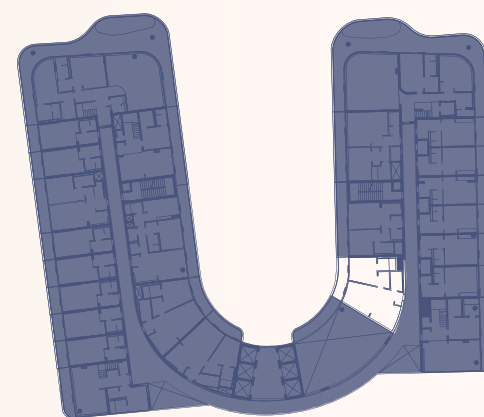
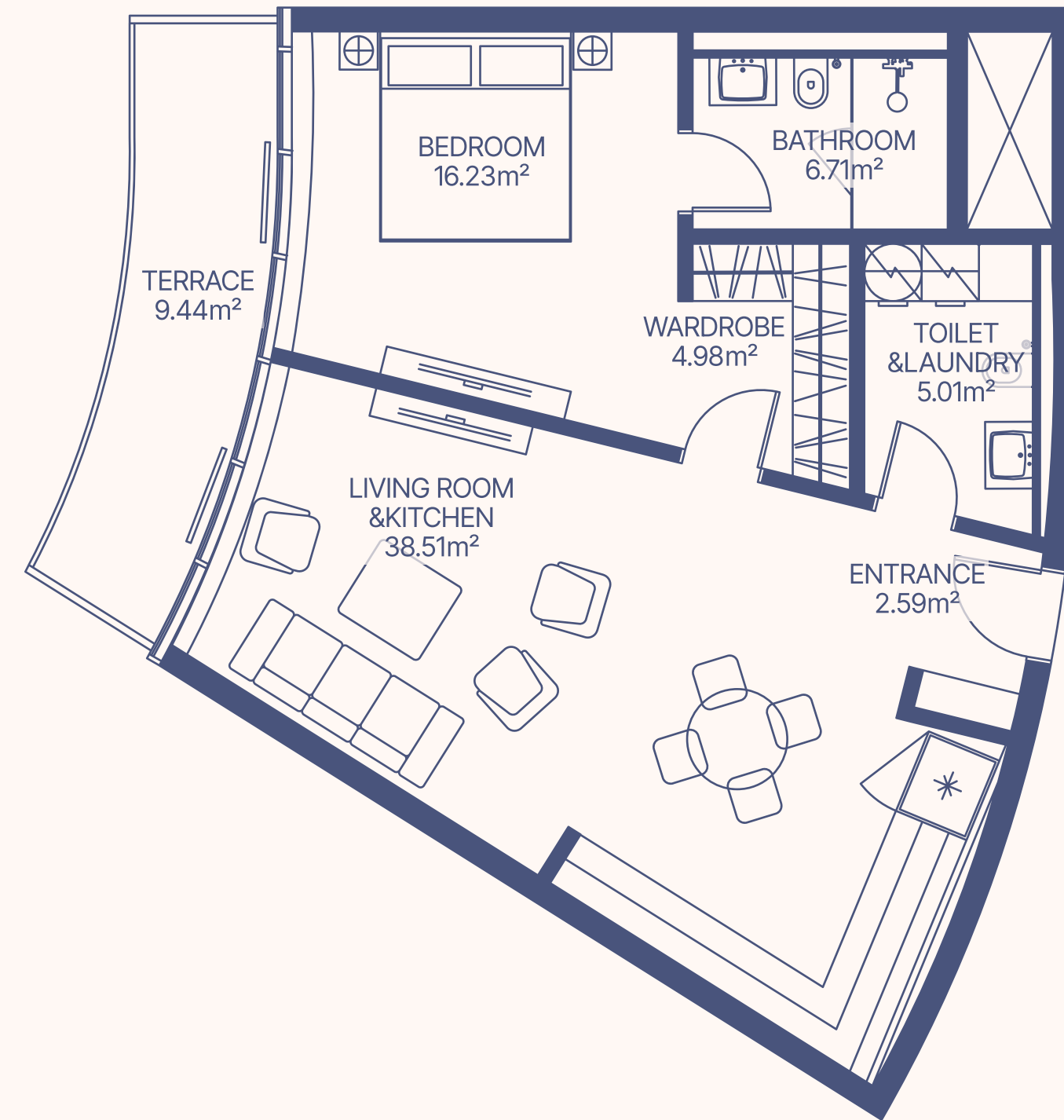
2-3, 4-5, 6-7, 8-9 floor

Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor	
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level
201, 401, 601, 801	75.08 m ²	42.53 m ²	10.85 m ²	10.85 m ²	85.93 m ²	53.38 m ²
Total Area	117.61 m ²	117.61 m ²	21.7 m ²	21.7 m ²	139.31 m ²	139.31 m ²

TYPE 12 1 BEDROOM



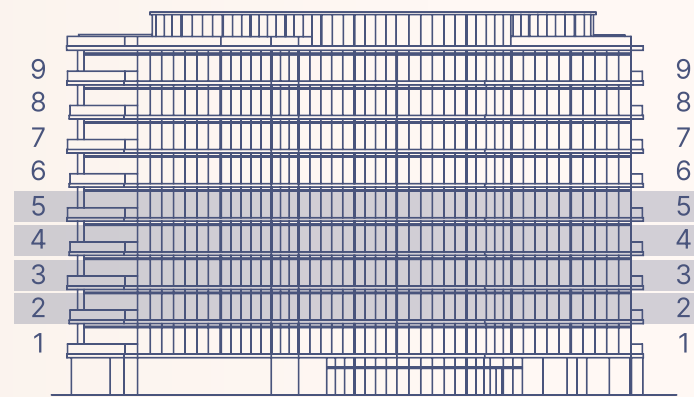
2-9 floor



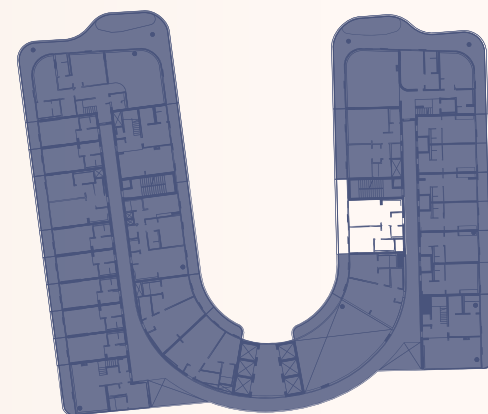
2-9 floor

Apartment Number	Apartment Area		Balcony Area		Total Area	
215, 313, 415, 513, 614, 711, 816, 913	75.79 m ²	815.5 ft ²	9.44 m ²	101.57 ft ²	85.23 m ²	917.07 ft ²

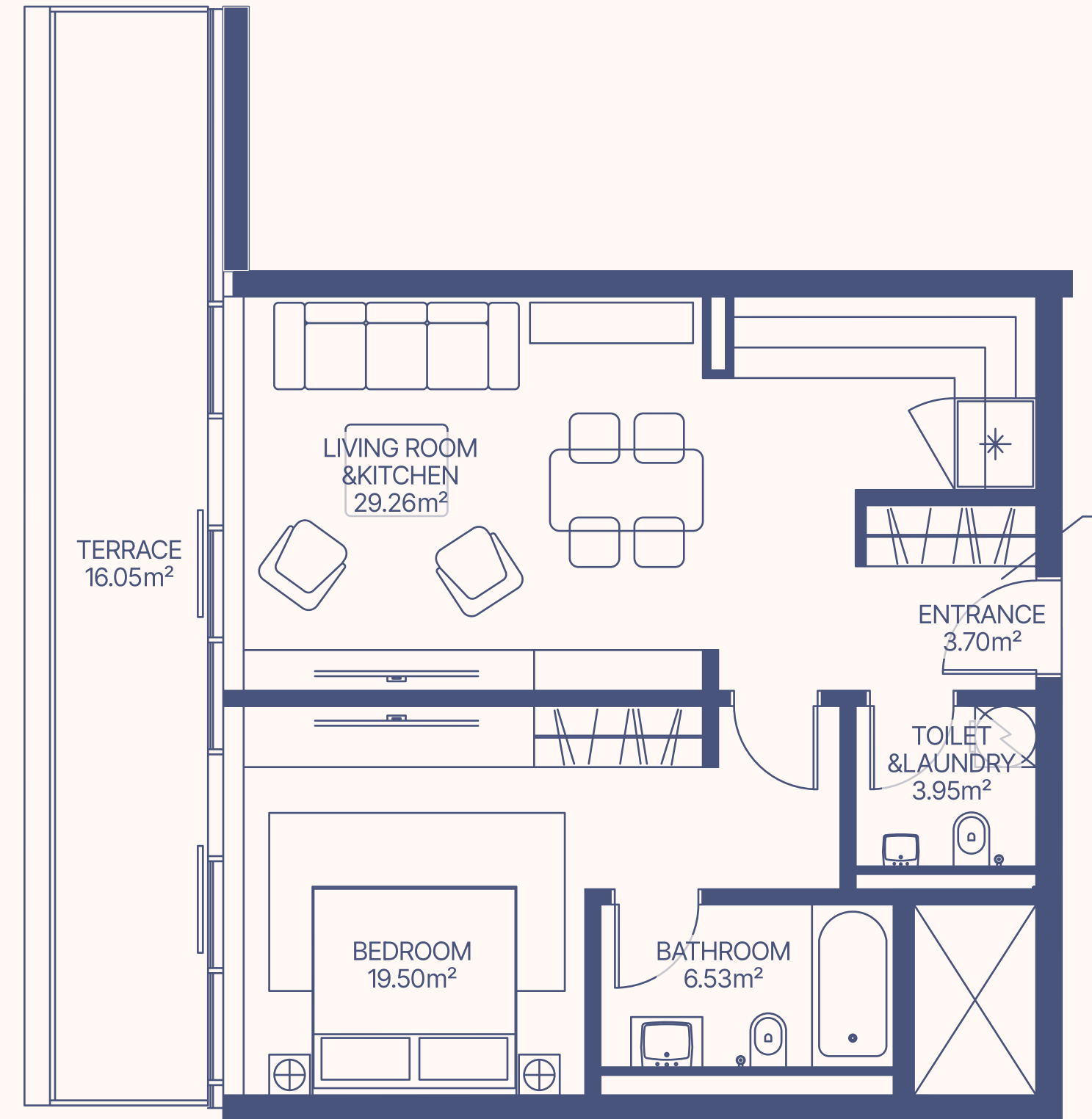
TYPE 13 1 BEDROOM



2-5 floor

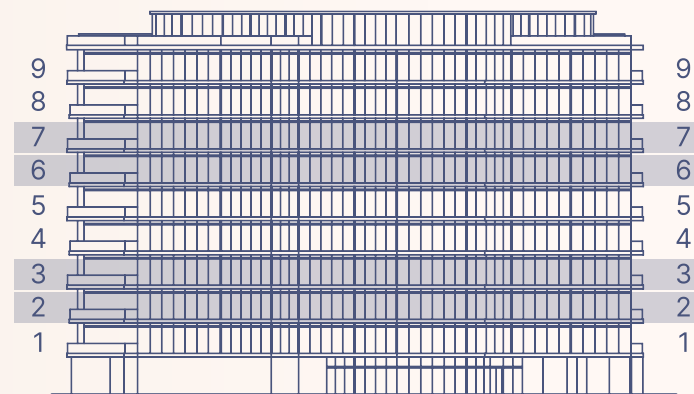


2-5 floor

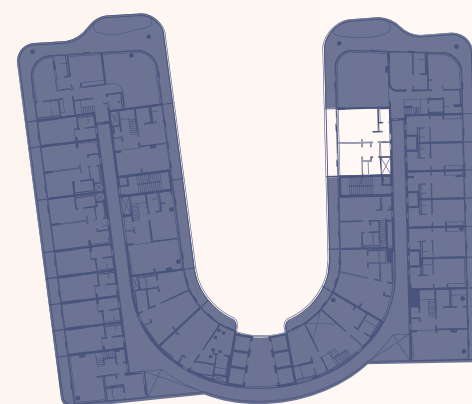


Apartment Number	Apartment Area		Balcony Area		Total Area	
216, 314, 416, 514	62.95 m ²	677.34 ft ²	16.05 m ²	172.7 ft ²	79 m ²	850.04 ft ²

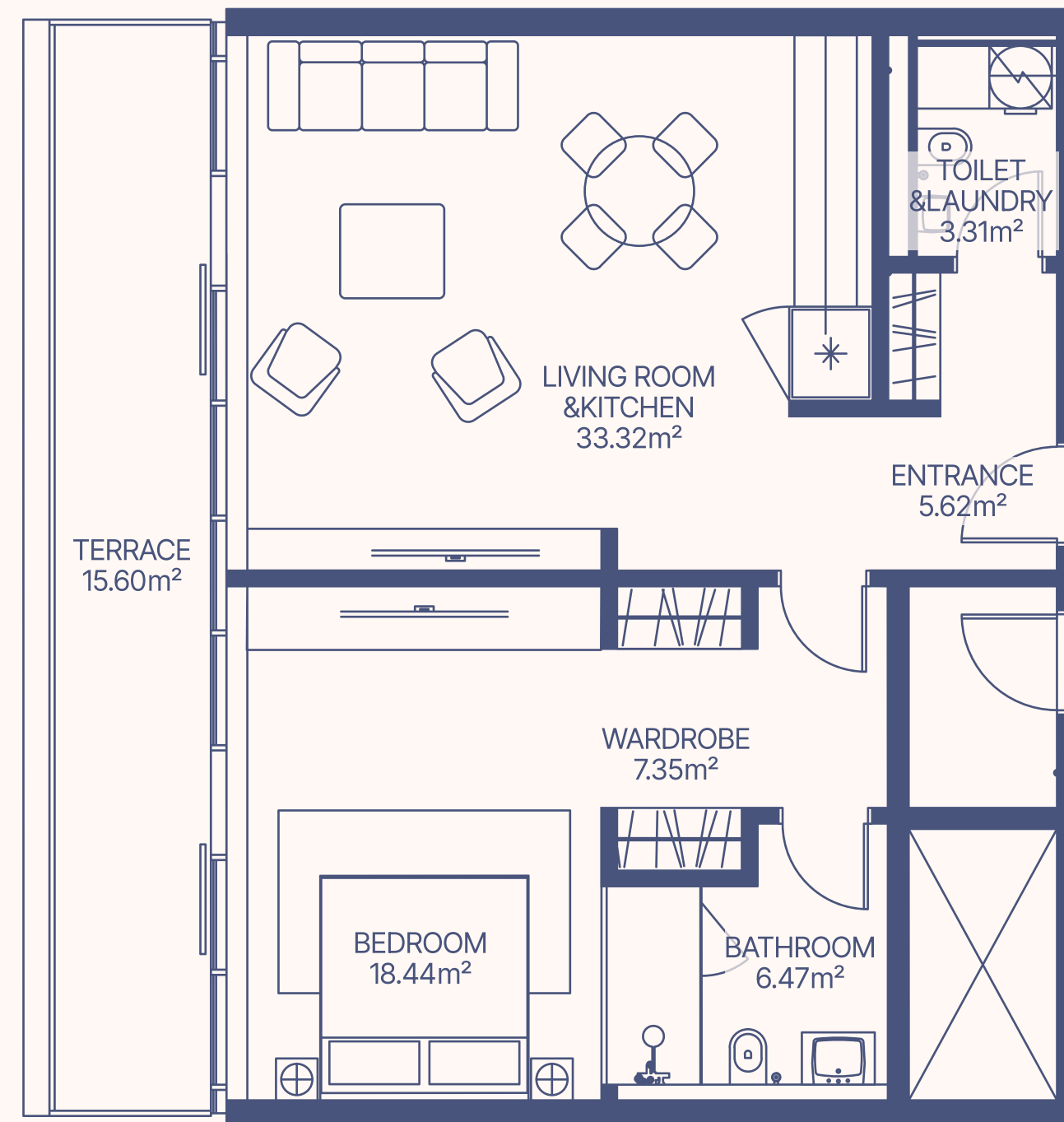
TYPE 14 1 BEDROOM



2,3,6,7 floor

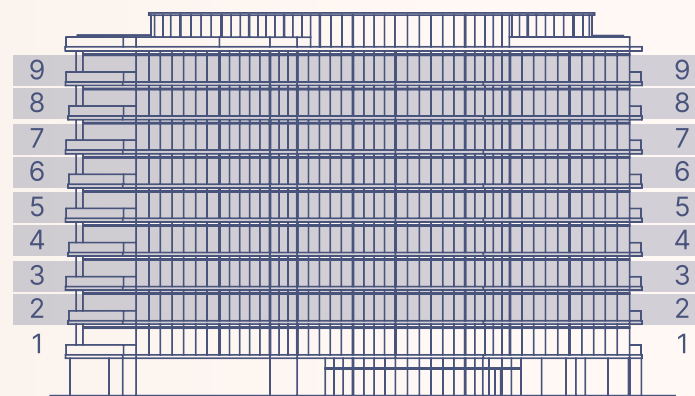


2,3,6,7 floor



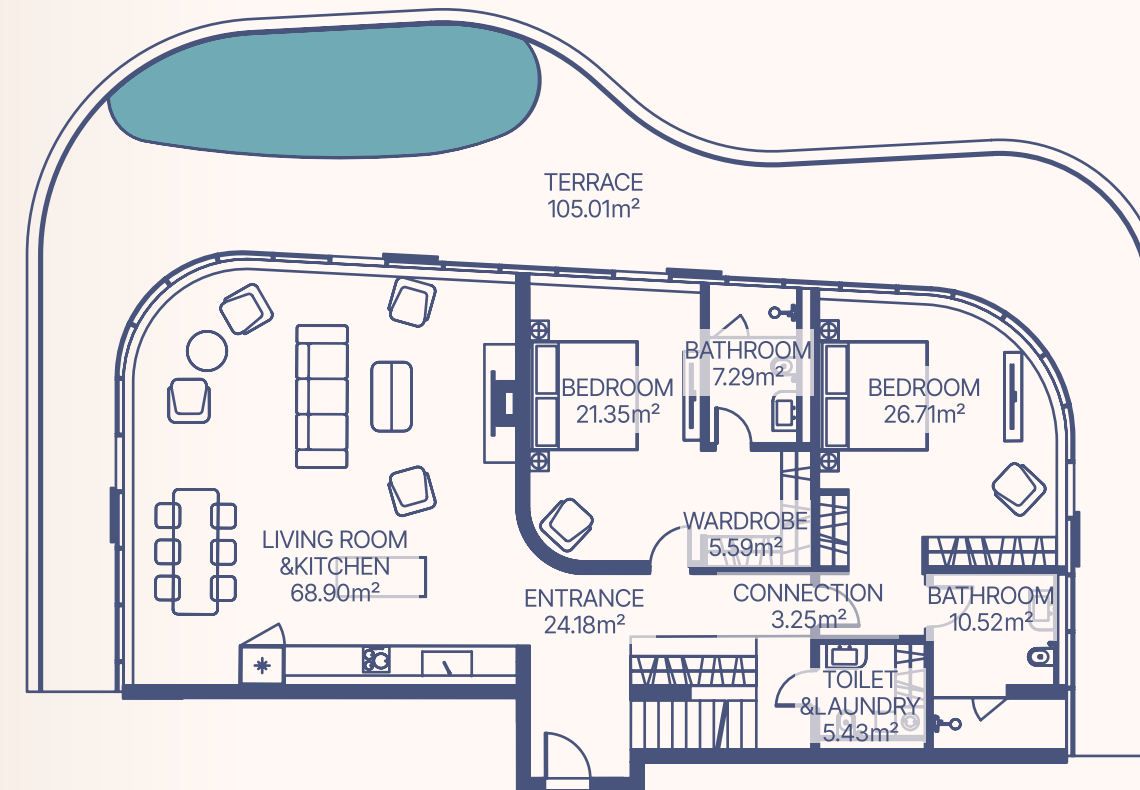
Apartment Number	Apartment Area		Balcony Area		Total Area	
217, 315, 616, 712	74.51m ²	801.73ft ²	15.6m ²	167.86ft ²	90.11m ²	969.58ft ²

TYPE 15 4 BEDROOM DUPLEX

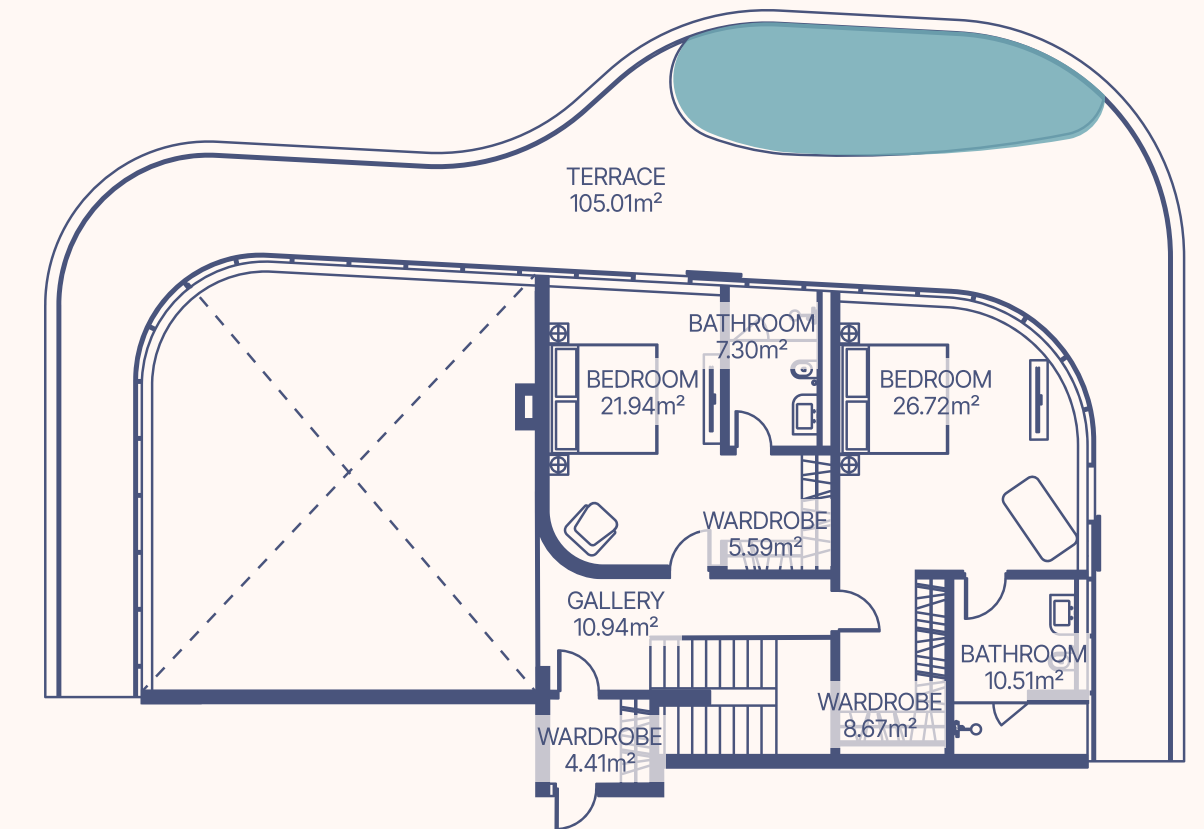


2-3, 4-5, 6-7, 8-9 floor

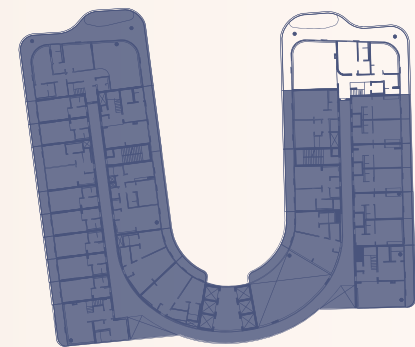
LOWER LEVEL



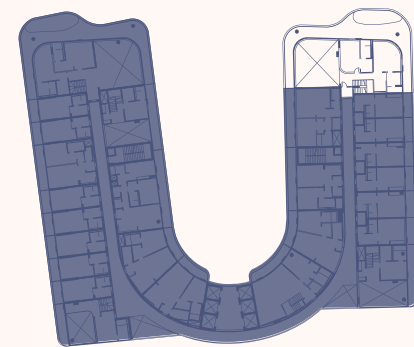
UPPER LEVEL



sea



Lower Level



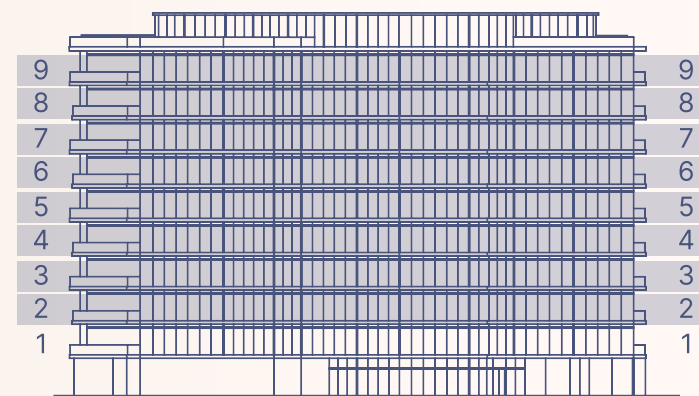
Upper Level

2-3, 4-5, 6-7, 8-9 floor

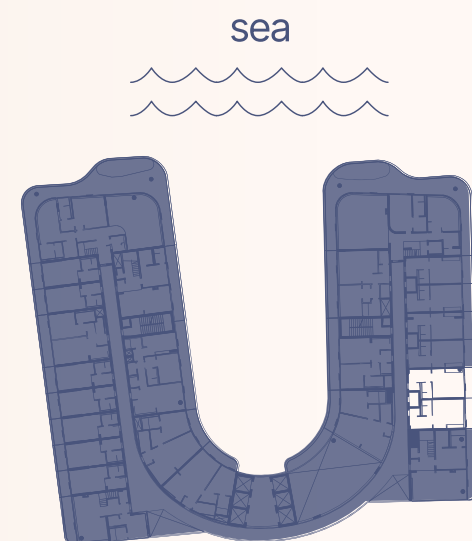
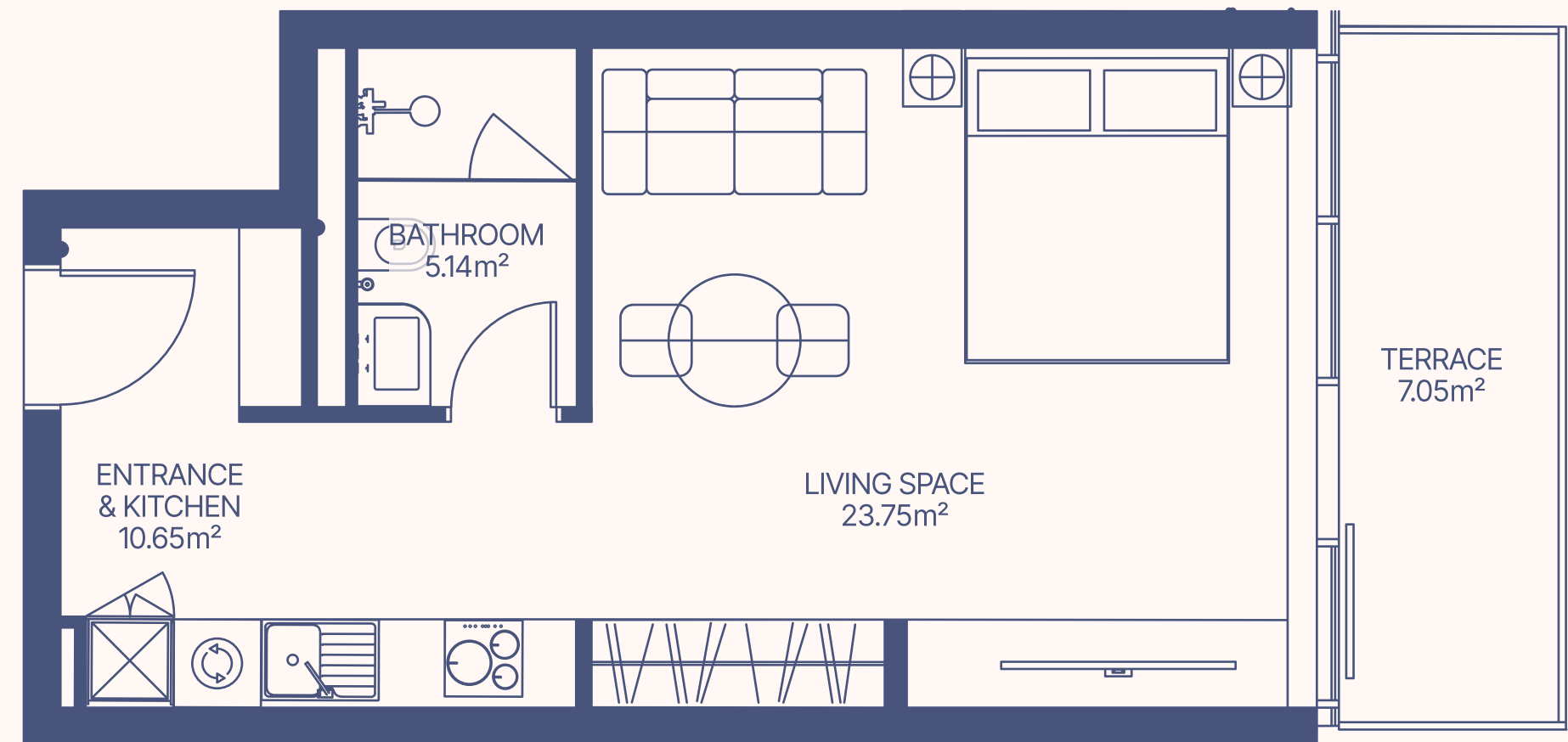
Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor		
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level	
218, 418, 617, 819	173.22 m ²	96.08 m ²	1863.85 ft ²	1033.82 ft ²	105.01 m ²	1129.91 ft ²	278.23 m ²
					105.01 m ²	1129.91 ft ²	201.09 m ²
Total Area	269.3 m ²		2897.67 ft ²		210.02 m ²	2259.82 ft ²	479.32 m ²

					479.32 m ²	5157.48 ft ²
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TYPE 16A STUDIO



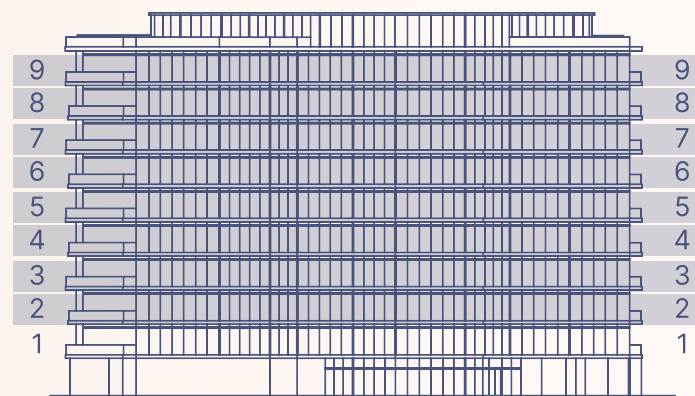
2-9 floor



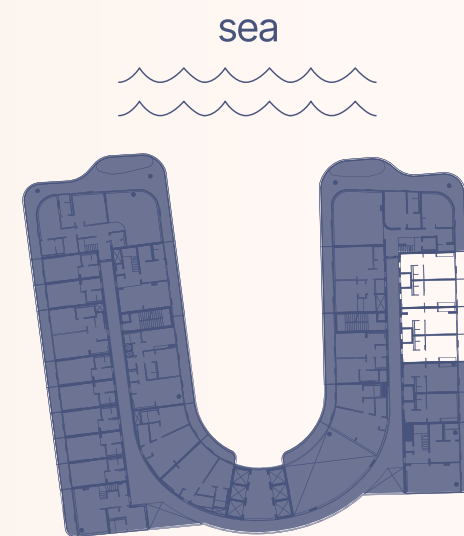
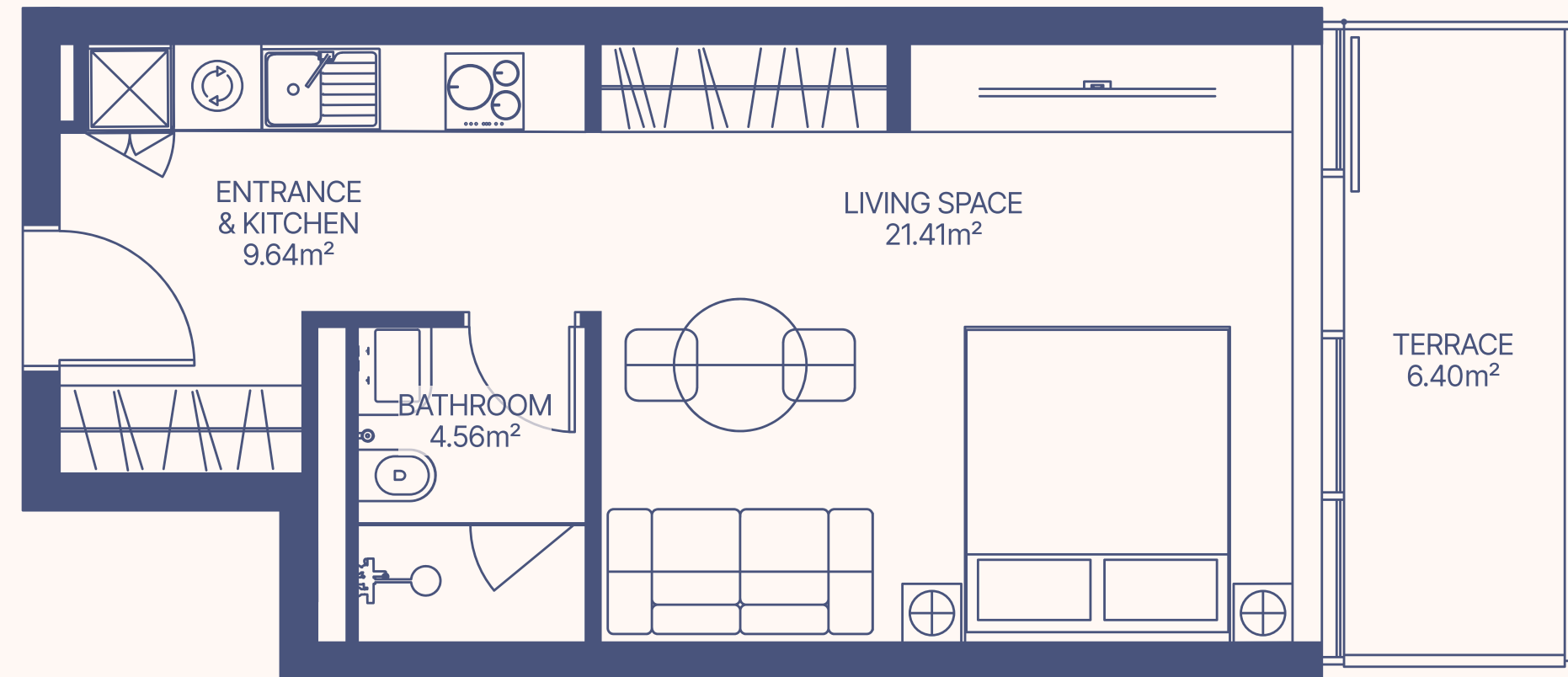
2-9 floor

Apartment Number	Apartment Area		Balcony Area		Total Area	
223, 224, 320, 321, 423, 424, 519, 520, 622, 623, 717, 718, 824, 825, 918, 919	39.54 m ²	425.45 ft ²	7.05 m ²	75.86 ft ²	46.59 m ²	501.31 ft ²

TYPE 16B STUDIO



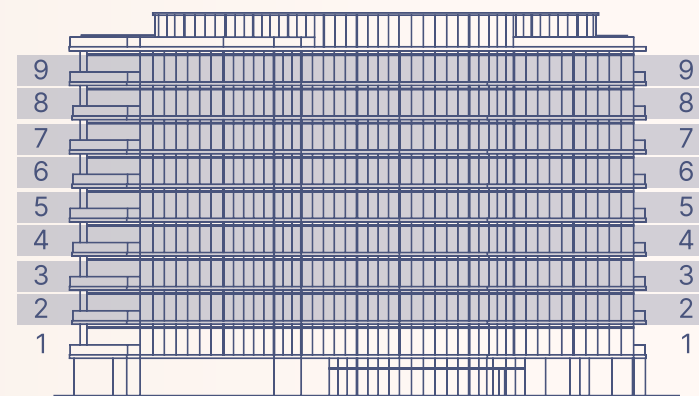
2-9 floor



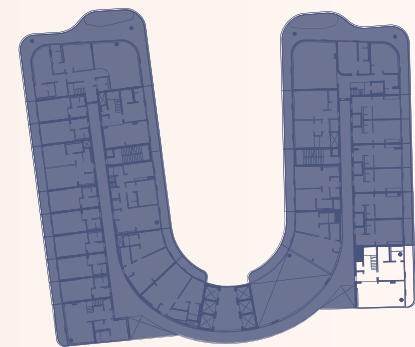
2-9 floor

Apartment Number	Apartment Area		Balcony Area		Total Area	
219, 220, 221, 222, 316, 317, 318, 319, 419, 420, 421, 422, 515, 516, 517, 518, 618, 619, 620, 621, 713, 714, 715, 716, 820, 821, 822, 823, 914, 915, 916, 917	35.59 m ²	382.95 ft ²	6.4 m ²	68.86 ft ²	41.99 m ²	451.81 ft ²

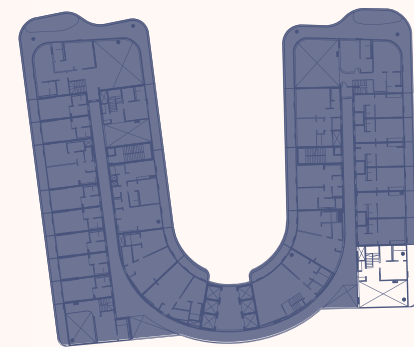
TYPE 17 2 BEDROOM DUPLEX



2-3, 4-5, 6-7, 8-9 floor



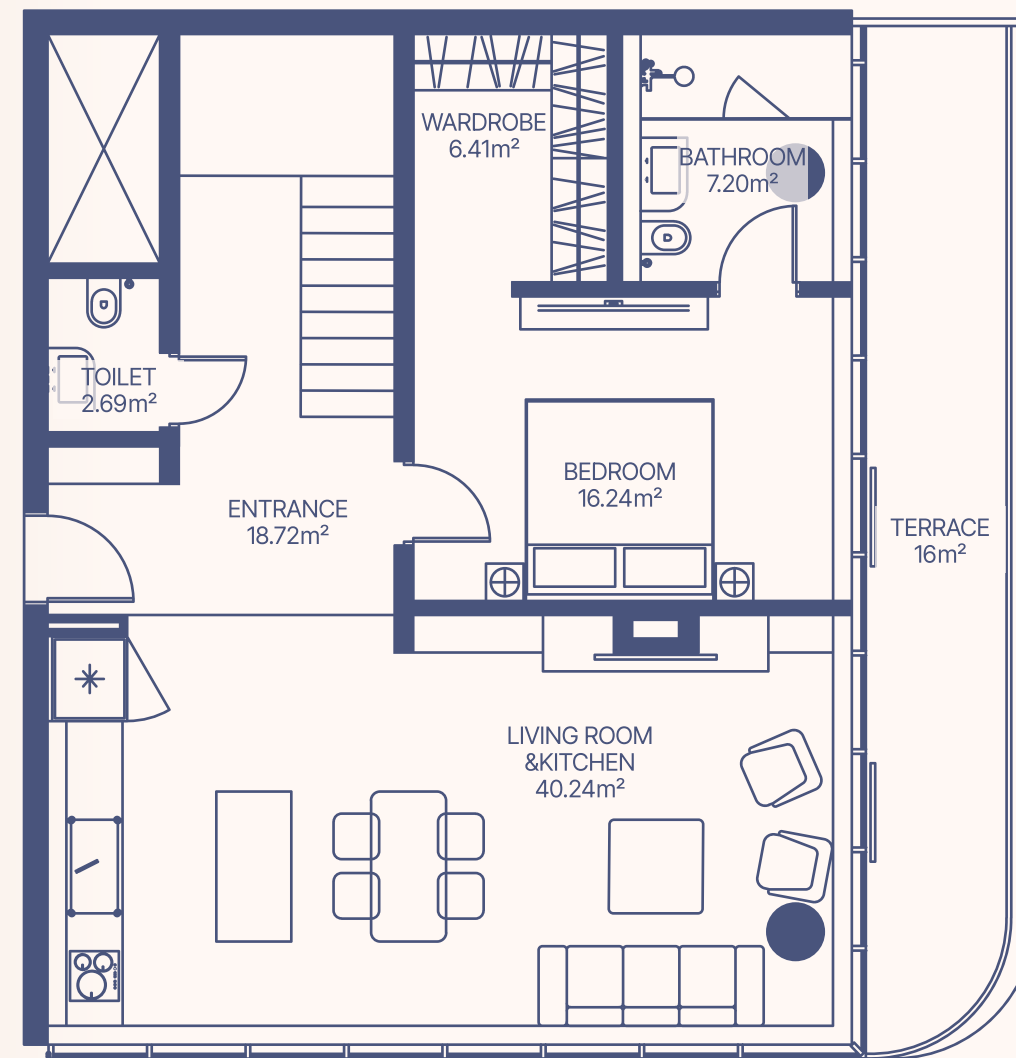
Lower Level



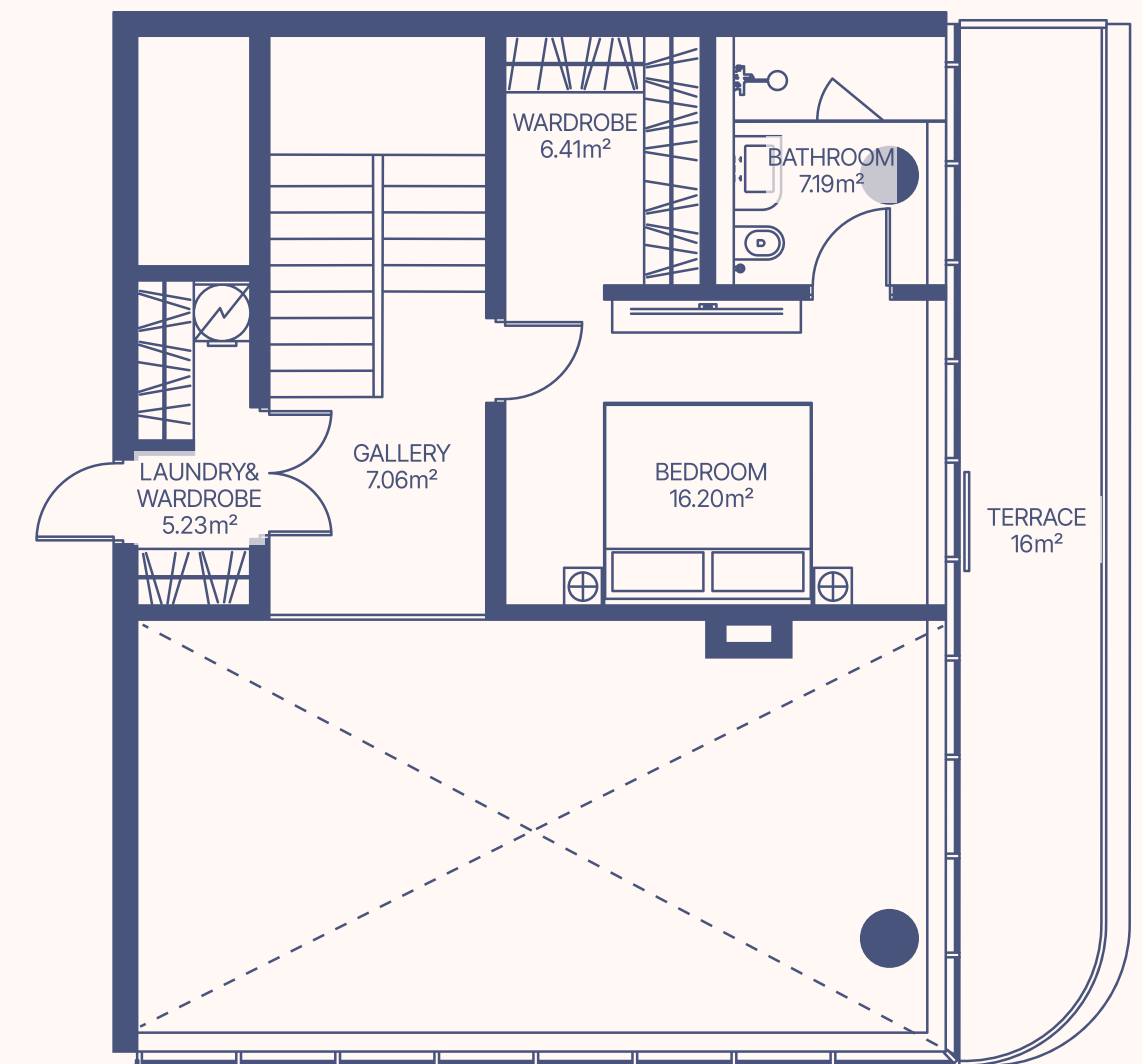
Upper Level

2-3, 4-5, 6-7, 8-9 floor

LOWER LEVEL

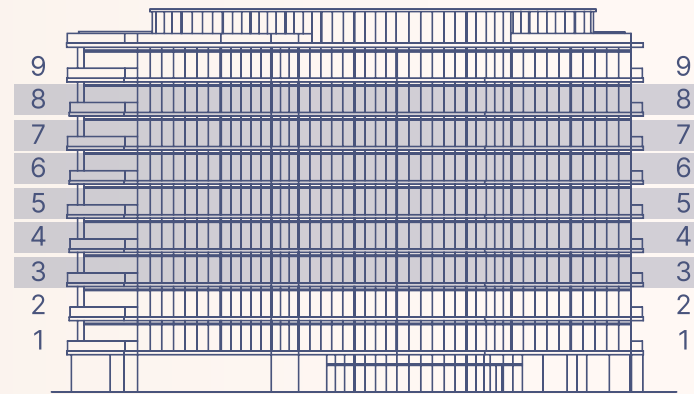


UPPER LEVEL

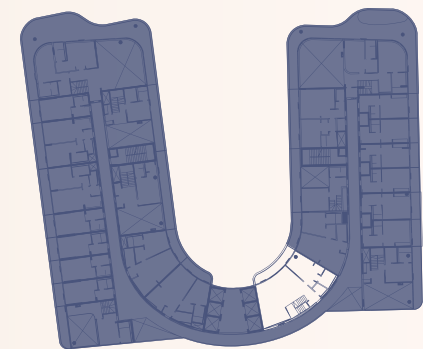


Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor	
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level
225, 425, 624, 826	91.5 m ²	42.09 m ²	16 m ²	16 m ²	107.5 m ²	58.09 m ²
	984.54 ft ²	452.89 ft ²	172.16 ft ²	172.16 ft ²	1156.7 ft ²	625.05 ft ²
Total Area	133.59 m ²	1437.43 ft ²	32 m ²	344.32 ft ²	165.59 m ²	1781.75 ft ²

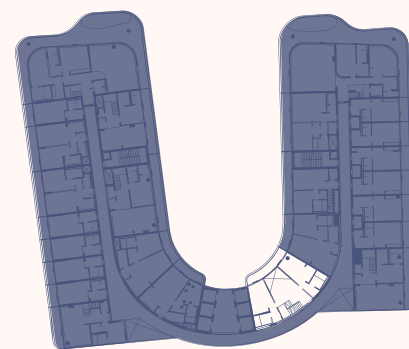
TYPE 18 3 BEDROOM DUPLEX



3-4, 5-6, 7-8 floor



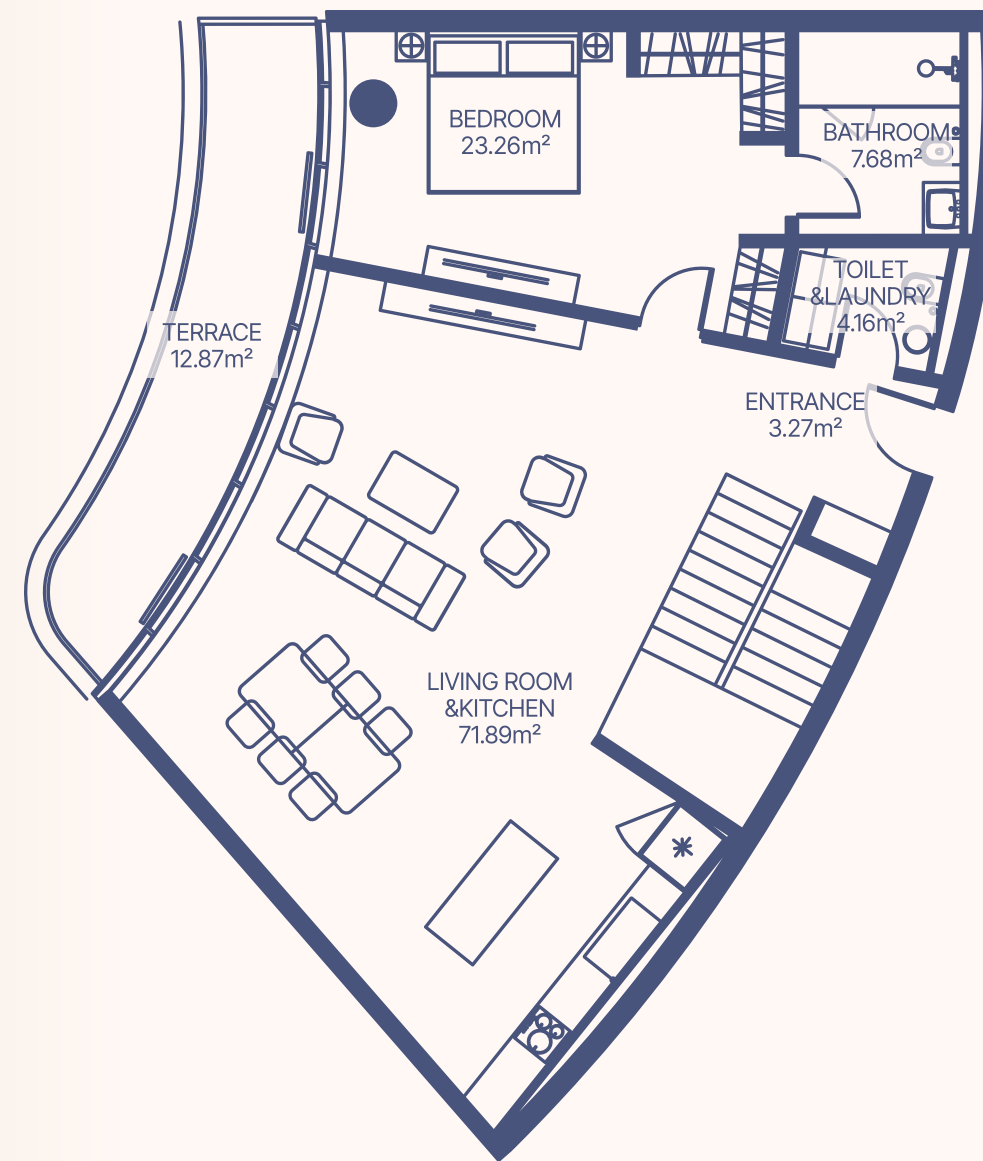
Lower Level



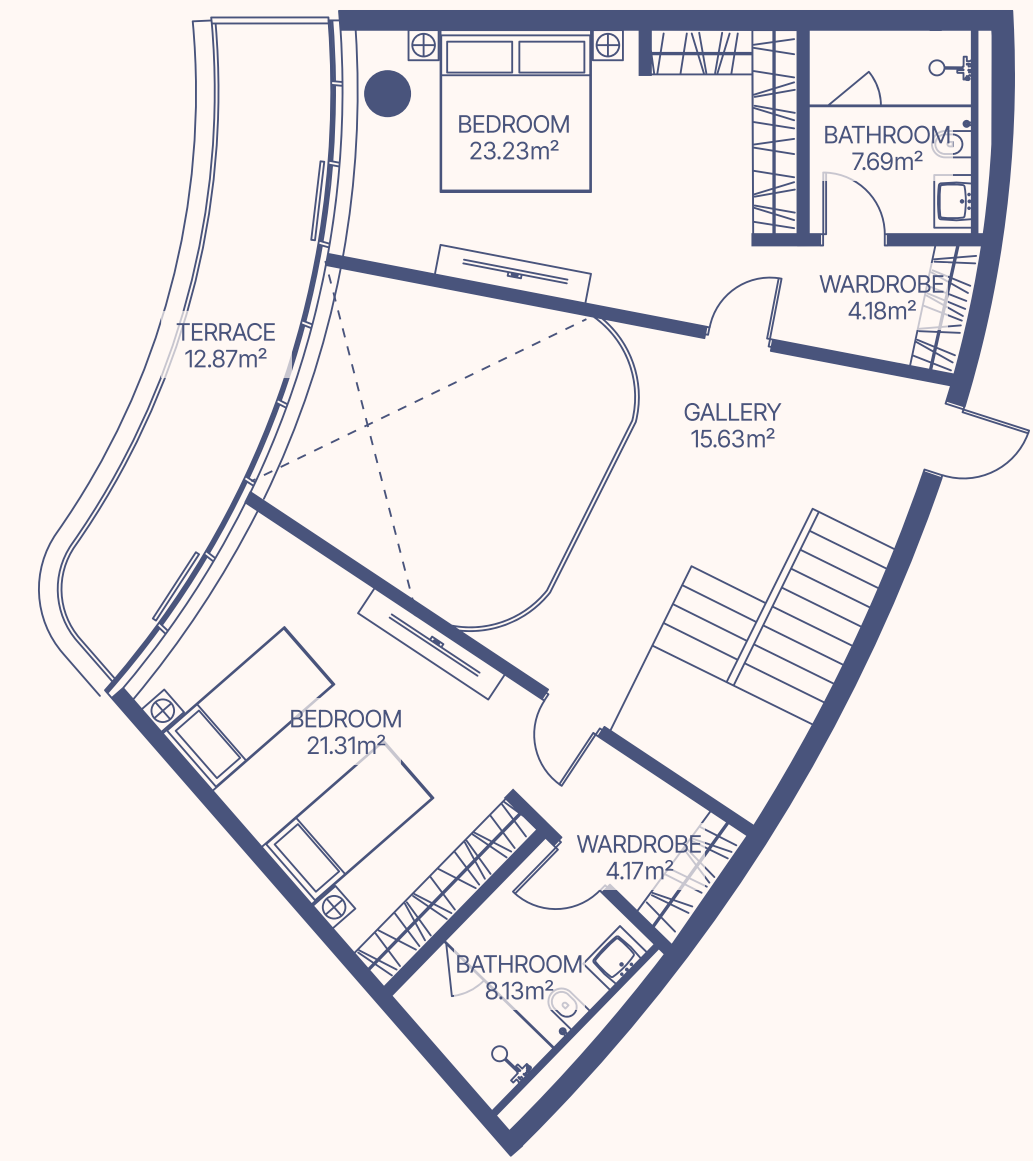
Upper Level

3-4, 5-6, 7-8 floor

LOWER LEVEL

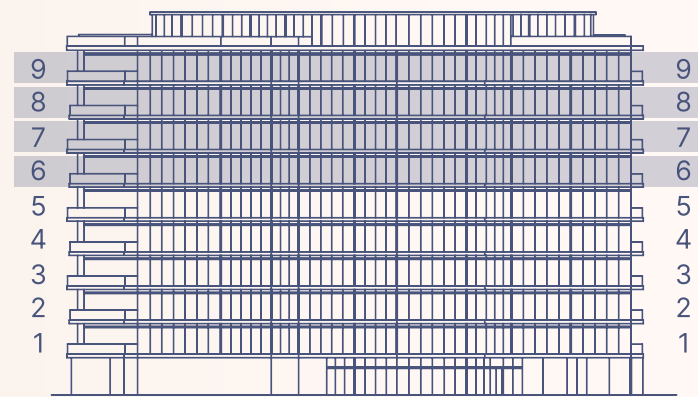


UPPER LEVEL

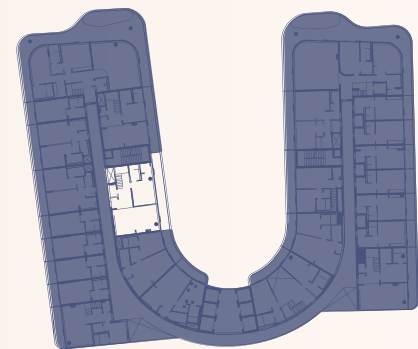


Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor	
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level
312, 512, 710	110.26 m ²	84.34 m ²	12.87 m ²	12.87 m ²	138.48 ft ²	138.48 ft ²
					123.13 m ²	1045.98 ft ²
Total Area	194.6 m ²		25.74 m ²		220.34 m ²	2370.86 ft ²

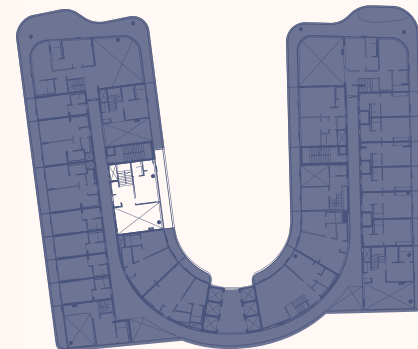
TYPE 19 2 BEDROOM DUPLEX



6-7, 8-9 floor



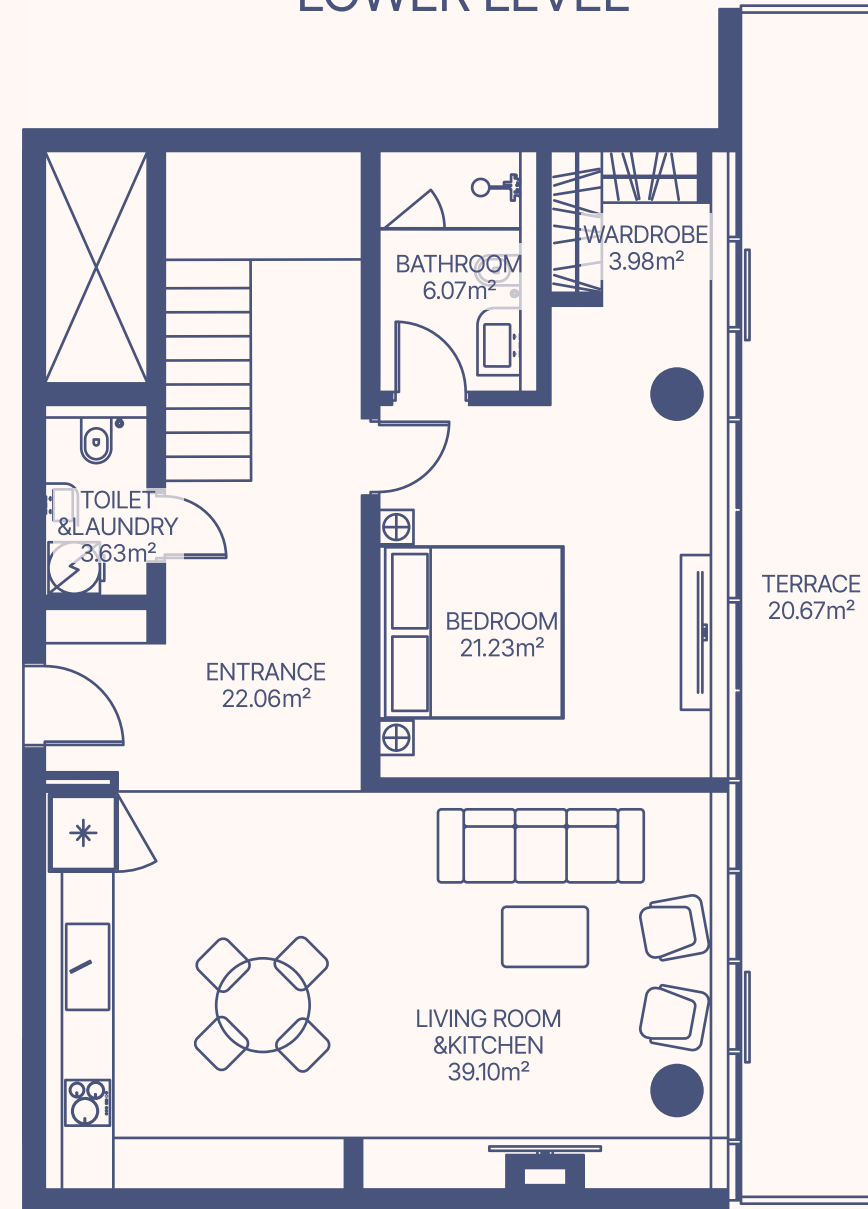
Lower Level



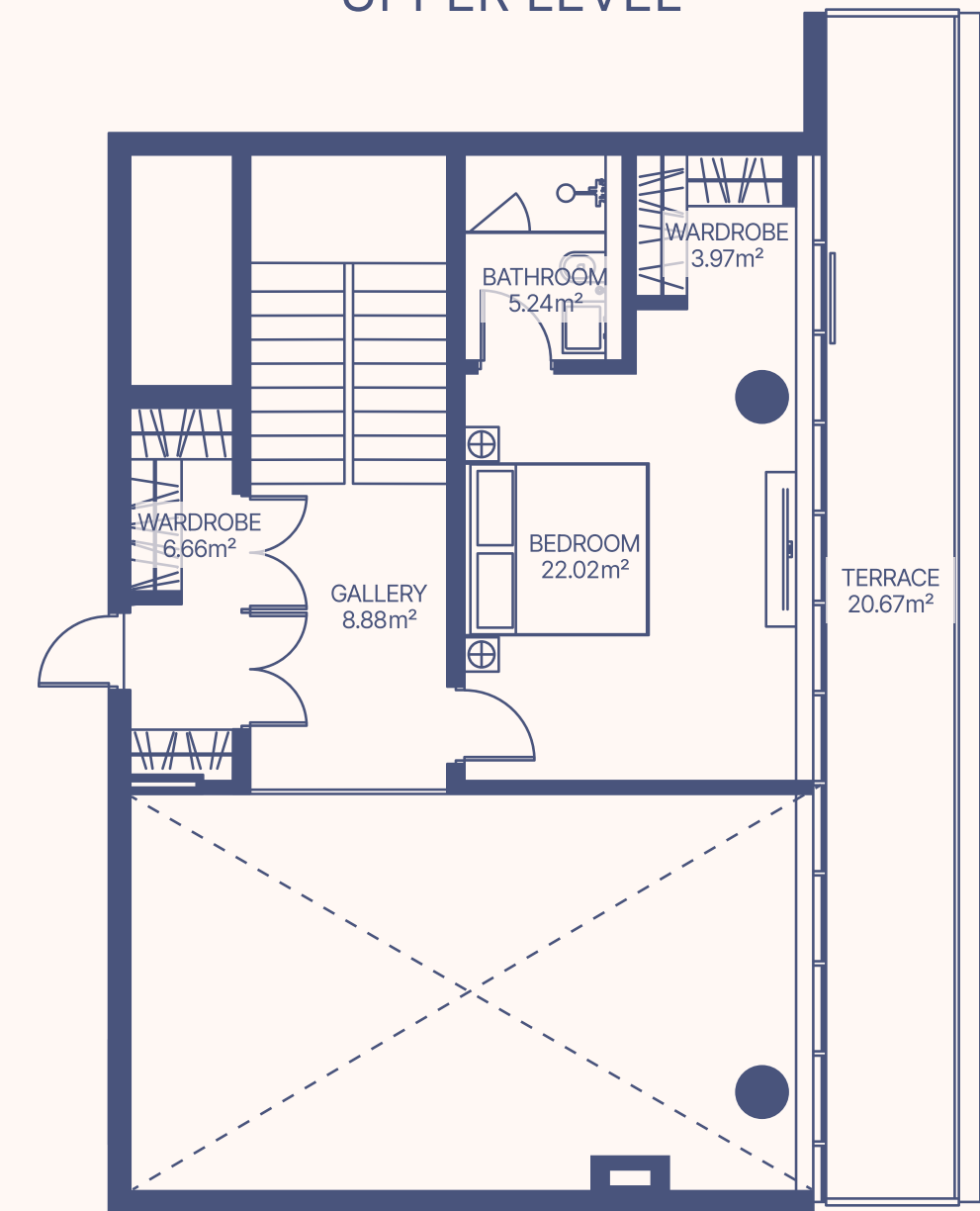
Upper Level

6-7, 8-9 floor

LOWER LEVEL

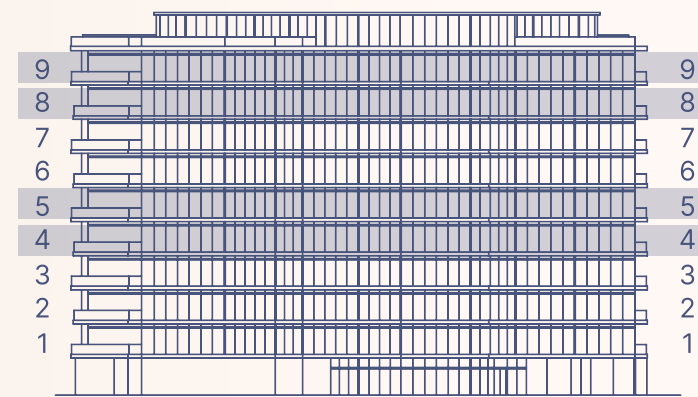


UPPER LEVEL

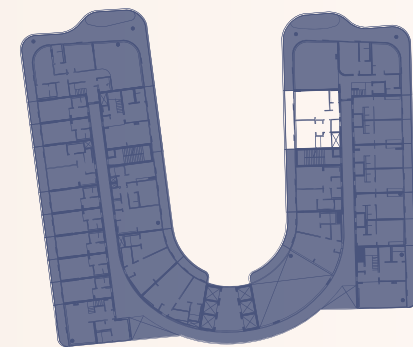


Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor	
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level
611, 813	96.07 m ²	46.77 m ²	20.67 m ²	20.67 m ²	116.74 m ²	67.44 m ²
	1033.71 ft ²	503.25 ft ²	222.41 ft ²	222.41 ft ²	1256.12 ft ²	725.65 ft ²
Total Area	142.84 m ²	46.77 m ²	41.34 m ²	20.67 m ²	184.18 m ²	1981.78 ft ²

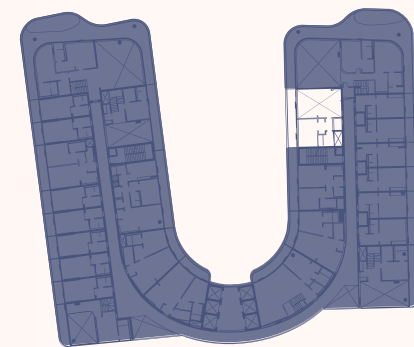
TYPE 20 2 BEDROOM DUPLEX



4-5, 8-9 floor



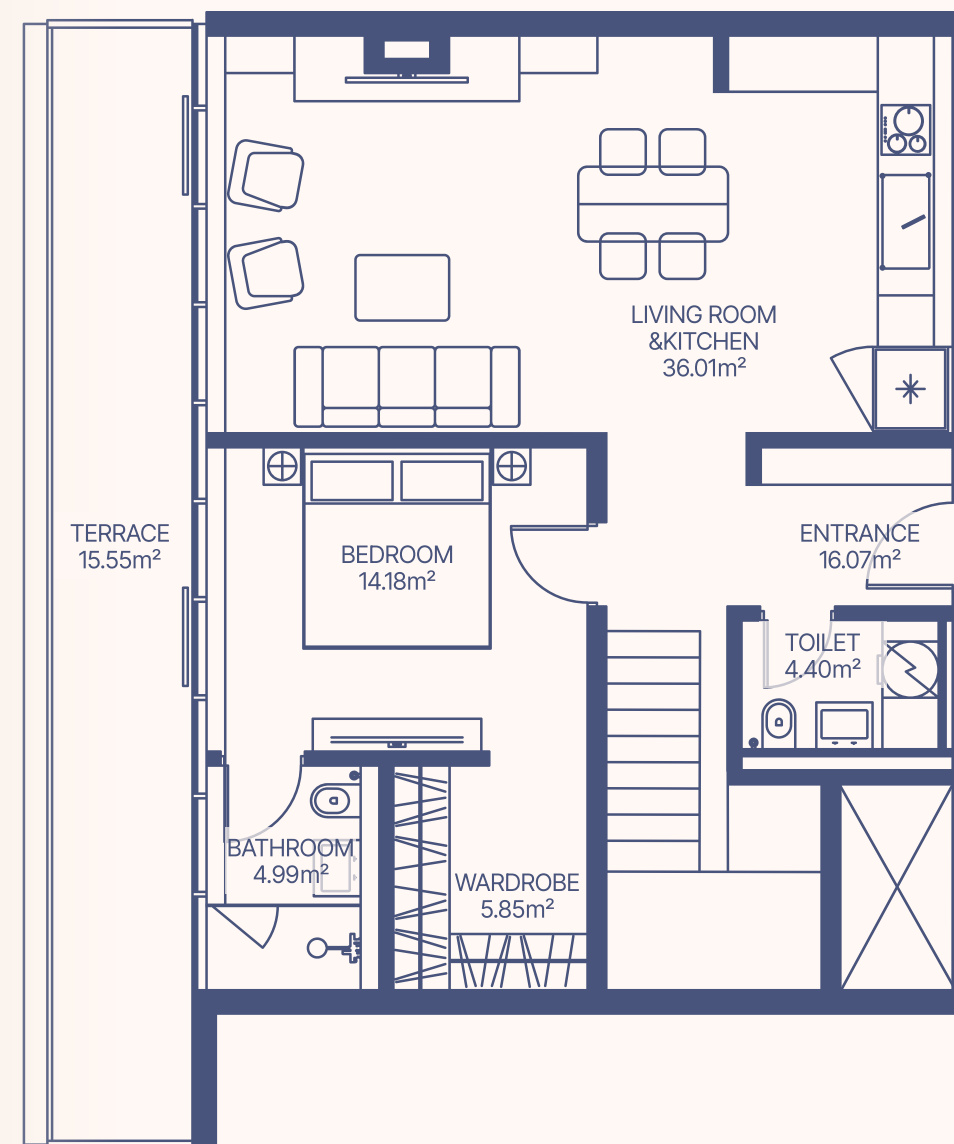
Lower Level



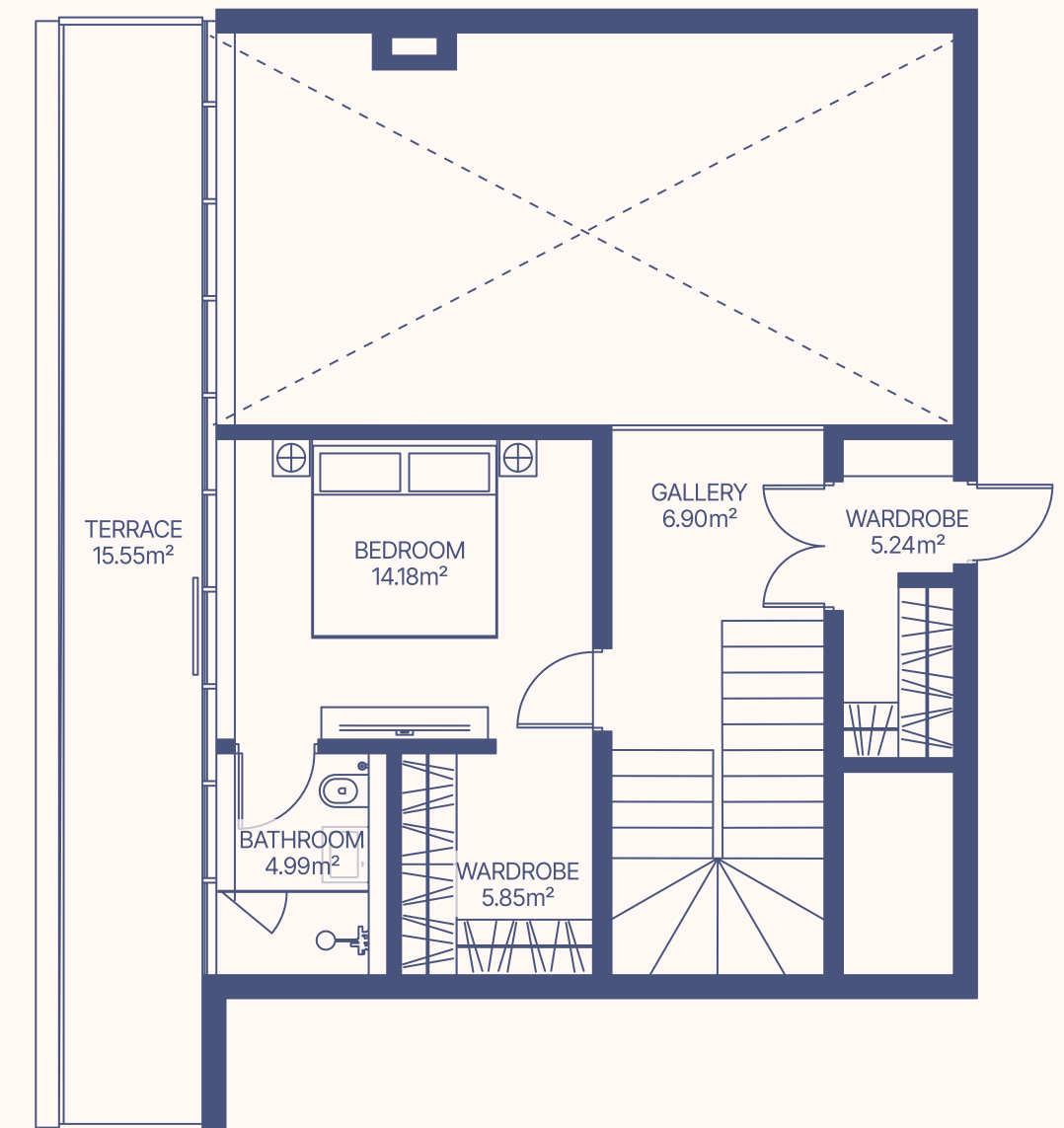
Upper Level

4-5, 8-9 floor

LOWER LEVEL

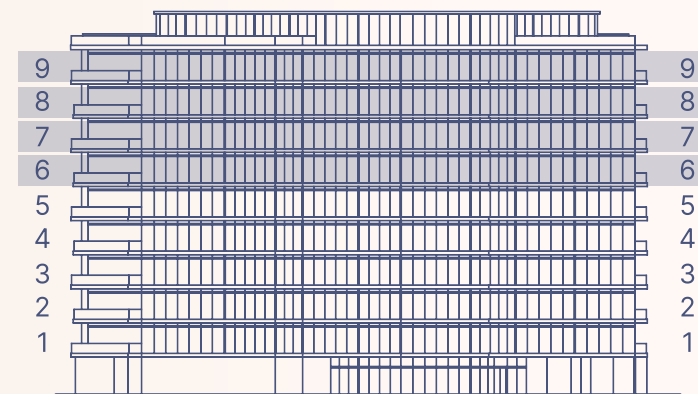


UPPER LEVEL



Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor	
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level
417, 818	81.5 m ²	37.16 m ²	15.55 m ²	167.32 ft ²	97.05 m ²	1044.26 ft ²
	876.94 ft ²	399.84 ft ²	15.55 m ²	167.32 ft ²	52.71 m ²	567.16 ft ²
Total Area	118.66 m ²	1276.78 ft ²	31.1 m ²	334.64 ft ²	149.76 m ²	1611.42 ft ²

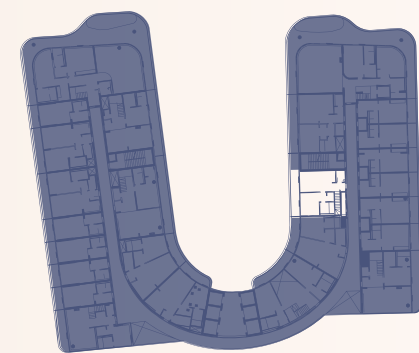
TYPE 21 2 BEDROOM DUPLEX



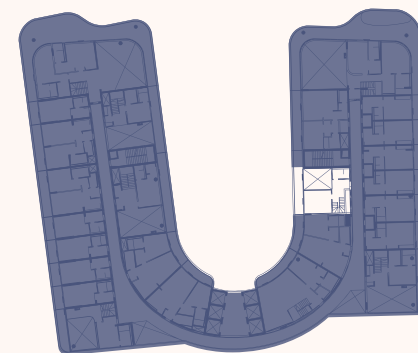
6-7, 8-9 floor



sea



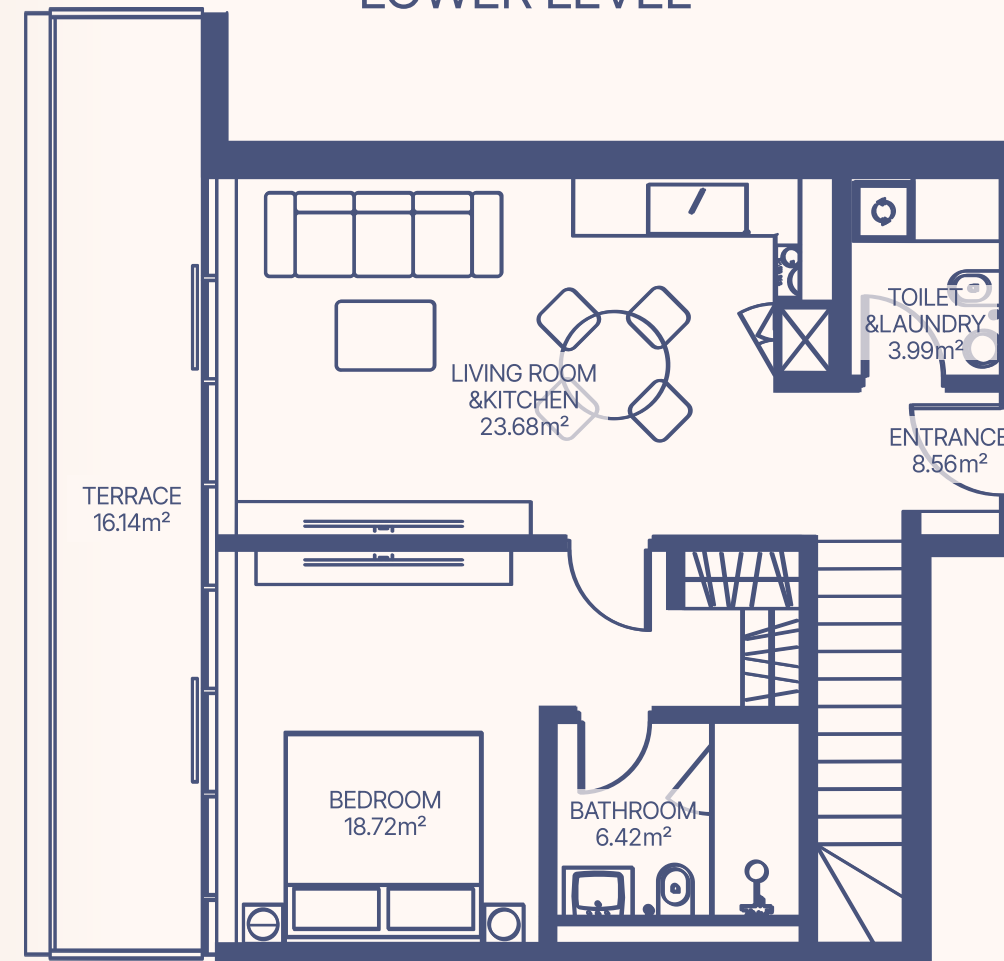
Lower Level



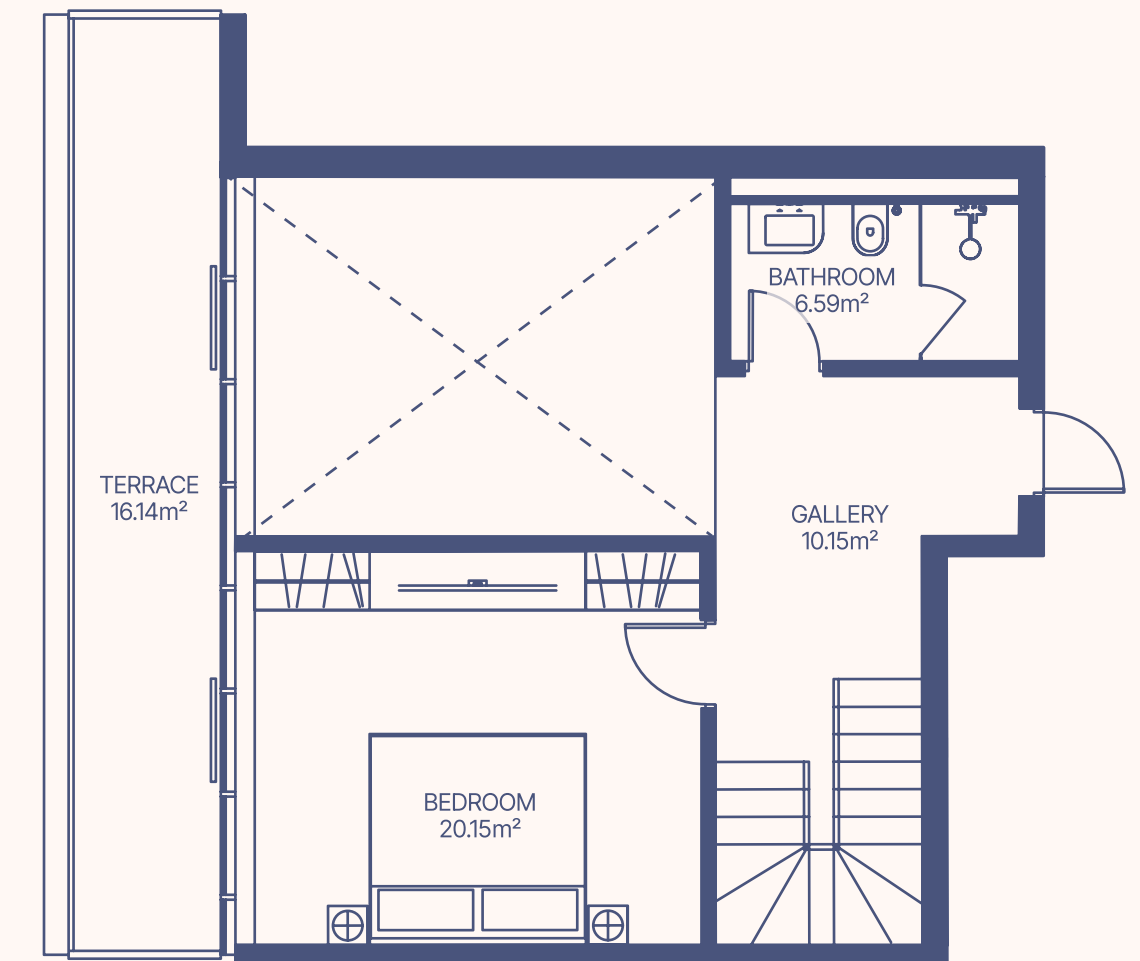
Upper Level

6-7, 8-9 floor

LOWER LEVEL



UPPER LEVEL



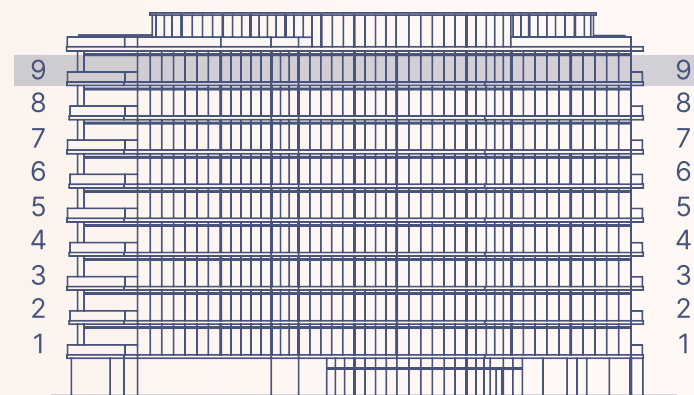
Apartment Number	Apartment Area		Balcony Area		Total Area Per Floor	
	Lower Level	Upper Level	Lower Level	Upper Level	Lower Level	Upper Level
615, 817	61.37 m ²	36.89 m ²	16.14 m ²	16.14 m ²	77.51 m ²	53.03 m ²
Total Area	98.26 m ²	36.89 m ²	32.28 m ²	16.14 m ²	130.54 m ²	53.03 m ²

660.34 ft² 396.94 ft² 173.67 ft² 173.67 ft² 834.01 ft² 570.6 ft²

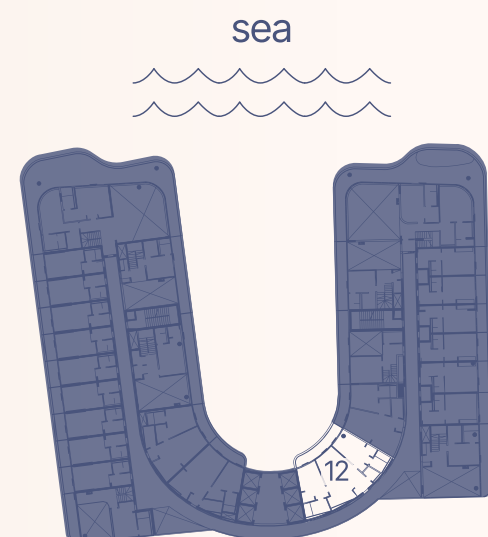
1057.28 ft² 347.33 ft² 1404.61 ft²

TYPE 22

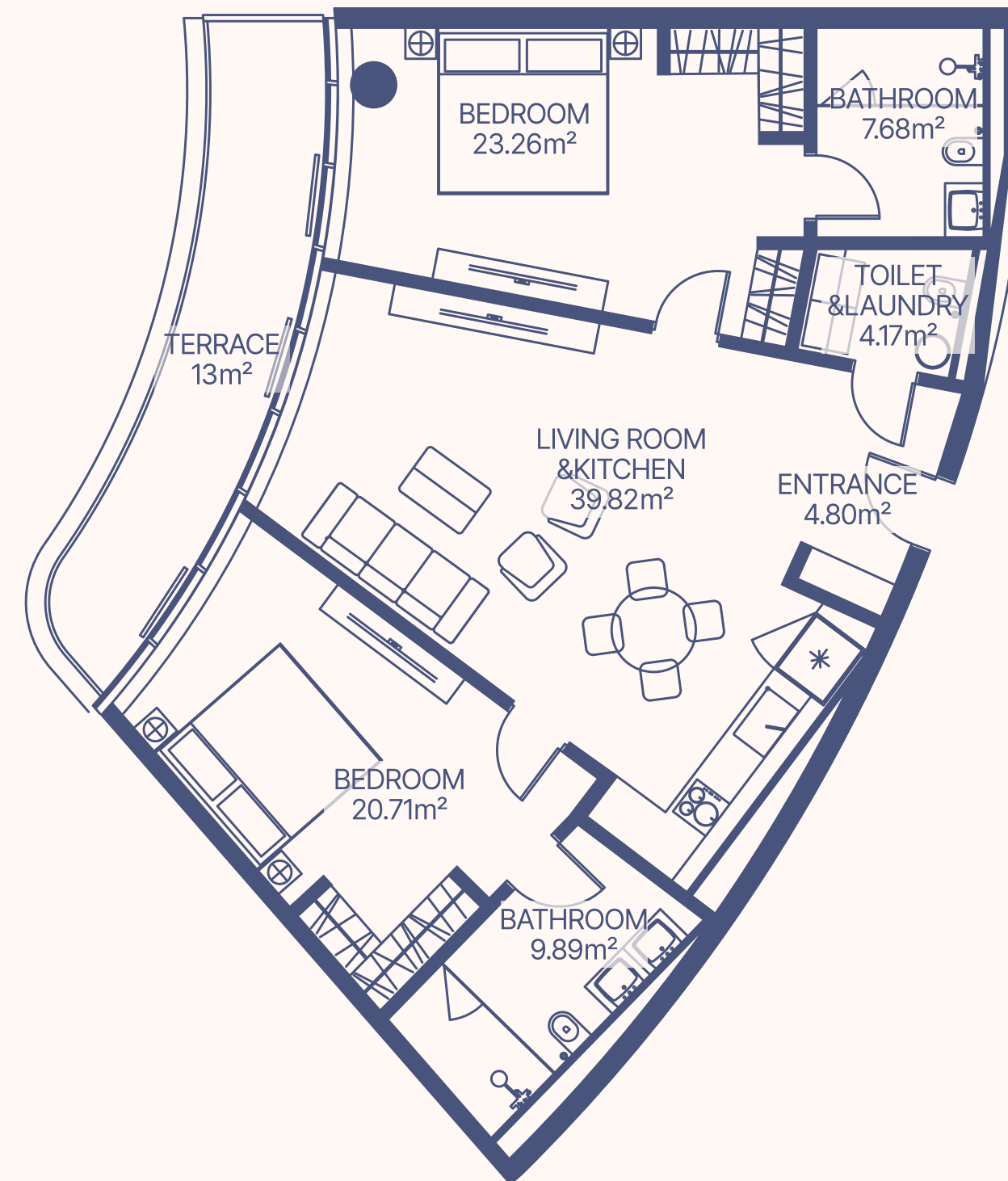
2 BEDROOM



9 floor



9 floor



Apartment Number	Apartment Area		Balcony Area		Total Area	
912	110.33 m ²	1187.15 ft ²	13 m ²	139.88 ft ²	123.33 m ²	1327.03 ft ²