


THE LUXE DEVELOPERS

The background features a stylized globe with vertical lines and a grid pattern. The globe is centered and rendered in a light brown color, matching the overall background. The vertical lines are thin and extend from the top to the bottom of the frame. The grid pattern consists of horizontal and vertical lines that intersect to form a grid of squares. The text "CRAFTING NEW SKYLINES" is centered horizontally and vertically in a white, serif font.

CRAFTING NEW SKYLINES




The Luxe Developers embodies craftsmanship and opulence that is discernable through all five senses.

From atomic attention to detail and sourcing the finest materials, to seeking out the world's most skilled artisans and handpicking the best-in-class architects and designers, our vision is to deliver spaces that elevate the human experience.

We believe that extraordinary quality and luxury craftsmanship elevate every living moment. For us, it matters just as much what a skyline houses as what it looks like.

The Luxe Developers aims to bring a sense of individualism to every project and builds structures that turn into the landmarks of tomorrow.



The background features a stylized, semi-transparent illustration of a dome, likely representing a mosque or a traditional building. The dome is composed of a grid of vertical and horizontal lines, creating a mesh-like structure. The overall color palette is a range of warm, earthy tones, from light beige to deep, rich browns, with the text in a contrasting white.

# RAS AL KHAIMAH

*AL MARJAN ISLAND*



Ras Al Khaimah is renowned for its outstanding nature, leisure, adventure and authentic offerings. With an extraordinary history dating back over seven millennia and the site of the world's longest zipline, the northernmost Emirate in the U.A.E. has become one of the most sought after destinations in the Middle East.

Al Marjan Island, home to a host of major entertainment and lifestyle offerings, extends a vast 4.5 kilometers into the sea, and covers an area of 2.7 million square meters.

A group of 4 coral-shaped islands in a man-made archipelago located in Al Jazirah Al Hamra, Ras Al Khaimah, Al Marjan Island currently has more than 1,600 operational five-star hotel keys and is soon to be home to the first integrated resort in the MENA region, Wynn Resorts.



OCEANO





Oceano, a twin tower project is reimagining, redefining, and revolutionizing opulence, with an exterior filled with elegant asymmetric lines and a mesmerizing entrance that warmly welcomes residents and visitors alike.

Oceano is designed to provide an upscale waterfront living lifestyle and comprises of residential and commercial units with panoramic views of the sea, its own private beach and jetty.

The development having a BUA of 76,000 sqm consists of G+17, 206 units including 1,2,3 and 4-bedrooms, penthouses, sky villas and 5 retail units. The development will also include premium facilities like a spa, infinity pool overlooking the Arabian Sea and a state of the art gym.




Oceano is situated in a unique area on Al Marjan Island with a corner plot having unobstructed views across the Arabian Gulf.

With its own private beach and access, the twin tower project is designed as a landmark that in its urban context will be viewed as a prominent building.

Oceano lends itself to a unique design and architecture that has free flowing glass facades with minimalist frames. Each floor plate, which rotate on different planes, incorporates smooth curves designed to maximize the uninterrupted panoramic views of the Arabian Sea.

The arrival to Oceano provides for an exclusive experience with its ceremonial entrance that features a dynamic cascading fountain and landscaping designed to enthrall residents and visitors alike.



A twin tower project, Oceano comprises of several types of unit layouts and has its own retail level featuring the best in hospitality and leisure.

Finishes include marble adorned lobby areas and unique accents within the different unit types.

The project consists of one, two, three and four bedroom apartments, penthouses and exclusive sky villas.

The total number of units are 206 and come with different layouts.

Total One Bedroom Units - 71

Total Two Bedroom Units - 59

Total Three Bedroom Units - 43

Total Four Bedroom Units - 25

Total Penthouses - 6

Total Sky Villas - 2



ELEVATED LUXURY LIVING

WITHOUT COMPROMISE.

# PARTNERS




## DEWAN Architects + Engineers

Dewan Architects + Engineers has been at the forefront of the Middle East's booming architectural and engineering design sector for almost three decades.

Appointed as the architects for Oceano, Dewan is recognized as a global multi-disciplinary practice and is ranked as one of the top three firms regionally and has been recognized as one of the top firms in the industry by Building Design Magazine. The firm has received this honor for the 14th consecutive year and has been ranked 41st globally on the magazine's World Architecture 100 2023 list.

With more than 500 people globally, Dewan believe in delivering sustainable architecture by creating unique and boundary breaking designs. They also won Architectural Company of the Year at the Middle East Consultant Awards 2022.



## Hirsch Bedner Associates - HBA

Currently onboard as the interior design firm for Oceano, HBA is one of the largest design firms in the world.

A world-renowned name as a leading hospitality design firm, HBA create signature looks for today's luxury brands and unveil the world's most anticipated hotels, resorts, spas, casinos, restaurants, cruise ships, independent contemporary boutique hotels and world-class residences.

The company's international presence, depth of experience and detailed industry knowledge enables HBA to identify interior design trends at their source, predict new design innovations and influence design standards at a global level.

NOT JUST A SPACE

A CAPTIVATING **SYMBOL**







O C E A N O









A **BESPOKE** LIFESTYLE





CRAFTED FOR THE **EXCEPTIONAL**









OCEANO

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