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OYSTRA

## A LIVING MASTERPIECE

Designed by the visionary Zaha Hadid Architects, Oystera redefines waterfront living with flowing, organic forms that blur the boundaries between land, sea, and sky. Here, the ocean isn't just a backdrop—it's part of the experience.



Curved structures mirror the movement of water, materials reflect the textures of the shore, and every space is designed to feel fluid, open, and alive. Oystera moves with you, breathes with you, evolves with you. Luxury here isn't loud—it's effortless, seamlessly blending nature and design.



# AL MARJAN ISLAND

Al Marjan Island stretches into the Arabian Gulf like a quiet invitation—four coral-shaped islands made for those who move to the rhythm of the coast. With its mix of boutique resorts, soft beaches, and thoughtfully designed residences, it's one of the UAE's most sought-after waterfront destinations.

And soon, the landscape will evolve again with the arrival of Wynn Al Marjan Island. Opening in 2027, this landmark resort will introduce the region's first integrated gaming experience—bringing new energy to the shoreline while staying true to the island's calm, natural appeal.

3MIN

Wynn, Al Marjan Island

7MIN

Al Hamra Mall

10MIN

Al Hamra Golf Club

20MIN

RAK International Airport

15MIN

Al Hamra Marina Walk

55MIN

Dubai International Airport

60MIN

Dubai Mall

60MIN

Jebel Jais



AL HAMRA MARINA



AL HAMRA GOLF CLUB



AL HAMRA MALL

RAS AL KHAIMAH



RKT INTERNATIONAL AIRPORT

JEBEL JAIS

UMM AL QUWAIN

AJMAN

SHARJAH



SHJ INTERNATIONAL AIRPORT



DXB INTERNATIONAL AIRPORT

BURJ KHALIFA & DUBAI MALL



# WHERE LUXURY FEELS NATURAL



## AMENITIES

### Wellness & Fitness

- Personal training studios
- Yoga pavilions with sea breeze
- Paddle courts
- Golf simulator & putting greens

### Social & Dining

- Sunlit social zones
- Lounge seating with sea views
- Rooftop bar for sunset gatherings
- Curated coffee blends at café

### Relaxation & Leisure

- 120-meter crystal lagoon with beach access
- Private cabanas
- Elevated poolside lounges
- Rooftop 360° infinity pool
- Artisanal café

### Lifestyle & Services

- 24/7 5-star concierge service
- Valet parking
- Pet-friendly park



# OYSTRA'S ADVANTAGE

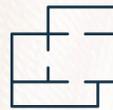
Oystra stands apart through its design, its setting, and the way it brings everyday life into focus. From its collaboration with Zaha Hadid Architects to its position near future icons like Wynn Al Marjan, every element is considered—offering a lifestyle that feels quietly exclusive and genuinely rewarding.

## Zaha Hadid Architects

1st fully residential project by ZHA in the UAE



Steps from Wynn Al Marjan—region's first integrated gaming resort



Designed with HBA, Dewan, and Cracknell—leaders in interior, architecture & landscape



Part of RAK Vision 2030's tourism and investment masterplan



Uninterrupted Arabian Gulf views



High rental yields backed by booming demand



Zero income tax, capital gains tax, or property tax



High liquidity driven by exceptional buyer interest



Lower buy-in with strong appreciation potential





# RESIDENCES

Oystra offers a thoughtfully curated mix of residences—spacious apartments, elegant duplexes, and standout penthouses—all designed for modern living. Each home balances comfort with considered design, creating spaces that feel both personal and refined.

	Size	Starting Price
1-Bedroom Apartment	850 sq ft	AED 2.8M
2-Bedroom Apartment + Maids	1,550 sq ft	AED 4.7M
2-Bedroom Apartment	1,650 sq ft	AED 5.3M
3-Bedroom Apartment	2,450 sq ft	AED 7.9M
4-Bedroom Apartment		Available on Request
Duplex		Available on Request
Penthouse		Available on Request
Royal Penthouse		Available on Request

**Total Units: 900 | Payment Plan: 60 / 40 | Handover: Q1 2029**

Milestone	Payment
Down Payment	10%
1st Installment	10%
2nd Installment	5%
3rd Installment	10%
4th Installment	5%
5th Installment	5%
6th Installment	5%
7th Installment	5%
8th Installment	5%
On Handover	40%

# PROJECT INFORMATION

## Project Name

Oystra

## Project Type

Freehold Residential  
Apartments

## Project Location

Al Marjan Island, Ras  
Al Khaimah

## Building Configuration

- 18 floors + mezzanine, ground floor, and 2 basement parking levels
- VIP lobbies and reception areas connected to 26 elevators
- Private, key-activated elevator access and entry vestibules for penthouse residences
- Premium concierge services
- Exclusive facilities dedicated to residents
- 24-hour concierge service

## Outdoor Amenities

- Curated landscaping encompassing the premises
- Inviting arrival experience and dedicated drop-off areas
- Resort-style sundeck with surrounding pools and open lawns
- Paddle court
- Children's playground
- Heated swimming pools for families and kids
- Heated lap pool
- Indoor and outdoor lounge spaces
- Private cabanas by the poolside for added comfort and shade
- Outdoor yoga lawn for fitness and mindful movement
- Ample green spaces
- Water features integrated into landscape design

## Wellness Center

- Expansive, state-of-the-art fitness center with access to outdoor activities
- Spa with steam, sauna rooms and indoor pools
- Dedicated treatment room
- Private training studio

## Food & Beverage

- Luxurious beach club featuring an outdoor crystal lagoon infinity pool, fine dining options, gazebos, sun deck, bars, and VIP valet parking
- Premier rooftop dining venue with 360° infinity pools and exceptional outdoor amenities overlooking Al Marjan Island

## Indoor Amenities

- Private cinema / theater
- Golf simulation lounge
- Children's soft-play area
- Games room for adults and teenagers
- Art gallery
- Stylish relaxation lounge and bars for ultimate comfort and downtime
- On-site healthcare unit
- Convenience store





# RICHMIND

Richmind is a premium developer crafting spaces where artistry, nature, and human connection converge. Every project is a masterful interplay of balance and nuance, thoughtfully designed to harmonize form and function, leaving a legacy of timeless allure.

Guided by our ethos—'Rich' for craftsmanship and artistry, 'Mind' for strategic precision—we create living experiences that offer both beauty and lasting value.

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