

The Monopoly way

RAS AL KHAIMAH

Monopoly redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

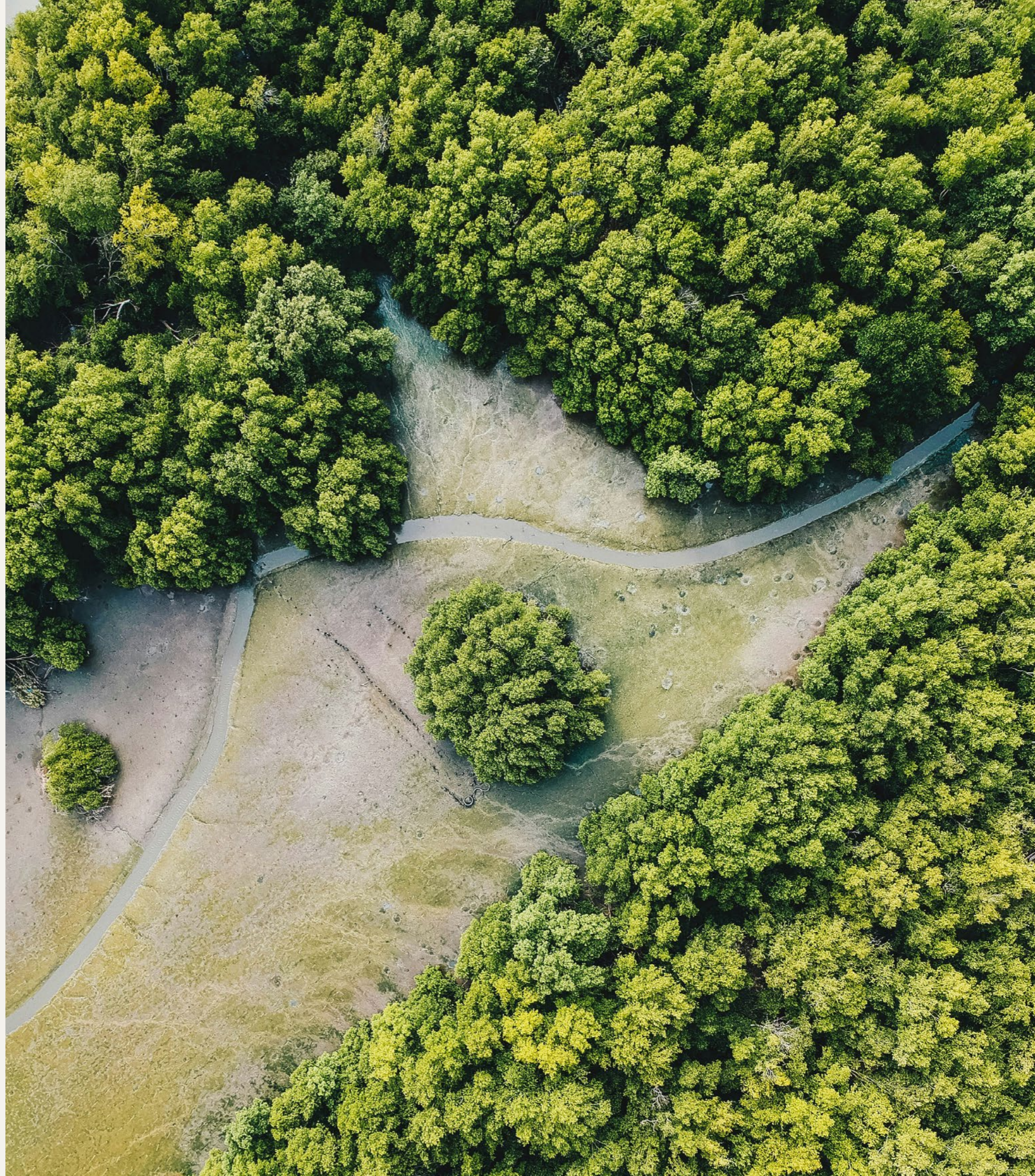
Pioneering the 'Backward Integration' model in real estate, Monopoly Real Estates employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.

WELCOME TO AL MARJAN ISLAND

A timeless sanctuary, inviting adventurers to forge their own path and uncover the treasures hidden within its untouched depths.

AL Marjan Island presents a harmonious blend of luxury and nature, featuring exquisite villas, waterfront mansions, apartments and resorts. Unparalleled comfort amidst picturesque natural landscapes awaits your discovery.

AL Marjan Island seamlessly blends the tranquillity of untouched natural beauty with the vibrant pulse of UAE's cosmopolitan life. Here, you can savour a life of peaceful seclusion while remaining effortlessly connected to the exhilarating energy of the city.





LIVE
THE ISLAND LIFE

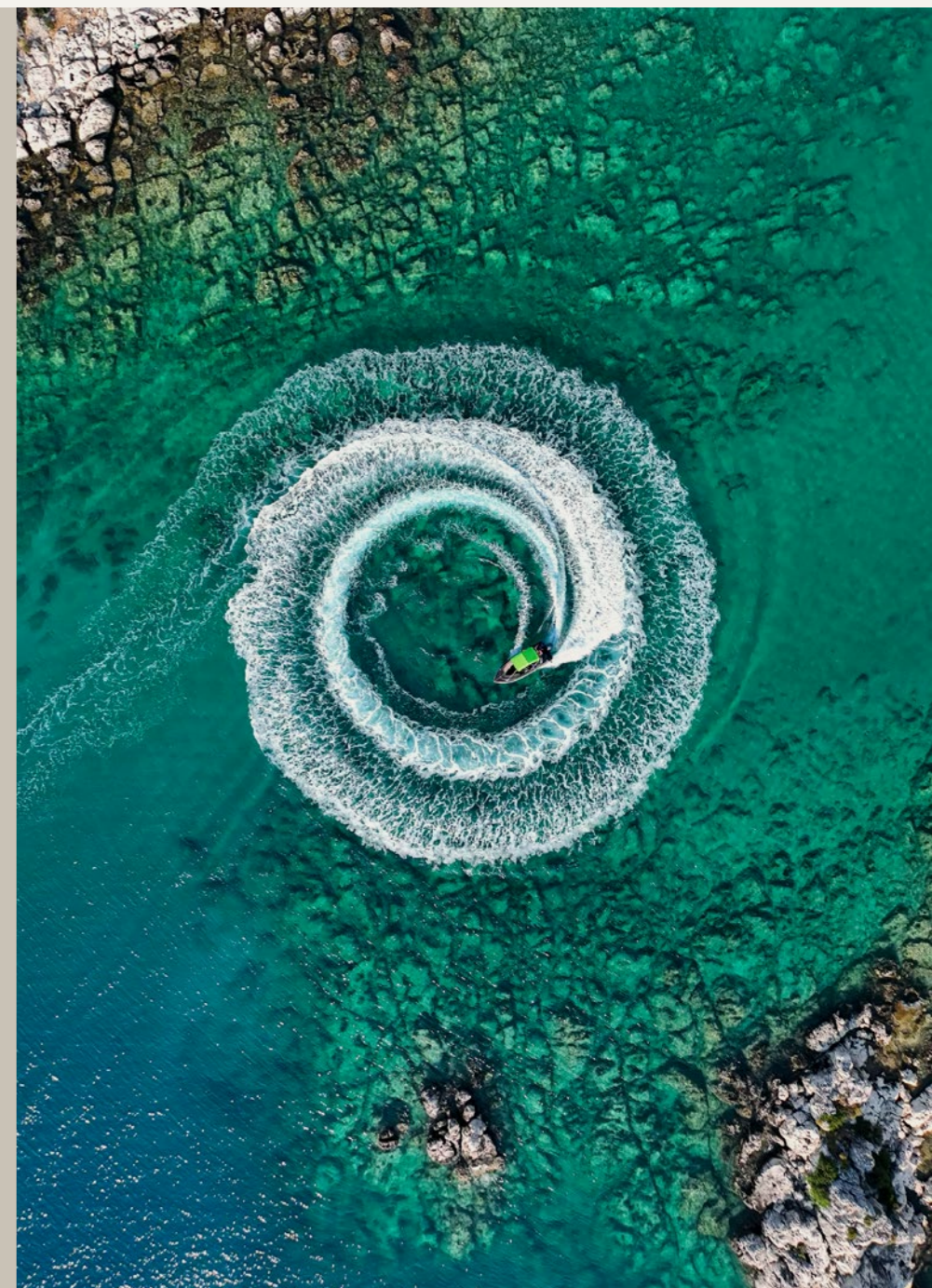


Imagine strolling barefoot on soft, white sand as the waves create a symphony of soothing melodies, offering a sensory escape unlike any other.

Experience the captivating allure of secluded beaches and serene sunsets, where the gentle lull of waves soothes your soul.

DISCOVER YOUR NATURAL HABITAT

AL Marjan island stands as one of UAE's precious natural gems waiting to be explored. Cocooned by the azure waters of the Persian Gulf, this island boasts diverse habitats ranging from pristine white sand beaches to lush mangroves decorated by a rich tapestry of unique wildlife including gazelles, oryx, flamingos and rare turtles.



A TIMELESS QUALITY

AL Marjan Island is a captivating destination that harmoniously blends history and ecology, offering a glimpse into the past while embracing the present.

Once adorned with an Eastern Christian Monastery and Bishop's Palace, it holds the prestigious title of being the oldest pearl fishing town in the Persian Gulf which is of great archaeological significance.

AL MARJAN ISLAND

EASY TO REACH,
IMPOSSIBLE TO FORGET

AL MARJAN Island awaits just a 50 minute drive from Dubai or 30 minutes from Sharjah & 10 minutes from Al Marjan Island making it a haven that is accessible yet tucked away.



COMMUNITY

YOUR HOME; A NATURAL PARADISE

AL Marjan Island calls to those with a discerning taste for serenity and adventure alike. Here, lush mangroves merge seamlessly with pristine beaches, creating a sanctuary where wildlife flourishes and water activities abound.



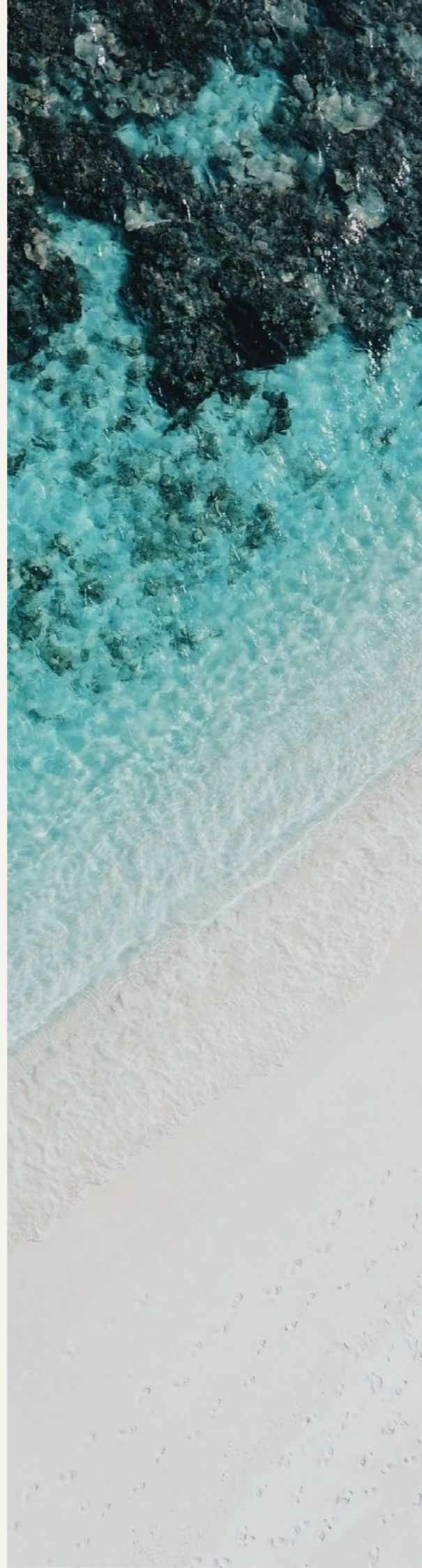
COMMUNITY

Embrace the opportunity to reside amidst galloping gazelles under skies kissed by flamingos. Witness rare turtles making their way to the sea, while oryx greet you gracefully in your own backyard.



RESORT

A HAVEN WHERE
EVERY COMFORT
IS INDULGED



RESORT



Discover a place where every day
feels like a retreat enveloped in
nature's embrace, tailored for those
who appreciate the finer aspects of a
resort lifestyle.

GOLF COURSE



BLENDING RECREATION
WITH NATURE'S BEAUTY

Picture a lush golf course framed with swaying trees serenaded by the gentle rhythms of the waves while the vast open sea paints a breathtaking backdrop.

AL Marjan Island, where the 18-hole golf course becomes an integral part of the island lifestyle.

MARINA LIFE

LIFE BY THE SEA

AL Marjan Island, where the shimmering horizon stretches endlessly.



MARINA LIFE

A bustling maritime haven where boat enthusiasts and coastal dwellers come together to embrace a lifestyle enriched by nautical adventures. Along the boardwalk, charming cafes, restaurants and vibrancy of the electric nightlife truly invigorate every desire, creating a dynamic atmosphere.



RETAIL BOULEVARD



A SENSORY FEAST OF SIGHTS, SOUNDS AND AROMAS

The retail boulevard at Al Marjan Island is beyond any ordinary shopping street.

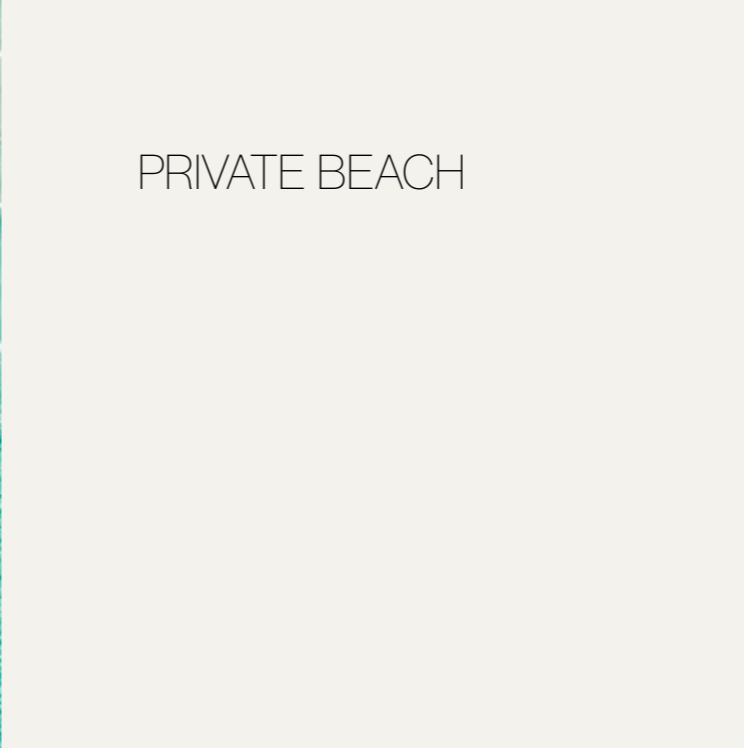
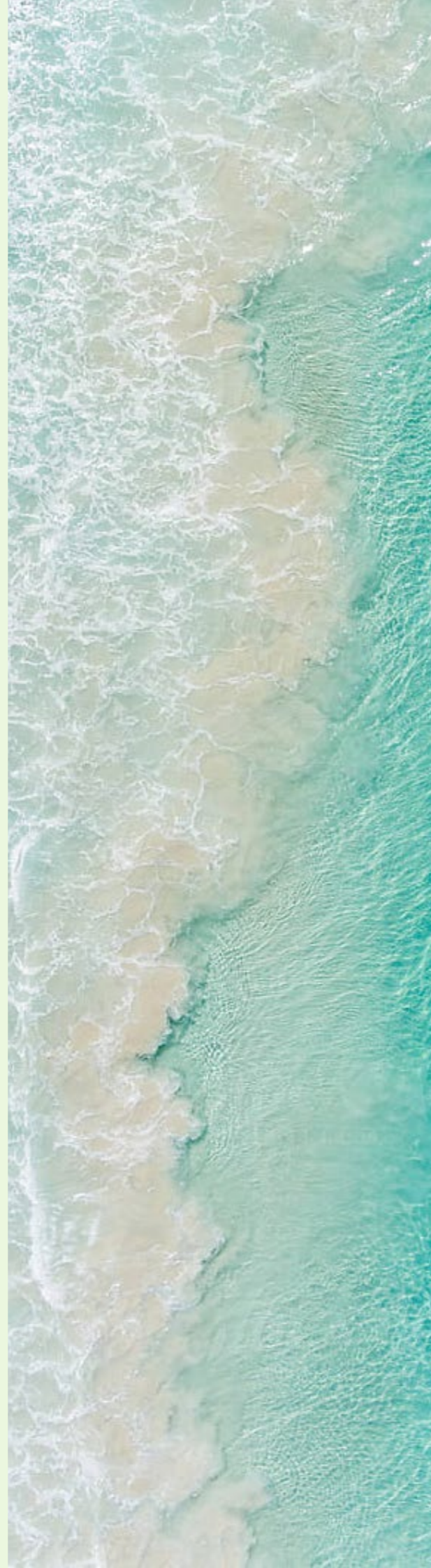
RETAIL BOULEVARD

Cafes spill onto open breezy sidewalks, inviting shoppers to linger over coffee or indulge in gourmet meals.



PRIVATE BEACH

PRIVATE BEACH



Whether you seek peaceful walks amidst nature's splendour or exhilarating days on the water, AL Marjan Island offers unparalleled experiences for all.

STEP INTO YOUR PRIVATE PARADISE

Experience coastal charm amidst the abundant amenities of AL Marjan Island, where luxury and island living harmoniously blend into everyday life.



MANSIONS



OWN A PIECE OF HEAVEN

Imagine being woken up by caresses of gentle sea breeze while birds sing along to the morning sunshine.

AL Marjan Island, where luxurious mansions are adorned with double-height foyers and offer exclusive access to the pristine beach.







VILLAS



VILLAS

YOUR SANCTUM BY THE SEA

Your own personal island paradise where every sunrise and sunset paints the skies with hues of tranquillity.

AL Marjan Island, where the luxurious sea facing villas offer exclusive access to the boardwalk and picturesque views of the lagoon waterfront.





APARTMENTS

LIVE AMONGST
THE CHOSEN FEW



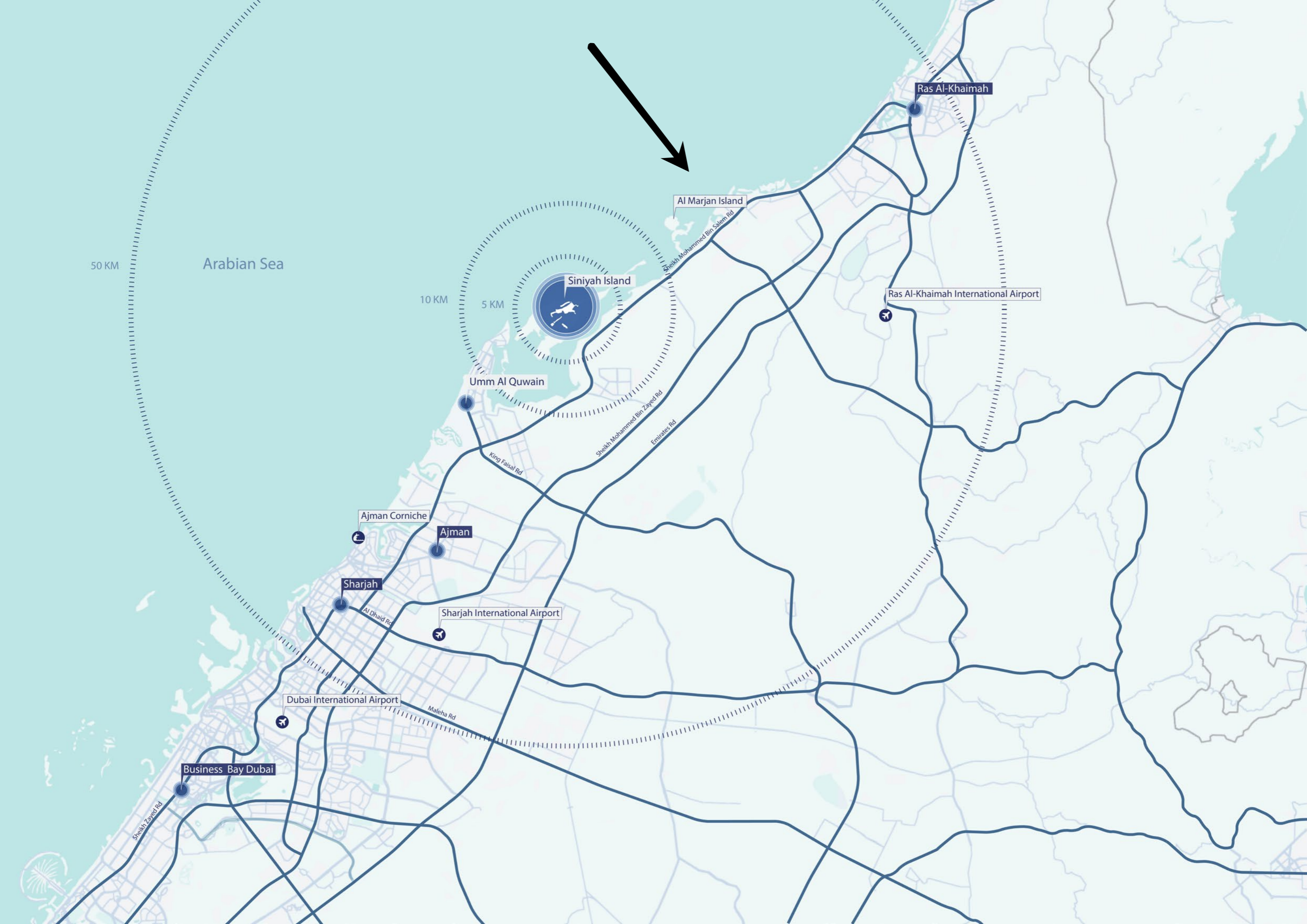
Embrace the enchanting allure of island living in the luxurious sea facing apartments.

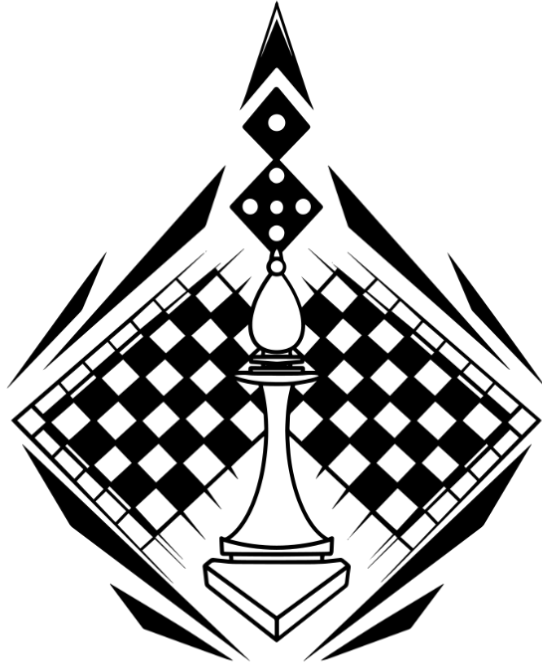
APARTMENTS



AL Marjan Island, where every residence boasts panoramic views of the sparkling ocean and invite you to indulge in the ultimate island escape.







VILLA COMMUNITY PHASE 1 LAUNCH



4 Bedroom Villa

- Type A
- Type A Mirror
- Type B
- Type B Mirror
- Type C
- Type C Mirror

5 Bedroom Villa

- Type A
- Type A Mirror
- Type B
- Type B Mirror

6 Bedroom Villa

- Type A

4 Bedroom Villa | Type A

Plot Area

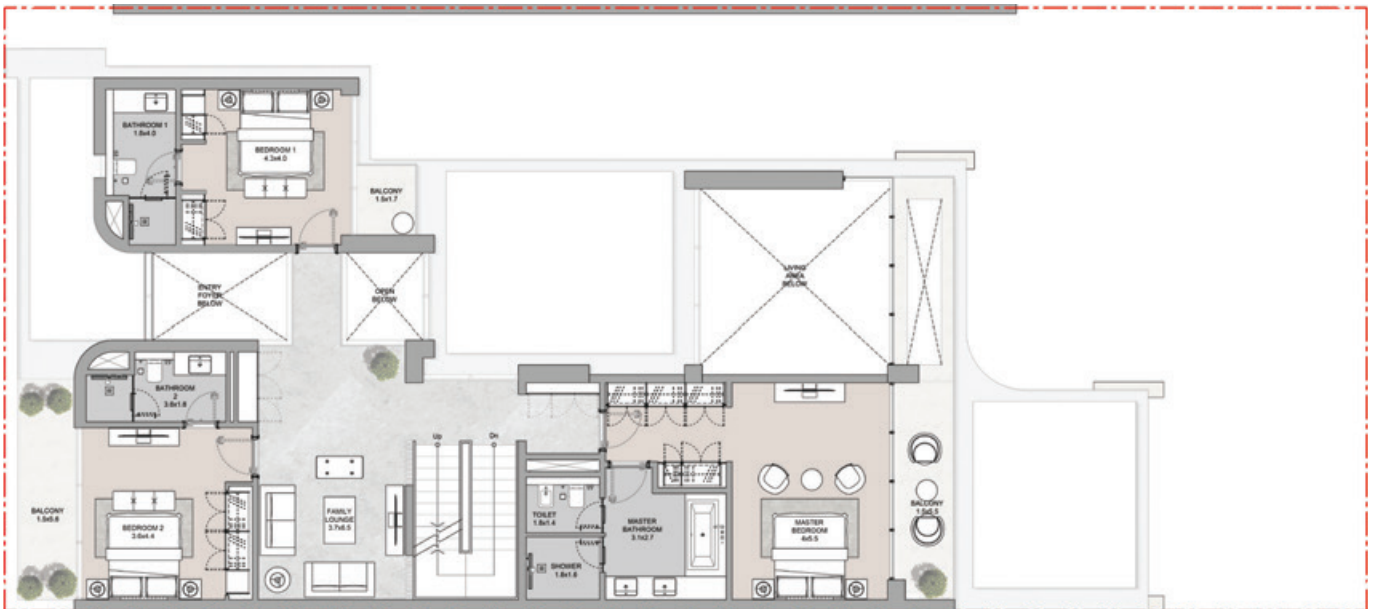
Min 533.47 sq.m Max 560.84 sq.m
 Min 5,742.26 sq.ft Max 6,036.82 sq.ft

Saleable Area

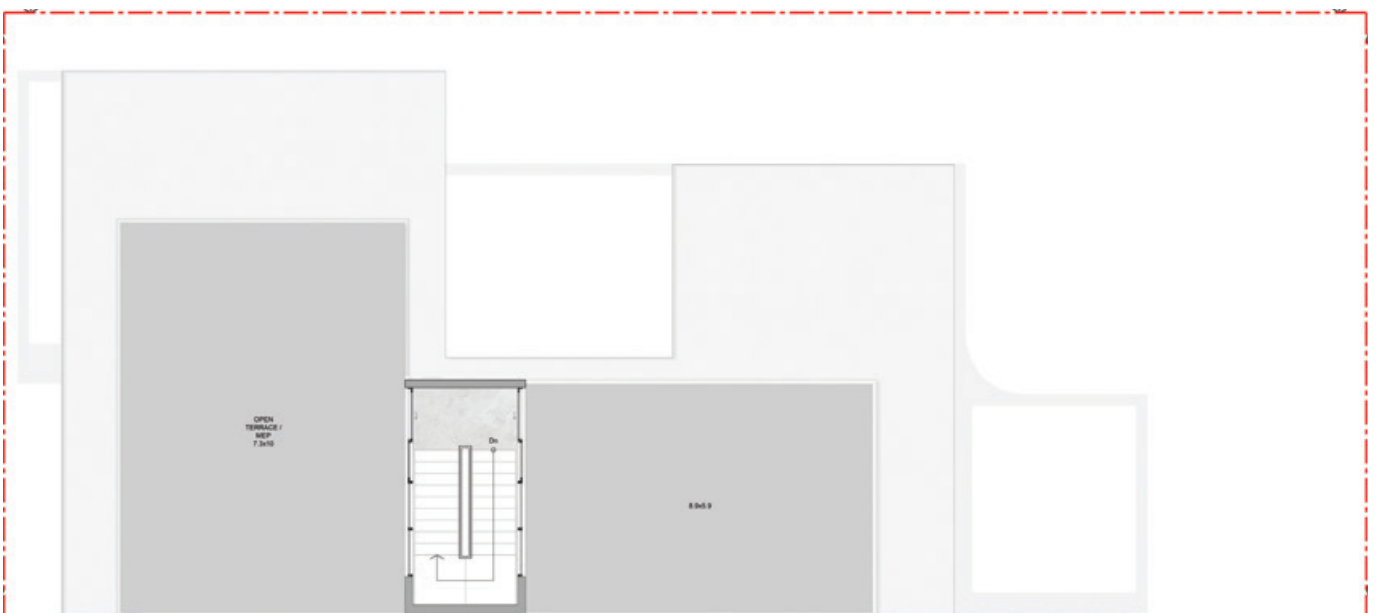
447.30 sq.m
 4,814.70 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

PG-V-124, PG-V-127, PG-V-130, PG-V-133, PG-V-136, PG-V-139, PG-V-167, PG-V-169, PG-V-173, PG-V-175, PG-V-180, PG-V-196, PG-V-198, PG-V-201, PG-V-204, PG-V-223, PG-V-226, PG-V-229, PG-V-232

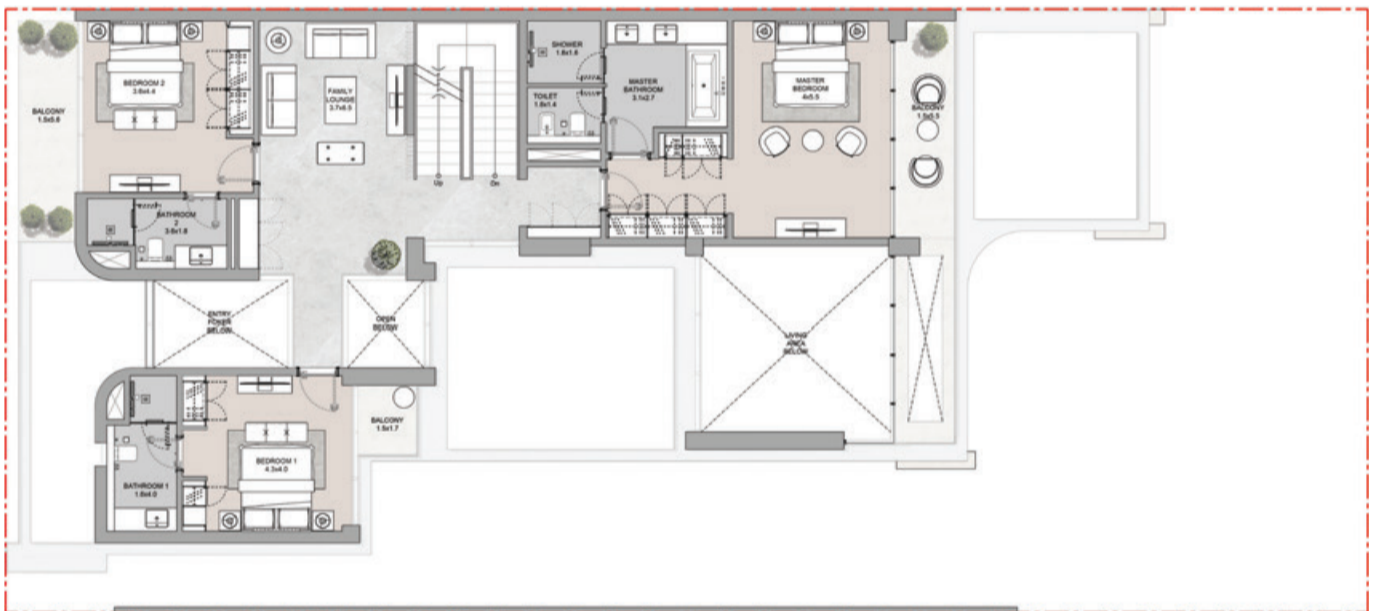
4 Bedroom Villa | Type A
Mirror

Plot Area
 Min 533.47 sq.m Max 560.84 sq.m
 Min 5,742.26 sq.ft Max 6,036.82 sq.ft

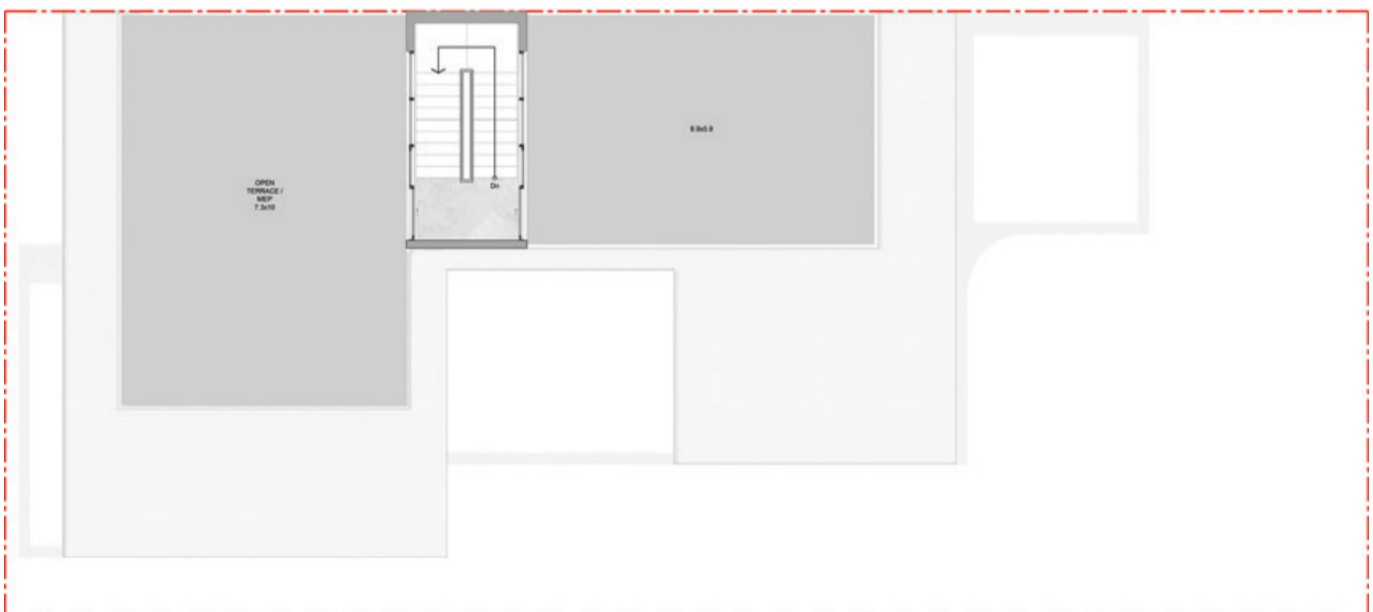
Saleable Area
 447.30 sq.m
 4,814.70 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

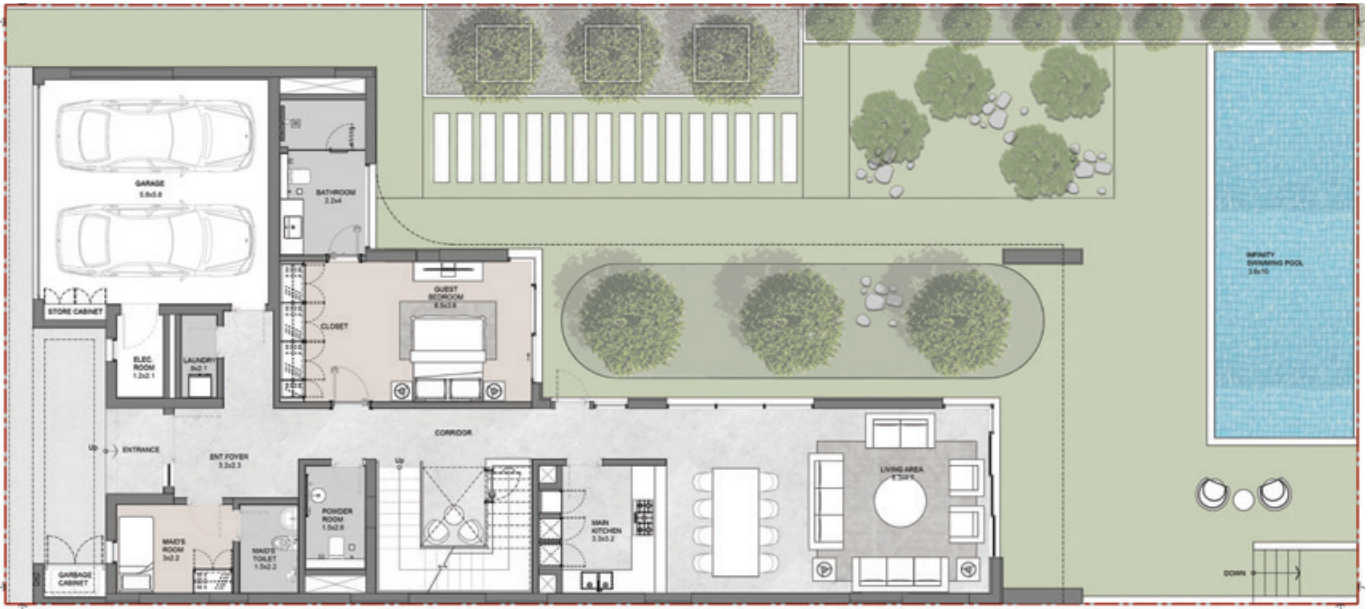
Plot No.

PG-V-102, PG-V-104, PG-V-106, PG-V-110, PG-V-112, PG-V-116, PG-V-118, PG-V-145, PG-V-148, PG-V-151, PG-V-154, PG-V-157, PG-V-160, PG-V-183, PG-V-186 PG-V-189, PG-V-192, PG-V-208, PG-V-211, PG-V-213, PG-V-217

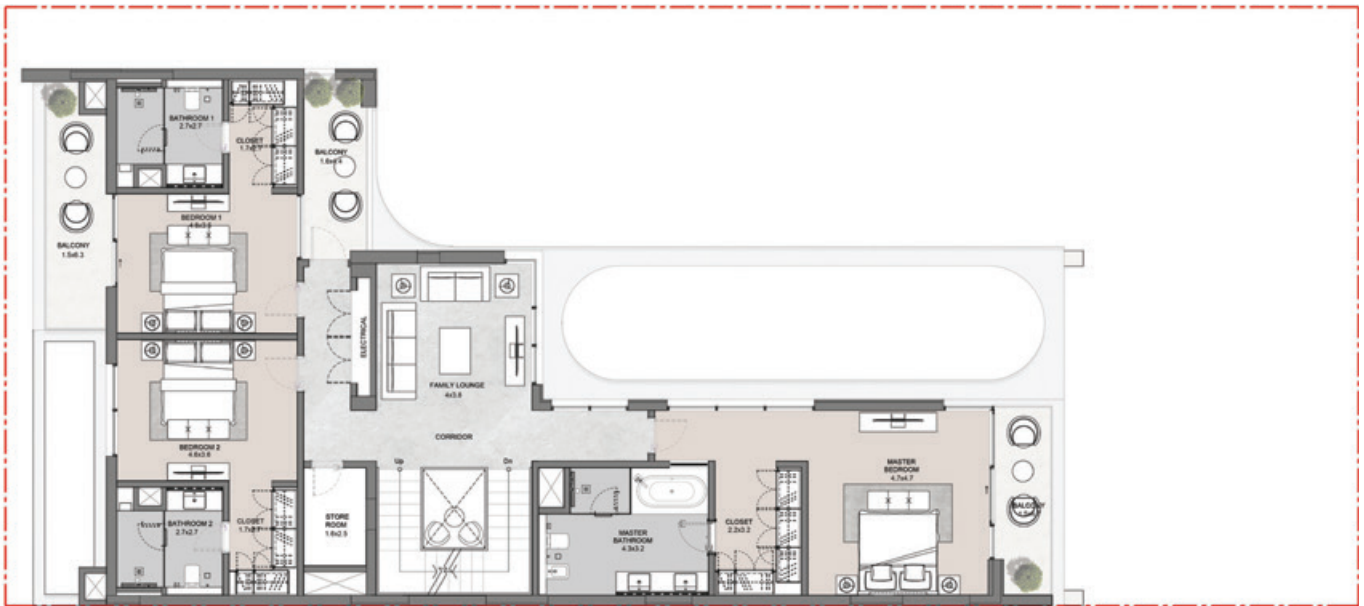
4 Bedroom Villa I Type B

Plot Area
 Min 542.46 sq.m Max 830.02 sq.m
 Min 5,839.03 sq.ft Max 8,934.24 sq.ft

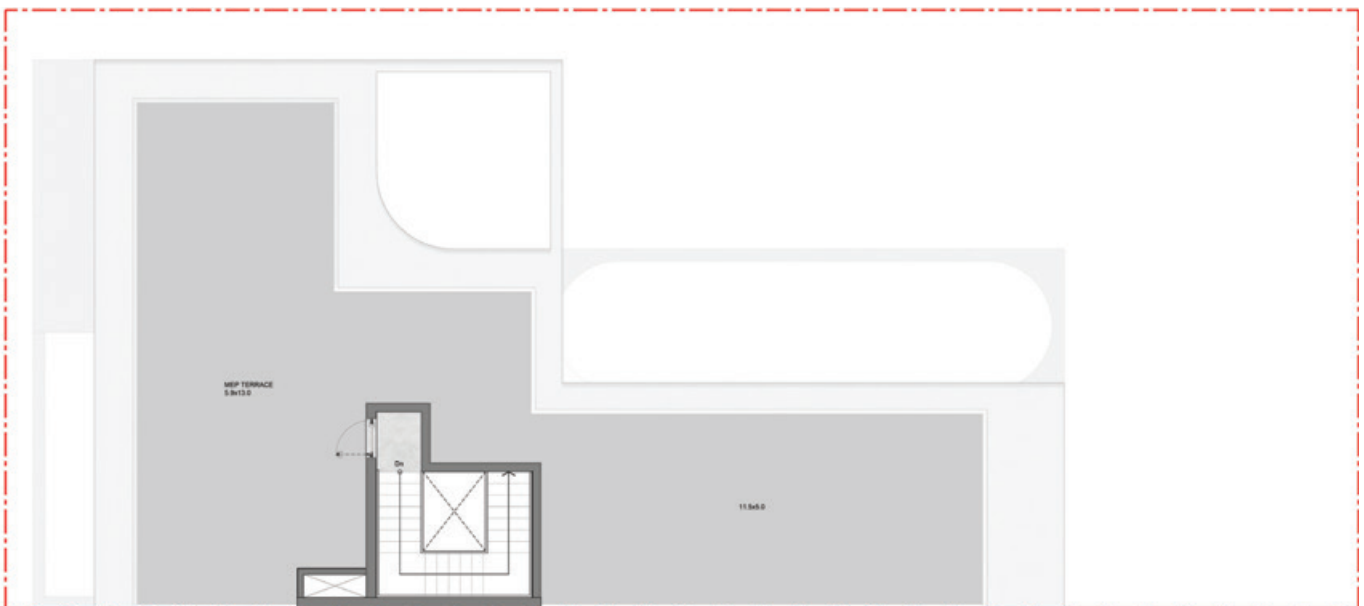
Saleable Area
 449.30 sq.m
 4,836.22 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

PG-V-123, PG-V-125, PG-V-129, PG-V-131, PG-V-135, PG-V-137, PG-V-164, PG-V-166, PG-V-170, PG-V-172, PG-V-176, PG-V-178, PG-V-199, PG-V-202, PG-V-224, PG-V-227, PG-V-231

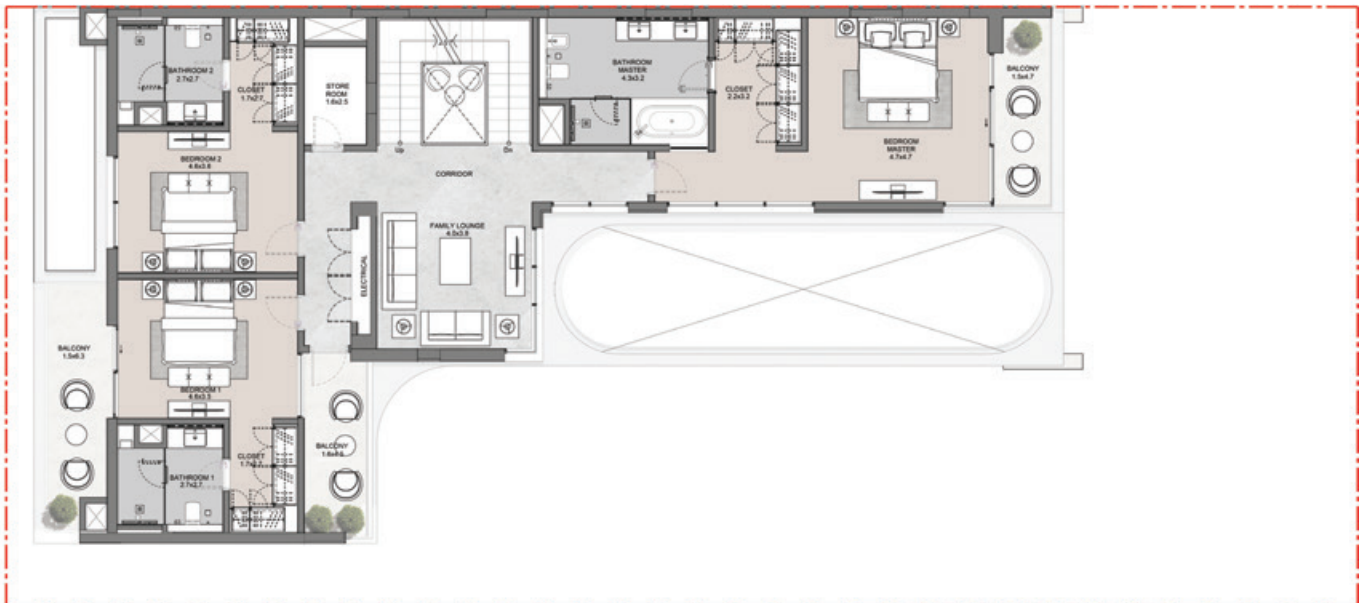
4 Bedroom Villa I Type B
Mirror

Plot Area
Min 542.46 sq.m Max 830.02 sq.m
Min 5,839.03 sq.ft Max 8,934.24 sq.ft

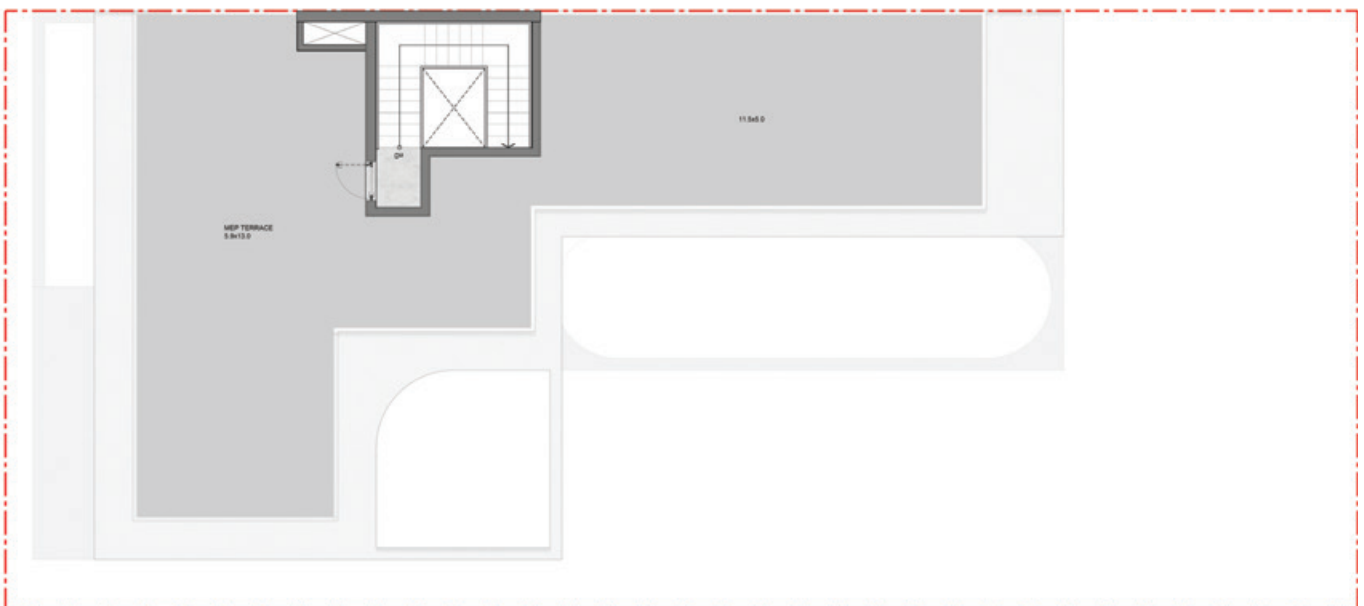
Saleable Area
449.30 sq.m
4,836.22 sq.ft



Ground Floor



First Floor



Terrace Floor

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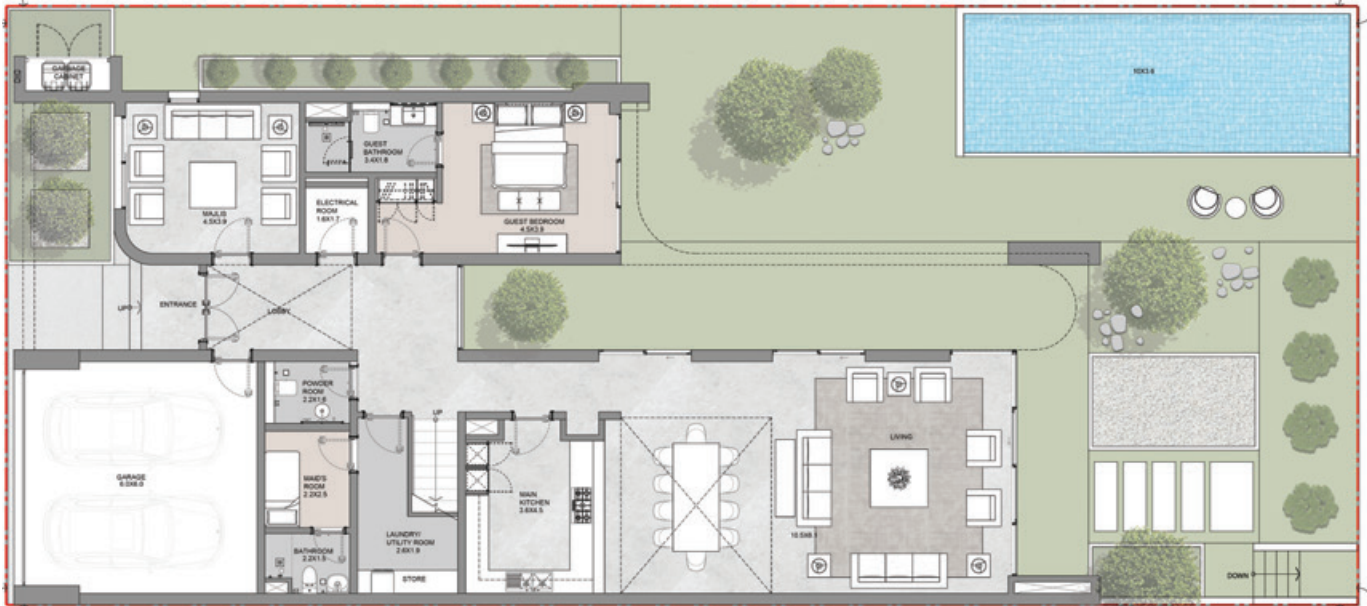
Plot No.

PG-V-103, PG-V-107, PG-V-109, PG-V-113, PG-V-115, PG-V-119, PG-V-146, PG-V-150, PG-V-152, PG-V-156, PG-V-158, PG-V-185, PG-V-187, PG-V-191, PG-V-193, PG-V-207, PG-V-210, PG-V-214, PG-V-216, PG-V-219

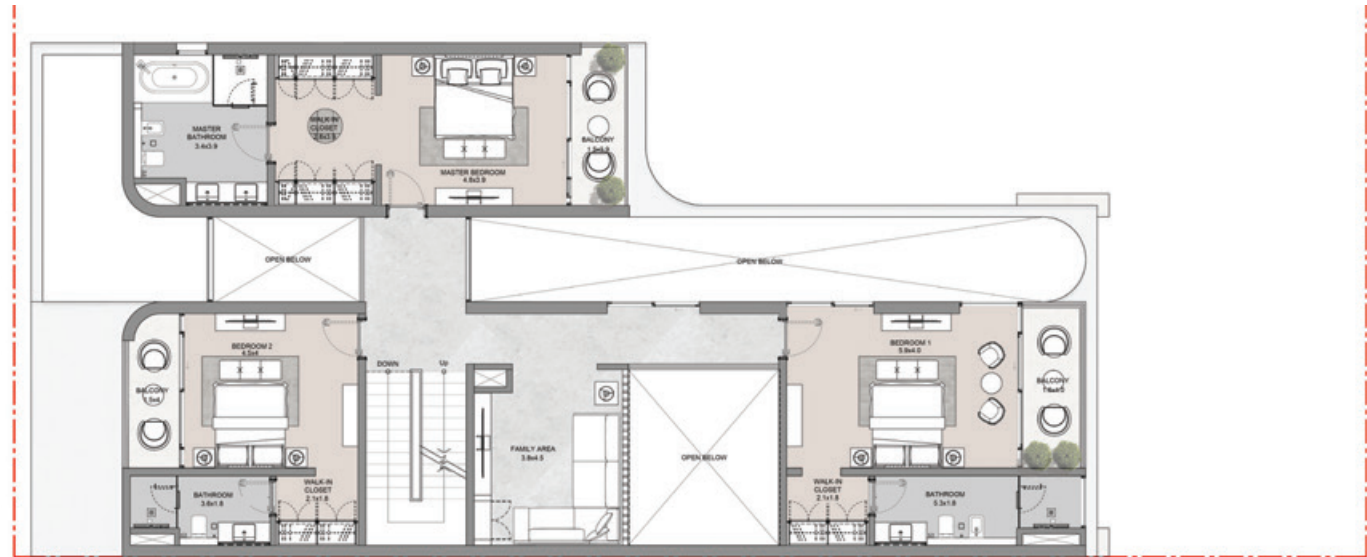
4 Bedroom Villa I Type C

Plot Area	
Min 542.50 sq.m	Max 849.05 sq.m
Min 5,839.42 sq.ft	Max 9,139.12 sq.ft

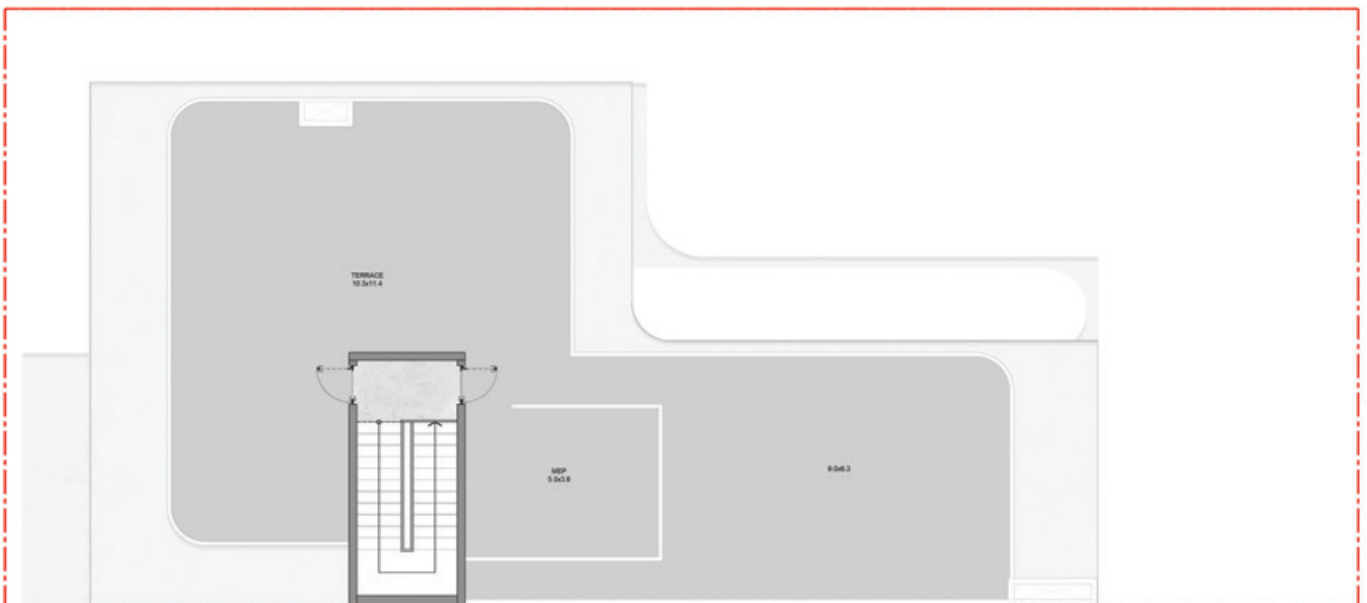
Saleable Area
484.90 sq.m
5,219.42 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

PG-V-122, PG-V-126, PG-V-128, PG-V-132, PG-V-134, PG-V-138, PG-V-140, PG-V-165, PG-V-168, PG-V-171, PG-V-174, PG-V-177, PG-V-179, PG-V-197, PG-V-200, PG-V-203, PG-V-222, PG-V-225, PG-V-228, PG-V-230

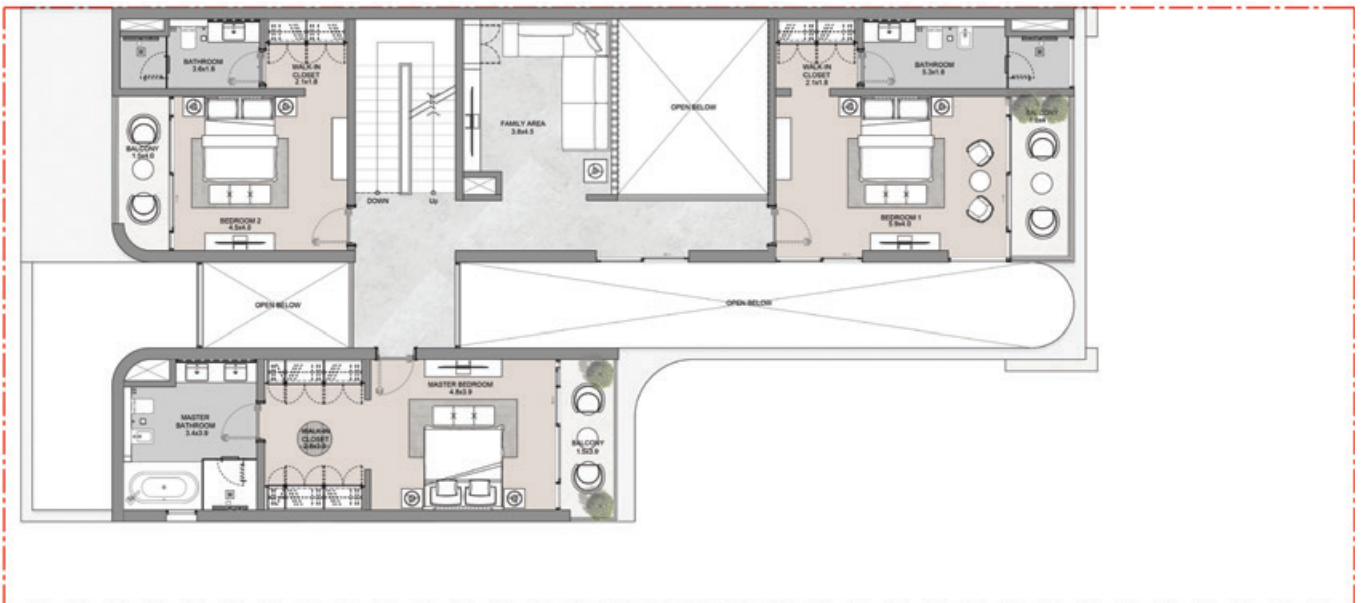
4 Bedroom Villa I Type C
Mirror

Plot Area
 Min 542.50 sq.m Max 849.05 sq.m
 Min 5,839.42 sq.ft Max 9,139.12 sq.ft

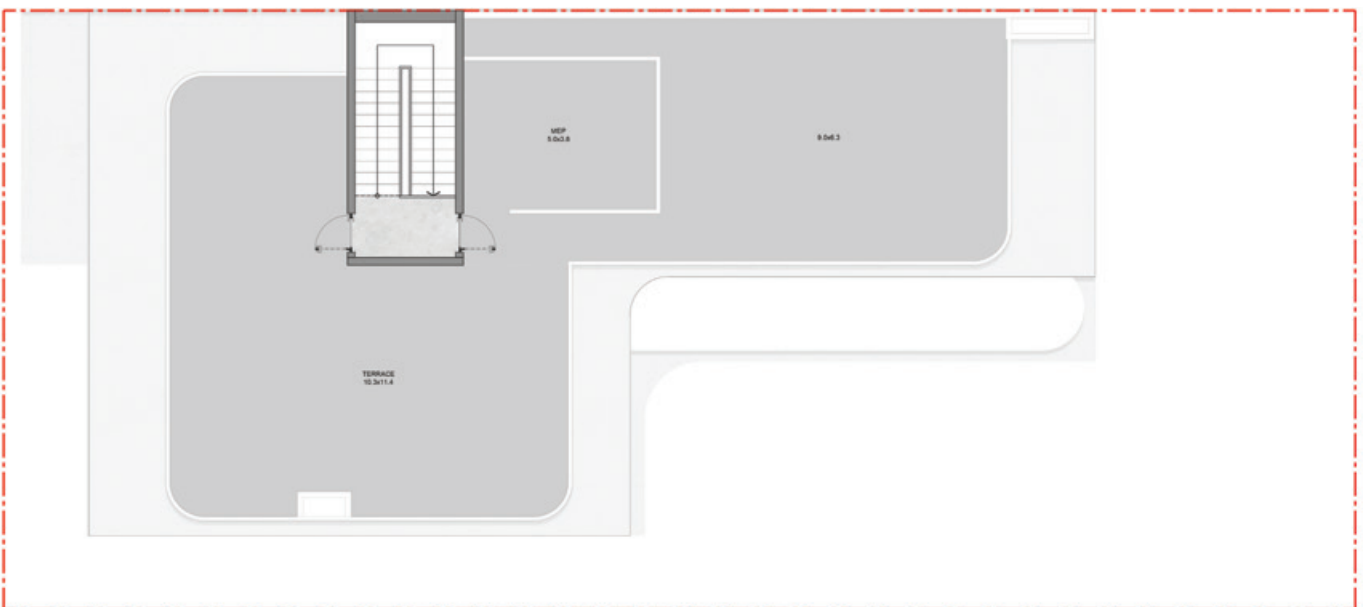
Saleable Area
 484.90 sq.m
 5,219.42 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

PG-V-105, PG-V-108, PG-V-111, PG-V-114, PG-V-117, PG-V-147, PG-V-149, PG-V-153, PG-V-155, PG-V-159, PG-V-161, PG-V-184, PG-V-188, PG-V-190, PG-V-209, PG-V-212, PG-V-215, PG-V-218

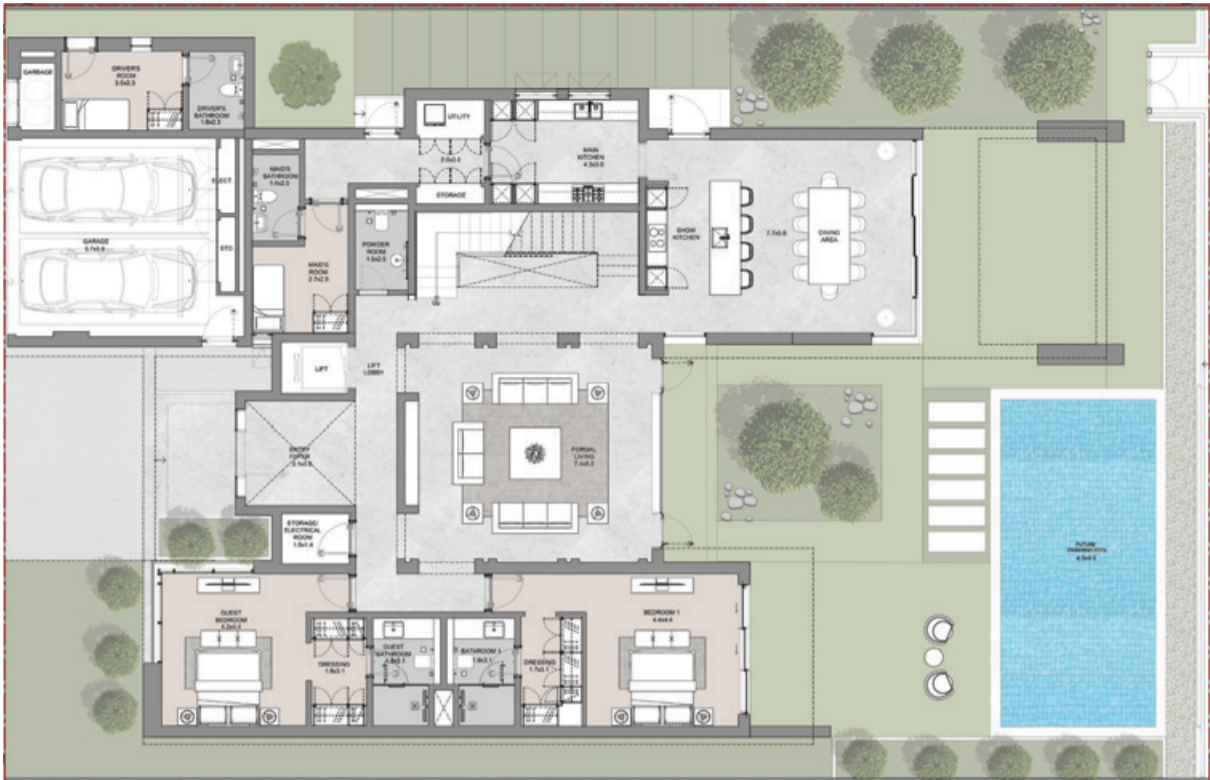
5 Bedroom Villa | Type A

Plot Area

Min 822.19 sq.m Max 1,370.88 sq.m
 Min 8,849.93 sq.ft Max 14,756.08 sq.ft

Saleable Area

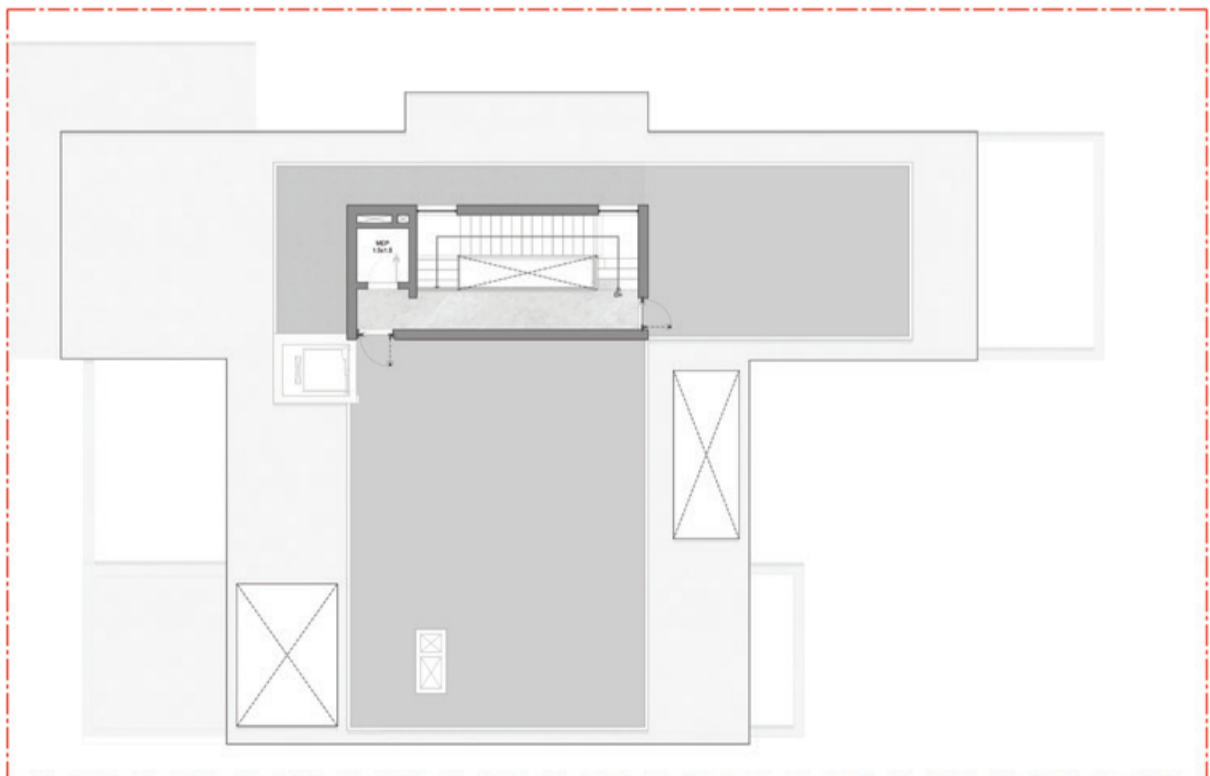
673.10 sq.m
 7,245.19 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

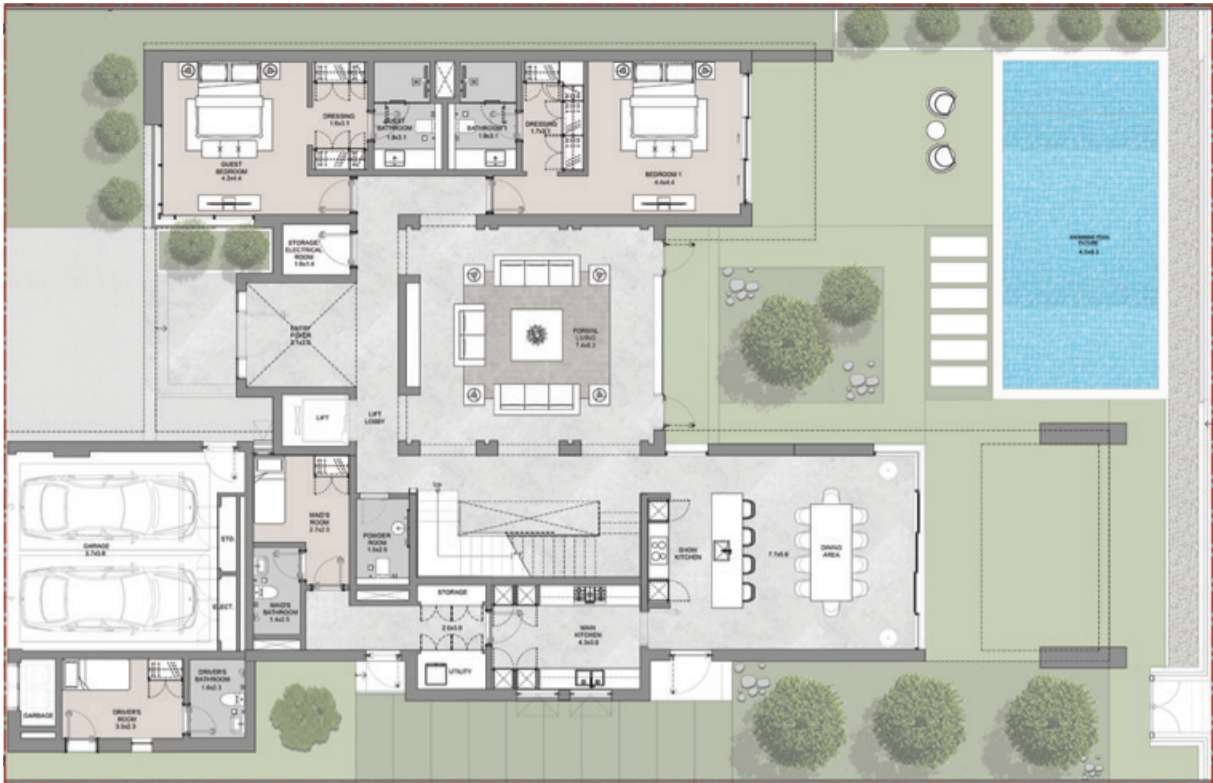
Plot No.

CB-V-253, CB-V-257, CB-V-261, CB-V-265, CB-V-273, CB-V-277, CB-V-283, CB-V-291, CB-V-295

5 Bedroom Villa | Type A
Mirror

Plot Area
Min 822.19 sq.m Max 1,370.88 sq.m
Min 8,849.93 sq.ft Max 14,756.08 sq.ft

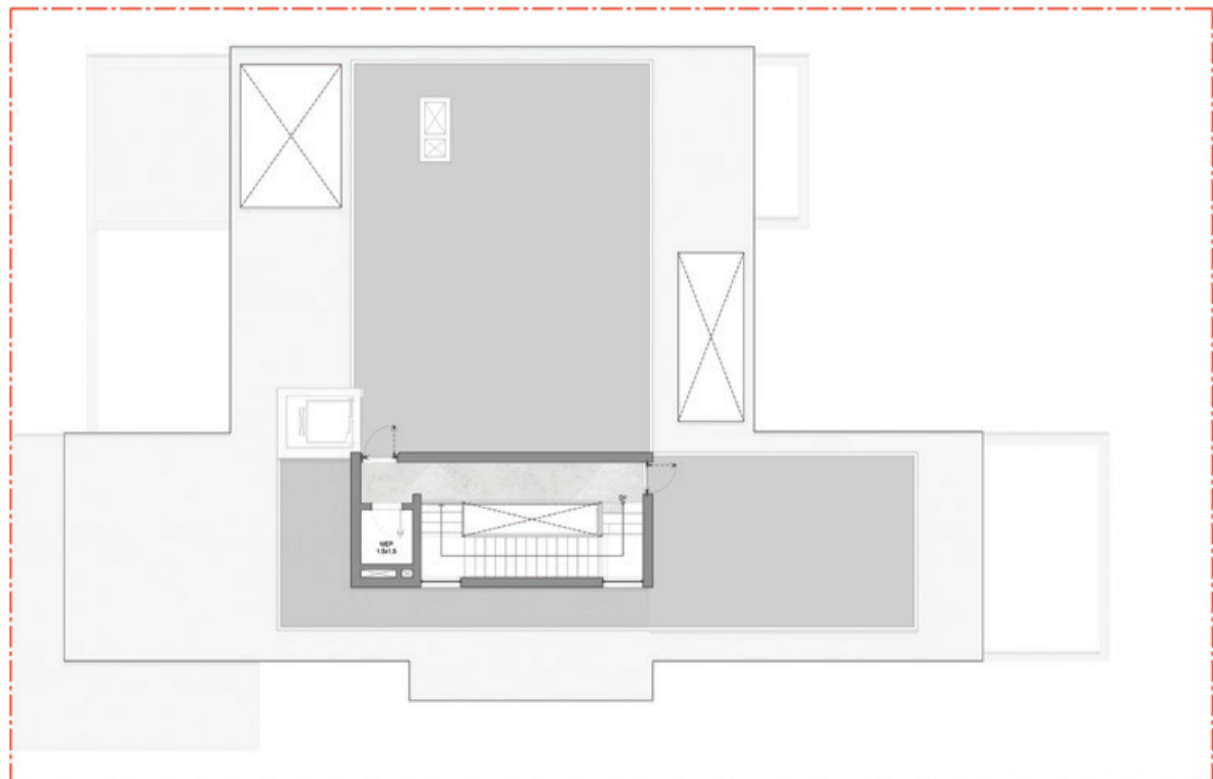
Saleable Area
673.10 sq.m
7,245.19 sq.ft



Ground Floor



First Floor



Terrace Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.
CB-V-255, CB-V-263, CB-V-267, CB-V-271, CB-V-275, CB-V-281, CB-V-285, CB-V-289, CB-V-293

5 Bedroom Villa I Type B

Plot Area	
Min 821.58 sq.m	Max 1,216.92 sq.m
Min 8,843.41 sq.ft	Max 13,098.85 sq.ft

Saleable Area
688.70 sq.m
7,413.10 sq.ft



Ground Floor



First Floor



Second Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

CB-V-254, CB-V-258, CB-V-262, CB-V-266, CB-V-270, CB-V-274, CB-V-284, CB-V-288, CB-V-292

5 Bedroom Villa I Type B
Mirror

Plot Area

Min 821.58 sq.m Max 1,216.92 sq.m
Min 8,843.41 sq.ft Max 13,098.85 sq.ft

Saleable Area

688.70 sq.m
7,413.10 sq.ft



Ground Floor



First Floor



Second Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

CB-V-256, CB-V-264, CB-V-272, CB-V-276, CB-V-282, CB-V-290, CB-V-294

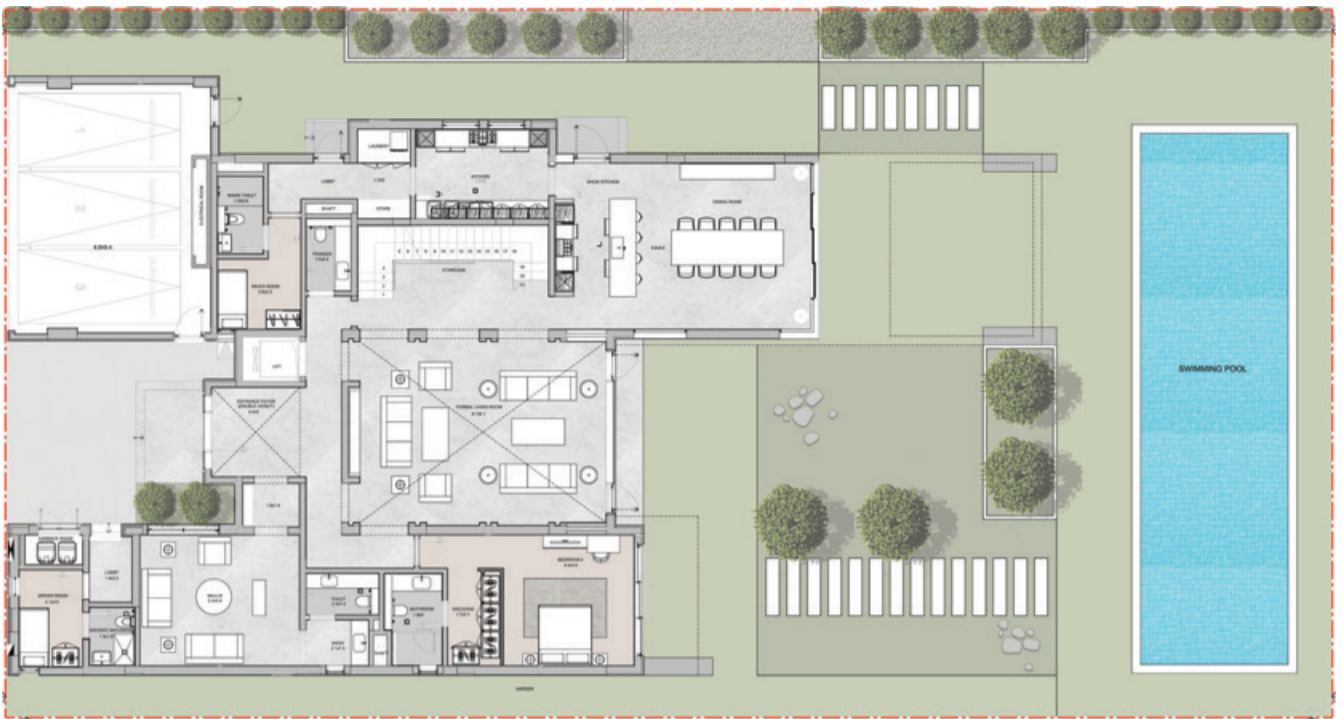
6 Bedroom Villa | Type A

Plot Area

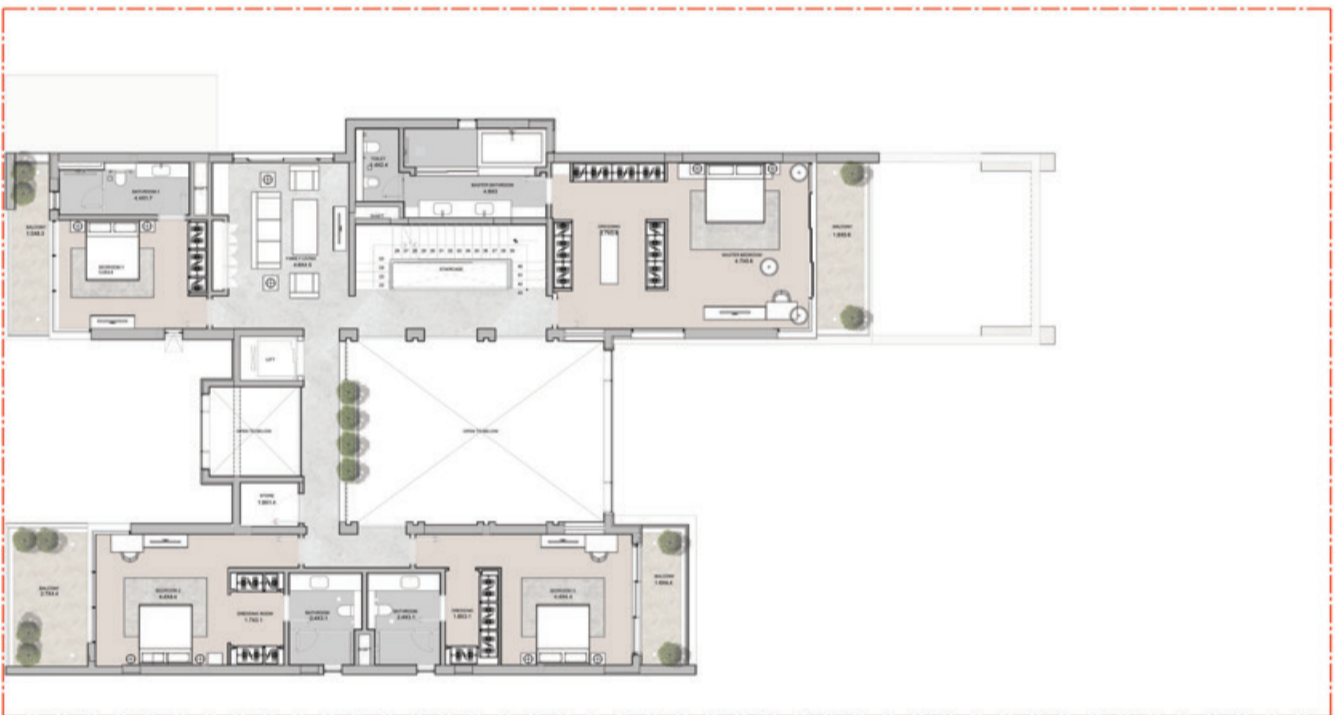
Min 971.58 sq.m Max 1,457.43 sq.m
 Min 10,458.04 sq.ft Max 15,687.67 sq.ft

Saleable Area

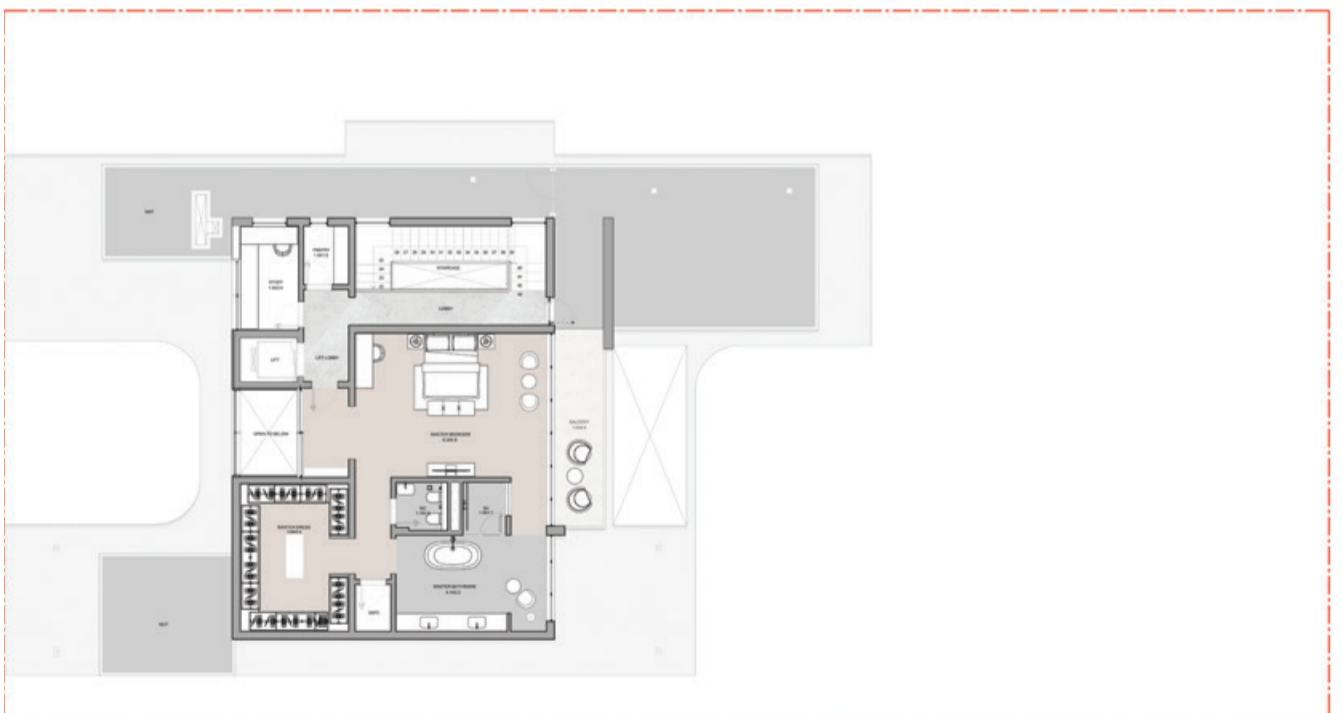
909.30 sq.m
 9,787.62 sq.ft



Ground Floor



First Floor

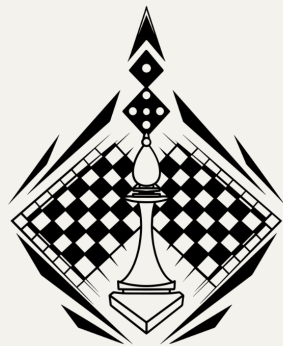


Second Floor

General Disclaimer: Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

Plot No.

CB-V-234, CB-V-235, CB-V-236, CB-V-237, CB-V-238, CB-V-239, CB-V-240, CB-V-241, CB-V-242, CB-V-243, CB-V-251, CB-V-252



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