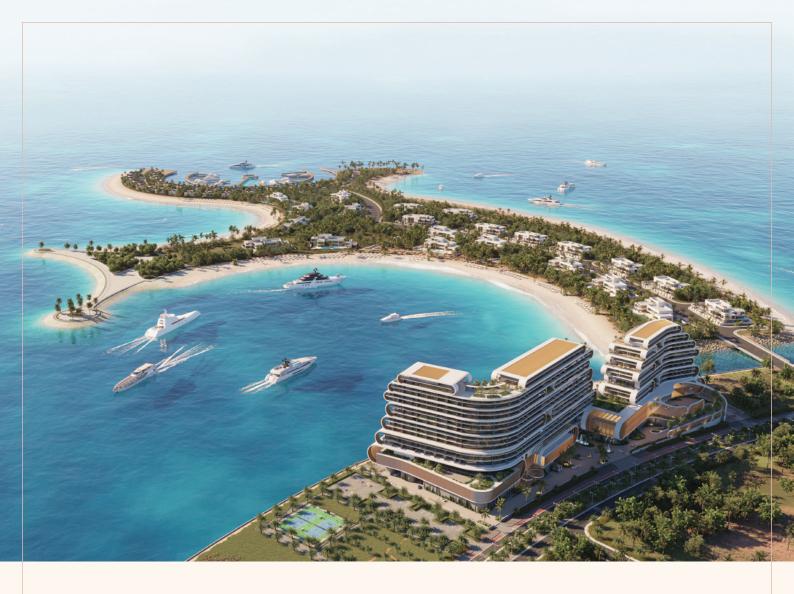


RESIDENCES
AL MARJAN ISLAND





# AN EXPERIENCE LIKE NO OTHER

Welcome to JW Marriott Hotel and Residences, Al Marjan Island, a sanctuary of stunning sea views, the pinnacle of resort lifestyle, and a location like no other.

Discover a world where the ordinary fades into obscurity and the commonplace is left behind. Here's to an experience like nothing else.



# AL MARJAN ISLAND, RAS AL KHAIMAH

Blue skies, powdery sand, and crystal clear waves complement fine dining, nightlife, and tropical fun in the sun at Al Marjan Island, promising to deliver the holiday lifestyle every day.

1 MIN.to Wynn Resort

30 MINS. to RAK International Airport

40 MINS. to Sharjah International Airport

60 MINS. to DXB International Airport







# UNPARALLELED AMENITIES

Immerse in the glamour of evenings under the open sky, and feel the pulse of an active lifestyle. At JW Marriott Residences Al Marjan Island, we cultivate experiences that heighten your passion-filled journeys through life.

#### **JW Marriott Services & Facilities**

Fully Furnished & Equipped	Housekeeping	Spa by JW
7 Premium F&B Outlets	24/7 Room Service	

#### **Outdoors**

Private Beach	Infinity Edge Pool	Kids Play Area	Boardwalk
Beach Bar	Kids Pool	Sport/Padel Court	Sky Gardens

#### **Indoors**

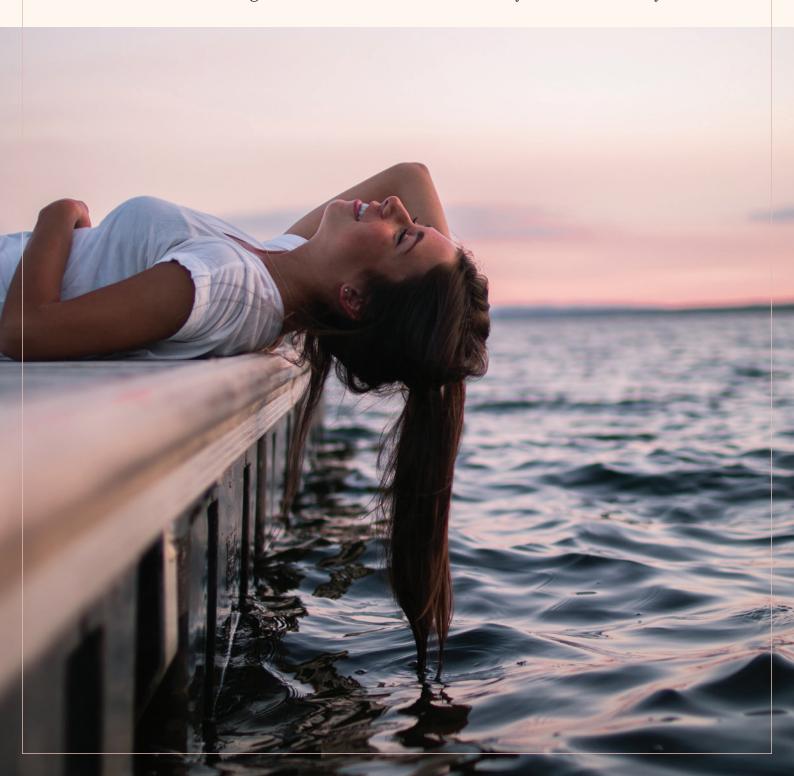
Lobby & Lounge	Grab & Go Market	Retail Outlets	Golf Simulator
Concierge	Fire Pit	Media Room	Fully Equipped Gym
Co-working Area	Wine Room	Cinema	Kids Club
Board Room	Bar Zone		



# MARRIOTT BONVOY PLATINUM ELITE STATUS

### Exclusive Marriott Bonvoy Benefits for the First Two Years of Ownership

Owners are eligible to receive exclusive privileges and benefits as elite members of the Owners are eligible to receive exclusive privileges and benefits as Platinum Elite members of the global Marriott International Luxury Residences family.





# PROJECT DETAILS

#### **NAME**

JW Marriott Al Marjan Island Resort & JW Marriott Residences Al Marjan Island

### **TYPE**

Hotel & Residences

264 Hotel Keys

474
Residential Units

2026 Completion 1 Bedroom Residences 88 sq. m. - 111 sq. m.

**2 Bedroom Residences** 125 sq. m. - 144 sq. m.

**3 Bedroom Residences** 167 sq. m. - 177 sq. m.

**Duplex** 193 sq. m.







## PAYMENT PLAN

70 / 30

10% DOWN PAYMENT	Γ
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10% SPA

5% **INSTALLMENT 1** July, 2024

5% INSTALLMENT 2 October, 2024 5% **INSTALLMENT 3** January, 2025

5% INSTALLMENT 4 April, 2025

5% INSTALLMENT 5 July, 2025

10% INSTALLMENT 6 November, 2025 5% **INSTALLMENT 7** February, 2026

5% INSTALLMENT 8 May, 2026

5% INSTALLMENT 9 August, 2026

30% HANDOVER December, 2026





## DOCUMENTS REQUIRED

#### MAINLAND COMPANY

Board of Resolution

Certificate of Good Standing

Trade License / Certificate of Incorporation

Memorandum of Association - Memorandum of

Articles - English and Arabic Translation

NOC Owning Properties

Recent Certificate of Incumbency / Share

Certificate

#### NATIONAL / UAE RESIDENT

Passport Copy

Passport Copy Signature Page

Visa Page

Emirates ID

Contact Details

Address Details

#### **OFFSHORE COMPANY**

Owner's Passport Copy

Board of Resolution / POA

Certificate of Good Standing

Copy of Trade License / Certificate of

Incorporation

Incumbency Certificate

MOA - English and Arabic Translation

NOC - Owning a Property in Dubai

Share Certificate

#### NON-UAE RESIDENT

Passport Copy

Passport Copy Signature Page

National ID Card (Where Applicable)

Contact Details

Address Details

10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

#### LEGEND

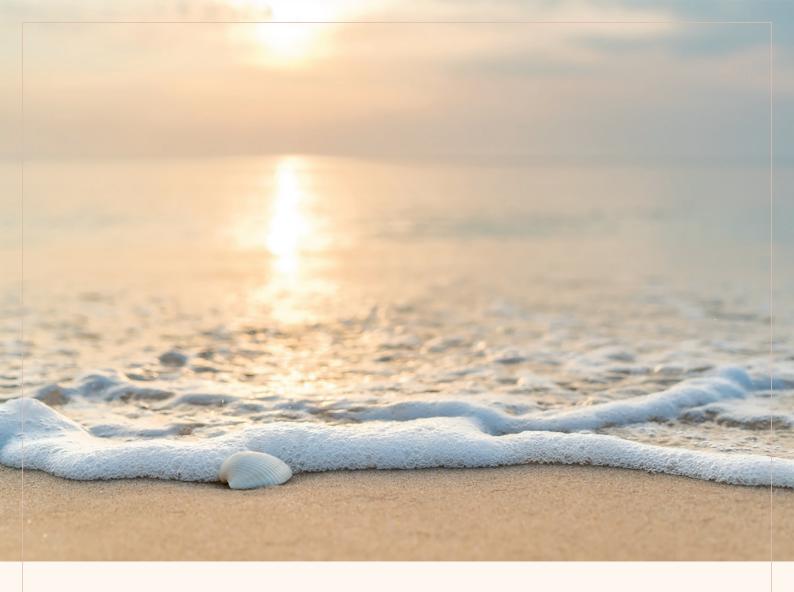
SPA: Sales & Purchase Agreement, DLD: Dubai Land Department, RERA: Real Estate Regulatory Agency, DED: Department of Economy & Tourism, DMCC: Dubai Multi Commodities Centre, MOA: Memorandum of Association, NOC: No Objection Certificate, POA: Power of Attorney





# **BOOKING PROCESS**

- RESERVATION / APPLICATION FORM
  The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.
- PAYMENT OF RESERVATION DEPOSIT
  Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.
- SALES & PURCHASE AGREEMENT (SPA)
  Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.
- 4 ISSUANCE OF INITIAL AGREEMENT FOR SALE
  Registration of the unit is completed and a certificate of ownership, known as the Initial agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.
- 5 SUBSEQUENT PAYMENTS
  To be made as per the payment plan and in compliance with the terms and conditions of the SPA.





# DEVELOPED BY



Just magine

WOW Resorts is a luxury development and property management company dedicated to creating unforgettable experiences for guests by providing exceptional service and world-class amenities.

WOW Resorts embodies a wealth of experience in managing and operating a portfolio of luxury resorts, hotels, and properties around the world.





# EXCLUSIVE SALES PARTNER

### **ONE BROKER GROUP**

OBG is an award-winning real estate agency focused on selling prestigious and renowned residential properties in the UAE – One Broker Group (OBG) is the exclusive sales partner for WOW developments.



JW Marriott Residences Al Marjan Island are not owned, developed or sold by JW Marriott, GLOBAL HOSPITALITY LICENSING S.À R.L. or its affiliates ("Marriott"). WHITE OAK WEALTH GLOBAL FZ LLC uses JW Marriott Residences under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.