ARDEE | VIEWS

AL MARJAN ISLAND

Live between it *all*.



Exterior



Arrival


ARDEE | VIEWS



The perfect *pairing.*

Meet Ardee Views, Ardee's latest signature residence on Al Marjan Island.

Positioned between the urban energy of Ardee Downtown and the coastal ease of Ardee Waterfront, Ardee Views brings two distinct worlds into one considered way of living.

Here, contemporary architecture meets thoughtful spaces, curated amenities and intuitive service. A place designed for the moments that bring people together, as much as the moments that belong to you.

Close to the pulse of the destination, with room to find your own pace. This is a home with more in view.



LOCATION

Where two *worlds align*



Two worlds. *One address.*

Some addresses put you close to the action. Others bring a sense of calm. Ardee Views offers the freedom to enjoy both.

Set between Ardee Downtown and Ardee Waterfront, this is a location defined by its duality. The culture, dining and social energy of Downtown meet the open horizons and relaxed rhythm of the waterfront, bringing a richer mix of experiences within reach.

Whether the day calls for a little more momentum or a change of pace, the choice is yours.

More within reach.

From everyday essentials to experiences worth making time for, discover the places that connect you to life on Al Marjan Island and beyond.

5 MINUTES
Wynn Resort

25 MINUTES
Ras Al Khaimah

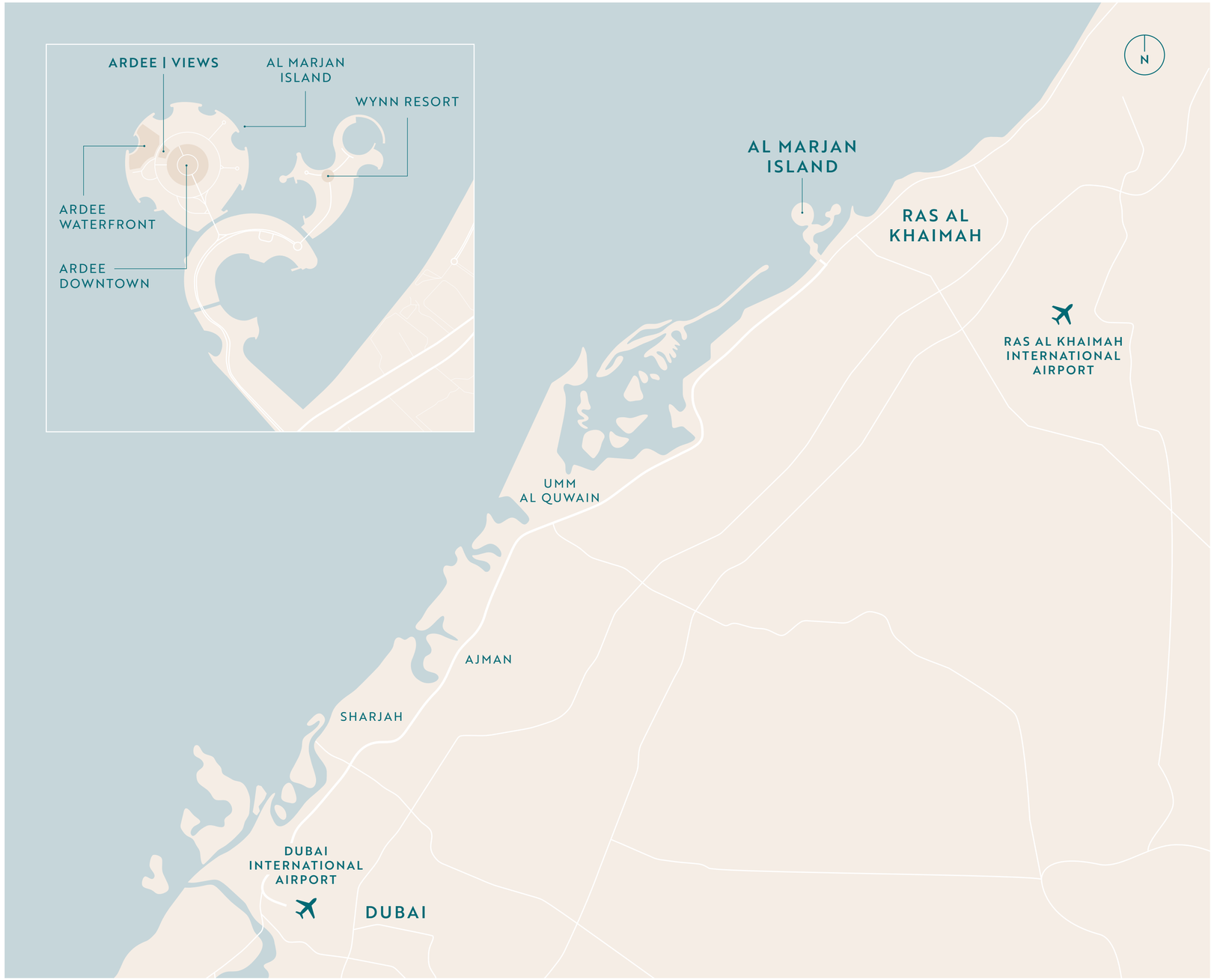
30 MINUTES
RAK Hospital

35 MINUTES
Umm Al Quwain

35 MINUTES
Ras Al Khaimah International Airport

50 MINUTES
Sharjah International Airport

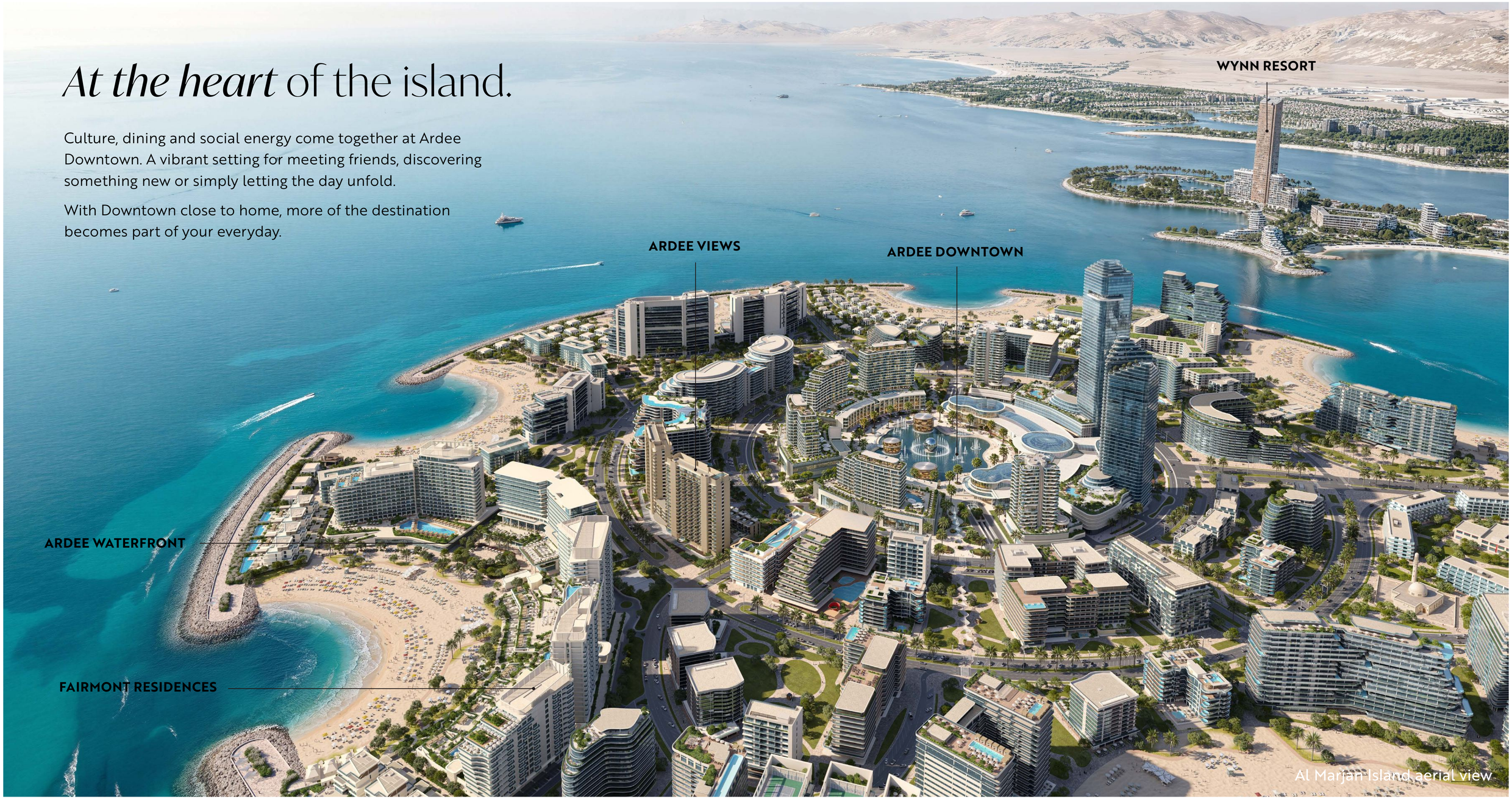
75 MINUTES
Dubai International Airport



At the heart of the island.

Culture, dining and social energy come together at Ardee Downtown. A vibrant setting for meeting friends, discovering something new or simply letting the day unfold.

With Downtown close to home, more of the destination becomes part of your everyday.



Al Marjan Island aerial view



Views of Ardee Downtown



Life, with *more in view.*

Life at Ardee Views is shaped by the moments we share and the freedom to find our own rhythm. From spontaneous catch-ups and social experiences to quieter moments spent at your own pace, every day brings a different way to connect.

With a considered mix of residential amenities and the wider experiences of Ardee Downtown and Ardee Waterfront, there's room to find your people, discover new interests and make the most of the time in between.

A place where community comes naturally, and everyone can make it their own.



AMENITIES

Live it all. *Live it well*



Life in full.
Ease, every day.

Some days call for movement. Others for a slower start, a spontaneous catch-up or a little time to yourself.

The amenities at ARDEE VIEWS are designed around the way life actually unfolds, bringing together places to connect, recharge, work, play and unwind. From resort-style pools and wellness spaces to social lounges, dining and everyday conveniences, each experience adds another dimension to living here.

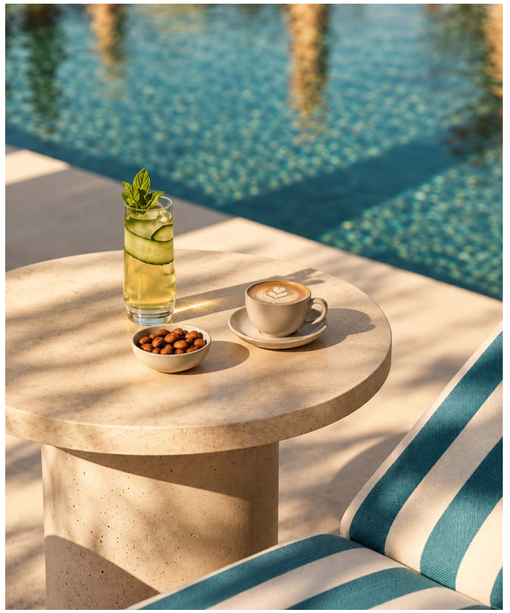
Considered in detail, with room for whatever the day brings.

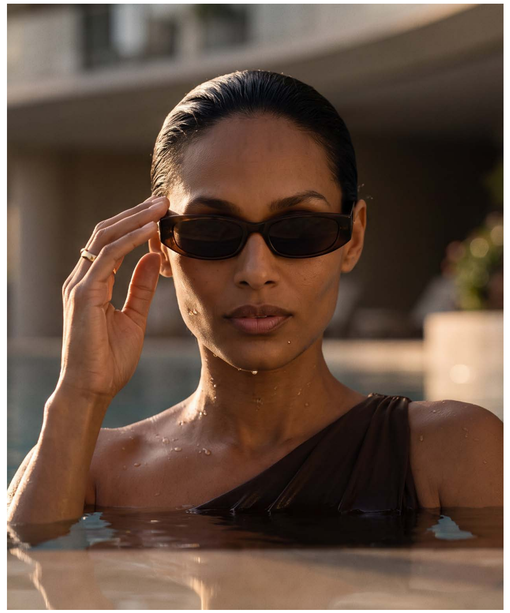


Pool



Pool





Find your *own flow.*

Some afternoons are made for a few leisurely laps. Others are better spent poolside, catching up with friends or enjoying an unhurried afternoon with family.

With resort-style and family pools, there's room for different moods and moments.

A refreshing start to the day, a welcome pause in the afternoon or a reason to spend a little longer outside.

However you choose to spend your time, the pace is yours to set.

Every pace, *considered.*

FITNESS CENTER

WELLNESS AREA

RESORT STYLE POOL

FAMILY POOL

FINE DINING RESTAURANT & BAR

EVENTS ROOM

SOCIAL SPACE

RETAIL

CONCIERGE

VALET SERVICE

24/7 SECURITY

EV POINTS







Move well. *Feel good.*

Feeling good looks different for everyone. It might mean a focused workout, a moment to reset or a little time outdoors between the demands of the day.

Fitness and wellness spaces bring movement and restoration into your everyday routine, while the residents' gardens offer a quieter setting to pause, breathe and reconnect.

A considered balance of energy and ease, with space for the habits that help you feel your best.



Fitness centre



Curated *for you.*

The best routines leave room for the unexpected. A quick coffee, an everyday essential or a spontaneous stop that turns into a longer visit.

With retail within the wider residential setting, everyday errands and small pleasures become a natural part of your surroundings. Less planning, more possibility and more time for everything else.



Good taste brings *people together.*

Some of the best moments begin around a table. A quick coffee that turns into a catch-up, an impromptu lunch or an evening that stretches a little longer than planned.

Signature food and beverage experiences add another reason to come together, bringing flavour, atmosphere and a sense of occasion into everyday life.

Whether it’s a familiar favourite or somewhere new to discover, there’s always room for one more moment.





Where worlds mingle.

A change of scene can be as simple as stepping outside your front door.

Retail and restaurant spaces offer welcoming settings for meeting neighbours, catching up with friends or enjoying a little time among others. Places that make room for spontaneous conversations and shared experiences, without making every moment a plan.

Because feeling at home is about more than where you live.
It's also about the connections you make along the way.


Social lounge



Service around *your rhythm.*

The best service is the kind that fits naturally into your day.

With concierge, valet and 24/7 security services, considered support helps make everyday living feel that little bit easier. From the practical details to the moments when an extra hand makes all the difference, the focus is on providing reassurance without getting in the way.

Thoughtful, intuitive and there when you need it, so you can spend more time on what matters to you.


RESIDENCES
Your own point of view



Every view, *considered.*

At Ardee Views, home comes with a broader perspective. Looking towards the energy of Downtown or the openness of the Waterfront, the outlook brings a different dimension to everyday life.

Thoughtfully considered interiors and generous glazing create a natural connection between inside and out, making the view an integral part of the experience of living here.



FLOOR PLANS

Your space, with *more in view*

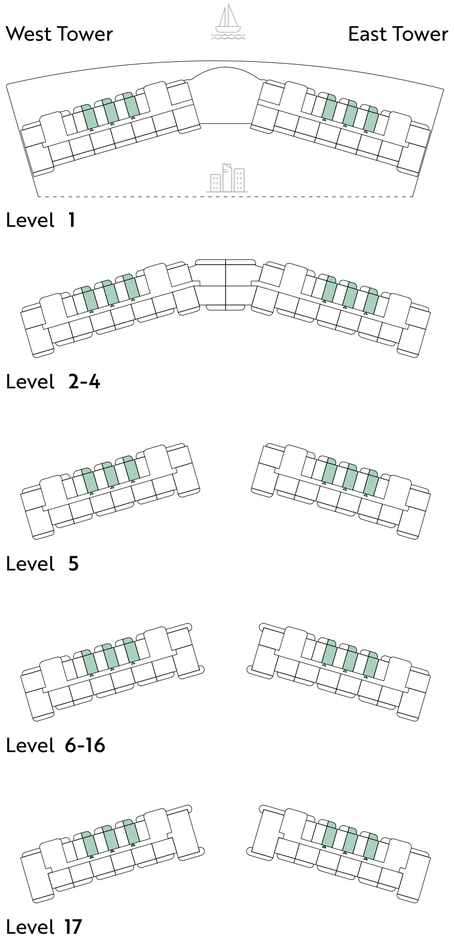
Studio

Type

WEST TOWER	Level 1 to 17	Unit 2, 4, 6
EAST TOWER	Level 1 to 17	Unit 3, 5, 7

AREA	**SQ.M**	**SQ.FT**
Internal	29.25	314.84
External	6.59	70.93
Total	**35.84**	**385.77**





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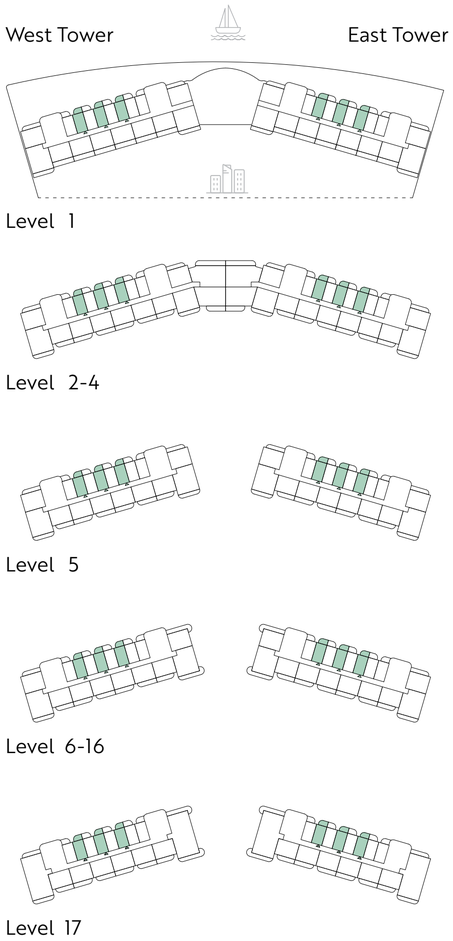
Studio

Type M

WEST TOWER	Level 1 to 17	Unit 3, 5, 7
EAST TOWER	Level 1 to 17	Unit 2, 4, 6

AREA	**SQ.M**	**SQ.FT**
Internal	29.25	314.84
External	6.59	70.93
Total	**35.84**	**385.77**





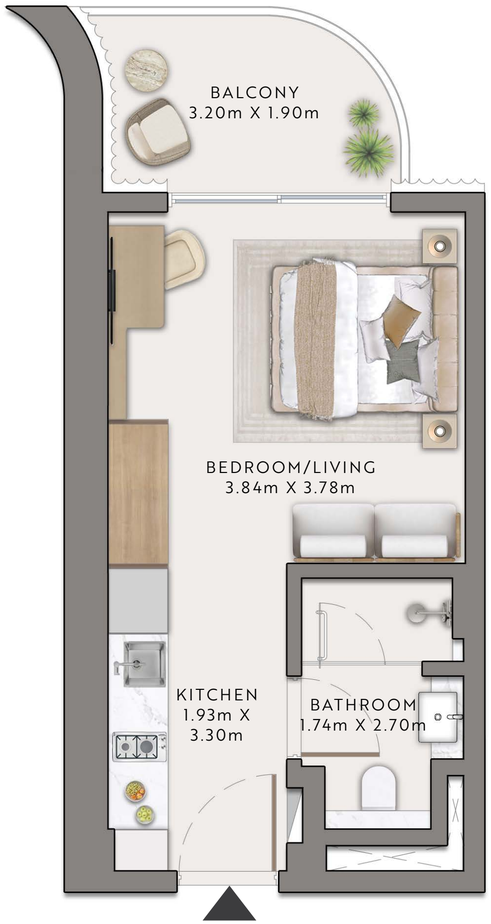
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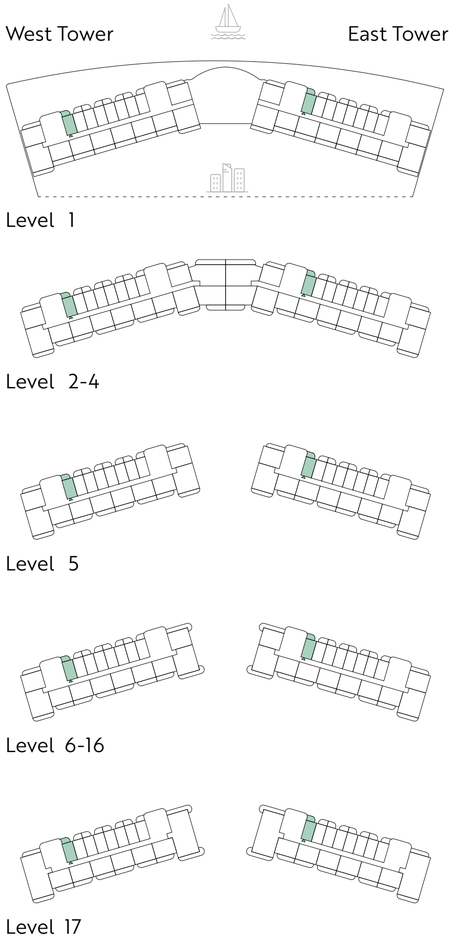
Studio

Type A

WEST TOWER	Level 1 to 17	Unit 8
EAST TOWER	Level 1 to 17	Unit 1

AREA	**SQ.M**	**SQ.FT**
Internal	27.89	300.21
External	6.28	67.60
Total	**34.17**	**367.81**





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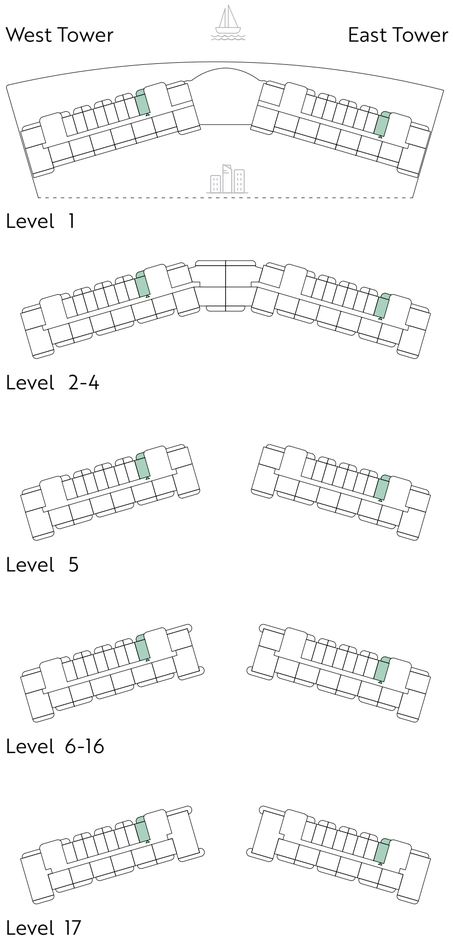
Studio

Type AM

WEST TOWER	Level 1 to 17	Unit 1
EAST TOWER	Level 1 to 17	Unit 8

AREA	**SQ.M**	**SQ.FT**
Internal	27.89	300.21
External	6.28	67.60
Total	**34.17**	**367.81**





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Interior


Bathroom

1 Bedroom Classic

Type 1

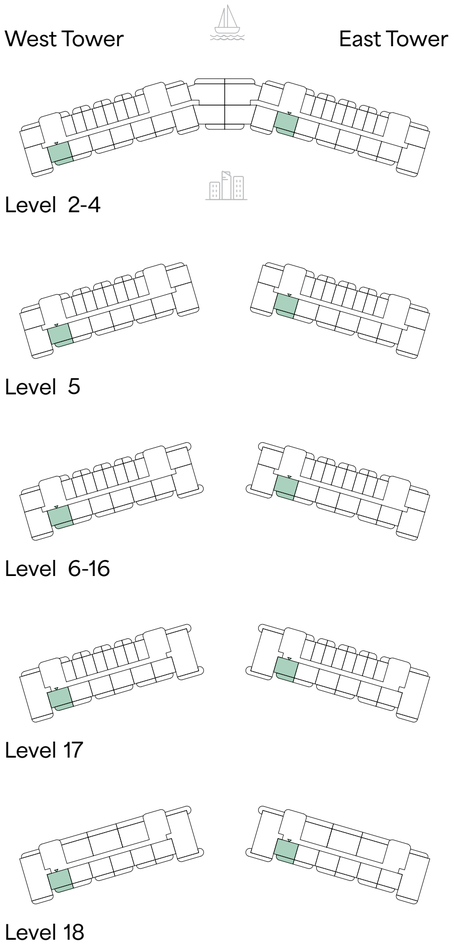
WEST TOWER	Level 2 to 16	Unit 11
EAST TOWER	Level 2 to 16	Unit 16

AREA	**SQ.M**	**SQ.FT**
Internal	49.96	537.76
External	11.94	128.52
Total	**61.90**	**666.28**

WEST TOWER	Level 17 to 18	Unit 11
EAST TOWER	Level 17 to 18	Unit 16

AREA	**SQ.M**	**SQ.FT**
Internal	50.10	539.27
External	11.94	128.52
Total	**62.04**	**667.79**





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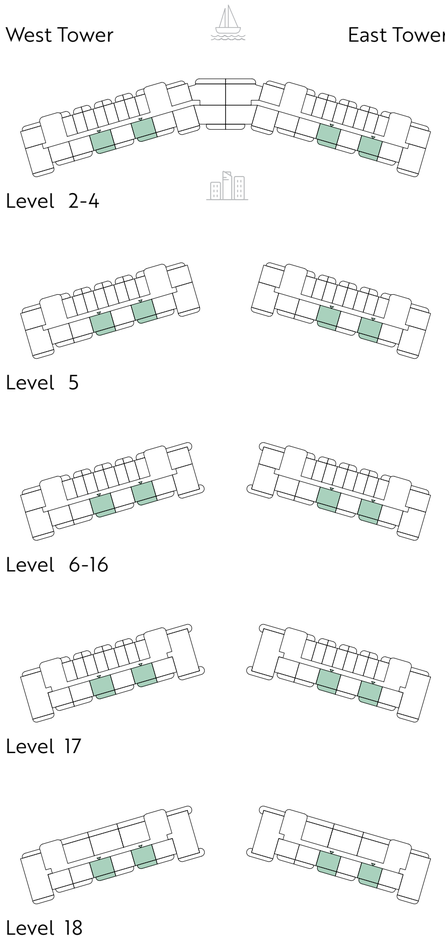
1 Bedroom Classic

Type 1

WEST TOWER	Level 2 to 18	Unit 13, 15
EAST TOWER	Level 2 to 18	Unit 12, 14

AREA	**SQ.M**	**SQ.FT**
Internal	50.05	538.73
External	12.81	137.89
Total	**62.86**	**676.62**





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1 Bedroom Classic

Type 1M

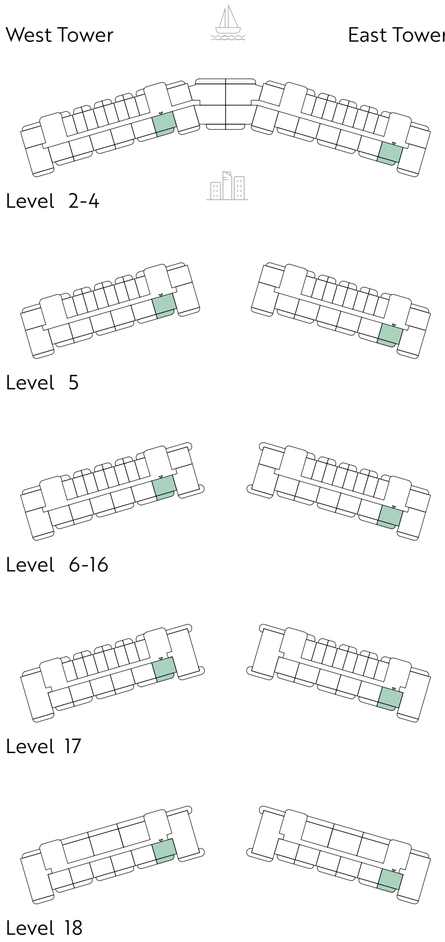
WEST TOWER	Level 2 to 16	Unit 16
EAST TOWER	Level 2 to 16	Unit 11

AREA	**SQ.M**	**SQ.FT**
Internal	49.96	537.76
External	11.94	128.52
Total	**61.90**	**666.28**

WEST TOWER	Level 17 to 18	Unit 16
EAST TOWER	Level 17 to 18	Unit 11

AREA	**SQ.M**	**SQ.FT**
Internal	50.10	539.27
External	11.94	128.52
Total	**62.04**	**667.79**





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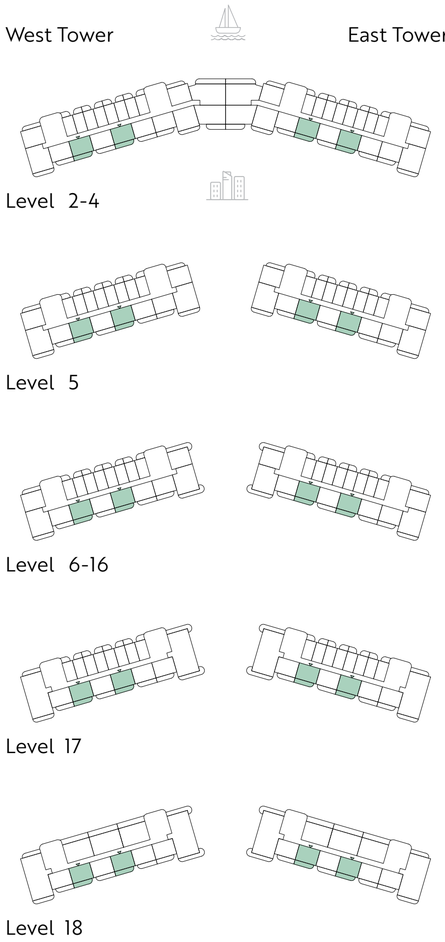
1 Bedroom Classic

Type 1M

WEST TOWER	Level 2 to 18	Unit 12, 14
EAST TOWER	Level 2 to 18	Unit 13, 15

AREA	**SQ.M**	**SQ.FT**
Internal	50.05	538.73
External	12.81	137.89
Total	**62.86**	**676.62**





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1 Bedroom Classic

Type 1A

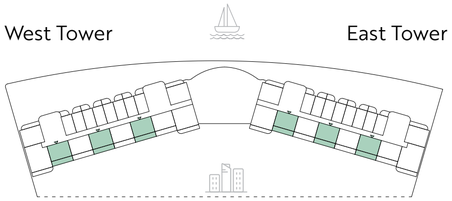
WEST TOWER	Level 1		Unit 11
EAST TOWER	Level 1		Unit 16

AREA	**SQ.M**	**SQ.FT**
Internal	49.96	537.76
External	15.64	168.35
Total	**65.60**	**706.11**

WEST TOWER	Level 1		Unit 13, 15
EAST TOWER	Level 1		Unit 12, 14

AREA	**SQ.M**	**SQ.FT**
Internal	50.05	538.73
External	15.71	169.10
Total	**65.76**	**707.83**





Level 1

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1 Bedroom Classic

Type 1AM

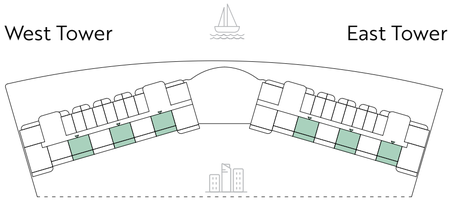
WEST TOWER	Level 1	Unit 16
EAST TOWER	Level 1	Unit 11

AREA	**SQ.M**	**SQ.FT**
Internal	49.96	537.76
External	15.64	168.35
Total	**65.60**	**706.11**

WEST TOWER	Level 1	Unit 12, 14
EAST TOWER	Level 1	Unit 13, 15

AREA	**SQ.M**	**SQ.FT**
Internal	50.05	538.73
External	15.71	169.10
Total	**65.76**	**707.83**





Level 1

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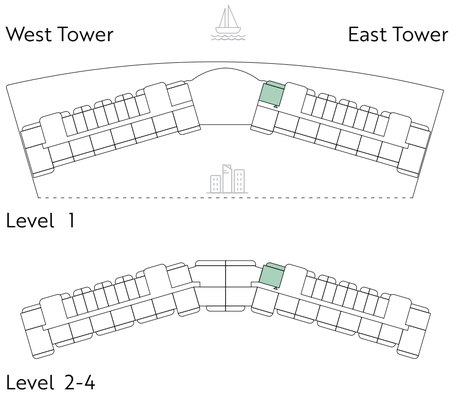
1 Bedroom Deluxe

Type 2

EAST TOWER	Level 1	Unit 18
AREA	**SQ.M**	**SQ.FT**
Internal	50.65	545.19
External	11.02	118.62
Total	**61.67**	**663.81**

EAST TOWER	Level 2 to 4	Unit 18
AREA	**SQ.M**	**SQ.FT**
Internal	51.69	556.39
External	11.02	118.62
Total	**62.71**	**675.01**





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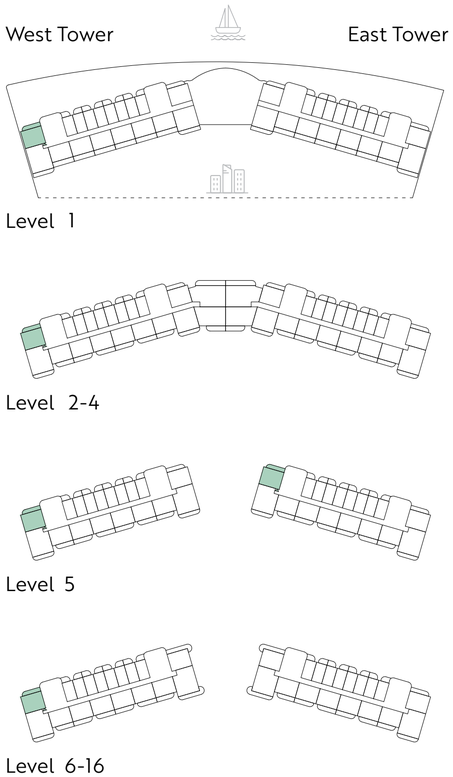
1 Bedroom Deluxe

Type 2

WEST TOWER	Level 1 to 16	Unit 9
AREA	**SQ.M**	**SQ.FT**
Internal	52.03	560.05
External	11.02	118.62
Total	**63.05**	**678.67**

EAST TOWER	Level 5	Unit 18
AREA	**SQ.M**	**SQ.FT**
Internal	50.99	548.85
External	11.02	118.62
Total	**62.01**	**667.47**





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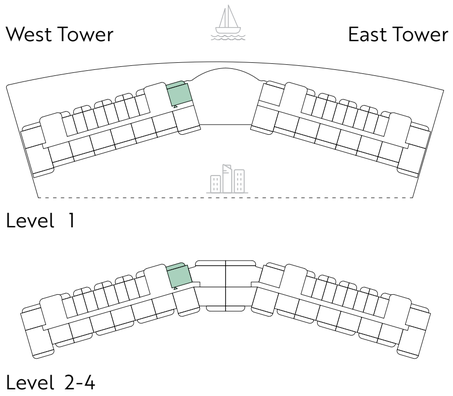
1 Bedroom Deluxe

Type 2M

WEST TOWER	Level 1	Unit 18
AREA	**SQ.M**	**SQ.FT**
Internal	50.65	545.19
External	11.02	118.62
Total	**61.67**	**663.81**

WEST TOWER	Level 2 to 4	Unit 18
AREA	**SQ.M**	**SQ.FT**
Internal	51.69	556.39
External	11.02	118.62
Total	**62.71**	**675.01**





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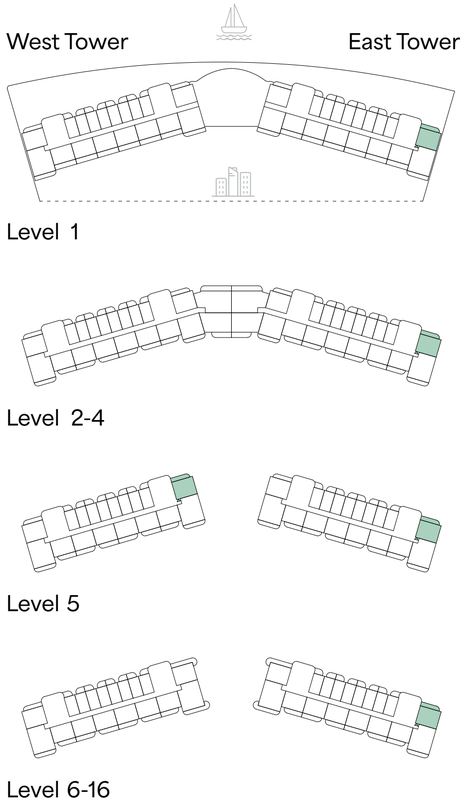
1 Bedroom Deluxe

Type 2M

WEST TOWER	Level 5	Unit 18
AREA	**SQ.M**	**SQ.FT**
Internal	50.99	548.85
External	11.02	118.62
Total	**62.01**	**667.47**

EAST TOWER	Level 1 to 16	Unit 9
AREA	**SQ.M**	**SQ.FT**
Internal	52.03	560.05
External	11.02	118.62
Total	**63.05**	**678.67**



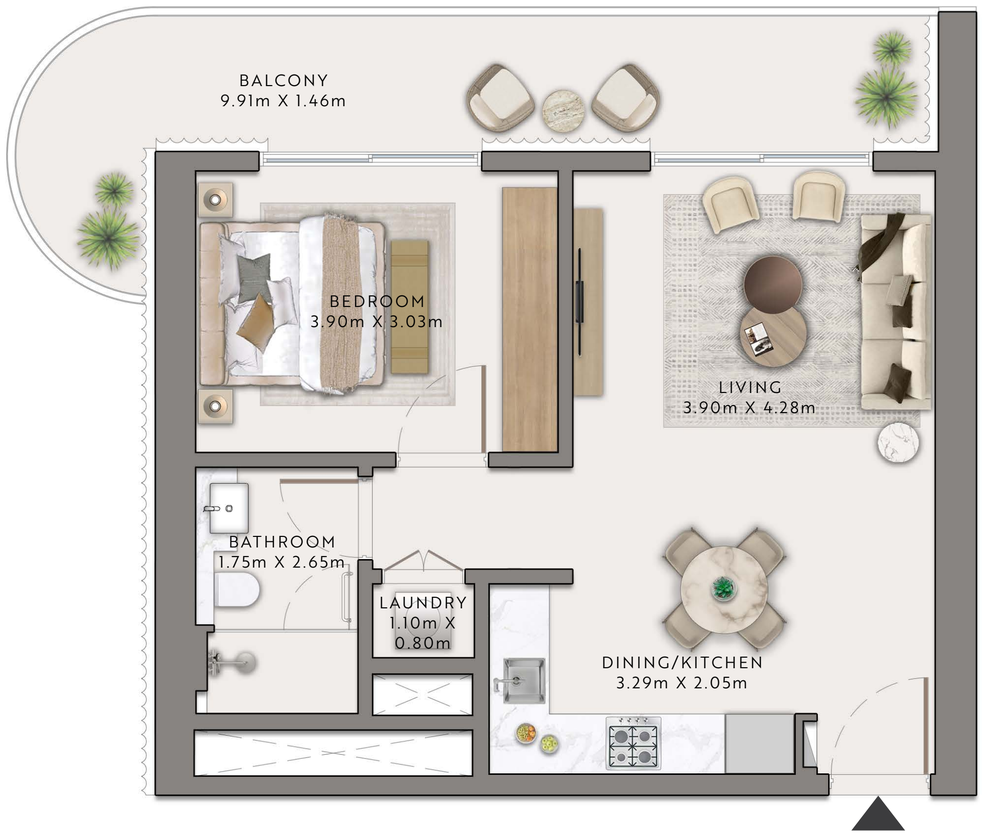


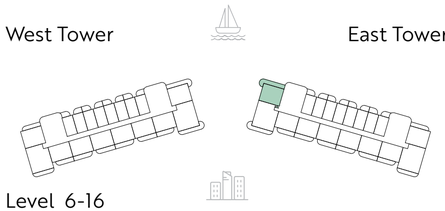
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1 Bedroom Deluxe

Type 2A

EAST TOWER	Level 6 to 16	Unit 18
AREA	**SQ.M**	**SQ.FT**
Internal	52.03	560.05
External	17.61	189.55
Total	**69.64**	**749.60**



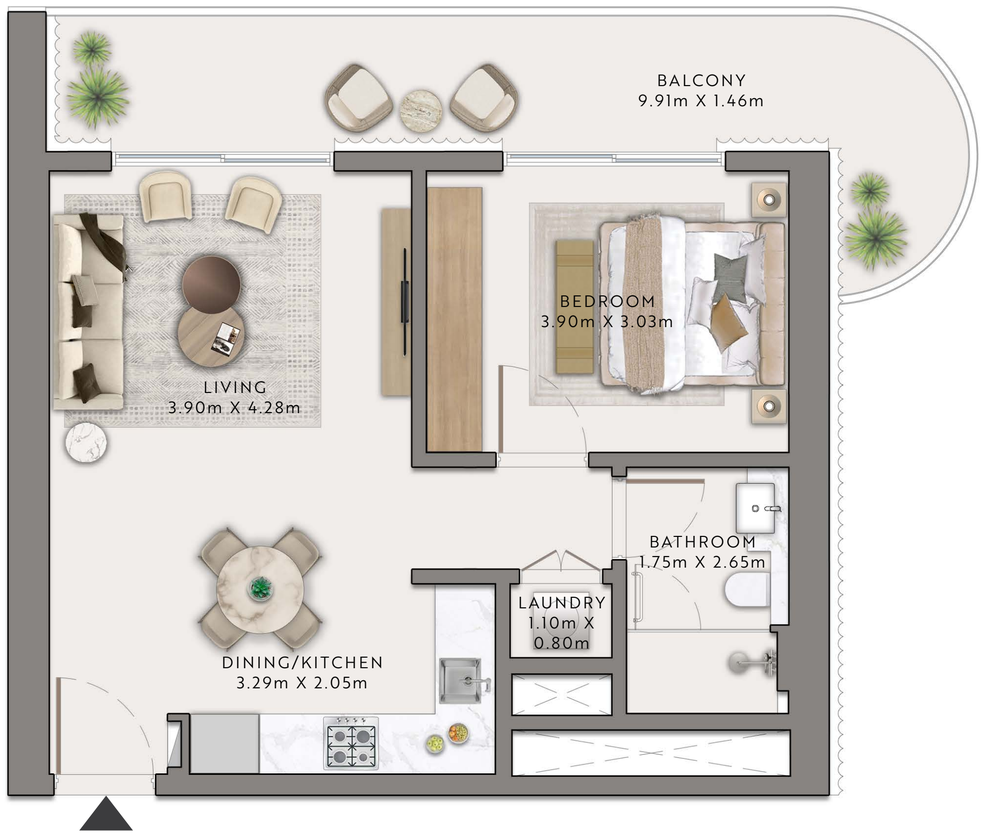


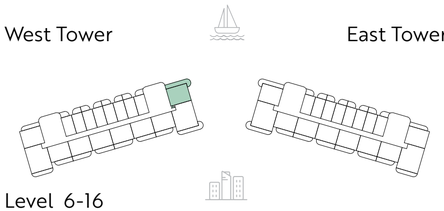
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1 Bedroom Deluxe

Type 2AM

WEST TOWER	Level 6 to 16	Unit 18
AREA	**SQ.M**	**SQ.FT**
Internal	52.03	560.05
External	17.61	189.55
Total	**69.64**	**749.60**





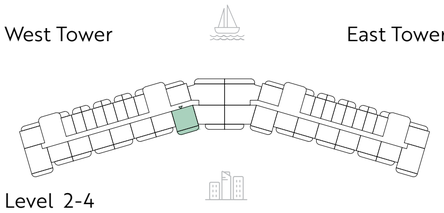
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1 Bedroom Premium

Type 3

WEST TOWER	Level 2 to 4	Unit 17
AREA	**SQ.M**	**SQ.FT**
Internal	65.18	701.59
External	12.58	135.41
Total	**77.76**	**837.00**





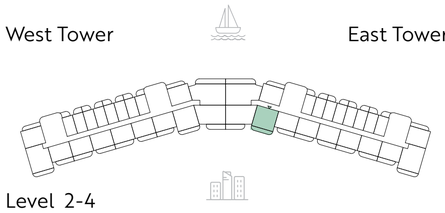
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1 Bedroom Premium

Type 3M

EAST TOWER	Level 2 to 4	Unit 17
AREA	**SQ.M**	**SQ.FT**
Internal	65.18	701.59
External	12.58	135.41
Total	**77.76**	**837.00**





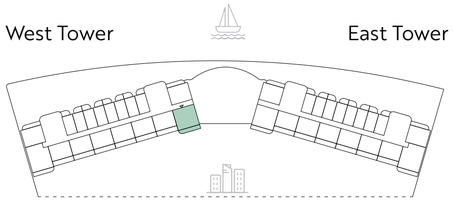
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1 Bedroom Premium

Type 3A

WEST TOWER	Level 1	Unit 17
AREA	**SQ.M**	**SQ.FT**
Internal	64.18	690.83
External	12.72	136.92
Total	**76.90**	**827.75**





Level 1

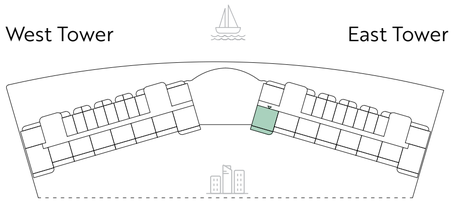
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1 Bedroom Premium

Type 3AM

EAST TOWER	Level 1	Unit 17
AREA	**SQ.M**	**SQ.FT**
Internal	64.18	690.83
External	12.72	136.92
Total	**76.90**	**827.75**





Level 1

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Living room



Bedroom

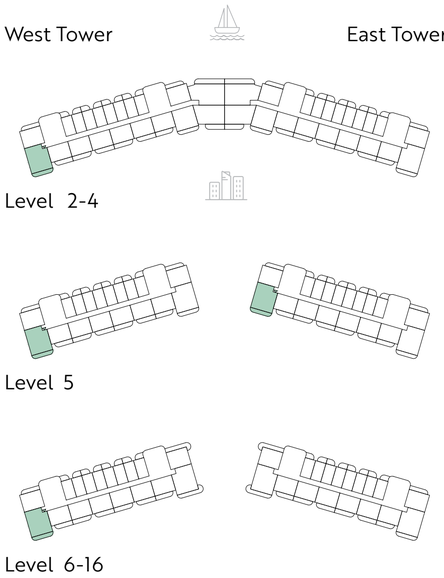
2 Bedroom Executive

Type 1

WEST TOWER	Level 2 to 16	Unit 10
AREA	**SQ.M**	**SQ.FT**
Internal	82.95	892.87
External	12.58	135.41
Total	**95.53**	**1028.28**

EAST TOWER	Level 5	Unit 17
AREA	**SQ.M**	**SQ.FT**
Internal	81.67	879.09
External	12.58	135.41
Total	**94.25**	**1014.50**





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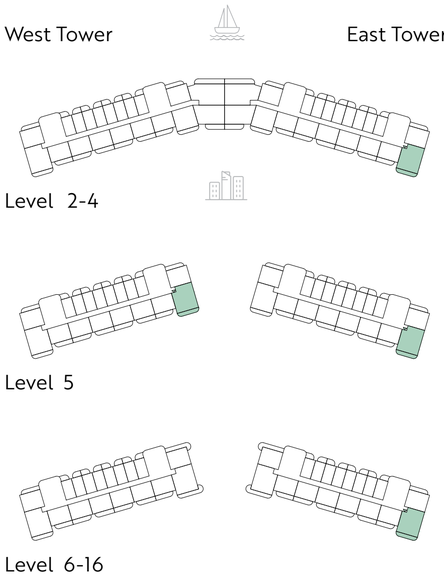
2 Bedroom Executive

Type 1M

WEST TOWER	Level 5	Unit 17
AREA	**SQ.M**	**SQ.FT**
Internal	81.67	879.09
External	12.58	135.41
Total	**94.25**	**1014.50**

EAST TOWER	Level 2 to 16	Unit 10
AREA	**SQ.M**	**SQ.FT**
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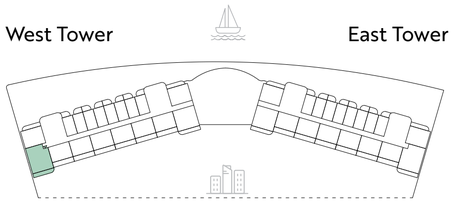
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2 Bedroom Executive

Type 1A

WEST TOWER	Level 1	Unit 10
AREA	**SQ.M**	**SQ.FT**
Internal	82.95	892.87
External	12.62	135.84
Total	**95.57**	**1028.71**





Level 1

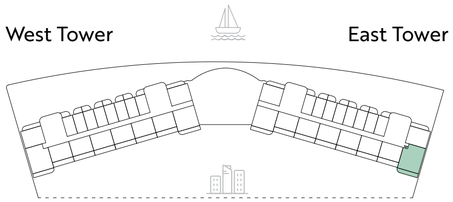
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2 Bedroom Executive

Type 1AM

EAST TOWER	Level 1	Unit 10
AREA	**SQ.M**	**SQ.FT**
Internal	82.95	892.87
External	12.62	135.84
Total	**95.57**	**1028.71**





Level 1

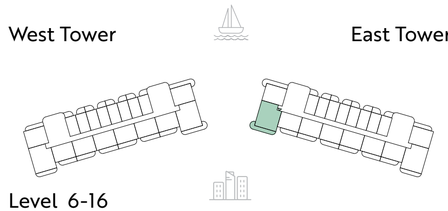
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2 Bedroom Executive

Type 1B

EAST TOWER	Level 6 to 16	Unit 17
AREA	**SQ.M**	**SQ.FT**
Internal	82.95	892.87
External	17.60	189.44
Total	**100.55**	**1082.31**





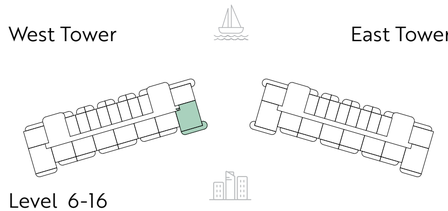
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2 Bedroom Executive

Type 1BM

WEST TOWER	Level 6 to 16	Unit 17
AREA	**SQ.M**	**SQ.FT**
Internal	82.95	892.87
External	17.60	189.44
Total	**100.55**	**1082.31**





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Living room


Bedroom

ARDEE

Belong together

Ardee is a destination developer of premium integrated communities, placing enriched lifestyle experiences at the centre of everything it builds.

Its flagship destination on Al Marjan Island is Ras Al Khaimah's first truly integrated downtown: a world-class, mixed-use development conceived and delivered by the team behind some of the world's most iconic urban addresses.

Designed to contribute to Ras Al Khaimah's next phase of growth, Ardee creates destinations where investment, community, and everyday experiences come together.



ARDEE | VIEWS

AL MARJAN ISLAND

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