KARL LAGERFELD

BEACH RESIDENCES | AL MARJAN ISLAND

BY AARK DEVELOPERS

ON AL MARJAN ISLAND A NEW CHAPTER OF
KARL LAGERFELD'S WORLD UNFOLDS



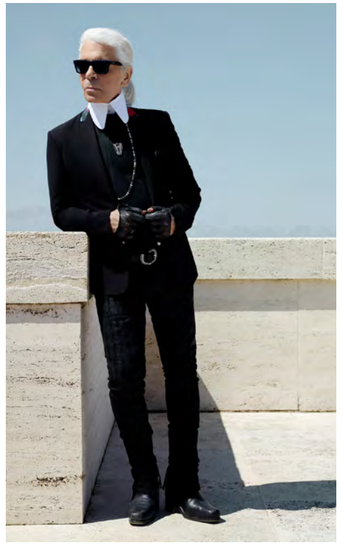
THE PROJECT

LIFE BEYOND ORDINARY

KARL LAGERFELD Beach Residences Al Marjan Island, just steps from the iconic Wynn Casino, introduces 663 exceptional homes — from intimate apartments and serene beach villas to sculpted loft villas and commanding sky villas. Developed by Aark and shaped by the architectural mastery of Nikken Sekkei, these are residences where Karl Lagerfeld's legendary creativity, iconic forms, and sense of style are brought to life, with interiors curated by The One Atelier.







EACH RESIDENCE REFLECTS THE CREATIVE SPIRIT THAT DEFINED Karl Lagerfeld: DARING, REFINED, AND ETERNALLY MODERN.

Unobstructed sea views, sculptural interiors, and world-class amenities come together to form a lifestyle that celebrates individuality, sophistication, and artistic freedom.

THE MAN

SIMPLY ICONIC

One of the most celebrated designers of the 21st century, Karl Lagerfeld was recognized for his visionary and innovative approach. His extraordinary talent transcended fashion, extending into illustration, photography, architecture, and interior design. He was a creative force of nature. He led the world's most prestigious fashion houses with aesthetic authority and creative rigor, constantly cultivating the new and the unexpected.



THE BRAND

THE ESSENCE OF CONTEMPORARY LUXURY

The Maison KARL LAGERFELD reflects the vision and unmistakable style of its founder, combined with a contemporary spirit that anticipates trends.

At its core, the brand carries Karl Lagerfeld's creative essence, sharp eye, and insatiable passion. It is a global aesthetic reference — precise, sophisticated, and deeply inspiring in everything the brand creates. Every piece conceived is crafted to endure — and to be unforgettable.

KARL LAGERFELD





AARK DEVELOPERS

CRAFTING LUXURIOUS
SPACES IN THE UAE



Aark Developers, founded by Mr. Rahul Kumar Gupta, a seasoned industry leader with over 25 years of experience in India and the UAE, has established itself as a prominent name in the UAE's real estate sector.

With a strategic vision for growth and an unwavering commitment to delivering exceptional value, Mr. Gupta has built a reputation for completing projects on time and exceeding quality expectations.
The company boasts a diverse and impressive portfolio, attracting global investors with its consistent track record of strength, stability, and seamless execution.

Aark Developers has become synonymous with high-quality real estate projects that surpass market expectations.

THE ARCHITECT

NIKKEN SEKKEI

Nikken Sekkei is the architect of the project, bringing with it one of the most distinguished legacies in global architecture. With a portfolio of landmark developments across Asia, the Middle East, Europe, and North America, the firm is internationally recognized for its ability to combine architectural clarity with advanced technical expertise. Nikken Sekkei's design philosophy is rooted in creating architecture that is deeply responsive to its environment—balancing form, function, and longevity. Drawing from the natural beauty and cultural history of Ras Al Khaimah, the building's fluid curves echo waves and desert dunes, while its sculpted crown recalls the geometry of a palm tree. Expansive layouts and floor-to-ceiling glazing introduce light, openness, and a seamless connection to nature, resulting in architecture that is both expressive and enduring.


One Za'abeel - Dubai, UAE


Burj Al Alam - Dubai, UAE



Futur Camp Nou - Barcelona, Spain


New Financial District of Colombo Port City - Colombo, Sri Lanka


Longfor Paradise Walk, Shapingba Station - Chongqing, China


Suzhou Center, - Suzhou, China


The Landmark & Swanlake Residence - Hanoi, Vietnam

THE LOCATION

RAS AL KHAIMAH

Ras Al Khaimah is defined by its natural diversity and growing collection of lifestyle and leisure destinations. Mountain ranges, desert landscapes, and a protected coastline form a setting that is both dramatic and distinctly liveable. The emirate has emerged as a refined residential and resort destination, offering a measured alternative to faster-paced urban centres. Home to the first casino in the UAE, The Wynn Casino, Ras Al Khaimah now adds an exciting dimension to its luxury leisure offerings, complementing its resorts, beaches, and cultural attractions.

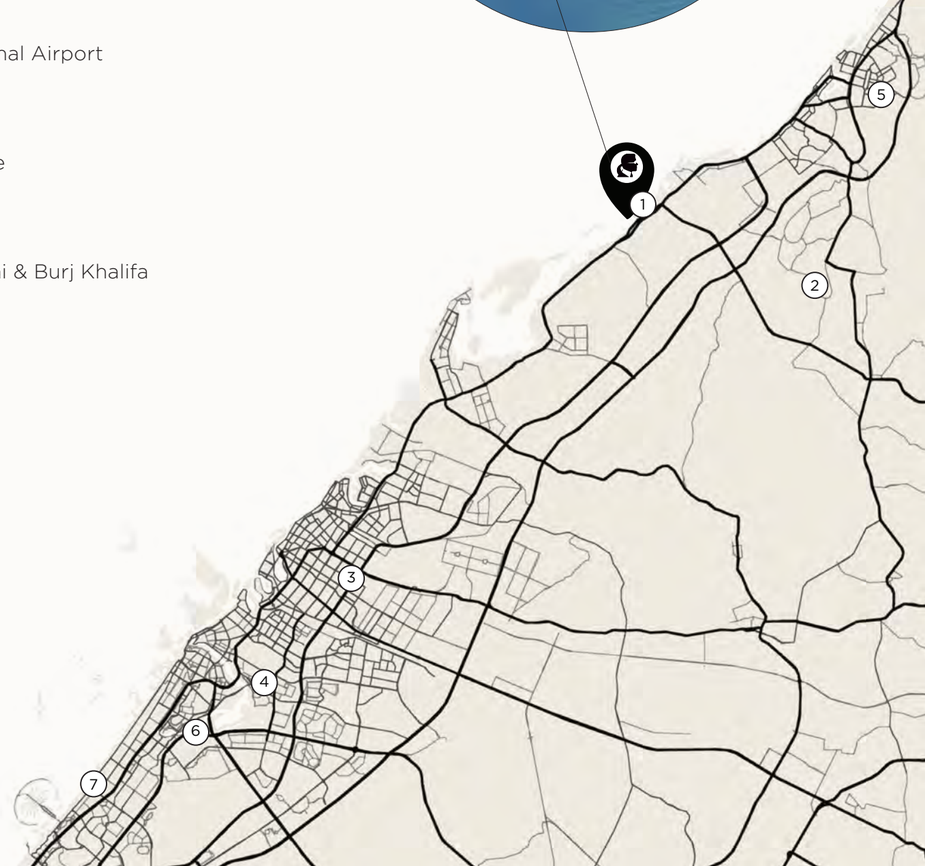
With direct access to Ras Al Khaimah city and efficient connectivity to Dubai, residents benefit from a lifestyle that combines international standards with a strong sense of place. Established hospitality, dining, and retail experiences sit alongside expansive beaches and open water, creating an environment that supports both everyday living and long-term value.



HIGHLIGHTS

1. **03 Minutes**
   To Wynn Casino & Resort
2. **20 Minutes**
   To RAK International Airport
3. **35 Minutes**
   To Sharjah International Airport
4. **45 Minutes**
   To Dubai International Airport
5. **50 Minutes**
   To Jebel Jais Zipline
6. **55 Minutes**
   To Downtown Dubai & Burj Khalifa
7. **60 Minutes**
   To Burj Al Arab

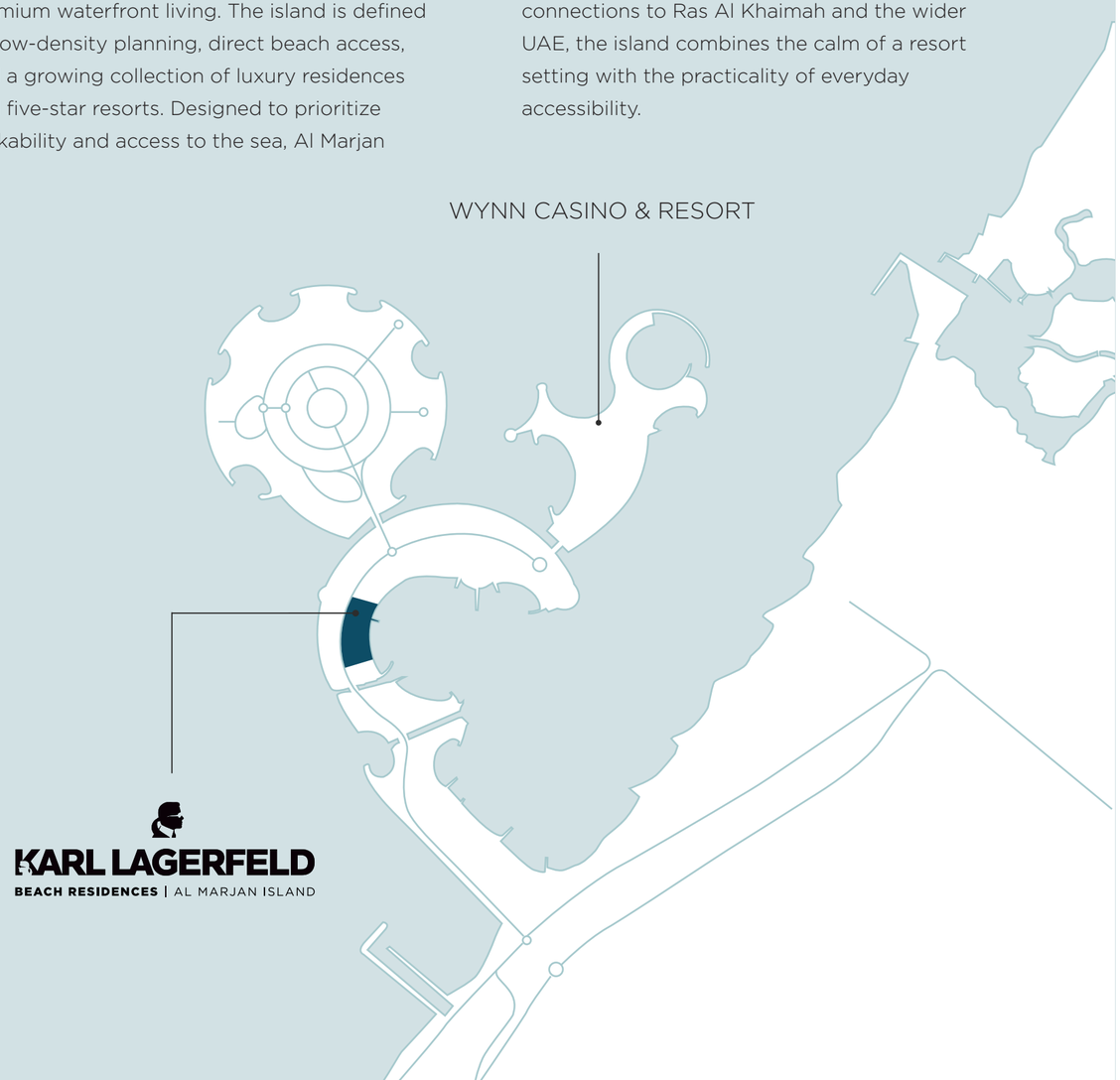




THE AREA

AL MARJAN ISLAND

KARL LAGERFELD Beach Residences is located on Al Marjan Island, a purpose-built archipelago set just offshore and conceived for premium waterfront living. The island is defined by low-density planning, direct beach access, and a growing collection of luxury residences and five-star resorts. Designed to prioritize walkability and access to the sea, Al Marjan Island features wide promenades, marinas, and leisure destinations that encourage an outdoor, coastal lifestyle. With seamless road connections to Ras Al Khaimah and the wider UAE, the island combines the calm of a resort setting with the practicality of everyday accessibility.



THE GEOGRAPHY OF ELEVATED LIVING

KARL LAGERFELD Beach Residences occupies a position of exceptional future value, set within one of the region's most significant leisure destinations, while maintaining the privacy and exclusivity of a residential address.

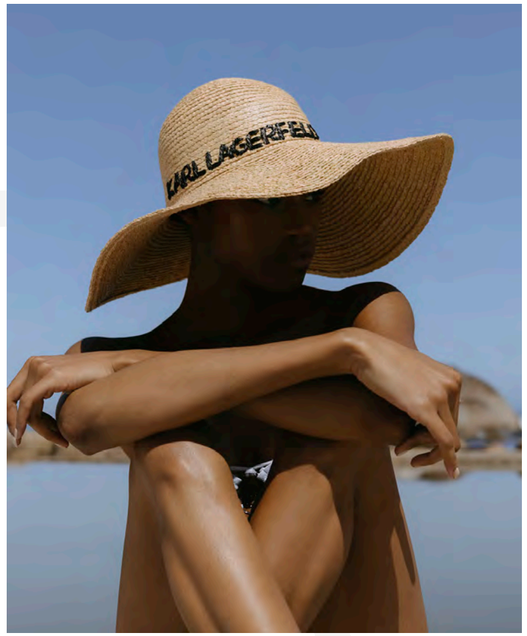


- Walking distance to Wynn Casino & Resort
- Rare double-plot development with an expansive private beachfront
- All residences enjoy uninterrupted full sea views
- The longest beachfront on Al Marjan Island with over 1,000 feet of direct beach access
- Extensive water sports facilities, including jet skis, paddle boats, and kayaks
- Iconic 138-foot-high residential atrium, set to break the Guinness World Record for the world's tallest residential atrium
- 50+ curated lifestyle, leisure, and wellness amenities
- An 80-meter signature swimming pool, approx. 1.5× the length of an Olympic pool

RELAX AND RECHARGE
ABOVE THE CITY'S RHYTHM

SKY BAR

AMENITIES

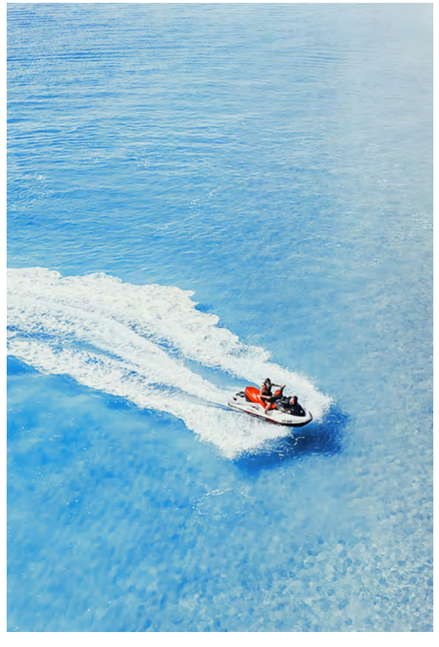


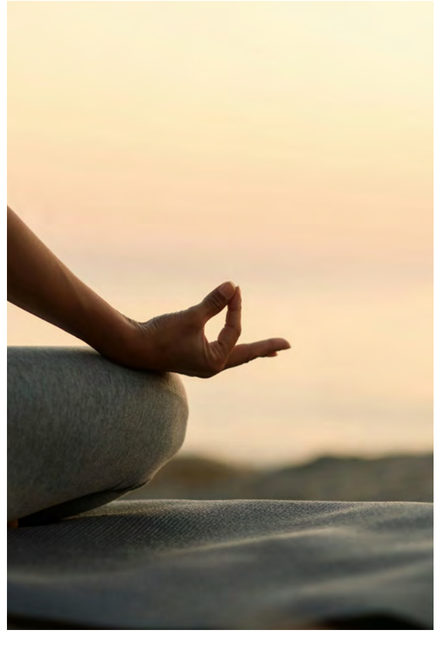
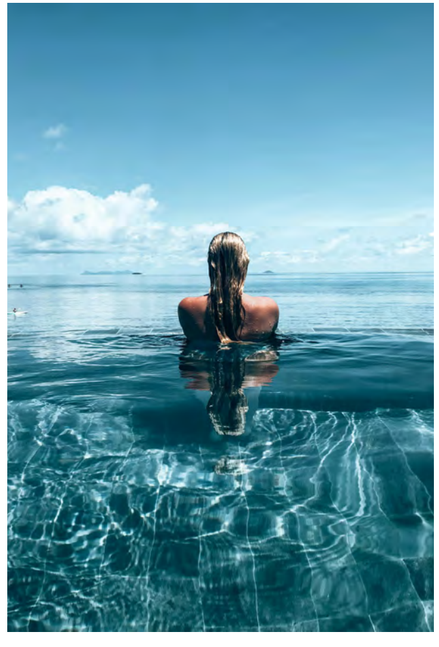
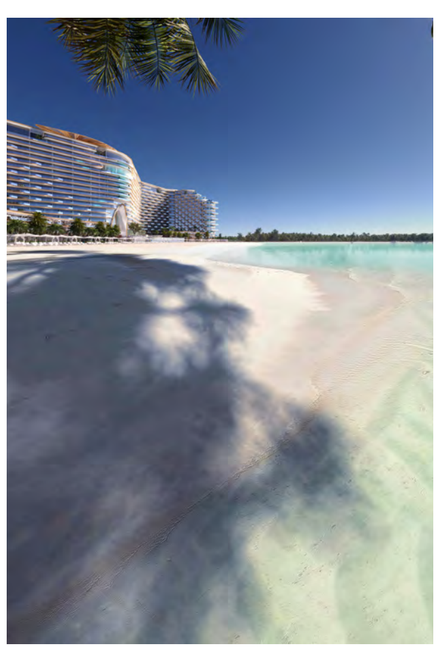
50+ AMENITIES. DESIGNED FOR AN EXCEPTIONAL LIFESTYLE

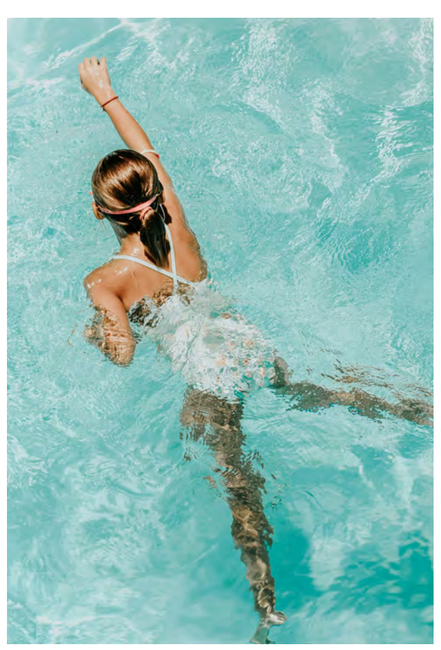
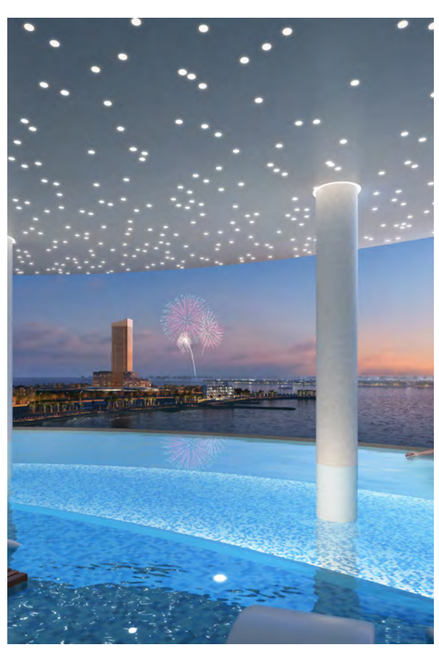
Amenities are conceived as an extension of a refined life by the sea. Wellness facilities are seamlessly integrated, unfolding across open air, water, and sky. Leisure is thoughtfully curated, balancing vitality and retreat. Social spaces feel exclusive yet effortless. Every experience reflects a bold, contemporary spirit — where movement, calm, indulgence, and connection exist in perfect balance, shaped by the rhythm of the coast and the unmistakable design inspired by Karl Lagerfeld.

AMENITIES LIST

- 1000 ft. private beach
- Sky Bar with infinity pool
- Japanese sky garden
- Branded beach club
- Branded restaurants
- Smart homes
- Beach and water sports
- Ladies pilates studio
- Cigar lounge with meeting rooms
- Panoramic sea view deck
- Luxury spa
- Outdoor cinema
- Jogging track
- Kids clubhouse
- Outdoor yoga
- On-call doctor
- Fitness center
- Pet care service
- BBQ Area
- EV Charging station
- 24/7 Concierge service
- Housekeeping
- Valet service



ENDLESS SPACE TO LIVE, LOUNGE, AND BREATHE BY THE WATER

1000 FT. PRIVATE BEACH

SUNLIT MOMENTS UNFOLD BETWEEN
WATER AND HORIZON, WHERE
LEISURE FINDS ITS PUREST FORM

BEACH CLUB

A SERENE RETREAT ABOVE THE CITY, IMMERSED IN NATURE AND LIGHT

JAPANESE SKY GARDEN

PRIVATE POOLS

INTIMATE WATER RETREATS AS SERENE EXTENSIONS OF EACH HOME

AN ARCHITECTURAL STATEMENT OF INTENT, REVEALED FROM THE MOMENT OF ARRIVAL

138-FOOT-HIGH LOBBY

A MAJESTIC ENTRANCE SHAPED BY LIGHT

The lobby unfolds as a luminous, infrastructural space shaped by movement and measure. Deco references are absorbed into a contemporary reassessment through proportion, material, and continuity. A grand arched opening frames the sea, anchoring the gaze while regulating scale within the soaring 138-foot-high volume and operating as a spatial threshold. Natural light becomes an instrument, sustained by the careful choice of colors and materials. Sculptural marble volumes, linear architectural elements, and cascading chain installations balance mass and lightness, permanence and transformation, establishing a space of orientation, transition, and monumentality.

FULLY FURNISHED BEACHFRONT RESIDENCES

CRAFTED SPACES WITH REFINED FINISHES, EXPANSIVE VIEWS, AND SEAMLESS COMFORT

THE INTERIORS

SPATIAL CONTINUITY AND CALM LUXURY

The interiors reflect Karl Lagerfeld's distinctive vision, where bold statements, silhouettes, and rhythm define every space. Architectural lines flow seamlessly between inside and out, while a restrained palette of mineral whites, sandy neutrals, and soft stone tones creates a calm, enduring atmosphere. Travertine, materic plaster, and refined textiles add texture and depth, complemented by sculptural furnishings and Art Deco nuances drawn from Karl Lagerfeld's lifelong passion for its geometry, craftsmanship, and graphic elegance. Each residence embodies measured elegance, a contemporary expression of Karl Lagerfeld's timeless artistry.




KARL LAGERFELD





THE TEAM

KARL LAGERFELD

The Maison KARL LAGERFELD embodies the iconic vision and design aesthetic of its founder, fused with a contemporary, forward-looking spirit. As the sole custodians of Karl Lagerfeld's legacy, the brand channels his passion, intuition, and inexhaustible creativity into its DNA. The brand offers sophisticated ready-to-wear, accessories, and lifestyle collections reflecting Parisian refinement with a bold, modern edge.

AARK DEVELOPERS

AARK Developers, based in Dubai, brings 25 years of expertise in creating iconic residential and hospitality projects. With a focus on innovation, quality, and exceptional service, the company continues to redefine living standards in the UAE. Led by Chairman Mr. Rahul Kumar Gupta, AARK has set a new benchmark in design excellence and sustainability while consistently exceeding expectations.

NIKKEN SEKKEI

Nikken Sekkei is a global leader in architectural design, renowned for sustainable and innovative projects that enhance the human experience. Each project reflects a mastery of cutting-edge technology, cultural sensitivity, and environmental responsibility, resulting in transformative spaces with lasting impact.

THE ONE ATELIER

The One Atelier is an industry leader in interior design for branded real estate, offering end-to-end services from brand scouting and concept development to interior design and architectural consultancy. With a tailored, consultative approach and deep insight into the modern luxury consumer, the studio collaborates with leading global brands to create exceptional, market-defining properties.



“

WE NEED HOUSES AS WE NEED CLOTHES. ARCHITECTURE, LIKE FASHION, IS ESSENTIAL — A STATEMENT OF TASTE, OF LIFE WELL LIVED.

”

Karl Lagerfeld

KARL LAGERFELD

BEACH RESIDENCES | AL MARJAN ISLAND

BY AARK DEVELOPERS