

A woman with long, wavy hair wearing sunglasses and a white top, looking out over a sunset or sunrise over water.

ARTHOUSE RESIDENCES

AL MARJAN ISLAND

by

CLÉDOR



FROM MANHATTAN
TO MARJAN

THE BRAND ARTHOUSE HOTEL NYC

Located in the heart of New York City, Arthouse Hotel
blends creativity with comfort.



RAS AL KHAIMAH

A LAND WHERE NATURE'S DRAMA
PAINTS ITS EPIC STORY

Nestled between the Hajar Mountains and the Arabian Gulf,
Ras Al Khaimah is a land of contrast and beauty.



RAS AL KHAIMAH

Ras Al Khaimah is made for the curious.



Jebel Jais



Hiking & Biking



Dhayah Fort



National Museum of Ras Al Khaimah



Suwaidi Pearls



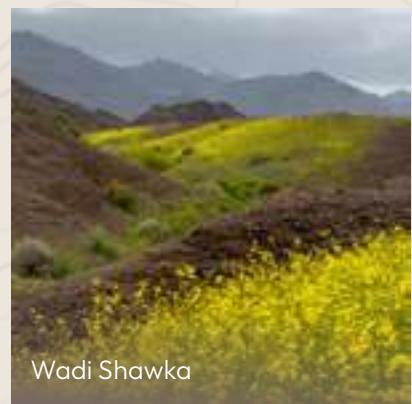
Beaches & Mangroves



Al Hamra Village



Desert Safaris



Wadi Shawka



WHY INVEST IN RAK?

- 100% foreign ownership
- No personal or corporate tax
- Long-term Golden Visa options
- Strategic location near global markets
- Vision 2030 fueling sustainable growth
- Diversified, non-oil economy
- World-class infrastructure

AL MARJAN

THE UAE'S NEXT ICONIC DESITNATION

- 2.7 SQKM → Masterfully Reclaimed Land
- 15,000 → Planned Hotel Rooms & Suites
- 7.8 KM → Unspoiled White-Sand Beaches
- 23 KM → Expansive Waterfront Living
- 12,000 → Planned Luxury Residences
- 450 → Exclusive Seaside Villas



THE WYNN EFFECT



- Property Value
- Investment Demand
- Infrastructure
- Tourism Growth
- Global Prestige
- Job Creation
- Community Impact
- Long-Term Residency



WHERE MANHATTAN ENERGY MEETS ISLAND SERENITY

Manhattan's bold rhythm meets Al Marjan's tranquil shores. New York's restless energy softens into coastal calm, bridging innovation and serenity in one extraordinary place.



ARTHOUSE RESIDENCES AL MARJAN

Perched on Al Marjan Island, Arthouse Residences draws from the bold spirit of NYC's Arthouse Hotel.

CONNECTED
TO EVERYTHING,
MINUTES FROM
ANYTHING



CLÉ D'OR

A SCULPTURAL IMAGE

Arthouse Al Marjan rises like an artistic vision, its flowing white and glass lines framed by palms.



THE FIRST ARTHOUSE NYC RESIDENCE IN THE MIDDLE EAST

- 50 Studios
- 75 One-Bedroom Residences
- 68 One-Bedroom Residences with Study
- 8 Two-Bedroom Duplexes



LOBBY



SPACES DESIGNED TO INSPIRE

Each space is a blank canvas, ranging from intimate studios to expansive duplexes.

Every apartment features a fully equipped kitchen, ensuring your home is as practical as it is beautiful.



A SYMPHONY OF LIGHT

Floor-to-ceiling windows turn sunlight into a design element, casting dynamic shadows and creating an ever-changing interior.



HEIGHTENED PERSPECTIVES

Soaring ceilings infuse every space with openness and grandeur, creating a living experience that feels as boundless as the horizon.



ORGANISATION AS AN ART FORM

Designed for both functionality and sophistication, the walk-in closets deliver organized refinement, where every item finds its place.



WHERE INDOORS AND OUTDOORS BECOME ONE

Wrap-around balconies blur the lines
between interior comfort and
exterior beauty, offering uninterrupted
ocean and park views.



SPACES CRAFTED FOR A LIFE WELL-LIVED

Arthouse Residences Al Marjan's amenities are designed for both comfort and convenience, every detail harmonising style with functionality, creating a seamless flow between refined interiors and serene open spaces.



Infinity
Pool



Steam Room
& Sauna



Adult-sized
Chess Board



SPA



Paddle
Court



Indoor
Cinema



Co-working
Space



Gym



Sunken
Conversation
Pit



Children's
Playground



PROJECT OVERVIEW



ECCLEDOR

THE DEVELOPER

Clé dor is a dynamic real estate company known for delivering visionary urban spaces.

Blending innovation, sustainability, and luxury, it also holds exclusive mandates, reflecting a strong track record in value creation and market impact.



STRATEGIC PARTNER

Prospect Properties is a Dubai-based real estate development and investment company offering comprehensive turn-key solutions across the UAE. Established in 2023 by seasoned industry leaders, the company is built on a foundation of decades of experience from renowned real estate firms including Aarvees Group, Cledor, One Broker Group, and Urban Properties.

With a focus on delivering high-quality developments in strategic locations, Prospect caters to a broad spectrum of buyers and investors through flexible, client-centric offerings. Guided by the core values of trust, quality, and sophistication, Prospect is dedicated to simplifying the property journey and creating lasting value through every project. Driven by innovation and a commitment to excellence, Prospect aspires to redefine industry standards and lead the next chapter of real estate development in the region.

PROSPECT.

CONTACT DETAILS

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