

🕒 Completion - Q1 2026

Playa Viva

Al Marjan Island, Ras Al Khaimah



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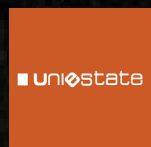
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Uniestate Properties

Playa Viva

 Furnishing - Yes

 Parking -

 Floors - G + 2P +
10floors

 Service charge -

Project general facts

Playa Viva is an exclusive coastal community located on the shores of Al Marjan Island, offering an elevated lifestyle where the gentle rhythm of the sea meets contemporary luxury. With its sleek architecture and expansive glass façades, the development is designed to maximize panoramic ocean views and natural light, while the use of natural materials echoes the surrounding coastal landscape. This waterfront retreat stands as a symbol of refined living, where every detail is curated to reflect elegance, tranquility, and effortless comfort.

The residences at Playa Viva include a selection of studio, one-, two-, and three-bedroom apartments—each fully furnished and equipped with smart home systems for a seamless modern experience. Interiors are beautifully crafted with clean, soft lines, neutral tones, and large windows that frame breathtaking sea vistas. Whether you're relaxing in the sun-soaked living room or enjoying peaceful evenings from your private balcony, every home is designed to be a sanctuary of serenity and sophistication.

Beyond the residences, Playa Viva offers a resort-inspired lifestyle enriched by an impressive array of amenities. Residents enjoy access to a luxurious spa, state-of-the-art gym, outdoor cinema, beachside pool, watersports

facilities, and a full suite of dining venues including gourmet restaurants and charming cafés. With supermarkets, salons, boutiques, and wellness centers all just steps away, Playa Viva delivers the ultimate combination of convenience, coastal beauty, and refined island living.

Finishing and materials

Modern finishing with high-quality materials. Smart home system.

Kitchen and appliances

Equipped kitchens.

Furnishing

Yes.

Location description and benefits

Al Marjan Island is a stunning man-made archipelago located in the emirate of Ras Al Khaimah. It is one of the most prominent tourist destinations in the region, known for its picturesque beaches, luxurious resorts, and upscale residential developments. Al Marjan Island is situated along the Arabian Gulf coastline and offers breathtaking views of the sea. The island is shaped like a coral reef and is made up of four primary coral-shaped islands,

connected by a central boulevard.

One of the main highlights of Al Marjan Island is its pristine white sandy beaches that stretch across 5.4 kilometers. Visitors can indulge in various beach activities, including sunbathing, swimming, and water sports such as jet skiing and paddleboarding. The crystal-clear waters of the Arabian Gulf provide an ideal setting for water enthusiasts.

Al Marjan Island boasts a collection of luxurious hotels and resorts, offering world-class amenities and services. These accommodations cater to both leisure and business travelers, providing a range of options to suit different preferences and budgets. Many of the hotels and resorts on the island feature stunning architecture and provide access to private beaches, swimming pools, spas, and gourmet dining options.

Architecture



Interior

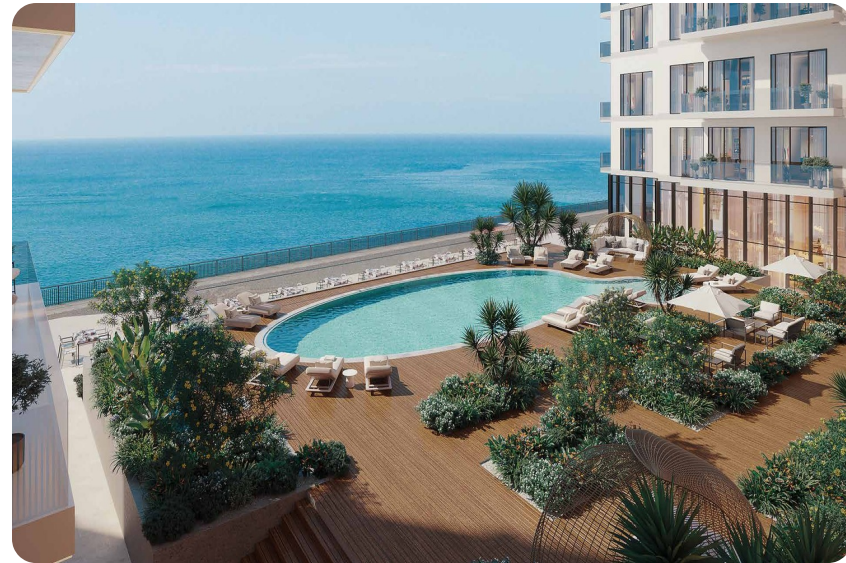


Location



Open location in Google Maps

Facilities



Serviced Pool

Visualisation from developer



Sport Courts

Image for general understanding



BBQ Area

Visualisation from developer



Fine Dining

Visualisation from developer



Outdoor Cafe

Visualisation from developer



Watersport

Visualisation from developer



Gym

Visualisation from developer



Spa & Yoga

Visualisation from developer

Facilities



Cofe Shop

Visualisation from developer



Outdoor Cinema

Visualisation from developer



Shops

Visualisation from developer



Beauty Salon

Visualisation from developer

Payment plan



5 Years Post Handover Payment Plan

20% payment	On booking
20% payment	During construction
1% payment	Upon Handover
59% payment	Within 5 Years PH

Condition for the unit resale

Not specified

Typical units and prices



Apartments **Studio**

FROM **AED 887,244** TO **AED 1,272,900**
 248 sqft / 23 m² 391 sqft / 36 m²



Apartments **1 bedroom**

FROM **AED 1,880,552** TO **AED 2,660,733**
 562 sqft / 52 m² 802 sqft / 75 m²



Apartments **2 bedroom**

FROM **AED 3,139,299** TO **AED 3,457,083**
 861 sqft / 80 m² 1154 sqft / 107 m²

Typical units and prices



Apartments

3 bedroom

FROM

AED 4,656,842

1233 sqft / 115 m²

TO

AED 5,999,593

1646 sqft / 153 m²

Do you have any questions? Contact me.



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