COSTA MARE

PROJECT BRIEF: TOWER I



AN ISLAND OF SANCTUARY

At Costa Mare, architecture becomes an experience—a journey through space and time, where the mountain's silent grandeur meets the soothing rhythm of the sea.

ESCAPE AND CONNECT

The rugged beauty of Ras Al Khaimah’s mountainous terrain and the serene allure of Al Marjan Island serve as the foundation for Costa Mare, a visionary architectural statement that seamlessly rises from the landscape like a sculpted form of nature itself. Inspired by the raw elegance of its surroundings, the design embraces the organic contours and textures of the region, allowing the structure to emerge as an extension of the environment rather than an intrusion.

This architectural narrative is one of fluidity and harmony, where every elevation, material, and form is informed by the natural rhythms of the land and sea. The interplay of light and shadow across its façade mirrors the undulating mountain ridges, while the use of locally inspired textures and earthy tones creates a dialogue between the built and the unbuilt. Positioned between the dramatic peaks and the pristine shores of Al Marjan Island, Costa Mare captures the essence of waterfront serenity, blending seamlessly with its breathtaking coastal surroundings. Costa Mare is a retreat, an invitation to disconnect from the city’s relentless pace and immerse in a setting where nature takes the lead.

AL MARJAN ISLAND



DRIVING DISTANCES



2 mins.
Wynn Resort



12 mins.
Al Hamra Mall



13 mins.
RAK Central



14 mins.
Al Hamra Golf Club



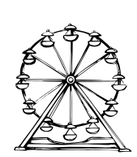
16 mins.
RAK Track



20 mins.
Royal Yacht Club
of Ras Al Khaimah



30 mins.
RAK Mall



30 mins.
Al Qawasim Corniche
& RAK Eye



35 mins.
RAK International Airport



46 mins.
Jebel Jais Entrance



50 mins.
Sharjah International Airport



60 mins.
Dubai International Airport

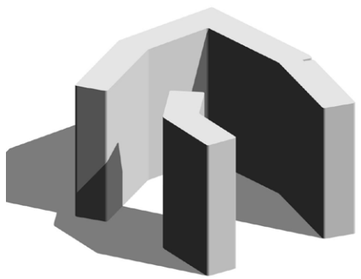
SUN AND VIEWS ANALYSIS



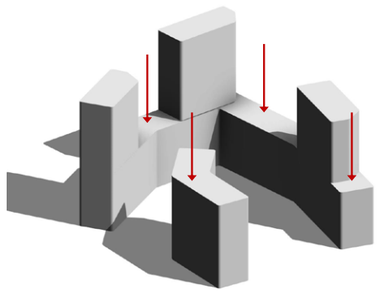
ARCHITECTURE DESIGN CONCEPT



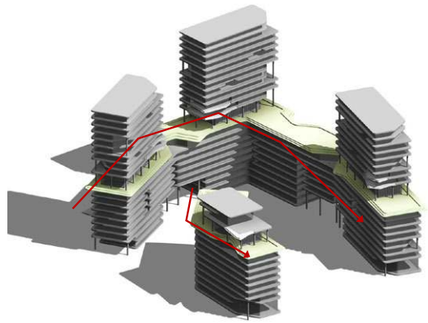
The architectural concept seamlessly sculpts the horizon into form, reshaping mass into a fluid, elevated domain of connection, curated residences, and refined leisure



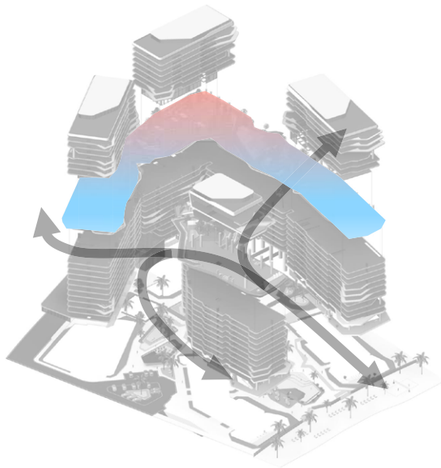
Building mass



Shaping voids to enhance and frame sea views



Breaking up the building's form to create dynamic and inviting spaces



Final design concept

ISOMETRICS

This residential development redefines community living with its innovative design. The concept emphasizes connectivity and harmony, seamlessly linking buildings with bridges while celebrating life on a grand scale. At its core is a striking central split, transforming an entire floor into a vibrant landscape hub. This level features lush greenery, exceptional amenities, and diverse outdoor spaces, fostering a shared environment where residents can connect, unwind, and thrive. The design embodies a vision of unity and modern living within a single, extraordinary development.







A DUALITY OF DESIGN
AND BEACHFRONT LIVING

ARCHITECTURAL SECTIONS



ELEVATORS

2 PASSENGER ELEVATORS

1 SERVICE ELEVATOR

PARKING

STUDIO, 1 AND 2 BEDROOM: 1 PARKING SPACE

3 BEDROOM: 2 CAR PARKING SPACES

4 BEDROOM PENTHOUSE: 1 CAR PARKING SPACES

5 BEDROOM VILLA: 4 CAR PARKING SPACES

6 BEDROOM SKY VILLA: 8 CAR PARKING SPACES

OWNERSHIP

FREEHOLD

ANTICIPATED SERVICE CHARGE

AED 19 PER SQ. FT

LOCATION

AL MARJAN ISLAND, RAS AL KHAIMAH

SIZE RANGE PER UNIT TYPE

TYPICAL UNITS

1 BR	from 737 sq. ft to 920 sq. ft
2 BR + S	from 1,262 sq. ft to 1,536 sq. ft
3 BR	from 1,698 sq. ft to 1,787 sq. ft

SIGNATURE UNITS

1 BR Duplex	from 1,322 sq. ft
2 BR Duplex	from 2,149 sq. ft
4 BR Duplex	from 5,471 sq. ft
5 BR Villa	from 7,736 sq. ft
6 BR Sky Villa	from 13,760 sq. ft

NUMBER OF UNITS PER TYPE

TYPICAL UNITS

1 BR	77 Units
2 BR + S	60 Units
3 BR	20 Units

SIGNATURE UNITS

1 BR Duplex	1 Unit
2 BR Duplex	1 Unit
4 BR Duplex	1 Unit
5 BR Villa	1 Unit
6 BR Sky Villa	1 Unit



AMENITIES



DROP OFF AREA

MAIN ENTRANCE

LOBBY RECEPTION

PADEL COURT

*This is for illustration purposes only

MAIN POOL

PRIVATE BEACH

MASTER PLAN

GROUND FLOOR AMENITIES PLAN

01 DROP-OFF AREAS
02 MAIN LOBBY ENTRANCE
03 TOWER I LOBBY ENTRANCE
04 TOWER IV LOBBY ENTRANCE
05 LOBBY RECEPTION
06 LOBBY LOUNGE
07 COMMUNAL TABLE
08 LIFT LOBBIES
09 RETAIL OUTDOOR TERRACE
10 CAMPFIRE SEATING
11 PETS AREA
12 BARBEQUE DECK WITH OUTDOOR DINING
13 PADEL COURT
14 GARDEN AREA
15 BEACH CLUB
16 INFINITY LEISURE POOL
17 POOL BAR
18 SUN LOUNGERS AREA
19 ACCESS TO PRIVATE BEACH
20 BEACH SUN LOUNGERS AREA
21 ACCESS TO BASEMENT PARKING



UPPER LEVEL AMENITIES - 12TH FLOOR

FAMILY POOL



CLUBHOUSE



KIDS PLAY AREA

FITNESS STUDIO

INDOOR POOL

*This is for illustration purposes only

SEATING AREAS



JOGGING TRACK AND FLOATING EDGE WALK WAYS

MASTER PLAN

12th FLOOR AMENITIES PLAN

01 FAMILY LEISURE POOL
02 POOL BAR
03 SUN LOUNGERS AREA
04 OUTDOOR YOGA AREA
05 COFFEE STATION
06 GARDEN SEATING AREAS
07 INDOOR POOL
08 POOL SPA
09 LIFT LOBBIES
10 CASINO BAR SEATING
11 KIDS CLUB
12 OUTDOOR KIDS PLAY
13 ACCESS TO UPPER LEVEL AMENITY FLOOR
14 CLUBHOUSE LOUNGE
15 COMMUNAL TABLE
16 BEVERAGE STATION
17 NURSERY
18 WASHROOM
19 HAMMOCK AREA
20 ACCESS TO UPPER LEVEL POOL AREA
21 JUICE BAR & COMMUNAL TABLE
22 ACCESS TO UPPER LEVEL WELLNESS AREA
23 FITNESS STUDIO
24 PILATES STUDIO
25 CHANGE ROOMS
26 JOGGING TRACK
27 FLOATING EDGE
28 TOWER I LEISURE POOL
29 TOWER I CLUBHOUSE
30 PRIVATE DINING
31 TOWER I FITNESS STUDIO
32 TOWER I CHANGE ROOM



UPPER LEVEL AMENITIES - 13TH FLOOR

HORIZON POOL

IMMERSIVE DINING

CINEMA ROOM

*This is for illustration purposes only

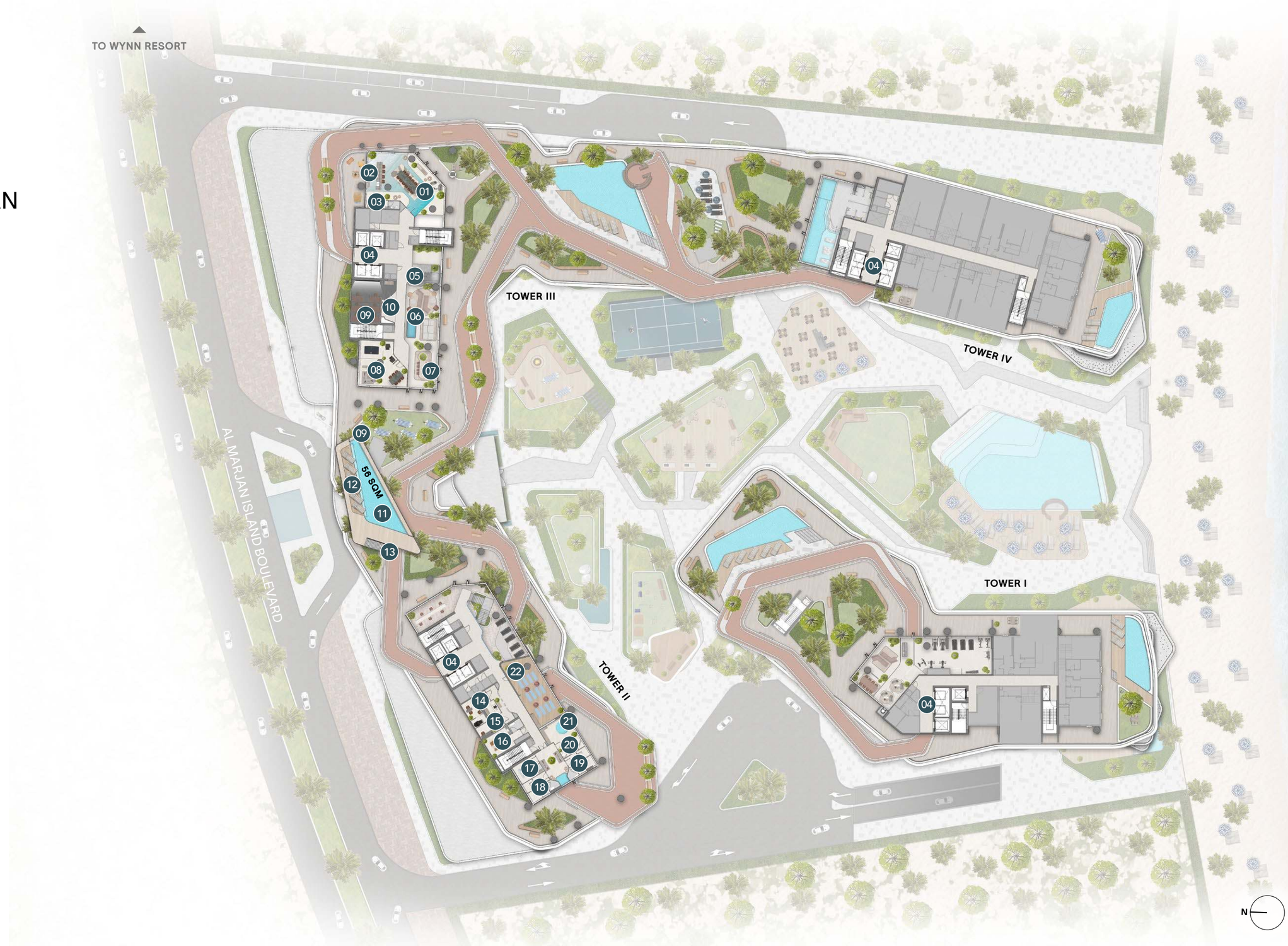
WELLNESS STUDIO

YOGA STUDIO

MASTER PLAN

13th FLOOR AMENITIES PLAN

01 IMMERSIVE DINING
02 SHOW KITCHEN
03 POWDER ROOM
04 LIFT LOBBIES
05 ACCESS TO LOWER LEVEL AMENITY FLOOR
06 CLUB LOUNGE
07 COMMUNAL TABLE
08 TEENS CLUB
09 CINEMA ROOM
10 PANTRY
11 HORIZON LAP POOL
12 SUN LOUNGERS AREA
13 ACCESS TO LOWER LEVEL GARDEN AREA
14 FEMALE SALON AREA
15 MALE BARBER AREA
16 TREATMENT SPA
17 RAIN SHOWER
18 FEMALE STEAM & SAUNA
19 MALE STEAM & SAUNA
20 HEAT LOUNGERS AREA
21 JACUZZI
22 YOGA STUDIO





RESIDENCES

LIVING AND DINING

KITCHEN



BEDROOM

BATHROOM

SIGNATURE APARTMENT

FLOOR PLANS





GROUND FLOOR TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom + S
- 5 - Bedroom Villa





1st FLOOR TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom + S
- 5 - Bedroom Villa



WYNN CASINO VIEW



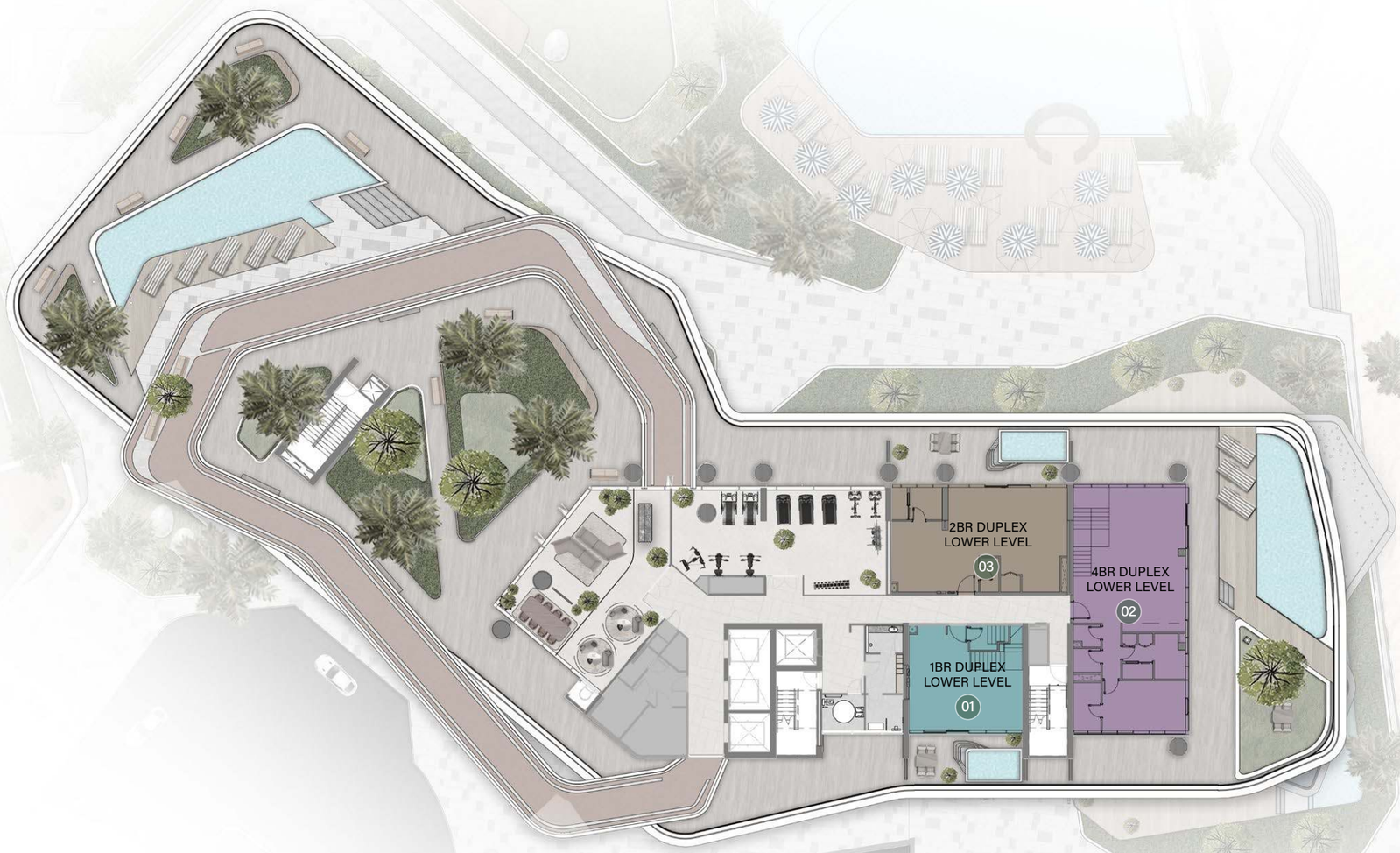
ISLAND VIEW

ARABIAN GULF VIEW

ISLAND VIEW

2nd - 11th FLOOR TYPICAL PLAN

- 1 - Bedroom
- 2 - Bedroom + S
- 3 - Bedroom + S



WYNN CASINO
VIEW

ISLAND
VIEW



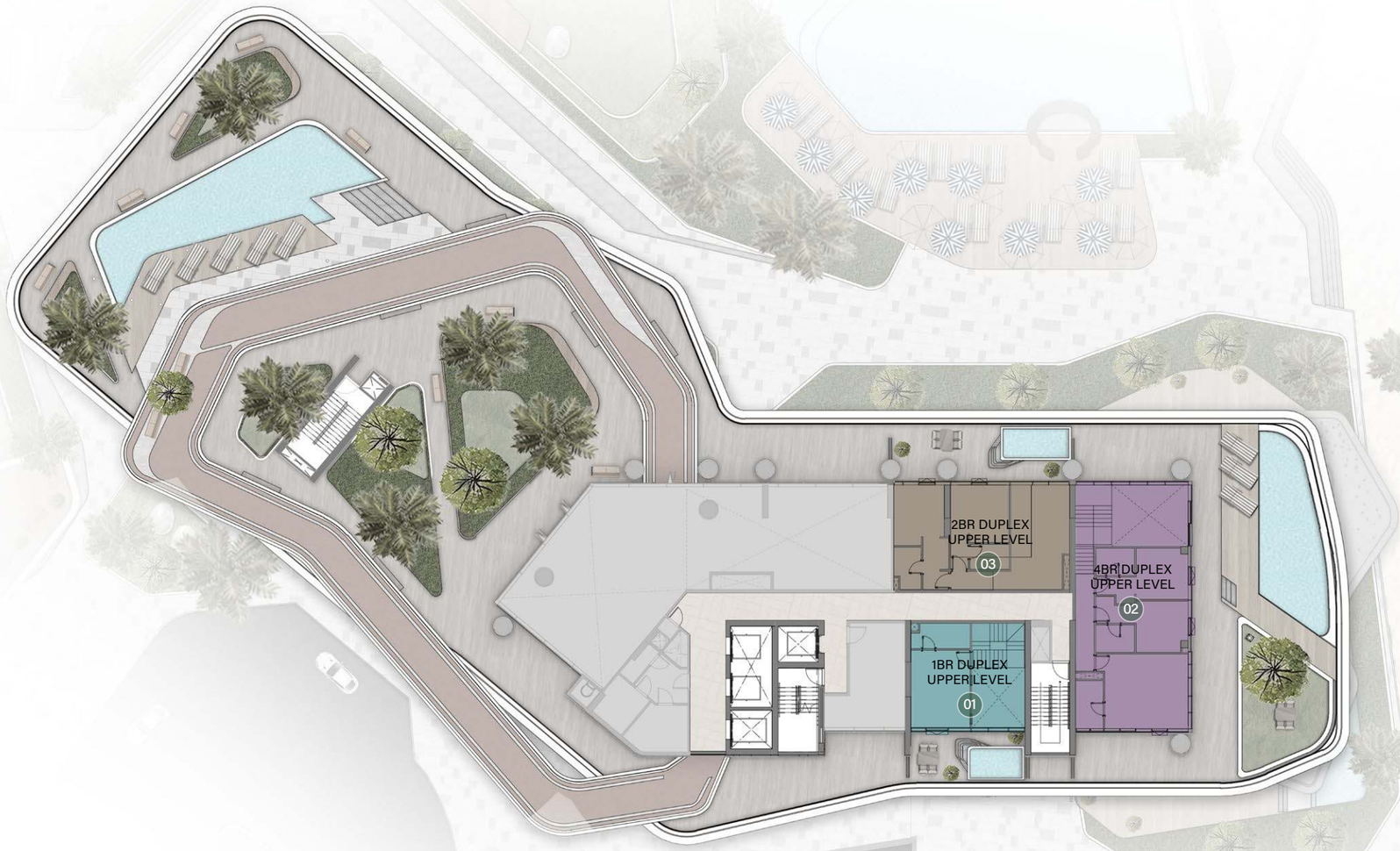
ARABIAN GULF
VIEW

ISLAND
VIEW

N

12th FLOOR TYPICAL PLAN

- 1 - Bedroom Duplex
- 2 - Bedroom Duplex
- 4 - Bedroom Duplex



WYNN CASINO
VIEW

ISLAND
VIEW



ARABIAN GULF
VIEW

ISLAND
VIEW

N

13th FLOOR TYPICAL PLAN

- 1 - Bedroom Duplex
- 2 - Bedroom Duplex
- 4 - Bedroom Duplex





14th FLOOR TYPICAL PLAN

6 - Bedroom
Sky Villa

N



WYNN CASINO
VIEW



ISLAND
VIEW

ARABIAN GULF
VIEW

ISLAND
VIEW

15th FLOOR TYPICAL PLAN

6 - Bedroom
Sky Villa

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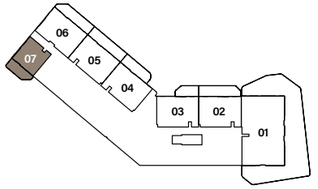
1 - BEDROOM

TYPE C





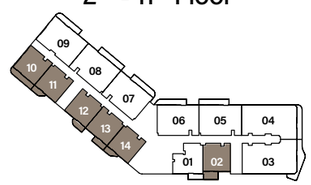
Ground Floor



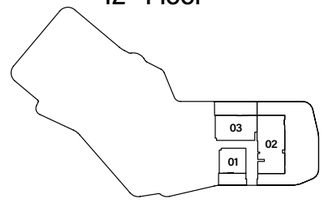
1st Floor



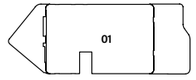
2nd - 11th Floor



12th Floor



14th Floor



Internal Living Area : **670.91 sq. ft.**

Outdoor Living Area : **66.31 sq. ft.**

Total Living Area : **737.22 sq. ft.**

1 - BEDROOM

TYPE D



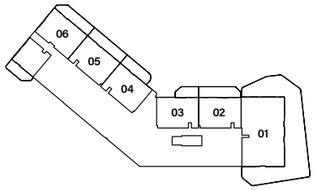
Internal Living Area : **705.36 sq. ft.**

Outdoor Living Area : **80.51 sq. ft.**

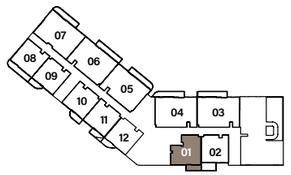
Total Living Area : **785.87 sq. ft.**



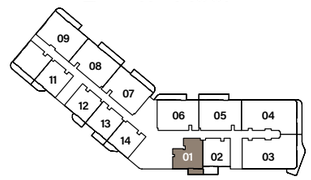
Ground Floor



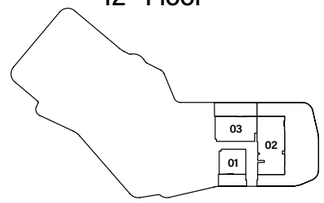
1st Floor



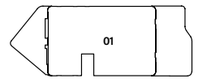
2nd - 11th Floor



12th Floor



14th Floor



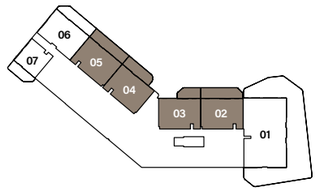
2 - BEDROOM + STUDY

TYPE A





Ground Floor



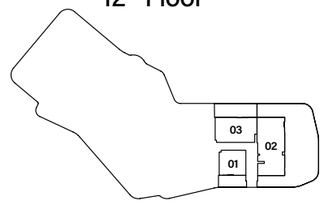
1st Floor



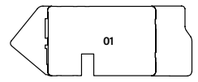
2nd - 11th Floor



12th Floor



14th Floor



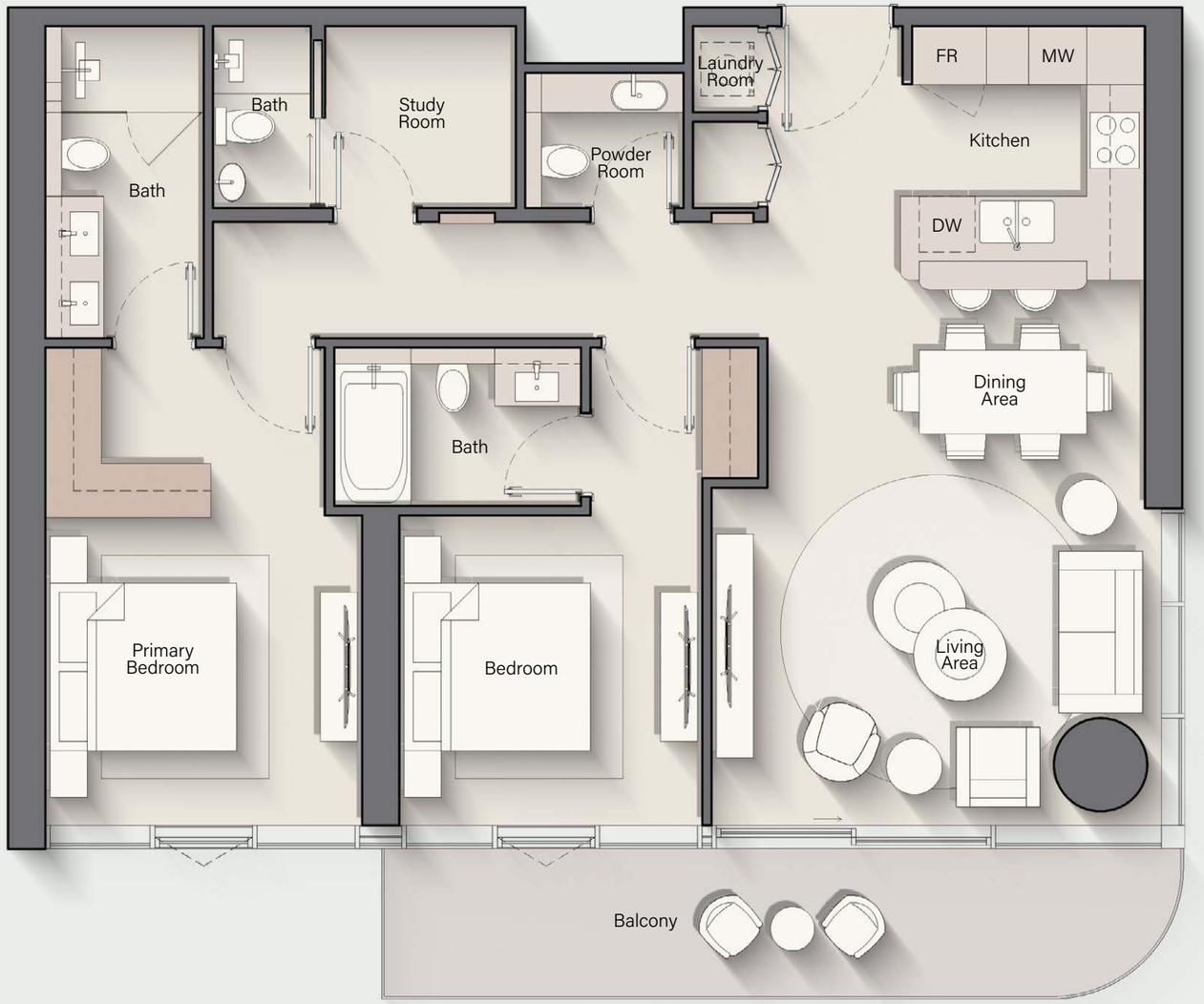
Internal Living Area : **1112.02 sq. ft.**

Outdoor Living Area : **149.73 sq. ft.**

Total Living Area : **1261.75 sq. ft.**

2 - BEDROOM + STUDY

TYPE B



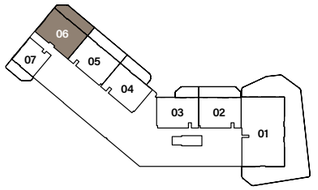
Internal Living Area : **1150.77 sq. ft.**

Outdoor Living Area : **150.16 sq. ft.**

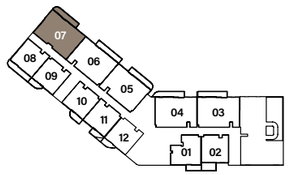
Total Living Area : **1300.93 sq. ft.**



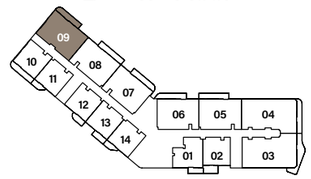
Ground Floor



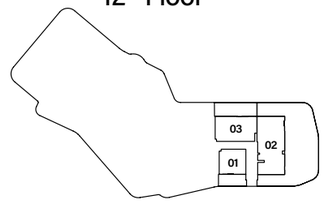
1st Floor



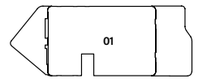
2nd - 11th Floor



12th Floor



14th Floor



3 - BEDROOM

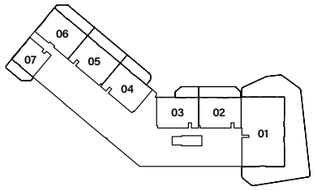
TYPE B



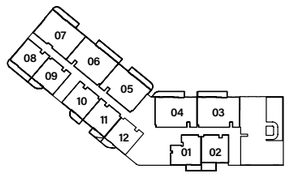
Internal Living Area : **1542.15 sq. ft.** Outdoor Living Area : **155.71 sq. ft.** Total Living Area : **1697.58 sq. ft.**



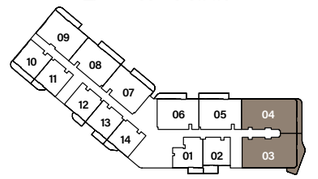
Ground Floor



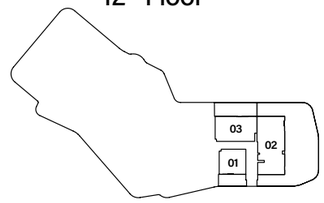
1st Floor



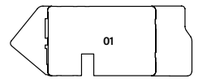
2nd - 11th Floor



12th Floor



14th Floor

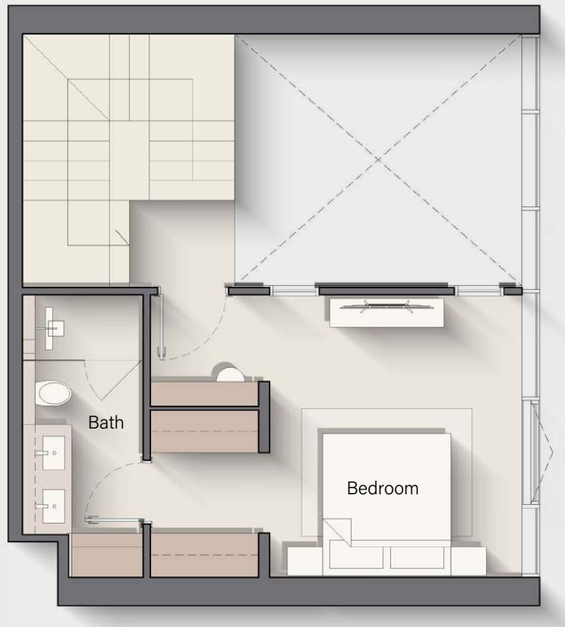


1 - BEDROOM DUPLEX

TYPE A



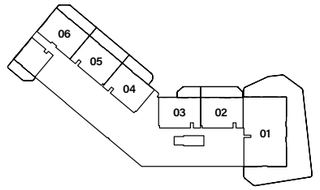
LOWER LEVEL



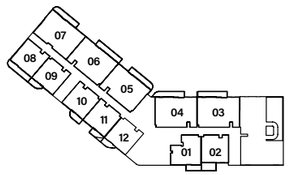
UPPER LEVEL



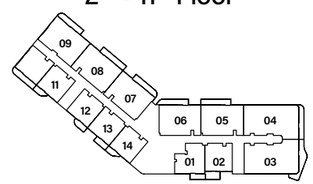
Ground Floor



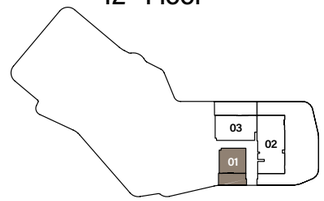
1st Floor



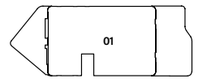
2nd - 11th Floor



12th Floor



14th Floor



Internal Living Area : **1028.28 sq. ft.**

Outdoor Living Area : **293.42 sq. ft.**

Total Living Area : **1321.70 sq. ft.**

2 - BEDROOM DUPLEX

TYPE B



LOWER LEVEL



UPPER LEVEL

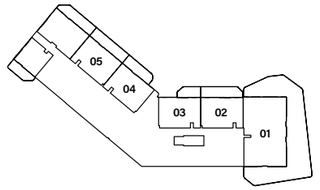
Internal Living Area : **1629.98 sq. ft.**

Outdoor Living Area : **519.04 sq. ft.**

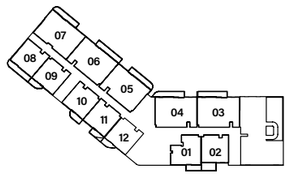
Total Living Area : **2149.01 sq. ft.**



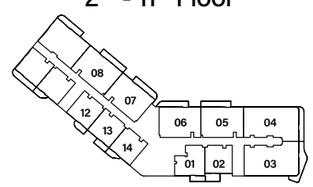
Ground Floor



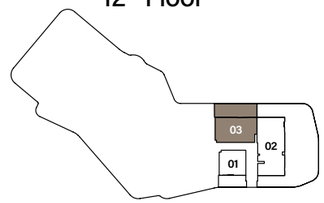
1st Floor



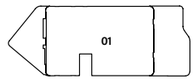
2nd - 11th Floor



12th Floor



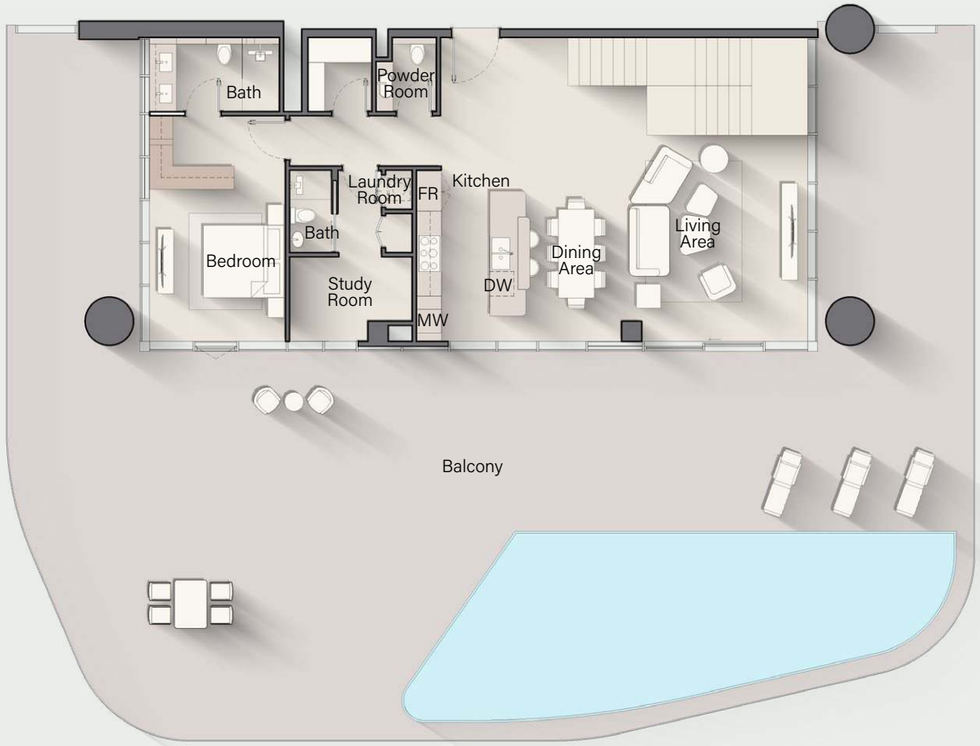
14th Floor



4 - BEDROOM DUPLEX

TYPE A

LOWER LEVEL



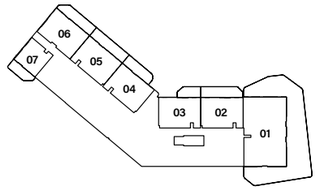
UPPER LEVEL



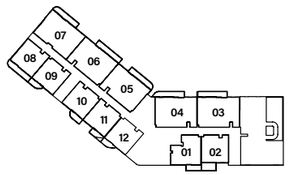
Internal Living Area : **2559.77 sq. ft.** Outdoor Living Area : **2911.64 sq. ft.** Total Living Area : **5471.40 sq. ft.**



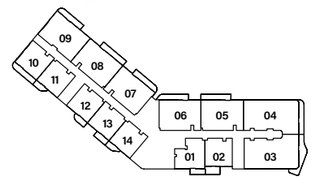
Ground Floor



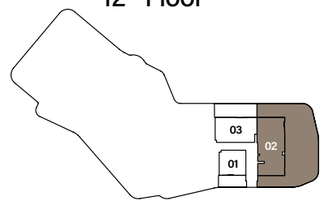
1st Floor



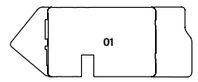
2nd - 11th Floor



12th Floor

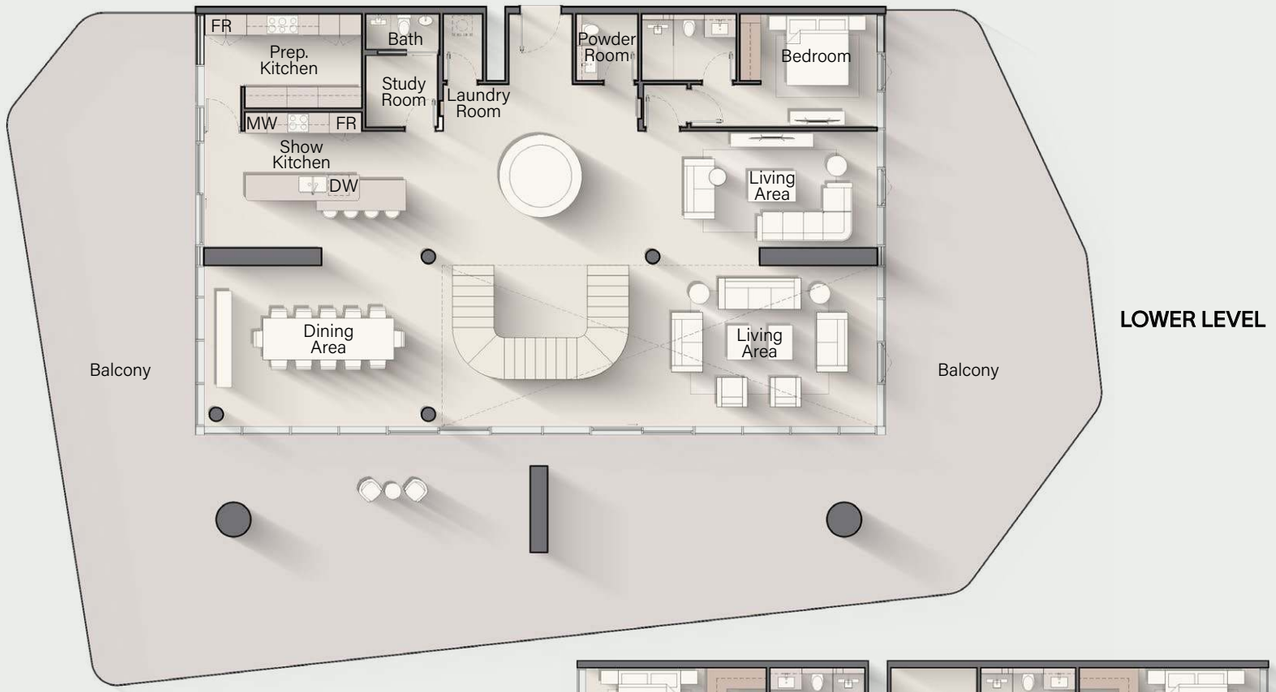


14th Floor

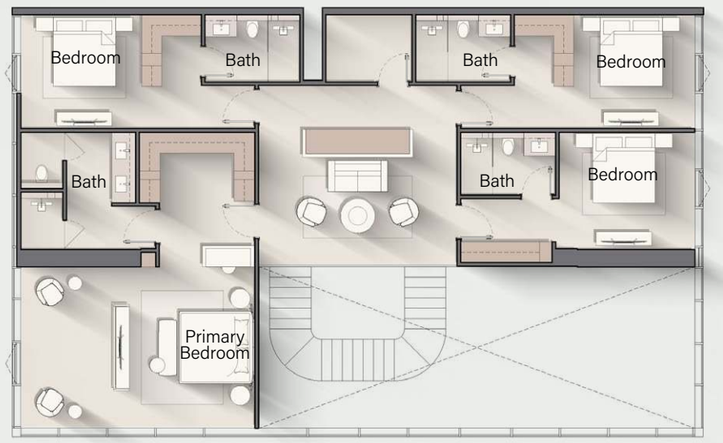


5 - BEDROOM VILLA

TYPE A



LOWER LEVEL

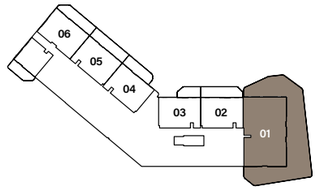


UPPER LEVEL

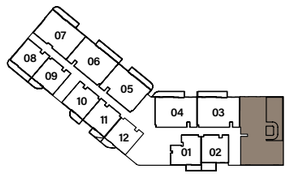
Internal Living Area : **4696.08 sq. ft.** Outdoor Living Area : **3039.84 sq. ft.** Total Living Area : **7735.91 sq. ft.**



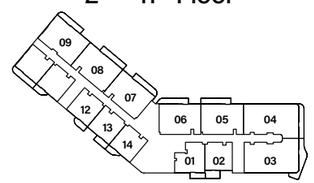
Ground Floor



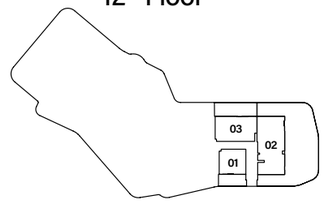
1st Floor



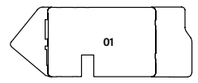
2nd - 11th Floor



12th Floor



14th Floor



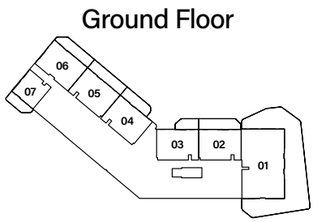
6 - BEDROOM PENTHOUSE

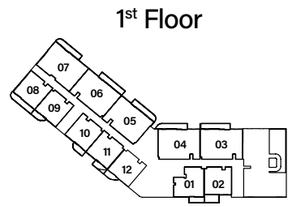
TYPE A

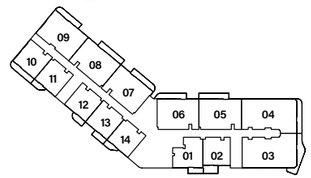


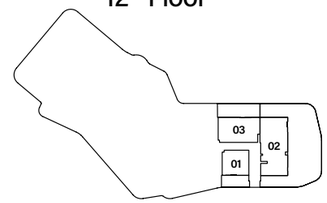
Internal Living Area : **11305.55 sq. ft.** Outdoor Living Area : **2454.28 sq. ft.** Total Living Area : **13759.83 sq. ft.**

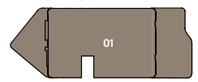












PAYMENT PLAN

20 %	10 %	10 %	5 %	5 %
At the time of booking + AED 3,000 RERA registration fee	90 days after the reservation date	180 days after the reservation date	On completion of 20% construction of the project	On completion of 30% construction of the project

5 %	5 %	5 %	5 %	30 %
On completion of 40% construction of the project	On completion of 50% construction of the project	On completion of 60% construction of the project	On completion of 70% construction of the project	On completion*

* plus 4% upon completion and this amount is earmarked specifically to cover expenses related to the title deed registration process

PROJECT INTERACTIVE PAGE

To navigate the project interactive
web page of Costa Mare,
click HERE or scan the QR code:

SCAN THE QR CODE

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