VIENNA HOUSE

RESIDENCES

BY WYNDHAM
AL MARJAN ISLAND

FACTSHEET

DEVELOPED BY:

SUGEE

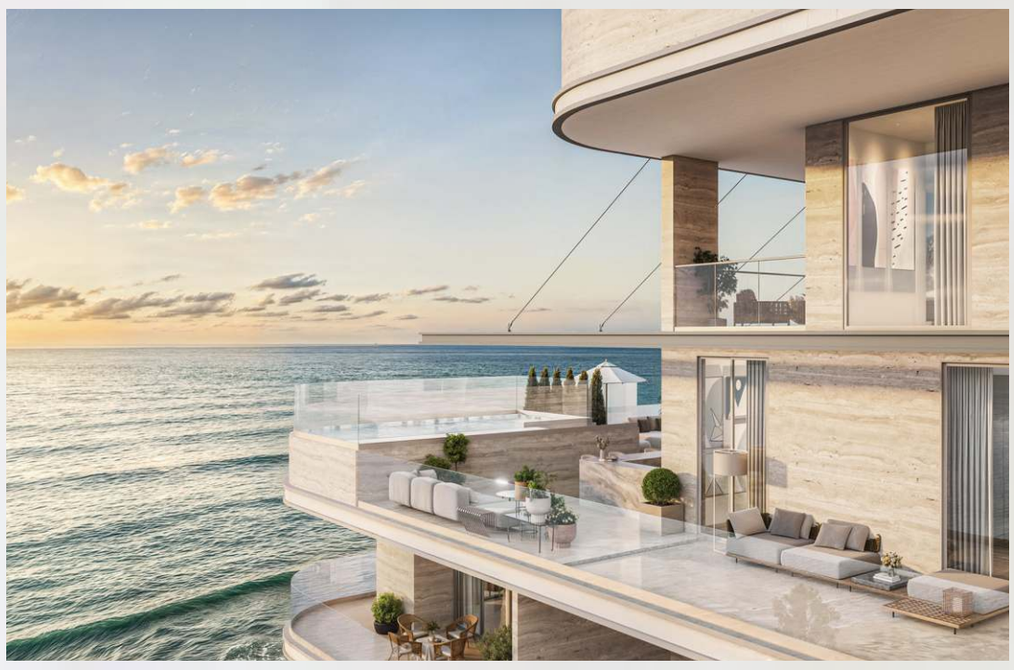
Live limitless

Fully Furnished, Hospitality-Branded Residences

On Al Marjan Island, Vienna House Residences by Wyndham defines a serviced island lifestyle aligned with contemporary living and long-term value.

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DESTINATION

Al Marjan Island, Ras Al Khaimah

Al Marjan Island stands at the center of the UAE's next coastal chapter, shaped by world-class waterfront destinations, rising tourism, and a growing entertainment hub.

Waterfront Masterplan

2.7 sq. km island with 7.8 km of private shoreline

Global Hospitality

Home to world-class resorts, marinas, dining, and entertainment

Wynn Resort

The UAE's first large-scale integrated gaming resort, driving tourism demand

Investment Growth

Rising appeal for lifestyle buyers and long-term investors

Minutes from Key Destinations and Iconic Resorts

2 Mins
Renowned Hospitality Landmarks

4 Mins
Turtle Beach

5 Mins
Wynn Gaming Resort
Rosso Bay

7 Mins
Nikki Beach

10 Mins
Al Hamra Mall
Golf Club Marina

30 Mins
Ras Al Khaimah International Airport

50 Mins
Dubai International Airport

VIENNA HOUSE *lifestyle*

Energy, Experience, Community, and Service

Spaces crafted for movement, connection, and expression:

ENERGY
- Yoga deck
- Padel court
- Climbing wall
- Jogging track
- Indoor/Outdoor gym

EXPERIENCE
- Spa
- Fire pit lounge
- Steam & sauna
- Wellness sessions
- Rooftop infinity pool

SERVICE
- Valet
- Laundry
- Reception
- Concierge
- Vacant home care
- In-residence dining

COMMUNITY
- Social club
- BBQ zones
- Content studio
- Co-working hub

Pay-for-Play Services

On-demand lifestyle services, with more available to residents:

Valet Services · Laundry Services · In-residence Dining · Wellness Sessions · Spa Services · Steam & Sauna Rooms · Vacant Home Care

PROJECT OVERVIEW

Residences managed by the global hospitality brand WYNDHAM

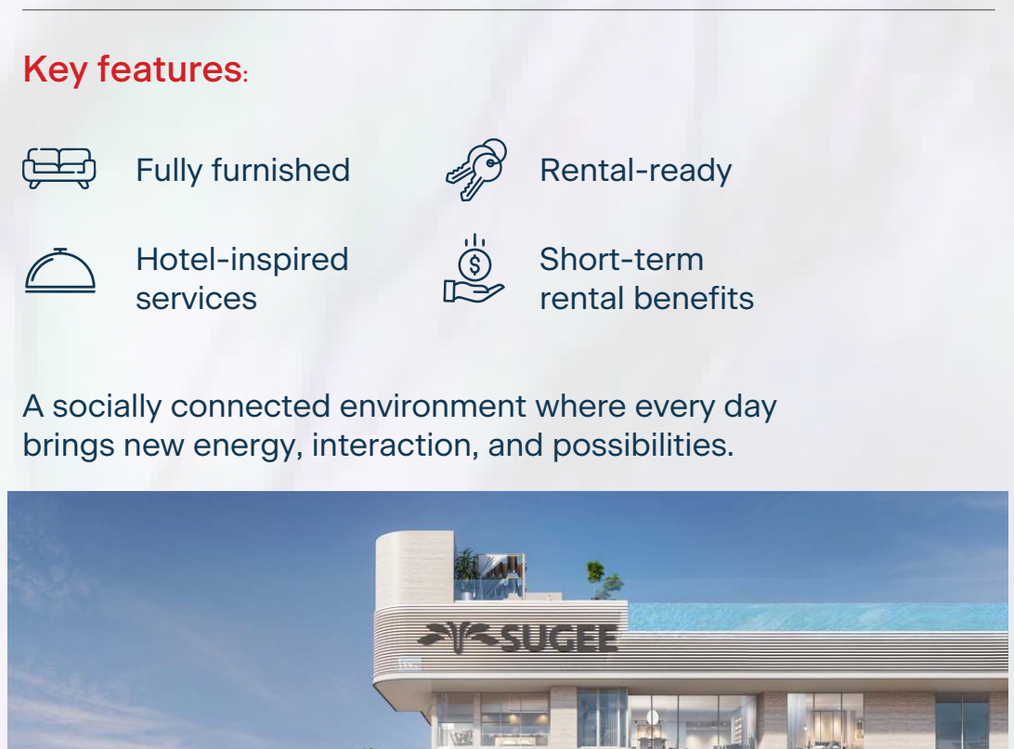
Project Type:	Fully Furnished, Branded Residences
Configuration:	2B + G + 15F + Rooftop
Total Units:	225
Unit Types:	Apartments and Penthouses
Completion:	Q4, 2027

Key features:

- Fully furnished
- Rental-ready
- Hotel-inspired services
- Short-term rental benefits

A socially connected environment where every day brings new energy, interaction, and possibilities.





INVESTMENT ADVANTAGE

Higher Yields, Lower Barriers, Growing Demand

Fully Furnished
No additional setup cost.

Brand Equity
Largest hotel operator globally, with 9K+ hotels worldwide.

Tourism-Led Demand
High occupancy potential.

Short-term Rental
One of the few hospitality-branded residences that permits short-term rentals.

Early-Stage Advantage
Buy into a market before peak growth.

Seafront Branded Living
Hospitality-branded residences set directly on the shoreline.

UNIT TYPES & SIZES

UNITS	NO. OF UNITS	AVERAGE SIZES	STARTING PRICE
Studios	47	540 sq. ft.	On Request
One-Bed Modular	26	660 sq. ft.	On Request
One-Bedroom	130	938 sq. ft.	On Request
Two-Bedroom	19	1430 sq. ft.	On Request
Penthouses	3	7400 sq. ft.	On Request

DEVELOPER

SUGEE

Born in Mumbai 39 years ago, Sugee has built a legacy grounded in integrity, precision, and consistent delivery. With deep experience across prime locations, the company has played a defining role in shaping Mumbai's skyline.

39 years of legacy

29 active projects

3 master developments

Corporate offices: Mumbai | Thane | Dubai | Ras Al Khaimah