

OCEANO

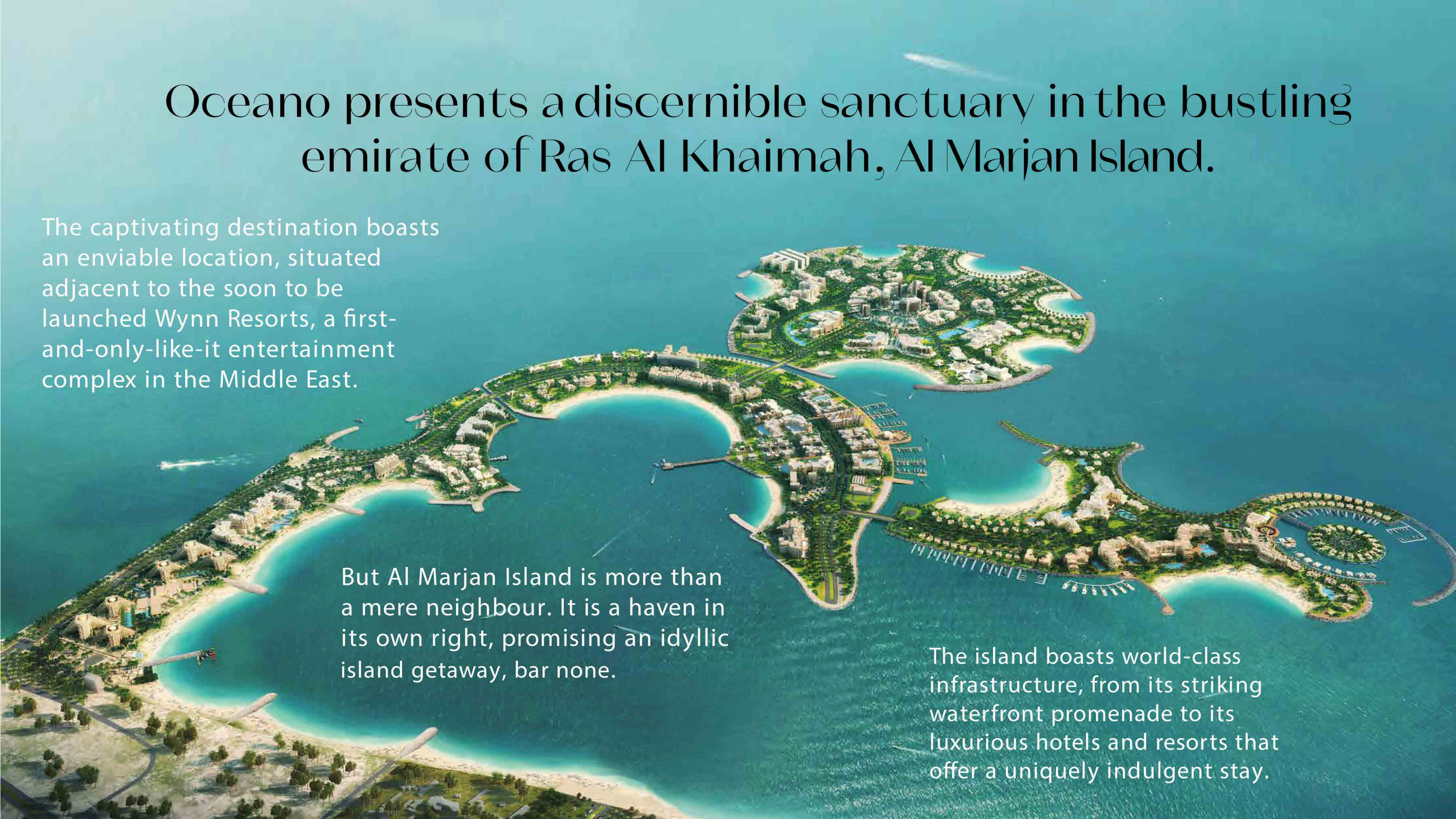
BY THE LUXE DEVELOPERS

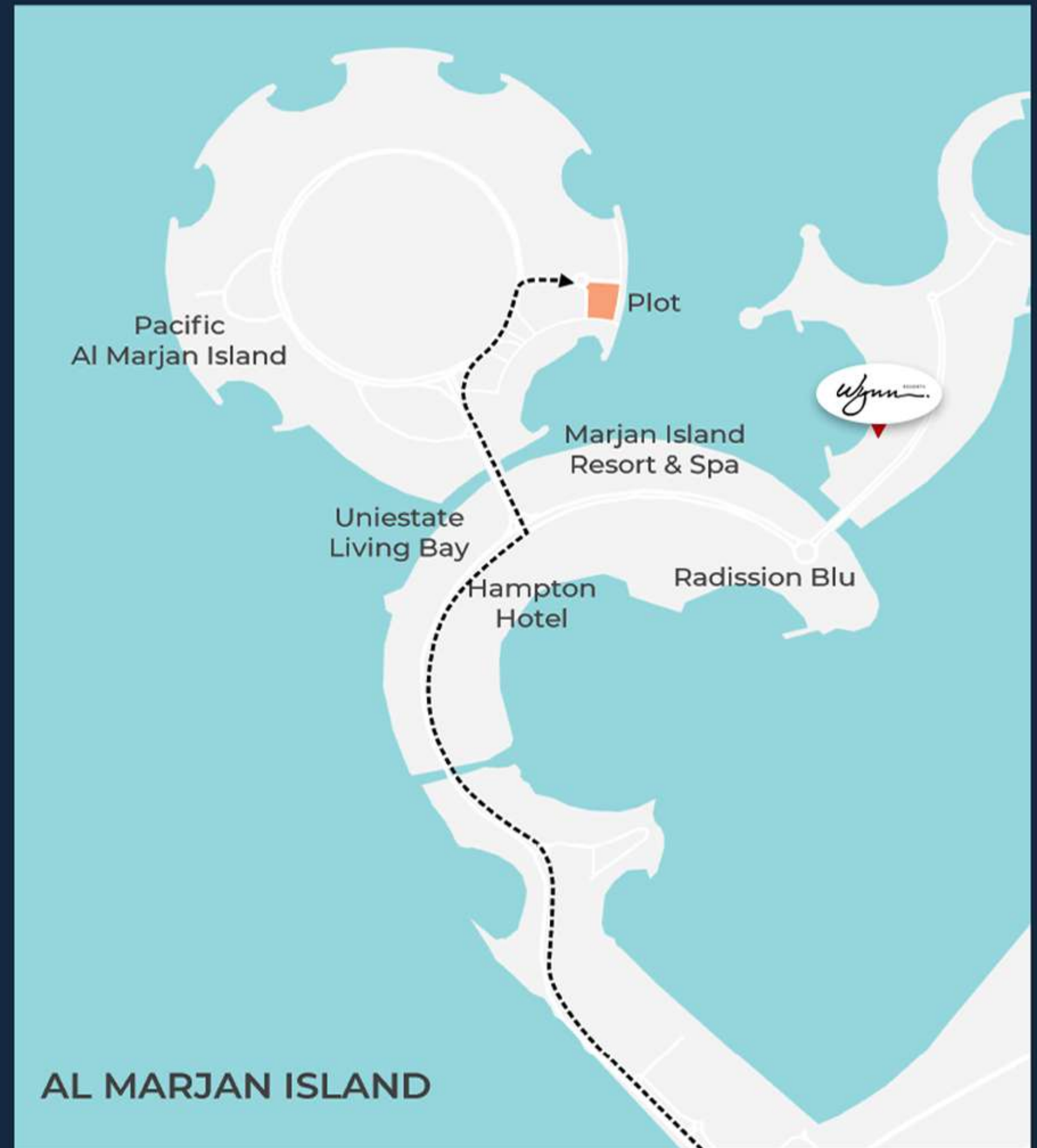
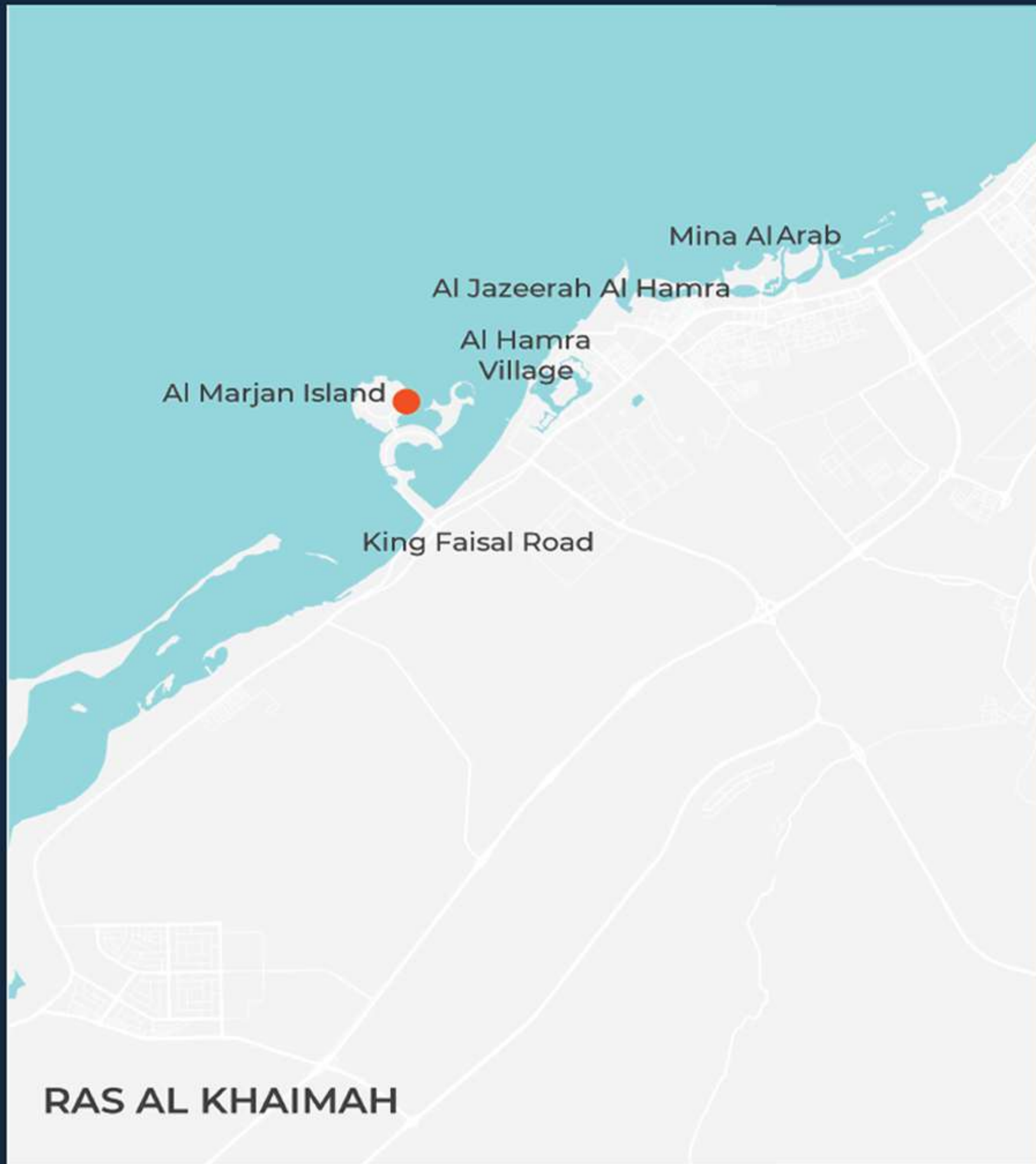
Oceano presents a discernible sanctuary in the bustling emirate of Ras Al Khaimah, Al Marjan Island.

The captivating destination boasts an enviable location, situated adjacent to the soon to be launched Wynn Resorts, a first-and-only-like-it entertainment complex in the Middle East.

But Al Marjan Island is more than a mere neighbour. It is a haven in its own right, promising an idyllic island getaway, bar none.

The island boasts world-class infrastructure, from its striking waterfront promenade to its luxurious hotels and resorts that offer a uniquely indulgent stay.





At OCEANO

NEVER FEEL FAR AWAY



R.A.K. Key Places and Activities

SAFARI RAS AL KHAIMAH



AL HAMRA VILLAGE



AL HAMRA GOLF CLUB



AL HAMRA MALL



NATIONAL MUSEUM OF RAS AL KHAIMAH



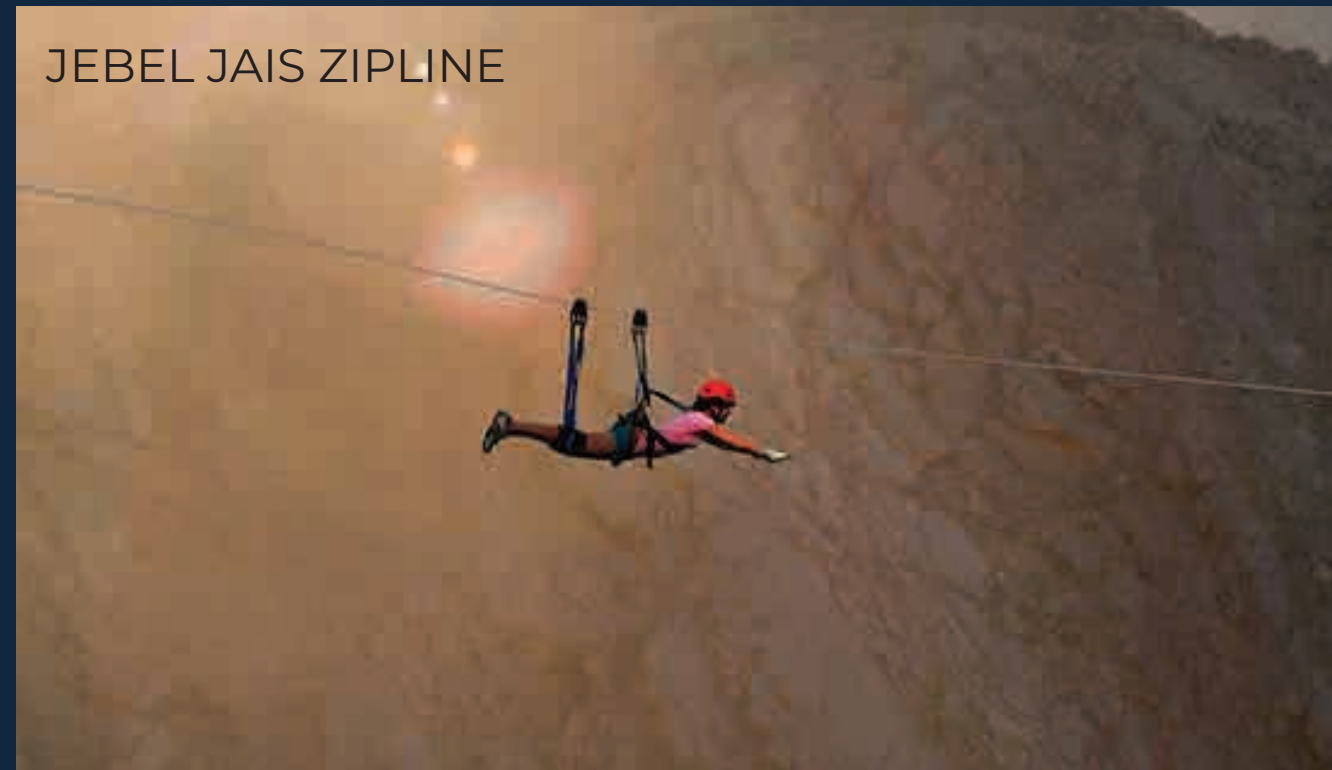
MINA AL ARAB



AL KHOR RAS AL KHAIMAH

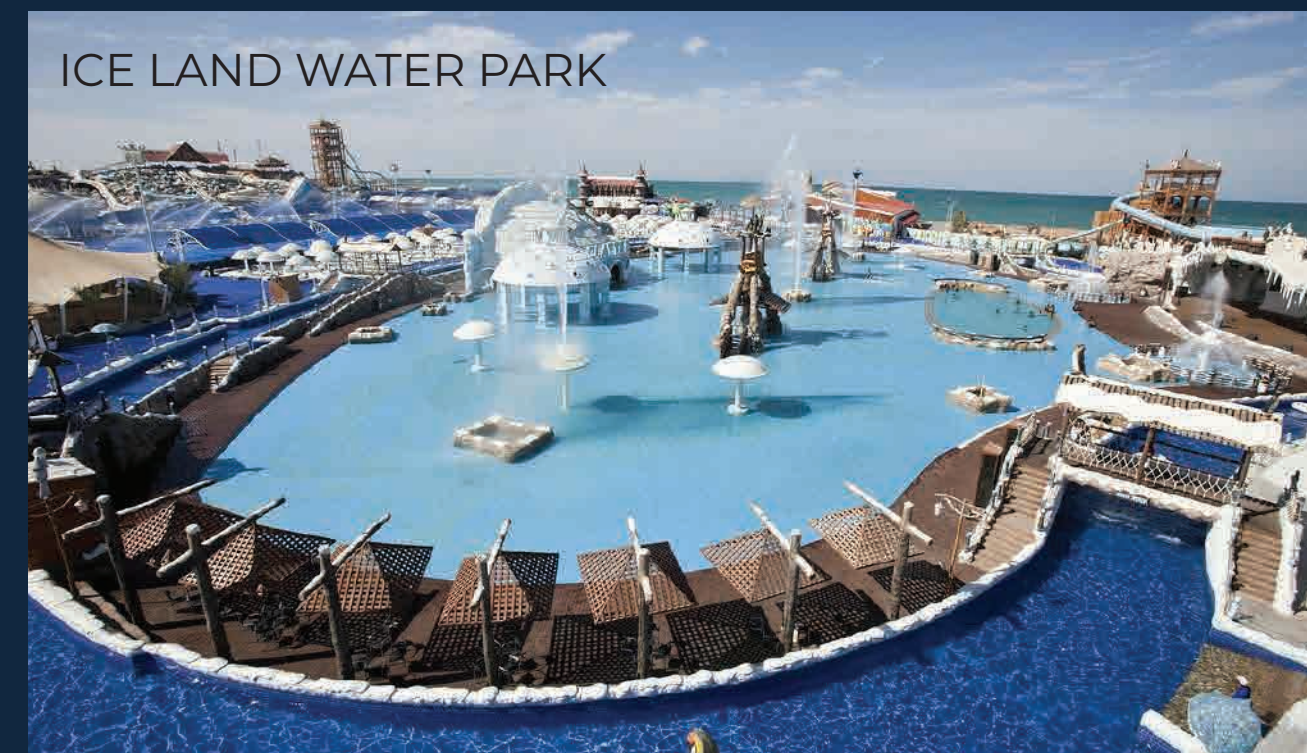


JEBEL JAIS ZIPLINE



CAMEL RACE TRACK





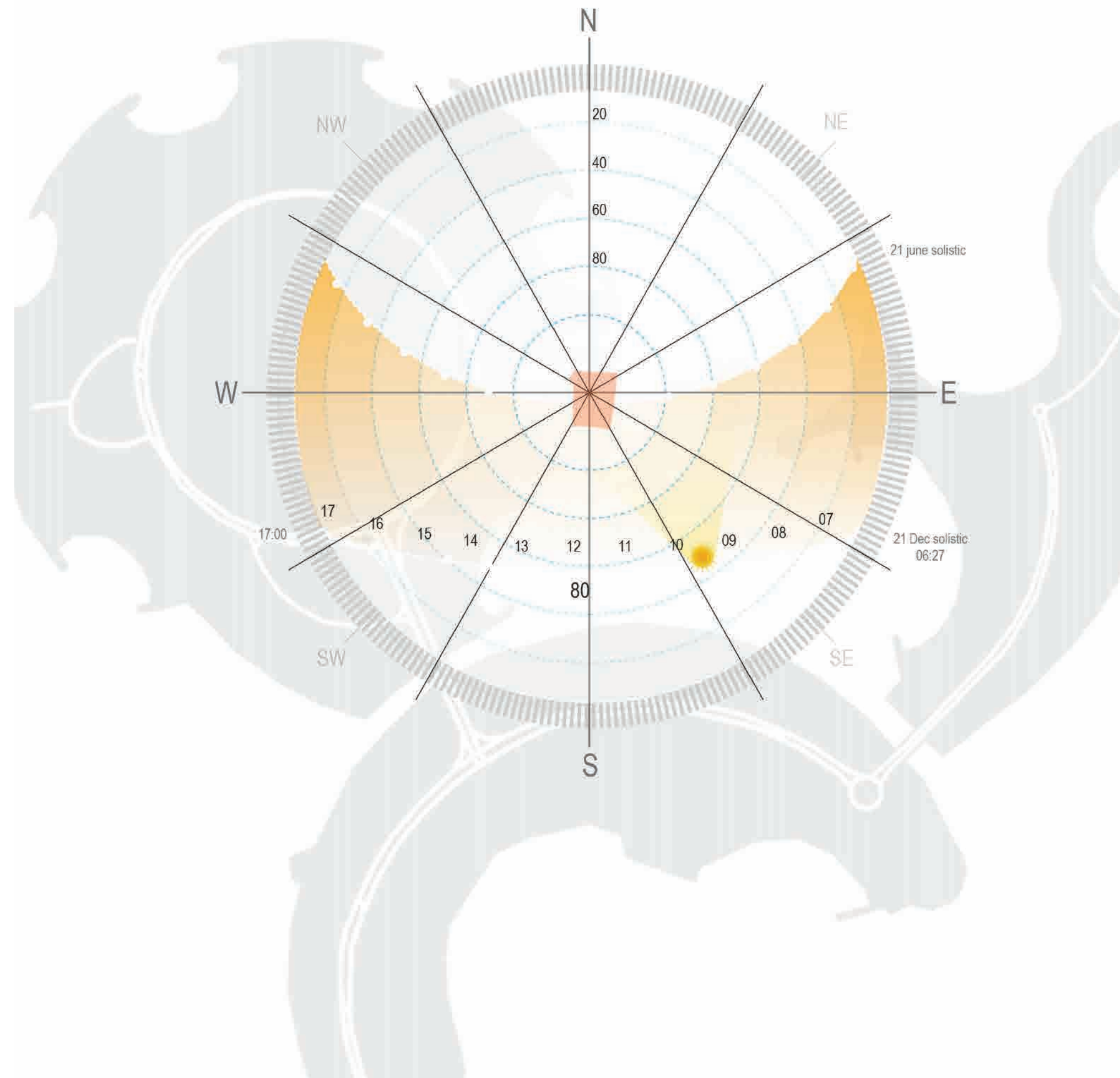
Absolute REFINEMENT.

It takes a bold vision to bring utter sophistication to life.



LIGHT

The architecture of the towers allow for maximum daylight in each apartment and ensure that every resident is able to enjoy their time in the sun.



WIND

The majority of the prevailing wind comes from the Northern west direction, the rest are varying from East, South And West directions, which will result in cooling of the facade and the outdoor areas and energy saving.



SUN & WIND ANALYSIS

WINTER SOLISTICE

21ST DECEMBER

SUNRISE 7:01
SUNSET 17:39

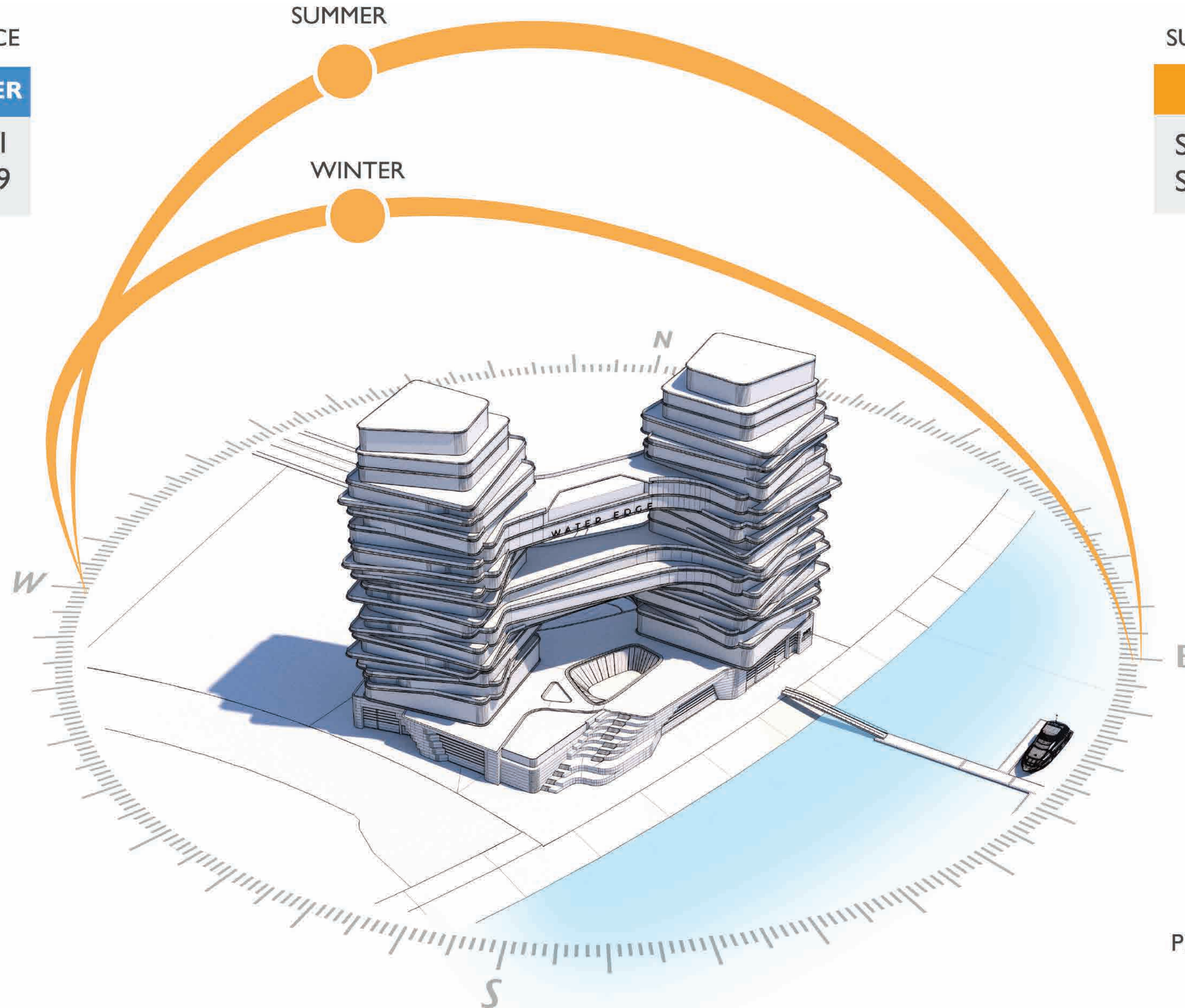
SUMMER

WINTER

SUMMER SOLISTICE

21ST JUNE

SUNRISE 5:34
SUNSET 19:13



PREVAILING WIND
N-W

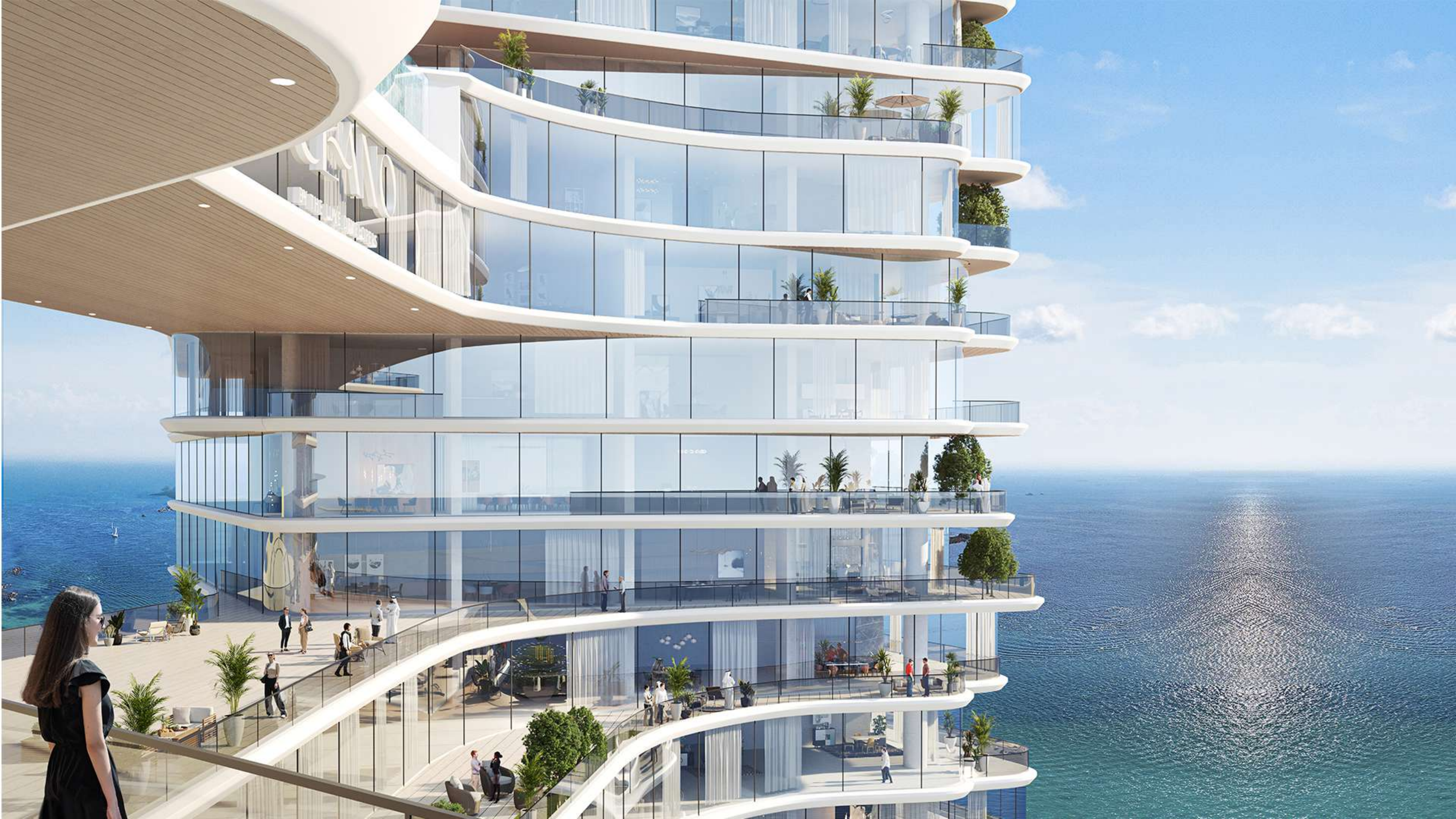


EXCEPTIONAL *at* EVERY GLANCE.

Where unparalleled vistas meet breathtaking finishes.











The GRAND Entrance LOBBY



GRAND *Arrival* LOBBY.



APARTMENTS

The BESPOKE LIFE.

Live the life by choice.



417





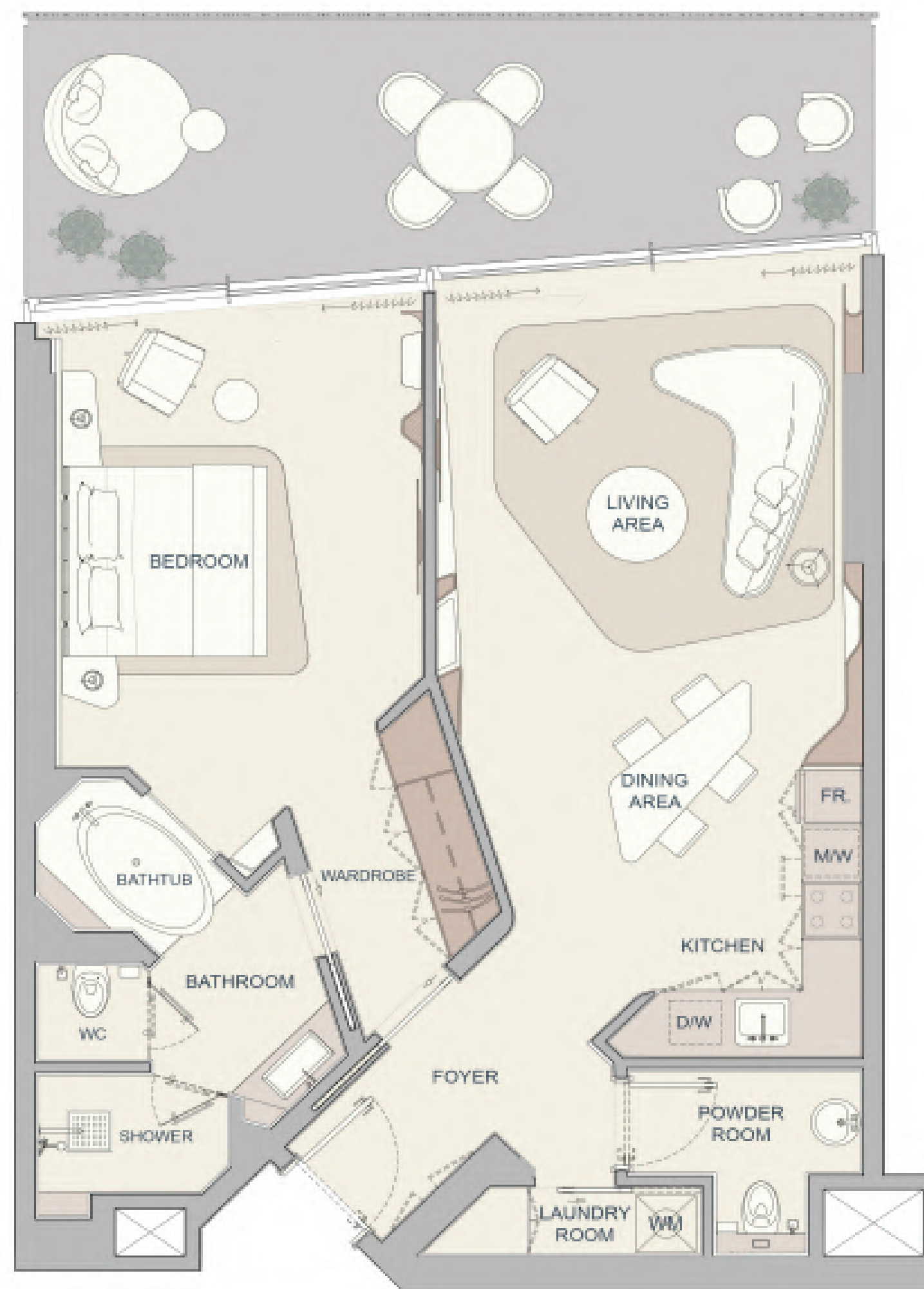




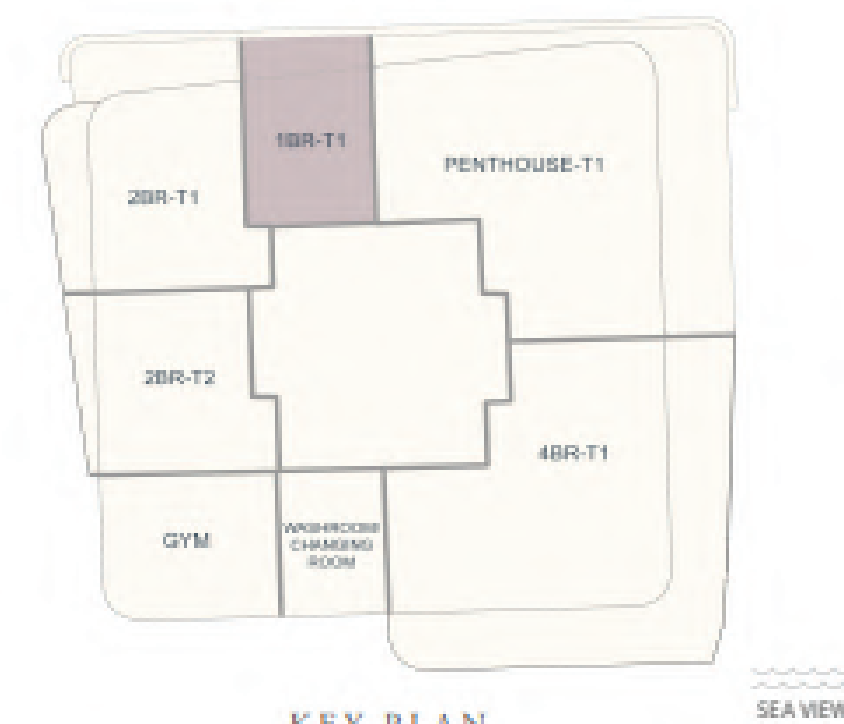




1 BEDROOM TYPE 1 - A-205



2ND FLOOR

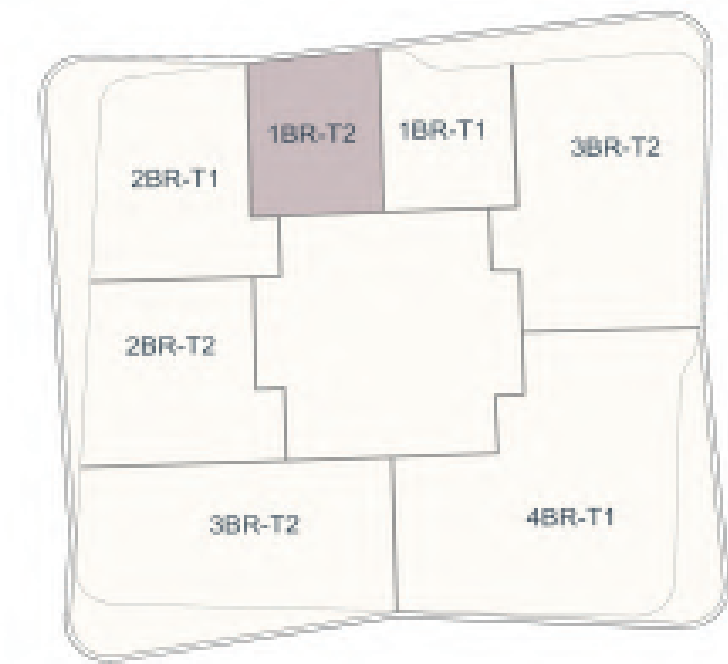


INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
85.66 SQ.M 922.04 SQ.FT	23.02 SQ.M 247.79 SQ.FT	108.68 SQ.M 1169.82 SQ.FT

1 BEDROOM TYPE 2 - A-407



4TH FLOOR



KEY PLAN



SEA VIEW

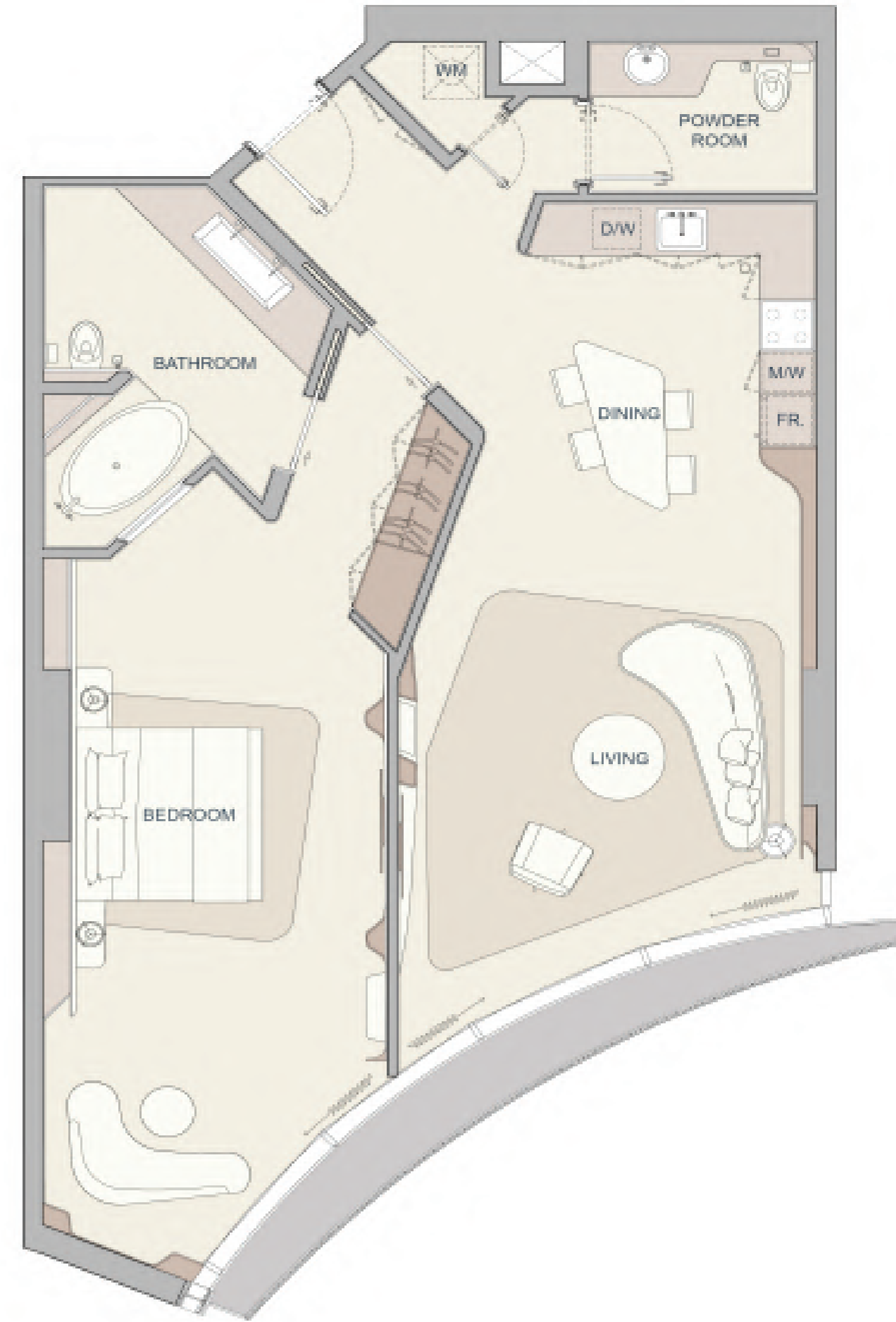
INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
84.05 SQ.M 904.71 SQ.M	0.00 SQ.M 0.00 SQ.FT	84.05 SQ.M 904.71 SQ.FT

1 BEDROOM TYPE 2A - B-605



INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
86.48 SQ.M 930.86 SQ.M	0.00 SQ.M 0.00 SQ.FT	86.48 SQ.M 930.86 SQ.FT

1 BEDROOM TYPE 3 - A-1204



INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
98.81 SQ.M 1063.58 SQ.FT	5.39 SQ.M 58.02 SQ.FT	104.20 SQ.M 1121.60 SQ.FT

2 BEDROOM TYPE 1 - A204



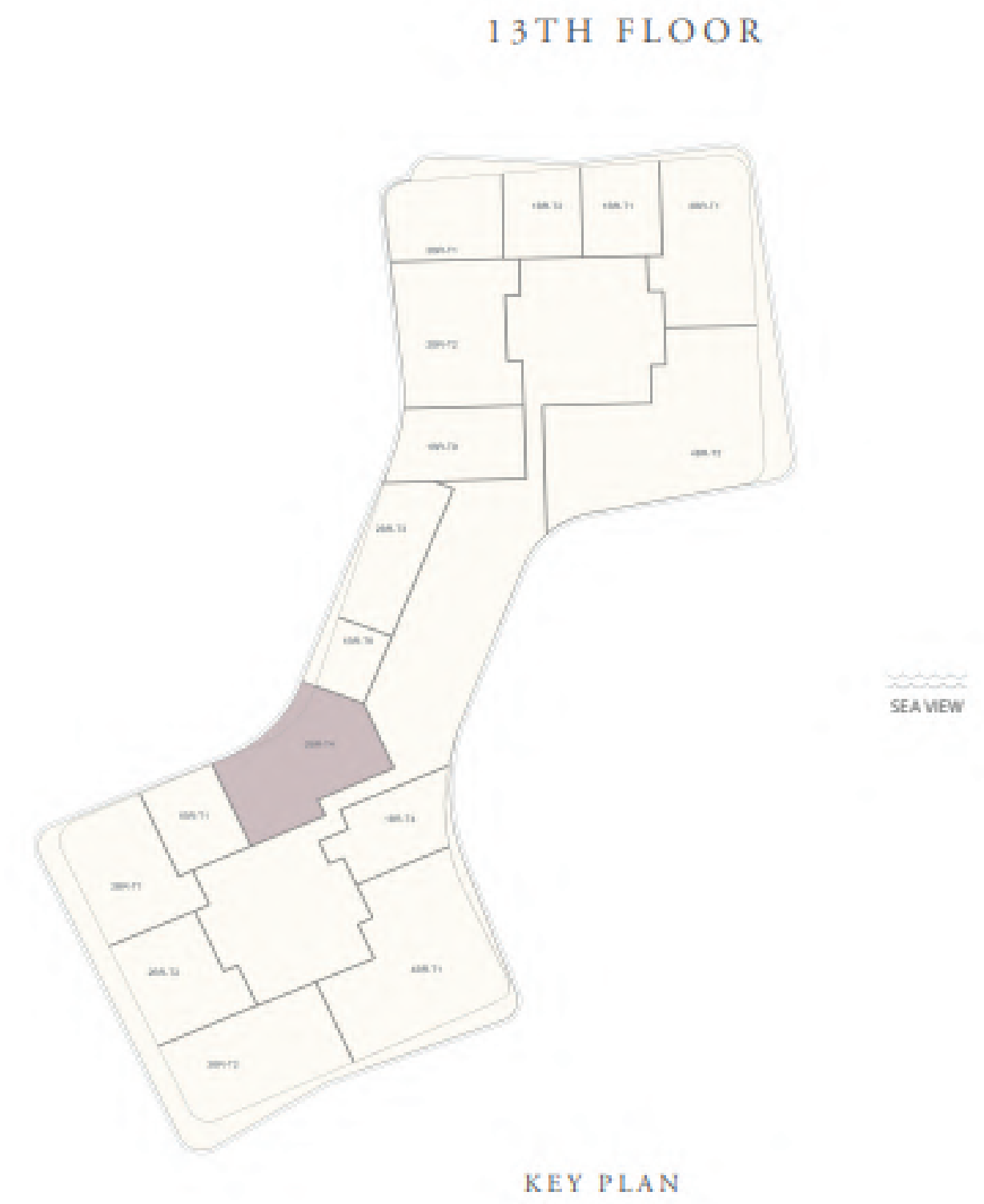
INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
146.08 SQ.M 1572.39 SQ.FT	22.19 SQ.M 238.51 SQ.FT	218.22 SQ.M 2348.99 SQ.FT

2 BEDROOM TYPE 2 - A-203



INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
131.08 SQ.M 1410.93 SQ.FT.	17.48 SQ.M 188.15 SQ.FT.	148.56 SQ.M 1599.09 SQ.FT.

2 BEDROOM TYPE 3 - B-1305



INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
186.41 SQ.M 2006.50 SQ.FT	18.94 SQ.M 203.87 SQ.FT	205.35 SQ.M 2210.37 SQ.FT

3 BEDROOM TYPE 1 - B-304



INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
221.68 SQ.M 2386.14 SQ.FT	35.44 SQ.M 381.47 SQ.FT	257.12 SQ. M 2767.62 SQ.FT

3 BEDROOM TYPE 1A - B-202



2ND FLOOR



KEY PLAN

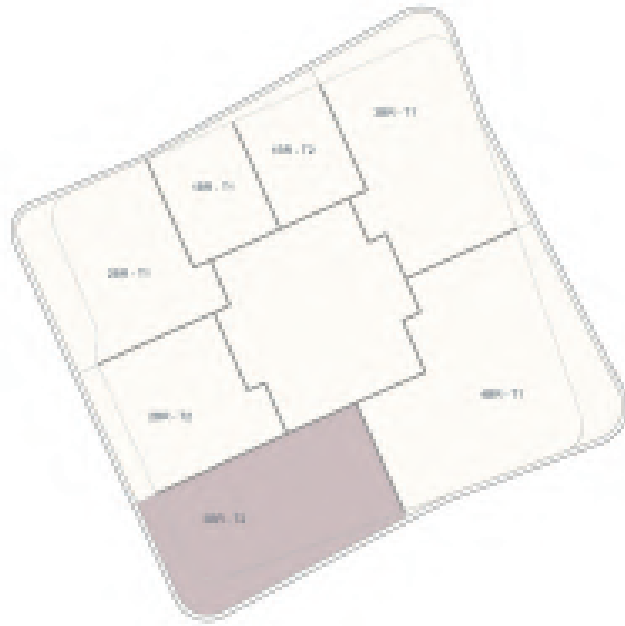
SEA VIEW

INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
205.20 SQ.M 2208.75 SQ.FT	88.91 SQ.M 957.02 SQ.FT	294.11 SQ.M 3165.77 SQ.FT

3 BEDROOM TYPE 2 - B-401



4TH FLOOR



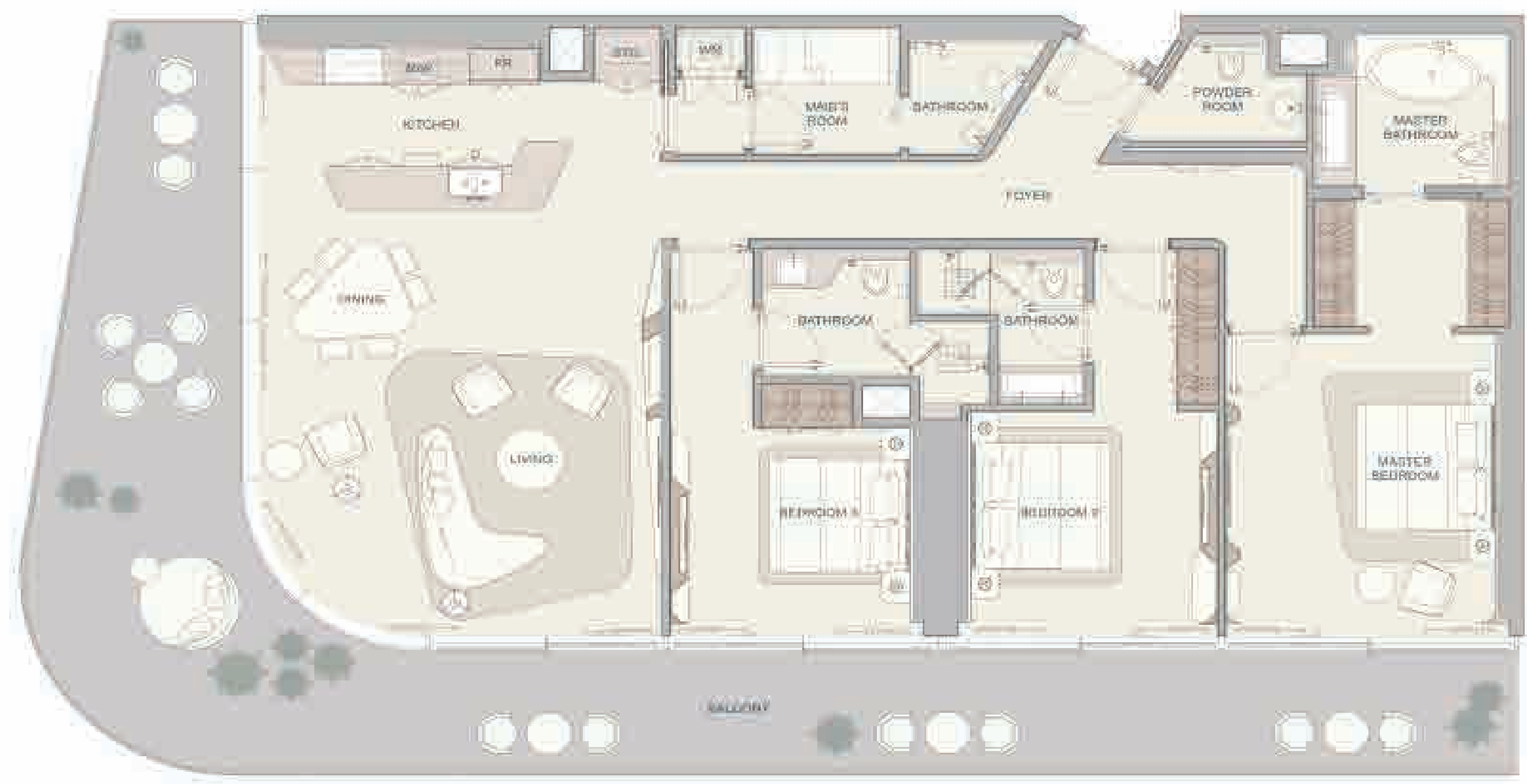
KEY PLAN



SEA VIEW

INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
190.97 SQ.M 2055.58 SQ.FT	56.99 SQ.M 613.44 SQ.FT	247.96 SQ.M 2669.02 SQ.FT

3 BEDROOM TYPE 2A - A-303



3RD FLOOR



KEY PLAN:

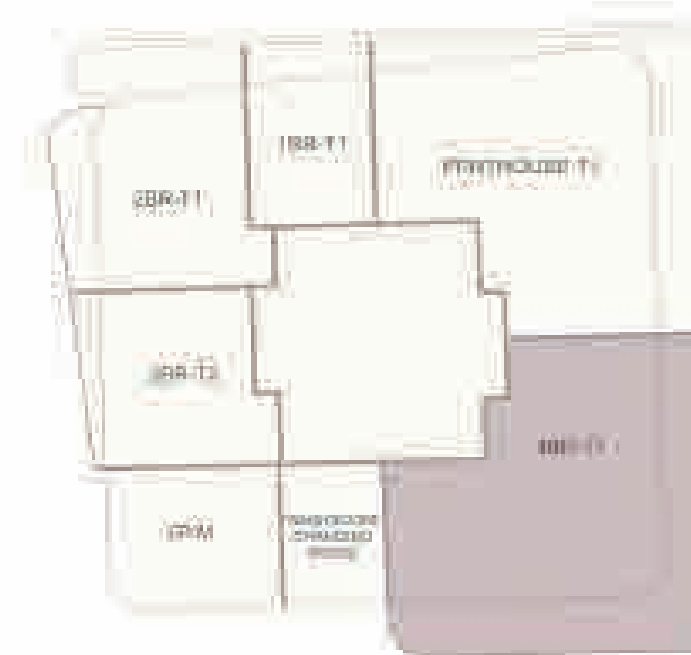
SEARCH

INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
183.07 SQ.M 1970.55 SQ.FT	70.80 SQ.M 762.08 SQ.FT	253.87 SQ.M 2732.63 SQ.FT

4 BEDROOM TYPE 1 - A-202



2ND FLOOR

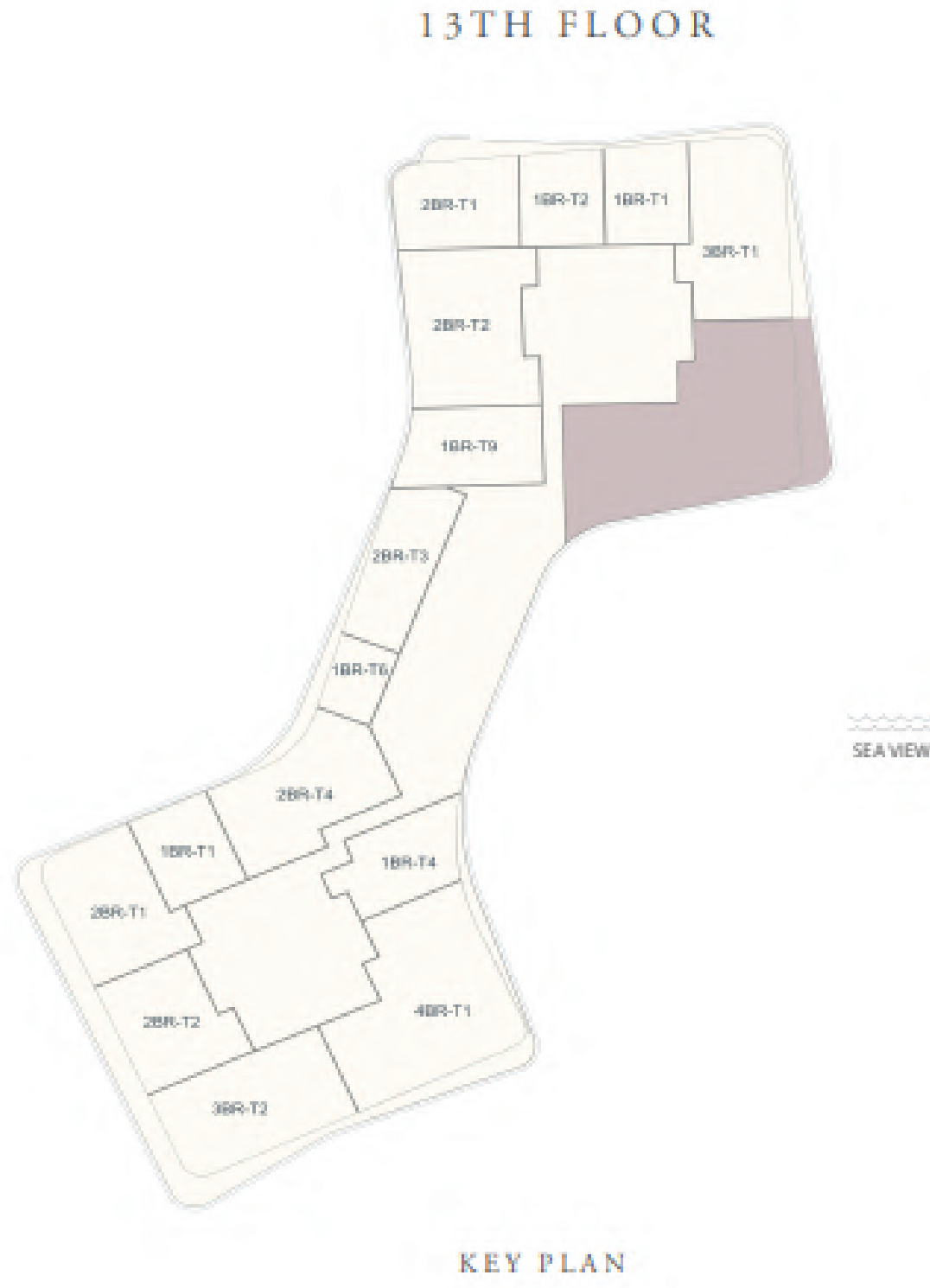


KEY PLAN

SEA VIEW

INTERNAL LIVING AREA:	OUTDOOR LIVING AREA:	TOTAL LIVING AREA:
274.22 SQ.M	168.05 SQ.M	442.27 SQ.M
2957.06 SQ.FT.	1808.88 SQ.FT.	4765.94 SQ.FT.

4 BEDROOM TYPE 2 - A-1303



INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
359.06 SQ.M 3864.89 SQ.FT	42.78 SQ.M 460.48 SQ.FT	401.84 SQ.M 4325.37 SQ.FT

General Finishes Apartments



- 01 Statuario Stone to Flooring, Bathroom Walls, & Pantry Backsplash.
- 02 Pietra Grey Stone to Flooring and Pantry Backsplash.
- 03 General Timber
- 04 Wall Covering to Master Bedroom Bed Wall
- 05 Wall Covering to Master Bedroom TV Wall
- 06 Textured Wall Covering to Living Room
- 07 Lacquer to Living Room Millwork
- 08 Lacquer to Kitchen Cabinets
- 09 Faux Suede to Wardrobes
- 10 General Metal Finish
- 11 Leather to Master Wardrobe Details
- 12 Corian to Bathroom Vanities
- 13 Leather to Wardrobe Details
- 14 Bronze Glass to Bathroom Shower Door
- 15 Fluted Statuario Stone to Master Bathroom
- 16 Fabric to Master Bed Headboard
- 17 Faux Leather to Secondary Bedroom Wall Panels.
- 18 Mosaic Tile to Powder Room
- 19 Sanitary Fixtures Finish
- 20 Bronze Tinted Mirror to Master Bathroom Door and Walk-in Wardrobe Walls.

PENTHOUSE

For THOSE who DESIRE MORE

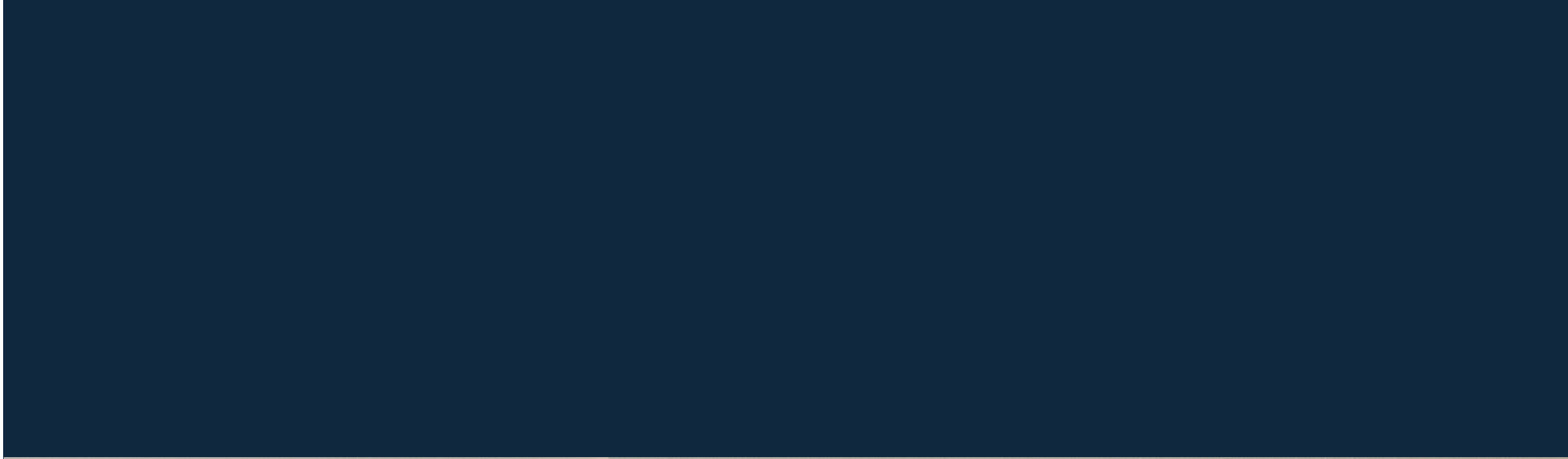
The pinnacle of living.

















General Finishes Penthouse

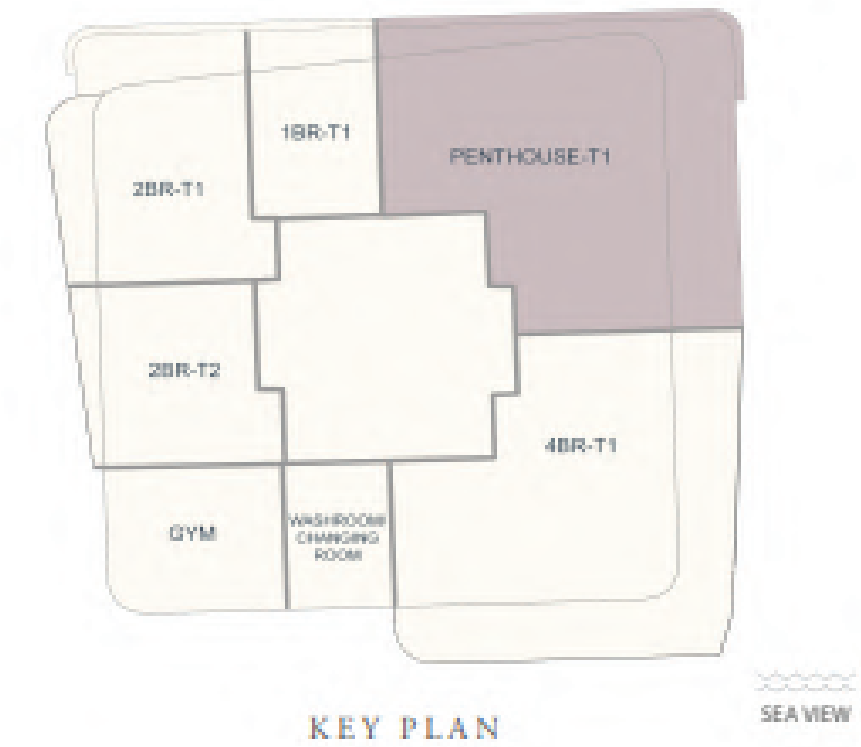


- 01 Statuario Stone to Flooring and Walls
- 02 Elegant Dune Stone to Flooring
- 03 Chayne Stone to Joinery
- 04 Feature Accent Tile to Kitchen
- 05 Accent Metal Finish
- 06 Faux Suede to Wardrobes
- 07 Textured Bronze Glass to Master Bedroom
- 08 General Lacquer to Millwork
- 09 Glass Laminated Mesh to Show Kitchen
- 10 Feature Stone to Powder Rooms
- 11 Sanitary Finish
- 12 Accent Acrylic Laminated Mesh to Family Living
- 13 Hardwood Flooring to Secondary Bedrooms
- 14 General Lever Door Handles Selection
- 15 Wall Covering to Master Bedroom
- 16 Accent Leather to Wardrobe Details
- 17 Timber to Wardrobe Details
- 18 General Timber
- 19 General Metal
- 20 Bronze Tinted Mirror
- 21 Accent Lacquer to Show Kitchen
- 22 Accent Metal to Door Accessories

PENTHOUSE LOWER-1 NORTH - A201



2ND FLOOR



INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
529.92 SQ.M 5704.01 SQ.FT	167.59 SQ.M 1803.92 SQ.FT	697.51 SQ.M 7507.94 SQ.FT

SKY VILLA

The EXCEPTIONAL lies INSIDE.

Come home to the befitting.























Uninterrupted *Views of the Arabian Ocean*



SKY VILLA 17TH NORTH - A-1701



17TH FLOOR



KEY PLAN

SEA VIEW

INTERNAL LIVING AREA	OUTDOOR LIVING AREA	TOTAL LIVING AREA
1455.33 SQ.M 16741.43 SQ.FT	396.13 SQ.M 4265.91 SQ.FT	1851.46 SQ.M 21005.34 SQ.FT

General Finishes SKY VILLA



- 01 Statuario Stone to Flooring
- 02 Bespoke Lighting Glass Ornament
- 03 General Wall Covering
- 04 General Lacquer Finish
- 05 General Timber
- 06 Accent Resin to Wardrobes
- 07 Bronze Glass to Millwork & FF&E
- 08 Timber to Family Living Millwork
- 09 Accent Glass to Lift Lobby
- 10 Wall Covering to Master Bedroom
- 11 General Metal Finish
- 12 Accent Acrylic to FF&E
- 13 Feature Stone to
- 14 Statuario Stone to Master Bathroom Flooring
- 15 Faux Suede to Master Bedroom FF&E
- 16 Faux Suede to Master Bedroom
- 17 Hardwood Flooring to Secondary Bedrooms
- 18 Accent Leather to FF&E
- 19 Accent Leather to FF&E
- 20 Feature Glass to Wine Display
- 21 Timber to FF&E
- 22 Bronze Mirror Accents to Millwork
- 23 General Metal
- 24 Sanitary Finish
- 25 Outdoor Pool Decking

AMENITIES



- Wellness **SANCTUARY**
- Infinity **POOL**
- Secluded **SHORE**
- Readers **VAULT**
- Cuban **COVE**
- Chauffer's **LOUNGE**
- Power**HOUSE**
- Penguin's **TOWN**



General Finishes - Public Areas (Lobby, Lift Lobbies, Corridors, Gym, Public Toilets)



- 01 Statuario Stone to Flooring
- 02 Armani Grey Stone to Flooring
- 03 Ornament to Lobby Lighting Ribbon
- 04 General Timber
- 05 General Metal Finish
- 06 Accent Metals to FF&E
- 07 Feature Glass to Lift Lobby With Art Print (Further Study Possibly in Metal).
- 08 Metal Rods to FF&E
- 09 Feature Glass to Spa
- 10 Wall Covering to Corridor Walls
- 11 Fluted Calacatta Stone to Public Toilets walls
- 12 Bronze Glass to FF&E
- 13 Upholstery Leather to Lobby Walls
- 14 Leather to FF&E
- 15 Leather to FF&E
- 16 Vinyl Timber Flooring to Gym
- 17 Feature Inlay Vinyl to Gym Wall
- 18 Landscape Boulder Stone to Lobby

APARTMENTS AND SIZES

One BR

71 Units

850Sq.ft - 1000Sq.ft

Two BR

59 Units

1500Sq.ft - 2000Sq.ft

Three BR

43 Units

2500Sq.ft - 2800Sq.ft

Four BR

25 Units

3500Sq.ft - 3800Sq.ft

Penthouse - 5 BR + Maid's BR

6 Units

5900Sq.ft - 7900Sq.ft

Sky Mansion - 5 BR + Maid's BR

2 Units

21000Sq.ft - 22000Sq.ft

Total Retail Units

12 Units

850Sq.ft - 8500Sq.ft

90m

Total Height of the Building

3.2m_(net)

Total Height of the Apartments

OUR PARTNERS

DEWAN Architects and Engineers.

Dewan Architects + Engineers has been at the forefront of the Middle East's booming architectural and engineering design sector for almost three decades. Appointed as the architects for Oceano, Dewan is recognized as a global multi-disciplinary practice and is ranked as one of the top three firms regionally and has been recognized as one of the top firms in the industry by Building Design Magazine.

HIRSCH BEDNER Associates

Currently onboard as the interior design firm for Oceano, HBA is one of the largest design firms in the world. A world-renowned name as a leading hospitality design firm, HBA create signature looks for today's luxury brands and unveil the world's most anticipated hotels, resorts, spas, casinos, restaurants, cruise ships, independent contemporary boutique hotels and world-class residences. The company's international presence, depth of experience and detailed industry knowledge enables HBA to identify interior design trends at their source, predict new design innovations and influence design standards at a global level.



A WORLD ABOVE *all* ELSE

Every need met in distinction.

Oceano was created for a reason — for those who seek a place to gather their thoughts and revel in the refined. Here, amenities are a way of life, from the first glimpse until the very last fading moments of the day.