



DEVELOPING SUCCESS

We are transforming visions into thriving realities



WWW.ALMAL-INVESTMENTS.COM



"In the heart of our journey, Almal stands as a benchmark of innovative development, weaving dreams into the very essence of homes and hearts with reliability, comfort, quality, and sophistication."

A white, handwritten signature in cursive script, appearing to read 'Dmitriy Starovoitov'.

Founder,
Dmitriy Starovoitov

ABOUT



We are an award-winning development company specializing in real estate, hospitality, investments, capital, and construction management services based in Dubai. Our portfolio covers innovative projects, from iconic ultra-luxury fully furnished villas to hotels and luxury residential developments, with a focus on high-profit projects in the hospitality and residential sectors.

33k m²

LAND ACQUIRED

422

HOSPITALITY UNITS

2

LUXURY VILLAS

6

AWARDS &
RECOGNITIONS

100+

STRATEGIC
PARTNERS



LOCATIONS

Our Subsidiary Footprint
Across the Globe



OUR BRANDS



OUR AWARDS

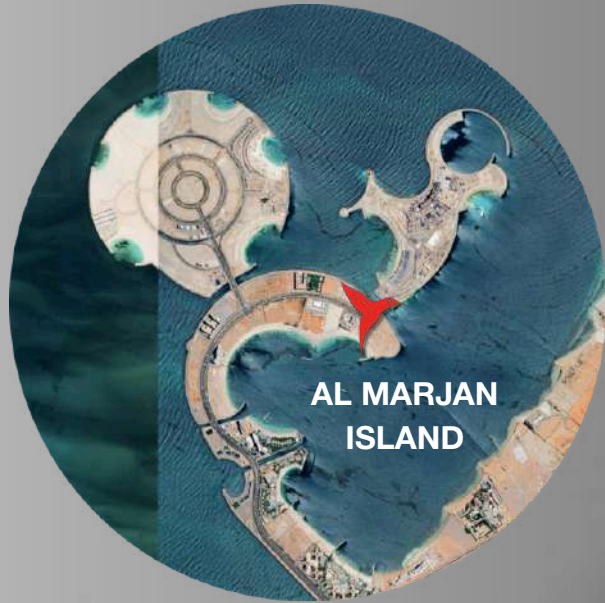




The Unexpected Al Marjan Island Hotel and Residences awaits as your next destination for exclusive and unparalleled experiences. From Ibiza to Al Marjan Island, The Unexpected Hotels & Residences aims to elevate the region's hospitality landscape with immersive wellness, music, dining, and entertainment offerings. This project will be fully managed by the Palladium Hotel Group.



LOCATION



AL MARJAN ISLAND



UMM AL QUWAIN

AJMAN

SHARJAH

Al Marjan, a man-made island in RAK, boasts year-round sun, sand, and sea. Its blend of natural beauty, rich history, and luxurious amenities draws global residents and tourists, solidifying RAK's status as a top UAE destination. Wynn Resorts' upcoming resort in Ras Al Khaimah will surpass its Las Vegas counterpart, featuring a 1,000+ room luxury hotel, shopping mall, convention center, and spa. Our plot on Al Marjan Island, RAK, enjoys a prime position near the entrance of the forthcoming Wynn Development. Offering stunning sea and casino views, it boasts a strategic advantage and dual scenic vistas.



LOCATION



The highly anticipated debut of Wynn Resorts on Al Marjan Island, RAK, marks a significant addition to the UAE's hospitality scene. This multi-billion-dollar beachfront property, promises stunning views of the Arabian Gulf. Guests can indulge in upscale shopping, top-notch event facilities, an exclusive spa, 24 dining and lounge options, and a plethora of entertainment choices.



LOCATION



A MINUTE AWAY FROM

Wynn[®]
RESORTS



LOCATION





ABOUT

THE UNEXPECTED AL MARJAN ISLAND HOTEL AND RESIDENCES

Location : Al Marjan Island, RAK, UAE

Plot Type: Beachfront Hotel & Residences

GFA: 35 800 m²

Property type: 319 hotel rooms & 103 apartments

The Unexpected Al Marjan Island Hotel and Residences is a luxury development that will boast more than 422 hotel rooms and fully managed residential units that open out to uninterrupted views of the picturesque Arabian Gulf. The hotel and residence facilities will encompass a sophisticated vibrant beach club, exquisite bars and restaurants, captivating infinity pools, all situated adjacent to the Wynn resort.









WHAT MAKES US DIFFERENT AT USHUAÏA UNEXPECTED HOTELS & RESIDENCES?

- The electronic music.
- The fun.
- The beachfront location for events.
- The complicity with other clients and our own staff.
- In the line between right and wrong.
- There are no barriers, no boundaries.
- We have no middle ground, you either love it or you hate it.
- An intense experience.
- A provocative hotel.
- A themed park for adults.
- Uninhibited clients.
- Trendy, innovative and surprising site.

WHY ARE WE UNEXPECTED?

- Because of the energy of the hotel, it invites you to remain active.
- Because of the fun the clients find at the hotel.
- Because of the expectations of having a good time.
- Because of the hotel's design.
- Because of the brand's clothing brand.
- Because of the wow effects it has on guests.
- Because of the special attentions it offers for birthday celebrations, anniversaries, etc.



ABOUT THE BRAND

USHUAÏA
UNEXPECTED HOTELS



ABOUT THE OPERATOR

PALLADIUM

H O T E L G R O U P

Located in the world's top destinations and backed by our 50 years of experience, our hotel group encompasses a diverse range of brands with the power to provide all our guests with a tailor-made vacation.

+12K

Rooms around
the world

+15

City and beach
destinations

+2M

Nights a year
enjoyed by our fans

THE BRANDS



ABOUT THE ARCHITECTURE PARTNER



Design & ARchitecture bureau DAR
Consulting Architects & Engineers

Design and ARchitecture bureau (DAR)'s scope entails a comprehensive provision of Design and Engineering consultancy services spanning all stages of the project lifecycle, encompassing both the Pre-contract and Post-contract phases. This includes but is not limited to conceptualization, planning, design development, procurement, Project and construction management, quality assurance, and project closeout.

NOTABLE PROJECTS:

- Resort at the World Island
- Mandarin Oriental Jumairah Beach
- JA Ocean View Hotel
- Harbour Boulevard
- Hyatt Place
- Vida Hotel & Residences at Emaar Hills

For More Information:

www.dar.ae



OTHER PARTNERS



We exclusively collaborate with top-tier architects, designers, and consultants to guarantee the exceptional execution of projects that meet the highest industry standards.



MEDIA COVERAGE



Discover what top media outlets are saying about our innovative approach

Khaleej Times

GULF NEWS

Forbes

WHAT'S ON

CONSTRUCTION
BUSINESS NEWS

LUXHABITAT

ZAWYA
BY REFINITIV

fact.

JAMES EDITION

HOTELIER

صوت
الخليج
www.khaleejvoice.com

بان تايم ارابيا
أعمال ولايف ستايل



LAUNCH EVENT

The Unexpected Al Marjan Island Hotel and Residences—heralding a new era of luxury and entertainment in the MENA region. The launch event celebrated magnificence and innovation.

Event Highlights:

- Venue: Hosted at the prestigious Mandarin Oriental Jumeirah.
- Atmosphere: Ibiza-themed entrance with dimmed crimson lights and hummingbirds.
- Entertainment: Music by DJ Sonya, one of Dubai's top DJs.
- Attendees: Brokerage companies, media, influencers, and partners.

Unveiling Ceremony:

- Hosts: Kris Fade, Arch. Abdulla Al Abdouli, Jesus Sombrino, Abel Matutes, Mahdi Abu Aisheh, and Mohammed Khader.

After Party:

- Music: Led by DJ Walter Scalzone with a bespoke water drum performance, replicating Ibiza's festive atmosphere.







HARRISONI LA MER

JUMEIRAH ROAD



Award-Winning Collection of Seaside Villas

Harrisoni La Mer, Dubai embodies meticulous design blending Arabic traditions with a European lifestyle. This two-floor luxury haven offers a seamless retreat from the world, exuding comfort and style. This fully furnished, ready to move in luxury project is setting a benchmark for premium real estate and creating one of the best private residence in the world.



LOCATION

Harrisoni Villa is located on La Mer South, a one-of-a-kind private island community overlooking the shimmering sea, the iconic Dubai skyline, and La Mer, a world-class beachfront destination.



Burj Khalifa
12 Minutes



DIFC
16 Minutes



Palm Jumeirah
25 Minutes



International Airport
25 Minutes

Located in Jumeirah 1, between Jumeirah Bay and Pearl Jumeirah, it is in close proximity to high end hotels and residences.



Cycling Trails



Dining Outlets

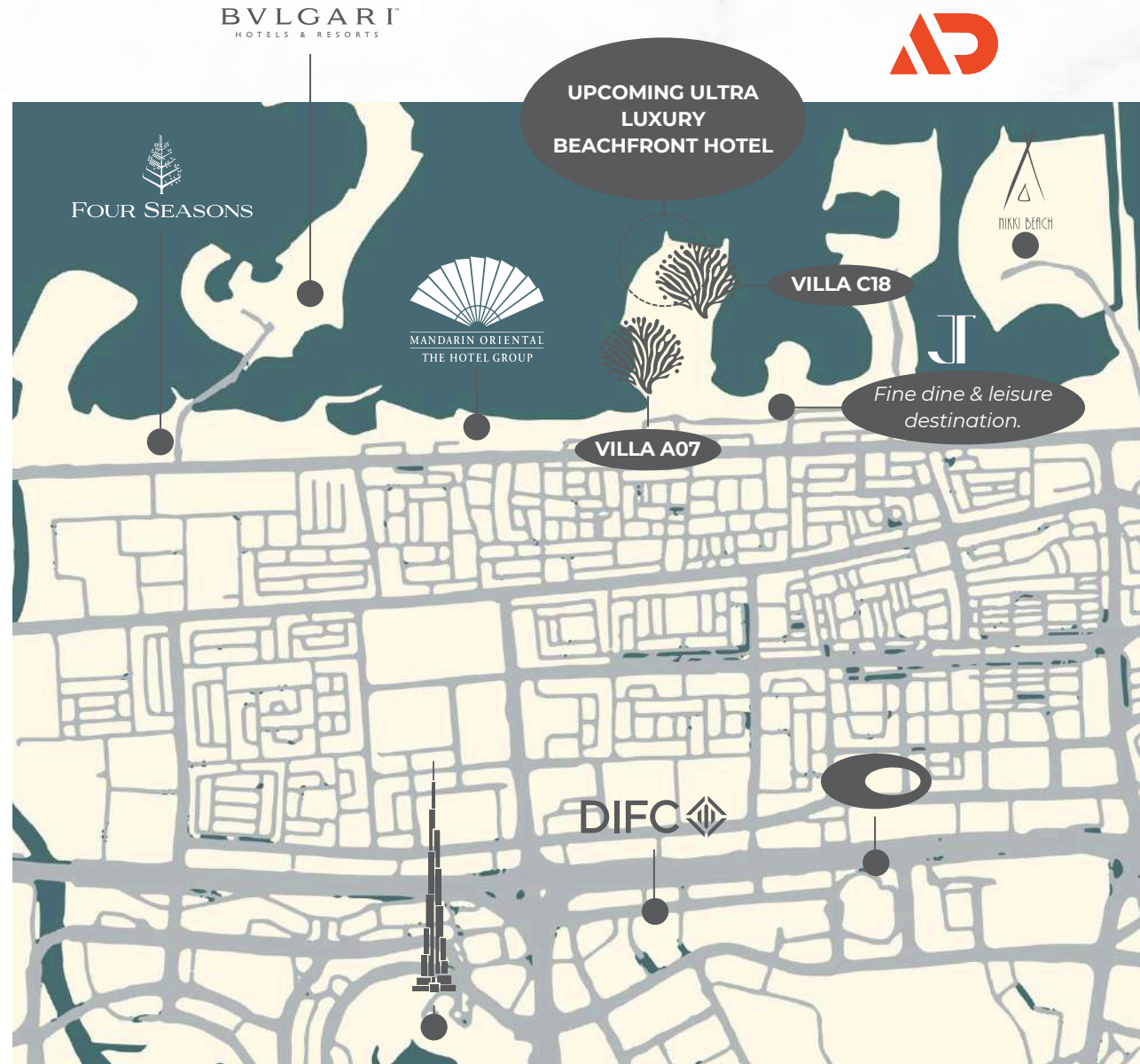


Shopping Mall

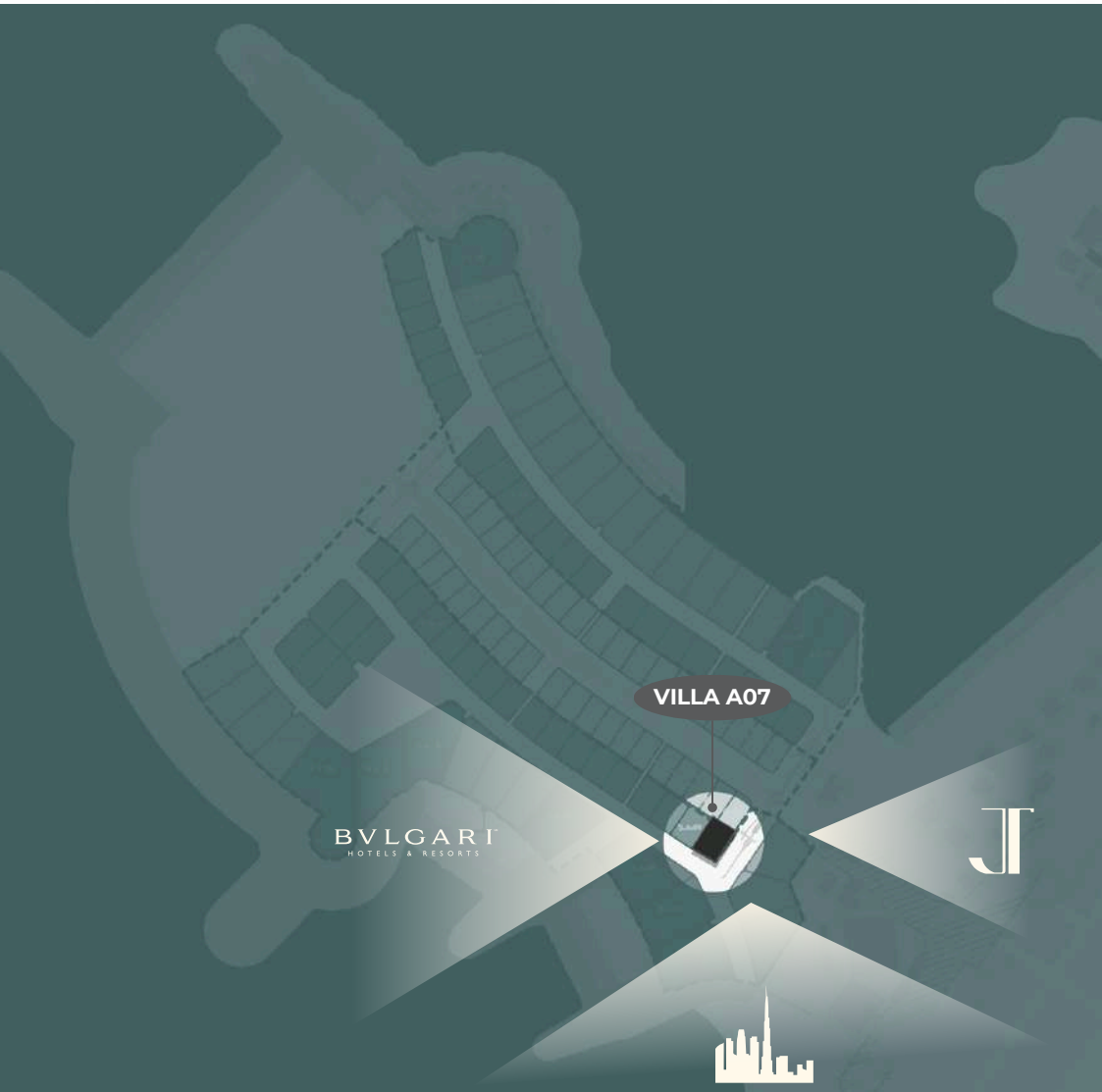


Water Activities

Residents will not only enjoy truly unique and uninterrupted views of the sea and skyline, but also the exclusivity and privacy that La Mer South will provide.



LOCATION VILLA A07



Multilevel two-floor structure with a panoramic rooftop terrace, landscaped backyard, and luxury amenities.

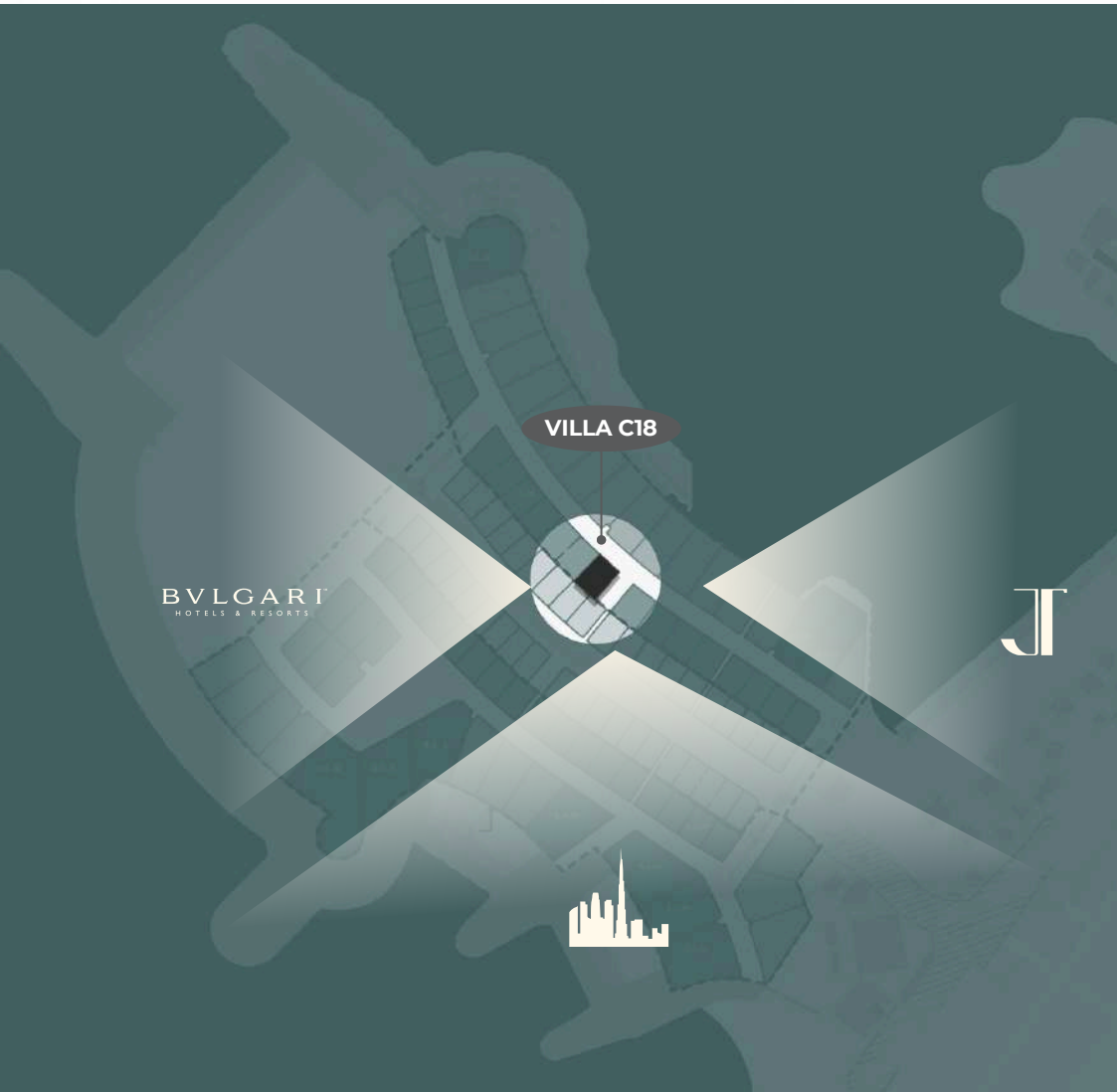
AREA	FT ²	M ²
LAND PLOT	10.055	934
TOTAL BUILD UP	11.140	1.035
AREA	5.242	487
GROUND FLOOR	4.392	408
FIRTS FLOOR	3.230	300
ROOF TERRACE	1.506	140
ROOF FLOOR		

All bedrooms are en suite, while the master bedroom features a walk-in closet, along with the lounge.

BEDROOMS AND		AMENITIES
PARKING		INDOOR WINERY
MAIN BEDROOMS		OUTDOOR BBQ
(ENSUITE)	5	OUTDOOR SWIMMING
SERVICE BEDROOMS	2	POOL
PARKING	4	PRIVATE GYM
		ROOFTOP TERRACE



LOCATION VILLA C18



Multilevel two-floor structure with a panoramic rooftop terrace, landscaped backyard, and luxury amenities.

AREA	FT ²	M ²
LAND PLOT	9.688	900
TOTAL BUILD UP	11.140	1.035
AREA	5.242	487
GROUND FLOOR	4.392	408
FIRTS FLOOR	3.230	300
ROOF TERRACE	1.506	140
ROOF FLOOR		

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ABOUT THE ARCHITECTURE PARTNER



X B D

COLLECTIVE

LONDON • DUBAI

XBD Collective is an award-winning international Architecture & Interior Design Consultancy Group.
For More Information:

www.xbdesign.com





مرجان Marjan

Al Marjan Island is a master developer and real estate development company located in the United Arab Emirates (UAE). The company operates in Ras Al Khaimah providing master development services and property development. Al Marjan Island, a man-made island, is located in Ras Al Khaimah.

MERAAS

Meraas is a private holding, development company based in Dubai and a subsidiary of Dubai Holding. The company was founded in 2007 and has been operating in several spheres ever since including real estate, leisure and hospitality.



DEVELOPING SUCCESS

We are transforming visions into thriving realities

OUR TEAM



**VLADIMIR
VYSOTSKYI**

Chief Executive
Officer

Experience in construction for 10 years, with 6 years focused on Real Estate Development.

- **Retail Sector:** Involved in the development of 4 shopping malls (totaling 500,000 sq. m.).
- **Residential Sector:** Successfully managed projects comprising over 4,000 units (approximately 250,000 sq. m.).
- **Hospitality Sector:** Contributed to the development of 5 hotels under globally recognized operators.



OUR TEAM



**MOHAMMED
KHADER**

Head of Project
Development

A civil engineer with more than 10 years of experience leading dynamic real estate initiatives across hospitality and events, residential and commercial, oil and gas projects

Experience across the UAE & other GCC countries with an intense exposure to construction, project management, development budgeting.

Notable Projects:

- Saudi grand Prix - Formula 1.
- Zayed National Museum - Abu Dhabi.
- Vida Emirates hills.
- Burj Vista by Emaar.
- Zirku island facilities enhancement.



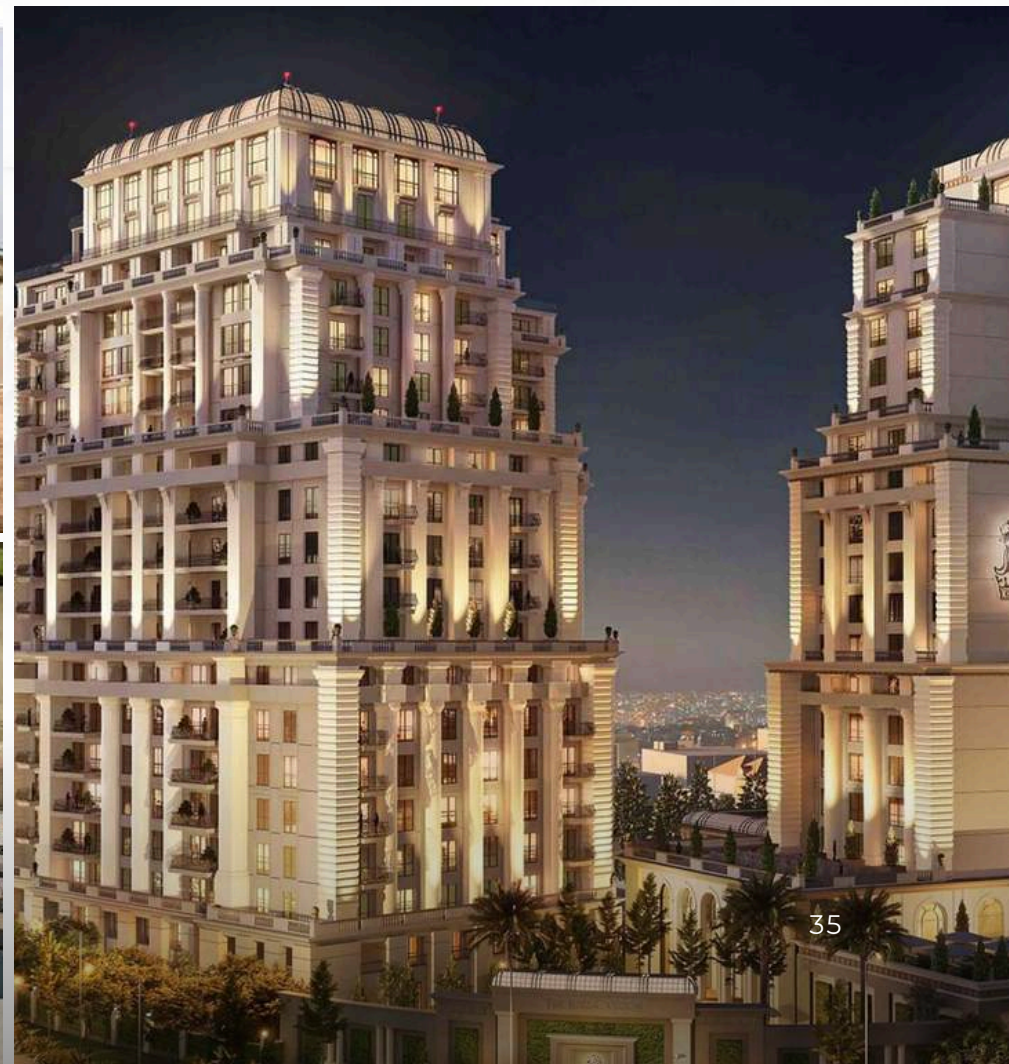
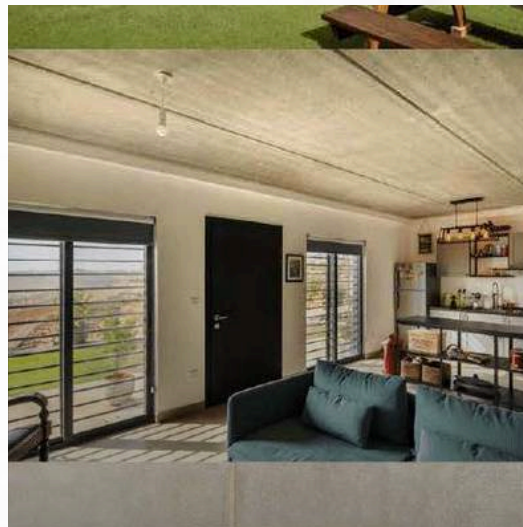
OUR TEAM



**SAJA
HAMAD**
Architect

An architect with vast exposure on residential and hospitality projects:

- Holding a **MSc in Architectural Conservation.**
- Notable Projects: The Ritz Carlton Hotel and Residence; Konn Modular Homes.



OUR TEAM



AMIN SALEH
Project
Manager

PMP Certified Project Manager with a vast exposure of 10 years in:

- Construction management among various high-rise and complex projects across the UAE.
- Construction management among various high-rise and complex projects across the UAE.
- Notable Projects: Presidential Palace of Abu Dhabi, One Residence, Andaz Hotel.



OUR TEAM



DMITRIY STAROVOITOV

Founder

- A visionary leader with extensive international experience in the real estate development industry



ELENA BARBASHINA

Chief Financial Officer

- 6 years experience in corporate and private banking
- Masters in finance with major in International Financial Markets



DANA JAKUBAYEVA

Finance Manager

- 8 years experience in finance, cost control and accounting
- 6 years experience in construction and oil gas projects in UAE and Central Asia



OLIVIA PORTER

HR Manager

- 26 years in the Middle East
- 10 years in HR management
- CIPD Level 5 certified, Level 7 underway



MOHAMMED ELKHOUR

Legal Manager

- Experienced Attorney with 14 years of comprehensive expertise in Corporate Law, Tax Law, Property Law, Real Estate Law, ADR, and Litigation in UAE and Europe



ASHRAF ZAKI

Legal Counsel

- 6 years experience in legal consulting specializing in real estate, construction, commodities, and trade



JAAFAR MOUHAMAD

Civil Engineer

- 5 years experience in construction and engineering



EHAB ABDELRAHMAN

Sales Manager

- 19 years experience delivering sales related expectations within luxury hospitality and real estate



OKSANA VITKOVSKA

Marketing Manager

- Marketing professional with over 10 years experience in UAE with an expertise in Hospitality & Real Estate

OUR FOUNDER CLOSING REMARKS

Our journey, rooted in the vibrant city of Dubai, has seen us emerge as a leading force in the realms of hospitality and residential development. Today, we proudly showcase a portfolio of groundbreaking projects, from ultra-luxury fully furnished villas to hospitality developments.

At Almal, our mission is not just a statement, but a guiding principle that steers every decision we make. We aspire to build refined living experiences that seamlessly blend innovative design with luxurious comfort, elevating expectations in hospitality, residential, and commercial domains. Our commitment to tailored investment solutions reflects our dedication to prioritizing high returns, utilizing market insights to deliver sustainable growth and financial security for our esteemed clients, both corporate and individual.

**FOUNDER,
DMITRIY STAROVOITOV**





OUR MISSION



To build refined and innovative projects ensuring a high level and quality, blending unique design and luxurious comfort across

hospitality, residential, and commercial developments

To provide tailored investment solutions that prioritize high returns, leveraging market insights to deliver sustainable growth and financial security for our corporate and individual clients.

To consistently achieve unmatched standards in project management, construction, and supervision services, ensuring precision, quality, and adherence to the highest industry benchmarks in every project undertaken

OUR VISION

In the development domain, our vision is to create quality and sophisticated living experiences, crafting residences and hospitality areas that symbolize elegance and elevate lifestyles

In the investment domain, our vision is to optimize returns and nurture financial growth through high ROI strategies, empowering both corporations and individuals

In the construction domain, our vision is to set unprecedented industry benchmarks, upholding unparalleled standards

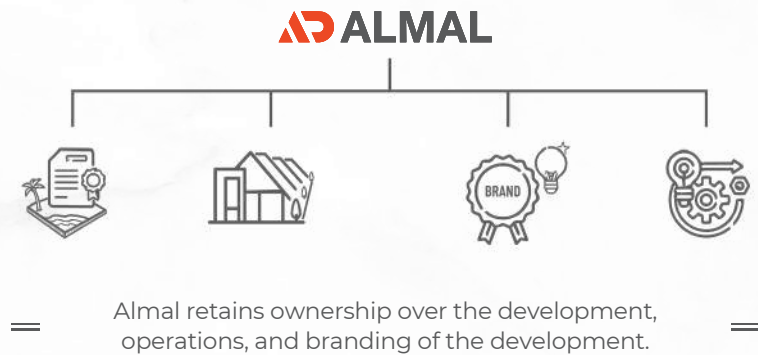
in project execution and construction excellence

DEVELOPMENT STRUCTURE #1

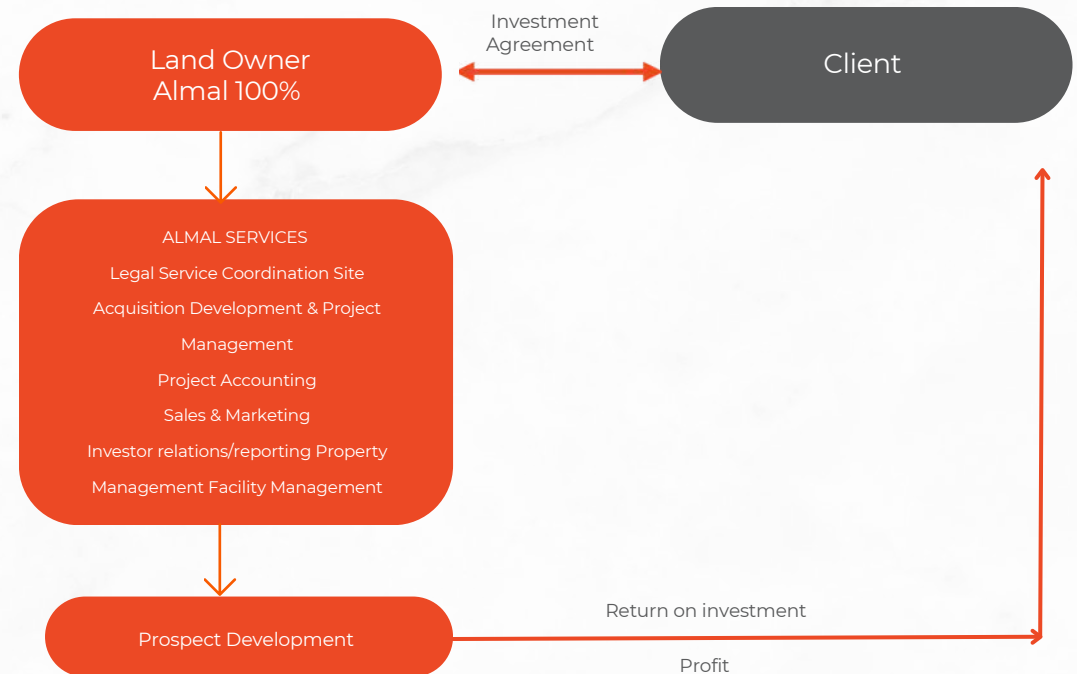
Almal Capital Investments Investment **100% project ownership**



Process & Ownership



Development Structure



DEVELOPMENT STRUCTURE #2

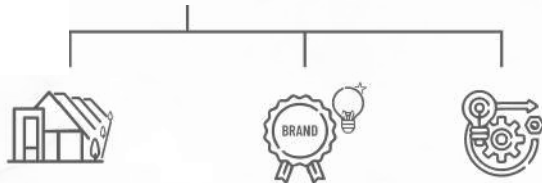
Almal Capital Investments participate joint venture development with existing land owner



Process & Ownership

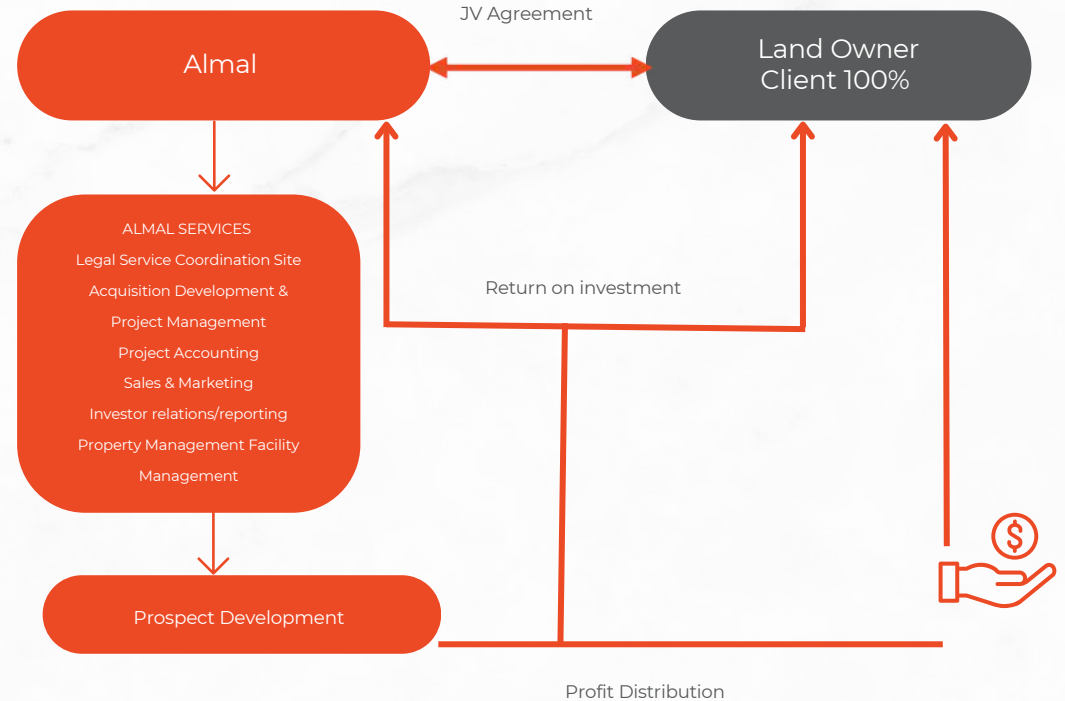


Owner purchase the land plot and Alma builds development project



Almal retains ownership over the development, operations, and branding of the development.

Development Structure



ALMAL REAL ESTATE DEVELOPMENT L.L.C.

ALMAL CONSTRUCTION L.L.C.

ALMAL CAPITAL INVESTMENT CO. L.L.C.



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