



# THE UNEXPECTED

AL MARJAN ISLAND HOTEL & RESIDENCES

**EXPECT  
THE UNEXPECTED.**





в иллюстративных целях



# УНИКАЛЬНАЯ ЛОКАЦИЯ

Эмират Рас-эль-Хайма. Острова Аль-Марджан

- Всемирно известные бренды отелей и лучшие рестораны
- Первое казино на Ближнем Востоке
- 5.5 млн туристов к 2030<sup>1</sup>



1. На основании прогноза в отчете Colliers за 2023

# ПРОЕКТЫ ОТЕЛЕЙ

Эмират Рас-эль-Хайма. Острова Аль-Марджан



JW Marriott



Nikki Beach Residences



Nobu Residences



Bab Al Bahr Residences



Masa Residence



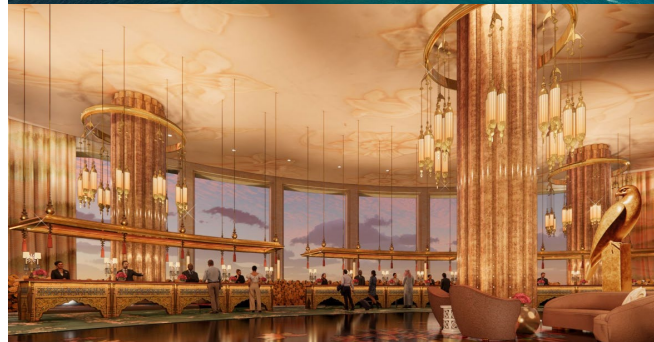
Oceano



# ПЕРВОЕ КАЗИНО В ОАЭ

## Wynn Al Marjan Island

- Wynn Resort получили лицензию на игорный бизнес в Рас-эль-Хайме в 2024
- Казино будет больше оригинального Wynn в Лас-Вегасе, стоимость проекта более \$5 млрд
- Запуск объявлен в 1 квартале 2027, уже построено 55% на ноябрь 2024 года



# ЛЮКСОВЫЙ ОТЕЛЬ

## THE UNEXPECTED AL MARJAN ISLAND HOTEL & RESIDENCES

- Легендарный международный бренд
- Первое казино в ОАЭ в минуте от отеля
- Стоимость проекта \$530 млн



# ЛЮКСОВЫЙ ОТЕЛЬ

## THE UNEXPECTED AL MARJAN ISLAND HOTEL & RESIDENCES

Яркая атмосфера вечеринок

# 422

роскошных номера

# 4&2

ресторана и бара  
ведущих брендов

# 7 тыс.

гостей вмещает  
площадка для ивентов

# VIP

обслуживание





# ЗАПУСК В ЯНВАРЕ 2027





# ИСТОРИЯ БРЕНДА



легендарный бренд отелей,  
основан на Ибике в 2011

USHUAÏA  
IBIZA BEACH HOTEL

первый отель под началом бренда

яркие

**ВЕЧЕРИНКИ**

всемирно известные

**ДИДЖЕИ**

топ-100 клубов по версии журнала DJ Magazine

**№4 В МИРЕ**

# АТМОСФЕРА КЛУБА БРЕНДА В ОАЭ



Новая ивент площадка в Дубае  
Ushuaia Dubai Harbour Experience



Яркое открытие в октябре 2024 со всемирно  
известным диджеем Calvin Harris и 15 тыс. гостей



Скоро выступят популярные  
Black Coffee и Mathame



# ДЕВЕЛОПЕР

Удостоенный наград застройщик

# ALMAL

получил награды за проект отеля

- Iconic Design of the Year на UAE Realty Awards 2024
- Hospitality Project of the Year Award на Construction Innovation Awards 2024
- New Hotel Construction and Design на Arabia Property Awards 2024



On the signing panel. From Right to Left: Dmytro Starovoitov, Founder, Almal Real Estate Development; Arch. Abdulla Al Abdouli, Chief Executive Officer, Marjan; Jesús Sobrino, Chief Executive Officer, Palladium Hotel Group; Khaled Assaf - Commercial Director, Marjan.

# 35.5 тыс. м<sup>2</sup>

под строительство отеля в Рас-эль-Хайме

# О ДЕВЕЛОПЕРЕ В МЕДИА



## A Look Into Almal Real Estate Development in Ras Al Khaimah: 'The Unexpected Al Marjan Island Hotel & Residences'



CW PROPE

NEWS • FEATURES • INTERVIEW • OPINION • VIDEO

## Almal unveils its flagship luxury hotel and residences on Al Marjan Island

The Unexpected Al Marjan Island Hotel & Residences, will boast 422 hotel and residential units and will be near Wynn resort in Ras Al Khaimah

BY SHEHZIN SHAMIM



Dubai-based Almal Real Estate Development has officially launched its flagship hotel and residence project on Al Marjan Island, Ras Al Khaimah.

## Almal Real Estate Development launches The Unexpected Al Marjan Island Hotel & Residences

Developer joins hands with Palladium Hotel Group to bring Spanish hotel chain to the UAE



A residential hotel and residential development will soon rise on Al Marjan Island, Ras Al Khaimah, heralding a new era of luxury hospitality and leisure. The Unexpected Al Marjan Island Hotel & Residences by award-winning luxury developer Almal Real Estate Development in collaboration with the renowned Palladium Hotel Group is expected to redefine the island's landscape with its unique architecture as well as extensive wellness, dining, and entertainment offerings.

"The launch of our Al Marjan project marks a new milestone for us, and we are immensely proud to be shaping the luxury hospitality and entertainment scene in the UAE and Ras Al Khaimah," says Shehzaib Shamsi, Founder of Almal Real Estate Development. "The collaboration with The Unexpected Hotels & Residences reflects our commitment to delivering unparalleled experiences to discerning travellers." It is the Spanish hotel chain's first foray into the UAE.

In its quest to be the world's best hotel at 2026 and valued at \$200 million (\$1 billion), The Unexpected Al Marjan Island Hotel & Residences is a harmonious blend of award-winning and contemporary design. All 422 meticulously designed hotel and residential units provide unparalleled comfort and privacy and outstanding views of the Arabian Gulf. An infinity rooftop pool, a vibrant beach club, a spa and wellness centre, private gardens, and the diverse dining and shopping options ensure an exceptional stay for all the guests.



## Así es el proyecto de casi 100 millones con el que Palladium Hotel Group aterriza en Oriente Medio



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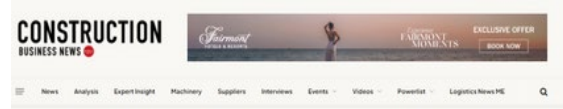
No paran de llegar noticias de inversiones hoteleras en Arabia Saudita. En Ras Al Khaimah, una de las zonas del planeta con un mayor empuje en materia turística, se está desarrollando un ambicioso proyecto con un valor de casi 100 millones de dólares que incluye la construcción de un hotel de lujo y residencias. Este proyecto supone la llegada de un nuevo concepto de lujo que pasa a denominarse Unexpected Marjan Island.



UAE developer Almal Real Estate Development has announced the release of the first 70 units of The Unexpected Marjan Island project in Ras Al Khaimah for sale. Almal's flagship project on the stunning Al Marjan Island is a feature of 422 hotel rooms and fully managed residences, all offering unparalleled views of the Arabian Gulf. Guests and residents will enjoy world-class amenities, including a vibrant beach club, upscale bars and restaurants, and infinity pools, all situated next to the Wynn resort. For this cutting-edge project, Almal said it has partnered with the renowned Palladium Hotel Group to manage The Unexpected Al Marjan Island Hotel and The Unexpected Al Marjan Residences under the prestigious The Unexpected Hotels & Residences brand. Boasting over 50 years of hospitality experience and a portfolio of more than 40 hotels across seven countries, Palladium Hotel Group brings a wealth of expertise to this iconic development, ensuring a unique and memorable experience for all guests.

## Ras Al Khaimah real estate: UAE developer launches Ibiza-inspired branded residence just 1-minute away from UAE casino on Al Marjan Island

Almal Real Estate launches Unexpected Al Marjan Island Hotel and Residences near UAE casino at Wynn resort in Ras Al Khaimah. A UAE real estate developer has launched a luxury branded residence project just a minute away from the Wynn gaming resort in Ras Al Khaimah's Al Marjan Island.



## Almal Real Estate Development Proudly Unveils Its Premier Project, The Unexpected Hotel



Scheduled to launch in 2026, The Unexpected Hotels & Residences brand introduces its groundbreaking project in RAK, ushering in a new era of luxury, leisure, and entertainment. Almal Real Estate Development, a distinguished luxury developer based in Dubai, is thrilled to announce the launch of its exclusive hotel and residence project on Al Marjan Island, Ras Al Khaimah. Unveiled at a prestigious event held at the Mandarin Oriental on May 16th, this remarkable development, named "The Unexpected Al Marjan Island Hotel & Residences", is a testament to our commitment to providing a unique and privileged experience to our esteemed investors, partners, and stakeholders.



## Ibiza-born Ushuaia Unexpected Hotels to make an arrival on Al Marjan Island in 2026

The birth of a new identity... Spanish hotel-giant Palladium Hotel Group is expanding its footprint into the Middle East, and the first step in is slated to be in the UAE. The mammoth chain of luxury properties, located all around the world including Ibiza, the rest of Spain, Mexico, Italy, Jamaica and more, is preparing to make a first splash in the region with the birth of a new brand - The Unexpected Hotels and Residences. What's new? Al Marjan Island in Ras Al Khaimah is the chosen location for the development of this new property, through award-winning ultra luxury developer Al Marjan and Almal Real Estate Development. Although not the first for the group itself, it will be the first international outing for the iconic Ibiza-born Ushuaia Ibiza Beach Hotel, now part of the umbrella of the Ushuaia Unexpected Hotels & Residences.



THE ULTIMATE GUIDE TO LUXURY EXPAT LIVING IN BAHRAIN: Download for free

SBF launches \$933m fund for Urban Wadi High-Rises in Riyadh

## Almal unveils an exciting project on Al Marjan Island



# ОПЕРАТОР

**PALLADIUM**  
HOTEL GROUP

**60+**

отелей люксового  
и премиум брендов

**50+**

лет работы в локациях лучших  
мировых туристических  
направлений

# ОТЕЛИ

Более 13 тыс. номеров



BRAZIL



DOM.REPUBLIC



ITALY



JAMAICA



MEXICO



SPAIN



USA

**BLESS**  
COLLECTION HOTELS



**Only  
YOU**  
HOTELS



**USHUAIA**  
UNEXPECTED HOTELS



**Hard Rock**  
HOTEL



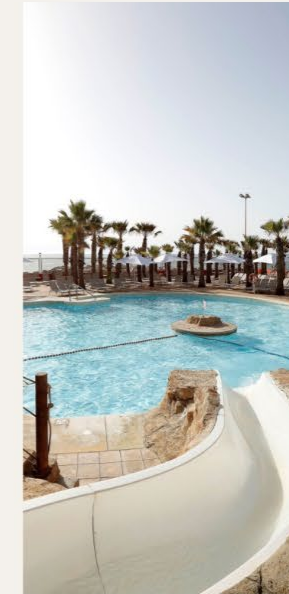
**TRs**  
HOTELS



**GRAND PALLADIUM**  
HOTELS & RESORTS



**PALLADIUM**  
HOTELS





# ЭКСКЛЮЗИВНОЕ ПРЕДЛОЖЕНИЕ

## 50

номеров с лучшими видами  
на море и казино

## 6

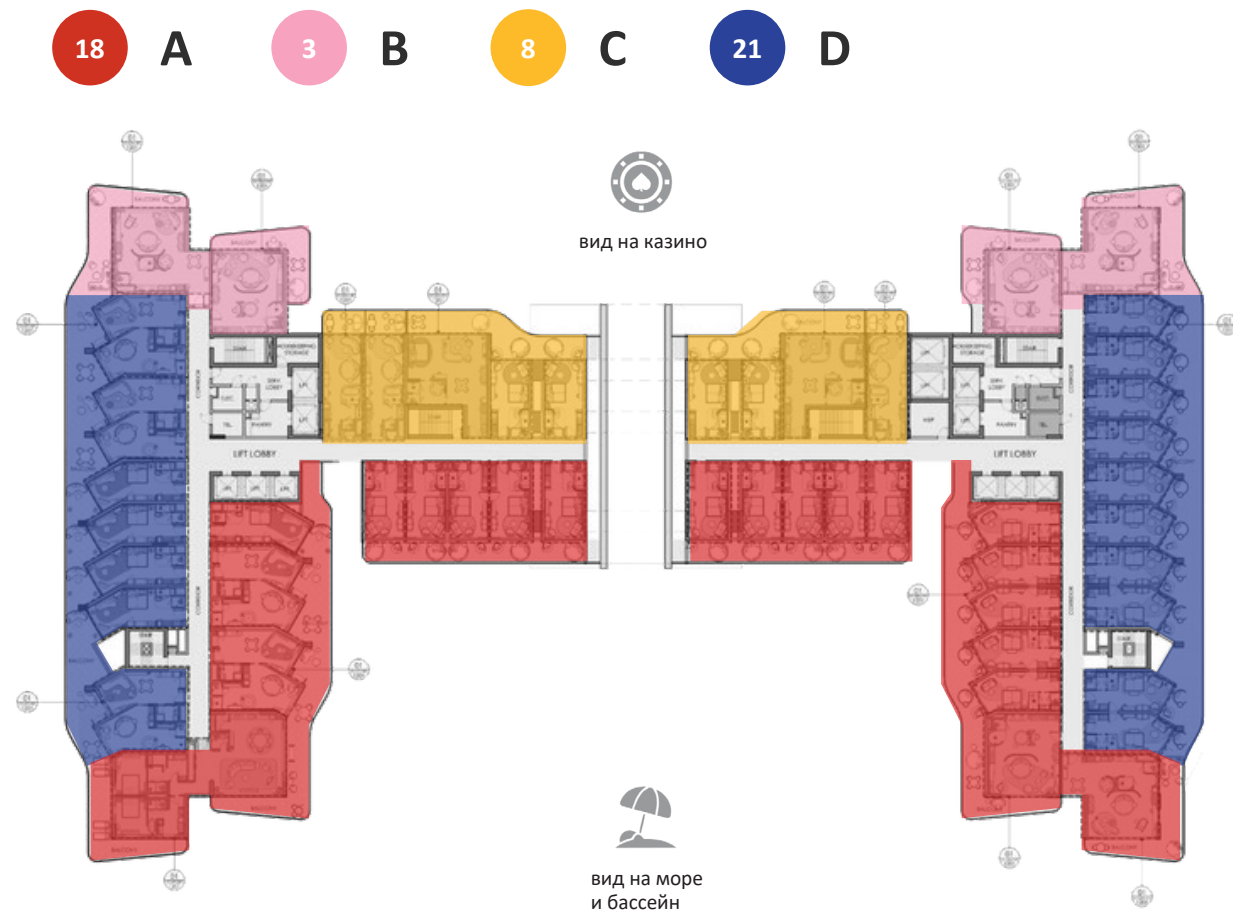
из них резиденции с возможностью  
получения golden visa

категория	площадь, м <sup>2</sup>	цена за номер, млн \$
<b>A</b>	<b>43 - 122</b>	<b>0.8 - 2.2</b>
<b>B</b>	<b>113 - 129</b>	<b>2.0 - 2.3</b>
<b>C</b>	<b>46 - 57</b>	<b>0.7 - 0.9</b>
<b>D</b>	<b>51 - 59</b>	<b>0.7 – 1.5</b>



# НОМЕРА

- Пуловое распределение дохода между владельцами пропорционально площади их номеров
- Это снижает риски, связанные с загрузкой отдельного номера





# СХЕМА ПОЛУЧЕНИЯ ДОХОДА

**100%**

годовой доход  
номера категории,  
пропорциональный  
площади номера

—

**X%**

расходы  
операционные и  
за управление отелем  
оператору Palladium

=

**Y%**

чистая прибыль



# ДОХОДНОСТЬ ОТ СДАЧИ В АРЕНДУ

ПРЕИМУЩЕСТВО ЗА СЧЕТ  
УНИКАЛЬНОГО РАСПОЛОЖЕНИЯ И  
МНОГОЧИСЛЕННЫХ ЯРКИХ МЕРОПРИЯТИЙ

↑ 14%<sup>+</sup>

номера отеля за год

VS

↑ 5.6-6%

средняя доходность от сдачи в аренду  
квартиры эмиратах



# ПОКУПКА НОМЕРА

Пример номера категории «А» стоимостью \$2 244 тыс.

	сделка	2 кв. 2025	4 кв. 2025	2 кв. 2026	завершение проекта			итого
						НДС	сбор за регистрацию	
платежи	40%	15%	20%	15%	10%	5%	4%	<b>109%</b>
платежи, тыс. \$	898	337	449	337	224	112	90	<b>2 446</b>

**2%**  
скидка при  
оплате 100%

