



C A L A D E L M A R

PROJECT BRIEF

An ode to ocean charm

From the panoramic views atop coral-shaped moorings to fine details that echo the aesthetic of sophisticated opulence found on yachts, Cala Del Mar is an ocean-inspired residence that conjures romantic notions of the sea, creating a new standard in deluxe coastal living.



An intimate
beachside paradise on
Marjan Island



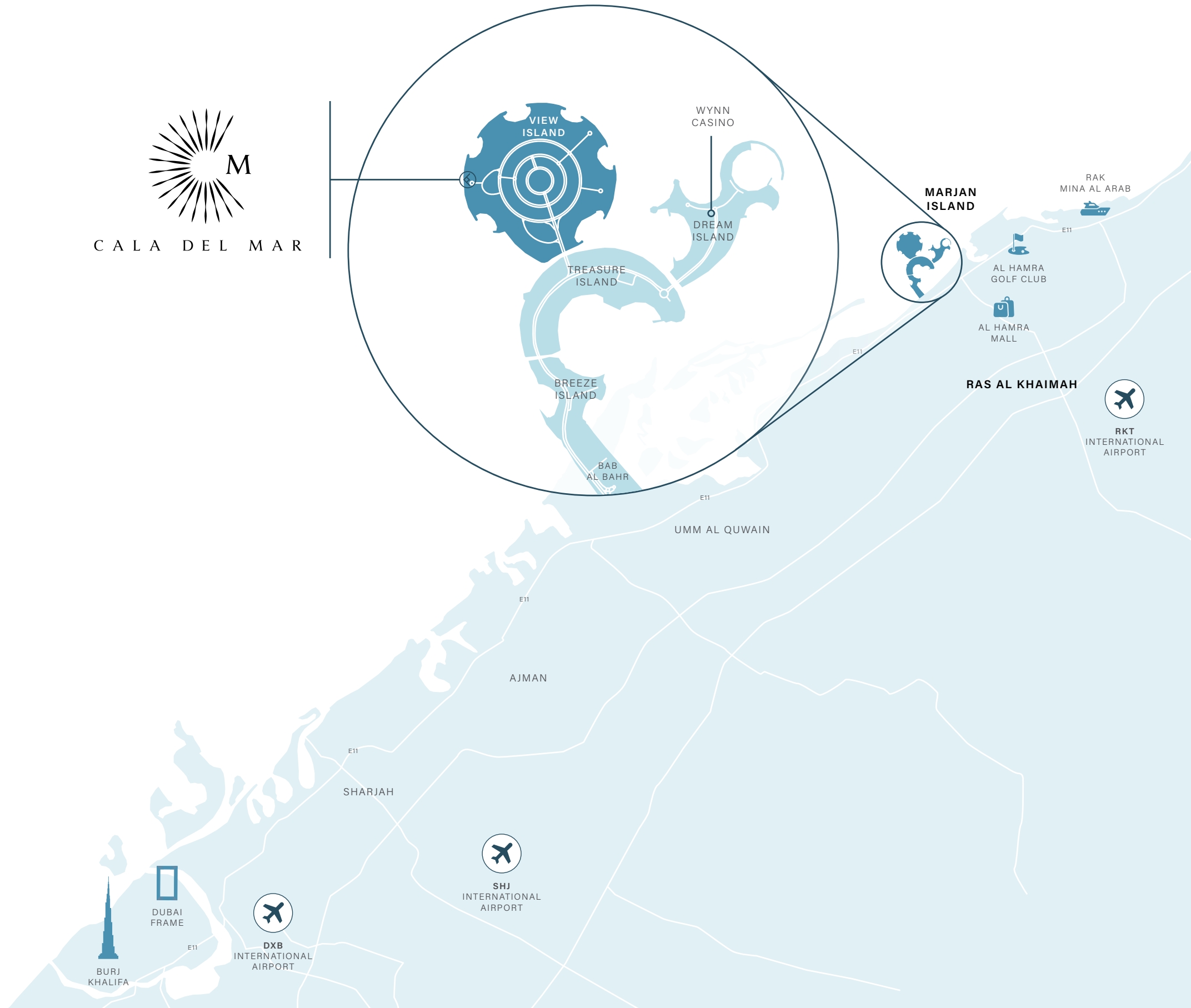
Ocean Enchantment

Enjoy access to the timeless panorama of sky and water with unhindered views of the Arabian Gulf, while resting comfortably within the opulent embrace of Al Marjan Island.



DRIVING DISTANCES

05 MINS	WYNN RESORT
12 MINS	RAK CENTRAL
12 MINS	AL HAMRA MALL
14 MINS	AL HAMRA GOLF CLUB
15 MINS	RAK TRACK
25 MINS	RAK MALL
31 MINS	AL QAWASIM CORNICHE & RAK EYE
34 MINS	RAK INTERNATIONAL AIRPORT
44 MINS	JEBEL JAIS ENTRANCE
49 MINS	SHARJAH INTERNATIONAL AIRPORT
60 MINS	DUBAI INTERNATIONAL AIRPORT



Marjan Island's most exclusive horizons



CALA DEL MAR

ARABIAN GULF



AL MARJAN ISLAND BOULEVARD

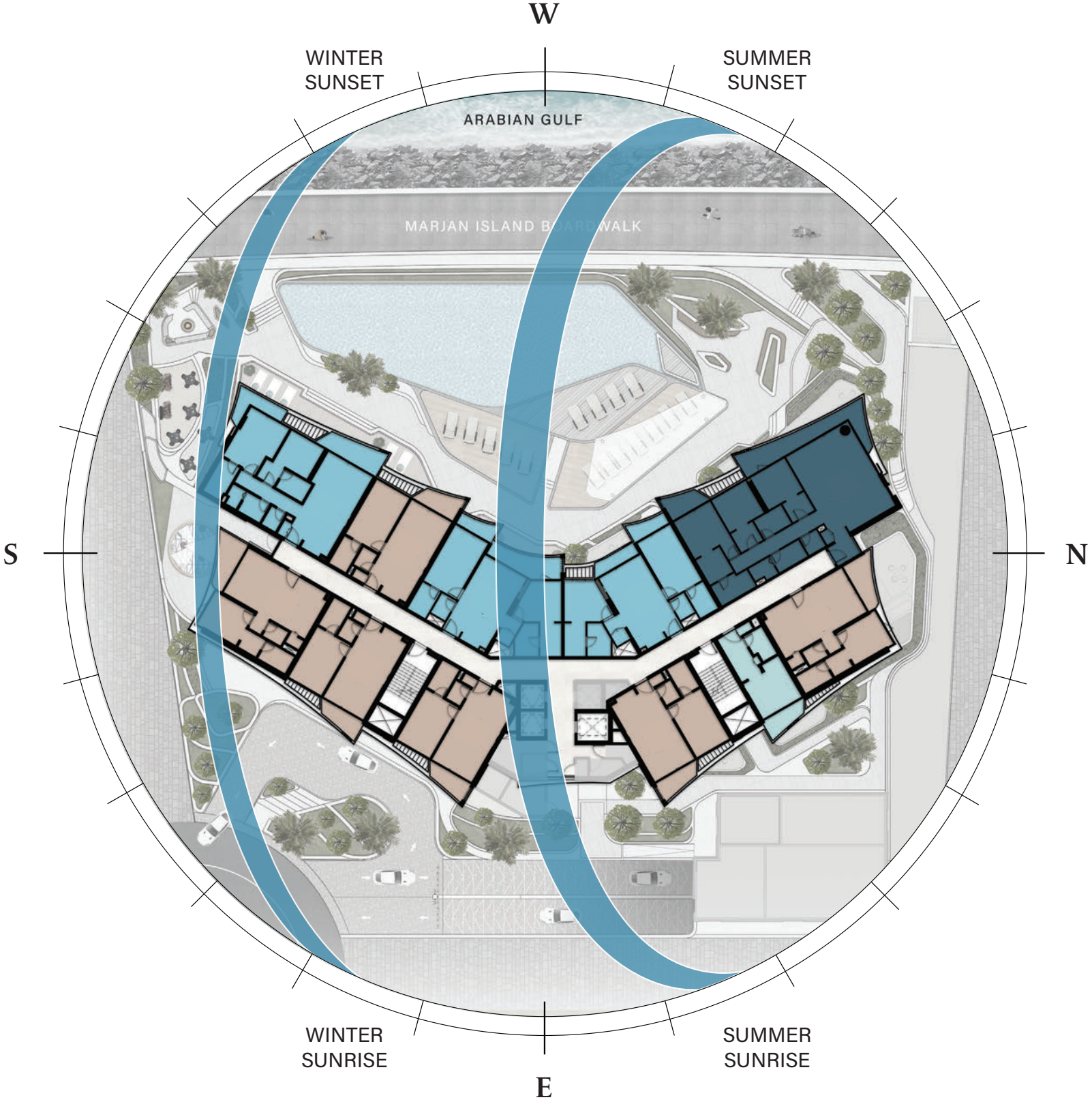
FISHING BOULEVARD

BEACH ACCESS

WYNN CASINO

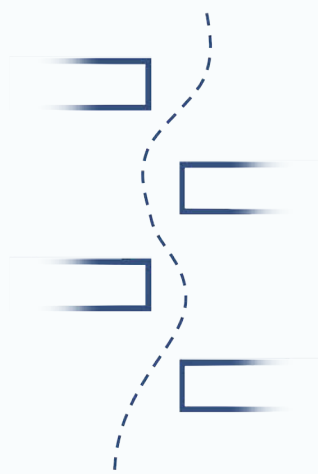
TO DOWNTOWN RAS AL KHAIMAH

SUN AND VIEWS
ANALYSIS



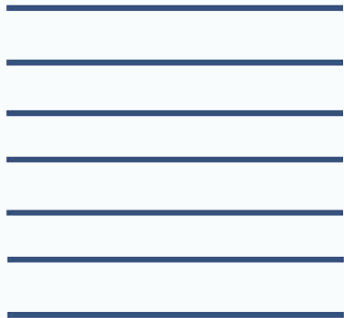
ARCHITECTURAL CONCEPT

HARMONY

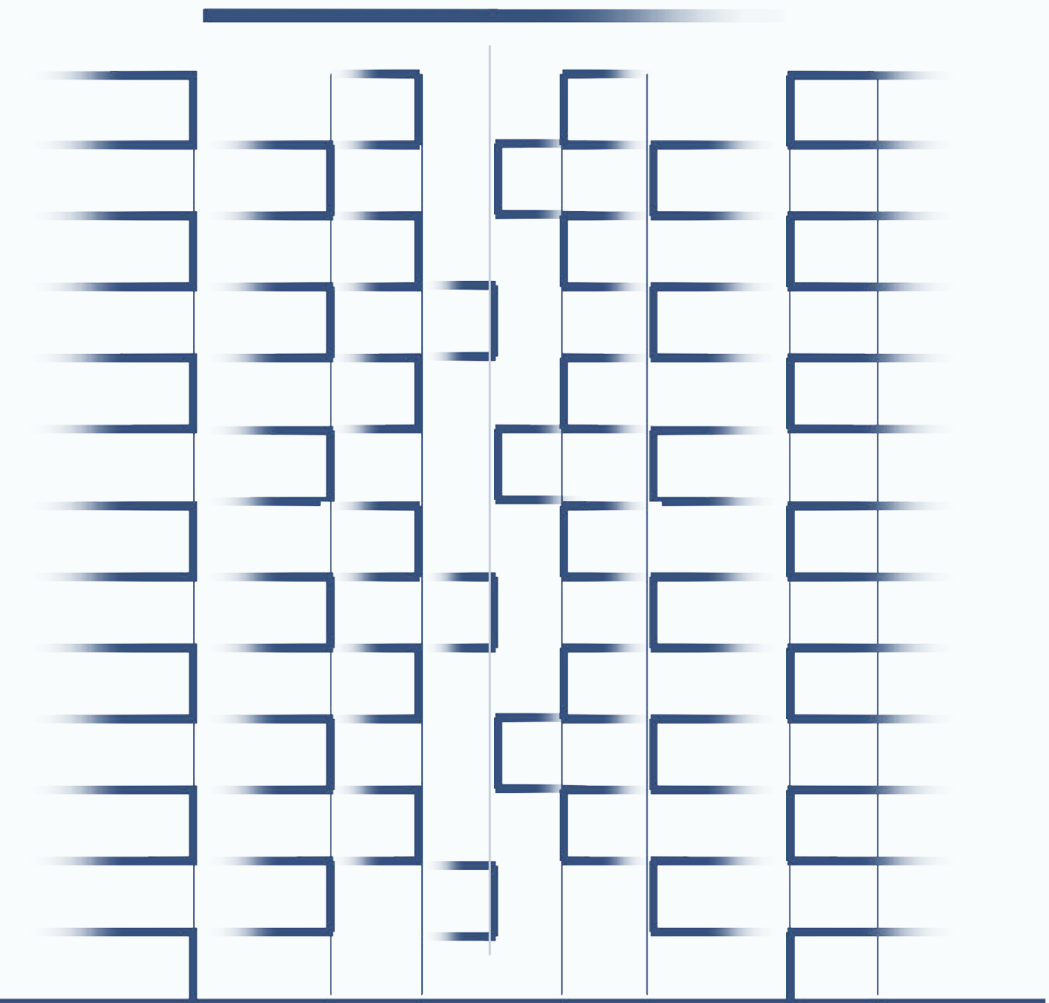


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HORIZONTAL
SOFFITS

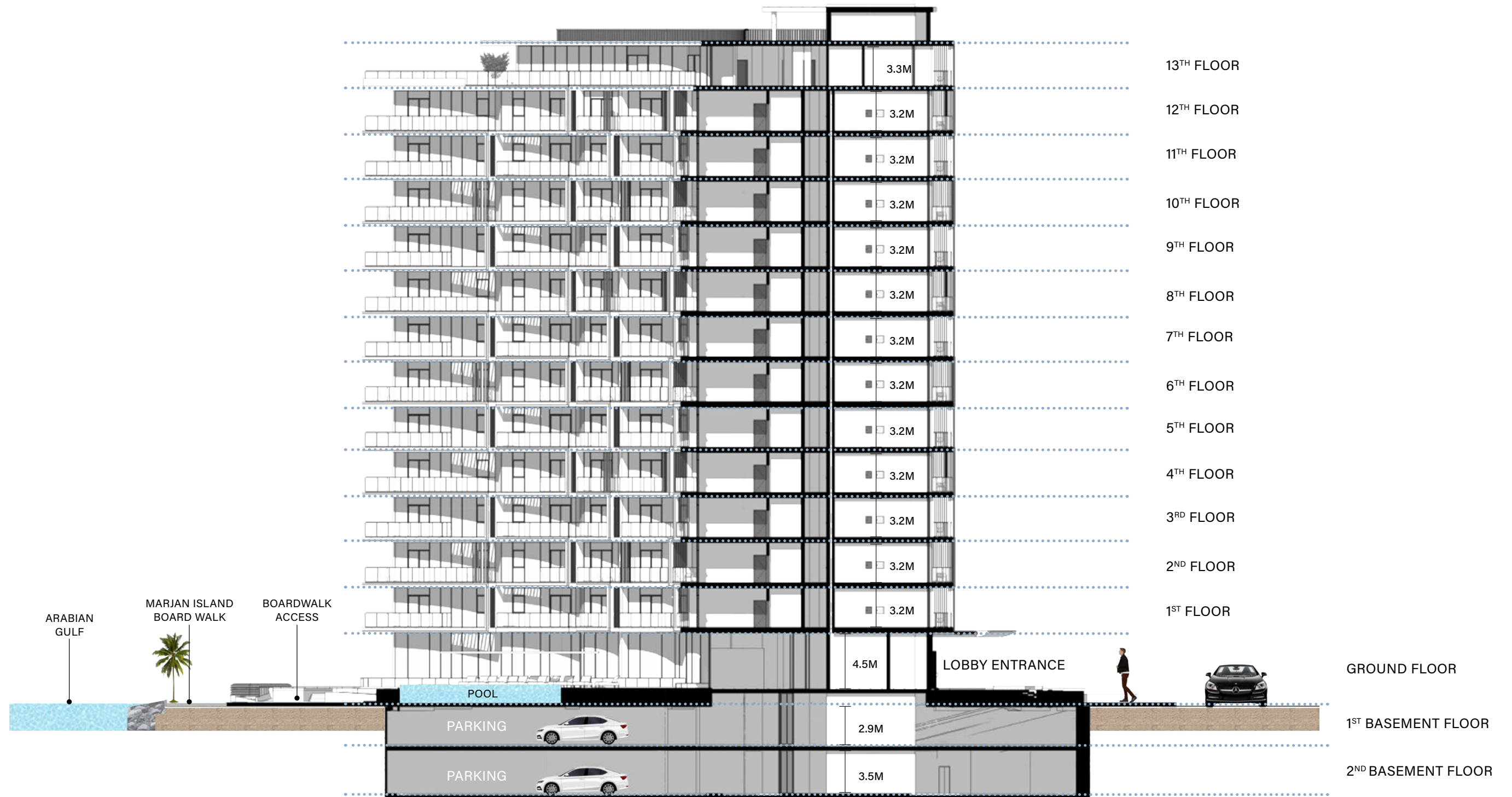


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H A R M O N Y

ARCHITECTURAL SECTIONS



BUILDING CONFIGURATION



13
RESIDENTIAL
FLOORS

GROUND FLOOR

2 BASEMENTS

ELEVATORS

2 passenger elevators
1 service elevator

ANTICIPATED COMPLETION DATE

Q2 2027

ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft.

PARKING

Studio, 1 and 2 beds: 1 parking space
3 beds and 4 beds: 2 parking spaces

OWNERSHIP

Freehold

UNIT SIZES AND TYPES



APARTMENTS

- Studio
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms

NUMBER OF UNITS

- 14 units
- 73 units
- 37 units
- 13 units
- 1 unit

SIZE RANGE

- From 398 sq. ft to 479 sq. ft
- From 691 sq. ft to 1,071 sq. ft
- From 1,054 sq. ft to 1,284 sq. ft
- From 1,844 sq. ft to 1,987 sq. ft
- From 11,770 sq. ft

PERPETUAL MOTION



ENTRANCE LEVEL



SEA LEVEL



STREET LEVEL



SIDE LEVEL



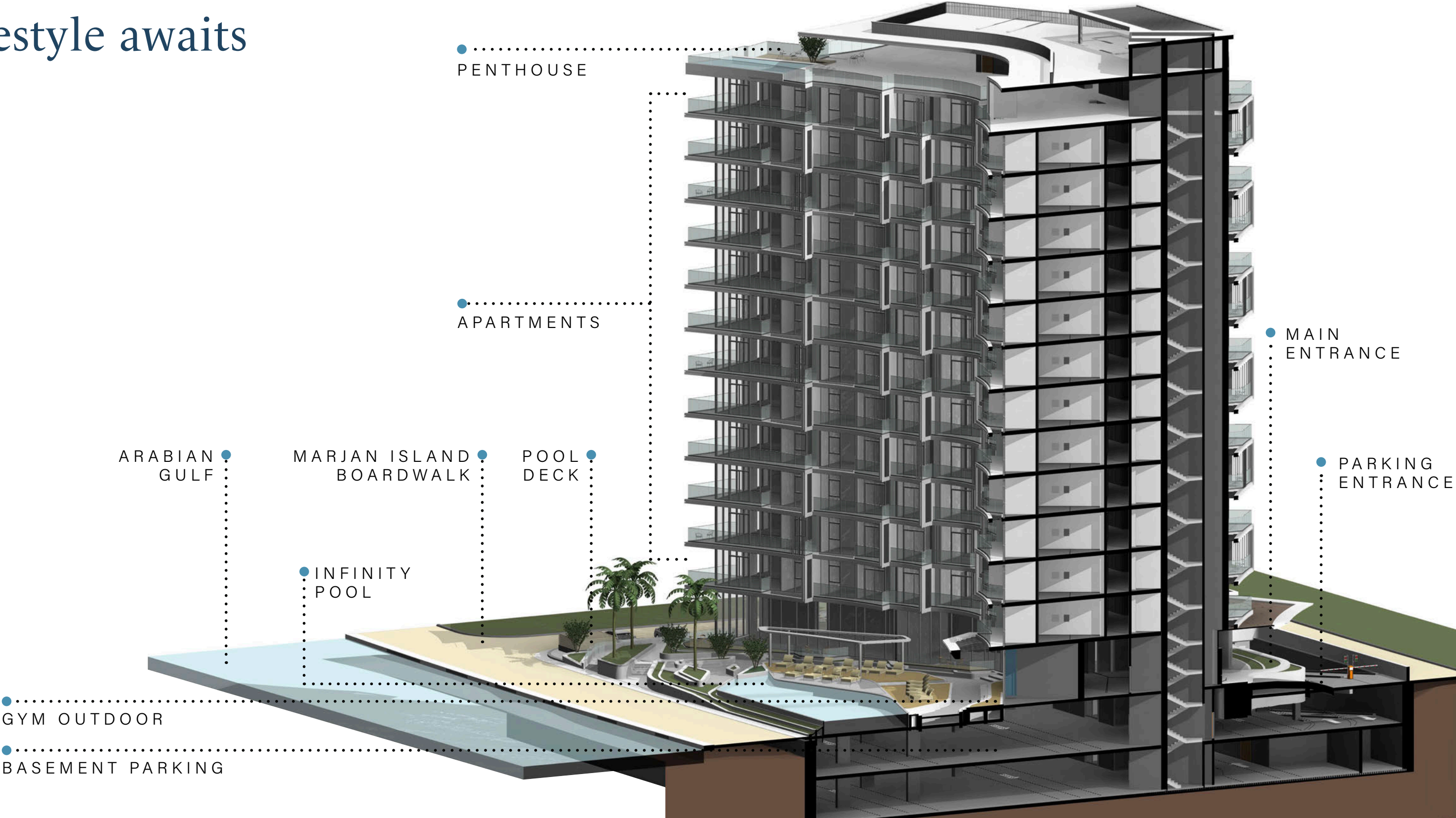
REAR LEVEL



ARCHITECTURE COLOR PALETTE

The ever-shifting patterns that are created by the constant ebb and flow of water have inspired a design path that exists within every aspect of Cala Del Mar.

An intimate and exclusive lifestyle awaits



A person wearing a long, white, flowing dress with tassels at the hem is walking barefoot on a sandy beach. The background shows the ocean with gentle waves and a bright sunset or sunrise, with the sun's reflection shimmering on the water. The overall mood is serene and peaceful.

A HOUSE, A HOME

Typically, a home starts as a mere shell, waiting for personal touches to bring it to life. However, at Cala Del Mar, residents experience the exceptional from the moment they step inside, with unique features that foster an instant connection to their new home, even before unpacking.

MARJAN ISLAND
BOARDWALK



DROP-OFF
AREA





CALA DEL MAR

LOBBY
AREA

LOBBY
SUNKEN SEATING



INFINITY-EDGE
POOL



OUTDOOR
DECK





CLUBHOUSE
LOUNGE



COMPREHENSIVE
FITNESS STUDIO



VIRTUAL PERSONAL TRAINING AND
IMMERSIVE ROWING ZONE



KIDS PLAY
AREA

AMENITIES COLOR PALETTE



GROUND FLOOR AMENITIES PLAN

- 1 INFINITY-EDGE POOL
- 2 SUN LOUNGERS AREA
- 3 SHADED LOUNGERS AREA
- 4 FLOATING POOL DECK
- 5 ACCESS TO BOARDWALK
- 6 VIEWING DECK WITH HAMMOCKS
- 7 OUTDOOR SUNKEN SEATING
- 8 BARBEQUE DECK
- 9 OUTDOOR DINING AREA
- 10 OUTDOOR YOGA AREA
- 11 COMPREHENSIVE FITNESS STUDIO
- 12 VIRTUAL PERSONAL TRAINING ZONE
- 13 IMMERSIVE ROWING ZONE
- 14 OUTDOOR KIDS PLAY AREA
- 15 INDOOR KIDS PLAY AREA
- 16 CHANGE ROOM WITH STEAM AND SAUNA
- 17 CLUBHOUSE LOUNGE
- 18 SUNKEN LOUNGE
- 19 OUTDOOR TERRACE LOUNGE
- 20 LOBBY RECEPTION
- 21 LOBBY LOUNGE
- 22 LOBBY ENTRANCE
- 23 LIFT LOBBY
- 24 DROP-OFF AREA
- 25 PARKING ENTRANCE
- 26 DROP-OFF EXIT
- 27 ACCESS TO RESIDENTS PARKING
- 28 ACCESS TO PODIUM DECK



A spectacular space

The fundamental inspiration for the entire Cala Del Mar development was to create a private area where you can truly feel at home. The living spaces feature universally appealing elements, such as large, open rooms with floor-to-ceiling windows that capture the unique daylight before revealing the awesome spectacle of a starlit sky.



LIVING
AREA



LIVING AND
DINING AREA







THE
BEDROOMS





POWDER
ROOMS



BALCONY
VIEW



INTERIOR COLOR PALETTE





C A L A D E L M A R

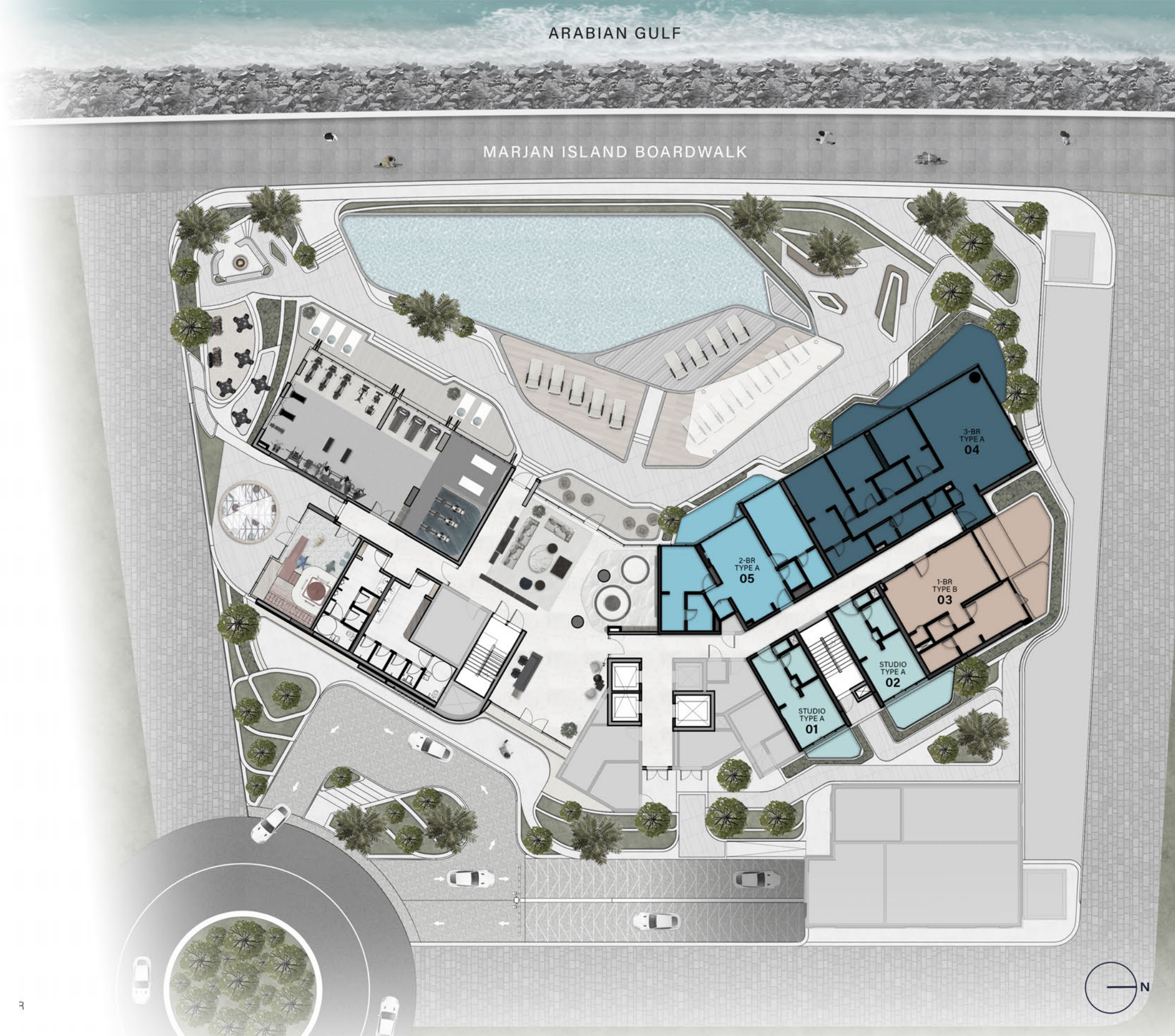
T Y P I C A L P L A N

GROUND FLOOR TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



— GROUND FLOOR



ARABIAN GULF

MARJAN ISLAND BOARDWALK

1ST - 12TH FLOOR
TYPICAL PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



1ST-12TH FLOOR



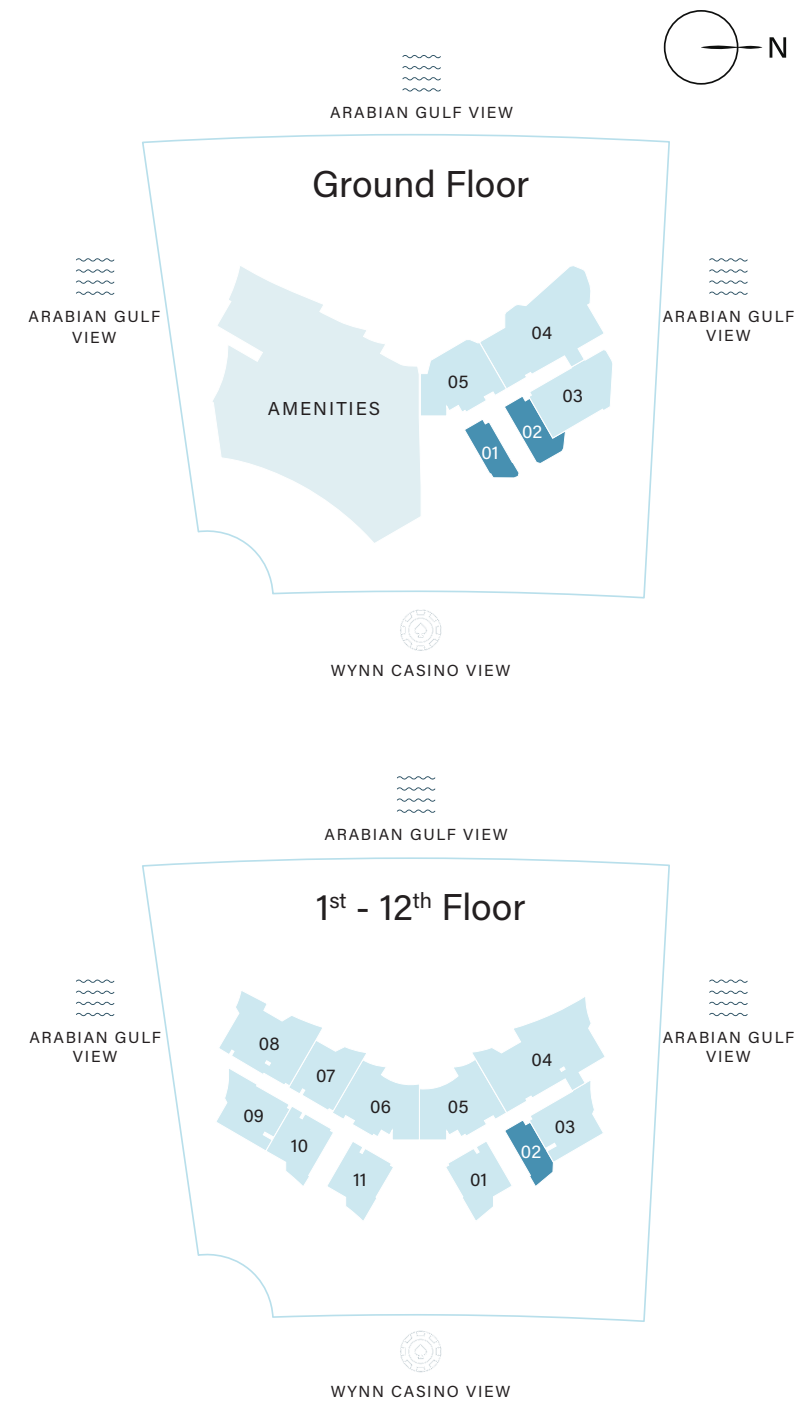
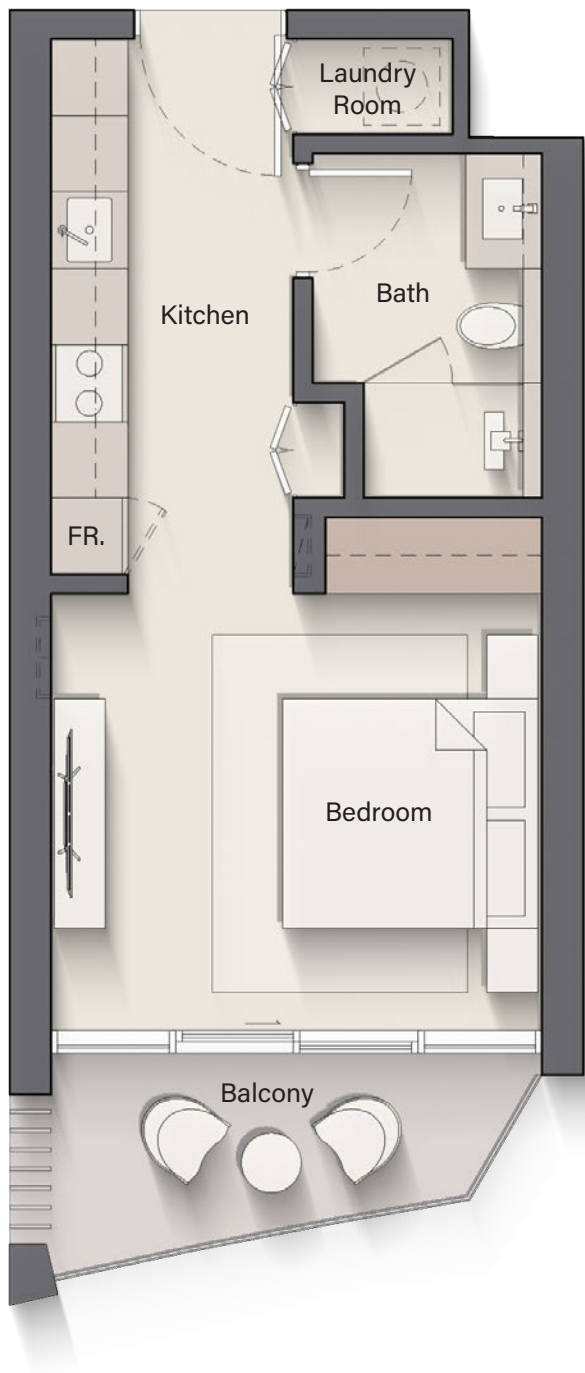


C A L A D E L M A R

F L O O R P L A N

STUDIO

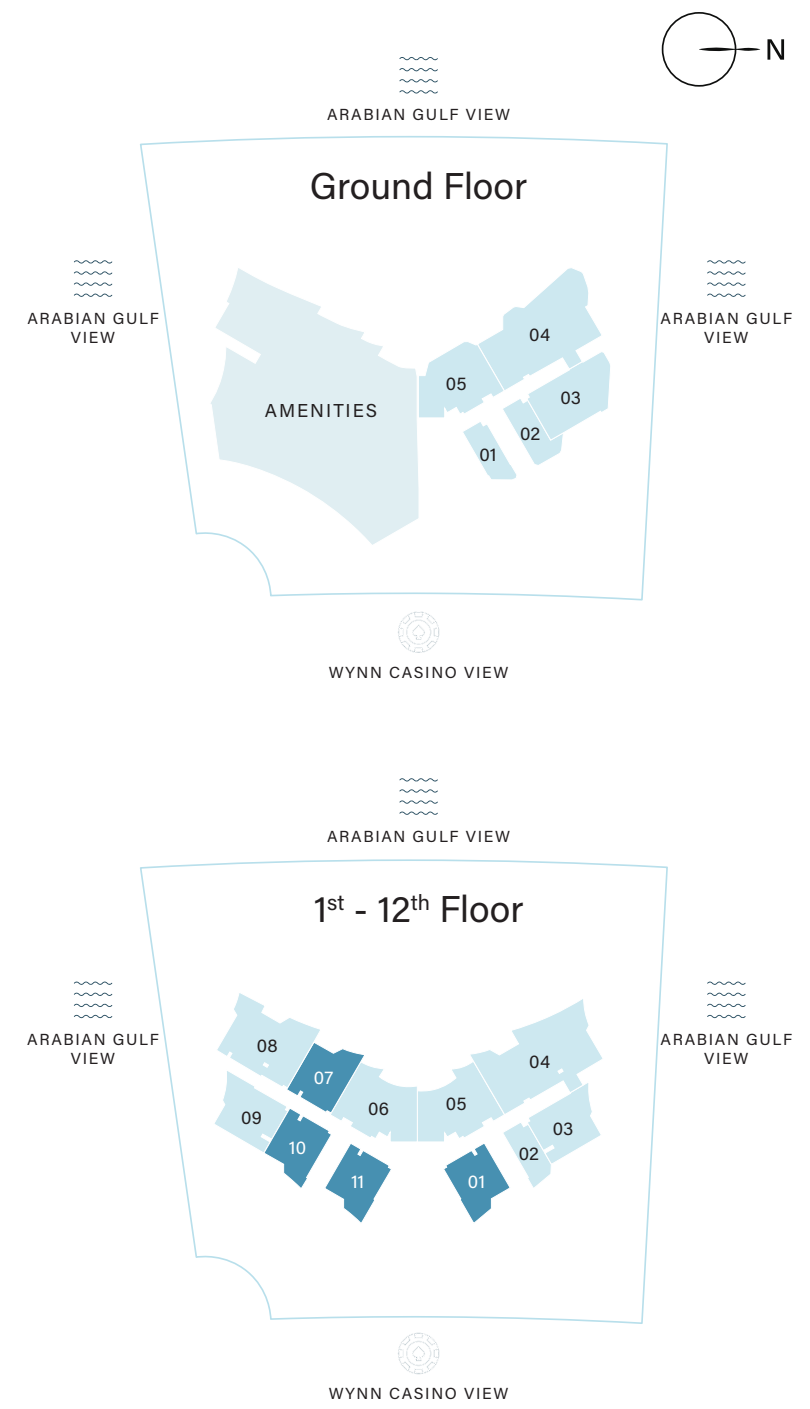
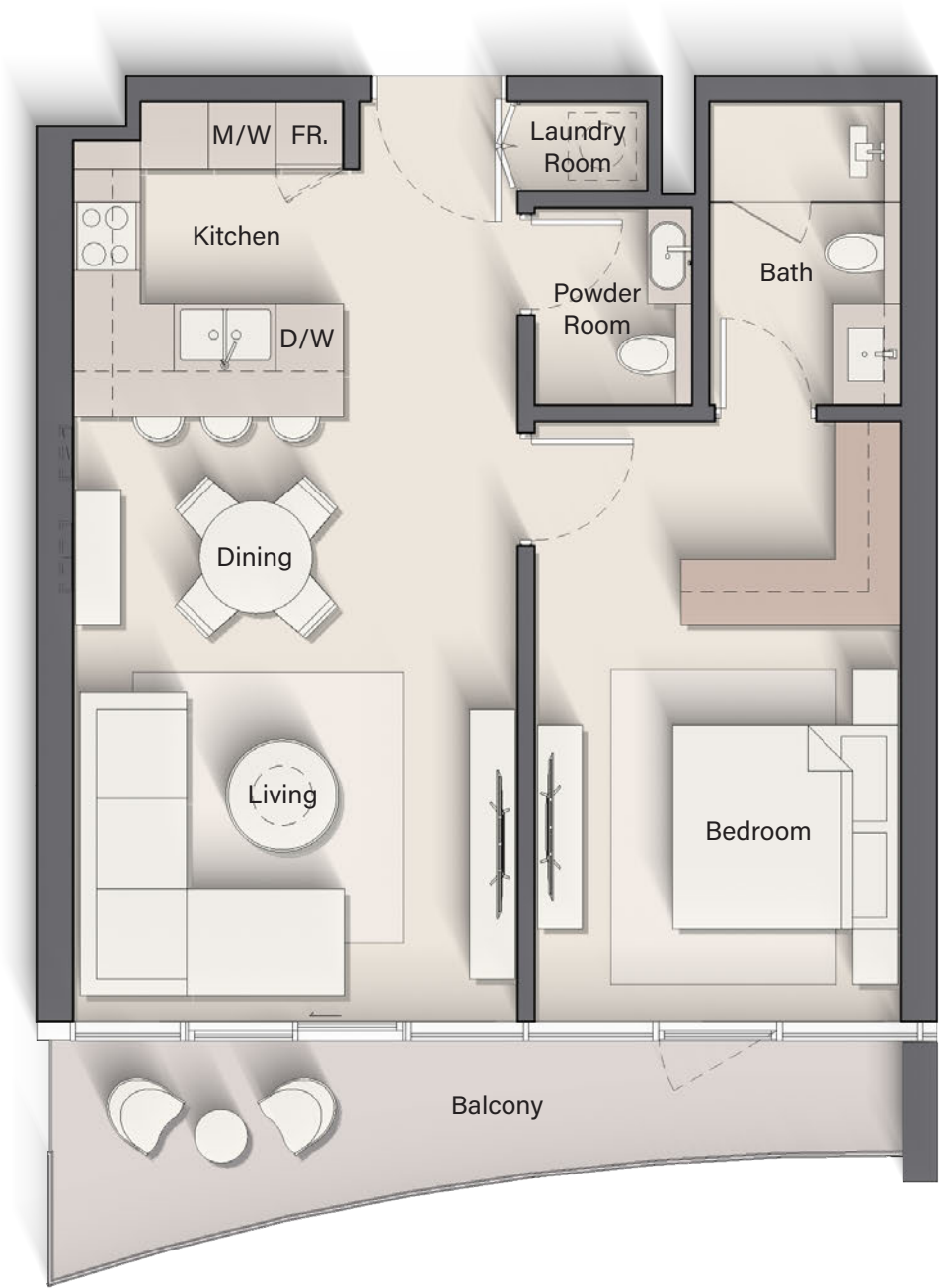
TYPE A



INTERNAL LIVING AREA	338.42 SQ. FT
OUTDOOR LIVING AREA	60.28 SQ. FT
TOTAL LIVING AREA	398.70 SQ. FT

1 BEDROOM

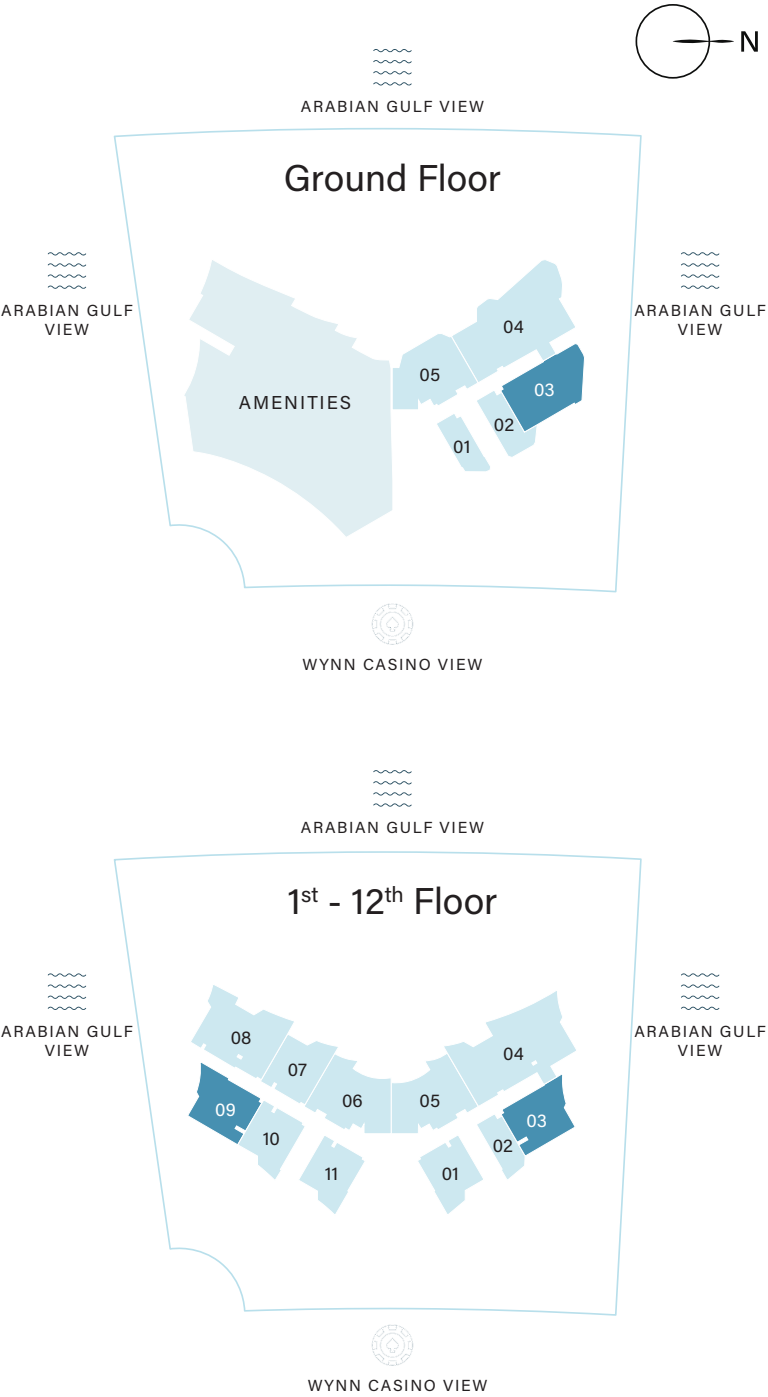
TYPE A



INTERNAL LIVING AREA	628.50 SQ. FT
OUTDOOR LIVING AREA	63.18 SQ. FT
TOTAL LIVING AREA	691.69 SQ. FT

1 BEDROOM

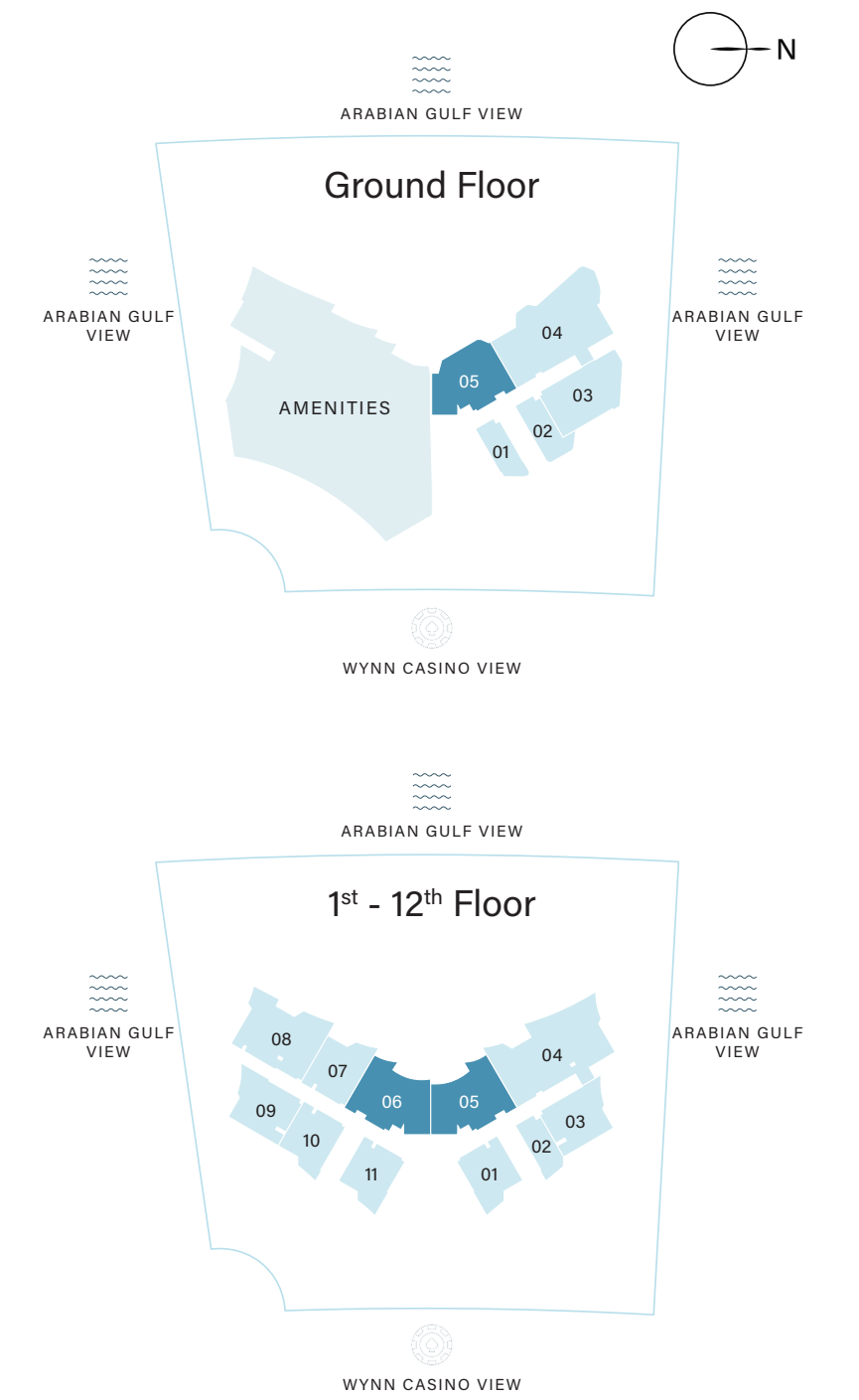
TYPE B



INTERNAL LIVING AREA	718.71 SQ. FT
OUTDOOR LIVING AREA	89.34 SQ. FT
TOTAL LIVING AREA	808.05 SQ. FT

2 BEDROOM

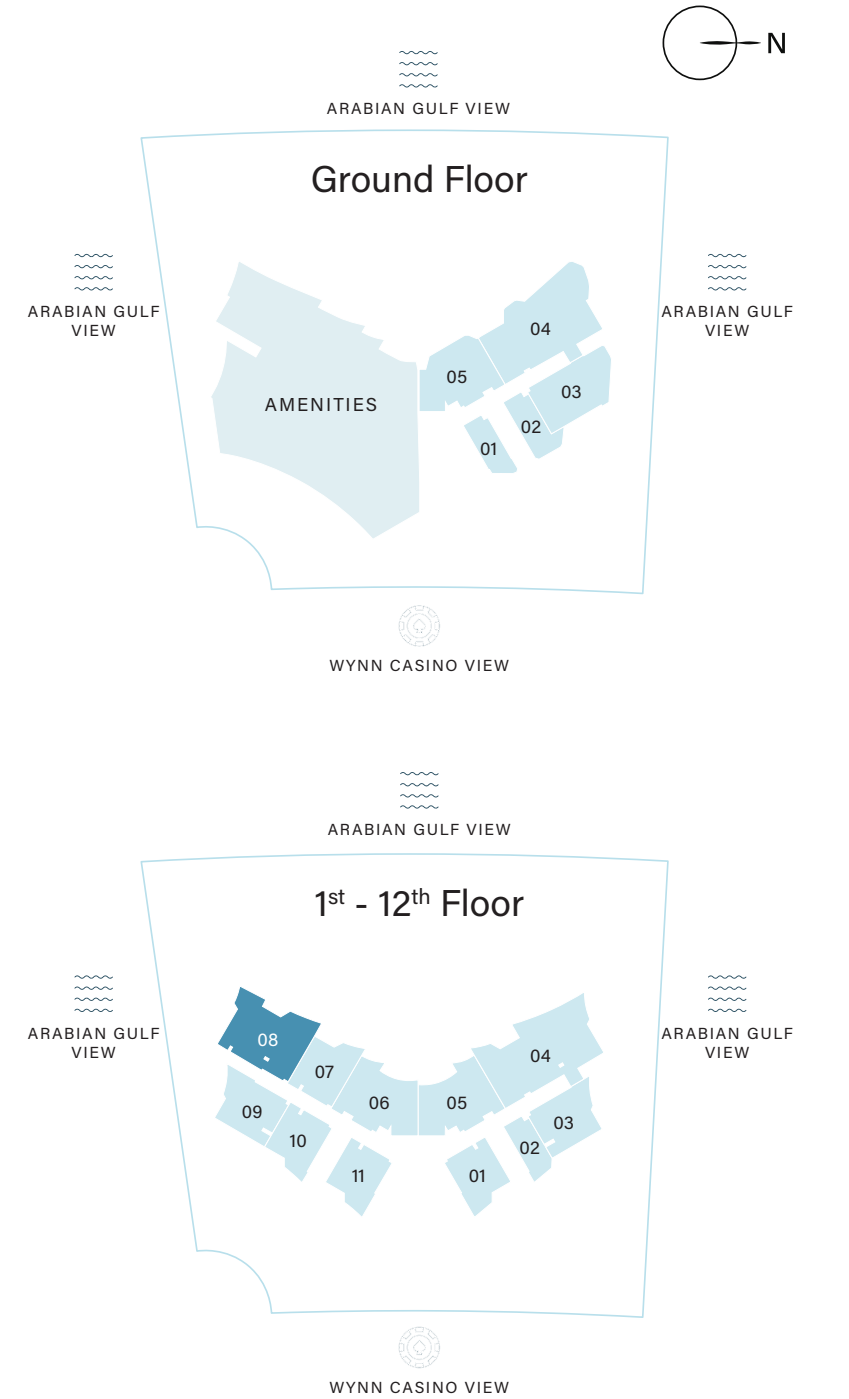
TYPE A



INTERNAL LIVING AREA	954.87 SQ. FT
OUTDOOR LIVING AREA	99.78 SQ. FT
TOTAL LIVING AREA	1054.65 SQ. FT

2 BEDROOM

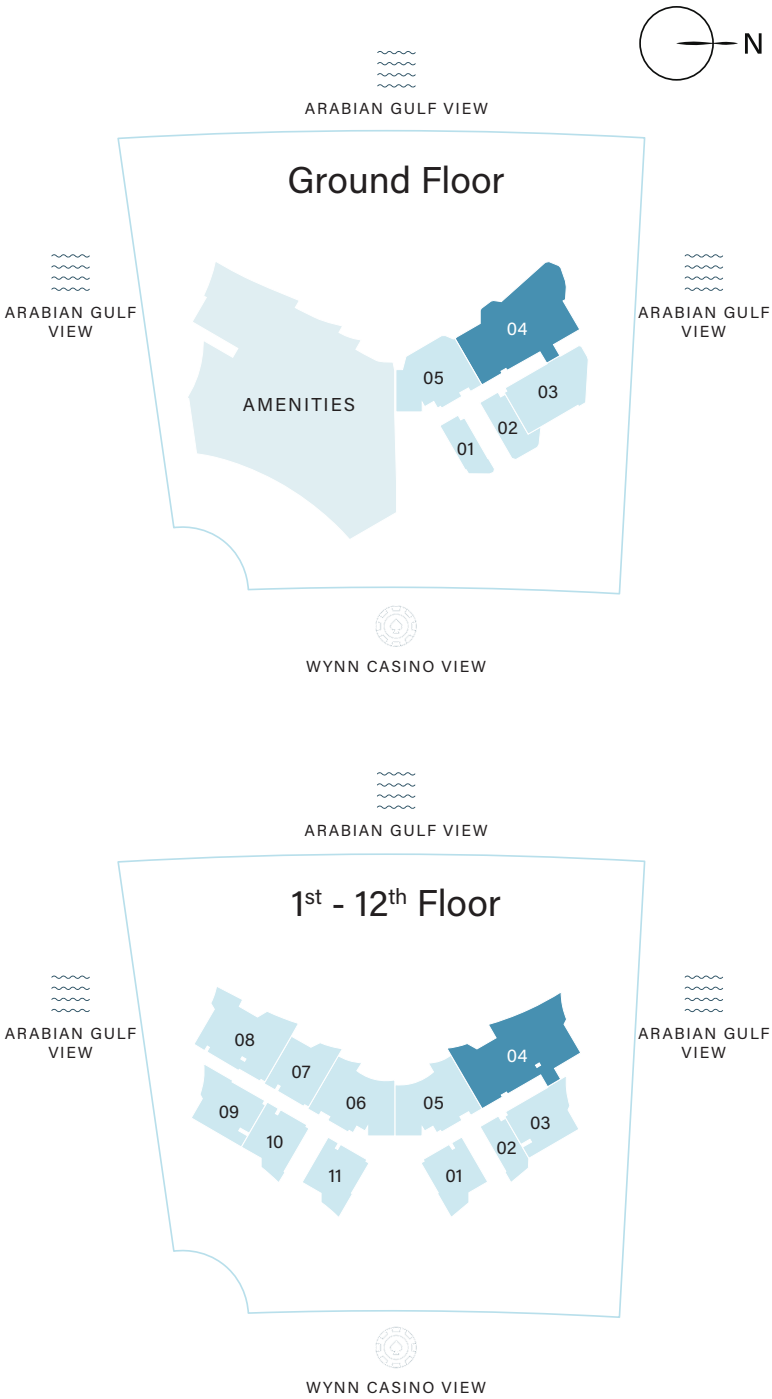
TYPE B



INTERNAL LIVING AREA	1103.41 SQ. FT
OUTDOOR LIVING AREA	149.30 SQ. FT
TOTAL LIVING AREA	1252.70 SQ. FT

3 BEDROOM

TYPE A



INTERNAL LIVING AREA	1604.58 SQ. FT
OUTDOOR LIVING AREA	239.71 SQ. FT
TOTAL LIVING AREA	1844.29 SQ. FT

