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THE INVESTMENT HANDBOOK · AL MARJAN ISLAND, RAK · 2025

Al Marjan Island *The Wynn Effect.*

From beachfront resort villas to branded high-rise residences, Al Marjan Island is rewriting Ras Al Khaimah's coastline — anchored by the UAE's first licensed casino resort. This is my insider handbook on the top off-plan plays, before the pricing catches up to the story.

IDRIS DAD
Elite Independent Property Consultant & Investment Broker

DUBAI · ABU DHABI · RAS AL KHAIMAH
Idris Dad

A NOTE FROM IDRIS DAD

Why I'm watching *this island.*

Al Marjan Island isn't just another coastal development. With the UAE's first legal casino opening at the Wynn resort in Q1 2027, Ras Al Khaimah is running the same playbook that turned quiet coastlines into global destinations — and the window to enter ahead of that repricing is open now.

In my years navigating the UAE's off-plan and secondary markets, I've learned to pay close attention when a single anchor asset is about to change an entire emirate's trajectory. A US$5 billion integrated resort of this scale doesn't just add rooms — it resets the ceiling on everything around it. RAK's real estate transactions already surged around 118% in 2024, and Al Marjan values climbed over 30% in that year alone. That is what anticipation looks like before the catalyst has even landed.

What the brochures won't tell you is that not every project riding the Wynn narrative deserves your capital. Proximity to the resort, the developer's delivery record, and the gap between launch price and realistic resale vary wildly across the island. This handbook maps the opportunity honestly — the macro case, the yields, and a developer-by-developer read — so you can separate genuine early-mover value from hype priced as opportunity.

When I consult with international investors on RAK, my role is simple: get you into the right asset, at the right entry, before the crowd. This document is where that conversation begins.

— Idris Dad

INSIDE THIS HANDBOOK

01	Why Ras Al Khaimah, right now — the Wynn effect
02	The anchor: Wynn, tourism & infrastructure
03	Yields, capital appreciation & the ROI picture

SECTION 01 · THE CASE

Why Ras Al Khaimah, *right now.*

The RAK story rests on a rare convergence: a landmark catalyst, a supply-constrained coastline, and the UAE's full suite of investor advantages. Here are the numbers that frame it.

118%
Growth in RAK real-estate transactions in 2024 — outpacing most UAE markets.

33%+
Rise in Al Marjan Island property values in 2024 alone, ahead of the resort opening.

Q1 2027
Wynn Al Marjan opens — the UAE's first licensed casino resort.

Three forces are compounding at once. First, the *Wynn effect*: comparable global destinations have historically seen property values climb 35%+ after a landmark casino resort opened, and RAK is pricing in that anticipation early. Second, a genuine *tourism and infrastructure boom* — airport expansion, road upgrades, and a pipeline built to welcome millions more visitors a year. Third, the *Golden Visa*: a property investment from AED 2M secures a renewable 10-year residency, with family sponsorship and no local sponsor required.

0%	0%	100%
CAPITAL GAINS TAX	INCOME TAX ON RENT	FOREIGN OWNERSHIP

THE GOLDEN VISA ANCHOR

A qualifying purchase from AED 2M unlocks a renewable 10-year UAE residency covering your spouse and dependents, with banking and healthcare access and no sponsor required. For many of my international clients, the residency is the real prize — and Al Marjan's entry pricing makes it one of the most accessible routes to it on the UAE coast.

WHAT THIS MEANS FOR YOU

Early entry ahead of a proven catalyst is the highest-conviction trade in real estate — but only in the right project. The macro case for RAK is settled; the alpha now is in selection, and that's precisely where I earn my keep.

SECTION 02 · THE ANCHOR

The UAE's first *licensed casino resort.*

Wynn's development on Al Marjan Island is a landmark in UAE history — a US$5 billion integrated resort that will reset the ceiling on everything around it. Landmark resorts of this scale have historically triggered significant local appreciation, and this is the largest the region has seen.

$5B

Total investment in the Wynn integrated resort.

1,500+

Luxury hotel rooms, plus gourmet dining, high-end retail, and a 20,900 m² gaming floor.

1M+

Annual visitors RAK already attracts — with capacity scaling fast.

Tourism & infrastructure *catching up to the ambition.*

The resort doesn't stand alone. RAK International Airport is being expanded to handle millions more travellers by 2028, and road improvements are cutting commute times from neighbouring emirates to roughly half an hour. That connectivity is what converts a resort into a genuine residential and rental market — and it's the piece most speculative buyers overlook.

Rental performance *that already outperforms.*

Even ahead of the opening, Al Marjan's rental numbers are outstanding. Short-term beachfront rentals are generating gross yields well above the traditional UAE benchmark, occupancy has been running strong, and long-term studio and one-bedroom units are holding stable, bankable returns.

Gross rental yield — Al Marjan vs. UAE norms

Short-term (beachfront)	14–18%
Studios, short-term	18–20%
Long-term (studio/ 1BR)	9–10%
Typical prime Dubai	~6–7%

Beachfront occupancy — recent

Q1 2025 peak	86.9%
Sustained average	72%+

Occupancy at these levels, on yields this high, is the combination that makes Al Marjan a cash-flow story *and* a capital-growth story at the same time.

SECTION 03 · THE RETURNS

Capital appreciation & *the ROI picture.*

The Wynn announcement has already catalysed one of the fastest-appreciating markets in the UAE. Current pricing still sits well below established Dubai beachfront — which is exactly where the runway is.

Expert projections have Al Marjan pricing approaching the levels of Dubai's most prestigious beachfront by 2030, potentially north of AED 10,000 per square foot. Against recent appreciation of 30–35% year on year and stabilised long-term ROI in the 8–9% range, the risk-adjusted case for a disciplined early entry is compelling.

METRIC	ESTIMATE
Short-term beachfront yield	**14–18%**
Long-term rental yield	**9–10%**
Recent capital appreciation	**30–35% YoY**
Off-plan gains	**Significant pre-launch**
Long-term price target (by 2030)	**AED 10,000+/sqft**
Projected long-term annual ROI	**8–9%**

Figures are indicative, drawn from publicly available market data through Q1 2025, and vary by project, unit, and structure. Off-plan and pre-launch performance does not guarantee future results.

> *Early investors on some launches saw meaningful returns on their deposits before handover. That is the off-plan asymmetry — but it only works when the developer delivers and the pricing was honest at entry. Both are things I verify before a client signs.*

A supply story, *not just a demand story.*

Al Marjan is built across four coral-shaped islands with a deliberately limited number of beachfront plots and 360-degree waterfront frontage. Scarcity on the supply side, meeting a demand catalyst of Wynn's magnitude, is the cleanest setup for sustained appreciation I track anywhere in the UAE right now.

HOW I'D FRAME IT

Buy the scarcity, underwrite the yield, and let the catalyst do the rest — but structure the entry so you're protected if timelines slip. That discipline is the difference between an early-mover win and an expensive lesson.

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Position ahead of *the wave.*

Ras Al Khaimah isn't just another emerging market — it's a transformation in progress, anchored by a once-in-a-generation catalyst. From branded beachfront residences to exclusive island communities, 2026 is the window to position before the pricing matches the story.

Book a private, one-on-one strategy session with me directly. I'll give you an honest read on whether an Al Marjan allocation fits your objectives, which specific projects justify their entry, and how to structure the purchase — including the Golden Visa — for the strongest possible outcome.

PRIVATE CONSULTATION

An honest read on whether Al Marjan fits your goals — and which projects genuinely earn their premium.

EARLY LAUNCH ACCESS

Structured entry into the marquee off-plan launches before public release and price escalation.

TAILORED STRATEGY

Entry terms, yield, resale, and residency mapped to your objectives — not a popular listing.

This handbook is prepared for informational purposes for qualified investors evaluating UAE real estate. It does not constitute tax, legal, or investment advice. Investment outcomes depend on individual circumstances, project selection, developer delivery, and market conditions. Figures are indicative, drawn from publicly available market data through 2025, and should be independently verified. Off-plan and past performance does not guarantee future results.