SAMPLE EXCERPT

Al Marjan Island weekly

Asking-price intelligence through the Wynn Al Marjan opening and after. Not sold prices.

AT A GLANCE

82
TOWERS TRACKED

3250
ACTIVE LISTINGS SAMPLED

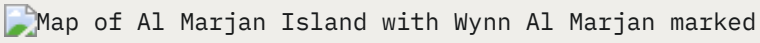
39
DEVELOPERS

12
MONTHS TO OPENING

3,250 of 4,081 active sale listings (80%).

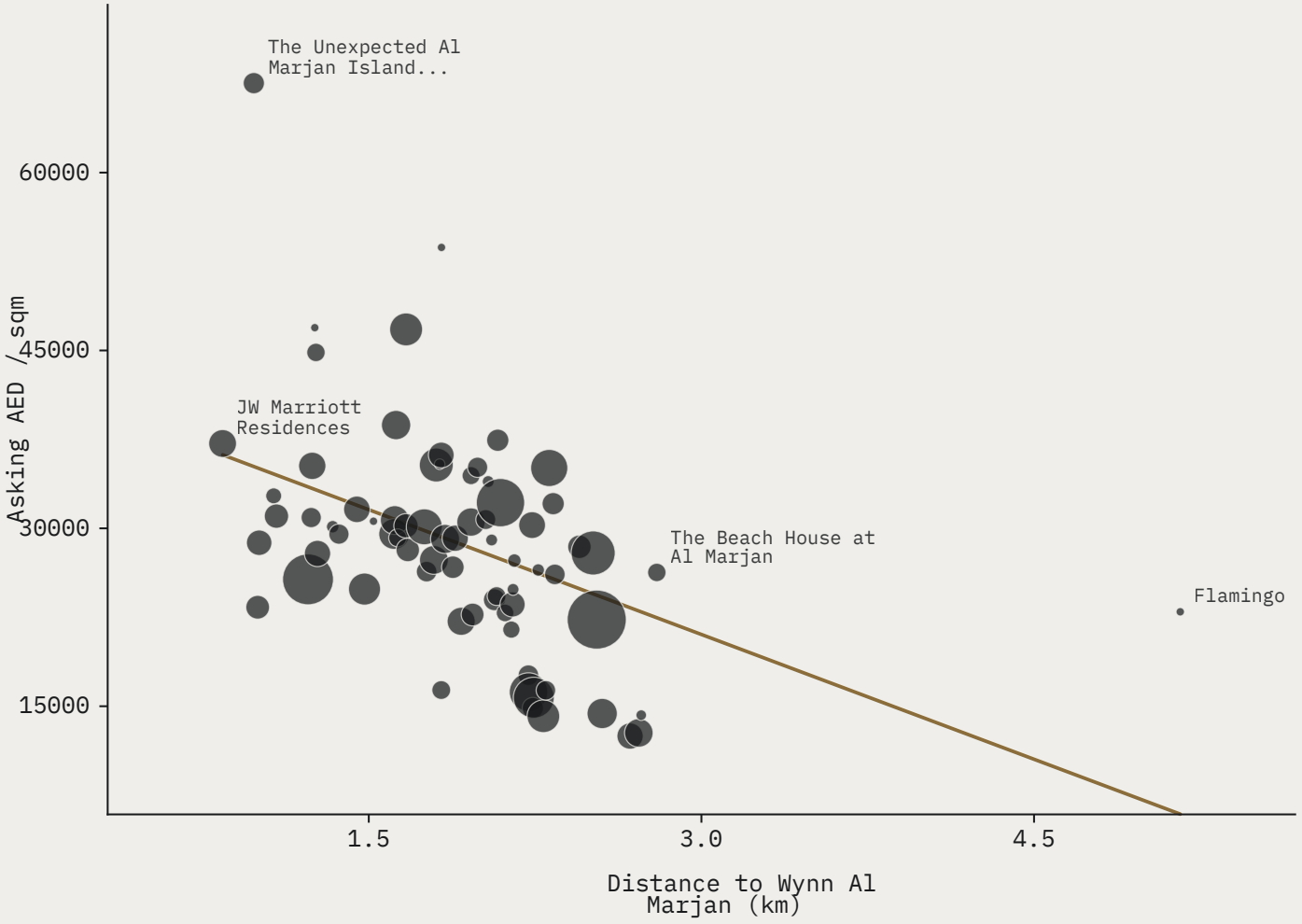
USD figures use the UAE dirham peg, 3.6725 AED = 1 USD.

WHERE IT SITS



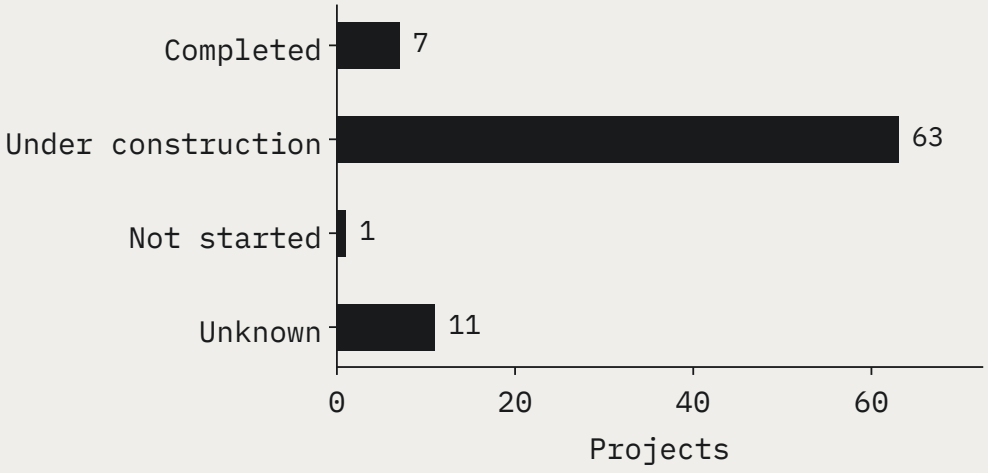
Al Marjan Island, Ras Al Khaimah, with Wynn Al Marjan marked.

PRICE PREMIUM VS. DISTANCE TO WYNN AL MARJAN



Median asking price per sqm by tower, plotted against distance to Wynn Al Marjan. AED per sqft is in the tooltip.

CONSTRUCTION PIPELINE



TOWER INDEX (FIRST 10 OF 82)

TOWER	DEVELOPER	PHASE	DELIVERY	FROM (AED)
Danah Bay	Dubai Investment Properties	completed	2024-12-01	2,020,000 USD 550,034
Beach House	RAK Properties	completed	2025-12-01	1,200,000 USD 326,753
Playa Viva	UniEstate	completed	2026-01-31	350,000 USD 95,303
The Beach Residences	Range Developments	completed	2026-03-01	1,100,000 USD 299,523
Park Beach Residence	Park Group	completed	2026-04-01	930,000 USD 253,233
Oceano	The Luxe Developers	completed	2026-06-01	1,900,000 USD 517,359
The Stellar Oceano	The Luxe Developers	completed	2026-07-01	NAL
Masa Residence	Durar Group	under construction	2026-10-01	920,000 USD 250,511
Sora Beach Residences	Aark Developers	under construction	2026-12-01	2,700,000 USD 735,194
Fortune Bay Residences	Topero Properties	under construction	2026-12-01	2,450,000 USD 667,120

NAL = no active listings. A from price from 1 or 2 listings is labeled n=1 or n=2. A linked from price opens the cheapest current listing when the portal published a URL. Tower names link to the project page when one exists.

72 more towers, active-listing counts, and the RAK RERA project-register cross-check are in the full report.

Every tower tracked, price changes since the last snapshot, and a project-register existence check. That check is not a developer-standing or concentration verdict.

Get the full report

Read July's report free

OFFICIAL EMIRATE FIGURES

These are Ras Al Khaimah emirate totals from the RAK Center for Statistics quarterly bulletin. They are registered transactions, not asking prices, and they are not Al Marjan Island solds. RAK Radar does not reconcile them with the Property Finder census above.

Q2 2026: real estate sales value AED 605,713,000 (bulletin states thousands of AED). Mortgages AED 317,778,000. Source: RAK Center for Statistics, Quarterly Statistical Bulletin (PDF).

Q1 2026: real estate sales value AED 616,650,000 (bulletin states thousands of AED). Mortgages AED 542,321,000. Source: RAK Center for Statistics, Quarterly Statistical Bulletin (PDF).

Full publication list: RAK Center for Statistics.

RERA NOTICES

RERA Ras Al Khaimah publishes an off-plan project list and occasional notices that named projects lack a sales and marketing NOC. Asking listings can still appear on Property Finder. This is not a permit check and not legal advice. Confirm project registration and a sales NOC with RERA before paying.

Uno Luxe	**No sales and marketing NOC (RERA notice, 2026-09-28)**
Costa Mare	**No sales and marketing NOC (RERA notice, 2026-09-28)**
La Perla	**No sales and marketing NOC (RERA notice, 2026-09-28)**
Aqua Maya	**No sales and marketing NOC (RERA notice, 2026-09-28)**
The Residences at Sheraton Al Marjan Island Resort	**No sales and marketing NOC (RERA notice, 2026-09-28)**
Wyndham Residences	**No sales and marketing NOC (RERA notice, 2026-09-28)**

RERA also named these; we could not match them to this census: Aqua Properties, ELARA, Gianfranco Ferre Residences, Hyati Breeze, Juna, MARSHEL RESIDENCES, Tonino Lamborgini Residences, Vera, Vogue Luxury Hotel apartments and residences.

Sources, as of 2026-09-28: Sanad off-plan project list, RERA administration page, sales-NOC notice (PDF).

Provenance. Listings and project data: Property Finder, sampled 27 September 2026. All prices are asking prices from active listings (figures show sqft and sqm), Ras Al Khaimah has no public sold-transaction registry.