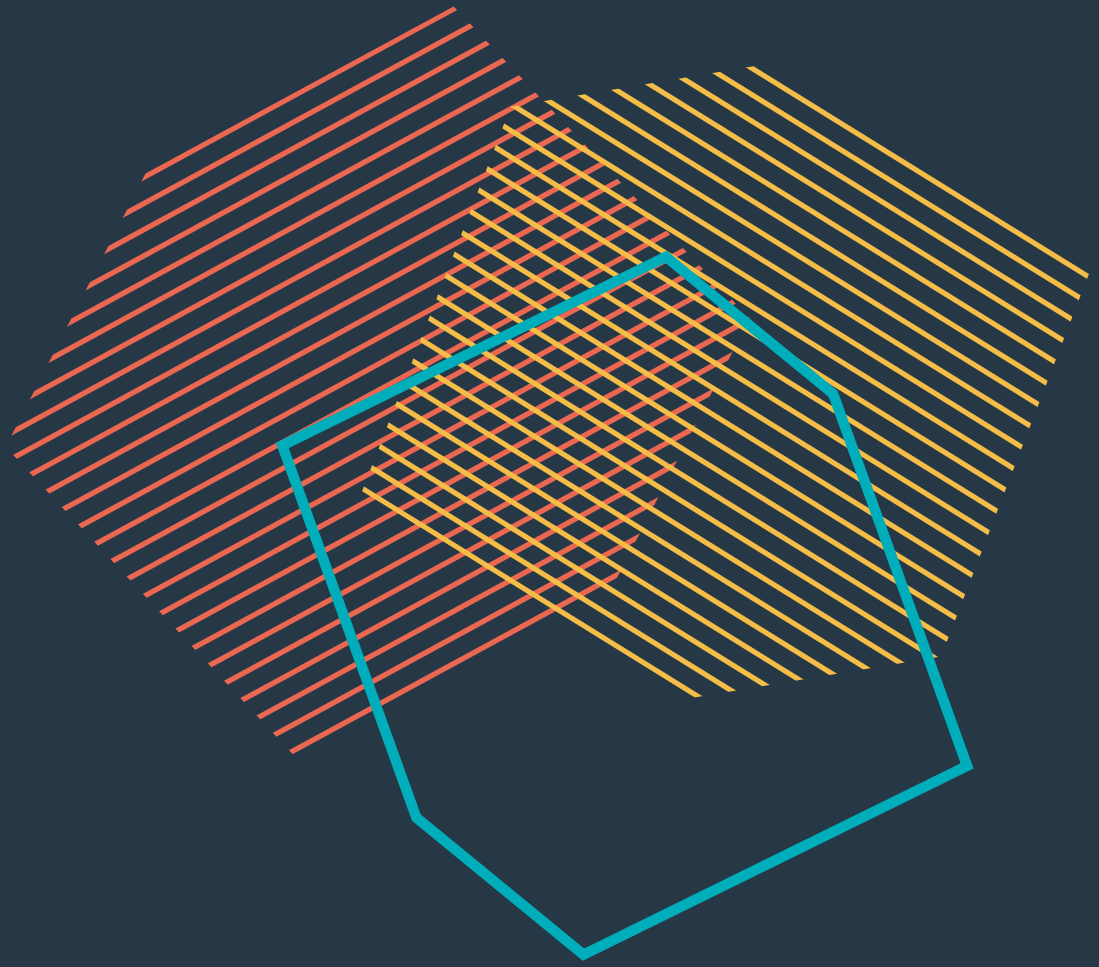
RAK
CENTRAL



RAK Central Background

RAK Central project aims at converting a 3.1 million square feet plot of land located in close proximity to Al Marjan Island and Al Hamra Village into a futuristic Central Business District that is envisioned to become a work-live-play destination, capable of attracting reputable corporate tenants and providing unique living standards for its residents. The project will represent a unique opportunity for Ras Al Khaimah to attract large corporate tenants who seek to relocate to modern, well-serviced, and affordable offices while being within a short driving distance from world-class beach resort hotels.

Total Gross Land Area
3.11 MN
SqFt

Total Gross Floor Area
8.37 MN
SqFt

Number of sellable plots
34

Offices GFA
2.27 MN
SqFt



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LIVE



Quality living standards in an ultra modern community with top notch amenities and sustainable living elements.

WORK



Business district that attracts reputable businesses looking for a friendly environment and modern, yet affordable offices.

PLAY



Ample landscape areas, kids playgrounds and social amenities to encourage connection and interaction.

Development Vision

The Vision

- The development is envisioned to be a work-live-play destination that is capable of attracting reputable companies, and providing unique living standards for its inhabitants. The project will represent a unique opportunity for RAK to attract large corporates who seek to relocate to modern and well connected yet affordable offices.
- RAK Central will be home to a variety of viable uses including office, retail, F&B, business hotels, residential, and active public realm creating a vibrant place to live, work and play.



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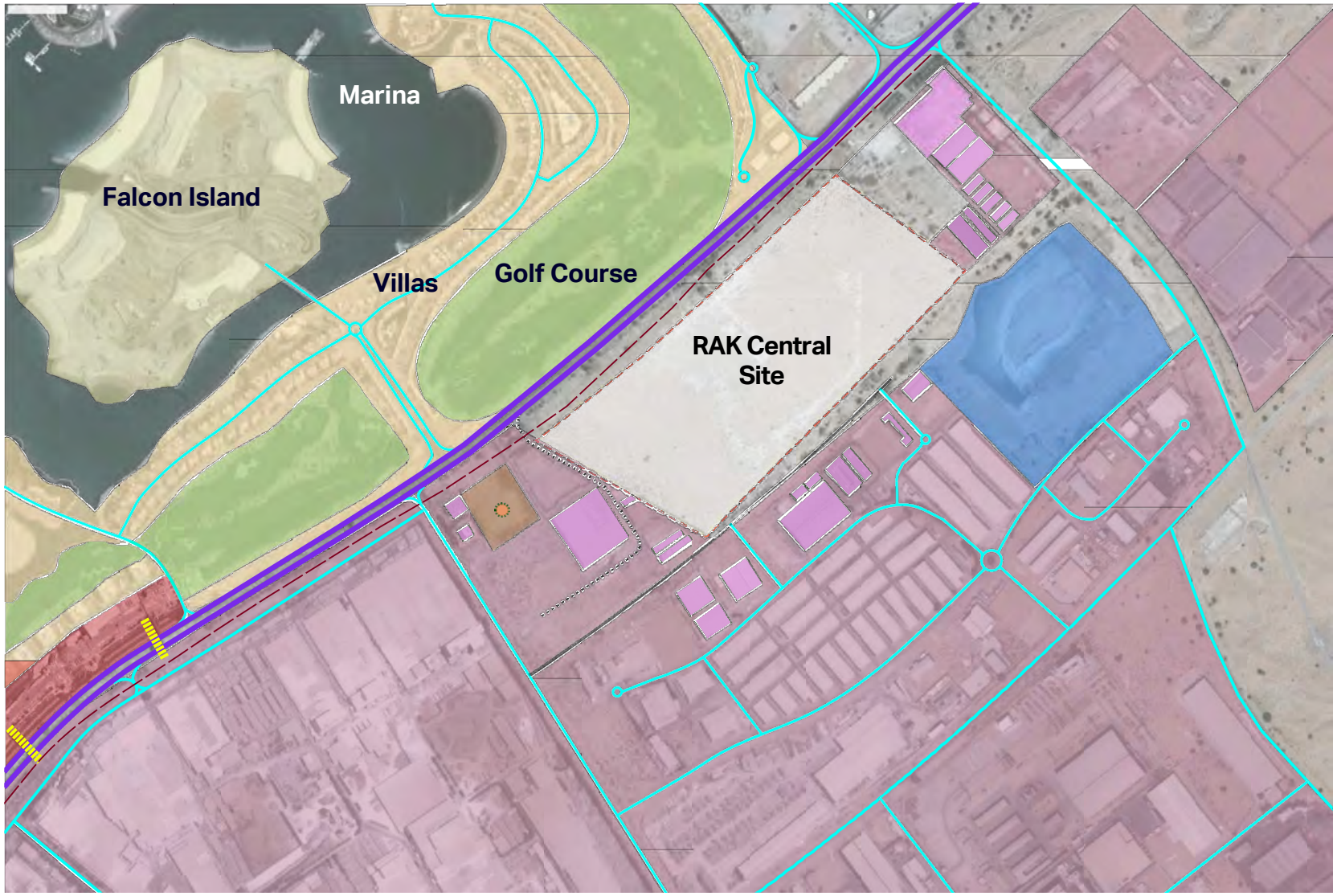
Development Location

Strategic Location

- The site is located directly opposite the prestigious mixed-use residential development of Al Hamra Village and in close proximity to Al Marjan Island. The project site is approximately 20 kilometers from RAK City Centre and 35 kilometers from Ras Al Khaimah's Airport.

- To the immediate north of the site is the regional highway E-11 connecting north to RAK City and south to the Emirates for Umm Al Quwain and Ajman. The E-11 also connects to Sheikh Mohamed Bin Zayed Road (E-311), thus providing the site with excellent connectivity to strategic regional roads. Additionally, Al Hamra Golf Course is located to the north of the E-11, providing excellent visual opportunities from the site frontage.



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Development Site Advantages



Strong Location	The subject site is located in Ras Al Khaimah's new touristic hub
Synergy	Al Hamra Mall, RAKEZ Free Zone, and Al Marjan Island are only a few minutes drive from the site
Accessibility	Easily accessible from E-11, the longest road in the UAE
Visibility	Clear visibility from the main road with no buildings or structures in the way
Convenience	Office occupants will enjoy close proximity to several beach resorts, residential compounds, retail shops, and F&B outlets

RAK Central: Concept Master Planning Pillars



RAK Central Master Plan

LAND USES

6 Plots	Commercial
24 Plots	Residential and Retail
3 Plots	Hotels
1 Plot	Retail/Hotel/Cinemas
	Open Space
	Utilities



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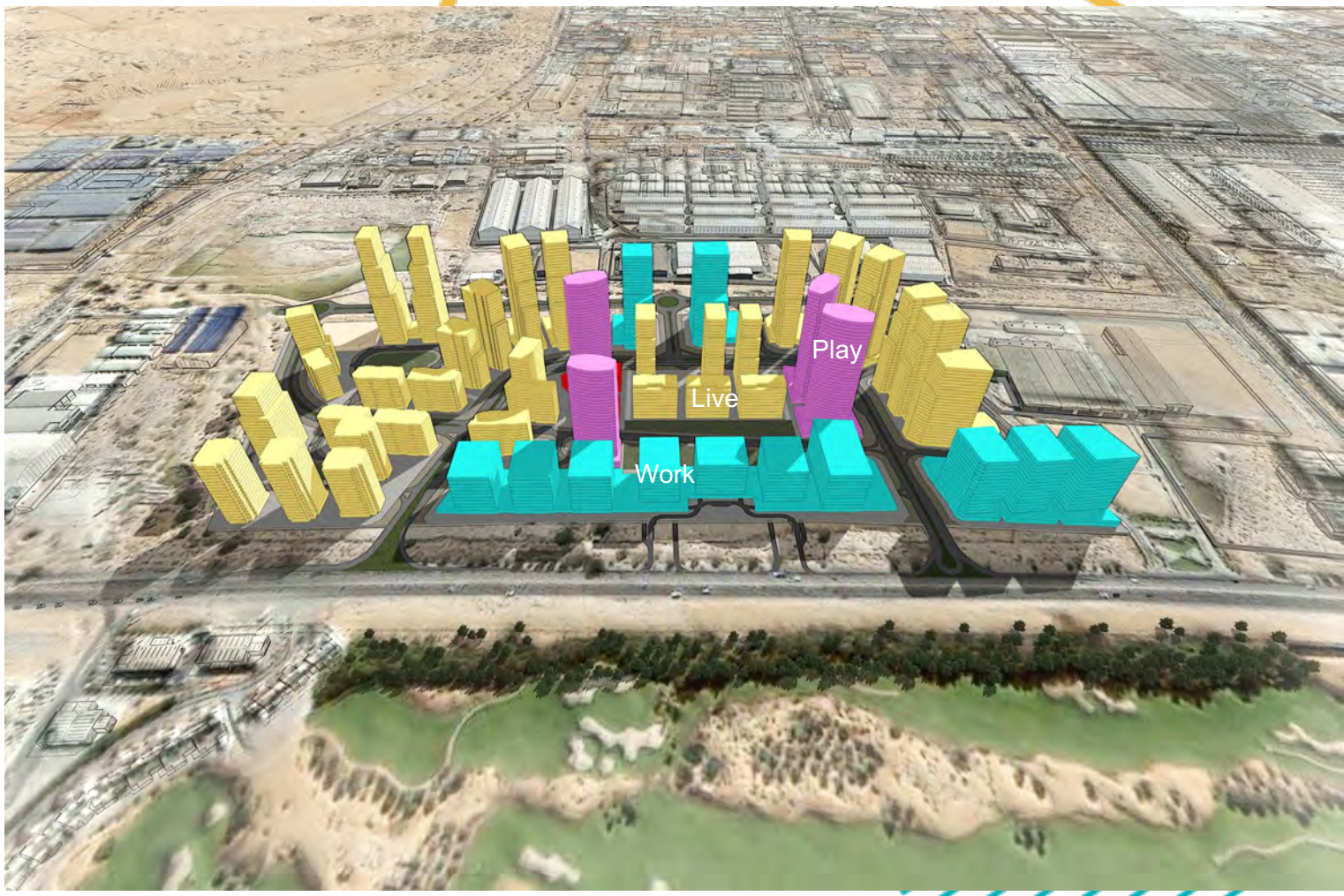
Concept Master Plan Perspectives

RAK Central Master Plan

- ✓ RAK Central will be built over a 3.1 million SqFt plot of land with an estimated GFA of 8.4 million Sq Ft.
- ✓ It will offer around 1.4 million Sq Ft of net sellable land area offered to qualified third-party investors based on specific development guidelines and criteria.



Concept Master Plan Visualization

Developing Lifestyle

- ✓ RAK Central is all about building a better lifestyle for corporate occupiers where they can work in a healthier, greener, and friendlier place, live comfortably in close proximity to the workplace and enjoy a community that is rich with leisure, dining, and shopping options.









Concept Master Plan Visualization

Creating Synergies

- ✓ The project's master plan offers around 2.3 million SqFt of office GFA supported by approximately 974K SqFt of commercial space comprising standalone retail, cinemas, and 4 and 5-star hotels.
- ✓ The inclusion of residential GFA enough to develop 4K+ apartments makes the project an all-inclusive destination.









Concept Master Plan Visualization

Place Making

- ✓ RAK Central master plan incorporates a Central Town Square that provides plenty of space for people to gather and connect.
- ✓ The development will be characterized by the availability of ample open area, parks, water features, walkways, landscaped areas, outdoor seating areas, and friendly public realm design to facilitate activation.



RAK Central – HQ

RAK Central is envisioned to become a **work-live-play destination** capable of attracting reputable corporate tenants and providing unique living standards for its residents. The project will represent a unique opportunity for Ras Al Khaimah to attract **large corporate tenants** who seek to relocate to modern, well-serviced, and affordable Grade A offices while being within a short driving distance from world-class beach resort hotels, shopping centers, and leisure attractions.

In order to make RAK Central a **successful masterplan and a vibrant community**, Marjan will develop the **RAK Central HQ project** which will:

- Act as a **catalyst and significant anchor** to attract future investors and developers.
- Provide businesses with a **conducive environment** that supports productivity, professionalism & employee satisfaction.
- **Enable future residential developments** for people working there
- Position Ras Al Khaimah on the map as a **regional commercial hub, elevate the Emirate** to the next level, providing **Grade A office space** at more competitive pricing.



RAK Central – HQ



RAK Central HQ - Design





RAK Central HQ - Design





RAK Central HQ - Views





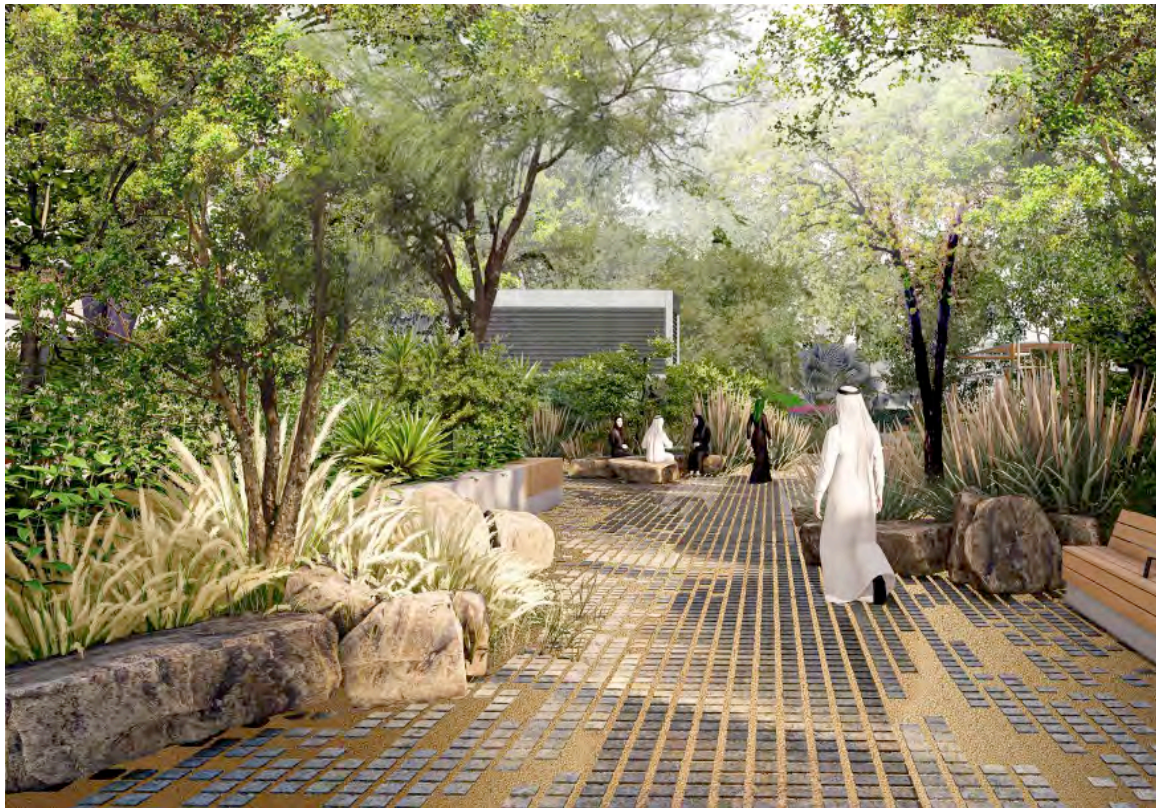
RAK Central Town Square





RAK Central Town Square





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Thank you

