Section 3 of the guide: Al Marjan Island, Ras Al Khaimah: what to know before you buy an apartment near the Wynn

What an apartment costs on Al Marjan Island

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

Figure	Amount	Source
Average price per sq ft for apartments on the island, Q3 2025	About AED 1,127	ValuStrat, as published in Khaleej Times
Annual rise in apartment prices on the island	16.8%	Same source
Price per sq ft for prime apartments in Ras Al Khaimah, 2025, the peak of the current cycle	About AED 2,428	Gulf News (19 Feb 2026), citing CBRE
Median launch price for a one-bedroom, across 36 new projects on the island	AED 2.45 million	ezre.ae, October 2026, as shown on The Views page

Why such a wide gap? ValuStrat's average includes older buildings on the island. New off-plan projects, especially branded ones, sell for much more. So compare a new project with other new projects, not with the average for the whole island.

Examples from the two projects I work with on the island:

	Arthouse Residences	ARDEE The Views
Starting price, per the developer	AED 1,553,000 for a one-bedroom (Type 1, per the availability list of 18 Sep 2026)	AED 1.3 million for a one-bedroom (as of 28 Oct 2026)
Payment plan, per the developer	25% by handover, 75% on handover	50% by handover, then 50% in 12 instalments over three years
Expected handover, per the developer	Q4 2027	Q4 2029

At Arthouse, a 609 sq ft Type 1 apartment at AED 1,553,000 works out at about AED 2,550 per sq ft (my own calculation from the availability list). That is close to the average for luxury apartments in Ras Al Khaimah.

Golden Visa: the threshold is the same in every emirate, a property worth at least AED 2 million. Most one-bedroom apartments in both projects fall below it. At The Views, two-bedroom apartments start at AED 2.08 million, per the developer.

The full guide on the site: u810properties.com/en-guide-area-al-marjan

Want to find out whether Al Marjan Island is right for you?

Send me a WhatsApp message and tell me your budget, whether you are buying in cash or with financing, and whether you plan to live in the apartment or rent it out.

Send a WhatsApp message →

This is general information. Project details come from the developers and market figures from the publications named here, so the binding terms are the ones in your contract.