Section 4 of the guide: Al Marjan Island, Ras Al Khaimah: what to know before you buy an apartment near the Wynn

Renting: what tenants pay, and who they are

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Figure	Amount	Source
Median annual rent on the island, April 2025 (older data)	AED 64,800	Property Finder, as published in Khaleej Times (15 May 2025)
Rise in rent over two years, April 2023 to April 2025	62%	Same source
Median annual rent per sq ft	About AED 81	Same source
Asking annual rent on the island, December 2025: studio, one-bedroom and two-bedroom	About AED 39,000, AED 59,000 and AED 86,000	Bayut, rental listings (page updated 17 Nov 2026)
Rise in apartment rents in Ras Al Khaimah in 2025	Almost 25%	Gulf News (19 Feb 2026)
Average gross yield on apartments in Ras Al Khaimah	About 5.4%	ValuStrat, as published in Khaleej Times (16 Nov 2025)

In general terms, tenants on the island are hotel and tourism staff, people who work in Ras Al Khaimah, and short-stay tourists. When the Wynn opens, it is expected to bring thousands of workers and visitors, but nobody knows yet how many of them will rent on the island itself.

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.