Section 6 of the guide: Al Marjan Island, Ras Al Khaimah: what to know before you buy an apartment near the Wynn

The risks to know about

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1. **Dependence on the Wynn:** much of the price rise rests on the expectation that the resort will open. The opening has already been pushed back once, from early 2027 to September 2027.
2. **A lot of new supply:** dozens of new projects are going up on the island, and according to CBRE, about 8,500 additional hotel rooms are planned in Ras Al Khaimah between 2027 and 2030, and in its previous report, for 2025, the figure was more than 9,500 rooms by 2030. When many apartments and hotels open at the same time, rent growth can stall.
3. **A small market, and reselling:** the Ras Al Khaimah market is much smaller than Dubai's. When you want to sell, there are fewer buyers.
4. **A different authority, a different check:** Ras Al Khaimah does not answer to the Dubai Land Department. Registration goes through the municipality, and RERA Ras Al Khaimah supervises projects under construction. You get the registration number and the escrow account details from the developer during the process, and I did not find a public tool for checking this yourself, like Dubai REST.
5. **Registration fee:** in Ras Al Khaimah, according to the municipality, the buyer pays 2% and the seller 2%. At The Views, according to the developer, the 4% registration fee is paid at handover. Check in the contract who pays what.

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.