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

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Al Marjan Island is a group of four man-made islands in Ras Al Khaimah, with about 7.8 km of beaches, roughly 45 minutes to an hour's drive from Dubai. It is a different emirate, with its own registration authority and its own laws. The area suits people who want an apartment by the sea for less than on the Dubai coast, and who understand that this is a small market that depends heavily on tourism.

In short

- Al Marjan Island is a group of four man-made islands in Ras Al Khaimah, with about 7.8 km of beaches, roughly 45 minutes to an hour's drive from Dubai. It is a different emirate, with its own registration authority and its own laws.
- The Wynn resort on the island is due to open in September 2027, according to the company. That is the main reason for the sharp rise in prices and rents on the island in recent years.
- The area suits people who want an apartment by the sea for less than on the Dubai coast, and who understand that this is a small market that depends heavily on tourism.

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01 Where it is, and how long the drive takes

Al Marjan Island sits on the coast of Ras Al Khaimah, the northern emirate, between Dubai and the border with Oman. According to the Ras Al Khaimah tourism authority, it is made up of four man-made islands called Breeze, Treasure, Dream and View, which reach about 4.5 km out to sea.

Destination	Drive time or distance	According to
Dubai International Airport (DXB)	About 45 minutes, under 80 km	Ras Al Khaimah tourism authority, and Khaleej Times
Dubai city	45 minutes to an hour, depending on where you start and on traffic	Ras Al Khaimah tourism authority
Ras Al Khaimah Airport	33 minutes from Arthouse, about 22 km from The Views	The developers
Al Hamra Mall	11 minutes from Arthouse, about 5 km from The Views	The developers
Wynn resort	8 minutes from Arthouse, about 2 km from The Views	The developers

What this means for you: if you work in Dubai, you will drive at least 45 minutes each way, every day. So apartments here make more sense for holidays, for renting out to tourists, or as a home for people who work in Ras Al Khaimah.

02 What is there today, and what is still being built

- **Already open:** beachfront hotels and resorts, including DoubleTree, Hampton by Hilton, Rixos, Mövenpick and Rove, plus a promenade and a running and cycling track. Next door, in Al Hamra, there is a mall, a marina and a golf club.
- **The Wynn resort:** according to Wynn Resorts, it will open in September 2027. The original date was early 2027, and it has been pushed back. The plans call for 1,530 rooms and suites in a 70-storey tower. In October 2024, Wynn received the first commercial gaming licence in the UAE.
- **Still being built:** dozens of apartment projects, many of them branded with hotel names. At ARDEE Downtown, where The Views is going up, the developer plans a mall, a promenade and a hotel.
- **Tourism:** according to the Ras Al Khaimah tourism authority and WAM, the emirate had a record 1.35 million overnight visitors in 2025, up 6%. Its target is more than 3.5 million visitors a year by 2030.

03 What an apartment costs on Al Marjan Island

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.

04 Renting: what tenants pay, and who they are

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)

Figure	Amount	Source
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.

05 Who the area suits

- **A good fit:** people who want an apartment by the sea for less than on the Dubai coast, people planning to rent to tourists, and people who prefer to pay a large part of the price only at handover or after it.
- **Less of a fit:** people who work in Dubai and want to live in the apartment, and people who want to check everything themselves in an official app, as you can in Dubai.

06 The risks to know about

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.

07 From my experience

I work with buyers in two projects on the island, Arthouse and The Views. For both, I state explicitly what came from the developer and what has not been verified yet, because in Ras Al Khaimah you cannot check everything in an app the way you can in Dubai.

Frequently asked questions

When does the Wynn on Al Marjan Island open?

According to Wynn Resorts, in September 2027. The exact day has not been announced.

How long is the drive from Dubai to Al Marjan Island?

Roughly 45 minutes to an hour by car, according to the Ras Al Khaimah tourism authority. It depends on where you start and on traffic.

How much does an apartment on Al Marjan Island cost?

It depends heavily on the project. The average for the whole island in Q3 2025 was about AED 1,127 per sq ft, according to ValuStrat. New projects cost much more, and the median launch price for a one-bedroom is AED 2.45 million, according to ezre.ae.

Can I get a Golden Visa with an apartment on Al Marjan Island?

Yes, if the property is worth at least AED 2 million. The threshold is the same as in Dubai.

Who regulates projects on Al Marjan Island?

RERA Ras Al Khaimah, not the Dubai Land Department. Registration goes through Ras Al Khaimah Municipality.

Sources

- Arthouse and The Views details (prices, sizes, payment plans, handover, developers' drive times and distances, registration fee at handover, the median launch price from ezre.ae): the project pages on this site, Arthouse and The Views.
- The four islands, 7.8 km of beaches, 4.5 km out to sea, 45 minutes from DXB, the hotels: Visit Ras Al Khaimah, the tourism authority (checked 30 Oct 2026). Second source: Opr.ae area guide, and Property Finder results for the island.

Second source for the distance from DXB: Khaleej Times (3 May 2026), "under 50 miles".

- The Wynn opening in September 2027, and the delay from early 2027: Gulf News (5 Aug 2026). Second source: Intergame. Third source: Khaleej Times (3 May 2026), which still said "early 2027".
- 1,530 rooms and 70 storeys: Khaleej Times (3 May 2026). Second source: Wikipedia, Wynn Al Marjan Island.
- The first gaming licence, October 2024: Wynn Resorts announcement (4 Oct 2024). Second source: Khaleej Times.
- 1.35 million visitors in 2025, up 6%: WAM (19 Jan 2026). Second source: the Ras Al Khaimah tourism authority, RAKTDA. The 3.5 million target by 2030: Fast Company Middle East, citing RAKTDA.
- Average price per sq ft and gross yield in Ras Al Khaimah: Khaleej Times (16 Nov 2025), citing ValuStrat. Second source for price levels in new projects: Gulf News (19 Feb 2026), and off-plan listings on Property Finder (an average of AED 2,899 per sq ft in one project).
- Rents on the island: Khaleej Times (15 May 2025), citing Property Finder, Bayut and Dubizzle. Asking rents in December 2025: Bayut, annual Ras Al Khaimah report 2025. Second source for the trend: Gulf News (19 Feb 2026).
- Hotel room supply: Gulf News (19 Feb 2026), CBRE, as published in Zawya (first half of 2026).
- Registration at the municipality, RERA Ras Al Khaimah, and the 2% and 2% registration fee: already in the guide on the differences between the emirates, with its own sources.

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.