



THE UNEXPECTED

AL MARJAN ISLAND HOTEL & RESIDENCES

**EXPECT
THE UNEXPECTED.**



THE UNEXPECTED

AL MARJAN ISLAND HOTEL & RESIDENCES



ADALMAL



AS WE ARE BRINGING

**THE
LEGENDARY EXPERIENCES
FROM IBIZA TO THE SHORES
OF AL MARJAN ISLAND.**



For illustrative purposes



MEET THE UNEXPECTED HOTELS & RESIDENCES.

The Unexpected Hotels & Residences was born with the aim of being a hotel like no other. A unique space where guests have unforgettable experiences from check-in to check-out. Focused on the urban and vacation tourism segment, where luxury, music, and irreverence blend together to shape every corner of the hotel.

Quality and service take precedence, above all else. And everything matters, from the smallest detail to the most ambitious experience that the guests can enjoy..



DISCOVER

For illustrative purposes

Since its birth in 2011 in Ibiza, The Unexpected Hotels & Residences has been characterized as a pioneering luxury brand providing the most exclusive and unrivaled experiences and services including the perfect combination of music and entertainment for guests and visitors. Composed of two hotels and the world-renowned club: Ushuaïa Ibiza, will at end of 2024 season welcome The Unexpected Ibiza Hotel. The property offers avant-garde design, cutting-edge technology, VIP services, and a diverse gastronomic experience, and world-class music entertainment.

Now, Almal Real Estate Development will bring the iconic The Unexpected Hotels & Residences concept to Al Marjan Island, through its recently launched collection: The Unexpected Hotels & Residences, to elevate the region's hospitality landscape with immersive wellness, musical, dining and entertainment experiences



LOCATION.

Cosmopolitan, festive, surprising, sensual and diverse. The island of Ibiza has become one of the world's most popular destinations thanks to its pristine coves with crystal-clear waters, the pleasant interior and its wide range of cuisine, beautiful traditional architecture and famous parties, which can be enjoyed all day and all night at beach clubs and famous international nightclubs. The Unexpected Ibiza Hotel is on Playa d'en Bossa, The island's largest sandy beach, only 4 km from the airport and 5 km from Ibiza town, a UNESCO World Heritage Site.



**WHERE THE
STORY
UNFOLDS.**



FINDING

**THE
UNEXPECTED**



Welcome to The Unexpected Hotels & Residences, where each moment surpasses the last.

At The Unexpected, you'll find yourself enveloped in an atmosphere where luxury fills every corner and the unexpected is always present. Our hotels and residences are the stages upon which you'll continuously discover experiences designed for those seeking far more than just a stay. From the moment you step into The Unexpected, you dive into a world of contemporary elegance, accompanied by breathtaking views.

Here, the term "gourmet," often used to refer to fine dining, falls short. Because the culinary delights you'll enjoy here are simply out of this world. With the radiant sun illuminating your day, there's a special charm filled with opportunities to explore the unpredictable. As the sun sets, life at The Unexpected intensifies. The pace picks up to match your smile, setting the stage for the eagerly awaited dinner.

You'll find yourself in a private, intimate environment where, more than ever, you can truly be yourself. Your Instagram will overflow with fresh and unprecedented architecture. Your Instagram will be full of The Unexpected. And full of likes. At The Unexpected, every detail, from the decor to the service, is thoughtfully designed to inspire and enchant you. We aim to go beyond being "a luxury hotel." We strive to be unforgettable, unparalleled, unexpected. At The Unexpected Hotels & Residences, you rest, but you also celebrate living more. Because more happens here than anywhere else. You're about to experience the unexpected. You're at The Unexpected Hotels & Residences.

BRAND STORYTELLING

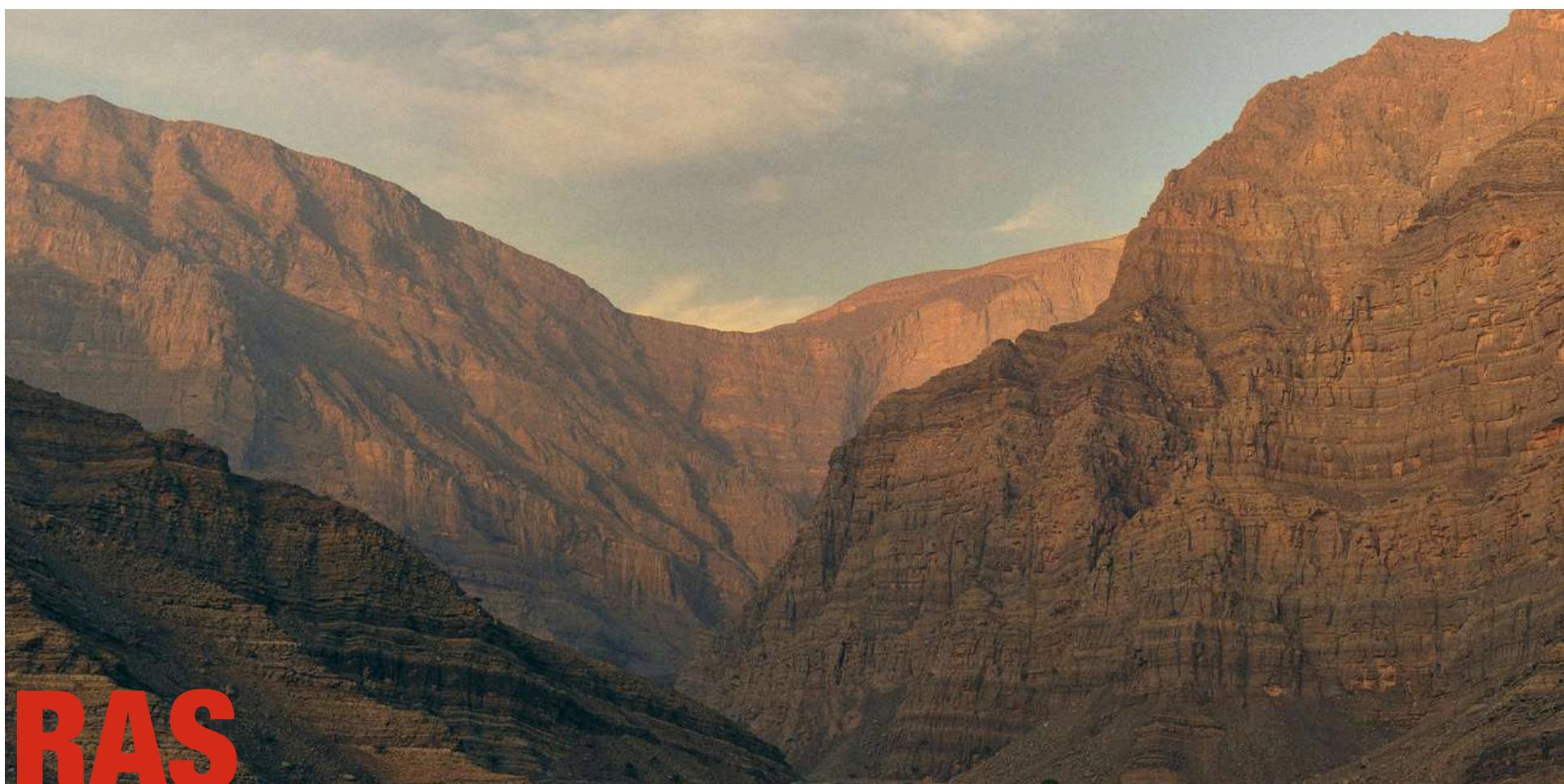




UNITED ARAB EMIRATES.

Where the best of all worlds come together. Where diversity meets luxury.

Where a symphony of boundless opportunity crafting a cosmopolitan tapestry and each moment sparkles with refined beauty



RAS AL KHAIMAH.

With a history dating back over seven millennia, the northernmost Emirate in the UAE is now a top destination in the Middle East.

Home to pristine beaches, exclusive outlets, and world-class amenities, Ras Al Khaimah is swiftly emerging as a global luxury beachfront destination



AL MARJAN ISLAND.

Al Marjan Island where sun, sand and sea exist naturally all year round. The exquisite mix of fascinating nature, well preserved history of the emirate and luxurious facilities of the island that attracts residents and visitors from all over the world, and made RAK one of the UAE's top Emirates.



WELCOME TO A WORLD WHERE THE ORDINARY FADES AND
**THE UNEXPECTED
AWAITS.**



THE UNEXPECTED LOCATION.

Nestled in the heart of the captivating shores of Al Marjan Island in Ras Al Khaimah, amidst the pristine beauty of the Arabian Gulf and the first-ever casino in the UAE, The Unexpected Al Marjan Island Hotel & Residences is a destination where every sunset paints a new story and every moment is infused with possibility. But we're not just a destination; we're an experience waiting to be explored.

Welcome to the unexpected.

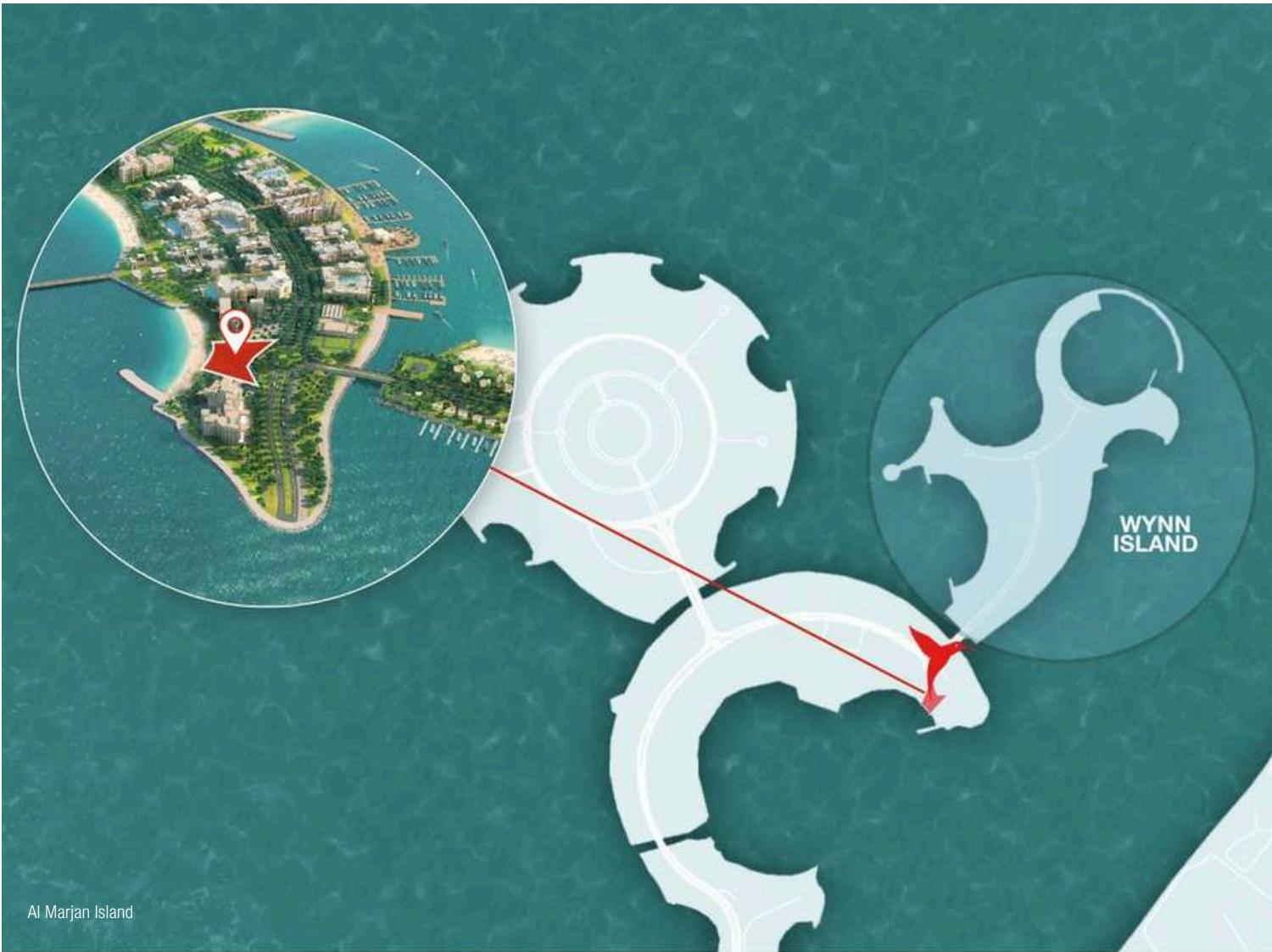
1 MIN.
to Wynn Resort

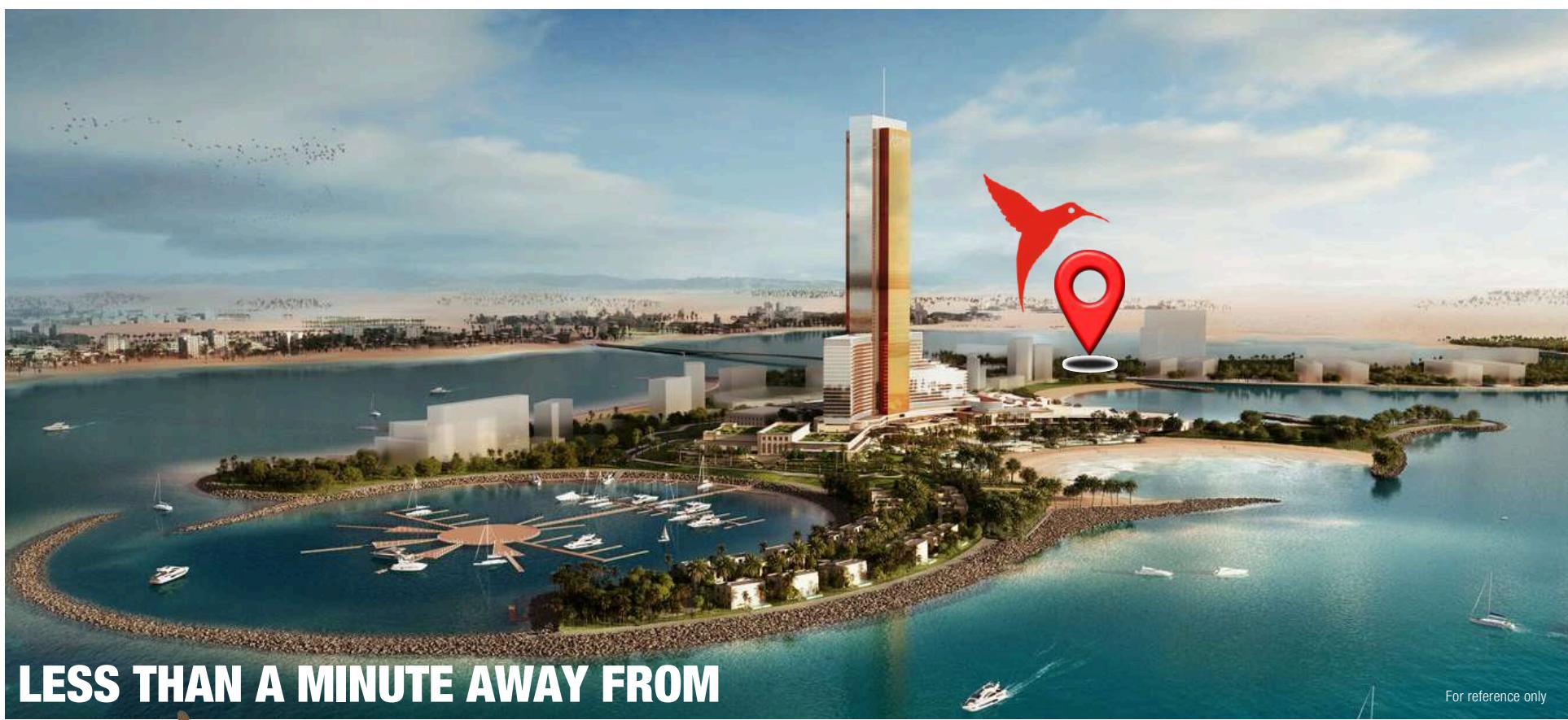
30 MINS.
to RAK International Airport

40 MINS.
to Sharjah International Airport

50 MINS.
to Dubai International Airport

Al Marjan Island





LESS THAN A MINUTE AWAY FROM

Wynn[®].
RESORTS

For reference only

The highly anticipated debut of Wynn Resorts on Al Marjan Island, Ras Al Khaimah, marks a significant addition to the UAE's hospitality scene. This multi-billion dollar beachfront property, standing at 305 meters tall, promises stunning views of the Arabian Gulf. Boasting 1,500 rooms, suites, and villas, the resort will offer luxurious interiors inspired by its oceanic surroundings. Guests can indulge in upscale shopping, top-notch events facilities, an exclusive spa, 24 dining and lounge options, and a plethora of entertainment choices.

Renders Subject to Changes



Hotels & Residences



INTRODUCING

THE UNEXPECTED AL MARJAN ISLAND HOTEL & RESIDENCES.

Hotel & Residences



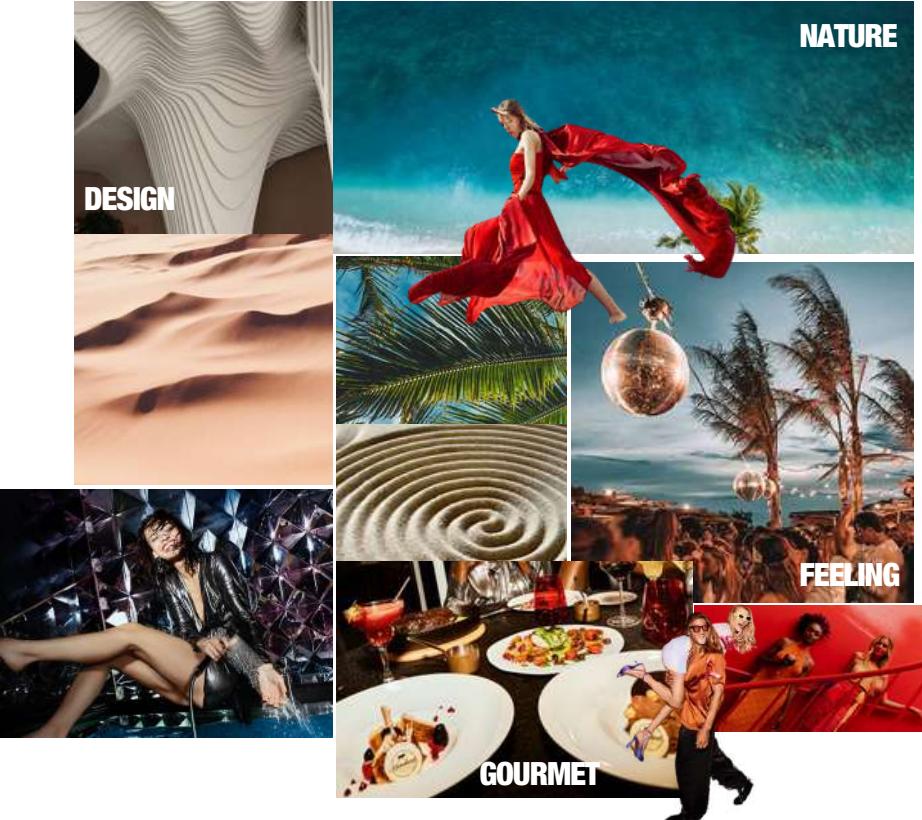
Renders Subject to Changes



**GENESIS OF THE DESIGN
FROM IBIZA
TO UAE.**

DESIGN NARRATIVE

THE BIG PICTURE



Concept

Perched gracefully on the shores of Al Marjan Island, the Unexpected Hotel and Residence embodies a striking architectural vision. Its design seamlessly integrates with the ocean waves, creating a captivating synergy with its natural surroundings. Each element of the structure harmonizes with the gentle rhythm of the sea, inviting guests to indulge in the tranquility of coastal living.

Cymatics as an Artistic Phenomenon

In a mesmerizing fusion of artistry and scientific ingenuity, our designers seamlessly integrated the concept of cymatics into the design process. Drawing inspiration from the captivating patterns formed by sound wave vibrations on various mediums like sand and water, our architectural and interior designs reflect these mesmerizing formations. Both the exteriors and interiors of the building are adorned with these marvels, infusing the space with a sense of natural wonder. This innovative approach not only captivates the eye but also fosters a profound connection to the surrounding environment, echoing the rhythmic harmony of the sea.

Architecture as a Canvas

Influenced by the tranquil allure of the coastline by day and the vibrant pulse of nightlife, our design harmonizes with these dual atmospheres. We employ light-colored materials to establish a clean and inviting ambiance during the day, seamlessly blending with the natural surroundings. However, as the sun dips below the horizon, our space undergoes a stunning transformation. Dynamic lighting, including an LED archway central to the design, illuminates the surroundings, infusing the area with an enchanting glow. Moreover, a roof canopy adorned with backlit hanging fabrics, resembling the gentle undulations of ocean waves, casts a mesmerizing play of light and shadow. Leveraging level changes strategically, we guide attention towards our immersive events while framing the breathtaking ocean views, ensuring an unforgettable experience for all who visit.

DESIGN NARRATIVE

THE BIG PICTURE

Follow the Wave

The design seamlessly incorporates the rhythm of ocean waves into the structure by extending the natural contours of the coastline into the landscape features. This ensures a harmonious flow from the exterior to the interior, with the landscape acting as a connecting thread throughout the property. Additionally, the strategic placement of vegetation and terrain elements helps enhance the aesthetic appeal and mitigate external noise, fostering a serene atmosphere within the premises.

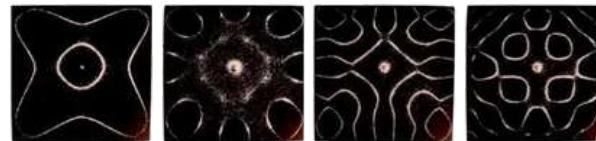
Creating Iconic Moments

At The Unexpected Al Marjan Island Hotel and Residence, every visit promises a journey of discovery. With curated moments that evolve harmoniously with the seasons, we invite guests to embrace the thrill of the unknown, ensuring that each visit is a singular, unforgettable experience.

The Unexpected Al Marjan Island Hotel and Residence

redefines luxury living by seamlessly blending natural beauty with contemporary design. Through thoughtful planning and innovative concepts, we create a space where every moment is filled with wonder and delight, inviting guests to embark on a journey of discovery and indulgence.

CYMATICS SAND PATTERNS



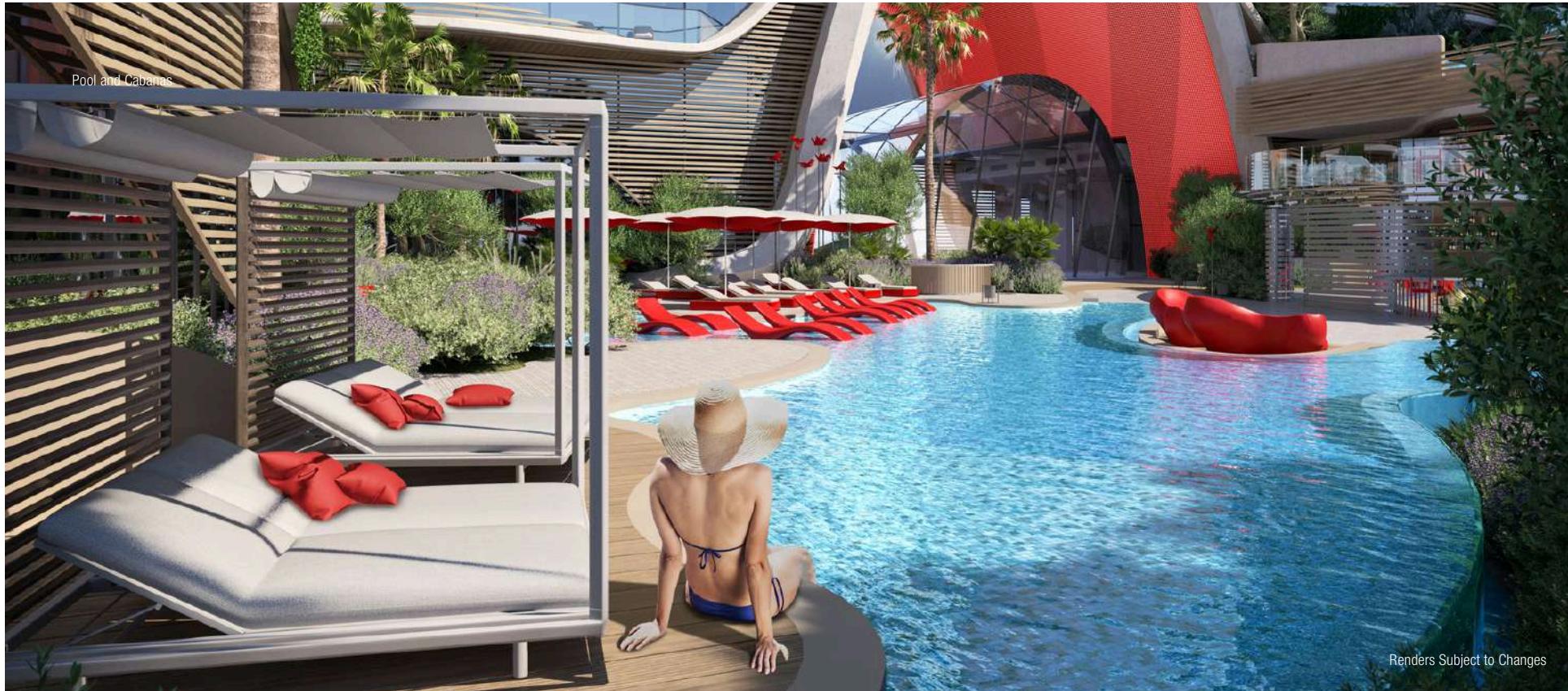
VIBRATION



DESIGN



Pool and Cabanas



Renders Subject to Changes

With 422 opulent rooms and suites, The Unexpected Al Marjan Island Hotel & Residences is more than just accommodation opulent rooms and suites, The Unexpected Al Marjan Island Hotel & Residences is more than just accommodation – **it's an experience.**

It embodies the allure of an iconic Ibiza experience transported to the shores of the UAE. The Unexpected Al Marjan Island Hotel & Residences invites guests to embark on a journey from the desert sands to the azure sea, igniting their senses with sophisticated experiences inspired by Ibiza.

ABOUT.

Renders Subject to Changes



Hotel & Residences

422

8

five-star hotel rooms & residential units, all fully managed by the famed The Unexpected Hotels & Residences

exquisite pools with the most unexpected views and facilities

PLUS — A REMARKABLE VARIETY OF

UNEXPECTED DINING EXPERIENCES



Now, here's what to
EXPECT

For illustrative purposes

Renders Subject to Changes

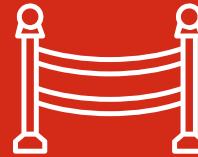




Luxurious Accommodations



Fine Dining Restaurants



Range of Premium Event Spaces



Beach Club



Infinity Rooftop Pool



Direct Beach Access



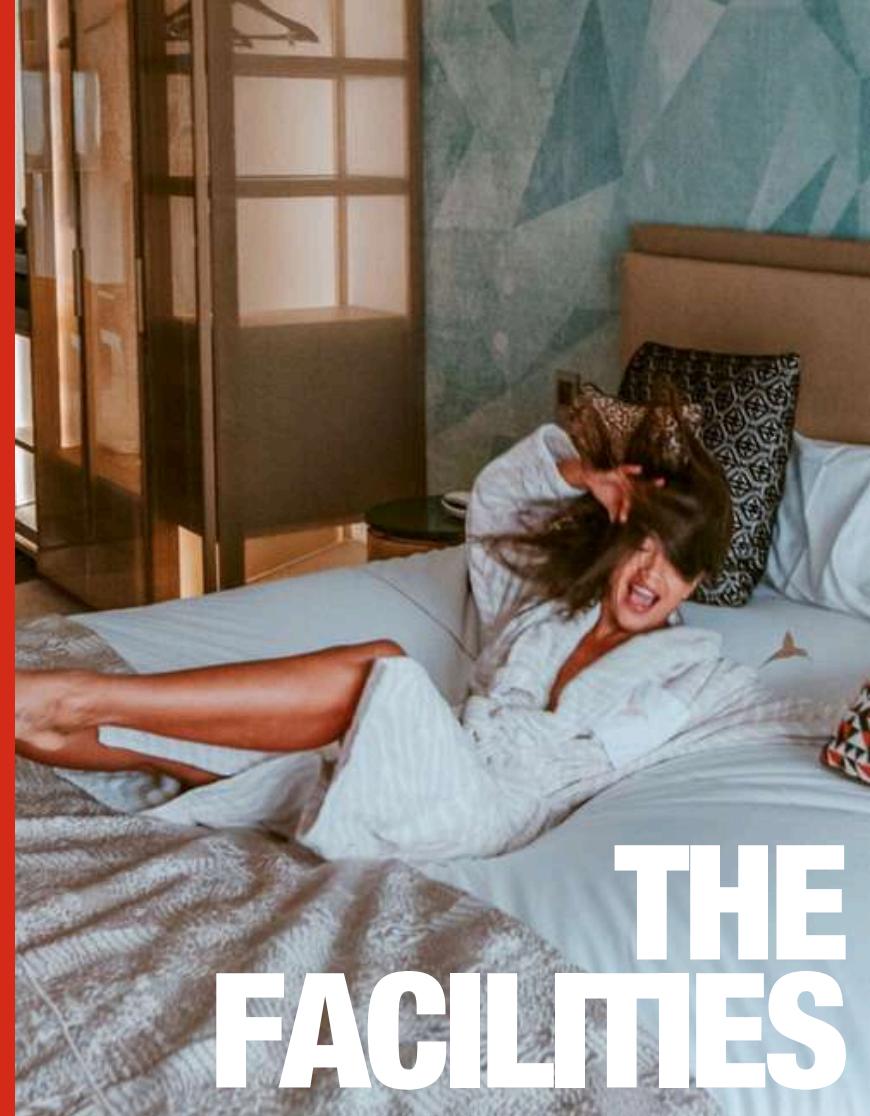
Fitness Facilities



Spa and Wellness Center



Unexpected Retail



**THE
FACILITIES**

Renders Subject to Changes





THE AMENITIES:

For illustrative purposes

► GROUND FLOOR AMENITIES

- Beach Club with Outdoor Terrace
- The Unexpected Pool Area
- The Unexpected Retail
- Lobby Bar
- Meeting and Conference Facilities
- All Day Dining with Outdoor Terrace
- Oyster Terrace with Elevated Deck
- Two-level Outdoor Bar with Upper Deck
- Variety of Outdoor Loungers and Cabanas

► FIRST FLOOR VIP AMENITIES

- 5 Exclusively Unexpected Suites
- 5 Private Pools with Viewing Deck
- Ultra exclusive VIP Pool Deck Plaza

► ROOFTOP AMENITIES

- Rooftop Restaurant & Bar Terrace
- VIP Garden Platform
- Unexpected Pool Decks
- Floating Plunge Pool
- Health Club
- Spa Facilities



Unexpected Dining
Experiences



The Unexpected Fashion
Retail



The Unexpected
Entertainment



Cutting-edge meeting spaces
with VIP services



24/7 Experience
Department

THE UNEXPECTED EXPERIENCES.



Renders Subject to Changes



Soaking Pool



**THE
UNEXPECTED
EXTERIORS.**

Renders Subject to Changes



Balcony

Renders Subject to Changes



Renders Subject to Changes



Balcony

Renderings Subject to Changes



The Unexpected Pool

Renders Subject to Changes

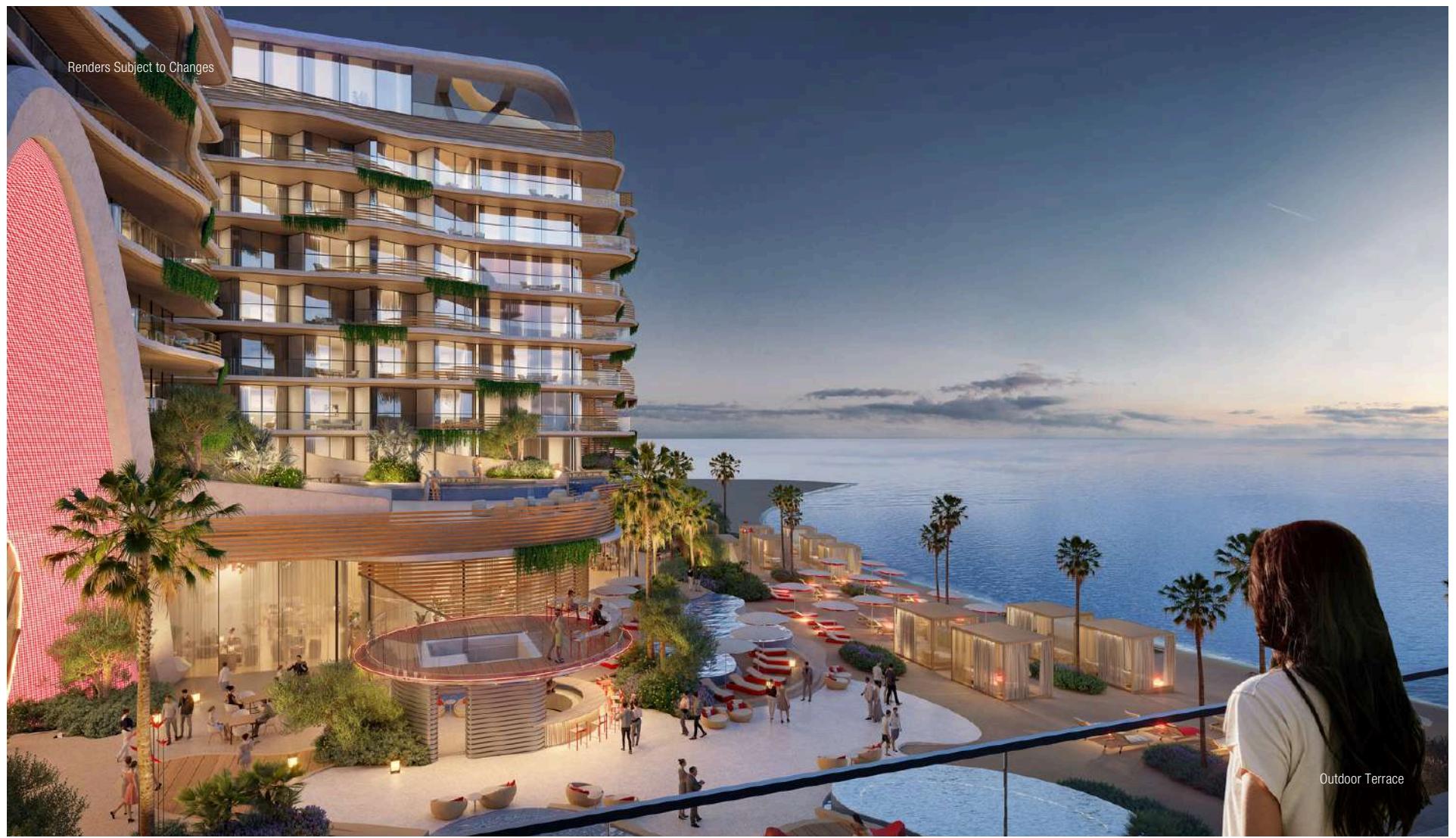


Renders Subject to Changes



The Unexpected Pool

Renders Subject to Changes



Outdoor Terrace

Renders Subject to Changes



Rooftop Pool and Lounge

Renders Subject to Changes



Rooftop Pool Bar

Renders Subject to Changes



Rooftop Pool Bar

Renders Subject to Changes



Hotels & Residences

Renders Subject to Changes



Hotels & Residences



**UNEXPECTED
INTERIORS.**



For illustrative purposes

Renders Subject to Changes

For reference only



Renders Subject to Changes



Beach Bar

Renders Subject to Changes



Renders Subject to Changes



Lobby Bar

Renders Subject to Changes



Rooftop Bar

For illustrative purposes



Renders Subject to Changes



1BR Living Room

Renders Subject to Changes



1 Bedroom

Renders Subject to Changes



Standard King Bedroom

Renders Subject to Changes



Standard King Bedroom Ensuite

Render Subject to Changes

Public Toilets



For illustrative purposes

UNUSUAL.
UNFORGETTABLE.
UNEARTHLY.

BECOME A PART



90 BEATS PER
SECOND



THIS PROJECT

IS BROUGHT TO YOU BY:



Real Estate Developer

ALMAL REAL ESTATE DEVELOPMENT

Almal Real Estate Development is a Dubai-based development company specializing in real estate, investments, hospitality, capital and construction management services.

Hospitality Operator

PALLADIUM HOTEL GROUP

Palladium Hotel Group is a Spanish hotel chain known for its luxurious resorts and hotels worldwide, offering stylish accommodations and exceptional hospitality experiences.

Master Developer

Al Marjan

Marjan is the leading master developer for freehold land in the Emirate of Ras Al Khaimah, offering ample development and investment opportunities with 100% foreign ownership and tax benefits.

Main Architect

Design & Architecture bureau I DAR

Our scope entails a thorough provision of Design and Engineering consultancy services spanning all stages of the project lifecycle, including both the Precontract and Post Contract phases. This includes but is not limited to conceptualization, planning, design development, procurement, Project and construction management, quality assurance, and project closeout.

CBRE

With more than 130,000 professionals (including Turner & Townsend employees) in over 100 countries, CBRE is the global leader in commercial real estate services and investment.

Kristina Zanic

We're a dynamic team passionate about creating remarkable environments. Specializing in interior design and art curation, we serve hospitality, dining, wellness, commercial, and residential spaces worldwide. With 300+ projects across 20 countries, our services include concept development, design, FF&E selection, art curation, and site supervision for renovations and new builds.

Desert INK

Desert INK, a UAE-based landscape architecture firm since 2015, pioneers sustainable design. From rooftop pools to urban parks like "The Block" in Dubai Design District, our portfolio reflects innovative solutions that delight clients.



Hassan Al Riyami

Al Reyami Advocates and Muhyealdeen International Legal Consultants, established in 2001, is a top law firm with 50+ lawyers across Dubai, Abu Dhabi, UAE, Riyadh, Al-Khobar, Istanbul, and New York. Specializing in real estate, criminal defense, banking, commercial bankruptcy, labor, and litigation, we offer comprehensive legal services.



King and Spalding

King & Spalding is an international law firm providing clients a consistent, uncompromising approach to quality from its 24 offices worldwide.



NAIBIH ELIAS AZZAM ENGINEERING SERVICES L.L.C | NEA

NEA is a global Chartered Professional Quantity Surveying firm providing specialized consultancy services in cost management, quantity surveying, and project management to organizations across the Middle East, Gulf, and Africa.



Al Tamimi

The law firm of the future, we are the leading full-service commercial law firm in the Middle East & North Africa, providing innovative solutions to our clients across a wide range of sectors.

التميمي وشركاه
AL TAMIMI & CO.

International Engineering Center

Founded in August 1980 in the United Arab Emirates, International Engineering Center is a leading engineering consultancy firm offering full services from concept design to project supervision. With branches across the Emirates and highly qualified staff, we cater to all project needs from design to completion.



Project Name

The Unexpected Al Marjan Island Hotel &
The Unexpected Al Marjan Island Residences



Brand Name

The Unexpected Hotels & Residences



Hospitality Management Group

Palladium Gestion, S.L.U



Real Estate Developer

Owner and Real Estate Developer

