



AZURE BY LAPIS

Breathe, Live, Azure...

RAS AL KHAIMAH'S NEWEST ICON
PROJECT DECK



THE DESTINATION
RAS AL KHAIMAH
A Coastal Gem with Limitless Potential

THE FUTURE OF INVESTMENT & LIFESTYLE

Ras Al Khaimah (RAK) is emerging as one of the UAE's most sought after destinations for **luxury living** and **investment**.

With its pristine **beaches**, majestic **mountains**, and serene **landscapes**, RAK offers a tranquil alternative to the bustling cities, making it a haven for those seeking both relaxation and opportunity.



First Safe City in the World

Ras Al Khaimah – First safe city in the world to receive ‘**Safeguard Assurance**’ Label from Bureau Veritas & WTTC.

 Economic Growth & Diversification

 Growing Hospitality Market

 A+ Stable Outlook Affirmed by Fitch

 Business Friendly Environment

 Strategic Location & Connectivity

 Transparent Legal Framework

 Strong Leisure Demand

 A Secure Investment Market

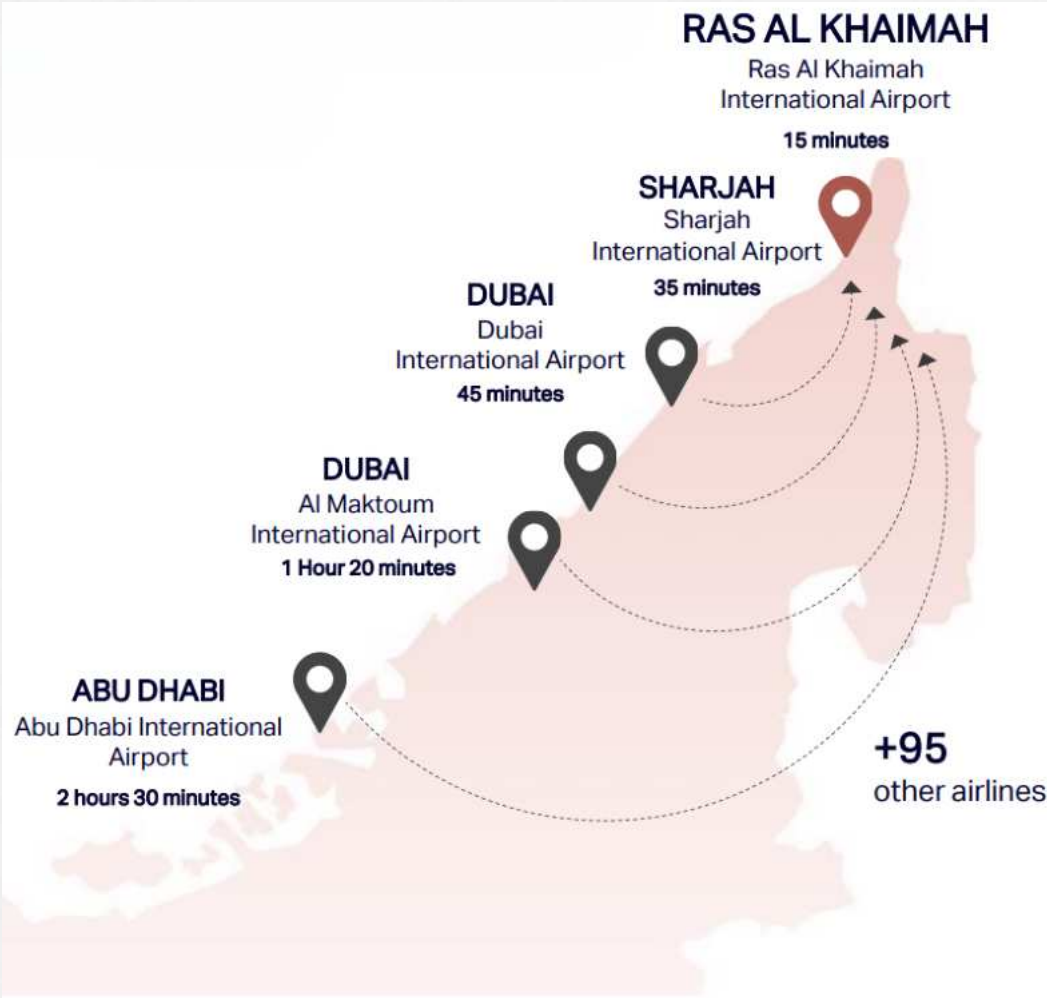


STRATEGIC LOCATION, GLOBAL ACCESS

Ras Al Khaimah is well located at the **intersection of Europe, Asia and Africa**. Over **134 million annual passengers** pass through the United Arab Emirates serving hundreds of destinations. 8 hours away from **76%** of the world’s population representing **53%** of global GDP.



Various airports in the UAE offer Ras Al Khaimah connectivity to all major destinations across **Europe, Asia and the Middle East**.



45 mins

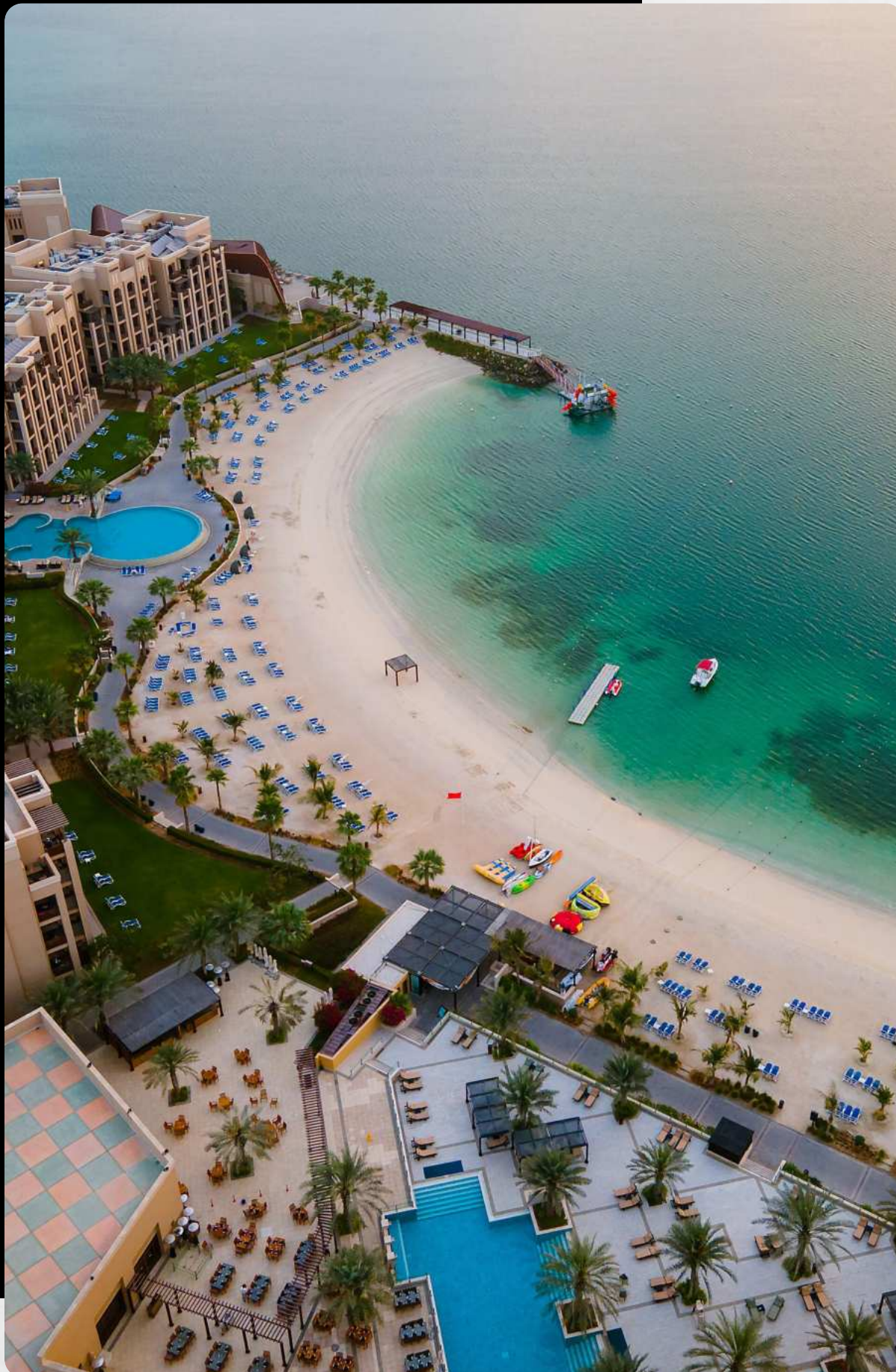
From Dubai International Airport

123 M

Annual Passenger Footfall

53%

Global GDP Representation



RAK: A FUTURE-READY INVESTMENT HUB

100% foreign ownership, **0–9%** corporate tax, and long-term residency through investment are just some of the reasons why investing in Ras Al Khaimah is so attractive.

100%

Free Ownership

Repatriation of
Capital & Profits

Availability of
Utilities

0%–9%

Corporate Tax

0%

Personal Tax

100%

Attractive
Returns

15%

Tourism Growth

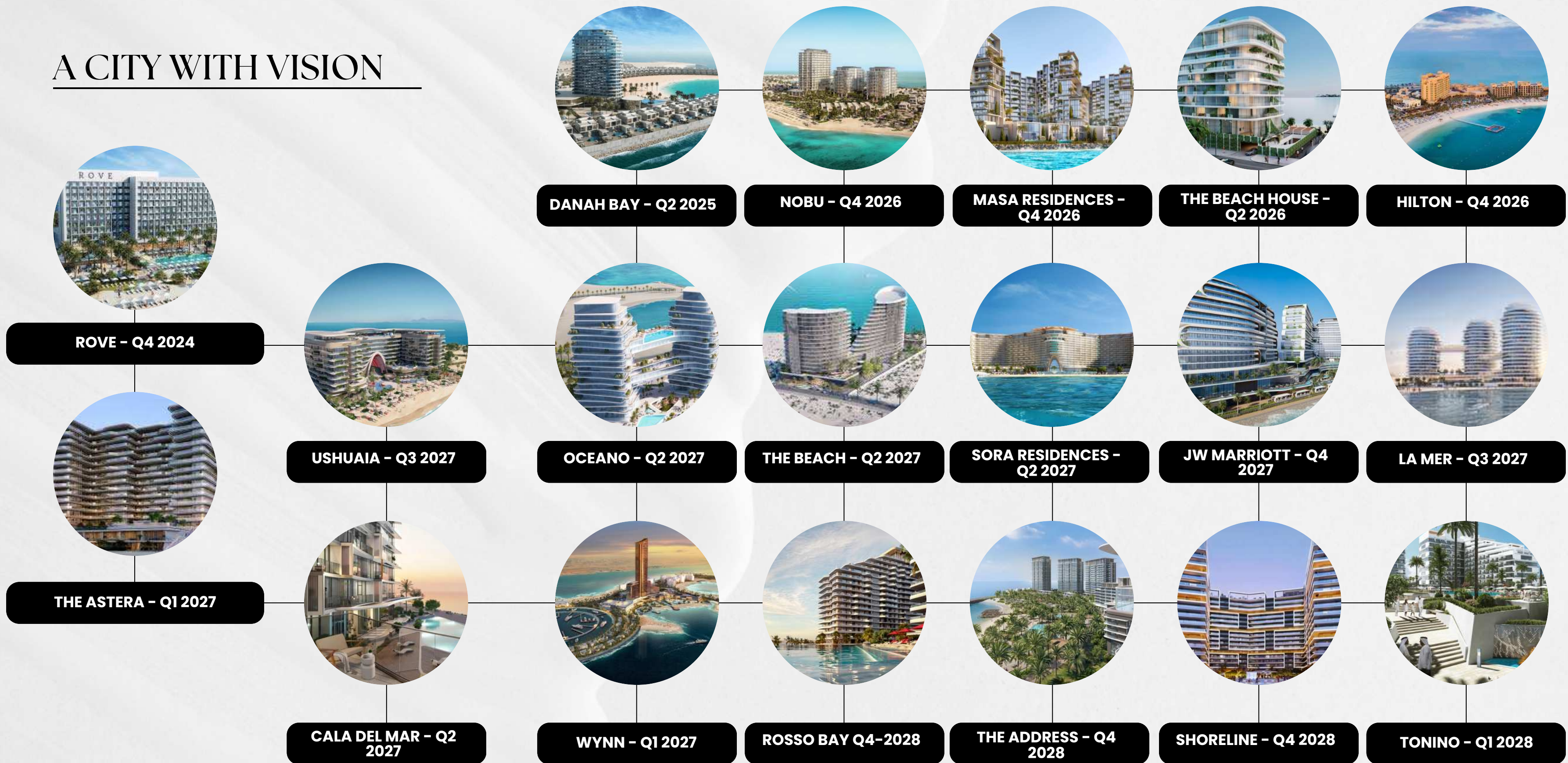
REDEFINING TRAVEL & LIFESTYLE

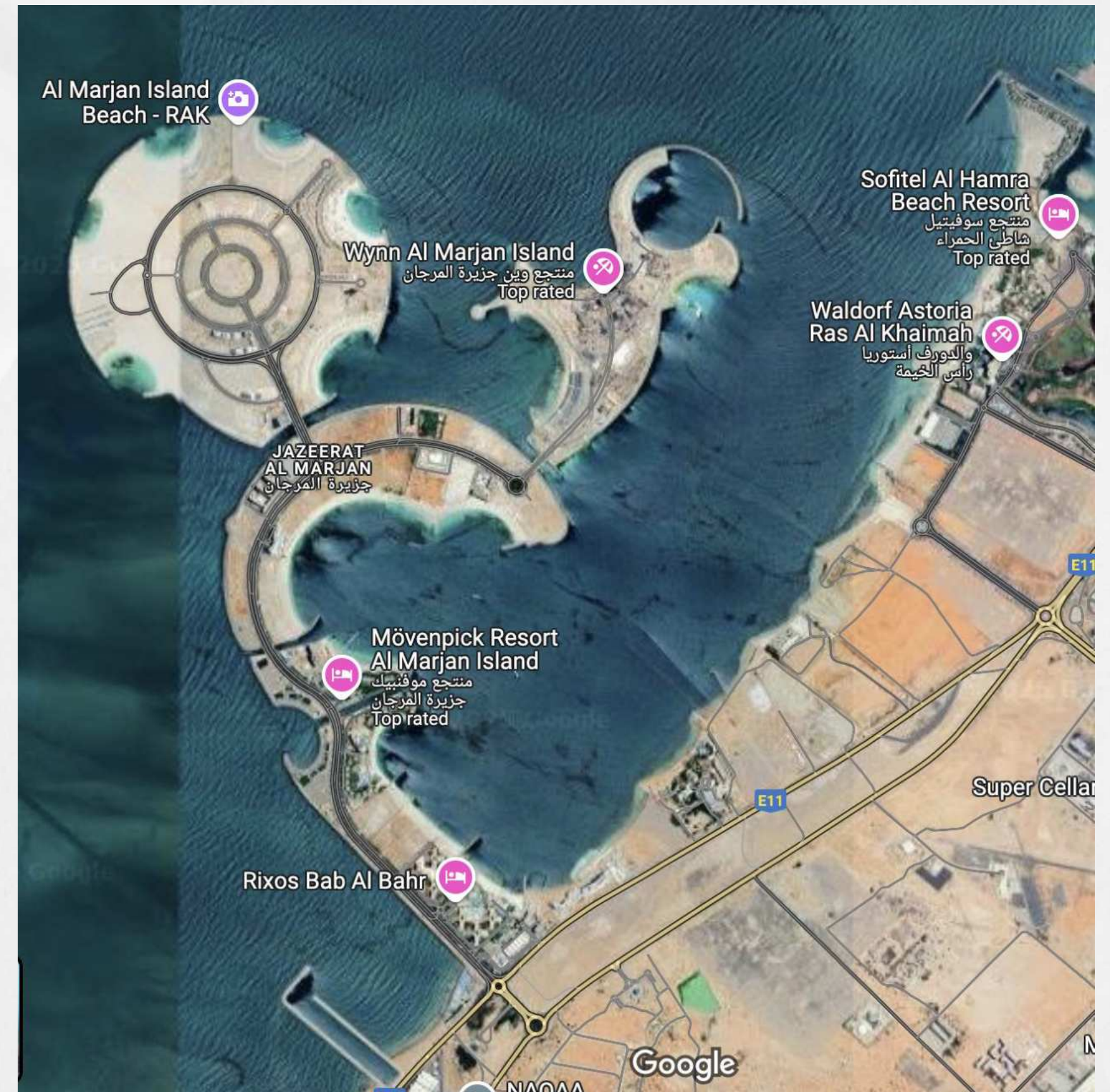
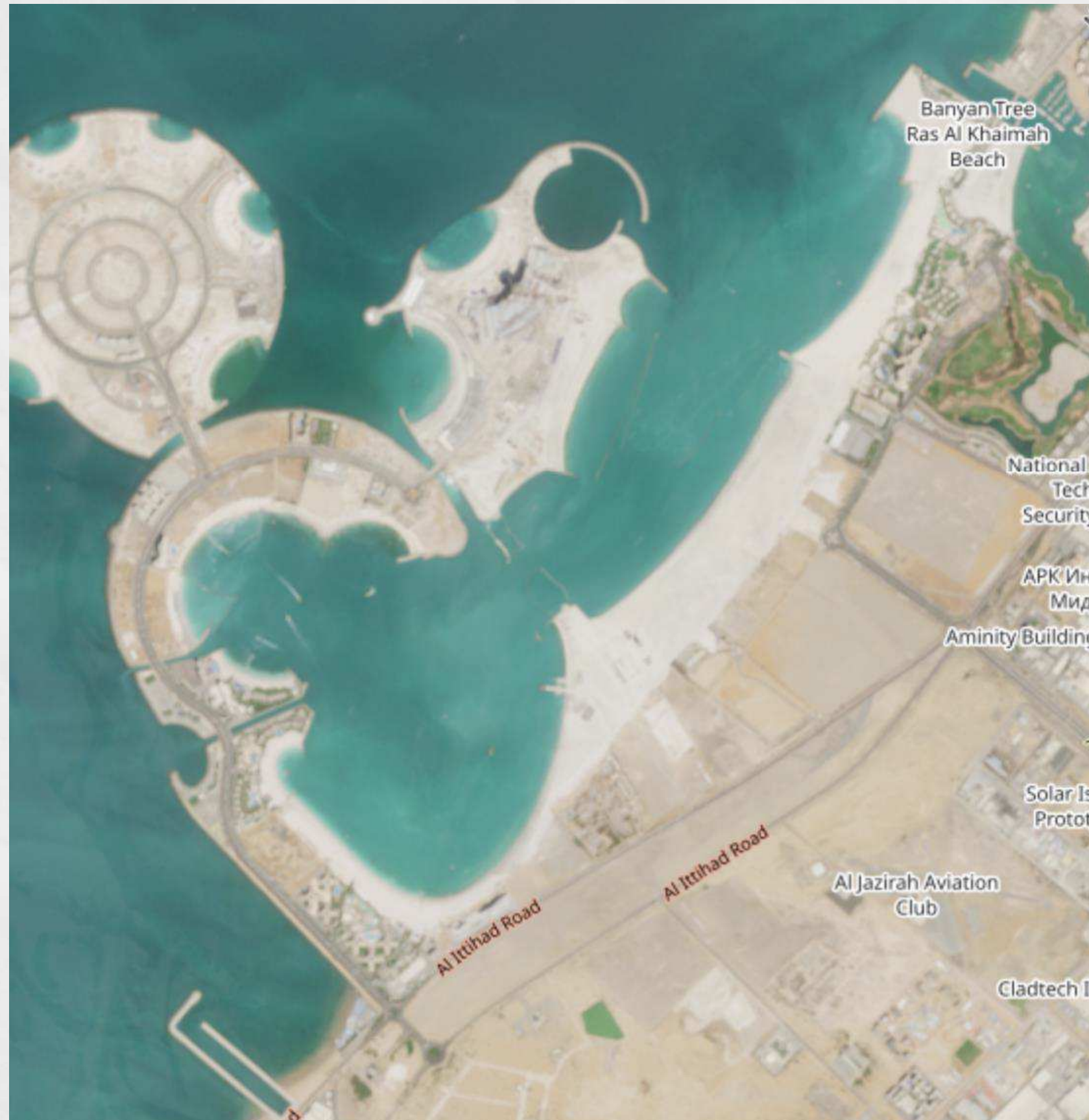
Tourism is the heartbeat of Ras Al Khaimah’s growth story.

Year/Period	Visitors	Tourism Revenue Growth	Key Highlights
2024 (Full Year)	1.28 million arrivals	+12%	Best year on record for RAK tourism
H1 2025 (Jan–Jun)	654,000 visitors	+9%	Highest ever half-year performance
H1 2025 – Conferences & Weddings	–	+36%	Significant rise in business & events tourism

Ras Al Khaimah is achieving record-breaking **tourism** growth, with consistent year-on-year increases in visitor numbers and revenues. The expansion of **international air routes** and **hospitality** infrastructure is transforming the emirate into a globally recognized destination, fueling opportunities in both **lifestyle** and **real estate**.

A CITY WITH VISION





An aerial photograph of RAK Central, a coastal development in Ras Al Khaima, United Arab Emirates. The image captures a large, modern high-rise building complex situated on a peninsula, with a wide river or canal flowing alongside it. The sun is low on the horizon, casting a warm, golden glow over the scene and creating long shadows. In the background, a range of mountains is visible under a blue sky with scattered clouds. The foreground shows a road with some traffic and smaller buildings along the waterfront.

RAK CENTRAL

Perfectly Positioned for the Future



THE HEART OF RAS AL KHAIMAH'S GROWTH

RAK Central project aims at converting a **3.1 million square feet plot** of land located in close proximity to **Al Marjan Island** and **Al Hamra Village** into a futuristic Central Business District that is envisioned to become a **work-live-play destination**, capable of attracting reputable corporate tenants and providing unique living standards for its residents.

3.11 MN
SqFt

Gross Land Area

1.86 MN
SqFt

Net Land Area

8.37 MN
SqFt

Gross Floor Area

2.69 X
X Multiple of Land Area

Floor Area Ratio

2.27 MN
SqFt

Office GFA

32
Plots

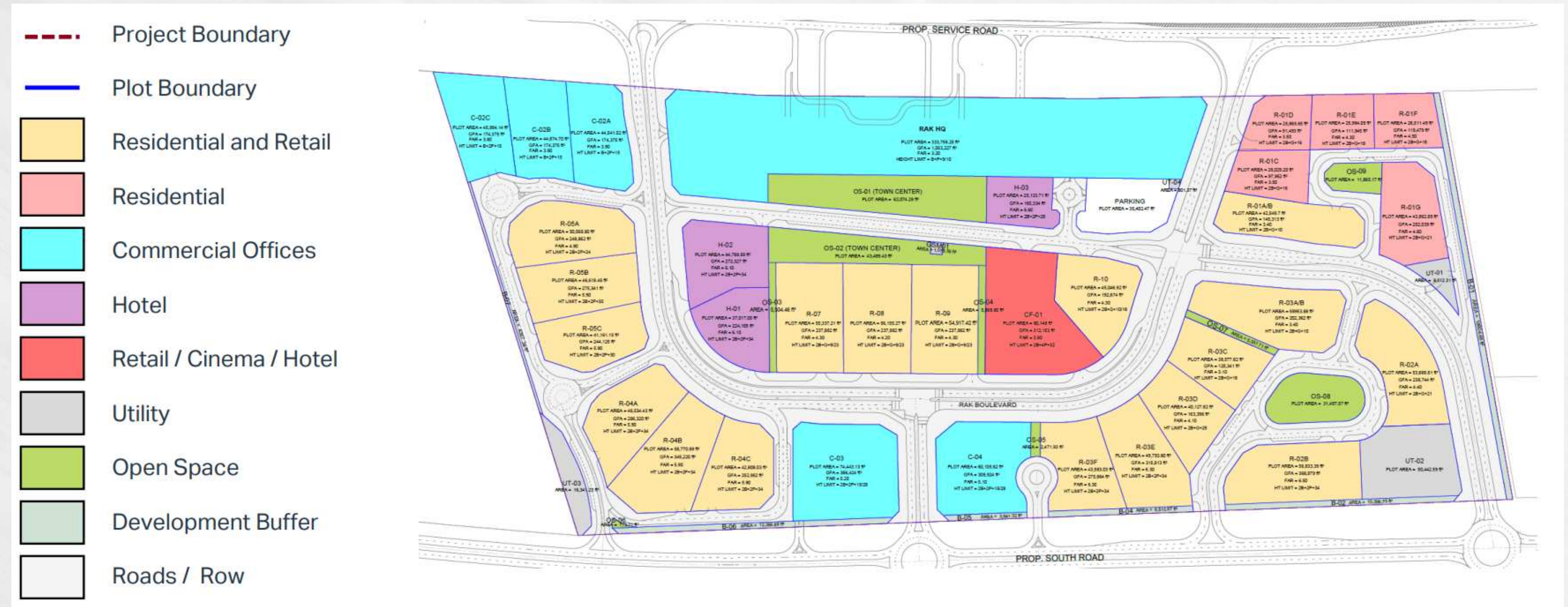
Number of Sellable Plots

SITE LOCATION



RAK Central will be home to a variety of viable uses including office, retail, F&B, business hotels, residential, and active public realm creating a vibrant place.

MASTER PLAN



MAIN ATTRACTIONS

MUSEUMS & CULTURAL SITES



- Ras Al Khaimah National Museum
- Dhaya Fort
- Jazirat Al Hamra

AL MARJAN ISLAND



- Global Beach & Resorts Destination

ADVENTURE SPORTS



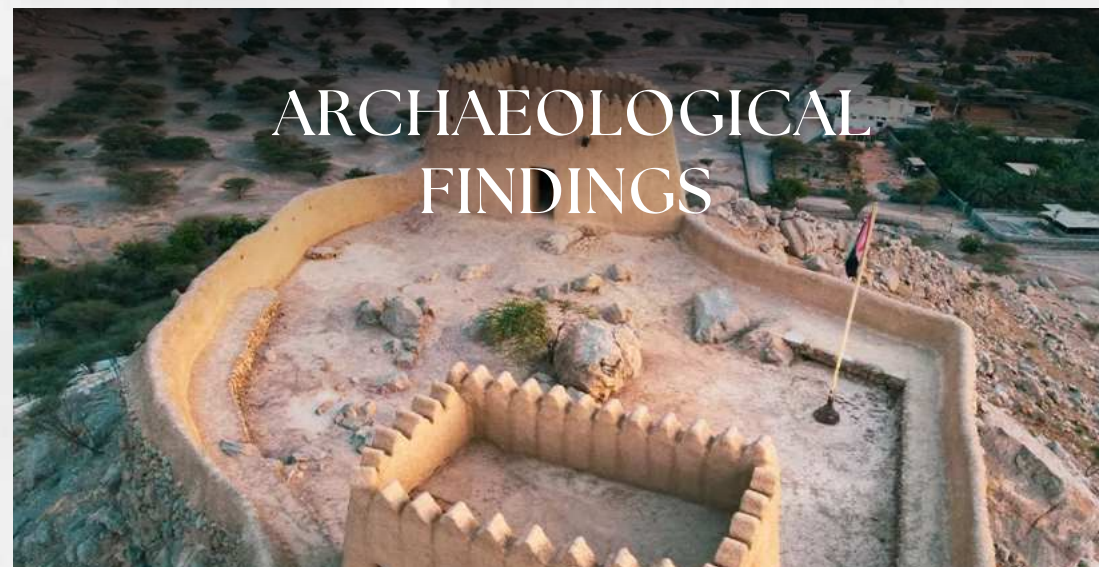
- The World's Longest Zipline
- Diving & Hiking
- Desert Safari
- Bedouin Camp

NATURAL ATTRACTIONS



- Khatt Springs
- Jebel Jais
- Ras Al Khaimah Natural Beaches

ARCHAEOLOGICAL FINDINGS



- 18 historic forts, castles & towers
- Offers a unique perspective of United Arab Emirates and Ras Al Khaimah heritage

MOUNTAINS



- The World's Longest Zipline
- Diving & Hiking
- Desert Safari
- Bedouin Camp

AZURE

by Lapis

A NEW CHAPTER IN COASTAL LUXURY

Breathe. Live. Azure!

40 STOREY STATEMENT IN COASTAL LUXURY

Azure by Lapis is a **residential tower** rising elegantly along Marjan Island's pristine coastline.

With **2 basements, 3 podiums, 40 floors**, a **lavish lower level**, an **upper recreation floor**, and a **signature rooftop**, this architectural statement offers breathtaking **sea views**, modern design, and a **lifestyle** defined by serenity and sophistication.

Poised to become a defining landmark in Ras Al Khaimah's skyline, Azure by Lapis reimagines **coastal living** with timeless **elegance**.

It is more than just a residence, it is an opportunity to be part of a community that reflects both serenity and progress.





RAK CENTRAL

AL HAMRA VILLAGE

PLANNED BRIDGE

WYNN RESORT



Where Serenity Meets
Sophistication

UNIT TYPES & SIZES

Studio Apartment

Premium Studio Apartment

1 Bedroom Apartment

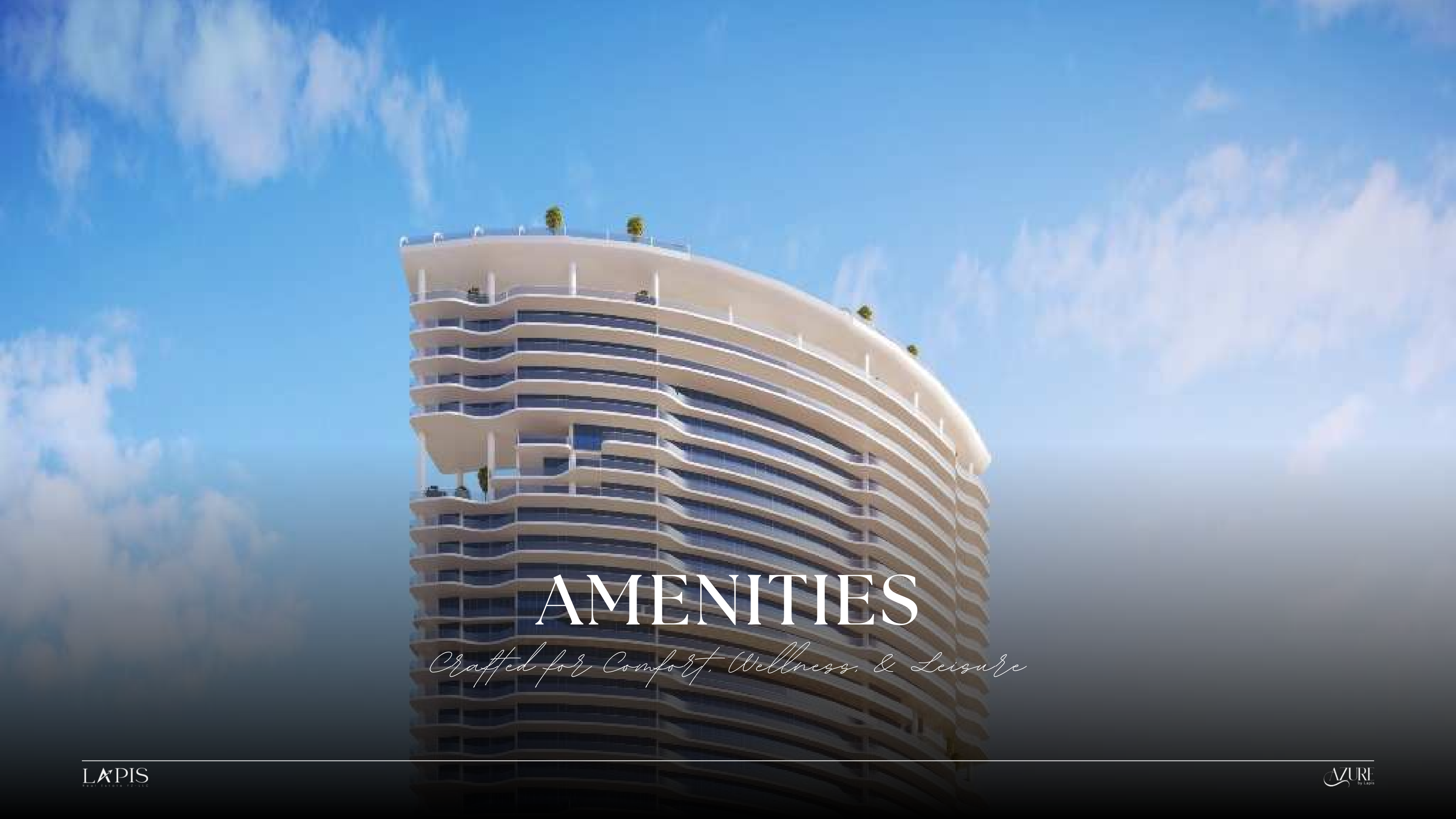
2 Bedroom Apartment

3 Bedroom Apartment

3 Bedroom Duplex

3 Bedroom Penthouse

Retail



AMENITIES

Crafted for Comfort, Wellness, & Leisure

SWIMMING POOL



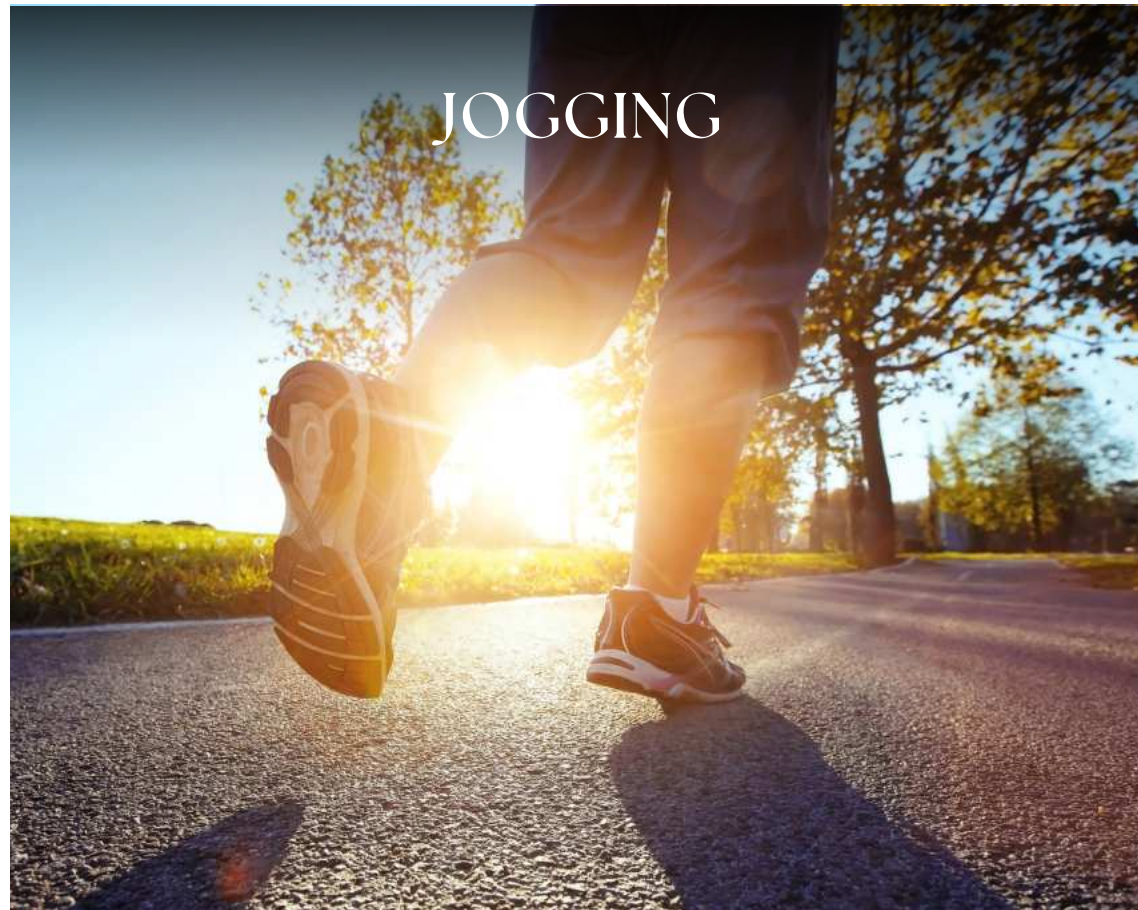
KIDS' POOL



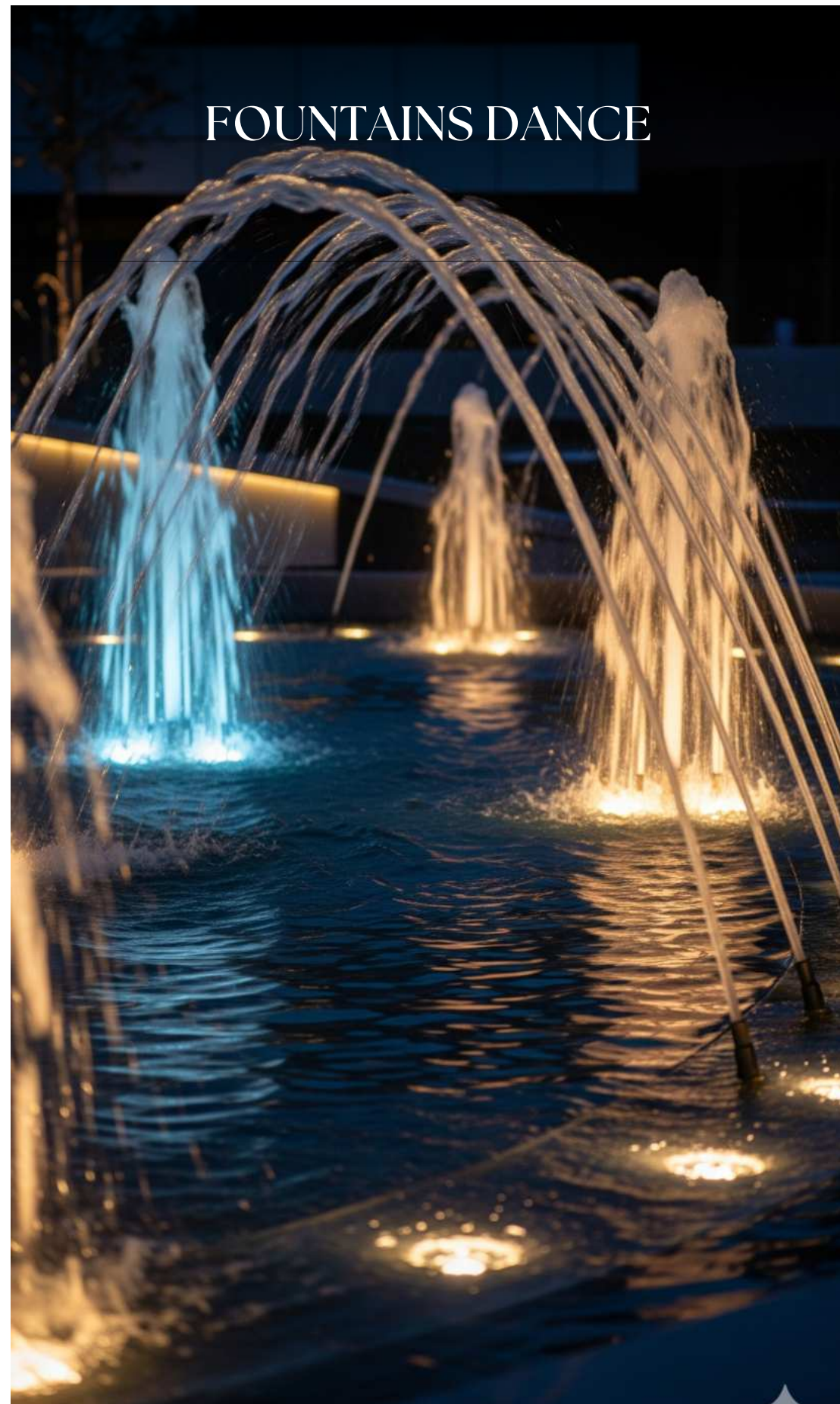
VOLLEYBALL



JOGGING



FOUNTAINS DANCE



KIDS PLAY AREA



OUTDOOR CINEMA



OUTDOOR GYM



INDOOR GYM



SPA AND SAUNA



INDOOR BILLIARDS LOUNGE



LANDSCAPED GARDENS
AND PARKS



COMMON SEATING AREAS



BARBECUE AREA



SKY GARDEN



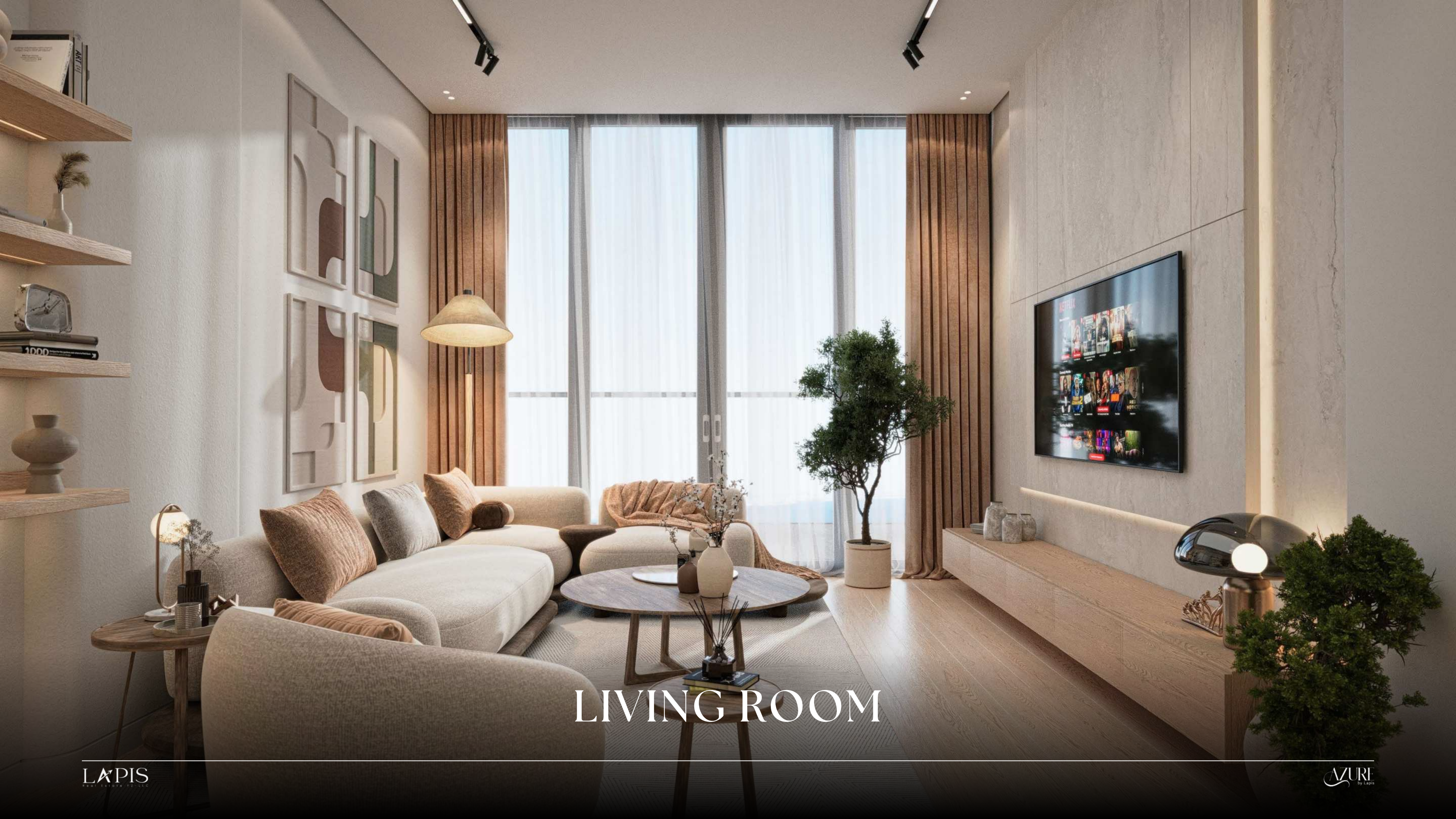
INFINITY POOL



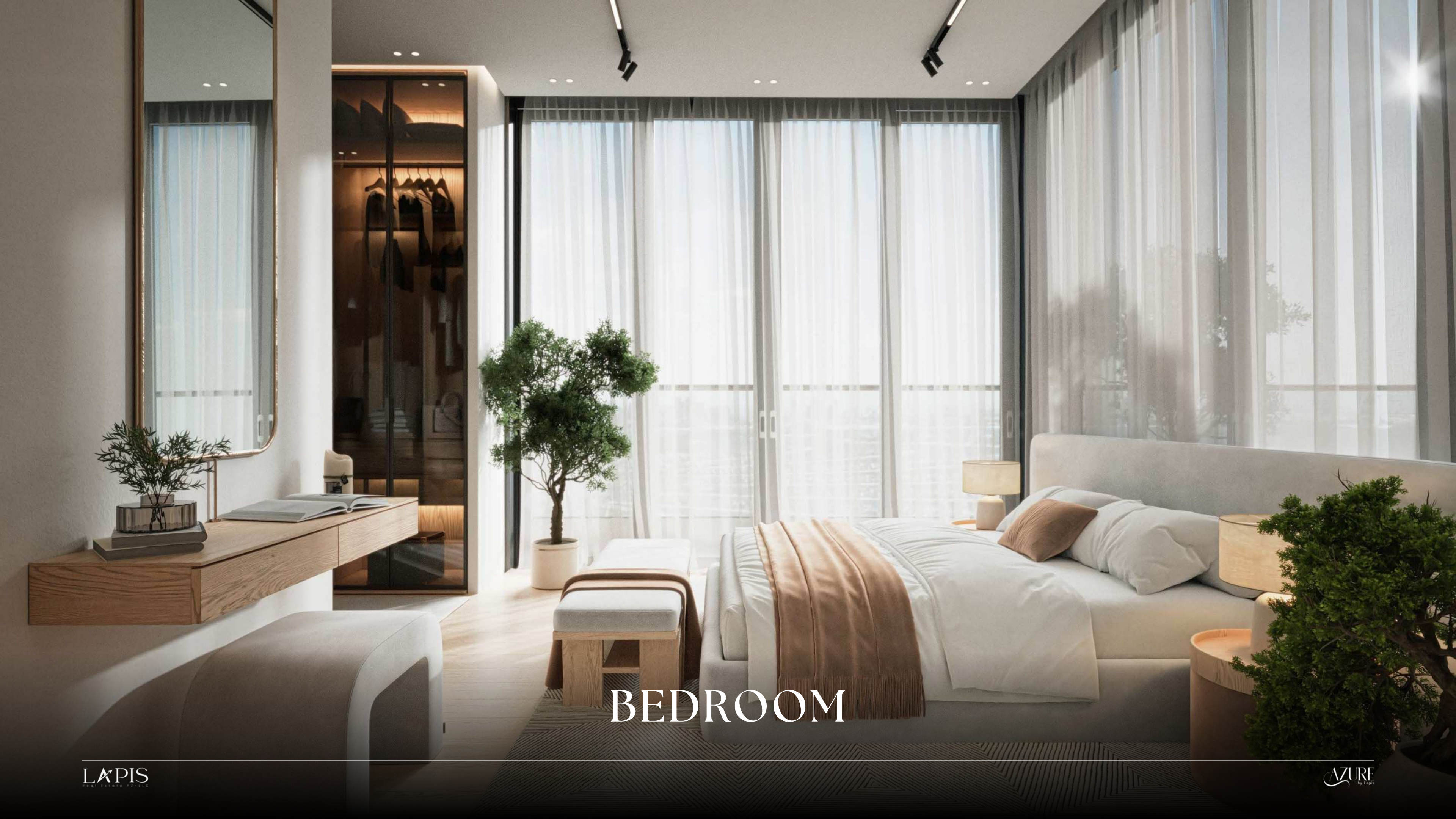


RESIDENTIAL APARTMENTS

Private Retreat by the Coast



LIVING ROOM



BEDROOM



KITCHEN



BATHROOM



OUTDOOR KIDS PLAY AREA



POOL AREA