

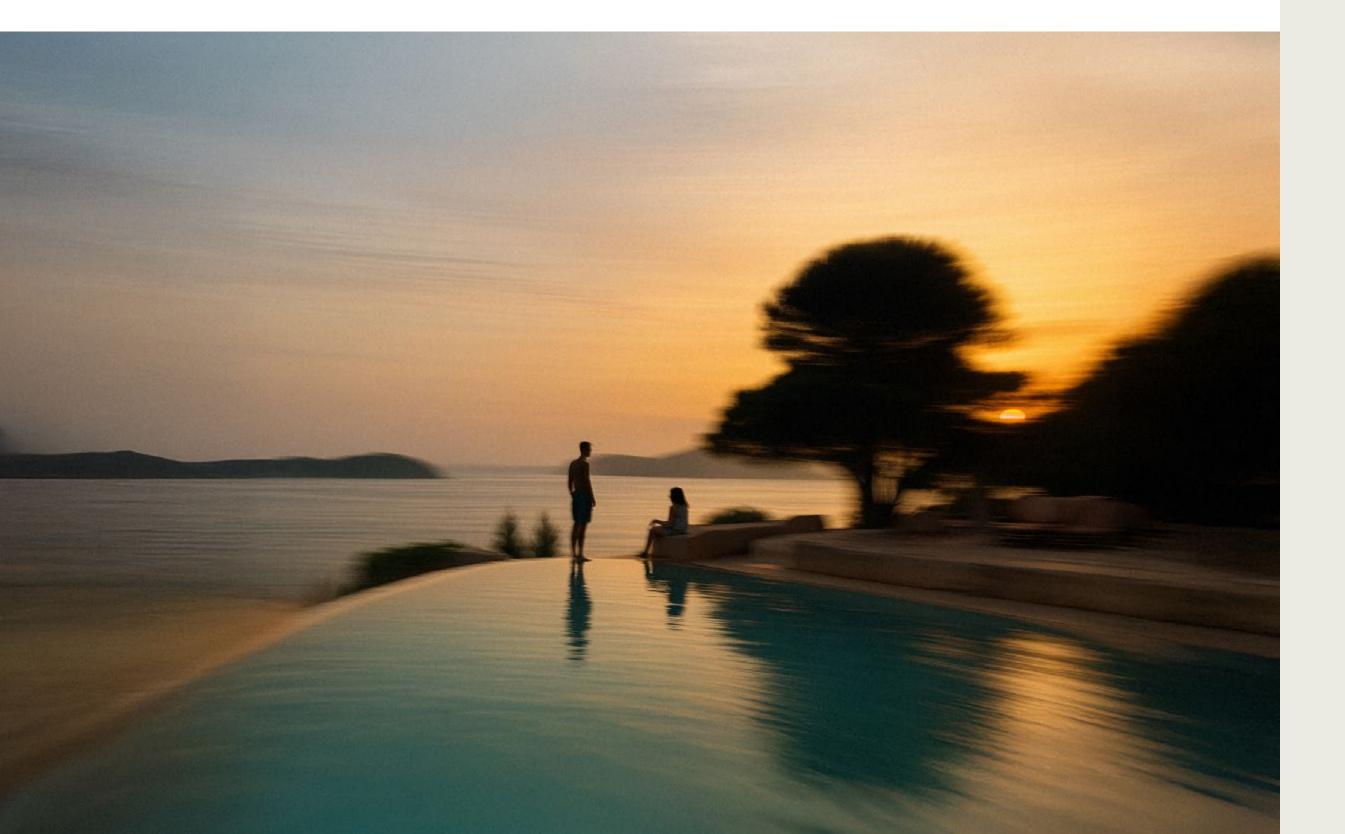
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# OUR PURPOSE

Elevate creates spaces where success transcends wealth, embodying a complete philosophy of living, we create more than homes we build environments that reflect an enlightened way of being. For those who appreciate that success is a way of living – balancing mind, body and soul.



HEALTH	Prioritising vitality, strength and longevity as essentials, not luxuries.
WELLNESS	Our spaces nourish the mind, body, and soul in quiet, powerful ways.
TRIBE	Curating environments where authentic connection and shared energy can thrive.
PURPOSE	Spaces designed to inspire intentional living. Living every day with clarity, direction and meaning.
FLOW	True luxury is life in rhythm, where time expands, routines simplify, and everything moves with effortless grace.
	We don't just build spaces, we create destinations that orchestrate a more profound, more elevated existence.



\$2.5 BILLION TRANSACTIONS

4 COMPANIES OPERATED

12 COMPANIES INVESTED 1000+ GLOBAL TEAM

# ONE GROUP

With a 15-year track record and a presence spanning three continents, One Group has overseen more than \$2.5 billion in real estate transactions globally. Its current portfolio includes over 3,000 units completed and under development.

5 CITIES 3 CONTINENTS



We curate environments that reflect an enlightened way of being for those who appreciate that success is a way of living.

# FOUNDER

Founded in 2010 by self-made entrepreneur Zeeshaan Shah, One Group is a diversified real estate and venture capital group with a workforce of over 1,000 across three continents and a track record of over \$2.5 billion in transactions.

ELEVATE, the latest brand under One Group, is a bold expression of the founder's placemaking philosophy.

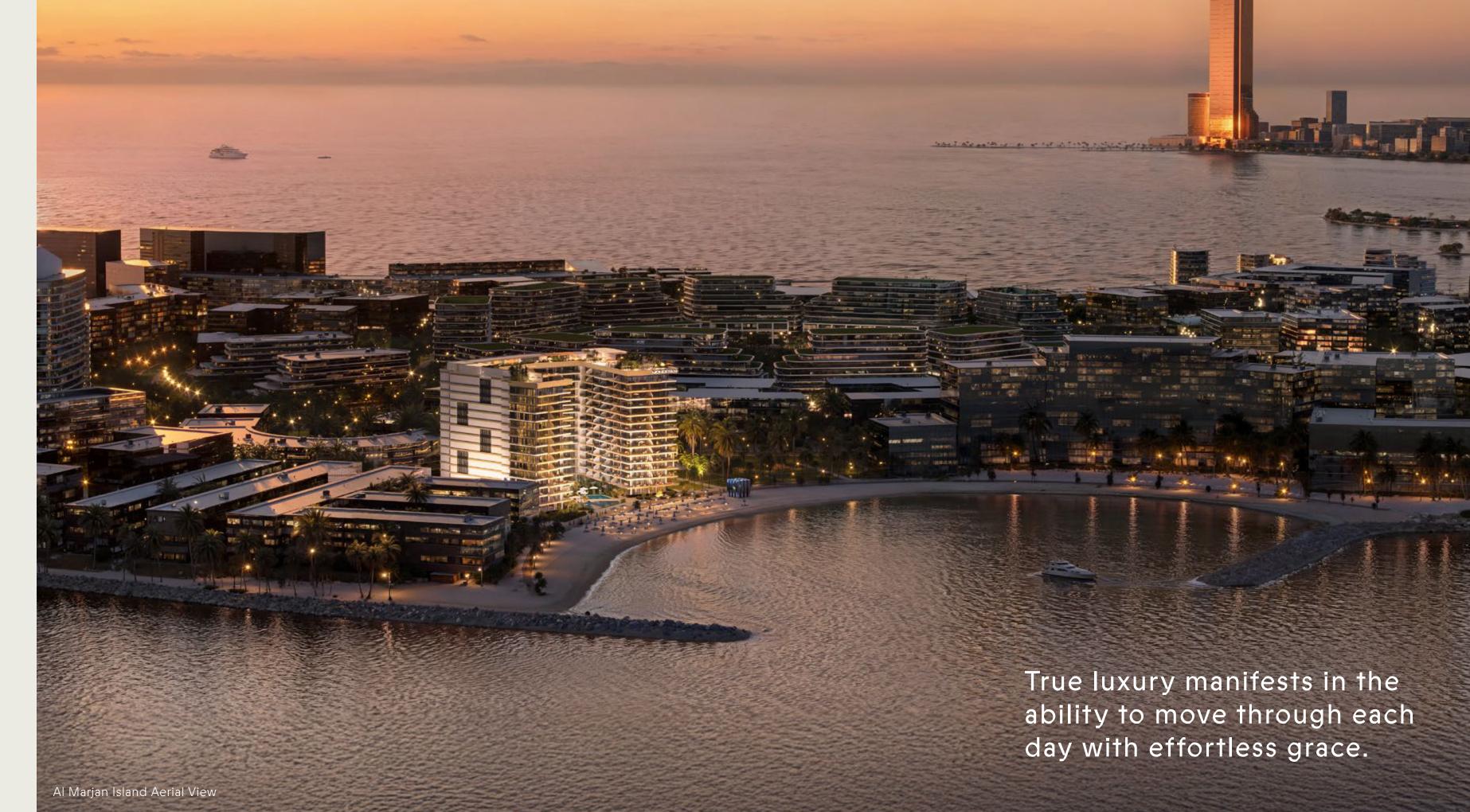
It is about more than building homes.
It is curating environments that elevate
the art of refined living, rooted in timeless
design principles, holistic wellbeing
and meaningful connection.



# ANICONIC IDYLLIC BEACHFRONT PARADISE

Mondrian Residences are created to make the most of Al Marjan Island. Bold design interplays with sophisticated aesthetic detail, while the island's cultural energy is reflected in the vibrant lifestyle and beach-front location.

Al Marjan Island has quickly established a reputation as Ras Al Khaimah's most desirable neighbourhood. Offering diverse expereinces elevated by world renowned restaurants, hotels and leisure clubs.



# OUR LOCATION

Mondrian places itself at the centre of the most exciting cultural scenes in the world.

WYNN AL MARJAN ISLAND 7 min drive

BEACH DISTRICT 8 min drive

AL HAMRA MALL 11 min drive

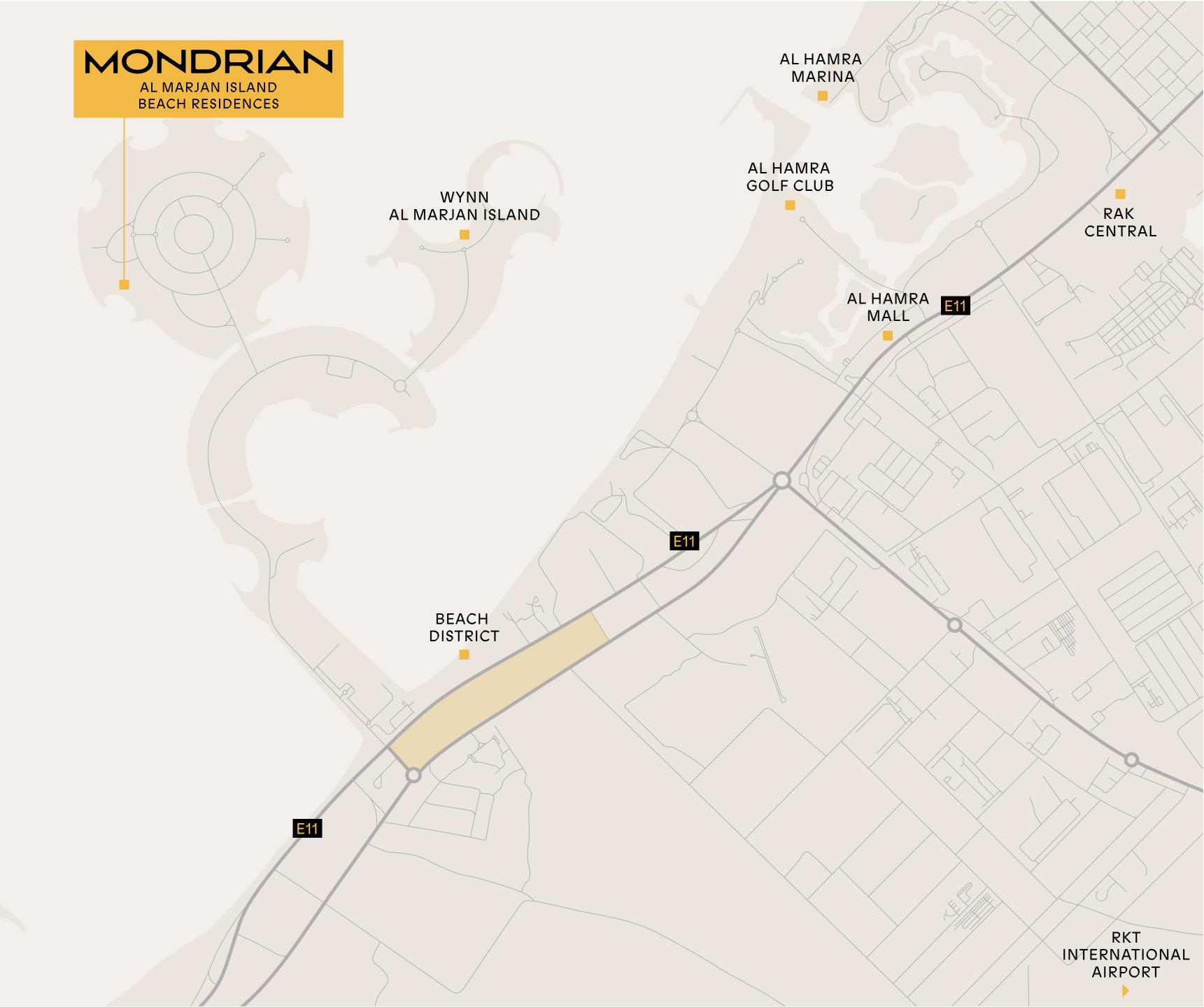
RAK CENTRAL 12 min drive

AL HAMRA GOLF CLUB
13 min drive

AL HAMRA MARINA WALK 18 min drive

RKT INTERNATIONAL AIRPORT 35 min drive

DUBAI INTERNATIONAL AIRPORT 1hr drive





- Diverse amenities for every lifestyle
- Personalized living at your own pace

Resident's Lobby

Lobby Lounge

Landscaped Courtyard with Direct Beach Access

Courtyard Pool & Bar

Garden Cabanas

Residents Sky Club:

- Boardroom/Private Dining Room
- Library/Working Lounge
- Bar & Lounge
- Sunset Terrace
- Sunrise Patio

Rooftop Pool & Sun Deck

Rooftop Padel Court

Fitness Studio

Outdoor Gym

Personal Training Studio

On-demand Treatment Room

Recovery Zone:

- Ice Baths
- Jacuzzi

Kid's and Teens Club

Children's Play Area

Children's Pool





# Ailia)

Fi'lia Beach Club, the region's first female-led restaurant brand, brings its award-winning Italian cuisine to the island in a laid-back setting.





# ESSENTIAL SERVICES

- Bold design and innovative features
- Luxury finishes throughout
- Fastidious focus on resident happiness

All essential services are included in the annual homeowner service charge.

Cultural Concierge

Doormen

Valet Parking

Security

Accor Owner Benefits Annual Membership Fee

Common Area Maintenance, Utilities, Housekeeping

Common Area Wi-Fi

Property Insurance

General and Administrative Services



Our on-demand services offer an exceptional level of personal attention and anticipation.
Unique and uncompromising, they are unmistakably Mondrian.

These are not included in the service charge and are charged per use.

Resident's Entrance

#### **EVERYDAY SIMPLICITY**

Electric Car Chauffeur On-Demand or Private Transportation

Dry Cleaning, Laundry or Tailoring

In-Residence Housekeeping

In-Residence Maintenance

Dog Walking, Grooming or Pet Minding

Childcare, Tutoring or Art Classes

Residence Care During Extended Travel





## A CURATED LIFESTYLE

Art Curator

Interior Design

Resident Botanist – Plant Curation & Care

Personal Shopping

Private Dining or Personal Chef







## ENHANCED WELLBEING

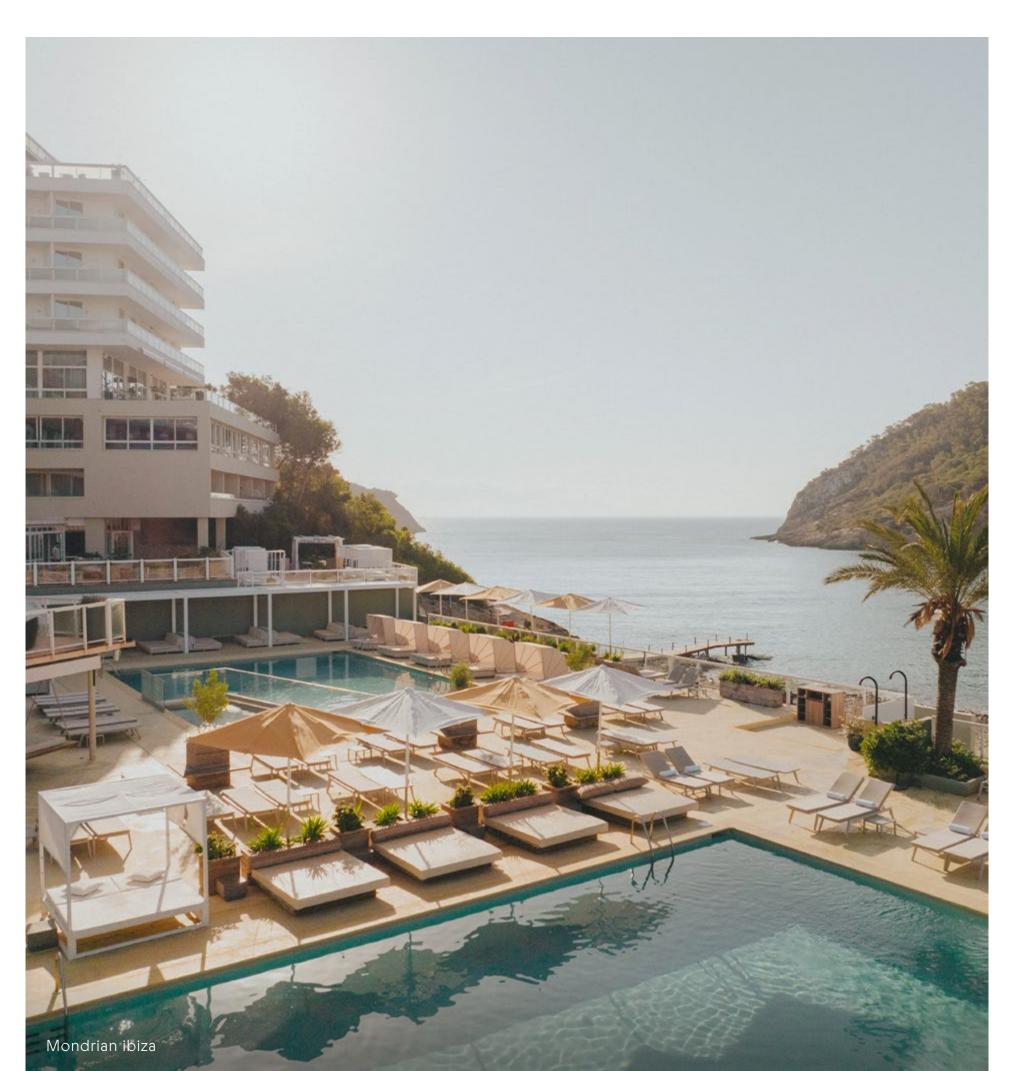
Personal Trainer

Massage, Reflexology or Acupuncture
Grown Alchemist\* Amenities Subscription

\*Preferential pricing available whilst Ennismore maintains its contractual relationship to Grown Alchemist for the Mondrian brand.

# ACCOR OWNER BENEFITS PROGRAM

Mondrian Al Marjan Island Beach Residences owners are eligible to participate in the Accor Ownership Benefits Program\*, giving them automatic VVIP status at over 5600 hotels and resorts worldwide.



# Mondrian Residence Global Ownership Benefits include:

Exclusive invitation to join the PLATINUM tier of Accor Live Limitless

Automatic upgrades on arrival across more than 5600 hotels and resorts worldwide (subject to availability)\*\*

20% off of best available rate at more than 5600 hotels and resorts worldwide\*\*

VIP reservation desk to support travel planning across Accor's global network of hotels, resorts and related hospitality offerings



<sup>\*</sup>Eligibility continues for as long as Purchaser owns Mondrian branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.

<sup>\*\*</sup> At participating Accor brands and properties

# RESIDENCE TYPES



# RESIDENCES

Although different in proportion, all share the same generous features, including high ceilings, west-facing panoramic views from private terraces and interiors that have been designed and curated with peerless attention to detail.

Bedroom	799 to 908 sq ft
2 Bedroom	1226 to 1496 sq ft
Bedroom	1733 to 2141 sq ft

<sup>\*</sup>Sizes above are net internal averages. Balconies are included in these figures.



# FRONT ROW COLLECTION

Front Row Collection townhouses make the most of their proximity to Al Marjan Island's crisp, white sand.

Step through huge sliding glass doors and you are there – your own private beach on your doorstep. A beautiful, pristine space that makes Mondrian Residences much more than just a home. They add a unique lifestyle experience so rarely found here or indeed anywhere in the world.

3 Bedroom Townhouse 2550 to 3693 sq ft 4 Bedroom Townhouse 4090 to 4445 sq ft

<sup>\*</sup>Sizes above are net internal averages. Balconies are included in these figures.



# SKY COLLECTION

Sky Collection villas look out across the ocean from the top two storeys of the building. Not only are the views the most panoramic, the floorplates are the most generous, ranging from around 4000 sq ft to almost 6500 sq ft.

This is life lived on a grand, elevated scale, with sweeping private terraces opening out from airy, 4 and 5 bedroom duplex penthouse apartments. Sky Collection residents also benefit from an enhanced level of amenities, many of which are exclusive.

3 Bedroom Penthouse	2547 to 2789 sq ft
4 Bedroom Sky Villa	5047 to 5679 sq ft
5 Bedroom Sky Villa	8582 to 9467 sq ft

<sup>\*</sup>Sizes above are net internal averages. Balconies are included in these figures.



## **FEATURES**

Generous Living Areas with Ceiling Heights of 3.2 Meters

Floor-to-Ceiling Sliding Glass Doors and Windows with Magnificent Panoramic Views

Terrace Access from the Living Room and Master Bedroom of Every Residence

Walk-in Wardrobes in Every Primary Bedroom

Eat-in, Open Kitchen with High-End Bespoke Cabinetry

Top-of-the-Line Appliances from Miele, Including Cooktop, Integrated Refrigerator, Freezer, Wine Cooler and Dishwasher in Most Residences

Spacious Laundry Rooms with Full-Size Washing Machine and Dryer, with a Utility Sink in Most Residences

Individually Controlled, High-Efficiency Central Air Conditioning and Heating Systems, with Linear Diffusers in Main Areas to Ensure Seamless Integration

Innovative Smart Technology Infrastructure that Enables Home Automation

Intelligent Interface System for Essential Building Services Such as Concierge, Valet, and Security

## SPECIFICATIONS

#### General

Porcelain and Timber Flooring Throughout Off-White Plaster Ceiling and Walls

#### Bedrooms

Feature Hardboard (Master Only in Regular Apartments and All Bedrooms in Large Duplexes)

Built-in Bespoke Wardrobes

#### Kitchen Finishes

Bespoke Cabinetry

Counter & Backsplash: Dekton

Hardware: Polished Chrome and Dark Bronze

Flooring: Porcelain

Full Suite of Integrated Appliances (Miele or Gaggenau Appliances)

#### Bathrooms

Bespoke Cabinetry

Counter & Backsplash: Natural Stone / Dekton Hardware: Polished Chrome and Dark Bronze

Flooring: Porcelain

# LANDSCAPE &

RESIDENCES	Prices starting from
1 Bedroom	AED 2.55m
2 Bedroom	AED 3.69m
3 Bedroom	AED 5.19m

#### FRONT ROW COLLECTION

3 Bedroom Townhouse	AED 8.54m
4 Bedroom Townhouse	Price on application

### SKY COLLECTION

3 Bedroom Penthouse	AED 8.53m
4 Bedroom Sky Villa	Price on application
5 Bedroom Sky Villa	Price on application

TOTAL RESIDENCES: 343



20%	Down Payment
5%	After 3 Months
5%	After 6 Months
5%	After 9 Months
5%	After 12 Months
5%	After 15 Months
5%	After 18 Months
5%	After 21 Months
5%	After 24 Months
40%	Handover (Q4 2028)

60% during construction

40% upon handover



# THE TEAM

DEVELOPER

ELEVATE

BRAND

MONDRIAN

OPERATOR



ARCHITECT

Gensler

INTERIOR DESIGNER

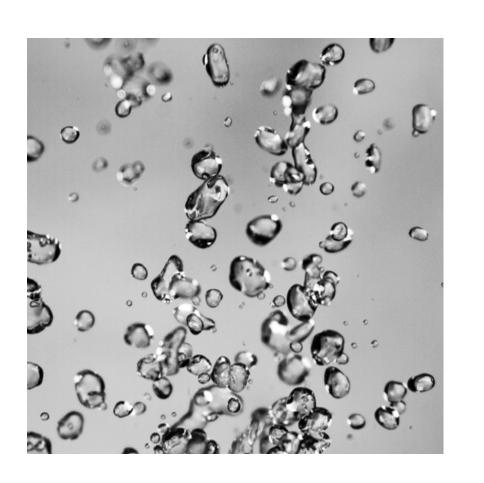


MONDRIAN AL MARJAN ISLAND BEACH RESIDENCES

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# NGE E

BRAND

# MONDRIAN

# EVERYTHING HAS LED TO THIS MOMENT

Mondrian was born to be famous, with an origin story that's Hollywood in every sense.

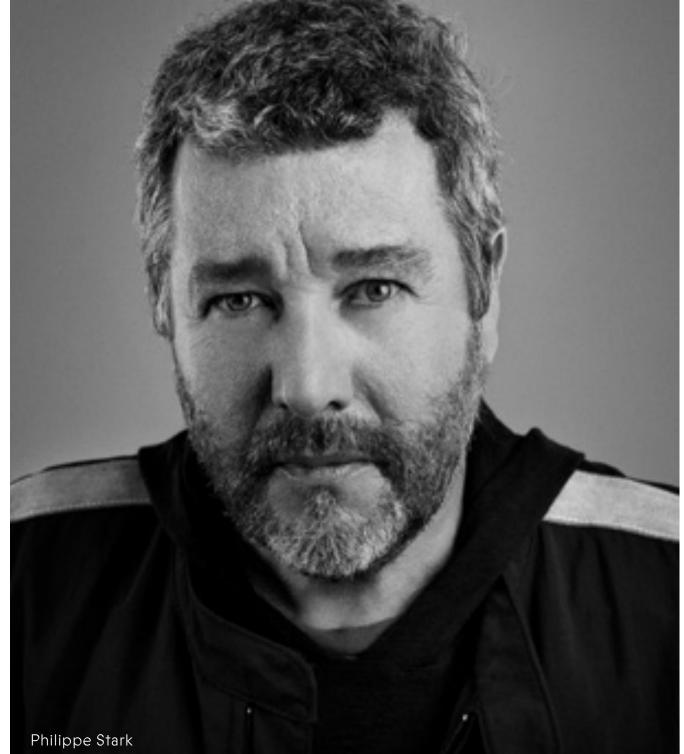
In 1996 the Mondrian brand burst onto the Los Angeles scene, dripping with glamour and quickly became the place for the city's A-list elite to meet and be seen.

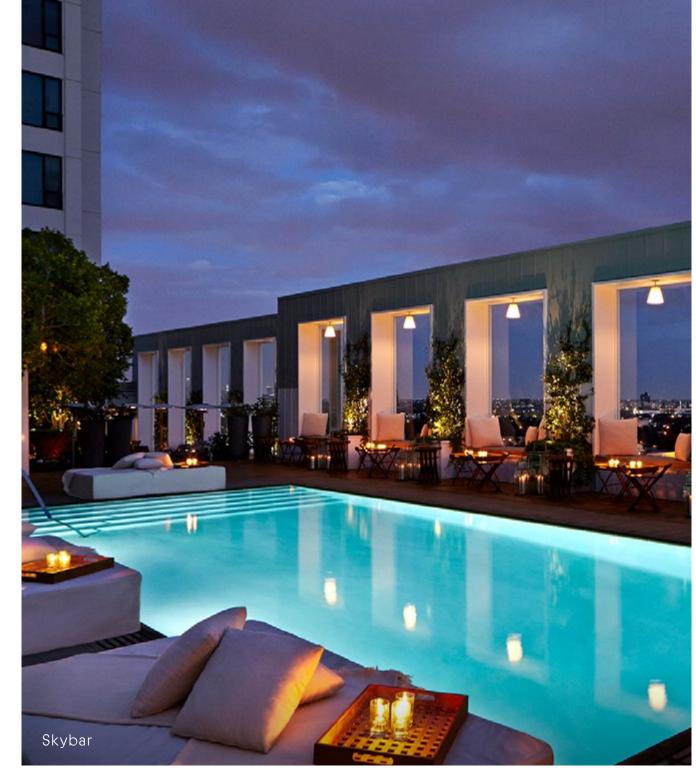
Since 2020, Mondrian has been managed by Ennismore, the largest and fastest growing lifestyle hospitality brand, who curate unique properties and experiences in some of the world's most exciting destinations.



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# WHY MONDRIAN

# ICONIC BRAND: PIONEER OF THE LIFESTYLE MOVEMENT

- Founded by Ian Schrager in the 1990s as a pioneer in lifestyle hospitality
- Best-in-class design with renowned collaborators such as Philippe Starck and Marcel Wanders
- Global brand with 11 operating properties and 14 more in development

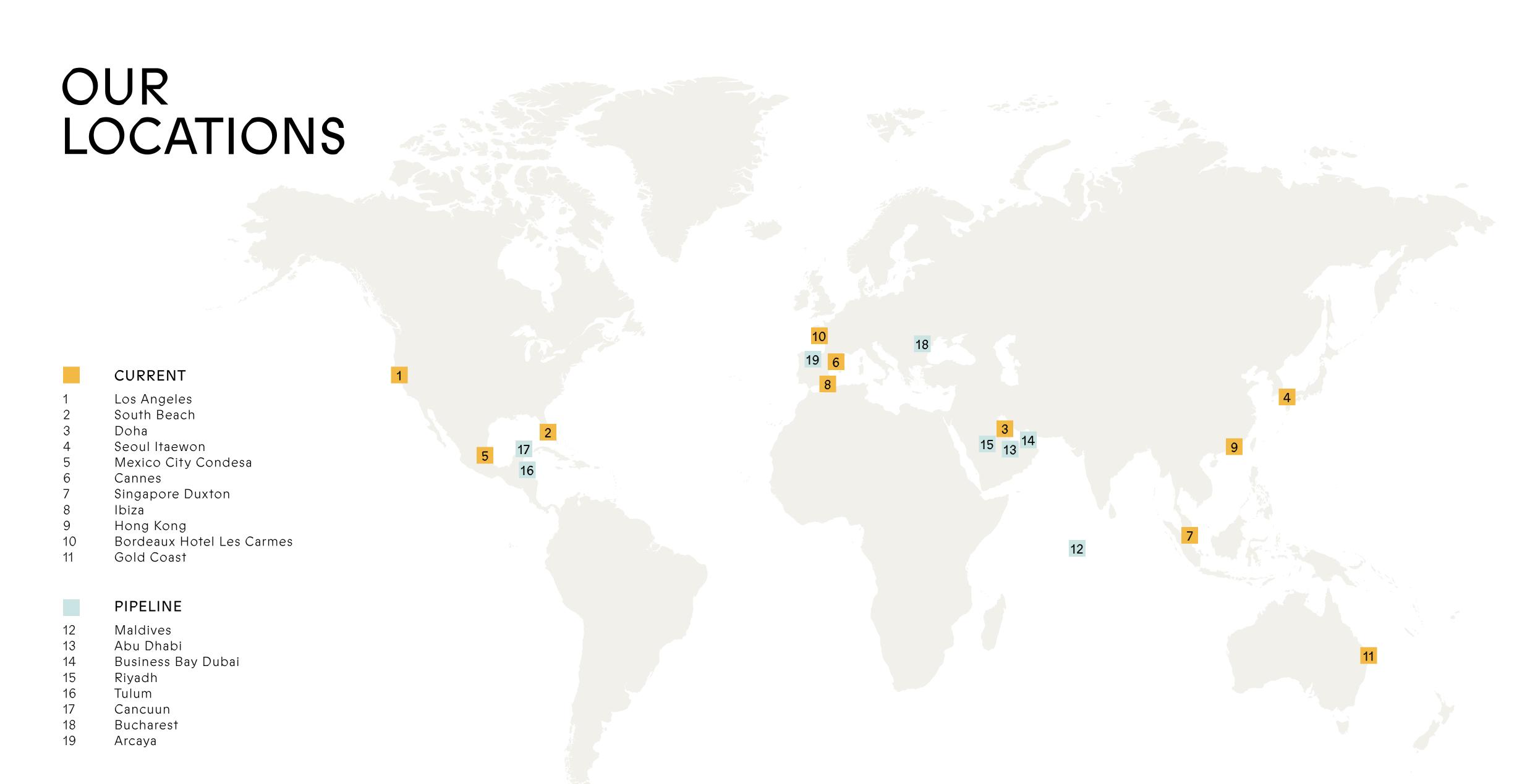
# SUCCESSFUL MIXED-USE DEVELOPMENT STRATEGY

- Mondrian's iconic F&B venues, like Skybar, have become household names
- Established residential brand with a 15% Sales price premium and faster sales
- Buyers drawn to lifestyle perks: services, amenities, VIP access

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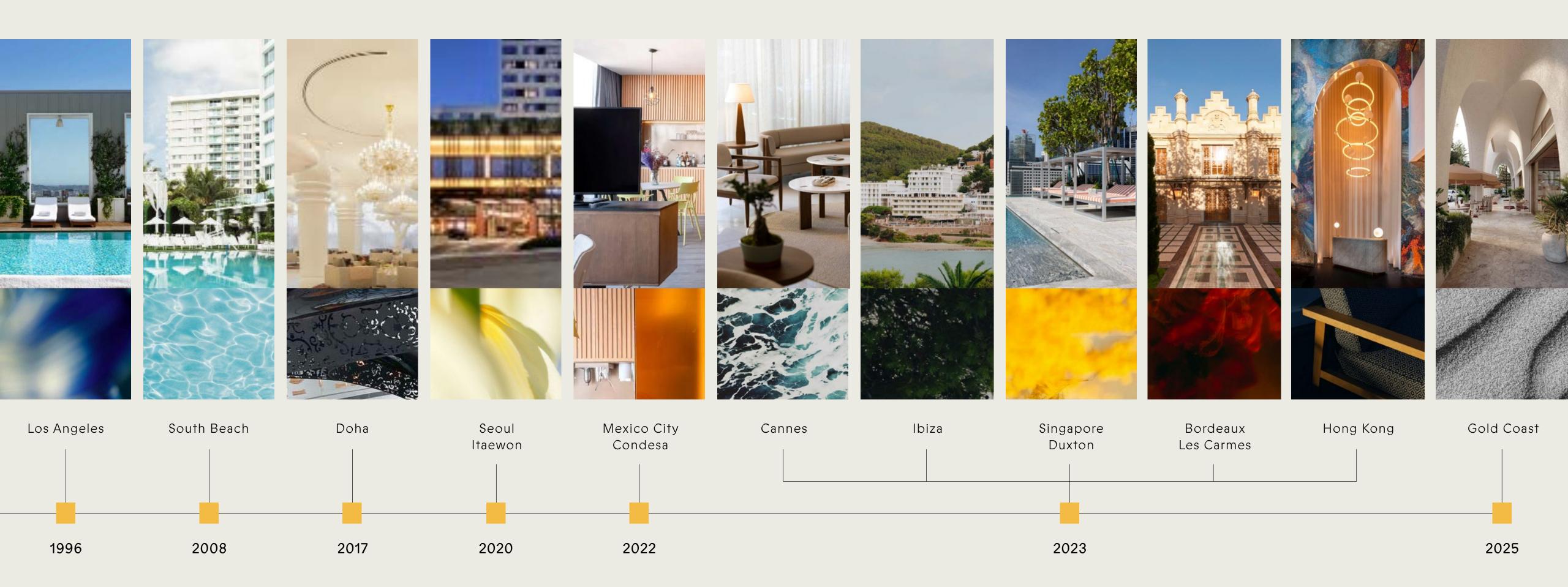
Mondrian Living offers flexible extended-stay options in mixed-use developments

SINGAPORE LONDON MEXICO CITY BORDEAUX IEWYORK SECUL GOLD COAST HONG KONG CANNES LOS ANGELES 



# MONDRIAN OVER THE YEARS...

A global brand with a footprint across North America, Central America, Europe, Midde East & Asia.



# PRESS

#### MONDRIAN LOS ANGELES

TRAVEL+ LEISURE Mondrian is the most happening place in LA.

SURFACE

Drips with Hollywood glamour – the ivy-covered rooftop pool lounge, Skybar is an A-list magnet.



#### MONDRIAN SOUTH BEACH



A surreal maze of whimsical lounge pillows, "kissing corners" and arcane passageways centered on a stylish bayfront swimming pool.

— Best Hotel Pools in Miami

#### FAST@MPANY

The fanciful, exuberantly patterned confection overlooking Biscayne Bay, is the brainchild of Marcel Wanders, the 45-year-old Dutch designer.



#### MONDRIAN SINGAPORE DUXTON

The New york Times

It was a multisensory free fall, and I didn't want it to end.

SALON PRIVÉ

Mondrian Singapore Duxton reigns as the epitome of chic urban luxury.

Robb Report

We've hardly mentioned design, art, and layout. But all those things are original, exciting, and not at all bad to look at.

More importantly, Singapore just doesn't have anything else like this.

#### MONDRIAN DOHA

**Forbes** 

Mondrian Doha is a lavish feast for the senses.

Robb Report

Mondrian Doha debuts with the most decadent bridal suite in the world.

#### MONDRIAN IBIZA

# **Traveler**

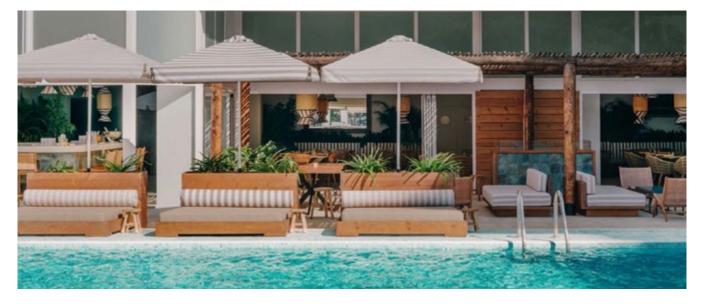
This cool-as-a-cucumber resort with a desirable spot in Cala Llonga is the sleekest new crashpad to open its doors on the White Isle

## VOGUE

The promising impression intensified when I reached my accommodation for the coming days, the "Mondrian". A 5-star hotel whose interior resembles a Jacquemus boutique.

## The Telegraph

Beachside hotels are surprisingly less common than you'd expect in Ibiza – and those that do exist tend to be big, block hotels of the package holiday variety. The Mondrian (and its sister property, Hyde) is what happens when one of those buildings is given a top-to-bottom renovation: it now has style in spades, plus three pools and seven restaurants



#### MONDRIAN SEOUL



Mondrian Seoul Itaewon exudes a magical charm that is almost fairytale-like. From the impeccable service of the front desk team to the captivating artworks found throughout the hotel and their stylish rooms.

# ACCOLADES

CONDÉ NAST TRAVELER READER'S CHOICE AWARDS, 2023

Mondrian Los Angeles Mondrian Doha FORBES TRAVEL GUIDE 2024 STAR AWARD

Mondrian Doha

VOGUE: THE 7 BEST LUXURY HOTELS IN SEOUL

Mondrian Seoul Itaewon

WORLD YOUNG CHEF YOUNG WAITER AWARDS 2023

World Young Chef – Ian Tan, Bottega di Carna, Mondrian Singapore Duxton AFAR BEST NEW HOTELS 2024

Mondrian Singapore Duxton

AHEAD AWARDS ASIA 2024

BEST HOTEL RENOVATION Mondrian Hong Kong

BEST RESTAURANT Carna by Dario Cecchini, Mondrian Hong Kong

BEST SUITE SHOPHOUSE Suite, Mondrian Singapore













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OPERATOR

# ENNISMORE

Ennismore is a global collective of entrepreneurial and founder-built brands with creativity and purpose at their heart. Founded in 2011 by entrepreneur Sharan Pasricha, Ennismore and Accor entered a joint venture in 2021, creating a new autonomous entity and the fastest growing lifestyle hospitality company, with Accor holding a majority shareholding.







DELANO

**FAENA** 

**HYDE** 





MONDRIAN

MORGAN(S) O)RIGINALS





SLS

SO/

the hoxton

working from\_

# WHY BRANDED RESIDENCES?

Hospitality branded residences have emerged as the highest-performing asset class within the luxury residential market.

They command higher prices and appreciate faster than comparable non-branded luxury properties, typically selling for 20%-40% more than comparable non branded properties and generating higher rental yields according to Knight Frank.



# WHY BRANDED RESIDENCES?

01

#### BRAND PRESTIGE AND TRUST

Affiliation with a globally recognized hospitality brand instills confidence in buyers, assuring them of quality, exclusivity, and sophistication.

04

#### ATTRACTIVE RENTAL RETURNS

Due to their luxury positioning and comprehensive service offerings, hospitality branded residences are highly sought after by high-net-worth tenants\*.

\*Footnote: Short term rental of less than 6 months are prohibited at the property under the Governing Documents.

02

## ENHANCED SERVICES AND AMENITIES

Hospitality branded residences offer an unparalleled lifestyle with hotel-like services delivered by the sector experts making them highly attractive to discerning buyers seeking a seamless and effortless living experience.

## 05

#### BUILT-IN BRAND TRUST AND PRESTIGE

The involvement of a hotel operator as a sector expert in the management and maintenance of the property ensures high standards are maintained, protecting the investment's value over time.

03

## HIGHER RESALE VALUE AND APPRECIATION

Historically, hospitality branded residences have shown higher appreciation and resilience during economic downturns, attracting a strong demand from ultra-high-networth individuals and international investors who are less sensitive to market fluctuations.



#### ARCHITECT

# Gensler

Design firm, Gensler uses its work as a catalyst for positive change. It is a dynamic and collaborative studio, uniting creativity, research and innovation to create purposeful, cutting-edge solutions. It reimagines cities, places and experiences that positively impact people's everyday lives. Everything they do is guided by a simple mission: to create a better world through the power of design.

#### Shanghai Tower (China)

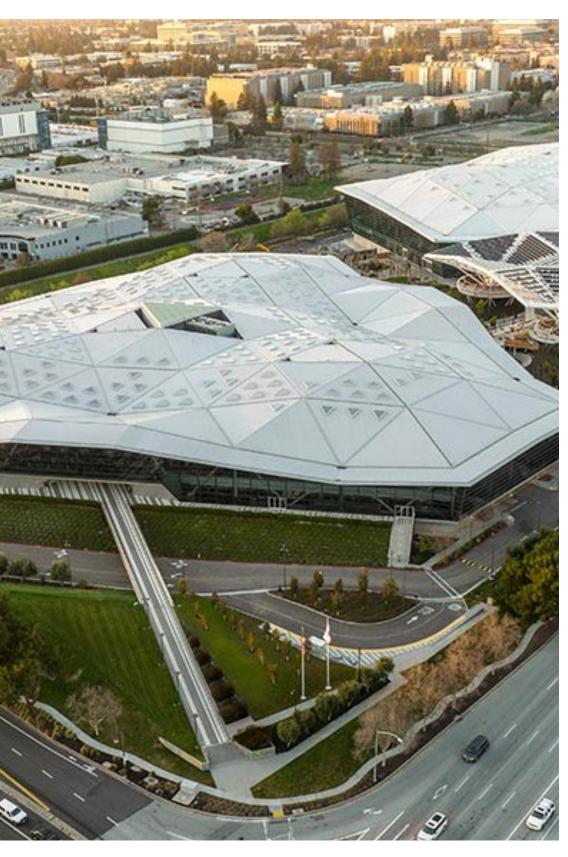
The world's third-tallest building, known for its sustainable design and spiraling form.



Facebook Headquarters (California, USA)
A cutting-edge, collaborative workspace designed for innovation.



Nvidia Headquarters (California, USA)
An energy-efficient triangular campus that fuels creativity and collaboration.



#### INTERIOR DESIGNER

# BESIGN HOUSE

Bergman Design House is a globally acclaimed, award-winning studio crafting luxurious, timeless spaces that blend refined aesthetics with bold, narrative-driven design. Founded by Marie Soliman and Albin Berglund, their work spans the globe, redefining luxury through craftsmanship, emotion and individuality.

#### One & Only One Za'abeel (Dubai)

A lavish hospitality project featuring refined interiors that fuse local culture with global luxury, elevating the ultra-luxury resort experience.



#### Conrad St. James (London)

A full redesign of this five-star hotel, where heritage architecture meets modern British sophistication in a timeless, elegant setting.



#### M/Y Sorrento

A cutting-edge, eco-conscious superyacht interior blending luxury with innovation, created for Oceanco's NXT initiative.





# ENQUIRIES



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LIVEELEVATED.COM MONDRIANALMARJANISLANDBEACHRESIDENCES.COM

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