

# MONDRIAN

AL MARJAN ISLAND  
BEACH RESIDENCES

A PROJECT BY

ELEVATE

A ONE GROUP COMPANY

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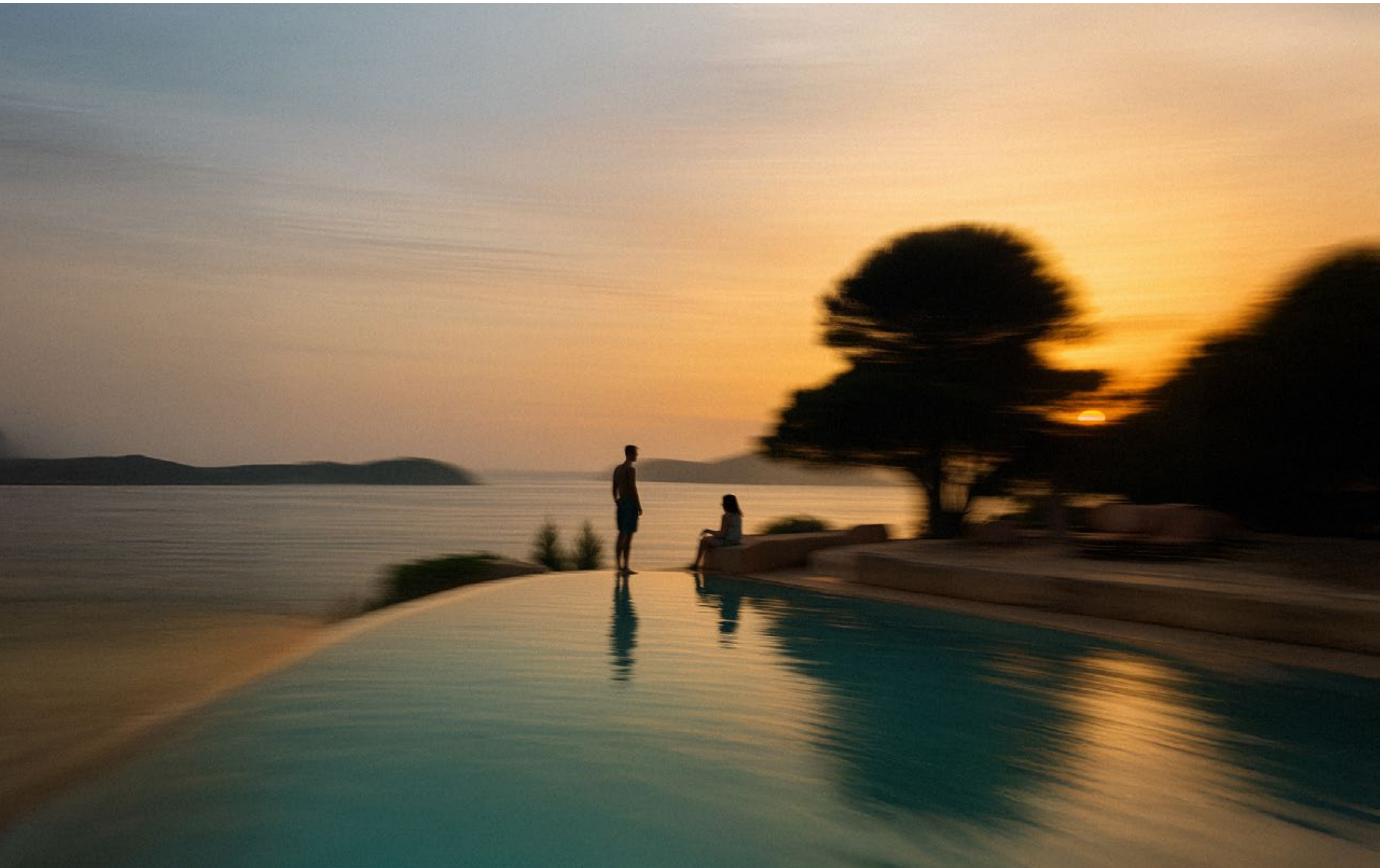
# ELEVATE

A ONE GROUP COMPANY

For those who appreciate  
that success is a way of living,  
balancing mind, body and soul.

# 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.



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## HEALTH

Prioritising vitality, strength and longevity as essentials, not luxuries.

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## WELLNESS

Our spaces nourish the mind, body, and soul in quiet, powerful ways.

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## TRIBE

Curating environments where authentic connection and shared energy can thrive.

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## 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

# OUR COMPANIES

ELEVATE



# OUR INVESTMENTS

DOT & LINE

THE ARENA

BARBERSHOP  
CHAPS & CO  
EST. 2015

SCRIPT HEALTH



EIGHTClouds.  
Systems

DIRTEA

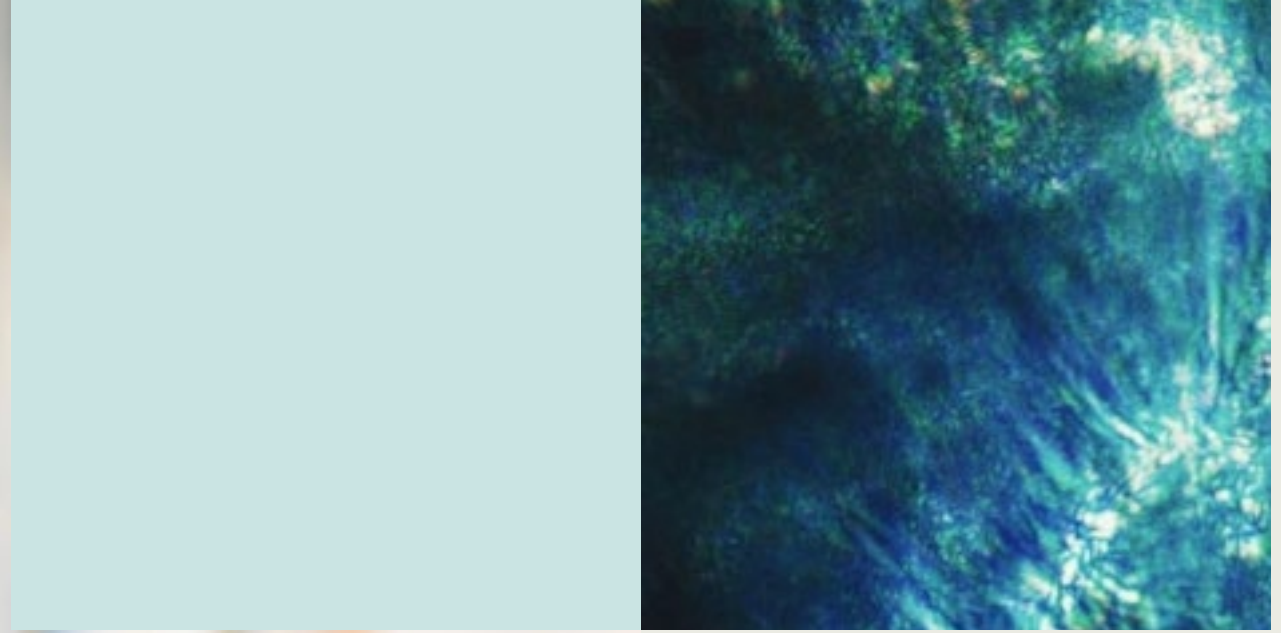
N Next'House

gloria

MORE

CreditBook

STITCHES



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 Zeeshan 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.



MONDRIAN  
AL MARJAN ISLAND  
BEACH RESIDENCES

DESIGNED

FOR



DIFFERENT



THE

# AN ICONIC IDYLIC 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 experiences elevated by world renowned restaurants, hotels and leisure clubs.

MONDRIAN AL MARJAN ISLAND BEACH RESIDENCES



Al Marjan Island Aerial View

True luxury manifests in the ability to move through each day with effortless grace.

# 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

MONDRIAN AL MARJAN ISLAND BEACH RESIDENCES

**MONDRIAN**  
AL MARJAN ISLAND  
BEACH RESIDENCES



RKT  
INTERNATIONAL  
AIRPORT

# RESIDENTIAL FACILITIES

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

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Resident's Lobby

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Lobby Lounge

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Landscaped Courtyard with Direct Beach Access

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Courtyard Pool & Bar

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Garden Cabanas

---

Residents Sky Club:

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

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Rooftop Pool & Sun Deck

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Rooftop Padel Court

---

Fitness Studio

---

Outdoor Gym

---

Personal Training Studio

---

On-demand Treatment Room

---

Recovery Zone:

- Ice Baths
- Jacuzzi

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Kid's and Teens Club

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Children's Play Area

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Children's Pool





*Fi'lia*

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



Fi'lia By The Beach



# 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.

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Cultural Concierge

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Doormen

---

Valet Parking

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Security

---

Accor Owner Benefits Annual Membership Fee

---

Common Area Maintenance, Utilities, Housekeeping

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Common Area Wi-Fi

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Property Insurance

---

General and Administrative Services

# ON-DEMAND 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.

## 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





**10,000**  
SQ FT

INDOOR \_\_\_\_\_  
OUTDOOR GYM

### 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:

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Exclusive invitation to join the PLATINUM tier of Accor Live Limitless

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

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

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

\*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.

\*\* 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.

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

\*Sizes above are net internal averages. Balconies are included in these figures.

1 Bedroom Residence Balcony



# 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 4530 sq ft
4 Bedroom Townhouse	4580 to 4700 sq ft

\*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

\*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 2.7m
2 Bedroom	AED 3.9m
3 Bedroom	AED 5.4m

## FRONT ROW COLLECTION

3 Bedroom Townhouse	AED 9.4m
4 Bedroom Townhouse	Price on application

## SKY COLLECTION

3 Bedroom Penthouse	AED 8.8m
4 Bedroom Sky Villa	Price on application
5 Bedroom Sky Villa	Price on application

TOTAL RESIDENCES: 343

## PAYMENT PLAN

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

# THE TEAM

DEVELOPER

ELEVATE

BRAND

MONDRIAN

OPERATOR

ENNISMORE

ARCHITECT

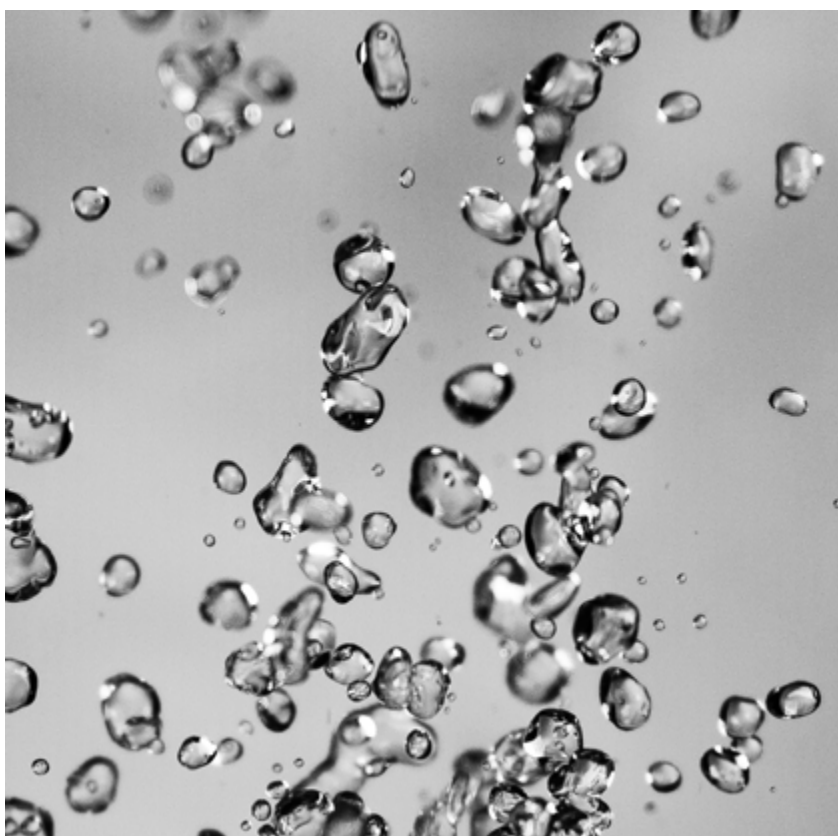
**Gensler**

INTERIOR DESIGNER

BERGMAN  
DESIGN HOUSE

AGENT

OF



AN

CHANGE



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.

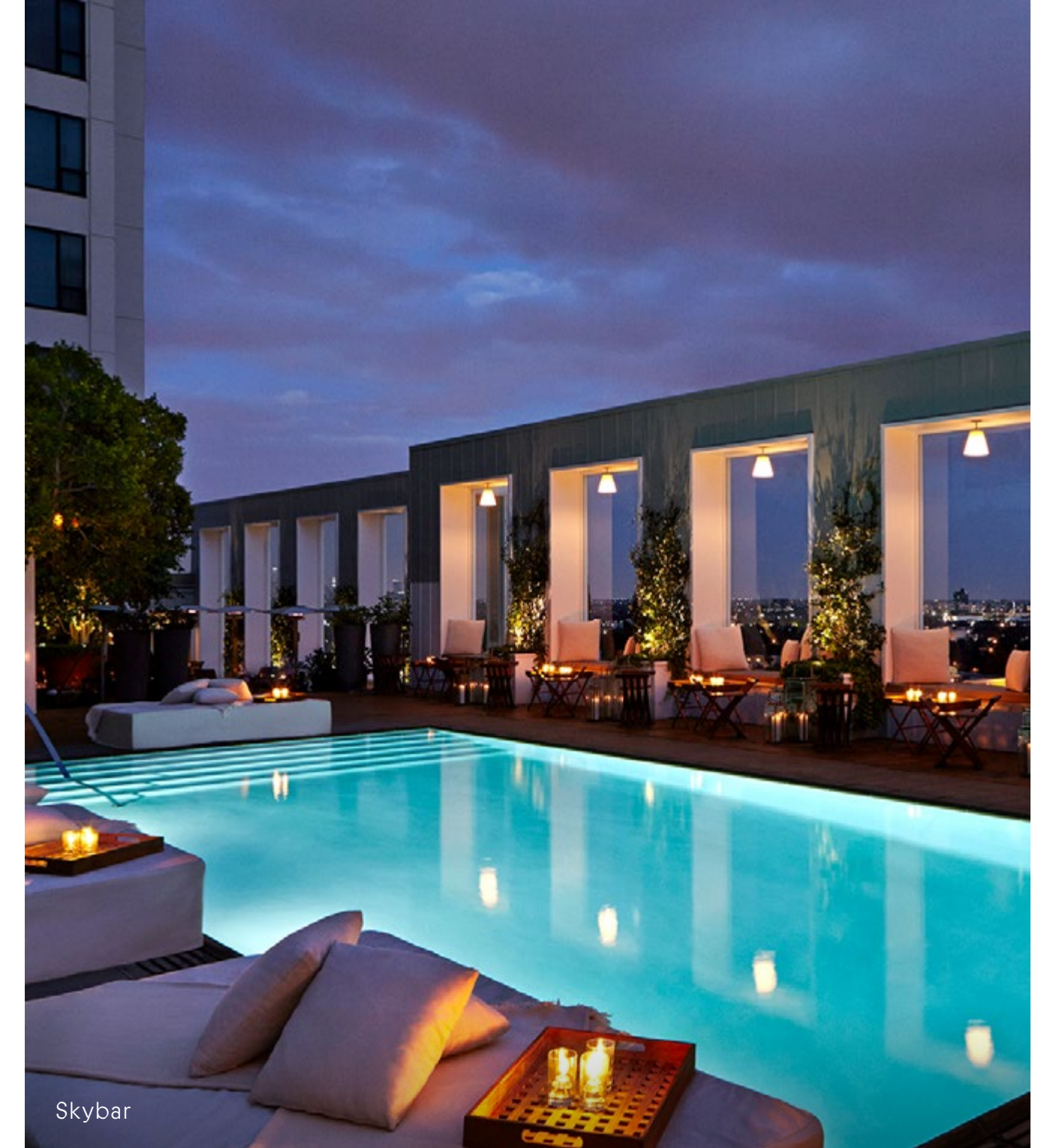
Since 2020, Mondrian has been managed by Ennismore, the largest and fastest growing lifestyle hospitality brand, who curate unique properties and experiences in some of the world's most exciting destinations.



Adult's Sky Pool & Lounge



Philippe Stark



Skybar

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

SINGAPORE

LONDON

IBIZA

MEXICO CITY

BORDEAUX

NEW YORK

SEOUL

GOLD COAST

HONG KONG

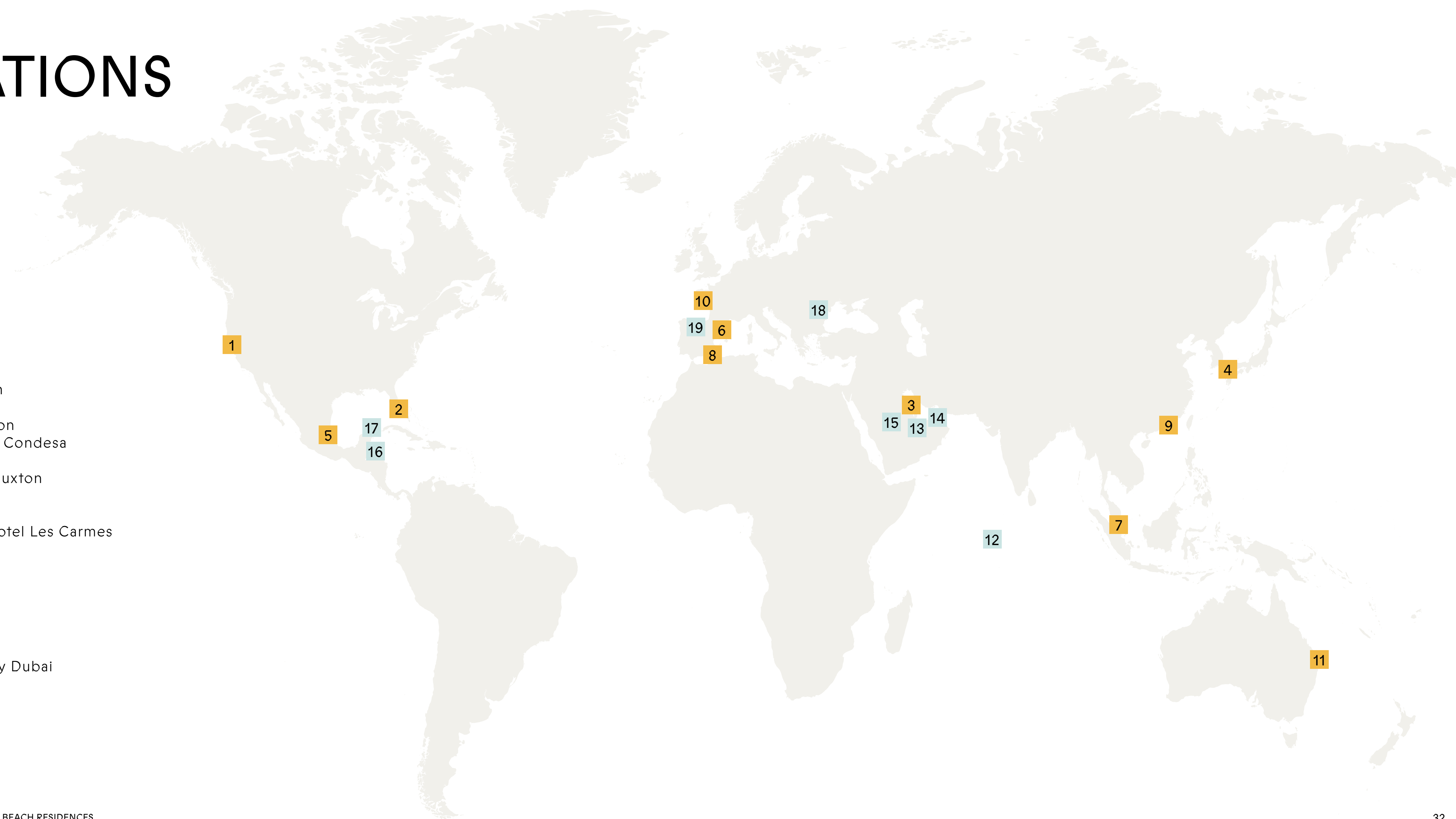
CANNES

MIAMI

LOS ANGELES

# OUR LOCATIONS

- CURRENT**
  - 1 Los Angeles
  - 2 South Beach
  - 3 Doha
  - 4 Seoul Itaewon
  - 5 Mexico City Condesa
  - 6 Cannes
  - 7 Singapore Duxton
  - 8 Ibiza
  - 9 Hong Kong
  - 10 Bordeaux Hotel Les Carmes
  - 11 Gold Coast
- PIPELINE**
  - 12 Maldives
  - 13 Abu Dhabi
  - 14 Business Bay Dubai
  - 15 Riyadh
  - 16 Tulum
  - 17 Cancuun
  - 18 Bucharest
  - 19 Arcaya



# MONDRIAN OVER THE YEARS...

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



Los Angeles

South Beach

Doha

Seoul  
Itaewon

Mexico City  
Condesa

Cannes

Ibiza

Singapore  
Duxton

Bordeaux  
Les Carmes

Hong Kong

Gold Coast

1996

2008

2017

2020

2022

2023

2025

# 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

**Condé Nast  
Traveler**

A surreal maze of whimsical lounge pillows, “kissing corners” and arcane passageways centered on a stylish bayfront swimming pool.  
— Best Hotel Pools in Miami

**FASTCOMPANY**

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

**Condé Nast  
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

**travelife  
MAGAZINE**

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

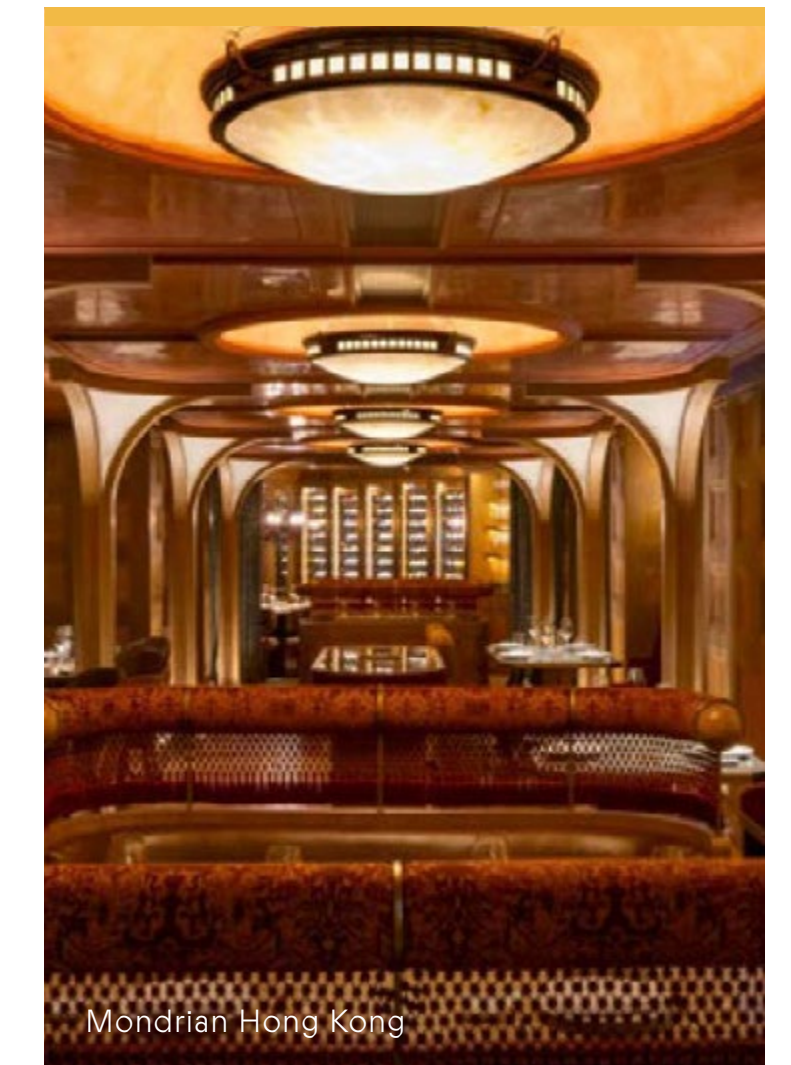
Mondrian Singapore Duxton

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



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.



Mondrian Al Marjan Island Beach Residences - Resident's Direct Beach Access

**21c**

**25h**  
twenty five hours hotels  
come as you are

DELANO

FAENA

**HYDE**

**JO & JOE**

**MAMA**  
SHELTER

MONDRIAN

**MORGAN'S**  
ORIGINALS

  
OUR HABITAS

**RIXOS**  
HOTELS

**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-net-worth 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.



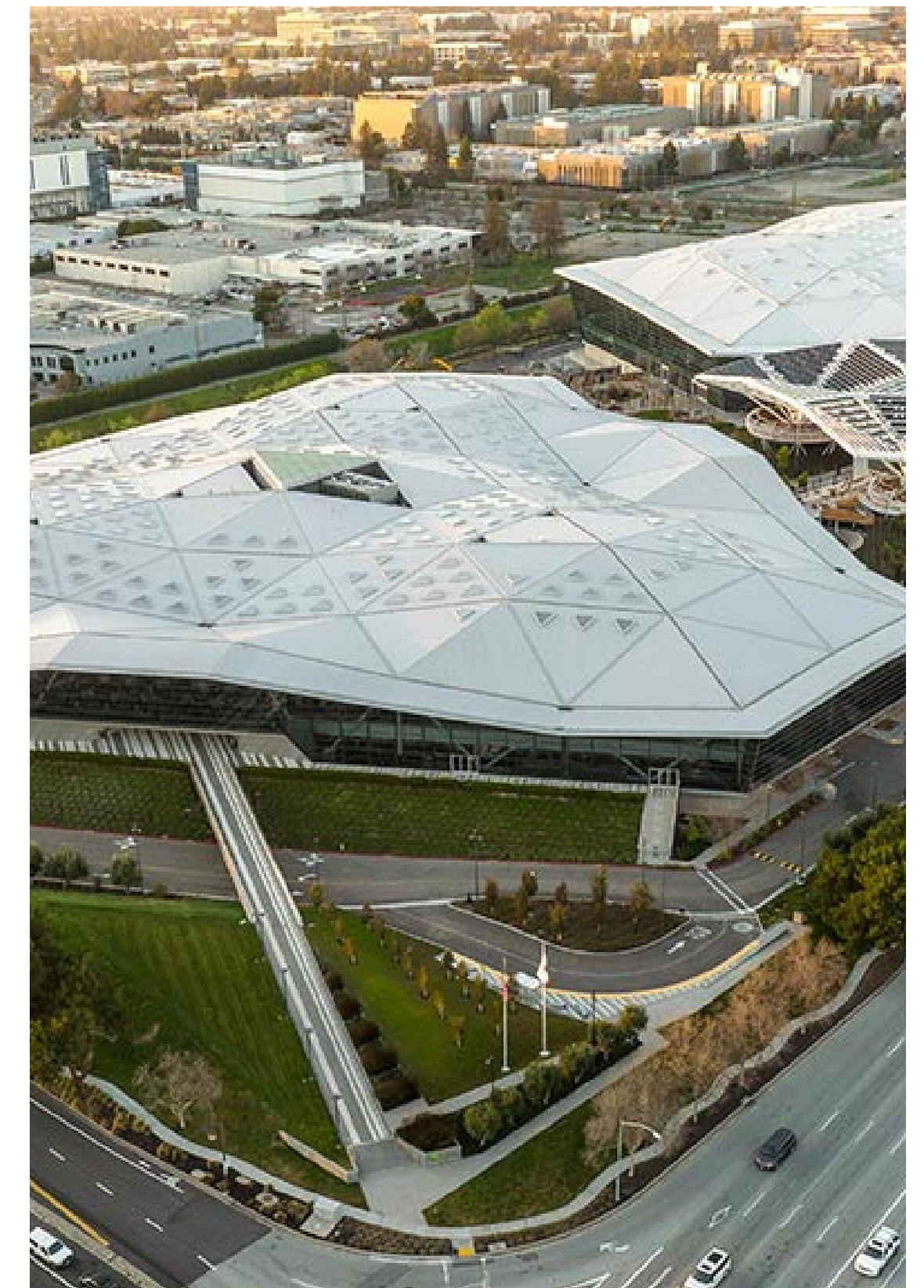
**Facebook Headquarters (California, USA)**

A cutting-edge, collaborative workspace designed for innovation.



**Nvidia Headquarters (California, USA)**

An energy-efficient triangular campus that fuels creativity and collaboration.



INTERIOR DESIGNER

BERGMAN  
DESIGN 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.



# MONDRIAN



Beach Front Balcony Views

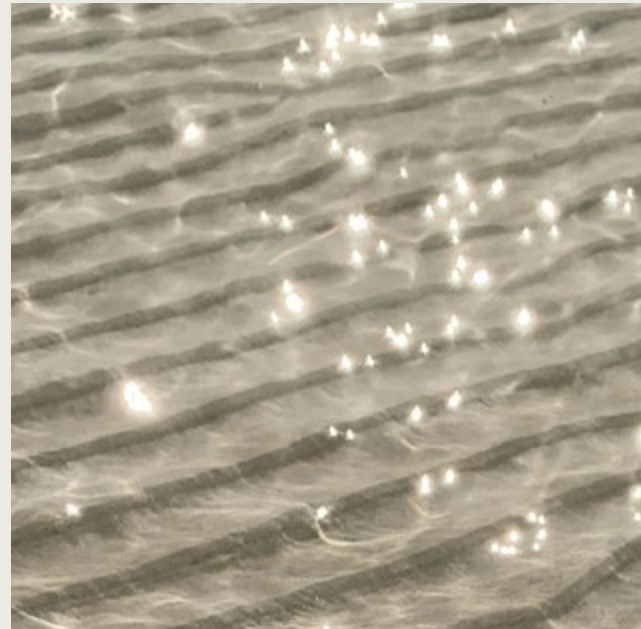
# ENQUIRIES

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MONDRIANALMARJANISLANDBEACHRESIDENCES.COM

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