

 fashiontv

ACACIA

BY BNW DEVELOPMENTS

AL MARJAN ISLAND



THE *finest living*
INSPIRED BY FASHION

A LIVING STATEMENT *of design and opulence*

Acacia by Fashion TV rises gracefully on the coveted shores of Al Marjan Island in Ras Al Khaimah. Designed by the globally renowned Conin International, this architectural gem harmonizes natural elements with refined artistry.

From lush landscaped courtyards to panoramic sea views, every space is designed to heighten the senses. This is a sanctuary for those who value elegance, privacy, and a front-row seat to nature's finest views.



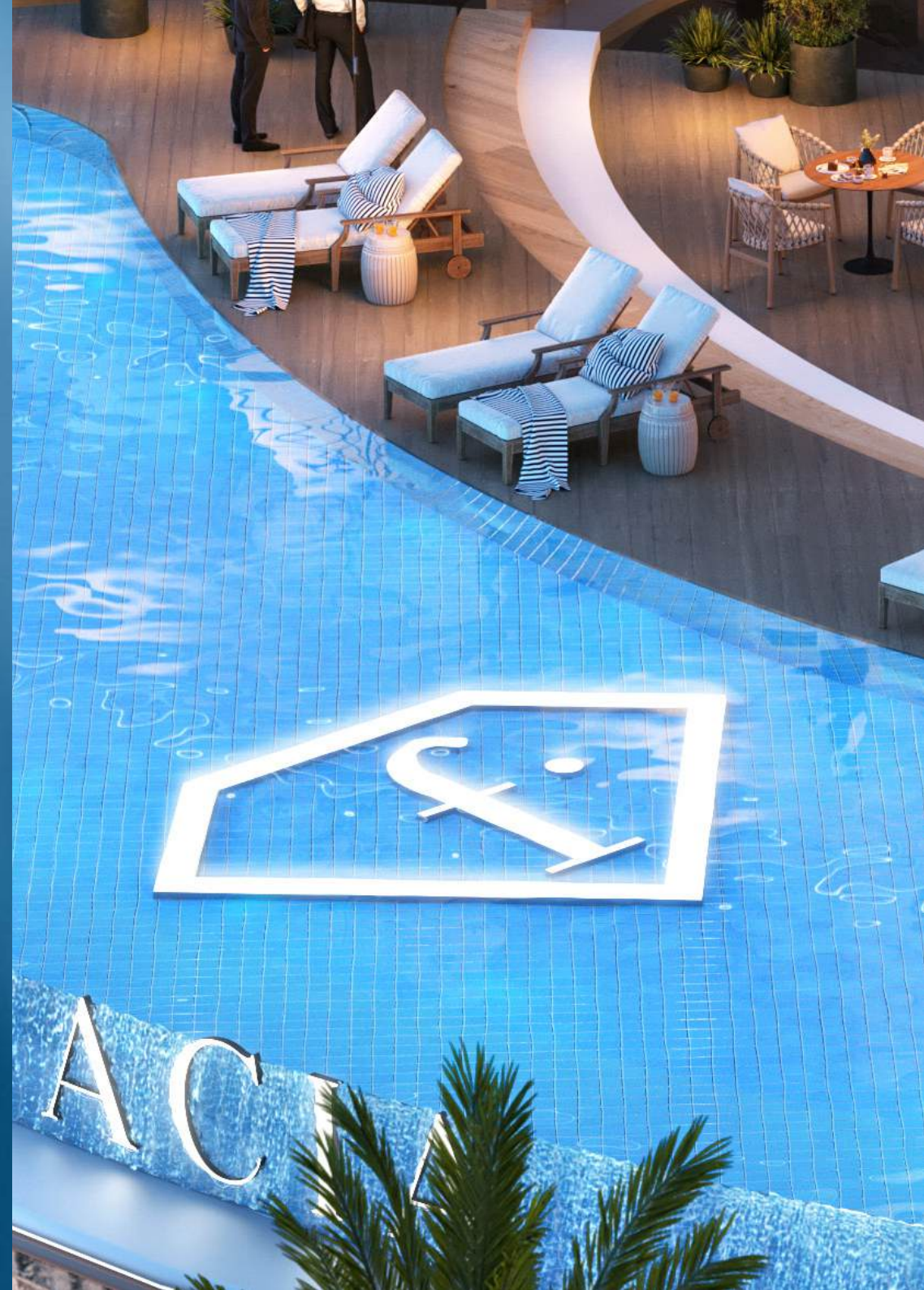


FASHION *finds a* LUXURIOUS ADDRESS

Acacia presents a fashion-forward lifestyle, meticulously crafted for those with a refined eye. Blending the effortless charm of island living with modern sophistication, it redefines elegant living. Each residence is a seamless fusion of style, form, and comfort; A private runway where fashion becomes part of everyday life.



THE *blending of*
STYLE & SERENITY



A SYMPHONY OF *green & grace*

A striking entrance flanked by tree-lined boulevards sets the tone for what lies ahead, terraces that open to ocean vistas, signature interiors styled with precision, and spaces that inspire connection, calm, and celebration.





ISLAND *living* REDEFINED BY DESIGN

At Acacia, every element has been envisioned to elevate your everyday. The architectural philosophy, crafted by Conin International, celebrates clean lines, natural light, and spatial elegance, creating a living experience that feels both intentional and effortless.

The northeast corner hosts a swimming pool, perched above a premium restaurant and connected by a stunning bridge to the main tower. Above, a state-of-the-art gym awaits, where views of the sea inspire every stretch and stride.



CENTRAL *but* UNORDINARY

To the southwest, a lush landscape unfolds, designed to soothe and mesmerise. Whether you're gazing at the gardens or soaking in the skyline, Acacia ensures that nature is never out of reach.

Acacia's address on Al Marjan Island places you at the heart of Ras Al Khaimah's most prestigious coastal enclave. Surrounded by luxury resorts, entertainment zones, and tranquil beaches, it is a destination where life moves at your pace.





the AMENITIES



Infinity Swimming Pool



Kids Pool & Play Area



State-of-the-Art Gymnasium



Café & Signature Restaurant



Viewing Deck & Water Features



Barbeque Zones & Fire Pit Corners



Lush Landscaped Gardens



Family Seating Lounges







A LIFE *that defines* INDULGENCE

Acacia is a universe of its own, where everyday life is infused with leisure, wellness, and elegant indulgence. Each amenity is designed not just to serve a purpose, but to elevate your lifestyle. Whether you're soaking in the sun, sharing a meal under the stars, or watching your little ones play, Acacia wraps every experience in warmth, elegance, and care.

the PRIME VICINITIES



06 Minutes
Al Marjan Island
Boulevard



06 Minutes
Rixos Bab-al-Bahr
Resort



07 Minutes
Wynn
Resort



11 Minutes
Al Hamra
Mall



11 Minutes
Waldorf Astoria
Hotel



11 Minutes
RAK
Central



13 Minutes
Al Hamra
Golf Club



13 Minutes
Al Hamra
Village



16 Minutes
Cosmo
Health Center



16 Minutes
Dreamland
Aqua Park

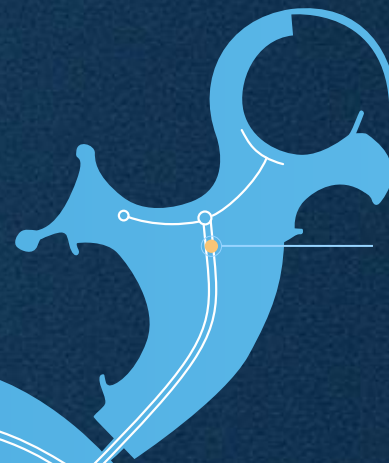


20 Minutes
Royal Yacht Club,
RAK



25 Minutes
The Ritz-Carlton,
RAK

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ACACIA
BY BNW DEVELOPMENTS



 **WYNN
RESORT**

AL MARJAN
ISLAND



34 Minutes
RAK Airport



56 Minutes
Dubai International Airport



90 Minutes
Al Maktoum International Airport



Bnw

BNW DEVELOPMENTS
بنو التطوير العقاري



LIFT LOBBY



LANDSCAPE AREA

A STATEMENT *in every* SQUARE FOOT

Designed by the award-winning minds at Conin International, Acacia is a modern marvel that rises gracefully over 59.2 meters with a distinctive form:

2 Basements + Ground + 12 Floors + Lower Roof + Upper Roof.

The façade plays with proportion, light, and shadow, embracing both ocean and landscaped views across its thoughtfully oriented wings. Natural ventilation, abundant daylight, and strategic planning ensure a harmonious rhythm to everyday living.





ELEGANCE *woven into* EVERY SPACE

The interiors reflect a seamless fusion of fashion, architecture, and refined living. Every element is purposefully crafted, where style doesn't just speak, it resonates.

A romantic night scene at a resort. A man and a woman stand on a stone-paved terrace, looking out over a large, curved swimming pool. The pool's water is illuminated with a soft blue light, and gentle waves are visible. The sky above is dark and filled with stars. The overall mood is serene and magical.

NIGHTS *that stay* WITH YOU

Under starlit skies and soft waves, Acacia becomes a place where time pauses and every moment is wrapped in quiet magic.







DESIGNED *to* BREATHE *and* BLOOM

Acacia's spatial planning is more than just architecture, it's a philosophy of flow. Each floor is designed to optimise movement, privacy, and visual connectivity with the surrounding landscapes.





THOUGHTFUL *design*, SEAMLESS *living*

With purposeful planning for natural light and ventilation, Acacia is designed to breathe. High-speed elevators ensure smooth vertical movement, while intelligently zoned layouts create fluid transitions between social and private spaces.

Terraced heights enhance visual openness, and landscaped courtyards between wings encourage quiet connections with nature. Every element reflects thoughtful architecture, crafted for refined living, delivered with intentional grace.





1 BR - LIVING ROOM



BATHROOM

A woman with short brown hair, wearing a yellow headband, dark sunglasses, and a light-colored checkered blazer over a white top, is leaning against a dark wooden pillar. She is smiling slightly and looking towards the camera. The background is a blurred outdoor setting with greenery.

THE *fashion of* LIVING WELL

At Acacia by Fashion TV, fashion isn't just worn—it's lived.

Every corner echoes the elegance of couture, with architecture and interiors curated like a runway collection. From tailored finishes to trend-forward design, this is where high style becomes your daily backdrop.







DINING AREA

VISUAL *harmony.* EVERYDAY *luxury*

From sun-drenched living rooms to moonlit terrace lounges, Acacia captures the poetry of space through refined design and immersive views. The interiors feature an aesthetic palette of clean lines and soft tones.

Whether you're hosting, unwinding, or simply in your element Acacia creates moments that feel both cinematic and deeply personal.





KIDS BEDROOM



3 BR - MASTER ROOM



PENTHOUSE LIVING ROOM



PENTHOUSE BEDROOM



TAILORED *spaces.* TIMELESS *interiors*

Every residence at Acacia is a reflection of curated comfort and modern sensibility. The unit configurations range from elegant 1-bedroom apartments to expansive 4-bedroom duplexes and triplex penthouses each thoughtfully planned to offer privacy, space, and connection to nature.



KITCHEN



KIDS PLAY AREA



TERRACE AREA



RECEPTION AREA





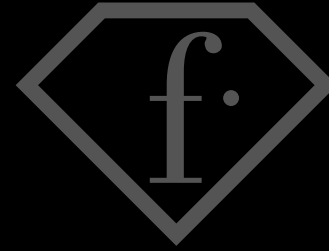
CRAFTED *by* ICONS, *for* ICONS

Acacia by Fashion TV is more than a residence, it's a lifestyle reserved for those who understand the power of quiet luxury. Developed by BNW Developments and envisioned by Fashion TV, every detail reflects a commitment to design, durability, and distinction.





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