

AL MARJAN ISLAND



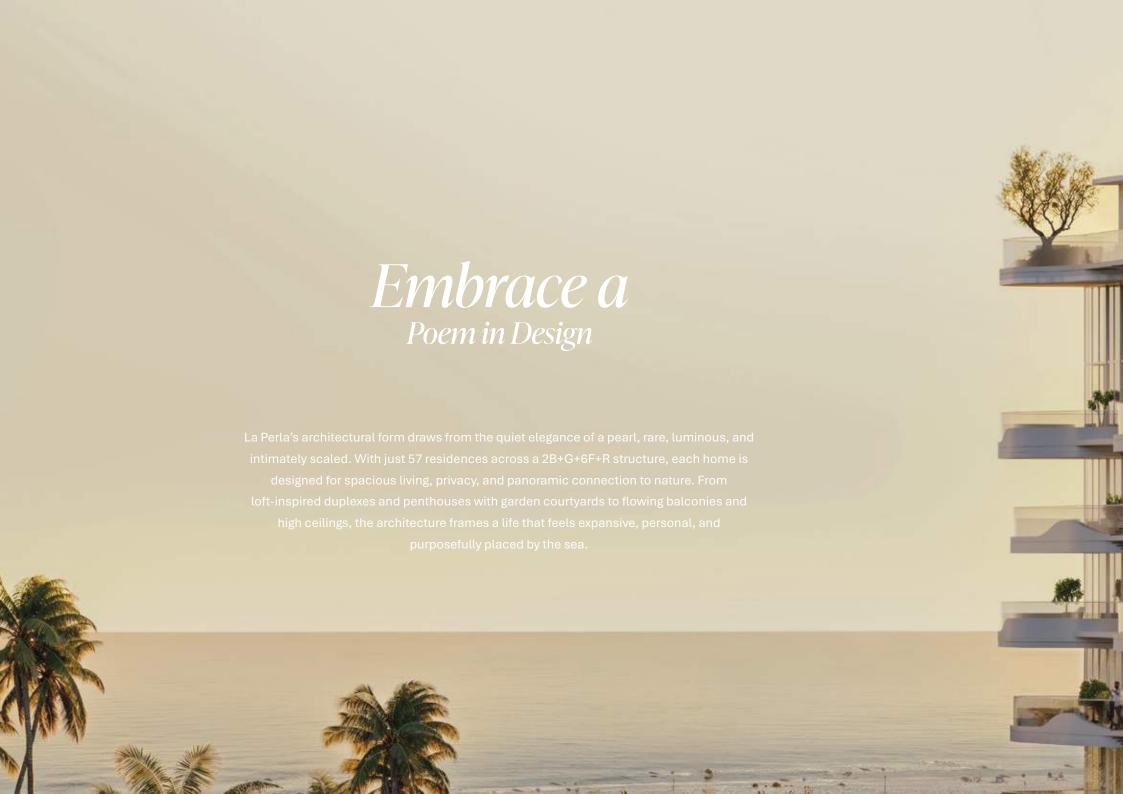




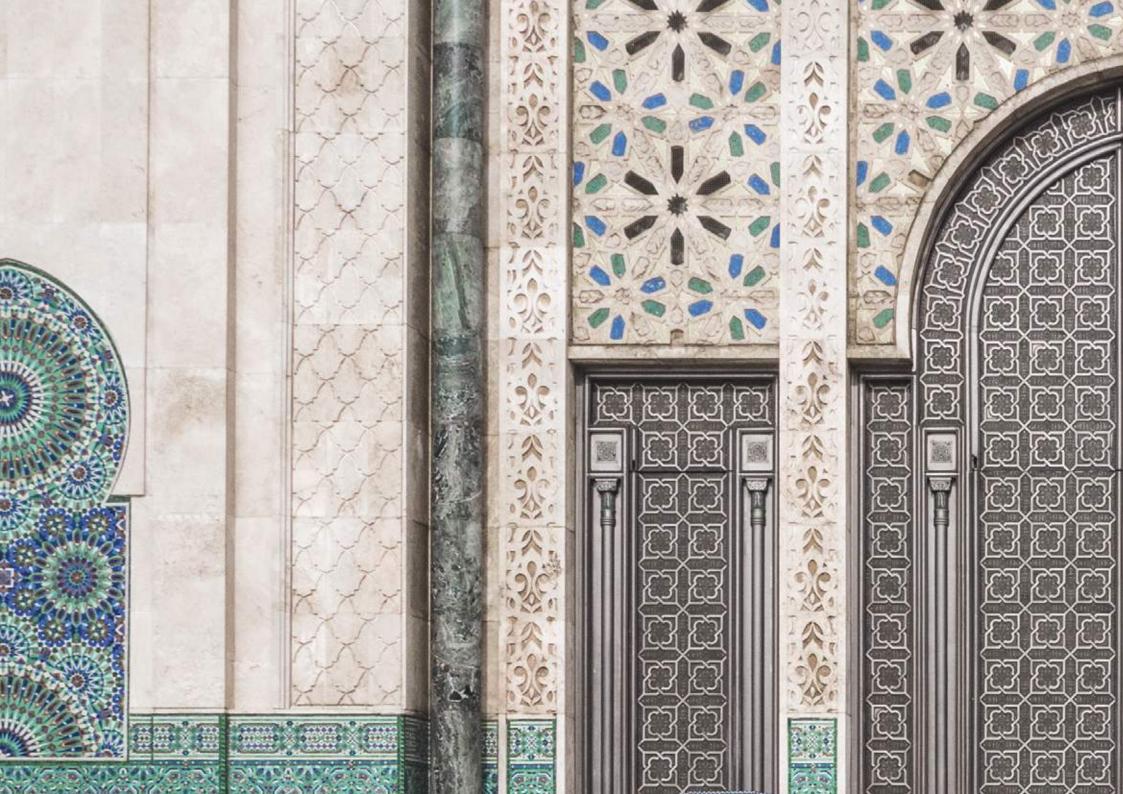
## Design Philosophy

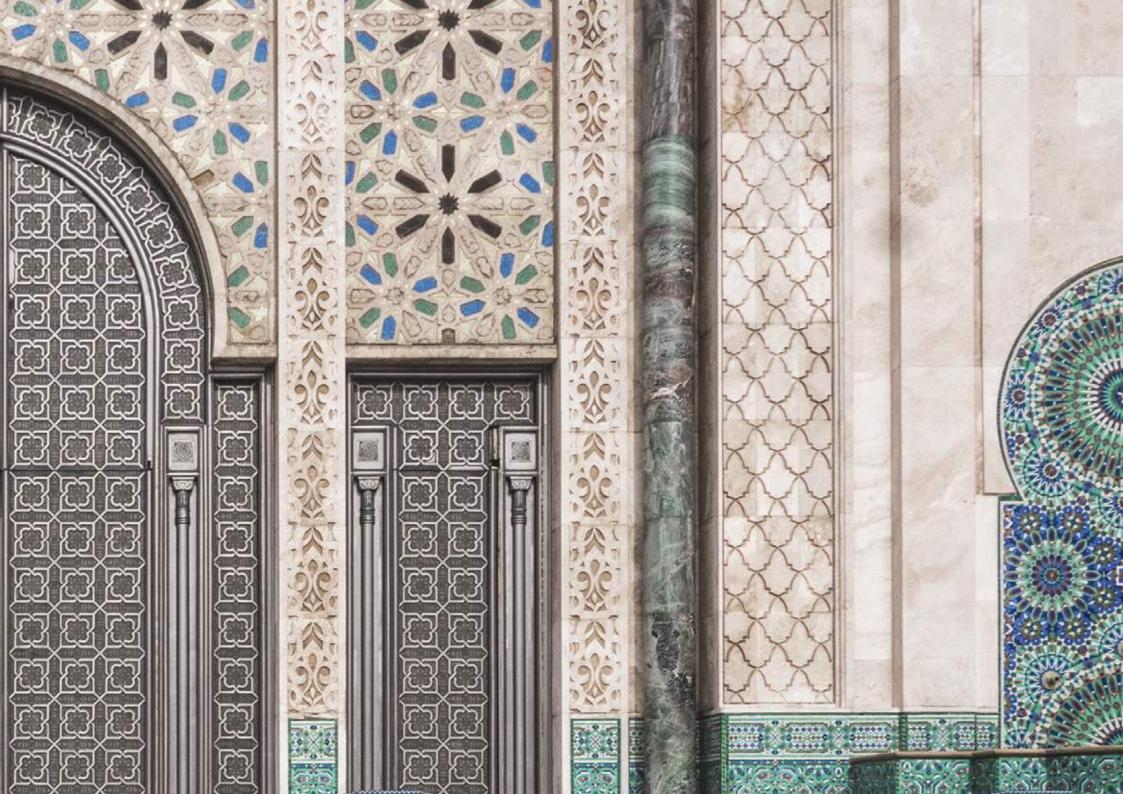
The Shoreline Inspires The Architecture

La Perla's architecture is an ode to its setting, fluid like the waves, warm like the sands, and gently sculpted by nature. Each curve of the building is shaped to echo the coast's rhythm, creating residences that flow into open terraces, shaded courtyards, and plunge pools. La Perla feels less like it was placed here and more like it grew from the island itself.









## Island form Defines Design Intent

La Perla's exterior isn't designed to stand out but to belong. Its curved silhouette mirrors the shoreline, softening the skyline with organic grace. Oversized terraces dissolve boundaries between indoor and out, while the eastern edge unfolds into a landscaped open space, welcoming community life. From morning light on the balconies to twilight reflections on the water feature, La Perla becomes part of the island's natural choreography.









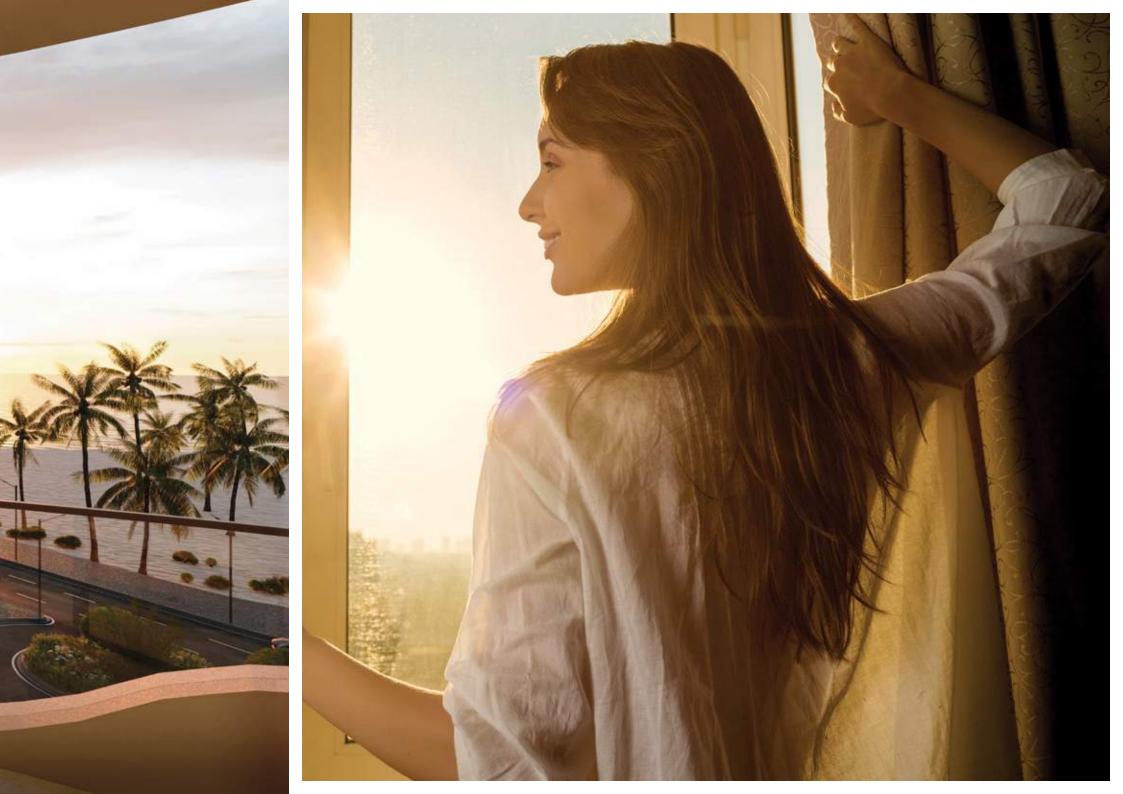
La Perla's rooftop is where stillness meets spectacle. Rooftop Pool blend into the ocean's edge, wellness nooks offer serene escapes, and sunsets are savoured from private perches. Every breeze carries the hush of luxury, whispering only to those who listen.















At the heart of it all is the Spanish-style courtyard, a breathtaking centrepiece that captures light and frames the tranquil water beneath a soaring skylight. It's a sanctuary where stillness speaks and where Mediterranean soul meets coastal serenity. La Perla's courtyard isn't just central, it's unforgettable.





Rooftop swimming pool



Cozy family gathering zones



Outdoor cinema under the stars



Jacuzzi lounge for deep relaxation



Multiuse courtyard for community moments



Elevated view decks



BBQ pavilion for alfresco dining



Reflective water feature





Café by the Spanish courtyard



Yoga & Wellness Area



Kids' pool with play lounge



State-of-the -Art gym



Sauna & steam therapy rooms



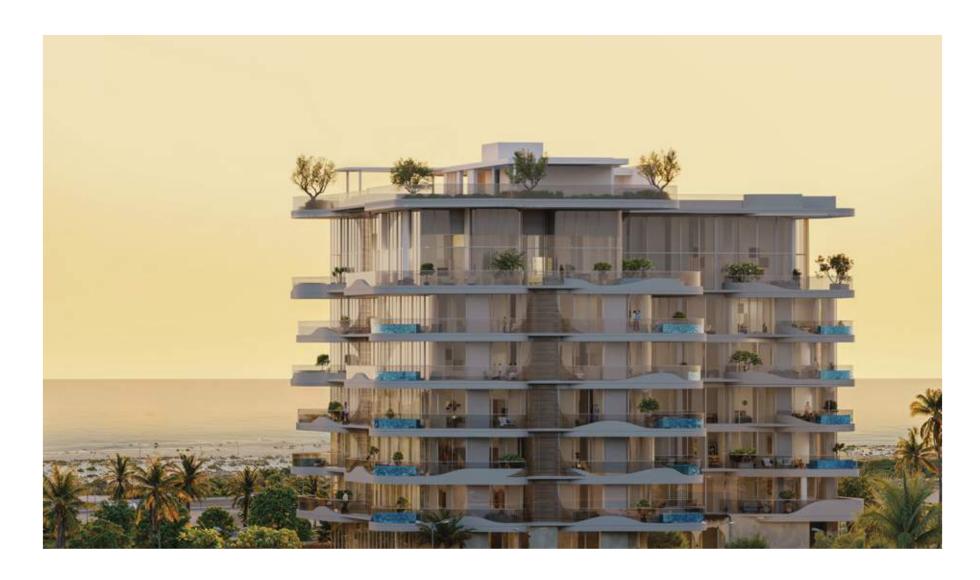
Boutique Spa with private suites



Landscaped green terraces



Dedicated kids' exploration zone



Life at La Perla flows with the rhythm of the sea - fluid, enriching, and serene. Tide-kissed light fills your luxury residence by morning; starlit pergolas cradle your nights. Palm leaves calmly sway, citrus lingers, and every corner invites presence, peace, and a quiet return to what matters.











Inside La Perla, natural light leads the design. Carefully selected materials and smart layouts bring together a living experience that is elevated and relaxed, tailored for coastal modernity. Textured stone walls meet soft linen drapes, while oakwood finishes and metal accents add depth to every corner.





## The Prime Vicinities



**05 Minutes** Al Marjan Island Boulevard



**05 Minutes** Rixos Bab-al-Bahr Resort



**08 Minutes** Wynn Resort



**10 Minutes** Al Hamra Mall



**10 Minutes** RAK Central



**13 Minutes** Al Hamra Golf Club



**13 Minutes** Al Hamra Village



**16 Minutes**Cosmo Health Center



**16 Minutes**Dreamland Aqua Park



**18 Minutes**RAK Exhibition Centre



**20 Minutes** RAK Academy



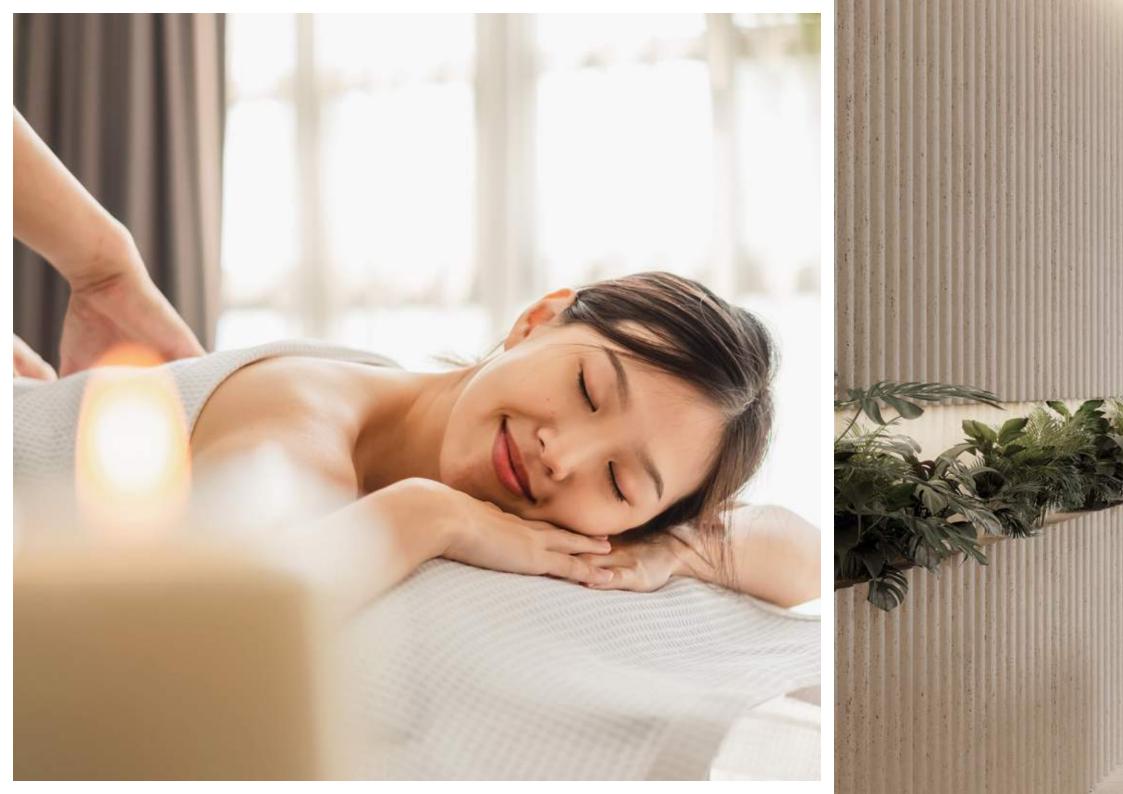
**20 Minutes** Royal Yacht Club, RAK





Each fully furnished home at La Perla blends ease with refinement. From integrated appliances and bespoke finishes to muted palettes and curated furniture, every space reflects the artistry of quiet sophistication. Every detail is considered, from concealed storage that keeps spaces seamless to intricate tactile fabrics.











Rooted in restraint and balance, La Perla's interiors are composed with nature's goodness in mind. Earthy textures, organic lines, and soft light create a calm backdrop for a life that feels grounded yet exquisitely elevated. It invites it quietly, through thoughtful contrasts and materials that breathe.









# UNIT PLANS



#### TYPE - A

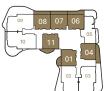
Suite Area	60.76 sq.m	654.02 sq.ft
Balcony Area	33.46 sq.m	360.16 sq.ft
Total Area	94.22 sq.m	1014.18 sq.ft



#### LEVEL 1<sup>ST</sup>







#### LEVEL 3<sup>RD</sup> & 5<sup>TH</sup>



#### LEVEL 6<sup>TH</sup>





#### TYPE - B

Suite Area	78.24 sq.m	842.17 sq.ft
Balcony Area	28.52 sq.m	306.99 sq.ft
Total Area	106.76 sq.m	1149.16 sq.ft



#### LEVEL 2<sup>ND</sup> & 4<sup>TH</sup>



#### LEVEL 3<sup>RD</sup> & 5<sup>TH</sup>







#### TYPE - 1A

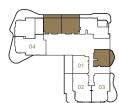
Suite Area	122.36 sq.m	1317.07 sq.ft
Balcony Area	61.11 sq.m	657.78 sq.ft
Total Area	183.47 sq.m	1974.85 sq.ft



#### LEVEL G



#### LEVEL 1st







#### TYPE - 2A

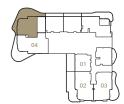
Suite Area	204.53 sq.m	2201.54 sq.ft
Balcony Area	186.30 sq.m	2005.32 sq.ft
Total Area	390.83 sq.m	4206.86 sq.ft



#### LEVEL G



#### LEVEL 1st





#### TYPE - B

Suite Area	101.46 sq.m	1092.11 sq.ft
Balcony Area	34.41 sq.m	370.39 sq.ft
Total Area	135.87 sq.m	1462.49 sq.ft



#### LEVEL 3<sup>RD</sup> & 5<sup>TH</sup>





#### TYPE - C

Suite Area	117.11 sq.m	1260.56 sq.ft
Balcony Area	46.94 sq.m	505.26 sq.ft
Total Area	164.05 sq.m	1765.82 sq.ft









#### TYPE - 1A

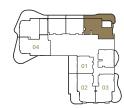
Suite Area	207.83 sq.m	2237.06 sq.ft
Balcony Area	168.91 sq.m	1818.13 sq.ft
Total Area	376.74 sq.m	4055.20 sq.ft



#### LEVEL G



#### LEVEL 1<sup>ST</sup>





#### TYPE - A

Suite Area	178.84 sq.m	1925.02 sq.ft
Balcony Area	163.60 sq.m	1760.98 sq.ft
Total Area	342.44 sq.m	3685.99 sq.ft



#### LEVEL 6<sup>TH</sup>



#### TYPE - B

Suite Area	146.44 sq.m	1576.27 sq.ft
Balcony Area	183.35 sq.m	1973.56 sq.ft
Total Area	329.79 sq.m	3549.83 sq.ft



#### LEVEL 6TH







### TYPE - C

Suite Area	183.24 sq.m	1972.28 sq.ft
Balcony Area	221.28 sq.m	2381.84 sq.ft
Total Area	404.52 sq.m	4354.22 sq.ft

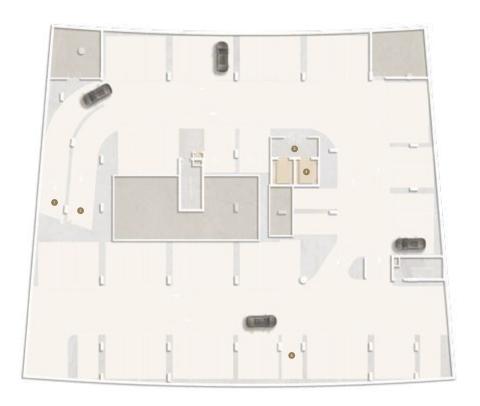


# LEVEL 6TH

## FLOOR PLANS

## **BASEMENT 2 FLOOR PLAN**





1 RAMP UP TO BASEMENT 1

2 RAMP DN FROM BASEMENT 1

3 LIFT LOBBY

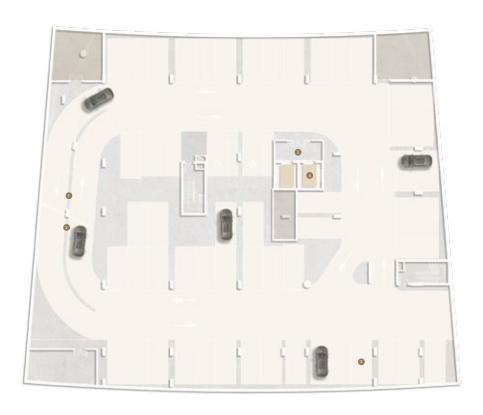


LIFT



## BASEMENT 1 FLOOR PLAN





1 ACCESS TO UPPER FLOOR

2 ACCESS TO LOWER FLOOR

3 LIFT LOBBY



LIFT



## GROUND FLOOR PLAN









LOUNGE









FEMALE TOILET







GYMNASIUM



EXTERNAL COURTYARD



ACCESS TO LOWER PARKING



EMERGENCY VEHICLE ACCESS ZONE

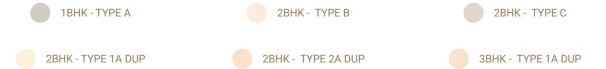


SERVICES

## FIRST FLOOR PLAN







## SECOND FLOOR PLAN





1BHK - TYPE A

1BHK - TYPE B

2BHK - TYPE B

## THIRD FLOOR PLAN





1BH

1BHK - TYPE A

1BHK - TYPE B

2BHK - TYPE B

## FOURTH FLOOR PLAN





1BHK - TYPE A

1BHK - TYPE B



2BHK - TYPE B



## FIFTH FLOOR PLAN





1BHK - TYPE A

1BHK - TYPE B

2BHK - TYPE B



## SIXTH FLOOR PLAN





1BHK - TYPE A

3BHK - TYPE A

3BHK - TYPE B



## ROOF FLOOR PLAN





- 1 LIFT LOBBY
- 2 LIFT

- 3 ADULT POOL
- 4 ADULT POOL DECK
- 5 BBQ AREA
- 6 KIDS POOL

- 7 KIDS POOL DECK
- 8 KIDS PLAY AREA
- 9 MALE TOILET
- 10 FEMALE TOILET
- 11 POD BATH

12 OUTDOOR CINEMA







B

BNW DEVELOPMENTS بي ان دبليو للتطوير العقاري