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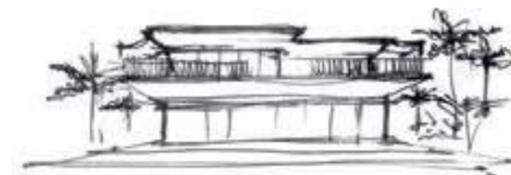
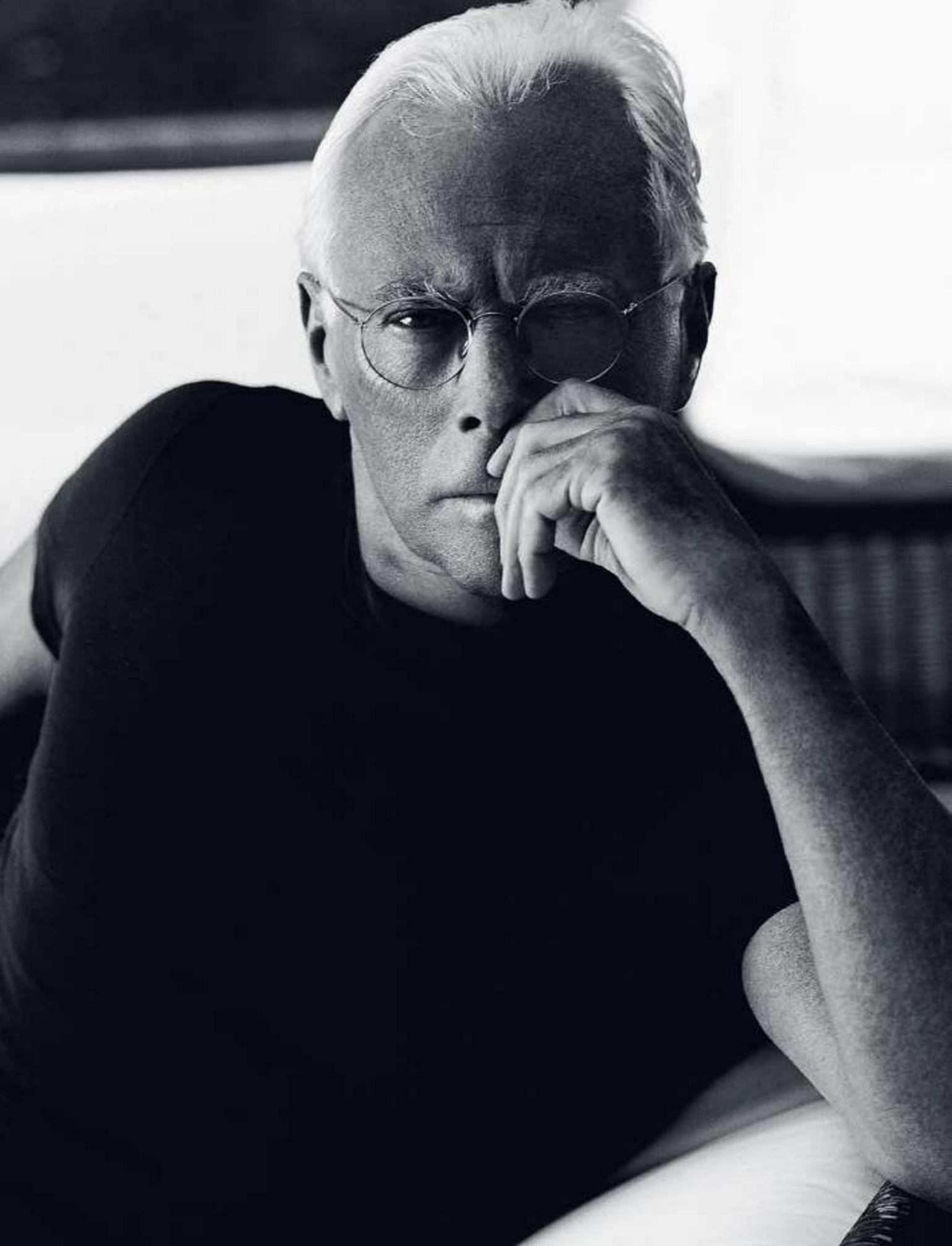
A World of Refinement

45 RESIDENCES

Composed with
Impeccable Elegance

115 TEAM

At the Helm of Creation



“NEW PROJECTS RELATED TO LIVING FASCINATE ME BECAUSE I CAN BRING THE WAY OF THINKING OF HAUTE COUTURE, THAT IS, THE USE OF PRECIOUS MATERIALS AND UNIQUE, TAILORED CREATIONS, INTO THE SPACE WHERE WE LIVE.”

GIORGIO ARMANI

Life, in Unmistakable Style

To live within an Armani residence is to embrace a world defined by proportion and grace. These are not simply homes but rare expressions of a philosophy that has shaped fashion, interiors and now architecture. On the shores of Raha Island, that vision finds its purest form – the world's first Armani-branded beach villas alongside luxurious apartments and penthouses. Each one, composed with Italian provenance and Eastern motifs, bears the unmistakable signature of Giorgio Armani. Timeless, enduring and destined to remain one of a kind.





For more than fifty years, Giorgio Armani has defined the language of Haute Couture: effortless and immaculate. Armani Beach Residences embody that mastery and mark a milestone in the fashion house's history, where precious materials and tailored precision are carried into the spaces we call home. Created in collaboration with RAK Properties, these residences represent a singular chapter in design – the first villas ever conceived by Giorgio Armani.

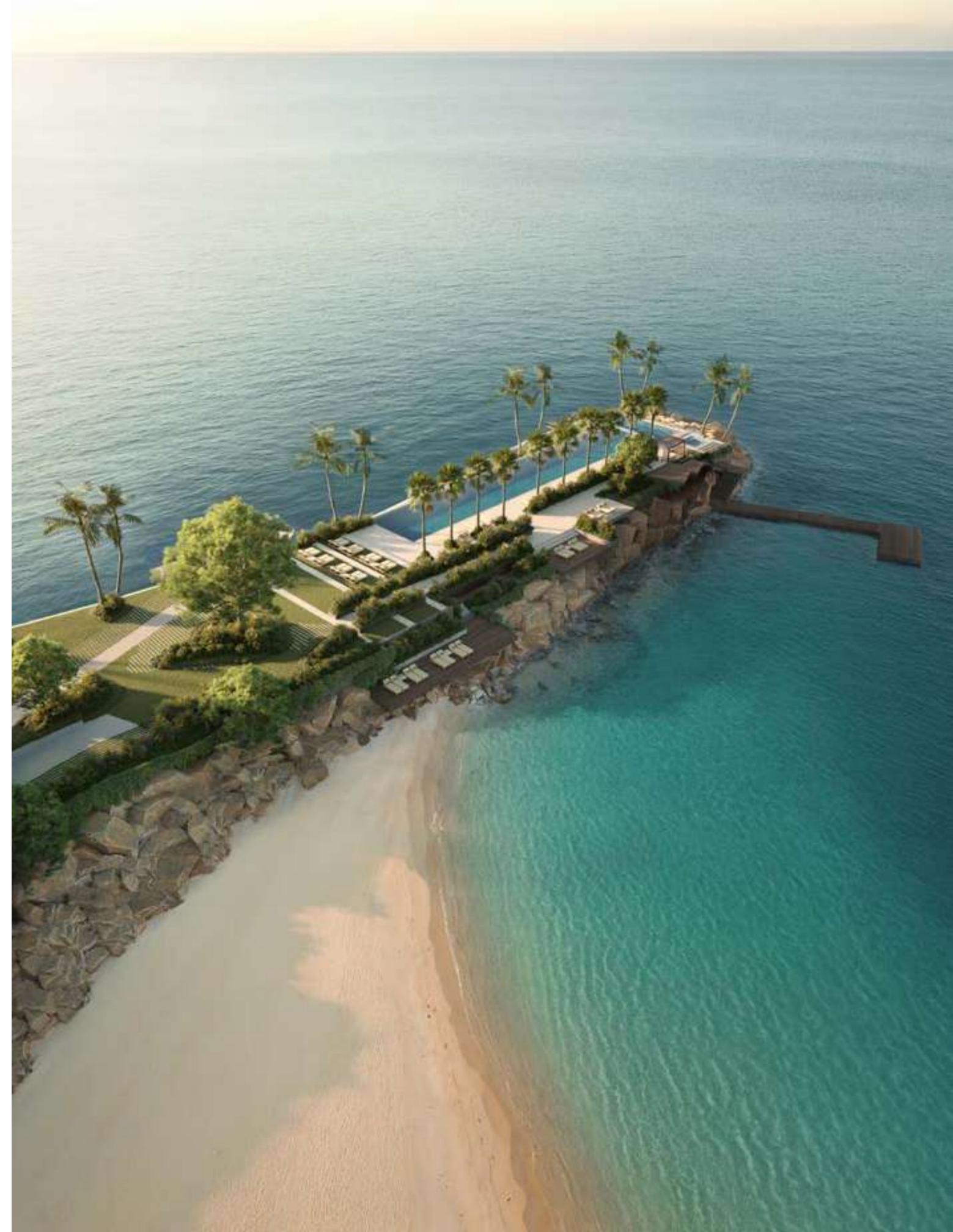
The First Villas Ever Conceived by Armani



ARMANI
Beach Residences
Ras Al Khaimah

The architecture is conceived as a continuous flow – one level unfolding effortlessly into the next, each space opening towards clear sapphire waters. Panoramic views of the Arabian Gulf extend endlessly from private terraces and shared spaces alike, echoing the beauty of Giorgio Armani's own summer retreats. Soft lines, layered volumes and natural textures move in harmony, attuned to light, air and the calm hush of the sea. The result is precious – pure yet grand – a place at once intimate and infinite.

A Cascade of Pure Lines and Panoramic Views



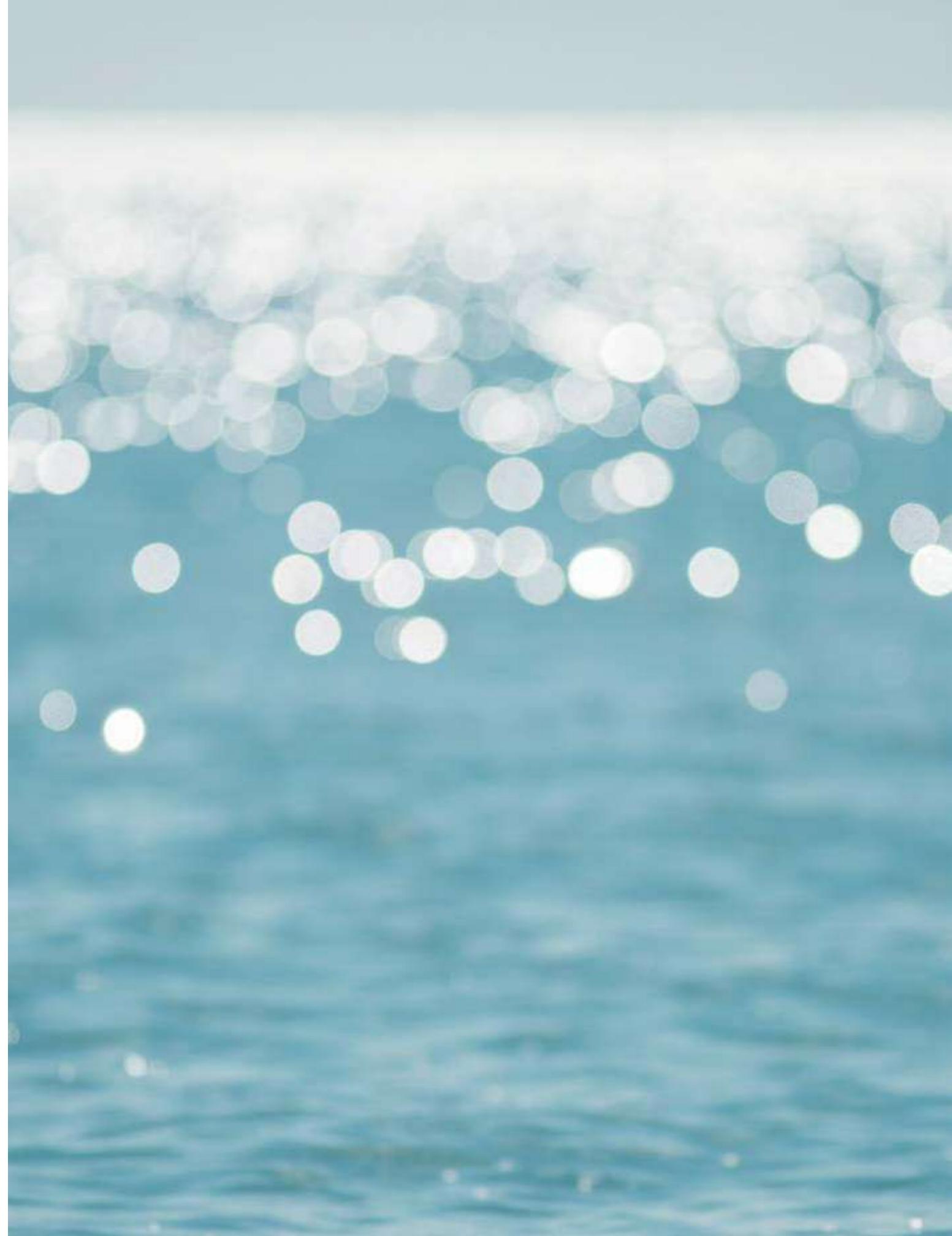




Ras Al Khaimah is an emirate where nature remains ever-present – mountains, desert and sea meeting in perfect balance. Long treasured for its tranquillity and natural splendour, it is now taking its place among the region's most distinguished destinations.

Armani Beach Residences rise on Raha Island within Mina, a waterfront setting defined by sea, sand and the gentle presence of mangroves. This is Ras Al Khaimah at its most natural and abundant, a landscape rich with water and light, where privacy and connection exist in equal measure. Marinas, boulevards, fine dining and resorts – every detail lies within reach, yet always held within the calm expanse of this secluded island escape.

A Landscape Rich with Water and Light

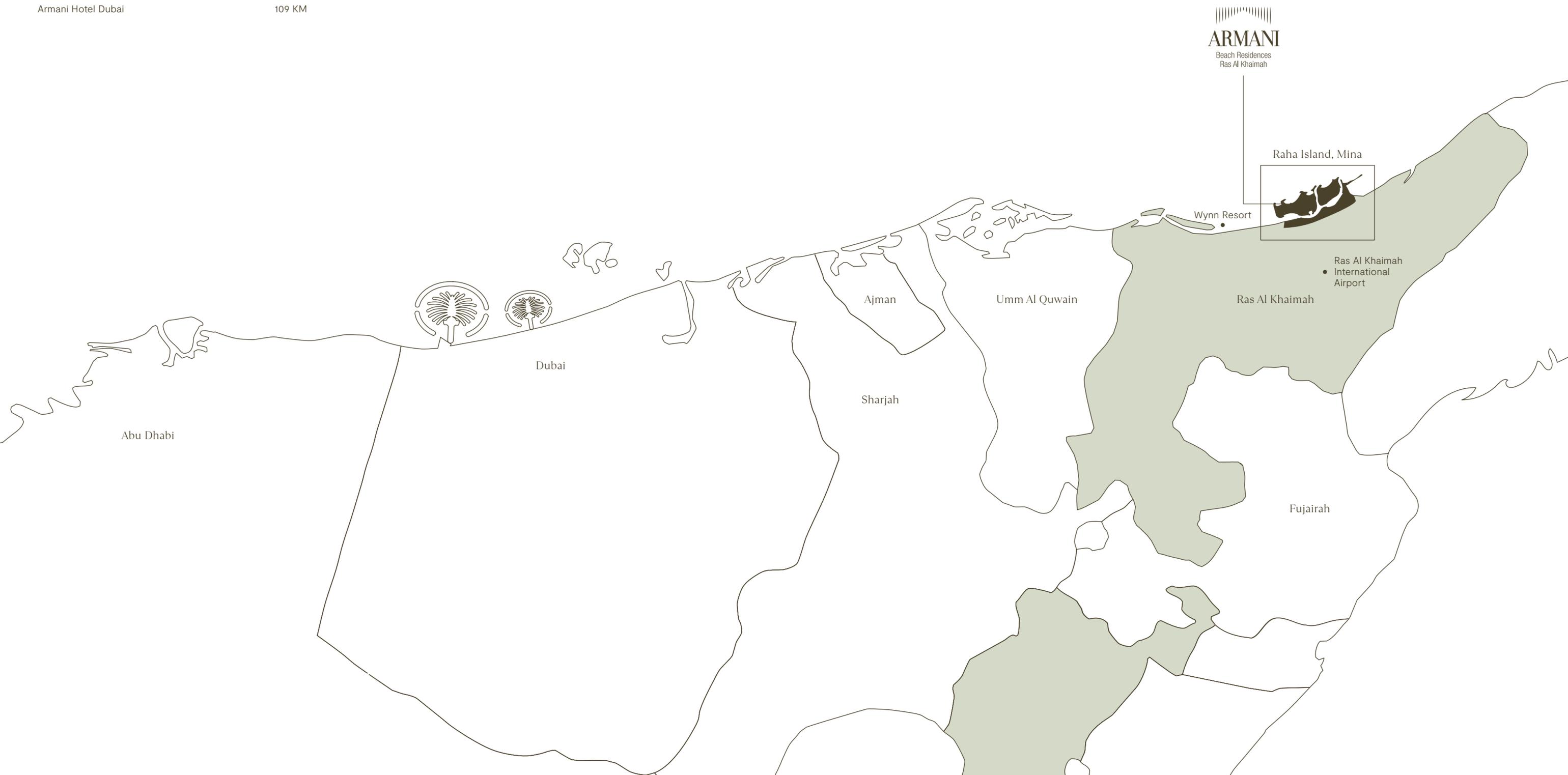






Armani Beach Residences rise within Mina on Raha Island, perfectly positioned to offer direct access throughout the UAE, from RAK International Airport to Dubai International Airport and Abu Dhabi. The island's setting balances privacy and natural connectivity, allowing residents to move easily between coastlines, cities and landmarks across the region.

Ras Al Khaimah International Airport [RKT]	23 KM
Dubai International Airport [DXB]	95 KM
Abu Dhabi International Airport [AUH]	220 KM
Jebel Jais	74 KM
Wynn Resort	32 KM
Armani Hotel Dubai	109 KM



ARMANI
Beach Residences
Ras Al Khaimah





- 4 Bedroom Ocean Villa
 - 5 Bedroom Ocean Villa
 - 5 Bedroom Beach Villa
 - 6 Bedroom Beach Villa
- A Arrival & drop-off
 - B Main entrance
 - C Private villa entrance
 - D Residence building
 - E Beach club
 - F Jetty
 - G Park
 - H Paddle Courts





Life at the Armani Beach Residences extends beyond the home. Residents are welcomed into the first-ever members-only Armani Beach Club, designed with the same signature precision and elegance that characterises every Armani creation. Morning swims slip into afternoon leisure, evenings into private gatherings, always accompanied by the sea and service that remains quietly discreet. Dining, leisure and moments of repose are attuned to a singular pace. At Armani Beach Residences, Ras Al Khaimah, this is life, in unmistakable style.

Discretion and Elegance, Perfectly Attuned



Residences Pool



A Life Styled by Armani

At Armani Beach Residences, life unfolds with proportion and grace. Every detail reflects Giorgio Armani's philosophy as design, experience and belonging exist in perfect harmony.

GLOBAL BENEFITS

- Priority reservations at all Armani Caffès, Armani restaurants and Armani Hotels worldwide, including the Armani/Silos museum

ARMANI/CASA PRIVILEGES

- Armani/Casa specialist assigned for personal shopping and private design consultation
- Bespoke-designed furniture packages
- Exclusive Armani/Casa events invitations (subject to availability)
- First access to product launches

GIORGIO ARMANI PRIVILEGES

- Curated wardrobe consultation and shopping experiences
- Personalised made-to-measure consultation and/or made-to-order experience
- Private preview of runway and new collections
- Exclusive access to Giorgio Armani boutiques (available by appointment)
- Invitations to Giorgio Armani special events (subject to availability)

Each Day Made Effortless

At Armani Beach Residences, each day flows with ease. Every detail is anticipated, every request quietly fulfilled by a dedicated concierge team. Butler service, valet service, housekeeping and security move in harmony, ensuring poised continuity from day to day. Time, in turn, is returned, allowing attention to rest on what matters most – living well.



ACCESS	<ul style="list-style-type: none"> · Dedicated access road · Signature design residential arrival/drop-off area
RESIDENCES	<ul style="list-style-type: none"> · Residences foyer and atrium lobby · Library and business lounge with outdoor terrace · Dedicated privé event space · Resident spa area with steam room, dry sauna with Himalayan salt room, cold plunge · Outdoor relaxation garden with ocean view · Private treatment rooms · Yoga and meditation pavilion with sunset ocean view · Fitness centre with Technogym and Peloton equipment · Private beauty and grooming rooms · Children's playroom with outdoor playground and pool · Pool bar with outdoor terrace · Fur room
PENINSULA	<ul style="list-style-type: none"> · Landscaped terraces with sunrise-to-sunset ocean views · Expansive infinity pools · Floating terraces · Private cabanas · Drop-off jetty
GARDENS	<ul style="list-style-type: none"> · Landscaped promenade gardens with integrated seating · Padel court · Table tennis
BEACH CLUB	<ul style="list-style-type: none"> · Exclusive members-only branded beach club · Boutique · Infinity pool · Pool and beach loungers and cabanas · Pool bar · Pool restaurant with outdoor terrace · Speciality restaurant with outdoor terrace · Cigar room and humidor · Wine cellar

Beyond the Essentials

For further ease, à la carte services cover additional needs. An Armani Beach Residences branded Rolls-Royce with a private driver ensures arrival with distinction. Discreet wellness consulting is available through contracted services, while personal fitness trainers bring expertise directly into the home.

Connections beyond the island flow naturally – from yacht berths in adjoining marinas to boat links with the Wynn Hotel, helicopter transfers for regional exploration and limousine or water taxi services that open the wider Gulf to discovery. Pet sitting and grooming services ensure companions are cared for with the same attention as their owners. From laundry and dry cleaning to bespoke furniture selection, every service is delivered with discretion.



INCLUDED SERVICES

- Beach club access
- Water taxi connection to Wynn Resort*
- Yacht berth in adjoining marinas*
- Armani Beach Residences buggy within the property
- In-house residences director
- 24-hour security
- 24-hour valet
- 24-hour concierge
- 24-hour maintenance
- Sunrise-to-sunset pool and beach lifeguard
- Electric vehicle charging stations

*Services are subject to additional fees after two years of home ownership

À LA CARTE LIFESTYLE CONCIERGE

Bespoke concierge and lifestyle management services by Quintessentially

- In-residence dining
- Event planning services
- In-residence catering/events, sommelier and butler services
- Babysitting and tutoring services
- Pet grooming and care

À LA CARTE BEAUTY AND WELLNESS

- In-residence salon and spa treatments
- Health and wellness consulting (medical, fitness, nutrition)
- Yoga instructor services
- Personal trainer services
- Water sport trainer services

À LA CARTE TRAVEL AND TRANSPORTATION

- Rolls-Royce transportation services
- Private driver services
- Boat rental services
- Helicopter rental services
- Travel planning services

À LA CARTE HOUSEKEEPING

- Housekeeping and maid services
- Interior window cleaning
- Dry cleaning and laundry
- Carpet cleaning
- Deep cleaning
- Gardening services



Within each residence, interiors by Armani/Casa reflect sophisticated simplicity. Every line is precise, every finish immaculate. Materials are chosen to unite Italian craftsmanship with the quiet calm of the Gulf, lending depth and authenticity to every room. Beyond the interiors, gardens and outdoor settings are shaped with equal care, envisioned as graceful continuations of the home. Together, they create a setting of lasting distinction, designed to endure.

A Rare Privacy, A Luminous Life

The Residences

Set along the water's edge, Armani Beach Residences bring a subtle grandeur to the coastline. Their lines are textured, their proportions confident, shaped to let light move freely through every space. Terraces extend outward, carried on air and drawn to the sea, as if the architecture itself were suspended above the shore.

Life follows the tide. Morning arrives in luminous clarity, evenings soften into a golden glow. Interiors invite both gathering and retreat, held between intimacy and expanse.

Thirty homes are arranged across two wings: two and three bedroom residences, with four bedroom penthouses above. Pools, private decks and secluded entrances lend a rare sense of privacy – perfected through Armani/Casa.







The Villas

A vision carried to the shoreline for the very first time. These forty-one sanctuaries open a new chapter – the first villas ever created by Armani and Armani/Casa.

Life moves perfectly as the indoors and outdoors flow as one. Gardens shape private worlds of calm, terraces breathe with the air of the coast, water glimmers in pools that catch the changing light. Along the beach, stone and glass feel as though they have always belonged, while those further inland are raised by rooftops that frame the breadth of shoreline.

Distinct in presence, yet bound by a shared essence, they embody a singular truth – to live here is to experience rarity as a way of life.



6 Bedroom Beach Villa Arrival



6 Bedroom Beach Villa Pool



6 Bedroom Beach Villa Deck



6 Bedroom Beach Villa Living Room with Open Doors to Study
(Palette 1 – Wooden Floor)

[OPPOSITE] Taj Mahal Marble, Palissandro India Wood, fabric from Armani/Casa collection





6 Bedroom Beach Villa Living Room with Closed Doors to Study
(Palette 1 – Marble Floor)



[OPPOSITE] Wallpaper from Armani/Casa collection
(Shakespeare Wallpaper)





6 Bedroom Beach Villa Living Room with Open Doors to Study
(Palette 2 – Marble Floor)



6 Bedroom Dining with Open Doors to Show Kitchen
(Palette 1 – Wooden Floor)



6 Bedroom Dining with Closed Doors to Show Kitchen
(Palette 1 – Marble Floor)



6 Bedroom Beach Villa Dining Room
(Palette 2 – Wooden Floor)



6 Bedroom Beach Villa Dining Room
(Palette 2 – Marble Floor)



6 Bedroom Beach Villa Master Bedroom
(Palette 1)



[OPPOSITE] Wallpaper Dickinson

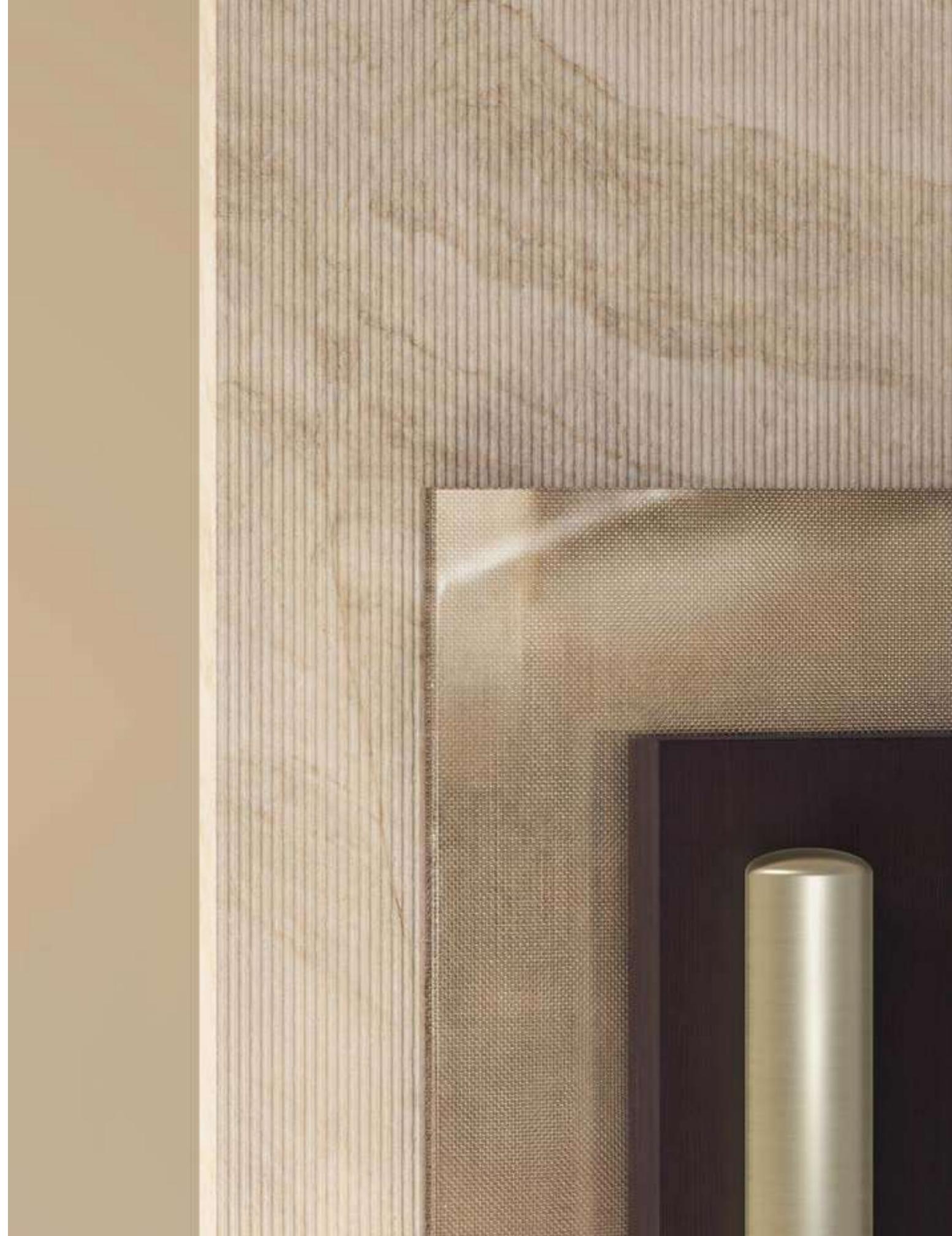




6 Bedroom Beach Villa Master Bathroom
(Palette 1)



[OPPOSITE] Golden bamboo table legs and platinum lacquer table top





5 Bedroom Ocean Villa Arrival



5 Bedroom Ocean Villa Pool



5 Bedroom Ocean Villa Living Room
(Palette 1 – Marble Floor)



5 Bedroom Ocean Villa Dining Room with Closed Doors to Show Kitchen
(Palette 1 – Wooden Floor)



5 Bedroom Ocean Villa Dining Room with Open Doors to Show Kitchen
(Palette 1 – Marble Floor)



[OPPOSITE] Fabric from Armani/Casa collection





5 Bedroom Ocean Villa Dining Room with Closed Doors to Show Kitchen
(Palette 2 – Marble Floor)



5 Bedroom Ocean Villa Master Bedroom
(Palette 2)

[OPPOSITE] Onice Grey Marble, Brass Carved
Liquid Metal





5 Bedroom Ocean Villa Master Bathroom
(Palette 1)

Six Bedroom Beach Villa



FEATURES

- Private beach access
- Beach decking
- Dedicated villa resident entrance
- Private pool
- Garden pavilion
- Armani/Casa interior design
- Smart home technology
- Armani/Casa kitchen
- Fully integrated high-end appliances
- Armani/Casa bathroom fittings
- Bespoke finishes passenger lift
- Three car garage

AREAS

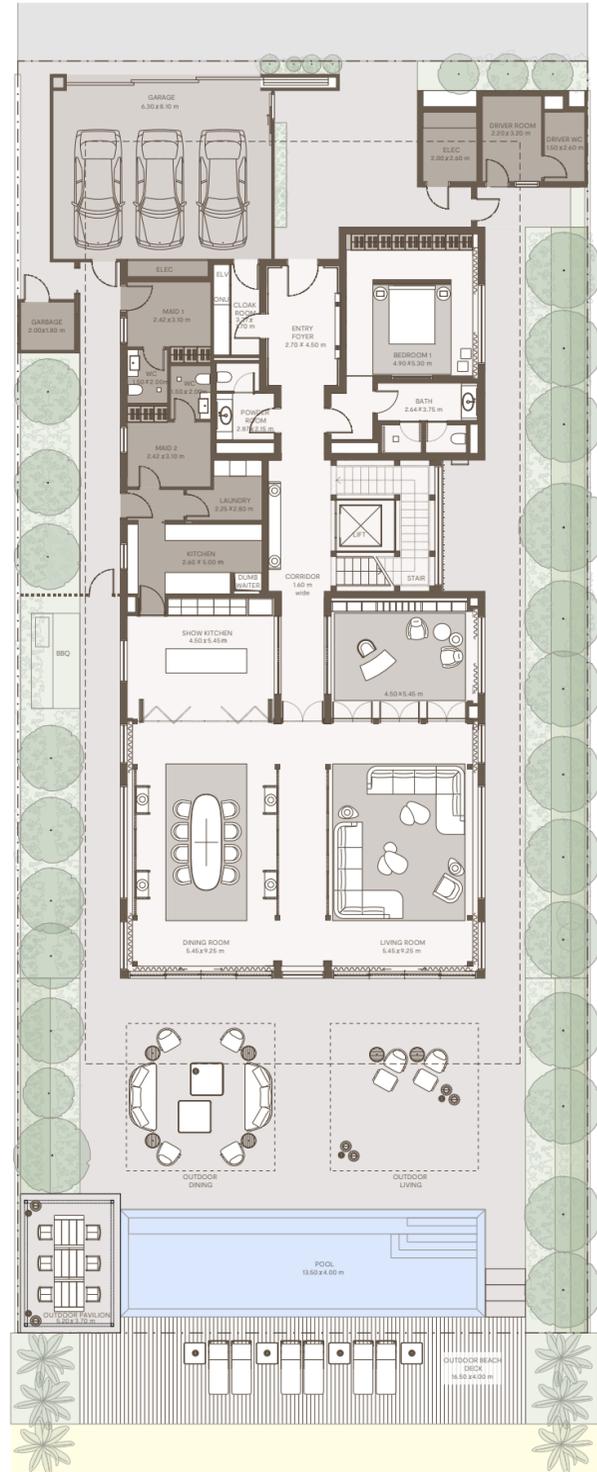
Internal Area 713.61 SQM / 7,681.23 SQFT

External Area (Covered) 79.67 SQM / 857.56 SQFT

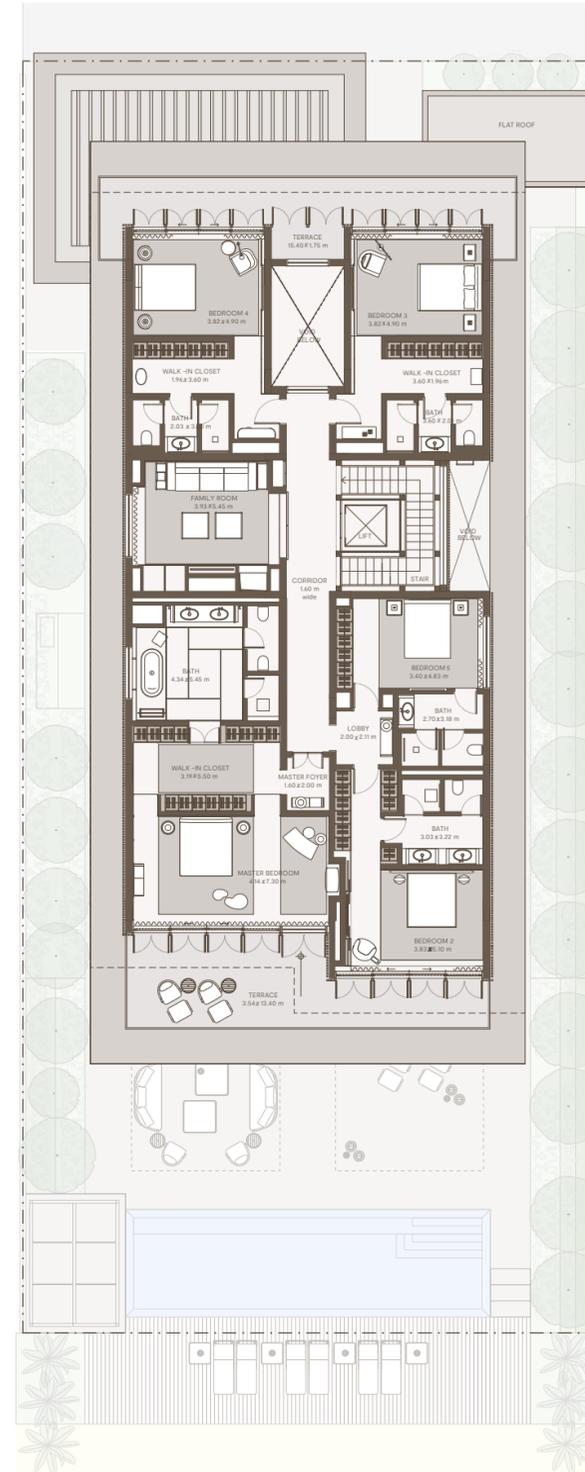
Total Area 793.28 SQM / 8,538.79 SQFT

External Area (Uncovered) 91.97 SQM / 989.96 SQFT

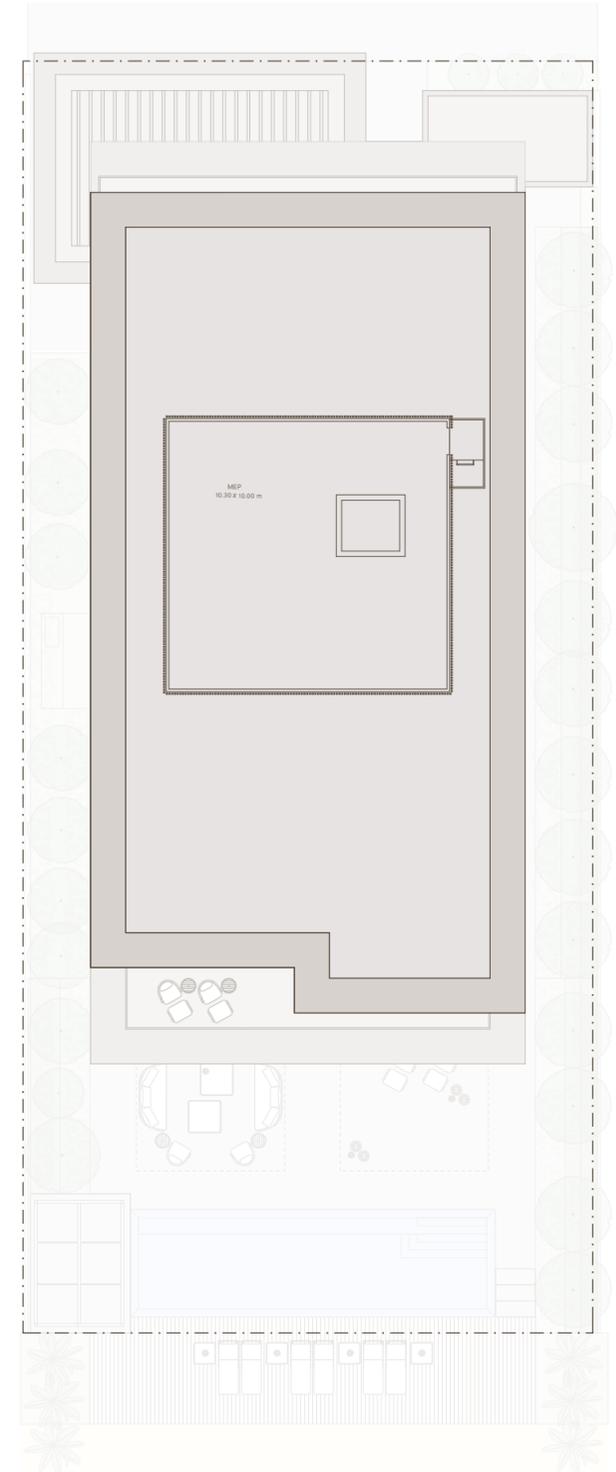
Plot Area 1,015.45-1,075.53 SQM / 10,930.21-11,576.91 SQFT



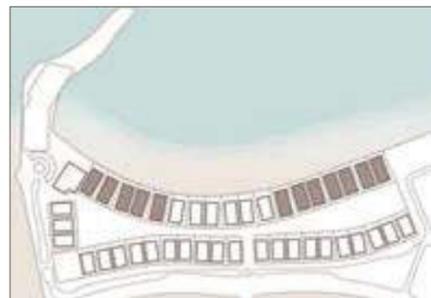
GROUND FLOOR
Internal Area 381.22 SQM / 4,103.41 SQFT
External Area (Covered) 75.76 SQM / 815.47 SQFT



FIRST FLOOR
Internal Area 332.39 SQM / 3,577.82 SQFT
External Area (Covered) 3.91 SQM / 42.09 SQFT
External Area (Uncovered) 91.97 SQM / 989.96 SQFT



ROOFTOP



Five Bedroom Beach Villa



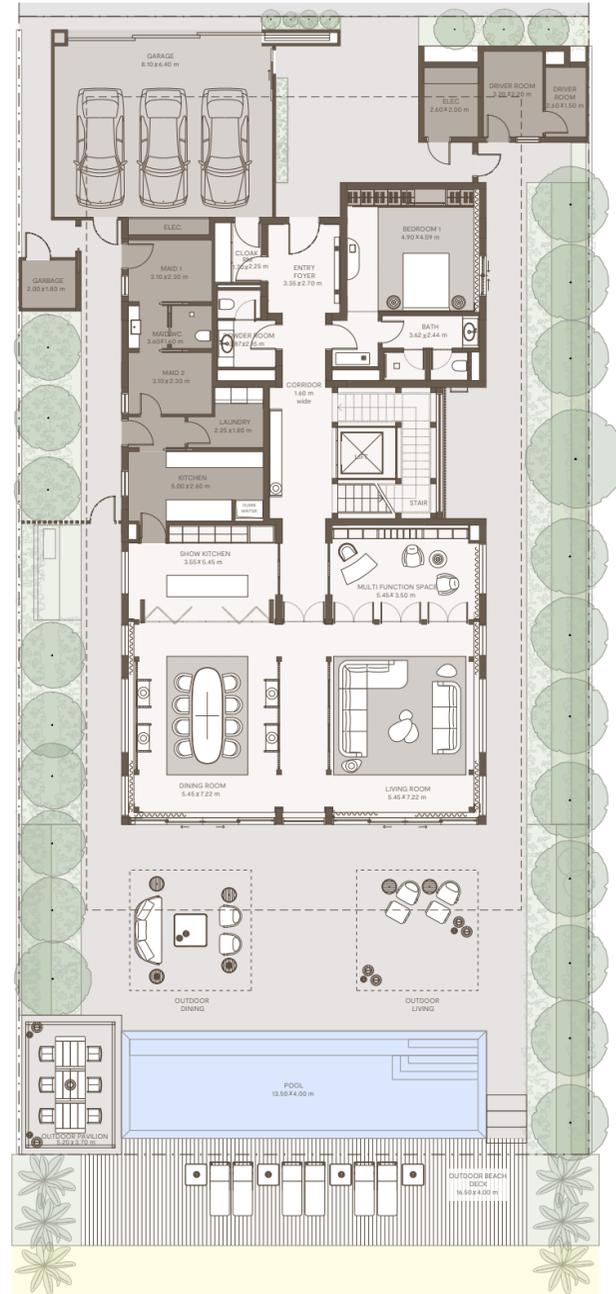
FEATURES

- Private beach access
- Beach decking
- Dedicated villa resident entrance
- Private pool
- Garden pavilion
- Armani/Casa interior design
- Smart home technology
- Armani/Casa kitchen
- Fully integrated high-end appliances
- Armani/Casa bathroom fittings
- Bespoke finishes passenger lift
- Three car garage

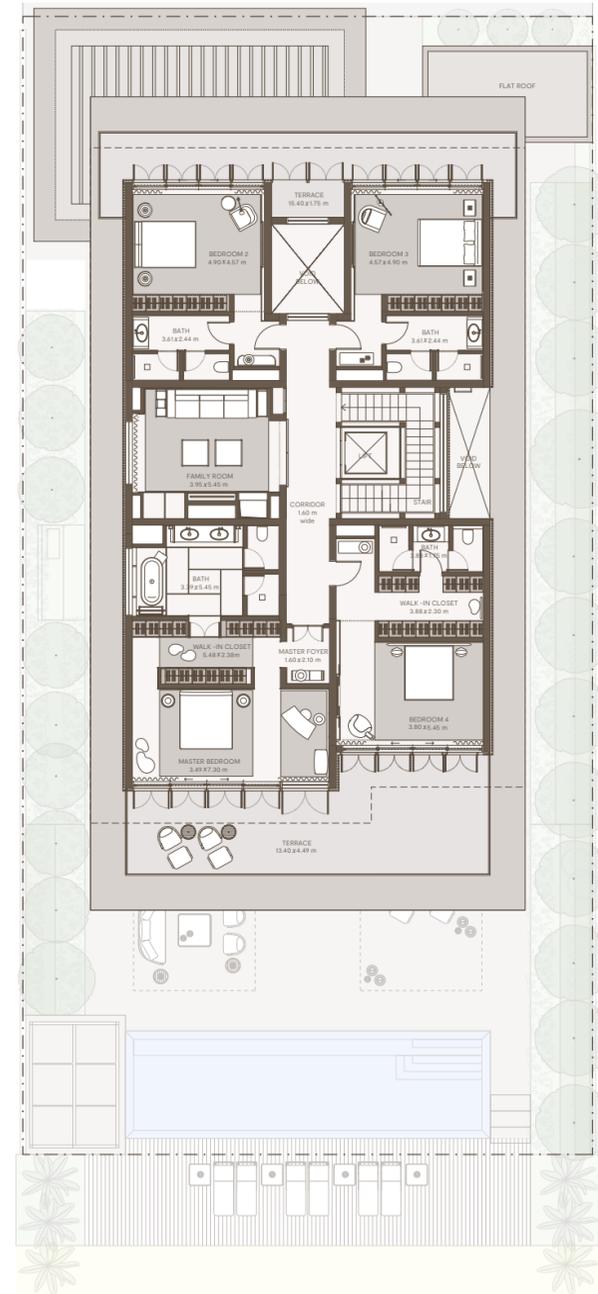
AREAS

Internal Area 593.15 SQM / 6,384.61 SQFT
 External Area (Covered) 80.75 SQM / 869.19 SQFT
 Total Area 673.90 SQM / 7,253.80 SQFT

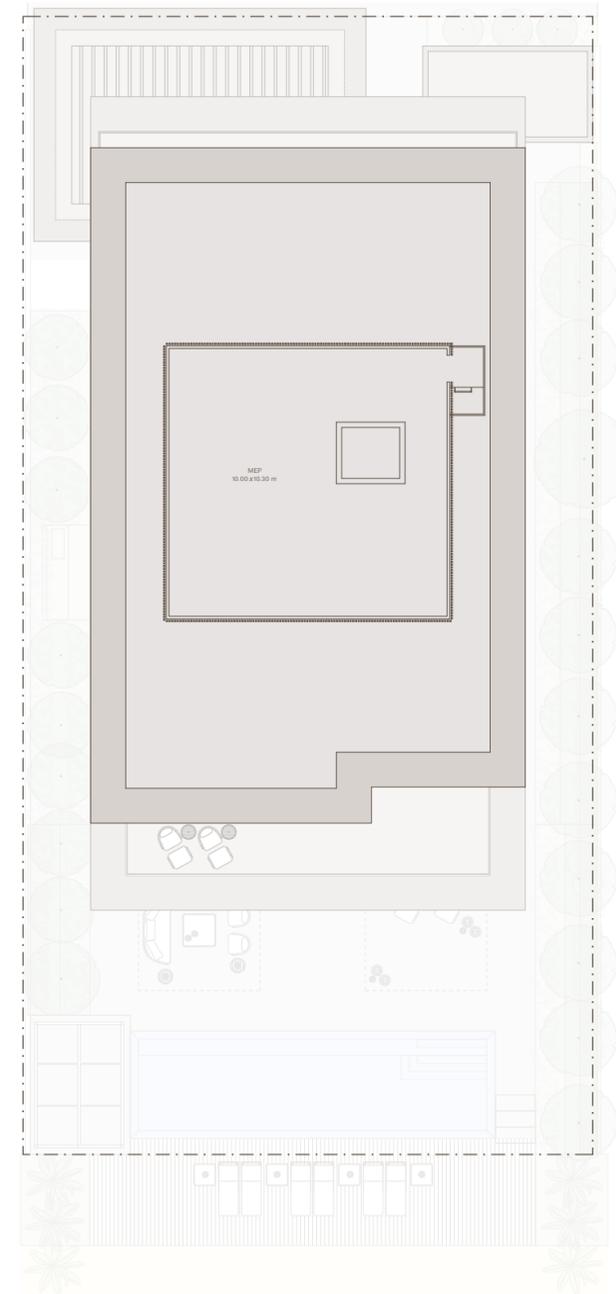
External Area (Uncovered) 91.62 SQM / 986.19 SQFT
 Plot Area 905.78-922.45 SQM / 9,749.73-9,929.17 SQFT



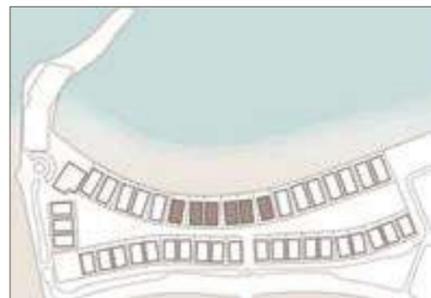
GROUND FLOOR
 Internal Area 325.45 SQM / 3,503.11 SQFT
 External Area (Covered) 76.57 SQM / 824.19 SQFT



FIRST FLOOR
 Internal Area 267.70 SQM / 2,881.50 SQFT
 External Area (Covered) 4.18 SQM / 45.00 SQFT
 External Area (Uncovered) 91.62 SQM / 986.19 SQFT



ROOFTOP



Five Bedroom Ocean Villa



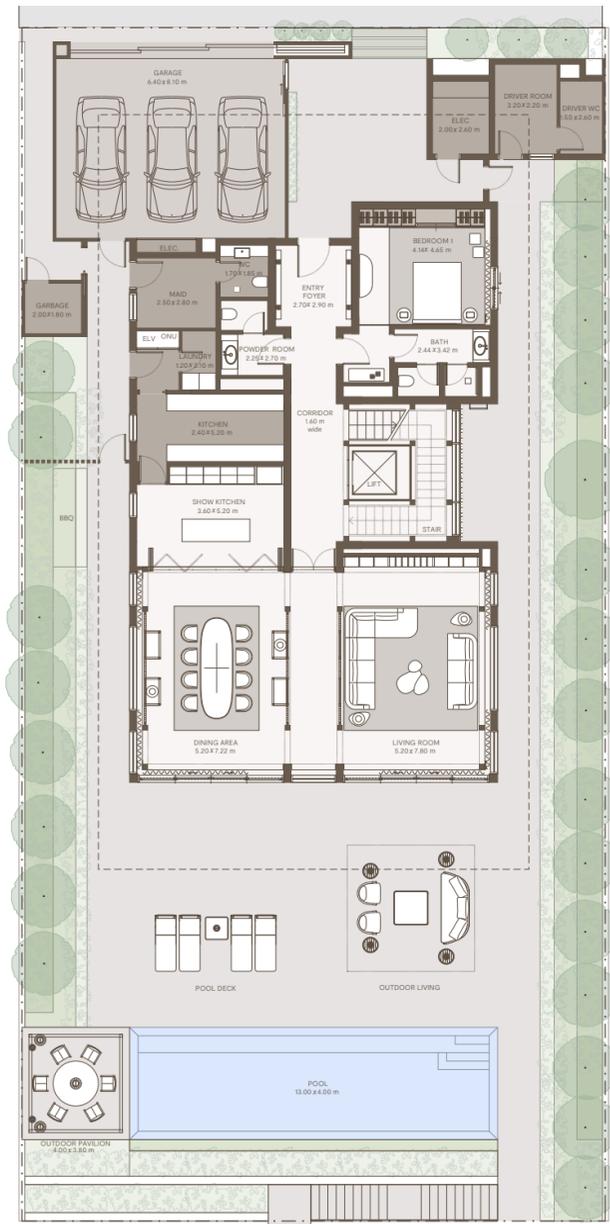
FEATURES

- Beach access
- Rooftop terrace with ocean views
- Direct park access
- Dedicated villa resident entrance
- Private pool
- Garden pavilion
- Armani/Casa interior design
- Smart home technology
- Armani/Casa kitchen
- Fully integrated high-end appliances
- Armani/Casa bathroom fittings
- Bespoke finishes passenger lift
- Three car garage

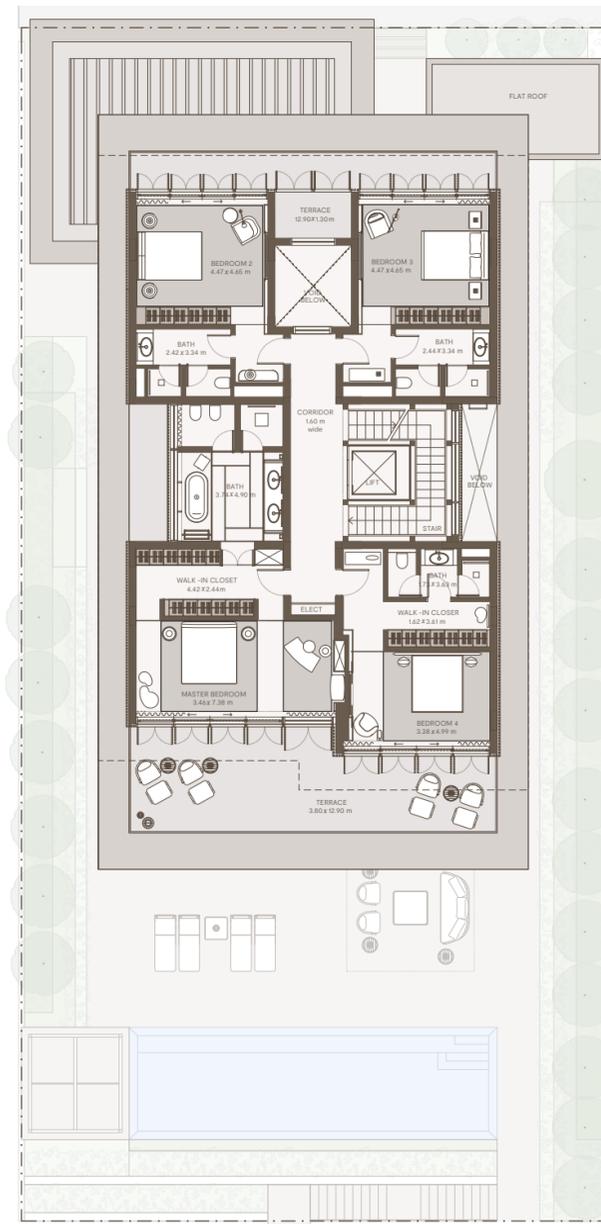
AREAS

Internal Area 552.53 SQM / 5,947.38 SQFT
 External Area (Covered) 62.13 SQM / 668.76 SQFT
 Total Area 614.66 SQM / 6,616.15 SQFT

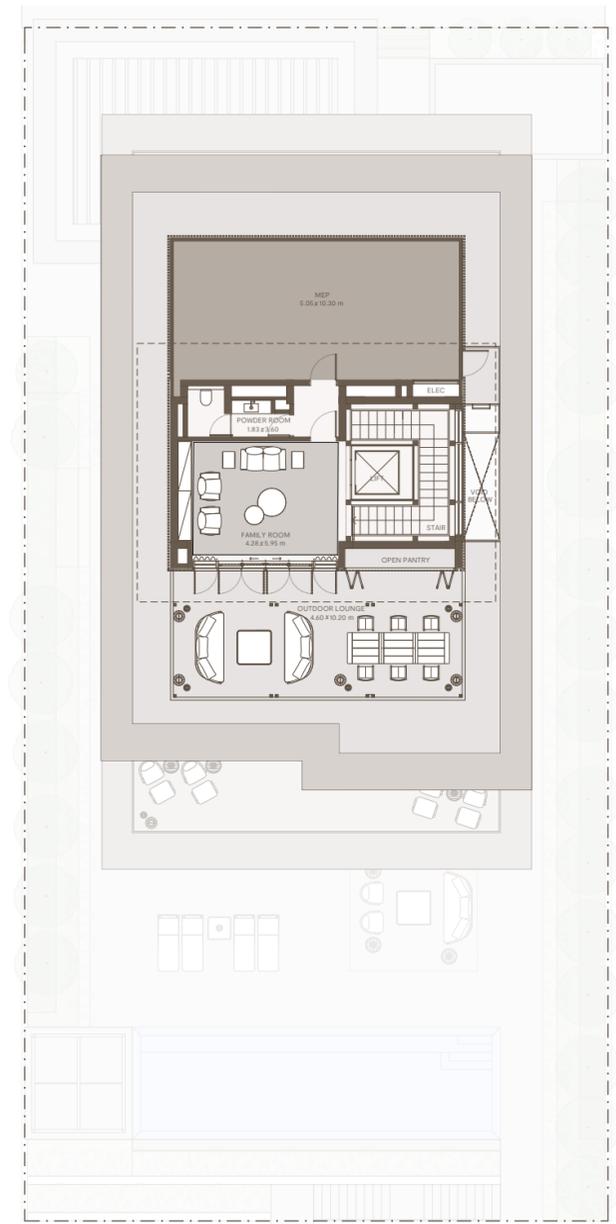
External Area (Uncovered) 110.65 SQM / 1,191.03 SQFT
 Plot Area 871.21-910.19 SQM / 9,377.63-9,797.20 SQFT



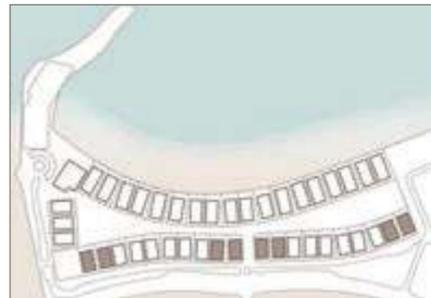
GROUND FLOOR
 Internal Area 272.57 SQM / 2,933.92 SQFT
 External Area (Covered) 57.00 SQM / 613.54 SQFT



FIRST FLOOR
 Internal Area 218.16 SQM / 2,348.25 SQFT
 External Area (Covered) 5.13 SQM / 55.22 SQFT
 External Area (Uncovered) 63.27 SQM / 681.03 SQFT



ROOFTOP
 Internal Area 61.80 SQM / 665.21 SQFT
 External Area (Uncovered) 47.38 SQM / 510.00 SQFT



Four Bedroom Ocean Villa



FEATURES

- Beach access
- Rooftop terrace with ocean views
- Direct park access
- Dedicated villa resident entrance
- Private pool
- Garden pavilion
- Armani/Casa interior design
- Smart home technology
- Armani/Casa kitchen
- Fully integrated high-end appliances
- Armani/Casa bathroom fittings
- Bespoke finishes passenger lift
- Three car garage

AREAS

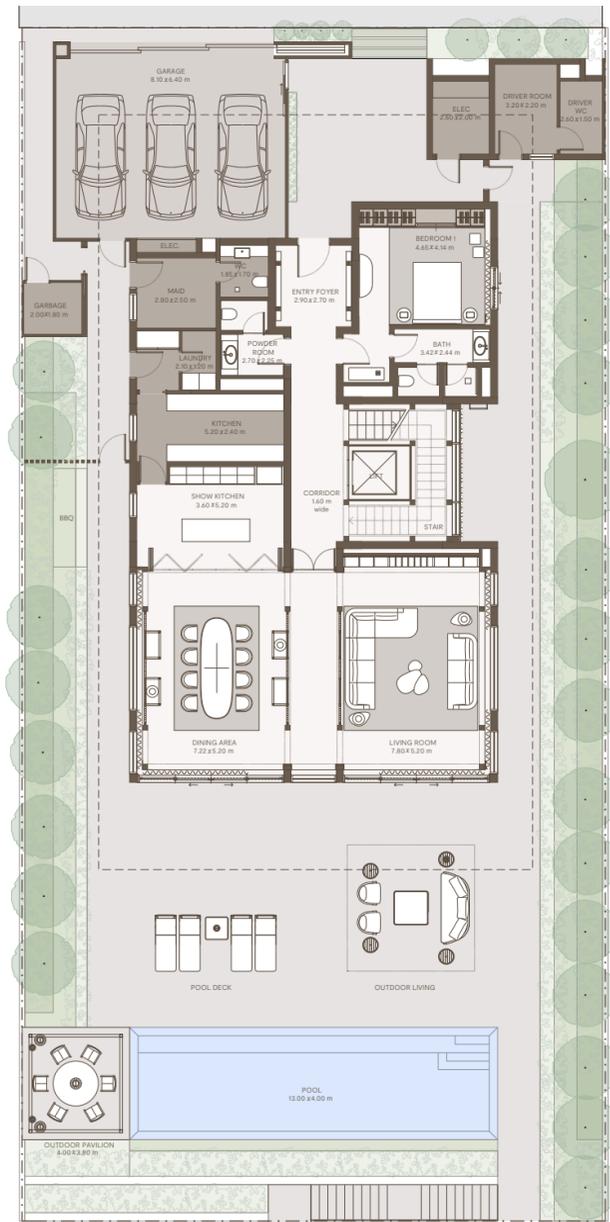
Internal Area 526.20 SQM / 5,663.97 SQFT

External Area (Covered) 89.83 SQM / 966.92 SQFT

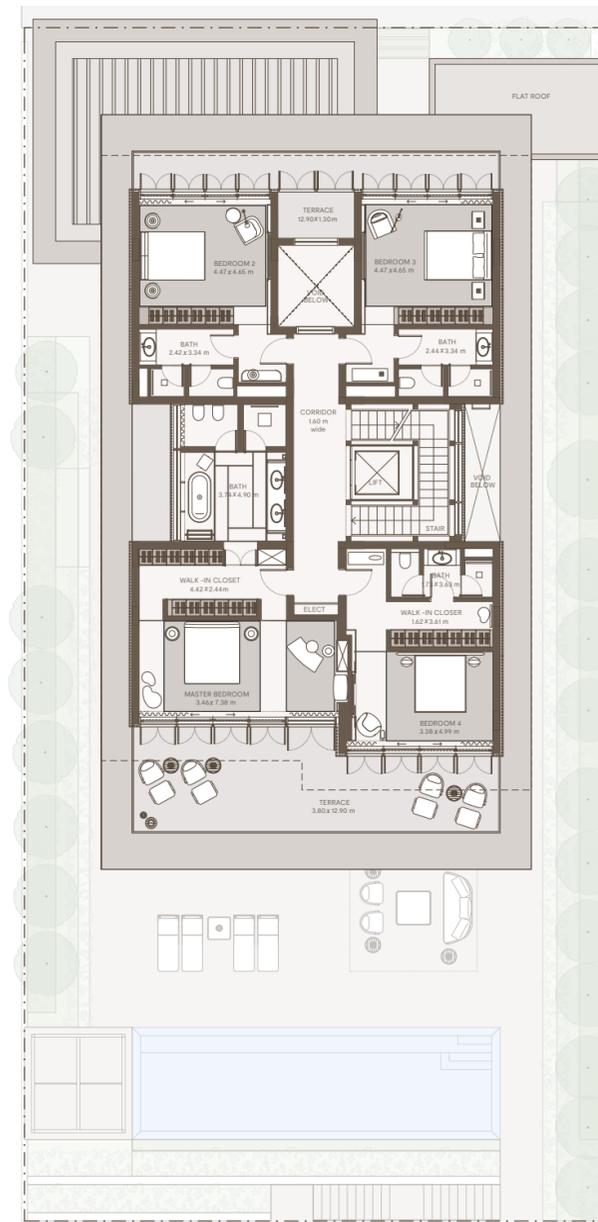
Total Area 616.03 SQM / 6,630.89 SQFT

External Area (Uncovered) 110.76 SQM / 1,192.21 SQFT

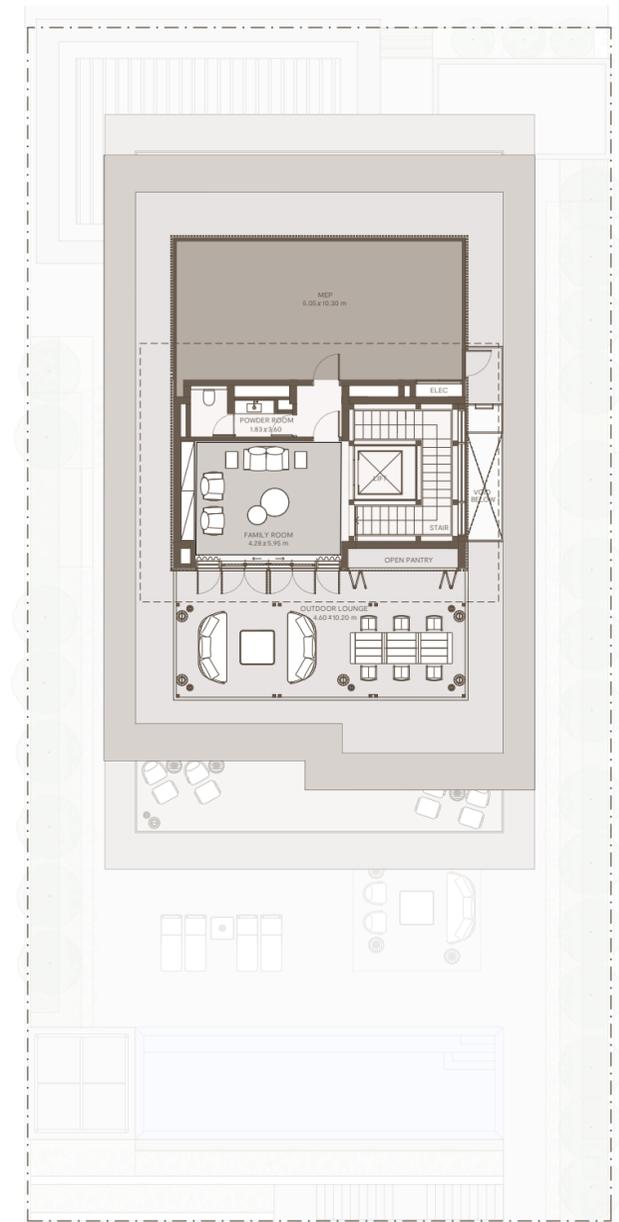
Plot Area 801.87-914.98 SQM / 8,631.26-9,848.76 SQFT



GROUND FLOOR
Internal Area 272.58 SQM / 2,934.02 SQFT
External Area (Covered) 57.02 SQM / 613.76 SQFT



FIRST FLOOR
Internal Area 218.69 SQM / 2,253.96 SQFT
External Area (Covered) 5.13 SQM / 55.21 SQFT
External Area (Uncovered) 63.24 SQM / 680.71 SQFT



ROOFTOP
Internal Area 34.93 SQM / 375.99 SQFT
External Area (Covered) 27.68 SQM / 297.95 SQFT
External Area (Uncovered) 47.52 SQM / 511.50 SQFT

