

# SOLEVA

BEACH RESIDENCES

AL MARJAN ISLAND

BY



AL HUZAIIFA  
PROPERTIES

# THE WORLD OF



# AL HUZAIFA

50 YEARS OF REDEFINING STYLE



Al Huzaifa is rooted in a culture of craft and built on decades of consistent delivery. Across furniture, interiors, and now development, the brand reflects a clear standard shaped by skill, material understanding, and premium design. Every piece and space created by Al Huzaifa is guided by function, refined through detail, and executed with precision.

This is the legacy we carry forward, expanding the world of Al Huzaifa with the same clarity and commitment that defined its beginnings.

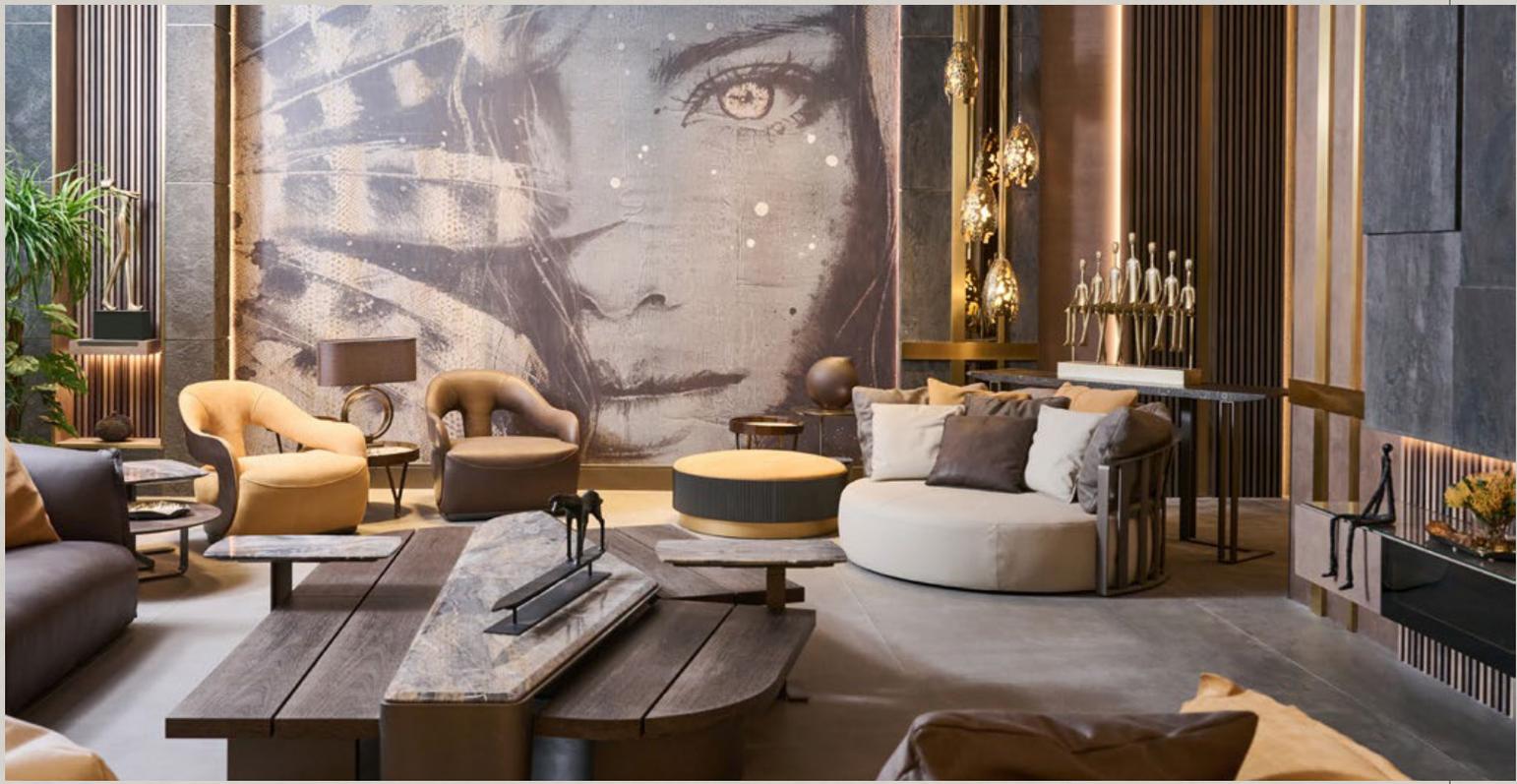


# AL HUZAIFA

FURNITURE

Al Huzaifa's furniture line reflects a studio mindset, where every piece is created with close attention to detail and finish. The process, from concept to production, happens under one roof, allowing full control over quality and execution. Each collection stands as proof of what's possible when design and discipline work in sync.



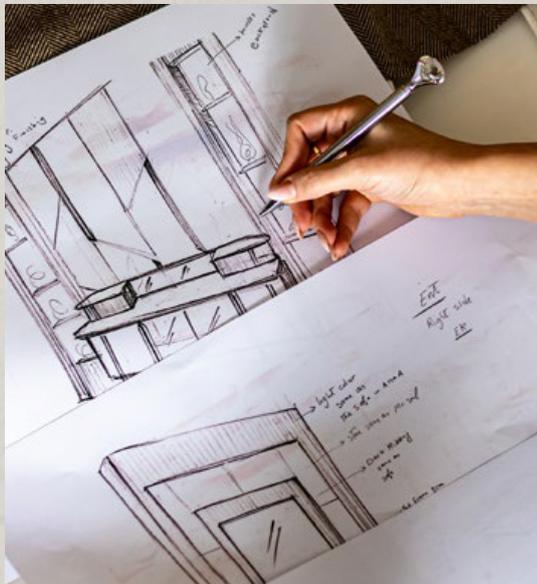


# AL HUZAIFA

DESIGN STUDIO

Al Huzaifa's Design Studio was created to respond to the growing demand for personalised, high-standard interiors. It brings together specialists across layout planning, spatial styling, and technical detailing to shape complete environments.

With dedicated teams in Dubai and Abu Dhabi, the studio supports projects of varying scales while staying grounded in the brand's core values.



PARTNER OF CHOICE  
FOR WORLD-CLASS BRANDS



LADURÉE  
*Paris*

YAS MALL  
ABU DHABI, UAE



PARTNER OF CHOICE  
FOR WORLD-CLASS BRANDS



AMELIE

LONDON  
UNITED KINGDOM



SUSHISAMBA®

PALM JUMEIRAH  
DUBAI, UAE  
& SINGAPORE

## THE DEVELOPER

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Al Huzaifa Property marks the brand's expansion into real estate development.

Backed by nearly 50 years of experience in shaping interiors and products, this new division takes on the full scope of creating spaces, guided by the same foresight and executional rigour.

It is a natural extension of a legacy that has contributed to the nation's design landscape, now carried forward into projects that uphold the brand's standards.



## THE DESTINATION



The next chapter of luxury will be written in Ras Al Khaimah, one of the UAE's fastest-growing destinations for tourism, investment, and lifestyle.

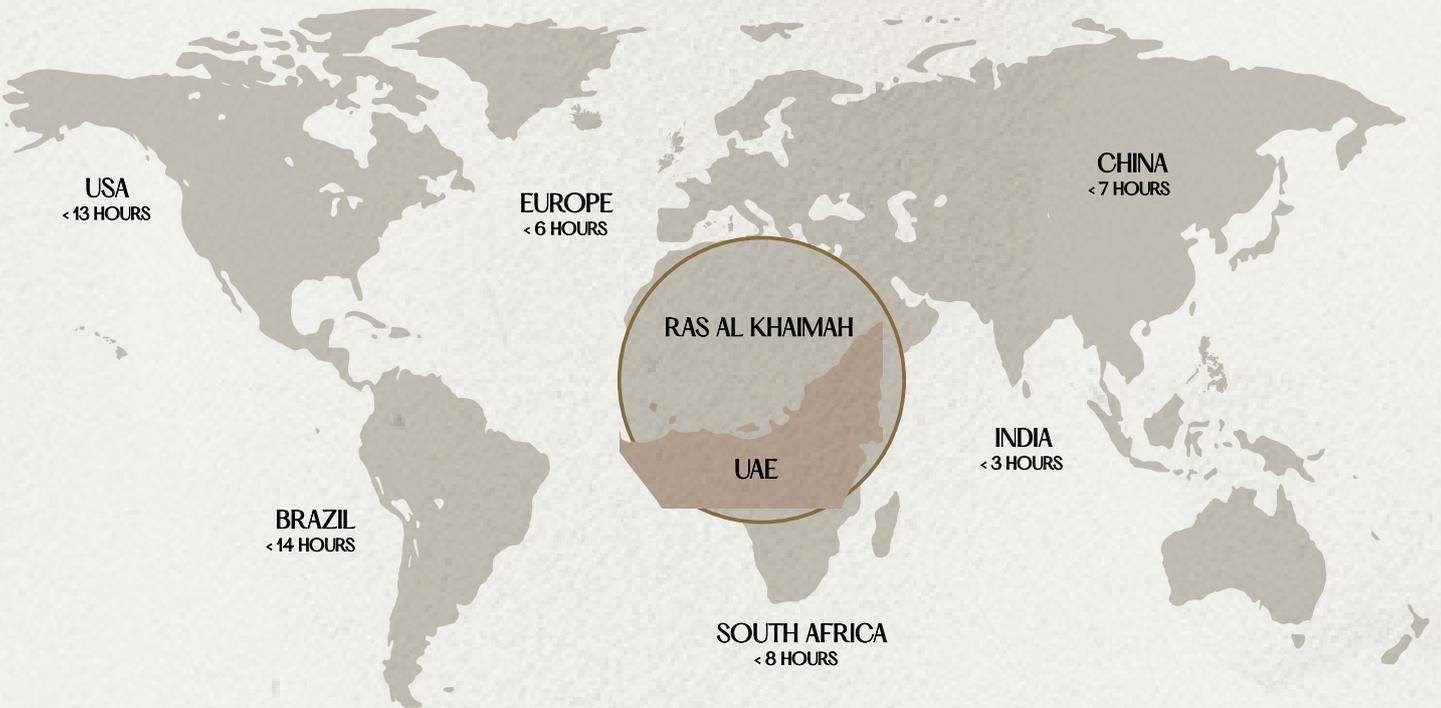
Known for its long-term vision, the emirate welcomed 1.28 million visitors in 2024, marking a 12% increase in tourism revenue, with a target to triple visitor numbers by 2030.

- GDP: ~US \$14 billion.
- Sectors: Manufacturing, trade, tourism, real estate, logistics.
- Highlights: Jebel Jais, world's longest zipline.
- Investor perks: 100% foreign ownership, zero income tax, full profit repatriation, long-term residency.

# RAS AL KHAIMAH

## A GLOBAL ACCESS POINT

CENTRAL EASTERN EUROPE  
 < 5 HOURS



3.5B people reachable in under 8 hours



RAK is on the world's travel axis

RAK's GDP per Capita is amongst the highest with respect to neighbouring emirates and countries.



## THE COMMUNITY



Al Marjan Island blends pristine beaches with global luxury.

From Nikki Beach's Mediterranean flair to Wynn's Vegas energy and Rosso Bay's Italian charm, this is where world-class living unfolds, framed by nature and designed for everyday escape.

- Beachfront Resorts & Clubs
- Jet Skiing & Kayaking
- Parks, Trails & Play Areas
- Running & Cycling Promenade

Al Marjan Island spans 2.7 square kilometres and 7.8 kilometres of pristine beaches, blending natural beauty with global luxury.

Marinas, resorts, fine dining, and entertainment from around the world define its lifestyle offering. At its heart, Wynn will launch the world's largest casino and the Middle East's only gaming destination, setting a new benchmark for high-end tourism and investment.



## THE LANDMARK



*Wynn*  
AL MARJAN ISLAND

### RAISING THE BAR— AND ALL AROUND IT

As the region's first true integrated luxury resort of its kind, Wynn's arrival signals a new era of destination appeal, investor confidence, and global recognition.



### The Game Changer – Wynn Al Marjan Island

First integrated casino resort in the UAE.

- 1,500 keys
- 24 restaurants
- Opening Q1 2027
- 40+ luxury retail stores
- GCC's biggest gaming area

SHAPED  
BY THE  
SEA



DESIGNED  
FOR THE  
SOUL



# SOLEVA

## BEACH RESIDENCES

Derived from sol (sun) and éva (life), the name Soléva reflects the warmth and vitality this seaside development brings into every aspect of daily living.

Soléva Beach Residences is a fully furnished coastal retreat on Al Marjan Island, where breathtaking sea views, elevated amenities, and a resort-inspired lifestyle come together. With grand proportions, bespoke fixtures, and custom designs throughout, the project sets a new benchmark in luxury.

This marks the first residential project of Al Huzaiifa's enduring legacy in premium interiors.

# SOLEVA



Al Marjan Island blends pristine beaches with global luxury. This is where world-class living unfolds, framed by nature and designed for everyday escape.

05 Mins	—————	Wynn Resort
08 Mins	—————	Al Hamra Mall
12 Mins	—————	Al Hamra Golf Club
15 Mins	—————	Al Hamra Marina and Yacht Club
30 Mins	—————	Ras Al Khaimah Intl Airport
45 Mins	—————	Sharjah Intl Airport
60 Mins	—————	Dubai Intl Airport

## PROJECT OVERVIEW



Set along Al Marjan Island's shoreline, every residence at Soléva comes fully furnished. Al Huzaifa's five decades of craftsmanship and style define the interiors, creating a hotel-inspired lifestyle in each home.

Each residence features premium fittings from global brands, including BagnoDesign Italy for sanitary ware, Siemens for appliances, Hafele for hardware, and Al Huzaifa for furniture and fixtures.

### DEVELOPMENT HIGHLIGHTS

- ◆ Direct beach & park access
- ◆ Panoramic views
- ◆ Iconic architecture
- ◆ Curated interiors
- ◆ Fully furnished
- ◆ Premium amenities

UNITS TYPES	NUMBER OF UNITS	UNITS AREA
Studios	111	380 – 560 sq. ft.
One-Bedroom Apartments	101	800 – 1370 sq. ft.
Two-Bedroom Apartments	20	1500 – 2500 sq. ft.

TIMELESS DESIGN  
INSPIRED BY  
COASTAL LEISURE



LIVING ROOM

Each residence at Soléva is designed for everyday comfort, with spacious rooms, custom elements such as closets, integrated TV units, wall paneling, and a fully equipped kitchen. Private balconies continue this sense of space, opening up to panoramic sea views.



BEDROOM



KITCHEN & DINING

LIVE WHERE THE  
WORLD COMES  
TO PLAY

50+

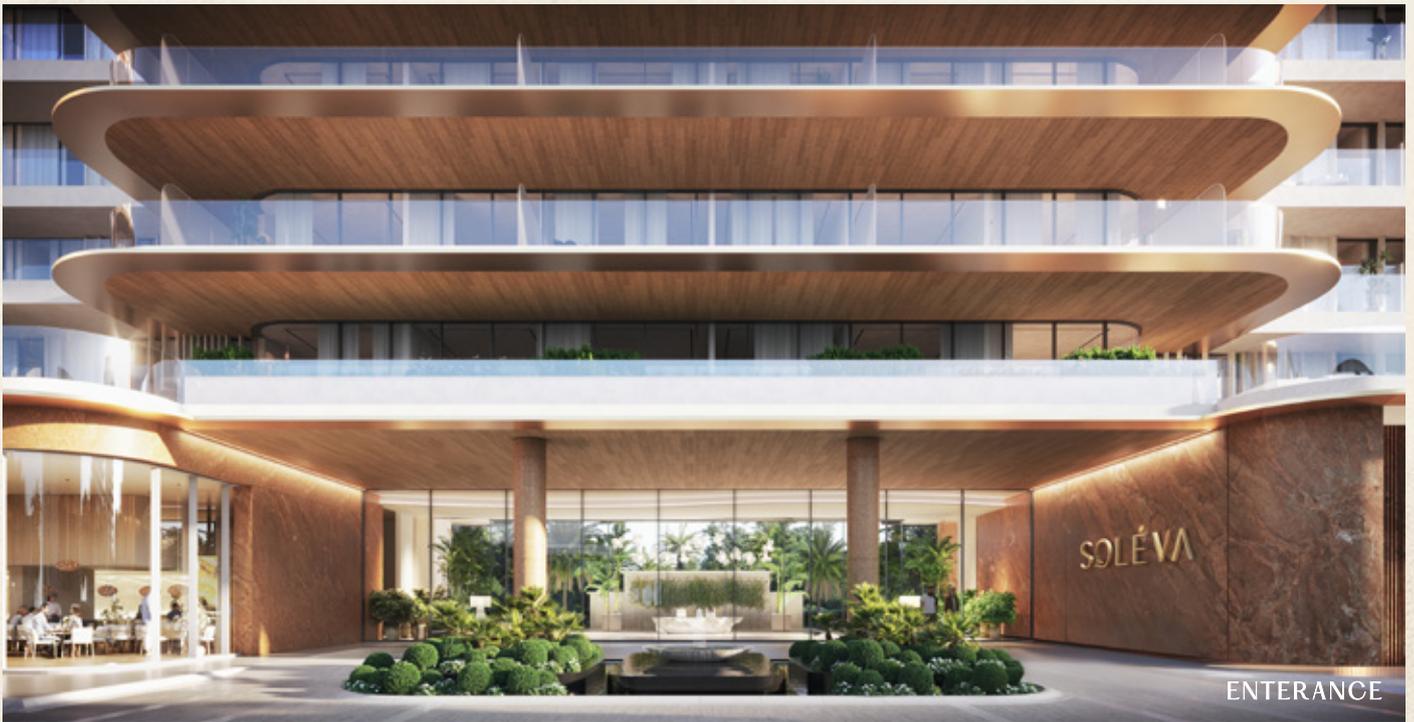
CURATED RESORT AMENITIES

9,000 sq.ft  
of F&B

Next to  
50,000 sq.ft  
of Park



## ARRIVAL & LIFESTYLE



01 Dedicated Valet Parking

02 AI-Integrated Helpdesk

03 Luggage Management

04 Concierge Service

05 Storage Facility



# WELLNESS & FITNESS



<sup>06</sup> Cold Plunge Bath

<sup>07</sup> Fitness Studio

<sup>08</sup> Sauna Suites & Steam Rooms

<sup>09</sup> Wellness Lounge

<sup>10</sup> Outdoor Yoga Deck

<sup>11</sup> Zen Gardens



## LEISURE & ENTERTAINMENT

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<sup>12</sup> Infinity Pool

<sup>13</sup> Fire Pit Lounge

<sup>14</sup> Indoor / Outdoor Cinema

<sup>15</sup> Cabanas

<sup>16</sup> Screening Lounge

<sup>17</sup> Sky Pavilion



## SOCIAL & DINING



<sup>18</sup> Signature Dining

<sup>19</sup> Banquette Dining Niche

<sup>20</sup> Alfresco BBQ Pavilion

<sup>21</sup> F&B



# WORK & PRODUCTIVITY



RESIDENCE LOUNGE

<sup>22</sup> Co-Working Lounge

<sup>23</sup> Lobby Garden Courtyard

<sup>24</sup> Multipurpose Social Lounge



COURTYARD

## FAMILY & KIDS

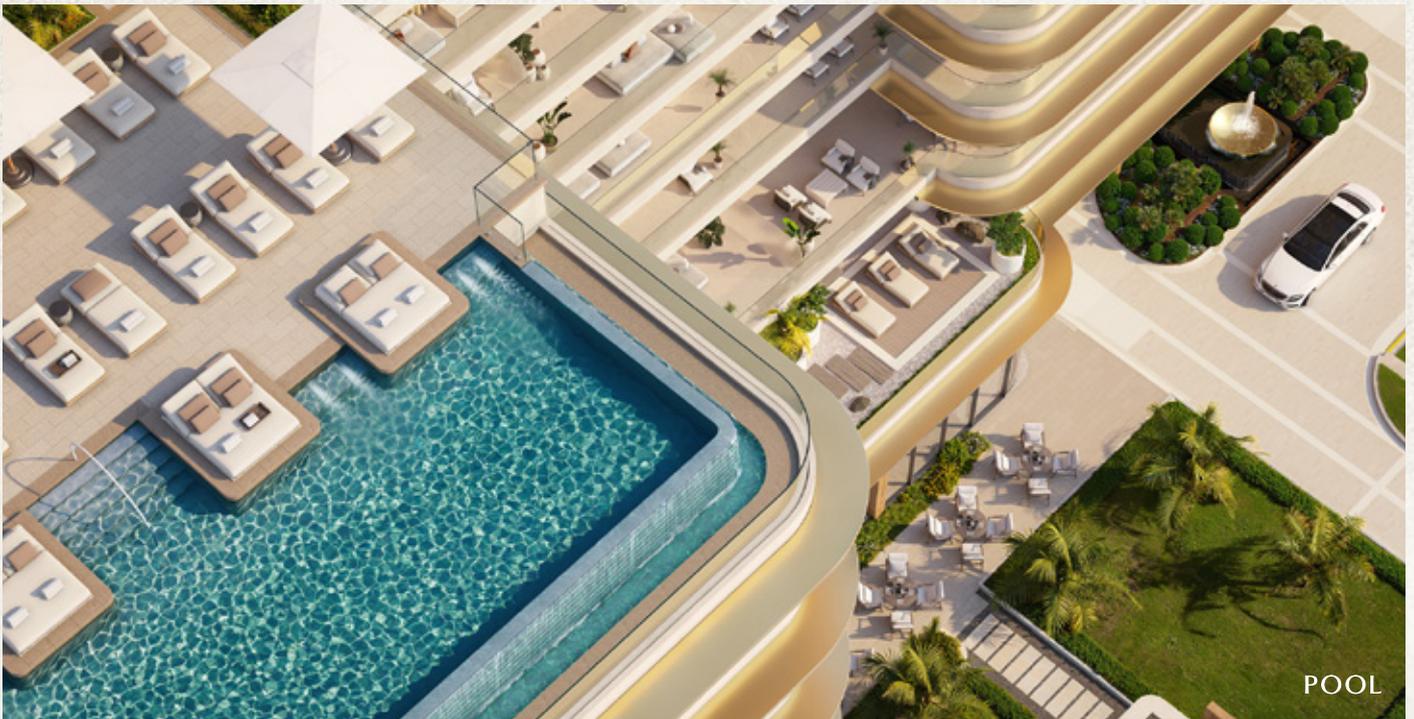


POOL

<sup>25</sup> Kids Splash Pool

<sup>26</sup> Children's Play Studio

<sup>27</sup> Communal Park and Beach Access



POOL

## PAYMENT PLAN



50% | 50%

DURING CONSTRUCTION

ON COMPLETION

## PAYMENT PLAN

MILESTONE	PAYMENT	DUE DATE
On Booking / Down Payment	10%*	Immediately
1st Installment	10%	Within 30 days of booking / SPA
2nd Installment	10%	Within 6 months of down payment
3rd Installment	10%	Within 12 months of down payment
4th Installment	10%	Within 18 months of down payment
On Completion	50%	Estimated Q1 2028

\* An administration fee of AED 5,250 (inclusive of VAT) is payable along with the down payment.

Registration charges of 4% apply when applicable.

## PARTNERS

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### DESIGN BY VELA

VELA is a Dubai-based architecture firm known for climate-conscious, human-centric design. Founded by a global team, the studio delivers innovative spaces grounded in context and technical precision.



### LIGHTING BY STUDIO LUMEN

Studio Lumen is a global lighting design firm known for creating technically refined, visually compelling solutions. Their work enhances architecture through light, shaping space, emotion, and experience.



### LANDSCAPING BY SQUARE M DESIGN

Square M Design creates bespoke outdoor spaces with hospitality focus, local adaptability, and meticulous attention to detail.



### INTERIORS BY MWM STUDIO

MWM Studio is an award-winning Dubai boutique offering distinctive interior design. Their team crafts tailored, functional spaces in collaboration with top architects and consultants.

## LASVIT

### SPECIALIST LIGHTING BY LASVIT

Lasvit is a global artisan brand known for handcrafted glass and lighting rooted in Bohemian tradition, creating iconic, emotionally driven installations.

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