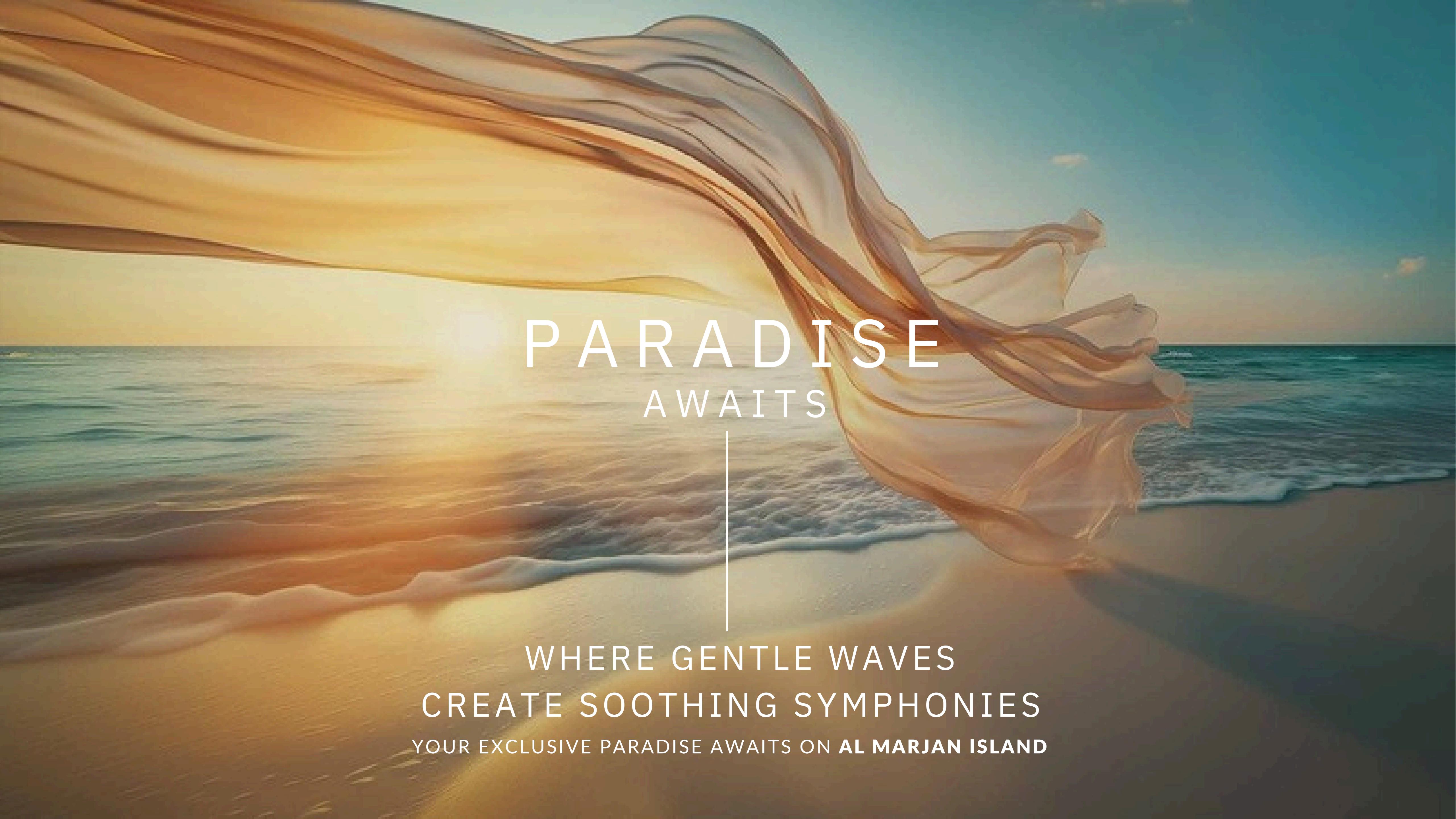


PLAYA VIVA

UNIESTATE



PARADISE
AWAIT

WHERE GENTLE WAVES
CREATE SOOTHING SYMPHONIES
YOUR EXCLUSIVE PARADISE AWAITS ON AL MARJAN ISLAND

ELEGANT
WATERFRONT ADDRESS





PLAYA VIVA



Water
sports

BEACH ACCESS

2

1 BEACH ACCESS



AL MARJAN ISLAND OVERVIEW



THE NEXT LUXURY DESTINATION

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort & Casino transforming this archipelago into an international hotspot for discerning *travelers and investors alike*.

THE REGION'S FIRST GAMING RESORT



Set to revolutionize the UAE's tourism landscape, the first-ever gaming resort on Al Marjan Island is poised to attract millions of international visitors, creating a surge in *real estate demand*.



INVESTMENT GROWTH

TOMORROW'S HOTSPOT

Early investors in Al Marjan Island properties stand to benefit from exceptional value appreciation and premium rental yields as this exclusive destination rapidly develops into *the regions most coveted address*



RAS AL KHAIMAH ATTRACTIOnS

ADVENTURE & BEAUTY

Discover Ras Al Khaimah's diverse wonders—from thrilling desert safaris and mountain hikes to pristine beaches, mangrove forests, hot springs, and historic sites—all within easy reach of your *Playa Viva residence*



PLAYA VIVA OVERVIEW

EXCLUSIVE COASTAL COMMUNITY

The UAE's luxury tourism landscape is being redefined by Al Marjan Island. With the monumental arrival of the Wynn Resort & Casino, this picturesque archipelago is transforming into an international beacon, attracting discerning global travelers and investors drawn to its unparalleled luxury and strong potential for *capital appreciation*.



ARCHITECTURAL VISION

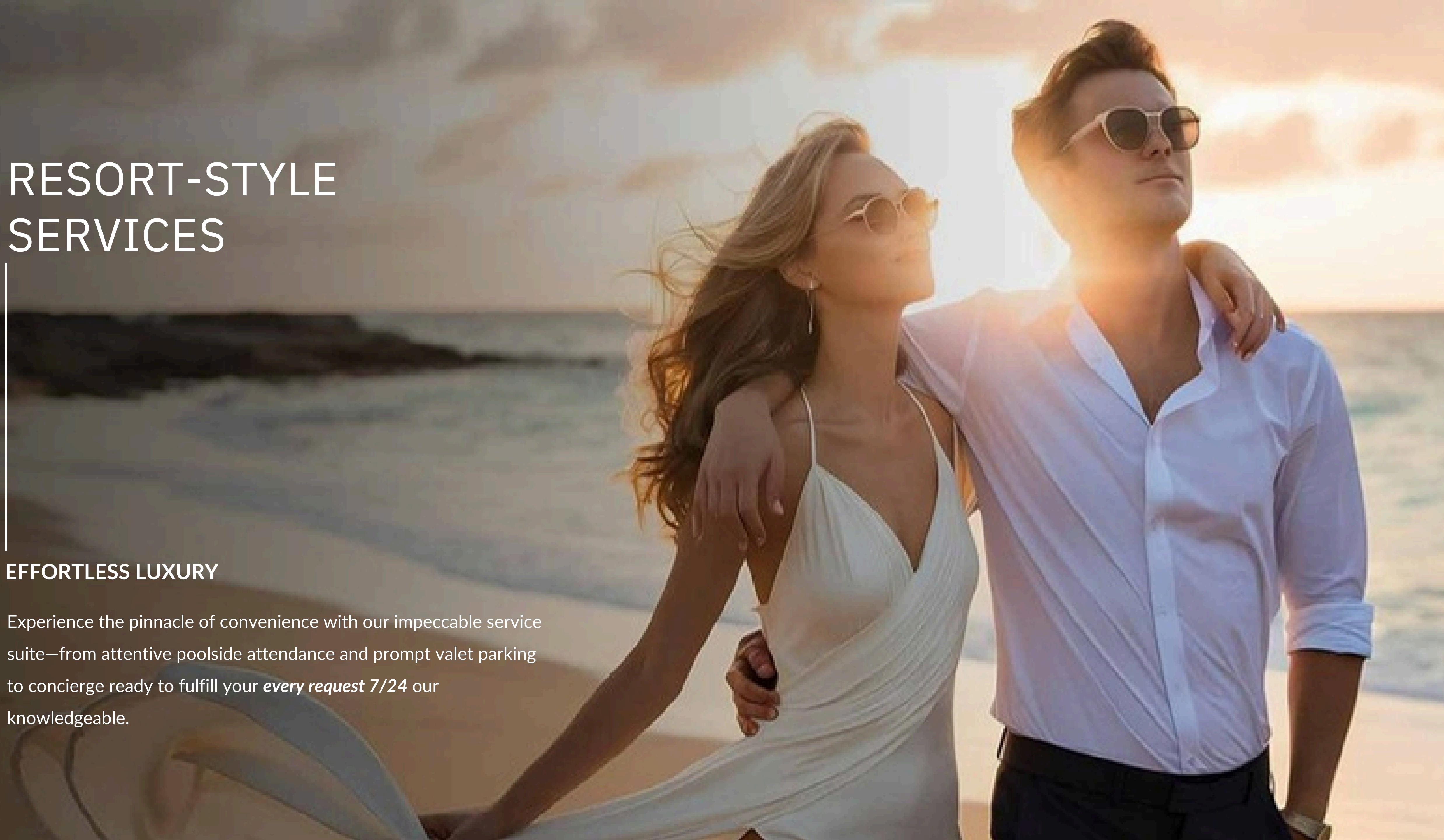
INSPIRED DESIGN

Every element of Playa Viva has been meticulously crafted to maximize ocean views and natural light, featuring contemporary architecture with clean lines, expansive glass, and natural materials that *reflect coastal elegance*.

RESORT-STYLE SERVICES

EFFORTLESS LUXURY

Experience the pinnacle of convenience with our impeccable service suite—from attentive poolside attendance and prompt valet parking to concierge ready to fulfill your *every request 7/24* our knowledgeable.



Building Structure



Podium Level

Serviced Pool
Tennis
Shaded Table Tennis
Badminton
BBQ
Outdoor Cinema

Ground Floor

Fine Dining
Coffee shop
Outdoor Cafe
Watersport
Pool
GYM
Spa

Building Structure

Shops

- Super Market
- Pharmacy
- Management
- Beauty Salon
- Water Sport Shop
- Barber
- Beauty Center
- ATM Machine



A photograph of a man and a woman relaxing on a terrace. The woman, wearing a white dress and a straw hat, sits on a chair holding a pink cocktail. The man, wearing a light-colored shirt and sunglasses, stands behind her holding a similar cocktail. They are on a terrace with a railing, overlooking a clear blue ocean under a bright sky.

GROUND FLOOR AMENITIES

GROUND FLOOR



- █ FINE DINING
- █ COFFEE BAR
- █ RETAIL SHOPS
- █ POOL
- █ OUT DOOR RESTAURANT
- █ GYM
- █ SPA & YOGA





A woman with long dark hair, wearing a blue sleeveless dress with a high neckline and a man in a dark suit are standing together in a dimly lit setting. The woman is looking towards the camera.

GOURMET RESTAURANTS

CULINARY EXCELLENCE

Savor gourmet masterpieces by top chefs,
paired with rare vintages and
exceptional service.



CHIC COFFEE
CULTURE





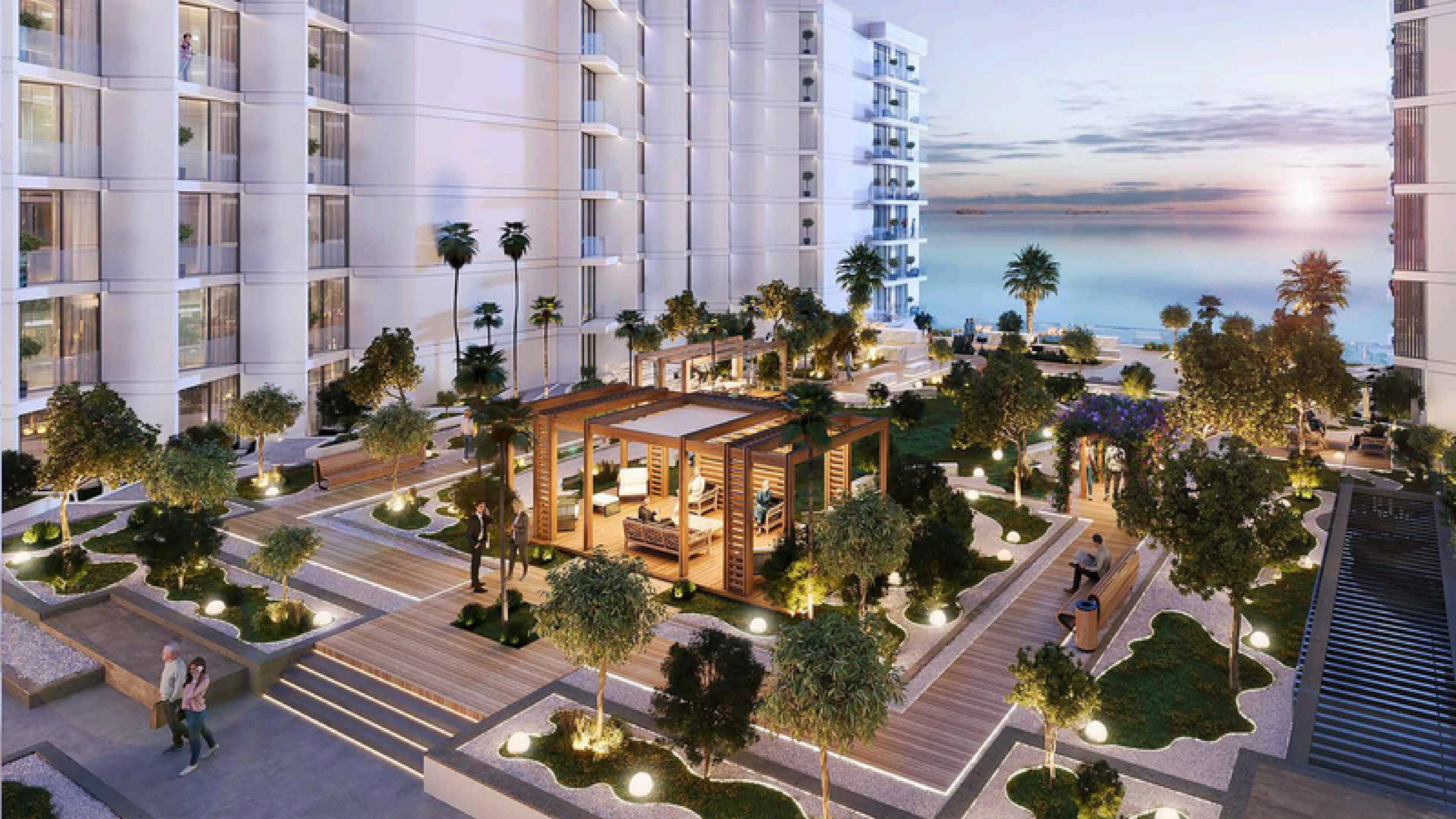


PODIUM LEVEL PLAN



- 1 Multi-Purposed Open Area with Seating
- 2 Shaded Picnic Area
- 3 Plaza with Seating
- 4 BBQ Area
- 5 Seating
- 6 Badminton Area
- 7 Shaded Tennis Table Area
- 8 Shaded Play Area
- 9 Seating with Fire Pit
- 10 Pocket Plaza
- 11 Pool
- 12 Sunken Area
- 13 Multi-Purposed Open Deck with Seating
- 14 Shaded Wood Deck with Seating
- 15 Pergola
- 16 Shower Room
- 17 BBQ Area
- 18 Wood Deck
- 19 Pot & Sculpture
- 20 Featured Pergola
- 21 Badminton Court
- 22 Shaded Wood Deck
- 23 Tennis Table Area
- 24 Shaded Play Area
- 25 Shaded Sunken Area
- 26 Opendoor cinema











OUTDOOR CINEMA

GYM

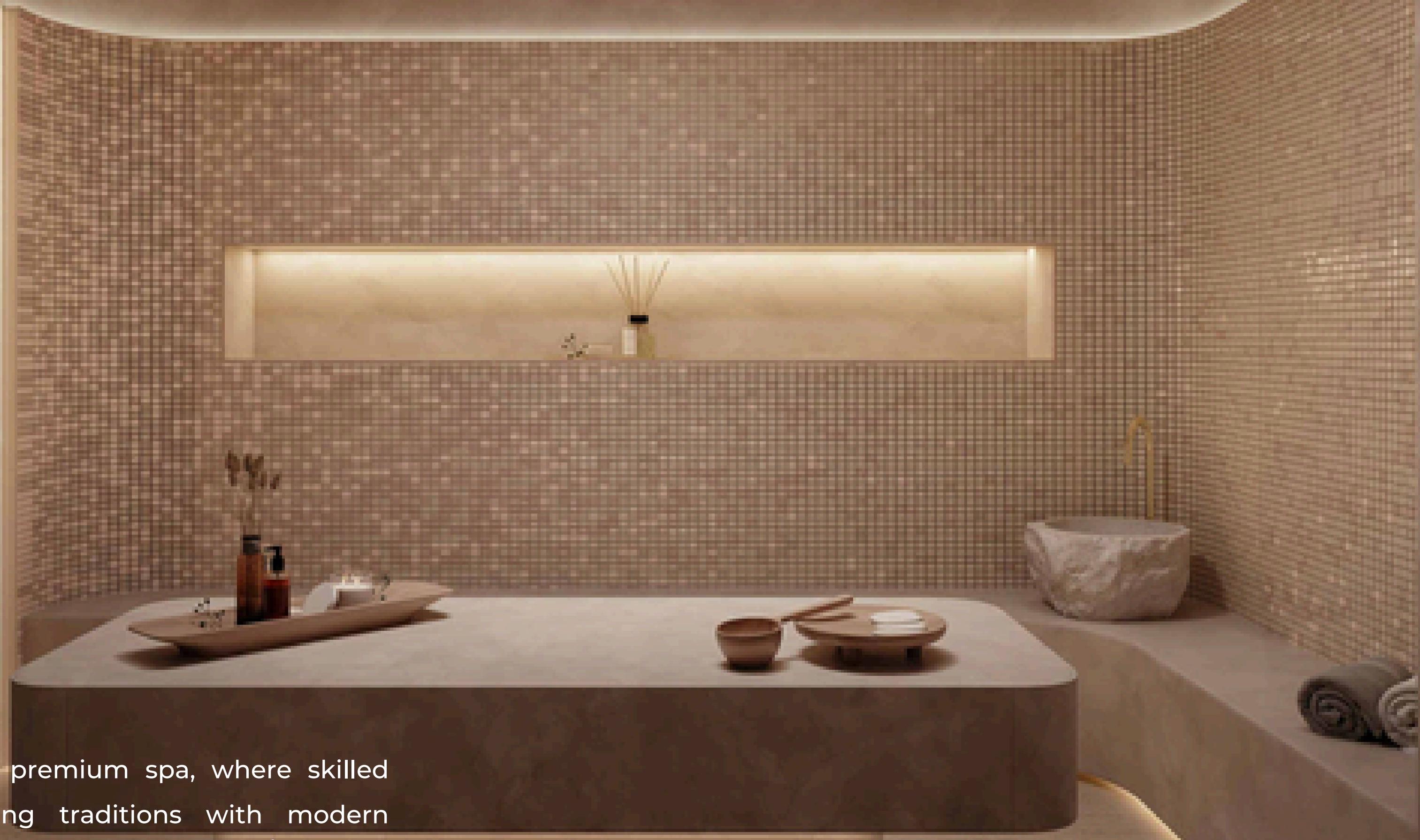


WELLNESS JOURNEY



LUXURY SPA

Rejuvenate body and mind in our premium spa, where skilled therapists combine ancient healing traditions with modern personalized treatments in serene surroundings.

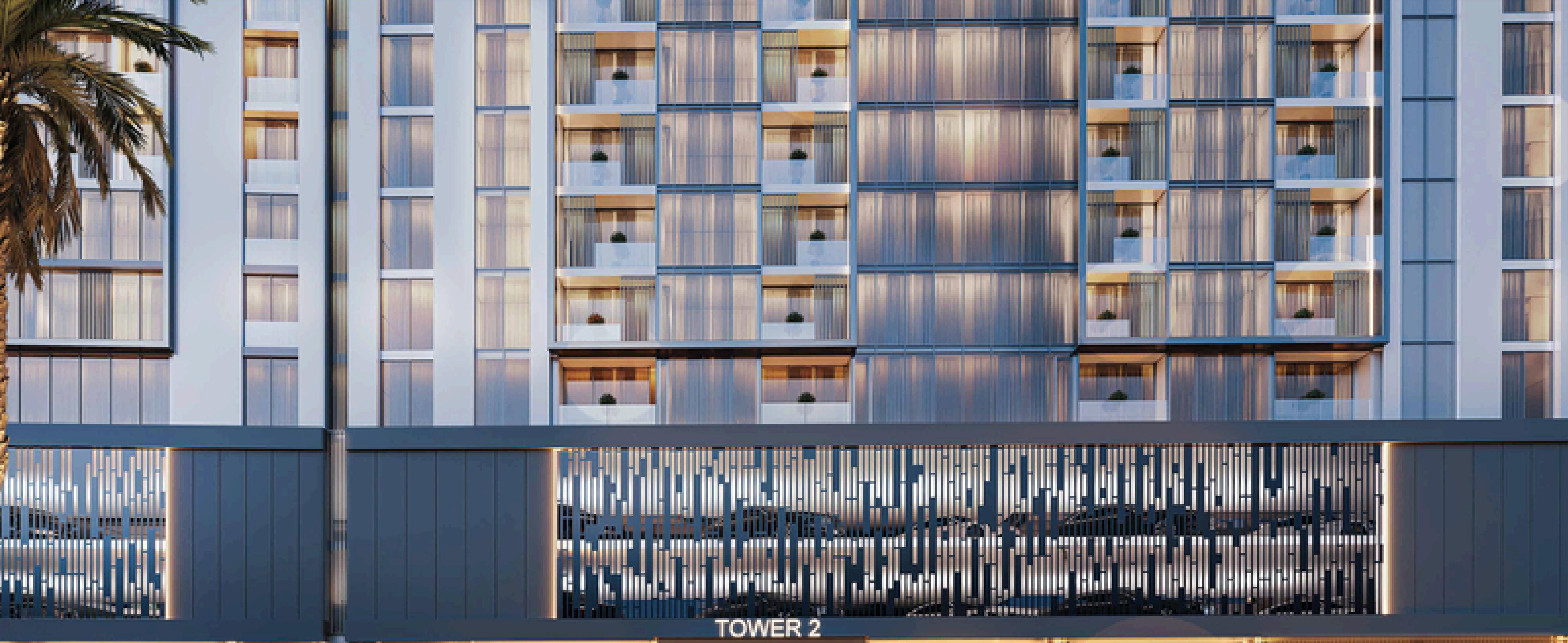




SHOPS FOR EVERYDAY

Enjoy the convenience of supermarkets, pharmacies,
boutiques, salons, and essential services
All just *steps from your door.*





TOWER 2





SHOPS

EVERY DAY LUXURY NEEDS

Experience the ease of having grocery stores, drugstores, specialty shops, beauty parlors, and vital amenities *within immediate reach.*

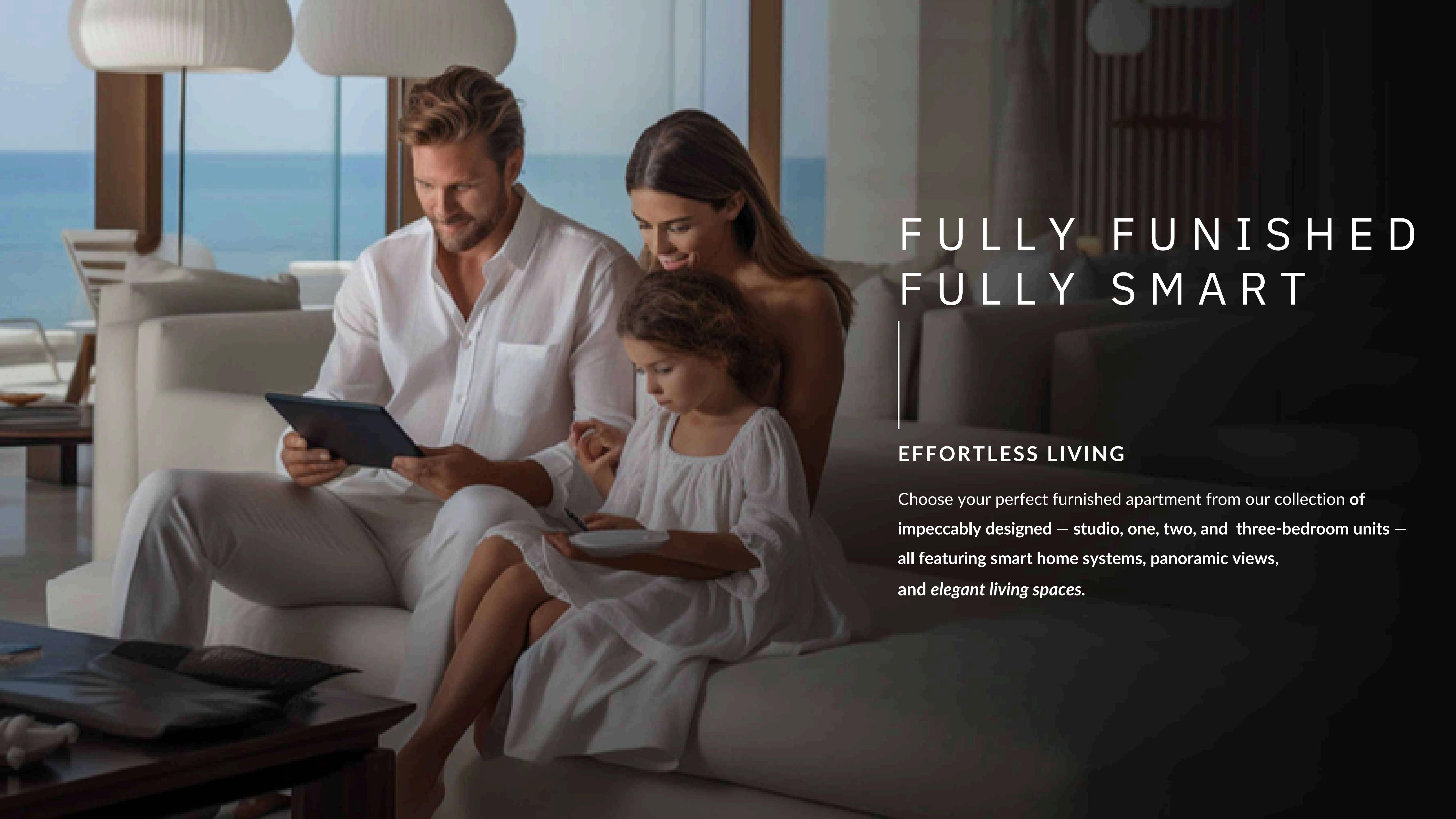




APARTMENT TYPES

YOUR PERFECT SANCTUARY

Choose your perfect sanctuary from our collection of impeccably designed studio, one, two, and three- bedroom apartments, each offering panoramic views and *sophisticated living spaces*.



FULLY FURNISHED FULLY SMART

EFFORTLESS LIVING

Choose your perfect furnished apartment from our collection of impeccably designed – studio, one, two, and three-bedroom units – all featuring smart home systems, panoramic views, and *elegant living spaces*.



PLAYA VIVA

LOBBY



LIVING ROOM









BATHROOM







KITCHEN





BEDROOM







WATER SPORTS

S I Z E G U I D E

| UNIT TYPE | AREA _{SQFT} |
|-----------|----------------------|
| Studio | 300 - 462 |
| 1BR | 600 - 850 |
| 2BR | 1100 - 1200 |
| 3BR | 1700 - 1800 |

P A Y M E N T P L A N



UNIESTATE

DEVELOPER EXCELLENCE



Backed by UniEstate's renowned reputation for creating landmark properties that blend innovative design with superior quality, ensuring both lifestyle enhancement and investment security

uniestate.com

THE FUTURE AWAITS

Secure your position in this exclusive community today, with project completion set for Q1 2026 and attractive pre-launch incentives available for *early investors*

