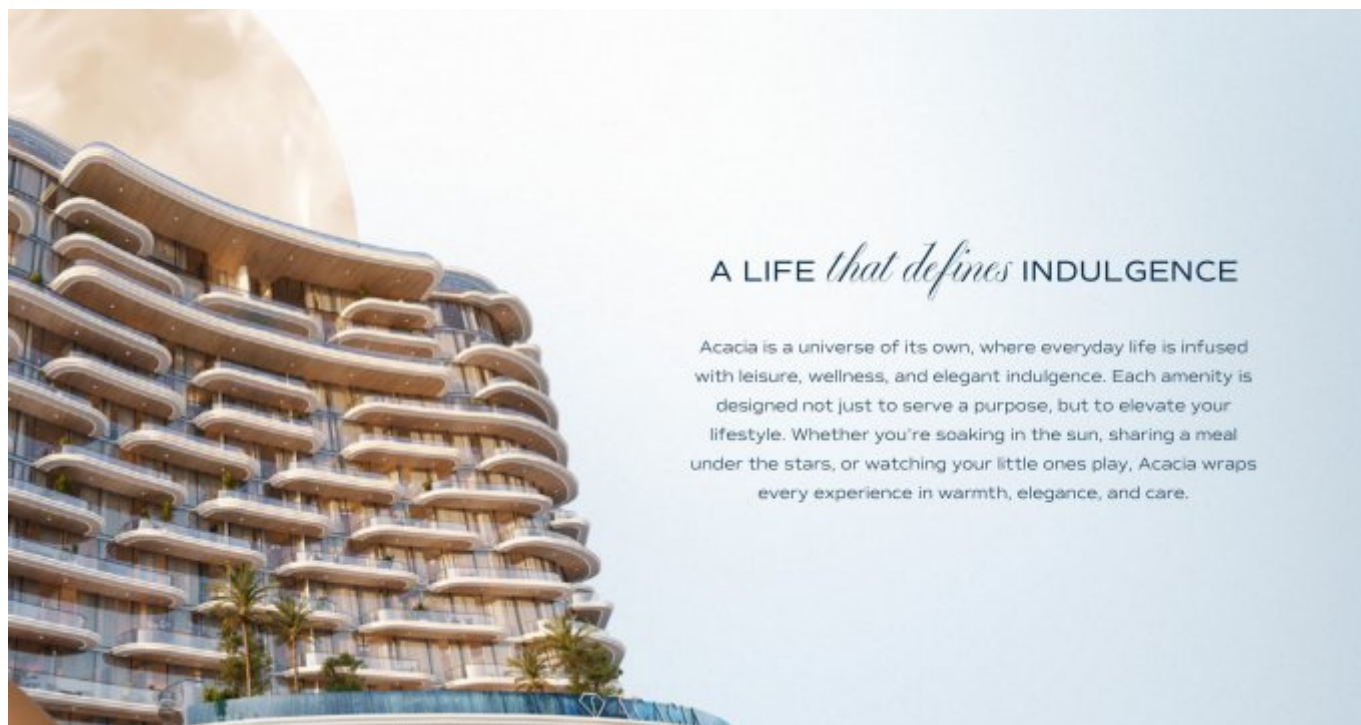


## Ras Al Khaimah, Otok Al Marjan - Luksuzni život s panoramskim pogledom na more



### 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.

#### Cijene i troškovi

|                |                |
|----------------|----------------|
| Nabavna cijena | Cijena na upit |
|----------------|----------------|

#### Podaci o nekretnini

|                         |                       |
|-------------------------|-----------------------|
| Živi prostor            | 102,17 m <sup>2</sup> |
| Ukupna površina         | 236,09 m <sup>2</sup> |
| Sobe                    | 5                     |
| spava?e sobe            | 2                     |
| Kupaonice               | 3                     |
| Veli?ina balkona/terase | 134,81 m <sup>2</sup> |
| Balkoni                 | 1                     |
| Stanje nekretnine       | Prvo korištenje       |
| stara/nova zgrada       | Nova zgrada           |
| Status prodaje          | otvoren               |

#### Zna?ajke

|                     |          |
|---------------------|----------|
| Op?a kategorizacija | Luksuzan |
| Kupaonica           | Tuš      |
| Kuhinja             | Otvoren  |
| Klimatizirano       | Da       |

|                             |         |
|-----------------------------|---------|
| namješteno                  | potpuno |
| Kabelska/satelitska TV      | Da      |
| Skladištenje                | Da      |
| prilagođen starijim osobama | Da      |

## Opis nekretnine

Fashion TV Acacia, dizajniran od strane Conin International, arhitektonsko je remek-djelo smješteno na Otoku Al Marjan u Ras Al Khaimah. Ovaj arhitektonski dragulj spaja prirodnu ljepotu s modernim dizajnom, pružajući stanovnicima ekskluzivno iskustvo življenja. S panoramskim pogledima na more i zelenim unutaršnjim dvorištima, svaki prostor pažljivo je dizajniran da pobudi osjetila. Interijer odražava savršenu fuziju mode, arhitekture i moderne osjetljivosti, gdje svaki detalj odaje eleganciju. Svaka stanova u Acacii je utočište za profinjenost, nudeći savršen spoj udobnosti i stila. Dizajn inspiriran modom prikazuje prilagođene površine i elemente nadahnute najnovijim trendovima, čineći svaki kutak doma simbolom luksuza. Bilo da se radi o prostranim dnevnim boravcima, elegantno uređenim spavaćim sobama ili luksuznim kupaćonicama, Acacia jamči da elegancija odražava svaki prostor.

Tlocrt zgrade osmišljen je s posebnim naglaskom na privatnost i povezanost s prirodom. U sjeveroistočnom kutu smješten je bazen, koji je povezan s glavnim tornjem imponantnim mostom. Na gornjim katovima nalazi se ultramoderna teretana s neometanim pogledom na more. Donji kat odražava istinsku suštinu luksuza s terasama i opsežnim vodenim značajkama koje stvaraju atmosferu povezivanja, mira i proslave.

Arhitektura Acacie kombinira iste linije i obilje prirodnog svjetla, stvarajući osjećaj prostora i otvorenosti. Pažljivo planiranje također omogućuje savršenu integraciju s prirodnim okolišem, pružajući stanicima udobnost i privatnost. Infinity bazen, bujni vrtovi i obiteljski prostori potiču na opuštanje i društvene interakcije. Za one koji cijene ljepotu prirode, Acacia pruža jedinstveno iskustvo života.

## Mjesto

Fashion TV Acacia smješten je na netaknutim obalama Otoka Al Marjan u Ras Al Khaimah, nudeći način života gdje se moderni luksuz spaja s prirodom. Ova prestižna lokacija okružena je luksuznim odmaralištima, mirnim plažama i imponantnim pogledima na more. Zbog blizine Rixos Bab-al-Bahr i Al Hamra Mall-a, stanovnici uživaju u jednostavnom pristupu vrhunskim sadržajima, restoranima i zabavnim zonama. Bilo da šetate plažom ili uživate u pogledu s terase, Otok Al Marjan nudi savršeno okruženje za život u eleganciji i miru.

## Značajke

Fashion TV Acacia nudi niz luksuznih sadržaja dizajniranih za obogaćivanje vašeg načina života. Stanovnici mogu uživati u infinity bazenu, dječjem igralištu i uređenim vrtovima koji stvaraju mirnu atmosferu. Moderni fitness centar nudi panoramski pogled na Arapski zaljev i motivira za svaki trening. Kompleks također nudi zone za roštilj, obiteljske salone i kafić s restoranom. Za one koji traže opuštanje, promatračka platforma i vodene značajke pružaju savršeno mjesto za odmor. Svaka usluga dizajnirana je da bude funkcionalna i estetski privlačna.

## Drugi

Odricanje odgovornosti: Planovi, detalji i orijentacija jedinica uključeni su samo

kao indikacija i mogu se mijenjati od strane developera/prodavca prema vlastitom naho?enju bez prethodne obavijesti i/ili odgovornosti. Sve slike, uklju?uju?i karakteristike, završne obrade, namještaj, pogled i mjerilo, samo su ilustrativne. Kona?ni prostori, orijentacija, dimenzije, raspored i materijali mogu se razlikovati od navedenih.

## Dobavlja?

TANAMI PROPERTIES  
Al Marsa Street  
3405 Marina Plaza

Telefon glavni ured

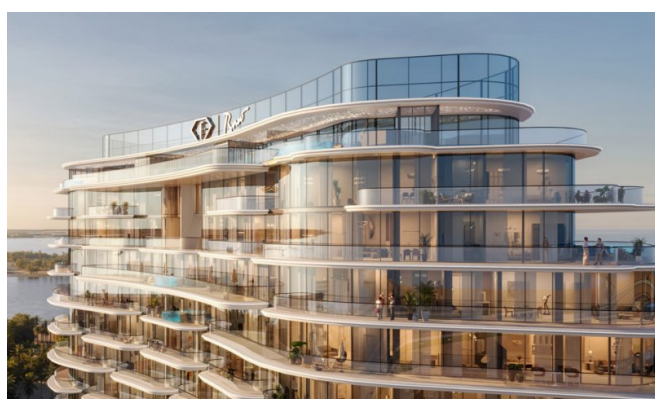
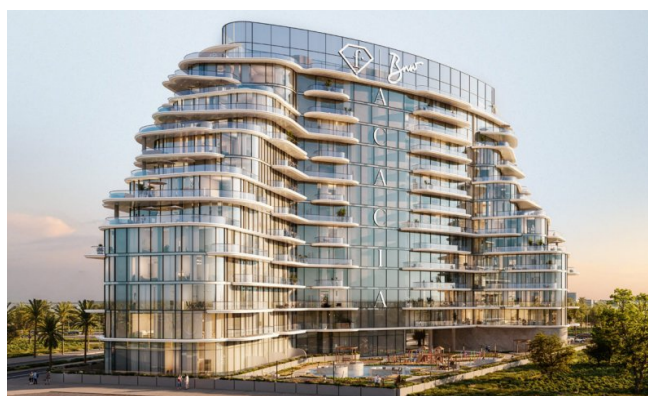
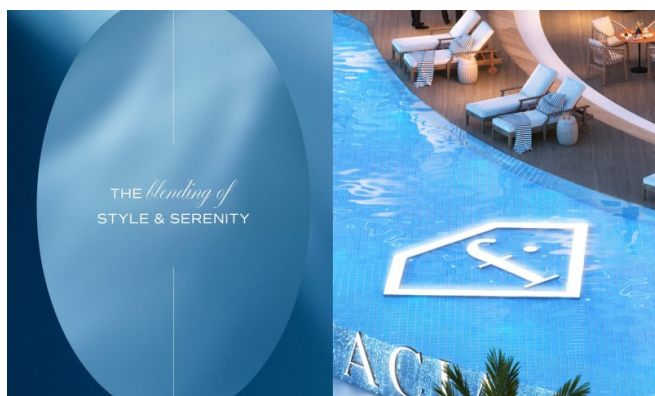
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A SYMPHONY OF *green & grace*

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 Comin 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
- Cafe & Signature Restaurant
- Viewing Deck & Water Features
- Barbeque Zones & Fire Pit Corners
- Lush Landscaped Gardens
- Family Seating Lounges



### 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 Rixos Central
- 13 Minutes Al Hamra Golf Club
- 13 Minutes Al Hamra Village
- 16 Minutes Cosmo Health Center
- 16 Minutes Dreamland Aquas Park
- 20 Minutes Royal Yacht Club, RAK
- 25 Minutes The Ritz-Carlton, RAK

### ACACIA

AL MARJAN ISLAND

- 34 Minutes RAK Airport
- 56 Minutes Dubai International Airport
- 90 Minutes Al Maktoum International Airport



### 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.



**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.





