



MIRAGGIO BY SOURCE OF FATE

AL MARJAN ISLAND, RAS AL KHAIMAH



Rising 16 storeys above the serene waters of Al Marjan Island, Miraggio is a landmark waterfront residence offering uninterrupted panoramic views of the Arabian Gulf. Positioned on the central islet, just a 15-minute walk from the upcoming Wynn Resort, the development comprises 810 residences set within open courtyards, tropical gardens, and elegant water features. With floor-to-ceiling windows, natural stone finishes, and generous terraces framing golden-hour sunsets, Miraggio is designed for those who seek beauty, privacy, and enduring value in equal measure.

Miraggio sits at the centre of one of the most significant hospitality and infrastructure transformations in the region. As a non-branded residence, its entry pricing remains considerably more accessible than the surrounding branded competition. In my view, this represents a meaningful advantage for buyers entering at this stage of the cycle.



UNIT TYPES AND STARTING PRICES

TYPE	SIZE	STARTING PRICE
1 Bedroom	804 to 1,176 sq ft	AED 2.39 - 2.99 Million
2 Bedrooms	1,304 to 2,543 sq ft	AED 3.38 - 4.78 Million
3 Bedrooms	1,826 to 3,026 sq ft	AED 5.07 - 6.54 Million



AMENITIES

- Infinity Pool
- Kids Pool
- Yoga Room
- State-of-the-Art Gym
- Padel Court
- Jogging Track
- Kids Play Area
- Scenic Promenade
- Tropical Garden
- Juice Bar
- Pool Bar
- Water Features with Sunken Seating
- Family Lawn
- Activity Lawn
- Pocket Seating Areas
- Terraces

Surrounded by exclusive resorts and sophisticated residences, including the Waldorf Astoria, Ritz Carlton, and Nikki Beach, Miraggio sits just five minutes from the Wynn Resort, opening in 2027 as the first gaming casino in the region.



PAYMENT PLAN



10%
On
Reservation



10%
On Signing
SPA



40%
On
Handover



40%
24 Months
Post Handover



AWARDS

Luxury Lifestyle Awards 2025:
Best Luxury Waterfront Development

Gold Winner Muse Awards 2025:
Architectural Design, Apartments

Titan Awards 2025:
Category Winner, Architecture, Apartments

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*Rental yield estimate per developer. Past performance is not
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