



C A L A D E L M A R

PROJECT BRIEF

# An ode to ocean charm

From the panoramic views atop coral-shaped moorings to fine details that echo the aesthetic of sophisticated opulence found on yachts, Cala Del Mar is an ocean-inspired residence that conjures romantic notions of the sea, creating a new standard in deluxe coastal living.





An intimate  
beachside paradise on  
Marjan Island



# Ocean Enchantment

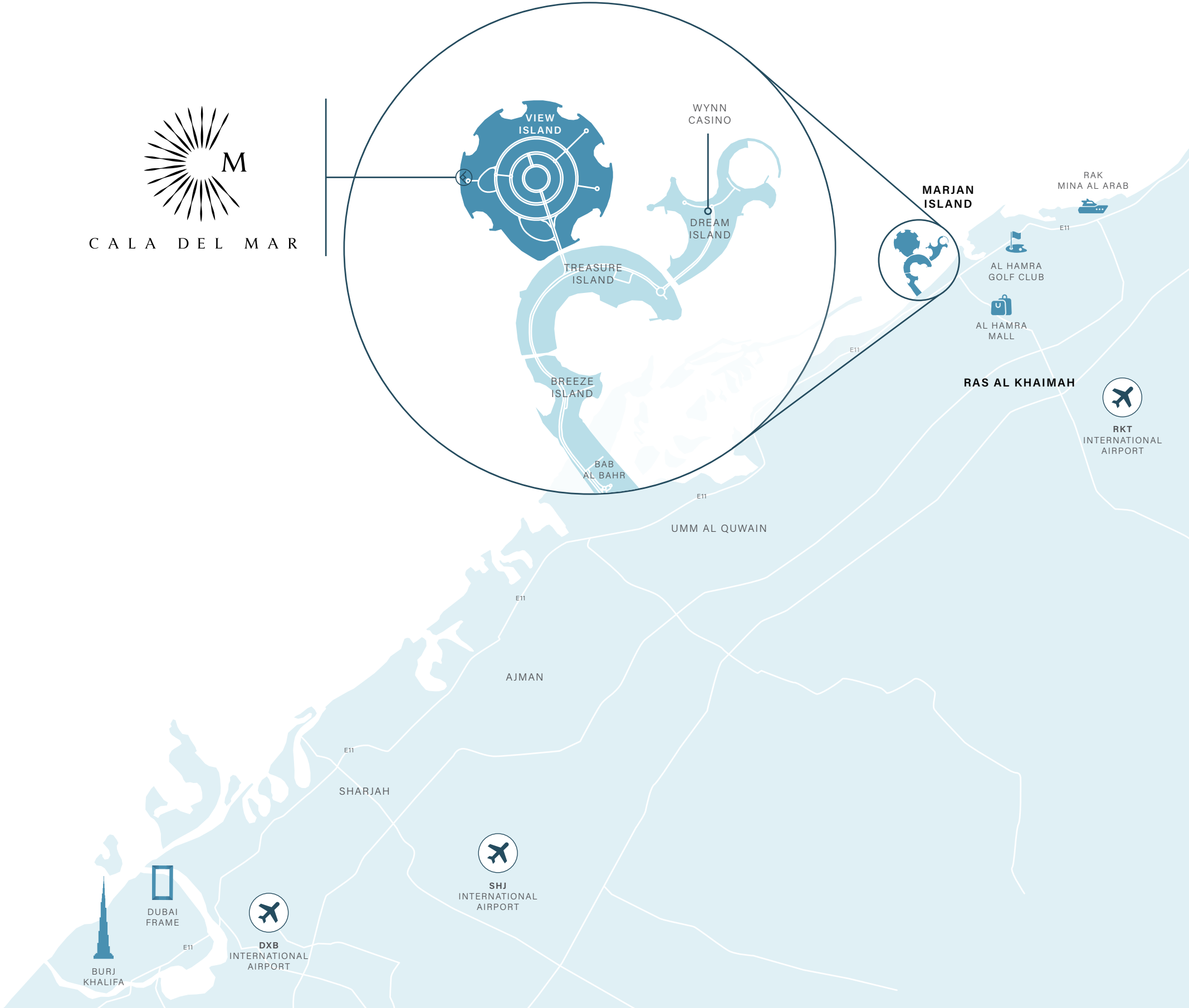
Enjoy access to the timeless panorama of sky and water with unhindered views of the Arabian Gulf, while resting comfortably within the opulent embrace of Al Marjan Island.





# DRIVING DISTANCES

|            |                                  |
|------------|----------------------------------|
| 05<br>MINS | WYNN RESORT                      |
| 12<br>MINS | RAK CENTRAL                      |
| 12<br>MINS | AL HAMRA MALL                    |
| 14<br>MINS | AL HAMRA GOLF CLUB               |
| 15<br>MINS | RAK TRACK                        |
| 25<br>MINS | RAK MALL                         |
| 31<br>MINS | AL QAWASIM CORNICHE &<br>RAK EYE |
| 34<br>MINS | RAK INTERNATIONAL<br>AIRPORT     |
| 44<br>MINS | JEBEL JAIS ENTRANCE              |
| 49<br>MINS | SHARJAH INTERNATIONAL<br>AIRPORT |
| 60<br>MINS | DUBAI INTERNATIONAL<br>AIRPORT   |

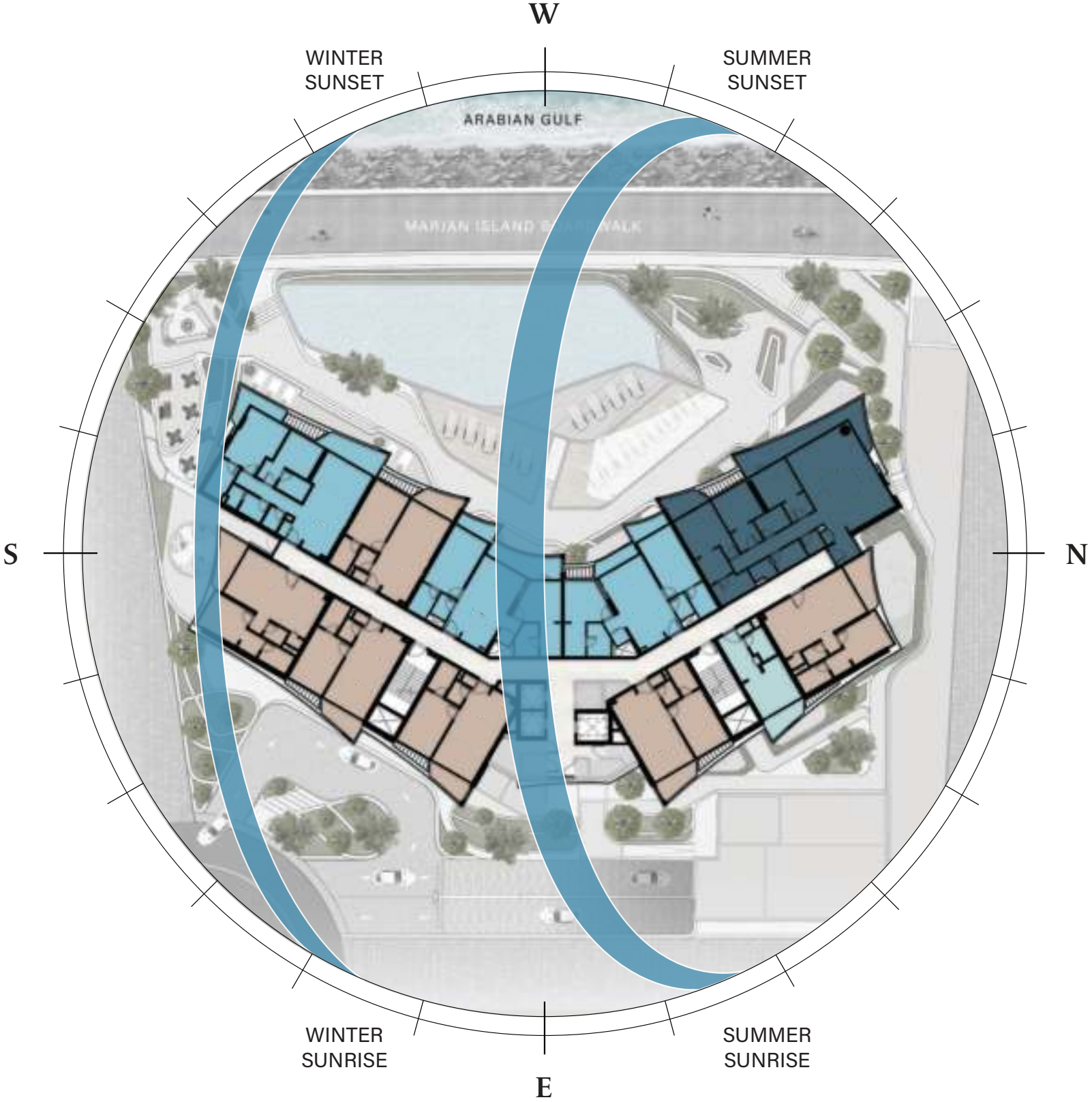


# Marjan Island's most exclusive horizons



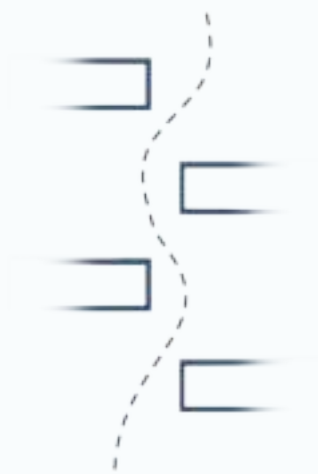


SUN AND VIEWS  
ANALYSIS



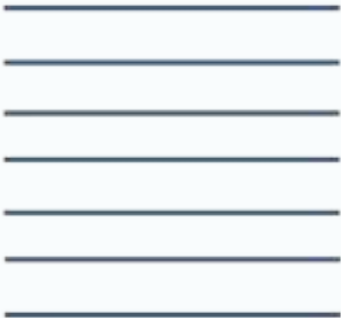
# ARCHITECTURAL CONCEPT

HARMONY

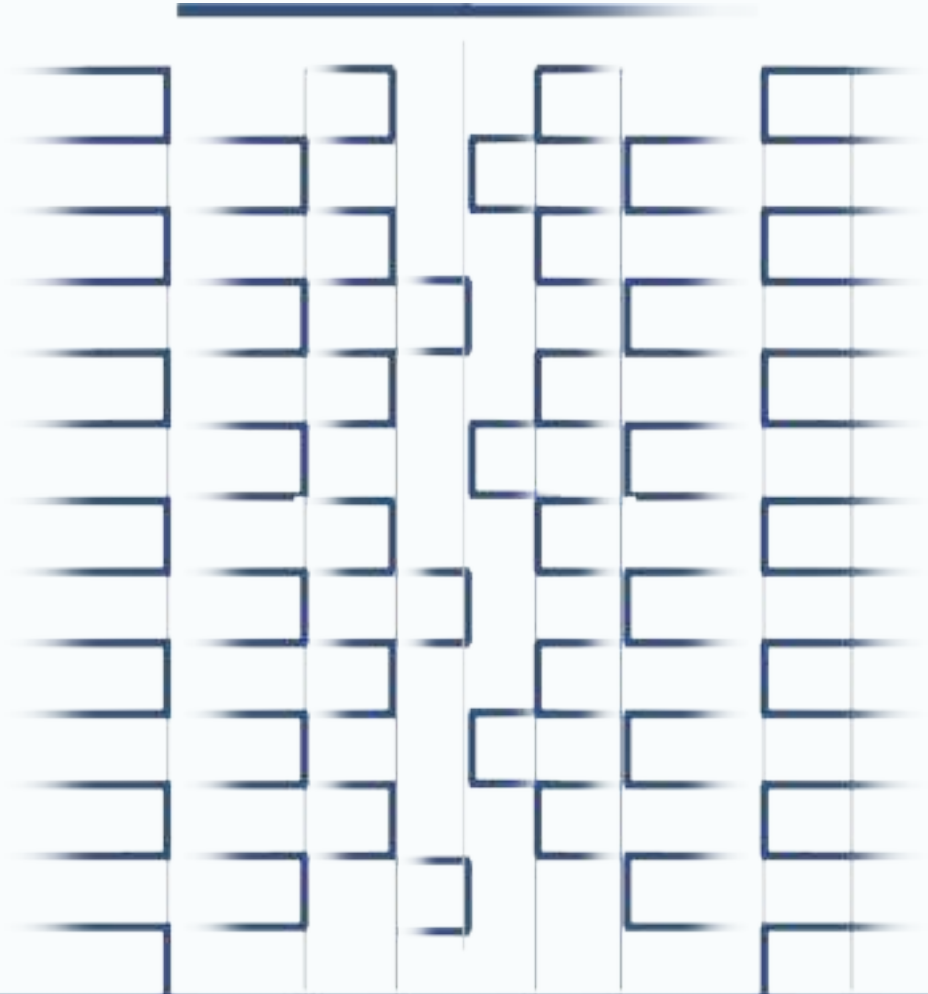


+

HORIZONTAL  
SOFFITS



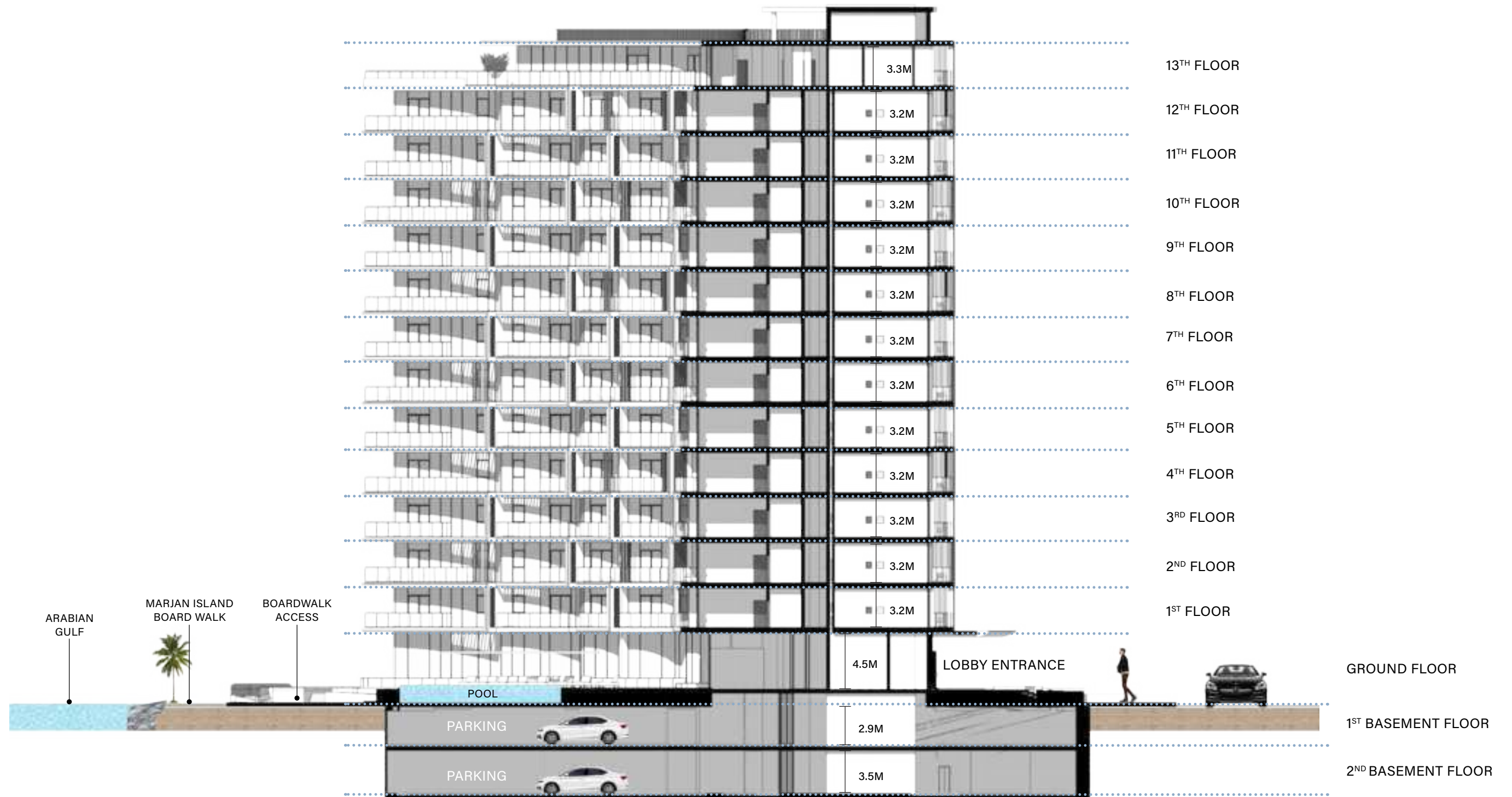
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H A R M O N Y



# ARCHITECTURAL SECTIONS



# BUILDING CONFIGURATION



13  
RESIDENTIAL  
FLOORS

GROUND FLOOR

2 BASEMENTS

## ELEVATORS

2 passenger elevators  
1 service elevator

## ANTICIPATED COMPLETION DATE

Q2 2027

## ANTICIPATED SERVICE CHARGE

AED 14 per sq.ft.

## PARKING

Studio, 1 and 2 beds: 1 parking space  
3 beds and 4 beds: 2 parking spaces

## OWNERSHIP

Freehold





# UNIT SIZES AND TYPES

## APARTMENTS

## NUMBER OF UNITS

## SIZE RANGE

- Studio
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms

- 14 units
- 73 units
- 37 units
- 13 units
- 1 unit

- From 398 sq. ft to 479 sq. ft
- From 691 sq. ft to 1,071 sq. ft
- From 1,054 sq. ft to 1,284 sq. ft
- From 1,844 sq. ft to 1,987 sq. ft
- From 11,770 sq. ft

# PERPETUAL MOTION



ENTRANCE LEVEL



SEA LEVEL



STREET LEVEL



SIDE LEVEL



REAR LEVEL





## ARCHITECTURE COLOR PALETTE

The ever-shifting patterns that are created by the constant ebb and flow of water have inspired a design path that exists within every aspect of Cala Del Mar.

# An intimate and exclusive lifestyle awaits





A person wearing a long, white, flowing dress with tassels at the hem is walking barefoot on a sandy beach. The background shows the ocean with gentle waves and a bright sunset or sunrise, with the sun low on the horizon reflecting on the water. The overall mood is peaceful and serene.

## A HOUSE, A HOME

Typically, a home starts as a mere shell, waiting for personal touches to bring it to life. However, at Cala Del Mar, residents experience the exceptional from the moment they step inside, with unique features that foster an instant connection to their new home, even before unpacking.

MARJAN ISLAND  
BOARDWALK





DROP-OFF  
AREA







CASA DEL MAR

LOBBY  
AREA



LOBBY  
SUNKEN SEATING





INFINITY-EDGE  
POOL





OUTDOOR  
DECK







CLUBHOUSE  
LOUNGE





COMPREHENSIVE  
FITNESS STUDIO





VIRTUAL PERSONAL TRAINING AND  
IMMERSIVE ROWING ZONE





KIDS PLAY  
AREA



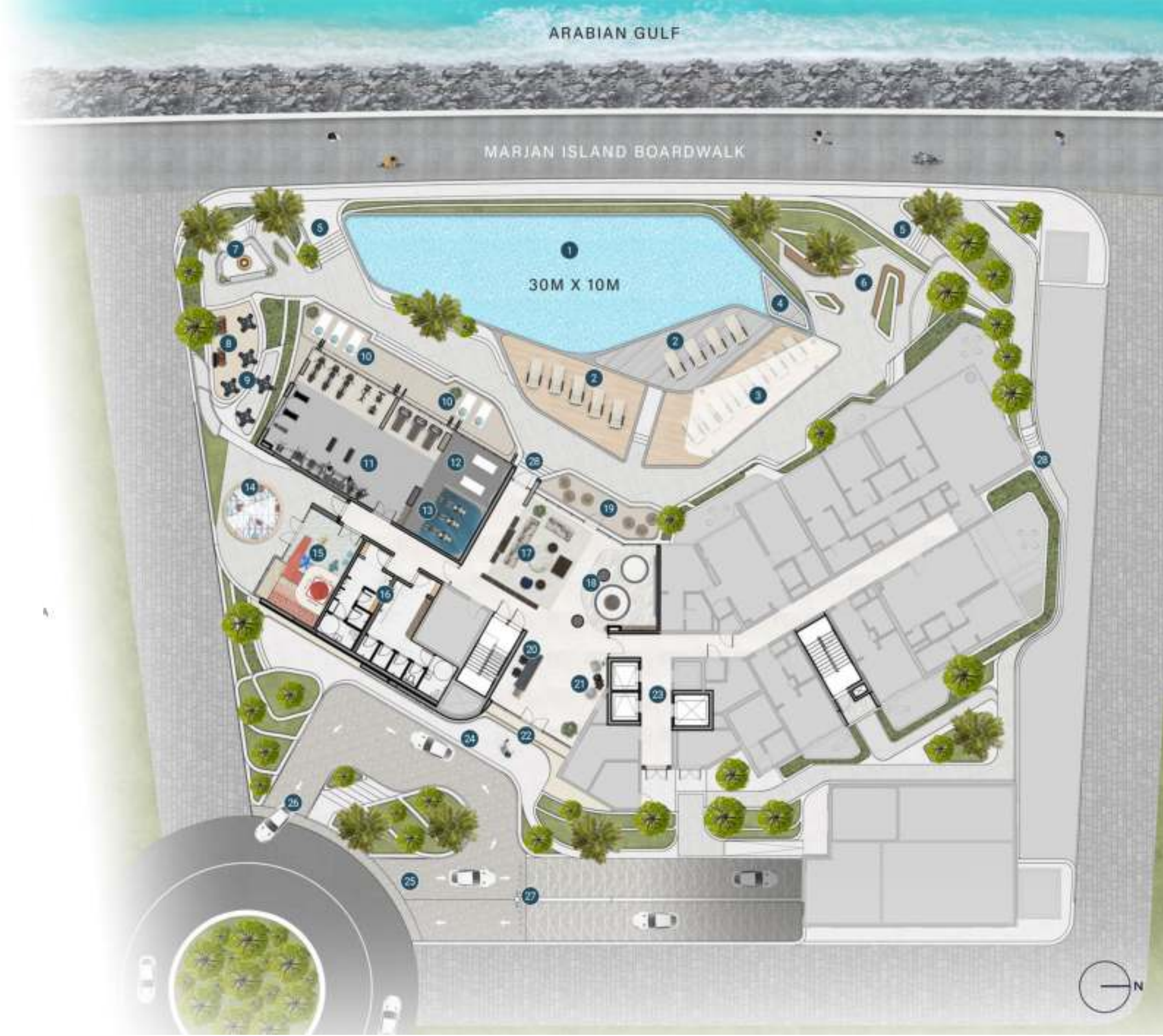
AMENITIES COLOR PALETTE





## GROUND FLOOR AMENITIES PLAN

- 1 INFINITY-EDGE POOL
- 2 SUN LOUNGERS AREA
- 3 SHADED LOUNGERS AREA
- 4 FLOATING POOL DECK
- 5 ACCESS TO BOARDWALK
- 6 VIEWING DECK WITH HAMMOCKS
- 7 OUTDOOR SUNKEN SEATING
- 8 BARBEQUE DECK
- 9 OUTDOOR DINING AREA
- 10 OUTDOOR YOGA AREA
- 11 COMPREHENSIVE FITNESS STUDIO
- 12 VIRTUAL PERSONAL TRAINING ZONE
- 13 IMMERSIVE ROWING ZONE
- 14 OUTDOOR KIDS PLAY AREA
- 15 INDOOR KIDS PLAY AREA
- 16 CHANGE ROOM WITH STEAM AND SAUNA
- 17 CLUBHOUSE LOUNGE
- 18 SUNKEN LOUNGE
- 19 OUTDOOR TERRACE LOUNGE
- 20 LOBBY RECEPTION
- 21 LOBBY LOUNGE
- 22 LOBBY ENTRANCE
- 23 LIFT LOBBY
- 24 DROP-OFF AREA
- 25 PARKING ENTRANCE
- 26 DROP-OFF EXIT
- 27 ACCESS TO RESIDENTS PARKING
- 28 ACCESS TO PODIUM DECK





# A spectacular space

The fundamental inspiration for the entire Cala Del Mar development was to create a private area where you can truly feel at home. The living spaces feature universally appealing elements, such as large, open rooms with floor-to-ceiling windows that capture the unique daylight before revealing the awesome spectacle of a starlit sky.





LIVING  
AREA





LIVING AND  
DINING AREA











THE  
BEDROOMS













POWDER  
ROOMS



BALCONY  
VIEW





INTERIOR COLOR PALETTE







## PROJECT INTERACTIVE APP

To navigate the project interactive web page of Cala del Mar, click the button below.