OCEANO

BY THE LUXE DEVELOPERS



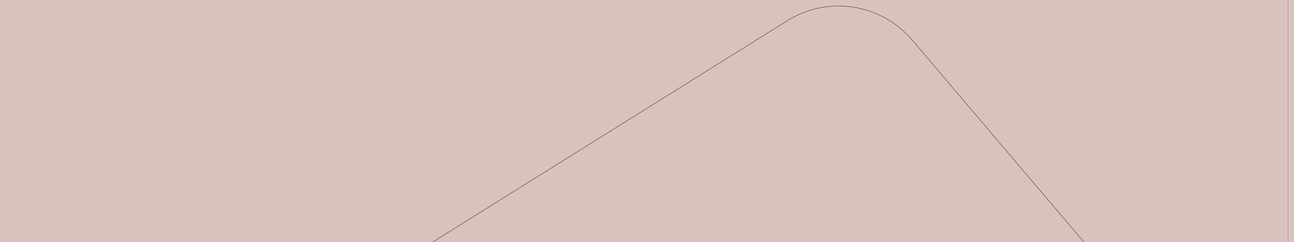
THE LUXE DEVELOPERS

NOT *just* A SPACE.
A CAPTIVATING SYMBOL
to RESIDE IN.

TRENDS COME AND GO, EXCEPTIONALISM IS FOREVER.



Life is a magnificent journey. It brims with marvel, allure, and possibility. It is a priceless treasure that deserves to be cherished at every step.



What better way to embrace all that it has and all that it means than to find a structure that embodies that same meaning? A structure that exudes contentment and aspiration.

Don’t just settle. Settle for the exceptional.

Absolute REFINEMENT

It takes a bold vision to bring utter sophistication to life.

Anchored to the splendid Al Marjan Island, Oceano boasts a coveted position on the apex plot of Island 4, complete with its very own private beach. This project is no mere residential development, but rather a towering symbol.

With a carefully considered suite of resident amenities, Oceano is intended to leave an indelible mark. Standing as a beacon of prestige within its domain, it is designed to be a landmark space in every sense of the word.

Oceano is a work of unparalleled craftsmanship. Cadence glass façades meet ultra-thin frames and dapple lighting, and where each floor plate is finished with rounded curves to frame the panorama. Residences enjoy a terrace that cantilevers out of the front façade, ushering the outdoors inward. Oceano is where utmost sophistication and undeniable luxury collide.



EXCEPTIONAL *at* EVERY GLANCE

Where unparalleled vistas meet breathtaking finishes.

The very essence of Oceano lies in disregarding conventional structures, opting instead for an unparalleled, groundbreaking form. With its seamless contours and absence of corners, it embodies the essence of defying norms and pushing ever further, striving to enhance every facet of a resident's life and bestow upon it an unparalleled sense of exclusivity.

The provenance of this visionary project was rooted in the quest to create a true one-of-one — a design that stands alone, unmatched, incomparable. Meticulously engineered to cater to every need, yet unlike anything ever seen before.



A *glittering* OCEANSIDE HAVEN

Welcome to the Al Marjan Island.

Imagine waking up to the sound of waves quietly breaking on the shore, the sun dancing through soft drapes as you peer out over the crisp skies of the Gulf. On Al Marjan Island, this is yet another day. With its remarkable beaches, crystal-clear waters, and endless yearning for revelry, this island paradise is a one-of-a-kind in the Middle East.



Oceano presents a discernible sanctuary in the bustling emirate of Ras Al Khaimah.

The captivating destination boasts an enviable location, situated adjacent to the soon to be launched Wynn Resorts, a first-and-only-like-it entertainment complex in the Middle East.

But Al Marjan Island is more than a mere neighbour. It is a haven in its own right, promising an idyllic island getaway, bar none. The island boasts world-class infrastructure, from its striking waterfront promenade to its luxurious hotels and resorts that offer a uniquely indulgent stay.


OCTAVO



GRAND *Arrival* LOBBY

Where opulence meets relaxation.



Be awe-struck by the beauty and let nature gift you with serenity and calm. The centerpiece: An encased grove that lives and breathes, completely visible from the upper decks. You have, indeed, arrived. And in this moment, a whisper to the world out there that there's a world in here.

The BESPOKE LIFE

Live the life by choice.

The configurations of Oceano play a key role in defining the measure of sophistication and considered living each resident can expect. Schemes of 1, 2, 3, and 4 bedroom, penthouse duplex, and sky villas offer ample space and flexibility.







These residences are designed for those who value true simplicity. The 1, 2, 3, and 4 bedroom spaces are all crafted with consideration.

These residences perfectly balance comfort and grace. With grand areas for entertaining and relaxation, they provide the environment ideal for those seeking elevated living.





For THOSE *who* DESIRE MORE

The pinnacle of living.





Penthouse duplex residences exude and elevate exceptionalism. These duplex residences are the epitome of discretion, with two volumes of living area and vistas of the Arabian Ocean . With private terraces, gourmet kitchens, and grand master suites, penthouse duplex residences are for those who only desire more.



The EXCEPTIONAL *lies* INSIDE

Come home to the befitting.

Sky villas are the pinnacle for those who demand only the rarest and most exclusive.



Located on the uppermost floors, these villas offer awe-inspiring views and cascading living spaces that are curated for the most discerning residents. Sky villas include a suite of exceptional amenities, such as private elevators, outdoor terraces, and unparalleled viewpoints that are at the height of life and living at Oceano.



Step into a realm that is entirely its own, and your own.

As you make your way across the radiant Statuario Marble floors, touch the essence of grandeur. Feel it beneath your feet. A finely balanced blend of elegance and functionality await in the sleek kitchen, outfitted in highest-calibre European appliances, to let your culinary aspirations come to life.





Be lowered into a more casual state with a sunken lounge, wrapped in fine fabric and soft finishes.

Let the roomline meet your eyeline and feel your world come into focus. Then set your sights higher and watch every detail illuminate.







The LUXURY *of* UNIQUENESS

A skyline silhouette unlike anything else.

The impressive exterior of Oceano stands tall with two towering columns, each with 18 floors. These columns are connected by a floating bridge, spanning the 7th and 8th levels, and at the 14th floor featuring an infinity pool.

The bridge on the 7th and 8th offers a portal to exquisite one-bedroom units and inspiring penthouses.

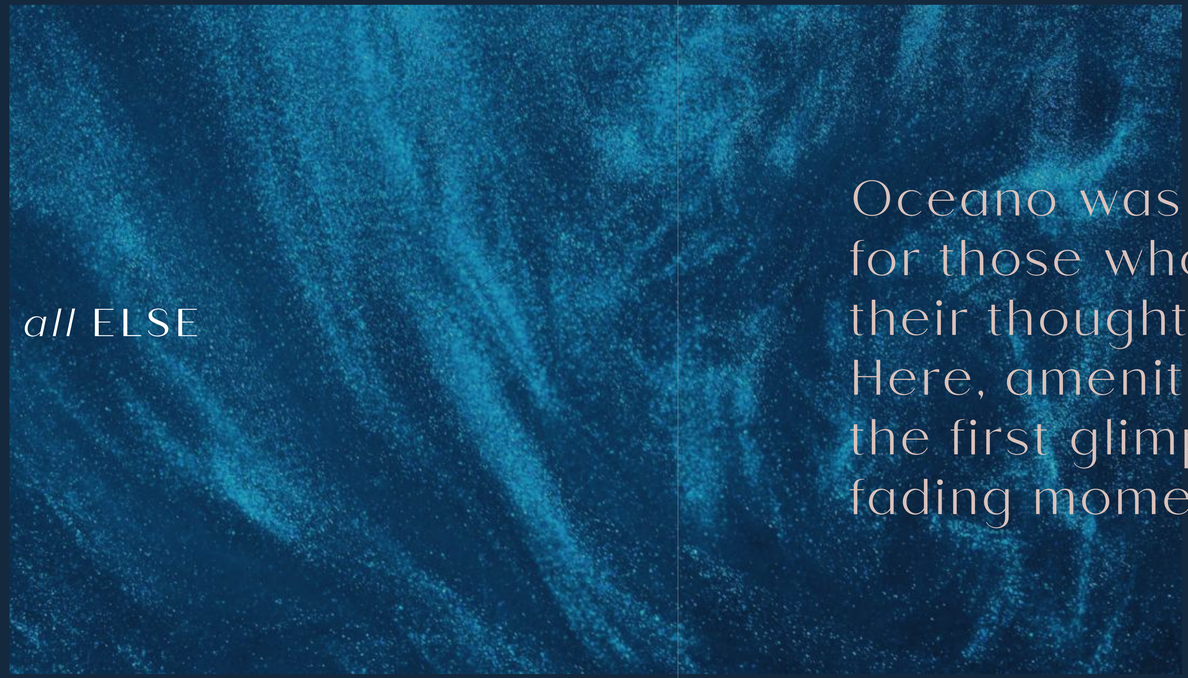
Here, residents can take in views of the never-ending ocean, while enjoying the comfort at an elevation.

At the heights of these towers are the luxury sky villas. These sanctuaries are the epitome of Oceano's philosophy and offer residents an unrivalled and elevated sense of luxury.



A WORLD ABOVE *all* ELSE

Every need met in distinction.



Oceano was created for a reason — for those who seek a place to gather their thoughts and revel in the refined. Here, amenities are a way of life, from the first glimpse until the very last fading moments of the day.



Wellness Sanctuary

Seek revitalisation within. Your very own resident spa. A sensorial space with soaring ceilings and calm accents. Let the world and its concerns simply wash away.





Infinity Pool

Indulge in an extraordinary experience unlike any other, with our stunning infinity pool nestled between two architectural marvels.



As you immerse yourself in the crystal-clear waters, your gaze will be drawn to the captivating sight of the seamless blend between the pool's edge and the ocean's horizon.

Stretching between the two buildings on the 14th floor, this architectural masterpiece presents an oasis suspended in mid-air, offering a sensation of weightlessness and tranquility.

Whether you choose to take a refreshing dip, bask in the sun on the pool deck, or simply revel in the breathtaking views that surround you, our infinity pool creates an unparalleled sense of serenity and craftsmanship.

Secluded Shore

Isolation is priceless. Step away from it all, especially prying eyes, and enjoy the luxury of space. Over 3,000 square meters of private foreshore.



Reader's Vault

A home for enlightenment. A corner of utter still. Be alone with your thoughts or connect with the world from a corner of yours.





Cuban Cove

A sanctum for your thoughts. A den of richness to take in the world. Not any space. Your space. One which seeks those who seek the rarest.

Chauffer's Lounge

For those who've arrived and need respite. A quiet space from the open road. Calm and relaxing. When rest is paramount.

Powerhouse

Luxury in vitality. An energised space for you to reveal potential, surrounded by cutting-edge, smart equipment within its own purpose-built studio.





Penguin's Town

Where curiosity roams. A safe space for little ones to explore, navigate and thrive in, surrounded by apparatus that promotes child wellness and development.

Shop the world without ever
having to leave yours.
Give in to everyday superiority.
Feel it all, in the palm of your hand.
And totally unravel knowing you
never have to leave.

At Oceano, no detail has been overlooked. No element hasn't been realised to its fullest degree.

Every square inch exists to occupy a unique space of refinement. All that's remaining is for you to take your place within it.



The LUXE DEVELOPERS

The team behind the vision.

The Luxe Developers aims to bring a sense of individualism to every project and build structures that turn into the landmarks of tomorrow.

We believe that extraordinary quality and luxury craftsmanship elevates every living moment.

Our ethos is to create elevated lifestyles around the globe where comfort and craftsmanship meet excellence.

It will be a balancing of passions and resources. It will center around doing well while doing good.

It will be daring.
It will be distinct.
It will be bright.



Shubam Aggarwal
Chairman

Possibilities are endless if you have the courage and fortitude to bring to life your visions.

From a start as an employee to setting up his own legacy within the IT and Enterprise software industry, Shubam always believed in breaking barriers and going beyond the conventional. Learning from his early successes Shubam knew the value of creating curated experiences for key clients and investors that led to building trust and long-lasting relationships. From his humble beginnings to his fascination with architecture and the finer details, the zeal to create The Luxe Developers was born and led him to the path of crafting spaces without limitations.



Siddharta Banerji
Managing Director

When one has a keen interest in technology and mathematics, simplifying complexity becomes a way of life.

From being the first entrepreneur in his family to carving out a formidable position within the IT and Enterprise software industry, Siddharta has focused on building deep technical knowledge, and razor-sharp attention to detail. The resulting success taught Siddharta the merit of an innovative approach, a forward-thinking mindset, and the value of developing creative solutions to complex challenges, leading him to be a much sought-after authority. Siddharta co-founded The Luxe Developers to use his passion and technical expertise to bring to life spaces that had never before been imagined or thought possible.