
uno-luxe
by wow
RESORTS
Just Imagine

Where coastal luxury meets unmatched service



Table of Contents

1 Embrace the Extraordinary

2 A Legacy of Success

3 WOW Resorts: Your Lifestyle Curator

4 Ras Al Khaimah: An Emerging Emirate

5 Al Marjan Island

6 Wynn Resorts

7 The Wynn Impact

8 Uno-Luxe: An Extraordinary Vision

9 Location & Connectivity

10 Design & Amenities

11 Residences

12 Interiors

13 One Broker Group: Your Gateway to Uno-Luxe

14 Project Details

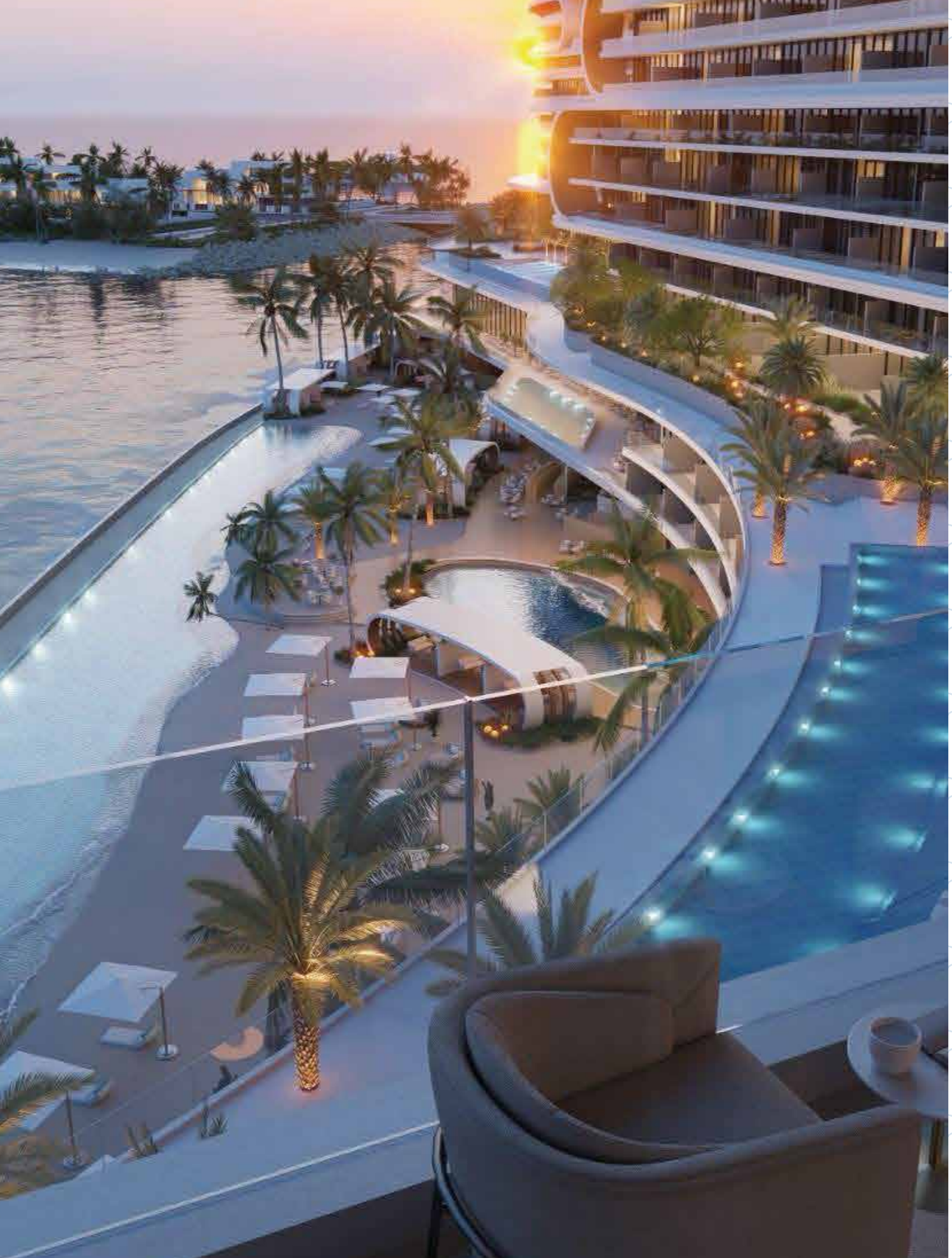


Introduction



Embrace the Extraordinary

From the masterminds behind the iconic JW Marriott Residences Al Marjan Island, WOW Resorts proudly presents its next masterpiece, Uno-Luxe—a new pinnacle of luxury living. Your paradise on the majestic shoreline of Al Marjan Island, Ras Al Khaimah.



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A Legacy of Success

WOW Resorts was born with a bold vision to transform hospitality from mere accommodation to an immersive experience. From vibrant American cityscapes to the pristine shores of Al Marjan Island, they combine avant-garde design with cutting-edge technology delivering top-notch services and world-class entertainment that set new standards in the industry. Their landmark project, the JW Marriott Residences Al Marjan Island, is a testament to their strategic expansion.

The prestigious development highlights market confidence in WOW Resorts' ability to deliver exceptional living spaces. By collaborating with JW Marriott and legendary architect Tony Ashai, they've created an exceptional residential development that showcases their commitment to innovative luxury in Ras Al Khaimah. Now, they extend this promise to Uno-Luxe.



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Your Lifestyle Curator

Based in the US, WOW Resorts is a distinguished luxury development and property management company renowned for its commitment to providing unforgettable experiences through exceptional service and world-class amenities. Their impressive global portfolio includes the JW Marriott Residences Al Marjan Island, a testament to their dedication to crafting premier living spaces that embody luxury and comfort.

WOW Resorts has established itself as a leader in the development of luxury hotels and properties, recognized for projects that resonate globally. Their work transcends the creation of beautiful spaces; they design environments that inspire, rejuvenate, and transform, setting new benchmarks for luxury and enhancing the communities they touch. Their dedication promotes a lifestyle enriched by innovation and exceptional living standards.

Bruce Patel

Co-Founder & Co-CEO of WOW Resorts



Bruce is a distinguished executive with a rich background in hospitality, defined by his visionary leadership and precision-driven approach. Rising swiftly through the ranks, he made a bold leap at the age of 23 by acquiring his first hotel, paving the way for a flourishing career as a developer and operator.

Highly regarded for his expertise, Bruce now oversees an extensive portfolio of successful hotels and holds prestigious roles within the industry, solidifying his status as a leader in hospitality excellence.

Anwar Aman

Co-Founder & Co-CEO of WOW Resorts



Anwar is a visionary entrepreneur and philanthropist whose ventures transcend borders and industries. Based in the USA, his expansive portfolio of commercial real estate, hospitality, food, and retail franchises reflects over 25 years of fearless innovation and impactful leadership.

A catalyst for success, Anwar continues to redefine possibilities across diverse ventures while championing meaningful change.

Ras Al Khaimah

A Transformative Landscape of Opportunity

Ras Al Khaimah stands at the cusp of a remarkable transformation – a hidden gem emerging as the UAE's next frontier of luxury living. This northern emirate offers a perfect blend of natural beauty, strategic development, and unprecedented potential for investors and lifestyle seekers.

Ranked ahead of Dubai as one of the best cities for expats to live and work, Ras Al Khaimah is emerging as the UAE's new hub for upscale living. In 2024, Fitch upgraded the emirate's credit rating from 'A' to 'A+', while becoming the world's first city certified as safe by Bureau Veritas.

A Destination of Diverse Experiences

From the ancient Dhayah Fort to the world's longest zipline, Ras Al Khaimah offers:

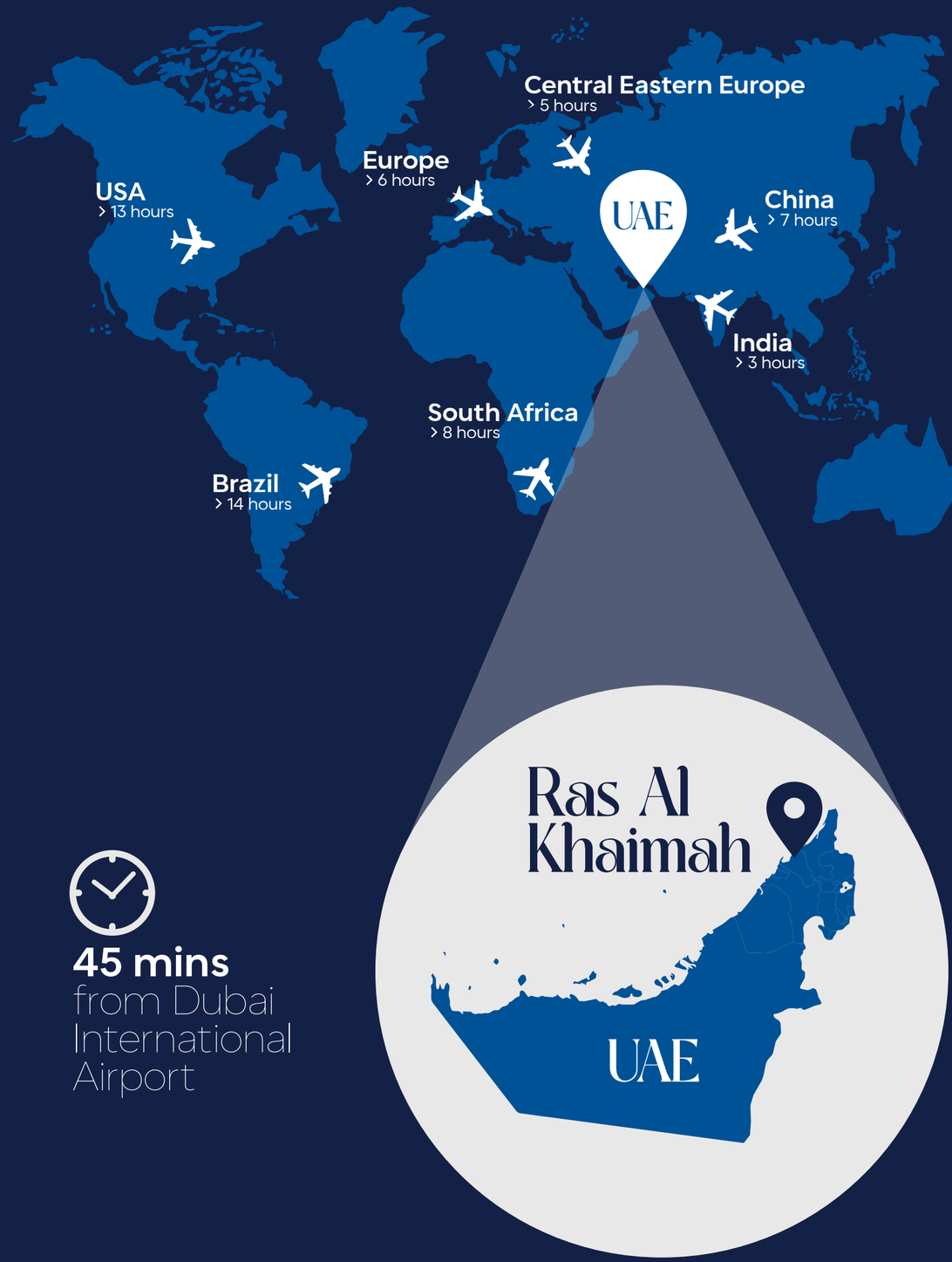
- White sandy beaches
- Crystal clear sea
- Pristine deserts
- Captivating mountains and valleys
- Mangroves

Strategic Geographical Advantage

Gateway to Global Markets

Nestled between the Hajar Mountains and the Arabian Gulf, RAK offers a unique blend of picturesque landscapes and strategic international access.

- 70% of the world's population within an 8-hour flight.
- Positioned between Europe, Asia, and Africa.
- Prime hub for business expansion in UAE, Middle East & Africa.



45 mins
from Dubai International Airport



Investment Landscape

- Rapidly Growing Tourism Sector
- Government-Driven Economic Diversification
- Pristine Natural Environments
- Emerging International Recognition
- High-Quality Infrastructure
- Competitive Real Estate Market



Benefits for Investors

- 100% Foreign Ownership
- Attractive Investment Yields
- 10 Year Golden Visa
- No Personal Income Tax
- Stable Political Environment
- Growing Tourism Infrastructure

Tourism:
A Trajectory of Growth

- 1.2 million visitors in 2023
- By 2027, Wynn Resorts will attract 3.8 million visitors.
- 5.5 million visitors targeted by 2030



Al Marjan Island

New Hub of Upscale Residences and Hotels

Al Marjan Island is a man-made archipelago consisting of four distinct islands, transforming Ras Al Khaimah's coastline into a world-class luxury destination of architectural innovation and sophisticated living. Spanning 7.4 kilometers, the island is set to become a premier destination with the development of UAE's first casino - Wynn Resorts.



Bringing Las Vegas Excitement to Al Marjan Island

Wynn Resorts is set to bring the signature Las Vegas experience to Al Marjan Island, Ras Al Khaimah, transforming the UAE's hospitality scene. This highly anticipated $3.9 billion beachfront property will feature the GCC region's largest gaming area, establishing Marjan Island as the fourth major gaming market and a global magnet. With 1,500 rooms, suites, villas, and luxurious interiors, guests can enjoy upscale shopping, a spa, 24 dining and lounge options, and endless entertainment.



The Wynn Impact

Driving Growth, Tourism, And Innovation.

- Property values increased 20-25% in 2024.
- Population likely to grow from 400K in 2022 to 650K by 2030.
- Anticipated shortfall of 45,000 homes by 2030.
- Scope to add 6,000 new hotel rooms by 2030.

Source: Arabian Business and EY Study



uno-luxe

An Extraordinary Vision

The Finest in Luxury and Comfort

Uno-Luxe is more than a residence – it's a lifestyle symphony orchestrated by WOW Resorts. Imagine a sanctuary where every detail is designed to elevate your daily experience, where luxury isn't just a feature but a promise. This is where the impeccable service and furnishings of the world's finest 5-star hotels seamlessly blend with the intimacy of a private home, ensuring every day starts with extraordinary. Brought to life by WOW Resorts, a leader in luxury hospitality and expert in curating extraordinary living experiences.



The Gold Standard of Serviced Apartments

At Uno-Luxe, WOW Resorts offers more than homes. We deliver an exceptional lifestyle crafted with precision and passion, reflecting iconic hospitality. With dedicated staff providing services to those who crave nothing but the best, WOW Resorts sets a new standard for convenience and luxury.

Rich Tapestry of Tailored Services

24/7 Valet Service

24-Hour Concierge

Round the Clock Room Service

On-Site Laundry

Premium Luggage Room

All-Day Dining & Bar



Unparalleled Location

1 min
to Beach



Next
to Park

5 mins
to Wynn Resort

30 mins
to RAK International Ariport

40 mins
to Sharjah International Ariport

60 mins
to Dubai International Ariport

The Maestro Behind the Architectural Splendor

Tony Ashai

Uno-Luxe by WOW Resorts springs from the creative genius of Tony Ashai, a celebrated Hollywood-based architect renowned for his luxurious designs and celebrity clientele. Ashai' signature style blends opulence with elegance, making Uno-Luxe a true masterpiece of architectural artistry, set to transform Al Marjan Island into a landmark of high-end living.





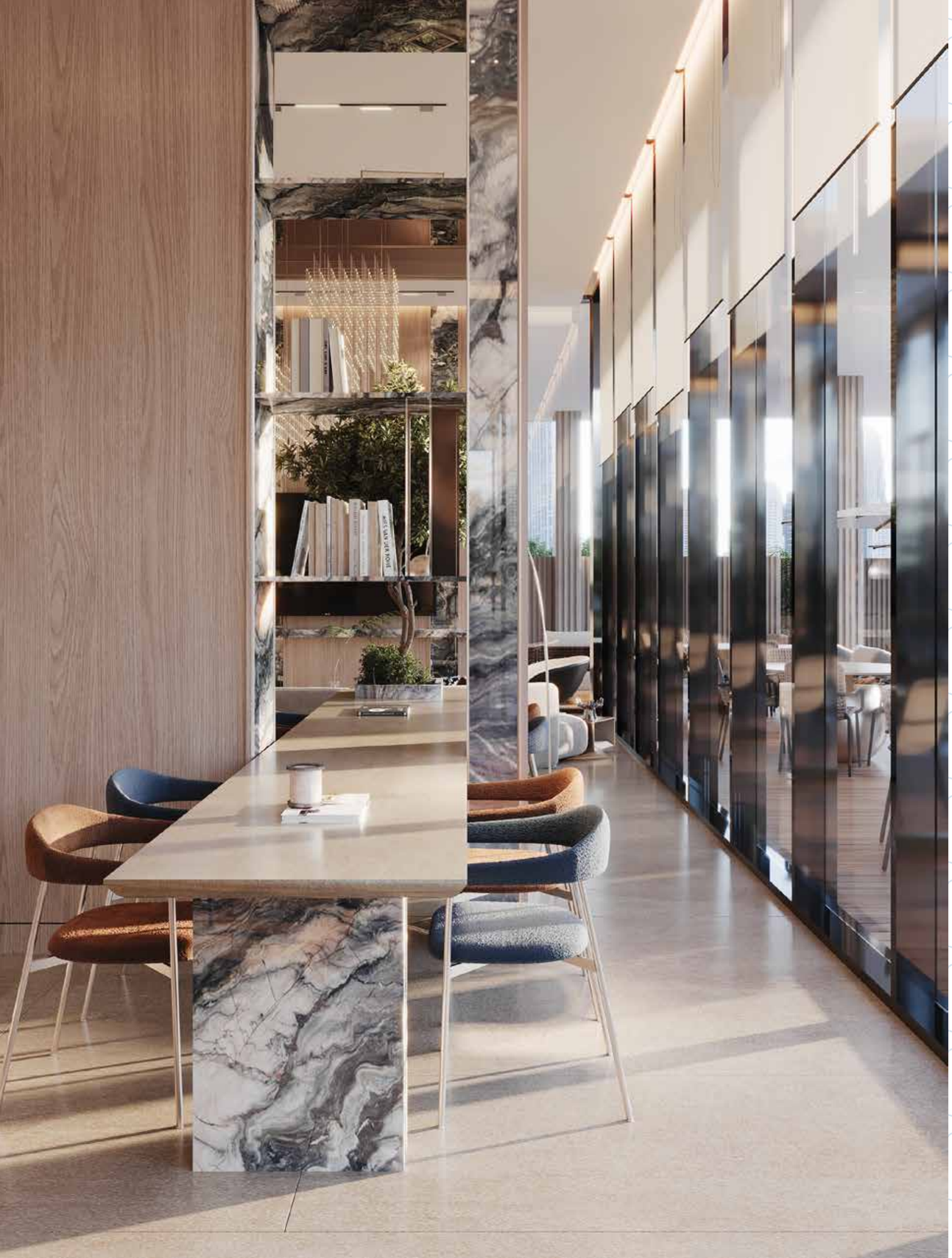
The Fluid Facade

Uno-Luxe by WOW Resorts features a distinctive exterior that flawlessly blends modern aesthetics with sophisticated craftsmanship. Sleek steel and expansive glass merge to craft a nearly invisible façade, while elegant wooden details accent the structure. Together, these elements radiat a sophisticated, modern allure, evoking emotions that weave through the senses and leave a lasting imprint.

Hi-Luxury Defined

Choose an Uno-Luxe residence for your next home and immerse yourself in a luxurious, impeccably serviced lifestyle enriched with discovery, adventure, and exclusive privileges reserved for owners.





Each space is a masterpiece of design, featuring:

- Thoughtfully Designed Interiors with Unmatched Sophistication
- Carefully Chosen Furniture to Complement Sleek Modernity
- Elegant Color Palettes Creating a Serene Atmosphere
- Artful Lighting Enhancing Every Space
- High-End Finishes Reflecting Coastal Elegance

World-Class Amenities

Lobby Lounge with Panoramic Views

Swimming Pool
Overlooking Park

Cutting-Edge Fitness Center

Kids' Play Area

Co-Working Lounge



Exclusive Privileges

Reserved Only for Residents

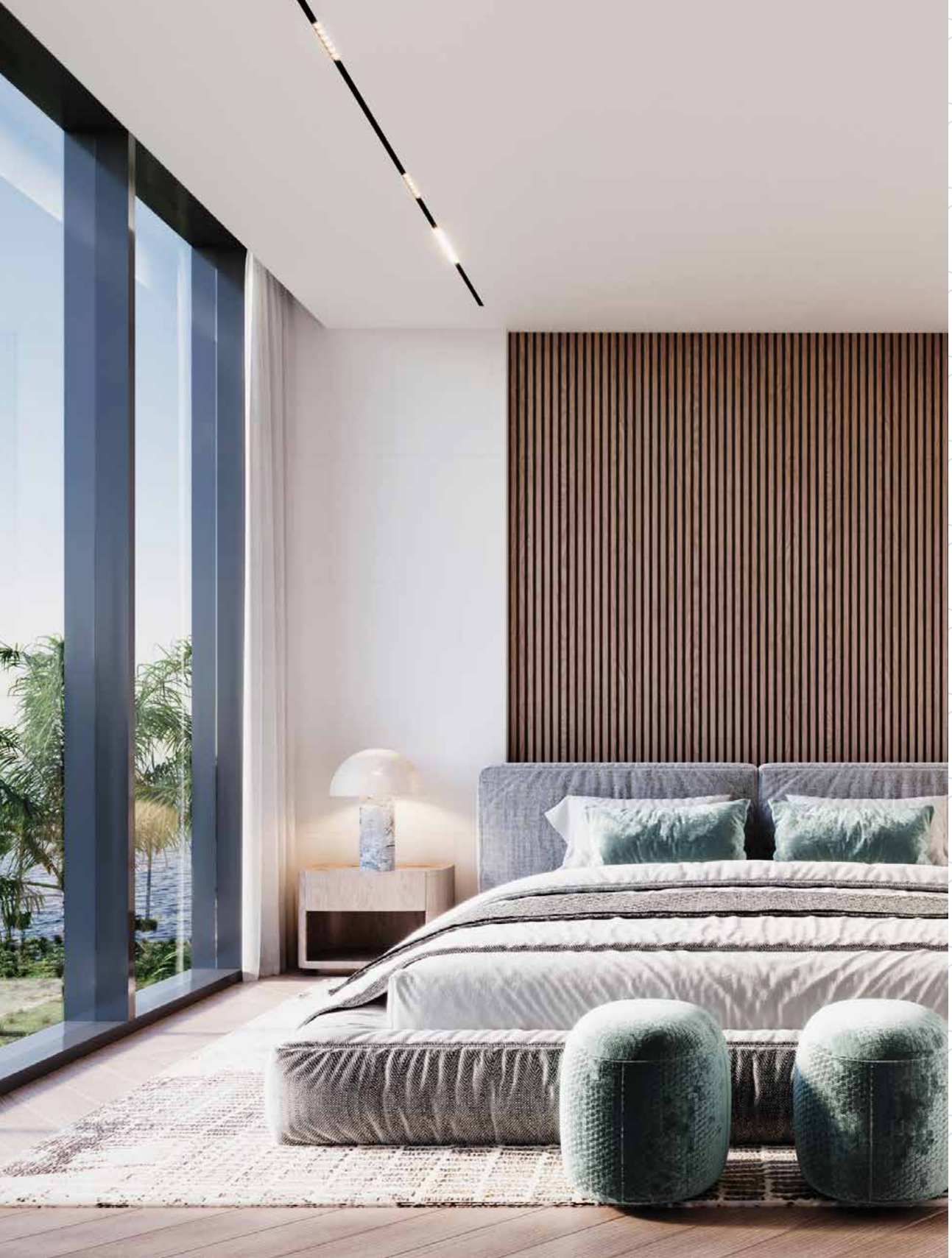
- Privileged Access to JW Marriott Residences Amenities
- Free shuttle to Wynn Resorts and JW Marriott Residences

Residences

Your Personal Sanctuary



Immerse yourself in ultra-luxury living like never before at Uno-Luxe, meticulously crafted by WOW Resorts. Just imagine - 89 exceptional residences designed for a select few. With interiors that radiate sophistication and timeless elegance, envision the unparalleled luxury that awaits. Featuring dual walk-in wardrobes, expansive terraces, and elegantly designed powder rooms, Uno-Luxe sets a new benchmark by offering amenities that are truly a rare find today.



Fully Furnished & Equipped Studios to Two Bedroom Apartments

Key Features

LIVE GRAND

- Choose Spaces That Celebrate Size And Style.
- Floor-to-Ceiling Windows Dissolving Interior Boundaries.

TURNKEY LUXURY

- Fully Furnished & Expertly Fitted Units.
- Zero-Effort Move-In Experience.

LIVE INDOORS & OUTDOORS

- XL Balconies Larger Than Traditional Blueprints.
- Expansive Terraces Seamlessly Blending Indoor & Outdoor Living.

CURATED COMFORT

- Spa-Inspired Bathrooms That Transform Daily Rituals.
- Smart Storage Solutions Engineered For Modern Living.













Guaranteed 10% Returns for Owners*

Unlock a truly rewarding investment opportunity with a guaranteed 10% return, providing unmatched financial security and value. This exceptional offer ensures consistent and reliable income, allowing owners to enjoy peace of mind while maximizing the potential of their investment. With such a solid return, your property becomes more than a home—it's a smart, future-proof financial choice.

*Subject to terms and conditions.

Rental Programme

Leasehold Management Service by WOW Resorts

Exclusive to Uno-Luxe, our rental stewardship program enables owners to maximize their investments effortlessly. Expertly managed by WOW Resorts, the program handles everything from tenant management to property maintenance, ensuring consistent value and preserving the exceptional standards of our luxury brand. Owners can trust their property is in capable hands while enjoying seamless returns.

Managed Rental Program Benefits:

- Substantial Rental Yields
- Comprehensive Upkeep
- Transparent Reporting
- Flexible Personal Use Options





ONE BROKER GROUP

Your Gateway to Uno-Luxe

The Exclusive Sales Partner

Dedicated to excellence in real estate, One Broker Group brings unparalleled expertise to the Uno-Luxe by WOW Resorts project. With a proven track record in the UAE property market, the brokerage provides investors and homebuyers a trusted, comprehensive approach to acquiring premium properties.

Leveraging deep market insights, One Broker Group simplifies the complex journey of property acquisition. Their personalized service transforms the investment process, offering strategic guidance, transparent consultations, and seamless transaction management for those seeking to own a piece of Uno-Luxe.

More than just a sales partner, One Broker Group is a strategic ally committed to turning real estate aspirations into tangible, valuable investments.

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Project Details

PROJECT NAME	Uno-Luxe
LOCATION	Al Marjan Island, Ras Al Khaimah
UNITS	89 Residential Units
HANDOVER	Q4 - 2027

Unit Sizes

Studios	457 sq.ft. to 568 sq.ft.
1-Bedroom	758 sq.ft. to 1,076 sq.ft.
2-Bedroom	1,482 sq.ft. to 1,845 sq.ft.

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Where Every Moment is Extraordinary

Coastal Living. Pure Luxury.
Uncompromised Service.

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