THREE WORLDS ONE ADDRESS



RAK CENTRAL

BY

PANTHEON









### Introduction

Nestled in the heart of RAK Central, just 6 min from the pristine Marjan Island, One RAK Central offers more than just a home - it's a seamless blend of luxury, serenity, and convenience.

This landmark development by Pantheon Development is designed to elevate your living experience by bringing together three worlds: the calming beauty of nature, the pride of ownership, and the elegance of modern design.



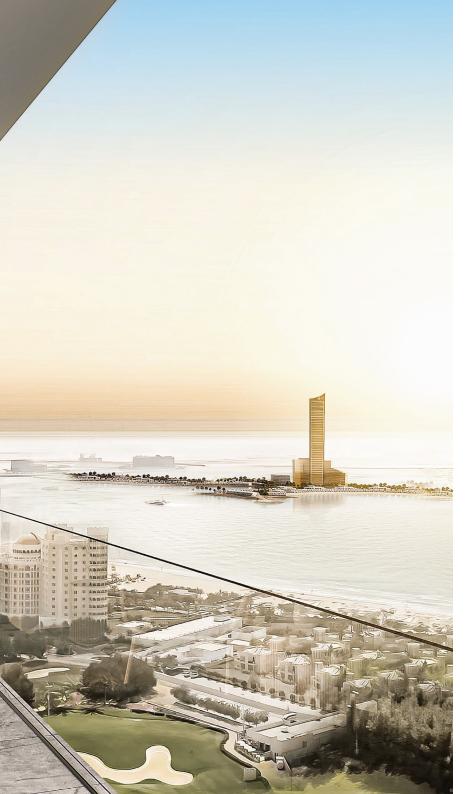
#### The First World

# Where the Sun, Sea and Space create a Life of Tranquility.

Imagine waking up to the golden glow of the sunrise, with unobstructed views of the calming sea and the vast open spaces that define One RAK Central

Here, nature is not just a backdrop -it's an essential part of your everyday life.





One RAK Central is located in Ras Al Khaimah's newest Business Hub, offering a prime location just 6 minutes from Marjan Island.

With close proximity to the world's largest Wynn Casino, pristine beaches, and world-class resorts, One RAK Central provides a lifestyle of unmatched luxury and convenience.

## **Location Highlights**

Al Hamra Mall

3 Minutes

25 Minutes

Wynn Casino

5 Minutes

Sharjah

**International Airport** 

Ras Al Khaimah International Airport

35 Minutes

Al Hamra Marina & Yacht Club

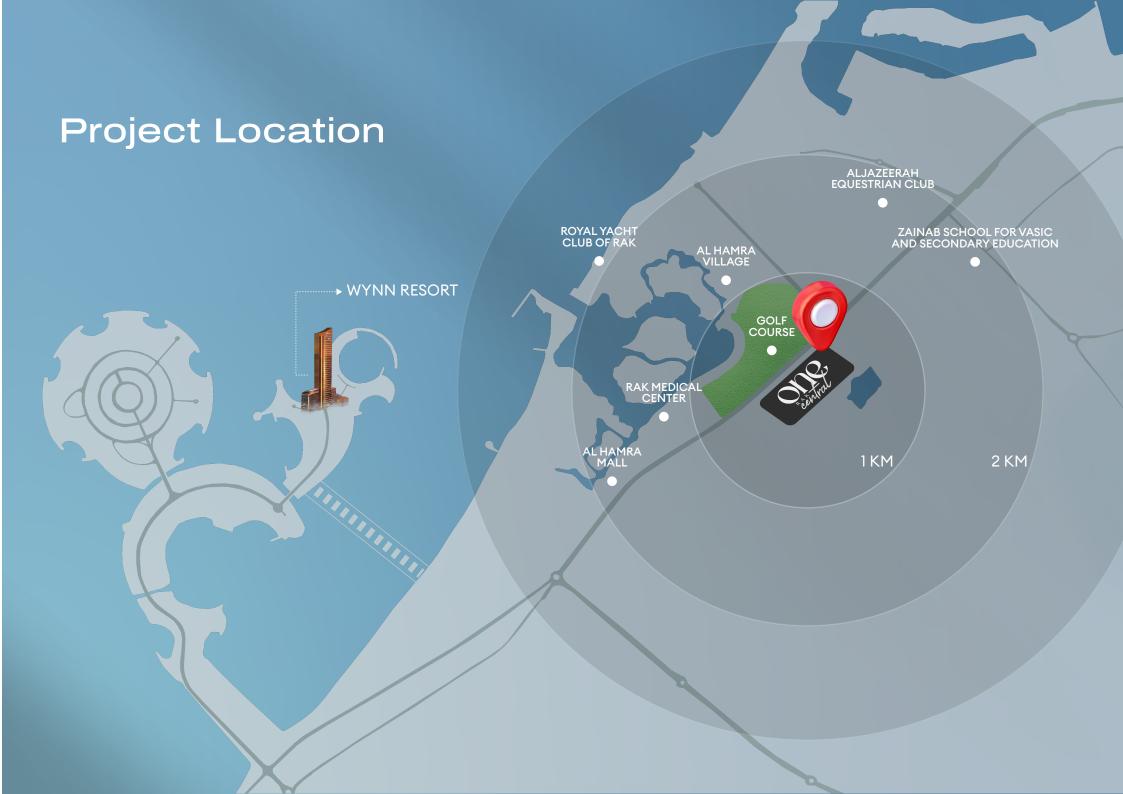
5 Minutes

Dubai

**International Airport** 

45 Minutes

Ras Al Khaimah Corniche 15 Minutes









### The Second World

## Where Passion Meets Privilege in Every Aspect of Life.

At One RAK Central, you don't just live - you belong. This is a world where luxury is more than just a word; it's a lifestyle. A lifestyle where passion, pride, and privilege are at the heart of everything we do.

From the carefully curated spaces to the attention to detail in every corner, One RAK Central reflects the aspirations of those who seek more.



















## **Additional Amenities**

Unobstructed sea views with 25+ Amenities



**Rooftop Inifinity Pool** 



**Outdoor Cinema** 



Zen Garden



**Basket Ball** 



Sunken Seating Pool



Sky Yoga



Mini Golf



Sky Lounge



Padel Court



Dog Park



Jacuzzi



**BBQ** Area











#### Overview

# Luxury Living in Intimate, Thoughtfully Designed Towers.

One RAK Central brings luxury living and innovative workspaces to a mid-rise development thoughtfully designed to foster community and connection.

The three development - 02 residential and one commercial - are a perfect blend of contemporary design, convenience, and modern living, all within the dynamic environment of RAK Central.







#### **RAK Central**

SqFt

#### Overview

RAK Central project aims at converting a 3.1 million square feet plot of land located in close proximity to Al Marjan Island and Al Hama Village into a futuristic Central Business District that is envisioned to become a work-live-play destination, capable of attracting reputable corporate tenants and providing unique living standards for its residents. The project will represent a unique opportunity for Ras Al Khaimah to attract large corporate tenants who seek to relocate to modern, well-serviced, and affordable offices while being within a short driving distance from world-class beach resort hotels.

Gross Land Area **Net Land Area** 3.11 MN 1.86 MN SqFt SqFt Gross Floor Area Floor Area Ratio 8.37 MN 2.69X X Multiple of Land Area SqFt Number of Sellable Plots Office GFA 2.27 MN 32

Plots



### **RAK Central**



#### **Master Plan and Land Uses**

Project Boundary Plot

Boundary Residential

and Retail Residential

Commercial Offices

Hotel

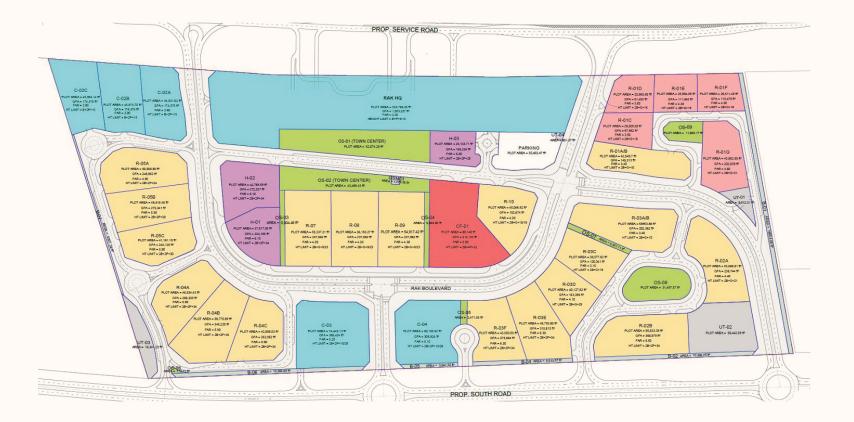
Retail / Cinema / Hotel

Utility

Open Space

Development Buffer

Roads / Row





## Why Invest in Ras Al Khaimah

100% Foreign Ownership, 0-9% Corporate Tax, and Long-Term Residency Through Investment are just some of the reasons why investing in Ras Al Khaimah is so attractive



Source: Marjan



## A "Wynn" Win for Ras Al Khaimah

#### Overview

The intent for Wynn RAK is to a deliver a "Destination Resort" experience that includes a gaming area, not vice versa. The vision for the development is not to bring Vegas to the UAE, but rather to design and develop an integrated resort that respects and incorporates RAK's unique environmental and cultural factors.







#### Visionary

Innovative Unparalleled Not Yet Experienced

#### Alluring

Enticing Mystique Wonder

#### Lavish

Extravagant Layered

#### Captivating

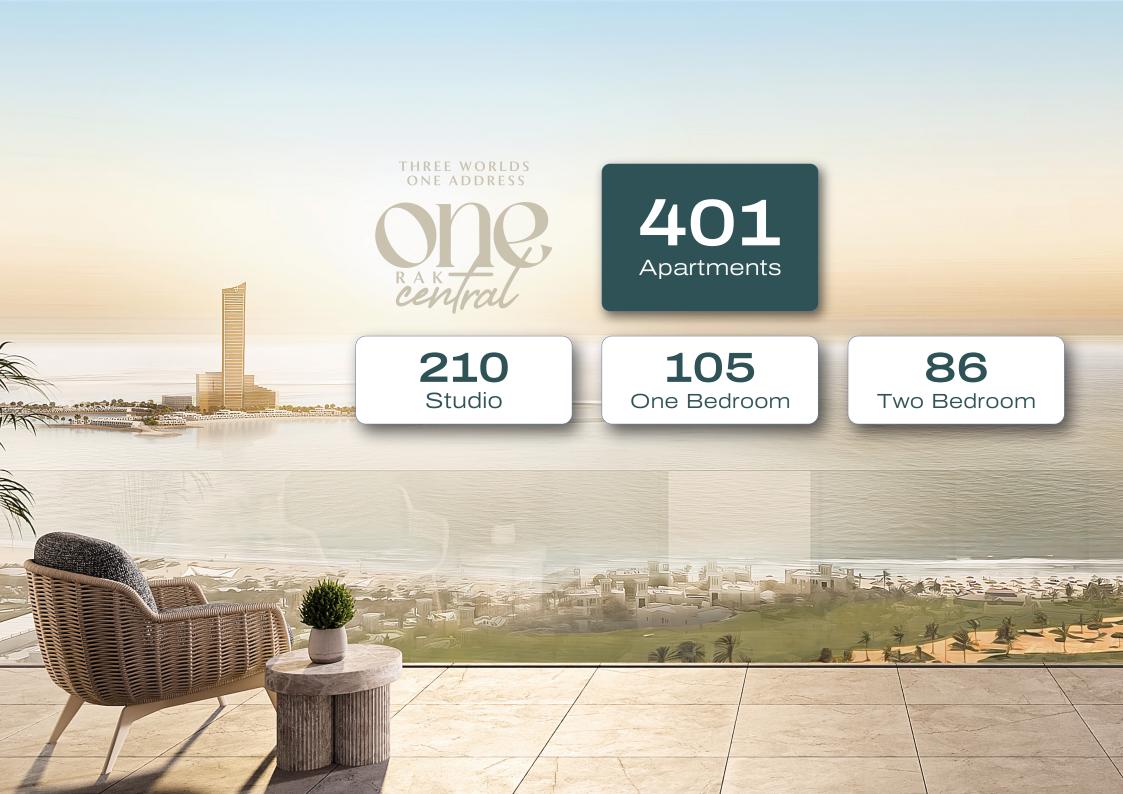
Enchantment Depth

## THOUGHTFULLY DESIGNED RESIDENCES

Modern Floor Plans Tailored for Every Lifestyle

One RAK Central offers a variety of thoughtfully designed residences to suit different lifestyles and preferences.

From cozy studios perfect for urban professionals to spacious 2-bedroom apartments ideal for families, each unit is carefully planned to maximize space, comfort, and style. With open layouts, high-quality finishes, and large windows that let in natural light, every home at One RAK Central is crafted to elevate your living experience.

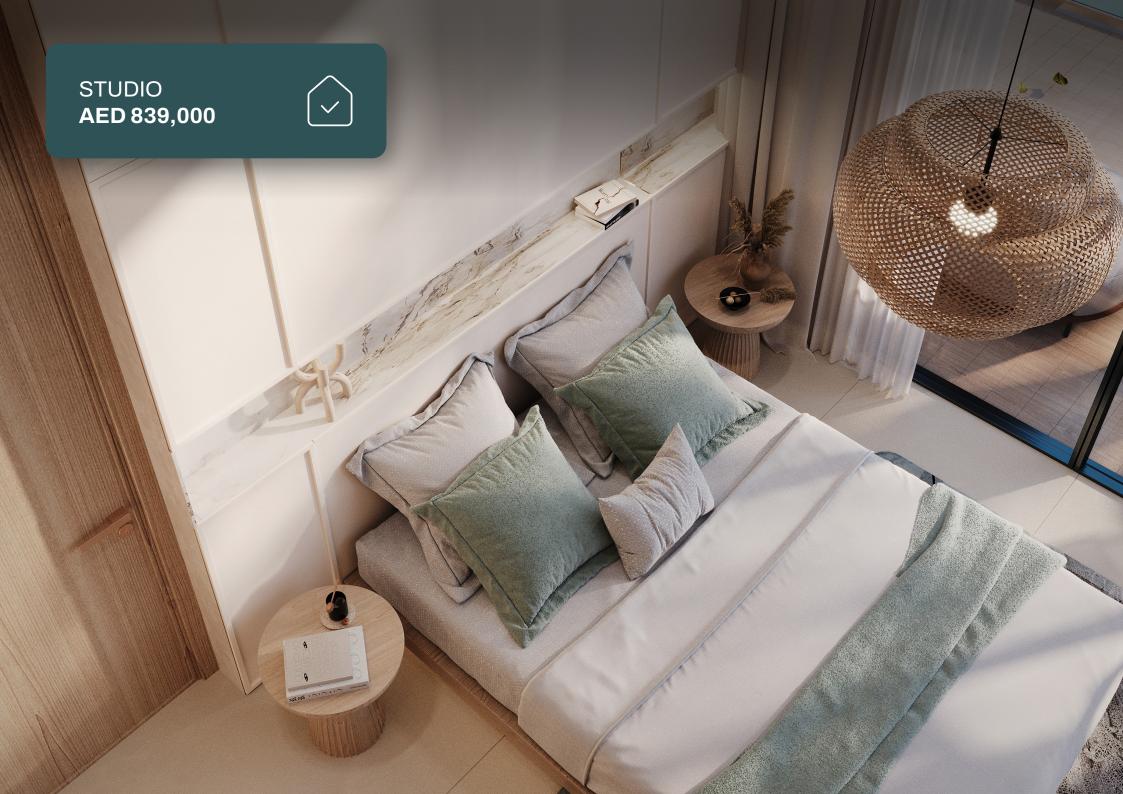




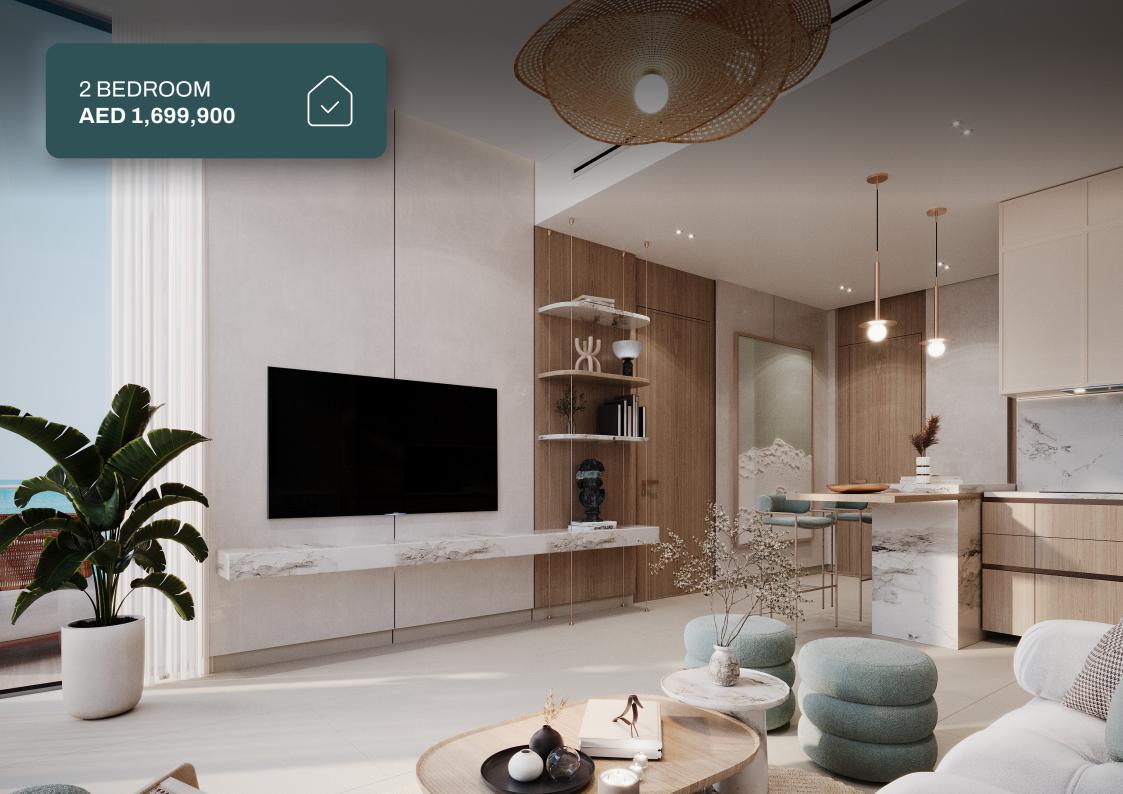


| PLAN   | NET ROI     | DURATION | SERVICE FEE                | FULLY<br>FURNISHED | TRANSFERABLE<br>ROI | PAYMENT<br>PLAN |
|--------|-------------|----------|----------------------------|--------------------|---------------------|-----------------|
| PLAN A | 12% Net ROI | 3 years  | Free<br>Service<br>Charges | Yes                | Yes                 | 60/40           |
| PLAN B | 10% Net ROI | 5 years  |                            |                    | Yes                 |                 |









G+4P+19+Roof

**Ground Floor Retail & Parking** 

4 Floors of Parking

19 Floors of Luxurious Apartments



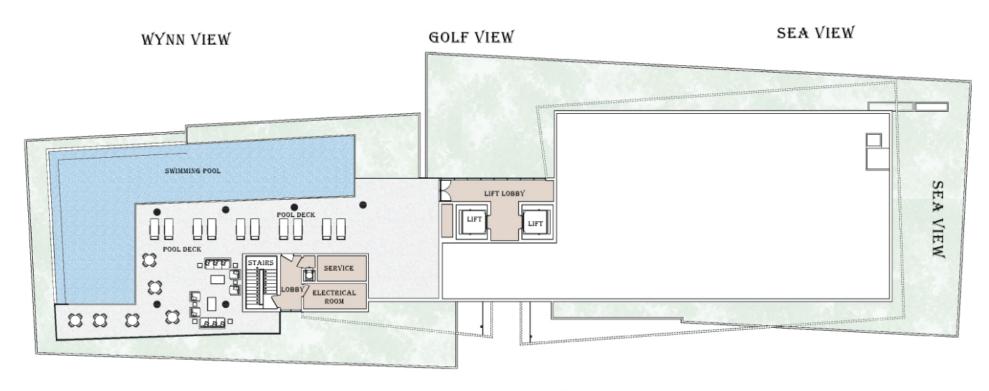












PARK VIEW





## Corporate Office

Lamborghini Building, 1st Floor, Sheikh Zayed Rd, Umm Al Sheif, Dubai

www.pantheondevelopment.ae