

Al Marjan ROI Brief (2024 Edition)

Executive Snapshot

Location: Al Marjan Island, Ras Al Khaimah (45 mins from Dubai)

Investment Type: Off-plan apartments & branded beachfront units

Projected Capital Growth: 20-30% over 3-5 years

Average Entry Price: From AED 1.4M (US\$381,000)

Rental Yields: 6-9% net (STR & long-term)

Ownership: 100% freehold for all nationalities

Visa Benefits: AED 750K+ qualifies for UAE residence visa

Taxes: 0% property tax, 0% capital gains tax

Want to invest? Contact us for latest STR-approved units and available payment plans.

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Yield Breakdown by Property Type

Property Type	Starting Price (AED)	Gross Yield (%)	Net Yield (%)
1BR Beachfront Apartment	1.4M - 1.6M	7.5 - 9.0	6.3 - 7.2
2BR Branded Residence	2.2M - 2.6M	6.5 - 8.5	5.5 - 7.0
STR-Licensed Studio Unit	950K - 1.1M	8.0 - 9.5	6.8 - 8.0

Peak occupancy rates: 85-90% (Oct-April)

Annual ROI = rental yield + capital growth

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Investor Case Study: Lisa G. (Germany)

"I bought a 1BR unit off-plan in 2023. It has appreciated by 16% in 11 months, and I earn nearly AED 10K/month via Airbnb."

Why Investors Are Choosing AI Marjan Island

- Limited STR competition = premium rates
- Wynn Casino launch in 2027 = major tourism boost
- Units still priced 30-40% below Dubai equivalents

Ready to Invest?

Book a call with our Investment Advisor:

<https://calendly.com/investinalmarjan-info/30min>