



Ola

RESIDENCES

# SINZEEZ COCO

*Destination*

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*Design*

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*Delight*

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*Developer*

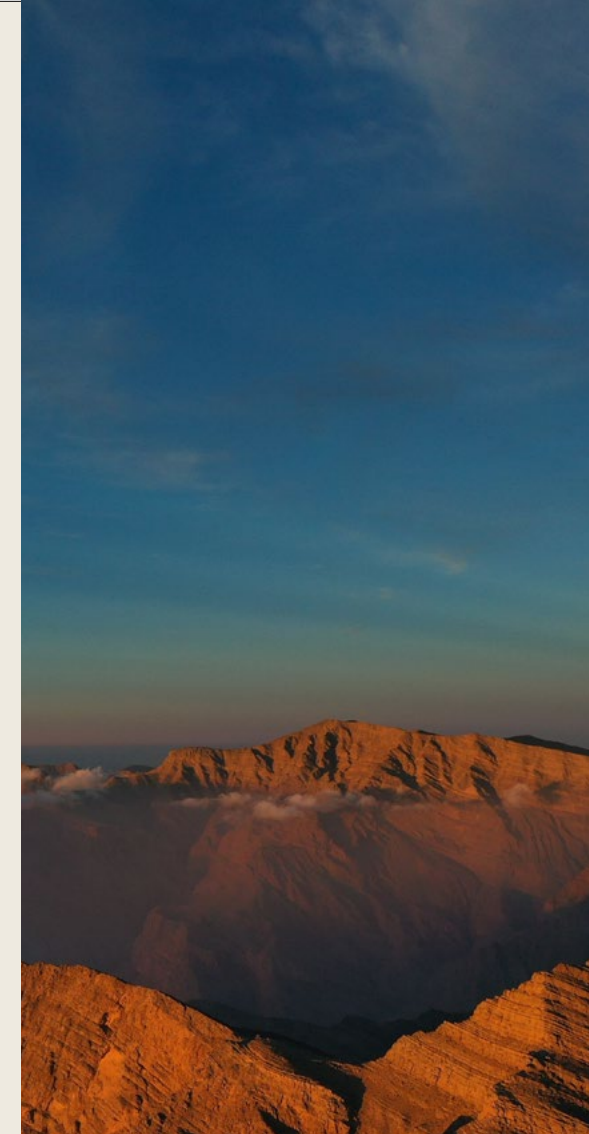


*Destination*

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AN INVITATION TO  
DISCOVER A PLACE  
WHERE ELEGANCE  
& AUTHENTICITY  
FLOURISH  
SIDE BY SIDE.





# RAS AL KHAIMAH

Nestled in the northeastern embrace of the United Arab Emirates, Ras Al Khaimah (RAK) is a sanctuary of natural splendor and timeless charm.

Here, pristine beaches meet rugged mountains, and serene mangroves cradle a vibrant ecosystem, painting a landscape of breathtaking contrasts.



# The colours of life

Ras Al Khaimah offers an unparalleled blend of tranquility and adventure.



64km of coastline



Hajar mountains



Jebel Jais – The highest peak in the UAE



7,000 years' worth of cultural treasures



Khatt Springs



The world's longest zipline



Unique nature reserves



Water sports, off-roading & Safari



# WHY INVEST IN RAS AL KHAIMAH?

Ras Al Khaimah is an ideal destination for investment, offering accessibility, affordability, and innovation.

Here's why this thriving emirate is capturing global attention:

**100% Foreign Ownership**

**100% Repatriation of Capital & Profits**

**0% Corporate Tax\***

**0% Personal Tax**

**Attractive Returns**

**Long-Term Residency by Investment**

\* Depending on company type, activity & setup







# THE RAS AL KHAIMAH ADVANTAGE

## Strategic Location & Connectivity

- **Proximity to Major Hubs:** Within an hour's drive from Dubai and Abu Dhabi.
- **Global Accessibility:** 70% of the world can reach RAK within 8 hours by air.
- **Ports & Marinas:** Stimulate trade and tourism.
- **Upcoming Etihad Railway:** Enhances logistics and regional connectivity.

## Tourism & Hospitality

- **Wynn Resort, Al Marjan Island:** boosting global attention and real estate demand.
- **Vacation Rentals:** Increasing interest in short-term rentals and holiday homes.

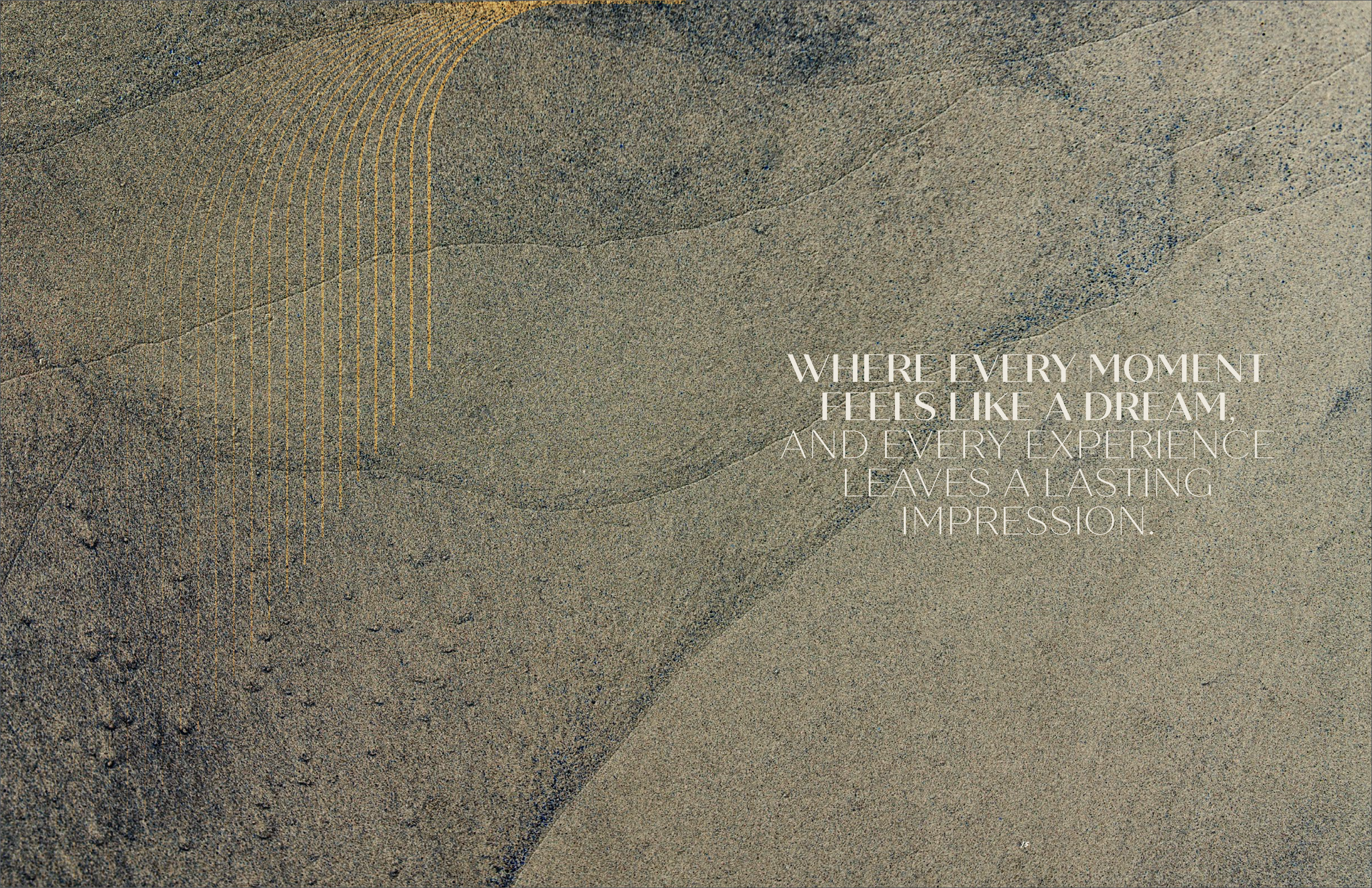
## Economic Growth

- **Diversified Economy:** A resilient structure across various sectors.
- **Investor-Friendly Policies:** Flexible payment plans, tax benefits, and golden visas for property buyers.
- **Free Zones:** Drive demand for commercial and residential properties.
- **Vision 2030:** Focuses on sustainable growth, infrastructure, and innovation.

## Residential Advantages

- **Rising Property Values:** High demand and limited supply offer strong ROI potential.
- **Modern Developments:** Amenities attract families and professionals.
- **Competitive Rental Yields**



The background is a textured, abstract composition. It features a series of wavy, undulating lines in shades of grey and blue, creating a sense of movement and depth. A prominent, thin, golden arc curves across the upper left portion of the image, with several vertical golden lines extending downwards from it, resembling a stylized sunburst or a series of raindrops. The overall texture is grainy and organic, with subtle variations in color and tone.

WHERE EVERY MOMENT  
FEELS LIKE A DREAM,  
AND EVERY EXPERIENCE  
LEAVES A LASTING  
IMPRESSION.





# AL MARJAN ISLAND

Al Marjan Island, a stunning collection of four coral-shaped islands, extends into the Arabian Gulf with 7.8 kilometers of sandy beaches and 23 kilometers of scenic waterfront.

Nestled between Umm Al Quwain Marina and Ras Al Khaimah, it offers a lifestyle of luxury and adventure, from watersports to tranquil walks.

Surrounded by turquoise waters and majestic mountains, it's a paradise where nature and elegance unite.





*Harboured  
close to it all*

**5 Minutes**

Wynn Resort

**10 Minutes**

Al Hamra Mall  
Al Hamra Golf Club  
Al Hamra Marina

**30 Minutes**

Ras Al Khaimah International Airport

**45 Minutes**

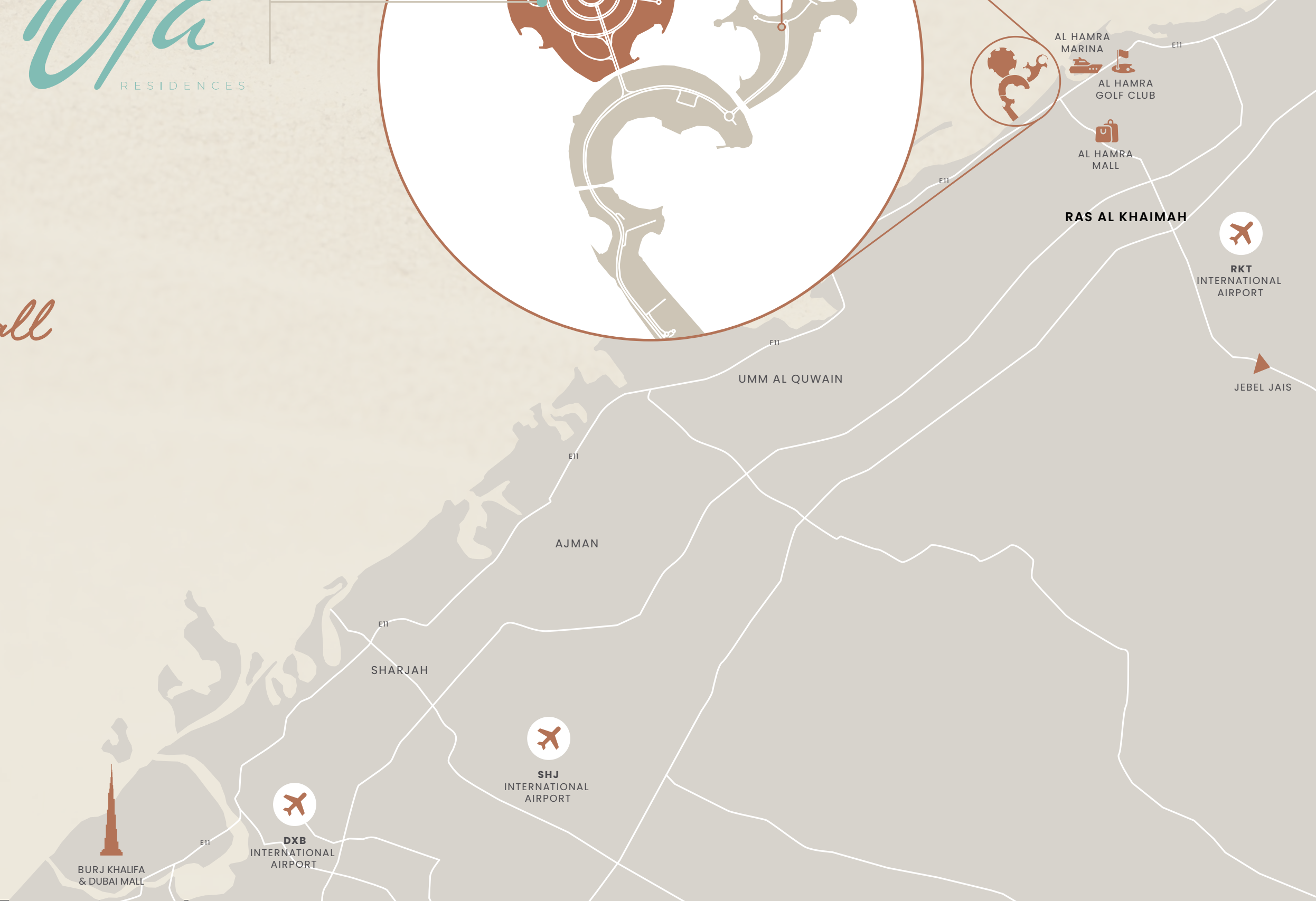
Sharjah International Airport

**50 Minutes**

Dubai International Airport

**1 Hour**

Jebel Jais  
Dubai Mall





# Surrounded by natural beauty

Whether you're chasing thrills, seeking relaxation, or creating family memories, Al Marjan Island promises unforgettable experiences tailored to every visitor.



Water-Based  
Adventures



Relaxation & Leisure



Entertainment  
& Nightlife



Family-Friendly  
Activities





EVERY JOURNEY ENDS  
WITH A DESTINATION,  
BUT THE BEST ONES  
BEGIN WITH THE  
RIGHT HOME.









With a harmonious blend of natural surroundings, including stunning beaches and majestic mountains, Ola Residences offers an exceptional lifestyle for the privileged few.

Residents can enjoy the island's peaceful atmosphere whilst just moments away from world-class attractions and facilities, making it the ideal place to call home.

Its fully furnished apartments with modern amenities and breathtaking views allow guests and residents alike to immerse themselves in the beauty of the island.



*Design*

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GOOD DESIGN IS ABOUT  
CREATING SPACES  
THAT INSPIRE  
THE WAY YOU LIVE.



# *Design that moves mountains*



The exterior design, inspired by the rhythms of the sea and the majestic mountains that surround the area, features flowing lines and soft curves, creating an organic flow that reflects the natural beauty of the environment.











*Making waves  
in design*

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OLA RESIDENCES

TRUE HARMONY  
IS FOUND WHERE  
ELEGANCE & SERENITY  
INTERTWINE.







The tone for the entire residences is set the moment you step inside, entering a space where thoughtful design, community, and nature come together.

As you approach the lobby, an exquisite coffee shop extends an invitation, while a nearby communal lounge exudes a sense of warmth and connection.

The colour palette of the space, inspired by soft pearl tones and burnt oranges, enhances the atmosphere.



# CRAFTED BY NATURE, PERFECTED FOR LIFE.

The reception area dazzles with a striking water-drop feature, reflecting the elegance of the sea.

Above, a magnificent chandelier adorned with ballerina figures embodies grace and vitality. Its organic, flowing design echoes ocean currents, blending nature and artistry in perfect harmony.







# *Timeless designs built to endure*



The finest quality fittings and furnishings effortlessly balances timeless sophistication with contemporary style.

Bespoke Italian designs elevate the expansive interiors, while natural touches like wooden ceilings infuse the space with an inviting warmth, embodying understated luxury at its finest.











# A FLUID LIVING EXPERIENCE.

Crafted with customised Italian furniture, wooden ceilings, and flexible layouts, the residences exude warmth and sophistication.

Each apartment is fully furnished and equipped with the finest fittings, including fully fitted kitchens that cater to modern living.

The bedrooms are designed to open seamlessly into a much larger living area, creating a harmonious sense of openness and flow throughout the space.



Fully  
Furnished



Italian  
Finishes



Flexible  
Layouts



Fully Fitted  
Kitchens



Panoramic  
Views



Add-on  
Services



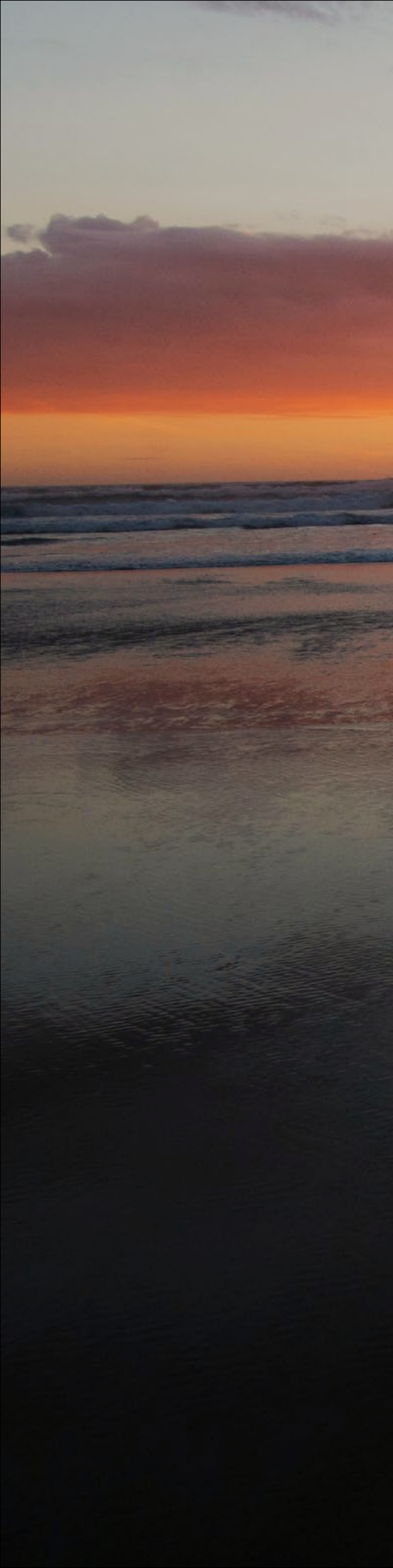


Every detail, from the cohesive design to the inspired living experience, reflects the developer's core philosophy of creating spaces that enhance human experiences.

In keeping with Lacasa Living's commitment to thoughtful living, Ola Residences offers additional services like an in-house (paid) laundry service

It is also designed to be short-term rental ready with locker storage facilities, making it perfect for those looking for flexible living arrangements.





*Delight*

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OLA RESIDENCES



DELIGHT IS THE ART  
OF TURNING ORDINARY  
MOMENTS INTO  
EXTRAORDINARY  
EXPERIENCES.



*As boundless as  
the horizon*

At Ola Residences, amenities are thoughtfully crafted to enhance every moment, delivering the delight that keeps residents and visitors coming back.



Co-Working  
Space



Kids Play  
Area



Kids Pool  
Area



Adults Infinity  
Pool



Storage  
Lockers



Steam &  
Sauna Room



Grand Lobby  
Lounge







The fully equipped state-of-the-art fitness centre features large open windows framing endless views of the sea, allowing the energy of the ocean to inspire every stretch, lift, and stride.





Each residence comes with its own private storage locker, providing a secure and convenient space to store personal belongings. Perfect for tenants needing extra room and holiday home owners seeking a hassle-free solution for seasonal items, these storage facilities offer practicality and peace of mind.





Our rooftop infinity pool offers a breathtaking panorama where the sea meets the sky, providing a serene escape designed for ultimate relaxation.

The bar completes the picture, serving up refreshment and the beauty of the island from every angle.



# DEVELOPER





Lacasa Living is a boutique developer, backed by the expertise of LACASA Architects & Engineering Consultants.

With a team of over 400 professionals, we create thoughtfully designed spaces that blend timeless aesthetics with functional innovation.

Our projects are a reflection of superior craftsmanship, where each detail is purposefully crafted to foster connection, belonging, and beauty within vibrant communities.



# DETAILS



# The Project

## PROJECT NAME

Ola Residences

## PROJECT TYPE

Freehold Residential Apartments

## LOCATION

Al Marjan Island,  
Ras Al Khaimah

## HANDOVER

Q1 2027

## BUILDING CONFIGURATION

2 Basements  
Ground Floor  
7 Apartment Floors  
Rooftop - Amenities

## TOTAL UNITS

96

## UNIT TYPES

48 Studio Apartments  
42 One Bedroom Apartments  
6 One Bedroom Apartments  
With Private Pool

## AVERAGE AREA

Studio - 390 sq. ft  
One Bedroom - 820 sq. ft.  
One Bedroom With Pool - 1,289 sq. ft.

## PAYMENT PLAN

40/60





DESTINATION.  
DESIGN.  
DELIGHT.