

LAPIS  
Real Estate FZ-LLC

AZURE  
by Lapis

## Message from the Chairman

As we celebrate 20 years of LAPIS Properties, I look back with pride on a journey built on vision, resilience, and trust. From the start, our goal was never just to construct buildings, but to create spaces that inspire, elevate, and make a difference in people's lives.

Guided by innovation, quality, and core values, we have grown across the Middle East and Turkey, delivering not just projects but lasting impact. The trust of our clients, investors, and partners has been our greatest strength, helping us overcome challenges and reach new heights.

Looking ahead, we remain committed to innovation, sustainability, and purposeful growth.

With your continued support, we will keep shaping communities and building a legacy of excellence, one project at a time.

**Chairman,  
LAPIS Properties**







Where Serenity Meets  
*Sophistication*

# The Essence of AZURE by Lapis

Azure stands as a symbol of refined living on Al Marjan Island, Ras Al Khaimah's most prestigious waterfront address. Rising against the horizon where the sea meets the sky, Azure captures the essence of serenity and sophistication in one timeless destination.

Here, the calm rhythm of the ocean is met with architectural elegance, creating a lifestyle that is both elevated and effortless. Azure is more than a residence, it is a sanctuary shaped by nature, designed for those who seek clarity, beauty, and meaning in the spaces they call home.





# A Destination Beyond *Compare*

Framed by mountains, desert, and the sea, Ras Al Khaimah is one of the UAE's fastest-growing destinations for luxury living and investment.

Known for its natural beauty, rich heritage, and forward-looking vision, the emirate is becoming a global hub for tourism, leisure, and real estate.

With landmark projects such as the upcoming Wynn Resort & Casino on Al Marjan Island and world-class golf, hospitality, and adventure attractions, Ras Al Khaimah is shaping the next chapter of elevated living in the UAE.




Luxury reimaged in every  
*Detail*

## Connectivity and Lifestyle Essentials

03 mins  Al Hamra Mall

03 mins  Golf Club

06 mins  Marina & Yacht Club

06 mins  Historic Jazz, Al Hamra

28 mins  RAK Airport

1.5 hour  Dubai, Burj Khalifa

35 mins  Wadi Shawka

20 mins  Al Qawasim Corniche

45 mins  Jebel Jais

45 mins  Jais Flight

10 mins  Manta Bay Rooftop Beach  
**Launching 2026**

03 mins  Wynn Resort & Casino  
**Launching 2027**

*Coming Soon!*

# Building Configuration

## OWNERSHIP

Freehold

## ANTICIPATED COMPLETION

Q4 2028

## PARKING

Studio, 1 and 2 bedroom apartments: 1 parking space

3 bedroom normal, 3 bedroom penthouse  
and 3 bedroom sky villa: 2 parking spaces

Rooftop

Upper Roof

Lower Roof

40 Residential Floors

3 Podiums

The Lobby

Retail  
Ground Floor

# Design Philosophy

## *Framing the Horizon*



LIGHT

Defines form



SPACE

Shapes perspective



SERENITY

Elevates living

At Azure, design becomes an experience. Rising 40 stories above Marjan Island, every line of the tower is drawn to the horizon, framing endless sea views and open skies.

Guided by clarity and flow, the glass invites natural light, verticality enhances perspective, and materials evoke timeless calm. Each residence is a sanctuary, balancing privacy with openness, elegance with simplicity.

***Here, design is purposeful;***

***Shaping spaces that elevate daily living, inspire connection, and reflect the quiet rhythm of sea, sky, and home.***



Where the sea whispers and  
*life slows*

# Unit Types

Studio Apartment

Premium Studio Apartment

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment

3 Bedroom Penthouse

3 Bedroom Sky Villa

Retail

A life shaped by elegance and  
*Calm*



# Community Amenities



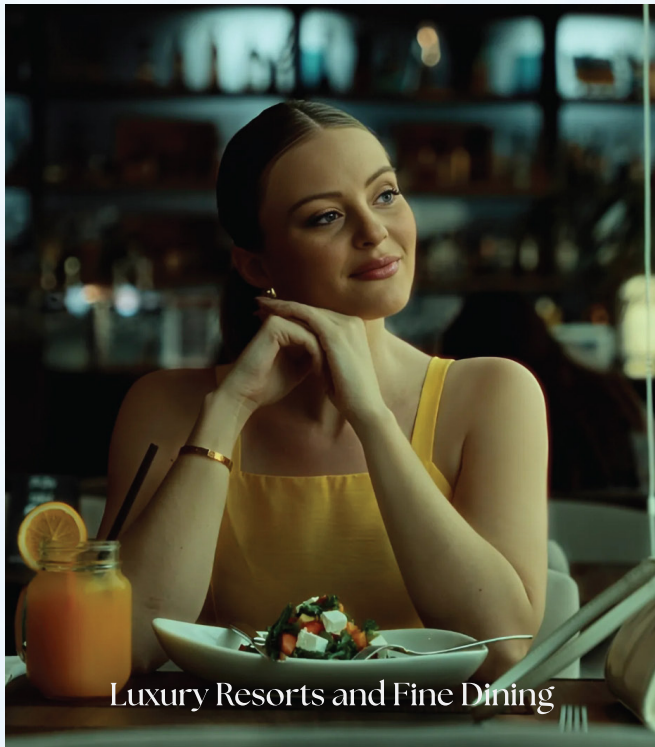
Beachfront and Private Beaches



Landscaped Parks and Green Spaces



Jogging and Cycling Pathways



Luxury Resorts and Fine Dining



Boutique Retail and Leisure Outlets



Marina and Waterfront Activities



# Amenities

*Crafted for Comfort, Wellness, & Leisure*



# THE ENTRANCE



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By LAPIS

## THE LOBBY



# THE ELEVATORS



## KIDS PLAY AREA



# OUTDOOR GYM



OUTDOOR POOL AREA



# SKY VILLA TERRACE

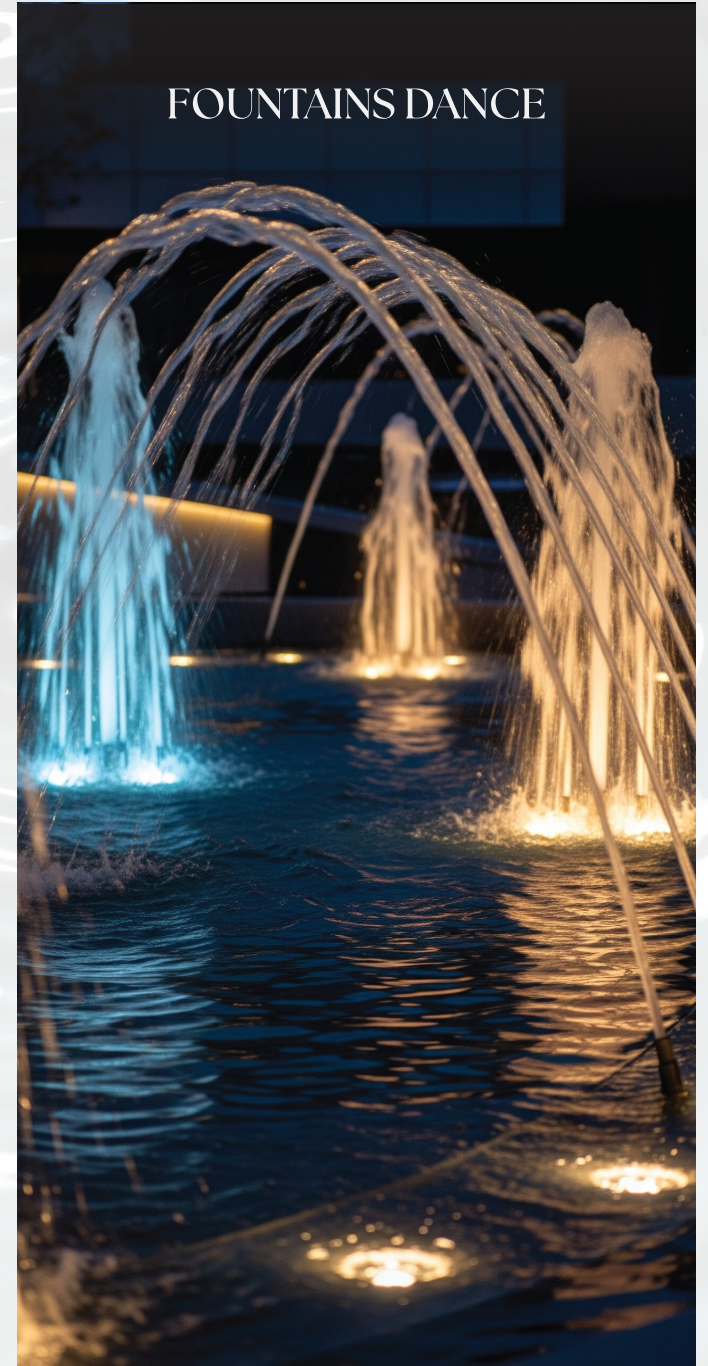


## BALCONY VIEWS



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THE ROOF TOP





# Residential Apartments

*Private Retreat by the Coast*



## THE LIVING AREA



## THE BEDROOM



## THE BEDROOM



# THE KITCHEN



## THE BATHROOM



# Floor Plans

*Layouts that Fit Every Lifestyle*

**PODIUM 1**



# 1st FLOOR (1st TYPICAL)



## 2ND TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 2, 3, 7, 8, 9, 13, 14, 15, 19, 20, 21, 25, 26, 27, 31, 32, 33, 37, 38  
(TOTAL 19 FLOORS)



### 3RD TYPICAL FLOOR PLAN

TYPICAL FLOOR AT: 4,16,28 (TOTAL 3 FLOORS)



## 4TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT: 5,17,29 (TOTAL 3 FLOORS)



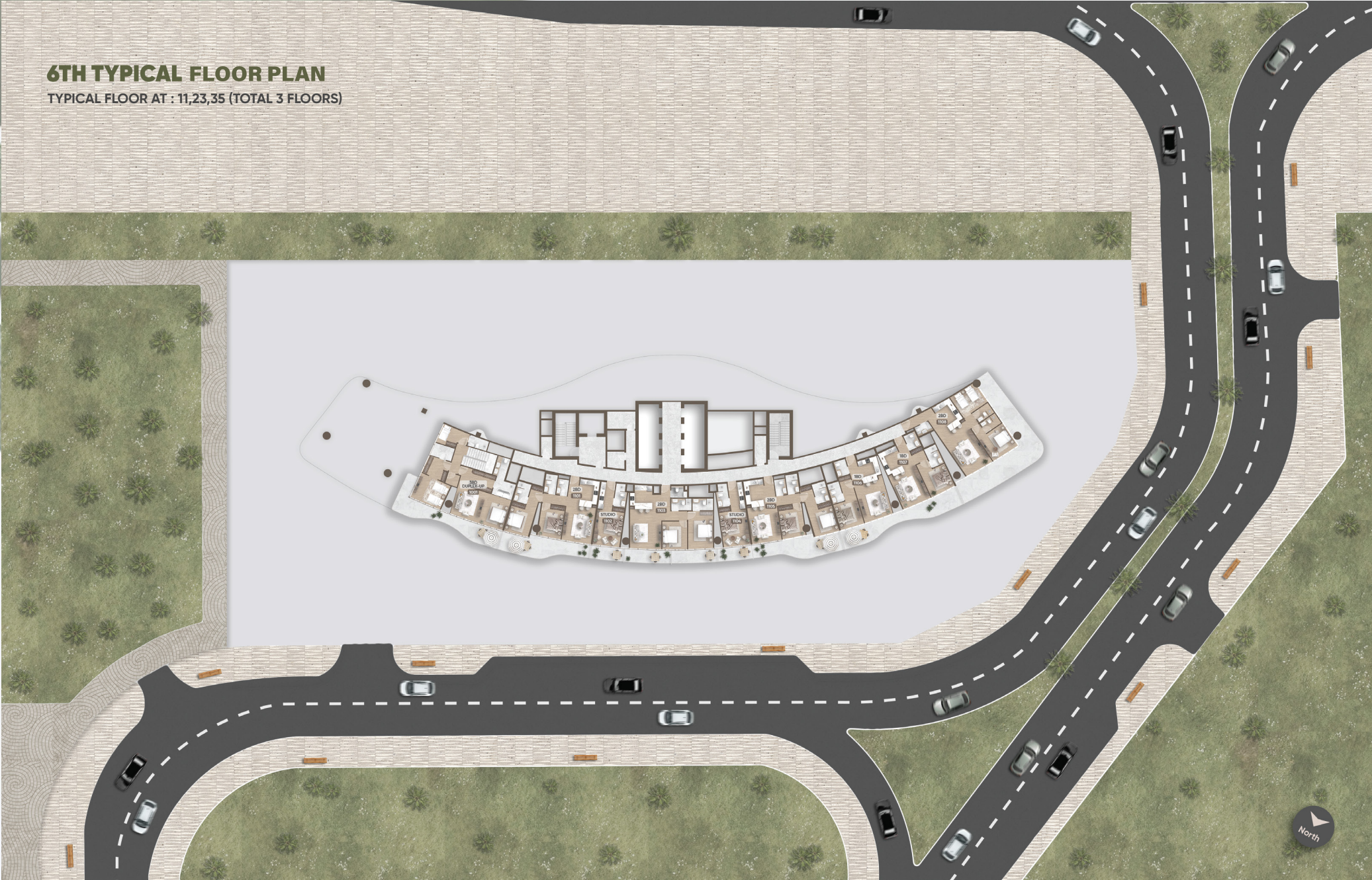
# 5TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 10,22,34 (TOTAL 3 FLOORS)



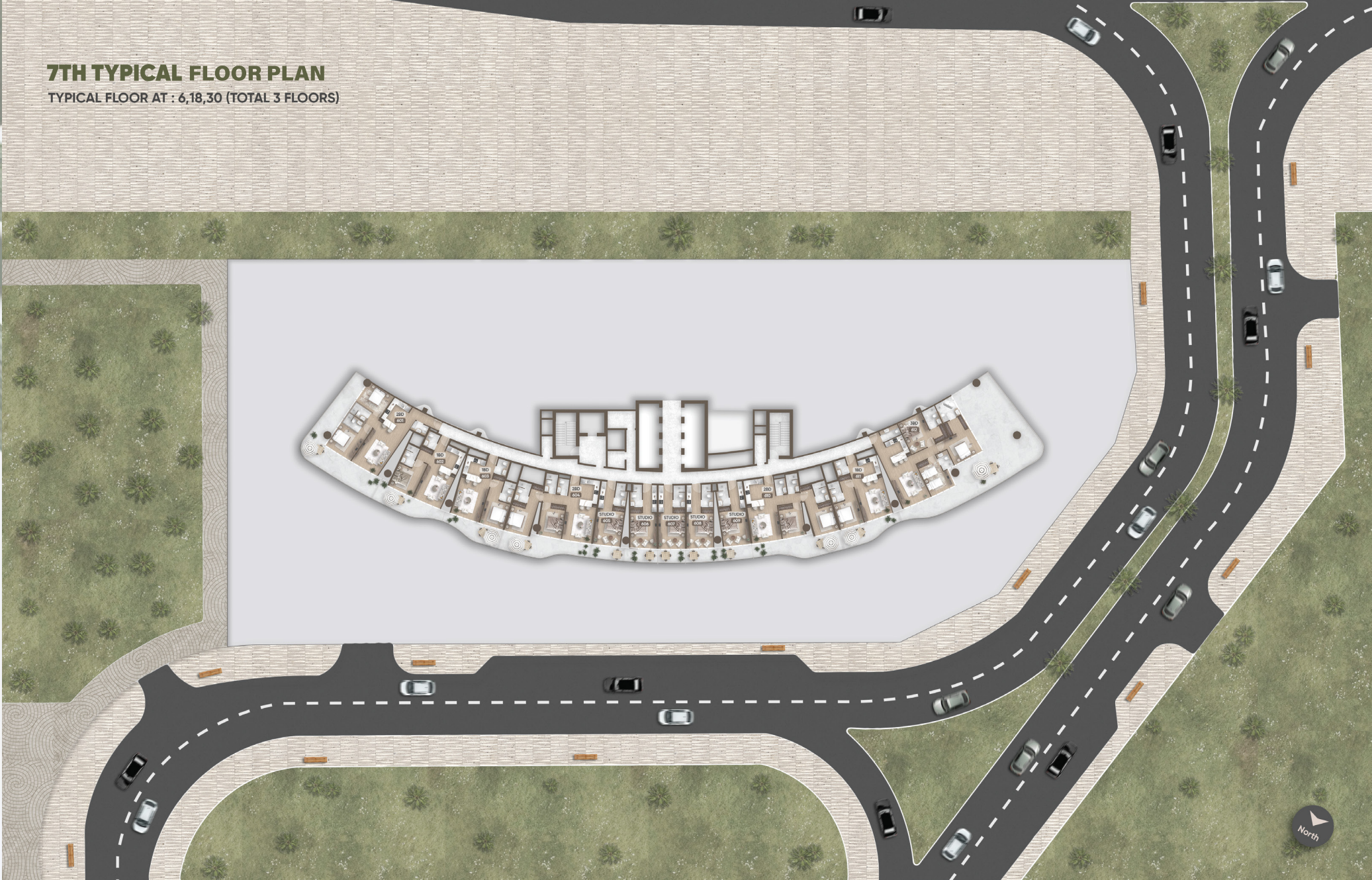
# 6TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 11,23,35 (TOTAL 3 FLOORS)



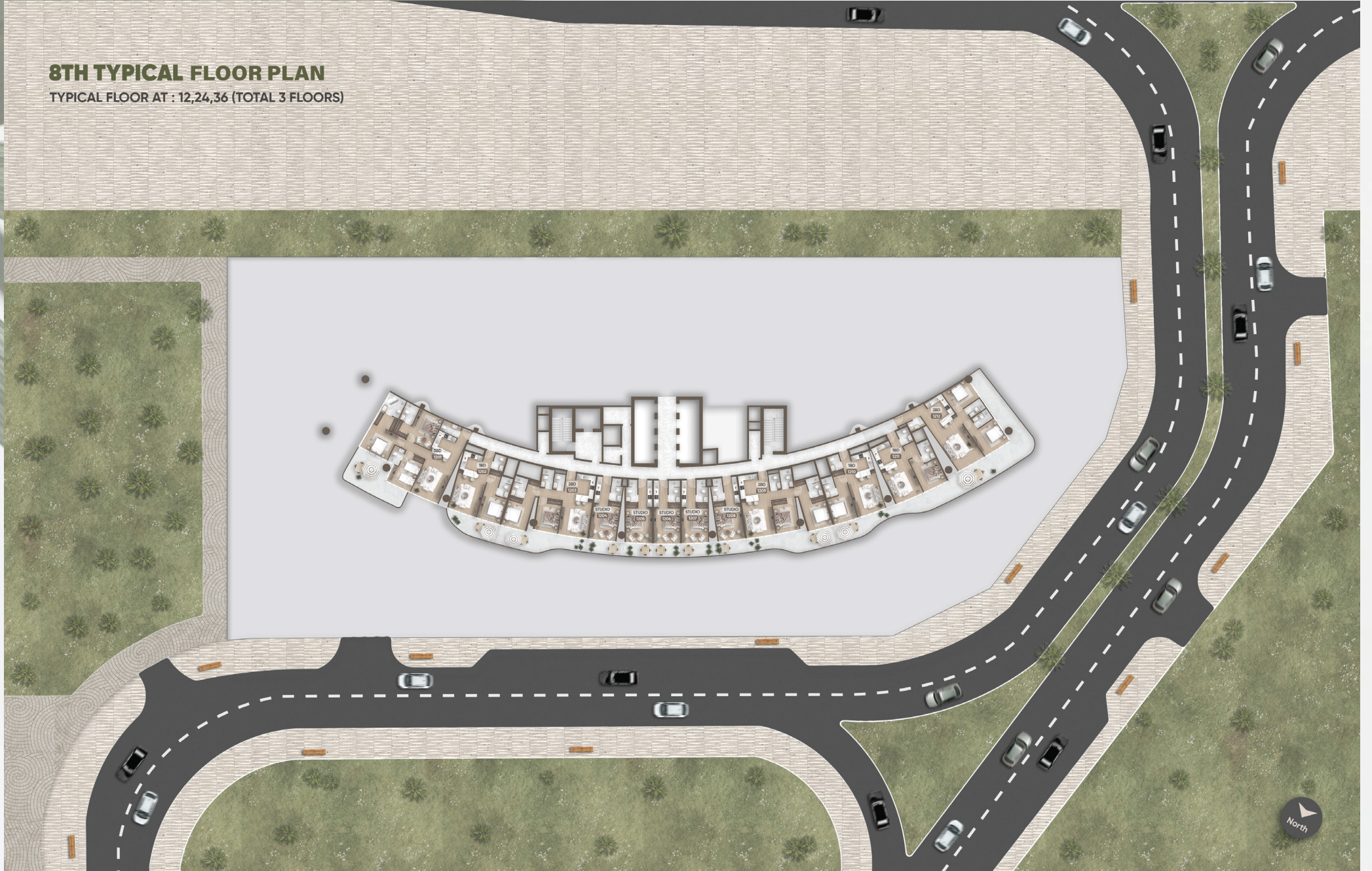
# 7TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 6,18,30 (TOTAL 3 FLOORS)

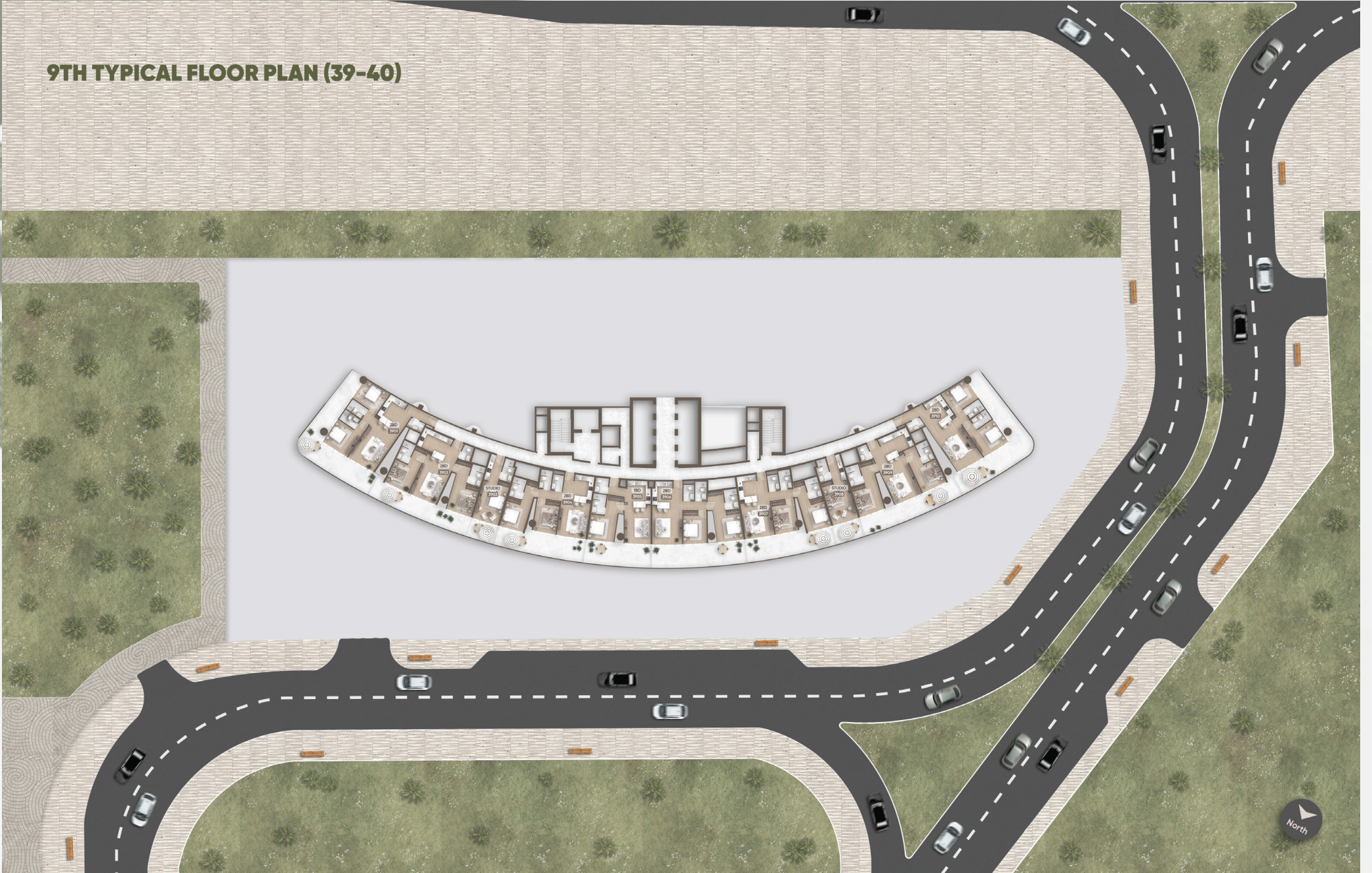


# 8TH TYPICAL FLOOR PLAN

TYPICAL FLOOR AT : 12,24,36 (TOTAL 3 FLOORS)



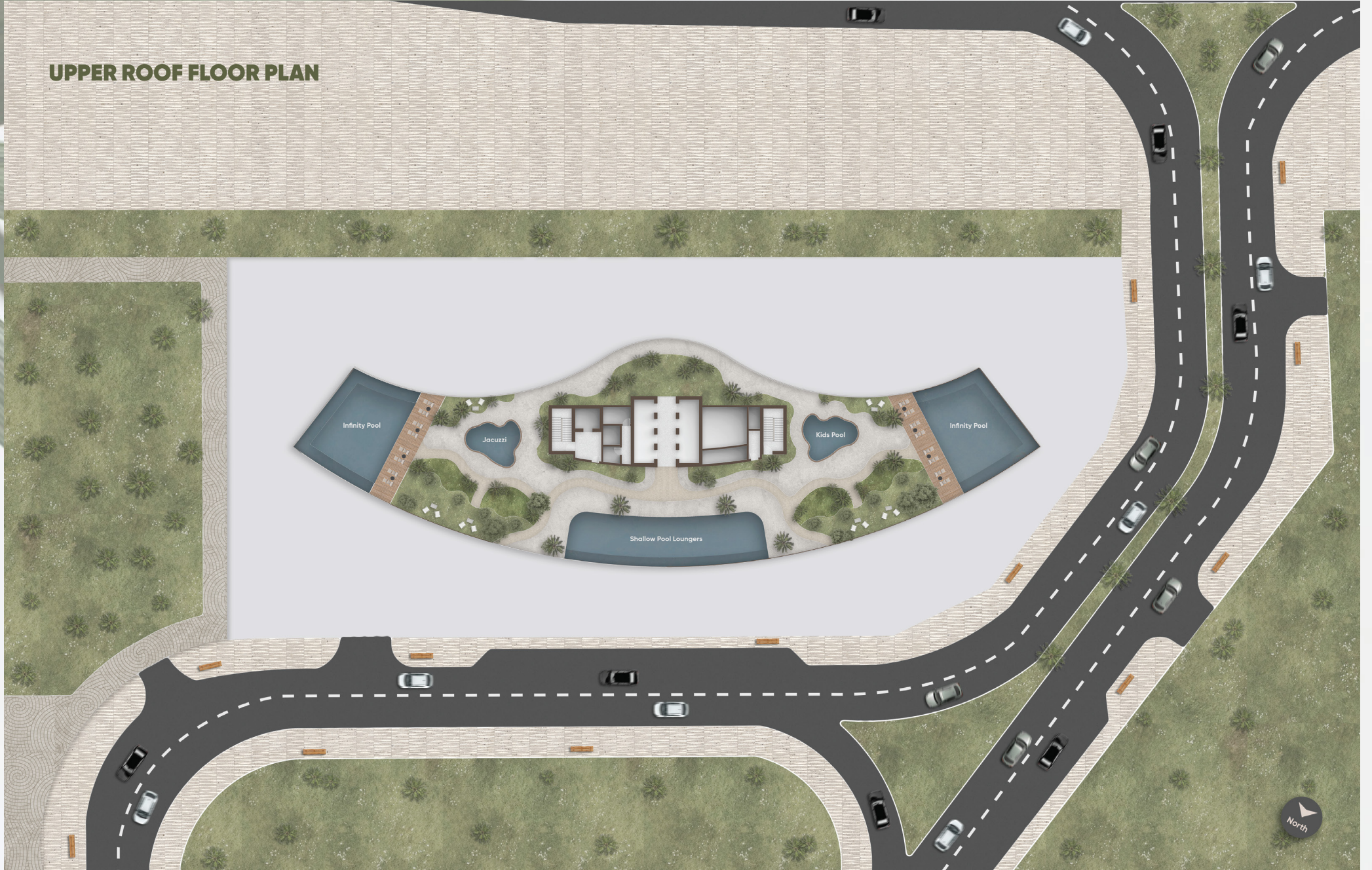
**9TH TYPICAL FLOOR PLAN (39-40)**



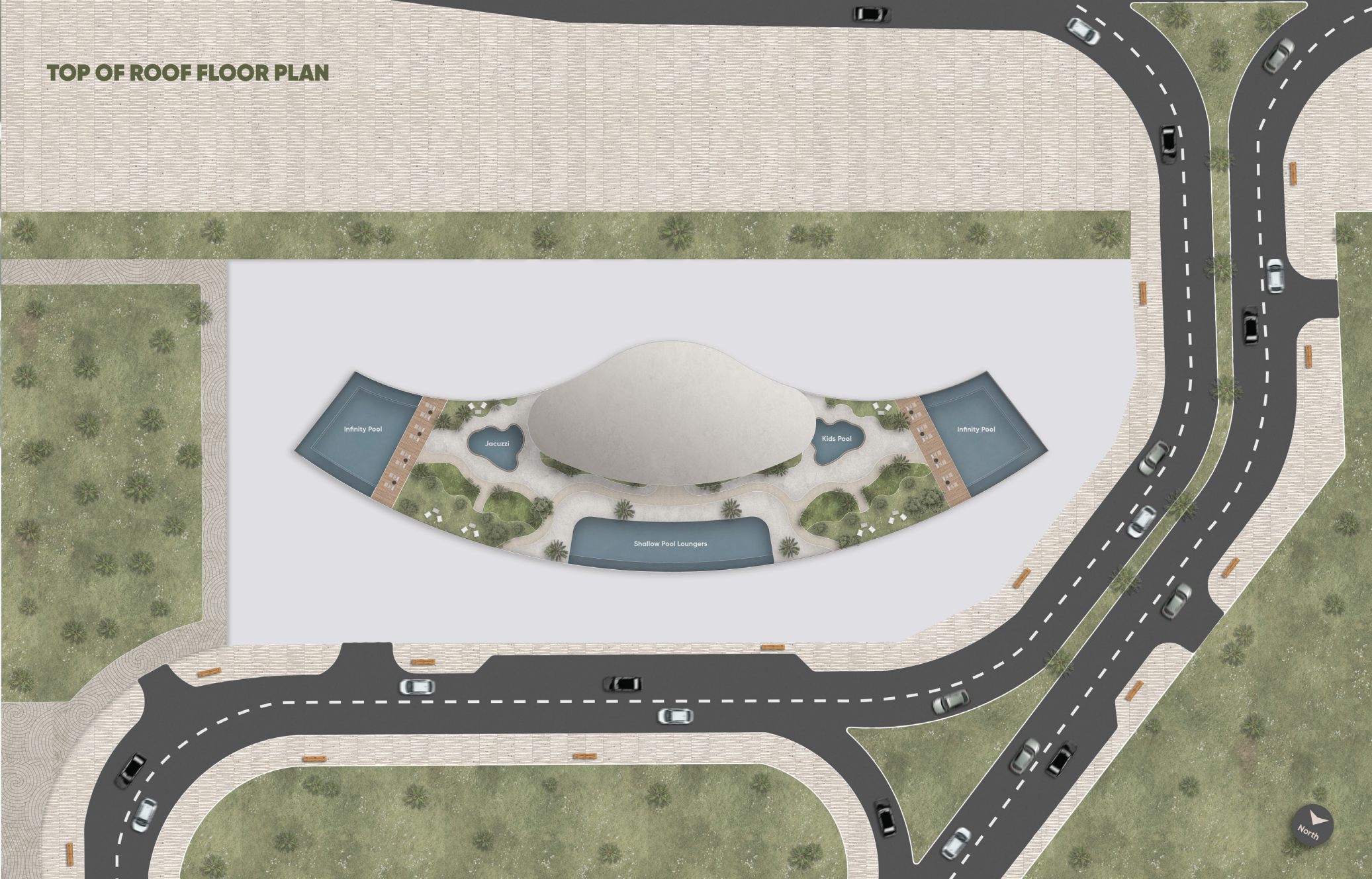
# LOWER ROOF FLOOR PLAN



# UPPER ROOF FLOOR PLAN



**TOP OF ROOF FLOOR PLAN**

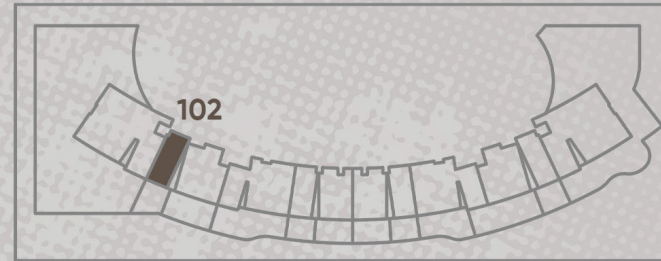




# Unit Types

*Modern touch in living spaces*

## STUDIO APARTMENT - NORMAL



1st Floor (1st Typical Floor)

### Unit 102 - STD

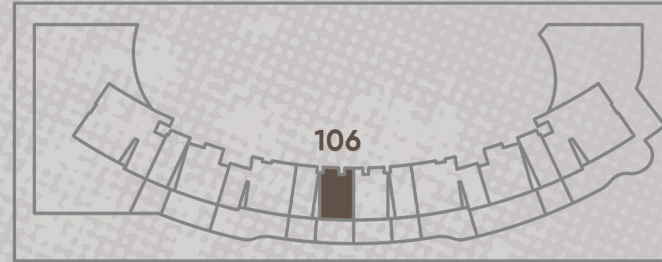
1	Entrance	-
2	Bathroom	2.95m x 1.50m
3	Kitchen	3.65m x 1.79m
4	Living Room	3.50m x 3.40m

Suite Area 333.47 sqft

Balcony Area 239.82 sqft

Total Area 573.29 sqft

## STUDIO APARTMENT - PREMIUM



1st Floor (1st Typical Floor)

### Unit 106 - PREMIUM STD

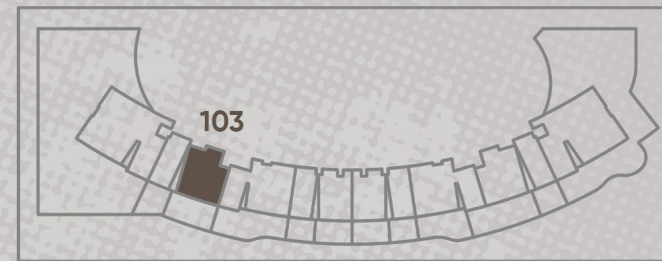
1	Entrance	-
2	Bathroom	2.90m x 2.60m
3	Kitchen	4.23m x 2.20m
4	Living Room	5.20m x 2.40m
5	Master Bedroom	5.20m x 2.84m

Suite Area 460.05 sqft

Balcony Area 241.33 sqft

Total Area 701.38 sqft

# 1 BEDROOM APARTMENT



1st Floor (1st Typical Floor)

## Unit 103 - 1BD

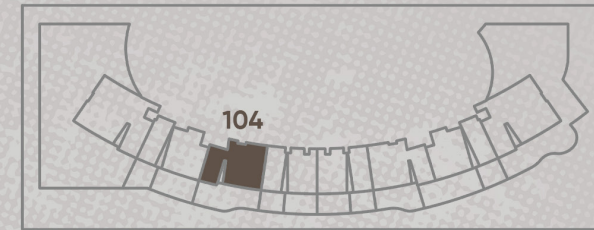
1	Entrance	-
2	Bathroom I	1.99m x 1.50m
3	Kitchen	2.96m x 2.54m
4	Living Room	4.70m x 3.75m
5	Master Bedroom	3.36m x 3.10m
6	Bathroom II	2.60m x 1.50m

Suite Area 610.32 sqft

Balcony Area 369.53 sqft

Total Area 979.85 sqft

## 2 BEDROOM APARTMENT



1st Floor (1st Typical Floor)

### Unit 104 - 2BD

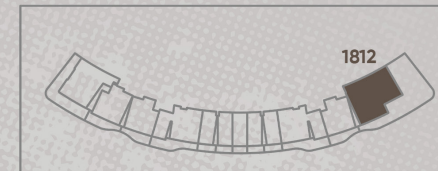
1	Entrance	-
2	Bathroom I	2.60m x 1.70m
3	Kitchen	3.45m x 2.50m
4	Living Room	4.60m x 3.80m
5	Master Bedroom	3.91m x 3.16m
6	Bedroom	4.22m x 3.00m
7	Bathroom II	2.40m x 1.50m
8	Bathroom III	2.00m x 1.40m

Suite Area	867.79 sqft
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Balcony Area	539.06 sqft
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Total Area	1406.85 sqft
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### 3 BEDROOM APARTMENT - NORMAL



18th Floor (7th Typical Floor)

#### Unit 1812 - 3BD

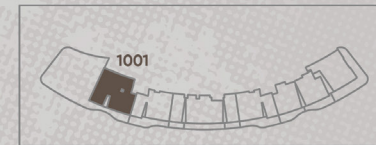
1	Entrance	-
2	Bathroom I	2.46m x 1.50m
3	Kitchen	2.90m x 2.55m
4	Living Room	5.80m x 3.75m
5	Master Bedroom I	4.30m x 3.30m
6	Master Bedroom II	3.80m x 3.35m
7	Bedroom	4.55m x 3.30m
8	Bathroom II	2.55m x 2.55m
9	Bathroom III	2.45m x 1.80m
10	Bathroom IV	2.20m x 1.50m

Suite Area 1246.15 sqft

Balcony Area 1323.76 sqft

Total Area 2569.91 sqft

### 3 BEDROOM - DUPLEX



10th Floor (5th Typical Floor)

#### Unit 1001 - 3BD DUPLEX - GF

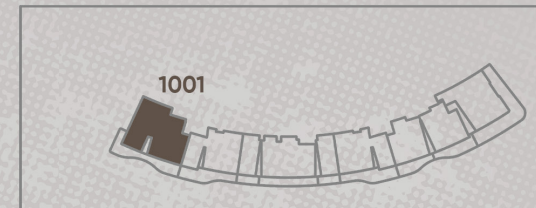
1	Entrance	-
2	Bathroom I	1.90m x 1.62m
3	Kitchen	3.42m x 2.75m
4	Living Room	10.26m x 4.09m
5	Master Bedroom	4.17m x 3.45m
6	Laundry	1.80m x 1.49m
7	Bathroom II	2.53m x 1.50m
8	Store	1.61m x 1.49m

Suite Area 2417.59 sqft

Balcony Area 2788.74 sqft

Total Area 5206.33 sqft

### 3 BEDROOM - DUPLEX



11th Floor (6th Typical Floor)

### Unit 1001 - 3BD DUPLEX - 1stF

1	Master Bedroom	7.02m x 3.97m
2	Bathroom I	4.56m x 2.64m
3	Bedroom	4.08m x 3.38m
4	Bathroom II	2.81m x 1.70m
5	Dressing Room I	3.00m x 2.25m
6	Dressing Room II	2.81m x 2.55m
7	Made Bedroom	3.87m x 2.54m
8	Bathroom III	2.50m x 1.42m
9	Store	1.59m x 1.49m

Suite Area 2417.59 sqft

Balcony Area 2788.74 sqft

Total Area 5206.33 sqft



# PAYMENT PLAN | HANDOVER

**75% – 25%**

2 years post handover

**2028**

Q4



Designed for those who  
*expect more*

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