

# SOLEVA

BEACH RESIDENCES

AL MARJAN ISLAND

BY



AL HUZAIFA  
PROPERTIES



# A Story Shaped by the Shoreline



It all began with a coastline...  
open, expansive, and full  
of promise.



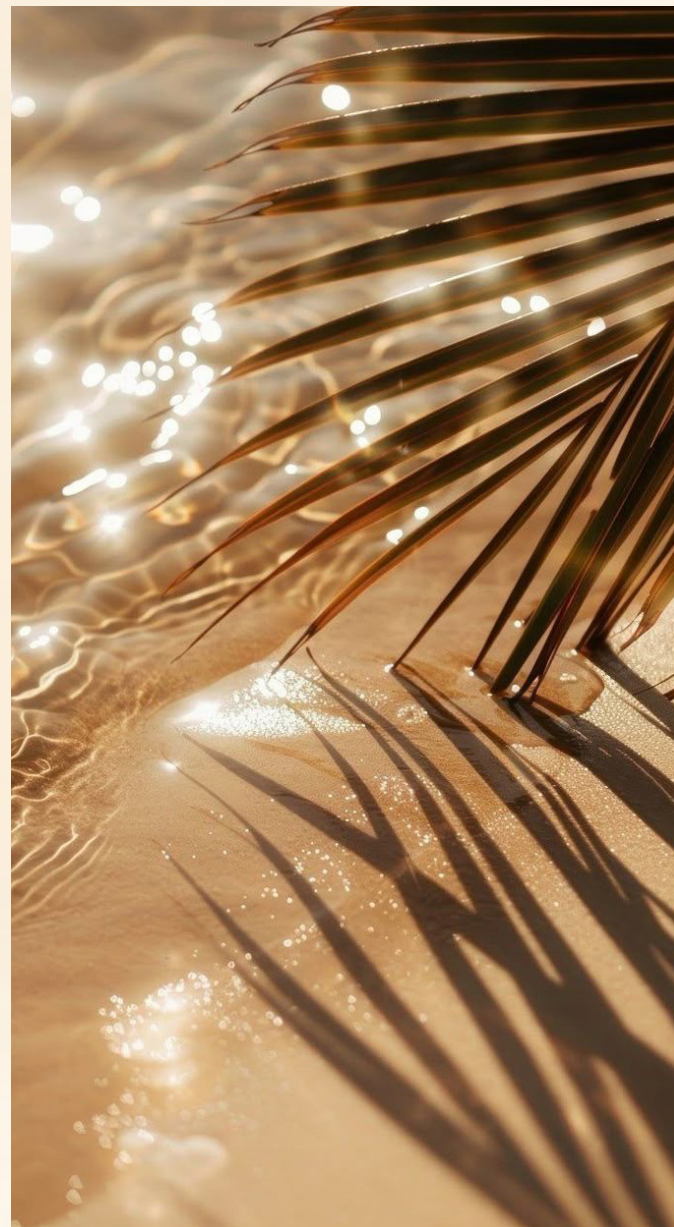
THE FIRST TOUCH  
The Brand

06



THE RIPPLE BEGINS  
The Setting

19



THE VISION TAKES SHAPE  
The Offering

26



THE LIFE THAT BLOOMS  
The Amenities

54



THE COLLECTIVE FORCE  
Partners and Details

74





THE FIRST TOUCH

*The Brand*



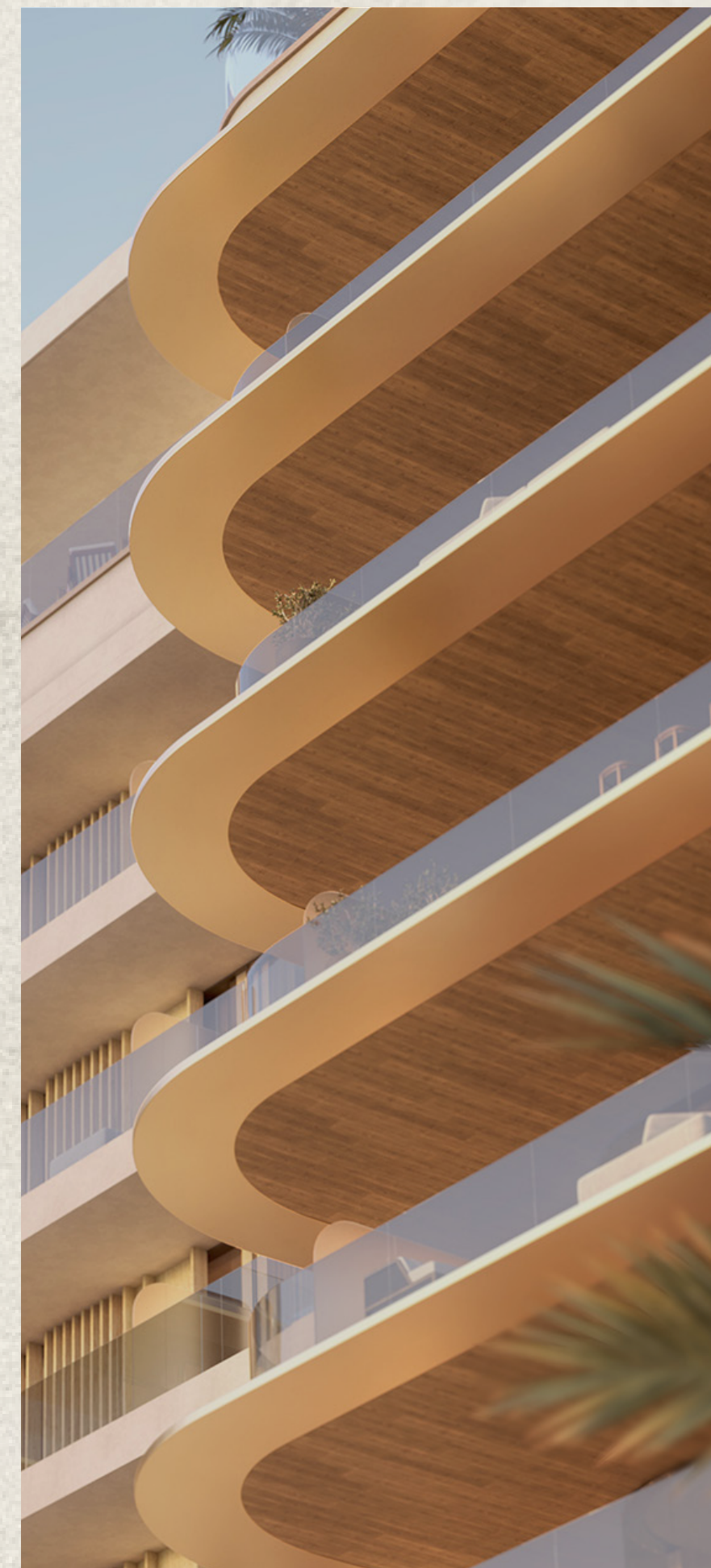


# AL HUZAIFA

## 50 YEARS OF REDEFINING STYLE

Al Huzaifa is rooted in a culture of craft and built on decades of consistent delivery. Across furniture, interiors, and now development, the brand reflects a clear standard shaped by skill, material understanding, and premium design. Every piece and space created by Al Huzaifa is guided by function, refined through detail, and executed with precision.

This is the legacy we carry forward, expanding the world of Al Huzaifa with the same clarity and commitment that defined its beginnings.







# AL HUZAIFA

FURNITURE

Al Huzaifa's furniture line reflects a studio mindset, where every piece is created with close attention to detail and finish. The process, from concept to production, happens under one roof, allowing full control over quality and execution. Each collection stands as proof of what's possible when design and discipline work in sync.







# AL HUZAIFA

## DESIGN STUDIO

Al Huzaifa's Design Studio was created to respond to the growing demand for personalised, high-standard interiors. It brings together specialists across layout planning, spatial styling, and technical detailing to shape complete environments.

With dedicated teams in Dubai and Abu Dhabi, the studio supports projects of varying scales while staying grounded in the brand's core values.





PARTNER OF CHOICE  
FOR WORLD-CLASS  
BRANDS



avli  
BY TASHAS

DIFC  
DUBAI, UAE



LADURÉE  
*Paris*

YAS MALL  
ABU DHABI, UAE



SĀN  
BEACH

PALM JUMEIRAH  
DUBAI, UAE



PARTNER OF CHOICE  
FOR WORLD-CLASS  
BRANDS



  
**SACHI**  
LONDON - MILAN

LONDON  
UNITED KINGDOM



**AMELIE**

LONDON  
UNITED KINGDOM



**SUSHISAMBA®**

PALM JUMEIRAH, DUBAI, UAE  
& SINGAPORE



PARTNER OF CHOICE  
FOR WORLD-CLASS  
BRANDS



RISTORANTE  
**LOREN**

WEST BEACH  
DUBAI, UAE



**Lp**

DIFC  
DUBAI, UAE



ESTABLISHED 1991  
**MOTT 32**  
RESTAURANT  
卅二公館

DUBAI MARINA  
DUBAI, UAE



FROM  
FURNISHING  
DREAMS TO  
BUILDING THEM



# AL HUZAIFA

## PROPERTIES

Al Huzaifa Properties marks the brand's expansion into real estate development. Backed by 50 years of experience shaping interiors and products, this new division takes on the full scope of creating spaces, guided by the same foresight and executional rigour.

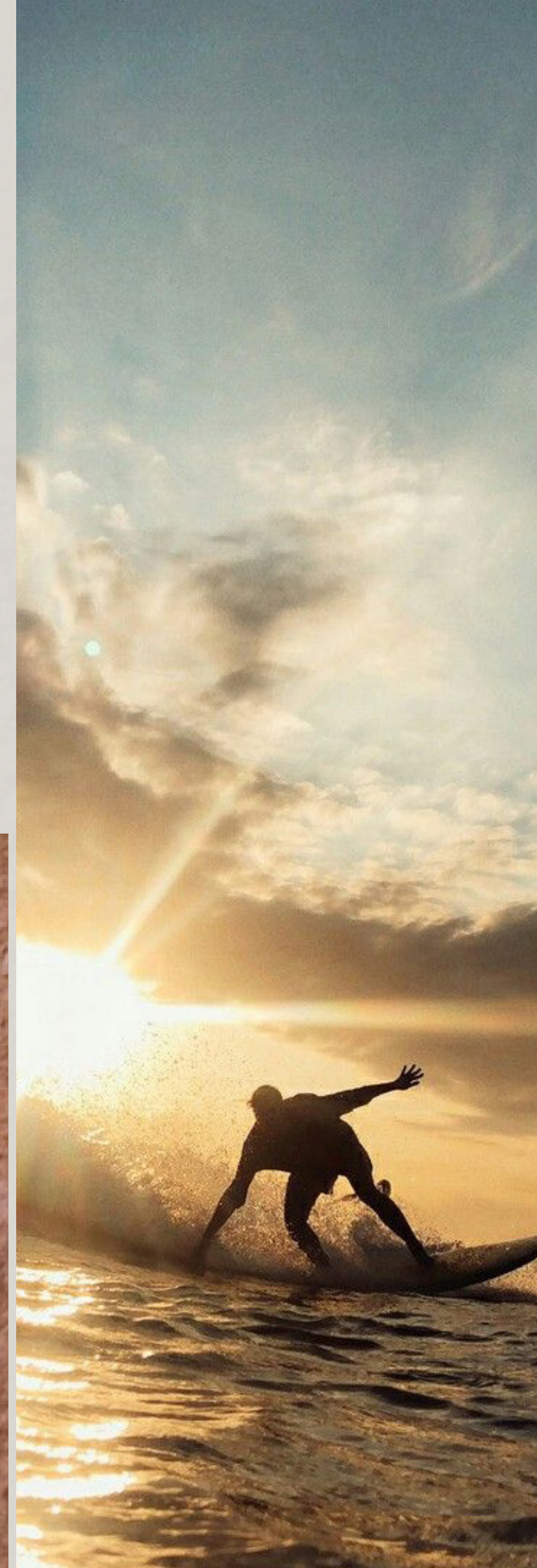
It is a natural extension of a legacy that has contributed to the nation's design landscape, now carried forward into projects that uphold the brand's standards.



# RAS AL KHAIMAH

The next chapter of luxury will be written in Ras Al Khaimah, one of the UAE's fastest-growing destinations for tourism, investment, and lifestyle.

Known for its long-term vision, the emirate welcomed 1.28 million visitors in 2024, marking a 12% increase in tourism revenue, with a target to triple visitor numbers by 2030. With a GDP of around US\$14 billion, RAK's economy is powered by manufacturing, trade, tourism, real estate, and logistics. It is also home to natural landmarks like Jebel Jais, the UAE's highest peak, and the world's longest zipline.



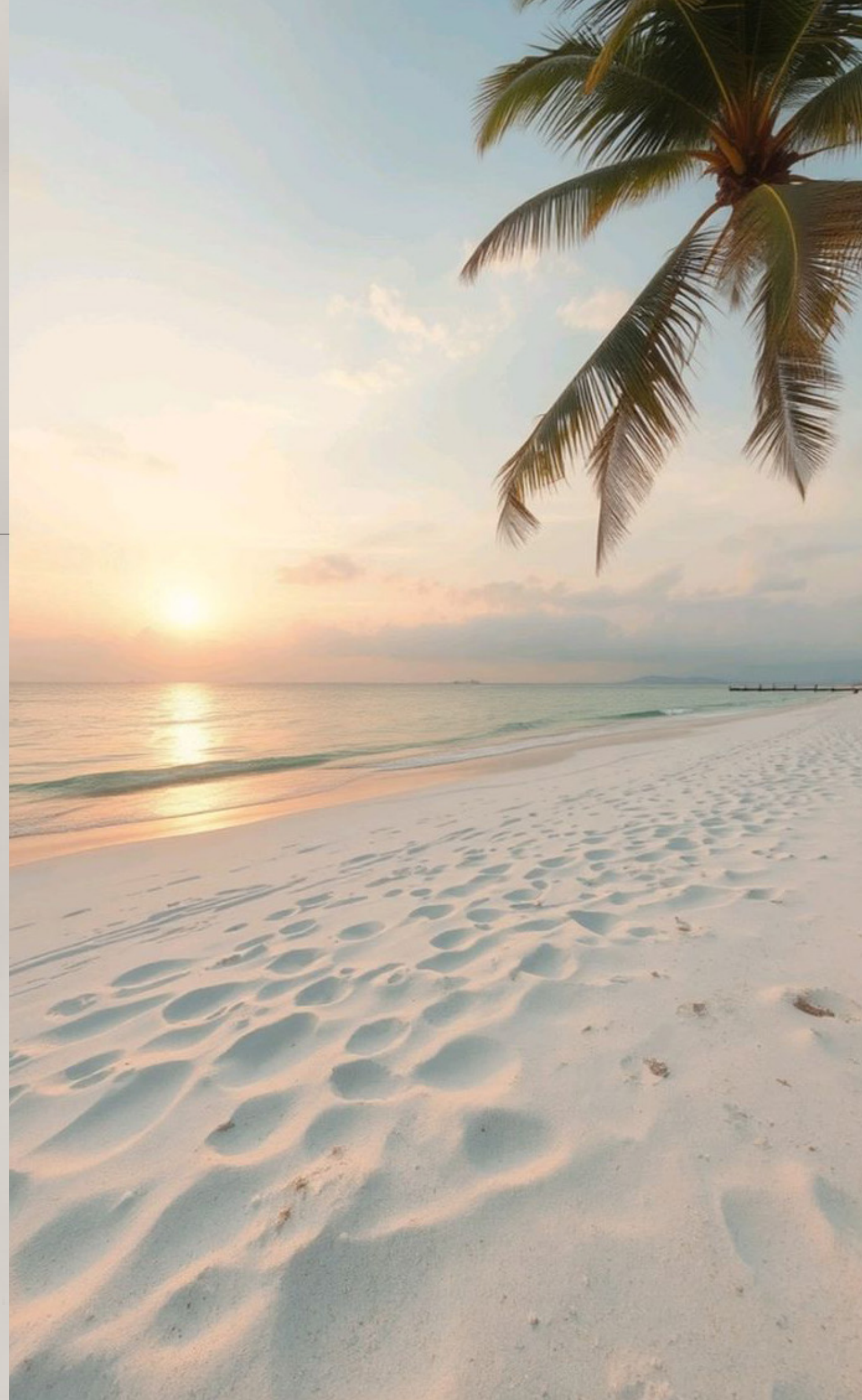
Investors benefit from 100% foreign ownership, zero corporate and personal taxes, full repatriation of capital and profits, attractive returns, and the opportunity for long-term residency by investment.



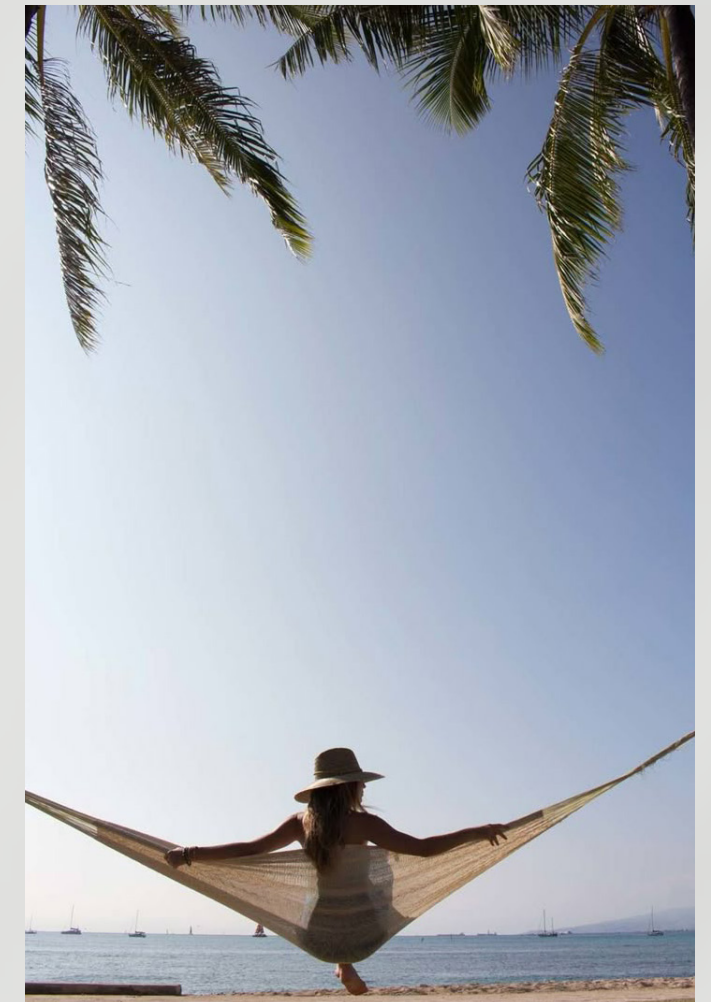
# AL MARJAN ISLAND

Al Marjan Island spans across 2.7 square kilometres and 7.8 kilometres of pristine beaches, blending natural beauty with global luxury.

Marinas, resorts, fine dining, and entertainment from around the world define its lifestyle offering. At its heart, Wynn will launch the world's largest casino and the Middle East's only gaming destination, setting a new benchmark for high-end tourism and investment.



Al Marjan Island blends pristine beaches with global luxury.



From Nikki Beach's Mediterranean flair to Wynn's Vegas energy and Rosso Bay's Italian charm, this is where world-class living unfolds, framed by nature and designed for everyday escape.

Beachfront Resorts & Clubs

Jet Skiing & Kayaking

Parks, Trails & Play Areas

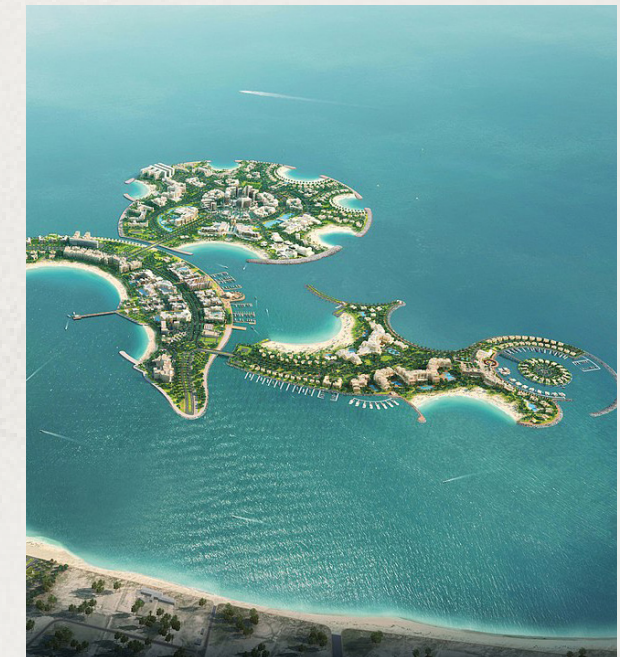
Running & Cycling Promenade



# RAS AL KHAIMAH

## RAISING THE BAR— AND ALL AROUND IT

As the region's first true integrated luxury resort of its kind, Wynn's arrival signals a new era of destination appeal, investor confidence, and global recognition.



## The Game Changer – Wynn Al Marjan Island

First integrated casino  
resort in the UAE.

1,500 keys

24 restaurants

Opening Q1 2027

40+ luxury retail stores

GCC's biggest gaming area



THE VISION TAKES SHAPE

*The Offering*



# SOLEVA

BEACH RESIDENCES

FROM A SINGLE  
TOUCH OF LUXURY,

A NEW STANDARD  
EMERGES





SHAPED BY THE SEA



DESIGNED FOR THE SOUL



SOLEVA



Wynn Resort

Nobu Hotel & Residences

AL MARJAN  
ISLAND

Nikki Beach

Rixos Bab  
Al Bahr

BEACH DISTRICT

Ritz Carlton

Al Hamra Golf Club

Waldorf Astoria

Al Hamra Mall

SOLEVA

BEACH RESIDENCES

WELL PLACED.  
PRECISELY CONNECTED.

05 Mins	————	Wynn Resort
08 Mins	————	Al Hamra Mall
12 Mins	————	Al Hamra Golf Club
15 Mins	————	Al Hamra Marina and Yacht Club
25 Mins	————	Ras Al Khaimah Intl Airport
45 Mins	————	Dubai Intl Airport



It all began with a coastline...  
open, expansive, and full  
of promise.

Soléva was imagined as a  
soft, transformative force,  
rooted in its setting on  
Al Marjan Island to turn  
routines into experiences  
and residences into retreats.

With tailored layouts  
and panoramic views, every  
element in Soléva supports  
a lifestyle built around ease  
and enjoyment. It is the first  
residential project born  
from Al Huzaiifa's legacy  
in luxury interiors.

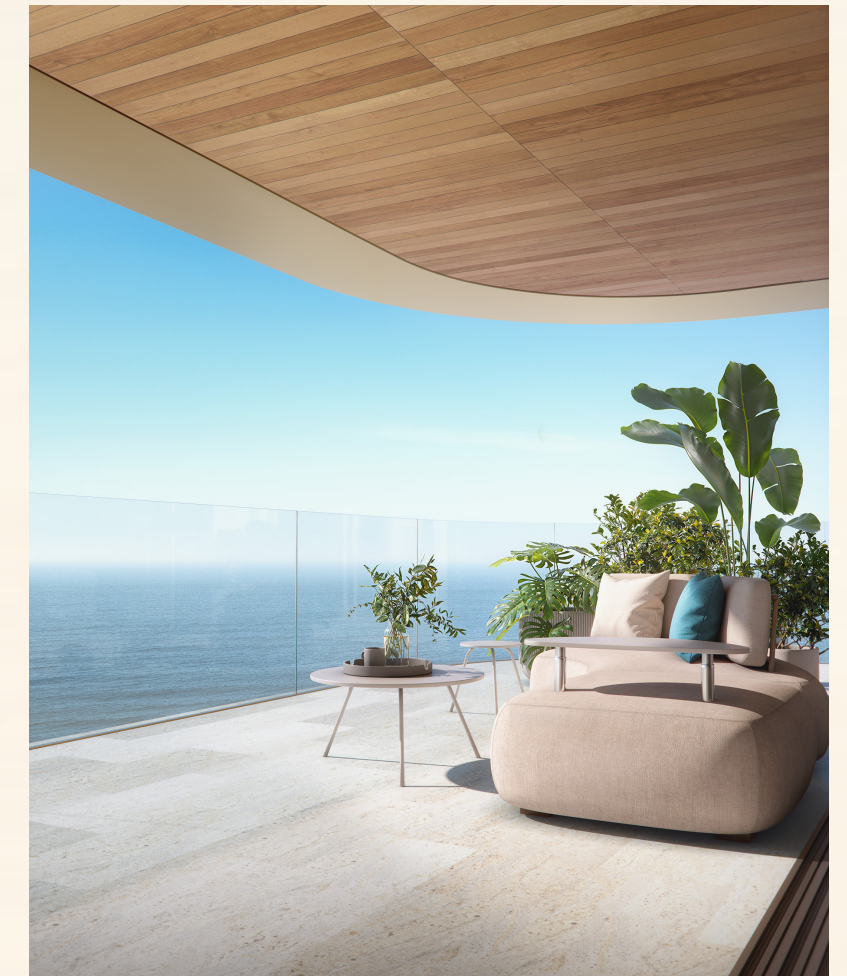




# ONE TOUCH CHANGES EVERYTHING

What begins with thoughtful architecture becomes maximized sea views.

Premium finishes become everyday luxury. Curated amenities become lifestyle transformation.



At Soléva, we've applied the same touch that has defined premium living for generations to create spaces grounded in material knowledge and finished with the precision that has long set Al Huzaifa apart.



# DEVELOPMENT HIGHLIGHTS

## PRIME LOCATION

Beachfront living designed for total mind-body rejuvenation

## CURATED INTERIORS

Tailored, fully furnished spaces reflecting refined taste

## PREMIUM AMENITIES

Rooftop, indoor, and wellness spaces for elevated comfort

## PANORAMIC VIEWS

Expansive sea views from sunrise to sunset

## ICONIC ARCHITECTURE

Contemporary forms that set a new standard for modern luxury

## DIRECT BEACH & PARK ACCESS

Seamless connection to nature, right at your doorstep





# A CURATED COLLECTION OF RESIDENCES

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Soléva Beach Residences presents a select mix of 232 fully furnished studios, one-, and two-bedroom apartments.



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All two-bedroom units include private pools, and every home enjoys a prime position within the architectural design, offering privacy, exclusivity, and a refined sense of community.





TIMELESS DESIGN  
INSPIRED BY  
COASTAL LEISURE



Soléva's sculpted form draws from Al Marjan Island's natural curves, with rounded edges shaped by sea breeze erosion.

Its Luxury Coastal Modernism approach blends minimalism with grounded materials, creating spaces that flow with their natural surroundings.





# WHERE DINING EMBRACES THE OUTDOORS

## Parkside F&B Experience

This prime 9,000 sq. ft. F&B space offers a warm and inviting first impression, blending naturally into lush green surroundings.



Opening directly onto a 50,000 sq. ft. park, its generous outdoor seating creates a vibrant dining destination connected to nature.













Your Sensory Journey  
Begins at Soléva



The lobby greets you with the soft sounds of flowing water and the gentle warmth of a fireplace. Surrounded by natural textures and greenery, it's a space designed to calm the senses from the moment you enter.





## GROUND FLOOR AMENITIES

The ground floor is designed for comfort, service, and connection to nature.

It brings together hospitality, workspace, and outdoor leisure in one cohesive experience.



- ♦ Valet service
- ♦ AI-integrated help desk and concierge
- ♦ Luggage management and storage
- ♦ Smart resident access gate

- ♦ Co-working lounge
- ♦ Bike and scooter hub
- ♦ Water sports pavilion
- ♦ Communal park and beach access



# LUXURY ROOTED IN NATURE

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The interiors at Soléva are designed to feel like an exhale: soft, elegant spaces shaped by light and calm....

A serene sanctuary where simplicity carries a touch of sophistication.





## THE DIFFERENCE IS IN THE DETAILS



Each residence at Soleva is designed for everyday comfort, with spacious rooms, elegant interiors, walk-in closets in one- and two-bedroom units, and private balconies that extend the living space and open up to panoramic sea views.





The living area features floor-to-ceiling glass with direct sea views, custom joinery with integrated shelving, and natural-toned finishes. Furnishings are fully included, with neutral upholstery, soft area rugs, and accent lighting throughout.



## THE DIFFERENCE IS IN THE DETAILS



Natural stone, wood accents, and concealed storage maintain visual continuity with the adjacent kitchen and living areas.







The dining area features a rounded table with upholstered seating, integrated lighting, and built-in shelving.





THE DIFFERENCE  
IS IN THE DETAILS



Natural materials, soft textiles, and a neutral palette  
create a quiet, restful atmosphere.





The bedroom features full-height glass with direct sea views, integrated lighting, and built-in storage.



The bathroom includes a walk-in  
rainfall shower, custom stone vanity,  
and concealed lighting.







Textured wall finishes,  
integrated shelving, and  
warm metal fixtures complete  
the space.



THREE PERSPECTIVES,  
ONE PERFECT FRAME



## SEA VIEWS

capture the shifting moods of  
the Gulf from sunrise to sunset.

## BEACH VIEWS

open directly onto Al Marjan's pristine  
coastline, where the rhythm of the tides  
brings the landscape to life.

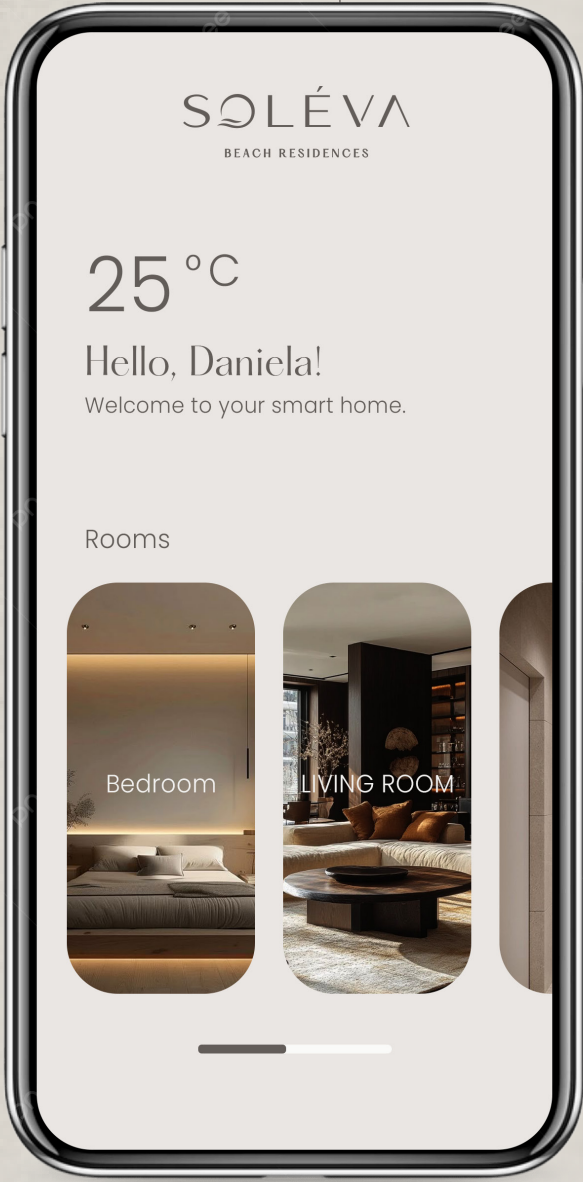
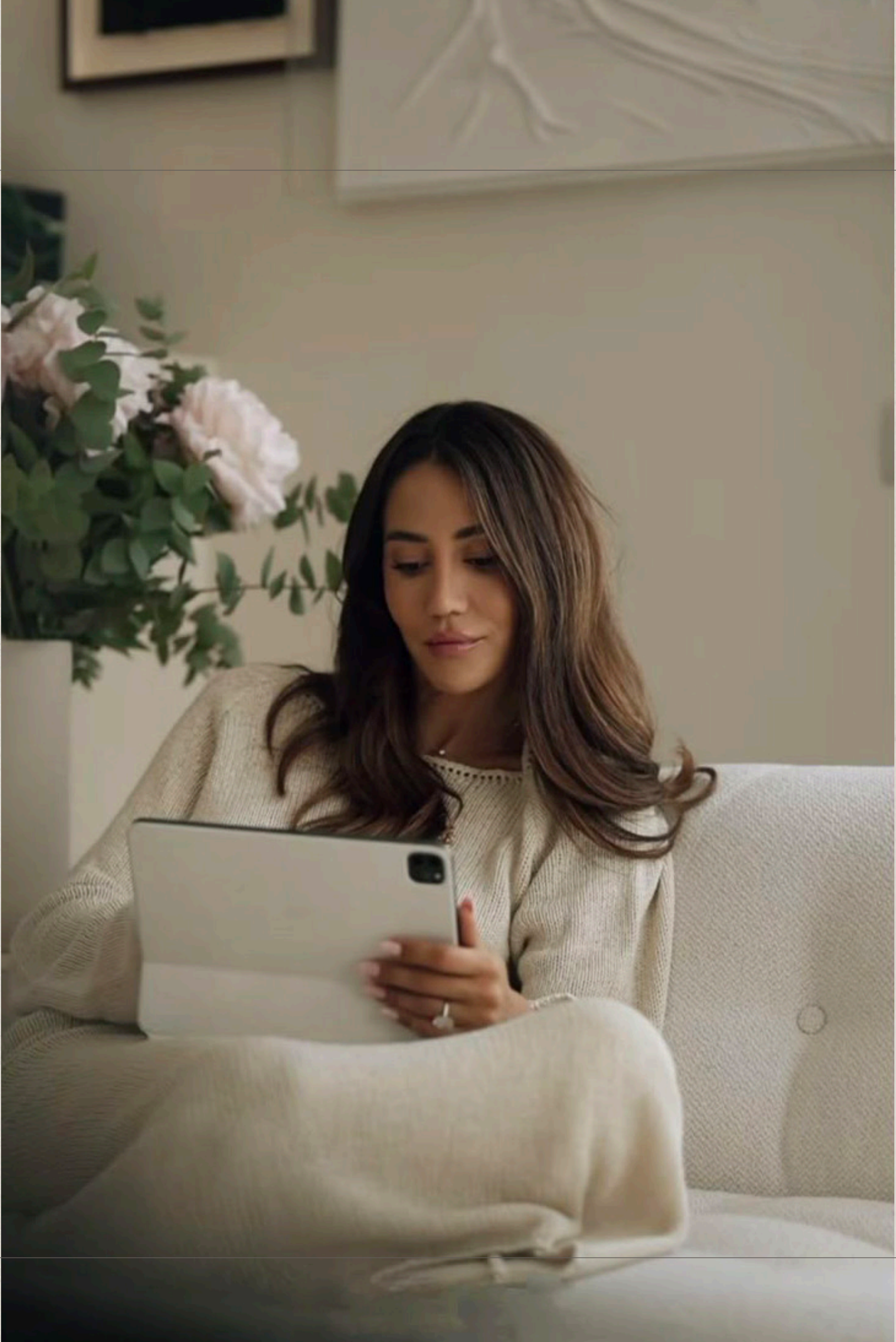
## PARK VIEWS

offer a green buffer that  
connects the building to nature.



THE UAE’S FIRST  
SUPERAPP-ENABLED  
VACATION RENTAL

Soléva is the first in the country to  
integrate an Owner’s SuperApp.



From managing guest access  
to booking housekeeping  
and paying service charges,  
everything is handled remotely,  
simply, and securely.



A high-angle, top-down photograph of a person sitting on a sandy beach. The person is wearing a large, wide-brimmed straw hat with a circular crown. Their hands are clasped together in their lap. The background shows the dark, rippling water of the ocean meeting the light-colored sand of the beach. The lighting is warm and directional, creating strong shadows and highlights on the sand and water.

WHERE LIFE BLOOMS

*The Amenities*



LIVE WHERE THE WORLD COMES TO PLAY

50<sup>+</sup> CURATED  
RESORT  
AMENITIES







SPA





SPA

## WELLNESS AMENITIES

At Soléva, wellness is a way of life.

An entire level is dedicated to holistic restoration, with cryo cabins, thermal suites, private massage rooms, and a tranquil jacuzzi retreat.

- Wellness lounge
- Salon and massage suites
- Cryo cabin
- Cold plunge bath
- 2 Jacuzzi lounges
- Steam rooms
- Sauna suites
- Experience showers
- Changing rooms





GYM

## FITNESS & MOVEMENT

Indoors, the fitness studio offers dedicated zones for cardio and strength training.

It is a focused space designed for balance and performance.

- ♦ Fitness Studio
- ♦ Cardio Zone
- ♦ Weight Training Area
- ♦ Multipurpose studio





## WELLNESS GARDEN

Outdoors, the yoga deck, reflexology path, and Zen Garden create calm spaces to reconnect with nature.

- Zen Garden
- Outdoor Yoga Deck

- Sun Lounger
- Pebble reflexology





## ROOFTOP AMENITIES

A stunning escape with panoramic ocean views, the rooftop features a sleek bar, elegant lounge, and private cabanas for complete relaxation.

Take a dip in the infinity pools, unwind by the BBQ area, and enjoy a perfect blend of luxury, comfort, and breathtaking scenery.

- Infinity Pool
- Floating Daybeds
- Sun Lounger Deck
- Scenic Cabanas

- Outdoor Dining
- Kids Splash Pool
- Relaxation Lounge deck
- Sunken Sky Garden

- Dining Courtyard
- Sky Pavilion
- Fire Pit Lounge





SKY PAVILION





RESIDENCE LOUNGE





RESIDENCE LOUNGE





FLOATING LOUNGERS





DINING COURTYARD

A rooftop escape  
with cascading  
infinity views,  
floating daybeds,  
and spaces for both  
quiet sunbathing and  
playful splashes.





FLOATING LOUNGERS





THE COLLECTIVE FORCE

*Partners and Details*



# THE SOLÉVA RESIDENCES FEATURES...



## DESIGN BY VELA

VELA is a Dubai-based architecture firm known for climate-conscious, human-centric design. Founded by a global team, the studio delivers innovative spaces grounded in context and technical precision.



## LANDSCAPING BY SQUARE M DESIGN

SQuare M Design creates bespoke outdoor spaces with hospitality focus, local adaptability, and meticulous attention to detail.



## LIGHTING DESIGN BY STUDIO LUMEN

Studio Lumen is a global lighting design firm known for creating technically refined, visually compelling solutions. Their work enhances architecture through light, shaping space, emotion, and experience.



## INTERIORS BY MWM STUDIO

MWM Studio is an award-winning Dubai boutique offering distinctive interior design. Their team crafts tailored, functional spaces in collaboration with top architects and consultants.



# PROJECT OVERVIEW

PROJECT NAME  
Soléva Beach Residences

PROJECT TYPE  
Residential + Mixed Use

LOCATION  
Al Marjan Island, RAK

BUILDING CONFIGURATION  
2 Basements + Ground  
+ 8 Floors + Roof

# SOLEVA

BEACH RESIDENCES



TOTAL UNITS  
232

UNIT TYPES  
111 Studios  
101 One-Bedroom Apartments  
20 Two-Bedroom Apartments

UNITS AREA:  
STUDIO: 380 – 560 sq. ft.  
1BHK: 800 – 1370 sq. ft.  
2BHK: 1500 – 2500 sq. ft.

PAYMENT PLAN  
50% on construction  
50% on handover

Handover  
Q1 2028





# SOLEVA

BEACH RESIDENCES

AL MARJAN ISLAND

BY



AL HUZAIFA  
PROPERTIES