



Prop971

Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

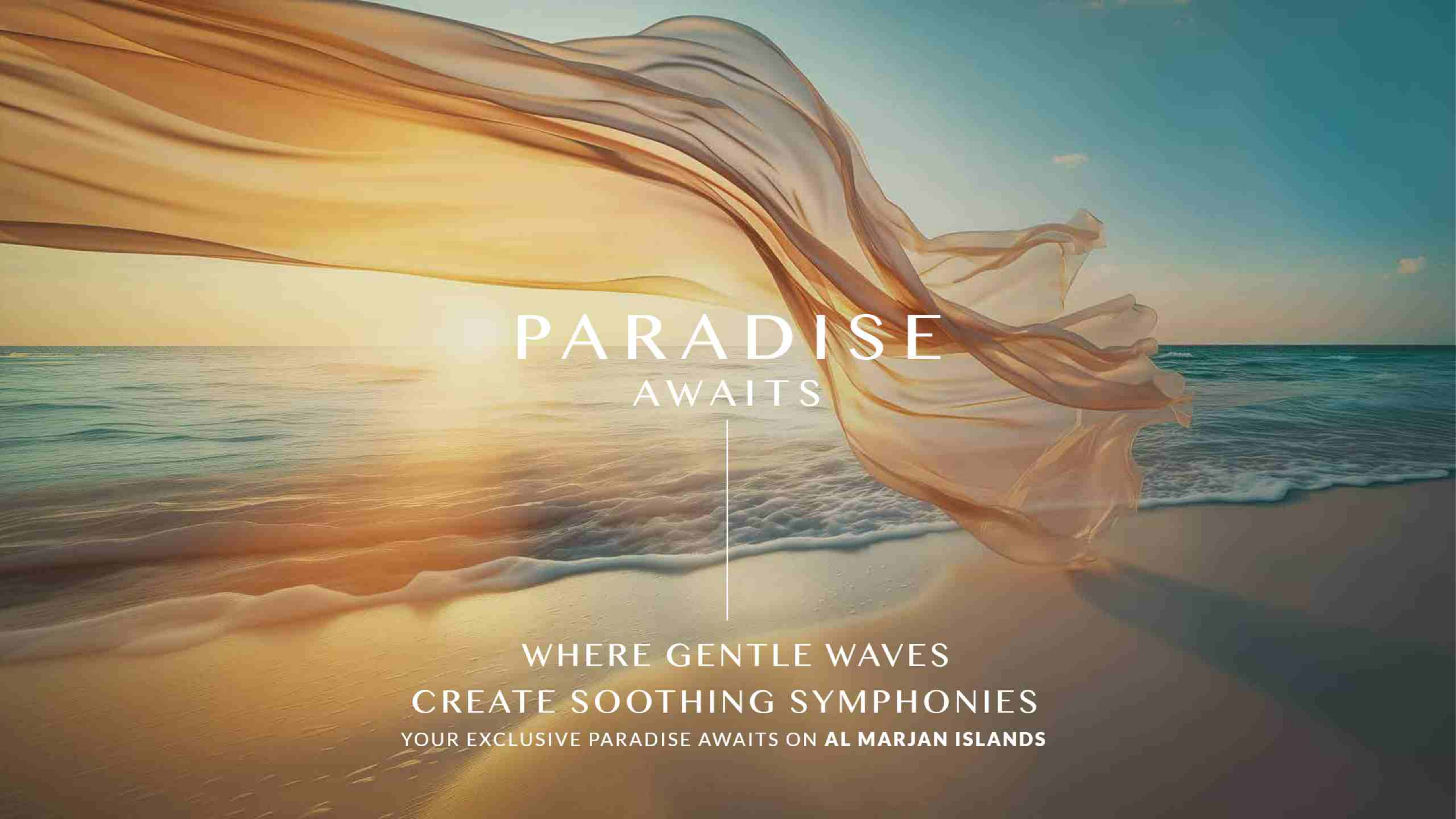
Prop971 is a curated data platform for UAE off plan properties.





PLAYA VIVA

UNIESTATE



PARADISE AWAITS

WHERE GENTLE WAVES
CREATE SOOTHING SYMPHONIES
YOUR EXCLUSIVE PARADISE AWAITS ON **AL MARJAN ISLANDS**

ELEGANT WATERFRONT ADDRESS



PLAYA VIVA



Water
sports

BEACH ACCESS

2

BEACH ACCESS

1



AL MARJAN ISLAND OVERVIEW

PLAYA VIVA

WYNN
RESORT

THE NEXT LUXURY DESTINATION

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike.

THE REGION'S FIRST GAMING RESORT

Set to revolutionize the UAE's tourism landscape, the first-ever gaming resort on Al Marjan Island is poised to attract millions of international visitors, creating a surge in real estate demand.



INVESTMENT GROWTH

TOMORROW'S HOTSPOT

Early investors in Al Marjan Island properties stand to benefit from exceptional value appreciation and premium rental yields as this exclusive destination rapidly develops into the regions most coveted address





RAS AL KHAIMAH ATTRACTIONS

ADVENTURE & BEAUTY

Discover Ras Al Khaimah diverse wonders—from thrilling desert safaris and mountain hikes to pristine beaches, mangrove forests, hot springs, and historic sites—all within easy reach of your Playa Viva residence

PLAYA VIVA OVERVIEW

EXCLUSIVE COASTAL COMMUNITY

Al Marjan Island emerges as the UAE's premier luxury destination, with the landmark Wynn Resort and Casino transforming this archipelago into an international hotspot for discerning travelers and investors alike





ARCHITECTURAL VISION

INSPIRED DESIGN

Every element of Playa Viva has been meticulously crafted to maximize ocean views and natural light, featuring contemporary architecture with clean lines, expansive glass, and natural materials that reflect coastal elegance.

RESORT-STYLE SERVICES

EFFORTLESS LUXURY

Experience the pinnacle of convenience with our impeccable service suite—from attentive poolside attendance and prompt valet parking to concierge ready to fulfill your every request 7/24 our knowledgeable.



Building Structure

A
BLOCK

B
BLOCK

C
BLOCK



Podium Level

Serviced Pool
Tennis
Shaded Table Tennis
Badminton
BBQ
Outdoor Cinema

Ground Floor

Fine Dining
Coffee shop
Outdoor Cafe
Watersport
Pool
GYM
Spa

Building Structure

Shops

- Super Market
- Pharmacy
- Management
- Beauty Salon
- Water Sport Shop
- Barber
- Beauty Center
- ATM Machine

Entrance
Valet Parking



GROUND FLOOR AMENITIES



GROUND FLOOR



- FINE DINING
- COFFEE BAR
- RETAIL SHOPS
- POOL
- OUT DOOR RESTAURANT
- GYM
- SPA & YOGA





A woman with long dark hair, wearing a blue halter-neck dress and large earrings, stands in the foreground. Behind her, the back of a man in a dark suit is visible. The background is a blurred blue wall.

GOURMET RESTAURANTS

CULINARY EXCELLENCE

Savor gourmet masterpieces by top chefs, paired with rare vintages and exceptional service.



CHIC COFFEE CULTURE







PODIUM LEVEL PLAN



- ① Multi-Purposed Open Area with Seating
- ② Shaded Picnic Area
- ③ Plaza with Seating
- ④ BBQ Area
- ⑤ Seating
- ⑥ Badminton Area
- ⑦ Shaded Tennis Table Area
- ⑧ Shaded Play Area
- ⑨ Seating with Fire Pit
- ⑩ Pocket Plaza
- ⑪ Pool
- ⑫ Sunken Area
- ⑬ Multi-Purposed Open Deck with Seating
- ⑭ Shaded Wood Deck with Seating
- ⑮ Pergola
- ⑯ Shower Room
- ⑰ BBQ Area
- ⑱ Wood Deck
- ⑲ Pot & Sculpture
- ⑳ Featured Pergola
- ㉑ Badminton Court
- ㉒ Shaded Wood Deck
- ㉓ Tennis Table Area
- ㉔ Shaded Play Area
- ㉕ Shaded Sunken Area
- ㉖ Opendoor cinema



THE FUTURE AWAITS

Secure your position in this exclusive community today, with project completion set for Q1 2026 and attractive pre-launch incentives available for early investors

