



Step into a world where luxury is expected but the experience is always unprecedented. With 422 luxurious five star hotel rooms and residential units, all fully furnished and fully managed under the legendary The Unexpected Hotels & Residences. This is more than just accommodation – it's a new experience.

THE UNEXPECTED LOCATION

- 1 MIN.**
to Wynn Resort,
Al Marjan Island
- 30 MIN.**
to RAK
International Airport
- 50 MIN.**
to Sharjah
International Airport
- 50 MIN.**
to Dubai
International Airport



MEET THE BRAND

The Unexpected Hotels & Residences was born with the aim of being a hotel like no other. A unique space where guests have unforgettable experiences from check-in to check-out. Focused on the urban and vacation tourism segment, where luxury, music, and irreverence blend together to shape every corner of the hotel. Quality and service take precedence, above all else. And everything matters, from the smallest detail to the most ambitious experience that the guests can enjoy

WHY US?

- **Brand Distinction:** Part of the legendary The Unexpected Hotels, an international hotel brand known for its unique blend of luxury hospitality and vibrant entertainment experiences.
- **Strategic Location:** Situated on the Treasure Island, the nearest to the upcoming Wynn Resorts
- **Diverse Hotel and Residential Unit Types:** A collection of luxurious hotel rooms and residential units fully managed and operated by The Unexpected Hotels and Residences
- **Expansive Views:** Boasting stunning views of the Arabian Gulf, The Wynn Resort and the vibrant experiences



THE UNITS:

The Unexpected Al Marjan Island Residences	Area Sq. ft. (starting from)	Starting Price (in AED Min)
Studio	522	on request
1-Bedroom	1122	
2-Bedrooms	2544	

The Unexpected Al Marjan Island Hotel	Area Sq. ft. (starting from)	Starting Price (in AED Min)
Standard Room	460	on request
Junior Suite	566	
Suite	1005	
Premium Suite	1420	

AMENITIES TO EXPECT:

- **Luxurious Accommodations**
- **Fine Dining Restaurants**
- **Range of Premium Event Spaces**
- **Beach Club**
- **Infinity Rooftop Pool**
- **Direct Beach Access**
- **Fitness Facilities**
- **Spa and Wellness Center**
- **Unexpected Retail**

- 422** five-star hotel rooms & residential units, all fully managed by the famed The Unexpected Hotels & Residences
- **319 HOTEL ROOMS**
- **103 RESIDENTIAL UNITS**
- 8** exquisite pools with the most unexpected views and facilities



- Fully managed by a
LEGENDARY HOSPITALITY BRAND
- Breathtaking
SEA AND GAMING RESORTS VIEWS
- Direct and Private
BEACH CLUB
- Vibrant
PARTY ATMOSPHERE
- Unexpected
DINING EXPERIENCES
- Iconic
CONTEMPORARY DESIGN
- The Most Careful
VIP TREATMENT
- Exclusive mix of
ENTERTAINMENT AND SOPHISTICATION

GROUND FLOOR AMENITIES

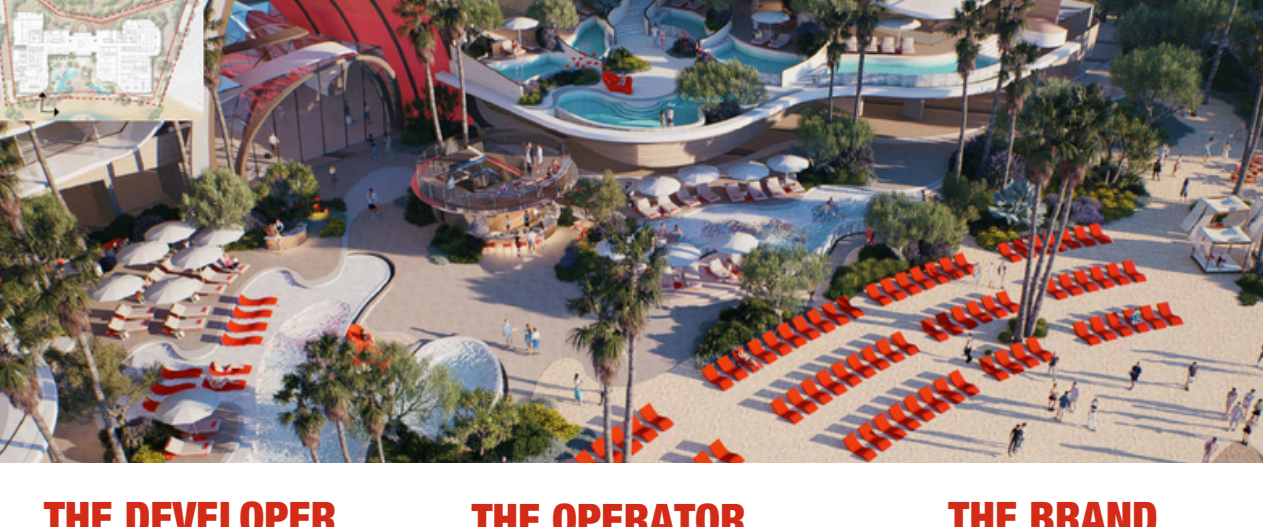
- Beach Club with Outdoor Terrace
- The Unexpected Pool Area
- The Unexpected Retail
- Lobby Bar
- Meeting and Conference Facilities
- All Day Dining with Outdoor Terrace
- Oyster Terrace with Elevated Deck
- Two-level Outdoor Bar with Upper Deck
- Variety of Outdoor Loungers and Cabanas

FIRST FLOOR VIP AMENITIES

- 5 Exclusively Unexpected Suites
- 5 Private Pools with Viewing Deck
- Ultra exclusive VIP Pool Deck Plaza

ROOFTOP AMENITIES

- Rooftop Restaurant & Bar Terrace
- VIP Garden Platform
- Unexpected Pool Decks
- Floating Plunge Pool
- Health Club
- Spa Facilities



THE DEVELOPER
Almal Real Estate Development is a Dubai-based development company specializing in real estate, investments, hospitality, capital and construction management services.


THE OPERATOR
Palladium Hotel Group is a Spanish hotel chain known for its luxurious resorts and hotels worldwide, offering stylish accommodations and exceptional hospitality experiences.


THE BRAND
The Unexpected Hotels & Residences offers a one-of-a-kind hotel experience, blending luxury, music, and irreverence. With a focus on urban and vacation tourism, they prioritize quality and service, ensuring unforgettable stays.
