

THE LUXE DEVELOPERS

NOT just A SPACE.
A CAPTIVATING SYMBOL
to RESIDE IN.

TRENDS COME AND GO, EXCEPTIONALISM IS FOREVER.

Life is a magnificent journey. It brims with marvel, allure, and possibility. It is a priceless treasure that deserves to be cherished at every step.

What better way to embrace all that it has and all that it means than to find a structure that embodies that same meaning? A structure that exudes contentment and aspiration.

Don't just settle. Settle for the exceptional.

Absolute REFINEMENT

It takes a bold vision to bring utter sophistication to life.

Island, Oceano boasts a coveted craftsmanship. Cadence glass position on the apex plot of Island façades meet ultra-thin frames 4, complete with its very own and dapple lighting, and where private beach. This project is no each floor plate is finished with mere residential development, but rounded curves to frame the rather a towering symbol.

With a carefully considered suite front façade, ushering the outdoors of resident amenities, Oceano is inward. Oceano is where utmost intended to leave an indelible mark. sophistication and undeniable Standing as a beacon of prestige luxury collide. within its domain, it is designed to be a landmark space in every sense of the word.

Anchored to the splendid Al Marjan Oceano is a work of unparalleled panorama. Residences enjoy a terrace that cantilevers out of the



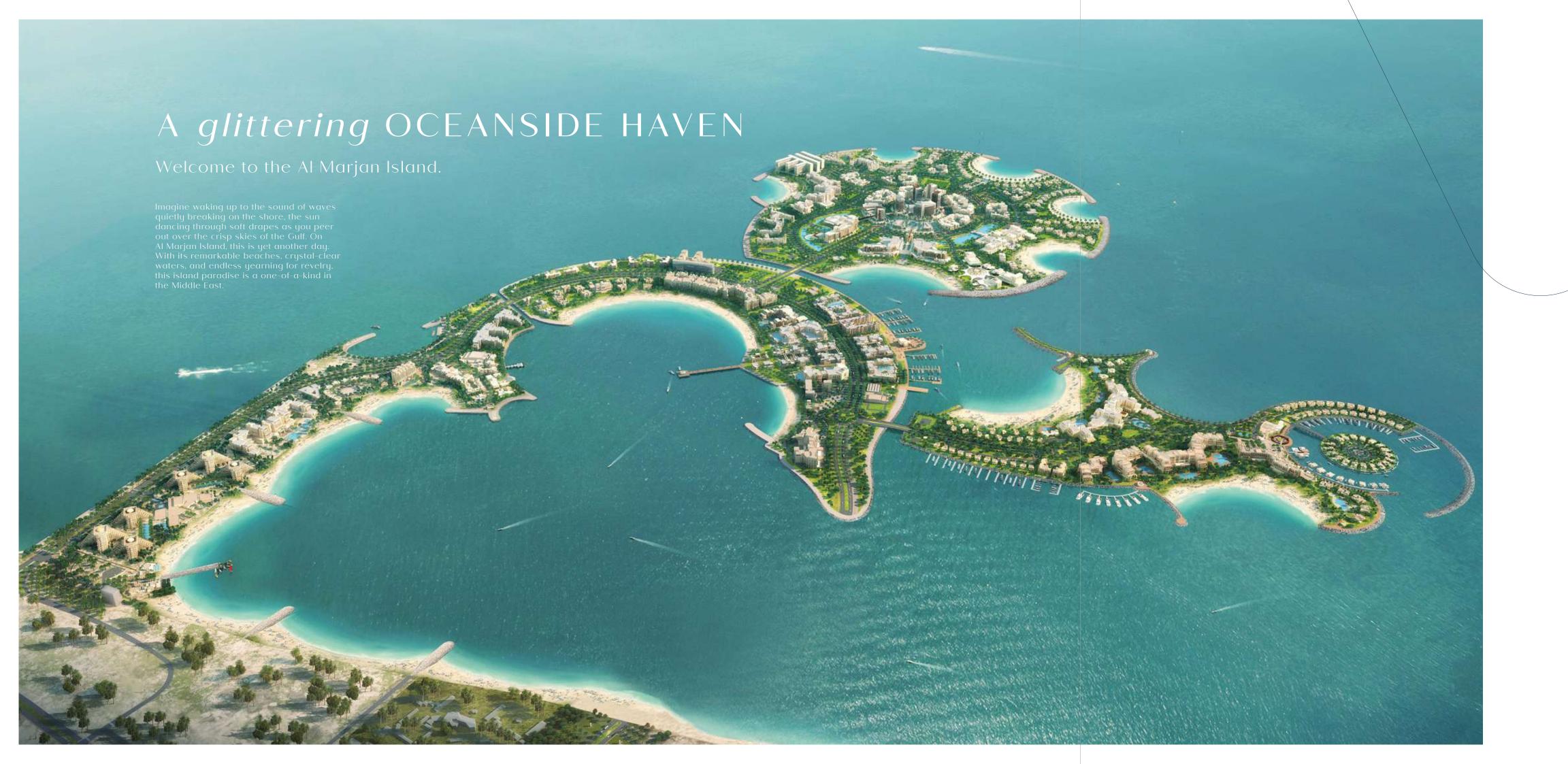
EXCEPTIONAL at EVERY GLANCE

Where unparalleled vistas meet breathtaking finishes.

The very essence of Oceano lies in disregarding conventional structures, opting instead for an unparalleled, groundbreaking form. to create a true one-of-one — a design that stands alone, With its seamless contours and absence of corners, it embodies Meticulously engineered to the essence of defying norms and cater to every need, yet unlike pushing ever further, striving to anything ever seen before. enhance every facet of a resident's life and bestow upon it an unparalleled sense of exclusivity.

The provenance of this visionary project was rooted in the quest unmatched, incomparable.





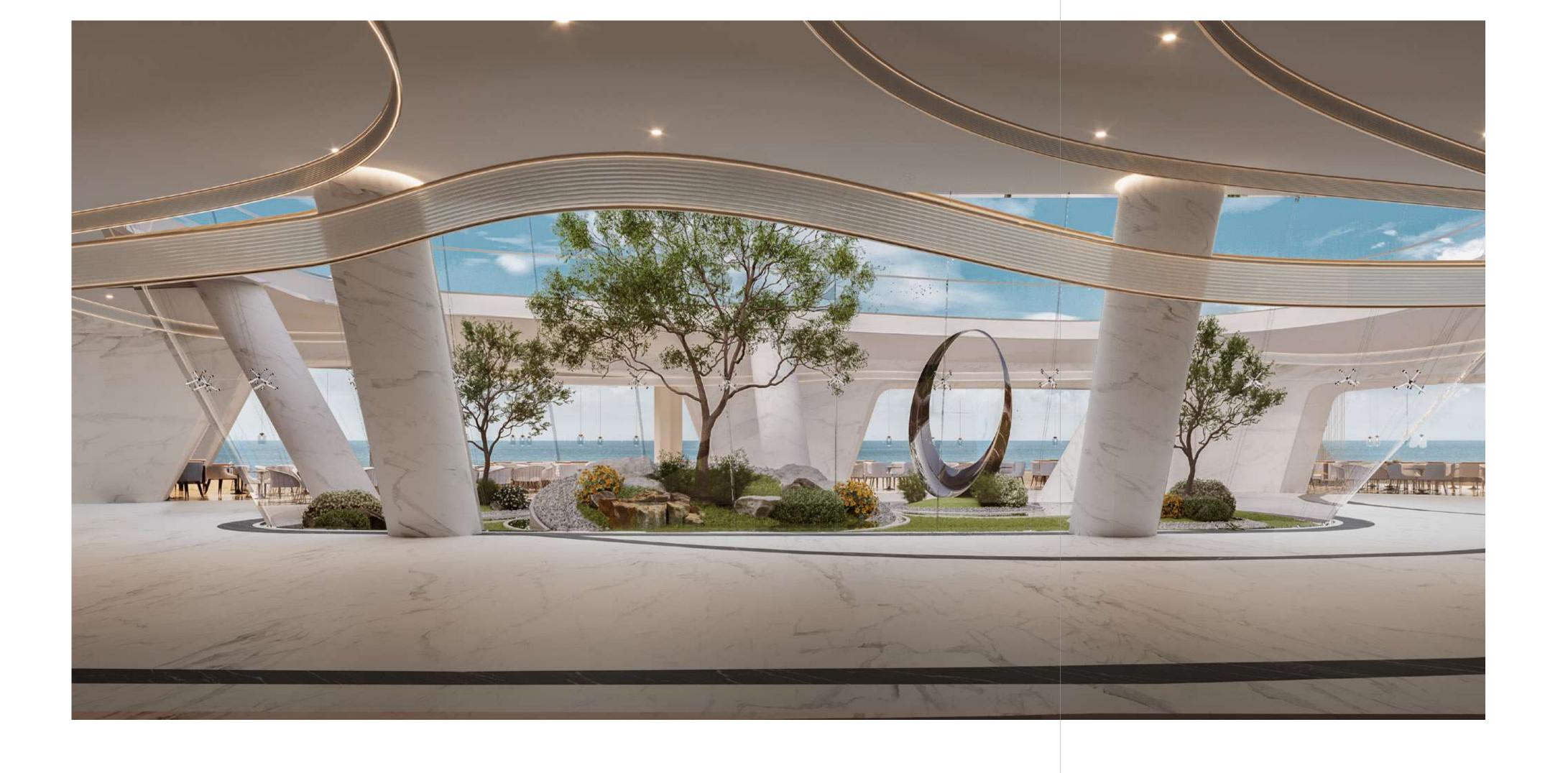
Oceano presents a discernible sanctuary in the bustling emirate of Ras Al Khaimah.

The captivating destination boasts an enviable location, situated adjacent to the soon to be launched Wynn Resorts, a first-and-only-like-it entertainment luxurious hotels and resorts that complex in the Middle East.

But Al Marjan Island is more than a mere neighbour. It is a haven in its own right, promising an idyllic

island getaway, bar none. The island boasts world-class infrastructure, from its striking waterfront promenade to its offer a uniquely indulgent stay.





GRAND Arrival LOBBY

Where opulence meets relaxation.



Be awe-struck by the beauty and let nature gift you with serenity and calm. The centerpiece: An encased grove that lives and breathes, completely visible from the upper decks. You have, indeed, arrived. And in this moment, a whisper to the world out there that there's a world in here.

The BESPOKE LIFE

Live the life by choice.

The configurations of Oceano play a key role in defining the measure of sophistication and considered living each resident can expect. Schemes of 1, 2, 3, and 4 bedroom, penthouse duplex, and sky villas offer ample space and flexibility.



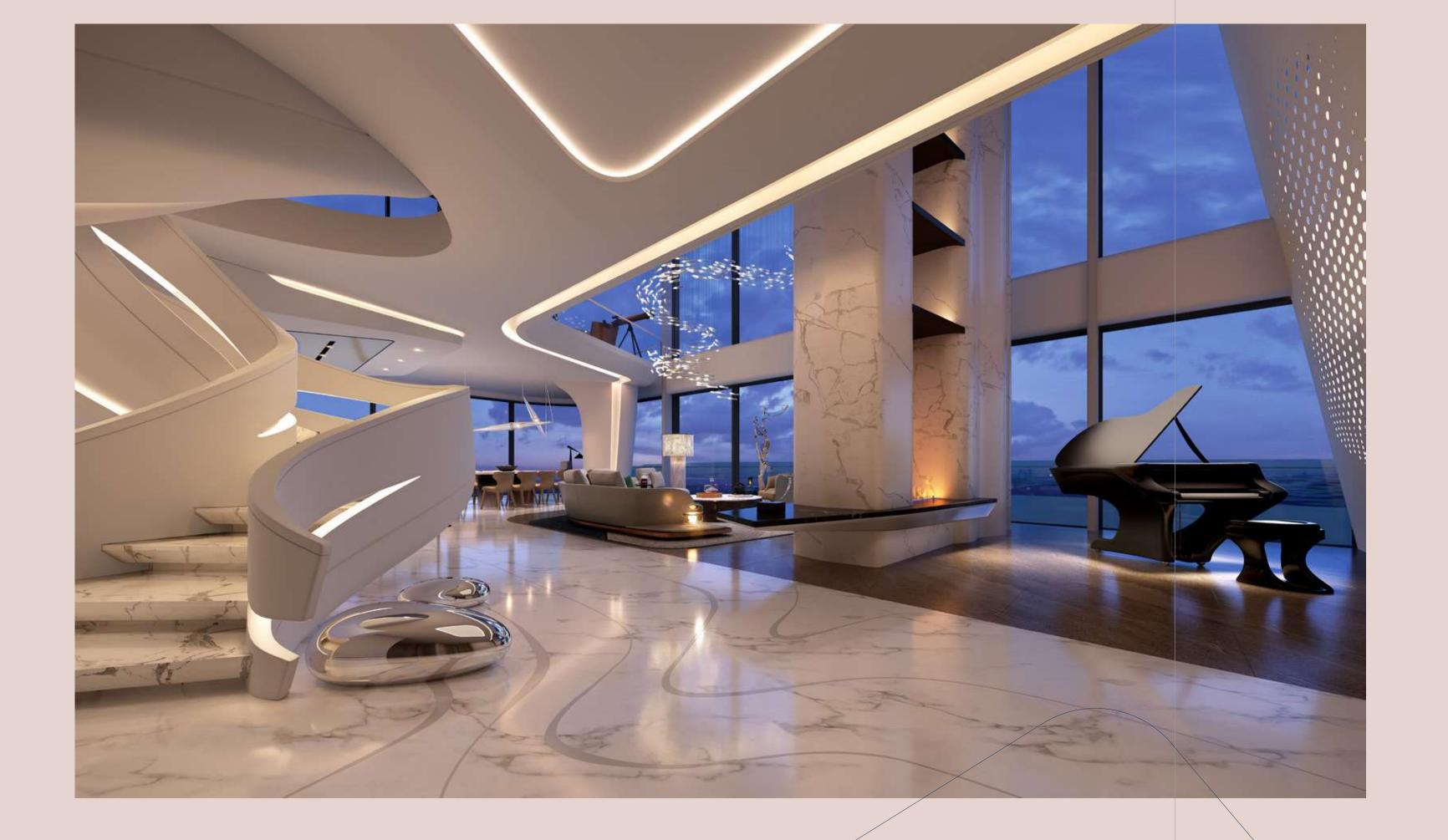




These residences are designed for those who value true simplicity. The 1, 2, 3, and 4 bedroom spaces are all crafted with consideration.

These residences perfectly balance comfort and grace.
With grand areas for entertaining and relaxation, they provide the environment ideal for those seeking elevated living.





For THOSE who DESIRE MORE

The pinnacle of living.





Penthouse duplex residences exude and elevate exceptionalism. These duplex residences are the epitome of discretion, with two volumes of living area and vistas of the Arabian Ocean . With private terraces, gourmet kitchens, and grand master suites, penthouse duplex residences are for those who only desire more.



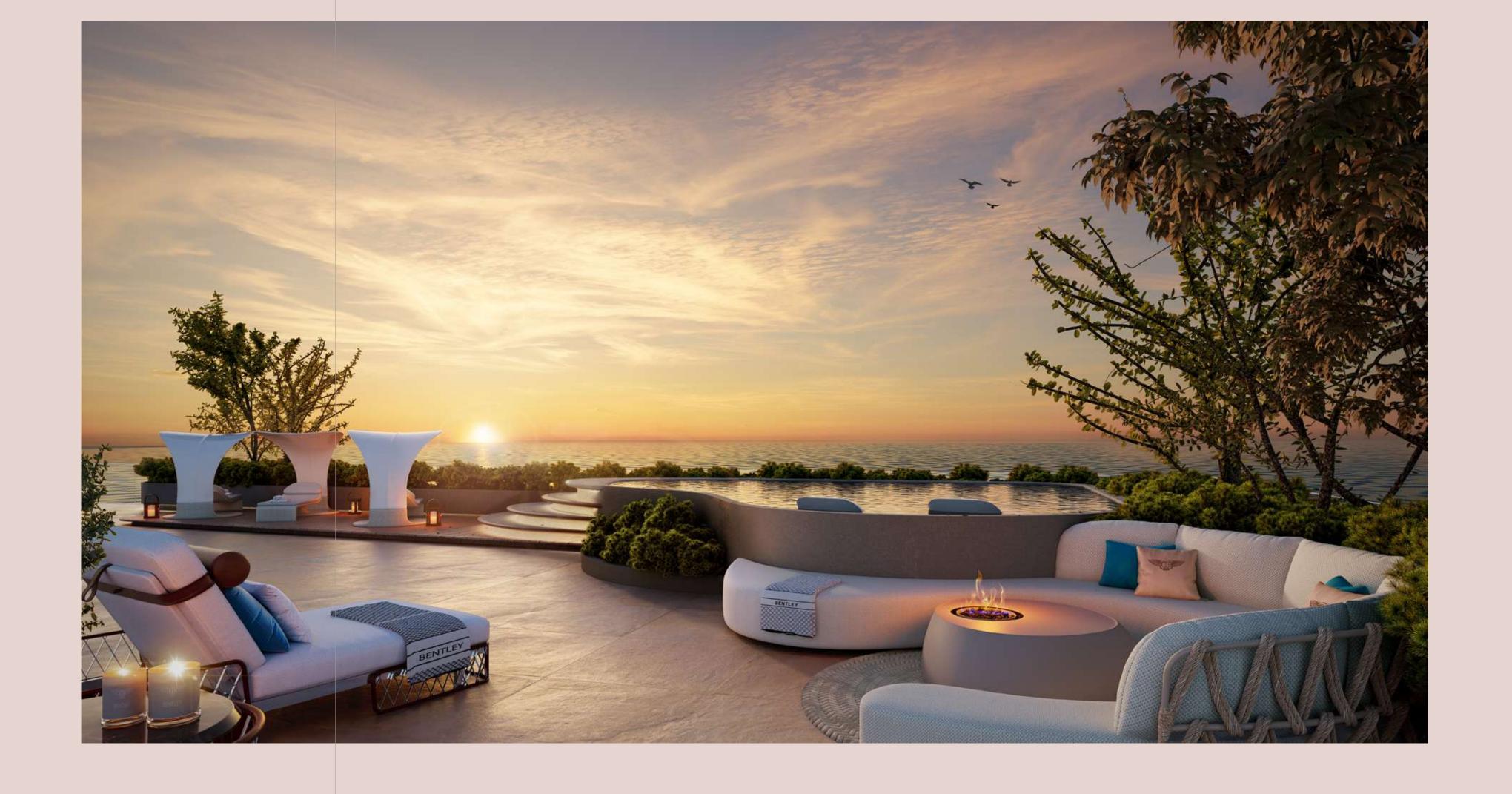
The EXCEPTIONAL lies INSIDE

Come home to the befitting.

Sky villas are the pinnacle for those who demand only the rarest and most exclusive.



Located on the uppermost floors, these villas offer awe-inspiring amenities, such as private elevators, outdoor terraces, and views and cascading living spaces unparalleled viewpoints that are that are curated for the most at the height of life and living discerning residents. Sky villas include a suite of exceptional



Step into a realm that is entirely its own, and your own.

As you make your way across the radiant Statuario Marble floors, touch the essence of grandeur. Feel it beneath your feet. A finely balanced blend of elegance and functionality await in the sleek kitchen, outfitted in highest-calibre European appliances, to let your culinary aspirations come to life.



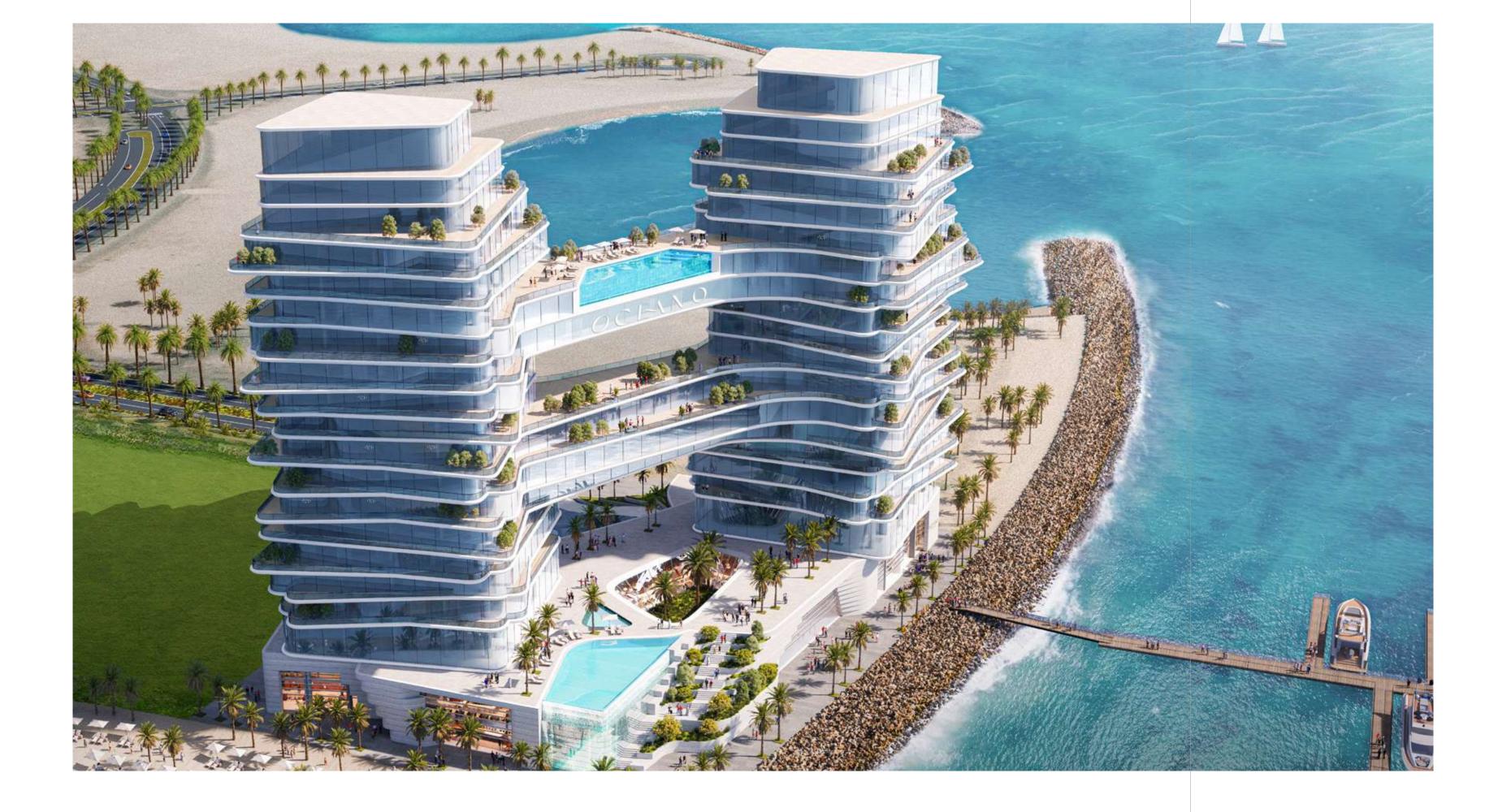


Be lowered into a more casual state with a sunken lounge, wrapped in fine fabric and soft finishes.

Let the roomline meet your eyeline and feel your world come into focus. Then set your sights higher and watch every detail illuminate.







The LUXURY of UNIQUENESS

A skyline silhouette unlike anything else.

The impressive exterior of Oceano Here, residents can take in stands tall with two towering columns, each with 18 floors. These columns are connected by comfort at an elevation. a floating bridge, spanning the 7th

a portal to exquisite one-bedroom residents an unrivalled and units and inspiring penthouses. elevated sense of luxury.

views of the never-ending ocean, while enjoying the

and 8th levels, and at the 14th floor featuring an infinity pool.

The bridge on the 7th and 8th offers

At the heights of these towers are the luxury sky villas. These sanctuaries are the epitome of Oceano's philosophy and offer



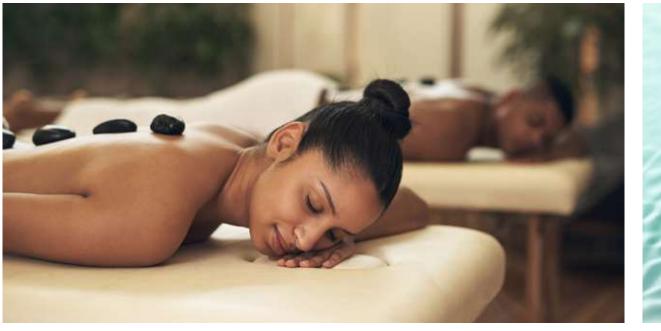
Oceano was created for a reason for those who seek a place to gather their thoughts and revel in the refined. Here, amenities are a way of life, from the first glimpse until the very last fading moments of the day.

A WORLD ABOVE all ELSE Every need met in distinction.



Wellness Sanctuary

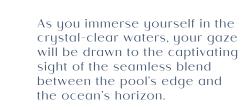
Seek revitalisation within. Your very own resident spa. A sensorial space with soaring ceilings and calm accents. Let the world and its concerns simply wash away.





Indulge in an extraordinary experience unlike any other, with our stunning infinity pool nestled between two architectural marvels.

Infinity Pool



Stretching between the two buildings on the 14th floor, this architectural masterpiece presents an oasis suspended in mid-air, offering a sensation of weightlessness and tranquility.

Whether you choose to take a refreshing dip, bask in the sun on the pool deck, or simply revel in the breathtaking views that surround you, our infinity pool creates an unparalleled sense of serenity and craftsmanship.



Reader's Vault

A home for enlightenment. A corner of utter still. Be alone with your thoughts or connect with the world from a corner of yours.





Cuban Cove

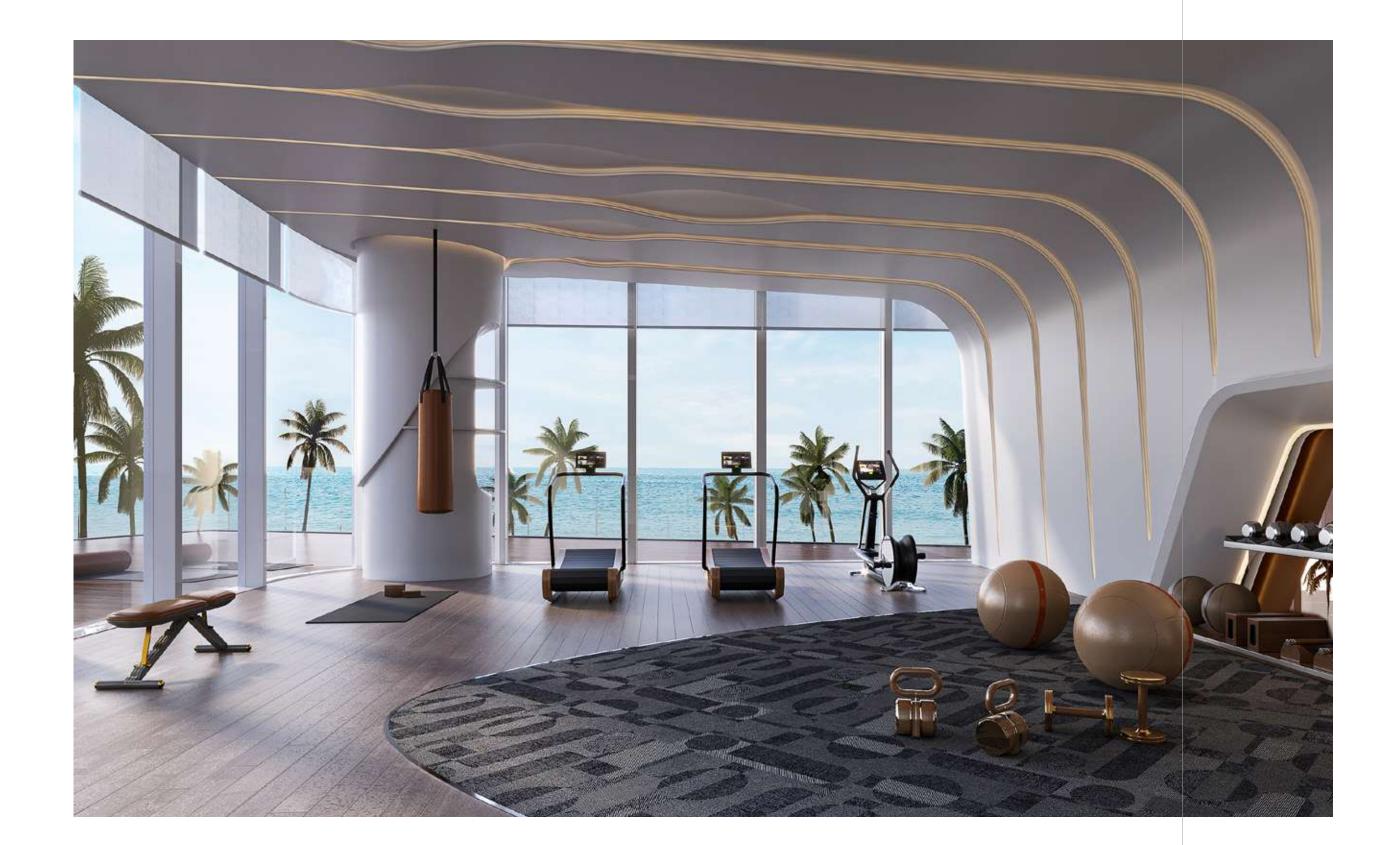
A sanctum for your thoughts.
A den of richness to take in the world. Not any space. Your space.
One which seeks those who seek the rarest.

Chauffer's Lounge

For those who've arrived and need respite. A quiet space from the open road. Calm and relaxing. When rest is paramount.

Powerhouse

Luxury in vitality. An energised space for you to reveal potential, surrounded by cutting-edge, smart equipment within its own purposebuilt studio.





Penguin's Town

Where curiosity roams. A safe space for little ones to explore, navigate and thrive in, surrounded by apparatus that promotes child wellness and development.

Shop the world without ever having to leave yours.
Give in to everyday superiority.
Feel it all, in the palm of your hand.
And totally unravel knowing you never have to leave.

At Oceano, no detail has been overlooked. No element hasn't been realised to its fullest degree.

Every square inch exists to occupy a unique space of refinement. All that's remaining is for you to take your place within it.



The LUXE DEVELOPERS

The team behind the vision.

The Luxe Developers aims to bring a sense of individualism to every project and build structures that turn into the landmarks of tomorrow.

We believe that extraordinal quality and luxury craftsman elevates every living momen

Our ethos is to create elevated lifestyles around the globe where comfort and craftsmans meet excellence.

It will be a balancing of passions and resources. It will center around doing well while doing good

It will be da
It will be dis



Shubam Aggarwal Chairman

Possibilities are endless if you have the courage and fortitude to bring to life your visions.

From a start as an employee to setting up his own legacy within the IT and Enterprise software industry, Shubam always believed in breaking barriers and going beyond the conventional. Learning and led him to the path of crafting from his early successes Shubam spaces without limitations. knew the value of creating curated experiences for key clients and investors that led to building trust

and long-lasting relationships. From his humble beginnings to his fascination with architecture and the finer details, the zeal to create The Luxe Developers was born



Siddharta Banerji Managing Director

When one has a keen interest in technology and mathematics, simplifying complexity becomes a way of life.

From being the first entrepreneur in his family to carving out a formidable position within the IT and Enterprise software industry. Siddharta has focused on building deep technical knowledge, and razor-sharp attention to detail. The resulting success taught Siddharta the merit of an innovative approach, a forward-

thinking mindset, and the value of developing creative solutions to complex challenges, leading him to be a much sought-after authority. Siddharta co-founded The Luxe Developers to use his passion and technical expertise to bring to life spaces that had never before been imagined or thought possible.

our PARTNERS













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