



Five star beachfront Hotel

Rare opportunity to acquire a 5-star beachfront hospitality asset located on Al Marjan Island, one of the fastest-growing destinations in the United Arab Emirates. Operated by a well-established international brand, the property benefits from a strategic location near the upcoming Wynn Resort, a landmark development expected to significantly enhance the region's tourism market.

Key Highlights :

- 5-star beachfront hotel
- 400+ keys (rooms & chalets)
- Internationally recognized operator
- Recently developed asset with strong stabilization potential
- Significant land expansion potential
- High-growth tourism market
- Attractive returns within the premium segment
- 100% Freehold ownership

Strategic Upside:

Anticipated growth in regional tourism demand, strong development momentum on Al Marjan Island, and additional value creation potential through future expansion.

Additional Information

Detailed investment memorandum available upon request. NDA required. Financial projections and supporting documentation accessible to qualified investors.

**Contact Toppaz Services to receive the complete Investment File
and arrange a confidential discussion.**