
PALAZZO TISSOLI
DESIGN BY pininfarina

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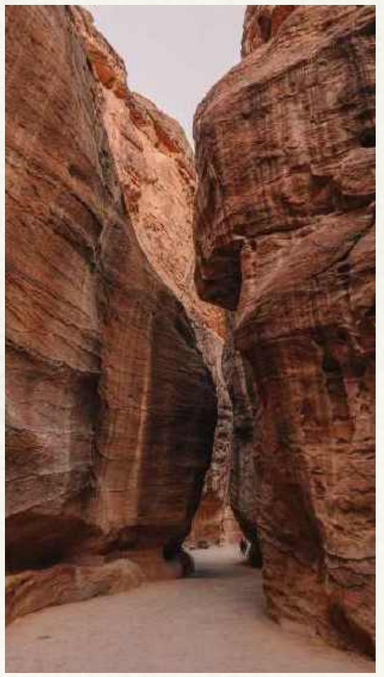
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Life is not static.
It moves,
accelerates,
evolves.

At Palazzo Tissoli, that rhythm
becomes form and feeling,
shaped by Italian mastery...

A compass for life, it gathers every
direction into one centre, where
momentum becomes
the essence of living.

PALAZZO TISSOLI

DESIGN BY pininfarina

“ Centre of Life ”

NORTH - ORIGINS

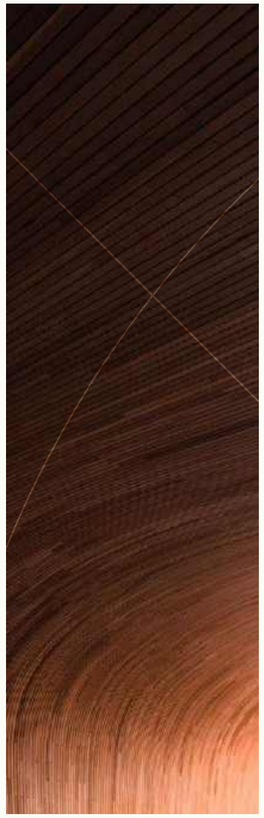
THE VISION

Tissoli Luxury Developers

LIVE EXCLUSIVE

Tissoli creates world-class spaces that merge design excellence with modern living. With a vision to “Live Exclusive,” Tissoli sets new benchmarks in lifestyle and design, where every detail reflects “Life Imagined by Tissoli”

KEY VALUES



Authenticity

Craftsmanship





Creativity

Passion





Sustainability

pininfarina

95 YEARS OF DESIGN EXCELLENCE

Born from a dream in 1930, Pininfarina has shaped the global language of Italian design. Over time, that initial dream evolved into a legacy and a legendary brand.

From its earliest creations to today's visionary works, every detail reflects a belief in beauty as balance, and design as a way to enrich human experience. Across decades, its philosophy has focused on combining innovation with emotion, and craftsmanship with vision, to create designs that continue to inspire the world.



95
years of heritage

#1
Italian brand in the world of branded real estate

1,950+
projects worldwide

Partnerships
with iconic brands such as Ferrari, Maserati, BMW, Oceanco, Bovet, and more

Italian
craftsmanship

Beauty
paired with
performance

Tradition in
dialogue with
innovation

People’s
quality of life
at the center











EAST - HORIZONS

THE SETTING

AL MARJAN ISLAND

Where Life is a Sequence of Extraordinary Moments



Al Marjan Island unfolds as Ras Al Khaimah's waterfront landmark, a place where shoreline and horizon open into resorts, beaches, and leisure escapes.



Life here is framed by sea, sky, and the energy of a global destination.



WYNN AL MARJAN ISLAND

An Icon of Leisure and Hospitality

Wynn Al Marjan Island set to become the UAE's first integrated resort of its scale, bringing a new era of entertainment and hospitality.

With 1,500 rooms and suites, 24 dining destinations, expansive retail, and the GCC's largest gaming venue, the resort will open in 2027, anchoring the island as a destination of international appeal.

Minutes Away from Leisure and Travel Hubs

05 MIN
Wynn Resort

15 MIN
Al Hamra Golf Course

45 MIN
RAK International Airport

60 MIN
DXB International Airport





At Palazzo Tissoli, living is imagined as momentum, moving between private sanctuaries and vibrant spaces, between the serenity of interiors and the energy of community.


PALAZZO TISSOT
DESIGN BY pininfarina

A Pininfarina Masterpiece on Al Marjan Island

Palazzo Tissoli rises as an ode to Ras Al Khaimah, inspired by the harmony where desert dunes meet mangrove wetlands and the Hajar Mountains trace the horizon.

Flowing terraces, glass façades, and landscaped layers mirror this landscape, creating a dialogue between nature and elegance, and shaping a landmark of cultural authenticity and contemporary vision.





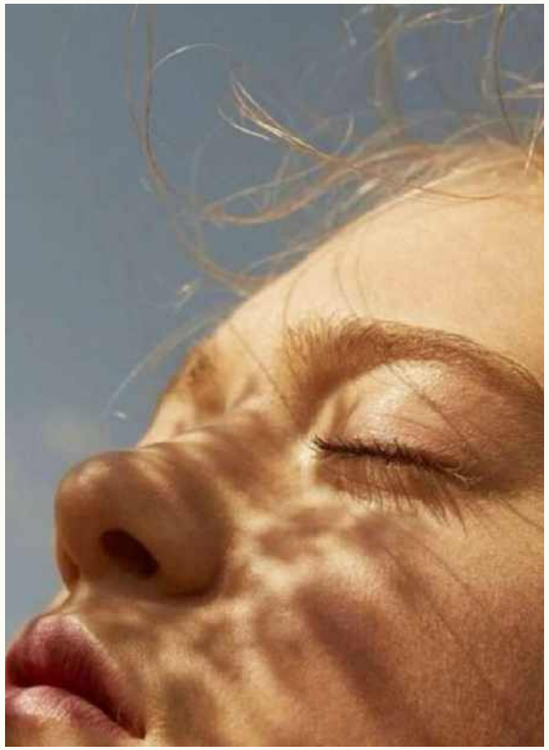
Residences Defined by the Spirit of Italian Design

Each residence at Palazzo Tissoli employs refined finishes in stone, wood, and glass to create a timeless palette.

Floor-to-ceiling glazing dissolves boundaries between interior and exterior, framing views of the Arabian Gulf and Wynn resort as integral elements of the living experience.



Spaces flow from bedroom sanctuaries with sculptural feature walls, to bathrooms clad in marble and bronze, and to open-plan living areas where bespoke furnishings are anchored by cascading chandeliers.



Light, proportion, and tactility are orchestrated to create residences that shift in character throughout the day, offering environments designed to elevate everyday life into something approaching art.



The lobby sets a striking first impression with stone floors, bronze details, and sculptural lighting installations.

Expansive glazing opens the space to landscaped views, while tiered seating, water features, and curated greenery create an inviting atmosphere.


PALAZZO TISSOLI
TISSI pinafarina

The living spaces feature open layouts, natural textures, and floor-to-ceiling glazing that frames sweeping views of the sea.

A palette of stone, wood, and contemporary furnishings extends this sense of openness indoors, shaping sophisticated and modern interiors.




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KITCHEN



The kitchens balance function and design with clean-lined cabinetry, integrated appliances, and marble backsplashes that double as statement surfaces. Subtle lighting and refined material choices keep the spaces practical and visually striking.

Dining Area



The dining areas feature sculptural lighting and natural materials, with layouts that frame expansive views and allow for an uncluttered sense of space.

Bedroom



The bedrooms are serene retreats with clean lines, warm textures, and expansive glazing framing horizon views. Walk-in closets enhance order, while feature walls and lighting add depth and warmth.




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Bathroom



The bathrooms pair marble and bronze with custom basins, sculptural lighting, and glass partitions. In select layouts, freestanding tubs sit by full-height glazing, bringing sea views into the space.



Panaromic Views

Floor-to-ceiling windows opens every residence to expansive vistas, turning the surrounding landscape into part of the living experience.

- Arabian Gulf
- Wynn Casino
- Al Marjan Island

WEST - EXPERIENCES

THE LIFESTYLE


PALAZZO TISSOLI

Vitality Studio



The Zen Loft

Wellness Sphere & Spa

Energia Running Track

Relaxation Nooks

Celeste Sky Pool

Incanto Stream

Social & Lifestyle



- **Sky Lounge:** Skyline Lounge
- **Sea Lounge:** Marina Lounge
- **Rooftop Restaurant:** Palazzo Ristorante
- **24-Hour Café:** Palazzo Mare Café
- **Private Lounge:** Signature Lounge
- **Sunken Pool Bar:** Lagoon Bar

- **Cinema Room:** Cinema Palazzo
- **Cigar Lounge:** Casa del Sigaro
- **VIP Cigar Lounge:** Exclusive Casa del Sigaro
- **Co-Working Studio:** The Idea Studio
- **Conference Room**

Beauty Salon: Bellezza

The Idea Studio



Palazzo Mare Café

Cinema Palazzo

Casa del Sigaro



Lagoon Bar

Sky Lounge

Family & Community



- **Outdoor Gardens:** Bloom Gardens
- **Secret Passage & Islands:** Mystic Isle Passage
- **Concierge Services**
- **Retail Stores**

- **Kids' Play Room:** Play Haven
- **Kids' Outdoor Splash Area:** Splash Park
- **Kids' Pool:** Kiddie Cove Pool
- **Multi-Purpose Hall:** The Atrium
- **Prayer Room**

Drop Off Area

Play Haven

Kiddie Cove Pool
& Tiny Tides Splash Park

Mystic Isle Passage

THE CENTER - ANCHOR

THE VALUE

THE CENTER

Where Every Direction Converges

Palazzo Tissoli stands at the intersection of four powerful forces: the dynamic pull of connectivity, the elegance of curated experiences and elevated design, the vibrant pace of contemporary living, and the rooted strength of heritage and enduring vision.

Each of these elements contributes to a singular vision: a center of balance and beauty.





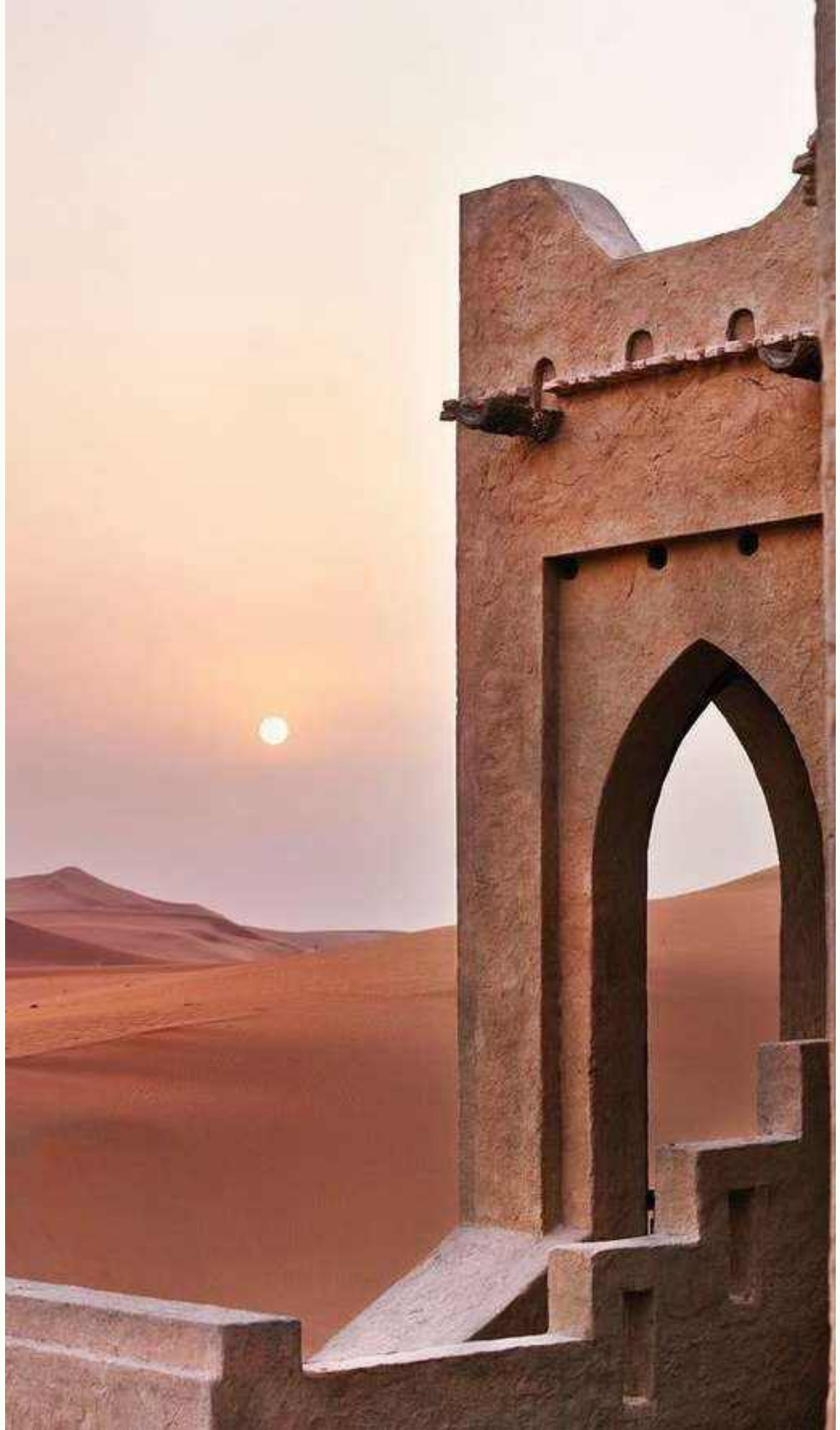
It is a place where traditions meet aspirations, where landscapes inspire lifestyles, and where design becomes a medium of connection. Palazzo Tissoli is the heart that brings all directions together, creating a new “Center of Life” on Al Marjan Island.

RAS AL KHAIMAH

An Emirate on the Rise

Ras Al Khaimah is emerging as one of the UAE's most dynamic destinations, a place where natural beauty, economic ambition, and cultural heritage come together.

Its forward-thinking vision is drawing global attention, shaping the emirate into a future-ready hub for living, leisure, and long-term value.



EVOLVING INDICATORS:

- 1.28M visitors in 2024, tourism revenue up 12%
- Nearly 4M visitors projected by 2027, 5.5M by 2030
- 97% occupancy on Al Marjan Island
- Property values up 30% in the past year
- Returns forecast between 8–15% post-Wynn opening
- 100% foreign ownership and capital repatriation
- Zero corporate and personal tax
- Long-term residency by investment

DETAILS & PARTNERSHIPS

THE BLUEPRINT


PALAZZO TISSOT
PALAZZO TISSOT

Exclusive Sales Partner

ONE BROKER GROUP

An award-winning real estate agency,
One Broker Group (OBG) is the exclusive sales partner for Palazzo Tissoli. Recognized by the Dubai Land Department as the highest-performing brokerage in 2022, OBG is a market leader in prestigious residential and commercial sales.

With a network of 10,000+ partners and over 150 in-house brokers, the group delivers record-setting results and end-to-end solutions across the UAE's most sought-after addresses.

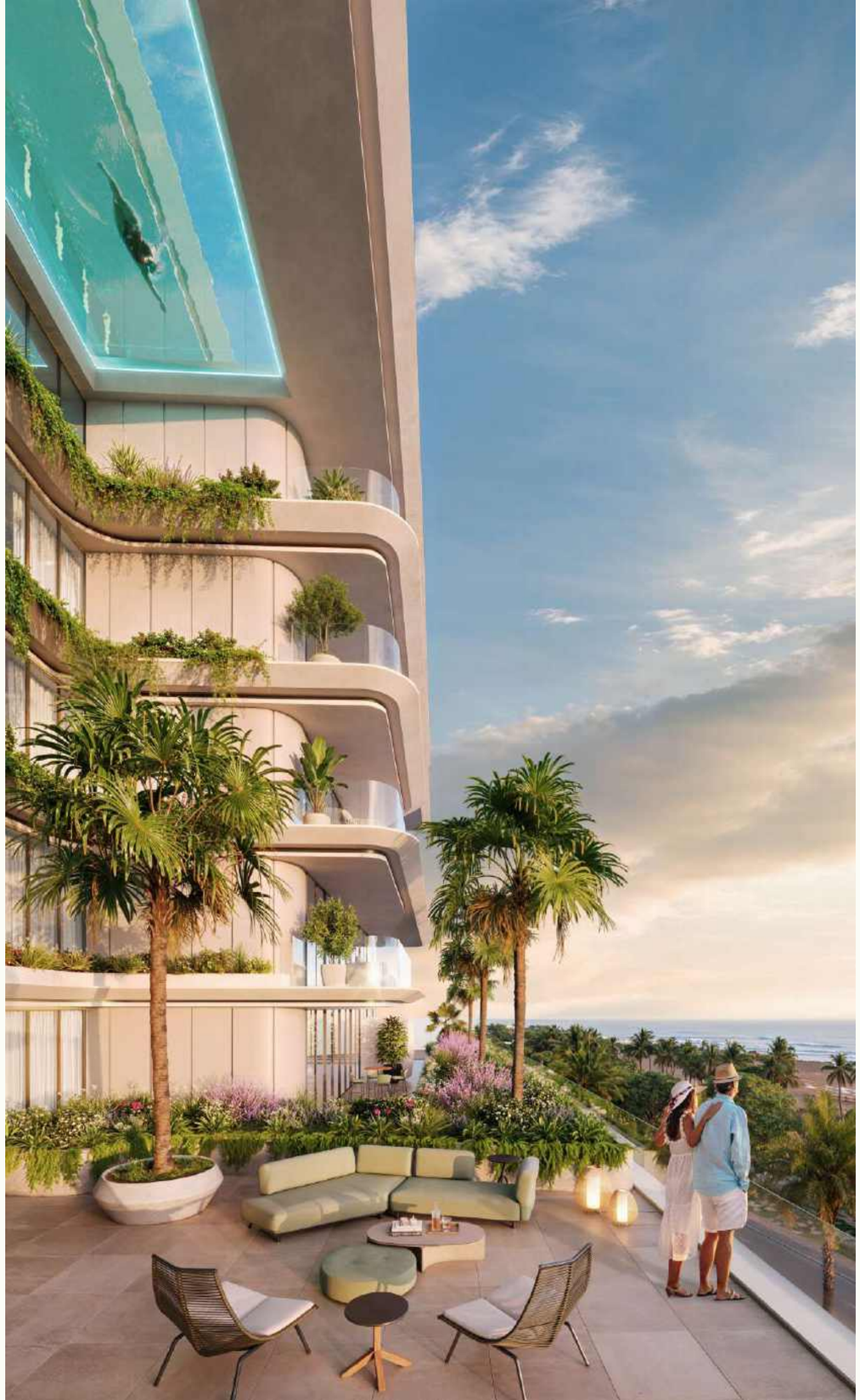
PROJECT OVERVIEW

PROJECT NAME
Palazzo Tissoli

PROJECT TYPE
Residential & Mixed Use

LOCATION
Al Marjan Island, RAK

BUILDING CONFIGURATION
2B+ G+11+ R



UNIT TYPES

336 Studios

242 One-Bedroom Apartments

AVERAGE UNIT AREA

Studios: 470 SQ. FT.

One-Bedrooms: 1000 SQ. FT.

PAYMENT PLAN

50|50

HANDOVER

Q2 2028


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