SOLÉVA

BEACH RESIDENCES

AL MARJAN ISLAND

BY

1976

AL HUZAIFA

PROPERTIES

A Story Shaped by the Shoreline



It all began with a coastline... open, expansive, and full of promise.

THE FIRST TOUCH
The Brand

06

THE RIPPLE BEGINS
The Setting

19

THE VISION TAKES SHAPE
The Offering

26

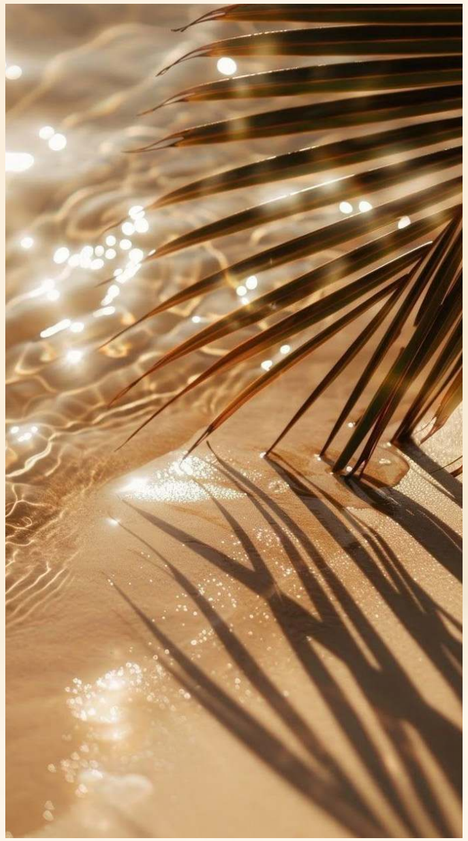
THE LIFE THAT BLOOMS
The Amenities

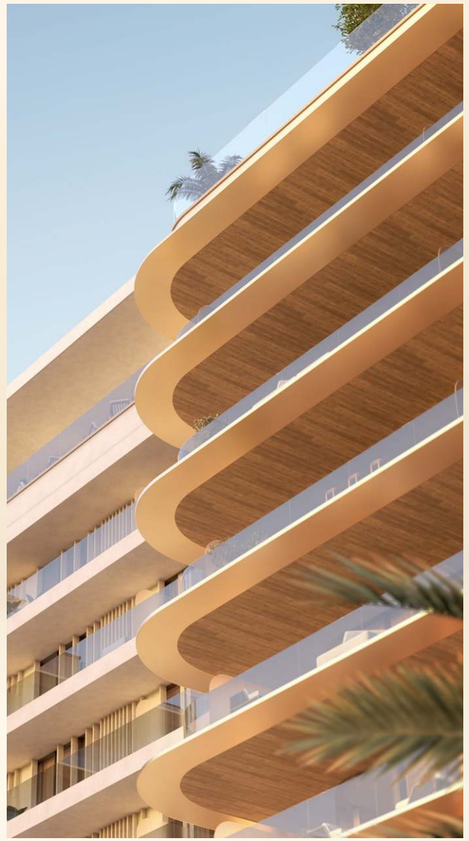
54

THE COLLECTIVE FORCE
Partners and Details

74













THE FIRST TOUCH

The Brand



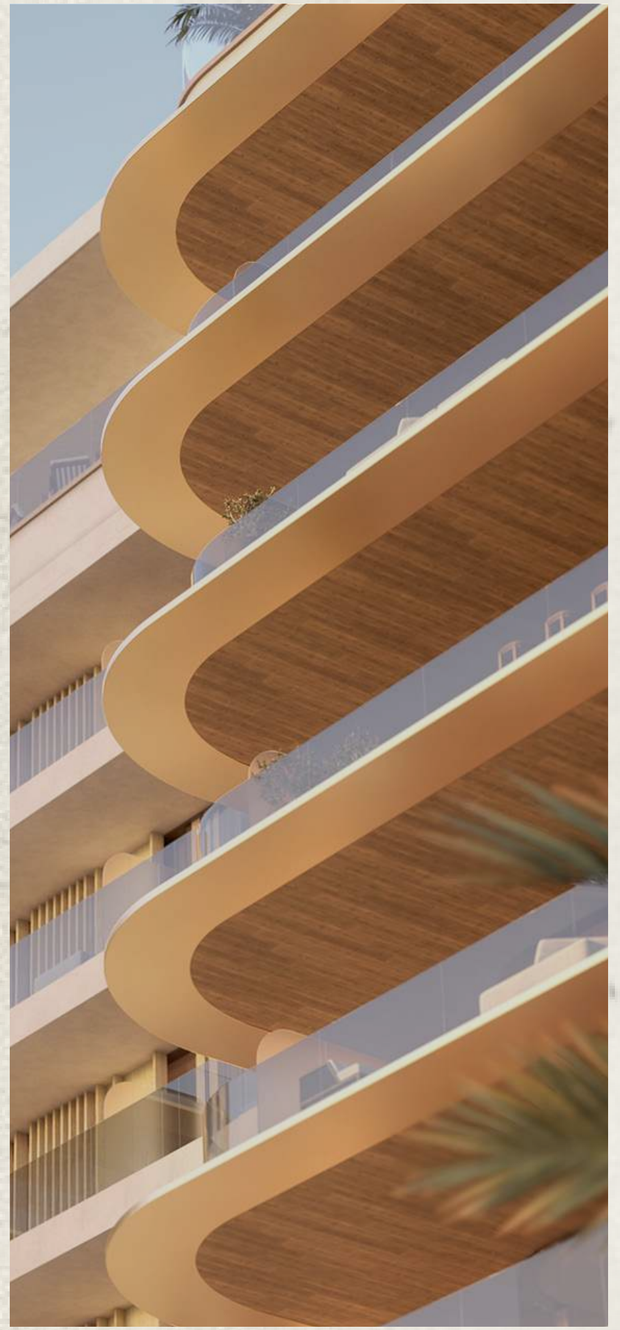
1976

AL HUZAIFA

50 YEARS OF REDEFINING STYLE

Al Huzaifa is rooted in a culture of craft and built on decades of consistent delivery. Across furniture, interiors, and now development, the brand reflects a clear standard shaped by skill, material understanding, and premium design. Every piece and space created by Al Huzaifa is guided by function, refined through detail, and executed with precision.

This is the legacy we carry forward, expanding the world of Al Huzaifa with the same clarity and commitment that defined its beginnings.





1976

AL HUZAIFA

FURNITURE

Al Huzaifa's furniture line reflects a studio mindset, where every piece is created with close attention to detail and finish. The process, from concept to production, happens under one roof, allowing full control over quality and execution. Each collection stands as proof of what's possible when design and discipline work in sync.







1976

AL HUZAIFA

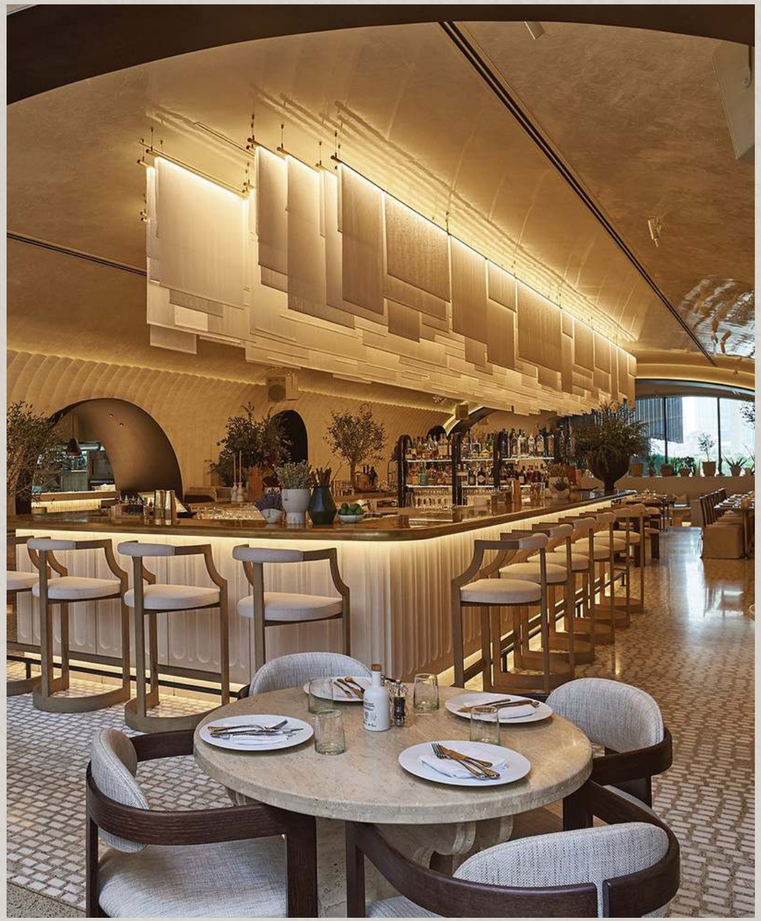
DESIGN STUDIO

Al Huzaifa's Design Studio was created to respond to the growing demand for personalised, high-standard interiors. It brings together specialists across layout planning, spatial styling, and technical detailing to shape complete environments.

With dedicated teams in Dubai and Abu Dhabi, the studio supports projects of varying scales while staying grounded in the brand's core values.



PARTNER OF CHOICE FOR WORLD-CLASS BRANDS



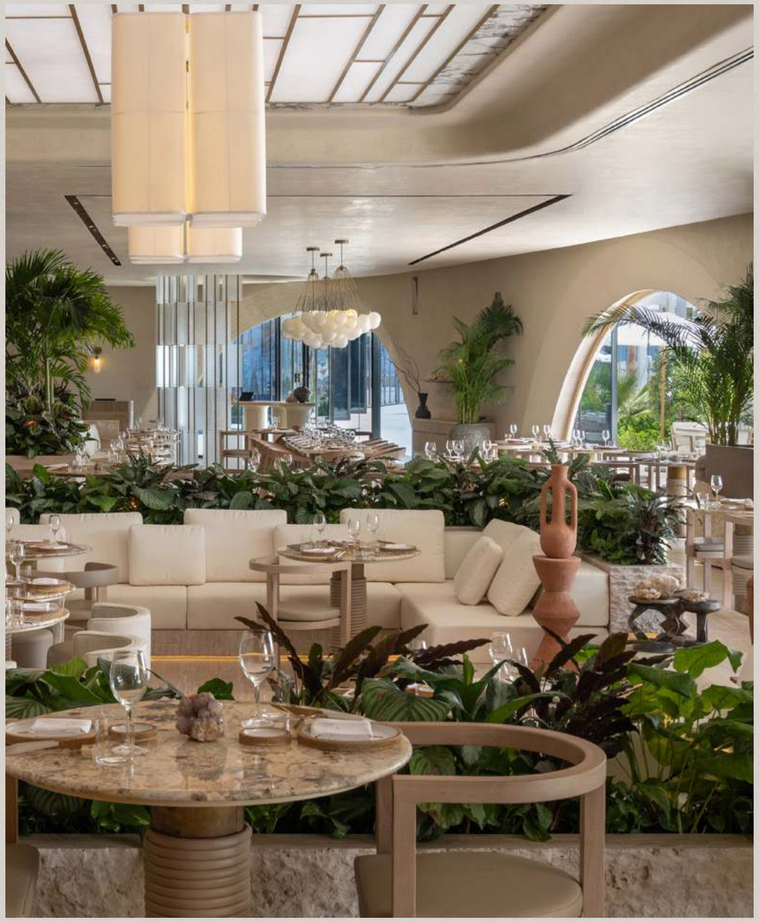
avli BY TASHAS

DIFC
DUBAI, UAE



LADURÉE
Paris

YAS MALL
ABU DHABI, UAE



SĀN BEACH

PALM JUMEIRAH
DUBAI, UAE

PARTNER OF CHOICE FOR WORLD-CLASS BRANDS



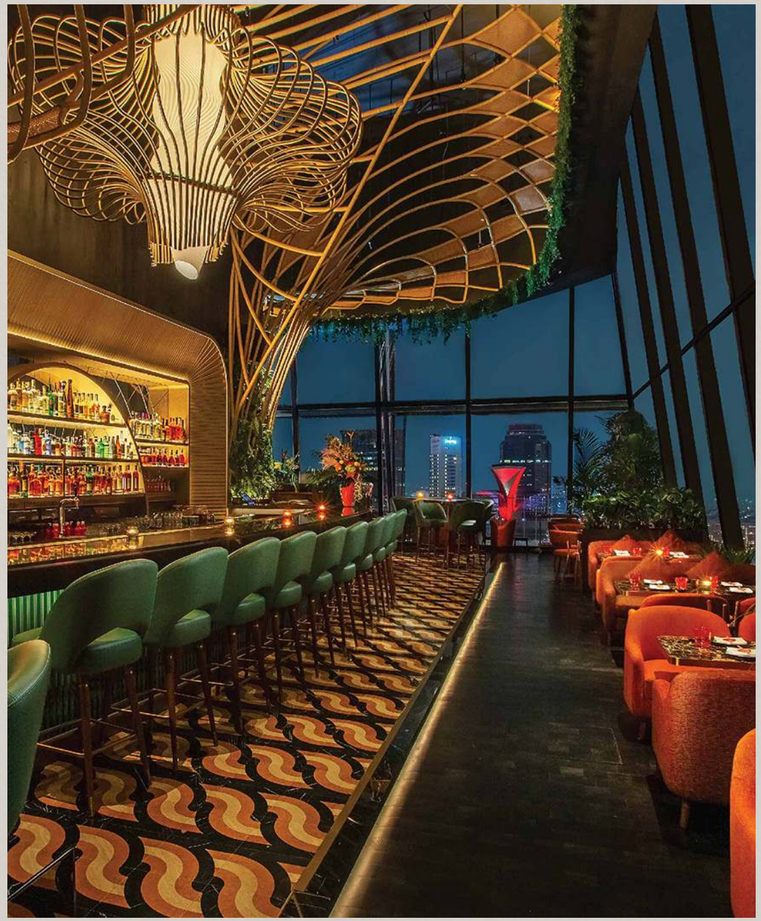
SACHI
LONDON · MILAN

LONDON
UNITED KINGDOM



AMELIE

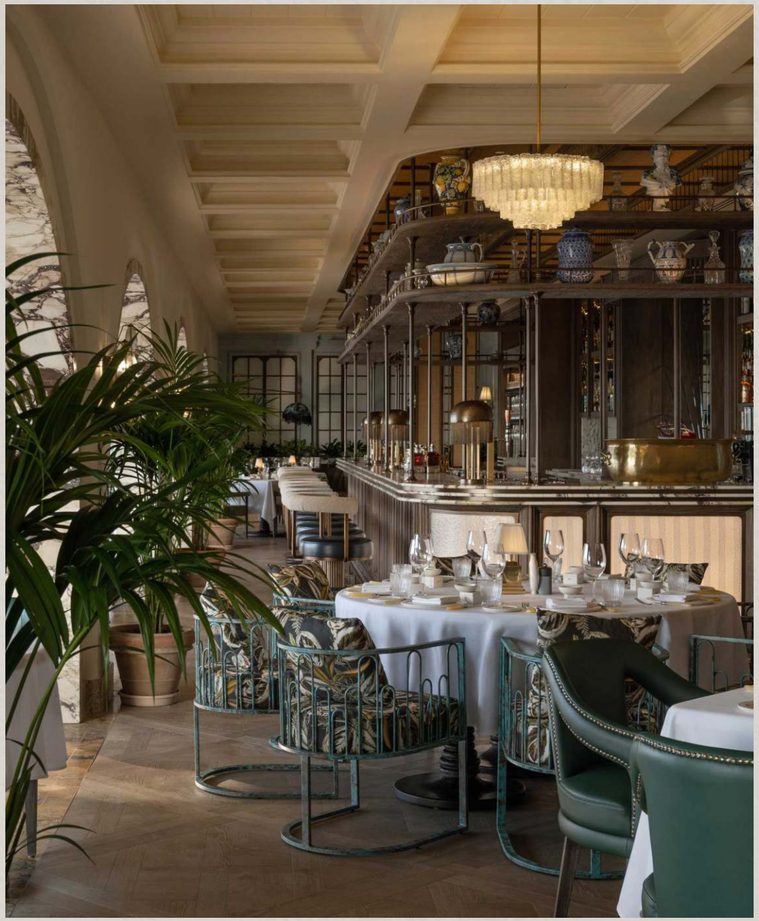
LONDON
UNITED KINGDOM



SUSHISAMBA®

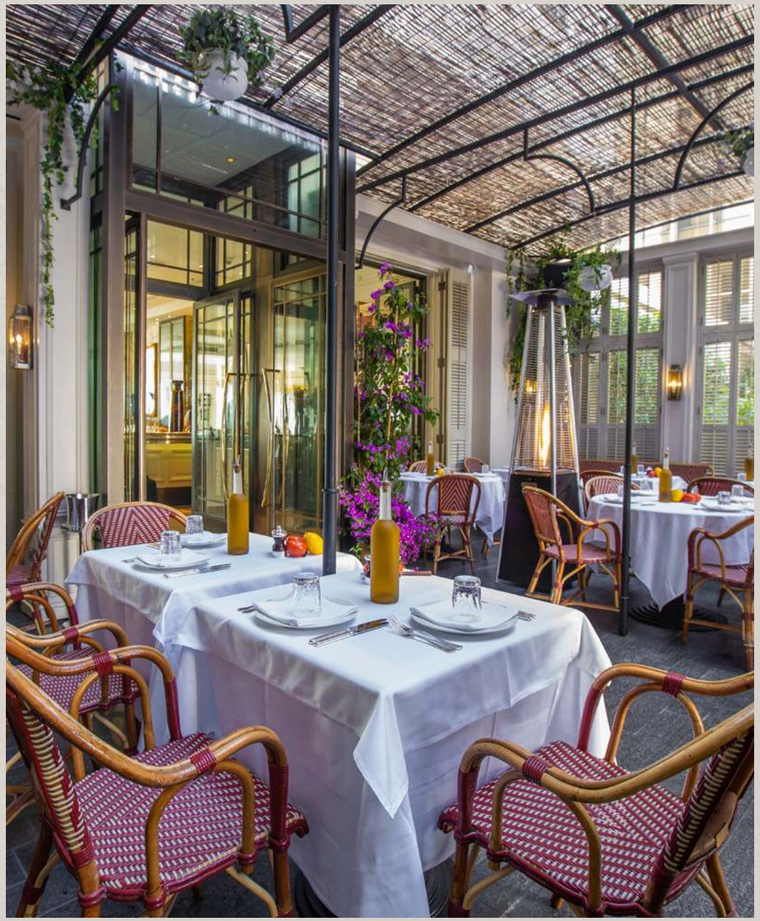
PALM JUMEIRAH, DUBAI, UAE
& SINGAPORE

PARTNER OF CHOICE FOR WORLD-CLASS BRANDS



RISTORANTE
LOREN

WEST BEACH
DUBAI, UAE



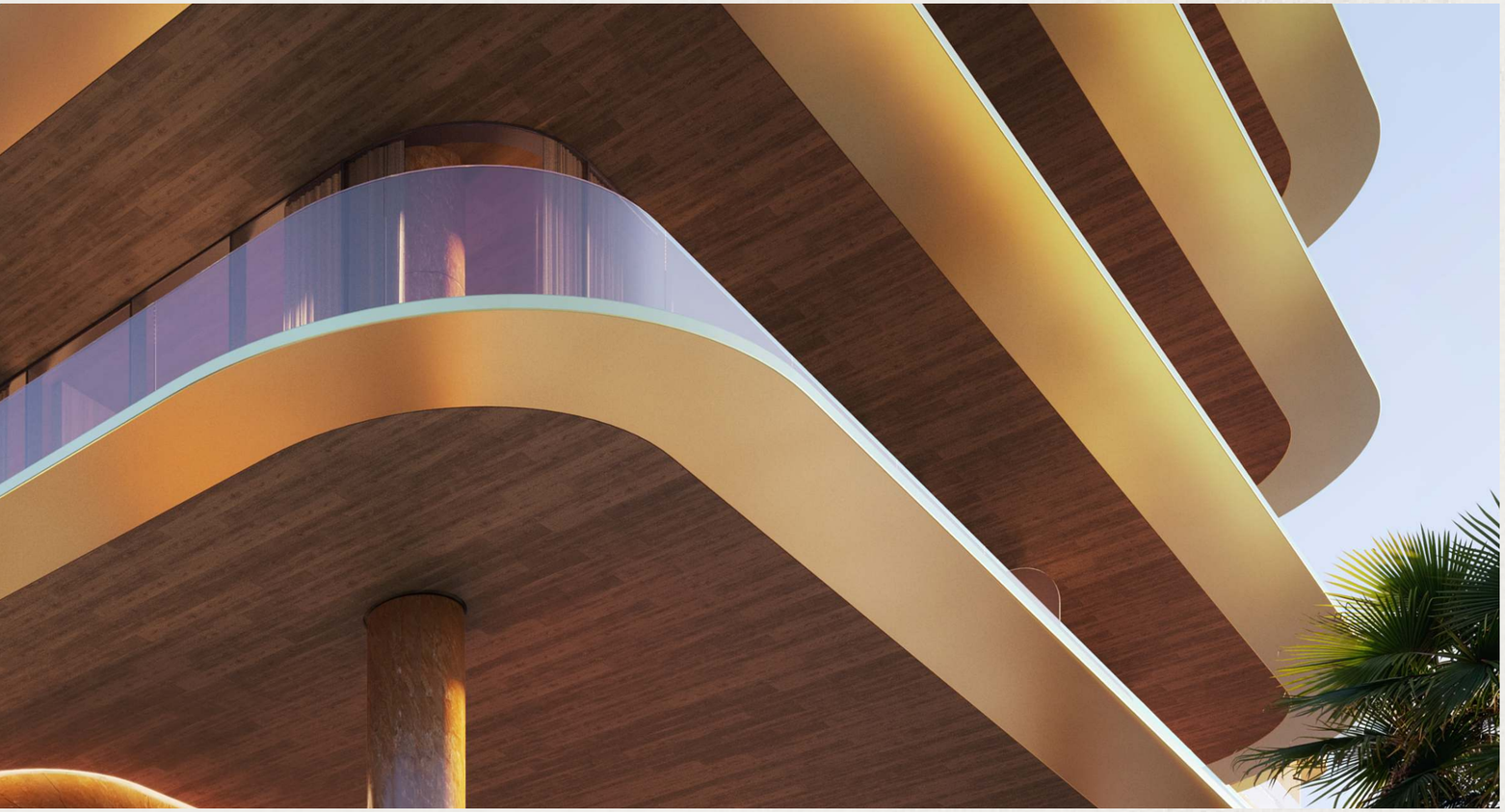
DIFC
DUBAI, UAE



MOTT 32
世二公館

DUBAI MARINA
DUBAI, UAE

FROM FURNISHING DREAMS TO BUILDING THEM



1976

AL HUZAIFA

PROPERTIES

Al Huzaifa Properties marks the brand's expansion into real estate development. Backed by 50 years of experience shaping interiors and products, this new division takes on the full scope of creating spaces, guided by the same foresight and executional rigour.

It is a natural extension of a legacy that has contributed to the nation's design landscape, now carried forward into projects that uphold the brand's standards.

RAS AL KHAIMAH

The next chapter of luxury will be written in Ras Al Khaimah, one of the UAE's fastest–growing destinations for tourism, investment, and lifestyle.

Known for its long–term vision, the emirate welcomed 1.28 million visitors in 2024, marking a 12% increase in tourism revenue, with a target to triple visitor numbers by 2030. With a GDP of around US$14 billion, RAK's economy is powered by manufacturing, trade, tourism, real estate, and logistics. It is also home to natural landmarks like Jebel Jais, the UAE's highest peak, and the world's longest zipline.



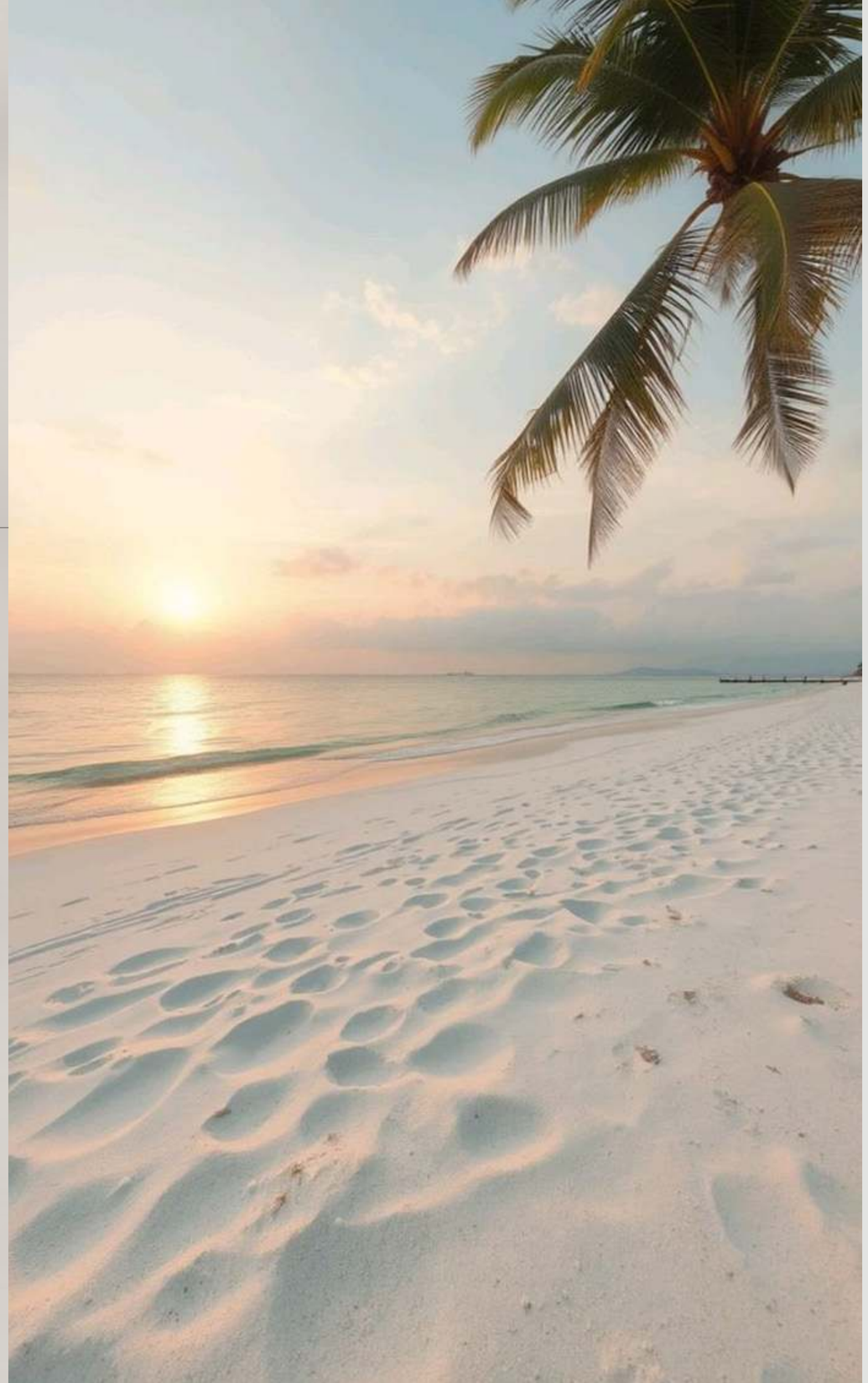


Investors benefit from 100% foreign ownership, zero corporate and personal taxes, full repatriation of capital and profits, attractive returns, and the opportunity for long–term residency by investment.

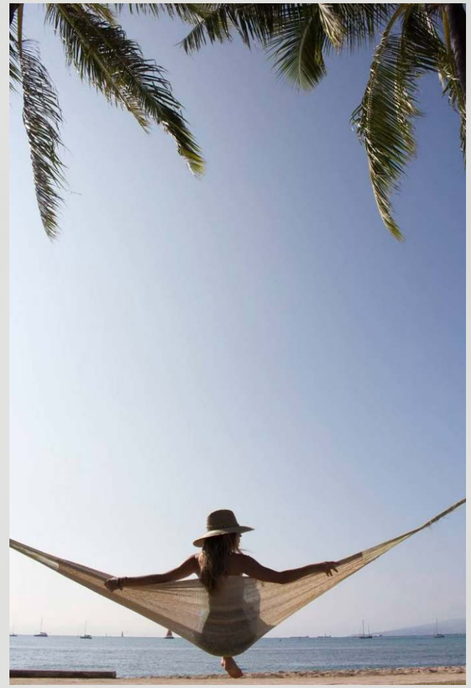
AL MARJAN ISLAND

Al Marjan Island spans across 2.7 square kilometres and 7.8 kilometres of pristine beaches, blending natural beauty with global luxury.

Marinas, resorts, fine dining, and entertainment from around the world define its lifestyle offering. At its heart, Wynn will launch the world's largest casino and the Middle East's only gaming destination, setting a new benchmark for high-end tourism and investment.



Al Marjan Island blends pristine beaches with global luxury.



From Nikki Beach's Mediterranean flair to Wynn's Vegas energy and Rosso Bay's Italian charm, this is where world-class living unfolds, framed by nature and designed for everyday escape.

Beachfront Resorts & Clubs

Jet Skiing & Kayaking

Parks, Trails & Play Areas

Running & Cycling Promenade

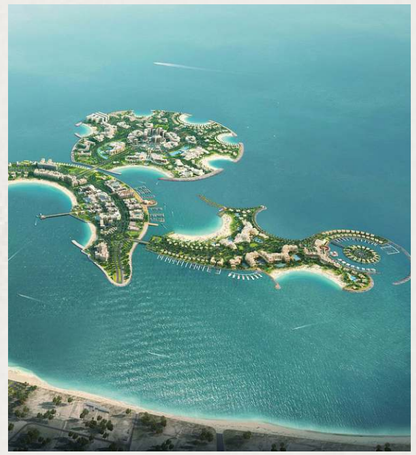
RAS AL KHAIMAH

Wynn AL MARJAN ISLAND

RAISING THE BAR–
AND ALL AROUND IT

As the region's first true integrated luxury resort of its kind, Wynn's arrival signals a new era of destination appeal, investor confidence, and global recognition.





The Game Changer – Wynn Al Marjan Island

First integrated casino resort in the UAE.

1,500 keys

24 restaurants

Opening Q1 2027

40+ luxury retail stores

GCC's biggest gaming area

THE VISION TAKES SHAPE

The Offering

SOLÉVA

BEACH RESIDENCES

FROM A SINGLE
TOUCH OF LUXURY,

A NEW STANDARD
EMERGES

SHAPED BY THE SEA



DESIGNED FOR THE SOUL

SOLÉVA



SOLÉVA

BEACH RESIDENCES

WELL PLACED.
PRECISELY CONNECTED.

05 Mins	——	Wynn Resort
08 Mins	——	Al Hamra Mall
12 Mins	——	Al Hamra Golf Club
15 Mins	——	Al Hamra Marina and Yacht Club
25 Mins	——	Ras Al Khaimah Intl Airport
45 Mins	——	Dubai Intl Airport

It all began with a coastline...
open, expansive, and full
of promise.

Soléva was imagined as a soft, transformative force, rooted in its setting on Al Marjan Island to turn routines into experiences and residences into retreats.

With tailored layouts and panoramic views, every element in Soléva supports a lifestyle built around ease and enjoyment. It is the first residential project born from Al Huzaifa's legacy in luxury interiors.

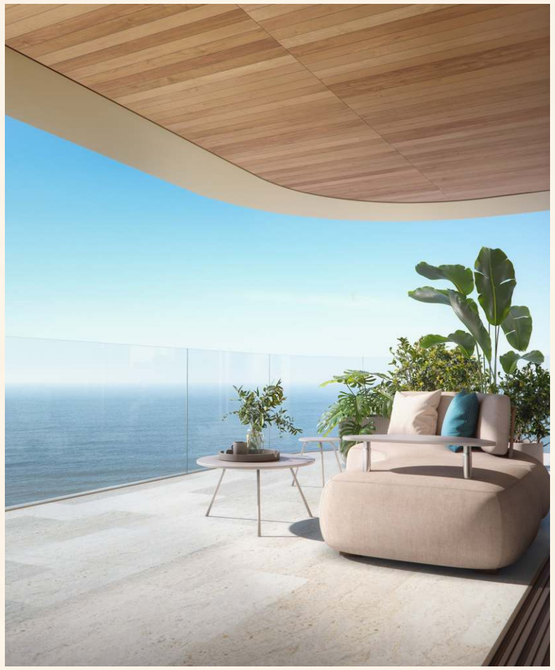


ONE TOUCH CHANGES EVERYTHING

What begins with thoughtful architecture becomes maximized sea views.

Premium finishes become everyday luxury. Curated amenities become lifestyle transformation.





At Soléva, we've applied the same touch that has defined premium living for generations to create spaces grounded in material knowledge and finished with the precision that has long set Al Huzaifa apart.

DEVELOPMENT HIGHLIGHTS

PRIME LOCATION
Beachfront living designed
for total mind–body rejuvenation

PANORAMIC VIEWS
Expansive sea views
from sunrise to sunset

CURATED INTERIORS
Tailored, fully furnished spaces
reflecting refined taste

ICONIC ARCHITECTURE
Contemporary forms that set a
new standard for modern luxury

PREMIUM AMENITIES
Rooftop, indoor, and wellness
spaces for elevated comfort

DIRECT BEACH & PARK ACCESS
Seamless connection to nature,
right at your doorstep



A CURATED COLLECTION OF RESIDENCES



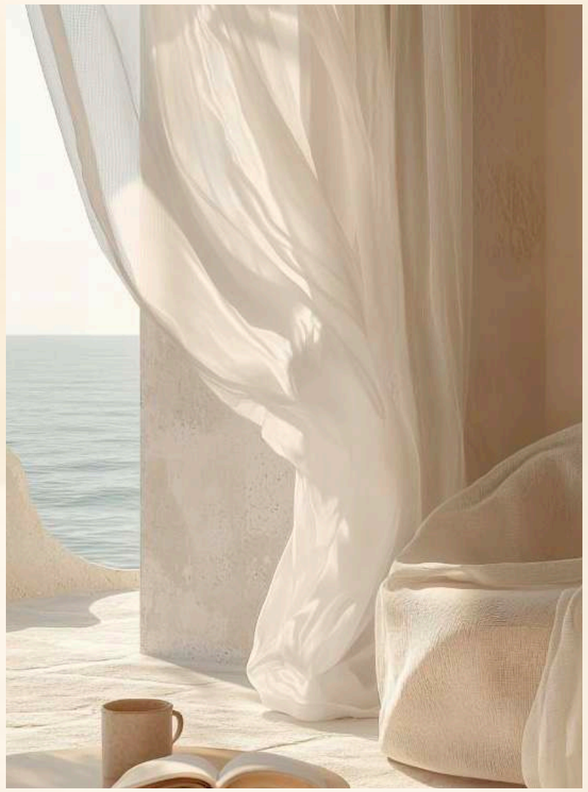
Soléva Beach Residences presents a select mix of 232 fully furnished studios, one–, and two–bedroom apartments.





All two–bedroom units include private pools, and every home enjoys a prime position within the architectural design, offering privacy, exclusivity, and a refined sense of community.

TIMELESS DESIGN INSPIRED BY COASTAL LEISURE

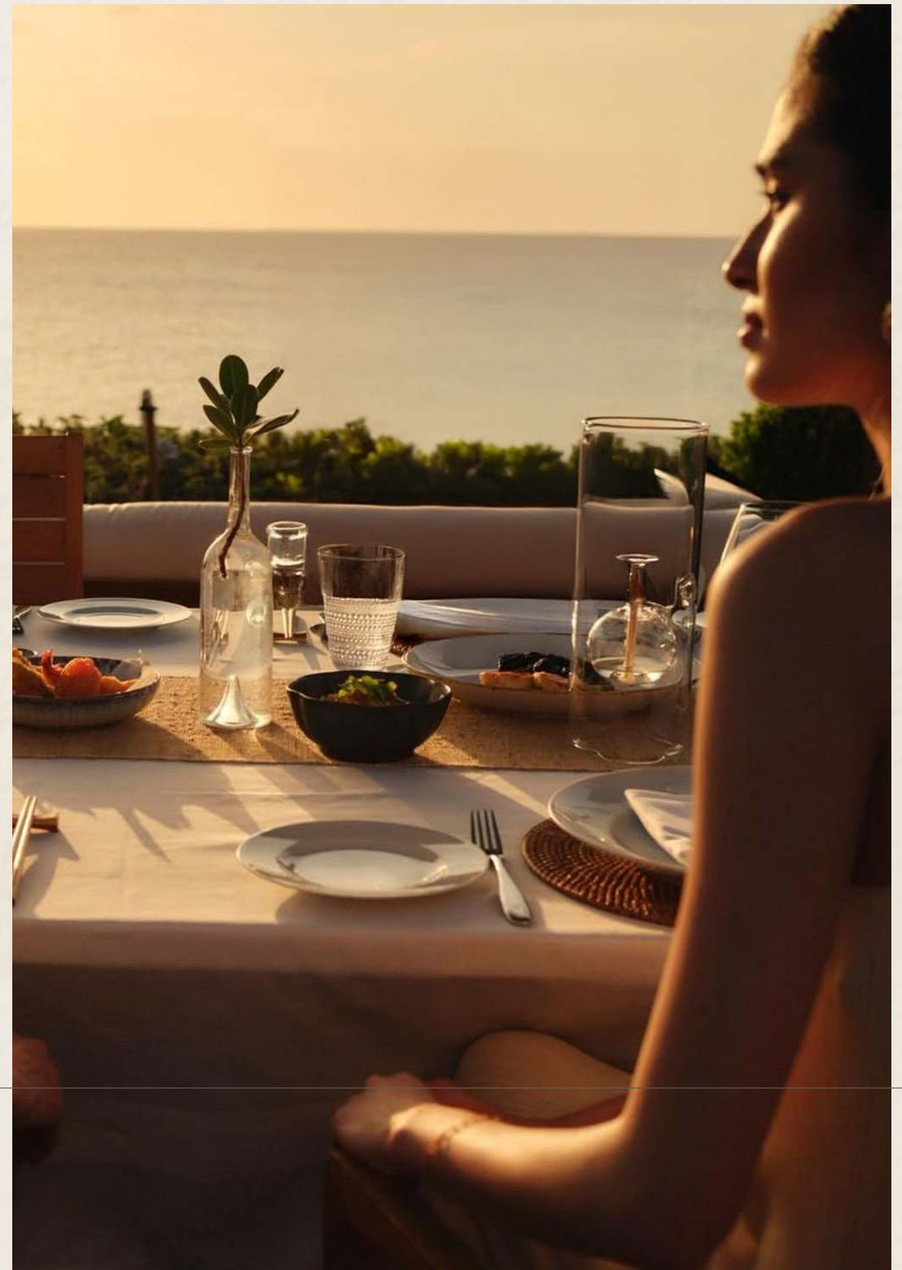


Soléva's sculpted form draws from Al Marjan Island's natural curves, with rounded edges shaped by sea breeze erosion.

Its Luxury Coastal Modernism approach blends minimalism with grounded materials, creating spaces that flow with their natural surroundings.



WHERE DINING EMBRACES THE OUTDOORS





Parkside F&B Experience

This prime 9,000 sq. ft. F&B space offers a warm and inviting first impression, blending naturally into lush green surroundings.

Opening directly onto a 50,000 sq. ft. park, its generous outdoor seating creates a vibrant dining destination connected to nature.


coffee



Your Sensory Journey Begins at Soléva

The lobby greets you with the soft sounds of flowing water and the gentle warmth of a fireplace. Surrounded by natural textures and greenery, it's a space designed to calm the senses from the moment you enter.



GROUND FLOOR AMENITIES

The ground floor is designed for comfort, service, and connection to nature.

It brings together hospitality, workspace, and outdoor leisure in one cohesive experience.



- Valet service
- AI-integrated help desk and concierge
- Luggage management and storage
- Smart resident access gate

- Co-working lounge
- Bike and scooter hub
- Water sports pavilion
- Communal park and beach access

LUXURY ROOTED IN NATURE



The interiors at Soléva are designed to feel like an exhale: soft, elegant spaces shaped by light and calm....

A serene sanctuary where simplicity carries a touch of sophistication.



THE DIFFERENCE IS IN THE DETAILS





Each residence at Soleva is designed for everyday comfort, with spacious rooms, elegant interiors, walk-in closets in one- and two-bedroom units, and private balconies that extend the living space and open up to panoramic sea views.



The living area features floor–to–ceiling glass with direct sea views, custom joinery with integrated shelving, and natural–toned finishes. Furnishings are fully included, with neutral upholstery, soft area rugs, and accent lighting throughout.

THE DIFFERENCE IS IN THE DETAILS



Natural stone, wood accents, and concealed storage maintain visual continuity with the adjacent kitchen and living areas.

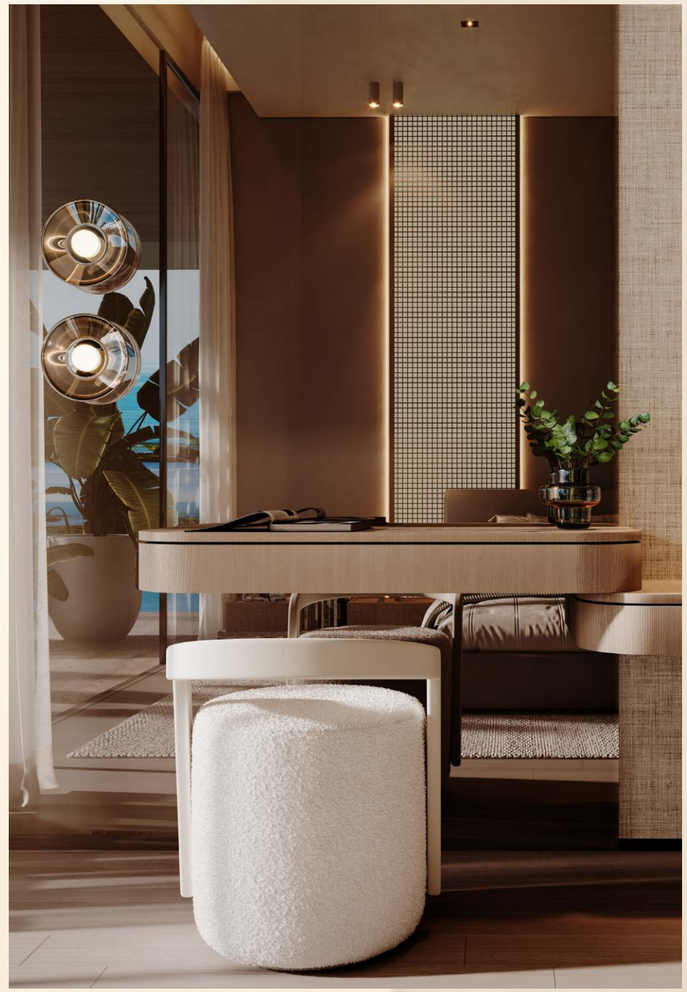




The dining area features a rounded table with upholstered seating, integrated lighting, and built–in shelving.



THE DIFFERENCE IS IN THE DETAILS



Natural materials, soft textiles, and a neutral palette create a quiet, restful atmosphere.



The bedroom features full-height glass with direct sea views, integrated lighting, and built-in storage.

TWO-BEDROOM SANCTUARIES
with private pools

A coastal retreat, poised and serene.





From the master bedroom, step onto your own pool terrace – privacy, sea air, and every day at ease – styled with curated outdoor furniture for effortless lounging and refined open-air living.

The bathroom includes a walk-in rainfall shower, custom stone vanity, and concealed lighting.





Textured wall finishes, integrated shelving, and warm metal fixtures complete the space.

THREE PERSPECTIVES, ONE PERFECT FRAME

SEA VIEWS

capture the shifting moods of the Gulf from sunrise to sunset.

BEACH VIEWS

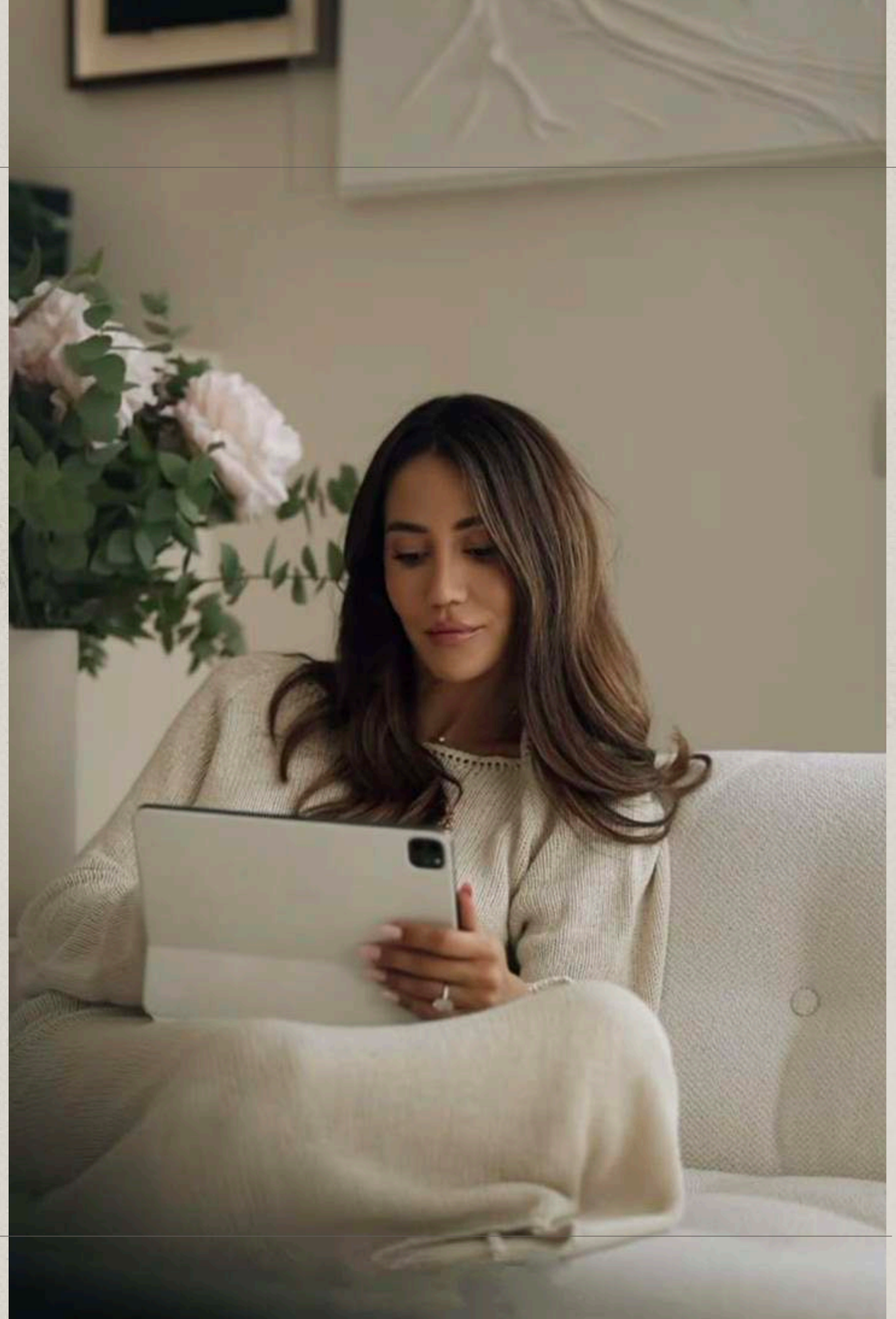
open directly onto Al Marjan's pristine coastline, where the rhythm of the tides brings the landscape to life.

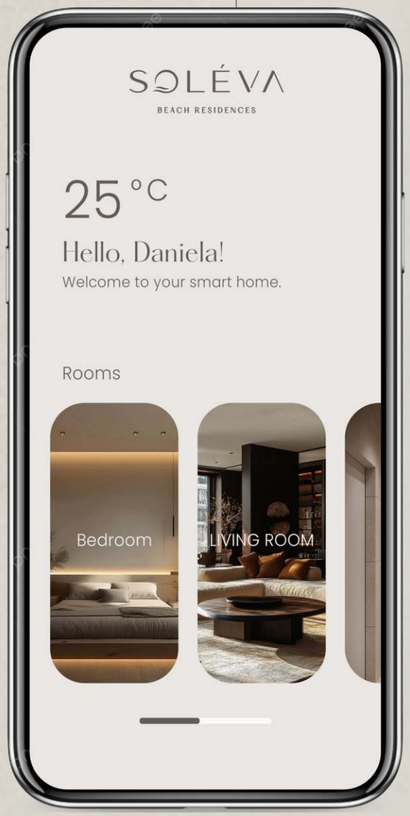
PARK VIEWS

offer a green buffer that connects the building to nature.

THE UAE'S FIRST SUPERAPP-ENABLED VACATION RENTAL

Soléva is the first in the country to integrate an **Owner's SuperApp.**





From managing guest access to booking housekeeping and paying service charges, everything is handled remotely, simply, and securely.


WHERE LIFE BLOOMS
The Amenities

LIVE WHERE THE WORLD COMES TO PLAY

50+

CURATED
RESORT
AMENITIES





SPA



WELLNESS AMENITIES

At Soléva, wellness is a way of life.

An entire level is dedicated to holistic restoration, with cryo cabins, thermal suites, private massage rooms, and a tranquil jacuzzi retreat.

- Wellness lounge
- Salon and massage suites
- Cryo cabin
- Cold plunge bath
- 2 Jacuzzi lounges
- Steam rooms
- Sauna suites
- Experience showers
- Changing rooms



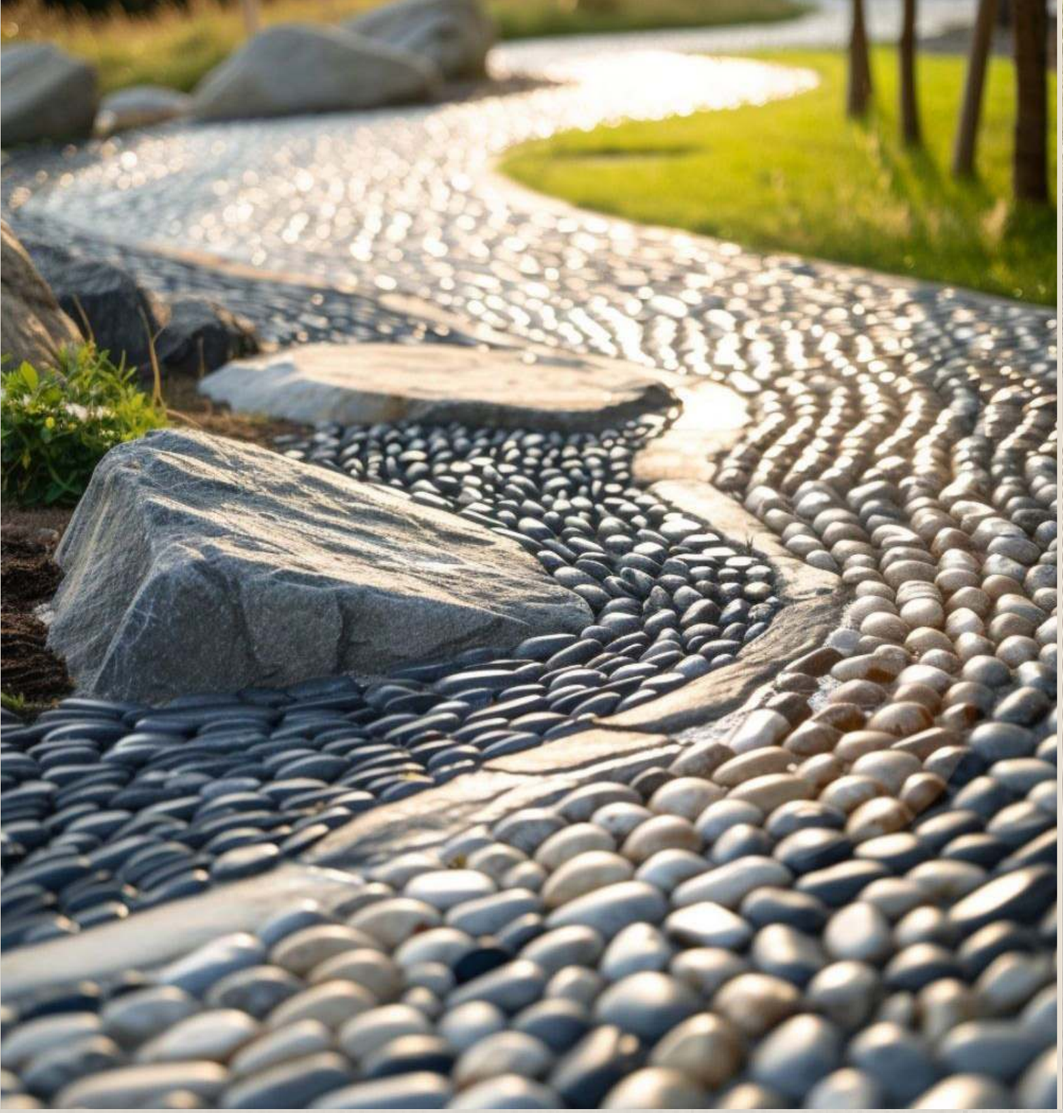
GYM

FITNESS & MOVEMENT

Indoors, the fitness studio offers dedicated zones for cardio and strength training.

It is a focused space designed for balance and performance.

- Fitness Studio
- Cardio Zone
- Weight Training Area
- Multipurpose studio







WELLNESS GARDEN

Outdoors, the yoga deck, reflexology path, and Zen Garden create calm spaces to reconnect with nature.

- Zen Garden
- Outdoor Yoga Deck
- Sun Lounger
- Pebble reflexology



INFINITY POOL

ROOFTOP AMENITIES

A stunning escape with panoramic ocean views, the rooftop features a sleek bar, elegant lounge, and private cabanas for complete relaxation.

Take a dip in the infinity pools, unwind by the BBQ area, and enjoy a perfect blend of luxury, comfort, and breathtaking scenery.

- Infinity Pool
- Floating Daybeds
- Sun Lounger Deck
- Scenic Cabanas
- Outdoor Dining
- Kids Splash Pool
- Relaxation Lounge deck
- Sunken Sky Garden
- Dining Courtyard
- Sky Pavilion
- Fire Pit Lounge


SKY PAVILION


RESIDENCE LOUNGE



RESIDENCE LOUNGE



FLOATING LOUNGERS



DINING COURTYARD

A rooftop escape with cascading infinity views, floating daybeds, and spaces for both quiet sunbathing and playful splashes.


FLOATING LOUNGERS



THE COLLECTIVE FORCE

Partners and Details

THE SOLÉVA RESIDENCES FEATURES...

DESIGN BY VELA

VELA is a Dubai–based architecture firm known for climate–conscious, human–centric design. Founded by a global team, the studio delivers innovative spaces grounded in context and technical precision.

LANDSCAPING BY SQUARE M DESIGN

SQuare M Design creates bespoke outdoor spaces with hospitality focus, local adaptability, and meticulous attention to detail.

LIGHTING DESIGN BY STUDIO LUMEN

Studio Lumen is a global lighting design firm known for creating technically refined, visually compelling solutions. Their work enhances architecture through light, shaping space, emotion, and experience.

INTERIORS BY MWM STUDIO

MWM Studio is an award–winning Dubai boutique offering distinctive interior design. Their team crafts tailored, functional spaces in collaboration with top architects and consultants.

PROJECT OVERVIEW

PROJECT NAME
Soléva Beach Residences

PROJECT TYPE
Residential + Mixed Use

LOCATION
Al Marjan Island, RAK

BUILDING CONFIGURATION
2 Basements + Ground
+ 8 Floors + Roof

SOLÉVA

BEACH RESIDENCES



TOTAL UNITS
232

UNIT TYPES
111 Studios
101 One–Bedroom Apartments
20 Two–Bedroom Apartments

UNITS AREA:
STUDIO: 380 – 560 sq. ft.
1BHK: 800 – 1370 sq. ft.
2BHK: 1500 – 2500 sq. ft.

PAYMENT PLAN
50% on construction
50% on handover

Handover
Q1 2028

SOLÉVA

BEACH RESIDENCES

AL MARJAN ISLAND

BY

1976

AL HUZAIFA

PROPERTIES