

THREE WORLDS
ONE ADDRESS

one
RAK
central

AT
RAK CENTRAL

BY

پانٹھیون
PANTHEON
DEVELOPMENT



WHERE THE SUN, SEA AND
SPACE COME TOGETHER.



Welcome to One RAK Central

A NEW ERA OF LIVING!





Introduction

Nestled in the heart of **RAK Central**, just 6 min from the pristine **Marjan Island**, **One RAK Central** offers more than just a home - it's a seamless blend of **luxury, serenity, and convenience**.

This landmark development by Pantheon Development is designed to elevate your living experience by bringing together three worlds: the calming beauty of nature, the pride of ownership, and the elegance of modern design.

A wide-angle photograph of a sunset over a calm ocean. The sky is filled with horizontal clouds, transitioning from a deep blue at the top to a warm orange and yellow near the horizon. The ocean in the foreground has gentle, dark blue waves. Centered in the upper half of the image is the text "A WORLD DEFINED BY NATURAL ELEMENTS" in a bold, black, sans-serif font.

**A WORLD DEFINED
BY NATURAL ELEMENTS**

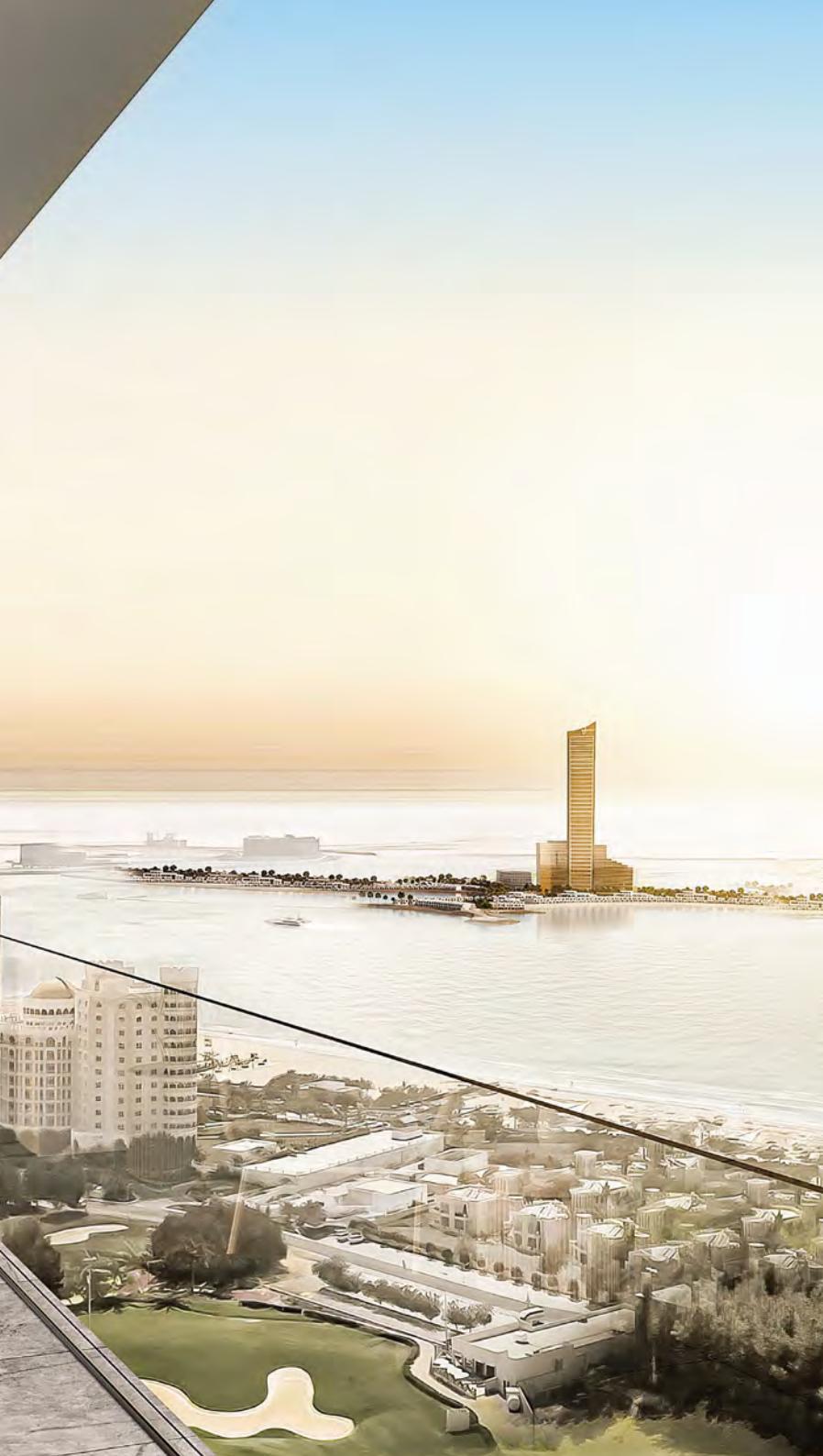
The First World

Where the Sun, Sea and Space create a Life of Tranquility.

Imagine waking up to the golden glow of the sunrise, with unobstructed views of the calming sea and the vast open spaces that define One RAK Central

Here, nature is not just a backdrop -it's an essential part of your everyday life.





One RAK Central is located in Ras Al Khaimah's newest Business Hub, offering a prime location just 6 minutes from Marjan Island.

With close proximity to the world's largest Wynn Casino, pristine beaches, and world-class resorts, One RAK Central provides a lifestyle of unmatched luxury and convenience.

Location Highlights

Al Hamra Mall
3 Minutes

Wynn Casino
5 Minutes

Al Hamra Marina & Yacht Club
5 Minutes

Ras Al Khaimah Corniche
15 Minutes

Ras Al Khaimah International Airport
25 Minutes

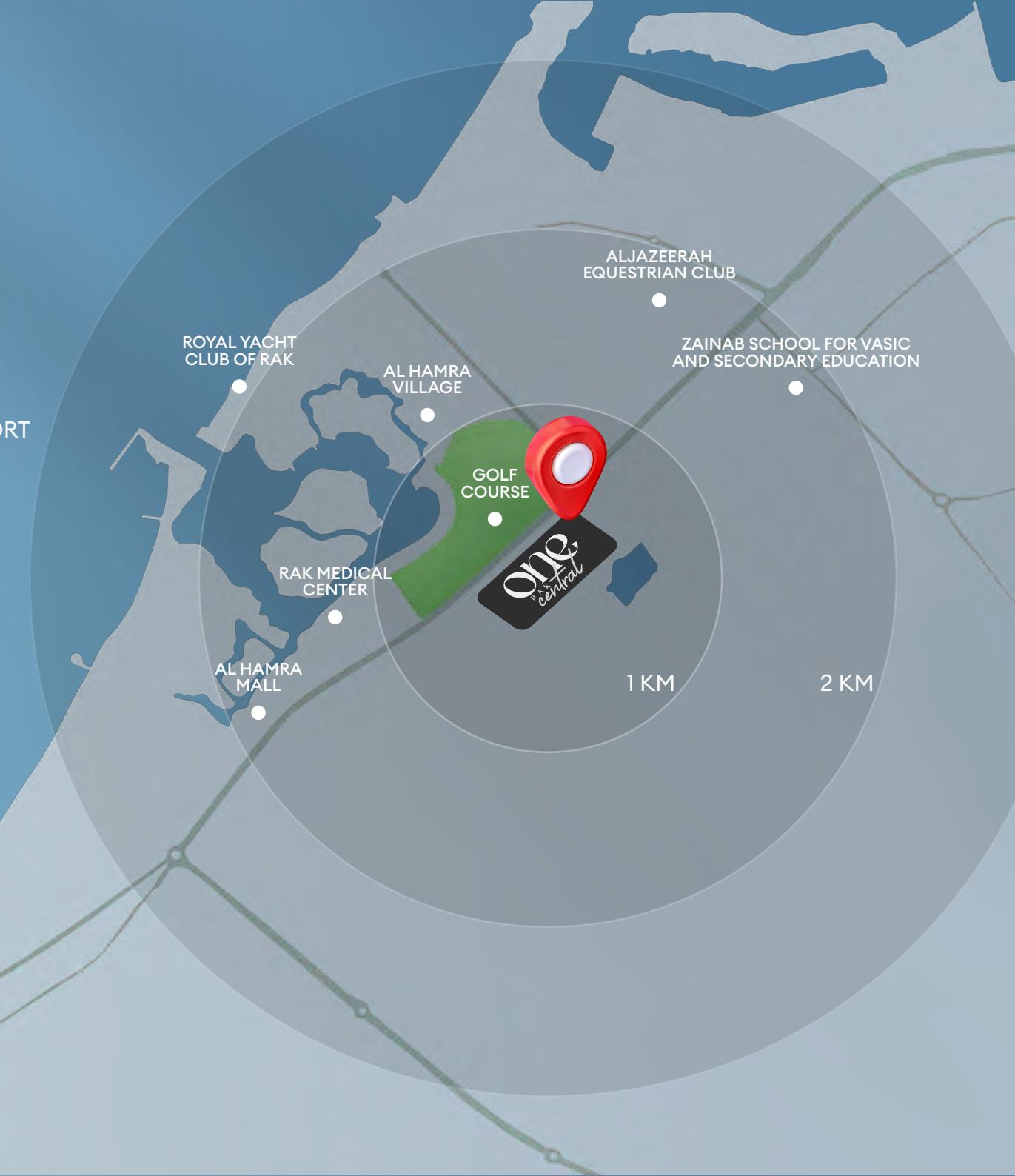
Sharjah International Airport
35 Minutes

Dubai International Airport
45 Minutes

Project Location



→ WYNN RESORT



A WORLD OF PRESTIGE
AND BELONGING!

one
central

THREE WORLDS. ONE ADDRESS.

RAK CENTRAL



WHERE LIFESTYLE
MEETS LEISURE



The Second World

**Where Passion Meets
Privilege in Every Aspect
of Life.**

At One RAK Central, you don't just live - you belong. This is a world where luxury is more than just a word; it's a lifestyle. A lifestyle where passion, pride, and privilege are at the heart of everything we do.

From the carefully curated spaces to the attention to detail in every corner, One RAK Central reflects the aspirations of those who seek more.



Lobby



Infinity Pool



Sky Garden

one
cinema

Outdoor Cinema





Kids Play Area



BBQ



Zen Garden

NO RAIN
NO GAIN

GYM





Theatre

Additional Amenities

Unobstructed sea views with 25+ Amenities



Rooftop Infinity Pool



Outdoor Cinema



Zen Garden



Basket Ball



Sunken Seating Pool



Sky Yoga



Mini Golf



Sky Lounge



Padel Court



Dog Park



Jacuzzi



BBQ Area





Living Room



Living Room



Bedroom



Kitchen

Overview

Luxury Living in Intimate, Thoughtfully Designed Towers.

One RAK Central brings luxury living and innovative workspaces to a mid-rise development thoughtfully designed to foster community and connection.

The three development - 02 residential and one commercial - are a perfect blend of contemporary design, convenience, and modern living, all within the dynamic environment of RAK Central.



RAS AL KHAIMAH THE MODERN COMMUNITY





RAK Central

Overview

RAK Central project aims at converting a 3.1 million square feet plot of land located in close proximity to Al Marjan Island and Al Hama Village into a futuristic Central Business District that is envisioned to become a work-live-play destination, capable of attracting reputable corporate tenants and providing unique living standards for its residents. The project will represent a unique opportunity for Ras Al Khaimah to attract large corporate tenants who seek to relocate to modern, well-serviced, and affordable offices while being within a short driving distance from world-class beach resort hotels.

Gross Land Area	Net Land Area
3.11 MN	1.86 MN
SqFt	SqFt
Gross Floor Area	Floor Area Ratio
8.37 MN	2.69X
SqFt	X Multiple of Land Area
Office GFA	Number of Sellable Plots
2.27 MN	32
SqFt	Plots



RAK Central

RAK
CENTRAL

Master Plan and Land Uses

Project Boundary Plot

Boundary Residential

and Retail Residential

Commercial Offices

Hotel

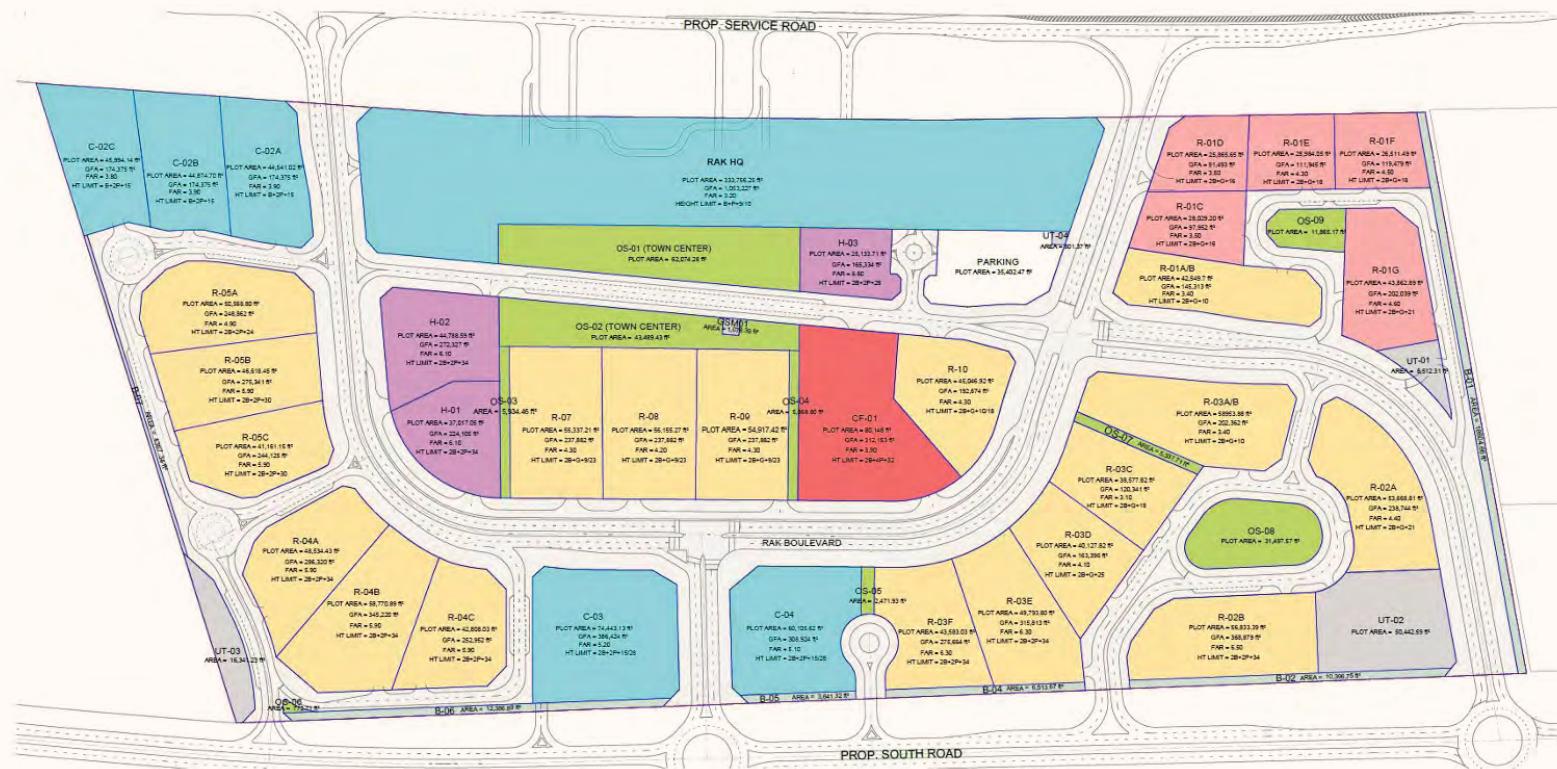
Retail / Cinema / Hotel

Utility

Open Space

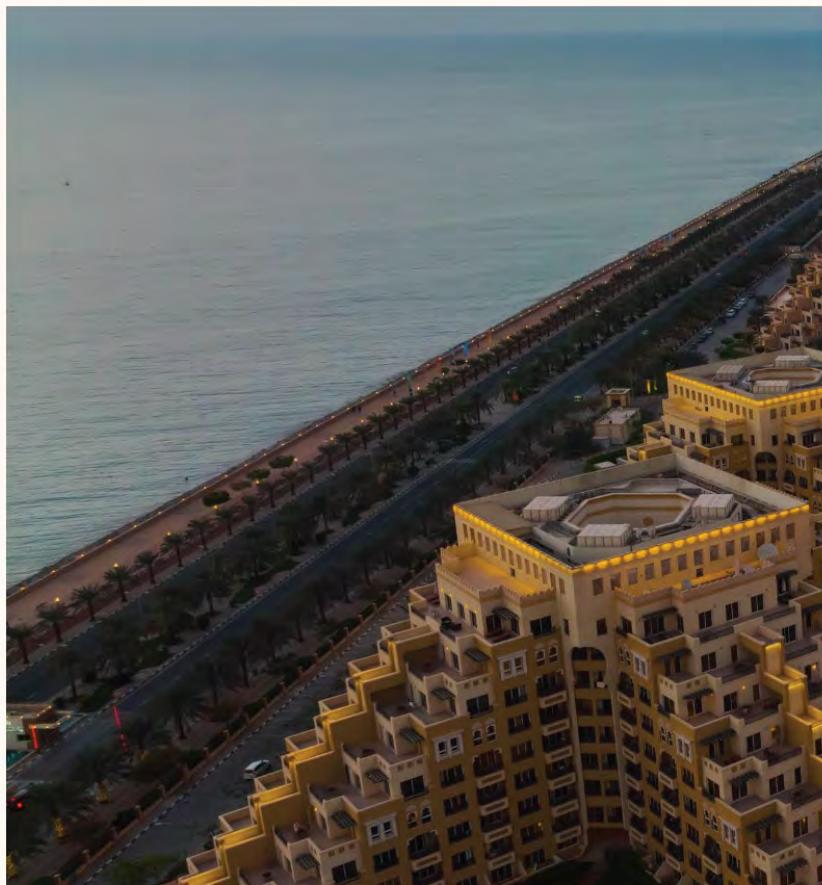
Development Buffer

Roads / Row



Why Invest in Ras Al Khaimah

100% Foreign Ownership, 0-9% Corporate Tax, and Long-Term Residency Through Investment are just some of the reasons why investing in Ras Al Khaimah is so attractive



Source: Marjan

A "Wynn" Win for Ras Al Khaimah

Overview

The intent for Wynn RAK is to deliver a "Destination Resort" experience that includes a gaming area, not vice versa. The vision for the development is not to bring Vegas to the UAE, but rather to design and develop an integrated resort that respects and incorporates RAK's unique environmental and cultural factors.



Visionary

Innovative
Unparalleled
Not Yet Experienced

Alluring

Enticing
Mystique
Wonder

Lavish

Extravagant
Layered

Captivating

Enchantment
Depth

THOUGHTFULLY DESIGNED RESIDENCES

Modern Floor Plans Tailored for Every Lifestyle

One RAK Central offers a variety of thoughtfully designed residences to suit different lifestyles and preferences.

From cozy studios perfect for urban professionals to spacious 2-bedroom apartments ideal for families, each unit is carefully planned to maximize space, comfort, and style. With open layouts, high-quality finishes, and large windows that let in natural light, every home at One RAK Central is crafted to elevate your living experience.



THREE WORLDS
ONE ADDRESS

One
RAK
central

401
Apartments

210
Studio

105
One Bedroom

86
Two Bedroom

PAYMENT PLAN

60

PRE HANDOVER

40

ON COMPLETION

On Booking
10%

In 30 Days
10%

Until Completion
40%

On Completion
40%

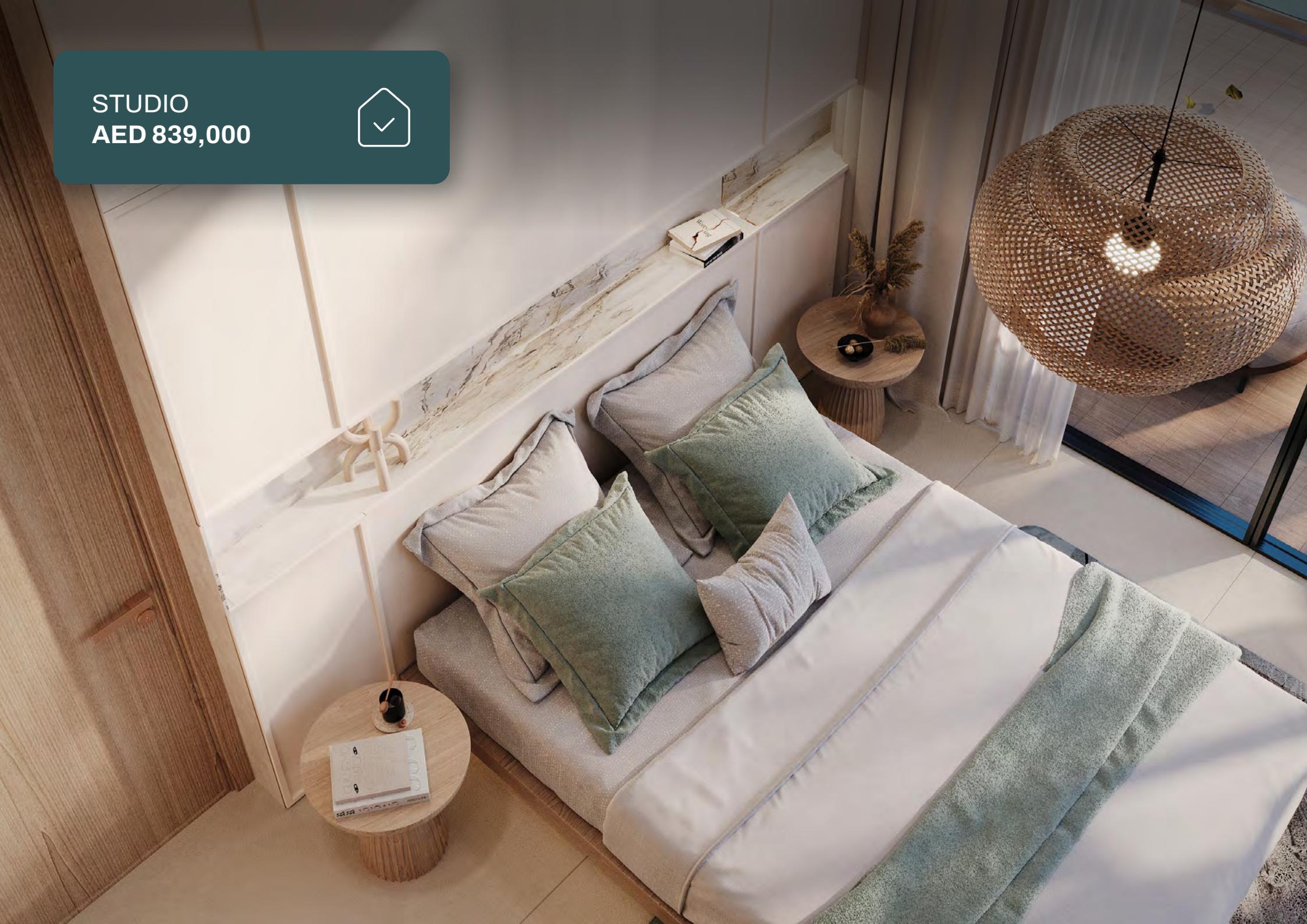


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PLAN	NET ROI	DURATION	SERVICE FEE	FULLY FURNISHED	TRANSFERABLE ROI	PAYMENT PLAN
PLAN A	12% Net ROI	3 years	Free Service Charges	Yes	Yes	60/40
PLAN B	10% Net ROI	5 years			Yes	



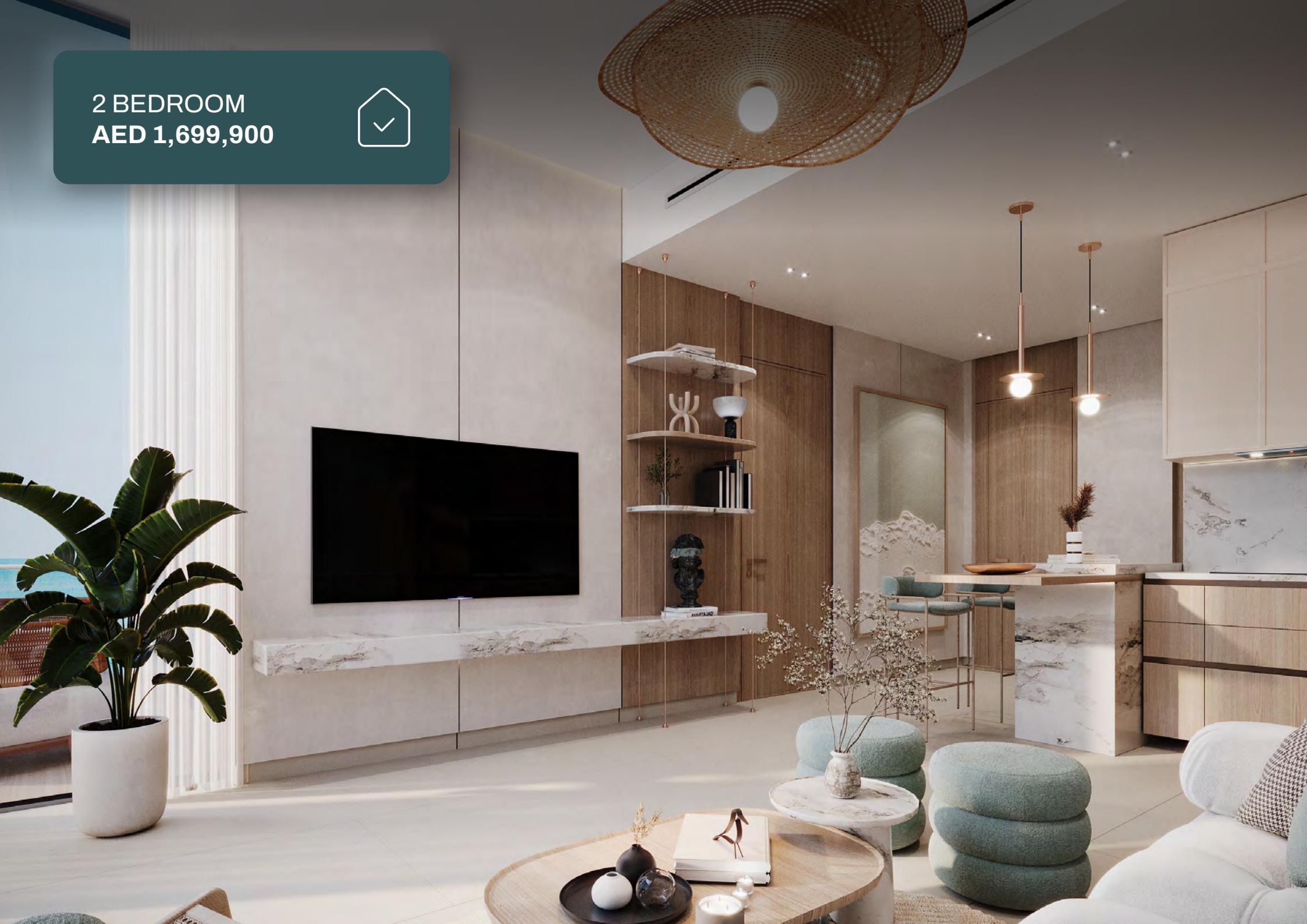
STUDIO
AED 839,000



1 BEDROOM
AED 1,299,900



2 BEDROOM
AED 1,699,900



G+4P+19+Roof

Ground Floor Retail & Parking

4 Floors of Parking

19 Floors of Luxurious Apartments

WYNN

Project Floor Plan - Level 4

SEA VIEW

GOLF VIEW



PARK VIEW

UNIT LEGEND

■ STUDIO TYPE A

■ STUDIO TYPE B

■ 1 BEDROOM TYPE A

■ 2 BEDROOM TYPE B

WYNN

Project Floor Plan - Level 5-16



UNIT LEGEND

■ STUDIO TYPE A

■ STUDIO TYPE B

■ 1 BEDROOM TYPE A

■ 2 BEDROOM TYPE A

■ 2 BEDROOM TYPE B

■ 2 BEDROOM TYPE C

WYNN

Project Floor Plan - Level 17



UNIT LEGEND

■ STUDIO TYPE A

■ STUDIO TYPE B

■ 1 BEDROOM TYPE A

■ 2 BEDROOM TYPE A

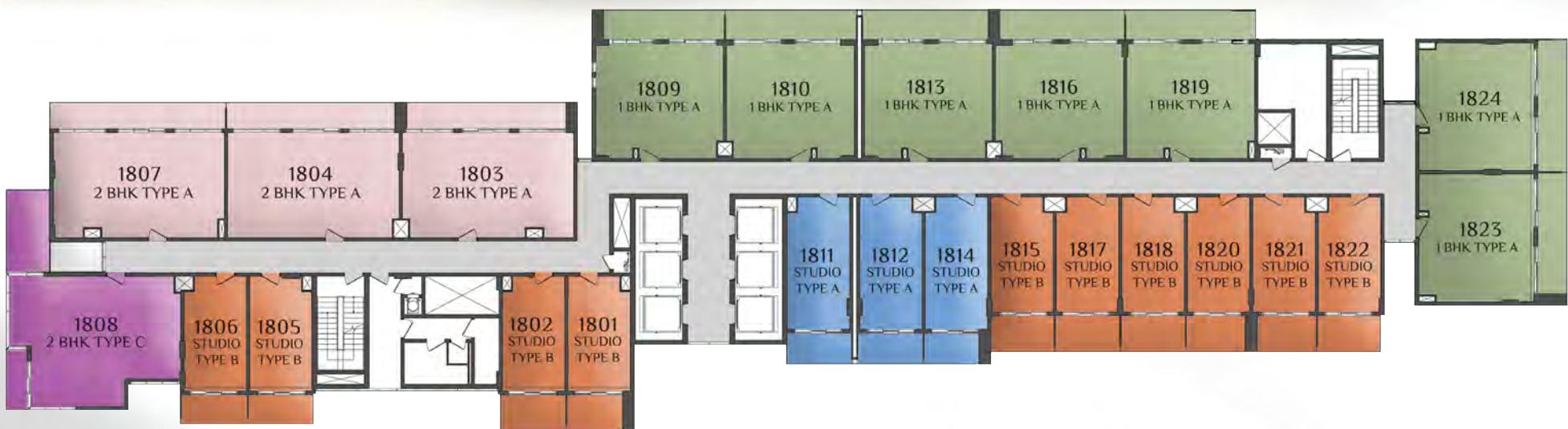
■ 2 BEDROOM TYPE C

WYNN

Project Floor Plan - Level 18

SEA VIEW

GOLF VIEW



UNIT LEGEND

■ STUDIO TYPE A

■ STUDIO TYPE B

■ 1 BEDROOM TYPE A

■ 2 BEDROOM TYPE A

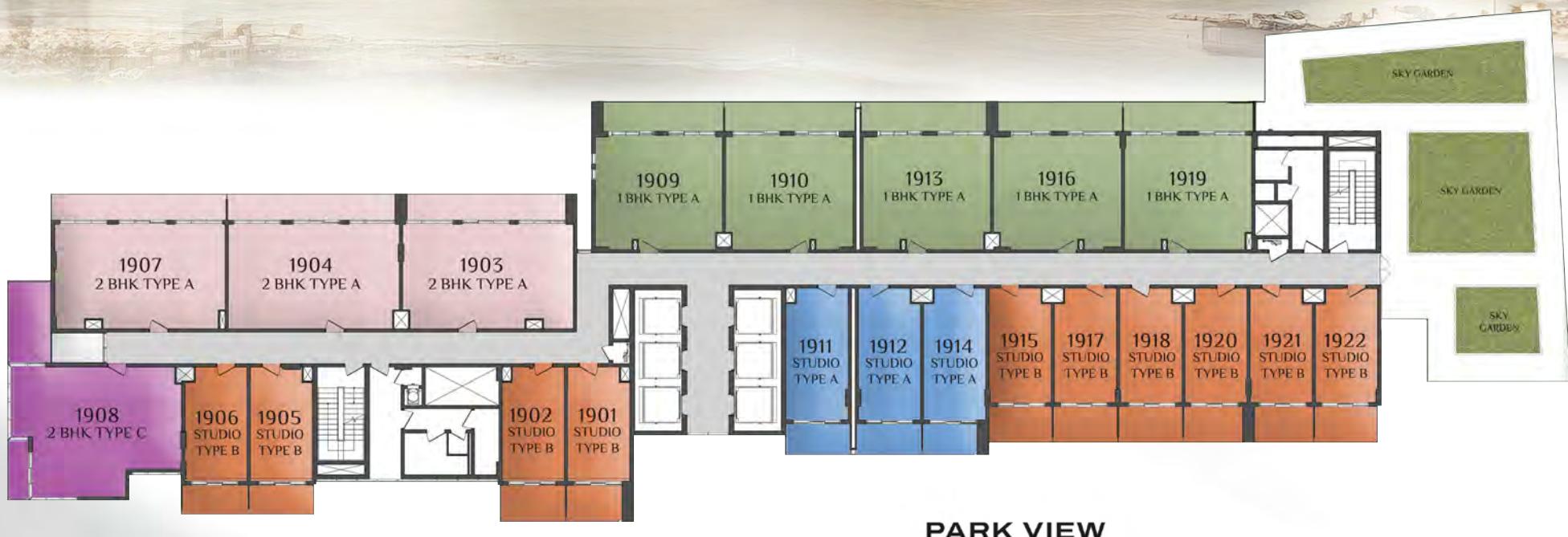
■ 2 BEDROOM TYPE C

WYNN

Project Floor Plan - Level 19

SEA VIEW

GOLF VIEW



UNIT LEGEND

■ STUDIO TYPE A

■ STUDIO TYPE B

■ 1 BEDROOM TYPE A

■ 2 BEDROOM TYPE A

■ 2 BEDROOM TYPE C

THREE WORLDS
ONE ADDRESS

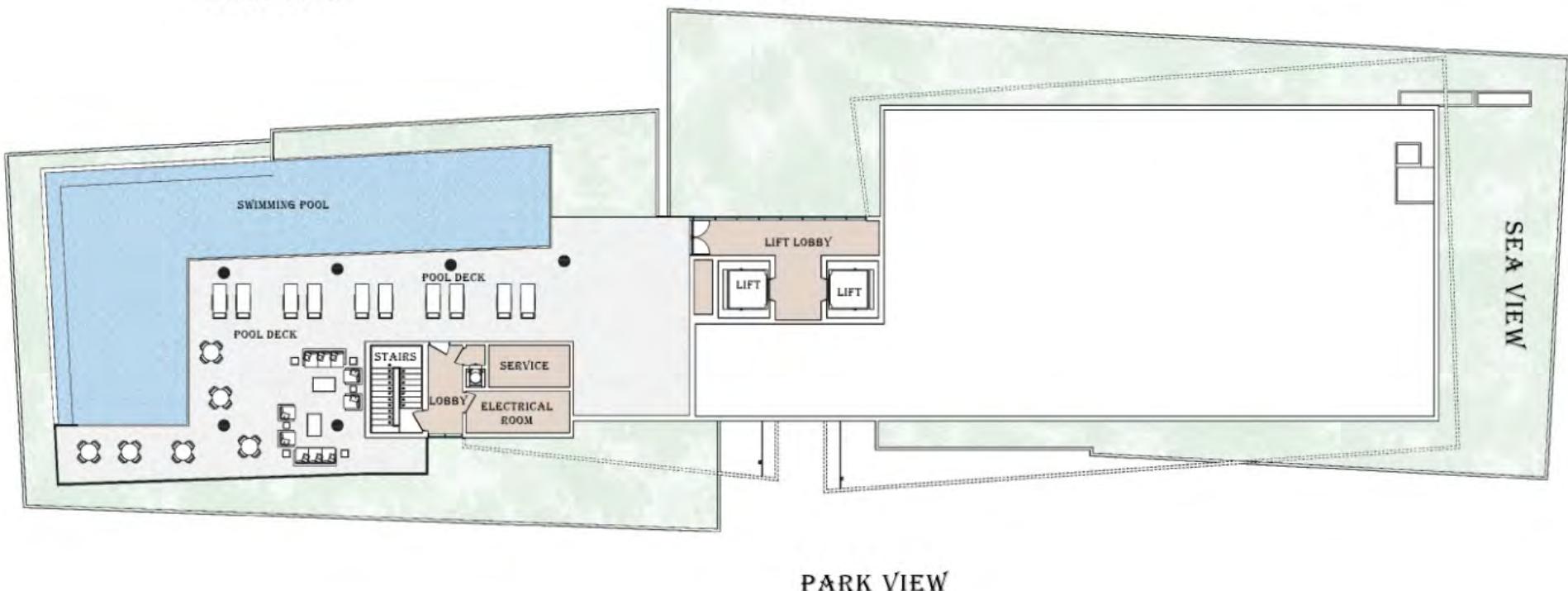
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WYNN VIEW

GOLF VIEW

SEA VIEW



PARK VIEW

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Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

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