

FALCON  
ISLAND By AL HAMRA

LIVING REIMAGINED





Falcon Island, unlike anything else. A true one-off, personal island escape. Somewhere that fulfils your desire for more than just a place to live.

A prestigious address. A place where you have time to switch off, or switch on. And to lose yourself in a deeper more inspiring location. Serenity, discretion and exquisite surroundings come naturally.

A magnetic destination.

A feeling of true belonging.





A RESPECTED NAME,  
A FAR-REACHING VISION





Al Hamra is one of the largest lifestyle developers in the UAE and the vision behind the exquisite community Falcon Island. Benoy Kurien, the Group CEO is the driving force behind Al Hamra's success, with a clear mission of making a positive impact on the lives of its customers. By constantly offering innovative products and better ways of living, investing and holidaying, Al Hamra's vision is to be the industry benchmark, being the change makers and admired developer and services provider in the region.





Showcasing an impressive portfolio consisting of top retail spaces including Manar Mall Promenade, as well as a long list of luxury hospitality such as global hotel treasures - Waldorf Astoria Ras Al Khaimah and The Ritz-Carlton Ras Al Khaimah, Al Hamra Beach.

An array of award-winning residential communities and not forgetting high-end leisure developments; 18-hole championship golf course and Al Hamra Waterfront, overlooking the stunning Marina and Yacht Club.





DESIGNED FOR LIVING



502

TOTAL UNITS

3,058,017

SQ. FT

Falcon Island offers its residents safety, serenity, peace of mind and the security of a stable, long-term investment.

Surrounded by lush greenery and the glistening Arabian Sea, Falcon Island is nestled within Al Hamra Village. This serene community is gated with a championship golf club surrounded with lagoons, a marina & yacht club, an array of food & beverage outlets and a shopping mall. Falcon Island's townhouses and villas offer the most refined and stylish lifestyle.

Built to the highest specifications and best in class finishes and fittings, Falcon Island represents the pinnacle of luxury lifestyle offering 120m<sup>2</sup> to 1,100m<sup>2</sup> of living spaces, with two to seven en-suite bedrooms, and green well-landscaped plots of up to 1,000m<sup>2</sup>, some with their own exclusive beach and private pools.



GYM & TENNIS COURT



WALKING TRACKS



COMMUNITY CENTRE



BEACH AMENITIES

1.5

KM SHORELINE

4

SWIMMING POOLS



INTERNATIONAL SCHOOL WITH BRITISH CURRICULUM



PROXIMITY TO MALLS AND MEDICAL FACILITIES









5 STAR LUXURY HOTEL AND RESORTS



CHAMPIONSHIP GOLF COURSE





			North N. of Units	South N. of Units
	7 Bedroom Villa	11,840 sq.ft	2	2
	5 Bedroom Villa	7,320 sq.ft	11	16
	4 Bedroom Villa	4,650 sq.ft	27	24
	4 Bedroom Semi-Detached	3,229 sq.ft	4	4
	3 Bedroom Semi-Detached	2,583 sq.ft	82	98
	2 Bedroom Semi-Detached Canal View	1,938 sq.ft	8	6
	2 Bedroom Townhouse Community	1,292 sq.ft	106	112
	<b>Total</b>		<b>240</b>	<b>262</b>

Total  
**502**

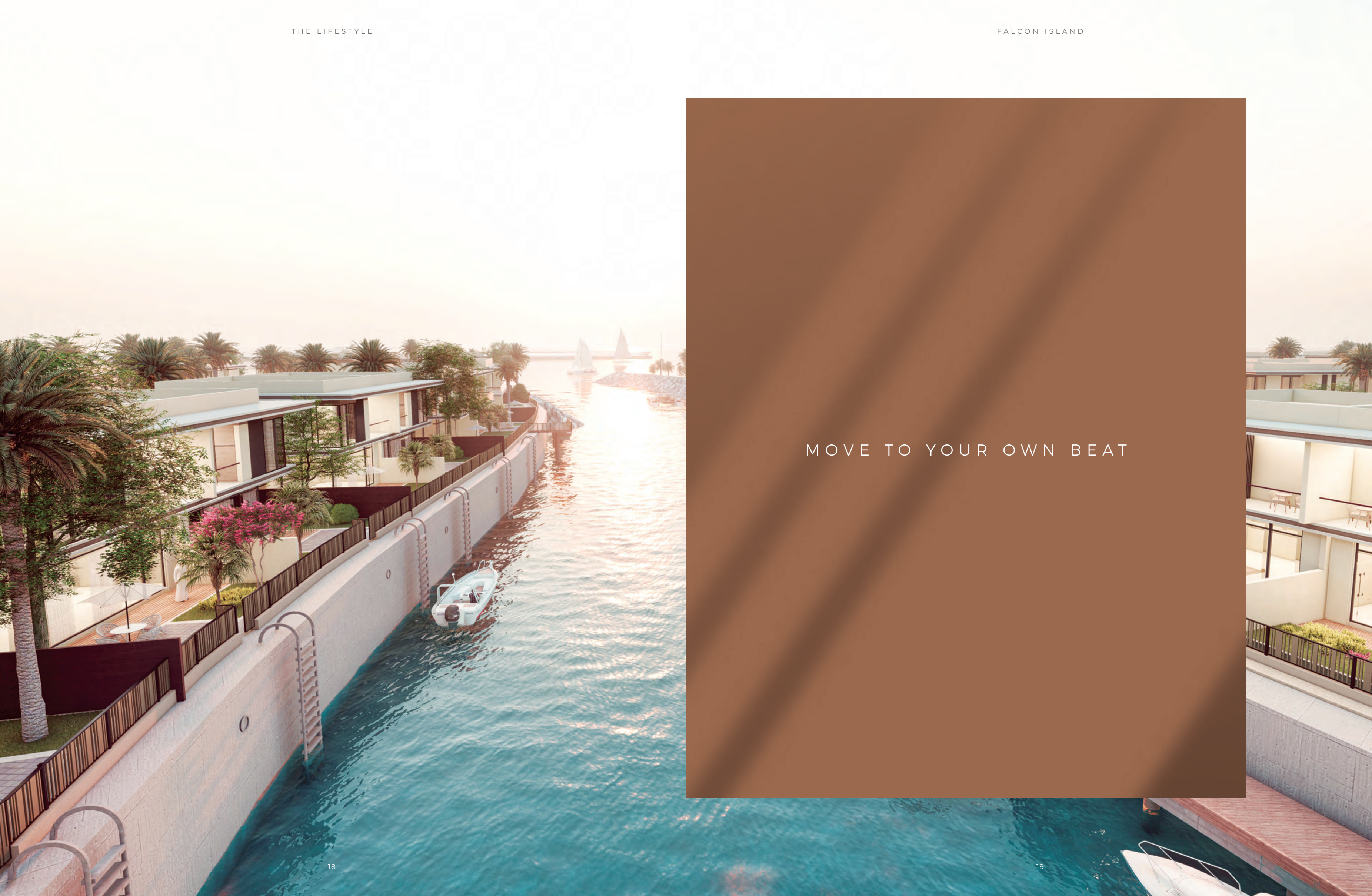












MOVE TO YOUR OWN BEAT



Spend treasured moments with family and friends utilizing the islands leisure facilities

Whether you choose to sink into a book over a solo lunch, or join your neighbour for a friendly golf game, there truly is something for everyone including the teens and little ones.

7:15 am

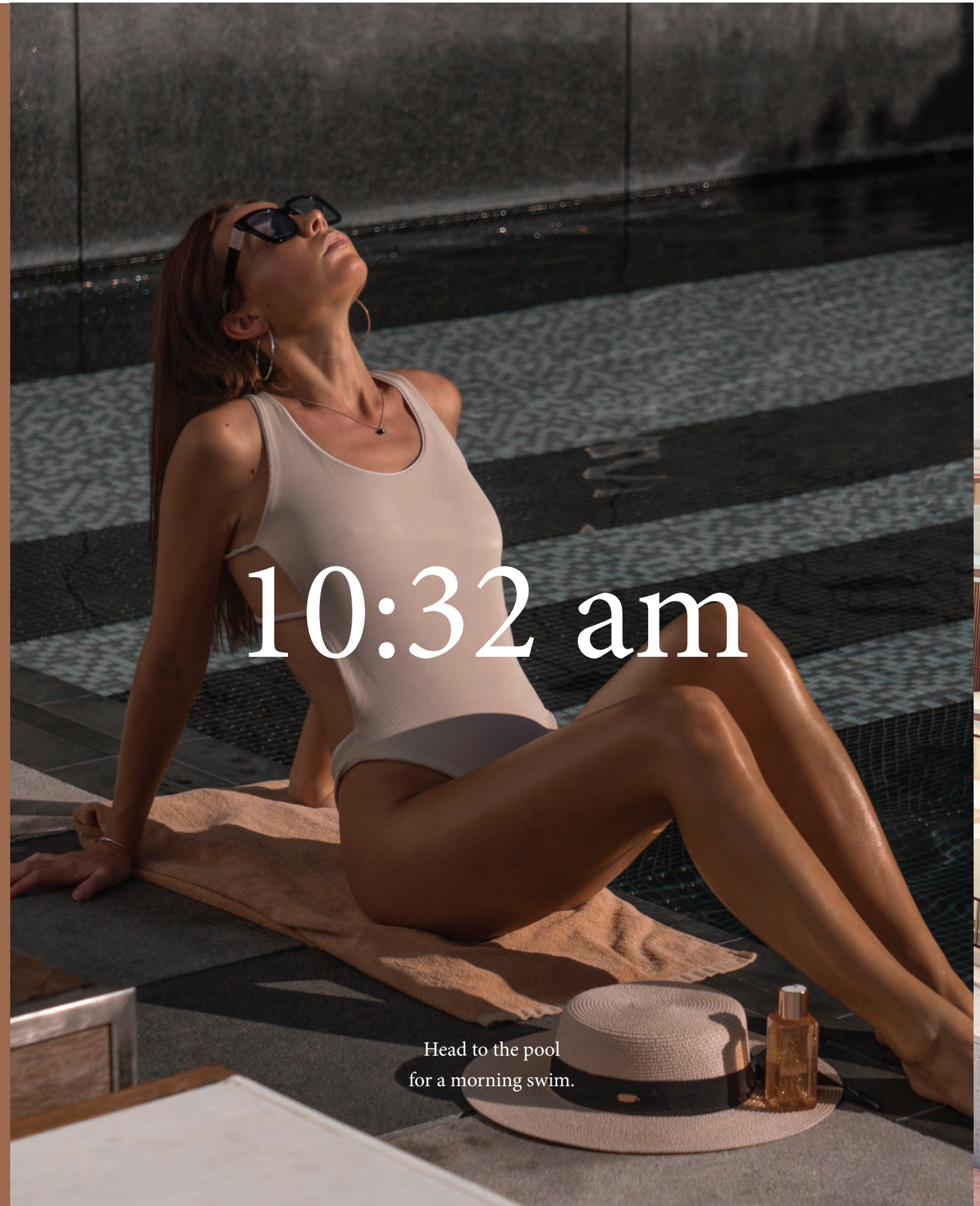
Treasure early morning breezy beach walks with the family.





8:00 am

Take centre court for an early tennis match in the community private courts.



10:32 am

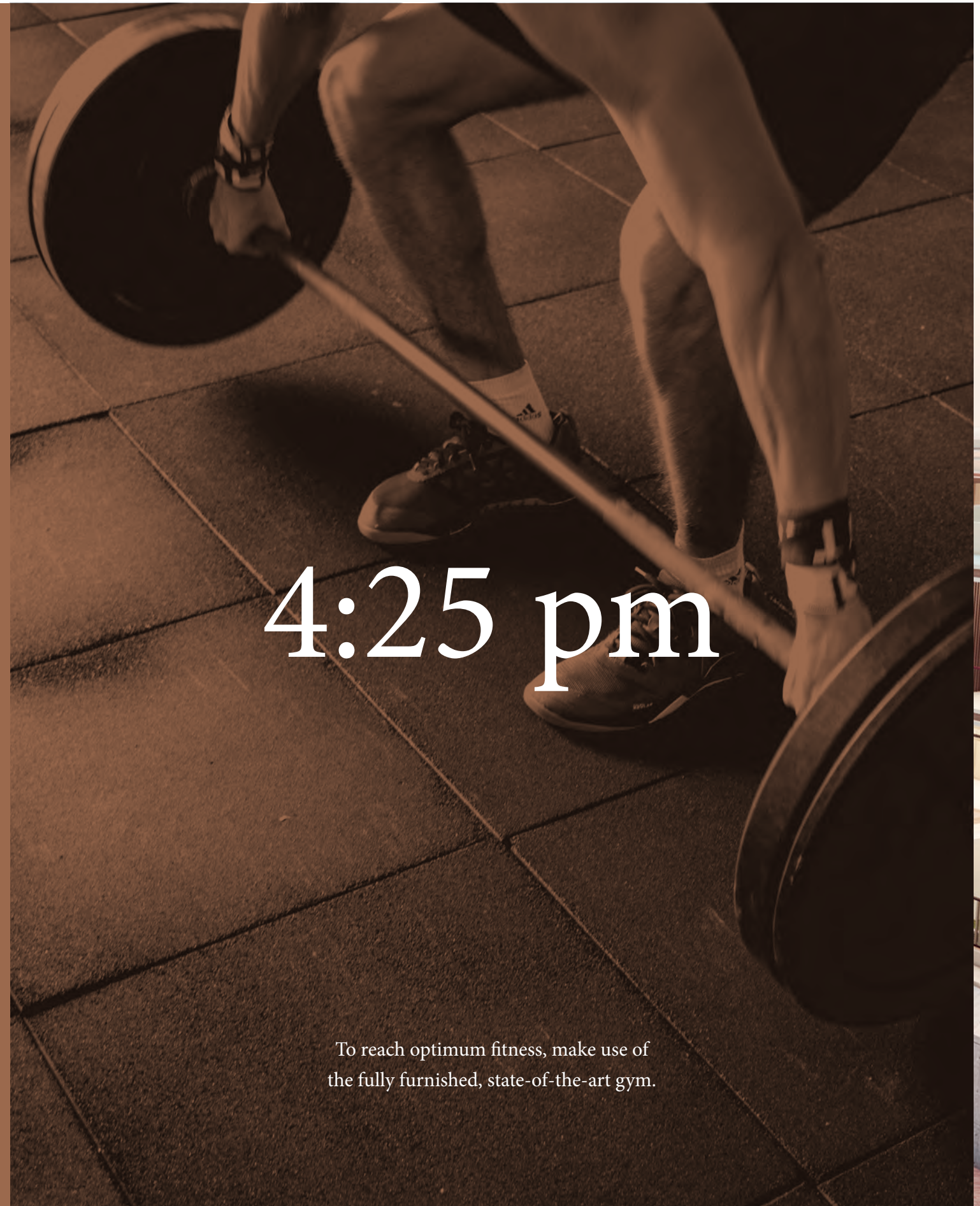
Head to the pool for a morning swim.





12:05 pm

Relax in the Marina for a leisurely lunch, alfresco style.



4:25 pm

To reach optimum fitness, make use of the fully furnished, state-of-the-art gym.



5:38 pm

Kick back and relax, enjoy the stunning sunset with a refreshing beverage in hand.







A TRUE ONE-OFF

FALCON ISLAND

FALCON ISLAND,  
A TRUE ONE-OFF





Offering the ultimate in prestige living in Ras Al Khaimah, Falcon Island offers a range of spacious, luxurious, high-quality properties ideal for families of all sizes. Positioned across this stunning island community lie a number of homes from 2-7 bedrooms.



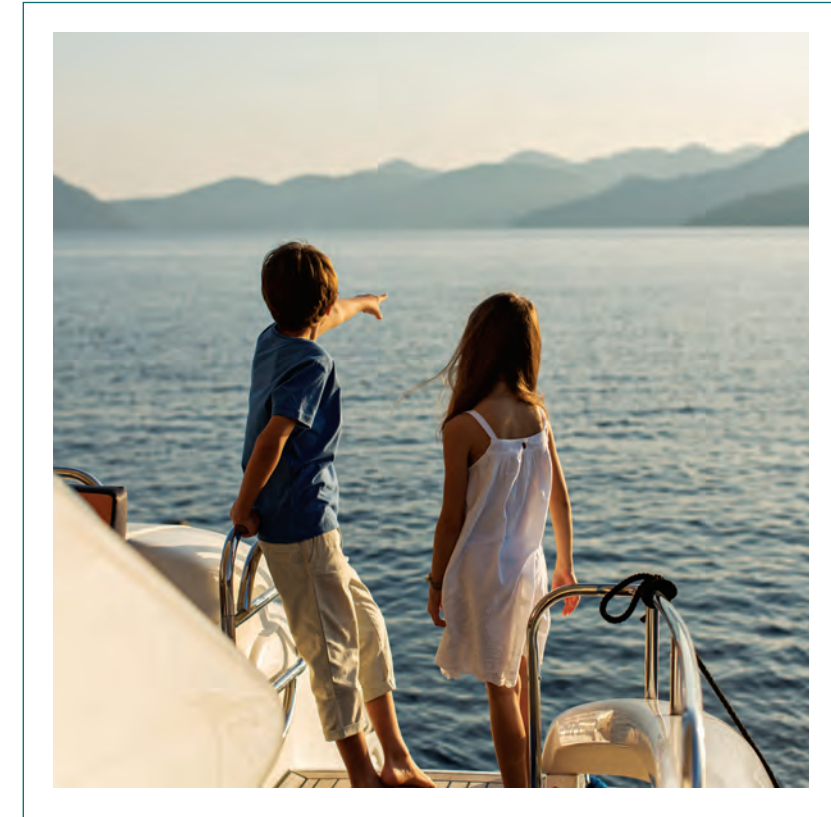
IN THE HEART OF EVERYTHING

FALCON ISLAND

IN THE HEART  
OF EVERYTHING



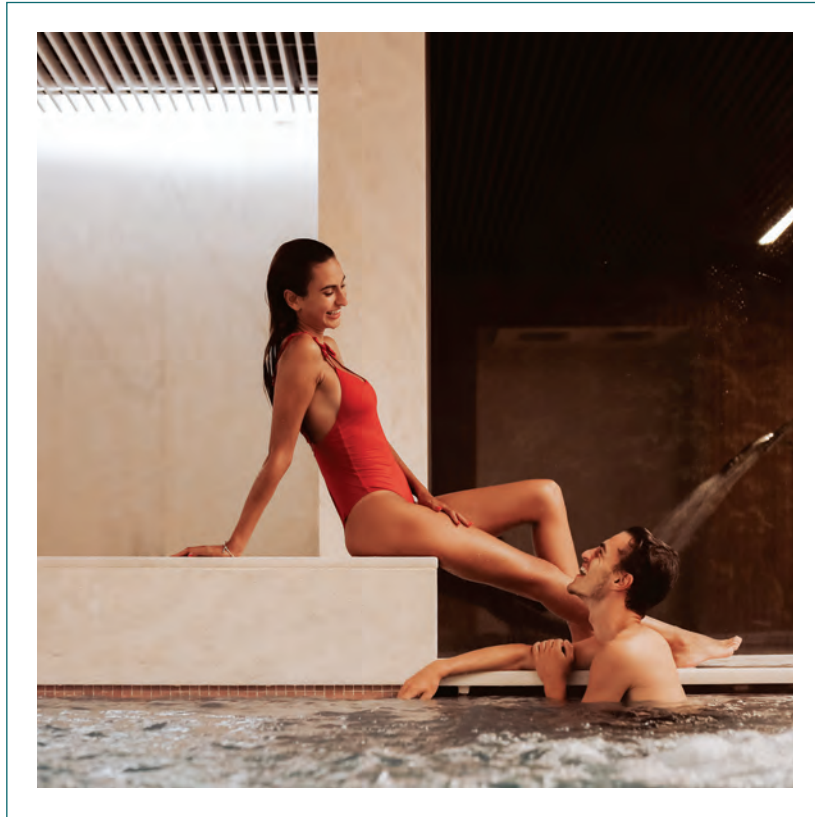
To complement the uniqueness and vibrancy of this holistic community, Falcon Island includes a seamless mix of features relevant to living, leisure and lifestyle.



## LIVING

Each home meets the current and future needs of a range of family types, be it a small young family to one of a larger extended size. Room options, sizes, layouts, and views to suit your preference. With a choice of canal, community or sea views, each unit has been tailored to fit the needs of its new homeowner. EV charging stations are available to the residents.





## LEISURE

The hallmark of the project is that nearly 70 percent of the island will be devoted to open spaces, a haven for those who love the outdoors. With a walking track, green areas to walk your dog, a fully equipped gym, four swimming pools, sports courts, and other outdoor areas, it is perfect for de-stressing and living a healthy lifestyle.



## LIFESTYLE

A short distance away you will find Al Hamra Mall, British curriculum schools, medical centres, five-star hotels and resorts such as the Waldorf Astoria Ras Al Khaimah and The Ritz-Carlton Ras Al Khaimah, Al Hamra Beach, perfect for sophisticated seclusion and contemporary amenities. Al Hamra Marina and Yacht Club hosts the perfect sailing destination, the marina's facilities include a modern yacht club, a waterfront restaurant, The Sailing Club, and 24/7 services, including maintenance and fuel station to name a few.



YOUR WAY OF LIVING



5 BEDROOM VILLA



20



5 BEDROOM VILLA





5 BEDROOM VILLA

Plot Size 7,320 sq.ft



Ground Floor

Total (B.U.A) 5,544 sq.ft



First Floor



4 BEDROOM VILLA





4 BEDROOM VILLA





4 BEDROOM VILLA

Plot Size 4,650 sq.ft



Ground Floor

Total (B.U.A) 3,988 sq.ft



First Floor



4 BEDROOM SEMI-DETACHED





4 BEDROOM SEMI-DETACHED

Plot Size 3,229 sq.ft

Total (B.U.A) 2,810 sq.ft



Ground Floor



First Floor



3 BEDROOM SEMI-DETACHED





3 BEDROOM SEMI-DETACHED

Plot Size 2,583 sq.ft



Ground Floor

Total (B.U.A) 2,110 sq.ft



First Floor



2 BEDROOM SEMI-DETACHED

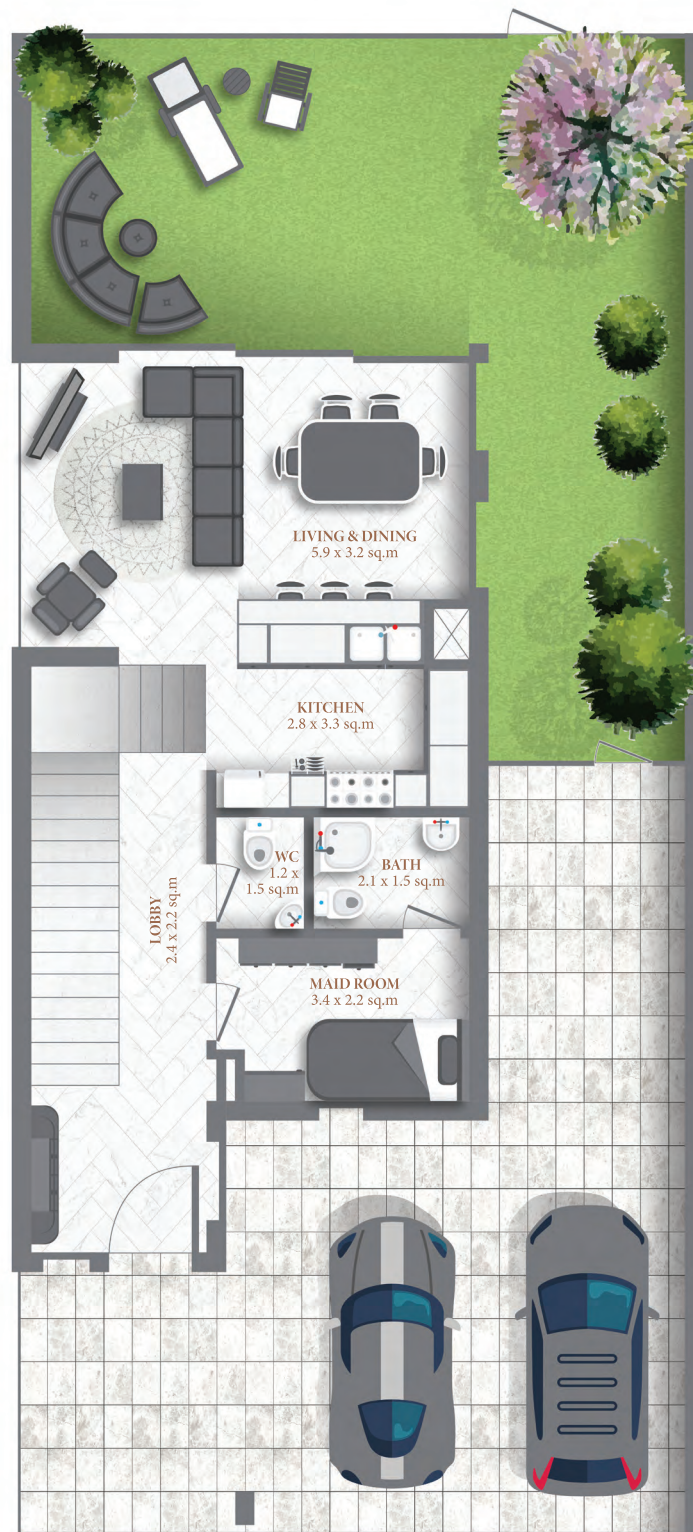




2 BEDROOM SEMI-DETACHED

Plot Size 1,938 sq.ft

Total (B.U.A) 1,659 sq.ft



Ground Floor



First Floor



2 BEDROOM TOWNHOUSE





TOWNHOUSE

Plot Size 1,292 sq.ft



Ground Floor

Total (B.U.A) 1,405 sq.ft



First Floor







A UNIQUE AND VIBRANT LIFESTYLE

FALCON ISLAND

A UNIQUE AND  
VIBRANT LIFESTYLE





The lifestyle on Falcon Island adds a whole new dimension of charm to this already stunning Emirate.

This one-of-a-kind island is not limited to its beautiful aesthetics; it is an island that hosts convenience, 18-hole golf course, Al Hamra Mall is a stone's throw away, a British curriculum school and medical centres within vicinity, and walking tracks to keep in-line with Ras Al Khaimah's government vision on sustainable tourism.

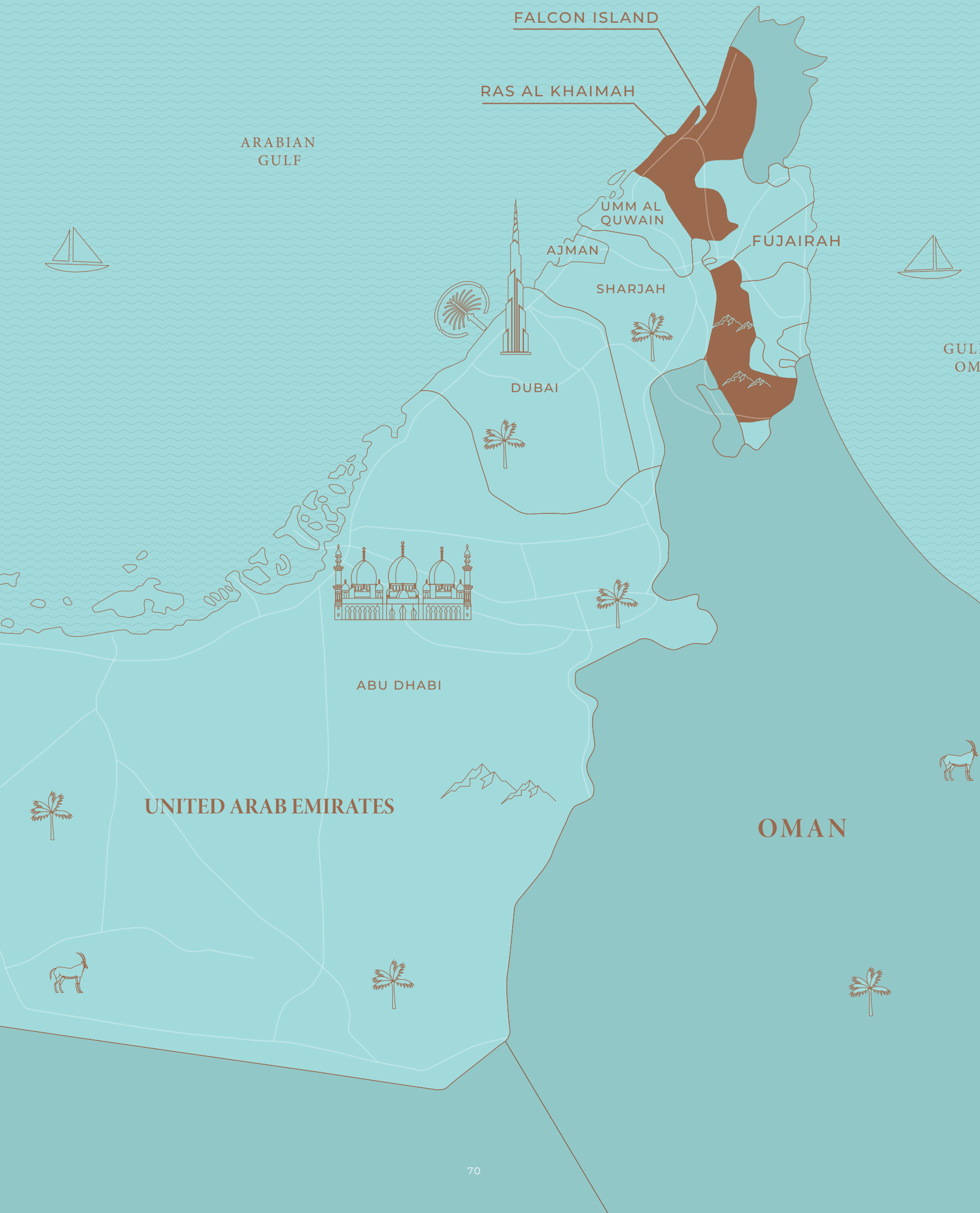






A TREASURED  
WATERFRONT ADDRESS





**A local trip?**

Take a flight from Ras Al Khaimah Airport in just:

25 mins

**Need a getaway?**

Be at Dubai Airport, the travel hub for the Emirate in just:

45 mins

**In need of some retail therapy?**

Head to the world's biggest mall, Dubai Mall in just:

55 mins

**Fancy an adventure?**

Drive to the top of Jebel Jais in just:

60 mins

**An important business meeting?**

Drive down to DIFC for one the many decedent business lunches in just:

60 mins



