



MIRAGGIO

SOURCE OF FATE

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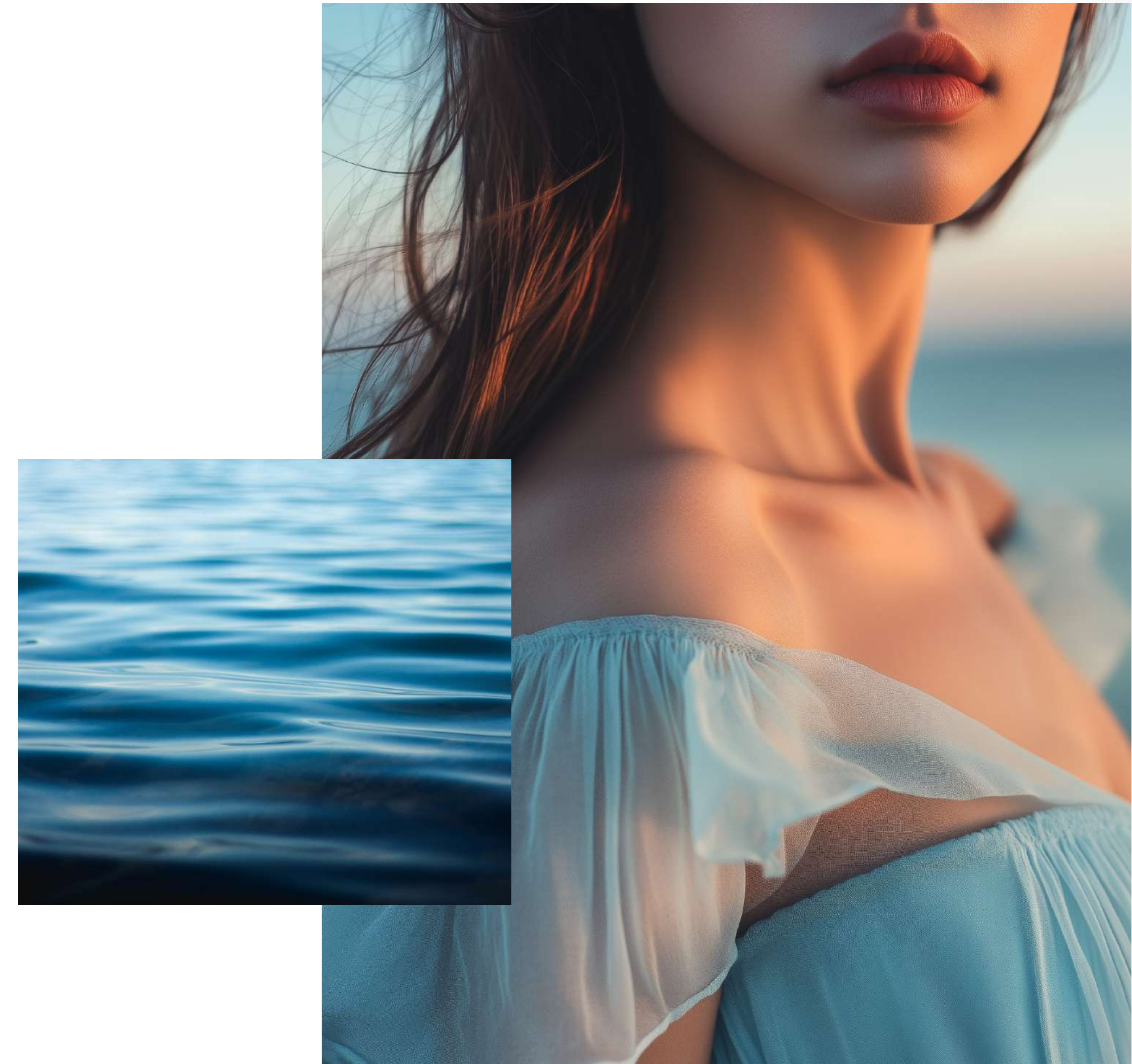
PROPERTIES

INTRODUCTION

Nestled on the pristine **Al Marjan Island, Miraggio** represents a harmonious blend of nature, art, and architecture. Its organic form cascades gracefully towards the embrace of the Arabian Gulf, creating a sanctuary of calm.

Here, time slows down, and each moment is infused with the luxury of living in perfect harmony with the environment. The gentle rhythm of the sea is a constant companion, alongside breathtaking views and verdant surroundings.

A DREAM MADE REAL.
EXCLUSIVE, TIMELESS, UNFORGETTABLE.





WHERE ELEGANCE MEETS
the ocean's flow

A sculptural masterpiece, its design integrates seamlessly with the natural landscape, allowing residents to immerse themselves in both modern luxury and the serene allure of the sea.



A BALANCE OF PRIVACY, PRIVILEGED LIFESTYLE, *and harmony*

Positioned on the central islet of **Al Marjan Island**, **Miraggio** enjoys a prime location surrounded by exclusive resorts and sophisticated residences.

The lower levels offer a curated selection of world-class amenities, including a state-of-the-art fitness center, tropical gardens, infinity pool and serene water features, all designed to enhance well-being and provide tranquility.





A RESIDENCE THAT TRANSCENDS, WHERE *Life flows effortlessly*

The dynamic design of the building's cascading terraces and curved balconies blur the lines between nature and architecture, creating private sanctuaries with stunning views.

The project is a living sculpture that integrates with the landscape, offering residents exclusive spaces to relax, socialize, and refresh. The evolving location of Al Marjan Island ensures a vibrant community, with new developments and premium services enhancing its charm.

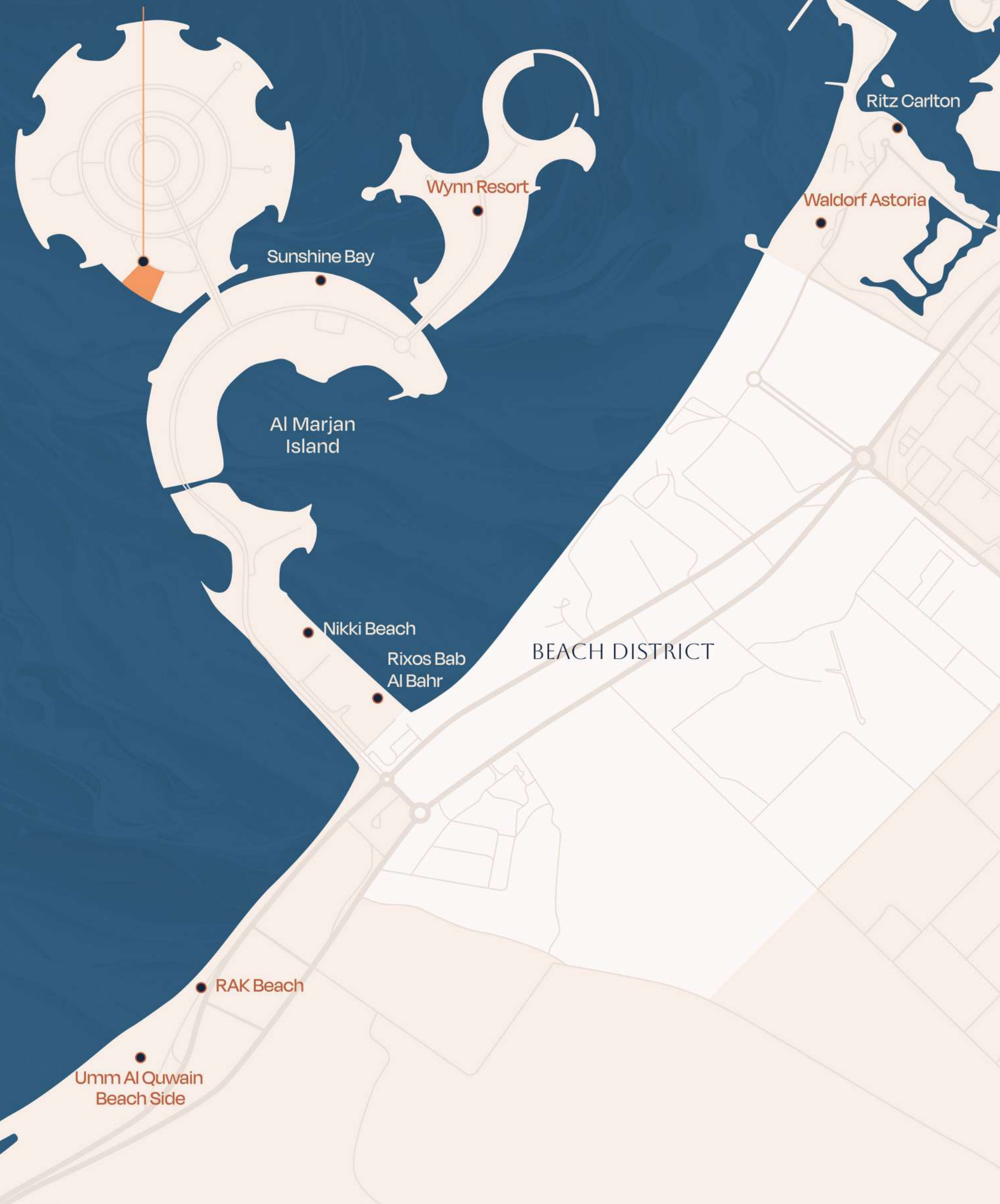




RAS AL KHAIMAH
INTERNATIONAL AIRPORT
30 minutes away

WYNN RESORT
5 minutes drive

DUBAI
1 hour away



REFLECTIONS AND CONNECTIONS WITH THE CAPTIVATING SURROUNDINGS

Miraggio represents a unique location that offers an extraordinary connection to both the natural beauty of the surroundings and the thriving energy of **Ras Al Khaimah**.

Just a 15 minute walk from the Wynn Resort, and just 25 minutes from the RAK City Centre, Miraggio is positioned close to key business hubs and leisure destinations.

The location is strategically positioned to provide excellent connectivity to **Ras Al Khaimah International Airport**, allowing for seamless travel connections. Thanks to the proximity to the future **Wynn Resort**, **Al Hamra Mall**, **Al Hamra Golf Club**, and the **Royal Yacht Club**, the area is set to become a premier destination.



WYNN RESORT *Ras Al Khaimah*

The upcoming **Wynn Resort Ras Al Khaimah** is set to transform the Emirate into a world-class luxury destination.

Set to open in 2027, this \$3.9 billion resort will feature a 1,542-room hotel, high-end shopping, state-of-the-art meeting facilities, over 24 fine dining establishments, and the **first gaming casino in the region**.

The Wynn Resort is expected to boost tourism, create jobs, stimulate economic growth, and attract an influx of high-net-worth individuals from around the globe, making Ras Al Khaimah an appealing location for real estate investors seeking profitable returns.





The Wynn Al Marjan Island will be a first of its kind, iconic, gaming and entertainment destination. The joint venture between Marjan, Wynn Resorts, and RAK Hospitality will open in 2027 and will consist of:



c. 1,542
Hotel Keys



c. 24 Dining &
Lounge Experiences



MICE Area



Spa



Entertainment Area
(with Theatre)



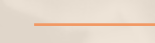
Gaming Area



Ras Al Khaimah's strategic location and excellent living value continue to attract foreign investors, offering Miraggio residents an exclusive retreat in a vibrant and thriving setting.

1.28 MILLION

Visitors in 2024
a 12% increase in tourism



5 MILLION

Tourism visitor
growth by 2030

5,800

Hospitality keys are
in the pipeline to
complete by 2026



7,305

Hospitality keys are
scheduled to be
developed by 2027



The arrival drop-off at Miraggio offers a seamless introduction to elegance, where refined design and attentive service create an inviting atmosphere from the very first moment.



THIS BUILDING IS NOT
SIMPLY A PLACE TO LIVE,
it's a unique experience

At Miraggio, you embrace an exclusive lifestyle,
with every detail crafted for your well-being.

Whether in the tranquil amenities or in the privacy
of your home, here you can take time for yourself,
fully embrace the spaces, and enjoy every comfort
without missing a thing.





The AMENITIES

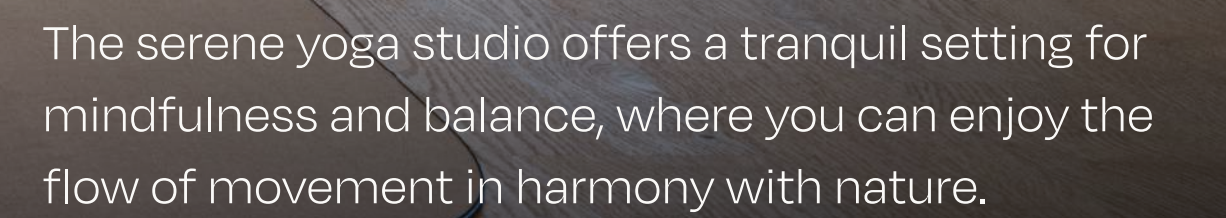
- ① Main Road
- ② Arrival Drop-Off
- ③ Residential Grand Lobby Entry
- ④ Retail Access
- ⑤ Vehicle Entry/Exit
- ⑥ Gym & Terrace
- ⑦ Main Lobby
- ⑧ Yoga Room
- ⑨ Kids Pool
- ⑩ Waterscape
- ⑪ Infinity Pool
- ⑫ Kids Play Area
- ⑬ Family Lawn
- ⑭ Pocket Seatings
- ⑮ Padel Court
- ⑯ Water Feature
- ⑰ Landscape Buffer
- ⑱ Pool Bar
- ⑲ Activity Lawn
- ⑳ Jogging Track
- ㉑ Terraces



Along the promenade, lush gardens, flowing fountains, and serene seating areas invite you to slow down, unwind, and savor each moment.



The fitness center is designed to provide a space where you can live moments for yourself, reinvigorating both body and mind with advanced equipment and a motivating environment.





WHERE INNER PEACE IS FOUND *in the present moment*

The sea promenade at Miraggio offers a tranquil path where you can stroll, embrace the beauty of the horizon, and witness breathtaking sunsets that paint the waters in hues of gold.

Water features with built-in sunken seating provide peaceful moments or opportunities for connection, as the soothing sound of flowing water calms the mind.

The sports courts invigorate your senses, while the tropical gardens envelop you, offering a peaceful sanctuary for reflection and restoration.





The infinity pool provides a stunning view that extends over the horizon, allowing you to relax in the water and look at the vastness of the open sea.



REFINED RESIDENCES SEAMLESSLY BLENDING *with nature's beauty*

The interiors at Miraggio reflect a perfect blend of modern elegance and functionality.

Unique layouts are furnished with high-quality materials such as natural stone, and floor to ceiling windows flood each room with natural light.

Panoramic views of the sunset are framed by generous terraces, connecting indoor and outdoor spaces. The natural tones enhance the sense of openness, offering a serene and luxurious living experience.





A SERENE ATMOSPHERE TO
UNWIND AND RECONNECT





PRIVATE SPACES THAT
INVITE RESTFUL MOMENTS
AND REFINED COMFORT





A CELEBRATION OF TIMELESS ELEGANCE,
WHERE EVERY DETAIL SPEAKS FOR ITSELF





WHERE THE HORIZON
FEELS LIKE HOME







SOURCE OF FATE: CRAFTING LIFESTYLES TO EMBRACE

Established in 2021, Source of Fate is an innovative boutique real estate developer with a robust UAE pipeline portfolio valued at AED 10 billion. Our projects span from high-end waterfront apartments to luxury villa communities, all strategically located in the most premium and high-potential areas.

AWARDS

- Luxury Lifestyle Awards 2024:
Best Luxury Architect Visualization and Design
- Muse Design Awards 2024:
Platinum Winner – Architectural Design (Conceptual)
- Titan Awards 2024:
Gold Winner – Architecture (Conceptual)
- Luxury Lifestyle Awards 2025:
Best Luxury Waterfront Development for Miraggio in Ras Al Khaimah
- Gold Winner Muse 2025:
Architectural Design - Apartments
- Rising ultra luxury developer of the year UAE realty awards
- Titan Awards Category Winner:
Architecture - Apartments 2025
- Project of the Year with the Best Architecture:
Pillars of Real Estate Awards 2025





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PROPERTIES