FACTSHEET

BEACH RESIDENCES



SORA BEACH RESIDENCES

Sora Beach Residences, inspired by the boundless sky, invites you to experience a life where possibilities stretch as far as the horizon. Located on Al Marjan Island, Sora Beach Residences feels like a retreat every day.

Whether you're drawn to the tranquility of the beach or the serenity of your own private space, It offers the perfect backdrop for both relaxation and connection.



KEY DISTANCES

- O3 Minutes Walking Distance
 To Wynn Resort
- 20 MinutesTo RAK international Airport
- 35 MinutesTo Sharjah International Airport
- **45** Minutes

To Dubai International Airport



To Jabel Jais Zipline

55 Minutes
 To Downtown Dubai & Burj Khalifa

60 Minutes

To Burj Al Arab



GENERAL INFORMATION

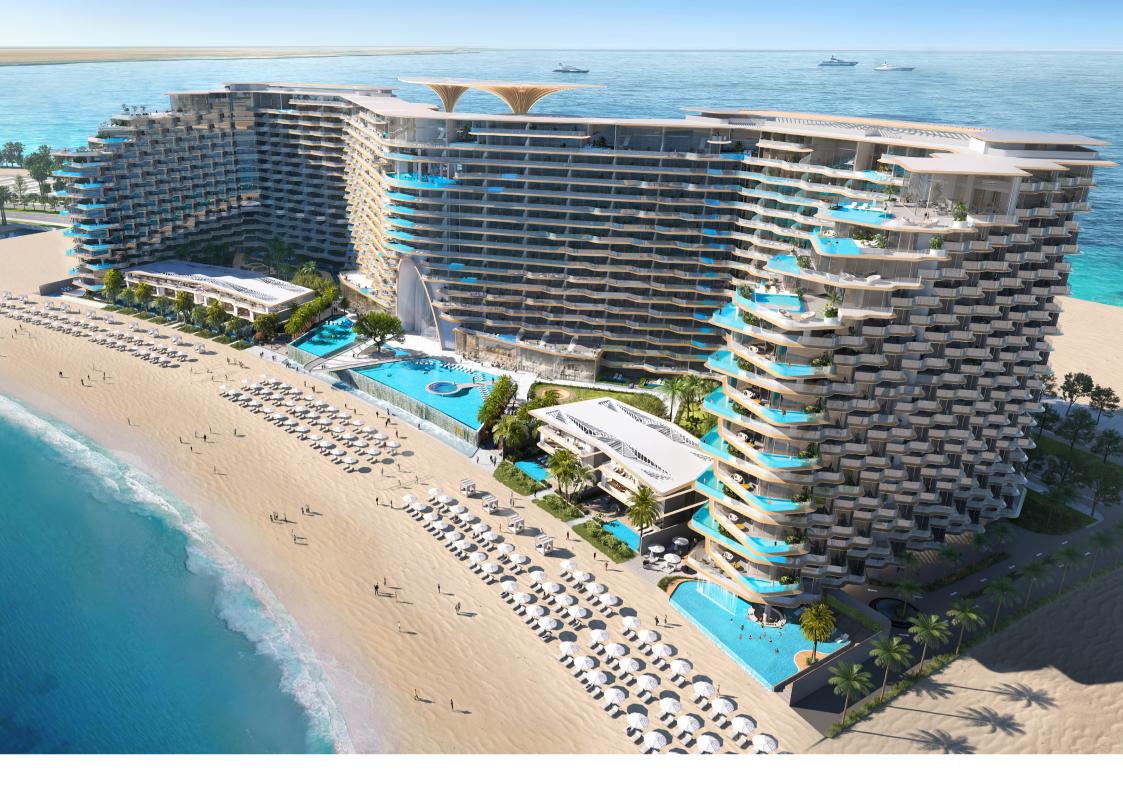
| Property Type | Luxury Beach front on Residences with Panoramic Sea View |
|---------------------------------|--|
| Ownership | Freehold property for all nationalities |
| Furnishing | Fully Furnished and Fitted |
| Total No. of Units | 663 |
| Atrium Height | 138 feet |
| F&B | 2 Branded Restaurants |
| Building Configuration | Basement + Ground Floor + 18 Floors |
| Anticipated Completion Date | Q4 2027 |
| Estimated Service Charges | AED 18–25 + VAT / sq.ft |
| Ras Al Khaimah Registration Fee | AED 3,000 on Registration |
| | 4% on Building Completion |
| Admin Fee | AED 5000 on Registration |
| Resale | 40% |
| Parking | Basement & Ground Parking |
| | 1 & 2 Bedroom Residences : 1 Parking Space |
| | 3 & 4 Bedroom Residences : 2 Parking Spaces |
| | Beach Villas, Sky Villas, & Podium Villas : 2 Parking Spaces |
| No. Of Elevator | 15 Lifts + 2 Service Lifts |
| | |



PROJECT DETAILS

| Project | Sora Beach Residences |
|-----------------------|---|
| Owner | Aark Developers FZ LLC |
| Developer | Aark Developers FZ LLC |
| Architect | Nikken Sekkei - Renowned Japanese Architect |
| Interior Designer | Shalini Misra |
| Structural Consultant | Engineering Design Consultancy Group |
| MEP Consultant | Ian Banham & Associates |
| Lighting Consultant | Stefano Dall'Osso |
| Location | Al Marjan Island, Ras Al Khaimah, UAE |
| Google Map | https://shorturl.at/FUW1x |



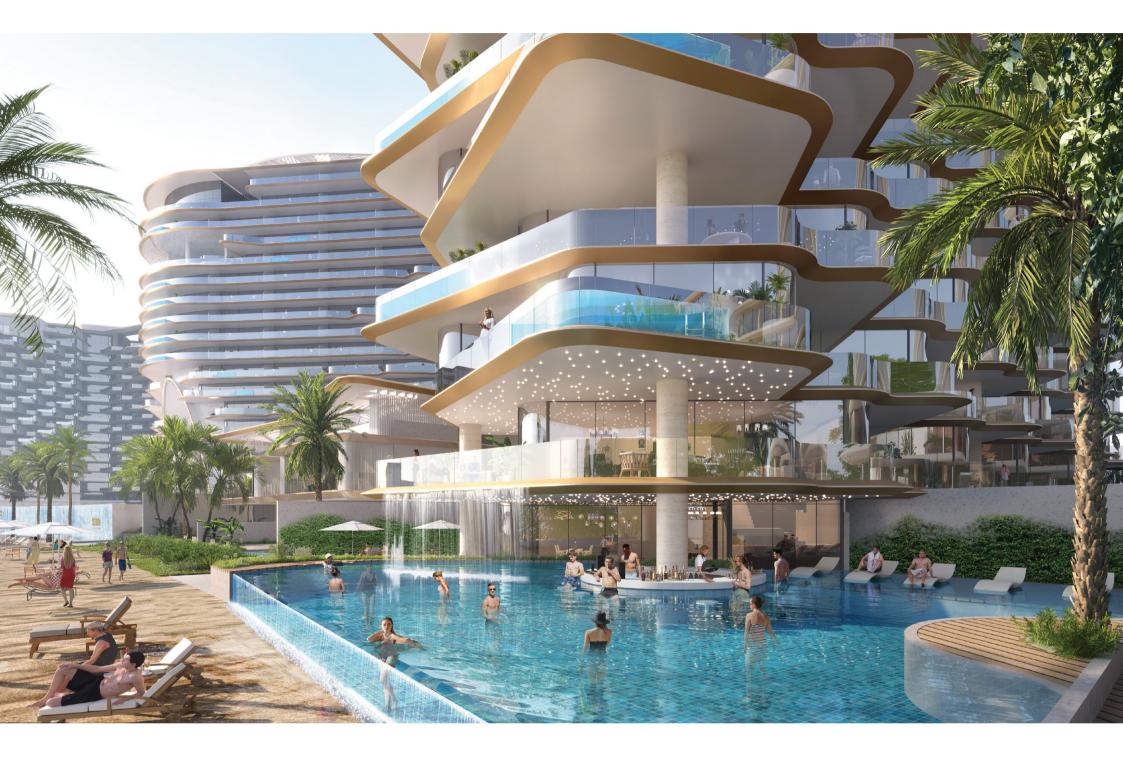


UNIT CONFIGURATION

| UNIT TYPE | Min Area (sq. ft.) | Max Area (sq. ft.) | Starting Price (AED) |
|------------------------------|--------------------|--------------------|----------------------|
| 1 - Bedroom Beach Residences | 876 | 999 | 2.7M |
| 2 - Bedroom Beach Residences | 1,316 | 1,580 | 4.1M |

| 3 - Bedroom Beach Residences with Private Pool | 2,042 | 3,477 | 6.9M |
|--|-------|--------|--------------|
| 4 - Bedroom Beach Residences with Private Pool | 3,114 | 4,743 | 10.9M |
| Sky Villas with Private Pool | 6,655 | 13,914 | UPON REQUEST |
| Beach Villas with Private Pool | 5,899 | 13,797 | UPON REQUEST |
| Podium Villas with Private Pool | 3,623 | 5,194 | UPON REQUEST |

50+ **AMENITIES & FACILITIES**







1000.ft Private beach

Sky Bar with Infinity Pool





Branded Restaurants

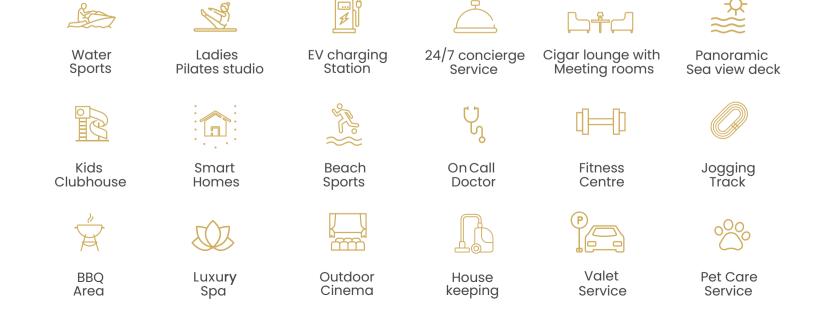




Branded Beach club



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WHY INVEST IN SORA



Secure Investments with high ROI







Family Resort Lifestyle





Walking Distance to Wynn Casino



Amenities

1000 ft. Private Beach



Free Golden Visa



Fully Furnished Residences

Building Excellence Through Strategic Partnerships

Concept Design by

Nikken Sekkei

Nikken Sekkei is a global leader in architectural design, known for its sustainable and innovative projects that enhance the human experience. Each project showcases their ability to blend cutting-edge technology, cultural sensitivity, and environmental consciousness, creating transformative spaces that leave a lasting impact.





Interiors by

Shalini Mishra

Known for creating stylish, bespoke spaces that mix luxury with comfort, Shalini's designs combine contemporary and classic elements, with an eye for detail and high-quality materials. Shalini's work is all about elegance and warmth, from private residences to boutique hotels, making every space feel unique and personal.

PAYMENT PLAN

60% DURING CONSTRUCTION | 40% ON COMPLETION

Handover Date : **Q4 2027**

60% During Construction

40% on Completion

| Installment | Percentage | Date |
|-------------------|------------|----------------------|
| Down Payment | 10 % | On Booking |
| 1st Installment | 10 % | 30 Days from Booking |
| 2nd Installment | 5 % | August 2025 |
| 3rd Installment | 5 % | December 2025 |
| 4th Installment | 5 % | March 2026 |
| 5th Installment | 5 % | June 2026 |
| 6th Installment | 5 % | September 2026 |
| 7th Installment | 5 % | December 2026 |
| 8th Installment | 5 % | March 2027 |
| 9th Installment | 5 % | June 2027 |
| Final Installment | 40 % | On Completion |

PAYMENT METHOD











BEACH RESIDENCES

DEVELOPED BY AARK DEVELOPERS



