

FACTSHEET

SORRA

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


-  **03 Minutes** Walking Distance  
To Wynn Resort

 **20 Minutes**  
To RAK international Airport

 **35 Minutes**  
To Sharjah International Airport

 **45 Minutes**  
To Dubai International Airport
-  **50 Minutes**  
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	<a href="https://shorturl.at/FUW1x">https://shorturl.at/FUW1x</a>







# 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



Outdoor  
Yoga



Branded  
Restaurants



Japanese  
Sky Garden



Branded  
Beach club



Water  
Sports



Ladies  
Pilates studio



EV charging  
Station



24/7 concierge  
Service



Cigar lounge with  
Meeting rooms



Panoramic  
Sea view deck



Kids  
Clubhouse



Smart  
Homes



Beach  
Sports



On Call  
Doctor



Fitness  
Centre



Jogging  
Track



BBQ  
Area



Luxury  
Spa



Outdoor  
Cinema



House  
keeping



Valet  
Service



Pet Care  
Service





## WHY INVEST IN SORA



Secure Investments  
with high ROI



Panoramic  
Sea View



Prime  
Location



Family Resort  
Lifestyle



Private  
Pools



Walking Distance  
to Wynn Casino



50+  
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



Cheque



Debit/Credit Card



Crypto



Bank Transfer



# SORA

BEACH RESIDENCES

DEVELOPED BY



MARKETED BY

