

SORA

BEACH RESIDENCES

FACTSHEET

(800) 7672

www.sorabeachresidences.ae

SEAMLESS CONNECTIVITY

03 Minutes Walking Distance

To Wynn Gaming Resort

20 Minutes

To RAK international Airport

35 Minutes

To Sharjah International Airport

45 Minutes

To Dubai International Airport

50 Minutes

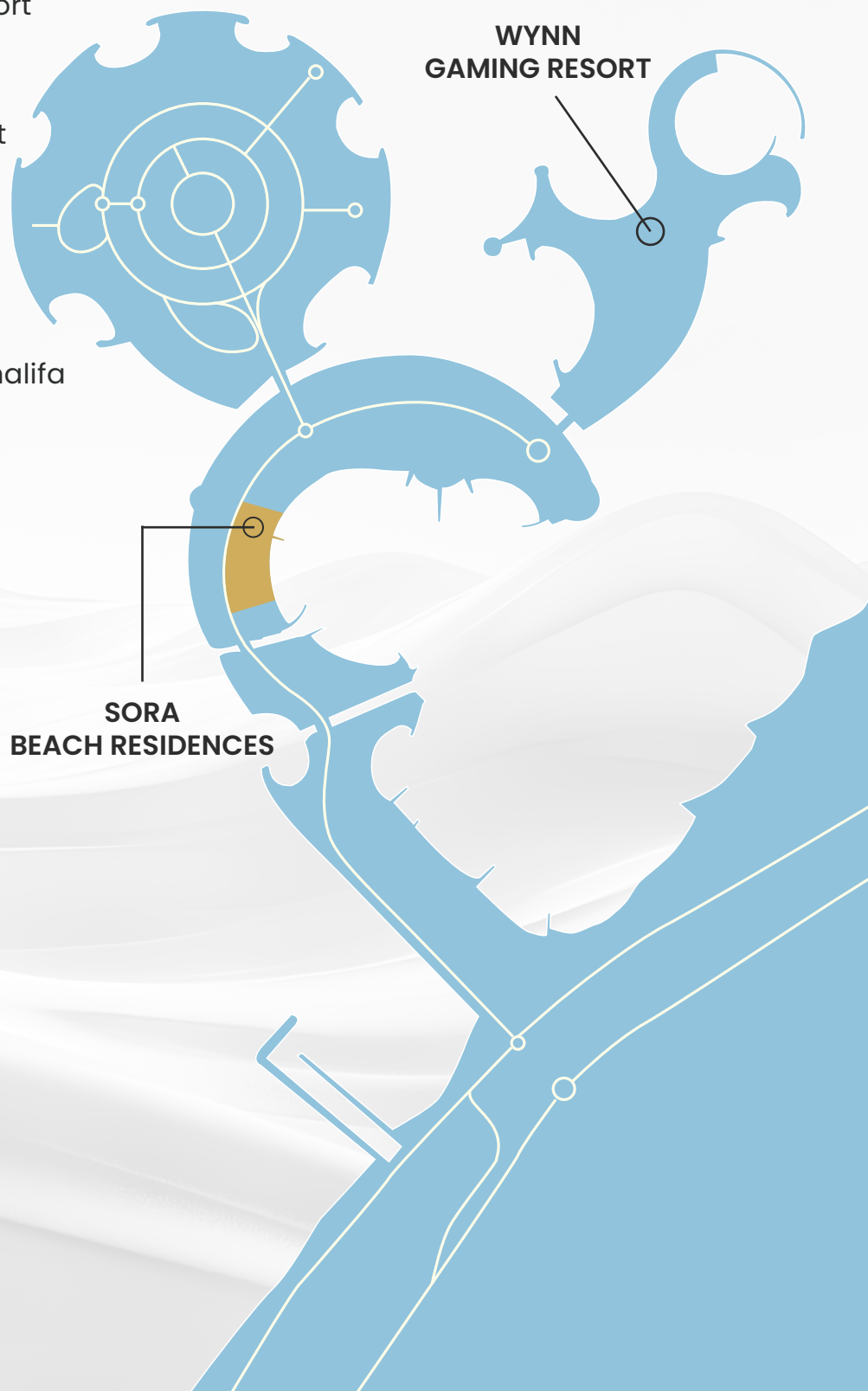
To Jabel Jais Zipline

55 Minutes

To Downtown Dubai & Burj Khalifa

60 Minutes










To Burj Al Arab





| | |
|-----------------------|--|
| 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 Dallo'sso |
| Location | Al Marjan Island, Ras Al Khaimah, UAE Google map: https://maps.app.goo.gl/UER4pwkY2rQc5Ufb9 |

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



GENERAL INFORMATION

| | |
|---------------------------------|---|
| Property Type | Luxury Beachfront 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 | December, 2026 |
| Estimated Service Charges | AED 18/sq.ft |
| Ras Al Khaimah Registration Fee | AED 3,000 on Registration 4% on Building Completion |
| Resale | 40% |
| Parking | Basement 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 |

UNIT CONFIGURATION

| UNIT TYPE | Min. Area (sq. ft.) | Max. Area (sq. ft.) | Starting Price (in AED) |
|--|---------------------|---------------------|-------------------------|
| 1 - Bedroom Beach Residences | 876 | 999 | 2.8M |
| 2 - Bedroom Beach Residences | 1,316 | 1,580 | 4.2M |
| 3 - Bedroom Beach Residences with Private Pool | 2,042 | 3,477 | 7.3M |
| 4 - Bedroom Beach Residences with Private Pool | 3,114 | 4,743 | 11.2M |
| 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



JAPANESE
SKY GARDEN



BRANDED
BEACHCLUB



SMART
HOMES



BEACH
SPORTS



WATER
SPORTS



LADIES
PILATES STUDIO



CIGAR LOUNGE WITH
MEETING ROOMS



PANORAMIC
SEA VIEW DECK



LUXURY
SPA



OUTDOOR
CINEMA



JOGGING
TRACK



KIDS
CLUBHOUSE



OUTDOOR
YOGA



BRANDED
RESTAURANTS



ON CALL
DOCTOR



FITNESS
CENTRE



PET CARE
SERVICE



BBQ
AREA



EV CHARGING
STATION



24/7 CONCIERGE
SERVICE



HOUSEKEEPING



VALET
SERVICE

PAYMENT PLAN - 1

70% DURING CONSTRUCTION | 30% ON COMPLETION

| Installment | Payment Percentage | Date |
|-------------------|--------------------|----------------------|
| Down Payment | 10 % | On Booking |
| 1st Installment | 10 % | 90 Days from Booking |
| 2nd Installment | 10 % | January 2025 |
| 3rd Installment | 10 % | June 2025 |
| 4th Installment | 10 % | December 2025 |
| 5th Installment | 5 % | January 2026 |
| 6th Installment | 5 % | April 2026 |
| 7th Installment | 5 % | July 2026 |
| 8th Installment | 5 % | October 2026 |
| Final Installment | 30 % | On Completion |

PAYMENT PLAN - 2

50% DOWN PAYMENT | 50% DURING CONSTRUCTION

5% DISCOUNT*






| Installment | Payment Percentage | Date |
|-----------------|--------------------|----------------------|
| Down Payment 1 | 10 % | On Booking |
| Down Payment 2 | 40 % | 60 Days from Booking |
| 1st Installment | 10 % | January 2025 |
| 2nd Installment | 10 % | May 2025 |
| 3rd Installment | 10 % | October 2025 |
| 4th Installment | 5 % | January 2026 |
| 5th Installment | 5 % | April 2026 |
| 6th Installment | 5 % | August 2026 |
| 7th Installment | 5 % | December 2026 |

PAYMENT PLAN - 3

100% UPFRONT PAYMENT

| OPTION - 1 | OPTION - 2 |
|---------------|--------------------------------|
| 10% Discount* | 8% Guaranteed ROI for 2 Years* |

Payment Method

-  Cheque
-  Cash
-  Bank Transfer
-  Debit/Credit Card
-  Crypto

Account Details

Beneficiary Name: AARK DEVELOPERS FZ LLC
Beneficiary Bank: National Bank of Ras Al Khaimah (P.S.C)
IBAN: AE460 4000 0033 3226 1130 01
Account No: 0333226113001
Swift Code: NRAKAEAK
Branch: Bur Dubai
Address: RAK Building, Umm Hurair, Bur Dubai-Dubai.

*T&C Apply





(800) 7672

www.aarkdevelopers.com