### BNW DEVELOPMENTS بي ان دبليو للتطوير العقاري





## At BnW Developments, luxury is not just a promise; it is a hallmark.

Our approach is bespoke, reflecting a commitment to creating spaces that are not just residences, but sanctuaries of luxury and sophistication. From the majestic skylines of Dubai to serene suburban enclaves, our developments epitomize elegance and exclusivity, tailored to meet the discerning tastes of our distinguished clientele.

We are known for our steadfast commitment to trust and a proven track record of delivering exceptional projects and achieving customized investment solutions for a diverse clientele. With this pioneering approach, we're able to introduce innovative strategies like collaborative investment partnerships, multi-unit investments, and other exclusive investment opportunities to the forefront.

From awe-inspiring skyscrapers to elegant seaview penthouses, our developments embody an elevated lifestyle marked by elegance and exclusivity.

2()()+**Real Estate Advisors** at Your Perusal

New Residential Projects

/+Countries with a **Global Presence** 





## Ankur Aggarwal Chairman & Founder

Ankur Aggarwal, a chartered accountant, and the visionary founder of BnW Developments, has swiftly positioned the company as a leader in luxury real estate with its prestigious mixed-use projects in prime locations like Ras Al Khaimah and Dubai. With AUM exceeding 15 billion AED, these projects showcase Ankur's commitment to excellence and innovation. Each development merges cutting-edge design and quality with exceptional luxury, setting new industry benchmarks.



## Vivek Anand Oberoi

### **Managing Director & Co-Founder**

Vivek Anand Oberoi, Managing Director & Co-Founder at BnW, is celebrated for his multifaceted career in Indian cinema, entrepreneurship, and philanthropy. He has starred in 47 films spanning seven languages, earning an Emmy nomination for "Inside Edge." Recognized by Forbes as one of the Top 40 global philanthropists, Vivek integrates altruism into his business strategies. Through his family office, he oversees multiple companies, ensuring alignment with ethical and sustainable principles.

## **Our Achievements**

**Global Business**  $(\checkmark)$ Award - Dubai 2024

Ace of Visions - 2023

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 $(\checkmark)$ 

Global Indian Of The Year 2023-24

Business Excellence  $\langle \rangle$ Award

 $(\checkmark)$ 

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CEO Middle East Award - 2023

**Investment and Real Estate** Summit 2023





Leadership Award -2024

**Contribution Appreciation** ICAI



 $\checkmark$ 

Divya Chakra Award – 2023



## Ras Al Khaimah



## **United Arab Emirates Overview**

The UAE's strong market fundamentals continue to draw foreign direct investment into the country.

The United Arab Emirates is a federation of seven emirates founded in 1971, with Abu Dhabi as the capital. The table below and map provide an overview of each emirate, including location and land area.





### **Gross Domestic Product**

USD 370 Billion in 2020 (Depend on oil yet more diversified than other GCC Nations)



### **Population**

9.99 Million in 2021 (Steady growth to continue driving demand across asset classes)



### **Foreign Direct Investment**

USD 20.7 Billion Inflow in 2021 (Highest FDI among arab countries and ranked 19th in the world)



### Tourism

14.8 Million Hotel Guests in 2020 (Ranked Highest in the MENA region in 2021)

## Strategically Connected

- Ras Al Khaimah is well located at the intersection of Europe, Asia and Africa.



## The country boasts a high per capita GDP among rating peers and neighbouring countries Ras Al Khaimah's GDP per capita is amongst the highest concerning

neighbouring emirates and countries. 90,000 80,000 70,000 60,000 50,000 40,000 30,000 20,000 10,000 Abu Dhabi Qatar UAE **Kuwait Ras Al** Saudi Bahrain (B+) Sharjah (Rated (AA) (AA-) (AA-) (AA-) Khaimah (A) Arabia (A+) 'BBB-' by S&P)

PER CAPITA GDP (USD, 2022)



## **Diverse Economic Base**

Ras AI Khaimah's economic activity is well-diversified across several industry types.

Percentage Distribution of Gross Domestic Product by Economic Activity at Current Prices (2022)





Information and Communication

**Financial and Insurance Activities** 



**Real Estate Activities** 



Education

**Public Administration and Defence Social Security** 

Other



## Ras Al Khaimah - Hotel Supply & Pipeline

By 2027, the hospitality sector in Ras Al Khaimah is expected to comprise of 15,274 keys.



to be developed by 2027.

## **Tourism Investment**

RAKTDA in partnership with RAK Hospitality Holding and RAK Chamber of Commerce and Industry, is working towards an investment plan of AED 500 million for the development of new tourism attractions across the Emirate.

### 2021

### 17 Sites

- Hiking Safety Improvements Jebel Jais
- Hiking Trail Phase II (21 km) Jais Swing Jais
- Wings (Paragliding) Balloon Base (fixed hot
- air balloon) Jais Eco-golf Jais Sledder -
- Toboggan Ride Luminaze Dhaya Fort
- Enhancement Wingsuit Diving Platform
- enhancements Stairway to Heaven Trail
- Enhancements CAMP 1770 Enhancements
- Suwaidi Pearl Farm Welcome Center BGEC
- additional units (16 in total) Expansion of 1484 on JJ MTB Biking Trails & Welcome Center on JJ

### 2022

### 11 Sites

- Flying Arch
- Earth Hotels Altitude
- Wadi Track (bicycle pump track)
- Al Jazeera Al Hamra Heritage Village
- Jebel Jais ENOC Petrol Station
- Jais Yard: F&B village on Jebel Jais
- Jebel Jais Entrance Gate
- Scallop Ranch
- Mega Beachfront Development (phase I)

### 2024

### 3 Sites

- Canyoning Park at Wadi Shawka
- Wellness Resort
- Nomad Capsules

### 2023

### 2 Sites

- Dates' farm Experience
- Mountain Karts

### 2025 onwards

### Launch of major demand driver(s)

- Continue to identify and introduce tourist attractions & demand drivers to increase visitation to the Emirate
- Continuous improvement and enhancement of tourism infrastructure

# Ras Al Khaimah's Future Prospects The below summarizes the key advantages that Ras Al Khaimah offers investors.



### **Excellent Positioning**

- Hotels in RAK are heavily reliant on attracting price-sensitive guests with a proposition of a superior product offering at an affordable rate.
- Such positioning ensures that RAK complement other regional destination instead of competing with them.

### **Excellent Accessibility**

- RAK International Airport expansion
- Multiple seaports and marinas
- E311 and E611 highways connect AUH and DXB to RAK
- Upcoming Ethihad Railway
- More than 70% of the world's population can travel
- to RAK in less than 8 hours of flight





### **Changing Demographics**

- RAK's population is expected to grow by more than 60% in less than 7 years.
- Household formation is on the hike.

# Ras Al Khaimah's Future Prospects The below summarizes the key advantages that Ras Al Khaimah offers investors.

### **Excellent Marketing**

- RAK Tourism Development Authority has been working diligently to promote RAK as a new beach resort destination.
- RAKTDA's effort to promote the Emirate has been successful so far and can be felt through widening regional and international awareness and increasing tourist arrivals.





### Improving Economy

- Diversified economy with no single segment contributing more than 20% of its GDP.
- RAK Investment Authority's Free Zones initiative is boosting corporate presence and whitecollar workers population.

### Investments in Infrastructure

- Improved retail offerings within the city (Hamra Mall, Manar Mall.)
- Investments in sports infrastructure and the world's longest and highest zip line in Jebel Jais. Investments in
- leisure and entrainment in the form of theme parks, and amusement parks.



# INVEST IN AL MARJAN ISLAND















Planned residential units



# Al Marjan Island – Existing Supply The below presents the location and quantum of existing supply on the island.











## A "Wynn" Win for RAK

Wynn Al Marjan Island will act as a game changer for the whole emirate of Ras Al Khaimah, attracting a high level of tourism and impacting all real estate sectors such as Residential, Hospitality, Retail, F&B, Office, etc.

1500 Hotel Keys 24 Dining & Lounge Experiences 40 +Luxury **Retail Stores** The Wynn project on Al Marjan Island will be a multi-billion USD Integrated Resort and was announced on January 26th, 2022. A joint

venture between Marjan, Wynn Resorts, and RAK Hospitality. the Integrated Resort will open in early 2027 and



Al Marjan Island Projects Pipeline

### Nobu Hotel

An upcoming luxury resort operated by a highly-reputable brand name that will elevate the destination's hospitality offering.

### Hilton

NOBU HOTEL

### Hilton

Third Hilton property to be brought to Al Marjan Island by M Hospitality. The new project comprises 410 keys, encompassing 350 hotel rooms and 60 exclusive residences.

### Moonstone by Missoni

Branded residential tower with 200 residentialunits



Saudi German Hospital

### Masa Residence – YOO inspired by Starck

*Mixed-use residential development & branded residences* 

### Saudi German Hospital

An upcoming c.100-bed multidisciplinary specialized hospital offering all medical, rehabilitation and cosmetic services.

### JW Marriot Hotel & Branded Residences

US-based WOW Resorts acquired the plots to develop a luxury hospitality project (JW Marriot development featuring a hotel and branded residences).

### Branded Residences

A mixed-use residential complex that will provide luxury branded residences.

### Harrisoni Villas - Almal Capital

Development of a 400key entertainment hotel and luxury villas.

JANASSI TYSE



### **Aark Developers**

An upcoming hospitality project offering luxury hotel & branded residences.

### Rove Al Marjan

A 441-key lifestyle beach resort set to open in Q3 2024.

R O V E AL MARJAN ISLAND

Nikki Beach Residences and Rosso Bay

An estimated 2,000 units mixeduse project developed by Aldar.



### Al Marjan Island Projects Pipeline



### Abu Dhabi National Hotels

ADNH plans to invest nearly AED 1 billion to develop a c. 1,000-key resort.



A lifestyle resort anticipated to provide luxury hotel and branded residences.



### Range Developments

*3 plots for mixed-use residential complexes that will provide luxury residences.* 

### Residential & Commercial Complex

A mixed-use residential complex comprising c. 190 apartments



### Le Méridien Al Marjan Island Resort & Spa

A 5\* beachfront resort that will enhance the hospitality offering on Al Marjan island

### Marjan World

A mixed-use mega project to include hospitality, residential and retail offerings from the center of Island 4 to the adjacent beachfront plot

Status: Confirmed





## Al Marjan Island

Apartment Primary Off-Plan Sales Prices by Developers







PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



# YOUR ULTIMATE

Experience the pinnacle of luxury at Aqua Arc, situated in the emerging vibrant hub of Al Marjan Island in Ras Al Khaimah. Aqua Arc is a one-of-akind, water-inspired architectural masterpiece, that redefines luxury living and ultimate leisure, offering an unmatched experience amidst serene landscapes and azure waters.

This exquisite sanctuary exemplifies impeccable design and it's designed to elevate your lifestyle, ensuring an extraordinary journey towards timeless elegance and sophistication.



















Configuration : B + G + 12

No. of Units : 225 Units + 1 Retail Space

Ceiling Height : Bedroom 3 Metres

Ceiling Height : Kitchen & Washroom 2.4 to 2.6 Mtr

Lifts : 8 Lifts [6 Passenger - 2 Fireman Lifts]

Plot Size : 110,873 Sq Ft

Building Height: 59.5 Metres

### **Unit Types & No. of Units**

120	2 B	R – 69	3 BR	- 26
Townhous	ses – 8	Pentho	uses – 2	
Hando	over	Commis	sion	



ed for illustrative purposes only and do not represent the actual size, feature specificatons, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever



## LEVEL 7

1BR UNITS
2BR UNITS
3BR UNITS

Bedrooms	No. of Units	Types	Area in Sq Ft	Price PSF	<b>Prices from</b>
1	120	7	1032.16 - 1724.72	1943.54 – 2520.01	2.23 M – 3.57 M
2	69	9	1481.88 – 1976.92	1923.17 – 2594.25	3.26 M – 4.99 M
3	26	8	2202.96 – 4591.38	1848.96 – 2327.03	4.45 M – 9.86 M
Townhouse	8	1	2471.09 – 2511.78	2309.63 – 2311.57	5.7 M – 5.8 M
Penthouse	2	1	8668.25 - 8668.36	3347.72 - 3347.73	29 M
Retail	1	1	2808.65	4000	11.23 M

### **Exclusive Payment Plan**

On Booking	10%	Imn
1st Installment	10%	3 months
2nd Installment	5%	9 months
3rd Installment	5%	12 months
4th Installment	5%	15 months
5th Installment	5%	18 months
6th Installment	5%	21 months
7th Installment	5%	24 months
8th Installment	5%	27 months
9th Installment	5%	30 months
10th Installment	10%	On Completion +
11th Installment	5%	4 months fr
12th Installment	5%	8 months fr
13th Installment	5%	12 months f
14th Installment	5%	16 months f
15th Installment	5%	20 months f
16th Installment	5%	24 months f

\*Admin fees applicable. This exclusive plan is valid for the first 100 units.

### mediate

- s from booking
- s from booking
- s from booking
- ns from booking
- ns from booking
- s from booking
- is from booking
- s from booking
- ns from booking
- + 4% Registration Fee
- from completion

# **Commission Structure**

Less Than 50 Million AED

## Between 50-100 Million AED

Above 100 Million AED

## 6%

## 7%

## 8%

# Thank you