

The background of the entire page is a light blue gradient with a faint, artistic illustration of a surfer riding a wave. The surfer is depicted in a dynamic, crouched position, leaning into the wave. The wave itself is represented by flowing, wavy lines in shades of blue and white, creating a sense of movement and depth. The overall aesthetic is clean, modern, and evocative of a beach or ocean environment.

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

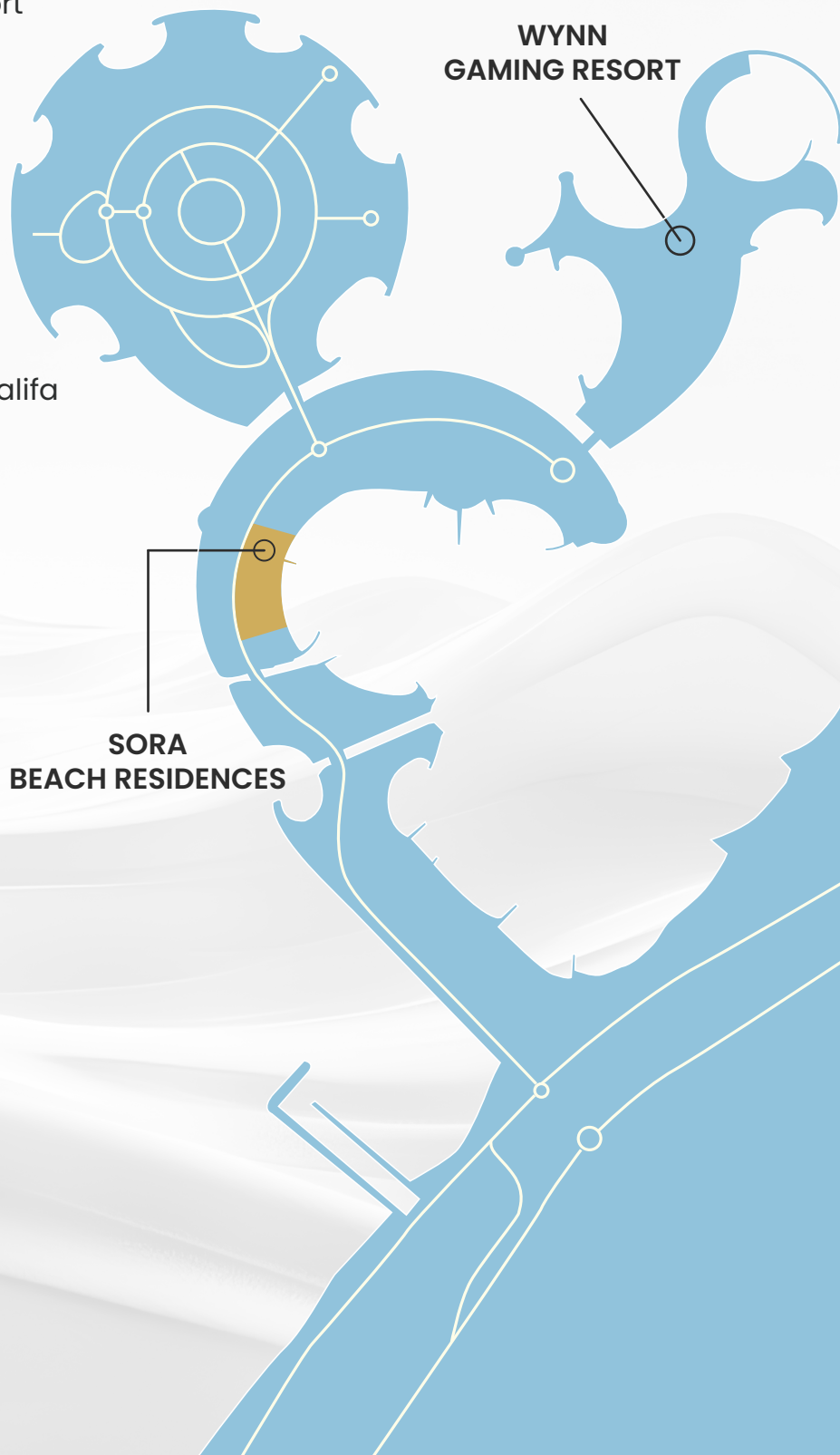
To Jabel Jais Zipline

55 Minutes

To Downtown Dubai & Burj Khalifa

60 Minutes

To Burj Al Arab





Project Details

Project	Sora Beach Residences
Owner	Aark Developers FZ LLC
Developer	Aark Developers FZ LLC
Concept Design Architect	Nikken Sekkei – Renowned Japanese Architect
Interior Designer	Shalini Misra
Lead Consultant and Architect	Corporate Planners Engineering Consultants
MEP Consultant	Ian Banham & Associates
Lighting Consultant	Stefano Dall’Osso
Architect on Record	International Engineering center
Structural Consultant	Engineering Design Consultancy Group
Enabling Contractor	Atlas Star Piling Foundations LLC
Facade Consultant	Meinhardt
Landscape and Pools	Tangent Landscape Architecture
Location	Al Marjan Island, Ras Al Khaimah, UAE Google map: https://maps.app.goo.gl/UER4pwkY2rQc5Ufb9



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 2027
Estimated Service Charges	AED 18-25/sq.ft
Ras Al Khaimah Registration Fee	AED 3,000 on Registration 4% on Building Completion
Admin Fee	AED 5,000 on Registration
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

50+ AMENITIES & FACILITIES



1000 FT.
PRIVATE BEACH



SKY BAR WITH
INFINITY POOL



JAPANESE
SKY GARDEN



BRANDED
BEACH CLUB



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



UNIT CONFIGURATION

UNIT TYPE	Min Area (sq. ft.)	Max Area (sq. ft.)	Starting Price (in 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

PAYMENT PLAN

60% DURING CONSTRUCTION | 40% ON COMPLETION

Installment	Payment 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 %	Spetmeber 2026
7th Installment	5 %	December 2026
8th Installment	5 %	March 2027
9th Installment	5 %	June 2027
Final Installment	40 %	On Completion

PAYMENT METHOD



CHEQUE



BANK
TRANSFER



DEBIT/CREDIT
CARD



CRYPTO

Account Details

Beneficiary Name: SORA BEACH RESIDENCES
Beneficiary Bank: National Bank of Ras Al Khaimah (P.S.C)
IBAN: AE 890400000333226113003
Account No: 0333226113003
Swift Code: NRAKAEAK
Branch: Bur Dubai
Address: RAK Building, Umm Hurair, Bur Dubai – Dubai.





(800) 7672

www.aarkdevelopers.com