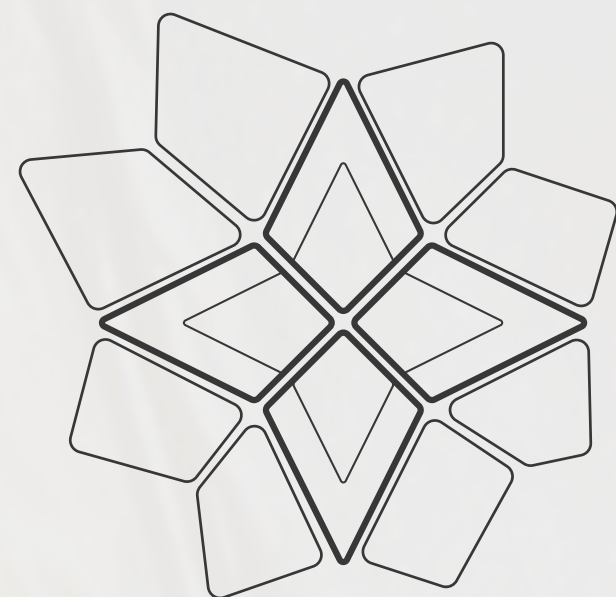




MIRA
CORAL
BAY

JOHN
R I C H M O N D
RESIDENCES

RAS AL KHAIMAH

SECTION ONE · THE MARKET

RAS AL KHAIMAH AT A GLANCE

The northernmost emirate of the UAE — and currently its fastest-repricing property market.

Country	United Arab Emirates
Currency	AED — pegged to USD at 3.6725
GDP	≈ USD 12–13 billion
GDP growth	3.3% (2025–26) → 4.3% (2027–28)
Sovereign rating	‘A’ category — Fitch & S&P, held since 2008
Businesses	50,000+ across 50+ sectors
Nationalities	100+



WHY RAS AL KHAIMAH, NOW

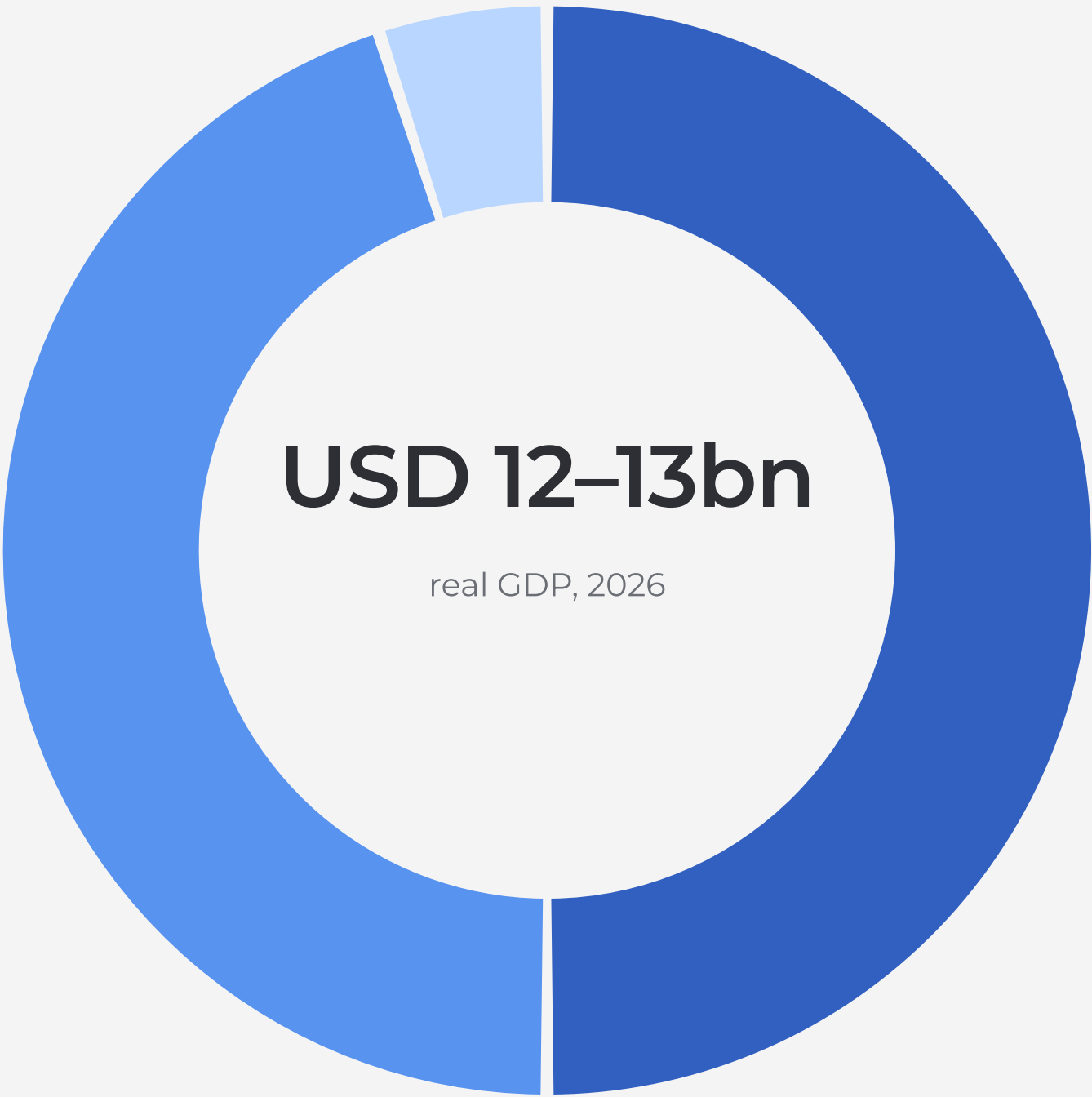
Ras Al Khaimah is where Dubai stood fifteen years ago — but with something Dubai never had at this stage: a dated, USD 5.7 billion catalyst with an opening day already on the calendar.

Prime apartments still trade at a fraction of Dubai prime. The gap is the opportunity, and it is closing fast — 32% in a single year.



A DIVERSIFIED ECONOMY

The answer to “isn’t this just a casino play?” — no single sector exceeds 27% of GDP.



SHARE OF REAL GDP

All other sectors	50%
Manufacturing & wholesale / retail	45%
Tourism	5%

Tourism is the smallest slice and the fastest-growing — which is exactly the argument. The upside is real and the base does not depend on it.

BUSINESS FORMATION

Company registrations are a leading indicator of rental demand.

19,000+

new companies registered with RAKEZ

Commercial licences, YoY (Q3 2025)	+5.7%
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Foreign direct investment, H1 2025	AED 700 million
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FDI projects, H1 2025	6
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Q1 2026 registrations already exceeded the full-year 2025 target — the pace is accelerating, not levelling off.



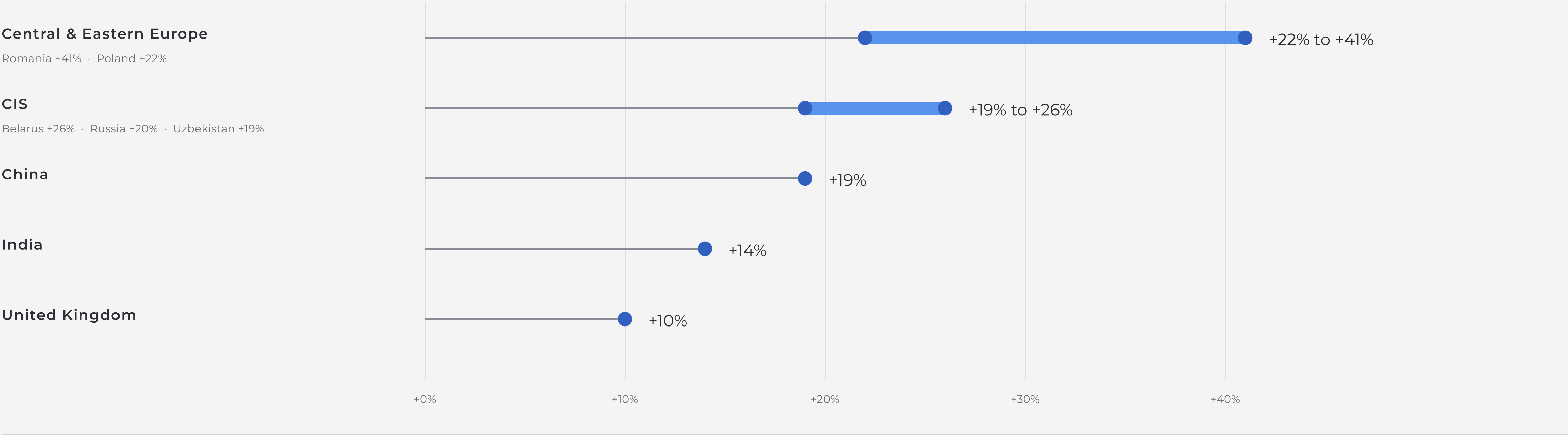
TOURISM PERFORMANCE 2025

1.35m

A record year — and the demand engine behind short-let yield.

overnight visitors · +6% YoY · revenue +12%

VISITOR GROWTH BY SOURCE REGION, 2025

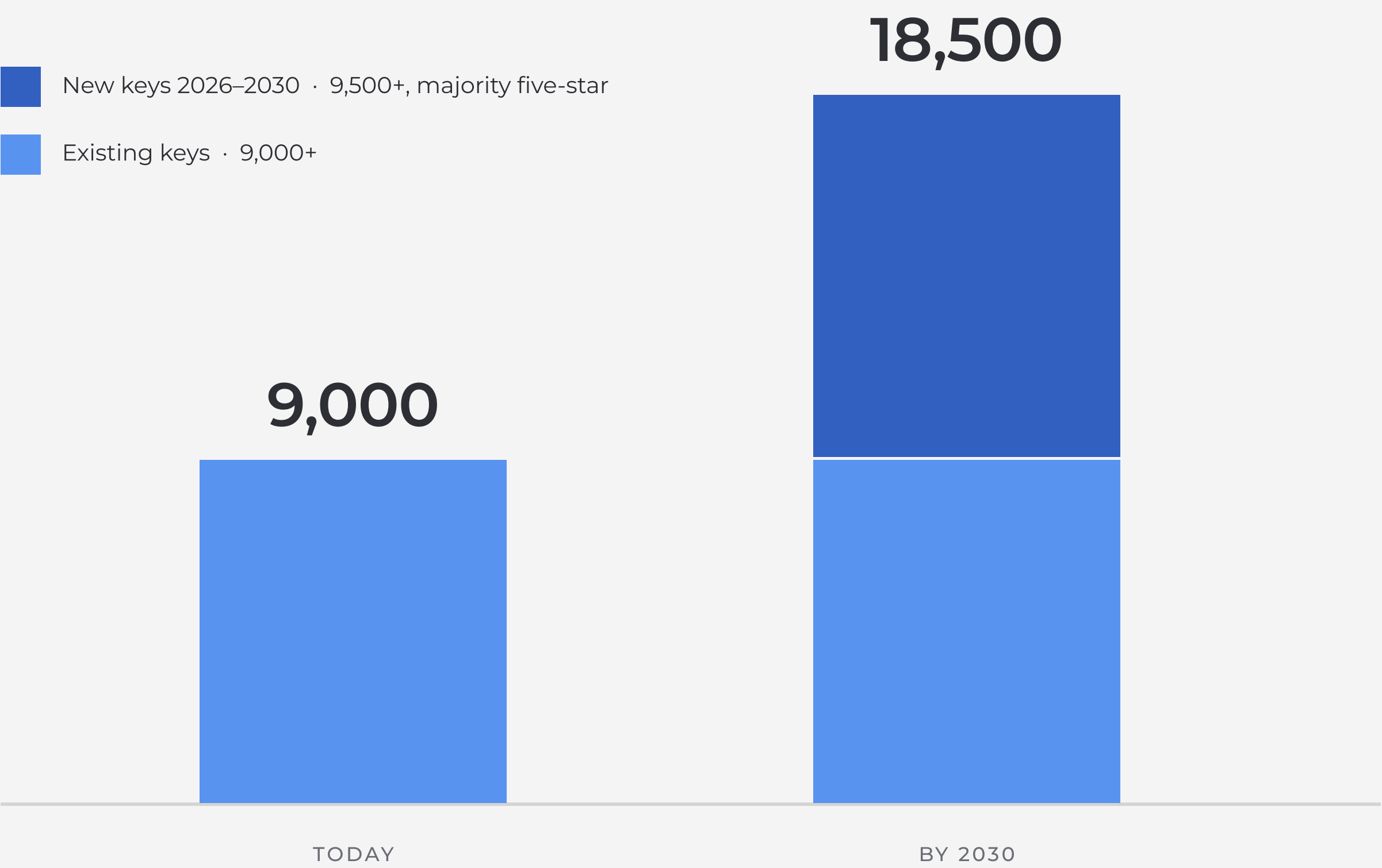


MOMENTUM, NOT MARKET SIZE

RAKTDA publishes growth rates rather than visitor volumes. A high percentage on a small base still represents a small market — Romania’s +41% is the fastest rise, not the largest source of visitors. RAKTDA names the CIS, the UK, India, China and Central & Eastern Europe as its key source regions.

HOTEL SUPPLY IS DOUBLING

Every key added is a guest who needs a bed — and a short-let market that keeps deepening.



AND THE DEMAND SIDE

Occupancy 2025	+4.6 percentage points
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Average daily rate	+6.6%
--------------------	-------

RevPAR	+11.5%
--------	--------

Marjan Beach — planned keys	12,000
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RAKTDA 2030 visitor target	3.5 million+
----------------------------	--------------

Supply is being built for 3.5 million visitors against 1.35 million today. That gap is the investment thesis.



THE WYNN EFFECT

The UAE’s first casino resort. A dated catalyst is rare in real estate — most markets ask buyers to believe in a story. This one has an opening day.

Investment	USD 5.7 billion
Opening	September 2027
Rooms & suites	1,530
Status	Under construction, on Al Marjan Island

CONNECTIVITY

Ras Al Khaimah has its own international airport, and Dubai is a straight run down the E11.



FLIGHT TIMES FROM RAS AL KHAIMAH INTERNATIONAL AIRPORT
Rings show approximate flying time by great-circle distance, at 700 km/h average block speed.

BY ROAD FROM RAS AL KHAIMAH

Dubai	110 km	1 hr 30
Dubai International (DXB)	85 km	45 min
Sharjah	60 km	1 hr
Abu Dhabi	180 km	2 hr 15
RAK International Airport	18 km	20 min

BY AIR

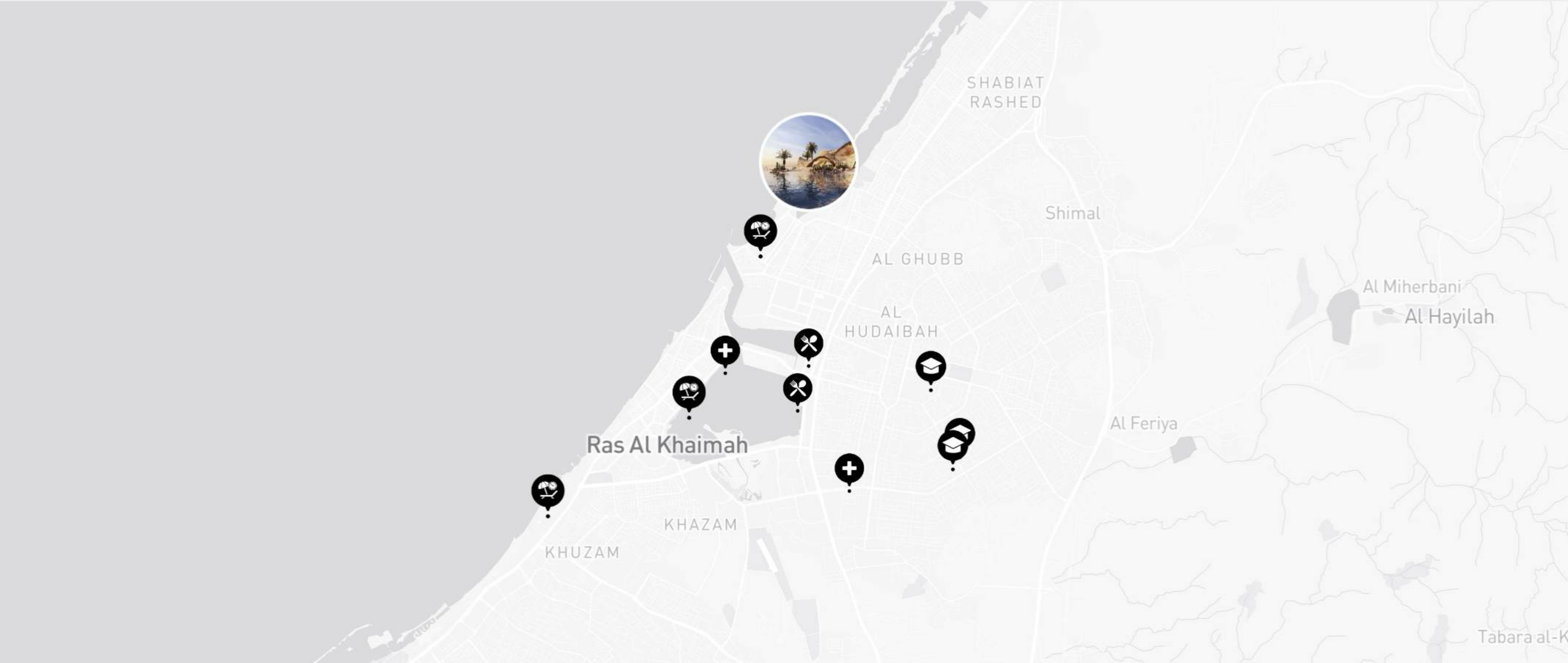
RAK International Airport serves direct routes across Europe, the CIS, India and the wider Gulf, with Dubai International 45 minutes away by road as a second gateway.

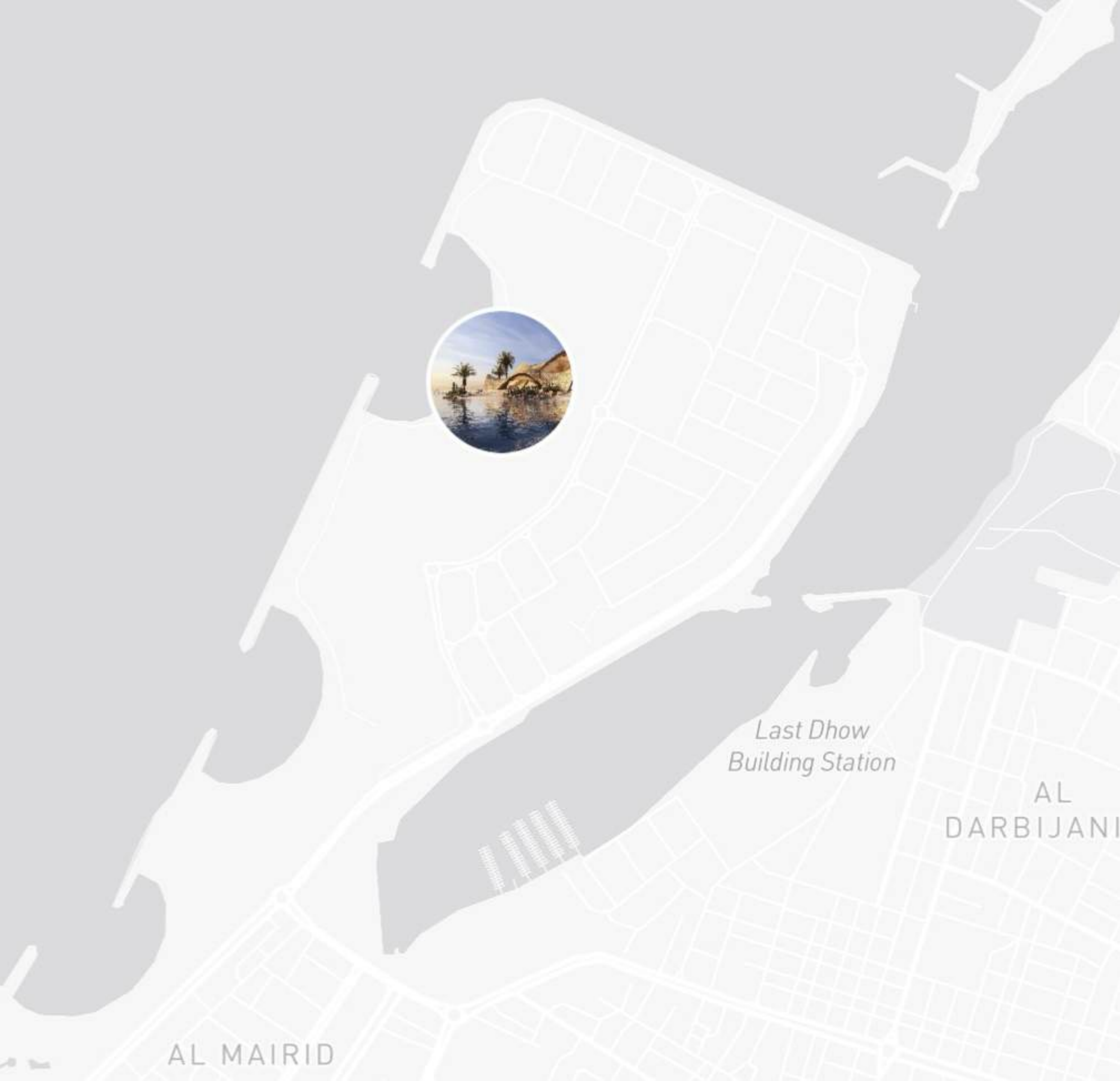
AL MAIRID

SECTION TWO · THE LOCATION

AL MAIRID ON THE WATERFRONT

Ten minutes from Downtown Ras Al Khaimah, on the Arabian Gulf shoreline — and the emirate’s next beachfront address.



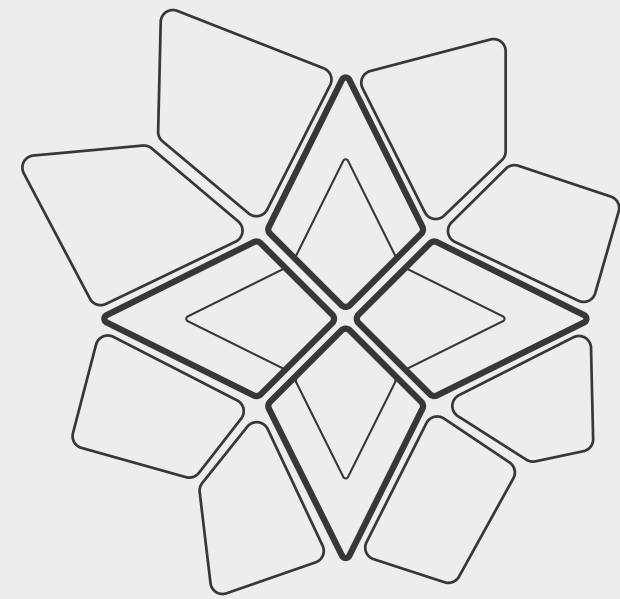


WHAT IS NEARBY

From Mira Coral Bay, Al Mairid.

The beach	—	On site
Downtown Ras Al Khaimah	8 km	10 min
Al Marjan Island & Wynn	20 km	20 min
Al Hamra Golf Club	22 km	20 min
RAK International Airport	25 km	25 min
Sharjah	60 km	1 hr
Dubai	110 km	1 hr 30

Indicative off-peak drive times. Source: Visit Ras Al Khaimah.



**MIRA
CORAL
BAY**

SECTION THREE · THE COMMUNITY

THE WORLD'S FIRST MULTI-BRANDED WATERFRONT COMMUNITY

Fourteen global luxury houses, one masterplan, one shoreline. Richmond is not a standalone tower being sold on its own merits — it is a chapter in something no other developer has attempted.

220,000 m²

Total masterplan area

14

Branded residential concepts

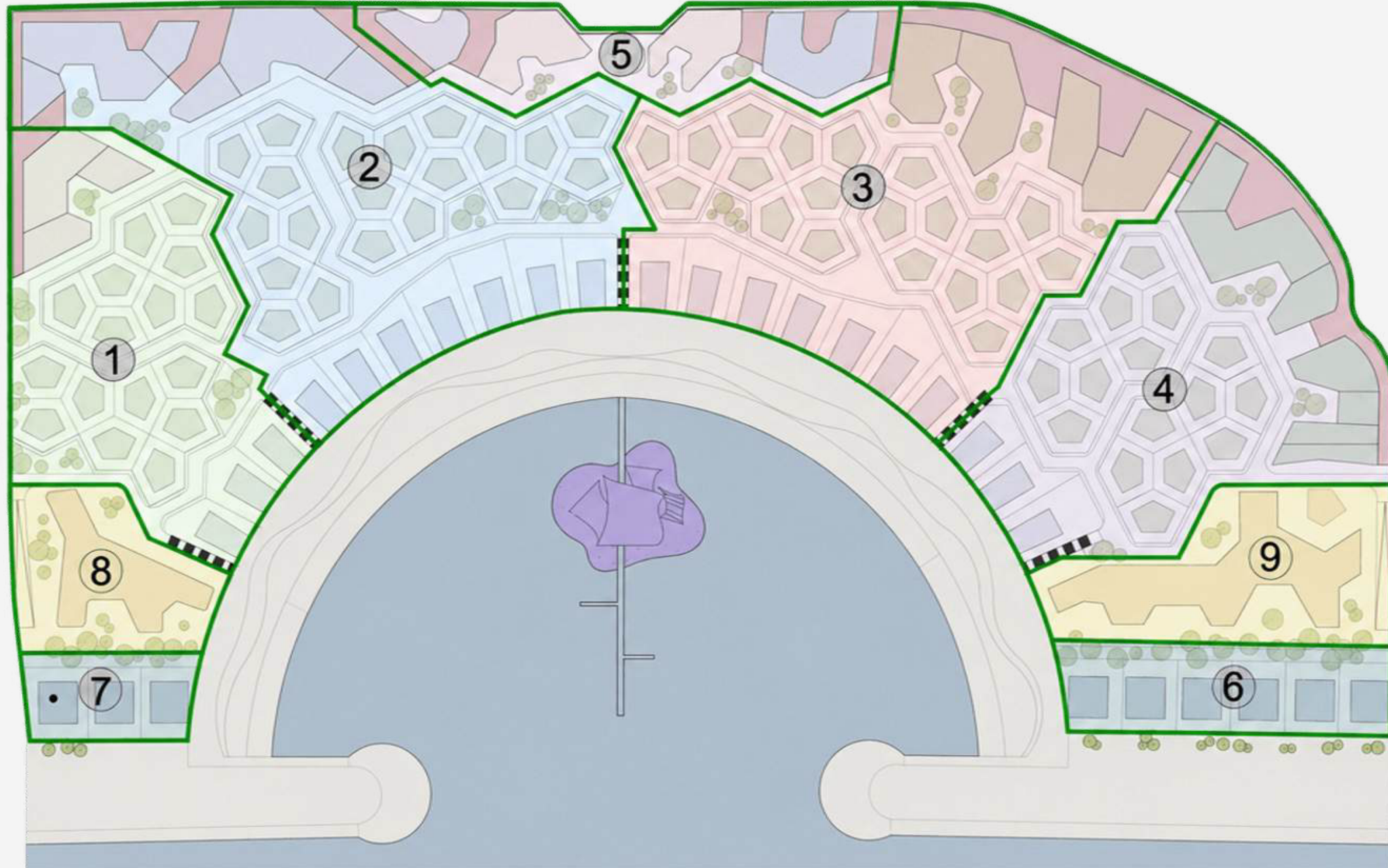
Archea Associati

Masterplan architects — Marco Casamonti & Partners



MASTERPLAN

Nine plots in total. Plot 1 — first to be delivered, featuring Richmond Residences and villas cluster.



WHAT THE COMMUNITY OFFERS

Residents buy into the masterplan, not just the building. This is the difference between a tower and an address.



FIVE-STAR HOTEL

A branded hotel anchors the community and underwrites the service standard.



250-KEY RESORT

Resort operations that make short-let genuinely viable for investors.



YACHT CLUB

A working yacht club on the Gulf shoreline.



TWO BEACH CLUBS

Branded beach clubs — the social heart of the community.



10 BRANDED RESTAURANTS

Ten premium dining concepts within walking distance.



ART GALLERY & PODIUM

Shared podium with parking, retail and a gallery space.



THE SHORELINE

Two branded beach clubs, a working yacht club and direct frontage onto the Arabian Gulf.

JOHN

R I C H M O N D

RESIDENCES

SECTION FOUR · RESIDENCES

JOHN RICHMOND

Established in London in the 1980s, John Richmond blends music, street culture and couture. The brand's style combines irreverence with luxury, shaping a distinctive voice across the fashion world.

“When we met Marco Casamonti, the architect behind the project, we connected immediately. He understands my work and was able to interpret my style through his own design.”

JOHN RICHMOND



PLOT 1

Mira Coral Bay is divided into nine plots. Richmond Residences occupies Plot 1 — and shares it with nineteen villas.



WHAT SITS ON PLOT 1

RICHMOND RESIDENCES

1 residential building, G+9
293 apartments

SIGNATURE VILLAS

3 villas, G+3

VILLAS

16 villas in two clusters of 8

The villas are a separate product on the same plot.



RICHMOND RESIDENCES



INSIDE RICHMOND

Richmond’s own amenities, as distinct from those shared across the wider Mira Coral Bay community.

-
- 01

LOBBY
Double-height branded arrival with a concierge desk.
-
- 02

POOL
Level 1. A residents’ pool for the whole building, designed as the premium centrepiece of the amenity level.
-
- 03

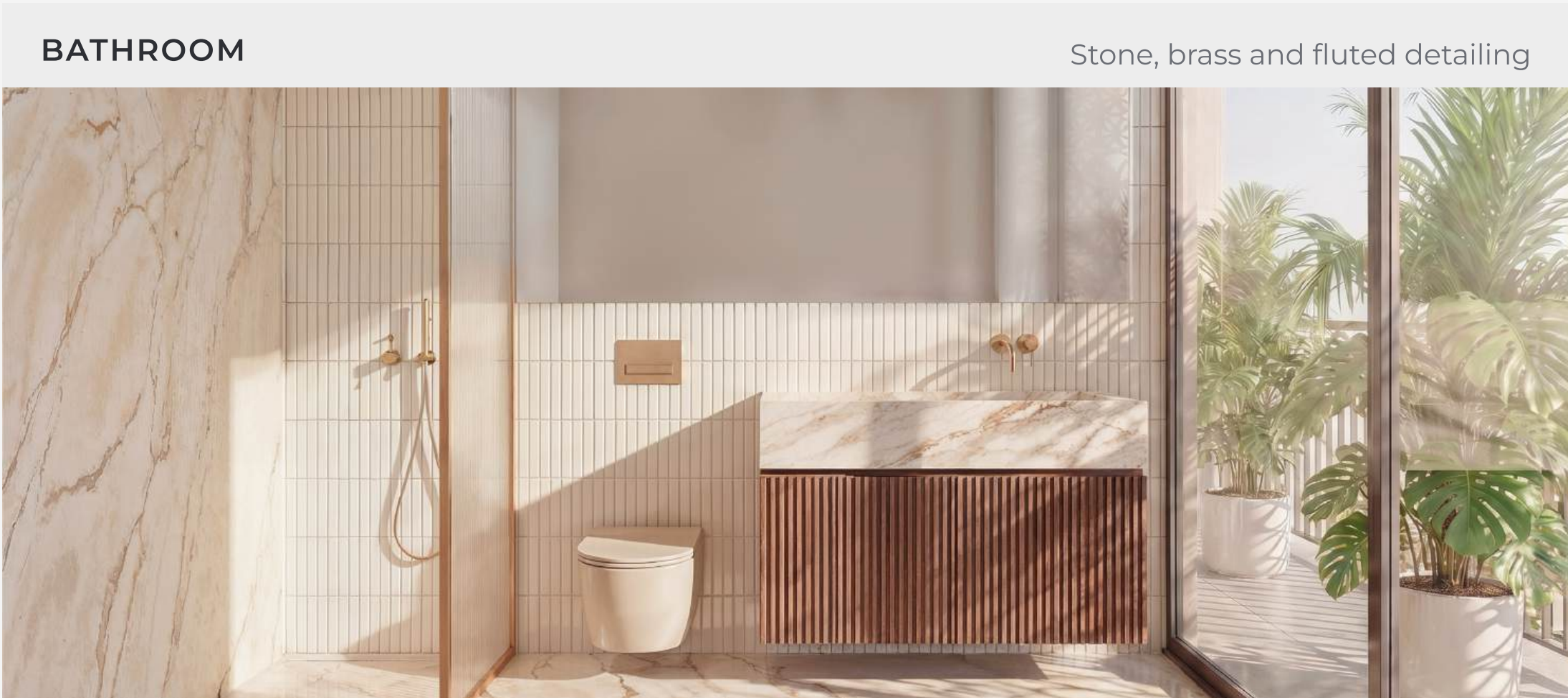
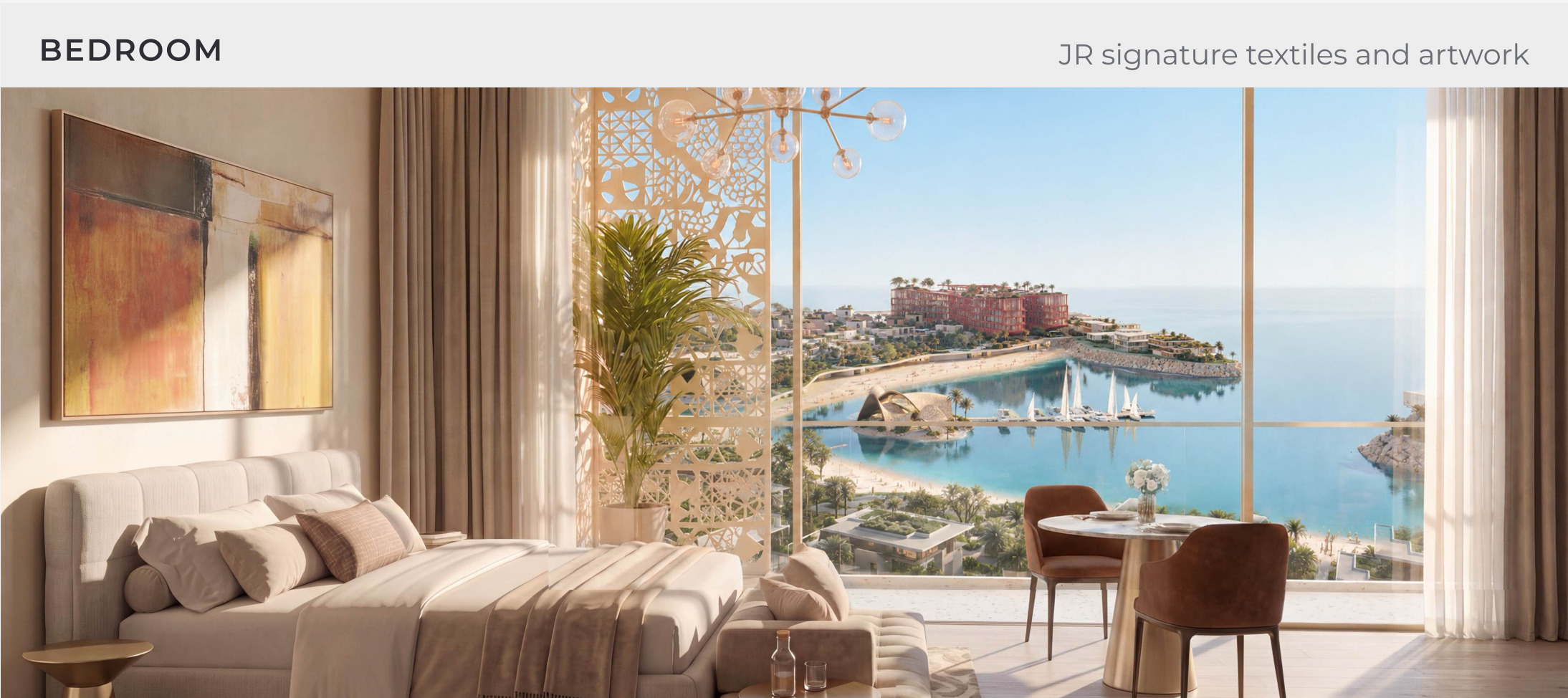
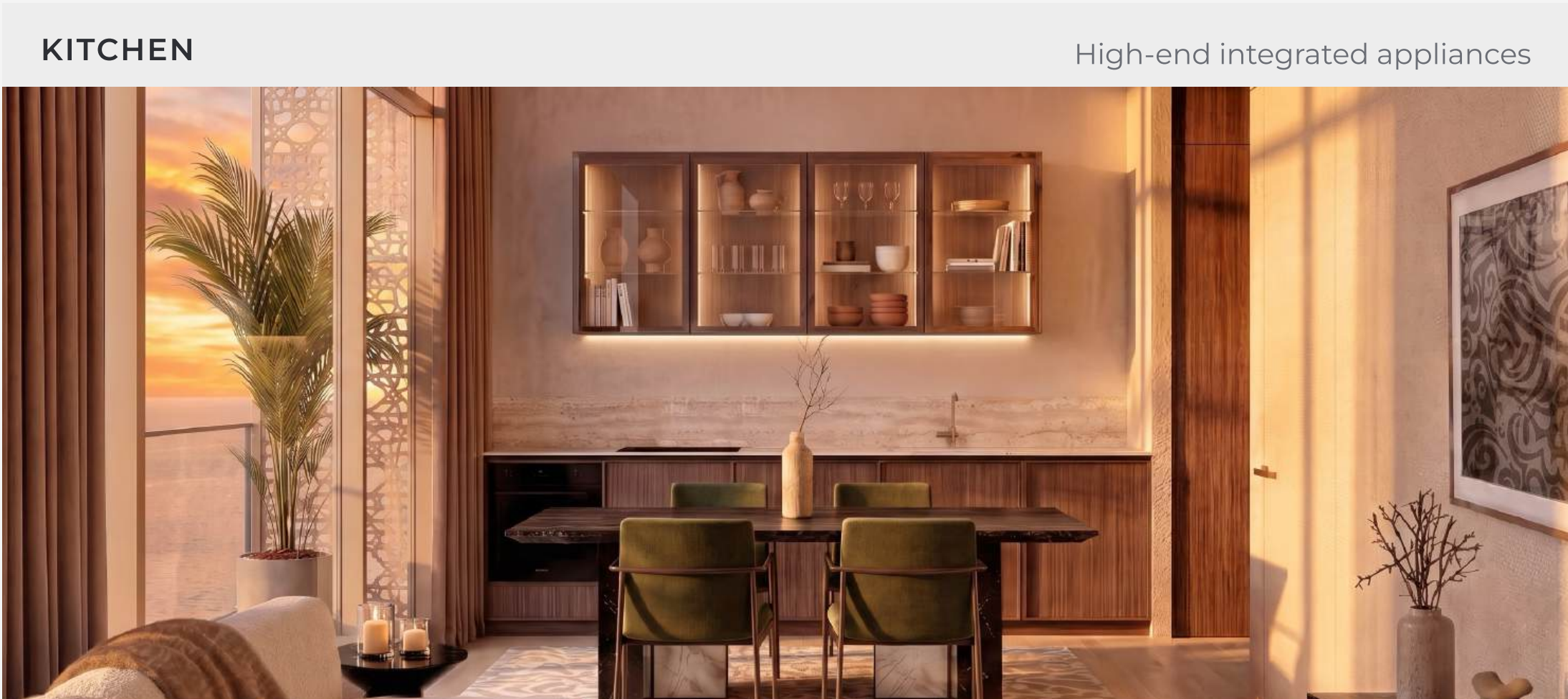
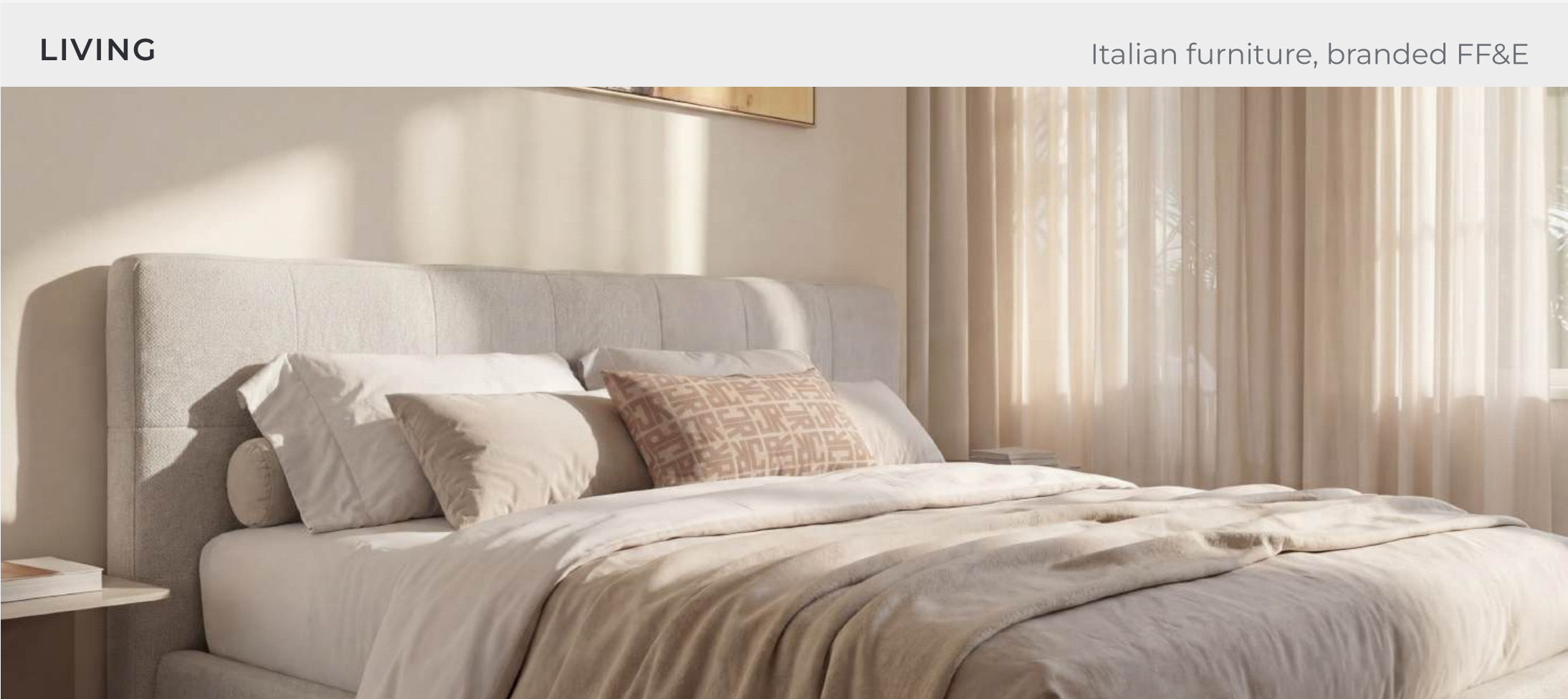
FITNESS
Level 1. Separate gyms for men and women, both equipped by Technogym.
-
- 04

RESIDENT LOUNGE
Ground level. Café, coffee shop and restaurant — the place residents come together.
-
- 05

CONCIERGE & SERVICES
Concierge, butler, valet and housekeeping — the service standard across every Mira Developments project.
-

INTERIORS

Branded interiors, delivered turnkey. Every unit is handed over furnished and equipped.



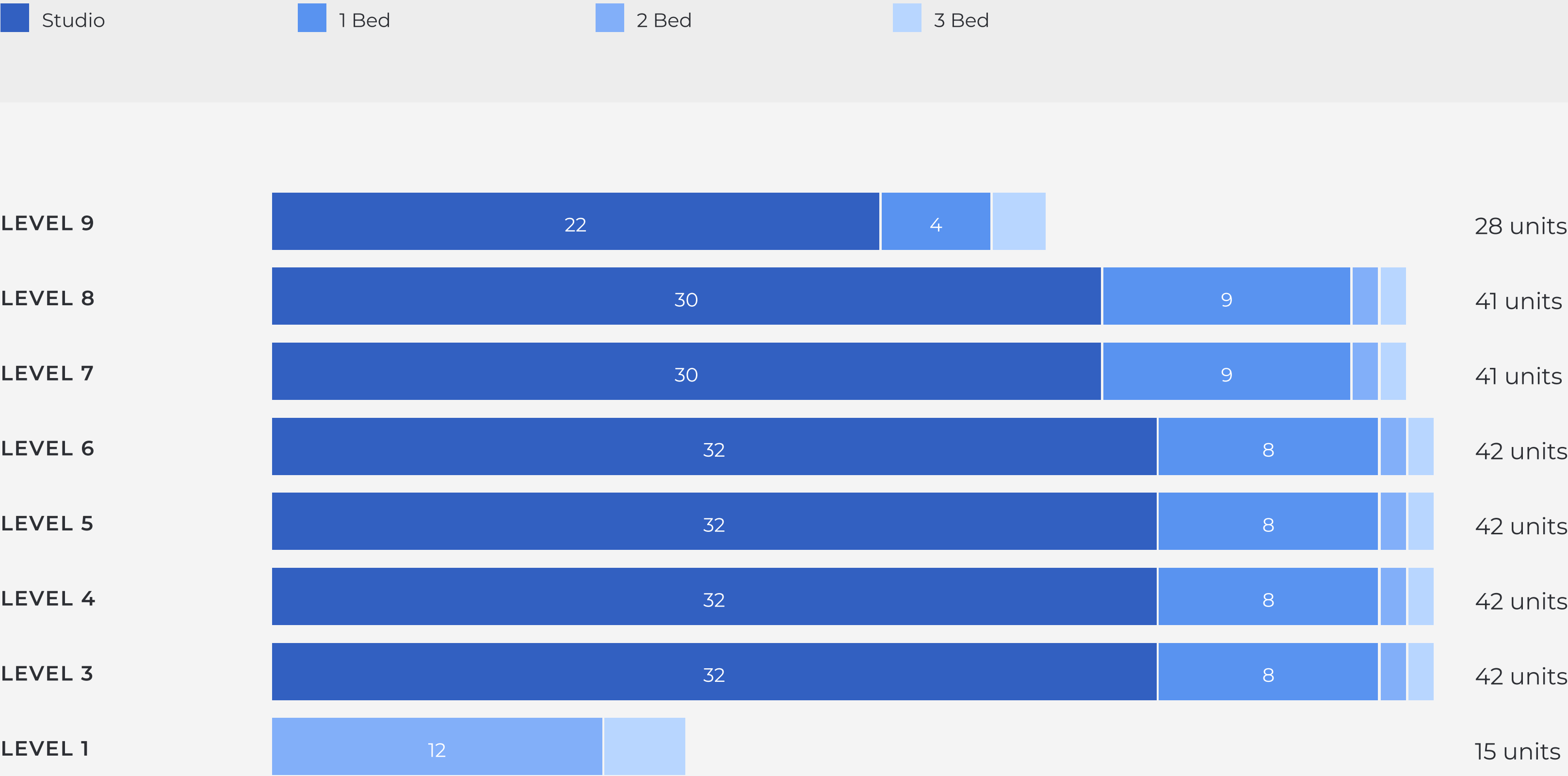
LOBBY

The main lobby and entrances are located on the ground floor.



WHAT SITS ON EACH FLOOR

The whole building on one slide — unit types and counts by level.



Levels 3–6 are identical: 42 units each. Levels 7–8 lose two studios.

LEVEL 1 IS ALL DUPLEX

All 15 duplexes sit on Level 1 and rise through Level 2 — which is why there is no separately numbered Level 2 in the schedule.

LEVEL 9 IS THE PREMIUM FLOOR

Only 28 units, and it holds the two largest apartments in the building at 244.10 m² and 231.96 m². No two-bedroom flats up there.

STUDIOS RUN THE BUILDING

32 studios per floor on Levels 3–6. If a client wants a studio, there is stock; if they want a three-bed, there are eleven in the entire tower.



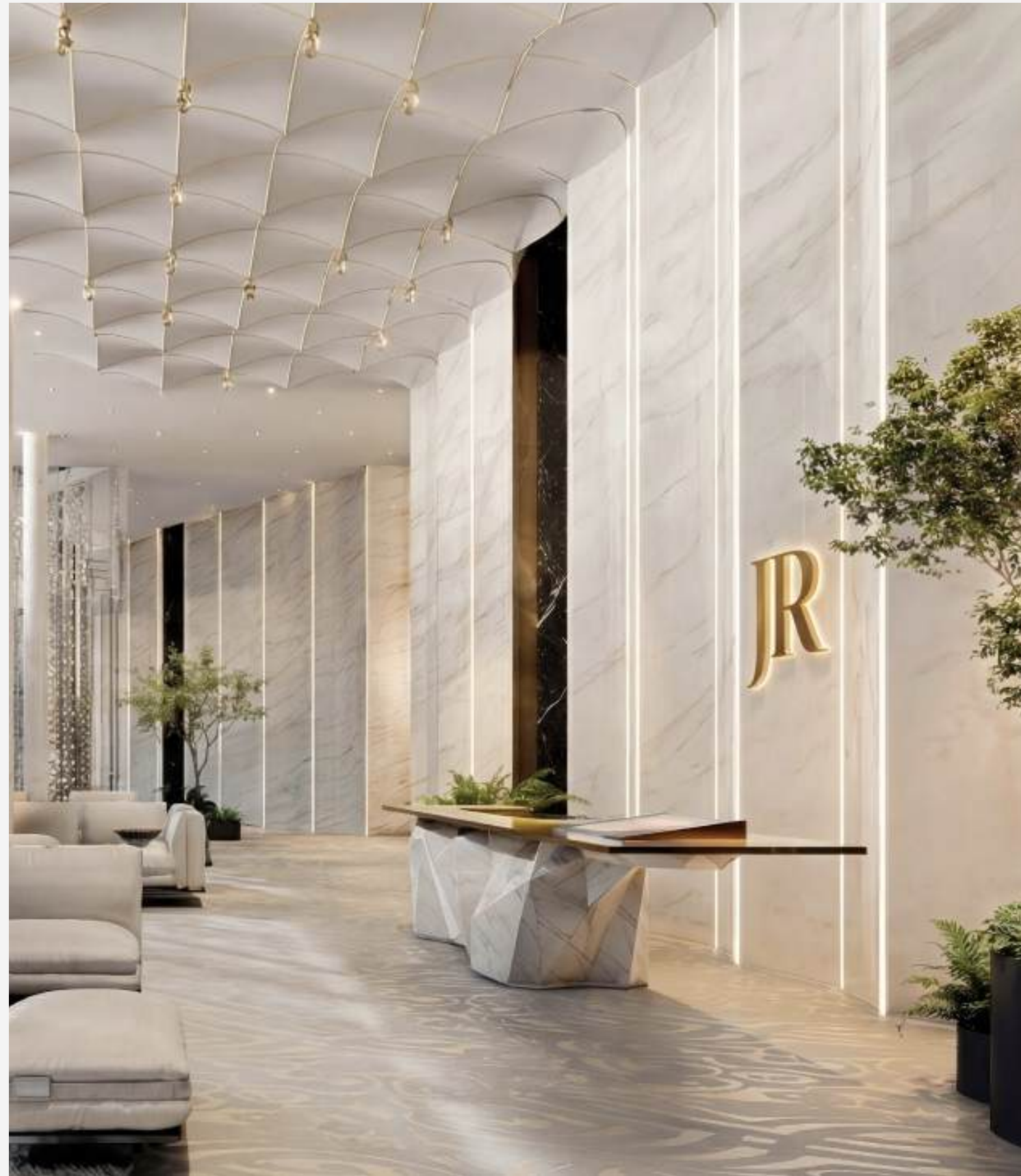
SECTION SIX · THE DEVELOPER

MIRA LUXURY STANDARDS



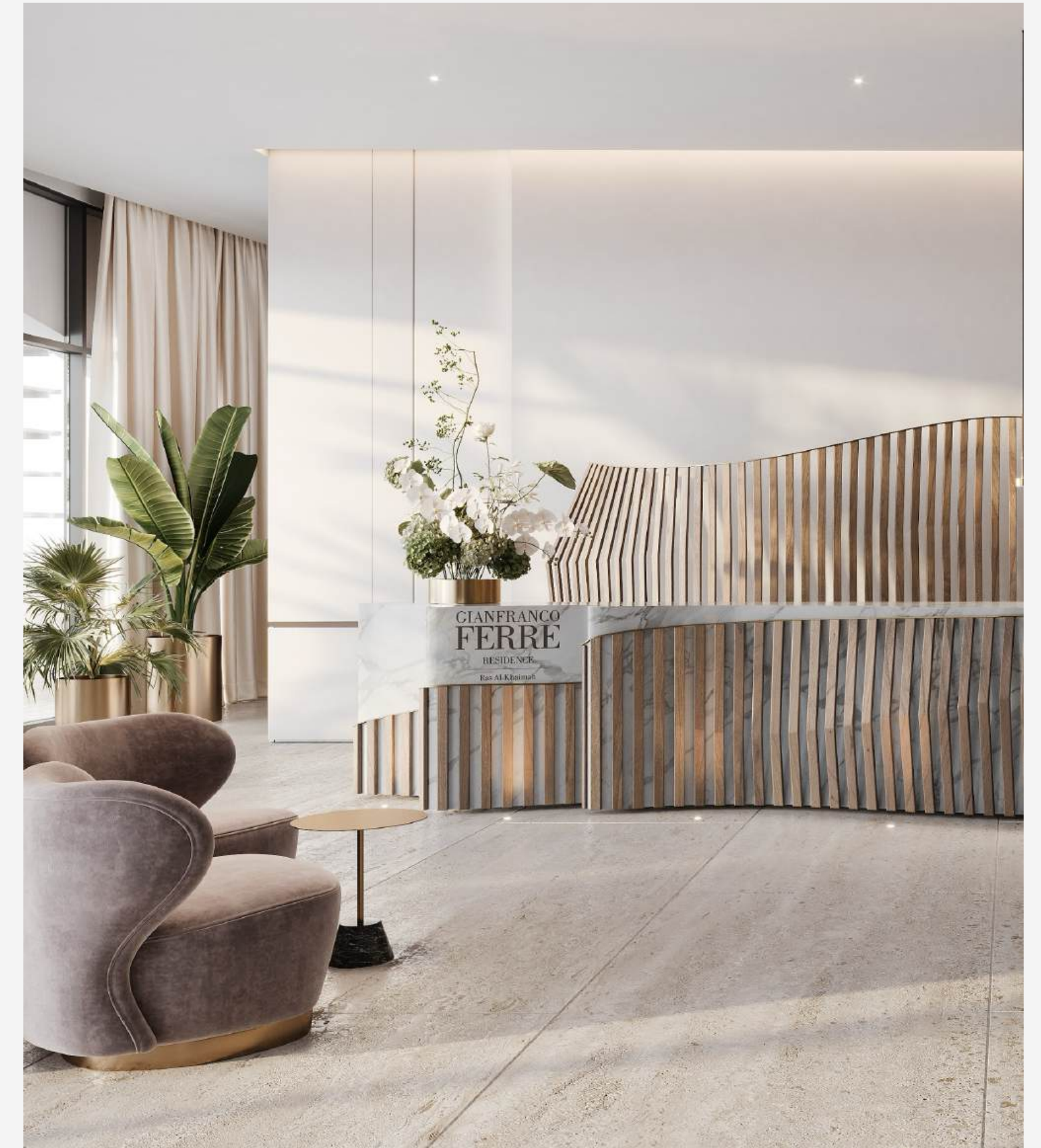
GLOBAL BRAND PARTNERSHIPS

Collaborations with luxury lifestyle brands.
Branded interiors ensuring exclusivity and elevated status.



ARCHITECTURE & SPACE

High ceilings up to 3.4 m for airy, spacious interiors.
Thoughtfully designed layouts maximizing natural light and functionality.



INTERIOR & DESIGN

Italian furniture and décor. Premium finishing materials and textures. Turnkey ready residences, fully furnished and equipped with high-end appliances.

MIRA LUXURY STANDARDS



LIFESTYLE & AMENITIES

Hotel-style concierge services. Premium facilities: fitness centers, pools, restaurants. Post-move-in support and service guarantees.



TECHNICAL STANDARDS

High-quality construction materials. Smart home technologies and energy-efficient solutions.



QUALITY & ASSURANCE

5-year structure and essential systems assurance. Interior protection: MEP, lighting, finishes, 3-year furniture and 5-year fixtures warranty.

MIRA CARE: 5 YEARS WARRANTY

Mira Developments is the first developer in the UAE to apply **a five-year maintenance warranty as standard**. Mira Care program is designed to cover the property **after handover**, ensuring quality and support beyond the common market practice.

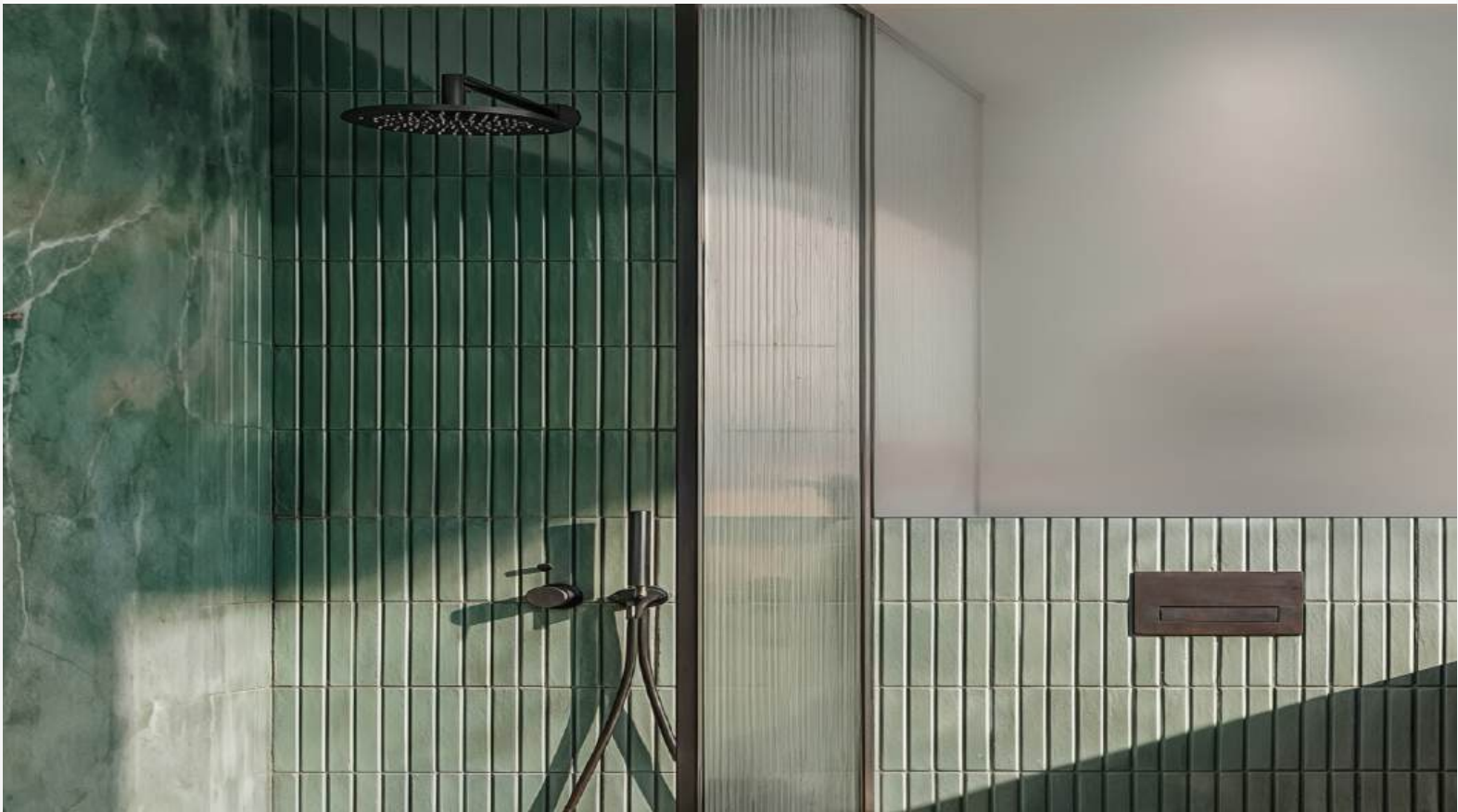
MEP installations, lighting, and paintwork



Three-year warranty on furniture and fixtures
loose furniture 3 years, fixtures – 5 years



Core building systems and structural elements





Mira Developments is a UAE-based company that focuses on fully furnished apartments, villas, and townhouses crafted in collaboration with the world’s leading lifestyle brands.

Founded in 2023

LICENSE NO 1075912
REGISTRATION NUMBER 104070222500003





OUR MISSION

Whether it is a high-rise residence or an ultra-luxurious villa in a gated community, every Mira Developments property is turnkey-ready. From designer interiors and premium household appliances to hotel-style services — everything is thoughtfully provided. All you need to do is bring your luggage and settle in.



WHY RICHMOND

The summary argument, in six lines.

01 A DATED CATALYST

Wynn Al Marjan opens September 2027. USD 5.7 billion, 1,530 keys, the UAE’s first casino resort — 20 minutes away.

03 THE ONLY MULTI-BRANDED WATERFRONT COMMUNITY

Fourteen global luxury houses on one 220,000 m² shoreline. Nobody else has attempted this.

05 FREEHOLD AND GOLDEN VISA

Full foreign ownership in perpetuity. No property tax, no capital gains tax. AED 2m+ qualifies for the 10-year visa.

02 A MARKET REPRICING NOW

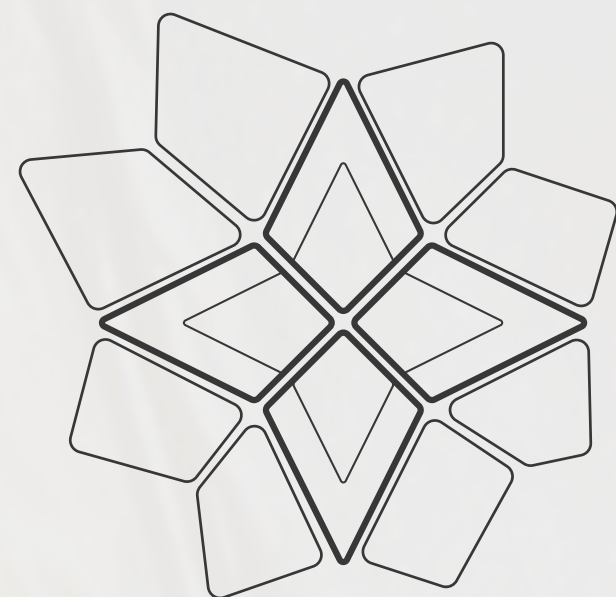
RAK prime apartments rose 32% in 2025 to a record AED 2,428 per sq ft, and still trade at a discount to Dubai.

04 A FASHION HOUSE, NOT A LOGO

John Richmond interiors delivered turnkey — Italian furniture, branded FF&E, nothing left for the buyer to do.

06 FIVE-YEAR WARRANTY AS STANDARD

Mira Care — the first five-year maintenance warranty offered as standard by a UAE developer.



MIRA
CORAL
BAY

JOHN
R I C H M O N D
RESIDENCES