

FORTUNE *Bay* RESIDENCES

Options
for utilizing
commercial spaces
Fortune Bay Residences

TOPERO
PROPERTIES





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RESIDENCES



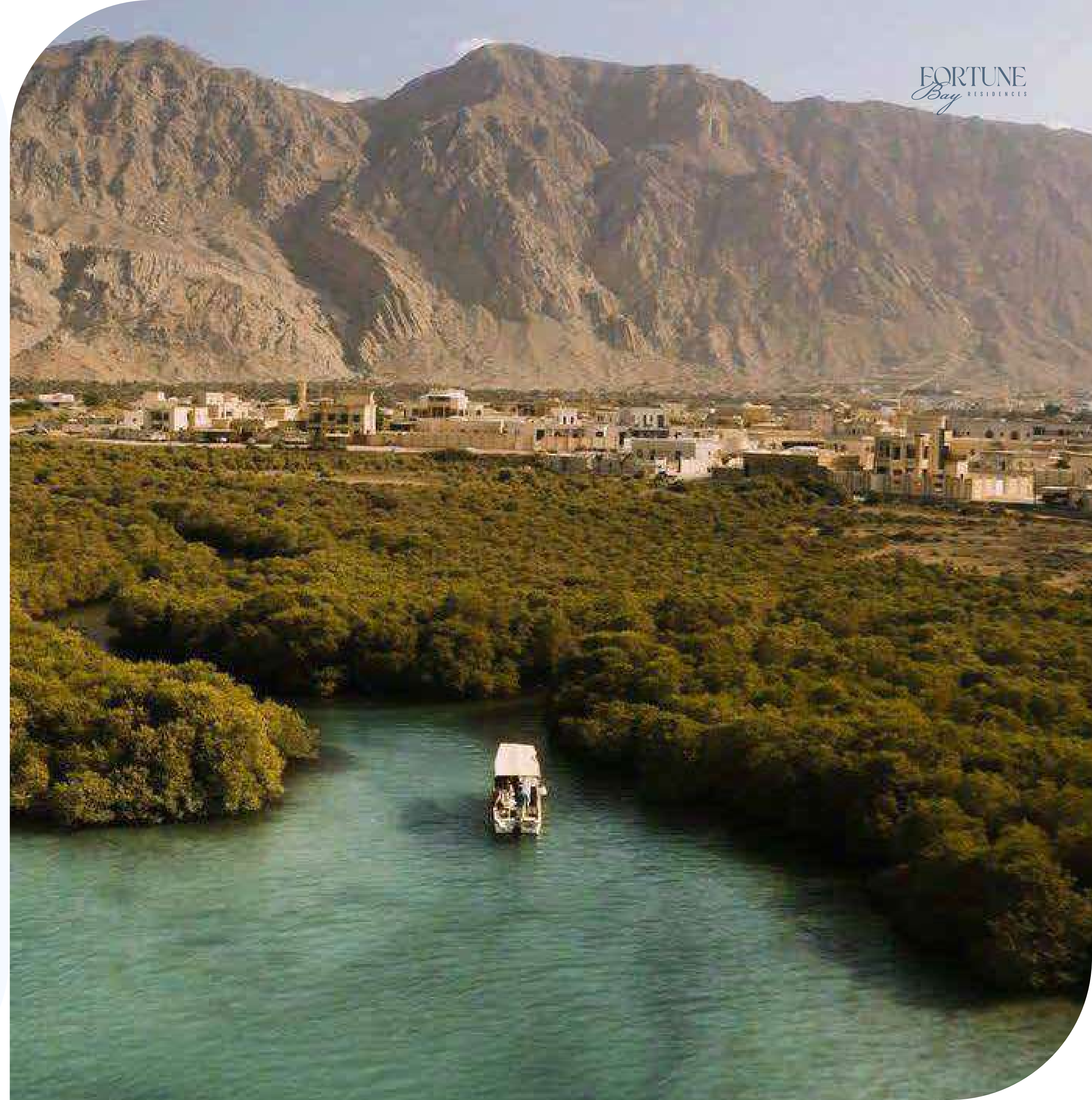
AL MARJAN ISLAND: Ras Al Khaimah's Secluded Haven

Al Marjan Island in Ras Al Khaimah is a jewel of pristine beaches, turquoise waters, and endless horizons. This island oasis combines luxury living with breathtaking views, offering a serene escape for those seeking both relaxation and adventure. The first-ever casino in the MENA region is set to open soon on the island, making the beginning of a revolutionary change and positioning Al Marjan Island as a premier global destination for entertainment and luxury.

Al Marjan Island: Ras Al Khaimah's Secluded Haven

Ras Al Khaimah is one of the most attractive Emirates with fast-growing opportunities in hospitality, business and tourism. Its breathtaking landscapes and rich cultural legacy offer an unmatched blend of adventure, luxury, and tranquility.

Al Marjan Island is a jewel of pristine beaches, turquoise waters, and endless horizons. It is one of the key development areas for both tourists and businessmen. With world-known brands establishing their presence and the first-ever casino in the MENA region, Al Marjan Island promises a future filled with growth, excitement, and unparalleled potential.



Ras Al Khaimah's Vision for 2030

650,000 *ppl*

Increase of the region's residential capacity from approximately 400,000 people over the next 5 years

20,000 *rooms*

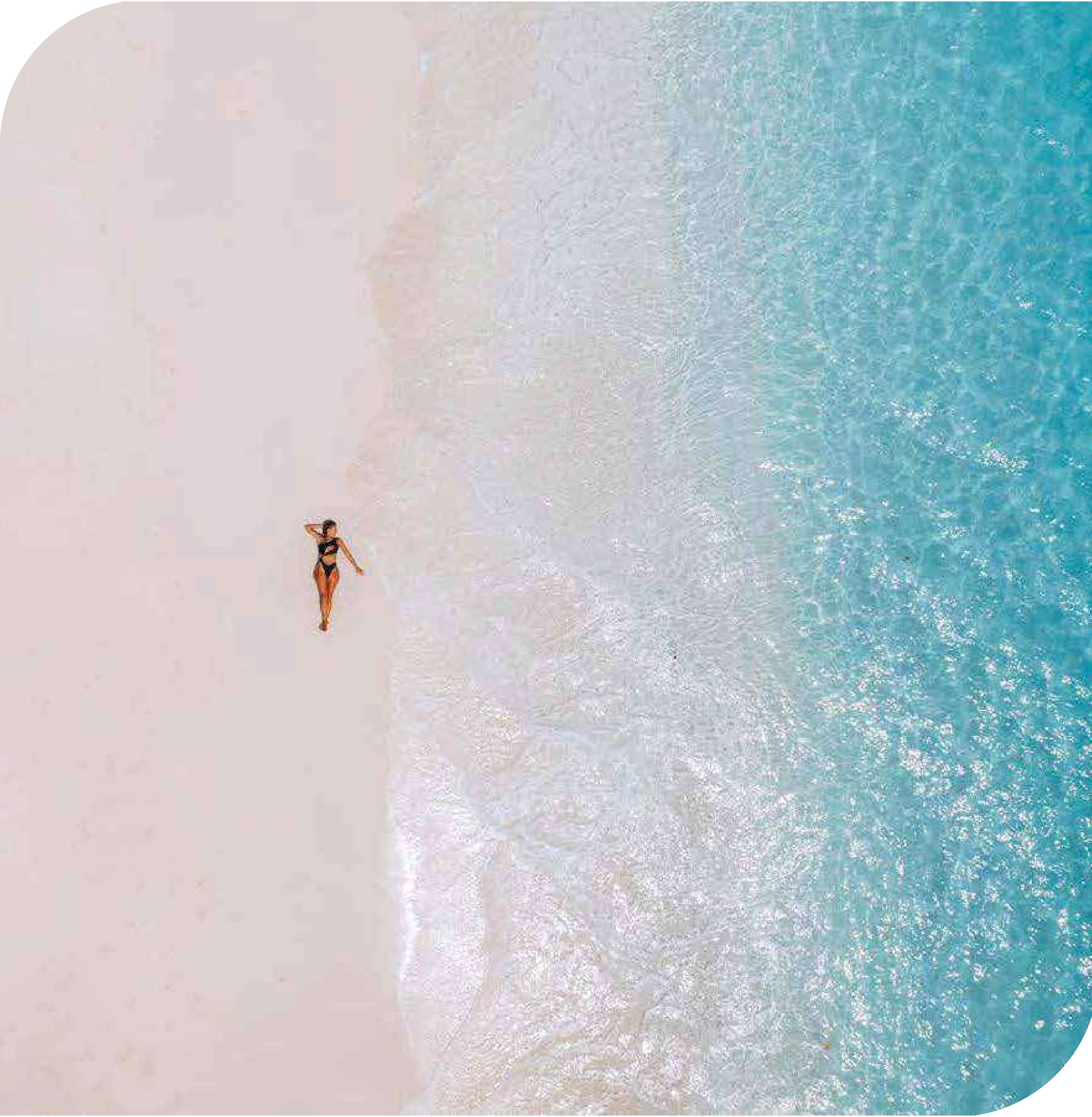
Number of available rooms in the region projected to rise from 8,000 to 20,000

2 *mln*

Local airport is preparing to accommodate up to 2 million visitors

Seamless travel

experiences with other countries



About the Project

180 apartments

Designed with attention to detail and comfort in mind

23-meter swimming pool

Available for adults to enjoy

Dedicated children's pool

Ensures safe and fun swimming for kids

Playful kids' area

Designed to keep children engaged and entertained

Fully equipped gym

Offers a range of workout options for residents

Serene spaces

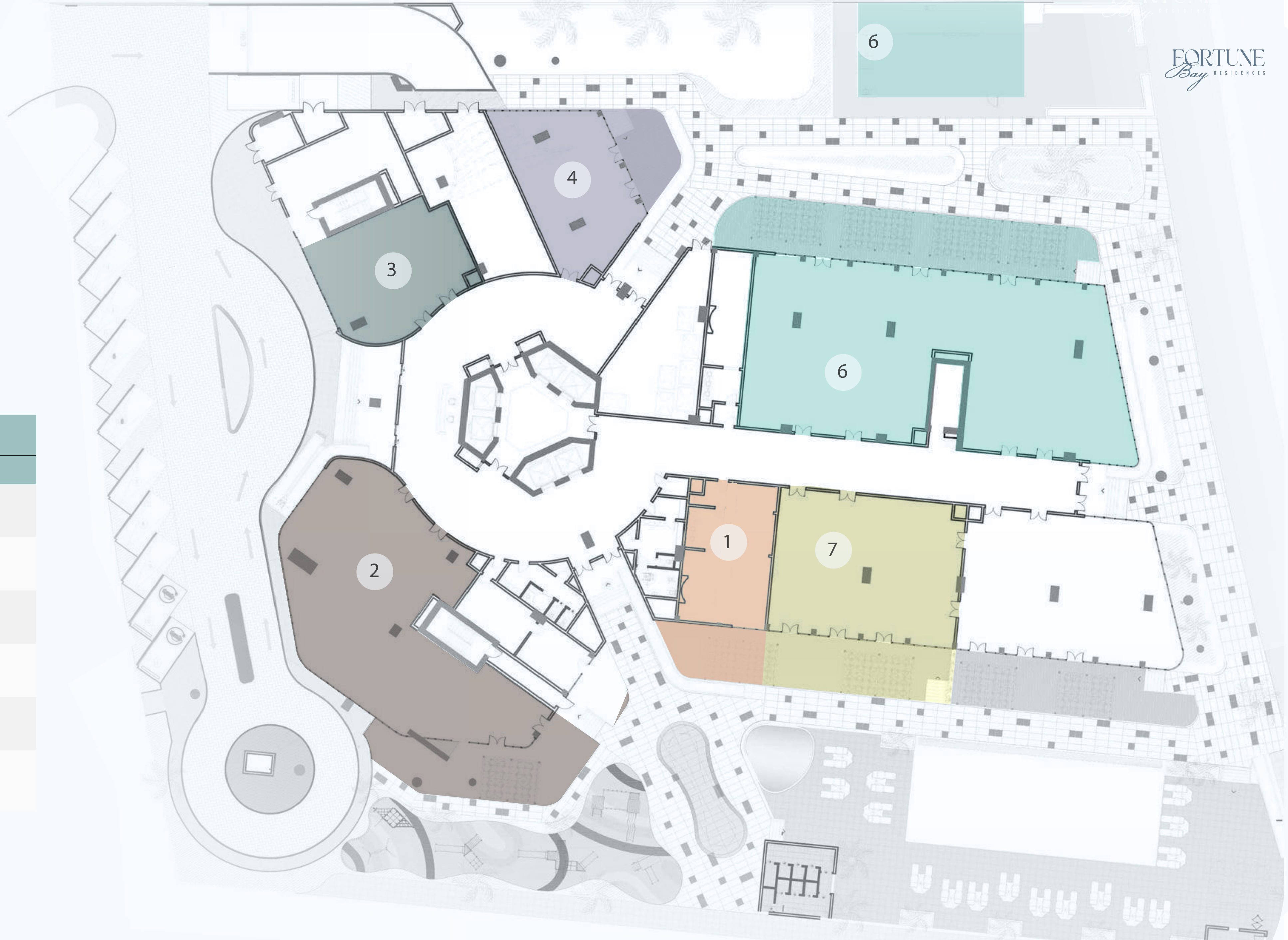
Perfect for Pilates and yoga

Prime location

Offers relaxation on a private beach with breathtaking views on Al Marjan Island



Commercial spaces



Commercial Space №	TOTAL AREA	
	SQ.M	SQ.F
01	135.54	1,458.94
02	435.16	4,684.13
03	163.26	1,757.39
04	173.63	1,868.94
06 (Restaurant)	794.79	8,555.05
07 (SPA)	328.85	3,539.71

Commercial Space No	FLOOR	TOTAL AREA		PRICE, AED
		SQ.M	SQ.F	
01	G	135.54	1,458.94	9,774,898.00
02	G	435.16	4,684.13	31,383,671.00
03	G	163.26	1,757.39	11,774,513.00
04	G	173.63	1,868.94	12,521,898.00
06 (Restaurant)	G	794.79	8,555.05	57,318,835.00
07 (SPA)	G	328.85	3,539.71	23,716,057.00





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