

FORTUNE  
*Bay* RESIDENCES

*FORTUNE BAY  
RESIDENCES*

BY TOPERO PROPERTIES

TOPERO PROPERTIES PRESENTS

FORTUNE BAY RESIDENCES

# A LIMITED COLLECTION

of residences with a private beach access — one of the rare beachfront developments on Al Marjan Island. Designed for those who value space, privacy, and direct connection with the sea



# DEAR BUYER,

Thank you for taking the time to discover Fortune Bay Residences. We created this project with a simple ambition: to build one of the most desirable waterfront addresses on Al Marjan Island — a place that feels private, refined, and genuinely valuable from the moment you arrive, and for many years after.

Wynn is the catalyst that transforms Al Marjan from “promising” into inevitable — bringing the Middle East’s first-ever casino and the Wynn Las Vegas and Macau standard of global attention to the island. On an island, land is finite: plots are already acquired, and what exists today is essentially all there will be — much like Ibiza, where the best waterfront addresses are not recreated, but passed on. Fortune Bay Residences was selected with this logic in mind: a prime, sea-open position with direct access to the Wynn district, designed as a small, boutique community with truly limited availability.

One of Fortune Bay’s greatest strengths is also one of the rarest features Al Marjan: a private, residents-only beach. While the island offers only two public beaches, Fortune Bay provides a shoreline that belongs exclusively to its community — quiet, protected, and intentionally removed from mass tourism. This distinction fundamentally changes the living experience: from “near the beach” to “this is your beach.”

Location matters just as much as beachfront. Fortune Bay occupies a highly strategic position on the island, with convenient access to Ras Al Khaimah mainland and direct connectivity to the Wynn area — a landmark that is rapidly becoming a powerful driver of premium demand. Beyond proximity, the site offers qualities that are difficult to replicate: its positioning creates an unusually open, panoramic relationship with water, delivering a 360-degree sense of sea, channel, horizon, and sunset. For many residences, the view also extends toward the emerging Wynn Resort — a long-term catalyst enhancing the destination’s global profile.



We believe exclusivity is not something you decorate — it is something you design into the structure of a project. That is why Fortune Bay is intentionally boutique, comprising only 180 residences. In a market dominated by high-density towers, limited supply protects the character of the community and preserves its rarity. It creates a calmer environment, a more residential atmosphere, and a sense of ownership that feels personal rather than anonymous.

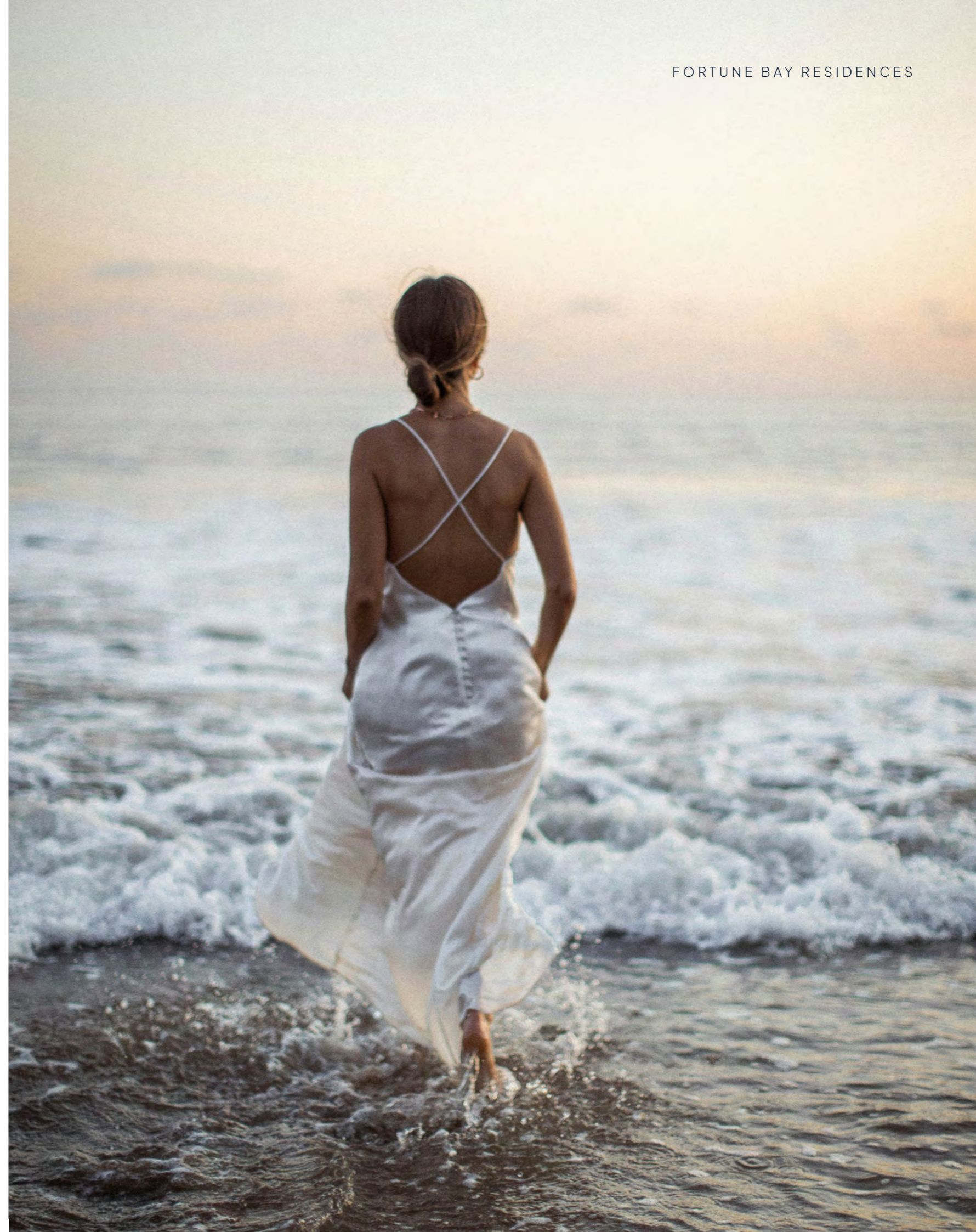
Fortune Bay is designed to stand apart. We focused on the balance discerning buyers seek: strong investment fundamentals paired with genuine residential comfort. Our apartments are among the most spacious on the island, featuring generous layouts, 3.4-meter ceilings, and intelligent zoning that makes every square meter feel larger, brighter, and more functional. This is the type of product tenants prefer, end-users retain, and the market consistently rewards — supporting liquidity today while strengthening long-term value as Al Marjan continues to evolve.

We built Fortune Bay for those who recognize rare fundamentals when they see them: a private beach on an island where it is scarce, panoramic water views, boutique supply, turnkey quality, and a prime position within a rising destination. If these are the strengths you value, we believe Fortune Bay will feel like the right choice — not only today, but for the future you are investing in.

*Warm regards,  
The Founders of Fortune Bay - Igor Snegurov and Dmitry Ryabov*

# *THE LUXURY OF LIVING BY THE WATER*

Not every residential project in RAK has its own beach. We do. Just 10 meters from the azure shoreline, Fortune Bay Residences offers direct access to the sea — your private retreat where the sound of waves replaces city noise. Panoramic terraces capture the beauty of the Gulf, offering front-row views of each sunrise and sunset over the water.



# WYNN AL MARJAN ISLAND IS THE MIDDLE EAST'S

Wynn Al Marjan Island is the Middle East's first world-class integrated resort by the legendary operator Wynn Resorts, scheduled to open in 2027

The project will feature a Wynn international-class casino, one of the largest and most technologically advanced in the world, over 20 restaurants and lounges with global culinary concepts, a premium retail boulevard with luxury brands, large-scale venues for live entertainment and world-class show productions, as well as spa and wellness facilities, beach clubs, a private beach, and a marina. Wynn Al Marjan Island is set to become a key growth catalyst for Al Marjan, significantly increasing tourism flows, global attention, and demand for premium real estate in the immediate vicinity of the resort.





Positioned on one of its most desirable beachfronts, Fortune Bay Residences belongs to the select few projects offering

# EXCLUSIVE PRIVATE BEACH ACCESS —

a true signature of luxury island living. Al Marjan Island in Ras Al Khaimah is a jewel of pristine beaches, turquoise waters, and endless horizons. Designed for those who seek a refined coastal lifestyle, the island blends natural beauty with contemporary elegance.

# DRIVING DISTANCES

 MINUTES PLACE

- 6 WYNN CASINO
- 10 AL HAMRA GOLF CLUB
- 17 CAMEL FARM
- 20 AL WADI EQUESTRIAN CENTRE
- 28 SHJ AIRPORT
- 35 AL WADI DESERT
- 36 RAS AL KHAIMAH MOUNTAINS
- 40 DXB AIRPORT
- 43 SUWAIDI PEARL FARM
- 55 EMIRATE'S MAIN SAFARI
- 55 JAIS FLIGHT

**FORTUNE**  
*Bay* RESIDENCES

-  RAS AL KHAIMAH INTERNATIONAL AIRPORT  
25 minutes away
-  RAK CITY CENTRE  
25 minutes away
-  DUBAI  
60 minutes away

FORTUNE BAY RESIDENCES

Wynn Resort

AL MARJAN ISLAND

BEACH DISTRICT



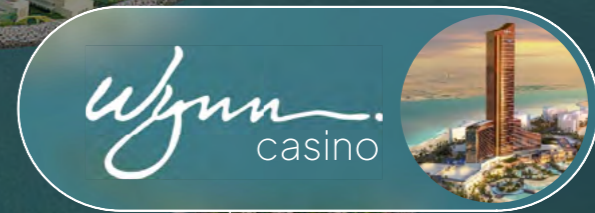


SUNSET



FORTUNE  
*Bay* RESIDENCES

SUNRISE



*THE LUXURY  
OF LIVING  
BY THE WATER*

One of Fortune Bay's most distinctive and truly rare advantages is its private, residents-only beach. Across the entire Al Marjan Island there are only two public beaches, which makes the opportunity to step directly from your home onto a secluded shoreline a genuine luxury. Here, there is no tourist crowds — only tranquility, comfort, and the feeling that the sea belongs to you.

# RESORT LIVING YOU CALL HOME

The project's location further elevates this sense of exclusivity. Fortune Bay is set in one of the island's most convenient and desirable areas, offering easy access to the mainland and close proximity to the Wynn district — the island's future focal point. It is a perfect balance between serene resort living and immediate access to premium infrastructure and world-class entertainment.



# THE FLOWING LINES

The flowing lines of Fortune Bay Residences echo the movement of the sea and the geometry of the surrounding mountains. Every element — from balconies to interior textures — reflects the rhythm of nature, capturing both the calm of the water and the strength of the land. Each residence offers water views: some enjoy direct views of the casino, others greet the sunrise over the horizon, while the remaining homes are designed to admire breathtaking sunsets over the sea.



# FORTUNE BAY RESIDENCES

Embraces an eco-conscious and premium design philosophy, utilizing energy-efficient technologies, natural materials, and high-quality finishes that set a new benchmark for construction and interior standards in the market, redefining the level of comfort in waterfront living.



# WOOD, STONE, AND GLASS

are chosen not only for their beauty but for their harmony with the environment. Combined with thoughtfully crafted, high-end interiors and exceptional attention to detail, these materials create a refined and cohesive living experience. Native plants and soft landscaping seamlessly integrate the building into the shoreline, reinforcing a strong connection to nature and the calm, sophisticated spirit of coastal luxury living.

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FORTUNE BAY RESIDENCES



# *A LIFESTYLE OF LUXURY AND CONVENIENCE*

Whether it's paddleboarding at sunrise, yoga on the sand, breakfast by the shore, or collecting seashells with family — Fortune Bay Residences brings the rhythm of the sea into everyday life. Here, coastal serenity meets refined comfort — with a spa, fine dining, and curated spaces for relaxation and balance just steps from the water.



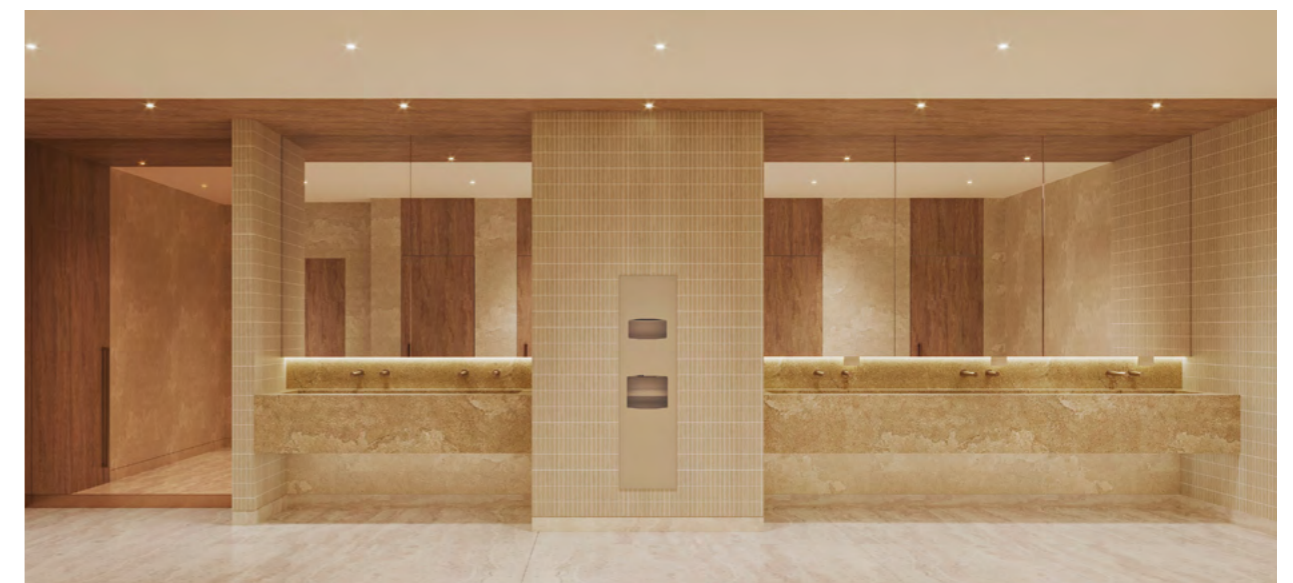


# COMFORT AND CONVENIENCE

Experience refined coastal living where every detail is designed for your comfort and wellbeing. Fortune Bay Residences combines the privilege of living by the sea with a curated selection of premium amenities — from leisure zones to wellness and fitness spaces.



Enjoy a 23-meter infinity pool for adults, a children's pool, and a playful kids' area. Stay active in the modern gym overlooking the sea, find balance in the yoga and Pilates zones, or relax in the sauna and hammam. A signature restaurant with views of the sea and Wynn Resort Casino offers fine dining in a serene coastal atmosphere.



# EFFORTLESS RELAXATION

The 23-meter infinity pool merges with the horizon, offering views of the beach, the bay, and Wynn Resort Casino. Nearby, a beachfront juice bar serves smoothies, fresh juices, and light bowls — everything for energy and inner balance.

After your evening workout, step outside for a calm swim under the stars — the sound of the waves turns every moment into pure serenity.

Wellness spaces, fine dining, leisure and thoughtfully curated commercial areas are all within walking distance, shaping a complete coastal lifestyle where comfort and elegance coexist naturally.

Life at Fortune Bay also offers a rare freedom of choice. Just five minutes away lies the vibrant world of Wynn Resort — with its international restaurants, world-class shows and iconic entertainment. And just as easily, you return home to your own private waterfront sanctuary, where calm, privacy and the rhythm of the sea define the atmosphere. Energy when you seek it. Tranquility when you need it.

# *LIFE BEYOND THE RESIDENCE*

FORTUNE BAY RESIDENCES OFFERS MORE THAN A HOME — IT CREATES AN ENVIRONMENT WHERE EVERYDAY LIFE FLOWS EFFORTLESSLY.

Here, convenience meets refinement — allowing you to enjoy the best of both worlds, while life by the sea remains effortlessly balanced, personal, and truly yours.

# CAFÉ — MORNING BEGINS HERE

A bright coastal café will offer fresh breakfasts, artisan coffee, and casual meetings throughout the day.

Residents will be able to enjoy in-house dining or have their morning coffee delivered right to their terrace. It's the place where your day starts

After a slow breakfast by the water, the day unfolds with a sense of calm and energy — time to awaken the body and mind.





# *SPA — THE ART OF RENEWAL*

A place where calm meets clarity. The Fortune Bay Spa will be a source of restoration — morning energy rituals, evening serenity, and everything in between.

Natural light, stone textures, and soft steam create an atmosphere that will awaken the body and clear the mind.

Here, wellness is a rhythm of life by the sea.

Refreshed and restored, the afternoon invites new experiences — moments of connection, taste, and indulgence.

SIGNATURE RESTAURANT —

# TASTE THE SEA VIEW

Where the horizon becomes part of the dining experience.

A signature restaurant will offer coastal cuisine and refined ambiance, open to both residents and guests.

Every table overlooks the sea — every dish shaped by the rhythm of the waves.

As evening settles, conversations move beyond the table — into spaces designed for reflection and quiet pleasure.



# WINE & CIGAR CLUB —



## THE QUIET INDULGENCE

Discreet, elegant, and intimate — a space where time slows down. Fine wines and rare cigars curated for connoisseurs meet an interior of soft leather and dim light.

It's a setting made for conversation, reflection, and the quiet satisfaction of taste.



The day at Fortune Bay ends as it began — in harmony with the sea, surrounded by calm, comfort, and understated luxury.

# CASINO DISTRICT — A NEW LEVEL OF LIVING ON AL MARJAN ISLAND

Just minutes away from Fortune Bay Residences lies Wynn Resort Casino, the first world-class entertainment complex in the region. It has already become a symbol of Ras Al Khaimah's transformation, setting a new benchmark for premium coastal living in the UAE.

Fortune Bay Residences is among the few residential developments on the island located next to this landmark destination. A unique beachfront property with a private beach, panoramic views of the bay and the casino — a rare opportunity to combine elevated lifestyle, privacy, and exceptional investment potential.









Ceiling height of 3.40m

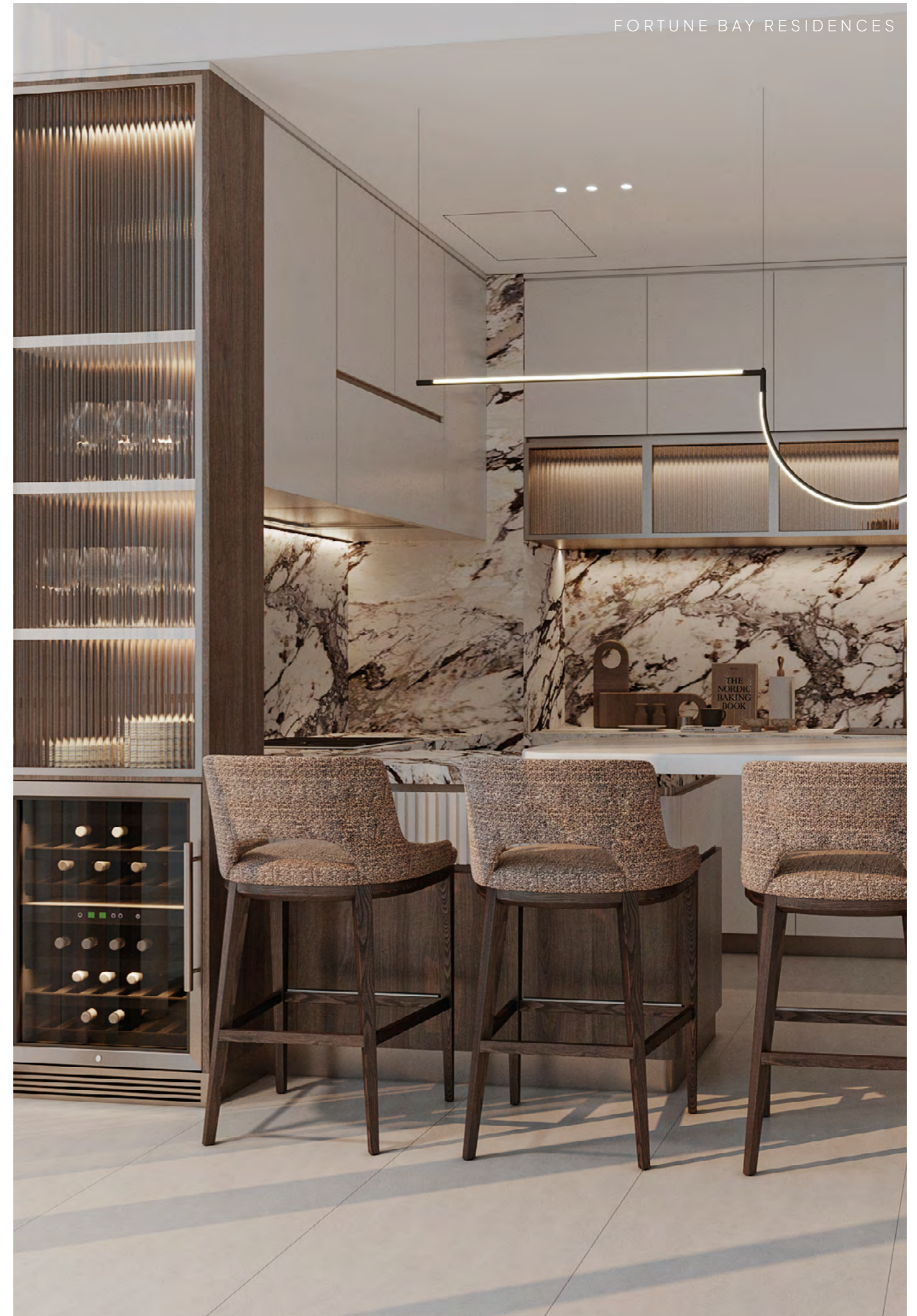
Floor-to-ceiling panoramic windows with 360° sea views

Fully furnished

High-quality interior finishing

Eco-conscious design









THOUGHTFULLY  
PLANNED  
UNITS  
TAILORED

*FOR MODERN  
COASTAL LIVING*

# UNITS TYPES & CONFIGURATION

## CAREFULLY DESIGNED RESIDENCES FOR EVERY LIFESTYLE

We present a carefully curated mix of units, each designed with attention to detail and comfort in mind.

The configuration maximizes both living space and views, with every residence featuring expansive terraces overlooking the sea, offering residents an unmatched blend of modern luxury and coastal tranquility.

### 1 Bedroom Apartments

	sq.m.	sq.ft.
Smallest	91	982
Largest	138	1483
Average	113	1218

### 2 Bedroom Apartments

	sq.m.	sq.ft.
Smallest	135	1448
Largest	208	2242
Average	167	1800

### 3 Bedroom Apartments

	sq.m.	sq.ft.
Smallest	268	2887
Largest	311	3350
Average	283	3054

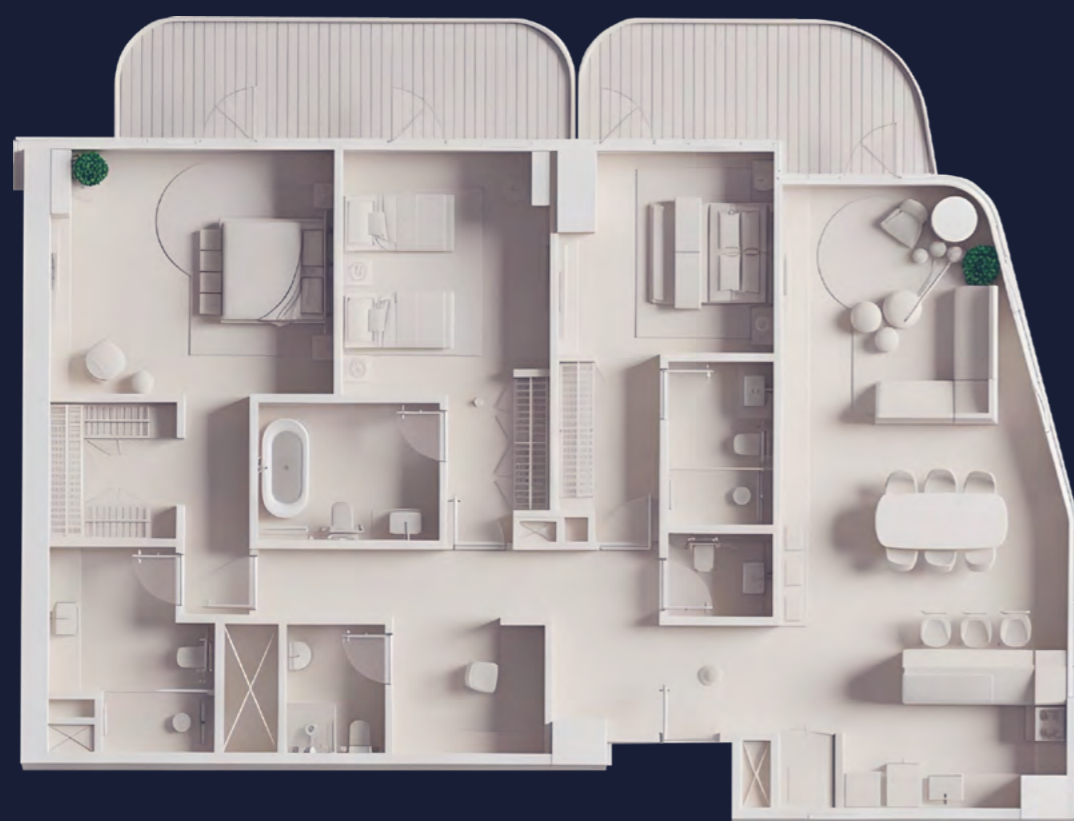


- **1 Bedroom Apartments**  
Per Floor 11 | Total 99
- **2 Bedroom Apartments**  
Per Floor 7 | Total 63
- **3 Bedroom Apartments**  
Per Floor 2 | Total 18

FLOORPLANS

# Unit 01

3 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	2 100,15	2 101,76	2 115,32
Balcony Area	1 250,44	775,86	344,77
Total Area	3 350,59	2 877,62	2 460,09

FLOORPLANS

# Unit 02

3 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	2 053,54	2 053,54	2 054,08
Balcony Area	1 287,9	881,89	426,68
Total Area	3 341,44	2 935,43	2 480,76

FLOORPLANS

# Unit 03

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	946,26	946,36	946,15
Balcony Area	482,01	330,77	96,88
Total Area	1 428,26	1 277,14	1 043,02

FLOORPLANS

# Unit 04

1 Bedroom

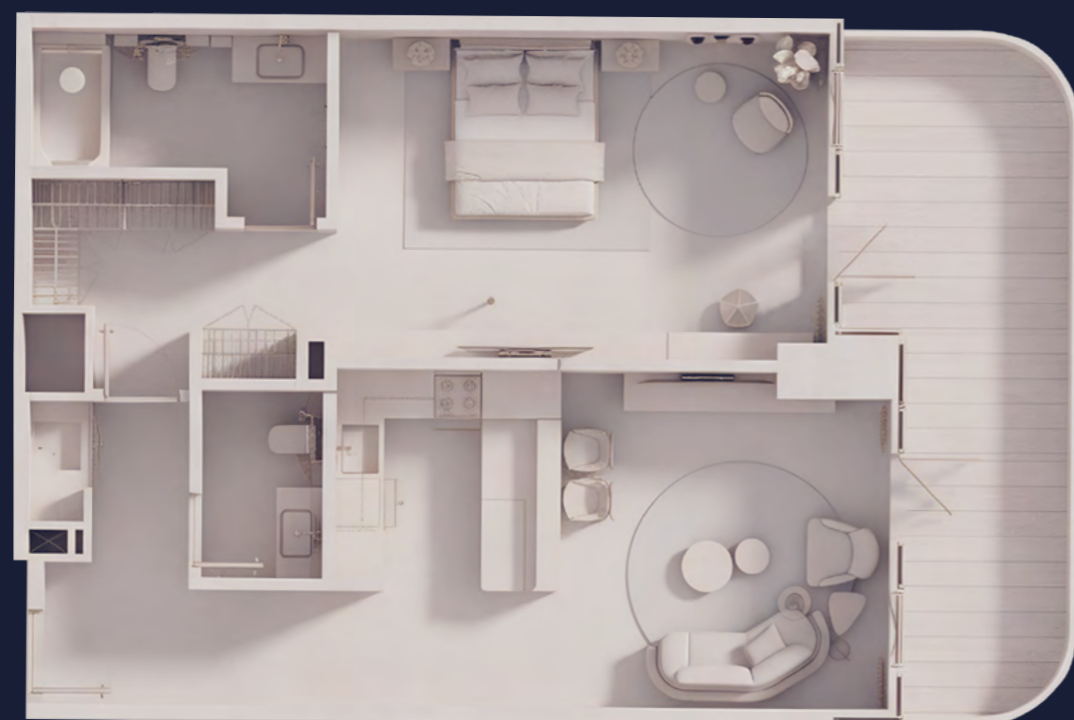


	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	946,69	946,58	946,79
Balcony Area	483,19	265,87	225,07
Total Area	1 429,88	1 212,45	1 171,87

FLOOR PLANS

# Unit 05

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	946,90	946,90	946,79
Balcony Area	482,01	226,15	225,07
Total Area	1 428,91	1 173,05	1 171,87

FLOOR PLANS

# Unit 06

2 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1 291,35	1 291,45	1 291,67
Balcony Area	315,81	177,60	110,87
Total Area	1 607,16	1 469,06	1 402,54

FLOOR PLANS

# Unit 07

2 Bedroom

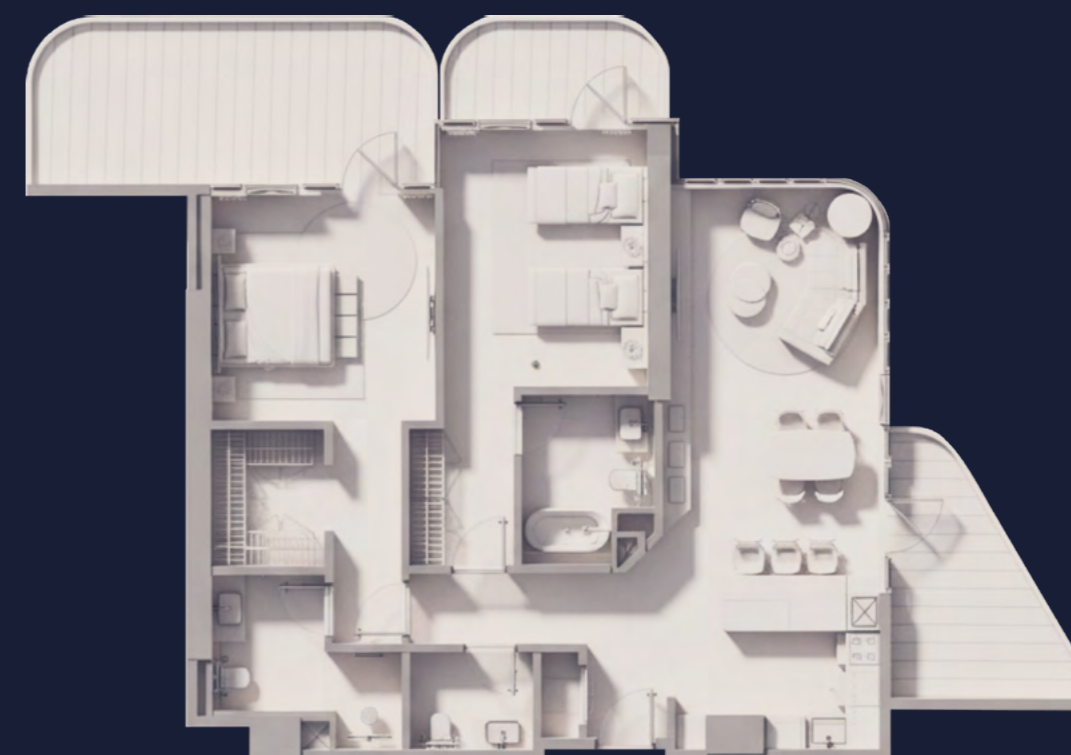


	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1329,77	1336,12	1337,52
Balcony Area	403,00	233,58	110,76
Total Area	1732,77	1569,70	1448,28

FLOOR PLANS

# Unit 08

2 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1298,45	1298,45	1304,91
Balcony Area	943,99	542,18	414,41
Total Area	2242,45	1840,63	1719,32

FLOORPLANS

# Unit 09

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	985,97	985,87	987,16
Balcony Area	466,83	458,22	283,84
Total Area	1452,80	1444,09	1271,00

FLOORPLANS

# Unit 10

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	943,67	943,67	944,96
Balcony Area	348,10	242,62	223,67
Total Area	1291,78	1186,29	1168,64

FLOOR PLANS

# Unit 11

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	951,21	951,21	952,28
Balcony Area	344,55	190,09	52,10
Total Area	1295,76	1141,30	1004,38

FLOOR PLANS

# Unit 12

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1068,43	1068,43	1069,18
Balcony Area	54,25	54,47	53,60
Total Area	1122,68	1122,89	1122,78

FLOORPLANS

# Unit 13

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1 068,32	1 068,32	1 068,43
Balcony Area	56,08	55,86	55,76
Total Area	1 124,40	1 124,18	1 124,18

FLOORPLANS

# Unit 14

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	921,61	929,03	930,22
Balcony Area	360,48	142,19	51,99
Total Area	1 282,09	1 071,22	982,21

FLOOR PLANS

# Unit 15

2 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1 298,99	1 307,49	1 308,68
Balcony Area	825,59	884,58	560,05
Total Area	2 124,58	2 192,07	1 868,72

FLOOR PLANS

# Unit 16

2 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1 479,18	1 479,61	1 480,68
Balcony Area	797,39	551,33	441,43
Total Area	2 276,57	2 030,93	1 922,11

FLOOR PLANS

# Unit 17

2 Bedroom

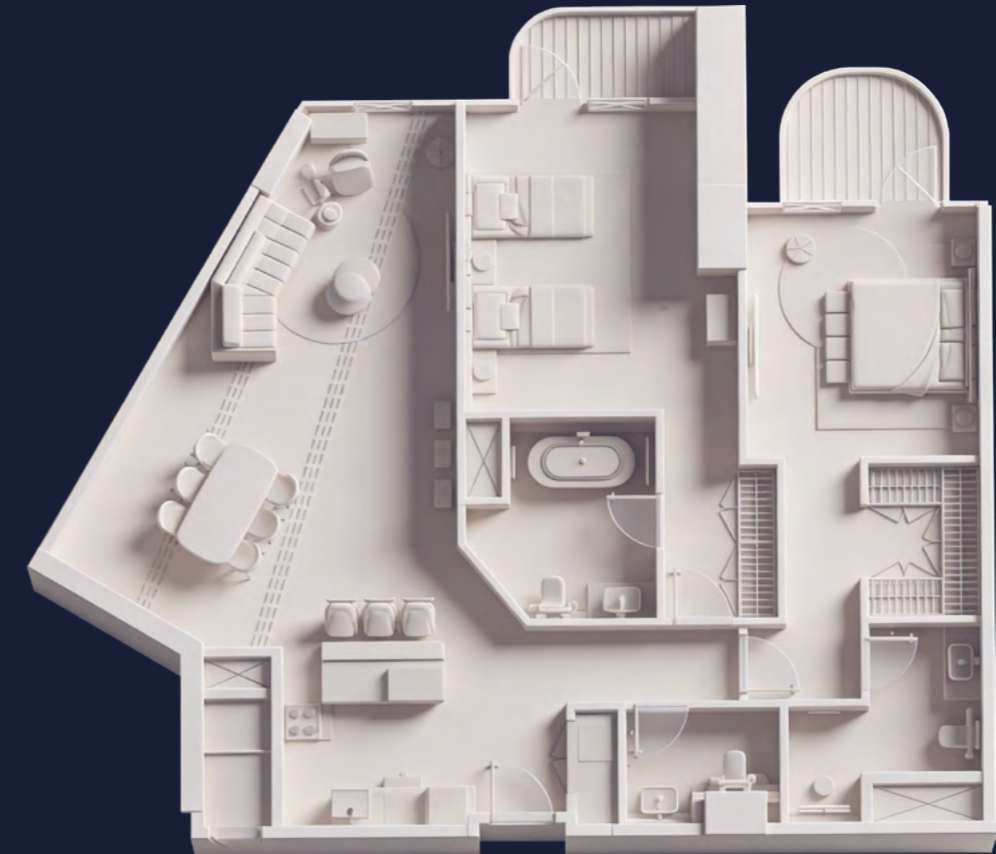


	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1518,03	1518,03	1518,03
Balcony Area	318,29	182,34	110,65
Total Area	1836,32	1700,37	1628,69

FLOOR PLANS

# Unit 18

2 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	1516,74	1516,74	1516,96
Balcony Area	322,16	179,76	111,08
Total Area	1838,91	1696,50	1628,04

FLOOR PLANS

# Unit 19

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	950,99	950,99	950,99
Balcony Area	478,67	225,61	216,03
Total Area	1 429,66	1 176,60	1 167,02

FLOOR PLANS

# Unit 20

1 Bedroom



	Sizes of the 1st floor sq.ft.	Sizes of the 2nd and even-numbered floors sq.ft.	Sizes of the 3rd and odd-numbered floors sq.ft.
Suite Area	912,35	921,93	922,36
Balcony Area	571,24	264,36	209,90
Total Area	1 483,59	1 186,29	1 132,26

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