



# SOUTHBAY, BAY RESIDENCES

LOCATION: HAYAT ISLAND

COMPLETED: Q4 2023

Southbay is a new addition to Bay Residences, which is a premium residential project on Hayat Island, and is a part of the developing community of Mina Al Arab. The new development includes studios, 1-3 bedroom apartments and 3-bedroom duplexes. Various retail stores, dining venues and entertainment venues will be available on the territory of the community for all residents and visitors to enjoy. Each residence comes with a spacious terrace or balcony to look out onto the surrounding nature and the gorgeous beachfront.

## FACILITIES

- SWIMMING POOLS
- BOARDWALKS
- RETAIL
- CHILDREN'S PLAYGROUNDS
- DINING & F&B
- GYM
- DIRECT BEACH ACCESS
- MANGROVES
- RUNNING TRACKS
- NATURE TRAILS

## SIZES & PRICES

STUDIO - 366 SQFT TO 603 SQFT	FROM AED 477,000
1 BR - 775 SQFT TO 1,582 SQFT	FROM AED 752,000
2 BR - 1,184 SQFT TO 1,668 SQFT	FROM AED 1,061,000
3 BR - 1,800 SQFT	FROM AED 1,899,000
3 BR DUPLEX - 3,358 SQFT TO 3,638 SQFT	FROM AED 3,992,000

## LOCAL AMENITIES / INFRASTRUCTURE

- SUPERMARKETS:** Choithrams Mina Al Arab, Bloom Supermarket, Al Mondial Grocery, AlZaab Supermarket
- SCHOOLS/NURSERIES:** Chubby Cheeks Nursery RAK, Al Jazeera Al Hamraa School, St. Mary Private High School RAK, RAK Modern Private School
- RETAIL/F&B:** The Lagoon, Al Hamra Mall, XIMI VOGUE
- MEDICAL FACILITIES:** The American Medical Center RAK, Zain Medical Center, Cosmo Health Medical Center, Al Jazeera Medical Clinic
- PETROL STATION:** ADNOC, ADNOC Service Station
- LANDMARKS:** Ras Al Khaimah, Ras Al Khaimah International Airport, Marbella Villas, Bay Residences

# BAY RESIDENCES

## LOCATION FACTORS

- LOCATED ON HAYAT ISLAND IN THE DEVELOPING AREA OF MINA AL ARAB
- PURPOSE-BUILT ISLAND
- ADJACENT TO MARBELLA VILLAS II
- LOCATED NEXT TO RAHA ISLAND
- INTERCONTINENTAL BRIDGE CONNECTS THE ISLAND TO THE MAINLAND
- SITUATED ON THE SAME ISLAND AS ANANTARA HOTEL AND THE INTERCONTINENTAL HOTEL
- THE NEAREST PUBLIC TRANSPORT STOPS ARE LOCATED IN AJMAN
- 1 MINUTE TO HOTELS ON HAYAT ISLAND
- 20 MINUTES TO RAS AL KHAIMAH INTERNATIONAL AIRPORT
- 25 MINUTES TO RAS AL KHAIMAH
- 1HR 20 MINUTES TO DUBAI



+7 969 179 97 79



All apartments in the Southbay development will come with floor-to-ceiling windows to make the most of the superb beachfront views. Interiors will be light and airy with a white and fresh colour palette to compliment the ocean blues. Finishes throughout each unit will be modern and practical to help residents live a seamless life.

## PITCH POINTS / WHY BUY?

- PROPERTIES ARE OPEN TO ALL NATIONALITIES TO PURCHASE
- PART OF THE 44M SQFT MINA AL ARAB MASTER PROJECT
- HAYAT ISLAND IS 6M SQFT
- THE ISLAND CONSISTS OF HOTELS THAT OFFER BOTH GUESTS AND RESIDENTS HOTEL SERVICES
- RAK PROPERTIES IS A VERY REPUTABLE LOCAL DEVELOPER
- EXCELLENT PRICES
- GOOD ROI POTENTIAL - 1BR AED 27-80K P/A (4.8%)
- GREAT PAYMENT PLAN OPTIONS TO SUIT EVERY BUDGET
- GOOD SIZE CONFIGURATIONS - FROM SMALL AND COMPACT TO SPACIOUS DUPLEXES

## IN CLOSE PROXIMITY

- 1.2km SUPERMARKET
- 1.5km NURSERY
- 1.7km THE LAGOON MALL
- 1.8km THE AMERICAN MEDICAL CENTER
- 2km SHEIKH MOHAMED BIN SALEM RD
- 4.8km PETROL STATION
- 23km RAS AL KHAIMAH

### PAYMENT PLAN:

40/60 upon handover (5% deposit) 0.5% for 20 months and 5% every 6 months X4

40/60 over 5yrs (5% deposit) 0.5% for 20 months and 2.5% every 6 months X4

60/40 over 7yrs (5% deposit) 1% for 20 months and 5% every 6 months X4 10% upon handover

### ROI:

1BR 4.8%

## DEVELOPER OVERVIEW

RAK Properties was founded in 2005 and is the vision of His Highness Sheikh Saud Bin Saqr Al Qasimi, Ruler of Ras Al Khaimah. The company distinguishes itself by its contemporary design and its close proximity to nature. RAK Properties is a trusted partner for foreign investors who want to launch state-of-the-art projects, including hotels, resorts and shopping malls. RAK Properties is also the developer of Julphar Towers and Julphar Residence.

## THINGS TO KNOW

SERVICE CHARGE:	AED 10 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT



## KEY FEATURES

- ALL RESIDENCES COME WITH EITHER A SPACIOUS TERRACE OR BALCONY
- ALL BEDROOMS COME WITH BUILT-IN WARDROBES, APART FROM MASTER BEDROOMS WHICH INCLUDE WALK-IN-CLOSETS
- 1BR UNITS INCLUDE A LAUNDRY ROOM
- 2BR UNITS COME WITH A LAUNDRY ROOM, A MAID'S ROOM AND BATHROOM, AND A DRESSING AREA IN THE MASTER BEDROOM
- 3BR UNITS COME WITH A STORAGE ROOM, MAID'S ROOM AND BATHROOM, A POWDER ROOM AND A SHARED BATHROOM WITH THE 2 BEDROOMS