

## Bab Al Bahr - Al Marjan Island

Located in Ras Al Khaimah in the Northern Emirates UAE

"Bab Al Bahr – Gateway to the Sea"



### 5 Reasons to Invest in Ras Al Khaimah

1. Popular tourist destination due to diverse range of landscapes and the most beautiful beaches in the UAE
2. Stable economy with a GDP growth of more than 50% in the last four years
3. 0% tax on capital gain or income
4. 45 minutes from Dubai International Airport
5. Strong rental yields from high touristic & non-touristic rental demand and low rental prices



### 10 Reasons to Invest in Bab Al Bahr

1. Rare UAE freehold beach front location from AED 850 price per sq.ft.
2. 180 degree sea views from large balconies
3. Multiple swimming pools, tennis courts, beach club and resident shuttle bus to Dubai
4. 560 metres of private beach
5. Views of RAK coastline, RAK Palace hotel and Al Hamra Village
6. Mortgage facilities available
7. Attractive construction-linked payment plan
8. Construction process on schedule – handover to commence in Q3 2010
9. Choice of spacious studio, one and two bedroom apartments and three bedroom penthouses
10. Rental management options available

### Ras Al Khaimah Business Invest

- 100% freehold property with ownership deeds
  - Free office space for one year
  - Free business license
  - UAE residence visa issued imminently with every business license\*
- \*Subject to UAE Government regulations

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## Other Attractive Benefits in Ras Al Khaimah

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- Voted "most attractive destination for Foreign Direct Investment" by FDi Magazine / Financial Times 2008 / 2009
- Politically stable with high level security
- One of the fastest growing free zones in the Middle East
- Strategic location with access to world markets
- State of the art infrastructure and logistics such as 3 seaports and 3 airports
- Renowned educational institutions and health care
- Offshore benefits
- "Rated A, outlook stable" by Standard & Poor and Fitch credit rating agencies

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## Bab Al Bahr Residential Complex

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## Bab Al Bahr Development Mix

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- 6 residential low rise buildings
- 832 residential units
- One office tower
- 323,000 sq.ft. of retail space for lease in Bab Al Bahr Mall
- 4 Star hotel with 322 rooms




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## Development Amenities

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- High end facilities
- Self contained community
- Mall, office tower and hotel within development
- Ample underground parking
- Children's play area
- Exotic gardens and open beachfronts
- Themed swimming pools and open air dining options with bar
- Gymnasium
- Premier quality finishes

## Completed Sister Projects – Al Hamra Village & Banyan Tree Al Wadi Resort



### Bab Al Bahr Unit Mix

Unit Type	Unit Sizes (sq.ft.)		Average Price (AED)
	From	To	
Studio	441	581	450,000
1 Bedroom	882	1442	950,000
2 Bedroom	1431	2088	1,800,000
3 Bedroom	2325	3455	2,750,000

### Completion Date

Q3 2010

Construction progress is ahead of schedule

