

# Manta Bay

PRESENTATION

MAJOR  
DEVELOPERS

# ABOUT MAJOR DEVELOPERS

Major Developers has established itself as a multifaceted industry leader with expertise across several sectors:



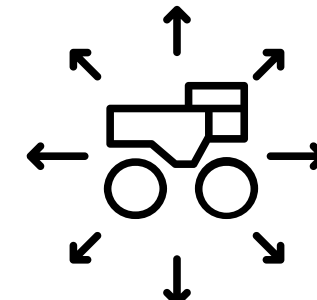
## **CONSTRUCTION (SINCE 1999)**

Specializing in residential properties, commercial real estate and complex technical structures.



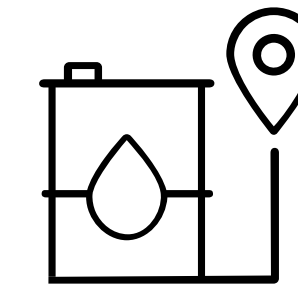
## **INVESTMENTS (SINCE 1995)**

A key player in the securities market, offering brokerage, depository, and dealer services



## **DISTRIBUTION (SINCE 2003)**

Supplying tire products for specialized equipment, trucks, and food items.



## **LOGISTICS**

Handling and distributing petroleum products efficiently across industries.

This diverse portfolio showcases 'Major Developers' commitment to excellence in every aspect of their operations.



# OUR VISION

We believe that every space tells a story. It shapes lives, fosters connections, and becomes an integral part of who we are. Major Developers is dedicated to crafting stories that resonate, stories of ambition, comfort, and community.

We strive to exceed expectations, not just meet them, by weaving innovation, sustainability, and human-centric design into the very fabric of our developments.

ARCHITECT

**FEDERAL**

With over 30 years of experience in the MENA region, Federal Engineering Consultants is recognized as one of Dubai's most respected luxury architecture design companies. Founded in Dubai in 2007, they specialize in project design, construction and supervision.

# RAS AL KHAIMAH

## ELITE CASINO

The first in the GCC.

## HOTEL BUSINESS LEADERS

The region attracts the largest players in the hotel industry.

## TOURIST BOOM

Annual influx of tourists of 4-5 million people by 2027.

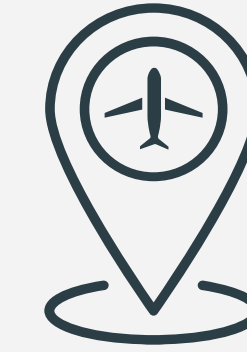
Just an hour from Dubai. The region is not yet widely known, providing investors with the opportunity to enter the market now at attractive prices and high returns.

## RAS AL KHAIMAH AIRPORT

Work is already underway to modernize the airport, the opening of new terminals, cooperation agreements have been concluded with leading airlines & direct routes from major cities to Ras Al Khaimah.

## COMFORTABLE CLIMATE

Thanks to the sea breeze and the mountain range, year-round holiday destination even in summer. The weather temperature in Ras Al Khaimah is consistently 3-5° lower than the rest of UAE on average.





# CASINO WYNN RESORT

A combination of luxury and entertainment, this casino will be the largest and most luxurious in the world, combined with the huge Wynn Resort. The cost of the project is ~4 billion USD. The casino is scheduled to open in Q1 2027. Construction is proceeding faster than planned.

# RAK 2023 & BEYOND

	<b>LOCATION</b>	<b>VISITORS</b>	<b>ACHIEVEMENTS</b>			
	WYNN LAS VEGAS	12.6 MILLION	Top Non-Gaming Revenue Generation IR in the World. #1 Net Revenue of any IR in Las Vegas			
	ENCORE LAS VEGAS					
	WYNN MACAU	13.1 MILLION	Macau's First Real IR. Most Forbes 5-Star Awards in Macau. Only Quintuple 5-Star Resort in the World.			
	ENCORE MACAU					
	WYNN PALACE MACAU	8.3 MILLION	Unique Public Entertainment 1,706 Hotel Keys			
	ENCORE BOSTON HARBOR	8.7 MILLION	Largest Single-Phase Development Best in Class Regulatory Environment			
*	<b>VISITORS TO RAS AL KHAIMAH</b>	3.80 MILLION	4.56 MILLION	5.02 MILLION	5.52 MILLION	
	<b>CONTRIBUTION TO OVERALL UAE INTERNATIONAL VISITORS</b>	9.26%	9.70%	9.39%	8.76%	

# WHY AL MARJAN?

## **SUPPLY SHORTAGE**

### **ANNUAL INFLUX OF TOURISTS BY 2027**

- 4-5 million people.

### **LIMITED SUPPLY**

- 12,000 apartments, 8,000 hotelrooms. High prestige & price segment of the area.

## **STRATEGIC SIGNIFICANCE**

### **MAIN DIRECTION FOR THE DEVELOPMENT OF RAS AL KHAIMAH**

- High level of support and quality control from the government.

## **GROWTH PROSPECTS**

### **THE ENTRY OF THE LARGEST MARKET PLAYERS PROMISES INCREASED RECOGNITION**

- Emaar Address, Aldar Nikki Beach, Dubai Investment, Rixos, Hilton, Movenpick, Radisson, etc
- Stability and reliability
- Strict control by the UAE government
- Focus on quality development and investment protection, the sub-escrow account system guarantees that until the completion of the project, the developer cannot withdraw money or spend it on anything not related to construction.

### **SAFETY**

- The only emirate where information about real estate buyers is completely confidential.



ARABIAN  
PROPERTY  
AWARDS  
DEVELOPMENT



BEST APARTMENT /  
CONDOMINIUM  
DEVELOPMENT  
RAS AL KHAIMAH

Manta Bay  
by Major Developers

2024-2025



*Manta Bay*

## THE CONCEPT

Inspired by the graceful stingray, Manta Bay is a jewel of modern architecture. Designed to captivate, it offers the most stunning vistas on Marjan Island. Here, the concept is simple: Live your best vacation days every day.

Manta Bay features the first sandy beach on a rooftop, along with luxurious amenities such as a cigar lounge, a state-of-the-art gym and a pool club. Whether you're looking to invest or find a place to call home, the Manta Bay project is a golden opportunity.

Experience luxury living in a region poised to become one of the top destinations in the UAE.




PRIVATE BEACH

MANTA BAY

WYNN RESORT  
WORLD'S BIGGEST CASINO

# AL MARJAN ISLAND

RAS AL KHAIMAH

An aerial night-time rendering of a modern, curved skyscraper. The building features multiple levels of balconies with glass railings, some of which are illuminated from within. At the top of the building, there is a large, irregularly shaped swimming pool with a glowing blue border. Below the pool, a sandy beach area is visible, surrounded by palm trees and lounge furniture. The building is situated in an urban environment with streets and other buildings visible in the background.

THE WORLD'S  
FIRST SANDY BEACH  
ON THE ROOF.  
BEACH HEIGHT 60 METERS

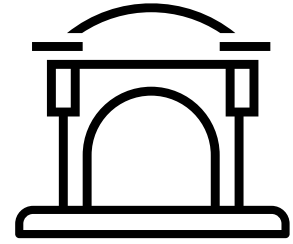
# AMENITIES AND FACILITIES

## ROOFTOP FLOOR

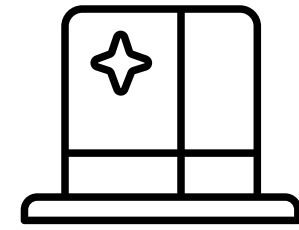
SKY BEACH  
BEACH CABANAS  
ROOFTOP BEACH CLUB  
BEACH VOLLEYBALL  
SUN LOUNGE AREA  
BEACH LOUNGE  
OUTDOOR CINEMA  
DJ DECK  
SAND BEACH  
OPEN SHOWERS



# BUILDING EXTERIOR



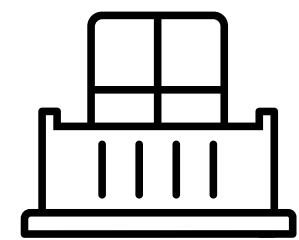
**REVOLUTIONARY  
FACADE**



**PANORAMIC GLAZING**



**OVER 80%  
TERRITORY WILL  
BE LANDSCAPED**



**OPEN SPACES &  
SPACIOUS TERRACES IN  
EACH APARTMENT**



# AMENITIES AND FACILITIES

## MEZZANINE FLOOR

RECREATION AREA  
LAGOON CABANAS  
COLD POOL  
LAGOON  
FLOATING MEDITATION DECK  
CHILDREN'S SWIMMING POOL  
CHILDREN'S PLAY AREA  
SPORTS ARENA  
RELAXATION AREA  
SUN LOUNGE AREA  
BBQ AREA  
HAMMAM  
SPA  
GYM  
JACUZZI  
SAUNA  
SWIMMING POOL  
POOL BAR





## OTHER AMENITIES

PRIVATE BEACH ACCESS

SKY LOUNGE

STATE-OF-THE-ART FITNESS CENTER

SPA & WELLNESS CENTER

FINE DINING RESTAURANTS

ADVENTURE SPORTS

WALKING & TRAILS

OPEN-AIR CINEMA

24/7 SECURITY

MANTA RAY AQUARIUM

LUSH LANDSCAPING

CIGAR LOUNGE

# WELLNESS





*breathe*

# SPA





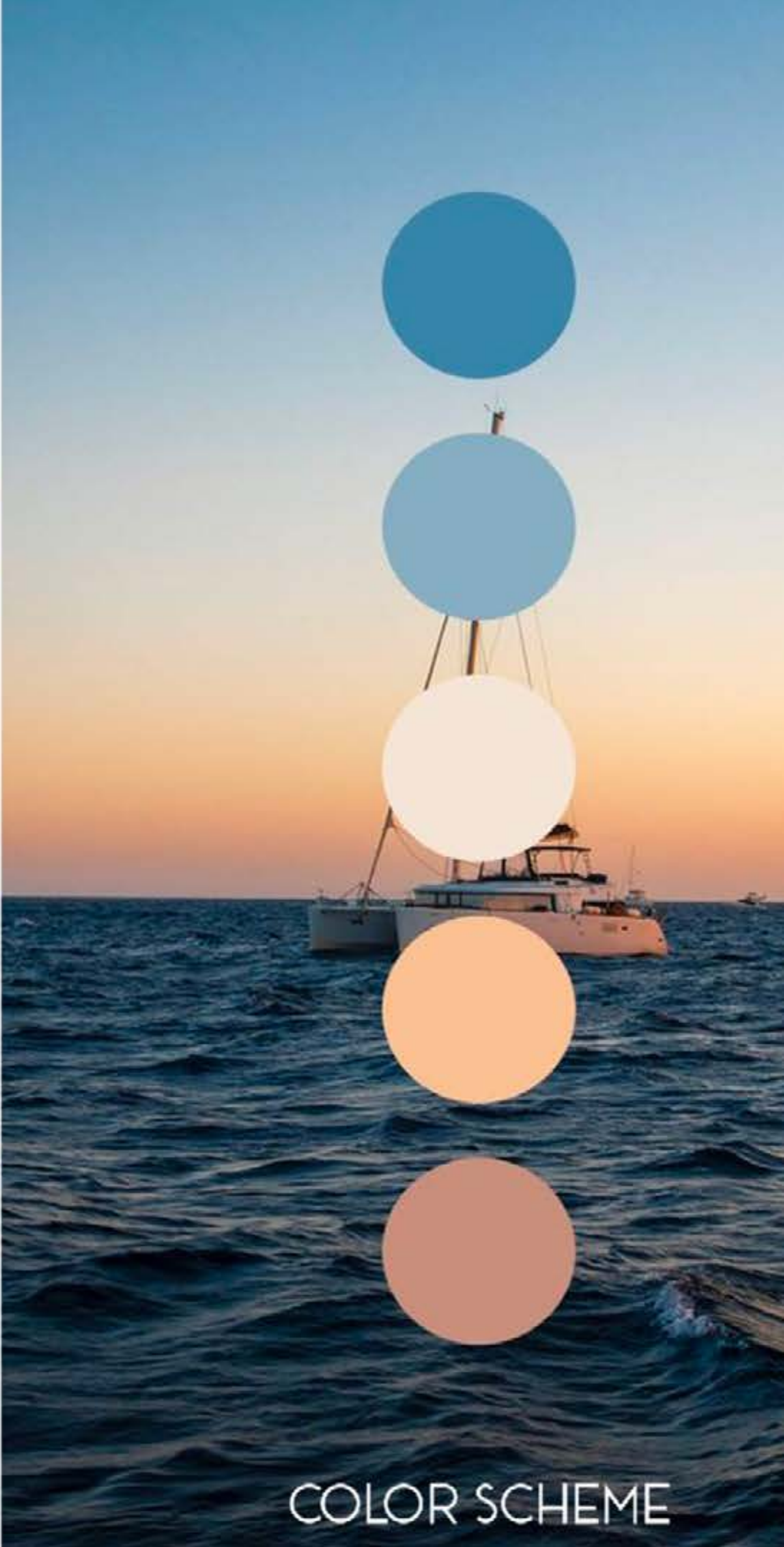
# LUXURIOUS LOBBY





207

208



COLOR SCHEME

# UNIT LAYOUTS

## STUDIO





MAJOR



# UNIT LAYOUTS

## 1 BEDROOM APARTMENTS



TYPE 1 (1<sup>ST</sup> TO 10<sup>TH</sup> FLOOR)



TYPE 2 (1<sup>ST</sup> TO 5<sup>TH</sup> FLOOR)



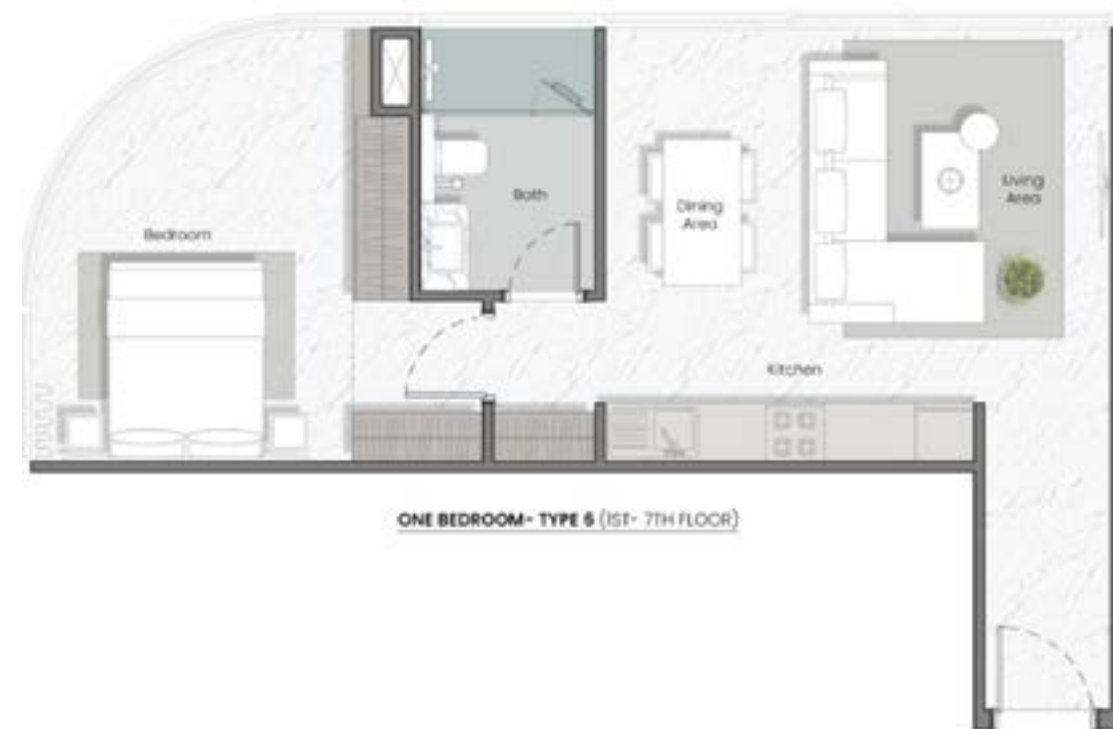
TYPE 3 (7<sup>TH</sup> FLOOR)



TYPE 4 (8<sup>TH</sup> & 9<sup>TH</sup> FLOOR)



TYPE 5 (10<sup>TH</sup> FLOOR)



TYPE 6 (1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR)



TYPE 7 (6<sup>TH</sup> FLOOR)





# UNIT LAYOUTS

## 2 BEDROOM APARTMENTS



TYPE 1 (1<sup>ST</sup> - 5<sup>TH</sup> TO 10<sup>TH</sup> FLOOR)



TYPE 2 (6<sup>TH</sup> FLOOR)



TYPE 3 (6<sup>TH</sup>-10<sup>TH</sup> FLOOR)



TYPE 4 (7<sup>TH</sup> FLOOR)



TYPE 5 (8<sup>TH</sup> - 10<sup>TH</sup> FLOOR)







# PROJECT USPS

LIMITED SUPPLY 20K  
APARTMENTS ONLY ON  
AL MARJAN ISLAND

THE WORLD'S FIRST  
REAL SKY BEACH

ICONIC VIEWS OF  
ARABIAN GULF, WYNN CASINO,  
AL MARJAN SKYLINE

LARGEST POOL AND  
LAGOON

DIRECT BEACH  
ACCESS

THE ONLY PROJECT FEATURING SPACIOUS  
TERRACES WITH JACUZZIS

THE PERFECT HOME &  
HOLIDAY HOME WITH  
10-12% OF ROI.

WORLD-CLASS AMENITIES AND FACILITIES: SKY BEACH, CHILDREN'S  
CLUB, HEALTH CLUB, SPA, SPORTS, FINE DINING, DIRECT BEACH ACCESS.

# ADVANTAGES FOR LEASE

## **APARTMENTS WITH A SMALL SQUARE**

We managed to achieve a large quantity of small units-studios and one-rooms. They will be easier to rent, the occupancy rate will be higher, and the annual rental income will be stable.

12000 planned apartments. Now 65% are on sale, studios are only 6%. 1/3 of the studios in our project.

## **HOTEL SERVICE**

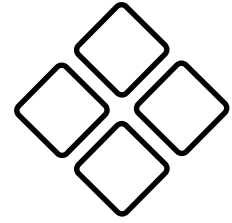
We have created a management company that will be fully involved in managing your property and guests. Advertising, reception, accommodation, payments, transfer, cleaning, repairs. All you have to do is receive profit into your account. The use of these services remains at your discretion.

## **TRANSFER FOR TENANTS**

The project will use golf carts to continuously transport residents to the beach and casino.



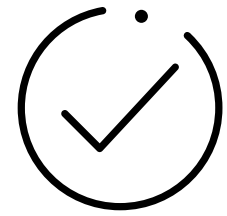
# PROJECT DETAILS



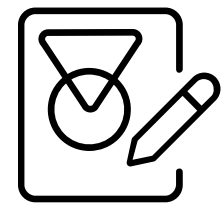
**TOTAL UNITS**  
460



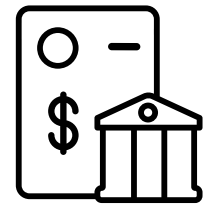
**PROJECT REGISTRATION**  
DR/2023/30/5027454



**COMPLETION**  
Q2 2027



**DEVELOPER REGISTRATION**  
DR/2023/30/5027454



**ESCROW ACCOUNT**  
AE350260002375876123604  
Emirates NBD



**ANTICIPATED SERVICE CHARGES**  
CARPET AREA 20-22 AED/SQ.FT  
BALCONIES NOT INCLUDED



# INVESTMENT PROSPECTS

EXPECTED ROI

**10%-12%**

ROI BY RENTAL INCOME

**FROM 8 TO 10 YEARS**

## INCREASE IN VALUE

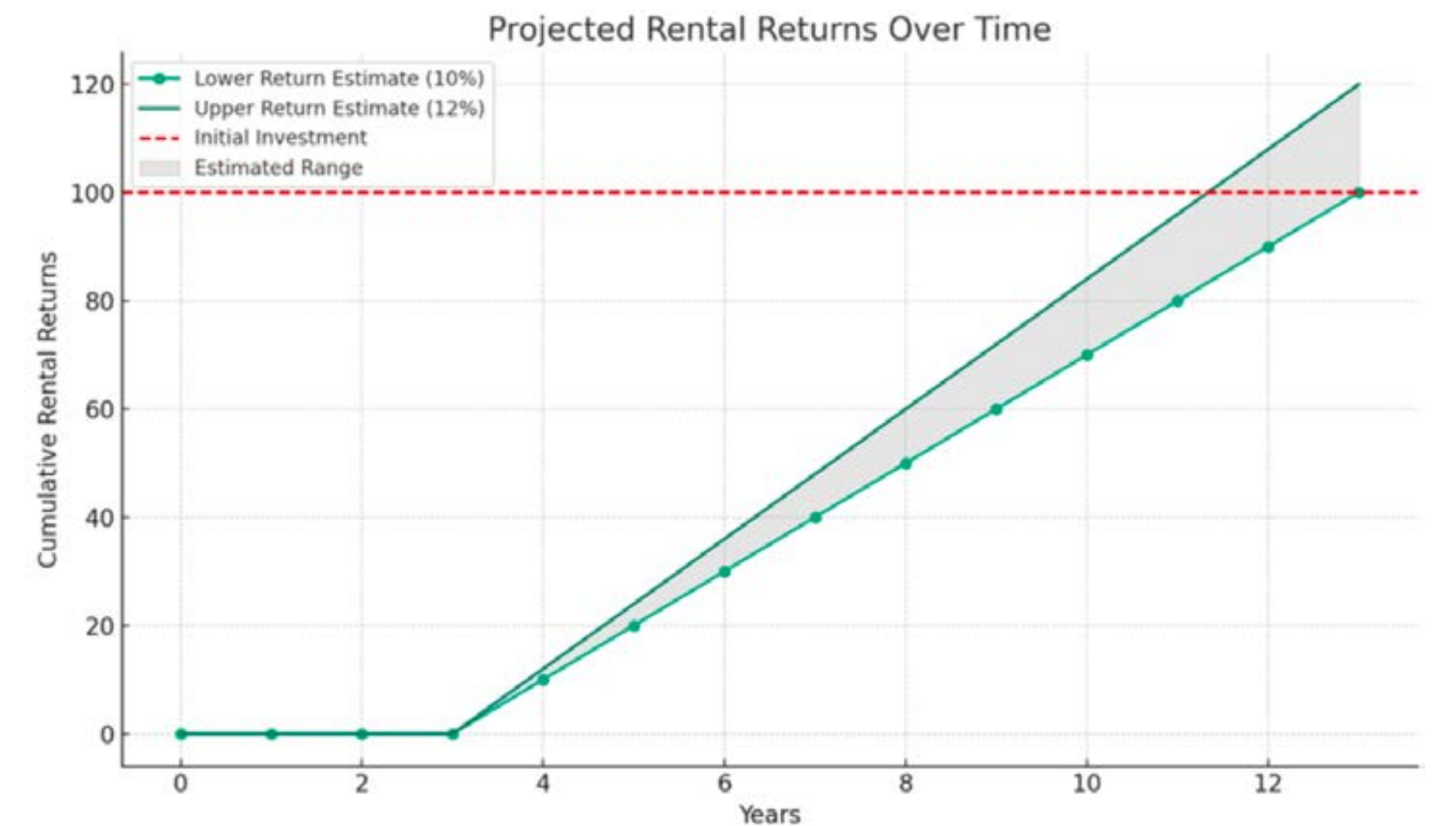
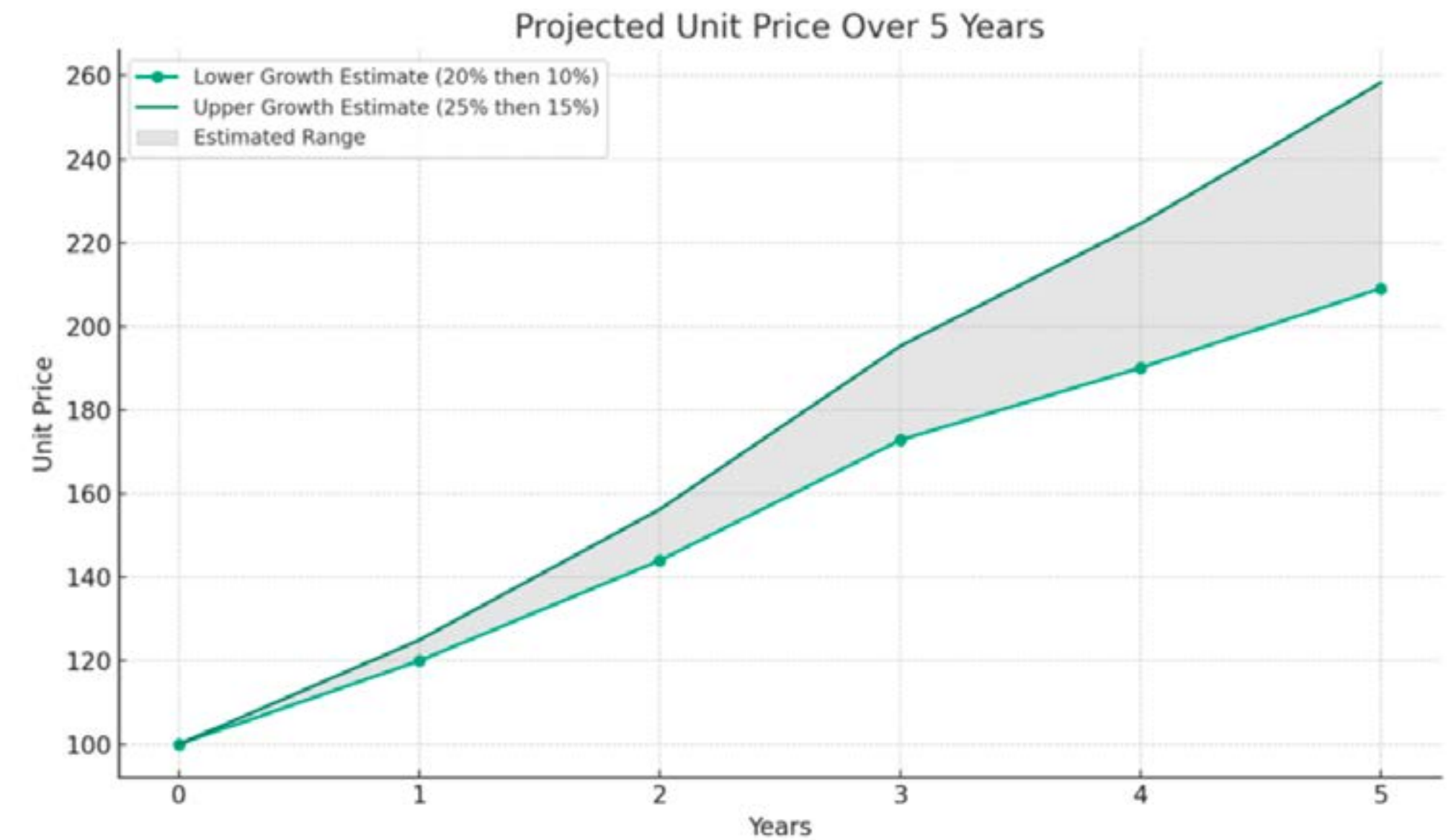
An increase of 20-25% annually over 3 years is expected & a subsequent increase of 10-15% annually.

## DEMAND & SUPPLY

An annual influx of 5 million tourists is expected.  
Limit: 12,000 apartments & 8,000 rooms in hotels.

## PURCHASE TERMS

Flexible payment plan options & the possibility of a mortgage on keys.  
Units can be sold after 40% payment according to the payment plan.



# PAYMENT PLAN

	BOOKING	FIRST PAYMENT	PAYMENT	COMPLETION	EXPECTED COMPLETION	
OPTION -1	5%	25%	2% EVERY 2 MONTHS FROM 2 TO 30 MONTHS	40%	Q2 2027	
OPTION -2	5%	15%	5% EVERY 3 MONTHS FROM 3 TO 30 MONTHS	30%		

# RENTAL EXPECTATIONS

RENTAL EXPECTATIONS		SHORT TERM RENTAL		
UNIT	PER NIGHT	AVG: OCCUPANCY	YEARLY	
STUDIO	650 AED	87%	206K	
1 BR	900 AED	85%	279K	
2 BR	1200 AED	80%	350K	

# CONSTRUCTION UPDATE

DECEMBER 2024



MAJOR  
DEVELOPERS