



BAY VIEWS · HAYAT ISLAND · RAS AL KHAIMAH

CONFIDENTIAL · SOFIA SANDS REALTY

Bay Views

AN EXCLUSIVE PORTFOLIO OFFERING

Twelve residences. One transaction.

PORTFOLIO OFFERING · EXCLUSIVE

AED 18,000,000

— CHAPTER · THE SHORE

Direct beachfront. *Not a hotel view of it.*

Twelve residences. One floor. One transaction. Every window faces open water. No hotels, no towers, no shadows in between.

— THE OPPORTUNITY

Twelve residences. *One* exclusive transaction.

A rare portfolio offering — one floor, one seller, one price, one closing.
Available only before the transaction is brought to market.

UNITS	TOTAL SQFT	PRICE	FLOOR 9 / 14
12	9,364	AED 18M	UNOBSTRUCTED
ENTIRE 9TH FLOOR	NET INTERIOR	ALL-IN	8-FLOOR LOW-RISE IN FRONT · VIEW PROTECTED



SOPIA SANDS
REALTY

VIEW OF HAYAT ISLAND · RAS AL KHAIMAH

04 · HAYAT ISLAND

— CHAPTER · HAYAT ISLAND

A man-made island. *Every unit faces water.*

Hayat Island sits on the southern edge of Mina Al Arab, Ras Al Khaimah — a master-planned development with 1.7 km of private beach. Bay Views holds the prime beachfront edge.

BEACH

0 m

DIRECT

WYNN CASINO

12 min

BY CAR · 2027

DUBAI

45 min

DXB

Floor-to-ceiling light. *Ocean on the other side of the glass.*

Twelve residences on floor nine. Studios, one-bedrooms, and two-bedroom apartments — all facing directly onto the Arabian sea. Every unit sees water from the bed, not from the balcony.

FLOOR-TO-CEILING GLAZING

Uninterrupted sea view

PRIVATE BALCONY · EVERY UNIT

1.4–4.2 m depth

ITALIAN KITCHEN PACKAGE

Miele appliances

SMART HOME INFRASTRUCTURE

Climate · Lighting · Access

— CHAPTER · FLOOR PLATE

Twelve units. One *sea-facing edge*.

— SEA — DIRECT NORTH EXPOSURE

01 2BR	02 1BR	03 STD	04 2BR	05 STD	06 1BR	07 2BR	08 1BR	09 1BR	10 STD	11 1BR	12 1BR
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12 UNITS · ALL SEA VIEW 9,364 TOTAL SQFT AED 1,923 / SQFT AVG

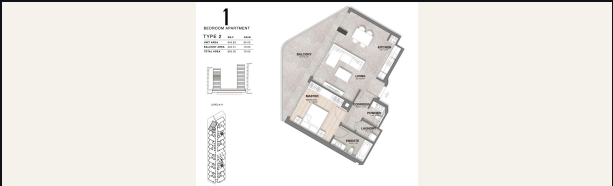


Twelve plans. One shoreline.

FLOOR 9 · EACH UNIT FACING SEA



0901
2 BEDROOM
SQFT 1,094
AED / SQFT 2,571
AED 2,812,490



0902
1 BEDROOM
SQFT 850
AED / SQFT 2,057
AED 1,748,293



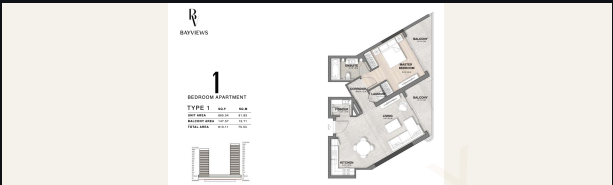
0903
STUDIO
SQFT 447
AED / SQFT 1,943
AED 868,631



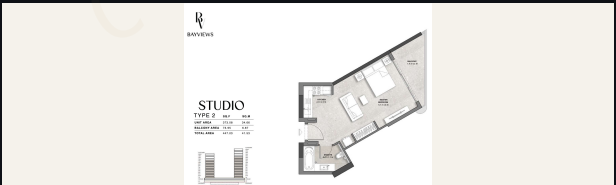
0904
2 BEDROOM
SQFT 1,220
AED / SQFT 1,802
AED 2,197,916



0905
STUDIO
SQFT 417
AED / SQFT 1,999
AED 833,569



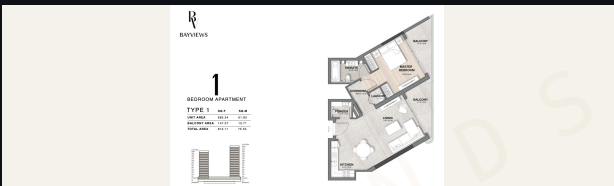
0906
1 BEDROOM
SQFT 447
AED / SQFT 3,155
AED 1,410,392



0907
2 BEDROOM
SQFT 1,220
AED / SQFT 1,779
AED 2,170,446



0908
1 BEDROOM
SQFT 813
AED / SQFT 1,774
AED 1,442,063



0909
1 BEDROOM
SQFT 813
AED / SQFT 1,525
AED 1,239,608



0910
STUDIO
SQFT 417
AED / SQFT 1,785
AED 744,217



0911
1 BEDROOM
SQFT 813
AED / SQFT 1,529
AED 1,243,001



0912
1 BEDROOM
SQFT 813
AED / SQFT 1,586
AED 1,289,374

Twelve units. *Each one priced.*

Original developer price → portfolio selling price. All amounts in AED.

UNIT	TYPE	ORIGINAL	SELLING	PROFIT
0901	2 B R	2,256,000	2,812,490	+556,490
0902	1 B R	1,370,880	1,748,293	+377,413
0903	STUDIO	737,280	868,631	+131,351
0904	2 B R	1,852,800	2,197,916	+345,116
0905	STUDIO	707,502	833,569	+126,067
0906	1 B R	1,197,120	1,410,392	+213,272
0907	2 B R	1,842,240	2,170,446	+328,206
0908	1 B R	1,224,000	1,442,063	+218,063
0909	1 B R	1,052,160	1,239,608	+187,448
0910	STUDIO	631,680	744,217	+112,537
0911	1 B R	1,055,040	1,243,001	+187,961
0912	1 B R	1,094,400	1,289,374	+194,974
TOTAL	12 UNITS	15,021,142	18,000,000	+2,978,858

— FOR THE BROKER

10%

commission on the *selling price*.

PAID FROM OUR SIDE · ON EVERY UNIT · FULL PORTFOLIO

OPTION A — KEEP IT

Take the full *10%* as your
commission.

AED 1,800,000 · clean payout

or

OPTION B — PASS IT THROUGH

Give it as a *discount* to your buyer
— and still earn *2%* from them.

Buyer wins · broker still earns · we
close

A win for the buyer. A win for the broker. A win for us.

— CHAPTER · AMENITIES

Two pools. *Both temperature-controlled.*

State-of-the-art clubhouse with separate gyms, spa, sauna, steam rooms, and a fully operational café. Private alabaster beach with direct access. Exclusively for Bay Views residents.

POOLS	BEACH	GYMS
2	Private	2
CLIMATE CONTROLLED	DIRECT ACCESS	SEPARATE · SPA · SAUNA

How the *AED 18,000,000* is structured.

Fully transparent breakdown — ready for qualified buyers, agents, and due-diligence review.

PORTFOLIO ASKING PRICE

AED 18,000,000



AMOUNT PAYABLE TO SELLER · 49.9%	50.1% · REMAINING BALANCE PAYABLE TO DEVELOPER
AED 8,987,338.80	AED 9,012,661.20
Paid-in position to developer (40%) + agreed premium.	Buyer assumes under the existing 60% post-handover plan.

ORIGINAL DEVELOPER PRICE

AED 15,021,102.00

AMOUNT ALREADY PAID TO DEVELOPER BY SELLER · 40%

AED 6,008,440.80

REMAINING BALANCE PAYABLE TO DEVELOPER · 60%

AED 9,012,661.20

PRICE DIFFERENCE / PREMIUM

AED 2,978,898.00

TOTAL AMOUNT PAYABLE TO SELLER

AED 8,987,338.80

REGISTRATION FEES · 12 UNITS × AED 3,000

AED 36,000.00

— BUYER PAYMENT STRUCTURE

Where each dirham goes.

BUYER

**AED
18,000,000**

PAYS SINGLE
CONSOLIDATED PRICE

ONE CLOSING · TWO DISBURSEMENTS

SELLER

AED 8,987,339

PAID-IN POSITION
+ PREMIUM

DEVELOPER

AED 9,012,661

UNDER EXISTING
PAYMENT PLAN

NO LUMP SUM REQUIRED · BUYER ASSUMES DEVELOPER INSTALMENTS · REGISTRATION AED 36,000

— THE NUMBERS THAT MATTER

$$\begin{array}{ccccc} 9,364 & \times & \text{AED } 1,923 & = & \text{AED } 18\text{M} \\ \text{TOTAL SQFT} & & \text{PRICE / SQFT} & & \text{PORTFOLIO PRICE} \end{array}$$

*The lowest per-square-foot entry on Hayat Island.
With the largest share of direct sea view.*

— AGAINST THE MARKET

12 prime beachfront units
for *AED 2.5M less* than 9 back-side units.

BUILDING	AED / SQFT	UNITS	FLOOR · VIEW	POSITION
<i>Bay Views</i>	AED 1,923	12	9 · Direct Sea	Prime Beachfront
<i>Nura</i>	AED 2,208	9	16 · Harbour	Back Side
<i>Solera T1</i>	AED 2,150	10	14 · Pool	Interior

Top floor. Direct sea. Below market.

— CHAPTER · RAS AL KHAIMAH RISING

The market is *three years ahead* of Dubai.

RAK TOURISM

+5.5%

per-over-year visitor growth

HOTEL DEVELOPMENT BY 2030

28 Properties

80% five-star tier

WYNN AL MARJAN · 2027

Casino

First casino in the Middle East

BRANDED RESIDENCES BY 2030

4,800 Units

25% of freehold supply



— EXPRESSION OF INTEREST

Sign here.

Reserve the entire 9th floor of Bay Views South — before this transaction is brought to the open market. Sign to initiate exclusive negotiation with Sofia Sands Realty.

EXCLUSIVE

2026

RESERVATION

BUYER · SIGNATURE
NAME · DATE

SOFIA SANDS REALTY · AUTHORISED
NAME · DATE



BAY VIEWS · HAYAT ISLAND · RAS AL KHAIMAH

14 · LET'S CLOSE THIS · TOGETHER

— SOFIA SANDS REALTY

*Let's close this
together.*

EXCLUSIVE PORTFOLIO · AED 18,000,000

SOFIA SANDS REALTY · CONFIDENTIAL

RAS AL KHAIMAH · UAE