

SORA  
BEACH RESIDENCES

AL MARJAN ISLAND





### Pioneering Excellence in UAE Real Estate

Aark Developers, a distinguished name in UAE's real estate landscape, was founded by Mr. Rahul Kumar Gupta, an industry veteran with over 25 years of expertise in India and UAE. With a strategic vision for growth and a steadfast commitment to delivering exceptional value, Mr. Gupta has established a reputation for executing projects on time and exceeding quality expectations.

The company boasts a diverse portfolio, with projects that are attracting investors from across the globe. These projects have enabled Aark Developers to demonstrate strength, stability, market understanding, seamless execution, and the ability to exceed quality benchmarks.

Over AED 5.2 Billion  
worth of projects in portfolio

More than 1.5 Million Sqft.  
area built and under development

Over 200  
Units completed

Over 700  
units under development

40+  
Employees





## CHAIRMAN'S MESSAGE

At Aark Developers, we are dedicated to transforming everyday living into extraordinary experiences. Our vision is to create lifestyle residences that embody the luxury and relaxation of a world-class resort, ensuring that every home feels like a sanctuary.

We believe that home is more than just a physical space; it's a feeling. Our goal is to make sure that every morning you wake up in one of our developments, it's like stepping into a tranquil oasis where comfort and convenience meet opulence.

Our commitment to resort-style living means you will enjoy a wealth of amenities designed to enhance your lifestyle. We meticulously craft every detail to create the perfect retreat for you.

I invite you to experience the Aark difference. Our team is dedicated to making your everyday life feel like an everlasting vacation. Welcome to Aark Developers, where we turn your dreams into beautiful realities.

Rahul Kumar Gupta



# AL MARJAN ISLAND

Al Marjan Island situated at the tip of the UAE in Ras Al Khaimah, boasts a strategic location just 60 minutes away from Dubai International Airport.

4

Islands

7.8

Km of Pristine  
Beaches

2.7

MN SQM of  
Reclaimed  
Land

6

Fully operational  
World-Class Hotels





# RAS AL-KHAIMAH



Ras Al Khaimah offers a captivating landscape tapestry. Towering Hajar Mountains cradle pristine beaches and vast deserts, creating a truly diverse playground. This Emirate seamlessly blends its rich cultural heritage with modern luxuries, boasting stunning resorts alongside its historical treasures. This unique combination makes Ras Al Khaimah a magnet for both tourists and expatriates seeking an unforgettable experience in the heart of the UAE.

## 29.7%

YoY increase in total revenues earned by hospitality establishments in 2022 (USD 316 million) amounting to USD 127 per available room.

## 56%

Market share held by domestic visitors in RAK in 2022, a slight drop from 2021 figures of 58%, pointing towards increased appeal to inbound visitors.

## 3.53mn

Number of guests nights spent in RAK in 2022. This represents a 27% YoY growth from 2021 figures.



# WYNN GAMING RESORT



Wynn Al Marjan Island is poised to become a crown jewel in Ras Al Khaimah, boasting the title of the Emirate's largest foreign direct investment project. This ambitious resort complex will offer a comprehensive experience, featuring over 1,200 luxurious hotel rooms, expansive retail and dining spaces exceeding 20,000 sqm, and a dedicated gaming area spanning over 20,000 sqm.

Operated by a renowned independent hotel company, Wynn Al Marjan Island caters to a diverse clientele, welcoming both business travelers and leisure seekers.



# PLOT LOCATION



SORA  
BEACH RESIDENCES

WYNN  
GAMING  
RESORT





# FACADE





# STREET SIDE





# ARCH VIEW





WING SIDE









# WING SIDE





LOBBY





# LIVING ROOM





# LIVING ROOM





DINING





# BEDROOM





# BEDROOM





# NIKKEN

EXPERIENCE INTEGRATED

Nikken Sekkei is a renowned Japanese architectural firm, with a legacy spanning over a century. The firm is celebrated for its innovative and sustainable designs, integrating advanced technology with traditional Japanese aesthetics.

Nikken Sekkei offer comprehensive services in architecture, urban planning, and environmental design, maintaining a strong commitment to quality and client satisfaction.

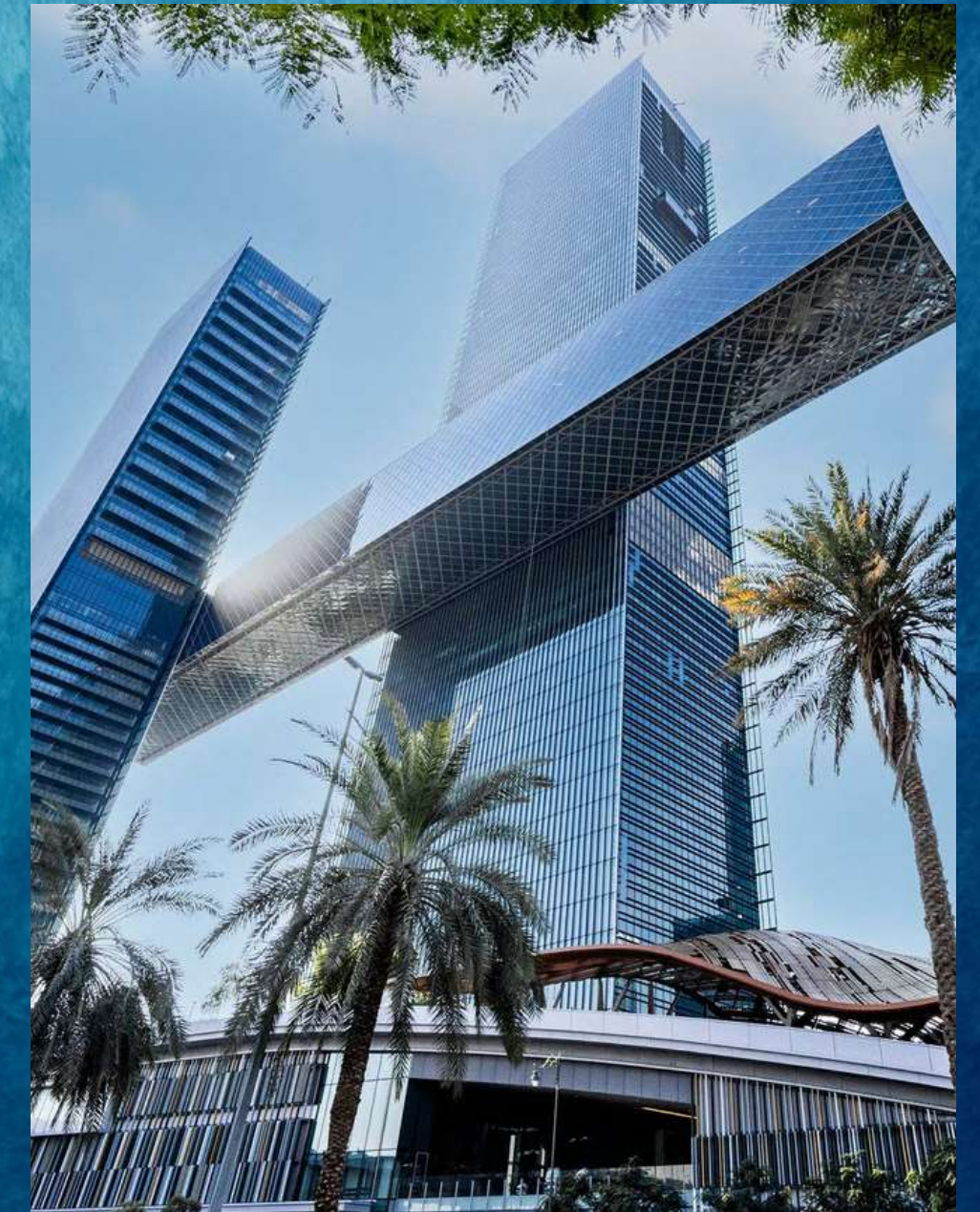
The firm is credited to having helmed illustrious projects globally, such as Tokyo Tower, One & Only One Za'abeel, Tokyo Dome, Ritz Carlton Kyoto, Cairo Opera House, and now Sora Beach Residences Al Marjan Island, UAE.



Sweets Bank, Hamamatsu City



Tokyo Dome



One & Only One Za'abeel, Dubai



Dubai Marittimes City Landmark Tower



# SHALINI MISRA

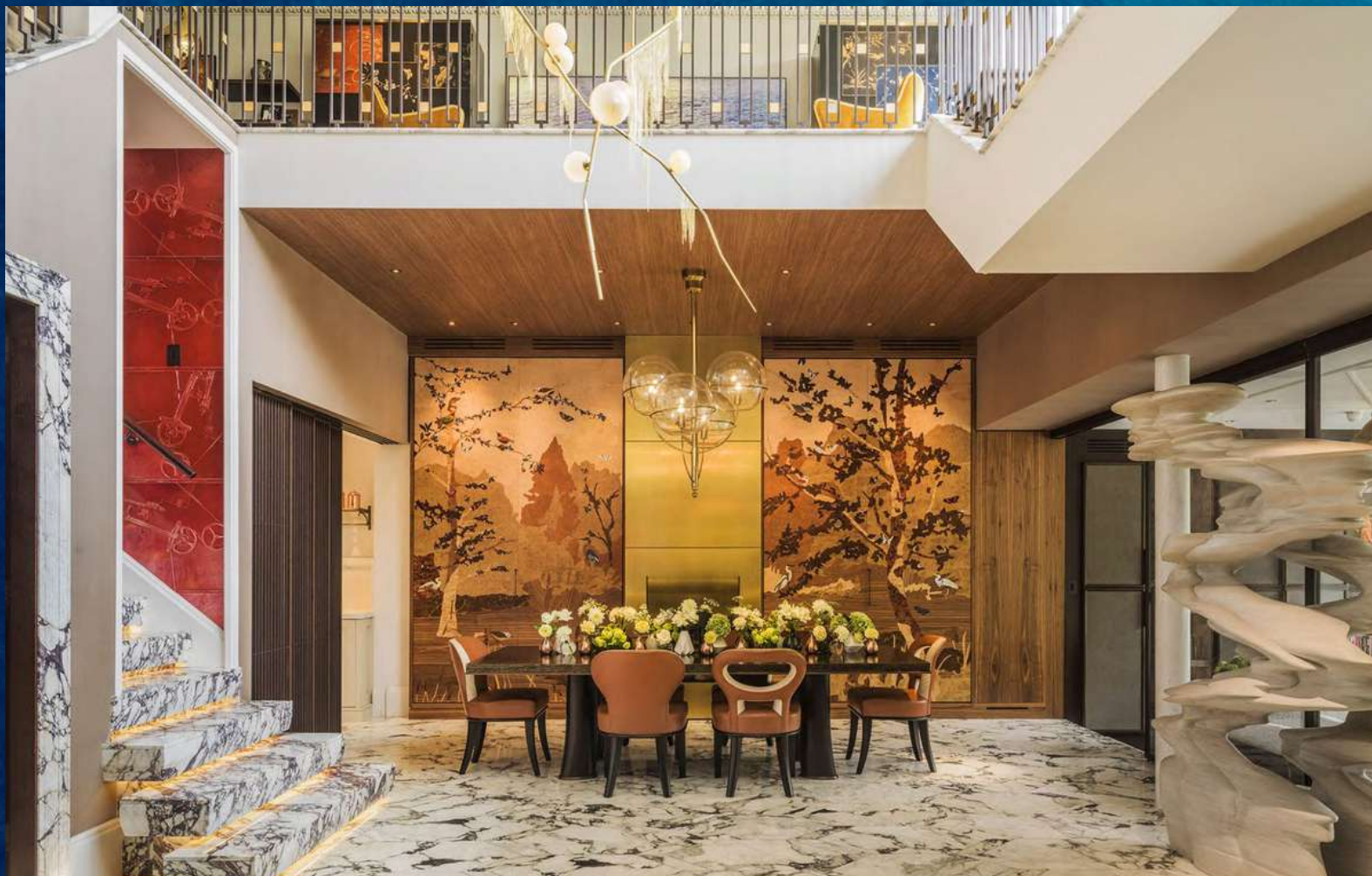
Shalini Misra Design is a prestigious interior design firm based in the UK, renowned for creating luxurious, innovative, and bespoke interiors.

Founded by Shalini Misra, an award-winning architect and designer, the firm specializes in high-end residential and commercial projects. Their designs are known for blending contemporary elegance with timeless sophistication, incorporating unique art pieces, custom furnishings, and cutting-edge technology.

The firm is credited with curating renowned establishments like Jubilee Place London, Lexington Avenue New York, St. Johns Wood Apartment. Shalini Misra now bring their touch of elegance to Sora Beach Residences in Al Marjan Island, UAE.



Lexington Avenue, New York.



St John's Wood Residence, London



Lexington Avenue, New York.





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