



FORTUNE BAY RESIDENCES

BY TOPERO PROPERTIES

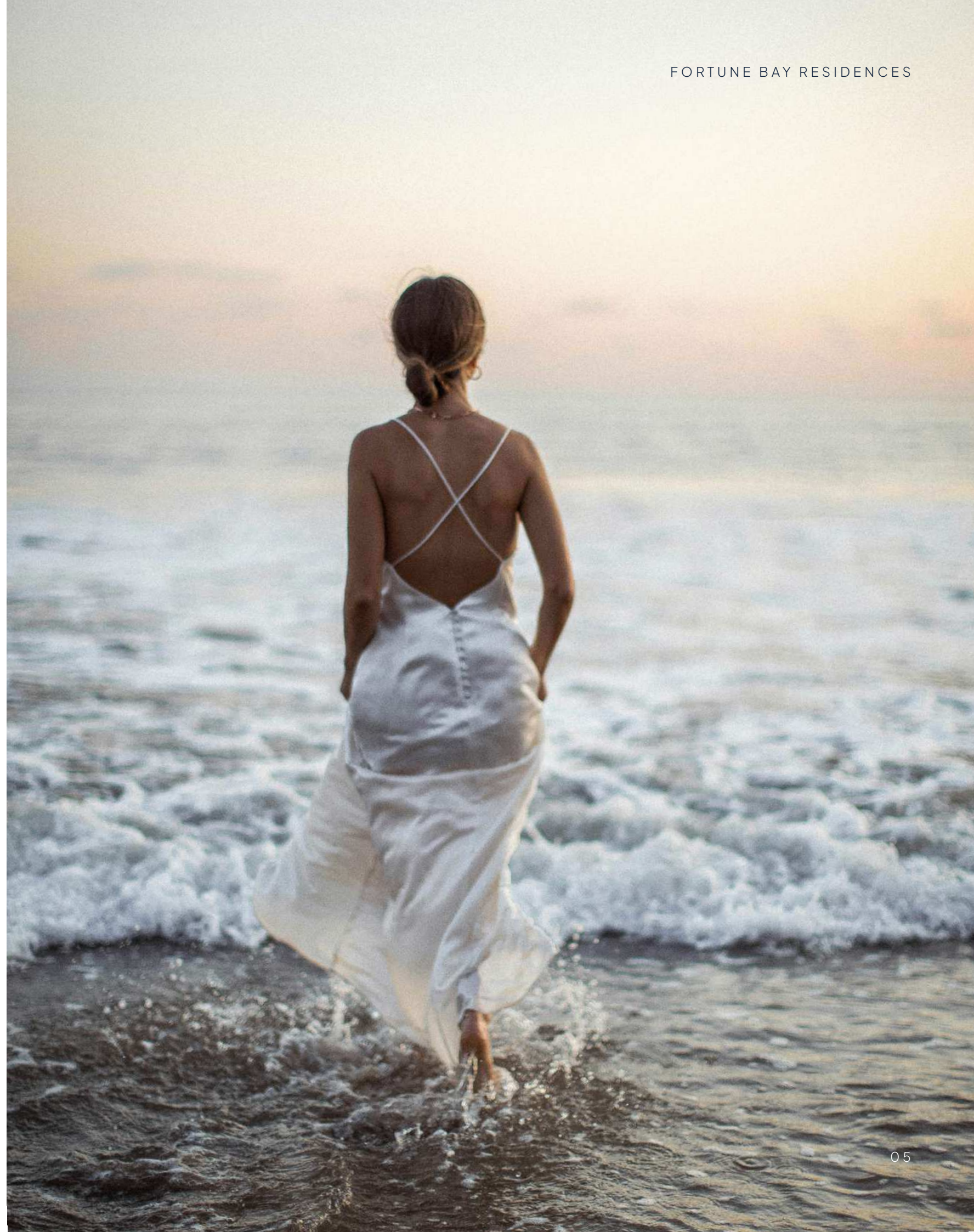
TOPERO
PROPERTIES
PRESENTS

A LIMITED COLLECTION

of residences with a private beach access — one of the rare beachfront developments on Al Marjan Island. Designed for those who value space, privacy, and direct connection with the sea

THE LUXURY OF LIVING BY THE WATER

Not every residential project in RAK has its own beach. We do. Just 10 meters from the azure shoreline, Fortune Bay Residences offers direct access to the sea — your private retreat where the sound of waves replaces city noise. Panoramic terraces capture the beauty of the Gulf, offering front-row views of each sunrise and sunset over the water.



RAS AL KHAIMAH

Uncover a captivating sanctuary
that epitomizes the essence
of true Arabian hospitality

Ras Al Khaimah, with its breathtaking landscapes, pristine beaches, and rich cultural legacy, offers an unmatched blend of adventure, luxury, and tranquility. With a deep commitment to sustainable tourism and preserving its natural beauty, Ras Al Khaimah stands as the premier destination for discerning travelers seeking an unforgettable lifestyle experience.



Positioned on one of its most desirable beachfronts, Fortune Bay Residences belongs to the select few projects offering

EXCLUSIVE PRIVATE BEACH ACCESS —

a true signature of luxury island living. Al Marjan Island in Ras Al Khaimah is a jewel of pristine beaches, turquoise waters, and endless horizons. Designed for those who seek a refined coastal lifestyle, the island blends natural beauty with contemporary elegance.

DRIVING DISTANCES

MINUTES	PLACE
6	WYNN CASINO
17	CAMEL FARM
20	AL WADI EQUESTRIAN CENTRE
24	ARABIAN HORSE STABLE
25	RAK NATIONAL MUSEUM
28	SHJ AIRPORT
36	RAS AL KHAIMAH MOUNTAINS
40	DXB AIRPORT
40	DHAYAH FORT
43	SUWAIDI PEARL FARM
55	EMIRATE'S MAIN SAFARI

FORTUNE
Bay RESIDENCES

FORTUNE BAY RESIDENCES

Wynn Resort

AL MARJAN
ISLAND

Nikki Beach

RAS AL KHAIMAH
INTERNATIONAL AIRPORT
25 minutes away

RAK CITY CENTRE
25 minutes away

DUBAI
60 minutes away

BEACH
DISTRICT

*THE LUXURY
OF LIVING
BY THE WATER*

LIVING HERITAGE

THE ART EMBODIED IN YOUR HOME

Ras Al Khaimah, with its breathtaking landscapes, pristine beaches, and rich cultural legacy, offers an unmatched blend of adventure, luxury, and tranquility. With a deep commitment to sustainable tourism and preserving its natural beauty, Ras Al Khaimah stands as the premier destination for discerning travelers seeking an unforgettable lifestyle experience.

FORTUNE BAY
RESIDENCES
EMBRACES
ECO-
CONSCIOUS
DESIGN

using energy-efficient technologies and natural materials to create a comfortable microclimate.



WOOD, STONE,
AND GLASS

are chosen not only for their beauty but for their harmony with the environment. Native plants and soft landscaping integrate the building into the shoreline, emphasizing the connection to nature and the calm spirit of coastal living.

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FORTUNE BAY RESIDENCES



A LIFESTYLE OF LUXURY AND CONVENIENCE

Whether it's paddleboarding at sunrise, yoga on the sand, breakfast by the shore, or collecting seashells with family — Fortune Bay Residences brings the rhythm of the sea into everyday life. Here, coastal serenity meets refined comfort — with a spa, fine dining, and curated spaces for relaxation and balance just steps from the water.

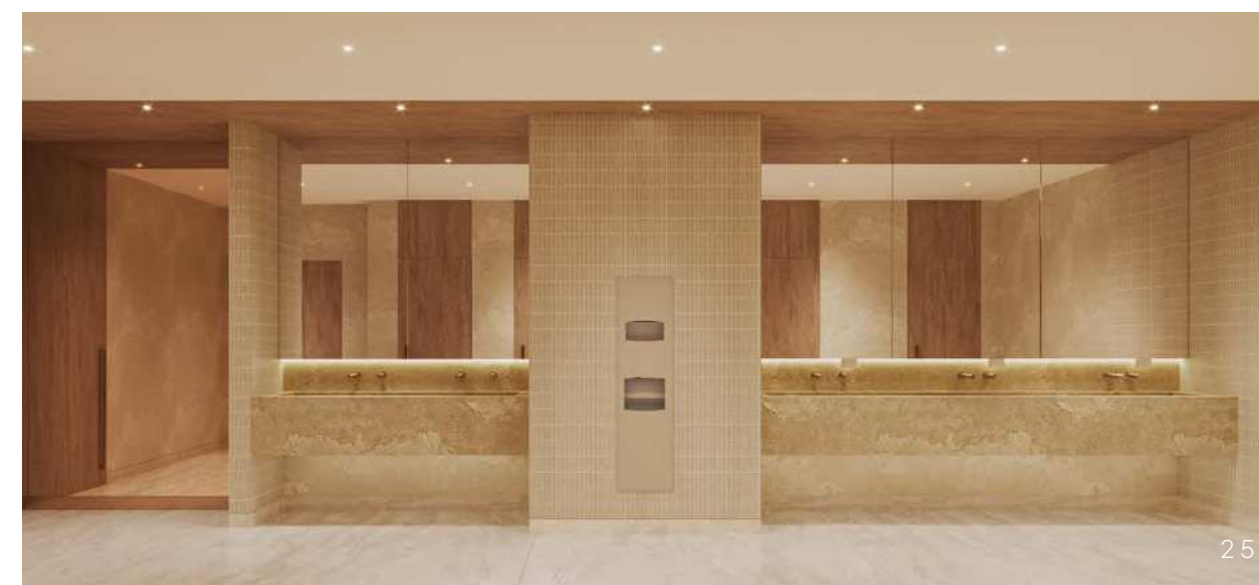


COMFORT AND CONVENIENCE

Experience refined coastal living where every detail is designed for your comfort and wellbeing. Fortune Bay Residences combines the privilege of living by the sea with a curated selection of premium amenities — from leisure zones to wellness and fitness spaces.



Enjoy a 23-meter infinity pool for adults, a children's pool, and a playful kids' area. Stay active in the modern gym overlooking the sea, find balance in the yoga and Pilates zones, or relax in the sauna and hammam. A signature restaurant with views of the sea and Wynn Resort Casino offers fine dining in a serene coastal atmosphere.



EFFORTLESS RELAXATION

The 23-meter infinity pool merges with the horizon, offering views of the beach, the bay, and Wynn Resort Casino. Nearby, a beachfront juice bar serves smoothies, fresh juices, and light bowls — everything for energy and inner balance.

After your evening workout, step outside for a calm swim under the stars — the sound of the waves turns every moment into pure serenity.

LIFE BEYOND THE RESIDENCE

RESIDENCES OFFERS MORE THAN HOME —

It creates an environment where every need is met within walking distance. From wellness and fine dining to business and leisure, our curated commercial spaces shape a complete coastal lifestyle. Here, convenience meets elegance — all designed to make life by the sea effortlessly fulfilling.

CAFÉ — MORNING BEGINS HERE

A bright coastal café will offer fresh breakfasts, artisan coffee, and casual meetings throughout the day.

Residents will be able to enjoy in-house dining or have their morning coffee delivered right to their terrace. It's the place where your day starts

After a slow breakfast by the water, the day unfolds with a sense of calm and energy — time to awaken the body and mind.





SPA — THE ART OF RENEWAL

A place where calm meets clarity. The Fortune Bay Spa will be a source of restoration — morning energy rituals, evening serenity, and everything in between.

Natural light, stone textures, and soft steam create an atmosphere that will awaken the body and clear the mind.

Here, wellness is a rhythm of life by the sea.

Refreshed and restored, the afternoon invites new experiences — moments of connection, taste, and indulgence.

SIGNATURE RESTAURANT —

TASTE THE SEA VIEW

Where the horizon becomes part of the dining experience.

A signature restaurant will offer coastal cuisine and refined ambiance, open to both residents and guests.

Every table overlooks the sea — every dish shaped by the rhythm of the waves.

As evening settles, conversations move beyond the table — into spaces designed for reflection and quiet pleasure.

WINE & CIGAR CLUB —

FORTUNE BAY RESIDENCES

THE QUIET INDULGENCE

Discreet, elegant, and intimate — a space where time slows down. Fine wines and rare cigars curated for connoisseurs meet an interior of soft leather and dim light. It's a setting made for conversation, reflection, and the quiet satisfaction of taste.



The day at Fortune Bay ends as it began — in harmony with the sea, surrounded by calm, comfort, and understated luxury.

CASINO DISTRICT —

A NEW LEVEL
OF LIVING ON
AL MARJAN
ISLAND

FORTUNE BAY RESIDENCES

Just minutes away from Fortune Bay Residences lies Wynn Resort Casino, the first world-class entertainment complex in the region. It has already become a symbol of Ras Al Khaimah's transformation, setting a new benchmark for premium coastal living in the UAE.

Fortune Bay Residences is among the few residential developments on the island located next to this landmark destination. A unique beachfront property with a private beach, panoramic views of the bay and the casino — a rare opportunity to combine elevated lifestyle, privacy, and exceptional investment potential.



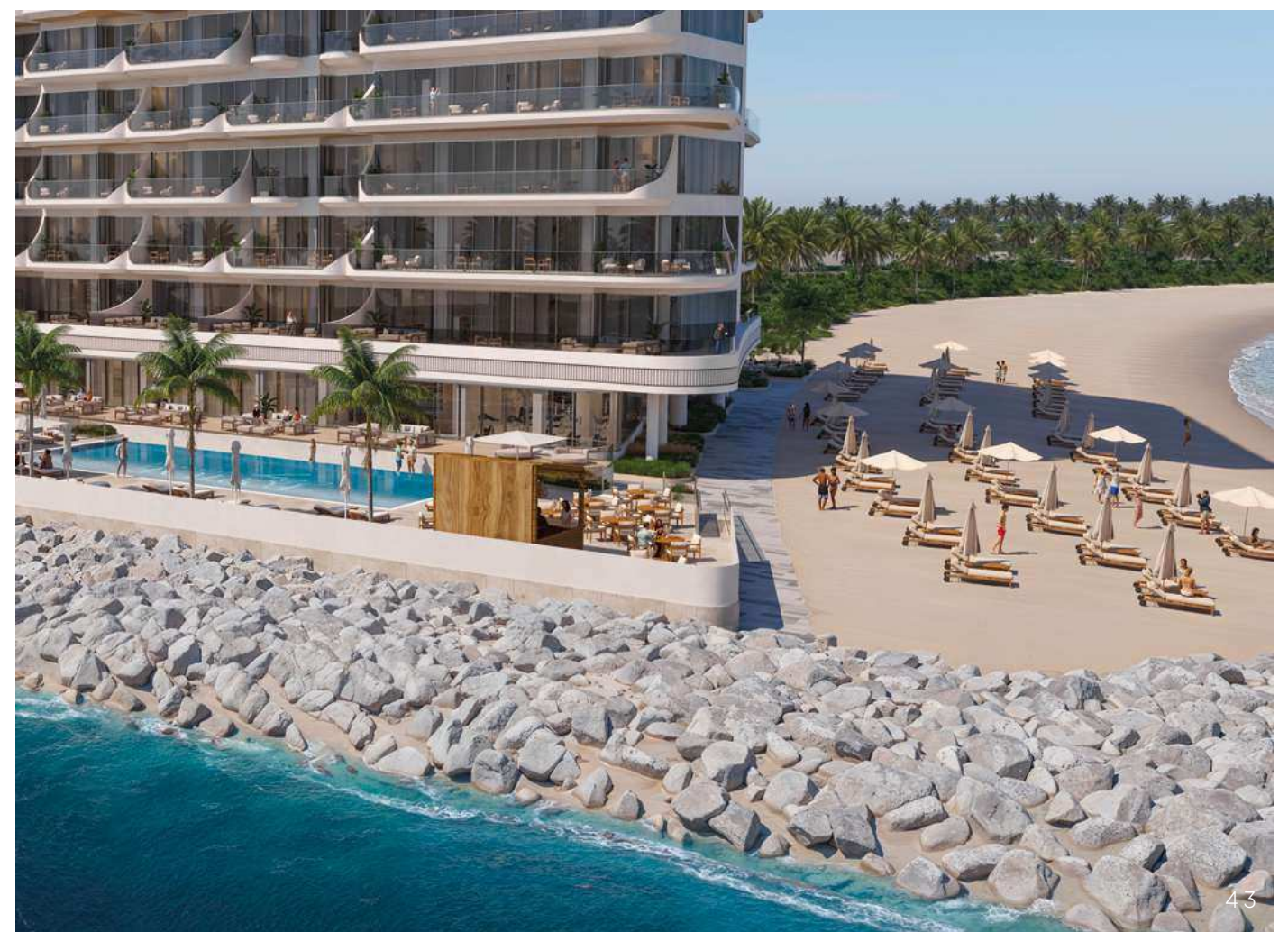




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FORTUNE BAY RESIDENCES





Ceiling height of **3.40m**

Floor-to-ceiling panoramic windows with **360° sea views**

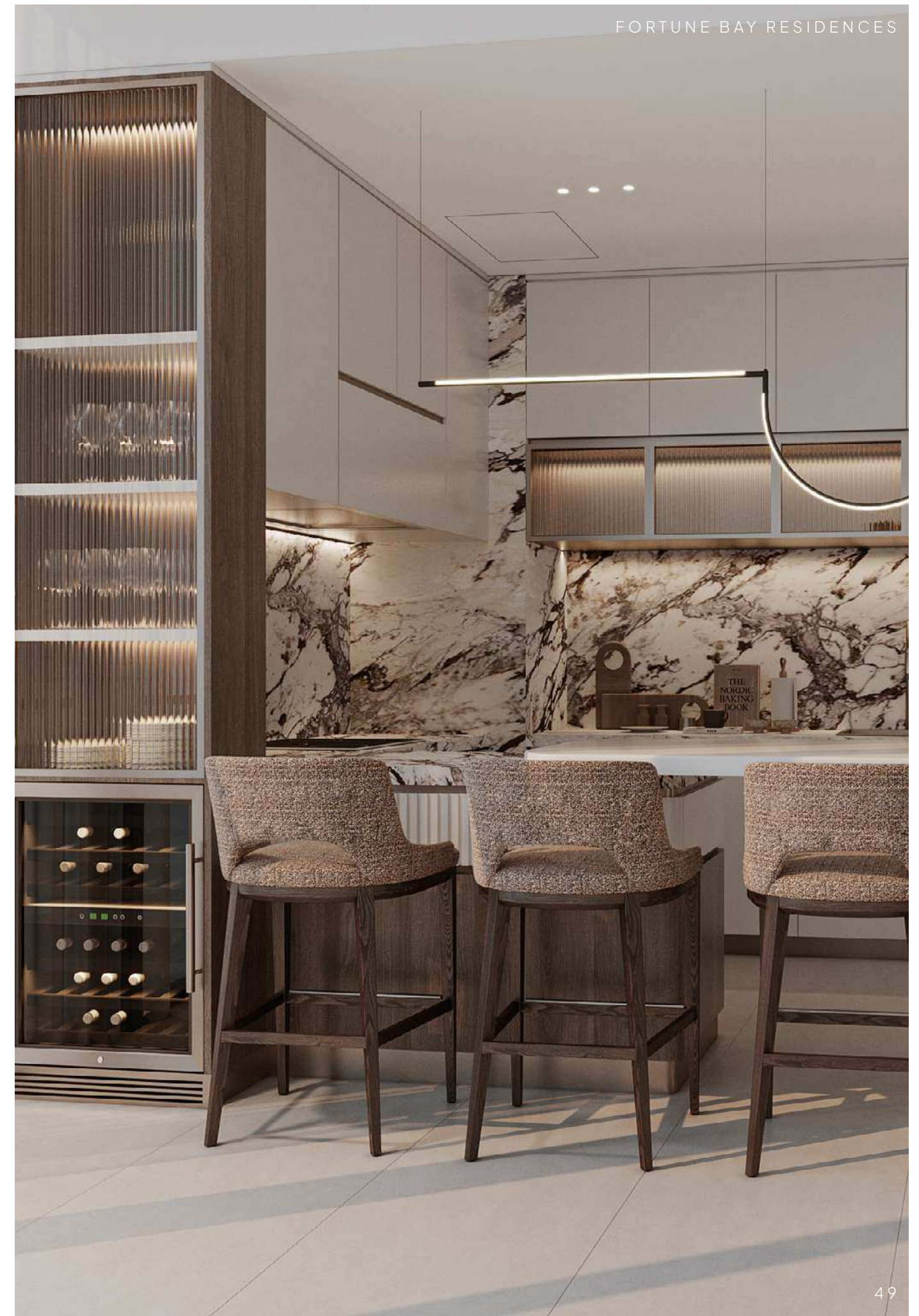
High-quality
interior finishing

Fully furnished

Eco-conscious design



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FORTUNE BAY RESIDENCES



THOUGHTFULLY
PLANNED
UNITS
TAILORED

*FOR MODERN
COASTAL LIVING*

UNITS TYPES & CONFIGURATION

1 Bedroom Apartments

	sq.m.	sq.ft.
Smallest	91	982
Largest	138	1483
Average	113	1218

2 Bedroom Apartments

	sq.m.	sq.ft.
Smallest	135	1448
Largest	208	2242
Average	167	1800

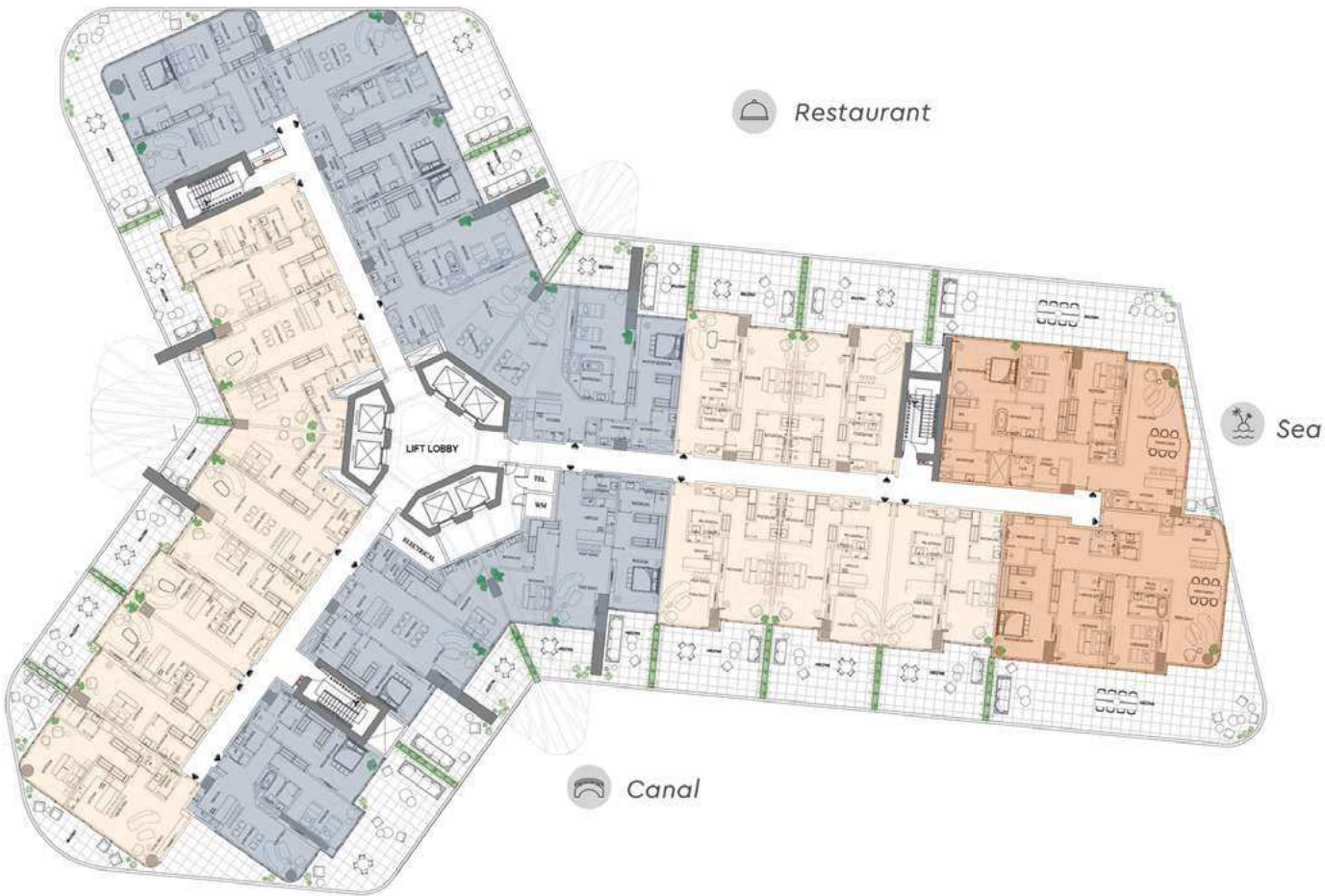
3 Bedroom Apartments

	sq.m.	sq.ft.
Smallest	268	2887
Largest	311	3350
Average	283	3054



CAREFULLY DESIGNED RESIDENCES FOR EVERY LIFESTYLE

We present a carefully curated mix of units, each designed with attention to detail and comfort in mind. The configuration maximizes both living space and views, with every residence featuring expansive terraces overlooking the sea, offering residents an unmatched blend of modern luxury and coastal tranquility.



1 Bedroom Apartments

Per Floor 11 | Total 99

2 Bedroom Apartments

Per Floor 7 | Total 63

3 Bedroom Apartments

Per Floor 2 | Total 18

FLOORPLANS

1 Bedroom
TYPE A

	sq. m	sq. ft.
Smallest	91.25	982
Largest	137.83	1483.59
Average	106	1140.97

FLOORPLANS

1 Bedroom
TYPE B

	sq. m	sq. ft.
Smallest	118.08	1271
Largest	135.68	1460.45
Average	138.08	1410.91

FLOORPLANS

2 Bedroom
TYPE A

	sq. m	sq.ft.
Smallest	159.73	1719.32
Largest	208.33	2242.45
Average	178.95	1926.16

FLOORPLANS

2 Bedroom
TYPE B

	sq. m	sq.ft.
Smallest	178.57	1922.11
Largest	211.5	2276.57
Average	193.4	2081.82

FLOORPLANS

2 Bedroom
TYPE C

	sq. m	sq.ft.
Smallest	173.6	1868.61
Largest	203.63	2191.86
Average	186.09	2003.1

FLOORPLANS

2 Bedroom
TYPE 3A

	sq. m	sq.ft.
Smallest	134.55	1448.28
Largest	160.98	1732.77
Average	143.98	1549.84

FLOORPLANS

2 Bedroom
TYPE 3B

	sq. m	sq.ft.
Smallest	136.48	1469.06
Largest	149.31	1607.16
Average	140.12	1508.32

FLOORPLANS

2 Bedroom
TYPE 3C

	sq. m	sq.ft.
Smallest	151.25	1628.04
Largest	170.84	1838.91
Average	158.73	1708.64

FLOORPLANS

3 Bedroom
TYPE A

	sq. m	sq.ft.
Smallest	267.34	2877.62
Largest	311.28	3350.59
Average	282.29	3038.54

FLOORPLANS

3 Bedroom
TYPE B

	sq. m	sq.ft.
Smallest	272.71	2935.43
Largest	310.43	3341.44
Average	285.3	3071.01

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