SUNSHINE BAY

AL MARJAN ISLAND, RAS AL KHAIMAH

SOURCE OF FATE

PROPERTIES

Where *sophisticated architecture* meets *waterfront living*.

Sunshine Bay's innovative design, combined with stunning sea views, brings a naturalistic environment to life.

The curves of the architecture blend harmoniously with the coastal landscape, creating an inspiring haven of waterfront living.

Endless horizons,
crafting *everlasting memories*.

A leisurely getaway, where sparkling waters enhance the sense of luxury.

Al Marjan Island, a stunning 62-hectare archipelago off the northwestern coastline of Ras Al Khaimah, offers a premier destination for coastal living.

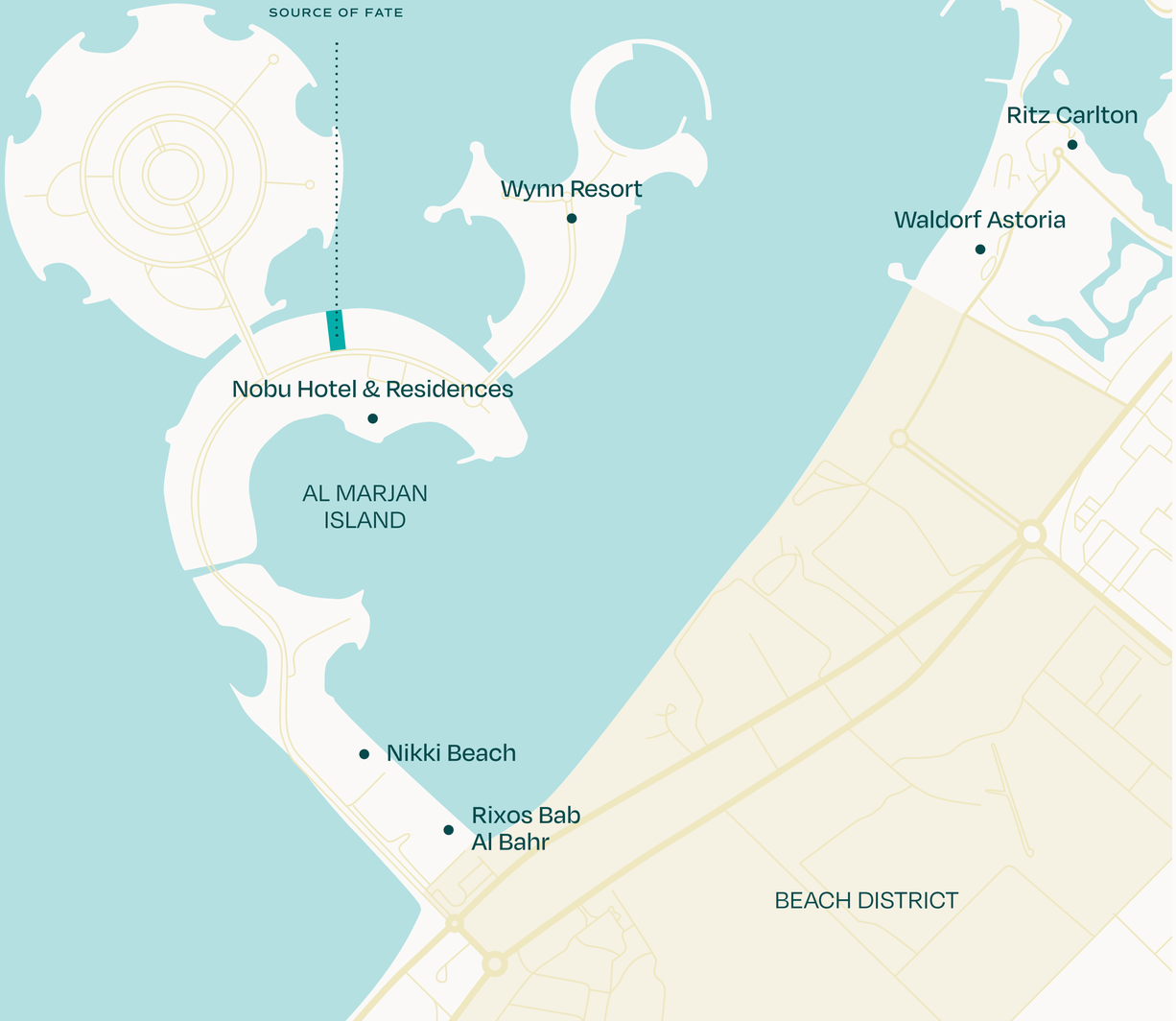
With its prime position, just one hour from Dubai, it stands as a beacon of luxurious waterfront experiences in a rapidly growing region.

This idyllic enclave promises a unique blend of natural beauty and refined luxury, setting the stage for a lifestyle of unparalleled relaxation and comfort.

RAS AL KHAIMAH INTERNATIONAL AIRPORT
30 minutes away

RAK CITY CENTRE
25 minutes away

DUBAI
60 minutes away



A prime location for *unrivalled convenience and luxury.*

Sunshine Bay is perfectly situated on Al Marjan Island's central islet along the picturesque northwestern coastline of Ras Al Khaimah. With stunning sea views and direct waterfront access, Sunshine Bay offers a luxurious living experience just a **15 minute walk from the future Wynn Resort**, making it a hub of excitement and leisure.

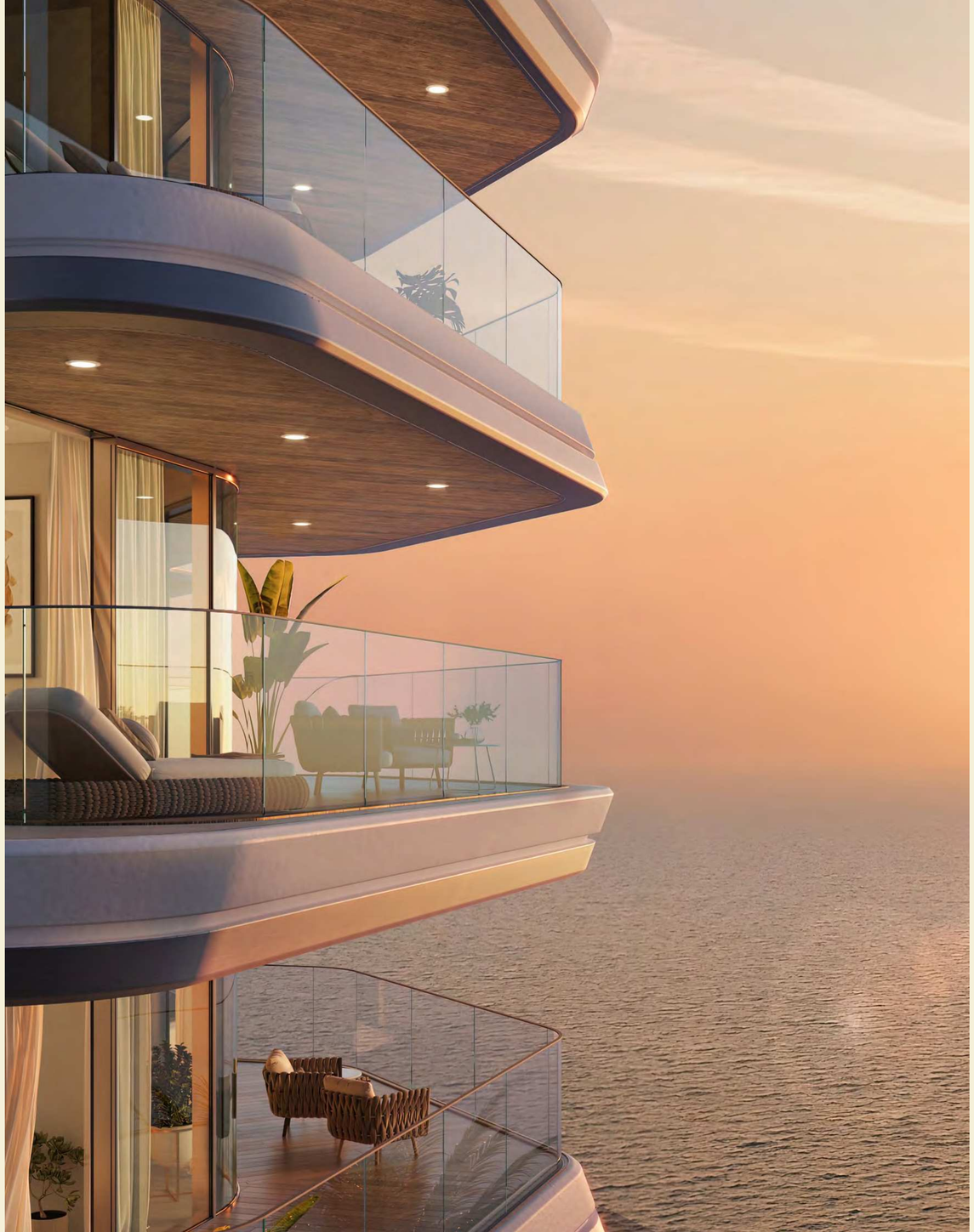
Surrounded by world-class resorts, luxury residences, and Al Hamra Mall, Sunshine Bay epitomises sophisticated island living. Enjoy breathtaking sunsets over the Persian Gulf while being less than an hour away from Dubai International Airport, ensuring seamless global connectivity.

Wynn Resort
Ras Al Khaimah

The upcoming Wynn Resort Ras Al Khaimah is set to transform the Emirate into a world-class luxury destination.

Set to open soon, this multi-billion resort will feature around 1,500 hotel rooms, high-end shopping, state-of-the-art meeting facilities, plenty of fine dining establishments, and the first gaming casino in the region.

The Wynn Resort is expected to boost tourism, create jobs, stimulate economic growth, and attract an influx of high-net-worth individuals from around the globe, making Ras Al Khaimah an appealing location for real estate investors seeking profitable returns.



Ras Al Khaimah's strategic location and excellent living value continue to attract foreign investors, offering Sunshine Bay residents an exclusive retreat in a vibrant and thriving setting.

1.22 million

Visitors in 2023.
Up 8% on 2022

→

5 million

Tourism visitor growth
by 2030

5,800

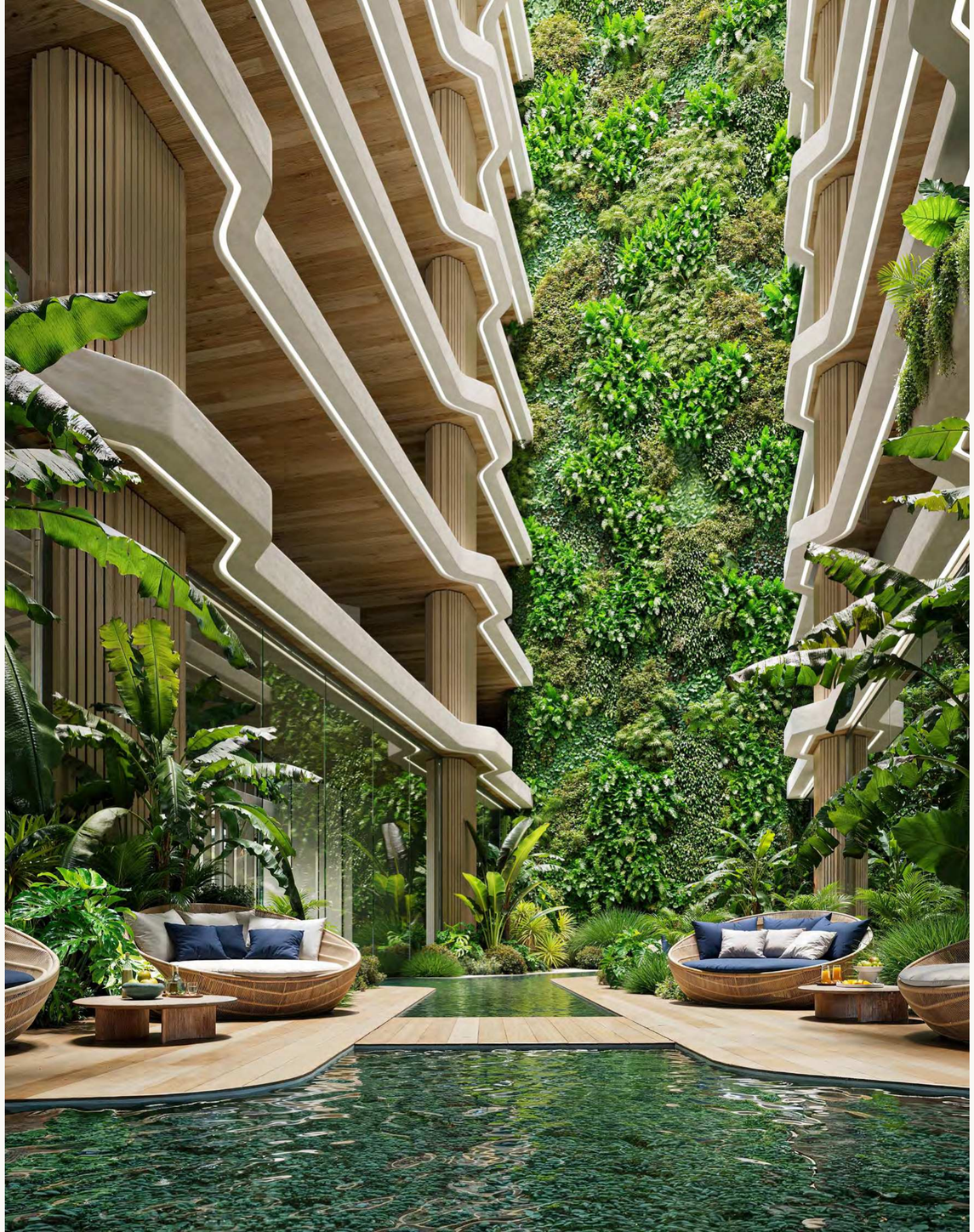
Hospitality keys are in
the pipeline to complete
by 2026

→

7,305

Hospitality keys are
scheduled to be developed
by 2027

Every detail of the building's dynamically designed entrance provides a unique experience of refined luxury and tranquility.

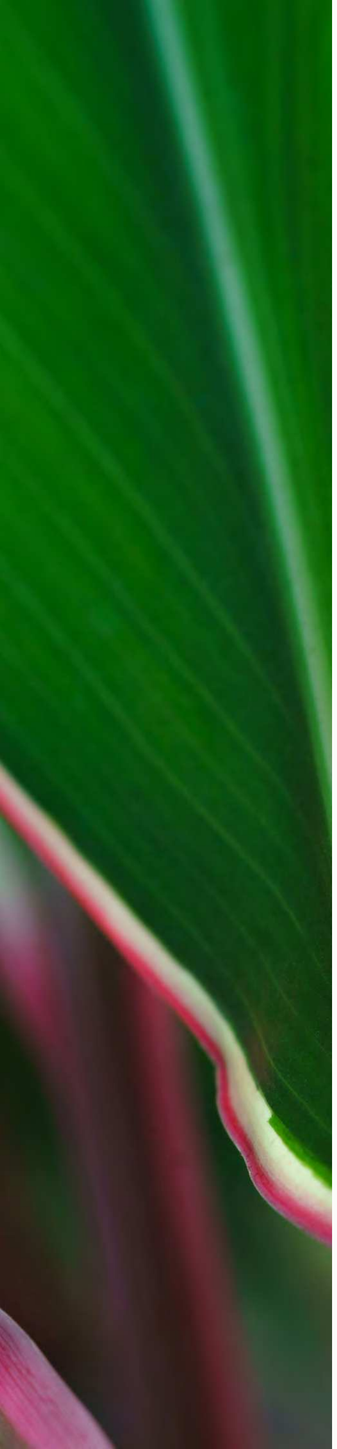


Retreat into a realm of unparalleled luxury with our *exceptional amenities*.

Sunshine Bay prides itself on a wealth of exceptional amenities and world-class facilities.

At the heart of the residential oasis lies the immersive tropical haven, offering a serene escape in two lush courtyards that seamlessly blend indoor and outdoor spaces. Inspired by nature's organic beauty, these courtyards feature reflective ponds and cascading gardens extending 47 meters up, providing a peaceful retreat.

Sunshine Bay's abundant amenities foster connection and create a fulfilling journey of recreation and well-being.



Delivering luxury and connection, our wellness facilities embrace nature's allure.

In perfect harmony with nature, designated outdoor spaces offer a serene environment for meditation and rejuvenation.

Whether practicing yoga at sunrise or taking in the natural surroundings from our cycling lounges, our facilities are designed to inspire the senses and enhance your well-being.

Sophisticated coastal living: thoughtfully designed residences with unrivalled sea views.

Discover a new level of opulence, where each residence is tailored to fit your lifestyle.

Choose from stylish studios, versatile one beds, or spacious two beds, offering serene retreats with stunning views.

The architecture transforms each home into a sanctuary and a breathtaking coastal escape.
Bright, natural tones and expansive windows create airy, light-filled spaces that flow effortlessly from indoors to outdoors. Every detail, from reflective metallic fixtures to carefully angled terraces, has been designed to enhance the oceanfront views and make your home a masterpiece of quality and craftsmanship.

With contemporary finishes and bright, *airy interiors*.

Angled terraces that frame
panoramic sea views.

Stylishly minimalist,
with sleek interiors and
thoughtful layouts.

SOF

SOURCE OF FATE

PROPERTIES

Source of Fate: Crafting Lifestyles to Embrace.

Established in 2021, Source of Fate is an innovative boutique real estate developer with a robust UAE pipeline portfolio valued at AED 10 billion. Our projects span from high-end waterfront apartments to luxury villa communities, all strategically located in the most premium and high-potential areas.

Awards

- Luxury Lifestyle Awards 2024: Best Luxury Architect Visualisation and Design
- Muse Design Awards 2024: Platinum Winner – Architectural Design (Conceptual)
- Titan Awards 2024: Gold Winner – Architecture (Conceptual)

Mercurio Design Lab is an award-winning Italian design studio that creates avant-garde concepts inspired by the vibrancy of the world.

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We are crafting elegant living communities with a focus on premium luxury, sustainability and wellness. We are deeply committed to providing lasting value and enriching the overall quality of real estate across the UAE. Our upcoming projects will launch off-plan sales to brokers, real estate investors and prospective homeowners over the coming months.

- Dr Majid Jack Hsiung