

Manta Bay

PRESENTATION

MAJOR
DEVELOPERS

ABOUT MAJOR DEVELOPERS

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



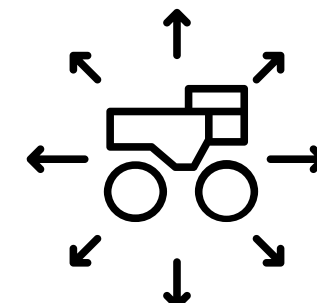
CONSTRUCTION (SINCE 1999)

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



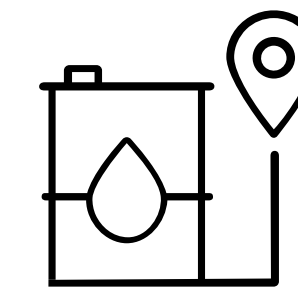
INVESTMENTS (SINCE 1995)

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.

FRANCESCO TOTTI BRAND ADVISER

Francesco Totti, the legendary football icon and global sports ambassador, serves as the esteemed brand advisor for Major Developers. This partnership elevates our brand presence, instilling trust and admiration among our investors. As a symbol of success and timeless appeal, Francesco Totti brings unparalleled credibility and inspiration, reinforcing Major Developers' commitment to delivering world-class real estate projects that resonate with sophistication, ambition, and a passion for excellence.



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.

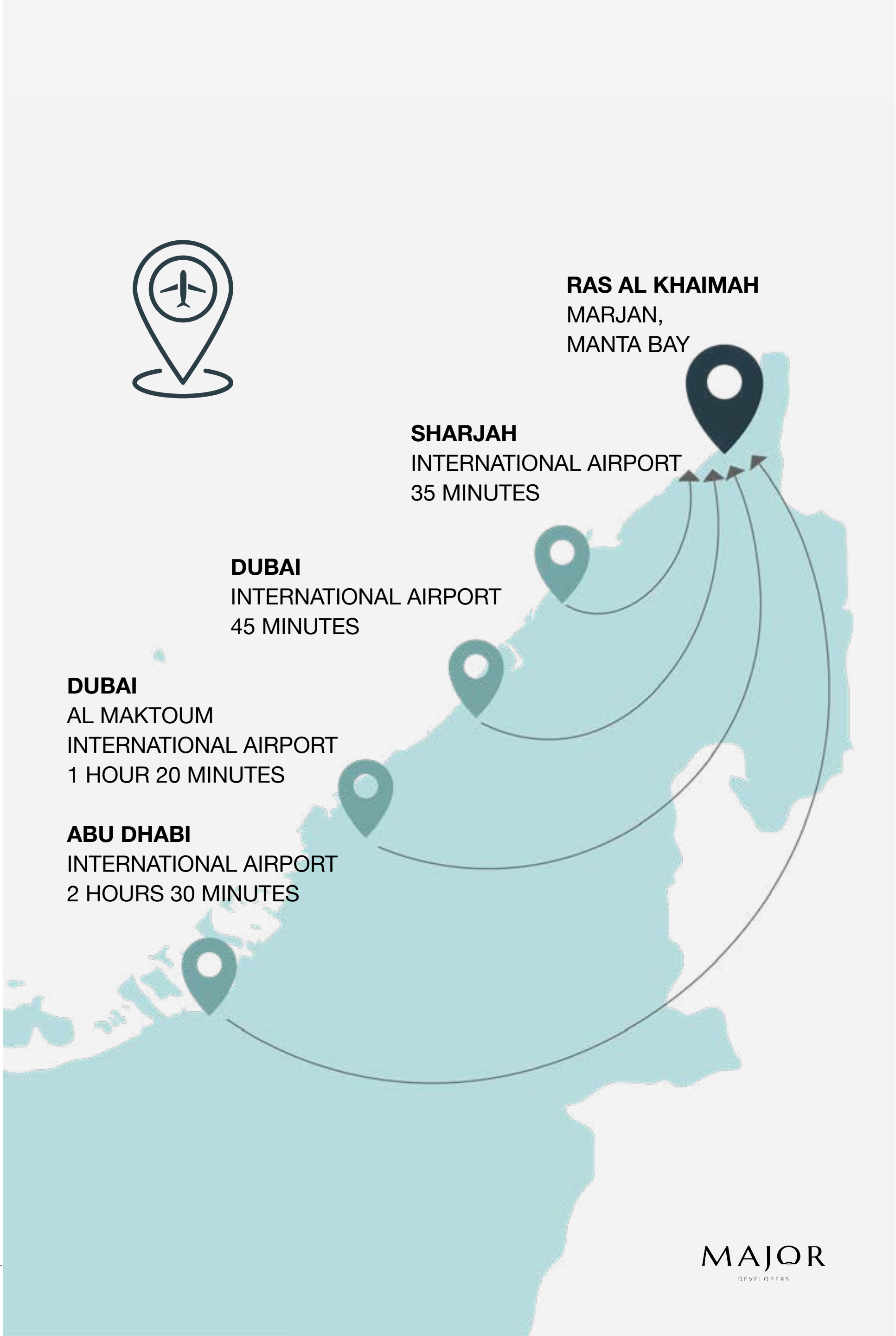
Just an hour from dubai. The region is not yet widely known, providing investors with the opportunity to enter the market now at attractive prices and high returns.

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

	LOCATION	VISITORS	ACHIEVEMENTS			
	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			
*	VISITORS TO RAS AL KHAIMAH	3.80 MILLION	4.56 MILLION	5.02 MILLION	5.52 MILLION	
	CONTRIBUTION TO OVERALL UAE INTERNATIONAL VISITORS	9.26%	9.70%	9.39%	8.76%	

*COLLIERS STUDY

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



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

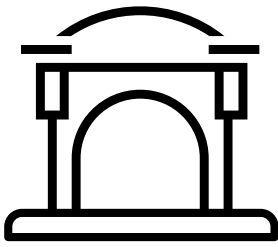
AMENITIES AND FACILITIES

ROOFTOP FLOOR

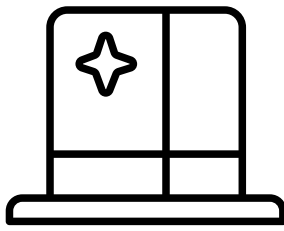
SKY BEACH
BEACH CABANAS
ROOFTOP BEACH CLUB
BEACH VOLLEYBALL
SUN LOUNGE AREA
BEACH LOUNGE
OUTDOOR CINEMA
DJ DECK
SAND BEACH
OPEN SHOWERS



BUILDING EXTERIOR



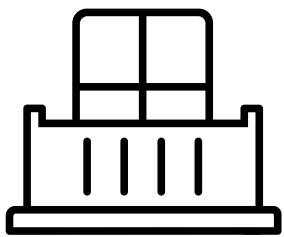
**REVOLUTIONARY
FACADE**



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

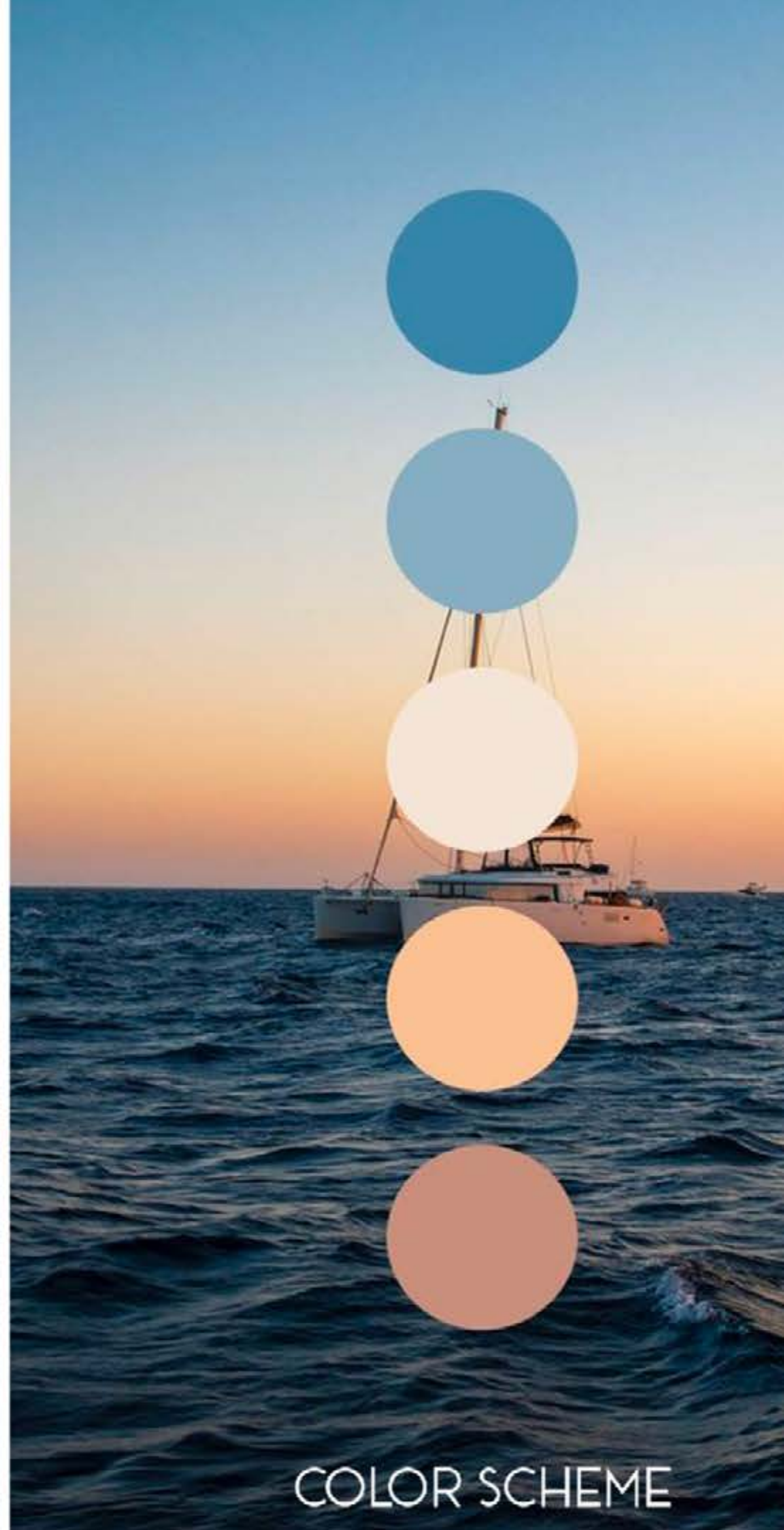




LUXURIOUS LOBBY







COLOR SCHEME

UNIT LAYOUTS

STUDIO







UNIT LAYOUTS

1 BEDROOM APARTMENTS



TYPE 1 (1ST TO 10TH FLOOR)



TYPE 2 (1ST TO 5TH FLOOR)



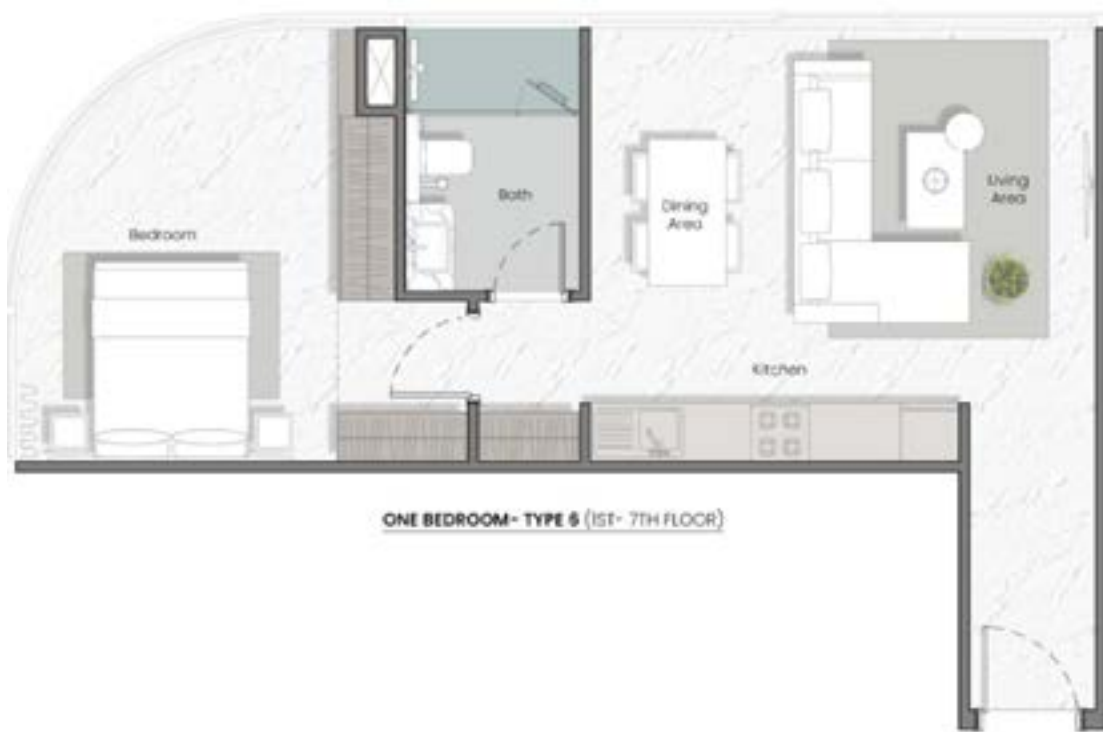
TYPE 3 (7TH FLOOR)



TYPE 4 (8TH & 9TH FLOOR)



TYPE 5 (10TH FLOOR)



TYPE 6 (1ST TO 7TH FLOOR)



TYPE 7 (6TH FLOOR)





UNIT LAYOUTS

2 BEDROOM APARTMENTS



TYPE 1 (1ST - 5TH TO 10TH FLOOR)



TYPE 2 (6TH FLOOR)



TYPE 3 (6TH-10TH FLOOR)



TYPE 4 (7TH FLOOR)



TYPE 5 (8TH - 10TH 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

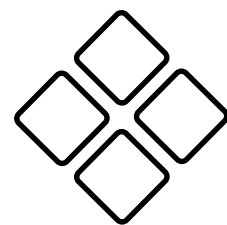
We have created a management company that will be fully involved in managing your property and guests. Advertising, reception, accommodation, payments, transfer, cleaning, repairs. All you have to do is receive profit into your account. The use of these services remains at your discretion.

TRANSFER FOR TENANTS

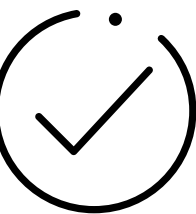
The project will use golf carts to continuously transport residents to the beach and casino.



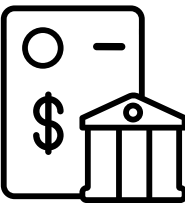
PROJECT DETAILS



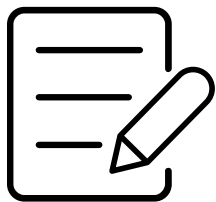
TOTAL UNITS
460



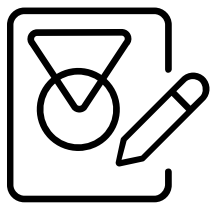
COMPLETION
Q2 2027



ESCROW ACCOUNT
AE350260002375876123604
Emirates NBD



PROJECT REGISTRATION
DR/2023/30/5027454



DEVELOPER REGISTRATION
DR/2023/30/5027454



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



INVESTMENT PROSPECTS

EXPECTED ROI	ROI BY RENTAL INCOME
10%-12%	FROM 8 TO 10 YEARS

INCREASE IN VALUE

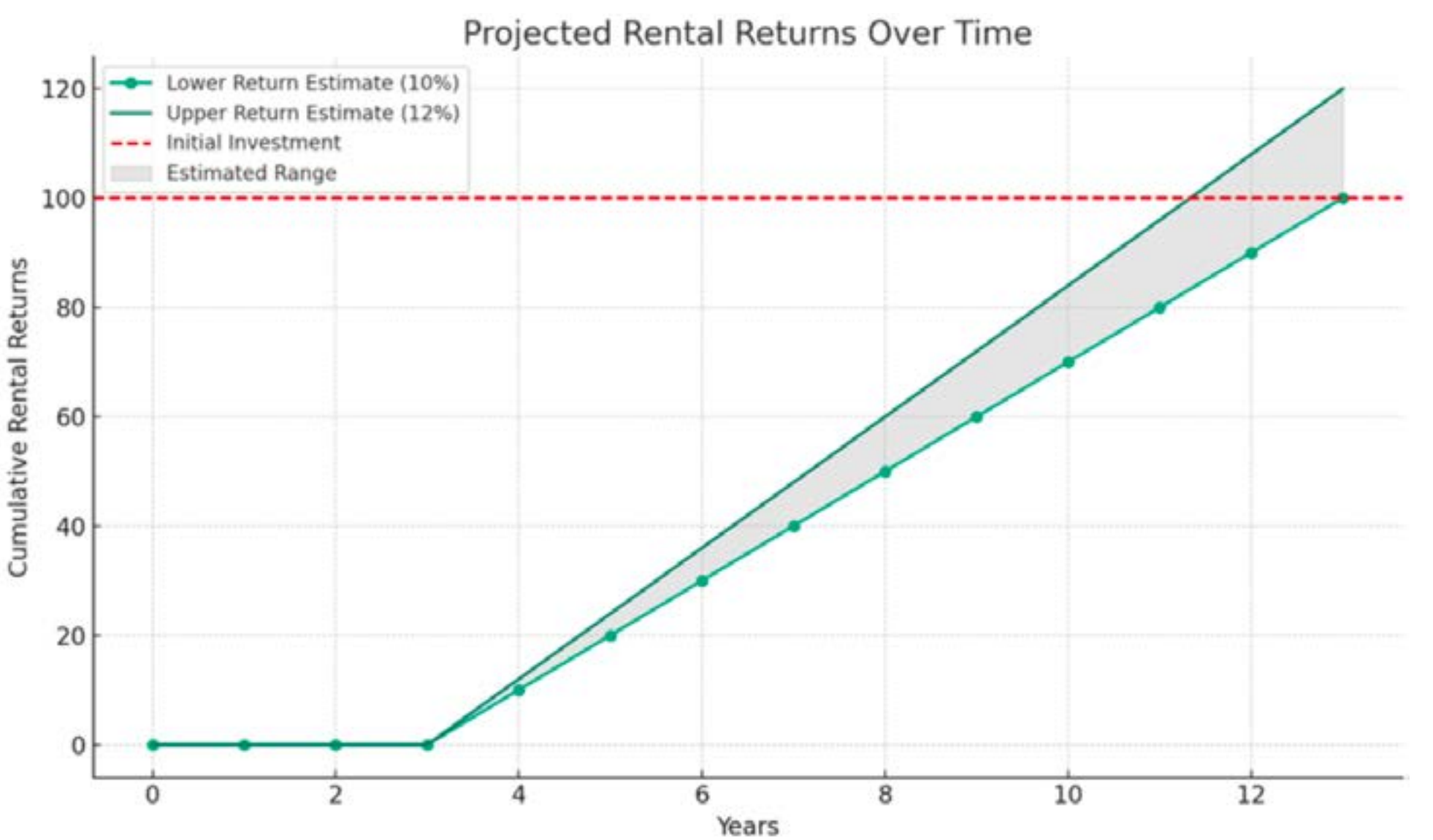
An increase of 20-25% annually over 3 years is expected & a subsequent increase of 10-15% annually.

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%	2% 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



MAJOR

DEVELOPERS