



Key Selling Points

Exclusive Resort consisting of a 7 star hotel, luxurious villas, townhouses and apartments.

- Private beach at the Arabian Gulf
- Private water sport lagoon for Surfing and Jet Ski
- Private marina with Panorama Clubhouse
- Private 18 Hole Championship golf course
- Freehold Title deed and residence visa

Availability

- Studios, one and two bedroom apartments
- Areas from Sq.Ft. 455 to 1423
- Prices from AED 258.000 to 795.000
- Delivery date: Estimated in May 2007

Quick overview

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Location

Ras Al Khaimah, situated at the UAE's scenic west coast, offers the most attractive landscape of the country with the Hajar Mountains and desert regions. As the most northern Emirate Ras Al Khaimah has a beautiful and virtually untouched coastline of the Arabian Gulf and is bordering the Sultanate of Oman.

It's a different and tranquil world and yet conveniently connected to Dubai in only 45 minutes via the newly built Emirates Road.

Al Hamra Village

Al Hamra Village in Ras al Khaimah is without doubt one of the most ambitious and promising destinations in the region. Its first class facilities include an 18 hole championship golf course, a luxury resort hotel and a picturesque marina.

The resort offers the unique combination of ocean, marina, championship golf course and luxury homes. This is available nowhere else in the United Arab Emirates and underwrites the investment value of OCEANA.

OCEANA the Residence

The residential building OCEANA is beautifully situated within the Al Hamra village resort, only 200 metres from the unspoiled private beach. It is one of seven apartment buildings designed in an Arabian heritage style, each only seven storey high, providing the utmost individuality.

Surrounded by the sea, the lagoon with its magnificent marina and the lush green of the golf course, the favourable positioning of OCEANA provides residents with breathtaking views.

Whilst the other buildings feature mostly three and four bedroom apartments, at OCEANA investors have the opportunity to purchase beautifully finished studios, one and two bedroom apartments by the sea, traditionally the most profitable investments.

Building and Apartment Features

- Direct Beach access
- On site security
- One assigned parking bay per apartment
- Contemporary tile/stone floor and wall finishes
- Floor to ceiling glazing in living rooms
- High quality fitted kitchen and tastefully designed bathrooms
- Built-in wardrobes

What kind of a resort is Al Hamra ?

The development of Al Hamra Village includes luxurious villas, townhouses and apartments located along the golf course, the sea and the lagoon. The five star 375-room Al Hamra Fort Hotel is a well known part of the resort which opened seven years ago. The hotel has become one of the most popular resort hotels with rates starting at AED 1600 up to AED 8500 per night for a room with a sea view. A second hotel, the luxurious 7 star Palace Hotel, is currently under construction.

Is the Golf Course going to be completed at the same time as Oceana?

Yes, the landscaping of the golf course has already begun and the completion is expected in June 2006.

Can I use the Marina for my own boat ?

Yes, the rental charges are estimated to be AED 20 per ft./month. The marina provides capacities for around 150 boats. A maintenance service for the boats will be provided.

Are there going to be shops within the resort?

A shopping mall with a variety of shops, boutiques, cafes and restaurants will be built within the resort.

Is the resort open to the public?

Al Hamra Village is a gated resort for residents and hotel guests only. 24-hours security for the residents will be provided to maintain the utmost of privacy.

Who is the developer?

The developer is Al Hamra Real Estate Development LLC, a private company with private investors, including HH Sheikh Saud Al Qassimi, Ruler & Crown Prince of Ras Al Khaimah.

Where is Al Hamra Village located?

Al Hamra Village is located in the Emirate of Ras Al Khaimah, on the coastal road 24 km outside the city itself. Ras Al Khaimah is located on the west coast and is the country's most northern Emirate, and arguably the most scenic.

How far away is Dubai from Ras Al Kaimah?

Ras Al Khaimah is well connected to the other emirates the new highway that links it to Dubai is completed. It is 90km to Dubai and takes 45 minutes by car.

Is alcohol available in Ras Al Khaimah ?

Yes, alcohol is served in restaurants and bars and can also be bought in a designated liqueur store close to the Resort.

Is there an airport near Ras Al Khaimah?

Dubai International Airport is currently a 45 minutes drive from Al Hamra Village. Ras Al Khaimah itself has an international airport, which is located about 18 kilometres from the city centre.

Which construction company will build this resort?

The developer has its own construction company.

Is Al Hamra Village a 100% Freehold property?

Yes. Oceana has been confirmed to be 100% Freehold

Does Al Hamra Village provide a Resident Visa? If so, how long will it be valid?

Yes. Residency will be provided and is valid for 3 years. Renewal is every three years.

When can I apply for the Resident Visa?

After the completion date and when full payment is made.

What are the Resident Visa fees?

4000AED each.

How many Resident Visas am I allowed?

Each unit is allowed 2 Family Visas.

Can the property be registered in a company name or in joint names?

Yes, the property can be registered in either name.

Is Ras Al Khaimah Resident Visa valid only for this emirate?

Resident Visas issued in Ras Al Khaimah are valid in all emirates of the UAE. In other words, someone who has been issued a Resident Visa from Ras Al Khaimah may live in other parts of the UAE as well.

Am I allowed to register my property? If so, when?

Yes, you are allowed to register your property with The Land Department of Ras Al Khaimah after completion and full payment.

What types of units are available in Oceana?

Studios , 1 bedroom & 2 bedroom apartments.

How can I get to the beach?

The private beach can be accessed by the residents of the resort and is only a short walk away.

Where is the swimming pool for the residents located?

There will be a swimming pool for the residents of the resort which is conveniently located close to Oceana.

What is the completion date for the project?

Oceana is due to be finished by the second quarter of 2007.

When will construction begin?

The construction has already started.

Is there a finance program?

HSBC Bank is offering a finance program for both UAE and expatriate residents. They will finance 60% of the total amount for a maximum of 15 years. The 40% should be paid within 5 months in 4 equal instalments. For more details please contact:

What are the maintenance fees?

The maintenance fees, are vary according to the size of the property and are 7AED/sq ft/annum.

Is there a transfer fee if I want to sell my property?

The transfer fee payable to the developer is 1 % of the original purchase price.

What are the charges to register the property?

Registration fees are required by the Land Department, 2% of total value of the real estate.

Who will be maintaining the resort?

To ensure the high standards of the resort are maintained, the management of Al Hamra Village has taken on the responsibility to manage the development themselves.

Will you offer any furniture packages?

Yes, a professional management company will be offering these packages.

Is parking provided at Oceana ?

One parking bay for each apartment adjacent to the building is provided at no extra cost.

Can I sell my property to a third party?

Yes, if all due payments have been made to the seller.

Can I lease my apartment ?

Yes, the owner is allowed to lease the apartment on a short term or long term basis.

What is the role of Global Estate Group?

Global Estate Group is the exclusive marketing and sales representation for Oceana.



Flooring

- Living, dining, bedrooms – ceramic tiles
- Kitchen and bathrooms – ceramic tiles

False Ceiling

- Wet areas and kitchen - calcium silicate tiles
- Corridors, dressing areas - gypsum ceiling
- Living, dining, bedrooms - plaster & paints

Walls (Non-Wet areas)

- Plaster with Fenomastic washable paint

Doors

- Main door, solid core paneled Meranti wood frame
- Internal doors, semi-solid core Meranti finish with solid wood

Wardrobes

- Carcass – 18mm MDF white, Melamin finish
- Doors – 18mm MDF post formed P.V.C finish to matched doors

Kitchen Cabinets

- Carcass – 18mm MDF white Melamin finish
- Doors – 18mm MDF P.V.C finish with pattern
- Top – 20mm thick granite top

Under vanity Counters

- Carcass – 18mm MDF white Melamin finish
- Door – 18mm MDF P.V.C post formed finish
- Top – 20mm thick marble top

Sanitary wares

- RAK fixtures with Grohe mixer.

AC Works

- Ducted chiller units

External Walls

- Heritage plastered paint

Aluminum and Glazing

- Powder coated aluminum section with double tinted glass

Pergolas and Handrails

- Solid Meranti wood

Walk-ways & Parking

- Interlocking tiles on well compacted sub-base

Terraces & Balconies

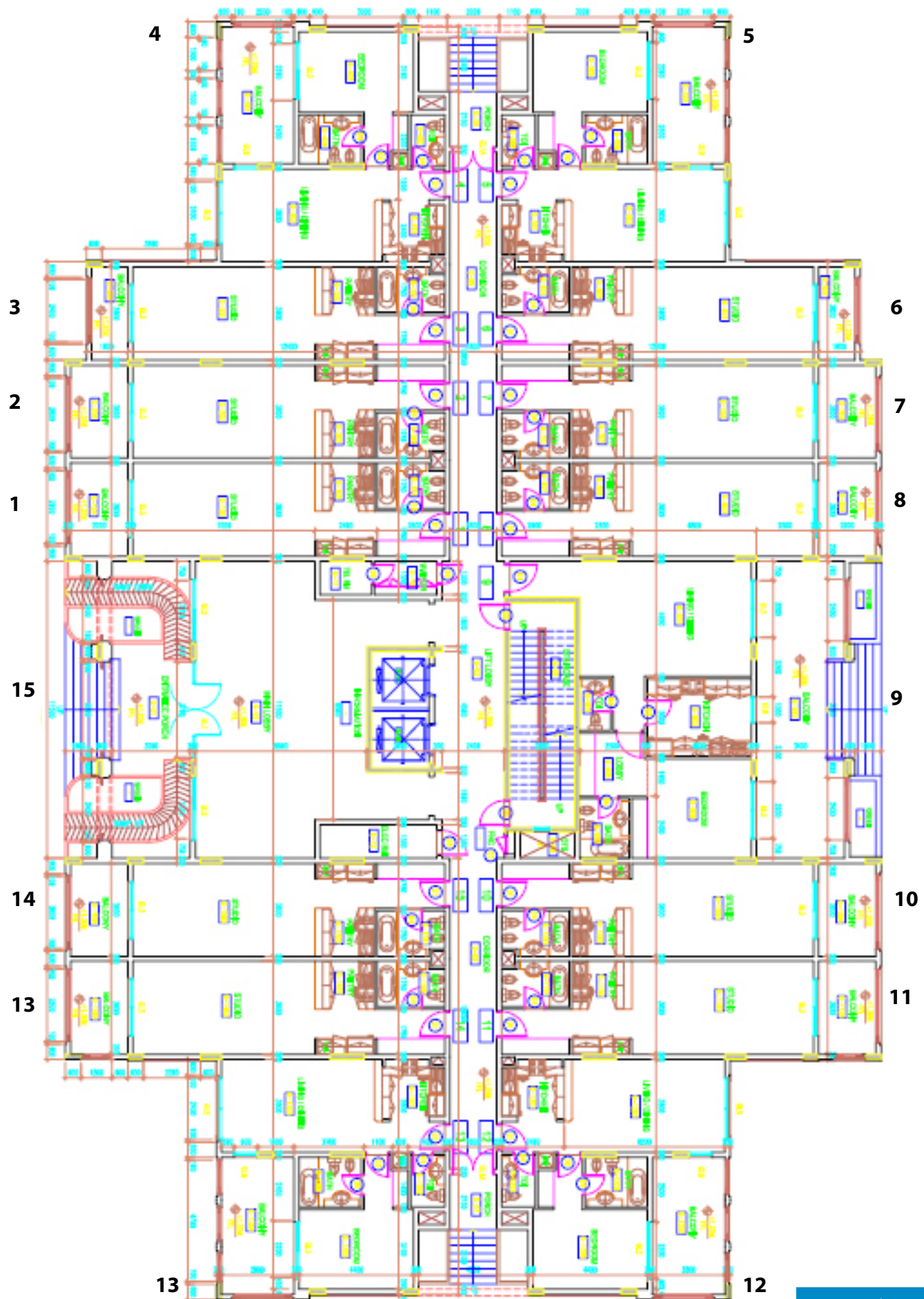
- Rustic tiles in matching patterns

Masterplan & Location

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Golf & Lagoon View



Sea View

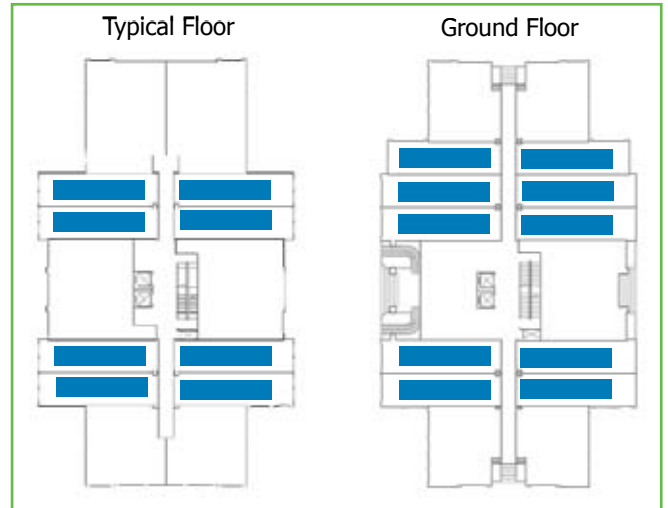
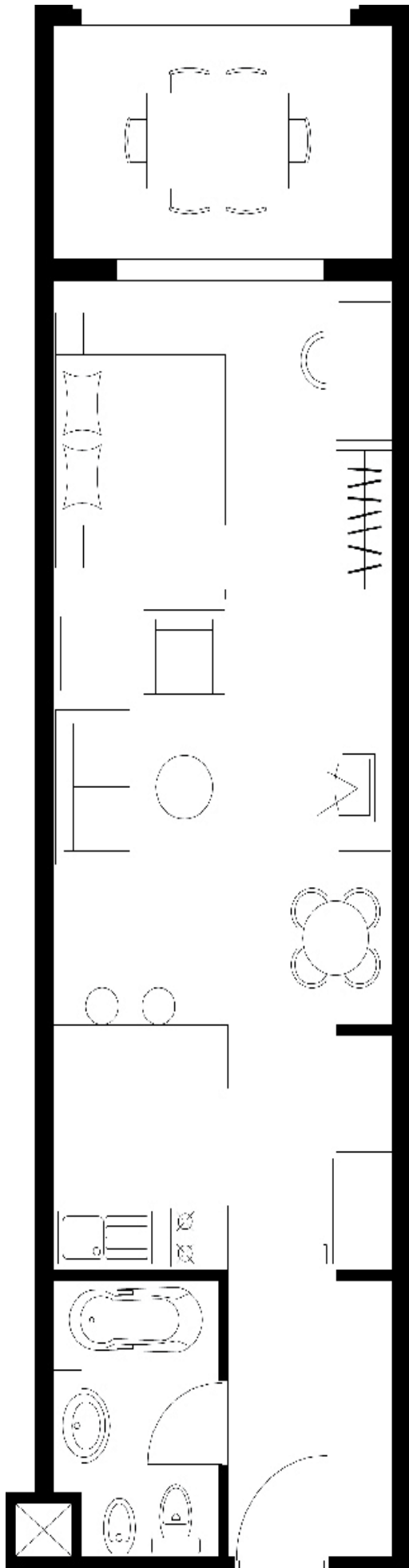
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This is a detailed architectural floor plan of the 1st floor. The layout is symmetrical, with a central vertical corridor and staircase. The plan is divided into several rooms, including offices, meeting rooms, and a large central hall. The rooms are numbered 1 through 14 along the perimeter. The plan includes a 'Sea View' label at the bottom right.

Sea View

Typical Studio Apartment

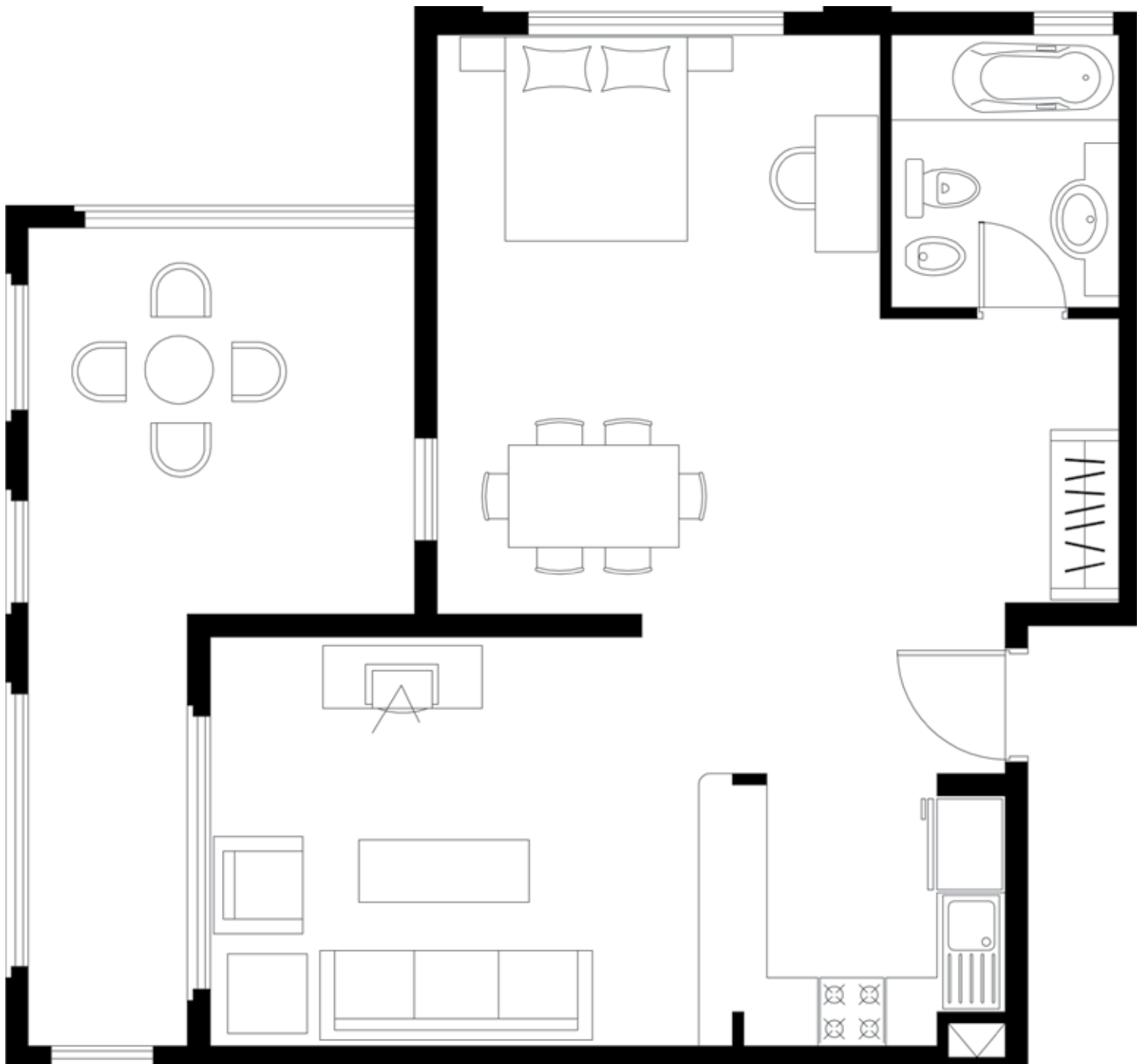
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Typical Floor



Ground Floor



Typical 1 Bedroom

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Typical Floor

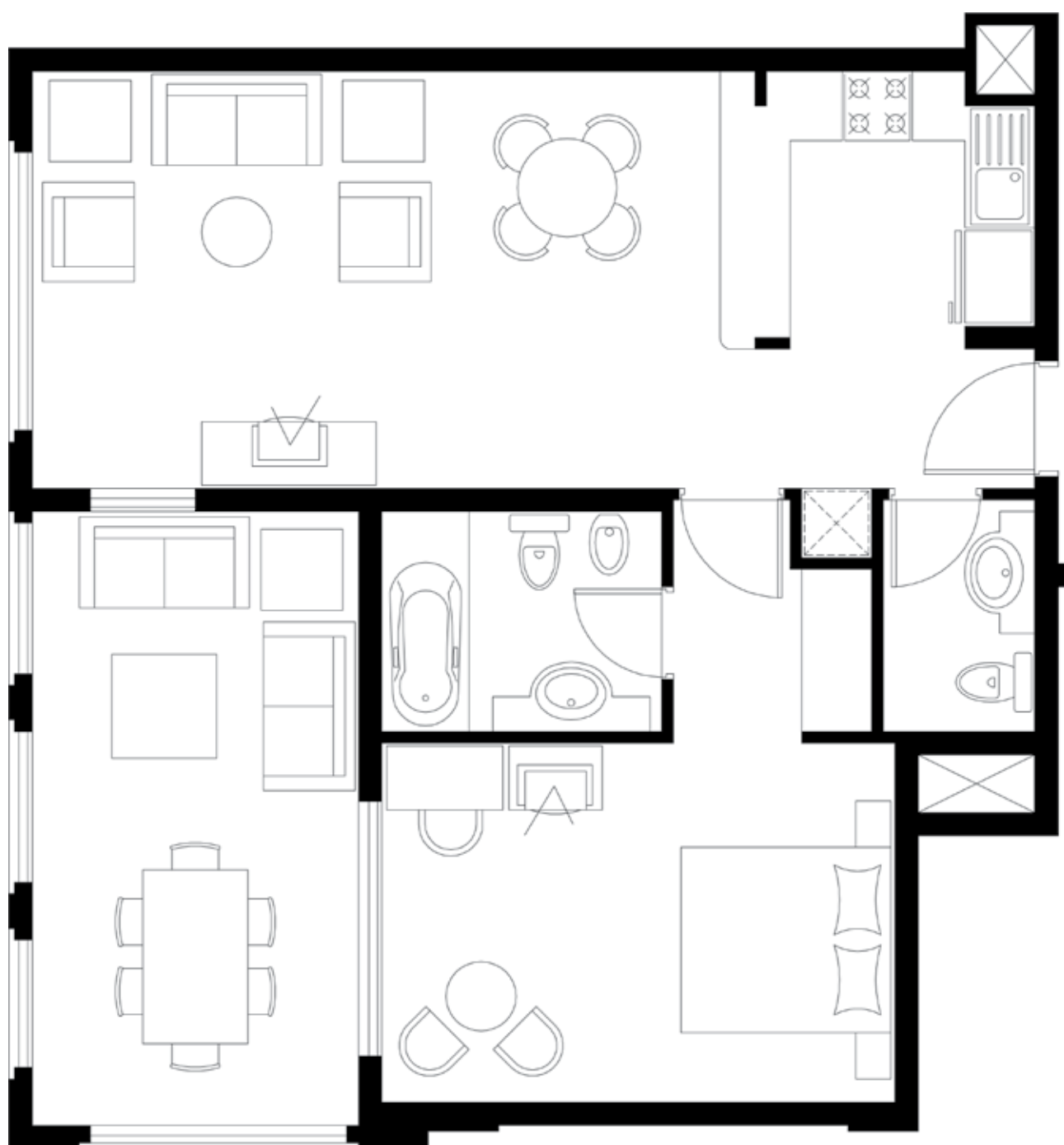
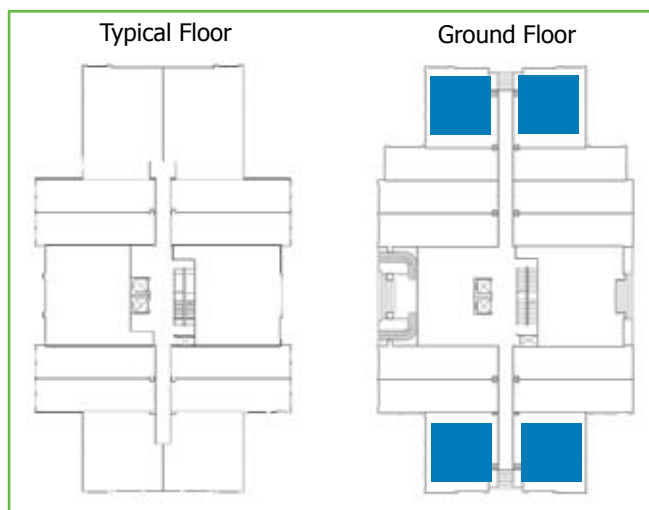


Ground Floor



Typical 1 Bedroom Ground Floor

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Typical 2 Bedroom Apartment

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Typical Floor



Ground Floor

