



OCEANA  
MARINA & GOLF ESCAPE



## **The Blue Ocean. Sandy Beaches. A Lush Green Golf Course**

### **The unique Opportunity**

A new real estate market is on the rise. Whether you have gained from recent investments in the Dubai Property Market or missed out on the opportunity at the time, today it's Ras Al Khaimah that promises to generate substantial returns in the property market.

The market is virtually untapped and bears great potential for growth within the tourism industry and any other businesses. Several exiting hotel project are under way to meet the high demand for the growing number of visitors seeking a hideaway from city life.

Rather than building one tower next to the other, RAK focuses on tranquillity, highly luxurious and exclusive resort style developments along its beautiful waterfront.

The true meaning of a prime location has become difficult to define but there is only one key element which always maintains its unique value: by-the-sea location and its limited supply.

This offer provides our exclusive customers with an opportunity to invest into property of the highest standards of quality and lasting value.

We from Global Estate Group secure the most desirable units with the greatest value development potential, long before they are accessible to the public, and offer international investors and owner-occupiers all the benefits of a stable and long-term profitable investment.





## The Emirate of Ras Al Khaimah



Ras Al Khaimah, situated at the UAE's scenic west coast, offers the most attractive landscape of the country with the scenic Hajja Mountains and its 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. The Resort is indeed in easier reach to the centre of Dubai than some of the suburbs within Dubai itself.

A new and modern free zone is attracting new businesses to Ras Al Khaimah. More importantly for the Emirate though is the focus on tourism. The most prestigious hotel brands have secured their waterfront plot to enter into a new and lucrative market from the very beginning. One of the most spectacular projects will be the 7star Palace Hotel located nearby at Al Hamra Village.

We have identified Ras Al Khaimah as a new gateway location striving to be first, in a place that is still a well kept secret among a selected few.



## The Mountains and The Desert



The neighbouring mountains and desert are packed with mountain recreation opportunities. From casual hiking to thrill with mountain splendor to exhilarating mountain bike experiences and adventurous desert safaries, Ras Al Khaimah has it all.

Play in nature's ultimate playground. Secluded from the hustle and bustle of everyday life, the mountains in Ras Al Khaimah and the Sultanate of Oman offer a lavish oasis among some of the regions most breathtaking natural beauty - where adventure awaits around every bend and invite those seeking the extreme.

With dunes of red sands and the mountains in the distance, this is a place of unique contrasts. Fragile mountain wilderness of unique beauty in composition with the vastness of the desert scene turns the sunsets into a breathtaking experience.

Exploring the unspoiled wilderness under a huge sky and a full moon luminous on the dunes is a truly spectacular experience





## The Sea and The Coastline

Directly located at the dazzling clear Arabian Sea, the resort is the perfect base for residents with a passion for water sports. Scuba divers and snorkelling enthusiasts find their own paradise along the coastline all the way up to the Sultanate of Oman. Deep sea fishing, catamaran rides and water skiing are just a few more activities available to the residents of the resort. For those whose passion is fishing, this is pure heaven. Nestled on the northern coastline of the Emirates Ras Al Khaimah and the Sultanate of Oman its colourful underwater world is known for its thriving maritime wildlife and unspoiled beauty.





## The Championship Golf Course



A remarkable 18-hole Championship Golf Course designed by the renowned Swiss Architect Peter Harradine will provide golf players with an experience unmatched by any other in the region

Designed to fit into the natural desert surroundings, the golf course stretches alongside the lagoon and creates a symbiosis of the lush, garden-like green vegetation and the crystal blue waters of the lagoon.

Golfers will enjoy this scenic course and feel inspired by the exhilarating fairways and greens. The only disturbance as you meander along in the whisper-quiet electric carts might be the wind sweeping through the palm leaves and birds singing in the tree tops.

The private atmosphere of the two club house by located by the eighteen's hole and the floodlit driving range allows the members and their guests to relax, dwell and recap on their play after returning from a round of golf.









## The Marina and The Lagoon



The Marina is embedded in the picturesque and peaceful lagoon and will be home to luxurious yachts and sailing boats enhancing the exclusive ambience of the resort. A bountiful gateway leads from the marina into the blue waters of the Arabian Sea.

The area around the Marina has a quiet culture that is sought by those who seek true exclusivity and a sense of a maritime atmosphere . It's no coincidence that the name of the apartment building references the elements of its location. Small boutiques, cafes and restaurants invite the ones enjoying the social moments out by the marina allowing to unwind, relax and experience total peace and balance.

With OCEANA situated just a short walk to the Marina and the lagoon, the fantastic positioning not only provides convenience for the residents but also greatly enhances the value to the investment in OCEANA.









## Al Hamra Village



Al Hamra Village in Ras Al Khaimah is without a doubt, one of the most ambitious and most promising destinations in the region. Its first class facilities include an 18-hole Championship Golf Course, a Luxury Resort Hotel and a picturesque marina.

Hidden away for many years lies this rare resort, yet reachable in less than an hour from the buzzing city of Dubai. Located directly by the sea the resort domiciled stylish villas and town houses as well as luxurious apartments. It has been specifically designed to meet the need of those individuals seeking a place to escape from city life. The lush greenery and flower gardens, the beautifully designed golf course and the crystal clear waters of the sea make this place a true oasis.

To secure ultimate privacy and exclusivity to the residents of the resort access will only be granted to those distinguished few who are a part of this fine community.

The Resort comprises the unique combination of an ocean, a marina, an 18-hole golf course and luxury homes, seen nowhere else in the entire UAE. This is what accounts for the investment in OCEANA.











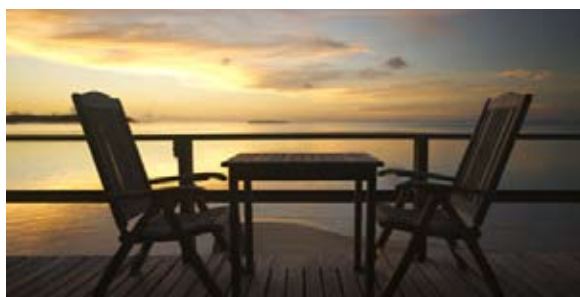






## OCEANA The Residence

The residential building "Oceana" is beautifully situated within the Al Hamra Village Resort and only 200 meters away from the unspoiled private beach. It is one of six apartment buildings designed in an Arabian Heritage style, each only seven storey high providing the utmost of individuality.



OCEANA is the final release of the adjacent buildings which sold fast following the launch. The limited number of residential units available exclusively in this last remaining building makes the investment even more valuable.

Surrounded by the sea, the lagoon with its state-of-the-art marina and the lush greens 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, exclusively at Oceana, investors have the opportunity to purchase beautifully finished studios and one bedroom apartments, traditionally the most profitable type.





**A residence connecting people. In boundless spaciousness.**



OCEANA offers a choice of studios, one and two bedroom apartments, each offering luxury living. The majority of apartments feature spacious balconies enabling the homeowner to enjoy the mild and warm evenings outside in a peaceful atmosphere by the sea.

The quality finishing are made of the finest materials and design elements to create a warm, comfortable atmosphere of relaxed elegance and make the most discerning residents feel at home in no time at all. Residents can individually furnish the units in according to their own individual taste leaving plenty of scope for personal note.



## The Spa Area



The residents-only club area within the resort offers you every comfort imaginable after a long, hard day.

The first class spa area features a stylishly designed outdoor area. Visitors can enjoy the sensual experience of sunbathing by the pool. You can make the most of the all year-round sun of the country. High-quality sun loungers and discreet and an ever-friendly service make for inviting relaxation.

The interior combines the highest standard of interior finishing with fine design. The exclusive spa offers a variety of possibilities. As well as saunas and relaxation rooms, the treatment suite offers a large choice of beauty treatments. The training area features fitness equipment designed on the basis of the latest scientific and medical research, and easy to operate.

The immediate surroundings also have plenty to offer. They are ideal for bathing, jogging, and walking on the white sandy beaches. The fine sand beach of Ras Al Khaimah and the golf course are within short walking distance, offering the best conditions for a relaxing day, all year round. The private sandy beaches are tempting for a relaxing day out, to revitalize body and mind.









Finest Restaurants in Walking Distance







## The Security Standards



The doorman of the The Cove guards the main gate leading up to the private villas and townhouses. He supervises the entrance and the driving areas to ensure that residents remain undisturbed inside their privacy community.

He receives your guests at the gate and directs them in a polite and friendly manner to the residents' home, making every visitor feel welcome. The doorman is just one element of the comprehensive 24-hour security package giving every resident the feeling of living in a safe and secure environment.



# Real Asset and Investment Potential

## Own to Lease

Lease your apartment more profitably! Holiday makers pay substantial weekly rates for luxurious waterfront villas. Taking the current rates of a first class hotel in RAK as a sample the income for apartments leased would generate a return of over 15%.

The demand for holiday homes is high in Ras Al Khaimah with the two first class hotels, the Hilton and Al Hamra Fort enjoying an average occupancy of over 80 %.

Whilst the investment generates the desired return of investment, you keep total control and remain flexible to use the villa yourself at certain times. Just lease your villa at selected fixed periods of your choice.

A dedicated property management firm will lease out and service your property throughout the year to maximise your income and ensure everything is taken care of. You will benefit from the firms' global reservation network and its professional facility management.

Maintaining and adding to assets is at least as difficult as creating new assets. Oceana offers investors all possible opportunities of economic success and the highest residential comfort. As well as owner-occupying, investors can let out their property highly profitably. Low initial costs and high development potential allow investors to profit additionally from the high value growth of this prestigious property.

To maintain assets in the long term and to add to them, investors have to seek out unique properties. Oceana is just such a property.

The combination of location, design, fittings, and image will never be seen again. Historical architecture, quality materials in the exterior and interior construction, and the requirement of the entire composition guarantee the long-term economic success of Oceana in Ras Al Khaimah.

## Successful Letting

The success of the letting concept introduced earlier depends on the tenants. The most decisive factors for them are attractiveness and quality, and the specific image of a residential offer. Oceana fulfils these prerequisites ideally. The location, surroundings, design, and fittings meet up to the highest demands.

## Which Factors Influence a Property's Return?

The overall return consists of letting income and value changes. The letting income is often confused with the overall return. However, overall return is the total which comes back to the investor, and not just what is paid out regularly. As a rule, the higher the payout, the higher the risk and the more the value of the assets falls. For example, supermarkets are often demolished after letting, leaving only the value of the land itself. The value of rare and good-quality properties increases, but such properties usually generate only relatively low letting returns due to the high purchase price. Only very few exceptional properties are able to generate high letting returns and also significantly increase in value. This offer is one of these exceptional properties.

Properties are particularly valuable when they are in a unique location. Properties like Oceana will always find users, as it is unique. Neither letting guarantees nor letting contracts are the decisive factor for the value of a property. Even 10-year letting contracts expire at some point, and new tenants have to be found. Then comes the moment of truth: vacancy or new tenants? Investors should always be aware that it is the users who pay the return in the final analysis. Only if the bottom line is right, can the return be right for the investor. Very well-known properties in excellent, unique locations safeguard value, because there will always be users who value such locations.

The unique location of the resort with the fast developing free zones nearby makes Oceana a sought after residence for two target groups, one being the permanent tenant who appreciates the value of returning home to a truly peaceful environment and a second discerning group of individuals who allow themselves the luxury of a home away from home. The limited amount of residential units within the resort drive rental returns further up with Hotel overnight accommodation rates ranging from AED 750 for a room to AED 2400 for a suite per night.



# Real Asset and Investment Potential

## Which Specific Advantages does Oceana have over normal Properties?

The Oceana apartments excel through an exclusive location within The Al Ramra Resort offering excellent quality and prestige at a cost-effective price.

This is the right time and place and the right concept to invest in Al Hamra. The unique profile of the Oceana apartments, the excellent fittings level and the great letting potential offer the best possible conditions for top letting fees and high booking levels.

## What are the Tax Regulations?

Income from rent and letting fees and profit from speculation are tax-free in Ras Al Khaimah. The UAE is the only zero-tax country to have signed a double taxation agreement with the most important business countries, significantly increasing the effective return after tax.

## Who is This Offer Suited To?

This offer is suited to the discerning investors who want to secure their assets by investing in objects with lasting value.

## Strategic Success

As a competent project developer, Global Estate Group uses its profound knowledge of the supply and demand sides of Ras Al Khaimah property market and the highest value local properties to develop investment and living concepts which are unique and outstanding on the Ras Al Khaimah property market. Global Estate Group examines every property, taking into account all components of strategic success for the purchase of property in Dubai. The company also pays particular attention to distinctiveness and individual charm; homes on the waterfront, directly next to the marina, the panorama view of the lagoon and other components which take the lifestyle and individual needs of our clients into account.

One of the guiding principles of Global Estate Group is the focus: on Ras Al Khaimah – and on our clients. Global Estate Group strictly follows the maxim of our corporate culture in all areas: **Realising dreams. Enhancing values.**

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