
SORA


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Design Philosophy

Nikken Sekkei draws profound inspiration from the rich history and natural beauty of Ras Al Khaimah (RAK). With its golden beaches, rugged mountains, and serene mangroves, RAK presents a perfect blend of nature and modernity—a vision we bring to life through our design philosophy.

Our project, located near Al Marjan, embraces the striking contrasts of RAK's coastal landscape. We aim to create a harmonious connection between the majestic mountains and the tranquil sea, while honoring the region's cultural heritage. Nikken Sekkei's commitment to sustainability and innovative design ensures that our architecture reflects the beauty of the environment and







Message from the Chairman

AARK Developers' flagship beachfront project, SORA, combines space, exclusivity, and world-class amenities, including a private beach club, infinity sky bar, and five-star dining. Each residence offers unobstructed sea views with interiors designed by award-winning experts. This development blends resort luxury with everyday comfort, setting new standards in luxury living. SORA exemplifies AARK's commitment to creating extraordinary living experiences for both investors and residents.

About Aark Developers

AARK Developers, based in Dubai, brings 25 years of expertise in creating iconic residential and hospitality projects. Focused on innovation, quality, and exceptional service, AARK aims to redefine UAE living standards. Led by Chairman Mr. Rahul Kumar Gupta, we consistently deliver projects on time, exceeding expectations. With developments worth over 4 billion dirhams, AARK sets new benchmarks in design and sustainability. We are committed to delivering premium living experiences.



A Majestic Welcome

An intricate latticework canopy gracefully arches across the entrance, reaching the building's peak.

Lush planters cascading down balconies infuse the sleek, curved design with natural beauty, softening its lines with verdant accents.





Your Gateway to Grandeur

The grand, arching entrance – a testament to luxury and contentment – bridges earth and sky, creating a sense of awe-inspiring openness.









Project Details

Floors	B + G + 18
Plot Area	321381.3 SQ FT
Units	663
Atrium Height	138 ft
Furnishing	Fully Furnished
Handover	Q4 | 2027

One Za'abeel by Nikken Sekkei

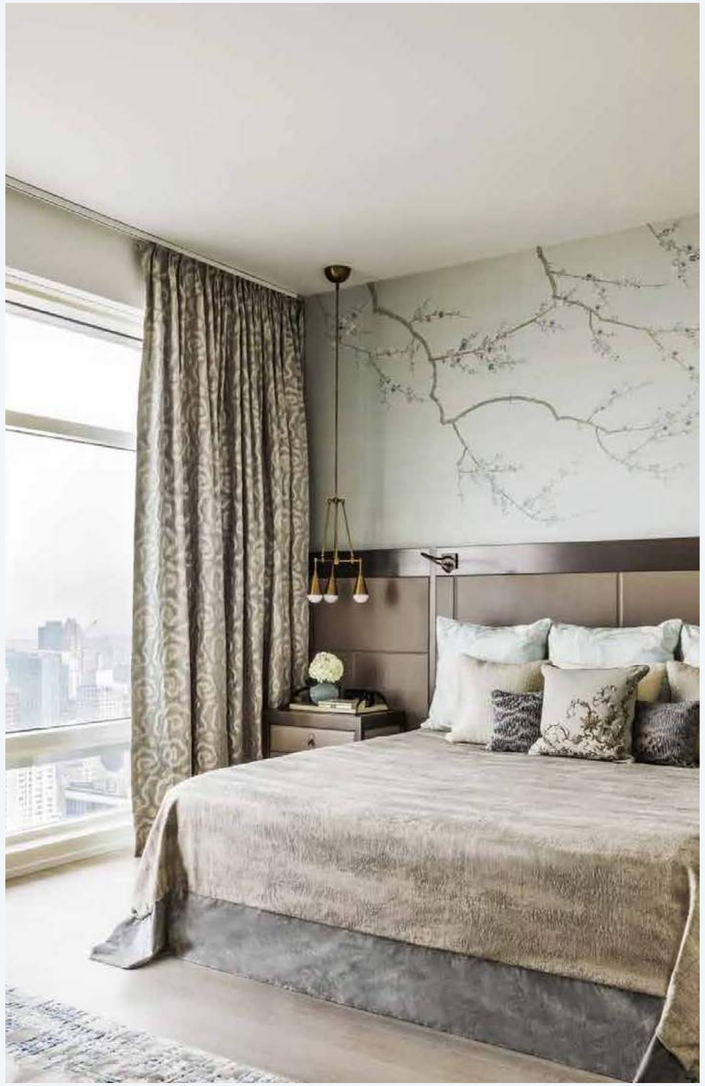




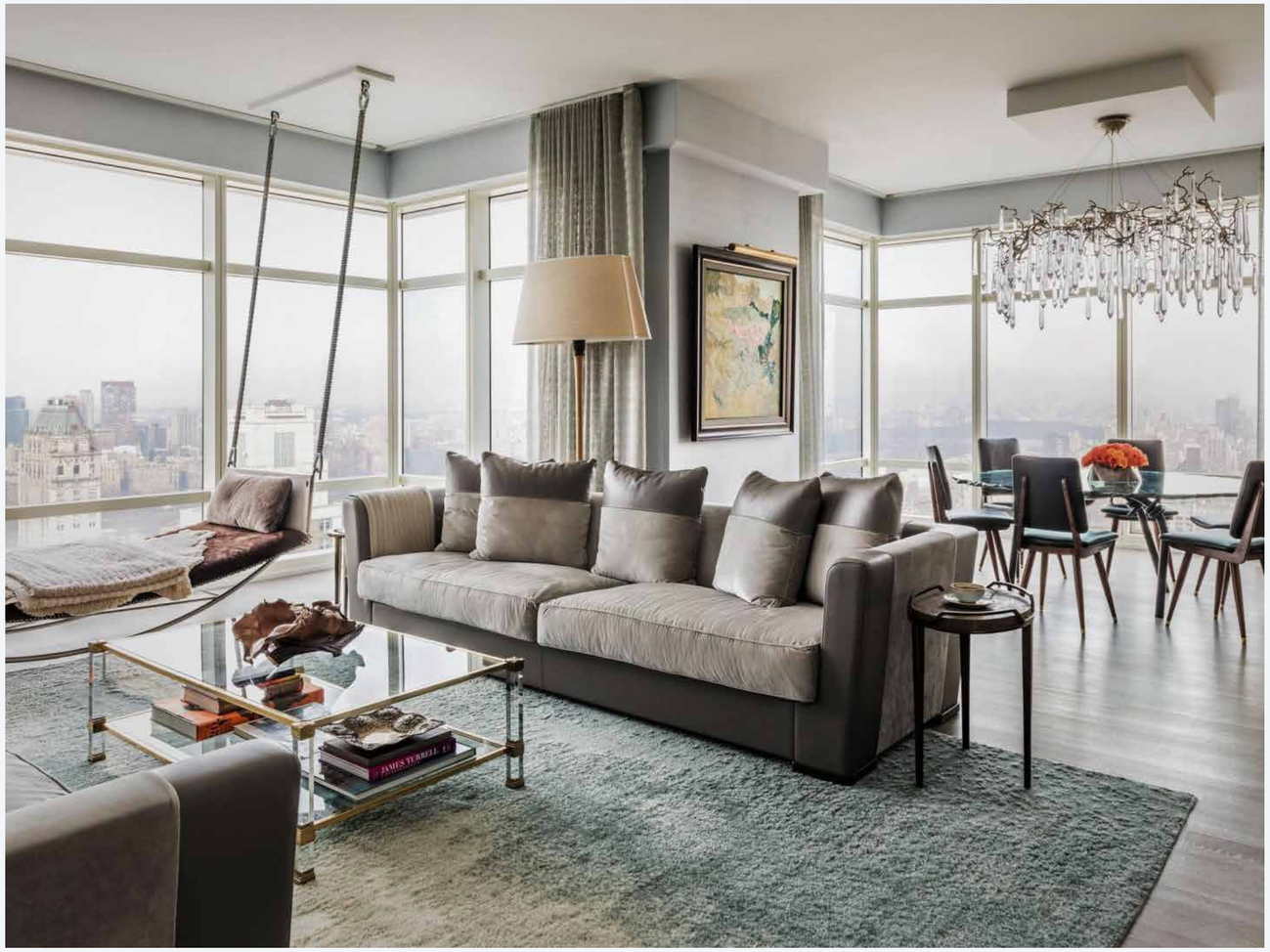
Concept Design by

Nikken Sekkei

Nikken Sekkei is a global leader in architectural design, known for its sustainable and innovative projects that enhance the human experience. Each project showcases their ability to blend cutting-edge technology, cultural sensitivity, and environmental consciousness, creating transformative spaces that leave a lasting impact.



Lexington Avenue
designed by Shalini Misra



Interiors by

Shalini Mishra

Known for creating stylish, bespoke spaces that mix luxury with comfort, Shalini's designs combine contemporary and classic elements, with an eye for detail and high-quality materials. Shalini's work is all about elegance and warmth, from private residences to boutique hotels, making every space feel unique and personal.

Experience effortless connectivity and unmatched accessibility at Sora



Key Distances

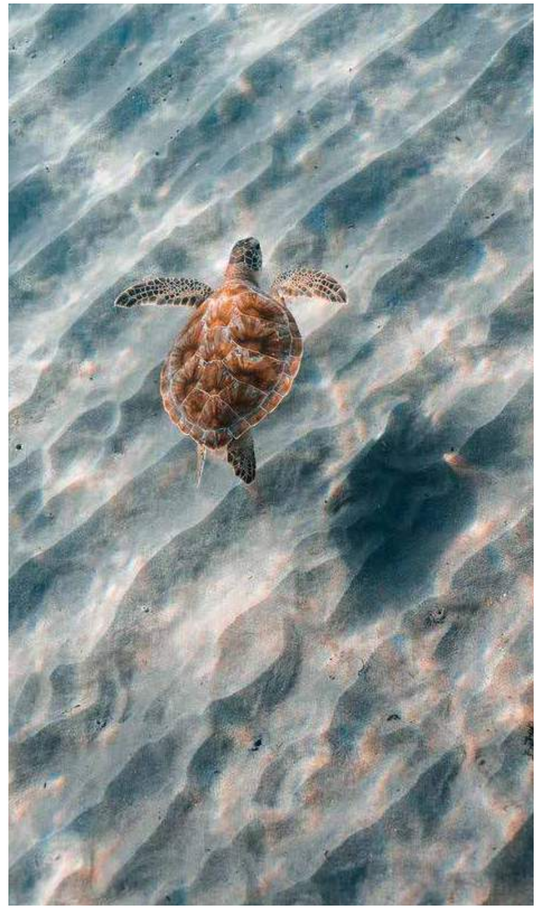
- **03 Minutes Walking Distance**
  To Wynn Resort
- **20 Minutes**
  To RAK international Airport
- **35 Minutes**
  To Sharjah International Airport
- **45 Minutes**
  To Dubai International Airport
- **50 Minutes**
  To Jabel Jais Zipline
- **55 Minutes**
  To Downtown Dubai & Burj Khalifa
- **60 Minutes**
  To Burj Al Arab

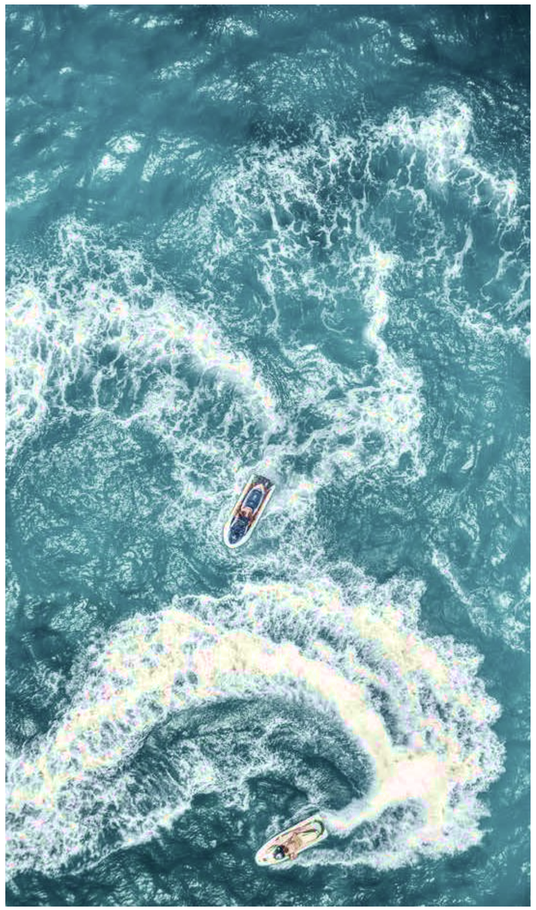


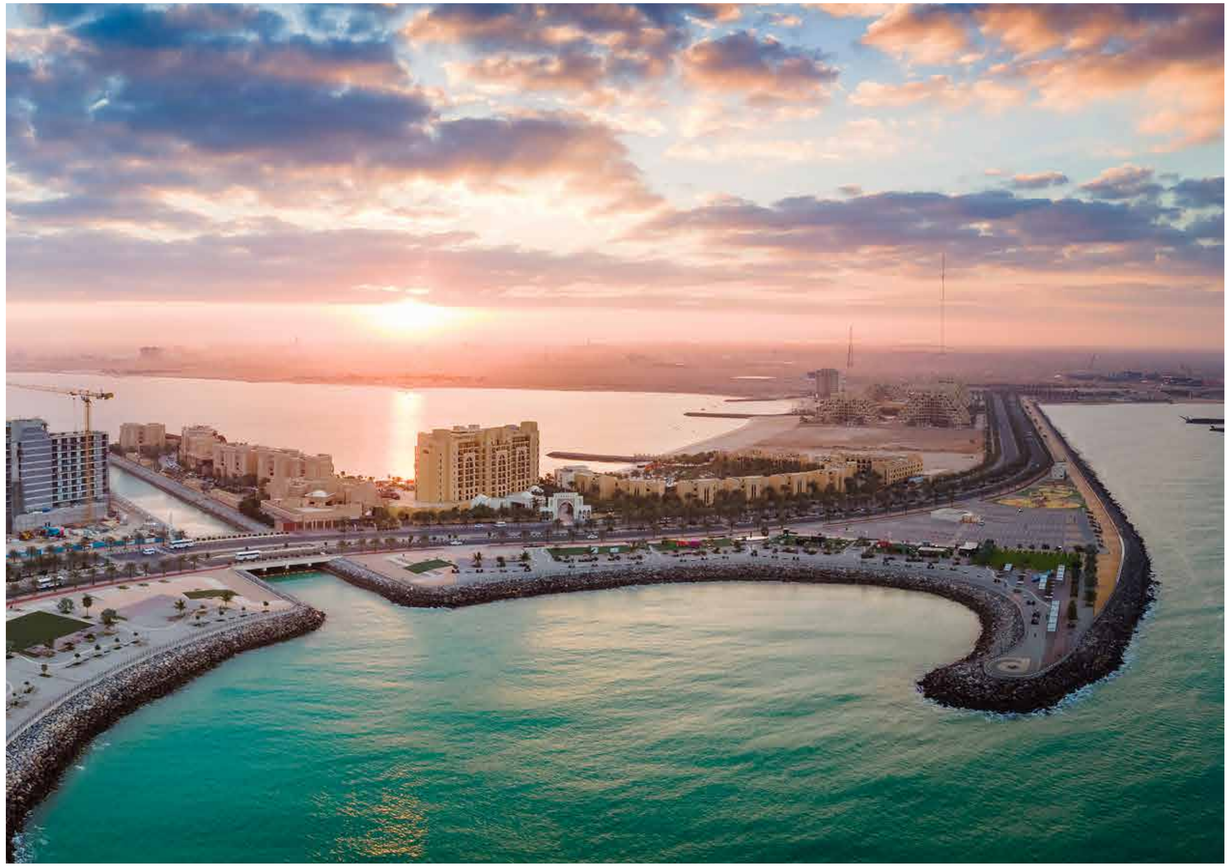
RAK is a sanctuary of natural beauty and enduring charm

With its rich cultural heritage and historic landmarks, RAK invites you to explore the past while savoring the comforts of the present—a destination where nature thrives alongside modern ambitions.









Al Marjan Island is a premier lifestyle destination in the Gulf region

Located in the heart of Ras Al Khaima and just a 45-minute drive from Dubai International Airport, this iconic man-made archipelago offers a one-of-a-kind beach retreat.

The Aurora Lobby Area

With integrated light projection technologies, the lobby's arch transforms into a dynamic display, projecting breathtaking auroras that continuously enhance the ambiance, creating a mesmerizing atmosphere.





Artisans of Ambience

From the welcoming embrace of a well-worn armchair to the graceful curves of a timeless bench, each piece tells its own story, purpose, and character, contributing to the unique atmosphere we've crafted.





From two-story beach villas to elevated sky villas, our residences offer spacious interiors, expansive balconies, and breathtaking ocean and landscape views.







The Sky Villas

The sky villas soar over two stories, featuring expansive balconies with private pools and sunken seating areas, creating a floating paradise above the ground.

These elevated retreats offer panoramic sea views, providing residents with a breathtaking, serene backdrop for ultimate relaxation.













Loft Villas

Our two-story luxury beach villas offer the perfect blend of comfort and exclusivity. They feature private pools, lush gardens, and spacious living areas with panoramic ocean views.

Designed for ultimate seaside elegance, these villas provide privacy, direct beach access, and state-of-the-art amenities for an unparalleled luxury experience.




MAKING IT


SORA
BEACH RESIDENCES



The Beach Villas

The beach villas are a vision of contemporary elegance, with smooth curves and clean lines in a two-level design that seamlessly blends indoor and outdoor spaces.

Generous glass elements maximize natural light and offer unobstructed views of the lush greenery, the sea, and the tranquil pool reflecting the sky.

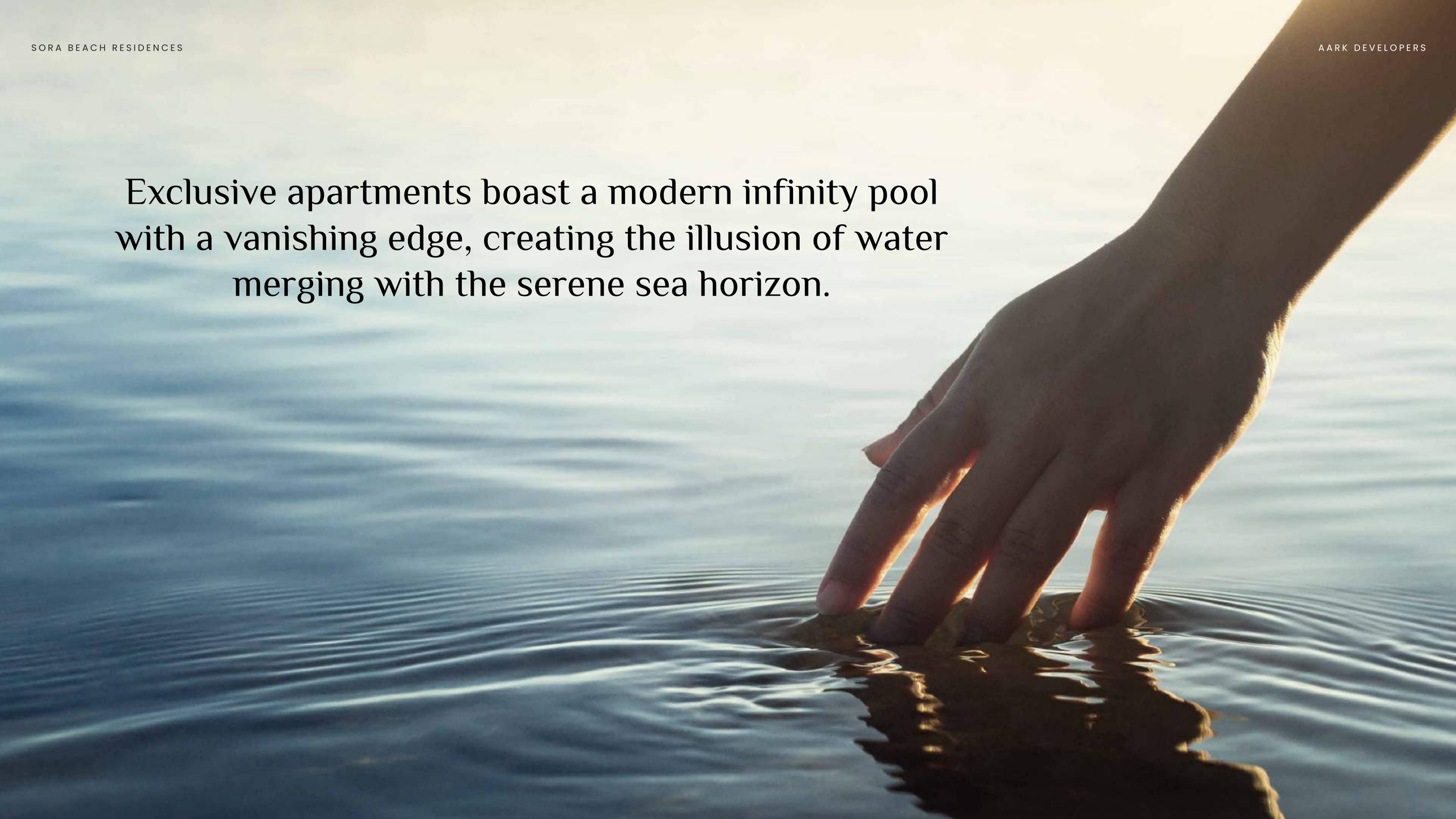



DREAM
PLAN
DO




CHANEL





Exclusive apartments boast a modern infinity pool with a vanishing edge, creating the illusion of water merging with the serene sea horizon.

Exclusive Amenities

Our world-class amenities are designed to elevate every moment of your stay, with each space thoughtfully crafted to enhance your lifestyle.

- 1000 FT. Private Beach
- Sky Bar With Infinity Pool
- Japanese Sky Garden
- Branded Beach Club
- Smart Homes
- Beach Sports
- Water Sports
- Ladies Pilates Studio
- Cigar Lounge With Meeting Rooms
- Panoramic Sea View Deck
- Luxury Spa
- Outdoor Cinema
- Jogging Track
- Kids Clubhouse
- Outdoor Yoga
- Branded Restaurants
- On Call Doctor
- Fitness Centre
- Pet Care Service
- Bbq Area
- Ev Charging Station
- 24/7 Concierge Service
- Housekeeping
- Valet Service

BRANDED BEACH CLUB




JAPANESE SKY GARDEN

FITNESS CENTRE





CIGAR LOUNGE WITH MEETING ROOMS




JAPANESE SKY GARDEN

CIGAR LOUNGE WITH MEETING ROOMS





CIGAR LOUNGE WITH MEETING ROOMS





SORA

BEACH RESIDENCES

DEVELOPED BY

AARK DEVELOPERS