FORTUNE Bay RESIDENCES



HOME INSPIRED *BY HERITAGE*

TOPERO PROPERTIES

FORTUNE Bay RESIDENCES

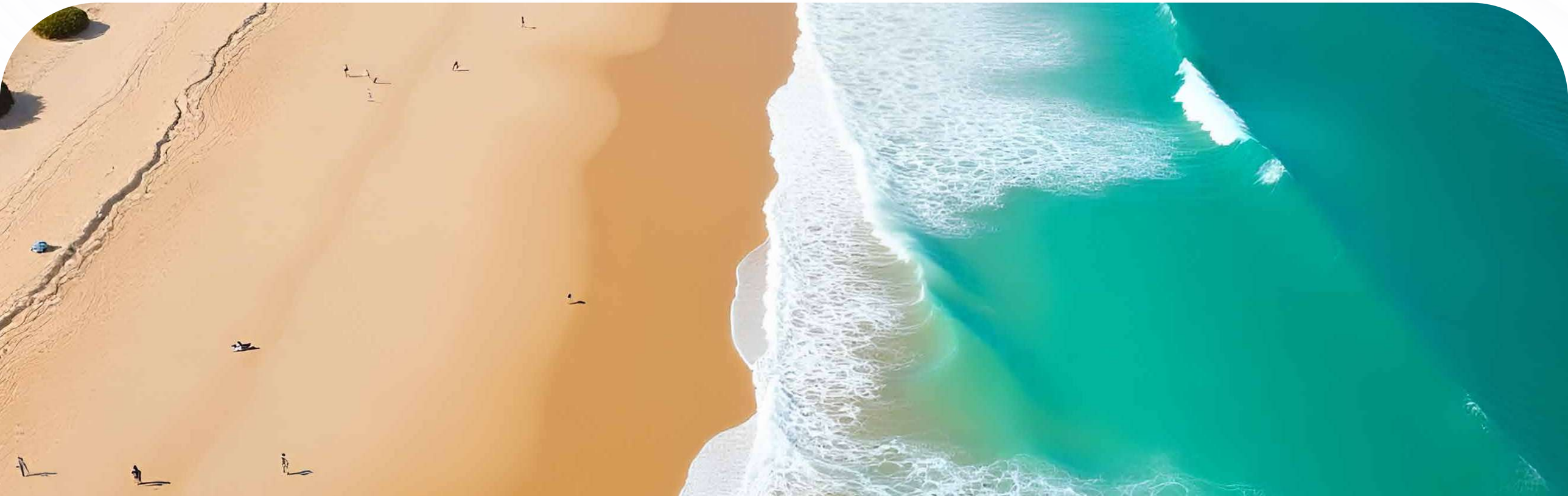
A NEW HISTORY
OF THE OLD EMIRATE

Discover a home that celebrates Ras Al Khaimah's heritage, merging tradition, natural landscapes, and modern comfort. Inspired by ancient forts and the Hajar Mountains, this space is adorned with traditional patterns, handwoven details, and minimalist design, embodying the emirate's unique spirit.

RAS AL KHAIMAH

Uncover a captivating sanctuary that epitomizes the essence of true Arabian hospitality

Ras Al Khaimah, with its breathtaking landscapes, pristine beaches, and rich cultural legacy, offers an unmatched blend of adventure, luxury, and tranquility. With a deep commitment to sustainable tourism and preserving its natural beauty, Ras Al Khaimah stands as the premier destination for discerning travelers seeking an unforgettable lifestyle experience.



AL MARJAN ISLAND: RAS AL KHAIMAH'S *SECLUDED HAVEN*



Al Marjan Island in Ras Al Khaimah is a jewel of pristine beaches, turquoise waters, and endless horizons. This island oasis combines luxury living with breathtaking views, offering a serene escape for those seeking both relaxation and adventure.

RAS AL KHAIMAH INTERNATIONAL AIRPORT
25 minutes away

RAK CITY CENTRE
25 minutes away

DUBAI
60 minutes away



DRIVING *DISTANCES*

MINUTES	PLACE
6	WYNN CASINO
17	CAMEL FARM
20	AL WADI EQUESTRIAN CENTRE
24	ARABIAN HORSE STABLE
25	RAK NATIONAL MUSEUM
28	SHJ AIRPORT
36	RAS AL KHAIMAH MOUNTAINS
40	DXB AIRPORT
40	DHAYAH FORT
43	SUWAIDI PEARL FARM
55	EMIRATE'S MAIN SAFARI

SUN & VIEWS *ANALYSIS*

SUNSET

W

SUMMER



FORTUNE Bay RESIDENCES

S

N

WINTER

E

SUNRISE

FORTUNE Bay RESIDENCES



HOME INSPIRED
BY HERITAGE

LIVING HERITAGE

The art embodied in your home

Fortune Bay Residences on Al Marjan is crafted for those who value authenticity and seek harmony with the world around them. We've woven unique elements of the emirate's history and culture into this space, where every corner holds a piece of the past.

This home speaks to cultural roots, modern design, and natural harmony, preserving a perfect balance between tradition and innovation.



NATURE'S DYNAMICS *IN DESIGN*



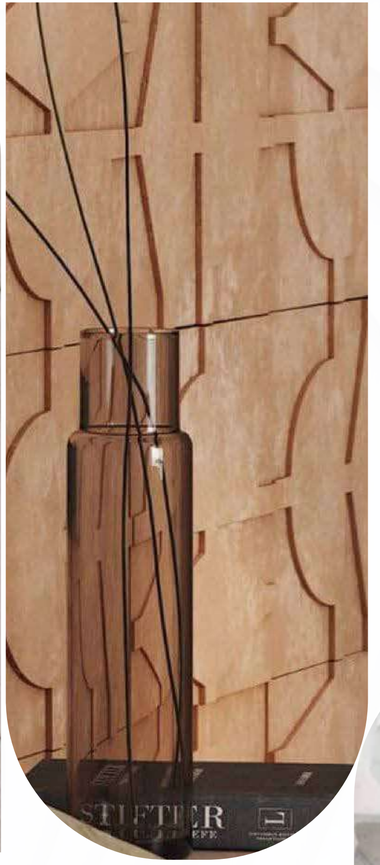
The raw beauty of the Hajar Mountains, with their sharp edges and zigzag lines, serves as a dynamic model for Fortune Bay Residences. These angular forms flow seamlessly into the design, reflected in floor tiles, stair railings, and lighting.

Each detail captures the natural energy and movement of the mountains, connecting interior and exterior spaces with their majestic spirit.

Dhayah for design inspiration

Dhayah Fort, an old castle in Ras Al Khaimah, stands as a historic hilltop fortress with panoramic views and rich cultural heritage. We aim to capture its essence by incorporating intricate patterns inspired by the fort into our design.





Jebel Jais design inspiration

We are abstracting the zigzag patterns of Jebel Jais into our design, incorporating them into wall textures, ceiling details, and lighting to reflect the mountain's dynamic contours.





Hand weaving design inspiration

We are integrating traditional UAE handweaving crafts into our design, incorporating intricate patterns and techniques into wall textures, to reflect the region's rich cultural heritage.





HISTORICAL ELEGANCE
IN ARCHITECTURE

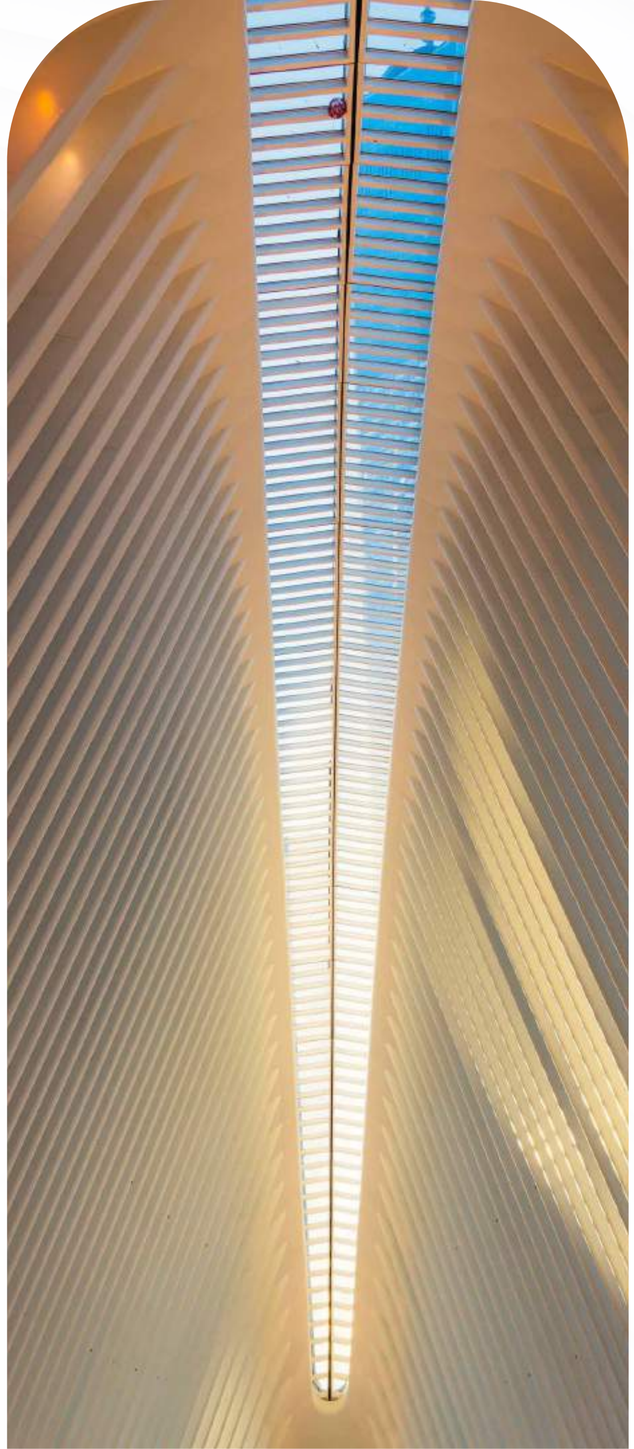
Fortune Bay Residences embodies the essence of Ras Al Khaimah’s history, inspired by the ancient forts such as Dhayah. The design blends clean lines, asymmetrical forms, and natural materials to create a timeless aesthetic.

This harmony of authenticity and modernity turns every corner into a symbol of the emirate’s rich heritage.

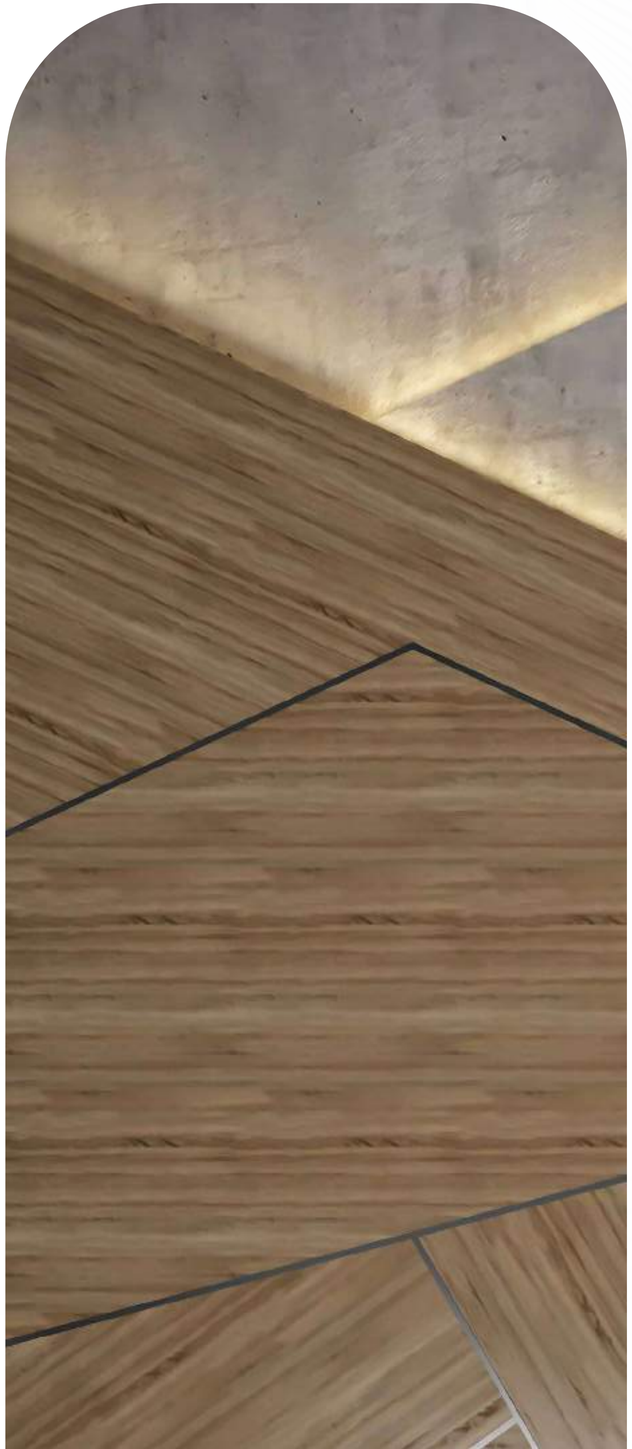
INTERIORS REFLECTING *CULTURAL HERITAGE*

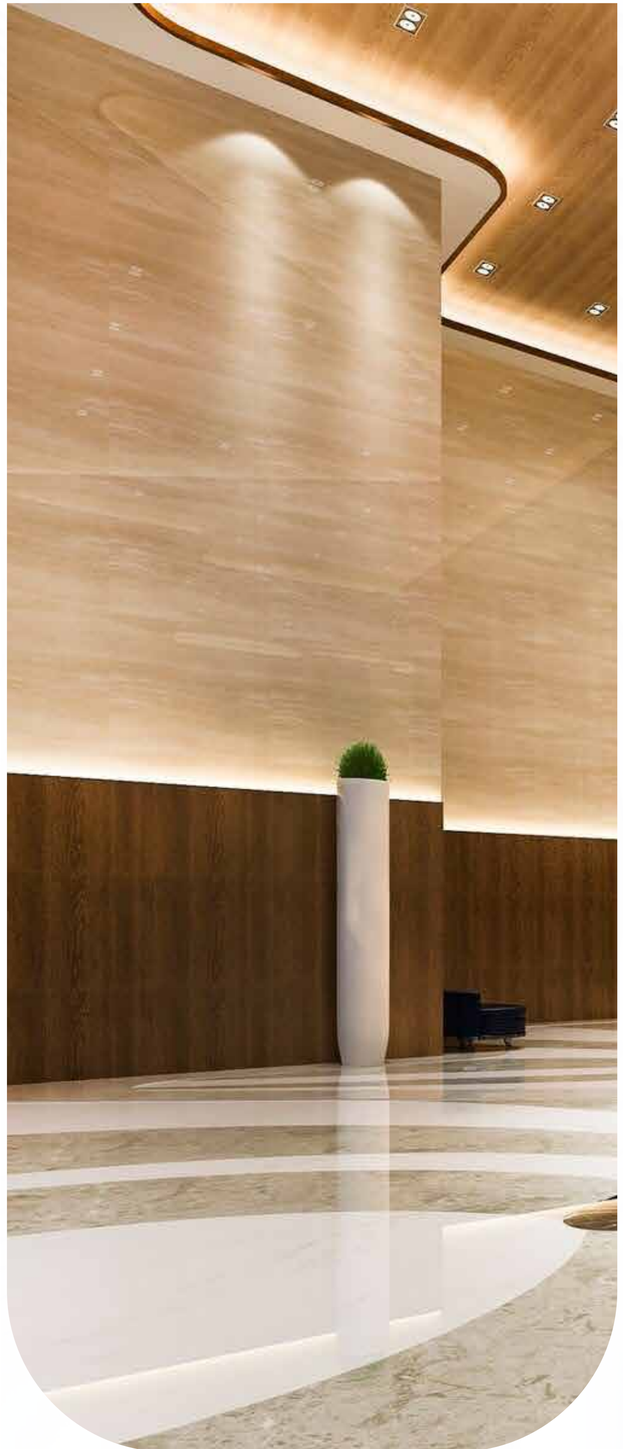
Stroll through Fortune Bay Residences, where each space embodies a unique design approach. Discover soft tones, natural textures, and elements that echo the patterns of oases and carved decorations of ancient forts. We have created interiors where natural materials and modern elements blend with traditional Arabian motifs, forming a space that is both secluded and welcoming.

Wall and ceiling textures evoke ancient arabesques, bas-reliefs, and the zigzag contours of mountain landscapes. This home is not just a residence; it's a chance to immerse yourself in the culture and traditions of the emirate.









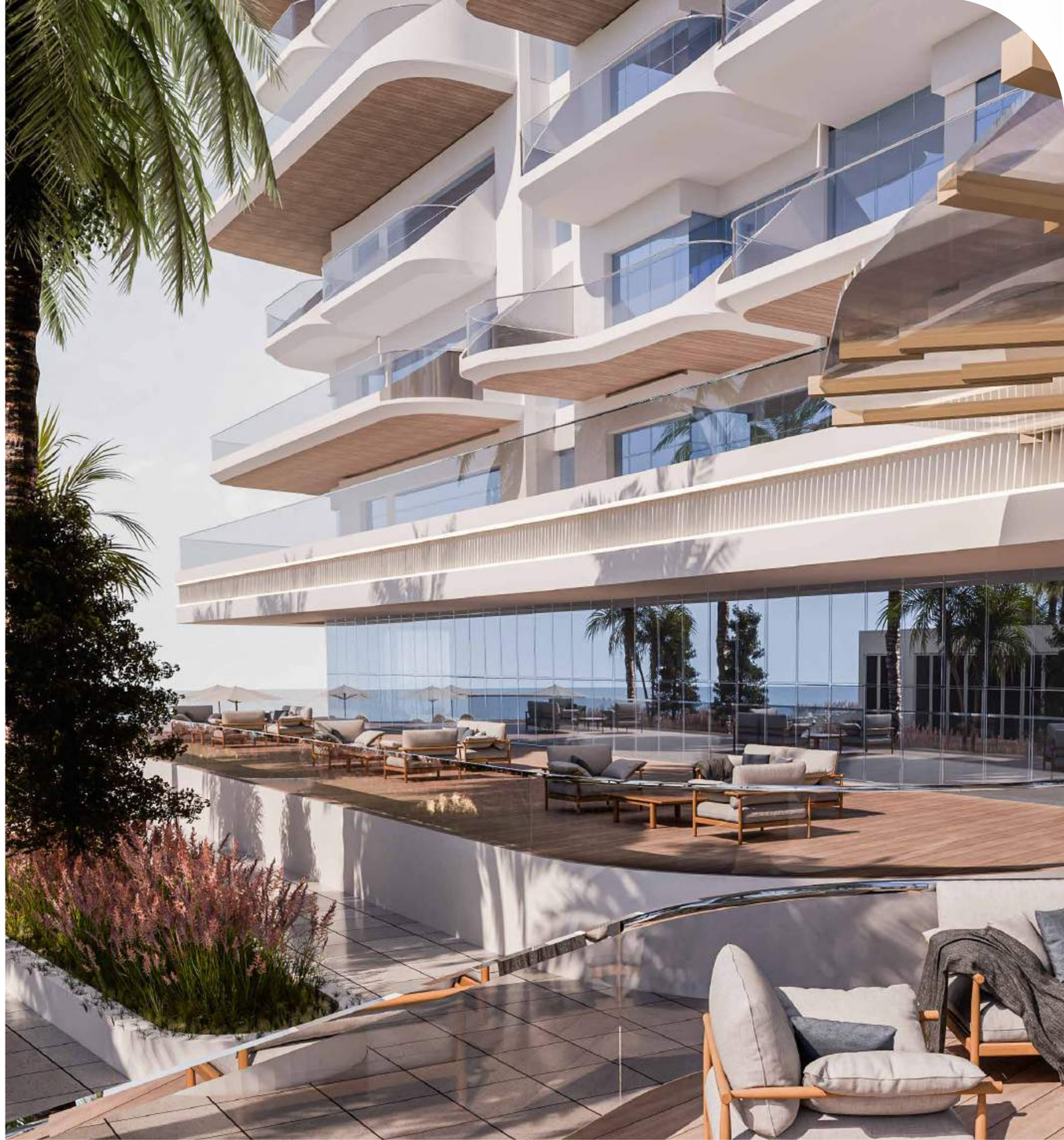
ECO-DESIGN WITH *RESPECT FOR NATURE*

Fortune Bay Residences not only embodies cultural traditions but is also eco-friendly. We use energy-efficient solutions and natural materials to minimize environmental impact and ensure a comfortable microclimate.

The interiors and surrounding landscape are adorned with regional plants, highlighting harmony with nature and supporting the emirate’s ecosystem.

FORTUNE BAY RESIDENCES:
A LIFESTYLE OF LUXURY AND CONVENIENCE

Whether you're seeking relaxation, staying active, or enjoying quality family time, Fortune Bay Residences provides the perfect balance of tranquility and convenience. Residents can indulge in a luxurious on-site spa, dine at a world-class restaurant, and enjoy the services of a premium beauty salon — all without leaving the building.



COMFORT *AND CONVENIENCE*

Experience unmatched comfort with a wide array of luxurious amenities designed for your every need. Fortune Bay Residences offers a 23-meter swimming pool for adults, a dedicated children's pool, a playful kids' area, a fully equipped gym, and serene spaces for Pilates and yoga.

Just steps away, enjoy private beach access, creating the perfect balance of relaxation, fitness, and family enjoyment—all in one extraordinary setting.























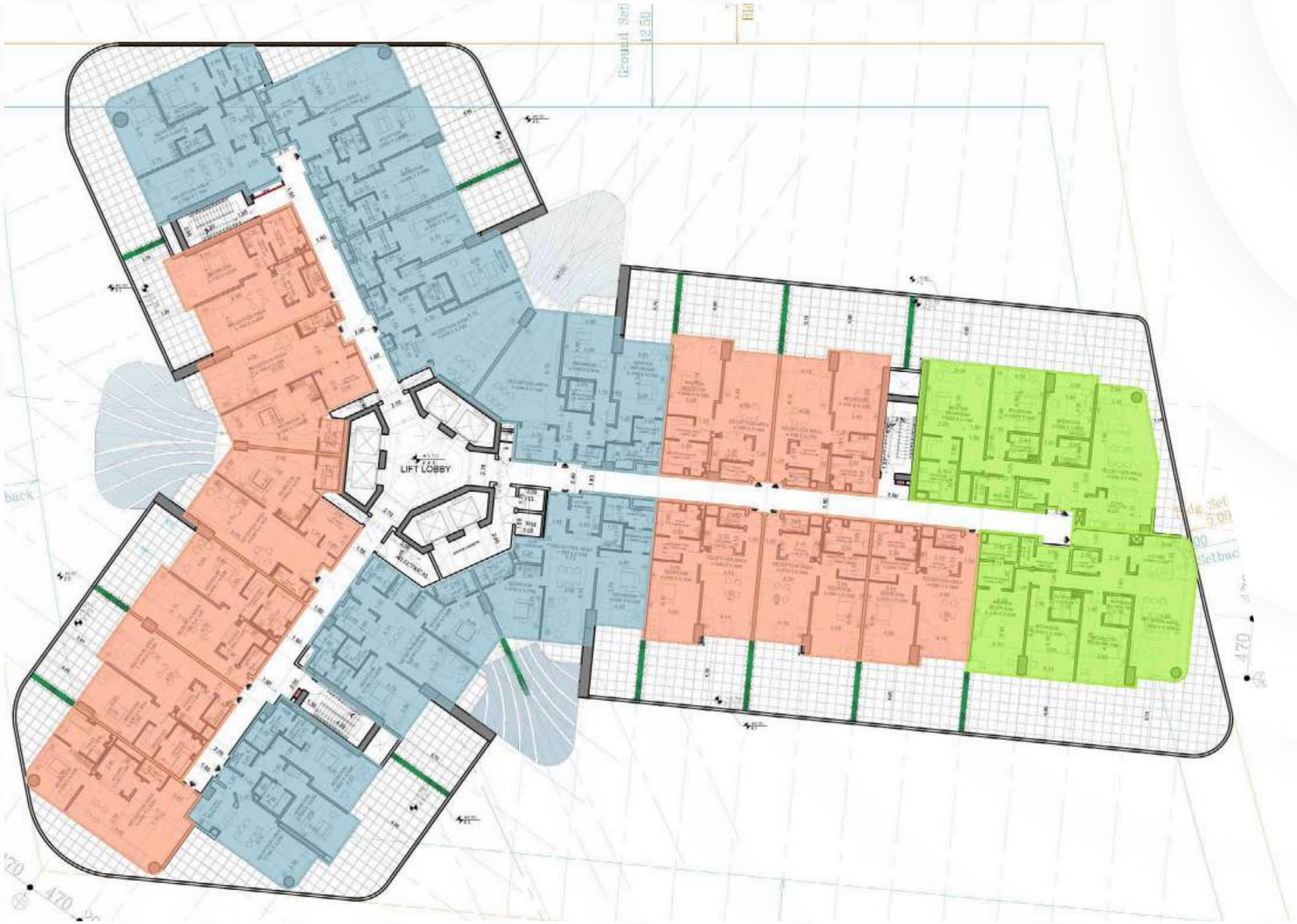
THOUGHTFULLY PLANNED UNITS TAILORED
FOR MODERN COASTAL LIVING

UNITS TYPES & *CONFIGURATION*

Carefully designed residences for every lifestyle

We present a carefully curated mix of units, each designed with attention to detail and comfort in mind.

The configuration maximizes both living space and views, with every residence featuring expansive terraces overlooking the sea, offering residents an unmatched blend of modern luxury and coastal tranquility.



- **1 Bedroom Apartments**
  Per Floor **11** / Total **99**
- **2 Bedroom Apartments**
  Per Floor **7** / Total **63**
- **3 Bedroom Apartments**
  Per Floor **2** / Total **18**

UNITS TYPES & CONFIGURATION

1 Bedroom Apartments

99 Units

	sq. m.	sq. ft.
Average	111.47	1185.36
Smallest	92.38	994.37
Largest	140.55	1512.87

2 Bedroom Apartments

63 Units

	sq. m.	sq. ft.
Average	165.29	1779.13
Smallest	130.68	1406.63
Largest	210.17	2262.25

3 Bedroom Apartments

18 Units

	sq. m.	sq. ft.
Average	256.82	2764.33
Smallest	228.74	2462.13
Largest	312.65	3365.34

180 TOTAL RESIDENTIAL UNITS

FORTUNE Bay RESIDENCES

OPTIMIZING SPACE,
MAXIMIZING COMFORT















FORTUNE Bay RESIDENCES

Developed by

TOPERO PROPERTIES

Interior design by

roar

toperoproperties

