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OFF PLAN

Sunshine Bay

Location: Al Marjan Island, Dubai

Starting From: AED 980,000

Permit No: 123456789

Sunshine Bay

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Source of Fate	**Apartments**	**Q1 2027**	**40/20**	**Off Plan**

ABOUT THE PROJECT

Sunshine Bay is a premium beachfront residential development by **Source of Fate Properties**, located on the prestigious **Al Marjan Island** in Ras Al Khaimah. Inspired by the graceful silhouette of a sailing yacht, the 12-storey development showcases contemporary architecture that complements its spectacular coastal setting. Designed to blend luxury, tranquillity, and modern living, Sunshine Bay offers residents direct access to one of the UAE's fastest-growing waterfront destinations while enjoying panoramic views of the Arabian Gulf and the island's pristine shoreline.

The development comprises **240 luxury residences**, offering a collection of **studio, one-bedroom, and two-bedroom apartments**. Homes range from approximately **724 sq. ft. to 2,307 sq. ft.**, featuring spacious open-plan layouts, premium finishes, designer kitchens, floor-to-ceiling windows, expansive balconies, and contemporary interiors that maximise natural light and uninterrupted sea views. Every residence has been thoughtfully designed to provide an elegant coastal lifestyle suited to both end-users and investors.

Residents enjoy an impressive selection of resort-inspired amenities including indoor and outdoor swimming pools, children's pool, fully equipped gymnasium, yoga room, jacuzzi and steam rooms, landscaped gardens, bamboo forest, barbecue area, children's play zone, water sports facilities, concierge services, covered parking, and 24-hour security. These amenities create a relaxing, family-friendly environment while embracing the natural beauty of the waterfront setting.

Strategically located on **Al Marjan Island**, Sunshine Bay offers excellent connectivity to **Al Hamra Mall**, **Al Hamra Golf Club**, **Sheikh Mohammed Bin Salem Road (E11)**, **Ras Al Khaimah International Airport** , and Dubai. The project is also within close proximity to the highly anticipated **Wynn Al Marjan Island Resort**, one of the region's most significant tourism and entertainment developments. With limited beachfront inventory, growing international demand, and Al Marjan Island's rapid transformation into a luxury destination, Sunshine Bay presents a compelling opportunity for long-term capital appreciation and attractive rental returns.

Why Buy Sunshine Bay Through A1 Properties?
Purchasing **Sunshine Bay** through **A1 Properties** gives you access to experienced UAE real estate professionals with extensive expertise in Ras Al Khaimah's luxury waterfront market. Our consultants provide personalized guidance to help you select the ideal beachfront residence based on your lifestyle requirements or investment objectives while ensuring access to the latest inventory, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your buying journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Al Marjan Island's rapidly growing investment landscape and premium beachfront developments, we ensure a seamless purchasing experience while helping you maximize the long-term value of your investment.

PAYMENT PLAN

10%	**30%**	**20%**	**40%**
Down Payment	During Construction	On Handover	Post Handover

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