

ALHAMRA

**START LIVING**

*Bayti*  
at Al Hamra Village



**ALHAMRA**

**RAS AL KHAIMAH REIMAGINED**





# START LIVING

IN 3,000 SQ.FT OF PERSONAL SPACE

# REASONS TO INVEST IN RAS AL KHAIMAH

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## INVESTMENT SECURITY

- 100% Freehold ownership to all nationalities
  - Full repatriation of funds
  - AED 35.1 Billion GDP in 2016
  - Excellent Credit rating with “A/A-1” and “A” by S&P and Fitch
  - Highest tourism growth in the region in 2016 with 11% year over year
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## INVESTOR FRIENDLY

- Ras Al Khaimah offers excellent opportunities for superior return on investment
  - Opportunity to establish companies in Ras Al Khaimah Economic Zone (RAKEZ) with 100% ownership
  - Efficient licensing and approvals
  - Investor residency visa for self and family
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## STRONG TOURISM

- Ras Al Khaimah is one of the fastest growing tourism markets in the MENA region
  - Ras Al Khaimah is on track to receive 900,000 tourists in 2017
  - Ras Al Khaimah is targeting to develop 15,000 hotel rooms by 2025
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## LOCAL DEMAND

- Population of 354,000
- AED 82,333 GDP per capita in 2015
- Average of 10.5% GDP growth from 2010 to 2015
- Over AED 19 billion in industrial investments





## WELCOME HOME. WELCOME TO BAYTI

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Bayti meaning 'my home' is the true sense of family home. Set in the heart of Al Hamra Village, the selection of three and four bedroom residences embrace the true essence of community living. With beautiful landscaped surroundings, Bayti provides spacious living inside the home and offers activities for the entire family. Close to the beach, Marina, Golf Course and a shopping mall - there is something for everyone.

Be part of a gated established community. With world-class amenities, already in place, and homes designed to use the latest sustainability technologies, you can enjoy a lifestyle without limit.





CHILDREN'S PLAY AREA AT BAYTI





## AN EXCEPTIONAL LIFESTYLE, MANY TIMES OVER

You can own a home that extends beyond the four walls thanks to these spacious and sunny 3BR and 4BR townhomes located at the heart of Al Hamra Village amidst 3 large recreational parks.

The generous outdoors represent about half of the masterplan and offer a large choice of recreational options with two swimming pools, play areas for the children as well as tranquil green areas.

- 3 storey townhomes with rooftop terraces, garden and spacious layouts.
- 3 and 4 bedrooms with nanny's room and laundry room.
- Sustainable technology, beautiful finishes.
- 3 large sustainable landscaped recreational parks.
- Swimming pools and kids play area.
- Sizes from 258.84 sq.m to 375. sq.m
- Minutes walk to the beach, Al Hamra Marina and Al Hamra Golf Club.
- Near world class hotels; Waldorf Astoria Ras Al Khaimah, The Ritz Carlton Ras Al Khaimah Al Hamra Beach and Hilton Al Hamra Beach and Golf Resort.
- Short walk to RAK Academy School.









## START LIVING

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The life in perfect balance is afforded by the warmth and convenience of the community where the Bayti Townhomes are located. This master-planned development covers an area of 77 million square feet and includes 1.5 kilometers of pristine beaches, 5 resort hotels, the Al Hamra Golf Club that stretches across 4 inter-connected open water lagoons, a 200-berth marina as well as Al Hamra Mall, a two-storey retail centre offering a unique entertainment and shopping experience - all within a fully integrated community.

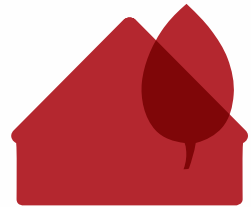
Al Hamra Village is located mere minutes away from some of the world's best cities by land, sea and air - to be exact the Village is only a short 45-minute drive from Dubai International Airport and as such you can enjoy life away from the hustle and bustle of city life without feeling disconnected from the rest of the world.





**START LIVING**  
A LIFE OF SHEER DELIGHT





**AL HAMRA**  
VILLAGE

MASTERPLAN





**DISTANCE FROM**

RAK Academy-----	5 mins	Al Hamra beaches-----	5 mins
Al Hamra Golf Club-----	5 mins	RAK Medical Center, Al Hamra---	2 mins
Mirdif City Center-----	40 mins	Al Hamra Mall-----	5 mins
Dubai International Airport-----	45 mins	Gems Westminster School-----	30 mins
		Al Hamra Marina-----	5 mins

*Bayti*  
at Al Hamra Village

**MASTERPLAN**





**START LIVING**

WHERE YOUR LIFESTYLE HAS NO LIMITS





## SUSTAINABLE HOMES IN MODERN SETTINGS

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Bayti homes are designed to utilize the latest sustainability technologies to reduce consumption while retaining and appreciating the value of your home and make your life more comfortable.

All homes have solar heated and energy efficient water tanks, low-flow water fixtures, CO detectors in each floor, environmentally friendly low-VOC paints and LED lighting to minimize environmental impact.

The key sustainable initiatives range from integrated project planning, to durability management process, sustainable site, water efficiency, environmentally preferred products and energy saving.



### Smart Extras

- Wifi boosters
- Audio-video intercom systems
- CO detectors



### Green fixtures and fittings

- LED lights
- Solar water heaters
- Solar street lamps
- LEED certified
- District cooling
- Centralized Gas



### Location and Linkages

- Bayti homes are set within the award winning Al Hamra Village close to all amenities for the community
- The established community infrastructure provides open spaces parks and playing areas to the residents
- Easy acces to highway 611 & 311 near Airports



### Sustainable outdoors

- Non-invasive plants for landscape
- Local plants that reduce irrigation
- Bright hard-scape tiling colors to reduce the heat island effects



### Energy and Water efficiency

- Higher energy savings compared to Energy Star v3 standard
- Water fixtures that reduce homes total water consumption, including showers with average flow rates of 1.75 gpm since showering accounts for about %30 of water consumption



### Environmentally Preferable Products

- Paints, sealants, and adhesives selected for their quality and safe formulas





## 3 BR + NANNY'S ROOM

Plot area: 166.57 m<sup>2</sup>

\*Built area: 326.26 m<sup>2</sup>

Total saleable area: 237.70 m<sup>2</sup>

### GROUND FLOOR

3 Master Bedroom Villa	Size m <sup>2</sup>
Parking	19.20
Foyer	6.50
Staircase	17.56
Toilet	3.24
Kitchen	10.89
Living + Dining	39.80
Open Terrace	23.22
Pavement	6.66
Landscaping	16.44

### FIRST FLOOR

3 Master Bedroom Villa	Size m <sup>2</sup>
Staircase	18.11
Master Bedroom + Ensuite	24.47
Bedroom1 + Ensuite	20.42
Bedroom2 + Ensuite	19.07
Balcony 1	2.71
Balcony 2	1.37
Balcony 3	2.60

### ROOF FLOOR

3 Master Bedroom Villa	Size m <sup>2</sup>
Staircase	16.42
Nanny's Room + Ensuite	9.72
Laundry	2.72
Water Tank + Pump	12.15
Terrace	30.67



**GROUND FLOOR**





**FIRST FLOOR**



**ROOF FLOOR**



## 4 BR + NANNY'S ROOM

Plot area: 248.22 m<sup>2</sup>

\*Bult area: 476.28 m<sup>2</sup>

Total saleable area: 326.395 m<sup>2</sup>

### GROUND FLOOR

4 Master Bedroom Villa	Size m <sup>2</sup>
Parking	19.2
Foyer	4.95
Toilet	30
Store	15
Staircase	11.66
Kitchen	15.19
Living & Dining	55.86
Open Terrace	41.96
Landscaping	45.94
Pavement	6.23

### FIRST FLOOR

4 Master Bedroom Villa	Size m <sup>2</sup>
Staircase	14.30
Master Bedroom + Ensuite	36.68
Bedroom + Ensuite	18.97
Bedroom2 + Ensuite	25.24
Bedrooms + Ensuite	18.41
Balcony 1	3.17
Balcony 2	6.50
Balcony 3	13.00

### ROOF FLOOR

4 Master Bedroom Villa	Size m <sup>2</sup>
Staircase	14.06
Nanny's Room + Ensuite	14.09
Laundry Room	8.90
MEP Room	10.00
Terrace	68.27



**GROUND FLOOR**





**FIRST FLOOR**



**ROOF FLOOR**





# WORLD LEADING HOSPITALITY

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Explore top cuisines and the best services and amenities from world-class hotels and resorts located within Al Hamra Village. These include the famed Waldorf Astoria that brings the legendary Waldorf service to Ras Al Khaimah, Hilton Al Hamra Beach & Golf Resort, The Ritz Carlton Ras Al Khaimah Al Hamra Beach plus Al Hamra Residence & Village.







## AL HAMRA GOLF CLUB

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Designed by renowned golf course architect, Peter Harradine, the course incorporates both open water lagoons and desert landscapes resulting in a stunning par 72 championship course measuring 7,325 yards at full length with five varying tee options providing a fun and enjoyable test of golf for the seasoned professional or fledgling enthusiast.







## AL HAMRA MARINA & YACHT CLUB

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The Al Hamra Marina comprises of 200 wet berths and caters to motor boats, yachts and inflatable's measuring 10 feet to 100 feet in length. The marina offers secure berths with a modern and sophisticated gate pass entry. The Marina & Yacht Club were designed and installed by Europe's leading pontoon supplier Poralu Marine.







## AL HAMRA MALL

Al Hamra Mall is a 44,000 m<sup>2</sup> two-storey shopping center offering a perfect blend of shopping, entertainment, dining and recreational options. Al Hamra Mall houses a wide range of stores and services catering to its international customers, synchronizing perfectly with the demands and wishes of the multi-cultural population of the UAE. With over 100 stores to choose from, shoppers can delight in fashion clothing, accessories, sportswear, jewelry, electronics, home furnishings, gifts and daily groceries, whether you're a visiting tourist or a local resident.







**ALHAMRA**

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Bayti at Al Hamra Village is developed by Al Hamra, a Ras Al Khaimah based real estate development company. With the Al Hamra Village being its flagship master planned development, Al Hamra has established itself as a significant real estate developer within the UAE. The Al Hamra Village is a luxury integrated community which is uniquely located in Ras Al Khaimah on the shores of the Arabian Gulf, approximately 45 minutes drive from Dubai. Al Hamra offers investors a unique opportunity to purchase 100% freehold properties in the emirate.



**Beaches** **Marina**  
**Shopping** and the Royal Yacht Club  
 at Al Hamra Mall **Championship**  
**1194** Golf Course  
**99** Villas **2334** Apartments **5 star**  
 Nationalities in an expat community **45** minutes to Dubai **Hotels & Resorts**  
**Restaurants**  
 International Airport

Burj Khalifa & The Dubai Mall

Dubai Airport

Dubai Creek Harbour & The Tower

Sharjah University

Al Hamra Village

RAK International Airport

Oman



55 mins

45 mins

40 mins

30 mins

15 mins

45 mins





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[www.baytihomes.com](http://www.baytihomes.com)

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