

# Manta Bay

MAJOR

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# BEYOND BEACHFRONT, OWN SKYFRONT

Inspired by the graceful stingray, Manta Bay is a jewel of modern architecture. Designed to captivate, it offers the most stunning vistas on Marjan Island. Here, the concept is simple: Live your best vacation days every day.

Manta Bay features the first sandy beach on a rooftop, along with luxurious amenities such as a cigar lounge, a state-of-the-art gym and a pool club. Whether you're looking to invest or find a place to call home, the Manta Bay project is a golden opportunity. Experience luxury living in a region poised to become one of the top destinations in the UAE.

*Manta Bay*



# Manta Bay





“

Manta Bay is a golden treasure where modern architecture & stunning vistas redefine everyday living on Marjan Island.

”



# Manta Bay



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# PARADISE AN HOUR FROM DUBAI

Ras Al Khaimah is celebrated for its remarkable natural landscapes, diverse leisure activities, thrilling adventures, and rich cultural heritage. With a history that stretches back over seven thousand years, this northernmost Emirate of the UAE has emerged as one of the most coveted destinations in the Middle East.

Surrounded by the beautiful blue sea, Ras Al Khaimah offers breathtaking views and a comfortable climate, making it a true paradise. The temperature is typically 3-5 degrees lower than the UAE average, providing a breezy and cool environment.

With an expected tourist influx of 4-5 million people by 2027, Ras Al Khaimah is poised for significant growth. The airport is undergoing modernization to accommodate the anticipated high demand, ensuring a seamless experience for all visitors.

LOCATION ALLURE

# RAS AL KHAIMAH



# Manta Bay

## PROJECT LOCATION





# Manta Bay

5  
MIN DRIVE  
WYNN CASINO

65  
MIN DRIVE  
DUBAI AIRPORT

70  
MIN DRIVE  
DUBAI MALL

30  
MIN DRIVE  
RAS AL KHAIMAH  
AIRPORT

70  
MIN DRIVE  
DUBAI  
DOWNTOWN

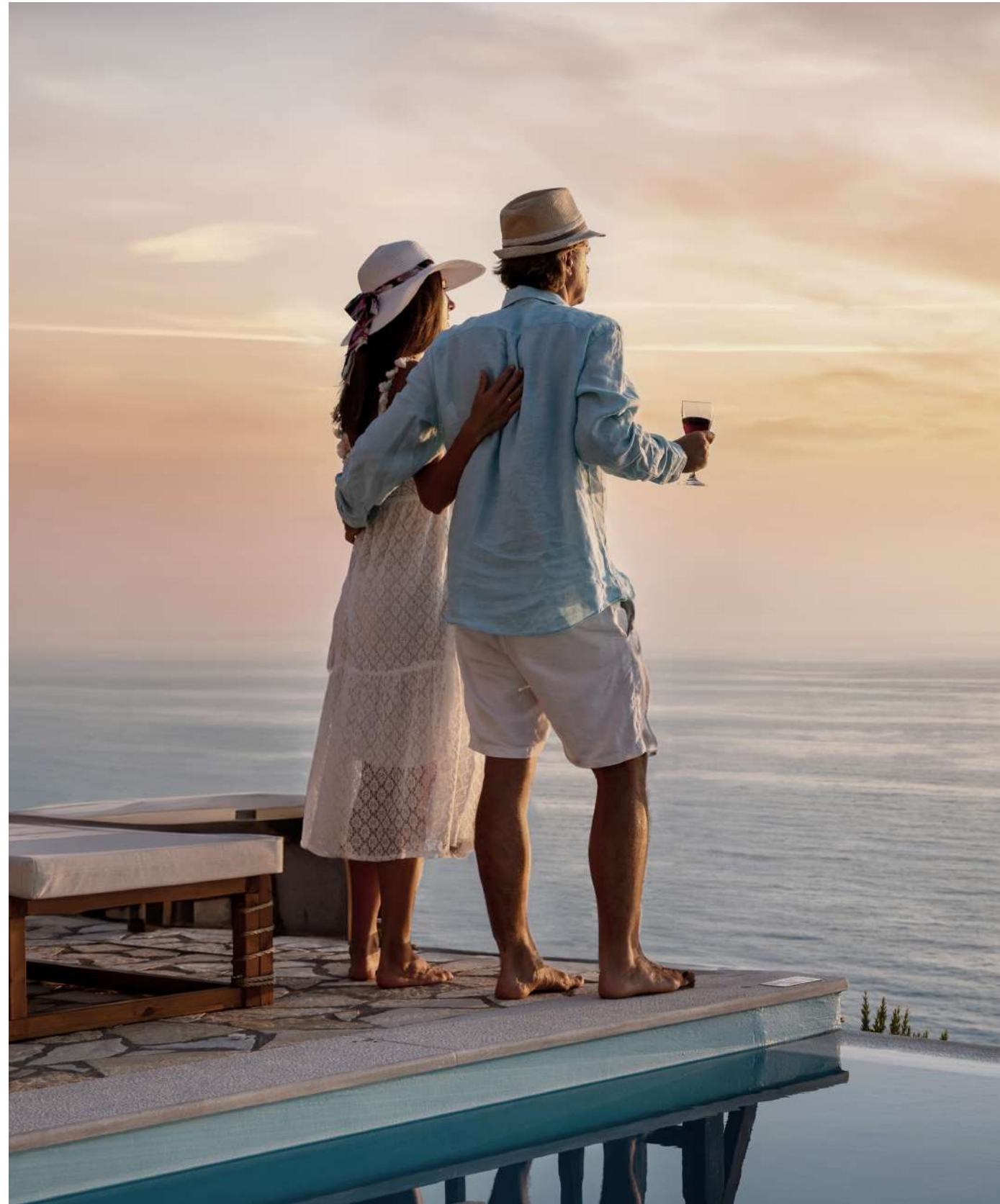
90  
MIN DRIVE  
PALM  
JUMEIRAH

## RAK DISTANCES

# WITNESS A MAJOR INNOVATION IN REAL ESTATE

AT AL MARJAN ISLAND,  
RAS AL KHAIMAH, UAE







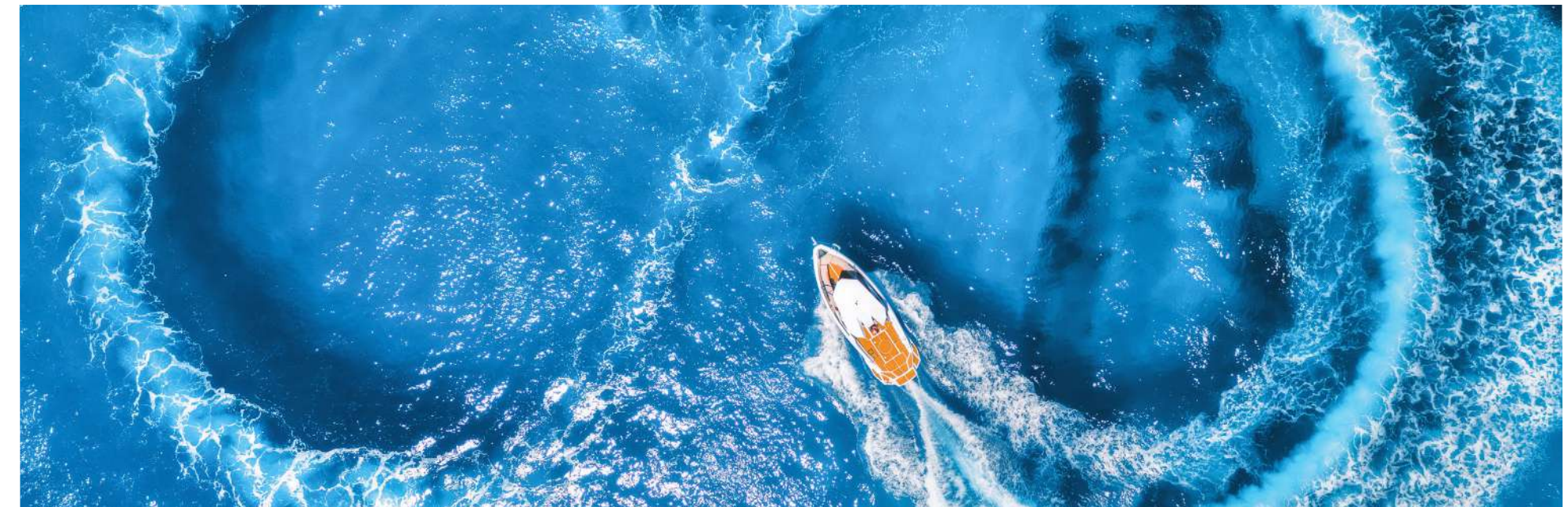
# NEVER GET BORED: CASINO IN SIGHT



## CASINO

The eagerly awaited arrival of Wynn Resorts on Al Marjan Island, Ras Al Khaimah, marks a landmark addition to the UAE's hospitality landscape. This multi-billion-dollar beachfront property, towering at 305 meters, offers stunning views of the Arabian Gulf. Featuring 1,500 rooms, suites, and villas, the resort boasts opulent interiors inspired by the ocean.

Guests can enjoy high-end shopping, cutting-edge event facilities, an exclusive spa, and 24 dining and lounge options. With a wide array of entertainment choices, Wynn Resorts ensures that excitement and luxury are always within reach.





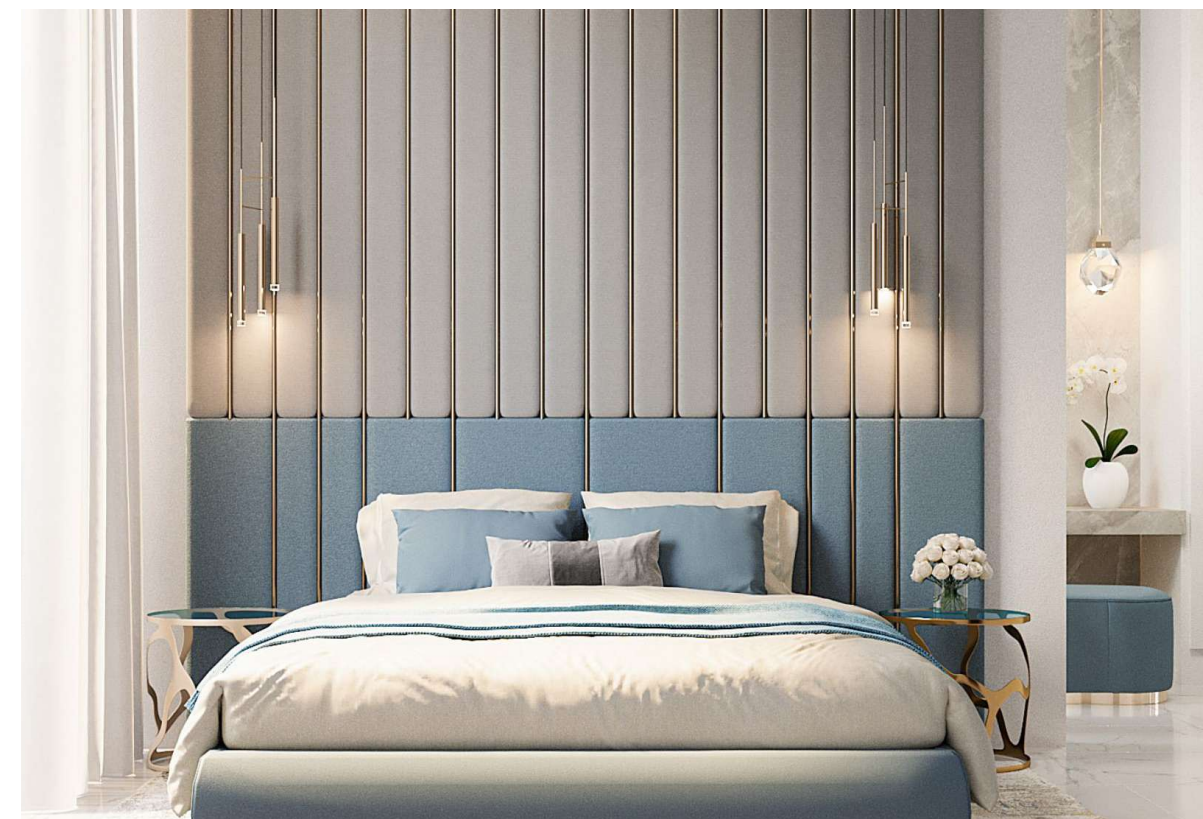
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“Embrace each moment  
& reside where modernity harmonizes  
with nature”

”



# MANTA BAY: OWN SKY FRONT!



## MANTABAY PROJECT INFO

Panoramic windows invite the breathtaking vistas indoors, while over 80% of the land is dedicated to lush landscaping, creating a verdant oasis. Each apartment boasts abundant open spaces and private terraces, seamlessly integrating indoor and outdoor living. Drawing inspiration from the majestic stingray, our building profile elegantly rests upon a lagoon, mirroring the grace of its marine muse. This harmonious blend of architecture and nature sets the stage for an unparalleled living experience.

Experience luxury with the world's first rooftop sandy beach, record-breaking water features, and over 37 lavish amenities. Enjoy exclusive perks like private beach access and convenient golf cart transportation to nearby attractions. With spacious apartments boasting the largest outdoor areas on Al Marjan Island, every detail is tailored with your comfort and enjoyment in mind.





# UNIQUE BREATHTAKING VIEWS

The Manta Bay project is designed in a way that each side of the building has a unique view. You can choose between multiple view options, each one with its own charm.

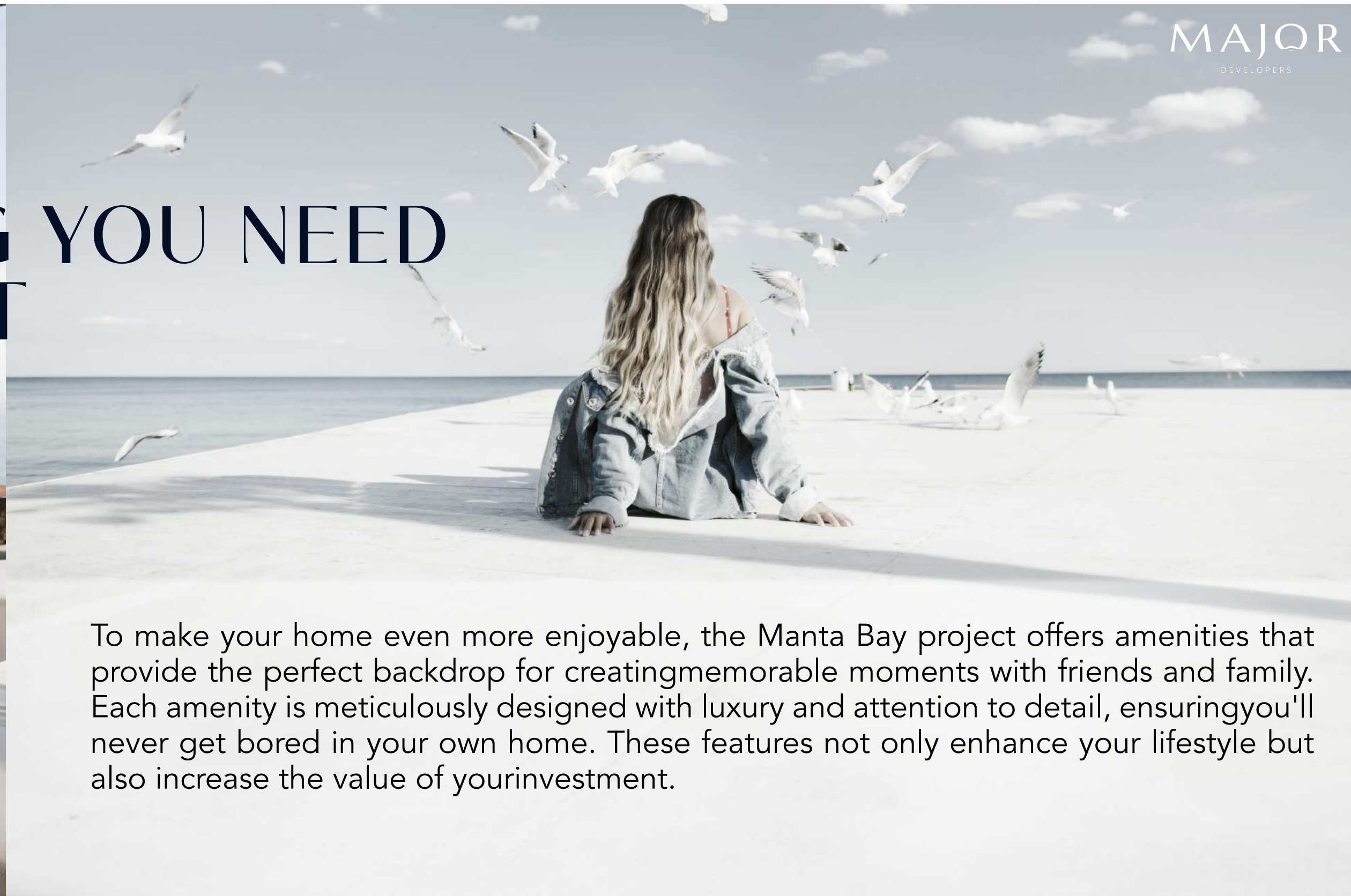
FULL SEA VIEW | SEA & POOL VIEW |  
SEA & CASINO VIEW | ISLAND VIEW |  
CASINO & MARINA VIEW





AMENITIES

# EVERYTHING YOU NEED & YOU WANT



To make your home even more enjoyable, the Manta Bay project offers amenities that provide the perfect backdrop for creating memorable moments with friends and family. Each amenity is meticulously designed with luxury and attention to detail, ensuring you'll never get bored in your own home. These features not only enhance your lifestyle but also increase the value of your investment.



# AMENITIES

SPORTS ARENA  
RELAXATION AREA  
VOLLEYBALL COURT ON THE BEACH  
RELAXATION AREAS  
PADEL AREA  
JACUZZI  
UNIVERSAL PLAYING FIELD  
POOL BAR  
MINI BASKETBALL  
CIGAR LOUNGES

RECREATION AREAS BY THE  
LAGOON  
BBQ AREA  
FOUNTAIN  
SPA  
DANCE AREA  
BEACH LOUNGE  
OPEN SHOWERS  
TREADMILL NEAR THE WATER  
CANALS

CHILDREN'S PLAY AREA  
SAUNA  
HAMMAM  
INDOOR FITNESS AREA  
YOGA STUDIO  
COASTAL AREA OF MANTA BAY  
AQUARIUM MANTARAY  
SAND BEACH  
MEETING AREA  
BEACH BAR

SUN LOUNGE AREA  
FLOATING MEDITATION DECK  
LAGOON CABANAS  
DANCE FLOOR  
CABANAS ON THE ROOF  
COLD POOL  
CHILDREN'S SWIMMING POOL  
POOL



# UNIT SIZES & STARTING PRICES

Open spaces and comfortable living await you. Our studios, one, and two-bedroom apartments are exceptionally spacious, offering your family the freedom to fully enjoy their living experience. Bathed in natural light, these apartments are available either fully furnished or unfurnished, allowing you to personalize your home to your taste.

Studio  
392 sq.ft

Starting  
AED **1.2M**



1 Bed  
942 sq.ft

Starting  
AED **2.2M**



2 Bed  
1393 sq.ft

Starting  
AED **3.3M**







WORLD'S FIRST ROOF TOP SANDYBEACH







*spa*



SPA AREA LOBBY





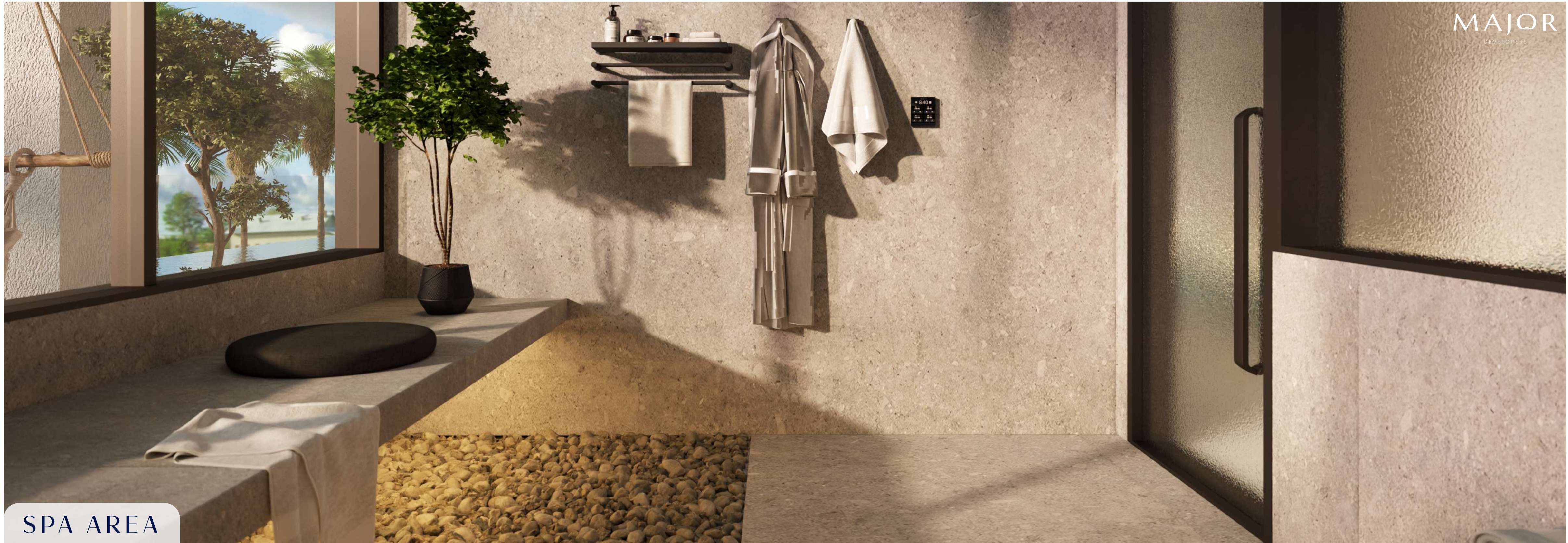






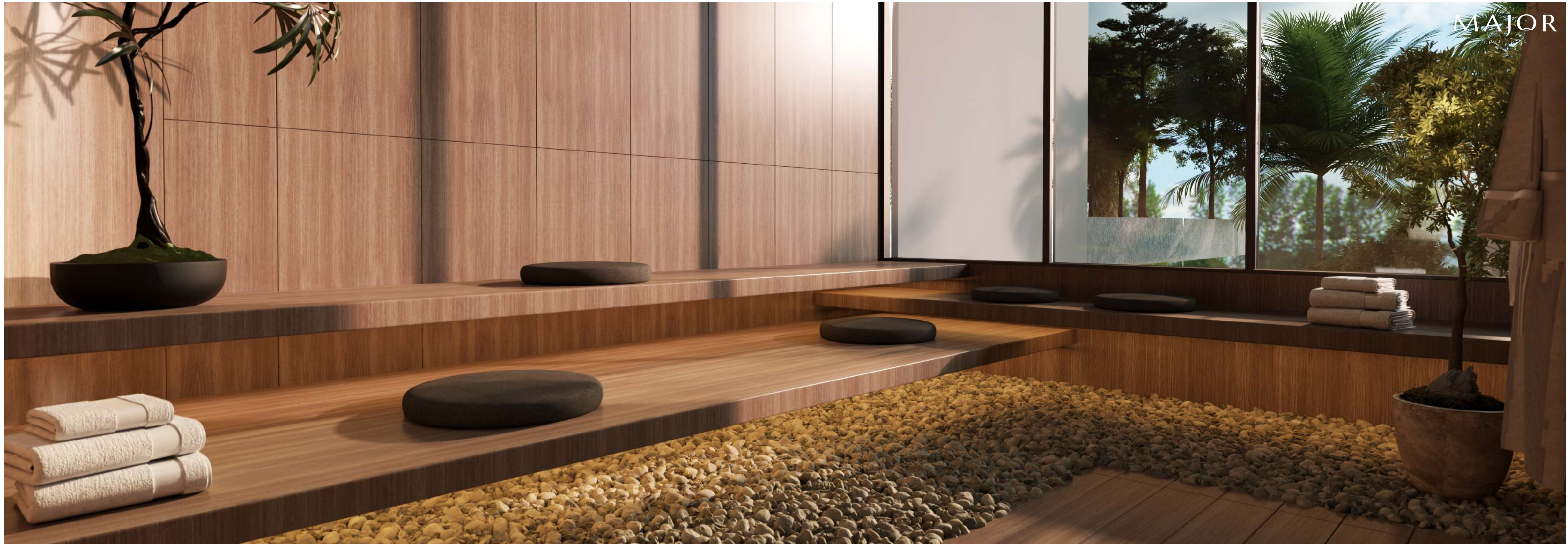






SPA AREA













SPA AREA SIDE POOL





SPA AREA SIDE POOL









GYM AREA

















BALCONY OF A 2 BEDROOM APARTMENT, MANTA BAY





BALCONY OF A 2 BEDROOM APARTMENT, MANTA BAY





BALCONY OF A 2 BEDROOM APARTMENT, MANTA BAY





BALCONY OF A 2 BEDROOM APARTMENT, MANTA BAY





BALCONY OF A 2 BEDROOM APARTMENT, MANTA BAY









STUDIO TYPE-2 (1<sup>st</sup>- 10<sup>th</sup> FLOOR)





BED AREA, STUDIO, MANTA BAY





BED AREA, STUDIO, MANTA BAY





BED AREA, STUDIO, MANTA BAY





STUDIO TYPE-2





BATHROOM, STUDIO, MANTA BAY





ONE BEDROOM  
APARTMENT





ONE BEDROOM-TYPE-1 (1<sup>st</sup>- 10<sup>th</sup> FLOOR)





LIVING ROOM, 1 BEDROOM APARTMENT, MANTA BAY





LIVING ROOM, 1 BEDROOM APARTMENT, MANTA BAY





TV VIEW, LIVING ROOM, 1 BEDROOM APARTMENT, MANTA BAY





KITCHEN AREA, 1 BEDROOM APARTMENT, MANTA BAY





LIVING ROOM, 1 BEDROOM APARTMENT, MANTA BAY







ONE BEDROOM TYPE-1 (1<sup>st</sup>- 10<sup>th</sup> FLOOR)





TV VIEW, LIVING ROOM, 1 BEDROOM APARTMENT, MANTA BAY





WARDROBE, 1 BEDROOM APARTMENT, MANTA BAY



TWO BEDROOM  
APARTMENT





TWO BEDROOM-TYPE-1 (1-5, 7-9 FLOOR)





BED AREA, 2 BEDROOM APARTMENT, MANTA BAY





DINING AREA, 2 BEDROOM APARTMENT, MANTA BAY





KITCHEN, 2 BEDROOM APARTMENT, MANTA BAY





BEDROOM, 2 BEDROOM APARTMENT, MANTA BAY





BEDROOM, 2 BEDROOM APARTMENT, MANTA BAY



# CEO MESSAGE



Our company consistently seeks out cutting-edge technologies, sustainable practices, and creative design solutions to create living spaces that are both functional and inspiring. Major Development understands that homes are deeply personal spaces, and as such, the company approaches each project with a deep sense of empathy and understanding.

We prioritize the emotional well-being and satisfaction of our clients, striving to create environments that resonate with their souls and hearts.

CEO  
ANDREI CHARAPENAK



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