



FALCON  
ISLAND By AL HAMRA

# WHY INVEST IN AL HAMRA

- Al Hamra is a trusted developer in the region.
- Al Hamra has transformed the real estate, retail and hospitality landscape of Ras Al Khaimah, and serves as a magnet for international investors.
- Al Hamra's large portfolio of assets and businesses has created exceptional value for investors, tenants and residents with a focus on superior location, top build quality, and affordability.
- Al Hamra is one of the flagbearer brands of Ras Al Khaimah and a highly successful, diversified enterprise in the UAE.
- Al Hamra offers premier lifestyle experiences, quality products and world class services in the Northern Emirates.
- Al Hamra provides an ideal investment opportunity for investors looking to own their first home in idyllic setting.

# ABOUT AL HAMRA

Al Hamra is a Ras Al Khaimah based real estate development and investment company. The group is focused on providing premier lifestyle real estate developments, while investing in hospitality and leisure segments. In line with the Emirate's growth, Al Hamra has been instrumental in shaping the real estate landscape in the Emirate since its formation in 2003. The company is committed to reimagining life by delivering world-class experiences while also capitalising on the proximity to Dubai. We are located just 45 mins away from Dubai International airport.

Entities under the Al Hamra brand name include Al Hamra Golf Club, Al Hamra Marina & Yacht Club, Manar Mall, the multi-award-winning Al Hamra Village and Al Hamra Real Estate Development. Al Hamra is also the developer of Waldorf Astoria Ras Al Khaimah, Ritz-Carlton Ras Al Khaimah Al Hamra Beach and Sofitel Al Hamra Beach Resort Ras Al Khaimah.

  
**4,000**  
Homes

  
**2418**  
Apartments

  
**7000**  
Residents

  
**77** Million  
Square Feet

  
**902**  
Townhouses

  
**70** Beachfront  
Villas

  
Value  
**\$700** Million

  
**99**  
Nationalities

  
Four Hotels  
**1,000** Keys

  
Over **170**  
Retail Outlets

  
**350+**  
Employees

  
Winner of Multiple  
International Awards



## BRINGING AN ICONIC LIVING EXPERIENCE

"The Falcon Island by Al Hamra is designed to bring an extraordinary take on an everyday essential offering exclusivity in every way. This is in alignment with Al Hamra's vision to bring the most iconic and premium lifestyle experiences to Ras Al Khaimah and reinforcement of the Emirate's reputation as one of the region's most liveable and fast-growing destinations.

Our communities have been home to people from over 100 countries bringing in a global and diverse lifestyle to Ras Al Khaimah. This development will further underscore Al Hamra and Ras Al Khaimah's credentials as a multicultural, safe, and progressive destination for its residents, investors, and visitors. The project will also take private living experience a notch higher. You have to own one to know you are part of something very exclusive."

**Benoy Kurien**  
Group CEO  
Al Hamra



Experience exclusive island living



## PROJECT HIGHLIGHTS

501  
TOTAL UNITS

3,058,017  
SQFT

1.5  
KM  
SHORELINE

GYM

TENNIS  
COURT'S

COMMUNITY  
CENTER

## LIVING REIMAGINED

WALKING  
TRACKS

4  
SWIMMING POOLS

BEACH  
AMENITIES

FERRY  
TAXI





# DESTINATION HIGHLIGHTS

45  
MIN

Drive from Dubai International Airport

35  
MIN

Drive from Sharjah International Airport

15  
MIN

Drive from Sheikh Khalifa Hospital Ras Al Khaimah

24/7

Ferry service to Wynn Resort

5  
MIN

Distance



5 Star International Hotels



Al Hamra Marina



18-hole championship Al Hamra Golf Club



RAK Medical Centre



Al Hamra Mall



Wynn Resort



International School



Lagoon Beach





# MASTER PLAN



# MASTERPLAN BREAKDOWN

- 7 BEDROOM
- 5 BEDROOM
- 4 BEDROOM
- 4 BEDROOM SEMI-DETACHED
- 3 BEDROOM SEMI-DETACHED
- 2 BEDROOM SEMI-DETACHED CANAL VIEW
- 2 BEDROOM TOWNHOUSE COMMUNITY

PLOT SIZE	N. OF UNITS
1100 sq.m	2
680 sq.m	11
432 sq.m	27
300 sq.m	4
240 sq.m	82
180 sq.m	8
120 sq.m	106
<b>TOTAL</b>	<b>240</b>

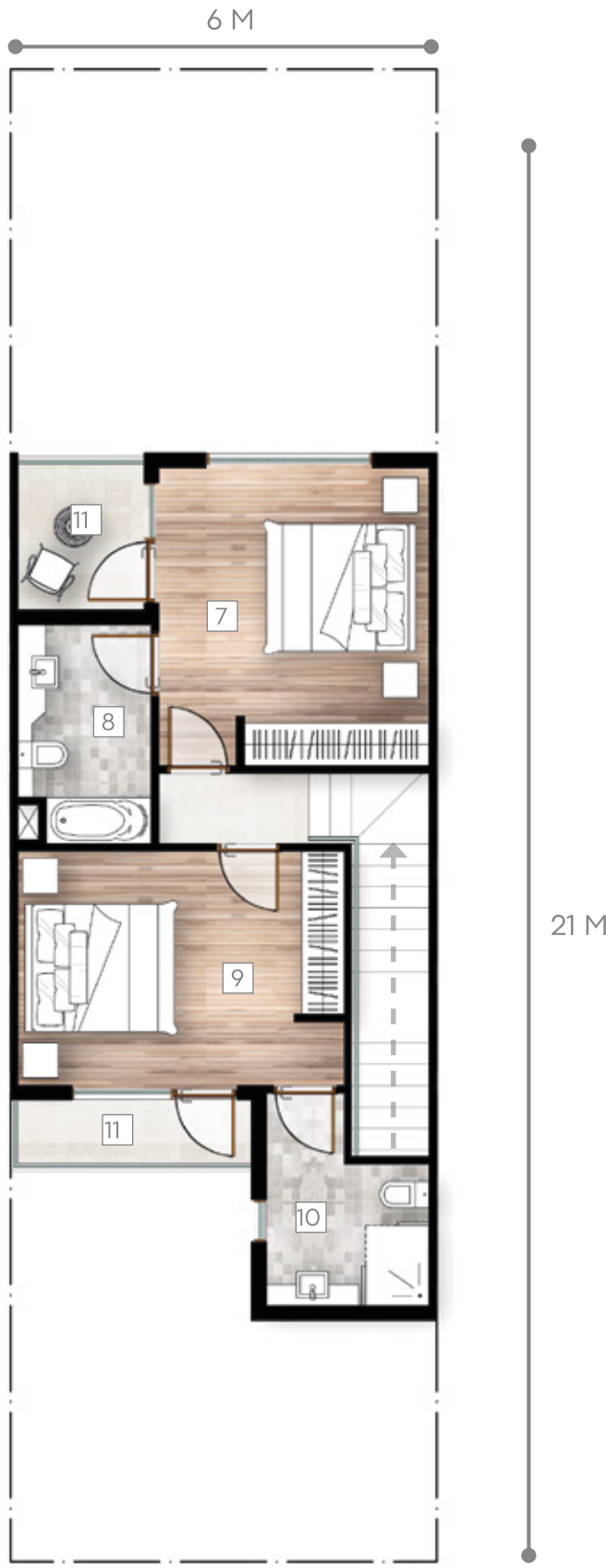
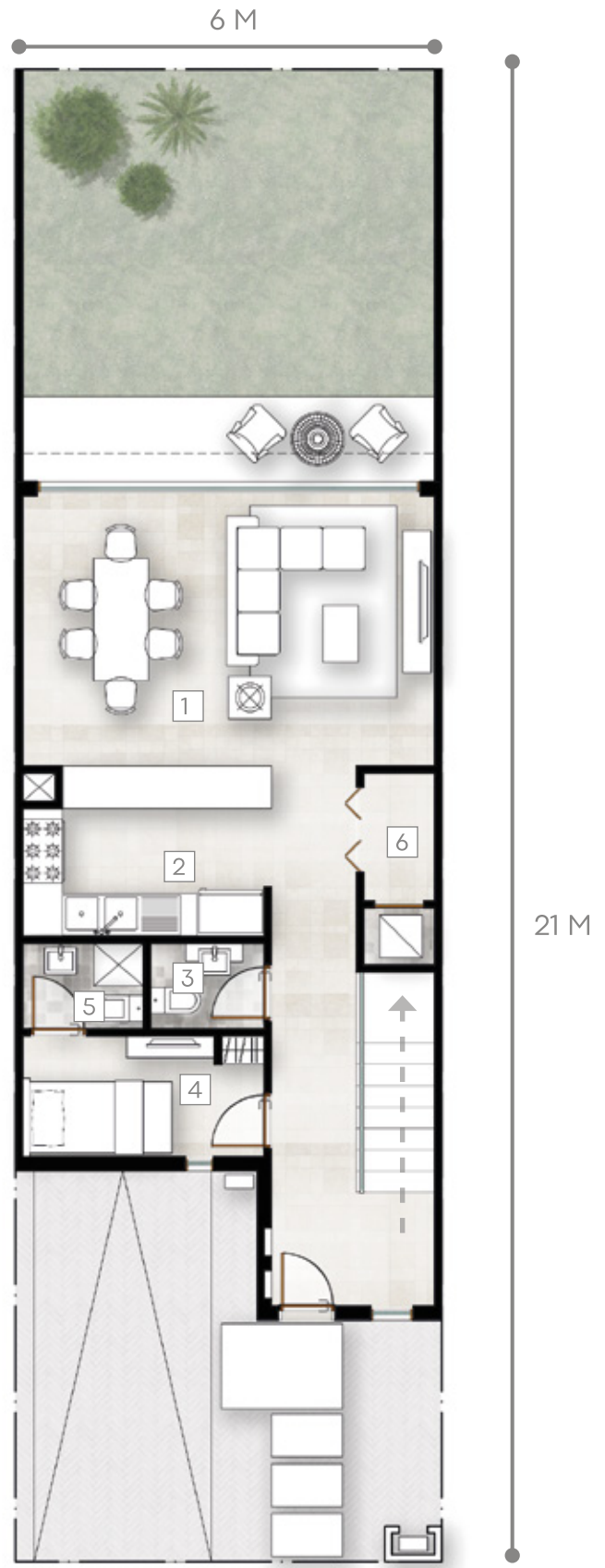


# 2 BEDROOM TOWNHOUSE



TOTAL BUA: 1322.23 SQ.F

PLOT MIN: 1474.66 SQ.F

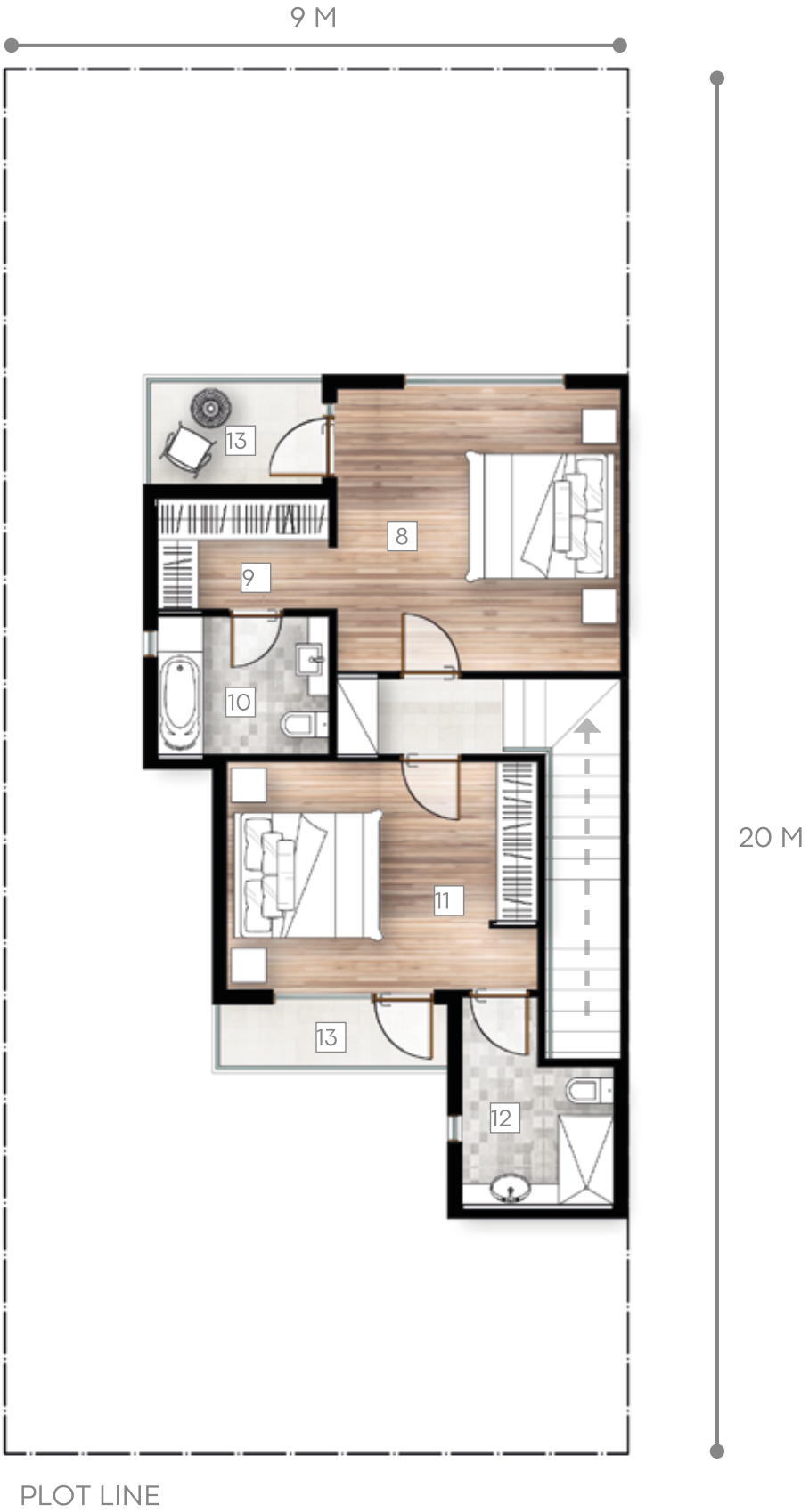
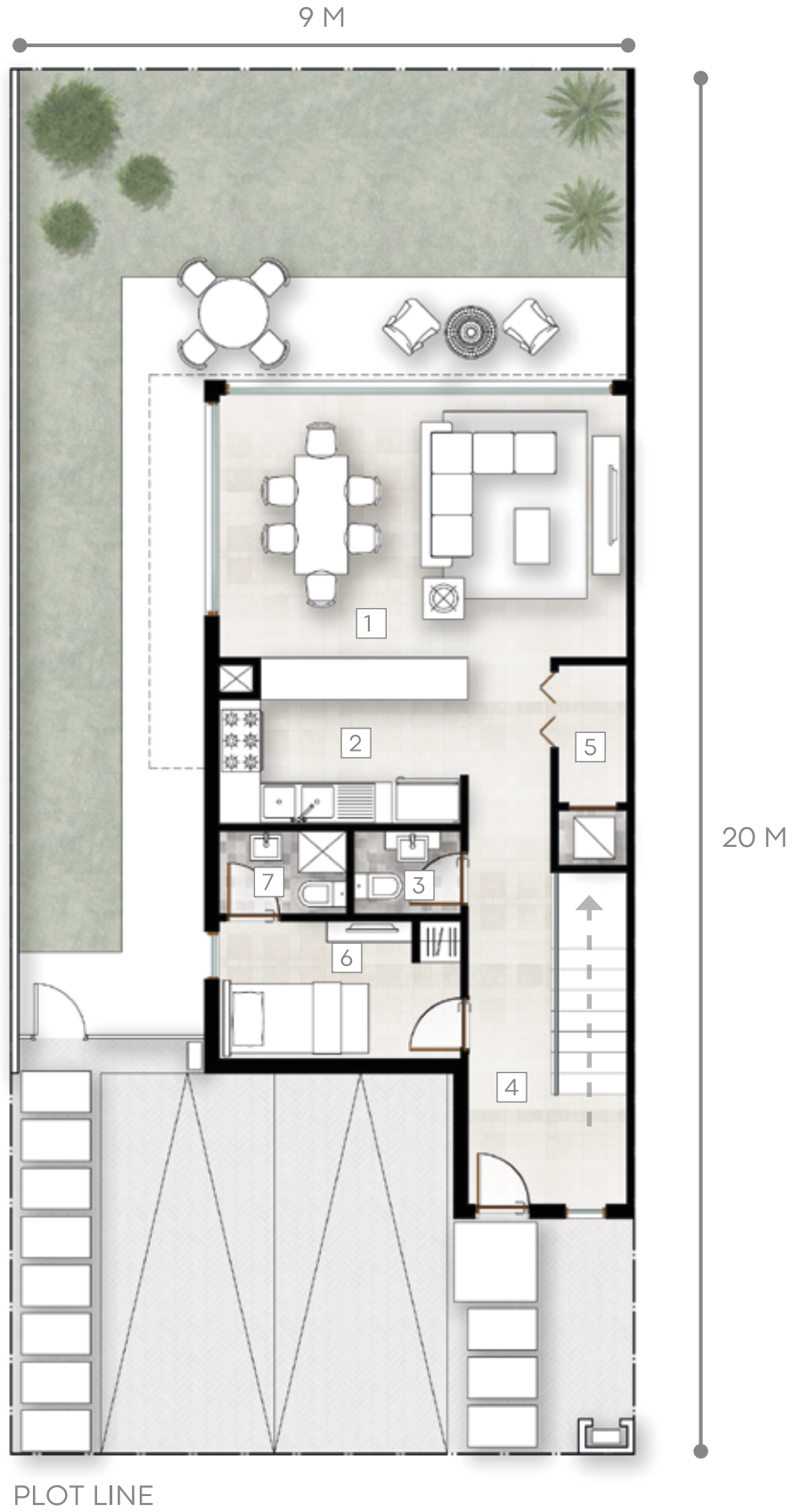


# 2 BEDROOM SEMI-DETACHED



TOTAL BUA: 1430.09 SQ.F

PLOT MIN: 2034.38 SQ.F

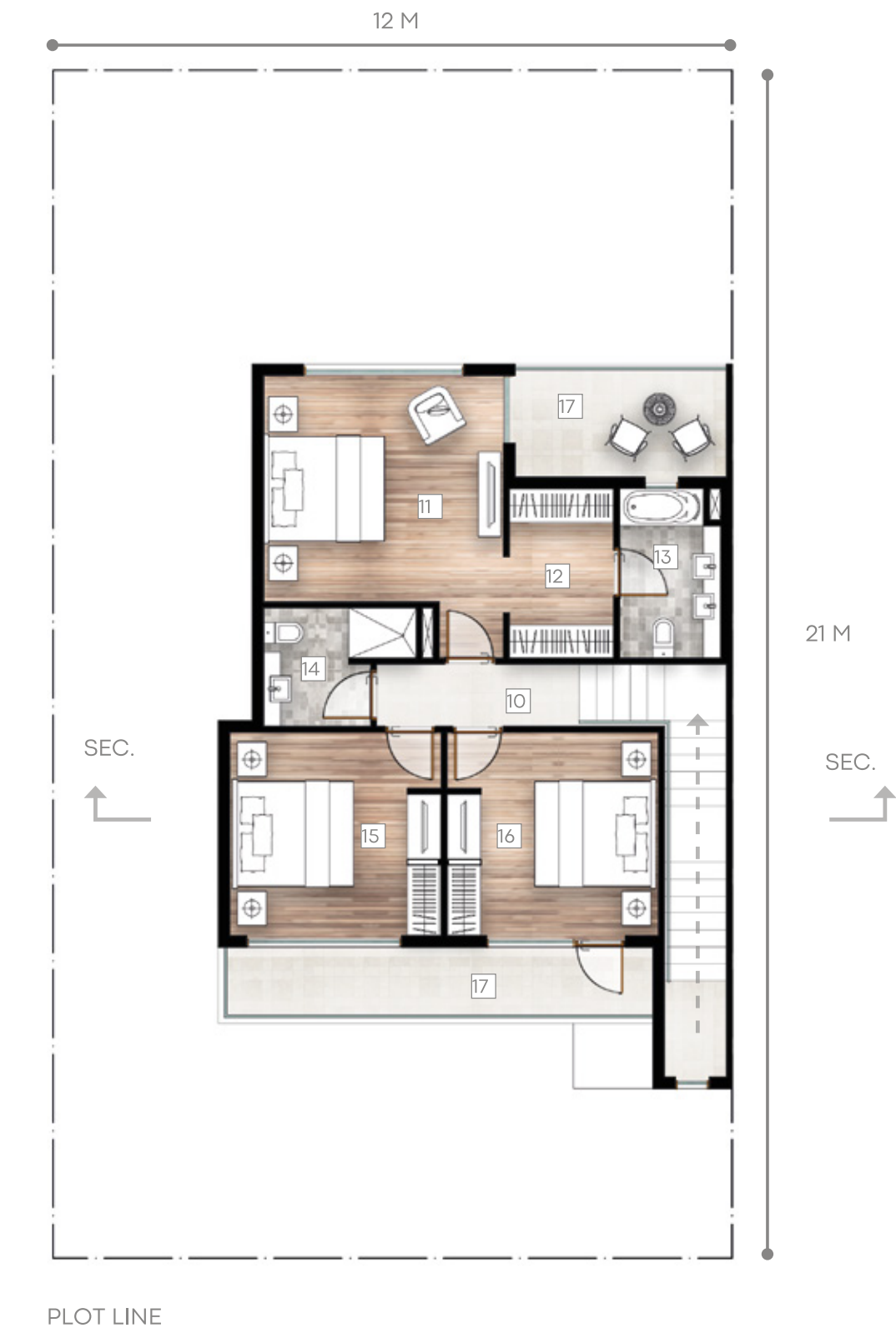
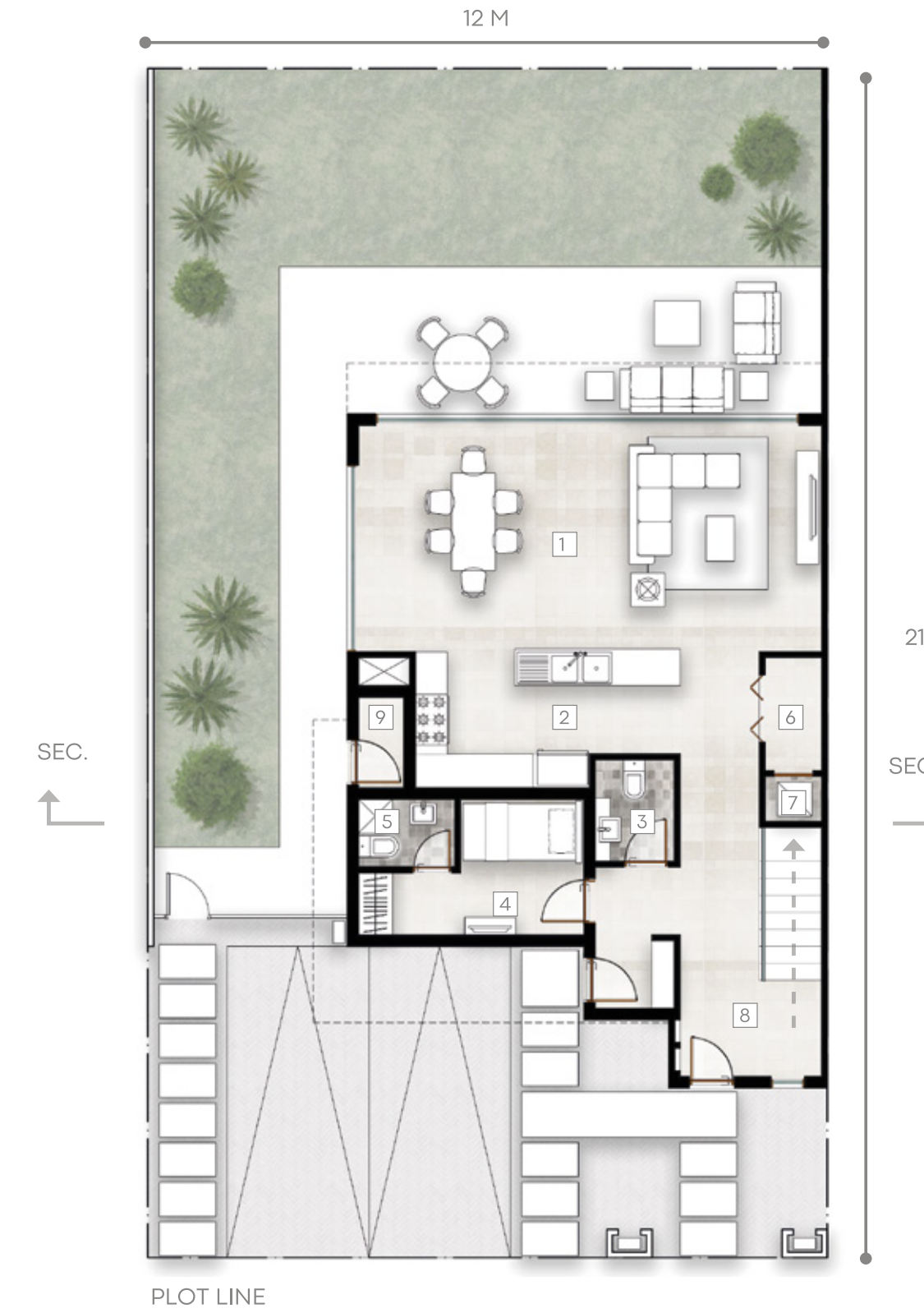


# 3 BEDROOM SEMI-DETACHED



TOTAL BUA: 1980.99 SQ.F

PLOT MIN: 2475.70 SQ.F

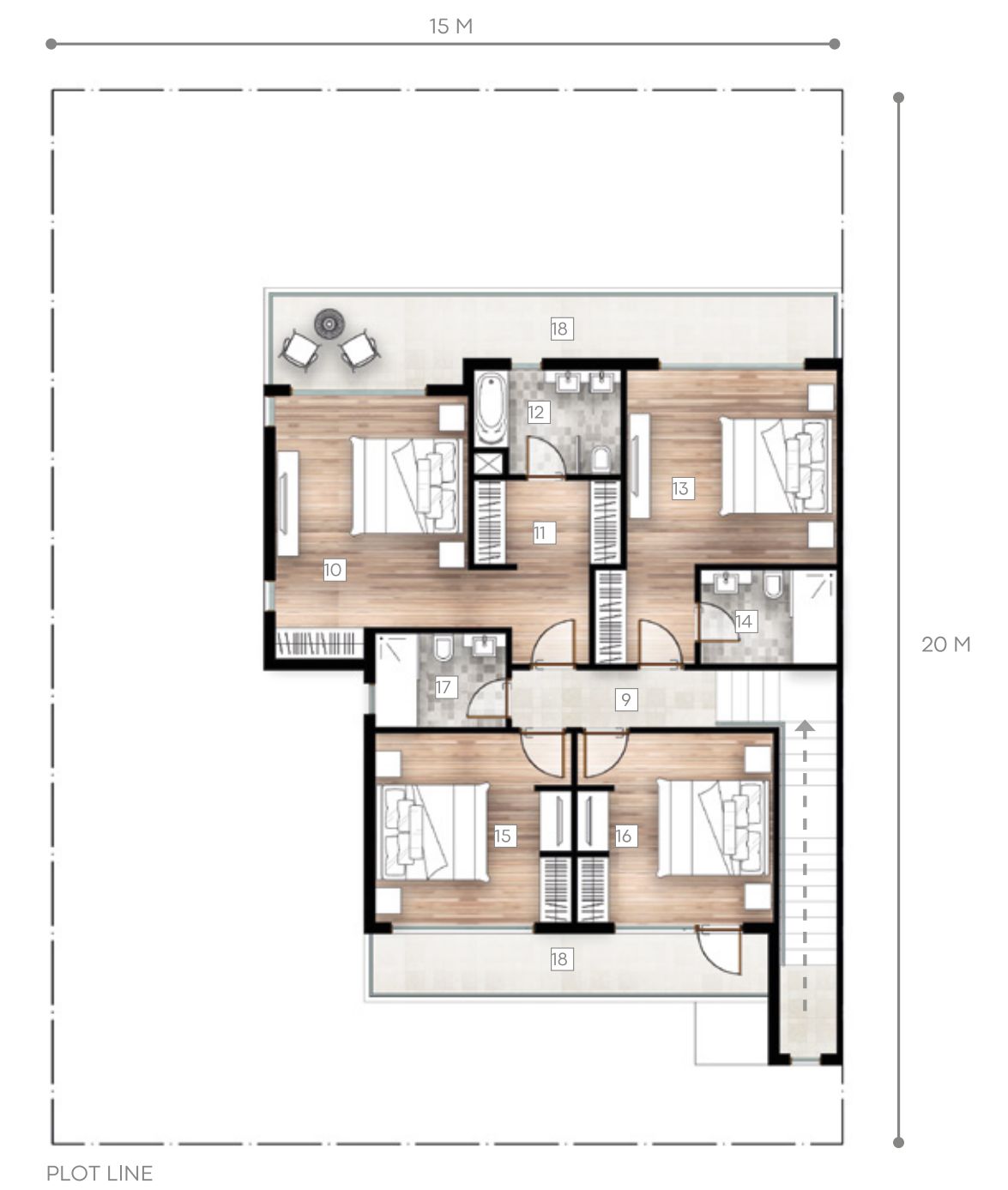
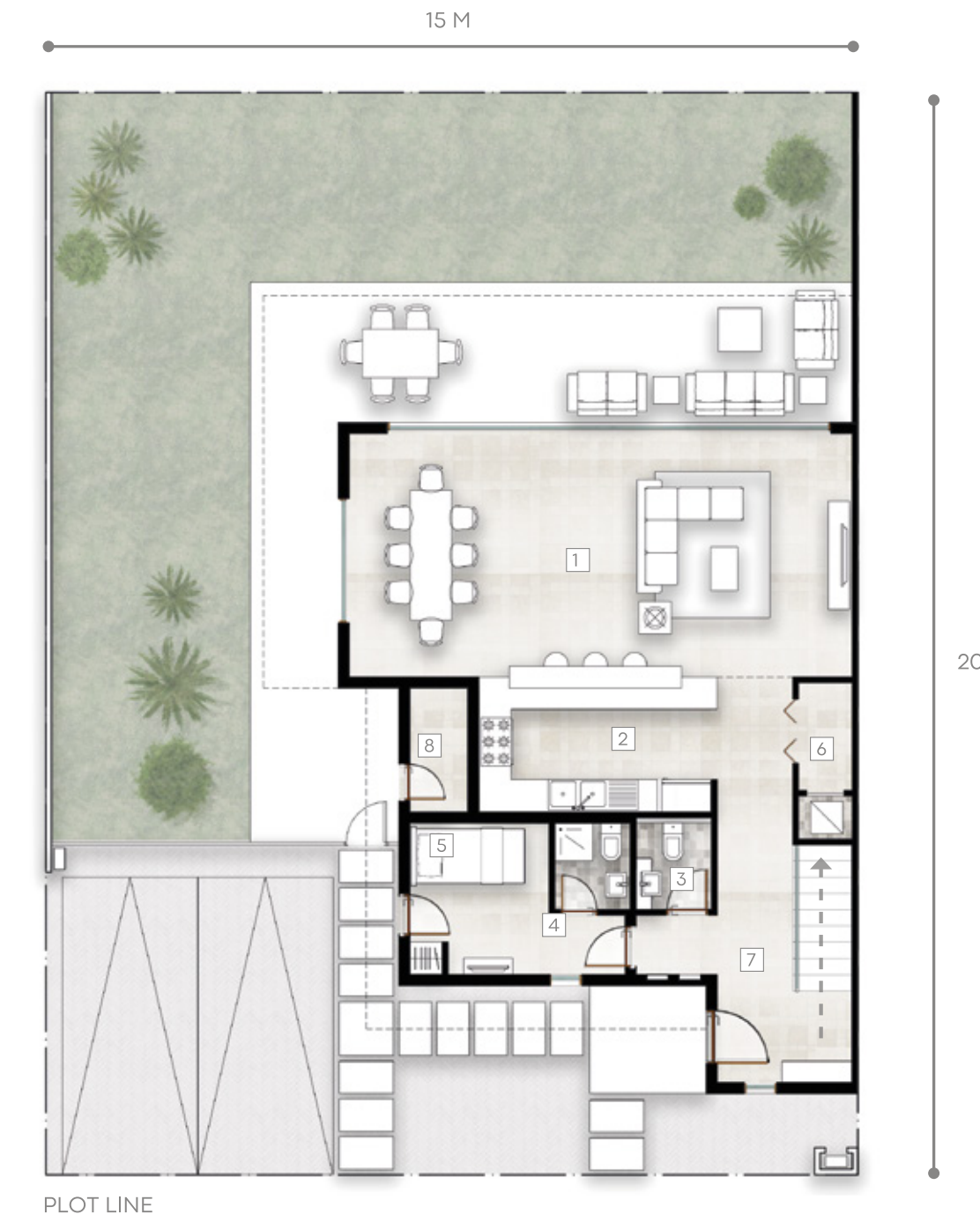


# 4 BEDROOM SEMI-DETACHED



TOTAL BUA: 2512.61 SQ.F

PLOT MIN: 3465.98 SQ.F



# 4 BEDROOM VILLA



TOTAL BUA: 3702.56 SQ.F

PLOT MIN: 4897.58 SQ.F

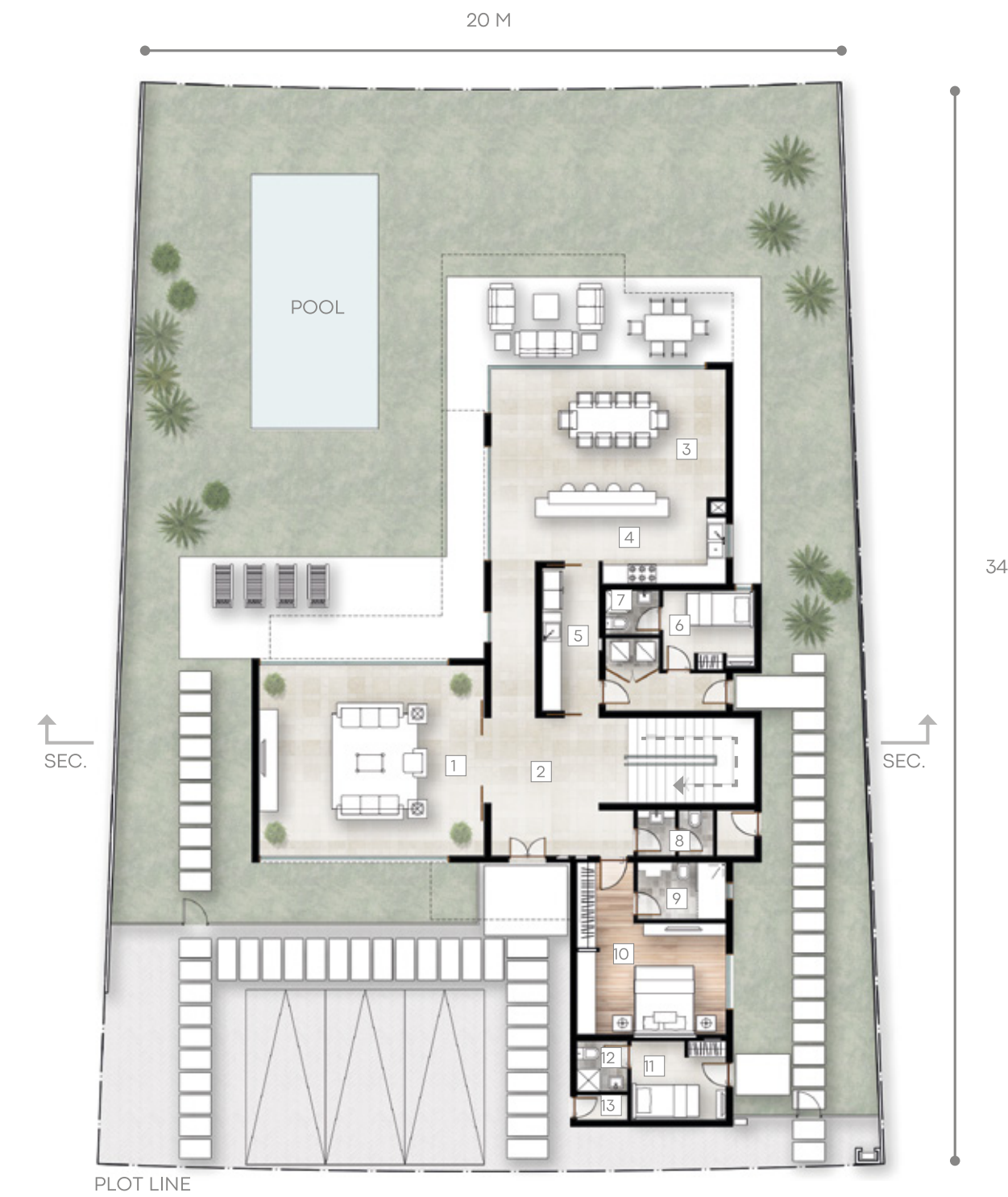


# 5 BEDROOM VILLA



TOTAL BUA: 5123.40 SQ.F

PLOT MIN: 8589.60 SQ.F









## PAYMENT PLAN

15% DOWN PAYMENT



35% DURING CONSTRUCTION



10% DURING COMPLETION



40% POST HANDOVER OVER 3 YEARS