DAMAC

WHERE ART MEETS ISLAND LIVING

SHORELINE

BY DAMAC

Enjoy the art of island living with an extraordinary collaboration between DAMAC and distinguished designer Michael Wajdenberg and his iconic Balcolo. These branded beachfront residences, on Al Marjan Island, Ras Al Khaimah, bring you breathtaking views and 5-star resort-style amenities, with double digit returns expected in 3 years.

EXCLUSIVE COLLABORATION

DAMAC • BALCOLO

4 & 5-BEDROOM TOWNHOUSES
WITH EXCLUSIVE PRIVATE POOLS

1, 2 & 3-BEDROOM APARTMENTS
WITH PICTURESQUE SEA VIEWS

ONLY 5 MINUTES AWAY
FROM RESORTS FINEST NOW RESORT

PRISTINE BEACH STEPS AWAY
WITH DIRECT ACCESS

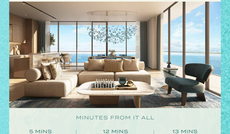
GROUND LEVEL AMENITIES

- ADULTS POOL
- WATERSPORTS
- KIDS POOL
- AQUA GYM'S
- RUNNING TRACK
- UNDERWATER VIEWING DECK
- BAMBOO FOREST
- GYM
- SPA
- FLOATING CABANA
- WATERFRONT BAR
- FLOATING BAR

Shoreline by DAMAC offers a wealth of amenities designed for ultimate luxury, comfort, and convenience. Enjoy serene spaces, panoramic views, and so much more as you elevate your island living experience to new heights.

ROOF LEVEL AMENITIES

- SUNSET BAR
- PANORAMA VIEW
- INFINITY RELAX
- ZEN GARDEN
- YOGA



MINUTES FROM IT ALL

- 5 MINS — WYNN RESORT
- 12 MINS — AL MARJAN MALL
- 13 MINS — AL HAMRA GOLF CLUB
- 34 MINS — DXB AIRPORT
- 56 MINS — DUBAI INTERNATIONAL AIRPORT
- 68 MINS — BURJ AL ARAB

PRICING

1 BR	2 BR	3 BR
STARTING FROM AED **1.83M**	STARTING FROM AED **2.80M**	STARTING FROM AED **4.42M**

4 BR	5 BR
STARTING FROM AED **6.44M**	STARTING FROM AED **10.13M**

LAUNCH PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	(%) VALUE
Booking	10% booking fee	10
1st Instalment	within 3 months of Booking	5
2nd Instalment	within 4 months of Booking	5
3rd Instalment	within 5 months of Booking	5
4th Instalment	within 6 months of Booking	5
5th Instalment	within 7 months of Booking	5
6th Instalment	within 8 months of Booking	5
7th Instalment	within 9 months of Booking	5
8th Instalment	within 10 months of Booking	5
9th Instalment	within 11 months of Booking	5
10th Instalment	within 12 months of Booking	5
11th Instalment	within 13 months of Booking	5
12th Instalment	within 14 months of Booking	5
13th Instalment	within 15 months of Booking	5
14th Instalment	within 16 months of Booking	5
15th Instalment	within 17 months of Booking	5
16th Instalment	within 18 months of Booking	5
17th Instalment	within 19 months of Booking	5
18th Instalment	within 20 months of Booking	5
19th Instalment	within 21 months of Booking	5
20th Instalment	within 22 months of Booking	5
21st Instalment	within 23 months of Booking	5
22nd Instalment	within 24 months of Booking	5
23rd Instalment	within 25 months of Booking	5
24th Instalment	within 26 months of Booking	5
25th Instalment	within 27 months of Booking	5
26th Instalment	within 28 months of Booking	5
27th Instalment	within 29 months of Booking	5
28th Instalment	within 30 months of Booking	5
29th Instalment	within 31 months of Booking	5
30th Instalment	within 32 months of Booking	5
31st Instalment	within 33 months of Booking	5
32nd Instalment	within 34 months of Booking	5
33rd Instalment	within 35 months of Booking	5
34th Instalment	within 36 months of Booking	5
35th Instalment	within 37 months of Booking	5
36th Instalment	within 38 months of Booking	5
37th Instalment	within 39 months of Booking	5
38th Instalment	within 40 months of Booking	5
39th Instalment	within 41 months of Booking	5
40th Instalment	within 42 months of Booking	5
41st Instalment	On 60% Completion Milestone	5
42nd Instalment	On 80% Completion Milestone	5
43rd Instalment	On Completion	5
Total		100

ROD - ELV PDF

FLOOR CONFIGURATION

FLOOR	BEDROOMS					TOTAL
	1 BR	2 BR	3 BR	4 BR	5 BR	
G	5			4	2	11
1	12	3	1			16
2	12	11	3			26
3	12	11	3			26
4	12	11	3			26
5	12	11	3			26
6	12	11	3			26
7	12	11	3			26
8	12	11	3			26
9	12	11	3			26
10	12	11	3			26
11	12	11	3			26
12	12	11	3			26
13	12	11	3			26
14	12	11	3			26
15	12	11	3			26
16	12	11	3			26
Total	180	165	48	4	2	407

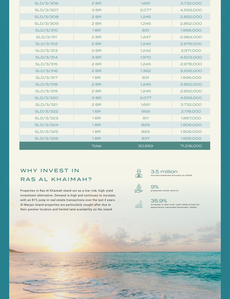
TYPICAL FLOOR | FLOOR -1

UNIT	NO. OF ROOMS	SALEABLE AREA	PRICE (AED)
SL2-1-101	1 BR	837	1,906,000
SL2-1-102	1 BR	829	1,889,000
SL2-1-103	1 BR	829	1,889,000
SL2-1-104	1 BR	811	1,834,000
SL2-1-105	1 BR	841	2,067,000
SL2-1-106	2 BR	1,242	2,998,000
SL2-1-107	3 BR	1,969	4,420,000
SL2-1-108	1 BR	829	2,077,000
SL2-1-109	1 BR	931	1,979,000
SL2-1-110	2 BR	1,245	2,850,000
SL2-1-111	2 BR	1,245	2,852,000
SL2-1-112	1 BR	811	1,824,000
SL2-1-113	1 BR	829	1,889,000
SL2-1-114	1 BR	829	1,889,000
SL2-1-115	1 BR	837	1,906,000
Total		14,500.00	34,500,000

TYPICAL FLOOR | FLOOR - 3

UNIT	NO. OF ROOMS	SALEABLE AREA	PRICE (AED)
SL2-3-301	1 BR	837	1,906,000
SL2-3-302	1 BR	829	1,906,000
SL2-3-303	1 BR	829	1,906,000
SL2-3-304	1 BR	811	1,861,000
SL2-3-305	1 BR	959	2,178,000
SL2-3-306	2 BR	1,550	3,550,000
SL2-3-307	3 BR	2,277	4,950,000
SL2-3-308	1 BR	1,245	2,850,000
SL2-3-309	1 BR	1,245	2,852,000
SL2-3-310	1 BR	931	1,996,000
SL2-3-311	2 BR	1,247	2,994,000
SL2-3-312	2 BR	1,245	2,976,000
SL2-3-313	2 BR	1,242	2,971,000
SL2-3-314	3 BR	1,970	4,503,000
SL2-3-315	2 BR	1,245	2,976,000
SL2-3-316	2 BR	1,242	3,296,000
SL2-3-317	1 BR	931	1,996,000
SL2-3-318	2 BR	1,245	2,852,000
SL2-3-319	1 BR	1,245	2,850,000
SL2-3-320	3 BR	2,077	4,559,000
SL2-3-321	2 BR	1,661	3,732,000
SL2-3-322	1 BR	959	2,178,000
SL2-3-323	1 BR	811	1,861,000
SL2-3-324	1 BR	829	1,906,000
SL2-3-325	1 BR	829	1,906,000
SL2-3-326	1 BR	837	1,926,000
Total		30,900	71,780,000

WHY INVEST IN RAS AL KHAIMAH?

Properties in Ras Al Khaimah stand out as a low-risk, high-yield investment alternative. Demand is high and continues to increase, fuelled by the city's growing tourism sector and its status as a hub. Waterfront properties are particularly sought after due to their premier location and limited land availability on the island.

- 3.5 million — Projected population increase in Dubai
- 9% — Projected rental yields
- 35.0% — Projected capital appreciation over the next five years (Source: Knight Frank Research, December 2023)