



S K A I

S O U T H   H A R B O U R   |   M I N A



A Life of  
E X T R A O R D I N A R Y





An Ode  
T O T H E S O U L

A TIMELESS DANCE BETWEEN LIGHT AND LIQUID,  
WHERE FORM FADES INTO FEELING.





Inspired by  
T H E O C E A N

SKAI - A MASTERPIECE OF DESIGN INSPIRED BY THE RHYTHM OF WATER, WHERE NATURE'S ELEGANCE AND LUXURY CREATE AN EXCEPTIONAL WAY OF LIVING.



RAHA ISLAND

FOUR SEASONS

MINA BOULEVARD

YACHT CLUB  
& MARINA

NIKKI BEACH

HAYAT ISLAND

ANGEL BAY

INTERCONTINENTAL

ANANTARA

MINA HARBOUR

RETAIL PLAZA

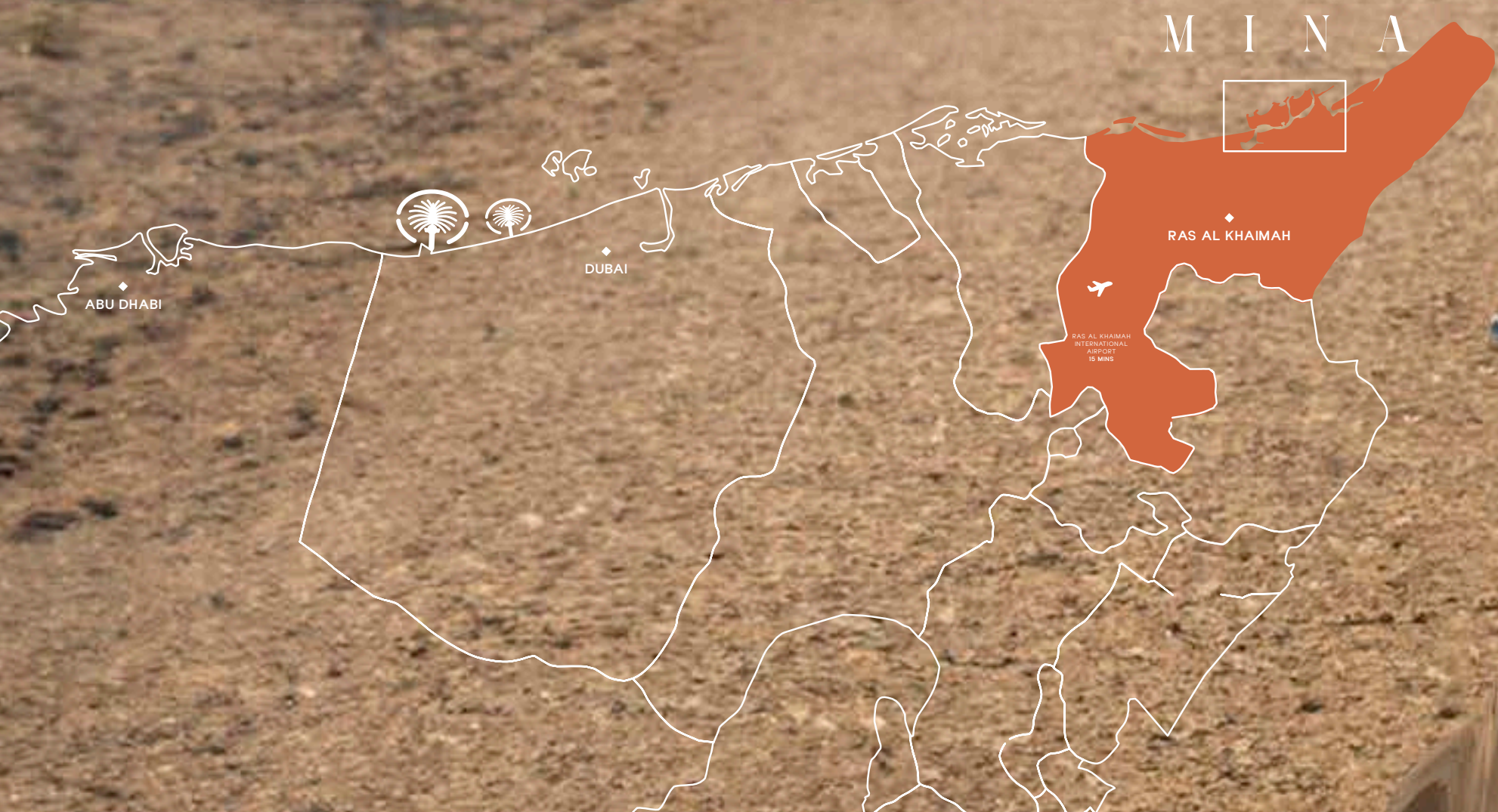
SKAI





# A Perfectly Positioned C O A S T A L R E T R E A T

A TRANQUIL ISLAND SANCTUARY IN RAS AL KHAIMAH, MINA IS FRAMED BY 18 KILOMETRES OF PRISTINE COASTLINE, OFFERING UNMATCHED NATURAL BEAUTY AND SEAMLESS ACCESS TO ABU DHABI, DUBAI, AND BEYOND.







# Welcome to R A H A I S L A N D

LOCATED ON RAHA ISLAND AND CLOSE TO THE VIBRANT  
MINA HARBOUR, SKAI SITS AT THE HEART OF AN EXTRAORDINARY  
NEW DESTINATION, FEATURING LUXURY HOTEL RESORTS, YACHT  
CLUB, MARINA, FINE DINING AND RETAIL.





# SKAI

DESIGNED TO COMPLEMENT ITS COASTAL  
SURROUNDINGS, SKAI'S ARCHITECTURE  
SEAMLESSLY INTEGRATES BOLD DESIGN WITH  
THE BEAUTY OF ITS ENVIRONMENT.





Grace in Motion

# HARMONY IN DESIGN

LOCATED ALONG THE VIBRANT CANALS OF RAHA ISLAND, SKAI BOASTS STRIKING WATERFRONT VIEWS THAT ENHANCE EVERYDAY LIFE. ITS PRIME POSITION PLACES YOU IN THE MIDST OF A BUSTLING DESTINATION, WHERE LUXURY AND CONVENIENCE CONVERGE.





# Harbour Living

## R E D E F I N E D

SKAI REDEFINES HARBOUR LIVING WITH BOLD DESIGN AND A PRIME WATERFRONT LOCATION. ENJOY SEAMLESS ACCESS TO EXCITING DESTINATIONS, EXCEPTIONAL AMENITIES, AND A CHARMING, CONNECTED NEIGHBOURHOOD. CRAFTED FOR THOSE WHO SEEK EFFORTLESS LUXURY, SKAI OFFERS MODERN CONVENIENCE AND A STRONG SENSE OF COMMUNITY.







Spaces that  
I N S P I R E

EXPLORE THOUGHTFULLY CRAFTED LAYOUTS THAT  
BALANCE FUNCTIONALITY WITH ELEGANCE, CREATING  
SPACES THAT MOVE WITH YOUR LIFE.





## Studio

MODERN INTERIORS AND FUNCTIONAL LAYOUTS WITH PRIVATE BALCONIES, PERFECT FOR DIGITAL NOMADS OR THOSE SEEKING A MINIMALIST YET ELEGANT LIFESTYLE.

## One-Bedroom Suite

AN OPEN-PLAN LIVING SPACE WITH FLOOR-TO-CEILING WINDOWS AND GENEROUS BALCONIES, OFFERING STYLE AND COMFORT FOR PROFESSIONALS OR COUPLES.

## One-Bedroom Premium

EXPANSIVE INTERIORS, LUXURIOUS FINISHES, AND PRIVATE OUTDOOR SPACES, OFFERING A REFINED BLEND OF LUXURY AND COMFORT.

## Two-Bedroom Apartment

SPACIOUS LIVING AREAS, PANORAMIC VIEWS, AND HIGH-END FINISHES, IDEAL FOR FAMILIES OR THOSE WHO LOVE TO ENTERTAIN.

## Penthouse Three-Bedroom

GRAND INTERIORS, OVERSIZED TERRACES, AND BREATHTAKING VIEWS, PROVIDING A PRESTIGIOUS LIVING EXPERIENCE FOR THOSE SEEKING ULTIMATE LUXURY.







Elevated Living

U N M A T C H E D   V I E W S





### Studio

(from 386.4 sqft to 520.3 sqft)



### One-Bedroom Suite

(from 634.0 sqft to 908.9 sqft)



### One-Bedroom Premium

(from 771.2 sqft to 1,012.7 sqft)



### Two-Bedroom Apartment

(from 1,203.9 sqft to 2,065.6 sqft)



### Penthouse Three-Bedroom

(from 2,278.9 sqft to 3,104.3 sqft)





















A Sanctuary for  
B O D Y   A N D   M I N D

DISCOVER SKAI'S HARMONIOUS BLEND OF  
MOVEMENT AND RELAXATION, WHERE WELLNESS  
BECOMES A SEAMLESS PART OF YOUR ROUTINE.

SKAI CLUB  
ZEN GARDEN | OUTDOOR GYM | PADEL COURT | SKAI POOL  
YOGA PAVILION | BBQ AREA | JUNIOR PLAYLAND





# SKAI CLUB

SKAI CLUB IS AN EXTENSION OF YOUR HOME, OFFERING  
AN IDEAL SPACE FOR ENTERTAINING AND RELAXATION.  
WITH EVERY AMENITY PERFECTLY INTEGRATED, IT  
ENHANCES YOUR LIFESTYLE, COMPLEMENTING YOUR  
RESIDENCE WITH EFFORTLESS LUXURY.







# Zen GARDEN

A PEACEFUL RETREAT IN THE HEART OF SKAI.  
THE ZEN GARDEN IS DESIGNED TO INSPIRE PEACE AND  
MINDFULNESS, WITH LUSH GREENERY, CALMING  
PATHWAYS, AND A SERENE ATMOSPHERE TO UNWIND  
AND RECONNECT.





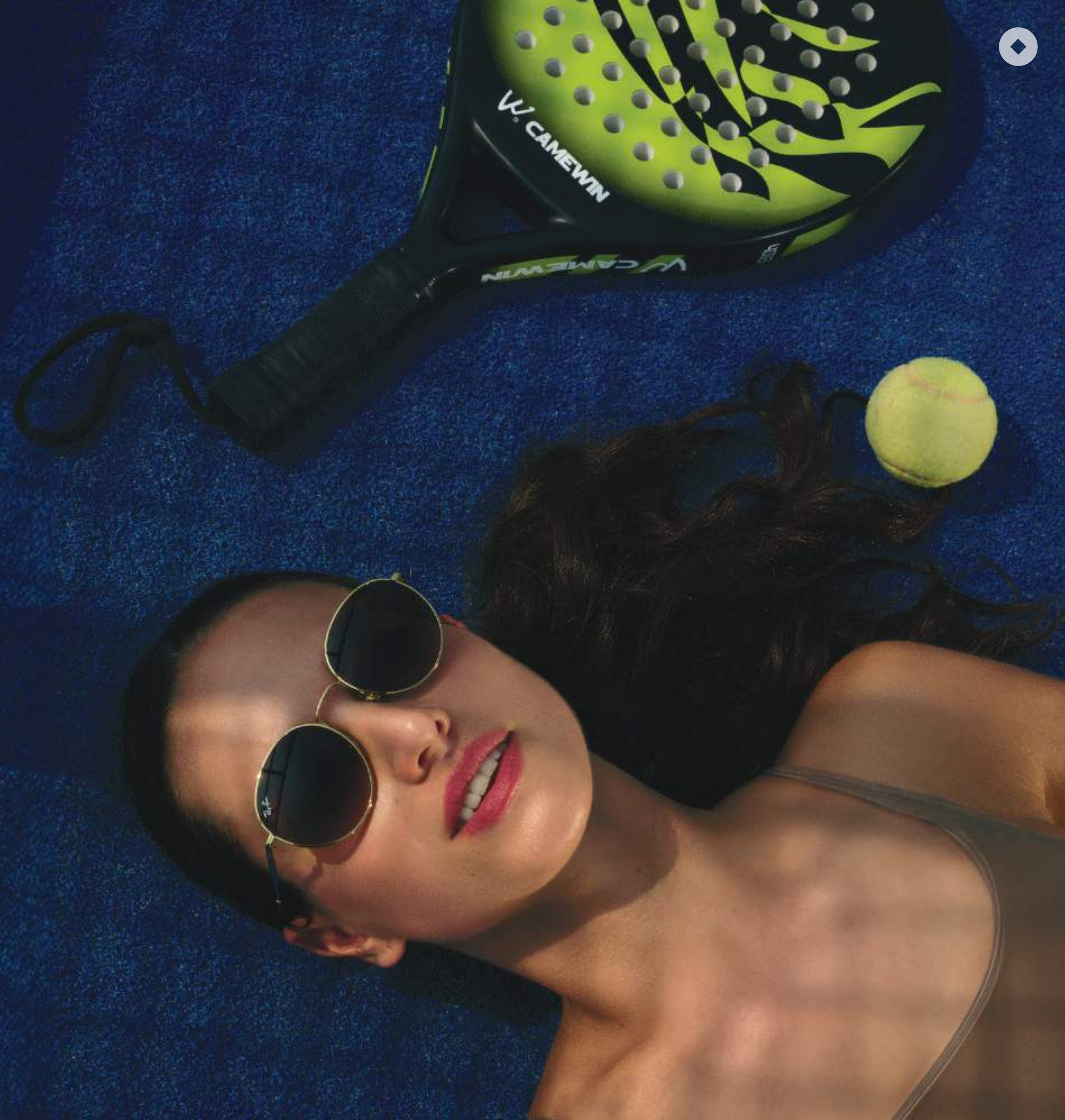
## Outdoor GYM

FITNESS MEETS FRESH AIR. THE OUTDOOR GYM OFFERS CUTTING-EDGE EQUIPMENT IN AN OPEN-AIR SETTING, ALLOWING RESIDENTS TO TRAIN WITH BREATHTAKING VIEWS AND A REVITALISING NATURAL ENVIRONMENT.



# Padel C O U R T

EXPERIENCE ONE OF THE WORLD'S FASTEST-GROWING  
SPORTS, RIGHT AT YOUR DOORSTEP - A PERFECT  
BLEND OF COMPETITION AND COMMUNITY.







# SKAI POOL

MAKE A SPLASH OR SOAK UP THE VIBE. SKAI POOL  
IS THE ULTIMATE SPOT TO UNWIND, SOCIALISE, AND TAKE  
IN BREATHTAKING VIEWS—ALL WITH A TOUCH OF  
EFFORTLESS LUXURY.





Where Iconic Resorts  
M E E T   T H E   S E A

STEP INTO A WORLD WHERE LEGENDARY HOSPITALITY MEETS  
BREATHTAKING COASTAL BEAUTY. FROM THE SERENE ELEGANCE OF  
FOUR SEASONS TO THE VIBRANT ENERGY OF NIKKI BEACH, THESE  
WORLD-CLASS RESORTS REDEFINE LUXURY.





Nikki Beach

# R E S O R T   A N D B E A C H   C L U B

RENOWNED FOR MUSIC, DINING, ENTERTAINMENT, AND FASHION, NIKKI BEACH ENCOMPASSES CHIC BEACHFRONT ACCOMMODATION AND A SIGNATURE BEACH CLUB WHERE YOU CAN DANCE TO WORLD-RENOVED DJs AND SAVOUR GOURMET CUISINE BY THE SEA.







Anantara

# R E S O R T   A N D   S P A

WITH 174 GUEST ROOMS, INCLUDING MALDIVIAN-STYLE WATER VILLAS, ANANTARA OFFERS BREATHTAKING VIEWS OF THE MANGROVES AND OCEAN, EMBRACING THE TRANQUIL BEAUTY OF NATURE.



InterContinental

# R E S O R T   A N D   S P A

DISCOVER ISLAND CHARM AND STAY AT THE MULTI-AWARD-WINNING RESORT, OFFERING GUESTS ACCESS TO A PRISTINE BEACHFRONT.





Four Seasons

# R E S O R T   A N D R E S I D E N C E S

AN EXCLUSIVE BEACHFRONT RETREAT, WHERE WORLD-CLASS HOSPITALITY MEETS REFINED LUXURY. FEATURING GOURMET DINING, A TRANQUIL SPA, PRISTINE WATERS AND A PRIVATE MARINA, ALL SET AGAINST A BACKDROP OF UNPARALLELED ELEGANCE.





New to  
M I N A

EXPLORE MINA'S BUSTLING BOULEVARD, SANDY BAYS  
AND MARINA, DESIGNED FOR LUXURY LIVING, LEISURE,  
AND VIBRANT COMMUNITY LIFE.







# M I N A H A R B O U R

A HUB OF CULTURE AND ENTERTAINMENT, MINA HARBOUR  
FEATURES EATERIES, BOUTIQUES, AND LEISURE OPTIONS BY  
SHIMMERING WATERS.



# Y A C H T C L U B A N D M A R I N A

SET TO BECOME A PREMIER YACHTING DESTINATION, DRAWING  
SEAFARERS WORLDWIDE. WITH FACILITIES FOR SUPERYACHTS AND  
AMENITIES FOR THE GLOBAL SAILING COMMUNITY, MINA IS  
STRATEGICALLY LOCATED ALONG REGIONAL SAILING ROUTES.







## A N G E L B A Y

MINA'S PUBLIC BEACHFRONT PLAYGROUND, OPEN TO ALL. CONNECTING DESTINATIONS LIKE NIKKI BEACH AND INTERCONTINENTAL, IT'S A STRETCH OF PRISTINE SHORELINE WITH BEACHSIDE DINING, WATER SPORTS, AND ENDLESS ACTIVITIES.



## M I N A B O U L E V A R D

THIS BUSTLING STRIP CONNECTS MINA HARBOUR AND MARINA, LINED WITH RETAIL OUTLETS, EATERIES, AND CULTURAL HOTSPOTS. IT'S WHERE THE COMMUNITY COMES ALIVE - A PLACE TO CONNECT AND EXPERIENCE THE ISLAND'S ENERGY.





A Natural  
O A S I S   A W A I T S

A HAVEN OF NATURAL BEAUTY WHERE FLAMINGOS,  
VIBRANT MANGROVES AND TOWERING MOUNTAINS  
EMBRACE THE HARMONY OF NATURE.







# An Avian S Y M P H O N Y

HOME TO FLAMINGOS AND OVER 60 OTHER  
SPECIES OF BIRDS - THIS IS THE BEATING HEART  
OF MINA'S NATURAL ENVIRONMENT.





Breath of

F R E S H   A I R

MINA'S LUSH MANGROVES AND VIBRANT GREENERY FILL THE AIR  
WITH A NATURAL FRESHNESS, ENRICHED BY COASTAL BREEZES AND  
THE UNTOUCHED BEAUTY OF ITS SURROUNDINGS.





# Ras Al Khaimah's N A T U R A L   B E A U T Y

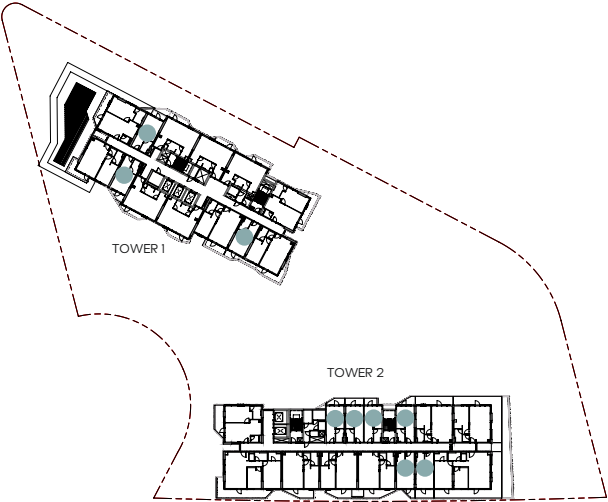
SITUATED IN THE NORTH OF THE UAE, RAS AL KHAIMAH OFFERS  
A UNIQUE ESCAPE WITH ITS UNTOUCHED LANDSCAPES. JUST A SHORT  
DRIVE FROM DUBAI AND ABU DHABI, IT COMBINES PRIME LOCATION WITH  
THE SERENITY OF MOUNTAINS, BEACHES, AND DESERT.



# Studio

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	31.6 - 33.8	340.8 - 364.7
BALCONY AREA	3.3 - 21.2	36.27 - 228.4
TOTAL AREA	35.20 - 53.86	378.89 - 579.74

LOCATION	LEVEL	SERIES
TOWER O1	LEVEL O1	O1, O3
	LEVELO2 to O5	O3, O7, 13
	LEVEL O6 to 15	11
TOWER O2	GROUND LEVEL	O2, O8
	MEZZANINE LEVEL	O2, O6, O9
	LEVEL O1	O6, O7, 11, 13
	LEVEL O2	O6, O7, 11, 12, 13, 14
	LEVEL O3	O8, O9, 10
	LEVEL O4	O8, O9, 10



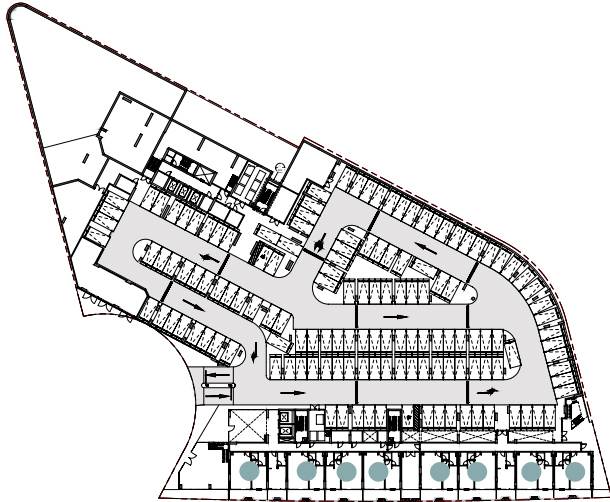
Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.



# 1 Bedroom - Premium / Premium Chalet

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	64.9 - 66.4	699.2 - 715.5
BALCONY AREA	5.5 - 35.5	59.8 - 382.3
TOTAL AREA	71.65 - 100.57	771.23 - 1082.53

LOCATION	LEVEL	SERIES
TOWER O1	LEVEL O1 to O5	O6
	LEVEL O6 & 15	O5
	LEVEL 18 to 19	O3
TOWER O2	GROUND LEVEL	O1, O3, O4, O5, O6, O7, O9, 10
	MEZZANINE LEVEL	O1, O3, O4, O5, O7, O8, 10, 11
	LEVEL O1	O3, O4, O5, 10, 12
	LEVEL O2	O3, O4, O5, 10
	LEVEL O3 to O4	O3, O4, O5



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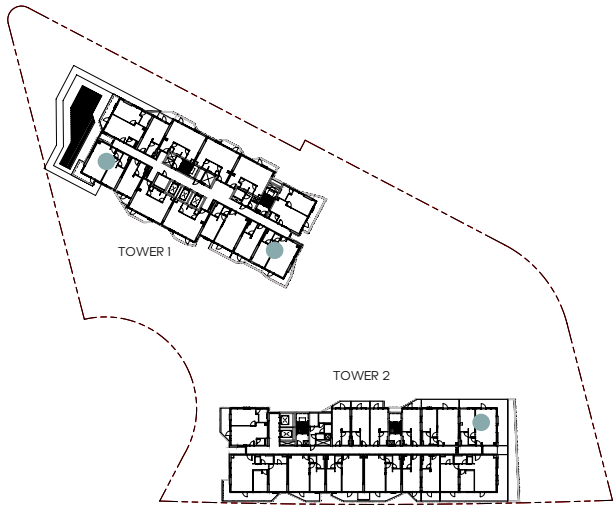




# 1 Bedroom - A (Premium Corner)

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	64.61 - 65.93	695.46 - 709.66
BALCONY AREA	10.97- 56.33	118.08 - 606.33
TOTAL AREA	76.88 - 120.94	823.55 - 1301.79

LOCATION	LEVELS	SERIES
TOWER O1	LEVEL O1	O2
	LEVEL O2	O2, O8
	LEVEL O3 to O5	O2, O8
TOWER O2	LEVEL O1 & O2	O9

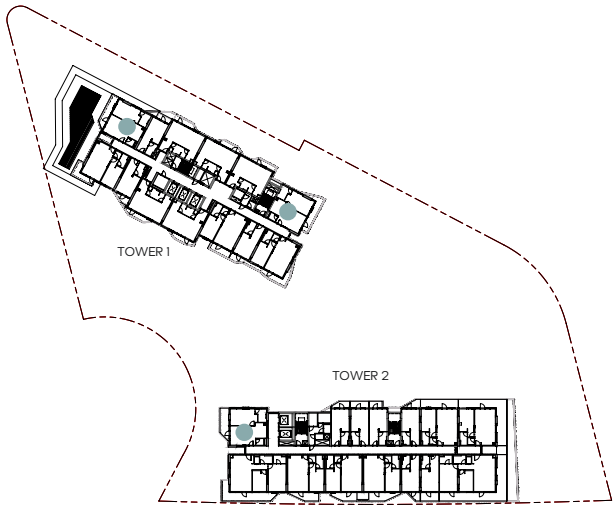


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# 1 Bedroom - B (Premium Corner)

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	66.36 - 66.7	714.29 - 718.06
BALCONY AREA	8.89 - 70.47	95.69 - 758.53
TOTAL AREA	75.6 - 136.83	813.75 - 1472.83

LOCATION	LEVELS	SERIES
TOWER O1	LEVEL O2 to O5	O1, O9
	LEVEL O6 to 15	O1, O7
	LEVEL 16 & 17	O6
	LEVEL 18 & 19	O5
TOWER O2	LEVEL O1 to O5	O1



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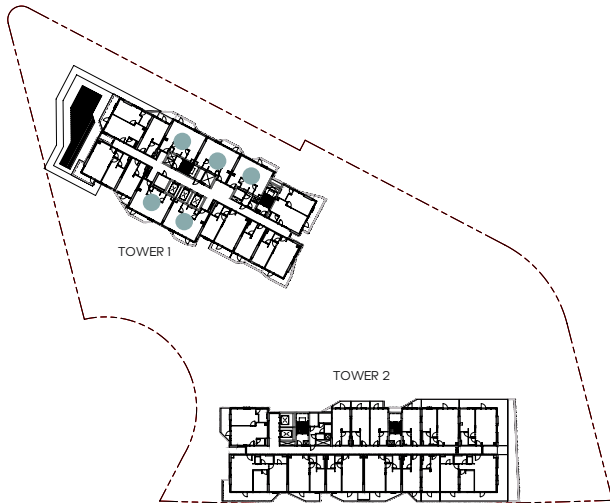




# 1 Bedroom Suite

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	53.5 - 54.7	576.4 - 589.3
BALCONY AREA	5 - 29.8	54.5 - 321.4
TOTAL AREA	58.9 - 84.5	633.99 - 908.9

LOCATION	LEVELS	SERIES
TOWER 01	LEVEL 01	O4,O5,O7
	LEVEL 02 to 05	O4,O5,10,11,12
	LEVEL 06 to 15	O3,O4,O8,O9,10
	LEVEL 16 & 17	O3,O7,O8
	LEVEL 18 & 19	O2,O6,O7

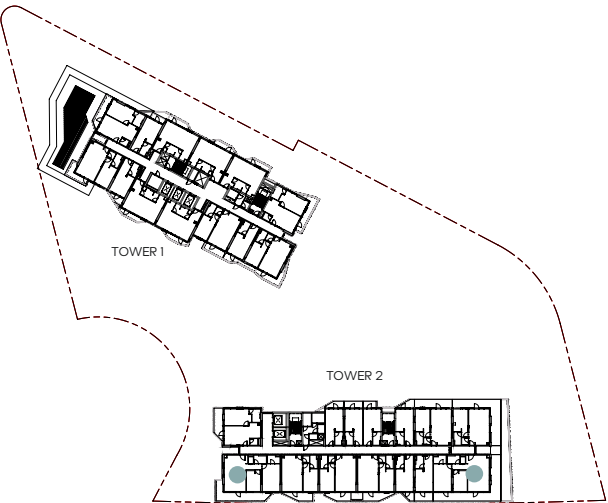


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# 2 Bedroom - A

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	98.9 - 104.17	1064.77 - 1121.28
BALCONY AREA	11 - 61.8	118.7 - 665.8
TOTAL AREA	111.85 - 161.74	1203.94 - 1740.95

LOCATION	LEVELS	SERIES
TOWER 01	LEVEL 06 to 15	O2, O6
	LEVEL 16 & 17	O5
	LEVEL 18 & 19	O4
TOWER 02	LEVEL 01 & 02	O2, O8
	LEVEL 03 & 04	O2



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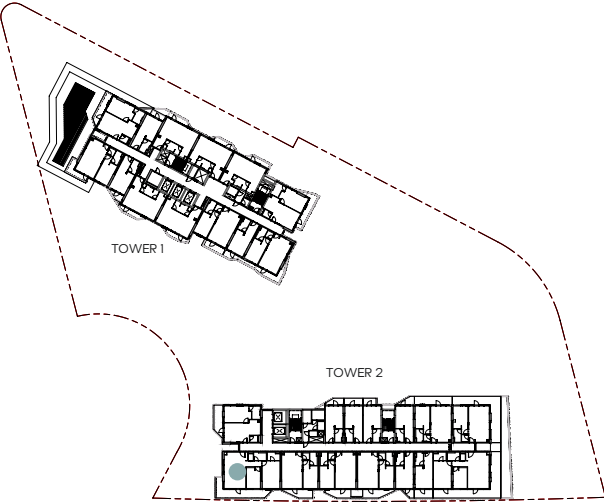




## 2 Bedroom - B

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	102.6	1105.3
BALCONY AREA	29.4 - 47.1	317 - 507.1
TOTAL AREA	132 - 151.3	1422.3 - 1612.54

LOCATION	LEVELS	SERIES
TOWER O2	LEVEL O3 & O4	O6, O7

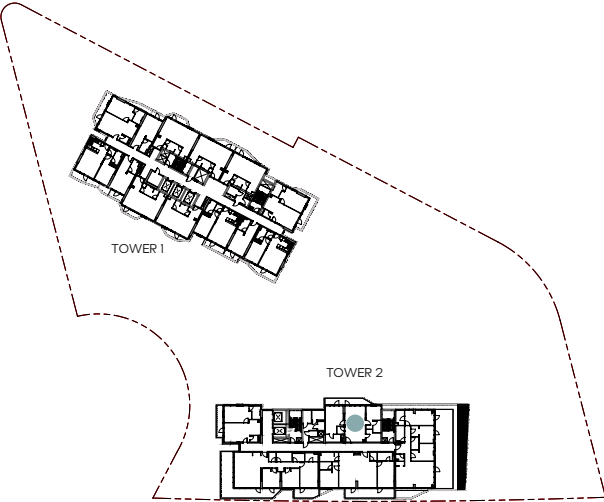


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## 2 Bedroom P-A

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	97.2	1046.6
BALCONY AREA	14.4	155.4
TOTAL AREA	111.6	1202.11

LOCATION	LEVELS	SERIES
TOWER O2	LEVEL O5	O5



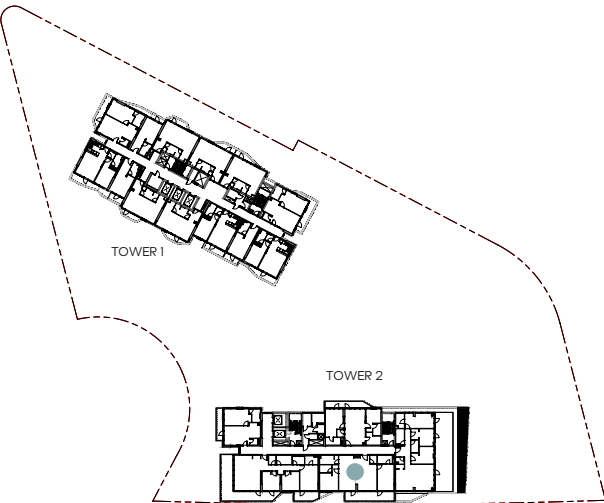
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## 2 Bedroom P-B

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	129.4	1393.1
BALCONY AREA	23.1	249.2
TOTAL AREA	152.5	1642.47

LOCATION	LEVELS	SERIES
TOWER O2	LEVEL O5	O3

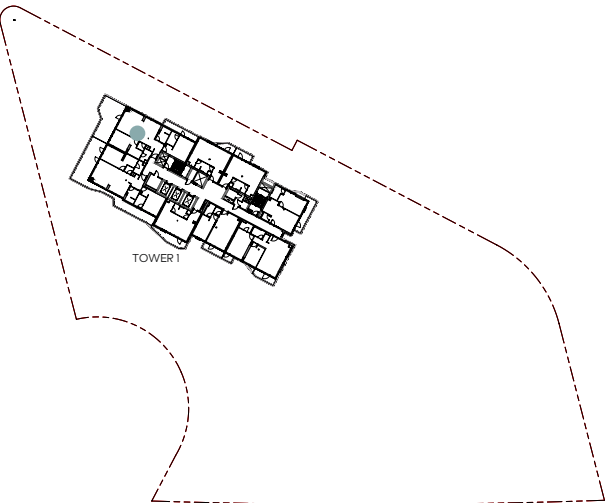


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## 2 Bedroom S-A

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	127.8	1375.6
BALCONY AREA	20 - 52.6	215.6 - 566.8
TOTAL AREA	147.8 - 180.4	1591.2 - 1942.4

LOCATION	LEVELS	SERIES
TOWER O1	LEVEL 16 & 17	O1



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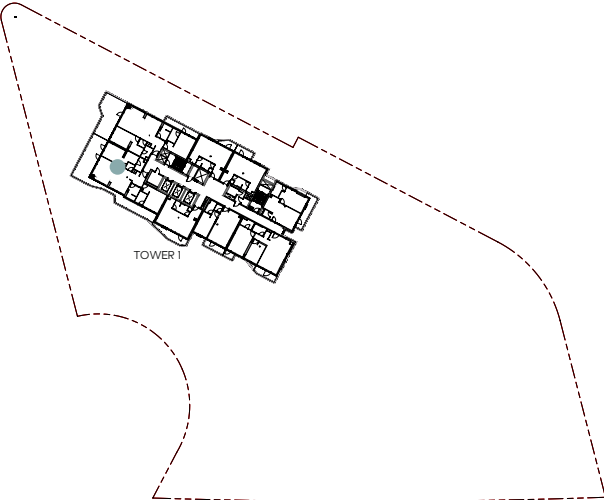




## 2 Bedroom S-B

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	124.4	1339.4
BALCONY AREA	9.1 - 67.4	98.1 - 726.1
TOTAL AREA	133.5 - 191.9	1437.6 - 2065.5

LOCATION	LEVELS	SERIES
TOWER O1	LEVEL 16 & 17	O2

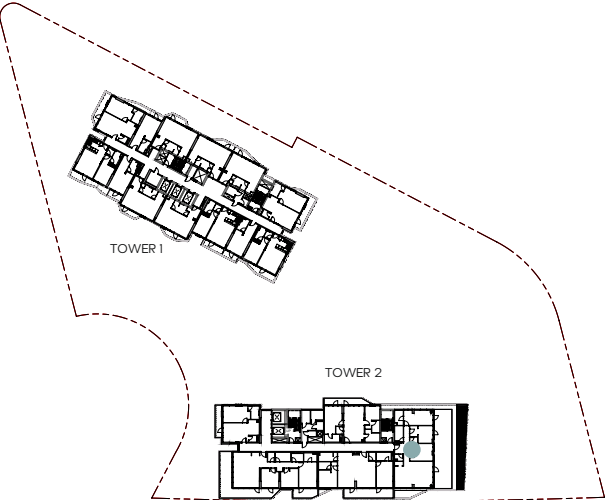


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## 3 Bedroom P-A

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	148	1593.1
BALCONY AREA	68.8	741.1
TOTAL AREA	216.8	2334.2

LOCATION	LEVELS	SERIES
TOWER O2	LEVEL O5	O4



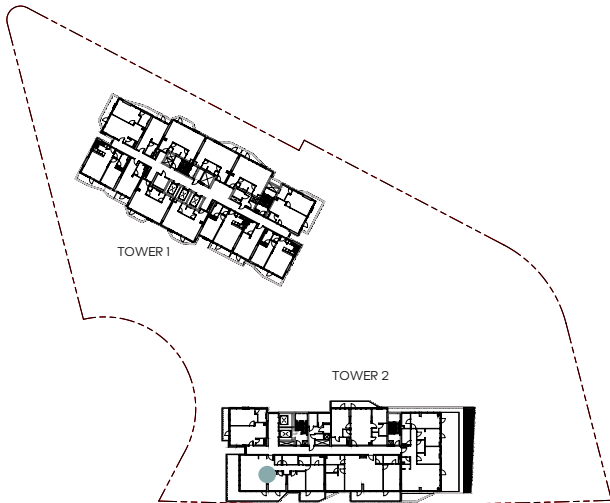
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## 3 Bedroom P-B

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	146.7	1579.3
BALCONY AREA	60.8	655
TOTAL AREA	207.5	2234.3

LOCATION	LEVELS	SERIES
TOWER O2	LEVEL O5	O2

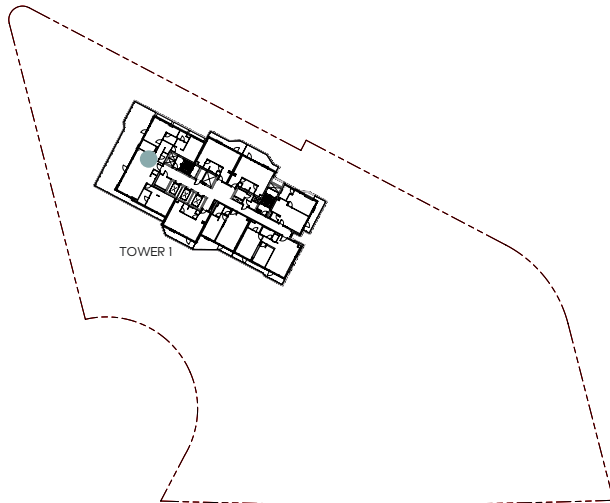


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## 3 Bedroom P-C

UNIT SIZE(FROM - TO)	SQM	SQFT
INTERNAL AREA	175.1	1884.9
BALCONY AREA	36.6 - 113.2	393.9 - 1219.3
TOTAL AREA	211.7 - 288.3	2278.94 - 3104.31

LOCATION	LEVELS	SERIES
TOWER O1	LEVEL 18 & 19	O1



Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.



# Ground Floor



- Studio
- 1 Bedroom Premium Chalet

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.

# Mezzanine



- Studio
- 1 Bedroom Premium Chalet

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.



# First Floor



- |                   |                                |                   |
|-------------------|--------------------------------|-------------------|
| Studio            | 1 Bedroom - A (Premium Corner) | 1 Bedroom - Suite |
| 1 Bedroom Premium | 1 Bedroom - B (Premium Corner) | 2 Bedroom - A     |

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.

# Second Floor



- |                   |                                |                   |
|-------------------|--------------------------------|-------------------|
| Studio            | 1 Bedroom - A (Premium Corner) | 1 Bedroom - Suite |
| 1 Bedroom Premium | 1 Bedroom - B (Premium Corner) | 2 Bedroom - A     |

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.





# Third Floor



- |                   |                                |                   |               |
|-------------------|--------------------------------|-------------------|---------------|
| Studio            | 1 Bedroom - A (Premium Corner) | 1 Bedroom - Suite | 2 Bedroom - B |
| 1 Bedroom Premium | 1 Bedroom - B (Premium Corner) | 2 Bedroom - A     |               |

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.

# Fourth Floor



- |                   |                                |                   |               |
|-------------------|--------------------------------|-------------------|---------------|
| Studio            | 1 Bedroom - A (Premium Corner) | 1 Bedroom - Suite | 2 Bedroom - B |
| 1 Bedroom Premium | 1 Bedroom - B (Premium Corner) | 2 Bedroom - A     |               |

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.





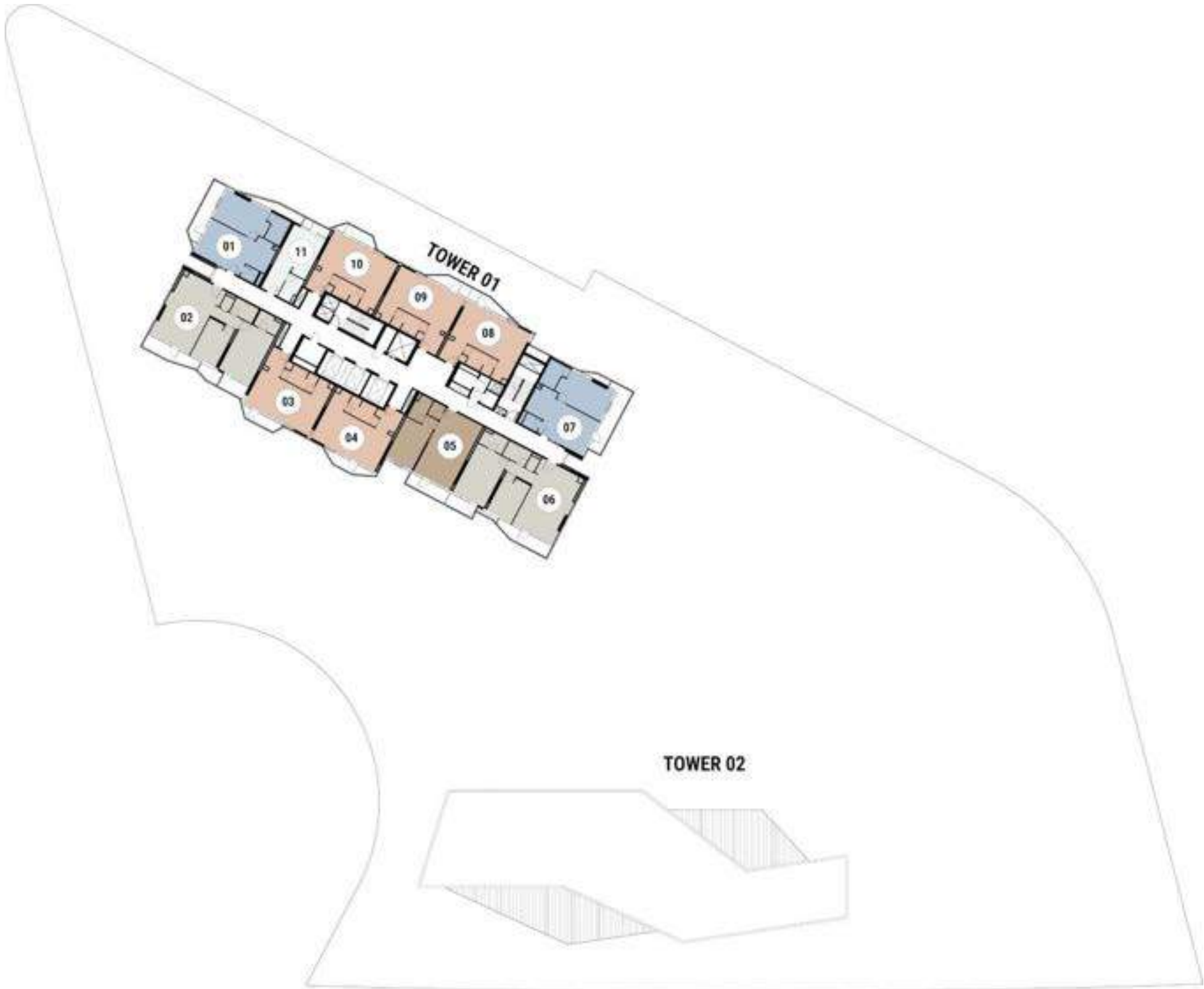
# Fifth Floor



- |                   |                                |                   |               |               |
|-------------------|--------------------------------|-------------------|---------------|---------------|
| Studio            | 1 Bedroom - A (Premium Corner) | 1 Bedroom - Suite | 2 Bedroom P-B | 3 Bedroom P-B |
| 1 Bedroom Premium | 1 Bedroom - B (Premium Corner) | 2 Bedroom P-A     | 3 Bedroom P-A |               |

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.

# 06 to 15 Floor



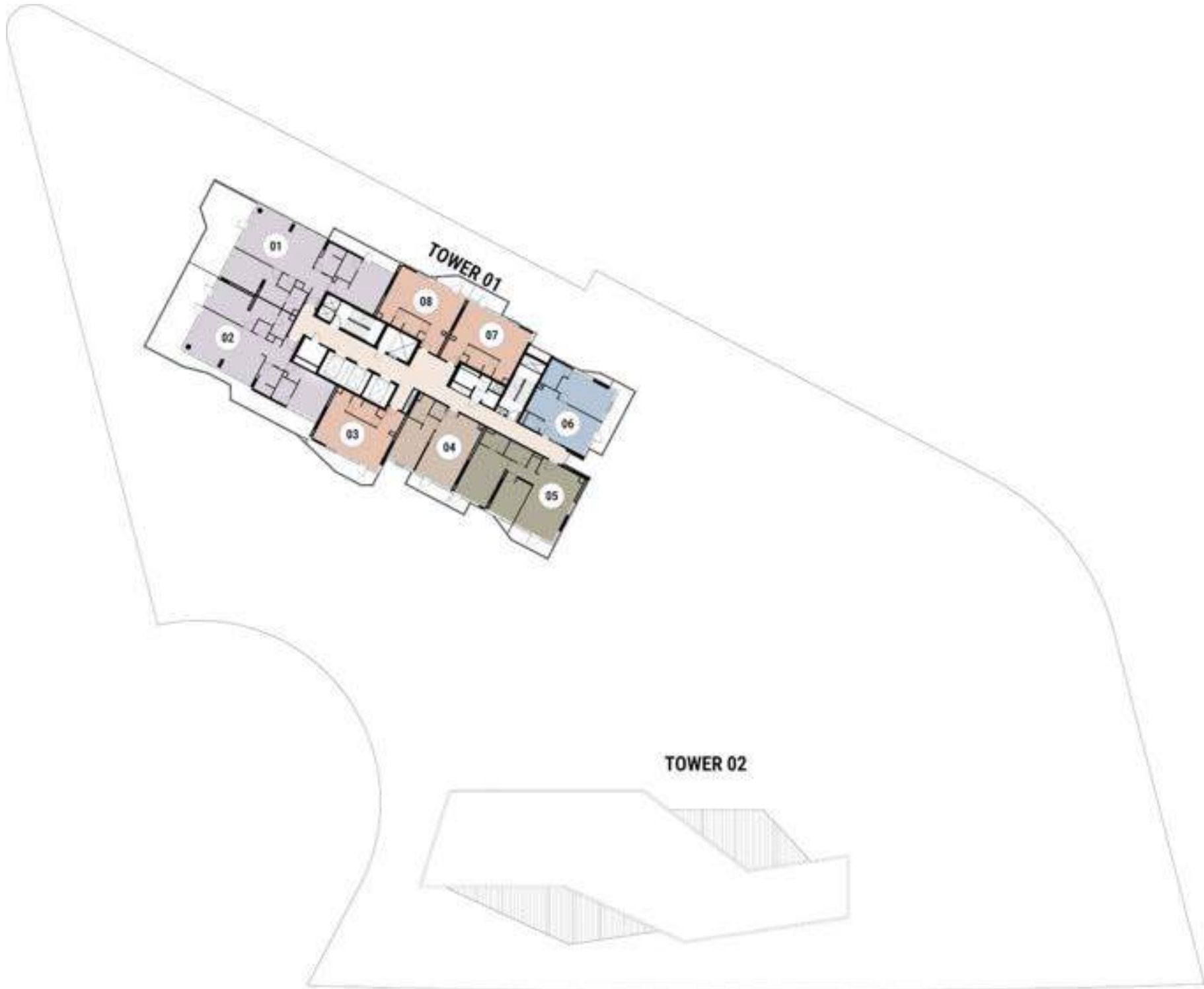
- |                   |                                |               |
|-------------------|--------------------------------|---------------|
| Studio            | 1 Bedroom - Suite              | 2 Bedroom - A |
| 1 Bedroom Premium | 1 Bedroom - B (Premium Corner) |               |

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.





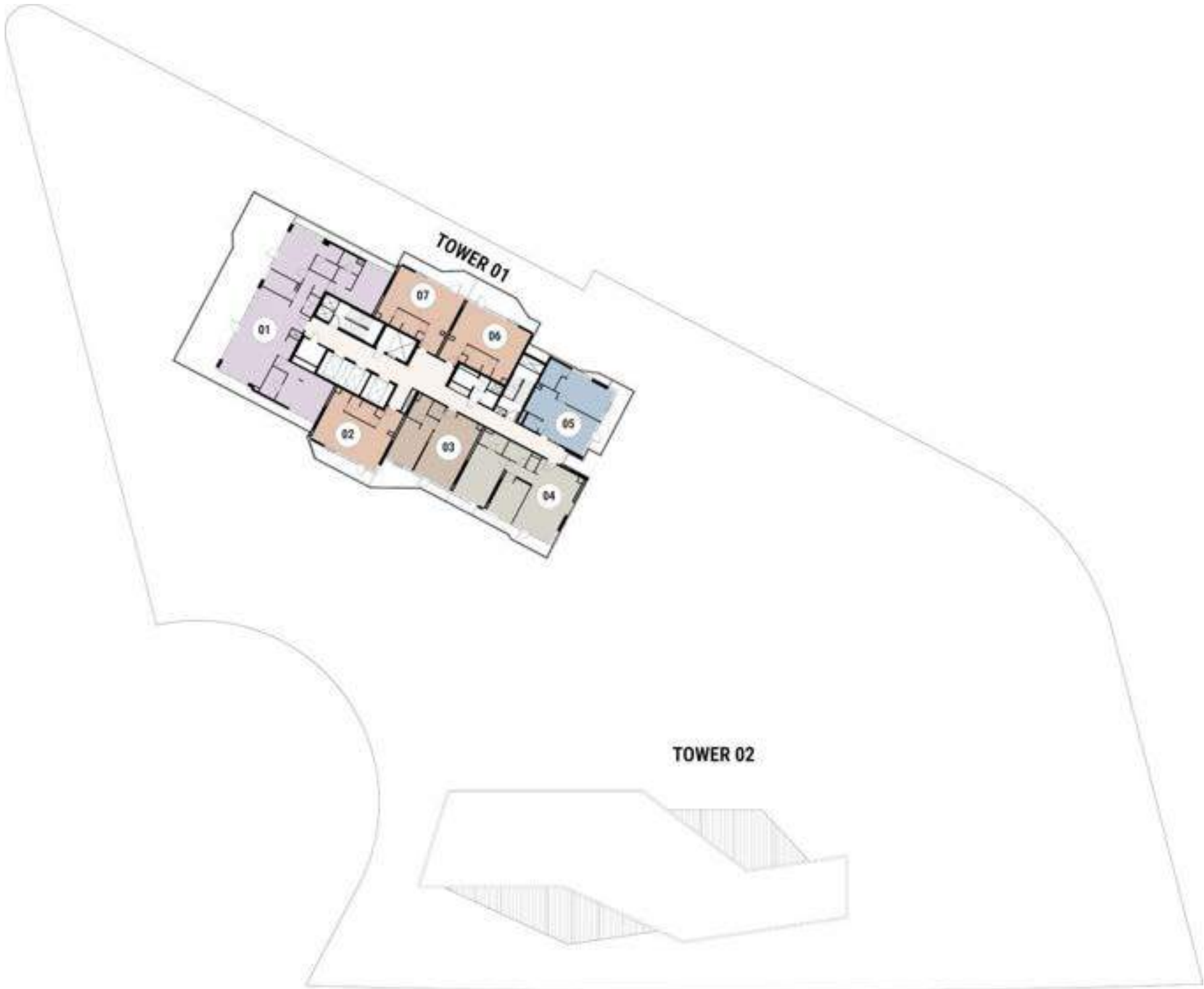
# 16 to 17 Floor



- |                                |                   |               |
|--------------------------------|-------------------|---------------|
| 1 Bedroom Premium              | 1 Bedroom - Suite | 2 Bedroom S-A |
| 1 Bedroom - B (Premium Corner) | 2 Bedroom - A     | 2 Bedroom S-B |

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.

# 18 to 19 Floor



- |                                |                   |               |
|--------------------------------|-------------------|---------------|
| 1 Bedroom Premium              | 1 Bedroom - Suite | 3 Bedroom P-C |
| 1 Bedroom - B (Premium Corner) | 2 Bedroom - A     |               |

Floor plan numbers, square footage, and floor plans are approximate. Final dimensions, square footage and floor plans may vary or may be mirrored. Balcony area varies depending on location of unit on the floor.





20 Years of

# R A K P R O P E R T I E S

SINCE 2005, RAK PROPERTIES HAS BEEN AT THE FOREFRONT OF REAL ESTATE DEVELOPMENT IN RAS AL KHAIMAH, CONTRIBUTING SIGNIFICANTLY TO THE EMIRATE'S GROWTH AND APPEAL. ITS PORTFOLIO INCLUDES DIVERSE RESIDENTIAL, COMMERCIAL, AND HOSPITALITY PROJECTS, REFLECTING A STRONG COMMITMENT TO QUALITY, INNOVATION, AND SUSTAINABILITY.







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