



DISCOVER A HAVEN OF LUXURIOUS LIVING

A Development Partnership by Select Property and Select Group



EXPERIENCE PURE ESCAPISM IN A PLACE OF NATURAL BEAUTY

Nestled between turquoise waters, white sandy beaches and lush green landscaped grounds, you will find the beautiful resort style properties of Pacific. Situated in the flourishing Emirate of Ras Al Khaimah, on the breathtaking Al Marjan Island, these world-class properties are a haven of luxurious living and provide an unparalleled leisure destination, making for an attractive investment opportunity not to be missed.



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DEFINED BY ITS OWN UNIQUE CHARACTER

Pacific, an exclusive development on Ras Al Khaimah's Al Marjan Island, is located just 45 minutes north of Dubai International Airport. Miles of white sand, lush green landscapes and a stunning mountainous range make Ras Al Khaimah an idyllic and convenient destination for residents and visitors alike.

Unlike its neighbouring Emirates, Ras Al Khaimah is defined by its own unique character of natural beauty. Boasting the UAE's longest coastline and natural surroundings of the magnificent Al Hajar Mountains, Ras Al Khaimah's illustrious setting provides the perfect foundations for a premier destination.

Occupying a prime position on some of the world's most important trade routes, Ras Al Khaimah's heritage is in the cement and ceramic industries. As the UAE's largest producer of cement and home of RAK Ceramics, which sells in over 50 countries worldwide, the Emirate is gaining global recognition while creating strong economic foundations for sustainable growth.

As Ras Al Khaimah blossoms into one of the most desirable places to live and holiday within the UAE, the implementation of key developments is underway to sustain the growing demands.

Ras Al Khaimah International Airport is undergoing an expansion program, with 5 new terminals to be added by 2020. Additionally, a fourth port for Ras Al Khaimah was approved in 2006 which will aid the Emirates expansion.



RAS AL KHAIMAH IS FAST BECOMING THE NEW HOLIDAY DESTINATION OF THE MIDDLE EAST WITH ITS IMPOSING MOUNTAINS, SANDY DESERTS, LUSH GREEN PLAINS AND MILES OF UNTOUCHED COASTLINE. THE TIMES

A GROWING INVESTMENT

Ras Al Khaimah's ruling Sheikh has adopted a similar growth strategy to that of Dubai, with plans to emulate its success further. The government's plans have already increased the level of tourism by over 219% between 2005 to 2007.

With a need to accommodate the growing number of residents and tourists to the Emirate, enhancement of existing infrastructure has already begun. The expansion of the Emirates road, which runs from Dubai, through Sharjah to Ras Al Khaimah, has reduced driving time to Dubai to a commutable 45 minutes. Undoubtedly this has had a positive impact on the economy as more people choose to work in Dubai and live in Ras Al Khaimah so they can benefit from the more relaxed way of life.

Plans are also in place to begin the £1.5billion national rail network connecting Ras Al Khaimah and Fujairah to Ghewaifat through Sharjah, Dubai and Abu Dhabi, reducing the Dubai commute to just 20 minutes. The implementation of the railway system is set to boost Ras Al Khaimah's population, creating a demand for affordable properties and rental accommodation within a short distance of Dubai.



INVESTMENT INFO

- Capital appreciation of 20% per year since 2004.
- Rental yields of up to 10%.
- 100% ownership registered at Land Registry.
- 219% growth in tourism between 2005-2007.
- Plans to increase its population to 600,000 by 2015.
- The Emirate with the highest amount of return visitors within the UAE.
- 93% hotel occupancy levels in 2007.
- Residential property prices around 50% cheaper than those of Dubai.
- No income, capital gains or corporation tax.
- A stable currency, freely tradable.
- 18% GDP growth in 2005.



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A FLOURISHING EMIRATE

Hosting a range of attractions, Ras Al Khaimah has something to appeal to all tastes. The turquoise blue waters of the Gulf are ideal for water sports, including sailing, water skiing and jet skiing, and for those who prefer dry land, activities such as karting, mountaineering, biking and trekking can be enjoyed. An outdoor ski slope, 27 hole golf course and 5 star hotel is also to be built at the highest point of Ras Al Khaimah's Al Hajjar mountains.

The range of activities doesn't stop there as Ras Al Khaimah looks to follow Dubai in its introduction of world-class attractions, hosting some of the world's most exciting new developments. A multi billion-dollar Desert Snow Village is planned, along with WOW RAK, a £121 million theme park which will be home to the largest man-made waterfall in the world. With such a rapid acceleration in tourism the demand for rental accommodation is raising both annual rental yields and capital appreciation.



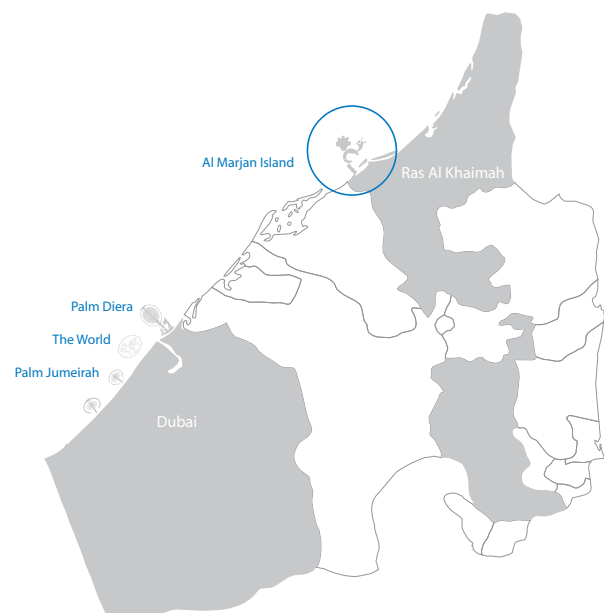
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AL MARJAN ISLAND

Al Marjan Island is just a 45 minute commute along the Emirates highway to Dubai and 27km to Ras Al Khaimah's city centre, making it an attractive residential location.

Comprising of five man-made coral shaped islands, covering over 2.7 million m² and extending approximately 2km into the Gulf, Al Marjan is the first man-made island project to be developed in the Emirate. Designed to become a haven of luxurious living and an unparalleled leisure destination, Al Marjan Island will contain 10 major hotel sites, 50 large villa sites, a marina and marina village, plus a water theme park.



ENVIRONMENTAL RESPONSIBILITY

Rakeen, the developers behind the Al Marjan Island have incorporated the very latest environmentally friendly practices during construction. By adopting this approach Al Marjan Island offers long term benefits through its well devised sustainability driven project.

Taking its inspiration from the famous Palm Jumeirah along the coast of Dubai, Rakeen created its vision for Al Marjan Island. Since The Palm's launch shoreline apartments have delivered up to 174% capital appreciation over a four year period, whilst some investors have witnessed a staggering 500% increase in their property prices since properties went on sale.

Average increases in property prices on The Palm since their launch in 2004.

Shoreline Apartments
Increase of 174%

Garden Villas
Increase of 116% - 235%

Signature Villas
Increase of 212% - 309%

"Prices of homes on The Palm have rocketed by 500 per cent since they went on sale in 2002"

Chris O'Donnell
Chief Executive of Nakheel



PACIFIC RESIDENCE

Positioned on the top isle of Al Marjan Island, Pacific consists of six contemporary designed residences: Samoa, Bora Bora, Tonga, Polynesia, Fiji and Tahiti, each offering panoramic views of the Gulf and the natural surroundings of Ras Al Khaimah.

With the support of master developers Rakeen and full approval from the Ras Al Khaimah government, the 25,323.50 m² development is situated in a prime location and features multi-sized spacious studios, apartments, townhouses, gulf suites and duplex apartments.

Designed by award-winning architects JRHP, Pacific's chic, contemporary properties are built to superior specifications, capitalising on the developments orientation and facilities that Al Marjan Island boasts. Each of the properties are designed and finished utilising marble and ceramic finishes sourced from around the region.

Whether you are looking for the perfect holiday home, commutable living accommodation or buy-to-let property, Pacific undoubtedly meets your requirements.



PACIFIC RESIDENCE INFO

- Magnificent waterfront location.
- Sea facing views.
- Private Beach.
- Only 45 minutes to the heart of Dubai.
- Fantastic leisure facilities.
- Approved by master-developer Rakeen and the Ras Al Khaimah government.
- Escrow account provided by Dubai Islamic Bank.
- 15 year guaranteed payment plan.
- Standard payment plan also available.
- 20% Capital appreciation per annum.



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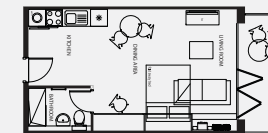


PACIFIC STUDIOS AND ONE BEDROOM APARTMENTS

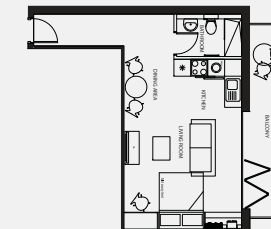
Each of the studios and one bedroom apartments are designed with contemporary features, creating an ambience of luxurious serenity and hint of exotic adventure.

The use of floor-to-ceiling windows capitalise on the natural light and space, whilst inside flexible living accommodation is provided through an open plan design. Each studio and apartment enjoys a spacious balcony, with one style of apartment benefitting from a balcony off the living space and bedroom.

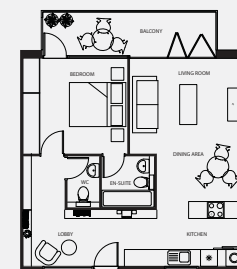
CONTEMPORARY, STYLISH LIVING



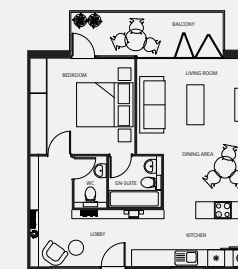
Studio apartment type A



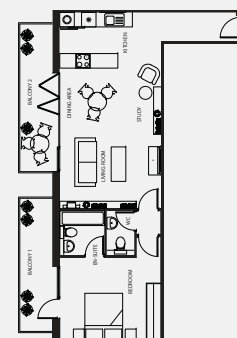
Studio apartment type B



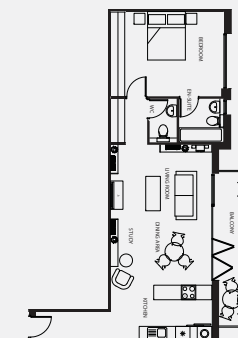
One bed apartment type A



One bed apartment type B



One bed apartment type C



One bed apartment type D

STUDIO APARTMENTS

Studio apartment type A
Apartment area 35.44 Sqm
Balcony area 5.94 Sqm

Studio apartment type B
Apartment area 41.75 Sqm
Balcony area 9.68 Sqm

Type A and B available in all Pacific residences.

ONE BEDROOM APARTMENTS

One bedroom apartment type A
Apartment area 63.01 Sqm
Balcony area 8.75 Sqm

One bedroom apartment type B
Apartment area 63.01 Sqm
Balcony area 7.63 Sqm

Type A and B available in all Pacific residences.

One bedroom apartment type C
Apartment area 67.78 Sqm
Balcony 1 area 7.84 Sqm
Balcony 2 area 8.67 Sqm

One bedroom apartment type D
Apartment area 70.68 Sqm
Balcony area 9.06 Sqm

Type C and D available in all Pacific residences.

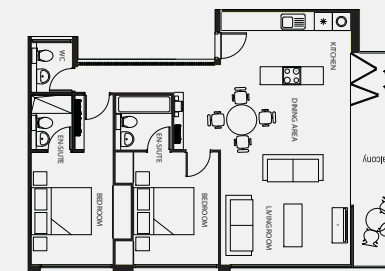


PACIFIC TWO BEDROOM APARTMENTS AND GULF SUITES

An open plan living space is complemented by floor-to-ceiling windows, ensuring that natural light floods into the room and the spectacular setting can be fully appreciated. Residents of each of Pacific's two bedroom apartments also benefit from en-suite bathrooms off each bedroom, giving the privacy which is expected in such an exclusive development. Properties are meticulously finished using high quality marble and ceramic to complement the contemporary design.

Desirable and much envied, Gulf Suites are located at the tip of each residence, perfectly positioned to capture the very best of island living - blue skies and turquoise waters.

NOTHING BETWEEN YOU AND THE WATER

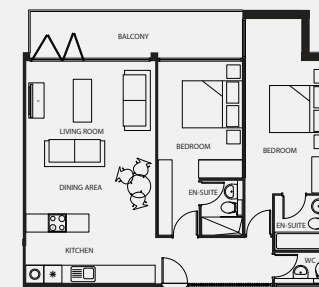


Two bedroom Pacific Gulf Suite

TWO BEDROOM PACIFIC GULF SUITES

Gulf Suite Apartments
Apartment area 86.73 Sqm
Balcony area 10.04 Sqm

Gulf Suites available in all Pacific residences.

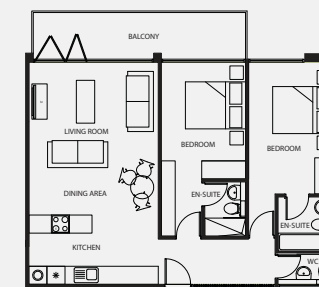


Two bedroom apartment type B

TWO BEDROOM APARTMENTS

Two bedroom apartment type B
Apartment area 84.39 Sqm
Balcony area 9.94 Sqm

Two bedroom apartment type B available in all Pacific residences.



Two bedroom apartment type C

Two bedroom apartment type C
Apartment area 81.92 Sqm
Balcony area 10.01 Sqm

Two bedroom apartment type C available in all Pacific residences.



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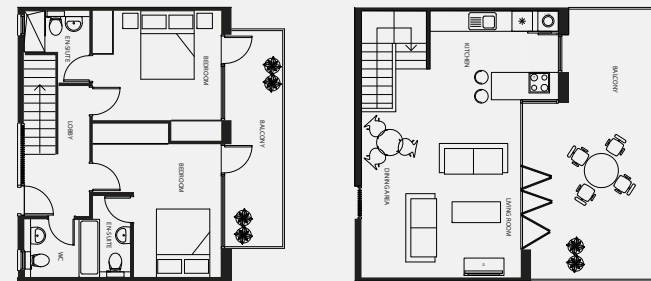
PACIFIC DUPLEX & TOWNHOUSES

Commanding two floors, duplex and townhouse properties in Pacific present an alternative living style to residents. A large open plan living space on one level is ideal for family events and entertaining, while the bedroom accommodation is located on a separate floor to ensure peace and tranquillity. Spacious balconies on both levels maximise the views and let natural light flood-in, while task lighting brings additional warmth to each property.

Every townhouse in Pacific is located on the ground and first floor, allowing you to fully exploit the beach front location of Pacific. Townhouses also benefit from a private garden, making it the perfect choice for a family since it offers an additional space for children to play when they are not on the private beach.



SPACIOUS BALCONIES ARE IDEAL FOR DINING AL FRESCO.



Two bedroom duplex upper (entry level) and lower

TWO BEDROOM PACIFIC DUPLEX

Two bedroom duplex apartment
Apartment area lower 50.07 Sqm
Lower balcony area 9.94 Sqm
Apartment area upper 44.36 Sqm
Lower balcony area 29.85 Sqm

Duplex apartments available in all Pacific residences.

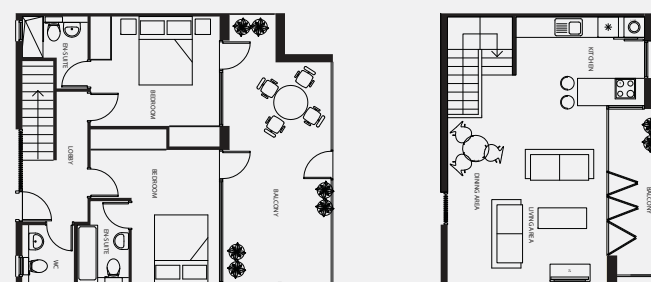


Two bedroom townhouse lower (entry level) and upper type A

TWO BEDROOM TOWNHOUSES

Two bedroom townhouse type A
Apartment area lower 50.07 Sqm
Lower garden area 24.13 Sqm
Apartment area upper 44.36 Sqm
Upper balcony area 7.34 Sqm

Townhouse type A available in all Pacific residences.



Two bedroom townhouse lower (entry level) and upper type B

Two bedroom townhouse type B
Apartment area lower 50.07 Sqm
Lower garden area 22.04 Sqm
Apartment area upper 44.36 Sqm
Upper balcony area 7.34 Sqm

Townhouse type A available in all Pacific residences.



PACIFIC SERVICES

With a commitment to providing the level and range of services which you would expect of a 5 star hotel, Pacific residents will find their every need catered for. Services provided include:

- Shopping and dining facilities
- Room service
- Maids service
- Reception and concierge service
- Transfers to and from the airport



PACIFIC FACILITIES

INFINITY POOLS: Pacific's rooftop infinity pools allow residents to peacefully bask in the sun whilst enjoying the spectacular views, offering a relaxing and refreshing experience.

HEALTH CLUB: Located on the rooftop of all six Pacific residences, each health club contains state of the art equipment and facilities to maintain an enjoyable workout. Additionally unwind and relax in Pacific's elegant surroundings complete with Jacuzzi's, saunas and steam rooms.

- Rooftop infinity pools
- Health Club
- Tennis courts
- Private balcony's on all apartments
- Resident car parking
- 24 hour security



ESCROW ACCOUNT

Select Property aim to give you security in your investment which is why Pacific is offered with an Escrow account. Select Property has implemented an Escrow account with Dubai Islamic Bank to provide customers with financial security and peace of mind when carrying out a property investment.

PAYMENT PLANS

Recognising the importance of ease of purchase and flexibility of payment in any property purchase - whether for investment or lifestyle - Pacific is available with two payment plans. These remove the requirement for a mortgage or loan and provide greater accessibility to purchase.

STANDARD PAYMENT PLAN

Take advantage of the standard payment plan; simply pay 15% on exchange of contract, 5 further instalments spread approximately 6 months apart, with the final 10% on completion.

LENGTHY PAYMENT PLAN

After paying 15% on exchange of contract, a 15% instalment 6 months after, the balance is spread over 15 years, paid in fixed quarterly instalments. Add to this the option of making an additional payment in each 12 month period, to further reduce your quarterly outgoing, and this makes for a unique payment plan.



The Torch The Point Bay Central Botanica

Select Property

Select Property specialise in helping people maximise their investment in overseas property. A dedicated team constantly search the world to identify locations which can potentially deliver the highest return to customers.

Each development is carefully selected in accordance with five key principles: ease of purchase, price, location, desirability and credibility of the developer. These are the cornerstones upon which offers are built.

Select Property make buying investment property as simple as possible. From dedicated account managers to after-sales support team, customers are guided through every step and kept fully informed, receiving a first class service throughout.

A range of value-added services include: favourable currency exchange rates, rental and re-sale, and a secure purchasers web portal to review all contract and payment information.

Select Property has enjoyed a successful relationship with Select Group since 2004, exclusively marketing and selling off-plan developments in Dubai Marina.

SELECT GROUP

Established in 2004 Select Group is a leading developer of luxury residential property in Dubai with the most extensive construction projects in progress than any other privately owned company on Dubai Marina.

From its inception Select Group has had a clear vision and strategy to offer something unique to its customers. This strategy is built upon identifying desirable locations, using striking architecture and only the finest quality finishes, delivering iconic buildings which are clearly distinguishable from their contemporaries.

All of Select Group's previous developments are located in Dubai Marina, which is recognised as one of the worlds foremost master planned waterfront developments and acknowledged as the height of Dubai living.

To date Select Group has successfully launched five off-plan developments, generating over \$1billion worth of sales revenue. The company's developments are now completely sold out.



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A development partnership by



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