

QAMAR BAY, AL MARJAN ISLAND

Project fact sheet issued by the owner, 2026

Qamar means moon. Bayt Al Najm Holdings LLC, a family office based in Ras Al Khaimah, intends to develop an upscale beach resort on its beachfront plot on Al Marjan Island and is seeking advice on feasibility, operator selection and delivery.

Item	Detail
Project name	Qamar Bay
Location	Al Marjan Island, Ras Al Khaimah, United Arab Emirates
Owner	Bayt Al Najm Holdings LLC (family office, Ras Al Khaimah). Contact: the Chief Investment Officer
Site	Beachfront plot of 32,000 sqm with direct beach frontage
Positioning	Upscale beach resort
Keys	150 keys: 118 rooms and 32 suites
Development budget	AED 412,000,000 (about AED 2,750,000 per key), including land works, construction, FF&E, technical services, pre-opening and contingency
Target opening	2029
Owner's hoped-for average daily rate	AED 1,100 to AED 1,400 (stabilised year, in today's money)
Planned facilities	All-day dining restaurant, specialty restaurant, beach grill, lobby lounge (coffee and fresh juices), pool deck, kids' club, spa with six treatment rooms, fitness centre, meeting room for 80, beach water sports
Operating model	Third-party management by an international or regional operator under a hotel management agreement; owner retains an asset manager
Owner's brief	A resort that families and couples choose over the integrated resort on the island

Questions the owner is asking

1. Is the project worth building at this budget? 2. Who should run it, and on what terms? 3. How should the fit-out be procured to protect the opening date?

All information on this sheet is provided by the owner and has not been verified. Market data, demand assumptions and returns are for the adviser to establish.