Project report: Beach House at Bay Residences

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

Beach House at Bay Residences is listed as under construction in Ras Al Khaimah, UAE, by RAK Properties. The handover date on record is Q2 2026. No permit number is published. Transparency score: 27 of 100, rank 25 of 32 in Ras Al Khaimah. Not yet reviewed by Kolaboro (added 23 Nov 2026).

Key facts

Developer: RAK Properties
source: https://www.rakproperties.ae/our-properties/beach-house/

Location: Hayat Island, Mina Al Arab, Ras Al Khaimah, UAE
source: https://www.rakproperties.ae/our-properties/beach-house/

Stage: under construction
source: https://www.rakproperties.ae/our-properties/beach-house/

Handover on record: Q2 2026
source: https://www.rakproperties.ae/our-properties/beach-house/

Permit or licence number: not published

Price from: not published

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://www.rakproperties.ae/our-properties/beach-house/

Transparency checklist

Transparency score: 27 of 100. Rank 25 of 32 in Ras Al Khaimah

[o] Developer identified by legal name: No legal company name in the pages we read

[o] Developer found in an official company register: Not found in the global company register (GLEIF) under this exact name

[o] Permit or licence number published: No permit or licence number in the pages we read

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: Q2 2026

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[~] Developer website health: answers; valid security certificate (TLS); domain expiry within 60 days or unknown; no lookalike-domain notice

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/beach-house-at-bay-residences-ras-al-khaimah/

Sources

https://www.rakproperties.ae/our-properties/beach-house/

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/beach-house-at-bay-residences-ras-al-khaimah/
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