



The Building

Built on the shoreline of the stunning mandmade archipeligo Al Marjan Island, Sunshine Bay is a residential development standing 12 floors that features a sailboat-themed design with balconies that seem to ripple like the sails of a catamaran. Situated on the sea front, Sunshine Bay's residents will have expansive waterfront views, including the new Wynn Resort which is just a short 15 minutes walk away. Beyond its breathtaking location, the development boasts a resort-style atmosphere, complete with a lush green atrium and an array of outdoor leisure areas, ensuring an unparalleled living experience.



The Apartments

The building's dynamic design ensures that every detail, from the entrance to the sophisticated courtyard, provides a unique experience of refined living and serenity. Each apartment is thoughtfully curated to meet diverse needs offering an ideal retreat for

every resident. Studios, 1-bedroom, and 2-bedroom apartments provide distinctive settings for luxurious living. Whilst, The Bay Collection of first floor residences all feature private pools and lush gardens.

Payment Plan

Pre Handover		Post Handover	
Booking	10%	Post 6 months	10%
SPA	10%	Post 12 months	10%
30% Construction	5%	Post 18 months	10%
50% Construction	5%	Post 24 months	10%
70% Construction	5%		
90% Construction	5%		
Completion	20%		

Starting Prices

Type	Unit Size	Starting From
Studios	439 – 507 sq ft	AED 980K
1 Beds	790 – 816 sq ft	AED 1.4M
2 Beds	1,342 – 1,411 sq ft	AED 2.49M
The Bay Collection	724 – 2,300 sq ft	AED 1.47M

Amenities

- Indoor Gym
- Billiard Room
- Kid's Pool
- Infinity Pool
- BBQ Area
- Sun Lounge
- Kids Playground
- Business Lounge
- Atrium Garden
- Outdoor Fitness Area
- Outdoor Yoga
- Sauna / Steam

The Developer: Source of Fate

Established in 2021, Source of Fate is an innovative boutique real estate developer with a robust UAE pipeline portfolio valued at AED 10 billion. Our projects span from high-end waterfront apartments to luxury villa communities, all strategically located in the most premium and high-potential areas.

Awards

Luxury Lifestyle Awards 2024: Best Luxury Architect Visualization and Design

Muse Design Awards 2024: Platinum Winner – Architectural Design (Conceptual)

Titan Awards 2024: Gold Winner – Architecture (Conceptual)

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