

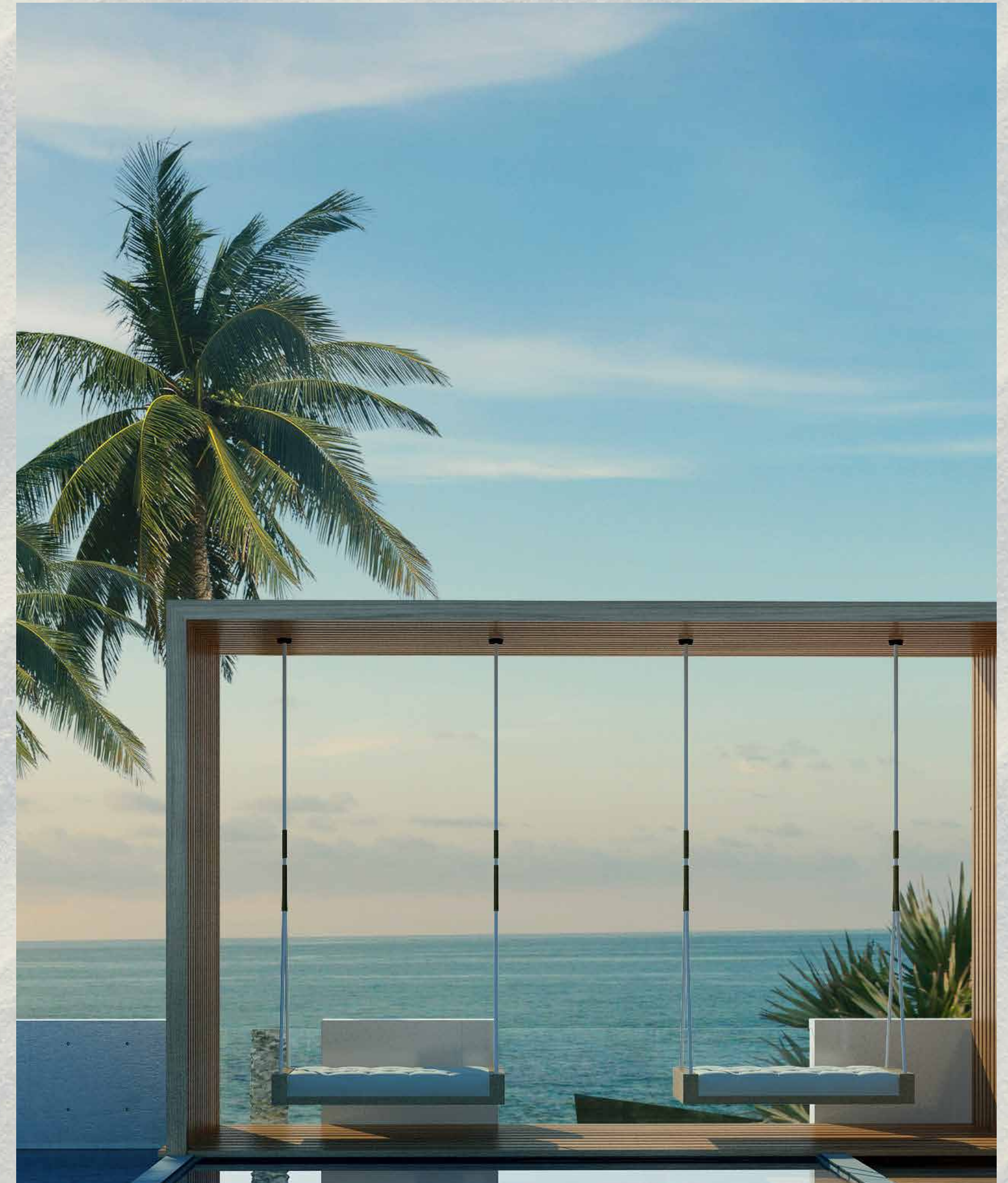


# Hello Ras Al Khaimah



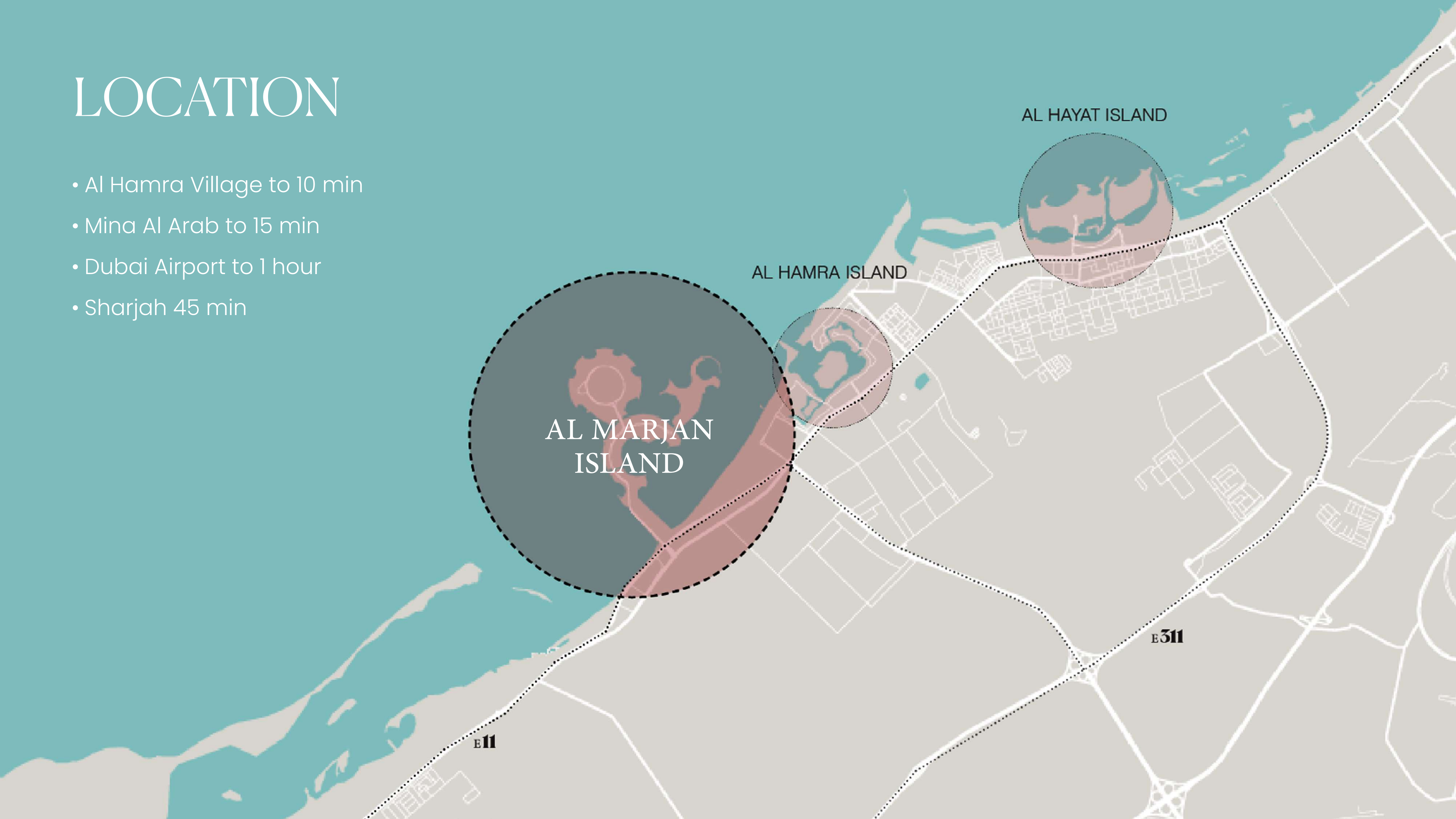


FIVE STAR  
RESORT LIVING



# LOCATION

- Al Hamra Village to 10 min
- Mina Al Arab to 15 min
- Dubai Airport to 1 hour
- Sharjah 45 min



# LOCATION ON MARJAN ISLAND

  
NIKKI BEACH  
RESIDENCES

&

ROSSO BAY  
RESIDENCES



WYNN CASINO AND  
HOTEL

DOUBLE TREE  
BY HILTON

MAR

RIXOS BAB AL  
BAHR



WELCOME TO  
MAR ON MARJAN

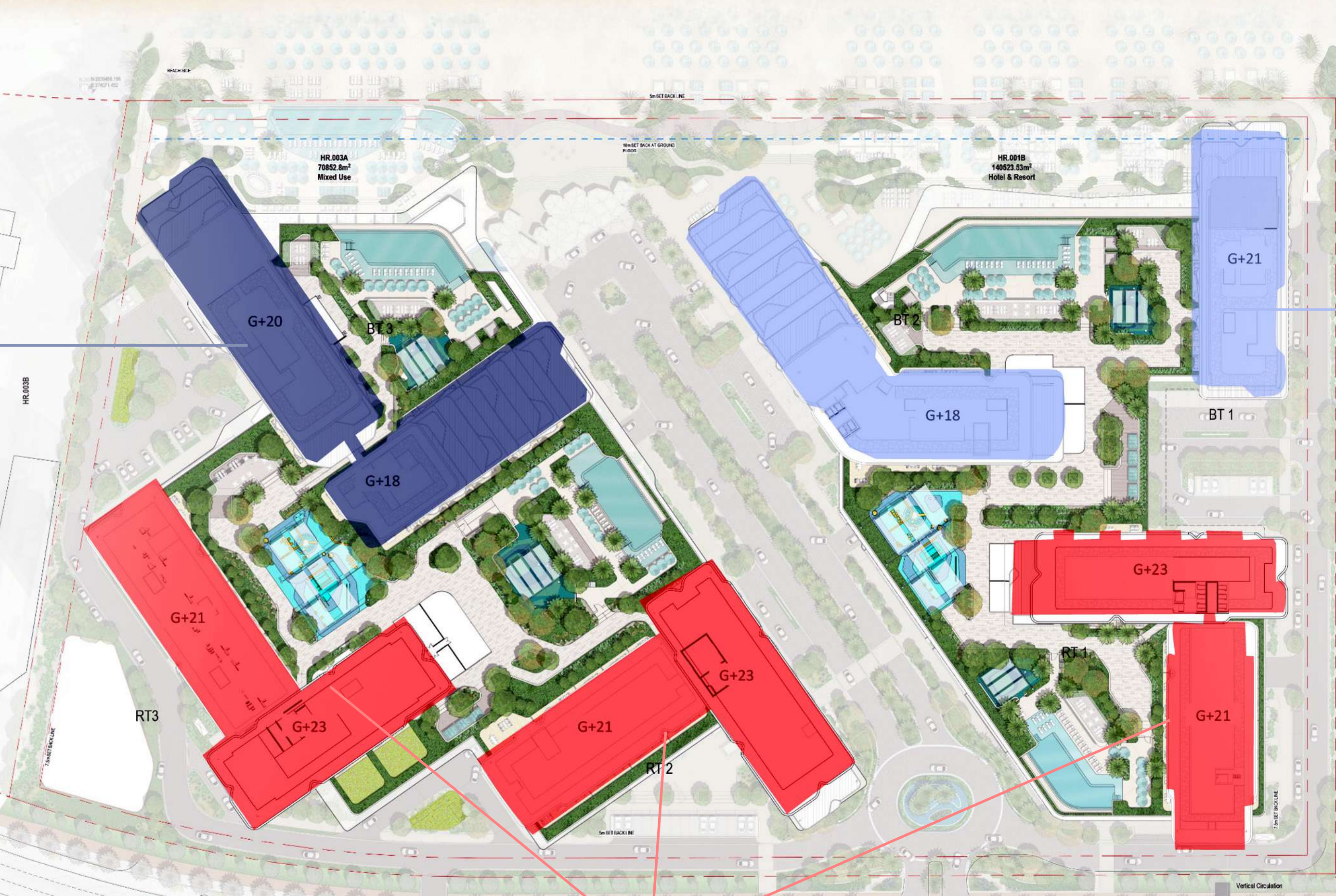


# SITE PLAN

**NIKKI BEACH**  
FURNISHED

**NIKKI BEACH**  
UNFURNISHED

**ROSSO BAY**  
FURNISHED



# BIRDS EYE VIEW

**ROSSO BAY**  
FURNISHED

**NIKKI BEACH**  
UNFURNISHED

**ROSSO BAY**  
FURNISHED

**NIKKI BEACH**  
FURNISHED





# PROJECT WIDE USP<sub>s</sub>

## **WELLNESS ORIENTED COMMUNITY**

- Pursuing LEED Silver certification
- Pursuing FitWel certification

## **FIVE STAR RESORT EXPERIENCE**

- First Branded residences in RAK
- Spacious apartments
- AirBnb ready units
- Habitable balconies
- Pet friendly community
- Direct Beach access
- Access to F&B and cafes in the community

## **SMART LIVING**

- house bicycles parking and scooters
- EV chargers
- Smart automated blinds
- BMS
- Residents' app
- On site bicycles and parking and electric



# PROJECT WIDE SERVICES – BASE SERVICES

- (24/7) concierge
- Bell boy for luggage + trolleys
- (24/7) housekeeping for public areas
- (24/7) Gym/Pool – Steam/Sauna opening hours (towel service) + (daily replenishment of drinks/fruits)
- Dedicated Spa room (pre-booked for residents)
- PT/yoga/Pilates sessions at the gym
- Valet parking
- Pool side F&B service
- (24/7) Bookable Quiet/relaxation/library rooms
- (24/7) Bookable games room
- (24/7) Co-working Space with Tea/coffee/water/sodas
- Common room to book for parties – events



# PROJECT AMENITIES

## OUTDOOR AMENITIES

- Swimming pool
- Splash pad
- Outdoor gym
- Outdoor & Indoor kids play area
- Yoga deck
- Relaxing gardens
- Beach lounge
- Beach clubhouse
- F&B retail strip
- Convenience retail
- Beach sports

## INDOOR AMENITIES

- Gym with dance and yoga studio
- Sauna and treatment room
- Library
- Family lounge
- Games room
- Co- working space



# PROJECT WIDE SERVICES – A LA CARTE SERVICES

- Housekeeping
- Laundry
- Room service (F&B)
- Holiday planning and discount to events
- Lifestyle support (grooming, Spa bookings)
- Pets care
- Re-allocation and move-in assistance
- Car washing
- Car rental
- Car mechanic transportation
- Childcare (babysitting service)
- Nursing care (for people who require assistance)
- (24/7) onsite maintenance for in-unit issues
- House cars with chauffeur

# EXCLUSIVE OFFERS – CAFÉ NIKKI

	Full Branding *Discount	Light Branding *Discount	Membership Annual
Food and Beverage Outlets	20%	10%	25%
Gym Membership	50%	25%	Free
Personnel Trainer at Gym	50%	25%	50%
Little Nikki Kids Club	Free	50%	Free
Sunbed Discount	30%	20%	Free
Discount on Cabana and VIP Beds	20%	none	50%
Spa Treatment Discount	20%	none	30%
Watersports Discount	20%	none	30%
Discount at Residential Retail	tba	tba	tba
Discount for Salon Services	tba	tba	tba
Special Event Discount (NYE, Christmas, Anniversary, Opening Party, etc.)	50%	25%	50%
Access to monthly cooking master classes	50%	25%	Free
Access to monthly beverage master class with Cocktail Mixologist and Wine Sommelier	Free	50%	Free
Access to art exhibitions hosted at Nikki Beach (Entry Fee), film festivals	Free	50%	Free
Access to our outdoor fitness programs including daily boot camps and circuit training	Free	50%	Free
Access to group yoga, guided meditations, Reiki & Pilates Classes (also for kids)	Free	50%	Free



# NIKKI BEACH

## RESIDENCES



PARTNERING WITH THE MASTERS  
OF BEACHFRONT LUXURY





NIKKI BEACH  
RESIDENCE



# AVAILABILITY

## 1-5 BED FURNISHED AND UNFURNISHED UNITS

UNIT TYPE	1 BED	2 BED	3 BED	4 BED	5 BED SKY TERRACE	5 BED SKY VILLAS
TOTAL	352	323	110	11	4	3
UNIT AREA SQM	90	126	213	457	558	687
GRAND TOTAL	803					

\*AVERAGE AREAS INCLUDING TERRACES







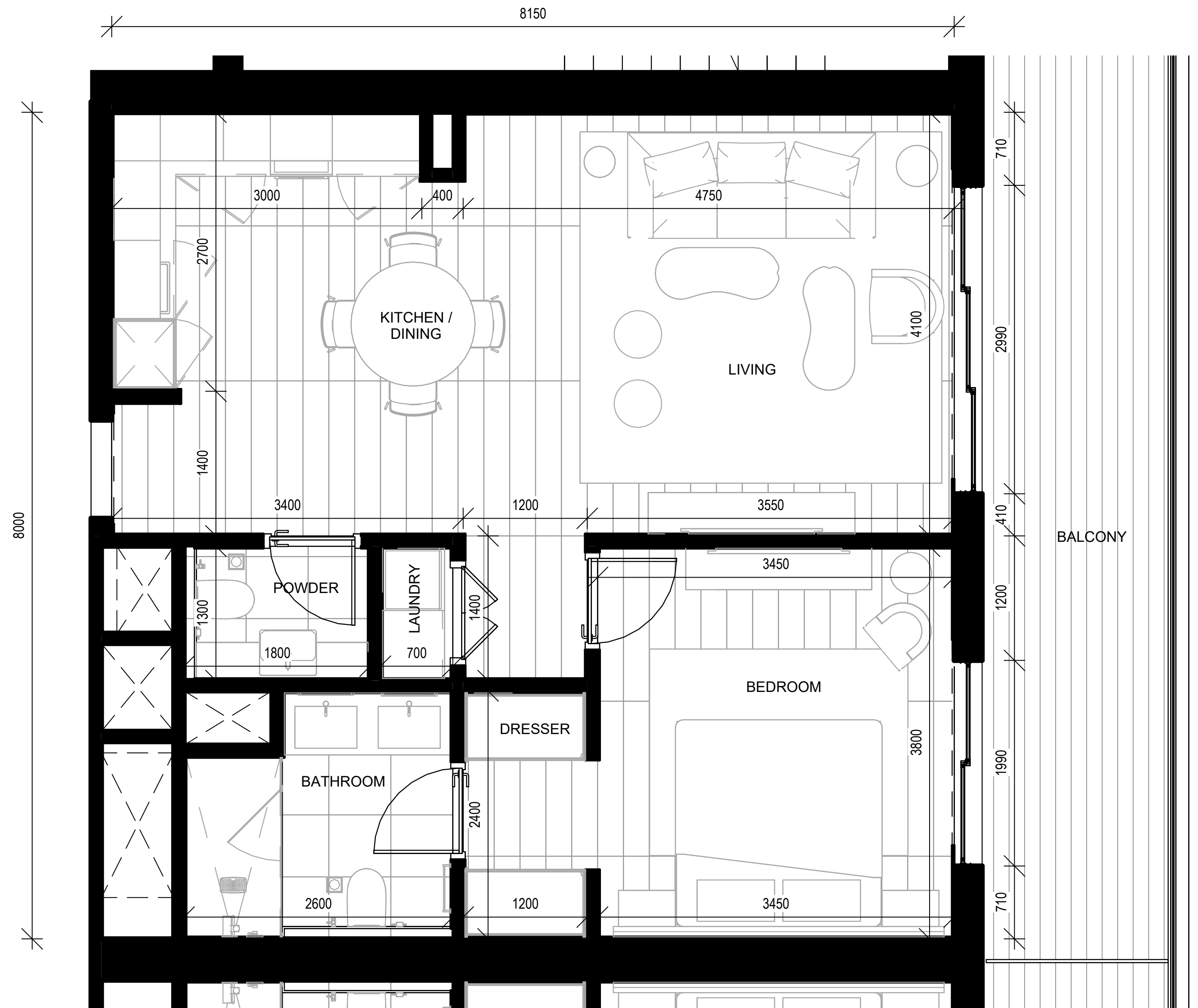


The background is a monochromatic blue image showing palm trees and their reflections in a body of water. The text is centered in a white, serif font.

# FLOOR PLANS

# UNIT TYPE 1A

1 BEDROOM



# UNIT TYPE 2A

2 BEDROOM





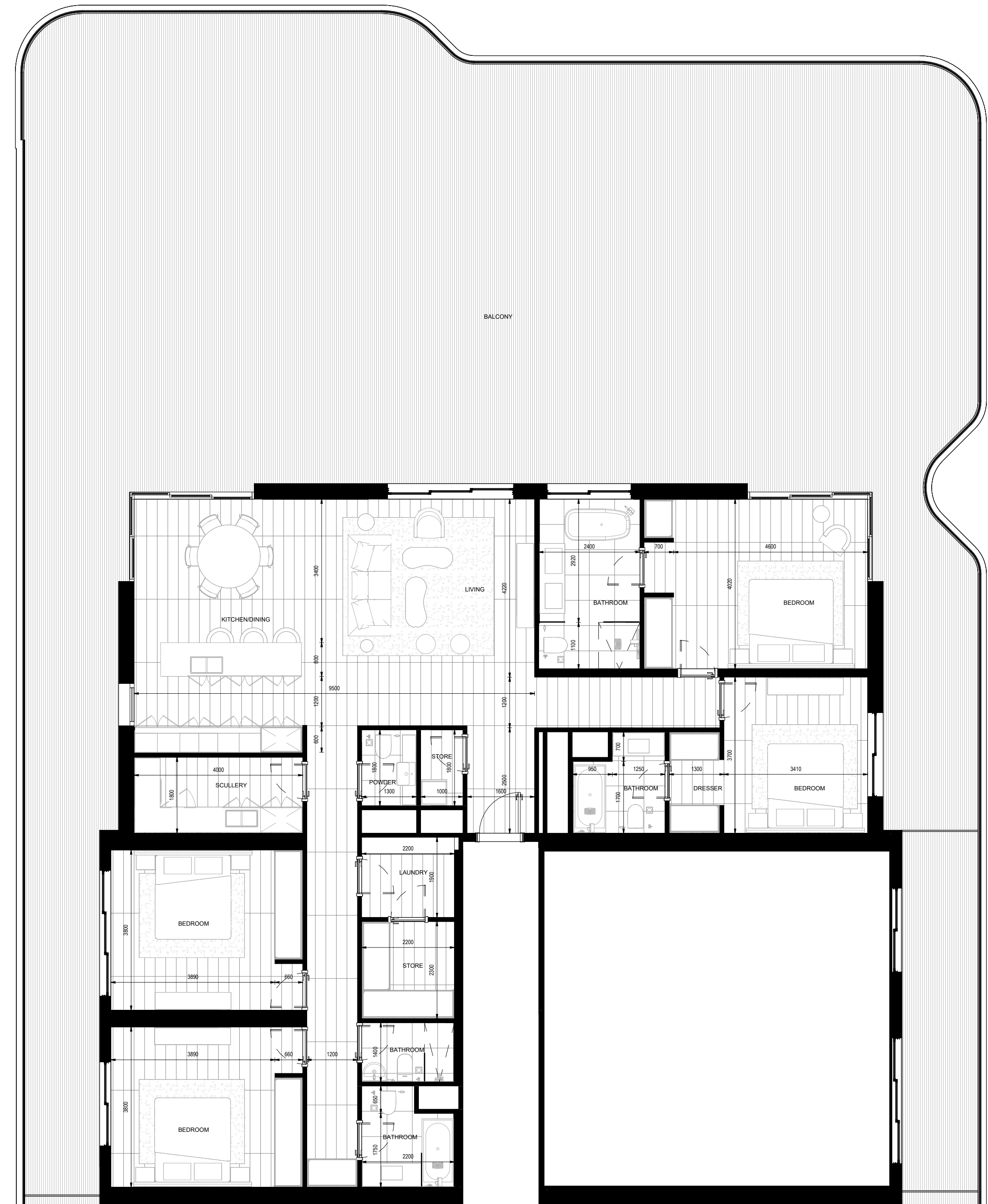
# UNIT TYPE 3A

3 BEDROOM



# UNIT TYPE 4A

4 BEDROOM

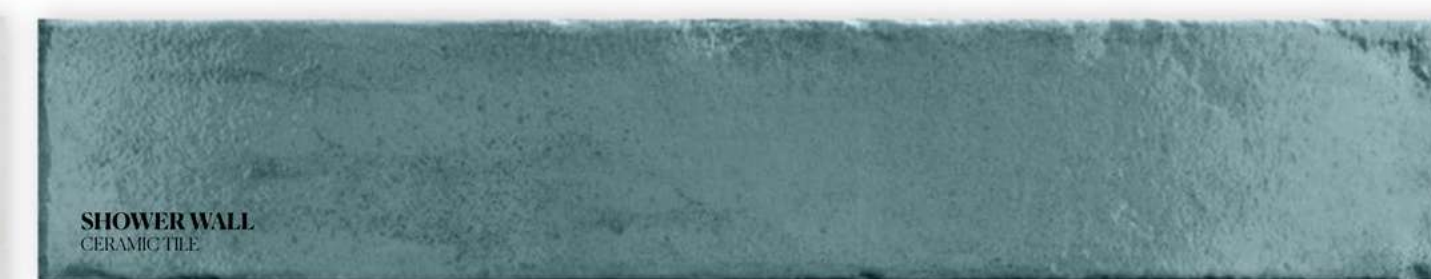
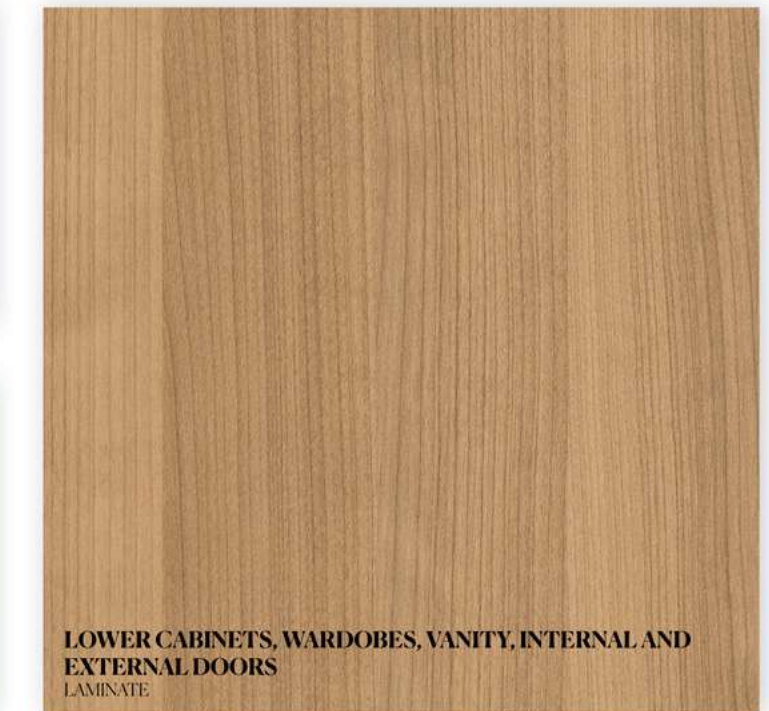
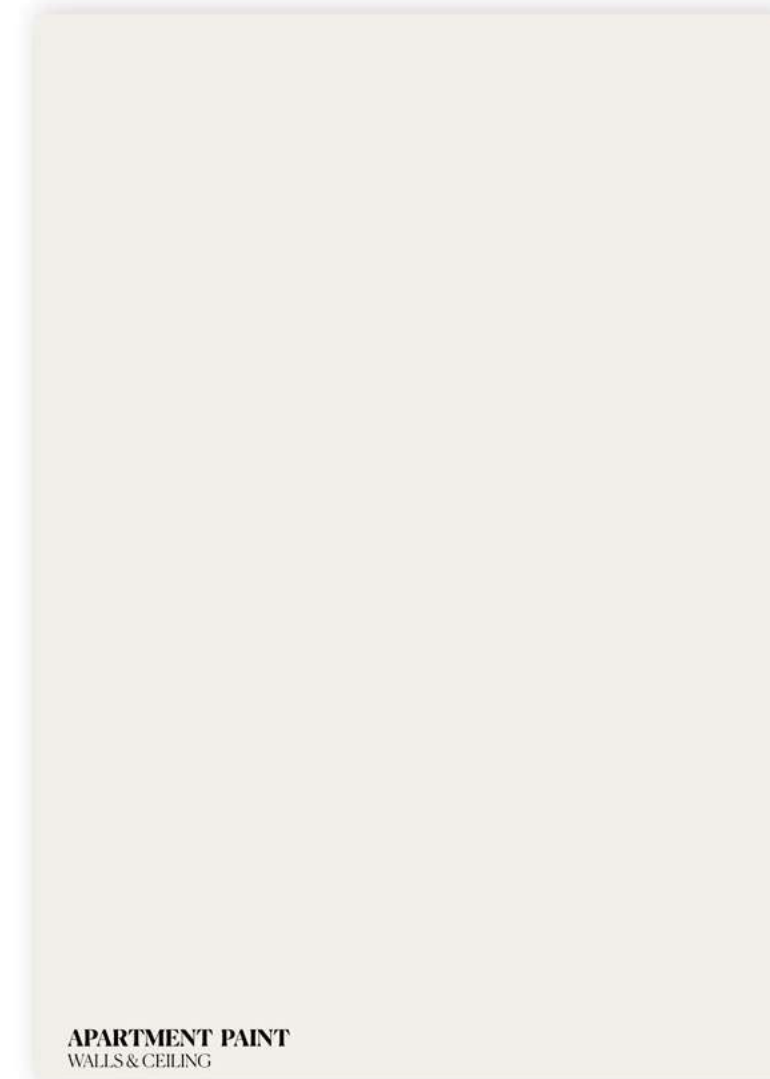


# UNIT TYPE SKY TERRACE

5 BEDROOM



# MATERIAL BOARD









PAYMENT PLAN

60/40

HANDOVER

2028





# STARTING PRICE (AED)

1BR	2BR	3BR	4BR	5BR
2.37M	3.48M	5.50M	TBC	TBC



# ROSSO BAY

RESIDENCES



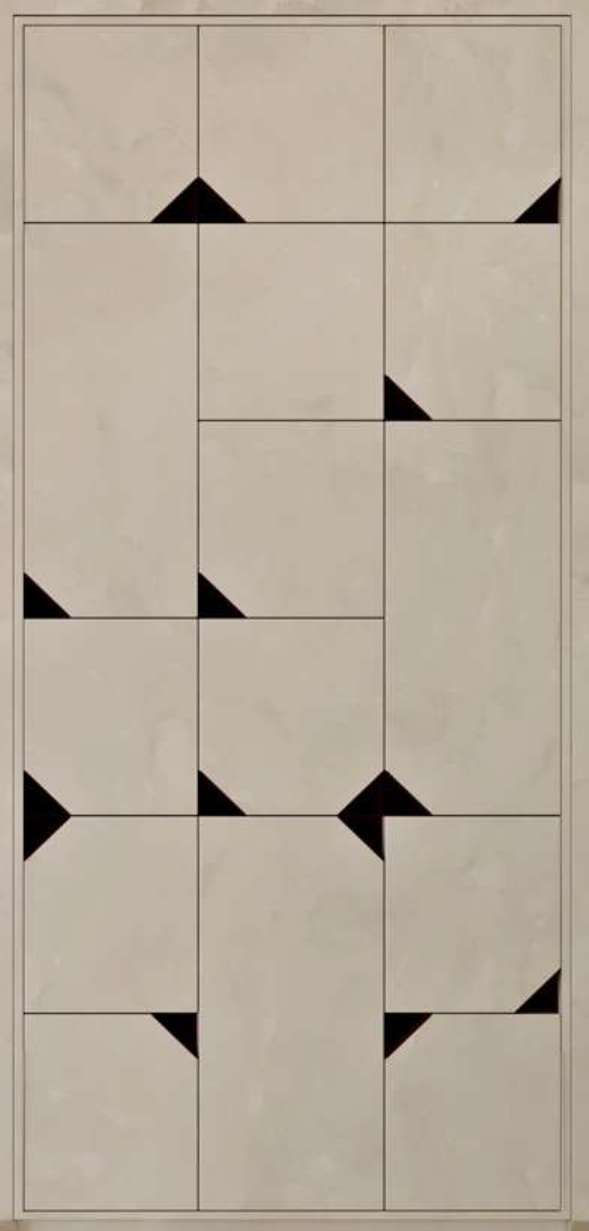
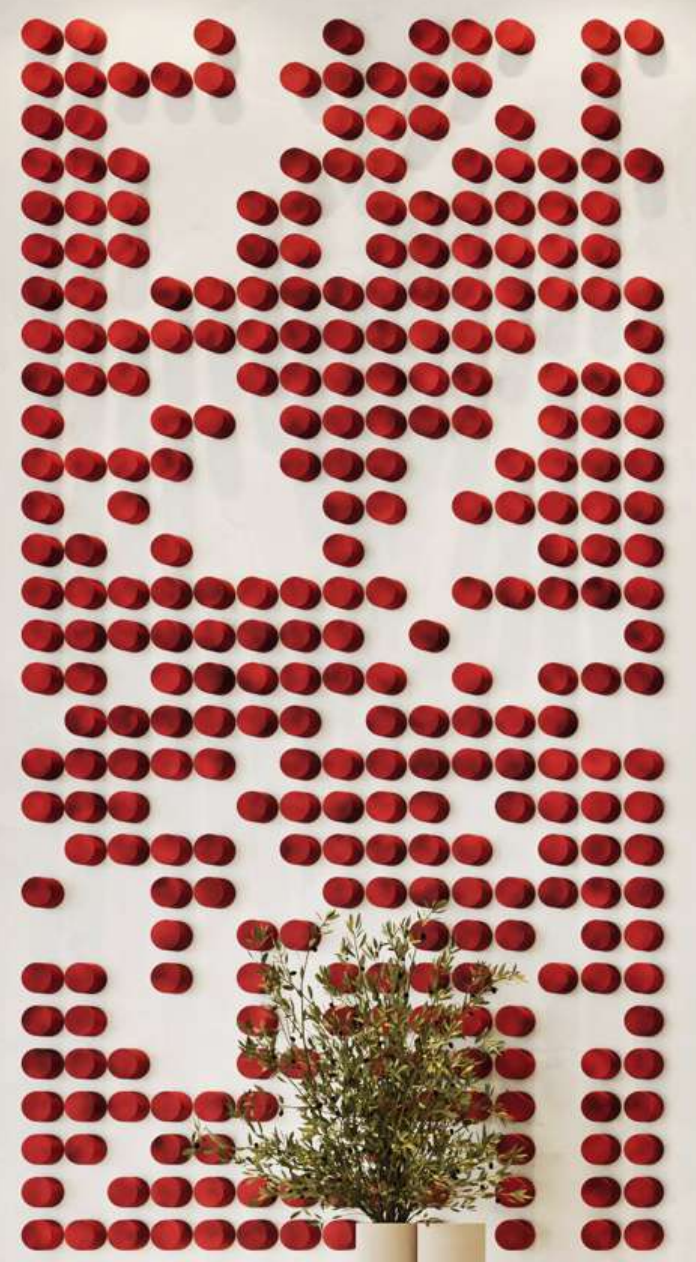
# AVAILABILITY

## 1-4 BED FURNISHED AND UNFURNISHED UNITS

UNIT TYPE	1 BED	2 BED	3 BED	4 BED	4 BED PENTHOUSE
TOTAL	523	444	210	9	9
UNIT AREA SQM	94	125	200	320	304
TOTAL UNITS	1195				

\*AVERAGE AREAS INCLUDING TERRACES







IMPRESSIONISM

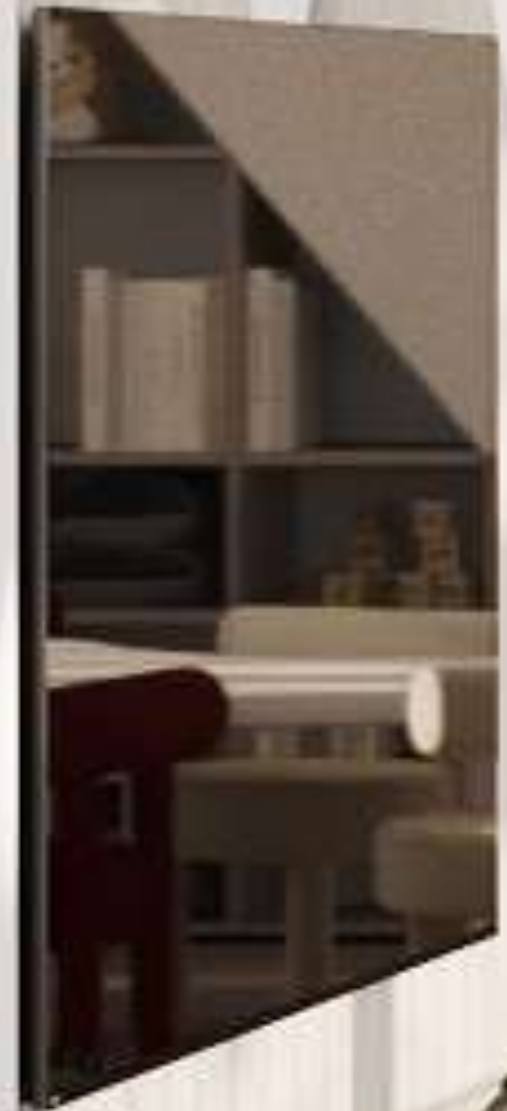
FOLK

ATELIER  
KEMPE  
HILL  
VILLA  
HIPPRAINE

IMPRESSIONISM

LOGGIA

ARTWORK



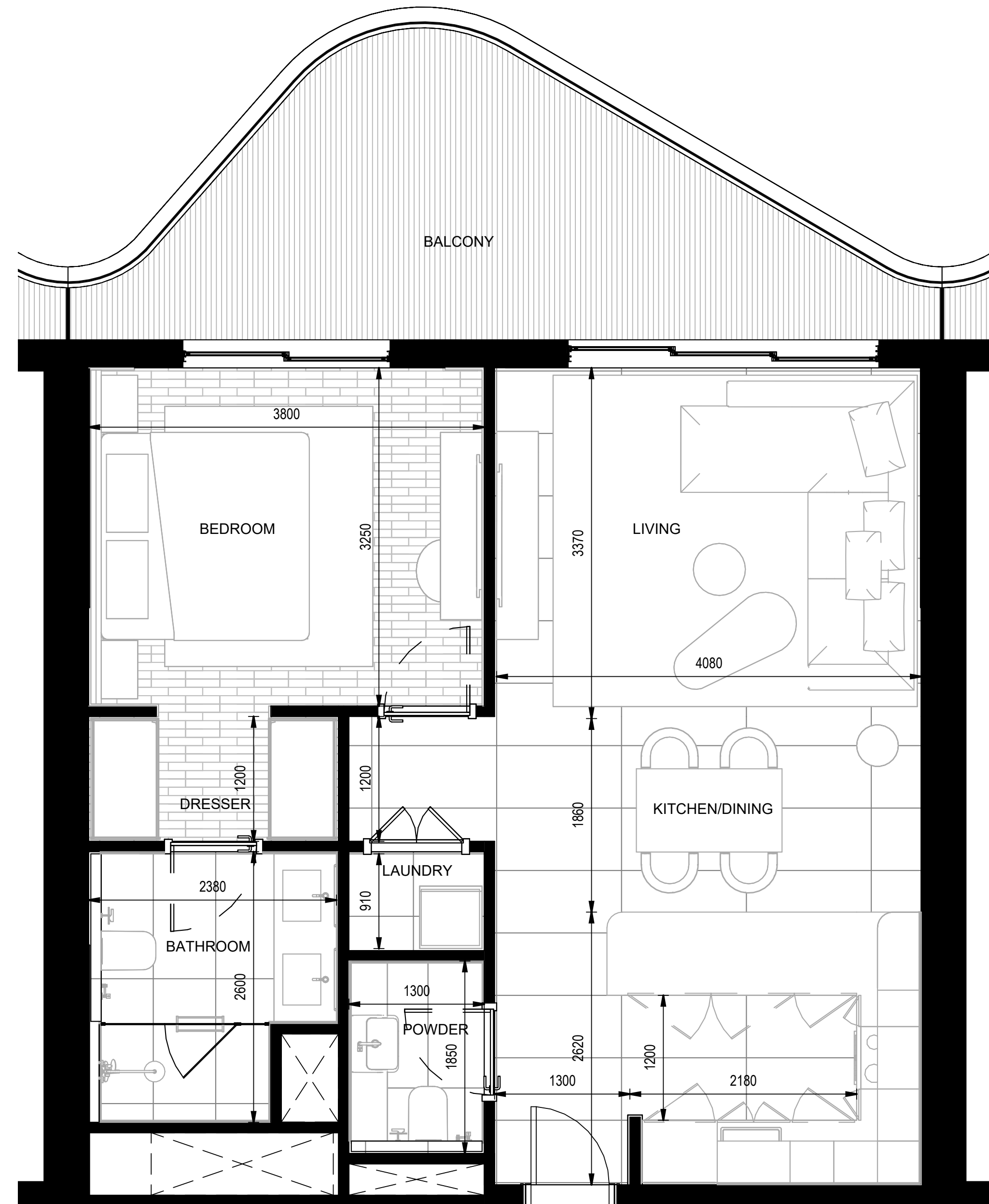




# FLOOR PLANS

# UNIT TYPE 1A

1 BEDROOM



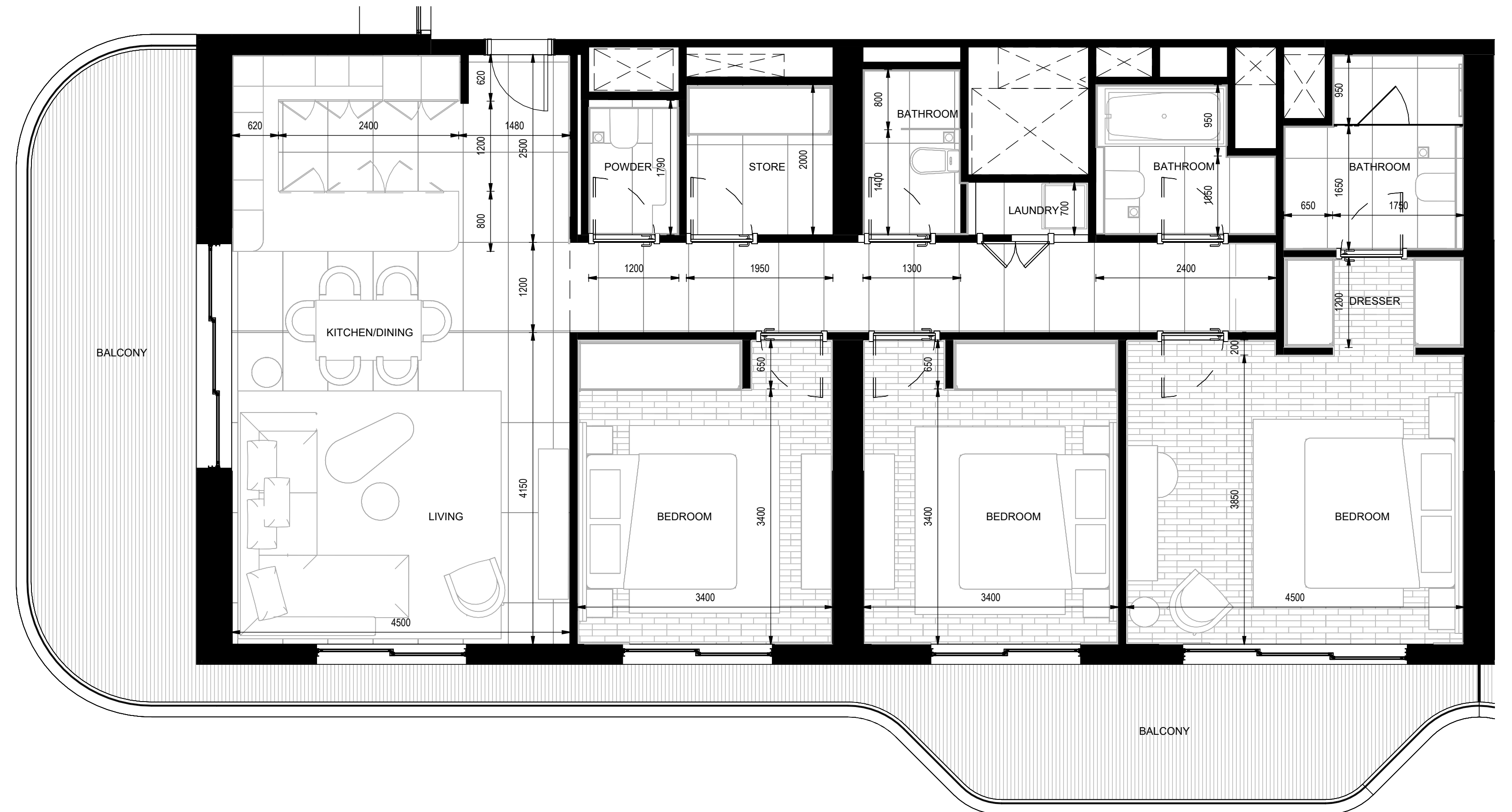
# UNIT TYPE 2A

2 BEDROOM



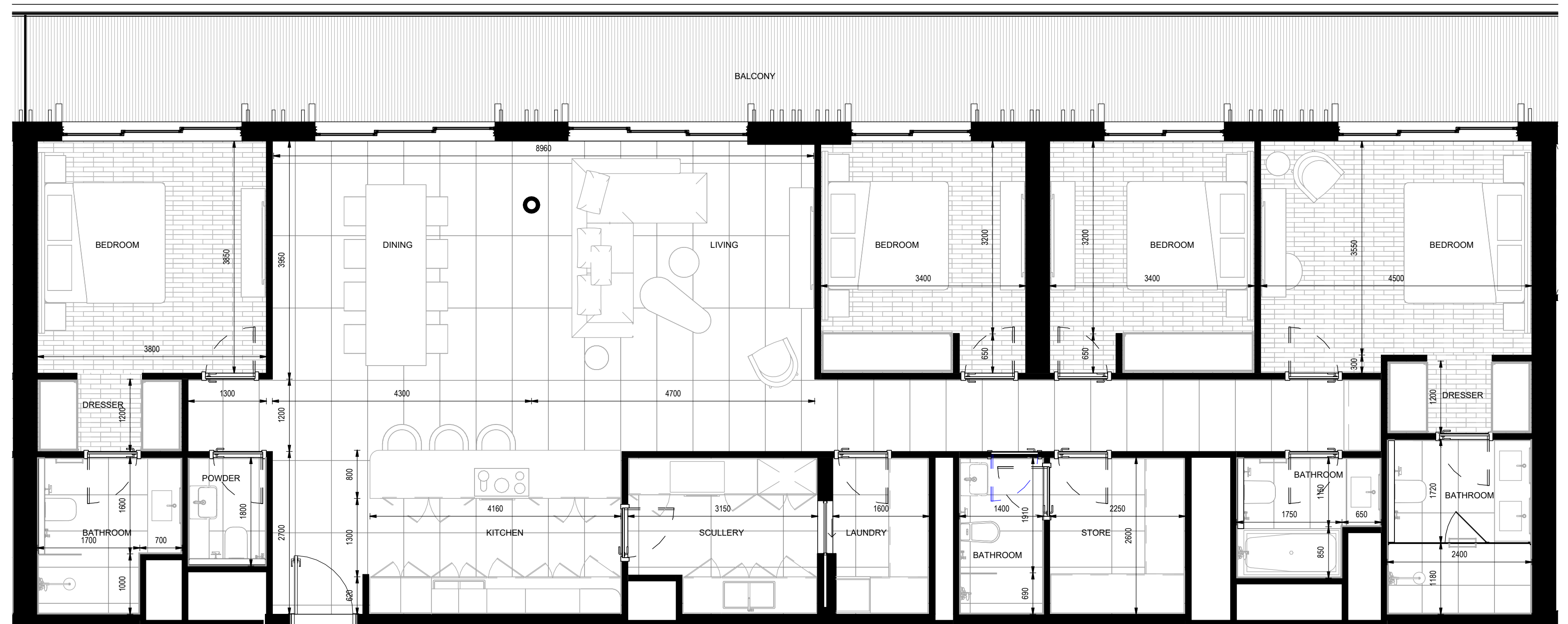
# UNIT TYPE 3A

3 BEDROOM

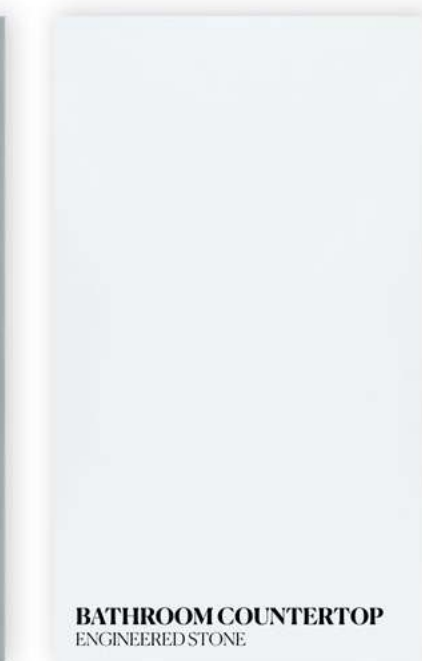
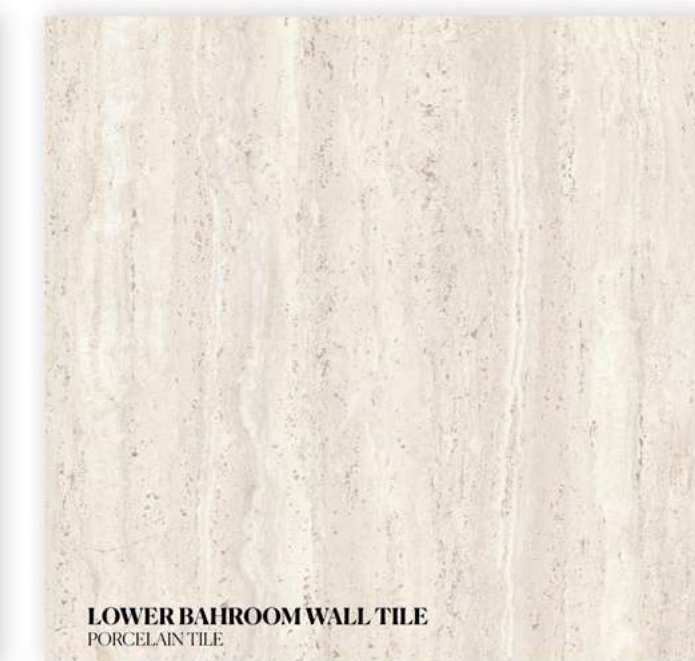
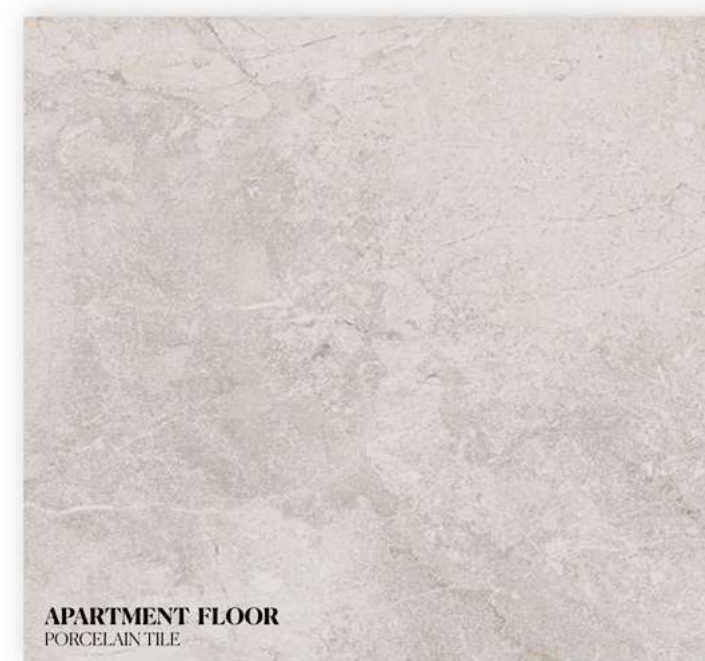
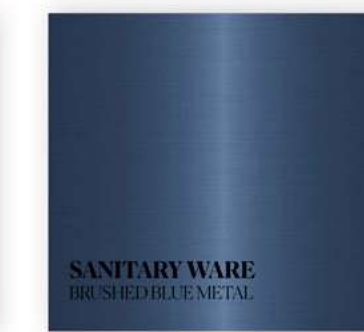
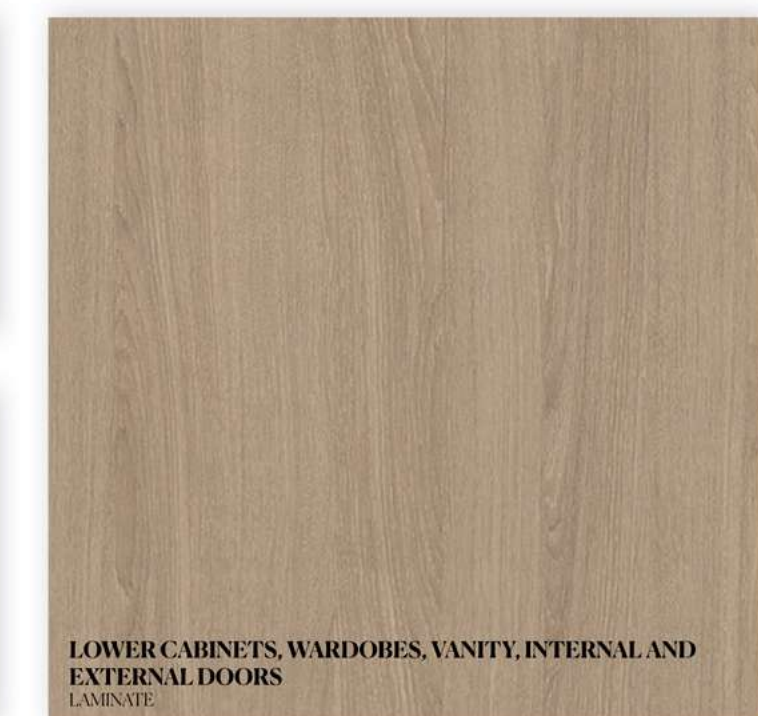
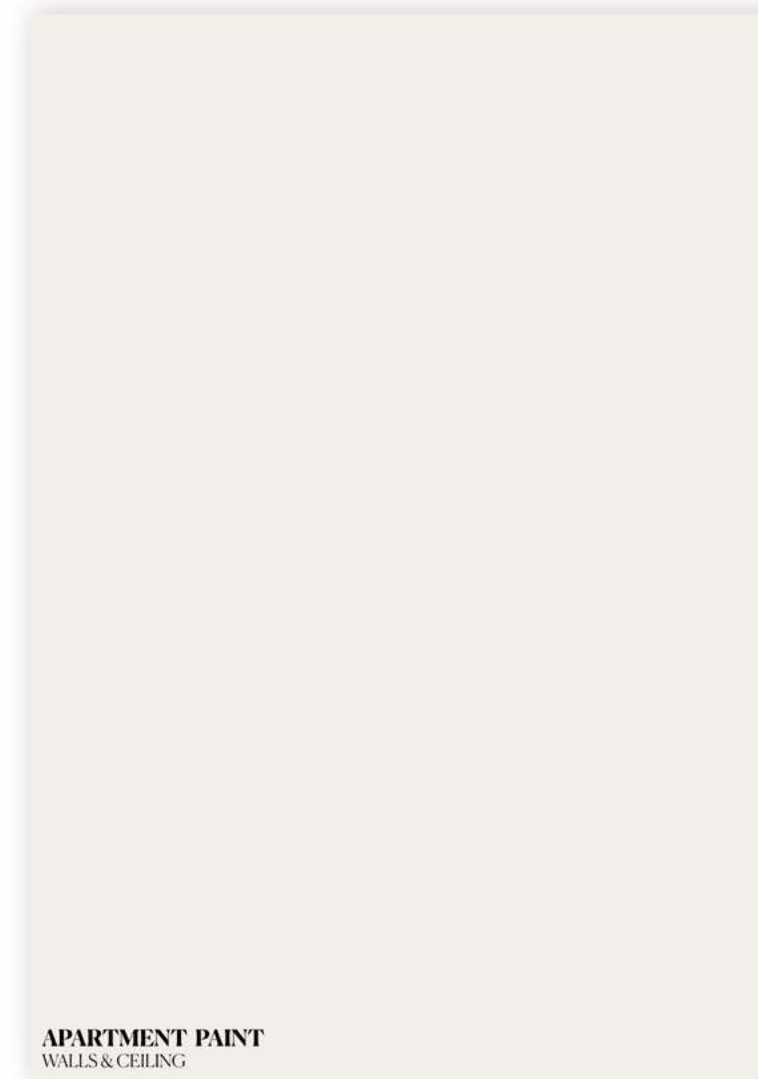


# UNIT TYPE 4A

4 BEDROOM



# MATERIAL BOARD



PAYMENT PLAN

60/40

HANDOVER

2028





# STARTING PRICE (AED)

1BR

2BR

3BR

4BR

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1.76M

2.63M

3.82M

TBC