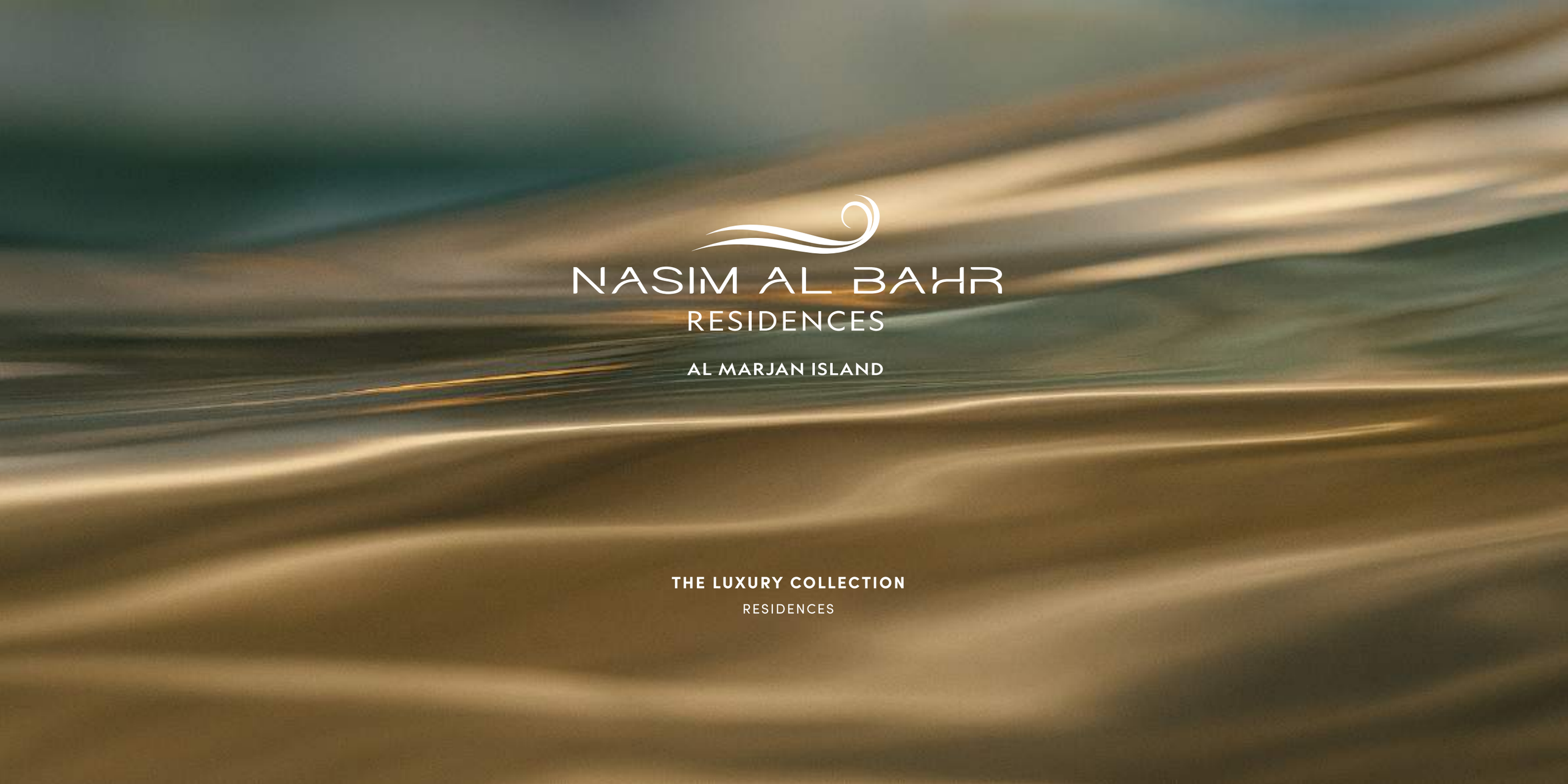

NASIM AL BAHR
RESIDENCES
AL MARJAN ISLAND
THE LUXURY COLLECTION
RESIDENCES

EACH NOTE OF THE SEA
BECOMES PART
OF A LARGER TEMPO,
WHERE LAND AND HORIZON
SPEAK IN HARMONY.

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THE BREEZE MOVES THROUGH RAS AL KHAIMAH CARRYING STORIES OF TRADITIONS AND LIGHT.

EACH NOTE OF THE SEA BECOMES PART OF A LARGER TEMPO, WHERE LAND AND HORIZON SPEAK IN HARMONY.

FROM THIS DIALOGUE, A NEW DESTINATION OF HOSPITALITY EMERGES, SHAPED BY HERITAGE AND ARTISTRY, FORMED BY EVERY GRAIN OF SAND AND GLIMMER OF WATER.

HERE, DETAILS BECOMES AMOMENT OF DISCOVERY, WEAVING A LIVING TAPESTRY CALLED NASIM AL BAHR.





RAS AL KHAIMAH

RAS AL KHAIMAH CARRIES A NATURAL GRACE, SHAPED BY GOLDEN COASTS AND PALM VALLEYS.

MORNINGS UNFOLD IN SOFT LIGHT OVER THE DESERT, AFTERNOONS DRIFT TOWARD CALM WATERS, AND EVENINGS GATHER AROUND SHARED TABLES AND OPEN AIR.

A STEADY SENSE OF GROWTH MOVES THROUGH THE EMIRATE, ROOTED IN HERITAGE AND SHAPED BY MEASURED PROGRESS, OFFERING A PLACE WHERE TRADITION AND OPPORTUNITY LIVE SIDE BY SIDE.





STRETCHING INTO THE ARABIAN GULF, AL MARJAN ISLAND
CARRIES THE SPIRIT OF THE SEA AND THE PROMISE OF ADVENTURE.



AL MARJAN ISLAND

RAS AL KHAIMAH'S MOST CAPTIVATING ADDRESS

DAYS HERE MOVE GENTLY BETWEEN CAFÉS BY THE MARINA, GARDENS OVERLOOKING THE COAST, AND THE STEADY PACE OF THE CITY BEYOND, FILLED WITH THE SCENT OF SALT AIR AND THE HUM OF ALLURE FROM UAE'S FIRST INTEGRATED RESORT, A LANDMARK OF EXPERIENCE AND ENTERTAINMENT.

EXCLUSIVE BEACHFRONT RESORTS AND CLUBS

WATERFRONT PROMENADE FOR RUNNING AND CYCLING

GREEN TRAILS AND PARKS

JET-SKIING, KAYAKING, AND OTHER WATER SPORTS

THE REGION'S LARGEST ENTERTAINMENT RESORT OPENING

Q1 2027, WITH 4 MILLION ANNUAL PROJECTED VISITORS



BETWEEN THE CITY, THE SEA, AND THE SKY

UAE'S FIRST INTEGRATED RESORT — 05 mins.

MARJAN CENTRAL — 05 mins.

AL HAMRA GOLF CLUB — 15 mins.

RAK INTERNATIONAL AIRPORT — 30 mins.

DXB INTERNATIONAL AIRPORT — 60 mins.

NASIM AL BAHR
RESIDENCES
AL MARJAN ISLAND

UAE'S FIRST INTEGRATED RESORT

AL HAMRA GOLF CLUB

MARJAN CENTRAL



RAK INTERNATIONAL AIRPORT



NASIM AL BAHR / NUH-SEEM AL BAHAR /نسيم البحر - THE BREEZE OF THE SEA.

THE ESSENCE OF CALM WINDS AND SHIFTING TIDES

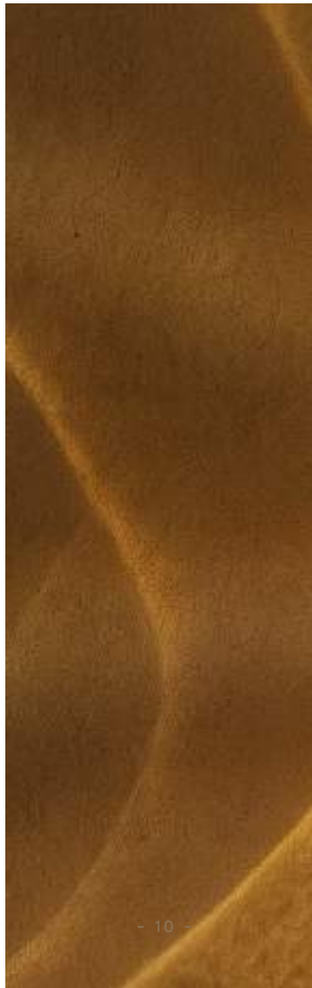
BRINGING THE SOUL OF THE COAST IN EVERY BREATH OF WIND.



THE RESIDENTIAL TOWER OFFERS
ONE TO FIVE-BEDROOM APARTMENTS
AND PENTHOUSES WITH
PANORAMIC SEA VIEWS.

ALONG THE COAST, A SELECT NUMBER OF VILLAS
AND TOWNHOUSES BRING LIFE CLOSER TO THE WATER,
BLENDING EXCLUSIVITY WITH THE SERENITY OF THE BAY.

TOGETHER, THEY EMBODY THE PRESTIGE OF THE LUXURY
COLLECTION AND ADNH'S LEGACY IN DEFINING EXCEPTIONAL
HOSPITALITY ACROSS THE EMIRATES.





THE VIEWS

A COMPASS FOR THE SOUL

THE ARABIAN GULF
NASIM AL BAHR RESORT
THE PRIVATE BAY
AL MARJAN ISLAND
MARJAN CENTRAL
UAE'S FIRST INTEGRATED RESORT
JEBEL JAIS







THE DESTINATION

WITHIN THE DESTINATION

THE RESIDENCES AT NASIM AL BAHR REFLECTS THE ESSENCE
OF LIVING IN A DESTINATION WITHIN ANOTHER.

RESIDENTS ENJOY FULL ACCESS TO ALL HOTEL AND RESIDENTIAL
AMENITIES, SURROUNDED BY THE GENTLE MOVEMENT
OF THE SEA BREEZE THAT DEFINES NASIM AL BAHR.

IT MOVES THROUGH EVERY SPACE AS A CONSTANT REMINDER
OF THE BEAUTY OF THE PLACE, CARRYING WITH IT THE SERENITY,
VITALITY, AND ALLURE THAT MAKE THIS DESTINATION
UNLIKE ANY OTHER.





THE HOTEL
AT NASIM AL BAHR

A BENCHMARK IN HOSPITALITY

AT THE CENTER OF NASIM AL BAHR, THE LUXURY RESORT REPRESENTS THE ESSENCE OF ELEVATED HOSPITALITY, DRAWING ON ADNH'S LEGACY OF SERVICE EXCELLENCE AND OFFERING GUESTS AND RESIDENTS ACCESS TO A WORLD-CLASS RESORT EXPERIENCE.



EXCLUSIVE AMENITIES
FOR RESIDENTS





DINING & LOUNGE

LOBBY LOUNGE BAR
LOBBY CAFE
SPECIALITY RESTAURANT
POOL RESTAURANT
POOL BAR
KIOSK LOUNGE







EXCLUSIVE AMENITIES

FOR RESIDENTS

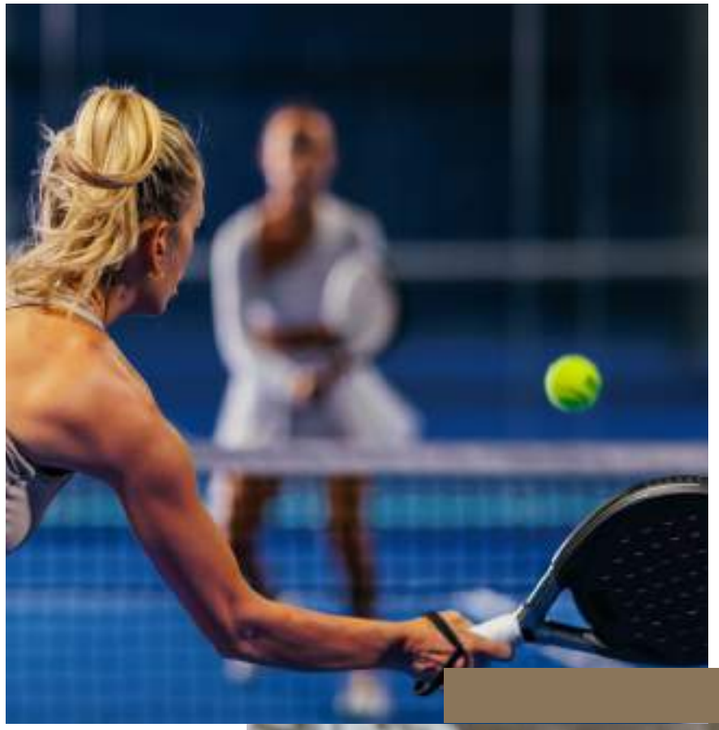
WELLNESS & RECREATION

SPA

GYM

INDOOR PADEL

POOL











EXCLUSIVE AMENITIES
FOR RESIDENTS

ENTERTAINMENT & SOCIAL

GAMES ROOM
SCREENING ROOM
MULTIPURPOSE HALL
KIDS' AREA













ONVIA

PRIVILEGES

EXCLUSIVE FOR OWNERS

PREFERRED RATES AT MARRIOTT PROPERTIES WORLDWIDE
PRIORITY ACCESS TO CURATED TRAVEL AND LUXURY LIFESTYLE OFFERS
DEDICATED CONCIERGE SERVICES FOR OWNERS
ELITE STATUS ACROSS MORE THAN 7,000 HOTELS WORLDWIDE
ROOM UPGRADES AND LATE CHECK-OUTS
REDEEMABLE POINTS FOR STAYS, FLIGHTS, AND EXPERIENCES



AN EXCLUSIVE COMMUNITY BY THE WATER'S EDGE RISING BESIDE THE RESORT, NASIM AL BAHR ENCOMPASSES A CURATED COLLECTION OF FULLY FURNISHED AND EQUIPPED RESIDENCES, VILLAS, AND TOWNHOUSES THAT REFLECT THEIR SURROUNDINGS AND MIRROR THE QUALITY AND CHARACTER OF THE HOTEL THEY ADJOIN.

WIDEST RANGE OF RESIDENCES

ON AL MARJAN ISLAND

ONE TO FIVE-BEDROOM RESIDENCES
THREE-BEDROOM TOWNHOUSES
TWO AND THREE-BEDROOM PODIUM VILLAS
THREE-BEDROOM BEACH VILLAS
THREE-BEDROOM SEASIDE VILLAS
PRESIDENTIAL VILLA





THE ARCHITECTURE

ANCHORING THE EXPERIENCE

THE TWO SCULPTED TOWERS OF NASIM AL BAHR RISE BESIDE THE WATER, STEPPING DOWN TOWARD A SEQUENCE OF VILLAS THAT TRACE THE CURVE OF THE BAY.

THE FAÇADES COMBINE GLASS, METAL, AND STONE THAT RESPOND TO LIGHT AND ORIENTATION.

EVERY SURFACE INTERACTS WITH ITS SURROUNDINGS, CREATING A VISUAL RELATIONSHIP BETWEEN THE SEA, THE SKY, AND THE ARCHITECTURE ITSELF.



IMPECCABLE BALANCE

OF LIGHT AND BREEZE

THE MASTER PLAN OF NASIM AL BAHR IS ORIENTED TO CAPTURE SUNRISE AND SUNSET, GUIDED BY THE NATURAL MOVEMENT OF THE WIND AND LIGHT ACROSS THE BAY.

THE DESIGN REDUCES HEAT DURING PEAK HOURS WHILE KEEPING OUTDOOR SPACES COMFORTABLE AND BRIGHT THROUGHOUT THE YEAR.

SEASONAL STUDIES ENSURE A CONSISTENT BALANCE OF SHADE AND DAYLIGHT, ENHANCING THE EFFICIENCY OF EVERY ASPECT OF THE DESIGN.





THE VISION

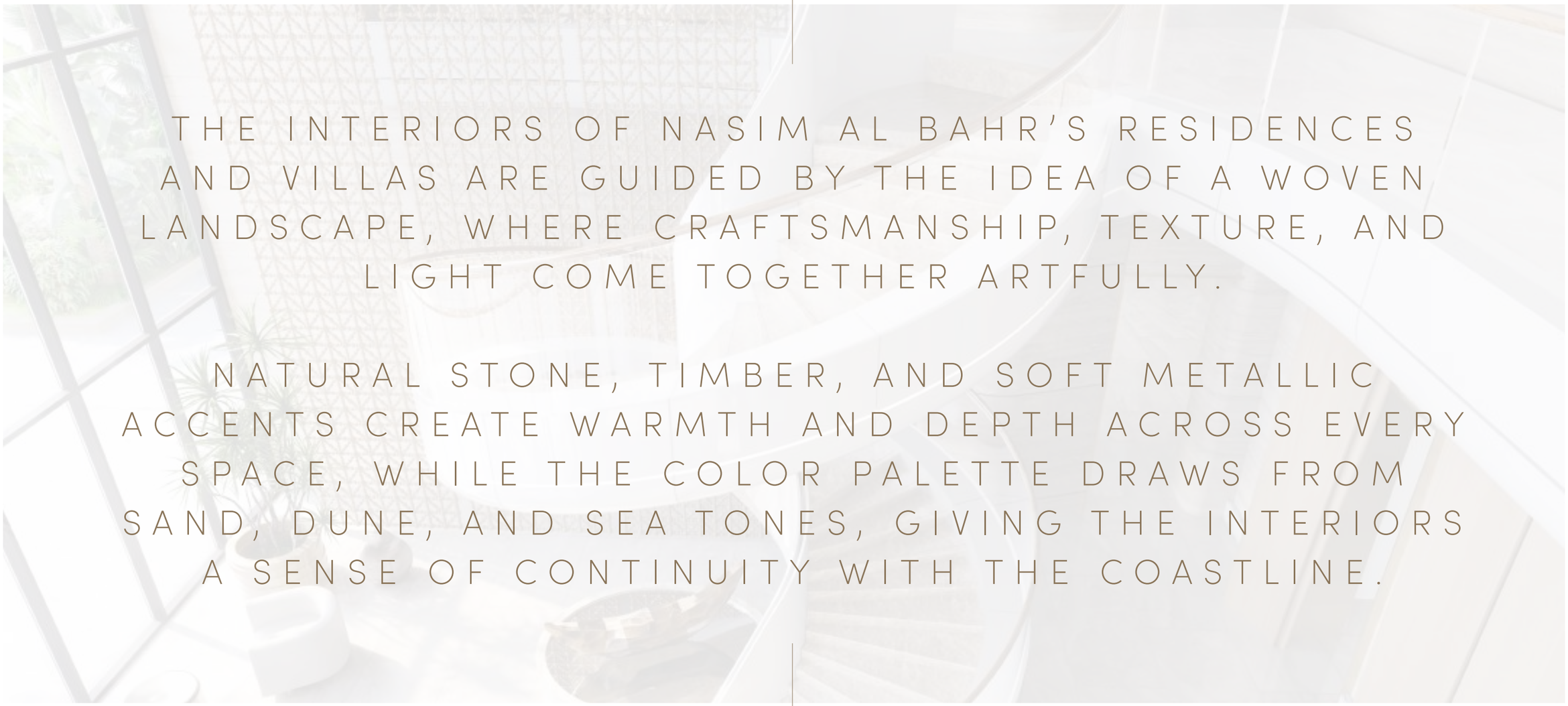
A TAPESTRY UNFOLDED

TRAVELERS FROM AROUND THE WORLD ARE INVITED TO GATHER IN CELEBRATION. THEY STAND IN AWE BEFORE A VIBRANT TAPESTRY, WHERE HISTORY, ARTISTRY, AND NATURE ENTWINE, CREATING A TIMELESS AND CONTEMPORARY MASTERPIECE.

THIS TAPESTRY UNFOLDS THE SPIRIT OF RAS AL KHAIMAH, REIMAGINED ON AL MARJAN ISLAND WITHIN THE RESIDENCES AT NASIM AL BAHR.







THE INTERIORS OF NASIM AL BAHR'S RESIDENCES AND VILLAS ARE GUIDED BY THE IDEA OF A WOVEN LANDSCAPE, WHERE CRAFTSMANSHIP, TEXTURE, AND LIGHT COME TOGETHER ARTFULLY.

NATURAL STONE, TIMBER, AND SOFT METALLIC ACCENTS CREATE WARMTH AND DEPTH ACROSS EVERY SPACE, WHILE THE COLOR PALETTE DRAWS FROM SAND, DUNE, AND SEA TONES, GIVING THE INTERIORS A SENSE OF CONTINUITY WITH THE COASTLINE.



IN THE LOBBY, TRAVERTINE SURFACES, SCULPTED STONE, AND WOVEN TEXTURES CREATE A LAYERED COMPOSITION THAT REFLECTS THE LARGER COASTAL SETTING.NATURAL LIGHT FILTERS THROUGH DOUBLE-HEIGHT SPACES, HIGHLIGHTING CRAFTED DETAILS AND ARTWORKS THAT ANCHOR THE ARRIVAL EXPERIENCE.



THE LUXURY COLLECTION
RESIDENCES





THE BATHROOMS FEATURE STONE SURFACES, SOFT LIGHTING, AND PREMIUM FINISHES
THAT EMPHASIZE THE VISUAL COHERENCE. MATERIALS AND FIXTURES ARE SELECTED TO CREATE
A COMPOSED, TACTILE ENVIRONMENT.



KITCHENS COME FULLY EQUIPPED AND ARE DESIGNED AS OPEN, LIGHT-FILLED EXTENSIONS OF THE LIVING SPACE, WHERE SOFT LINES SHAPE THE COUNTERS AND CABINETRY. INTEGRATED SHELVING AND CONCEALED APPLIANCES CONTINUE THIS SENSE OF OPENNESS AND MAINTAIN A NEAT, UNINTERRUPTED LOOK.



THE DINING AREA SERVES AS A FOCAL POINT OF CONNECTION BETWEEN THE KITCHEN AND LIVING SPACE, WHILE OVERHEAD, SCULPTED LIGHTING CASTS A WARM GLOW, TURNING DAILY MEALS INTO INTIMATE EXPERIENCES.







THE BATHROOMS FEATURE STONE SURFACES, SOFT LIGHTING, AND PREMIUM FINISHES THAT EMPHASIZE THE VISUAL COHERENCE. MATERIALS AND FIXTURES ARE SELECTED TO CREATE A COMPOSED, TACTILE ENVIRONMENT.



PROJECT FACTS

PROJECT NAME: Nasim Al Bahr
PROJECT TYPE: Residential & Mixed Use
LOCATION: Al Marjan Island, Ras Al Khaimah
CONFIGURATION: Residences: 2B+G+19

UNIT TYPES & AREA

- 147 One-Bedroom Residences — 965 SQ. FT.
- 154 Two-Bedroom Residences — 1,382 SQ. FT.
- 79 Three-Bedroom Residences — 2,071 SQ. FT.
- 8 Four-Bedroom Residences — 3,079 SQ. FT.
- 4 Five-Bedroom Residences — 4,006 SQ. FT.
- 10 Three-Bedroom Townhouses — 2,828 SQ. FT.
- 6 Two-Bedroom Podium Villas — 5,506 SQ. FT.
- 16 Three-Bedroom Beach Villas — 3,071 SQ. FT.
- 4 Three-Bedroom Seaside Villas — 3,079 SQ. FT.
- 18 Three-Bedroom Podium Villas — 5,693 SQ. FT.
- 1 Presidential Villa — 11,697 SQ. FT.

TOTAL UNITS

392 Residences

55 Villas & Townhouses

PAYMENT PLAN

40|60 — RESIDENCES

30|70 — VILLAS AND TOWNHOUSES

HANDOVER — Q1 2028



ESTABLISHED IN 1976, ABU DHABI NATIONAL HOTELS (ADNH) HAS GROWN FROM A HOTEL OWNER AND ASSET MANAGER INTO ONE OF THE UAE'S MOST COMPREHENSIVE HOSPITALITY GROUPS.

HEADQUARTERED IN ABU DHABI, THE COMPANY OPERATES ACROSS HOTEL MANAGEMENT, CATERING, TRANSPORT, AND FACILITY SERVICES.

THE RESIDENCES AT NASIM AL BAHR, A LUXURY COLLECTION RESORT & SPA ON AL MARJAN ISLAND, REPRESENTS ITS FIRST OFF-PLAN PROJECT, MARKING A STRATEGIC STEP INTO PREMIUM REAL ESTATE DEVELOPMENT.

THIS MILESTONE REFLECTS THE GROUP'S ENDURING COMMITMENT TO INNOVATION, QUALITY, AND THE CREATION OF DESTINATIONS THAT EMBODY THE UAE'S SPIRIT OF PROGRESS.





AN AWARD-WINNING REAL ESTATE AGENCY, ONE BROKER GROUP (OBG) IS THE EXCLUSIVE SALES PARTNER FOR NASIM AL BAHR. RECOGNIZED BY THE DUBAI LAND DEPARTMENT AS THE HIGHEST-PERFORMING BROKERAGE IN 2022, OBG IS A MARKET LEADER IN PRESTIGIOUS RESIDENTIAL AND COMMERCIAL SALES.

WITH A NETWORK OF 10,000+ PARTNERS AND OVER 150 IN-HOUSE BROKERS, THE GROUP DELIVERS RECORD-SETTING RESULTS AND END-TO-END SOLUTIONS ACROSS UAE'S MOST SOUGHT-AFTER ADDRESSES.

NASIM AL BAHR

RESIDENCES

AL MARJAN ISLAND

THE LUXURY COLLECTION

RESIDENCES

THE RESIDENCES AT NASIM AL BAHR, A LUXURY COLLECTION RESORT & SPA, AL MARJAN ISLAND ARE NOT OWNED, DEVELOPED OR SOLD BY MARRIOTT INTERNATIONAL, INC. OR ITS A LIATES ("MARRIOTT").
ADNM RAK INVESTMENTS LLC-OPC USES THE LUXURY COLLECTION MARKS UNDER A LICENSE FROM MARRIOTT, WHICH HAS NOT CONFI RMED THE ACCURACY OF ANY OF THE STATEMENTS OR REPRESENTATIONS MADE HEREIN.