



YOU ARE A GUIDE TO THE
WORLD OF LUXURY



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







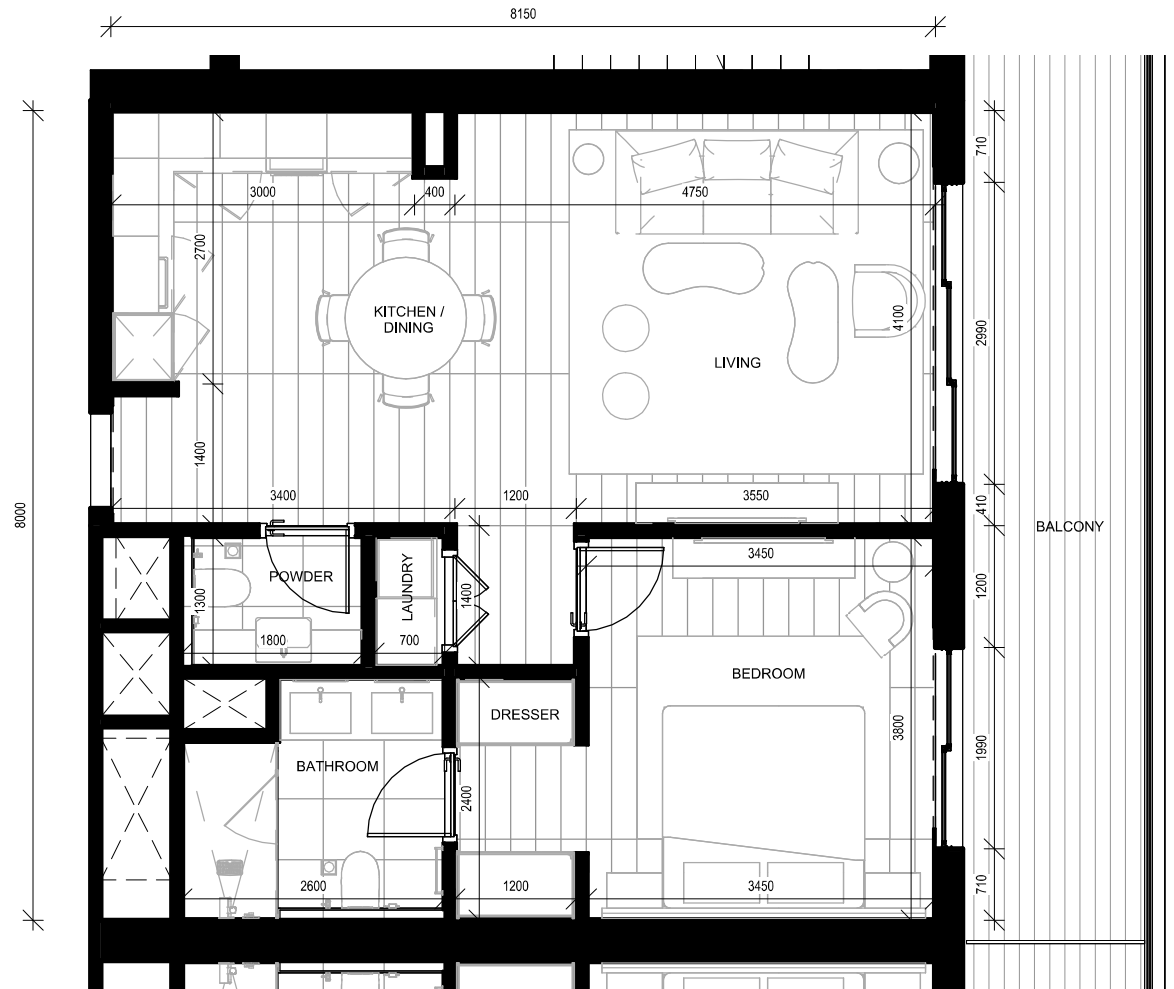


The background of the slide is a blue-tinted photograph of palm trees. The trees are reflected in a body of water, creating a symmetrical effect. The overall mood is serene and tropical.

FLOOR PLANS

UNIT TYPE 1A

1 BEDROOM



UNIT TYPE 2A

2 BEDROOM



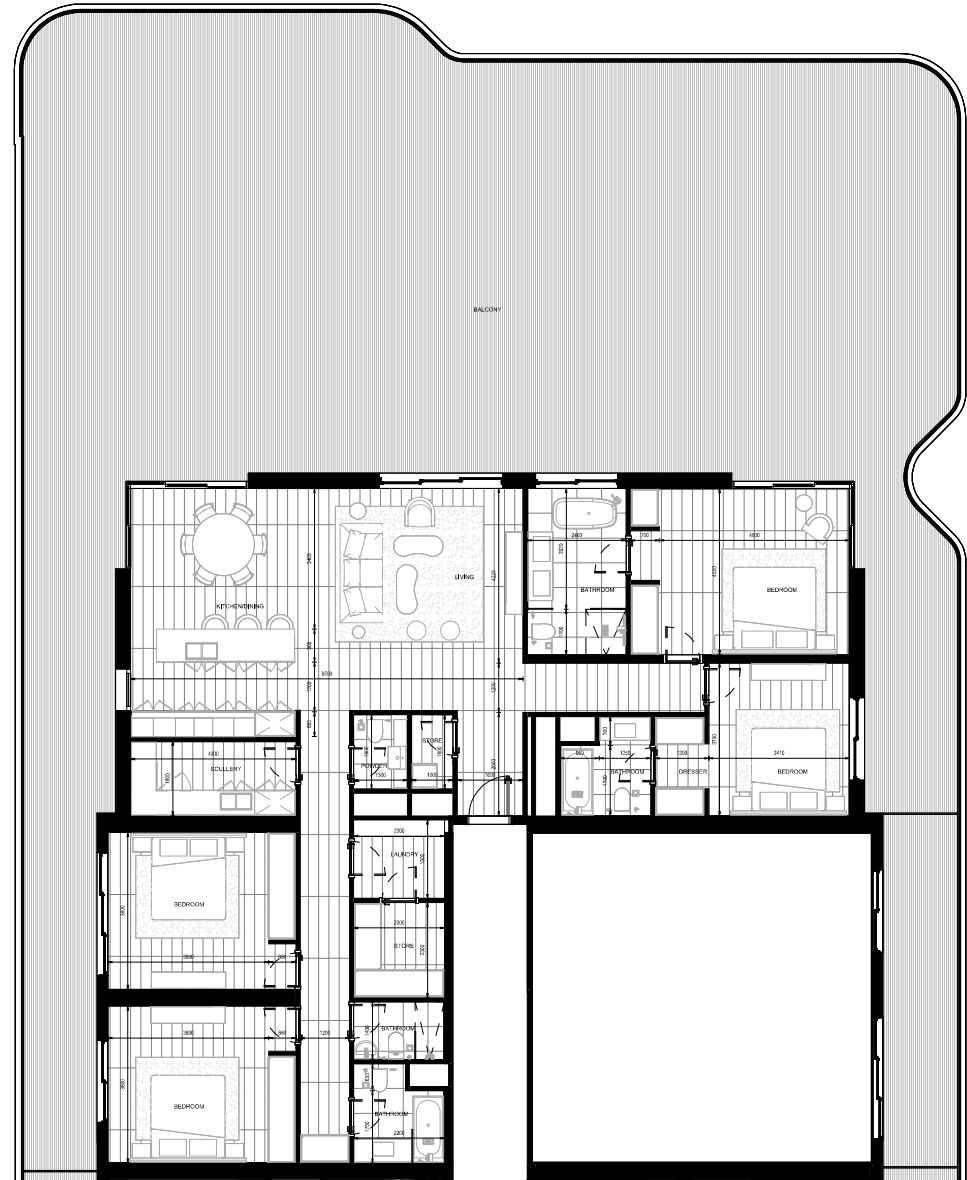
UNIT TYPE 3A

3 BEDROOM



UNIT TYPE 4A

4 BEDROOM



UNIT TYPE SKY TERRACE

5 BEDROOM



MATERIAL BOARD



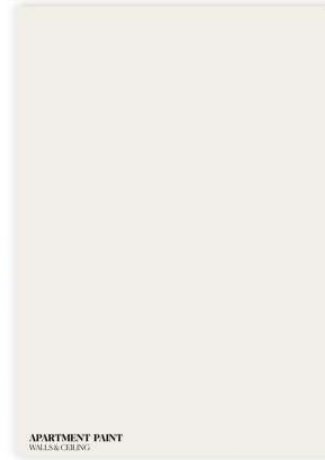
LIVING ROOM / KITCHEN AREA



BEDROOM



BATHROOM



APARTMENT PAINT
WALLS & CEILING



KITCHEN COUNTERTOP
QUARTZ



KITCHEN BACK SPLASH
ENGINEERED GLASS



LOWER CABINETS, WARDROBES, VANITY, INTERNAL AND EXTERNAL DOORS
LAMINATE



KITCHEN UPPER CABINET
LAMINATE



SANITARY WARE
BRUSHED CHROME / ZINC METAL



KITCHEN ACCENT UPPER CABINET
TINTED GLASS



APARTMENT FLOOR
IVOR BLANK TILE



BATHROOM FLOOR AND WALL TILE
PORCELAIN TILE



SHOWER WALL
CERAMIC TILE



BATHROOM PARTITION
TINTED GLASS



BATHROOM COUNTERTOP
ENGINEERED STONE







PAYMENT PLAN
60/40
HANDOVER
2028



STARTING PRICE (AED)

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

THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION