



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY



## A BESPOKE COLLECTION OF BEACHFRONT VILLAS

Welcome to the NB Collection on Hayat Island, a masterpiece of refined elegance and serene coastal living.

Nestled in picturesque Ras Al Khaimah, our villas offer unparalleled tranquillity and a unique connection to nature, providing the perfect sanctuary for discerning homeowners right by the sea.



### UNIT MIX

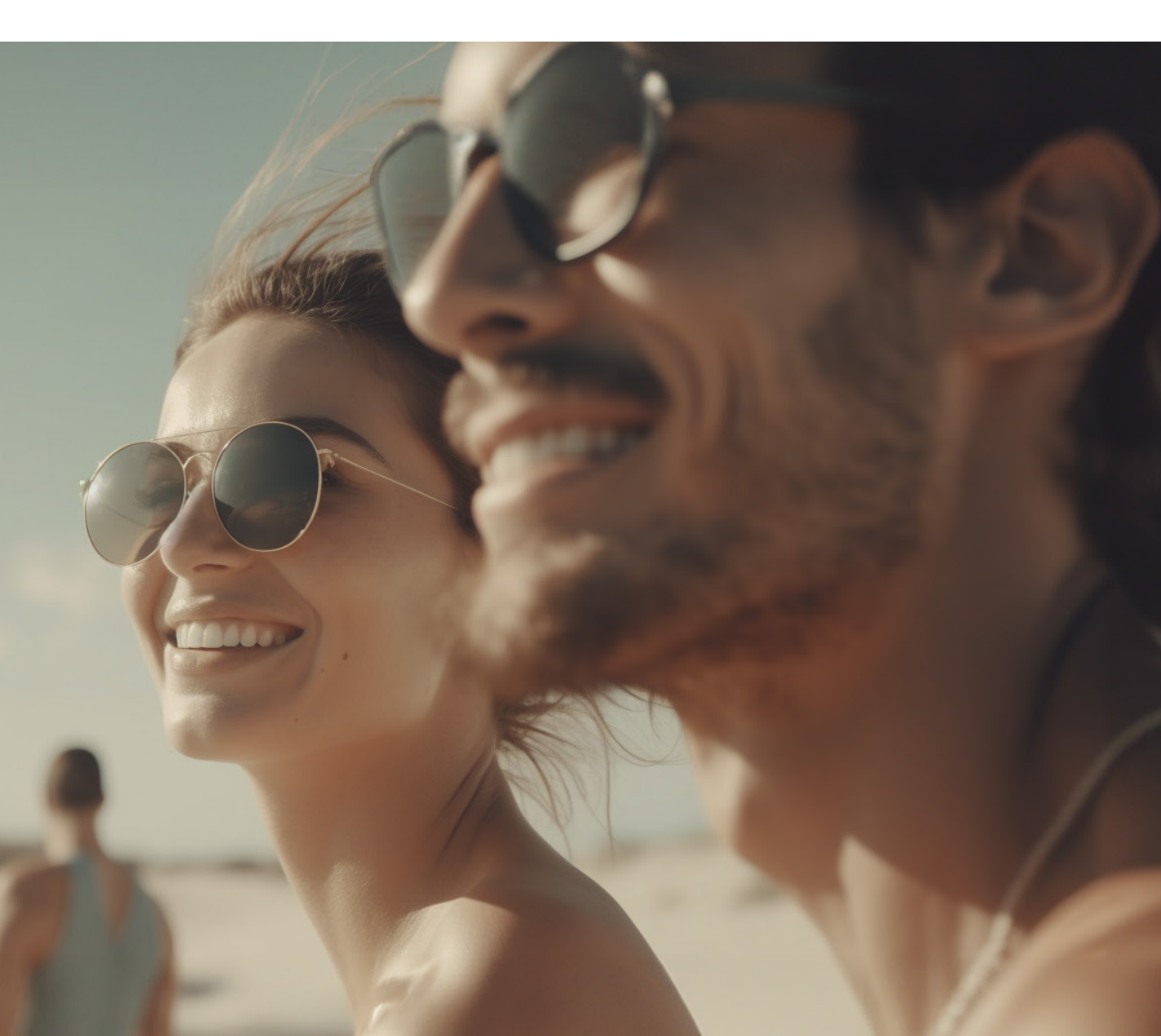
TYPE	NO. OF UNITS	AVERAGE AREA SQFT	AVERAGE PLOT AREA SQFT
4 BR Villas	11	4900	6780

### PAYMENT PLAN

Standard	60/40
----------	-------

10% Downpayment  
Price upon request  
Anticipated Completion Date: Q4: 2026

Disclaimer: Payment plans, and related property transaction details may change without prior notice. Terms and conditions apply.



### SPECIFICATIONS

<b>Living and Dining Area</b>	Immerse yourself in Mediterranean-inspired elegance with meticulously laid Italian porcelain tiles, textured matte walls, and ambient cove lighting that enhances the sophisticated atmosphere.
<b>Kitchen</b>	Linger over culinary artistry within a curated kitchen, exhibiting high-gloss cabinetry, exquisite reconstituted stone surfaces, and premium, state-of-the-art appliances.
<b>Bedroom</b>	Unwind in unparalleled luxury as you enter the sleep chamber, adorned with lustrous porcelain flooring and bathed in the soft glow of serene cove lighting.
<b>Bathroom</b>	Pamper yourself in an oasis of refinement, featuring designer porcelain tiles, elegant reconstituted stone counters, and modern illuminated mirrors that exude timeless charm.



### KEY FEATURES

#### BEDROOMS

4 spacious bedrooms designed for comfort and breathtaking views.

#### OPEN SPACES

Expansive living spaces perfect for elevated living.

#### ROOFTOP PLUNGE POOLS

Soak in breathtaking views from your private rooftop plunge pool. (Provisioned feature)

#### BATHROOM

Luxuriate in en-suite bathrooms with premium fittings.

#### BEACH FRONT ACCESS

Experience unparalleled coastal living and relaxation right by the sea.

#### INDOOR-OUTDOOR LIVING

Enjoy seamlessly integrated spaces that connect the indoors with the outdoors.

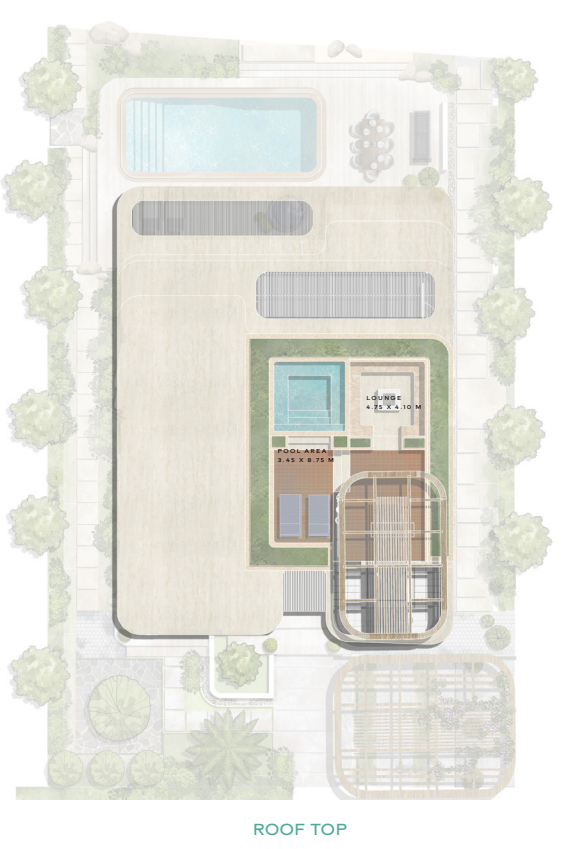
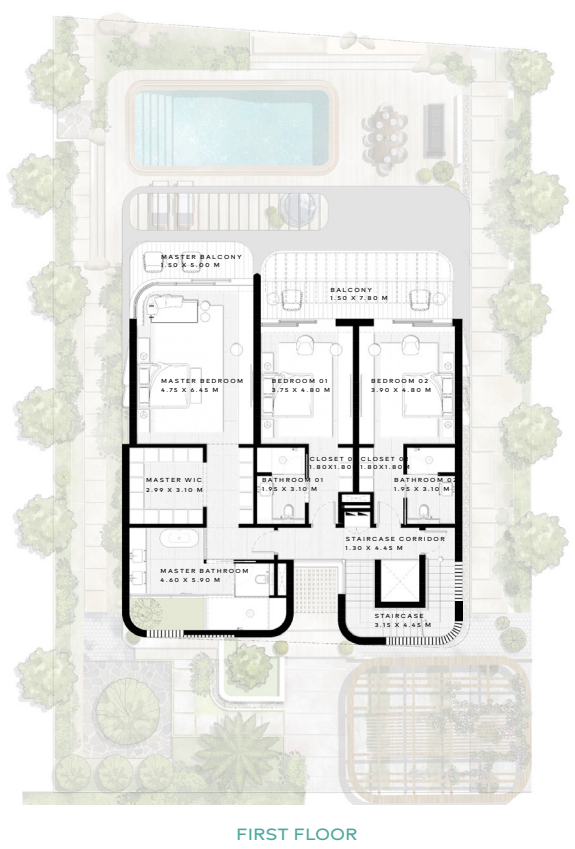
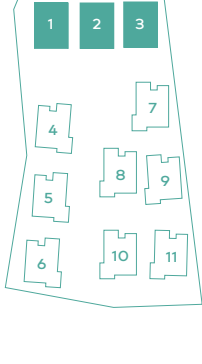


#### TYPE A

UNIT SIZE	SQFT	SQM
Ground Floor Area	2357	219
First Floor Area	1932	179.5
Balcony Area	242	22.5
Total Area	4528	420.65
Approx. Plot Area	6452-6504	600-604

#### VILLA NO.

01, 02, 03

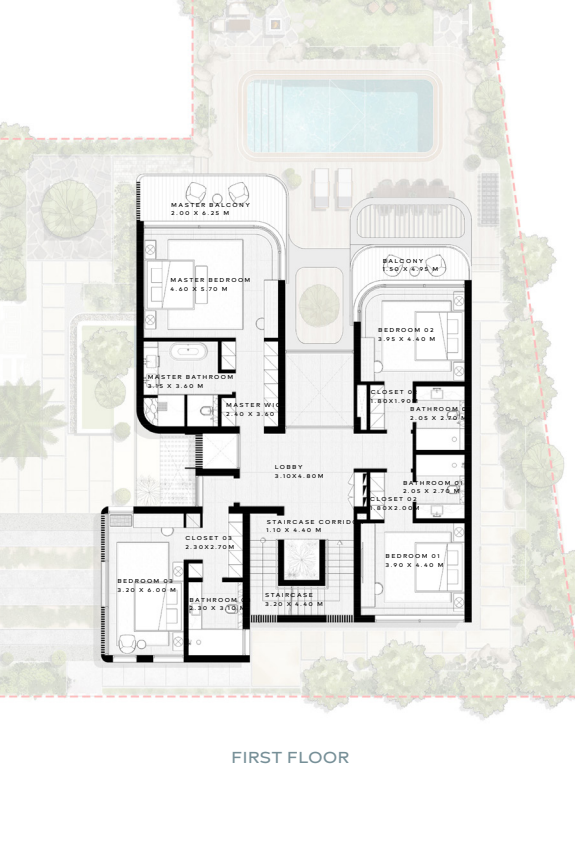
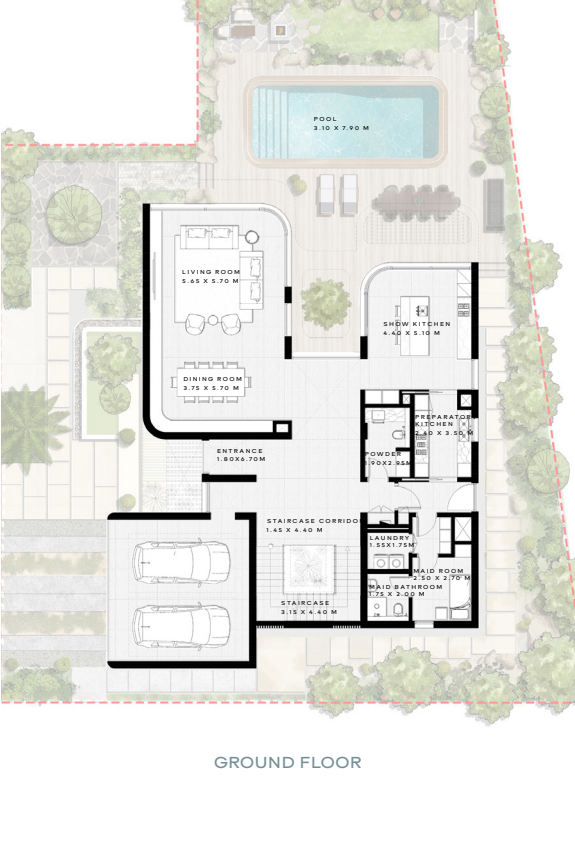
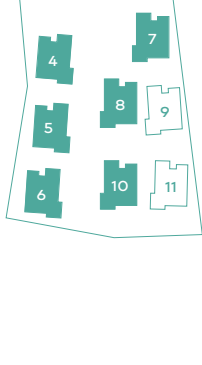


#### TYPE B

UNIT SIZE	SQFT	SQM
Ground Floor Area	2519	234
First Floor Area	2239	208
Balcony Area	259	24
Total Area	5020	466
Approx. Plot Area	5649-7644	527-710

#### VILLA NO.

04, 05, 06, 07, 08, 10



## ABOUT THE developer

### Crafting Communities, Enhancing Lifestyle and Elevating Ras Al Khaimah.

RAK Properties have delivered over 3,100 units from developments since 2005. Beyond building, we craft vibrant, nature-integrated communities, reflecting our commitment to quality, sustainability, and innovation. Each of our projects embodies our drive to enhance places and harmoniously contribute to the Emirate's growth with Vision 2030.



# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION