



YOU ARE A GUIDE TO THE  
WORLD OF LUXURY

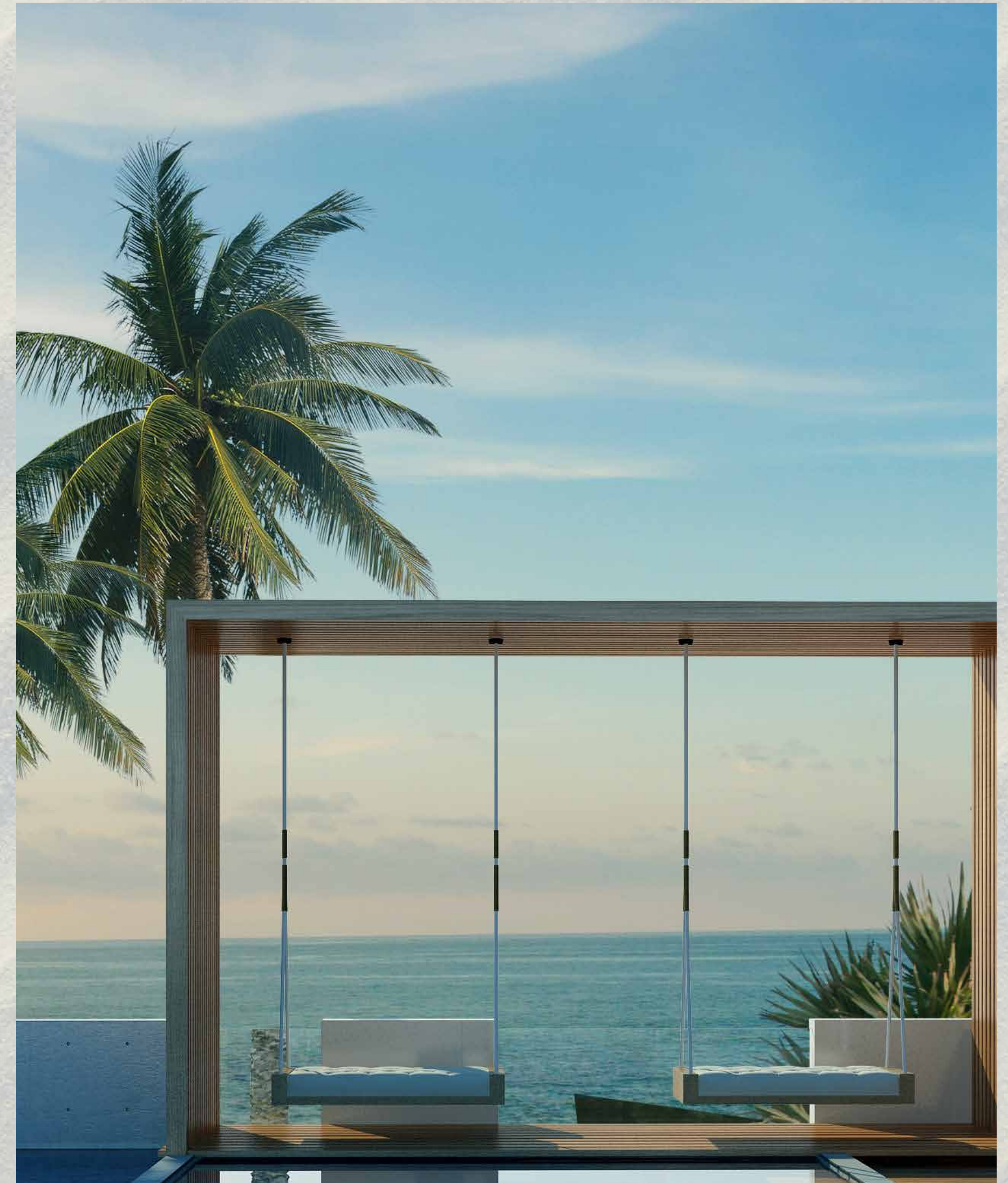


# Hello Ras Al Khaimah



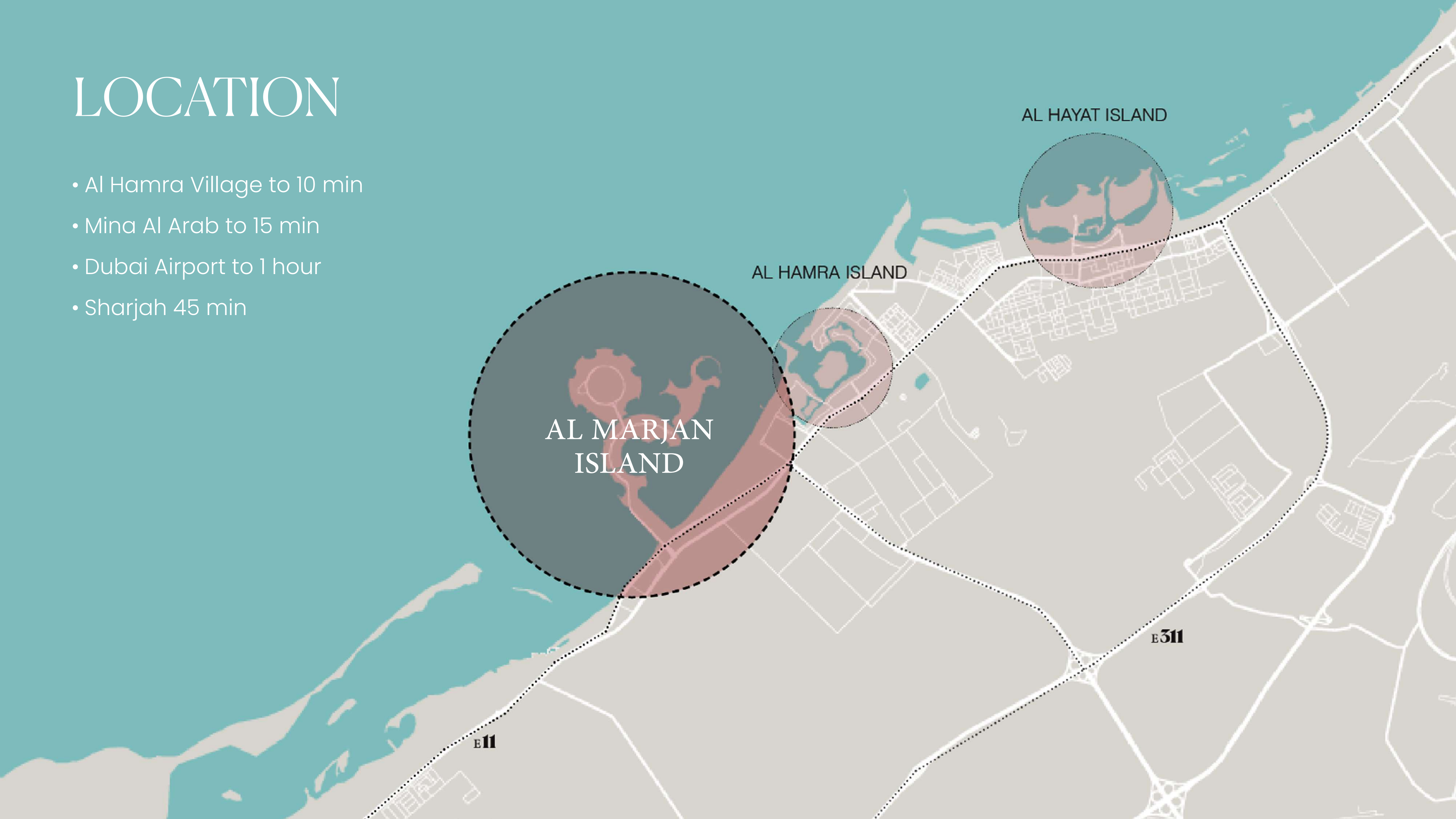


FIVE STAR  
RESORT LIVING



# 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

**ROSSO BAY**  
FURNISHED

**NIKKI BEACH**  
UNFURNISHED

**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







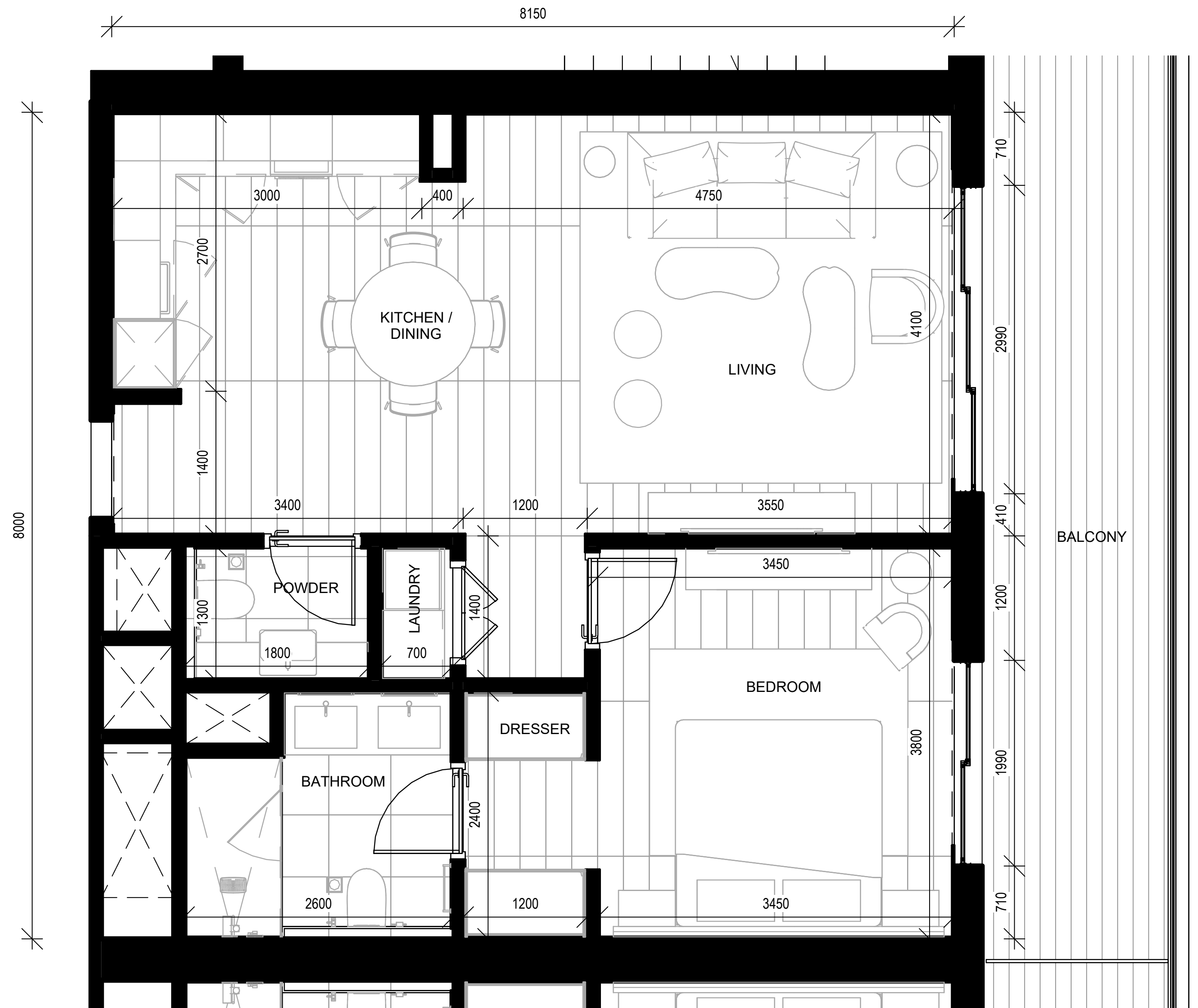


The background of the image is a monochromatic blue-tinted photograph. It depicts a tropical scene with several palm trees. The trees are shown from a low angle, with their fronds reaching towards the top of the frame. The lower portion of the image shows the reflection of these trees in a body of water, 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 SKY TERRACE

5 BEDROOM



# MATERIAL BOARD



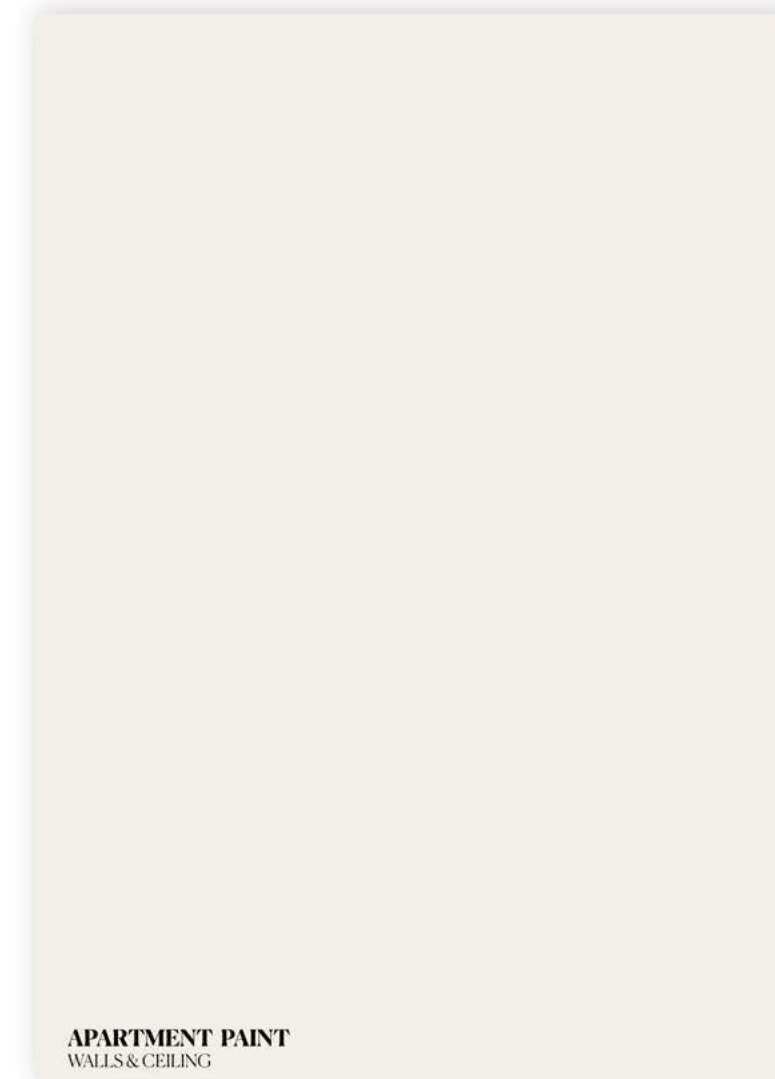
LIVING ROOM / KITCHEN AREA



BEDROOM



BATHROOM



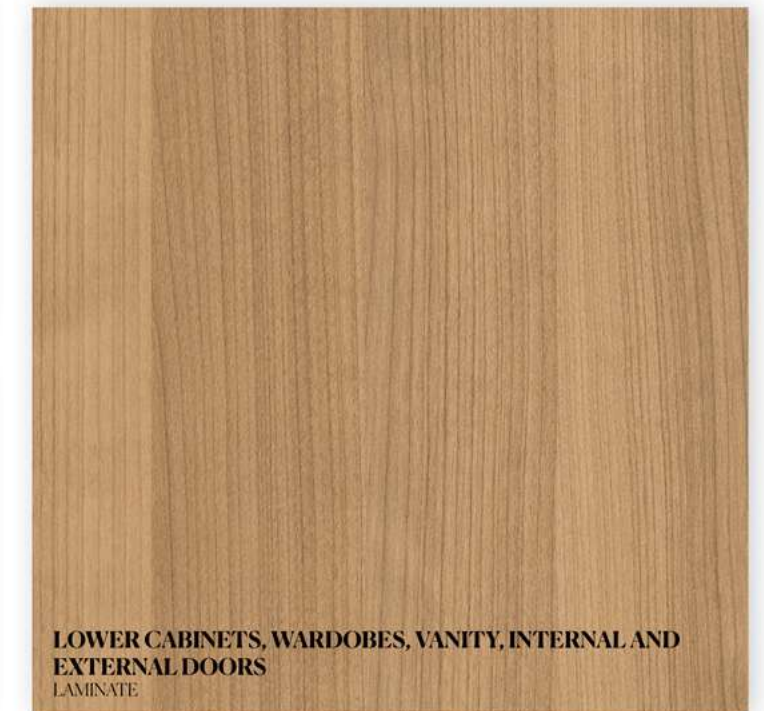
APARTMENT PAINT  
WALLS & CEILING



KITCHEN COUNTERTOP  
QUARTZ



KITCHEN BACK SPLASH  
ENGINEERED STONE



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



KITCHEN UPPER CABINET  
RIBBED WOOD



SANITARY WARE  
BRUSHED CHAMPAGNE METAL



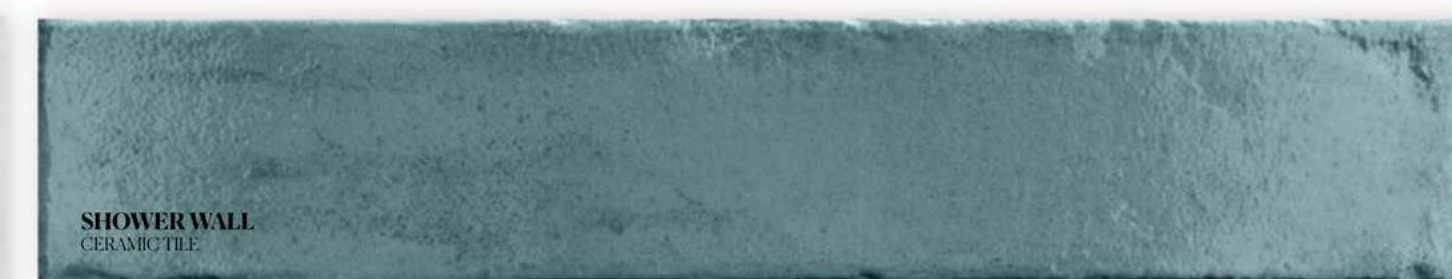
KITCHEN ACCENT  
UPPER CABINET  
FLUTED GLASS



APARTMENT FLOOR  
PORCELAIN TILE



BATHROOM FLOOR AND WALL TILE  
PORCELAIN TILE



SHOWER WALL  
CERAMIC TILE



BATHROOM PARTITION  
FLUTED TINTED BRONZE 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



# ROSSO BAY

RESIDENCES



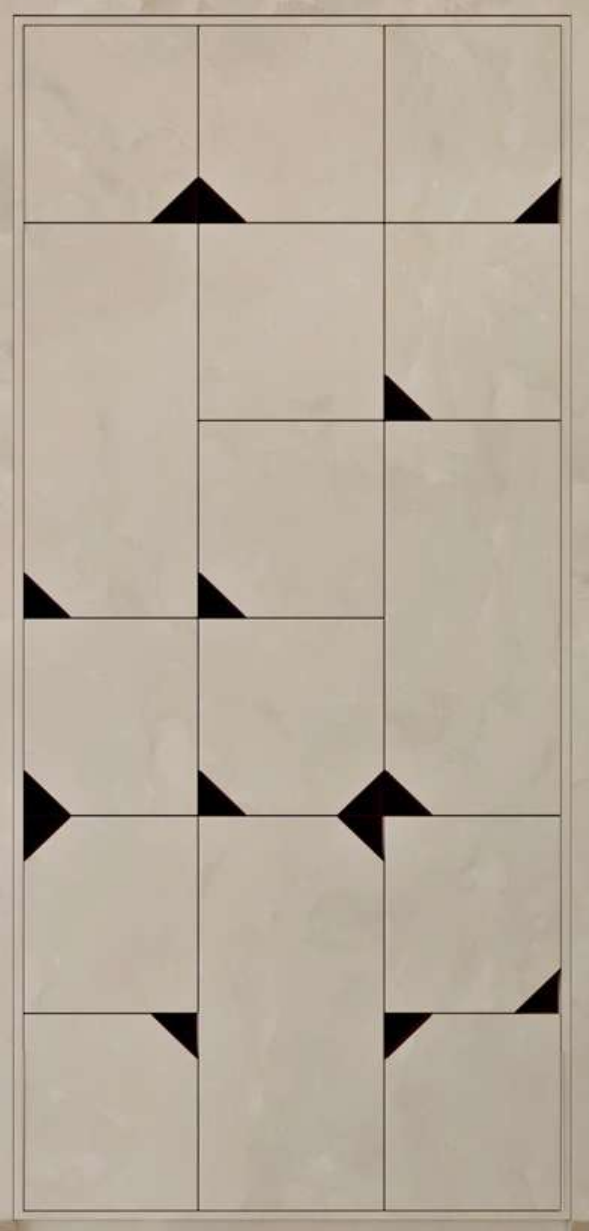
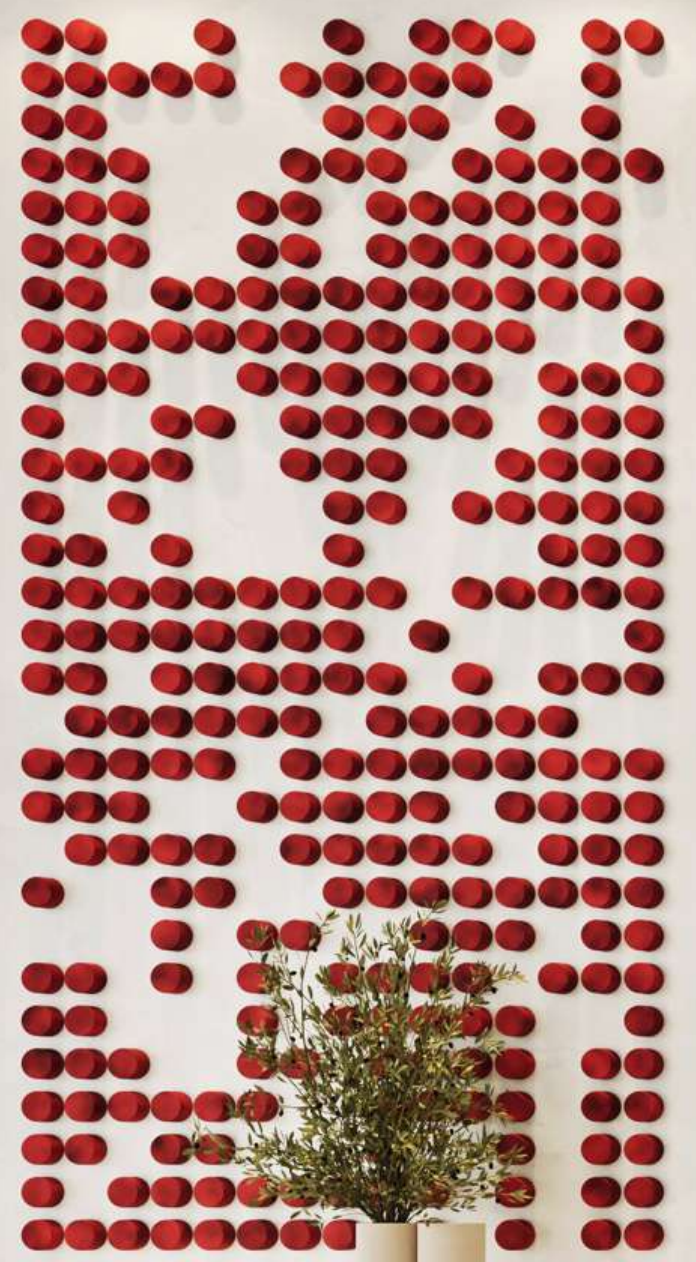
# AVAILABILITY

## 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









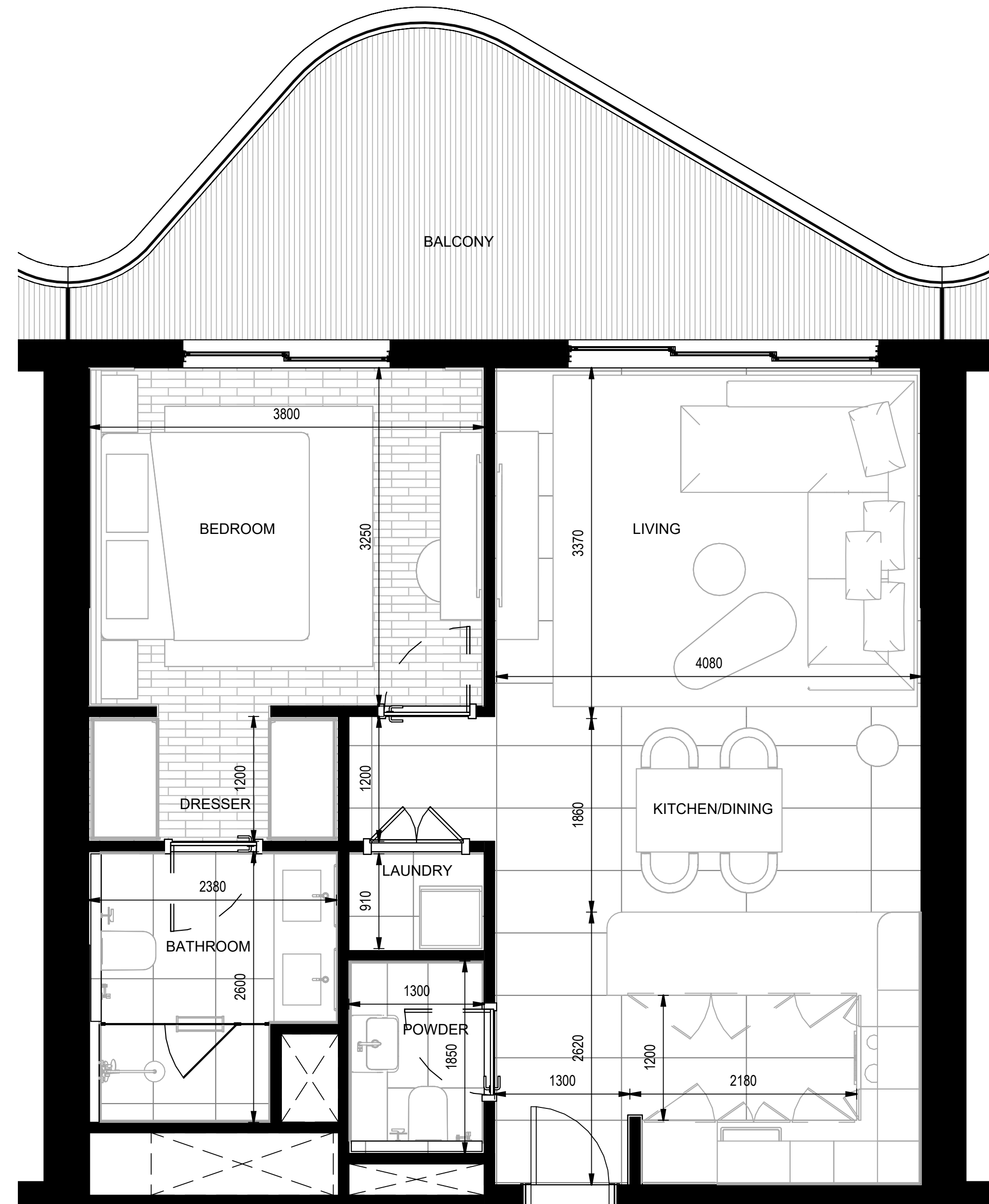




# FLOOR PLANS

# UNIT TYPE 1A

1 BEDROOM



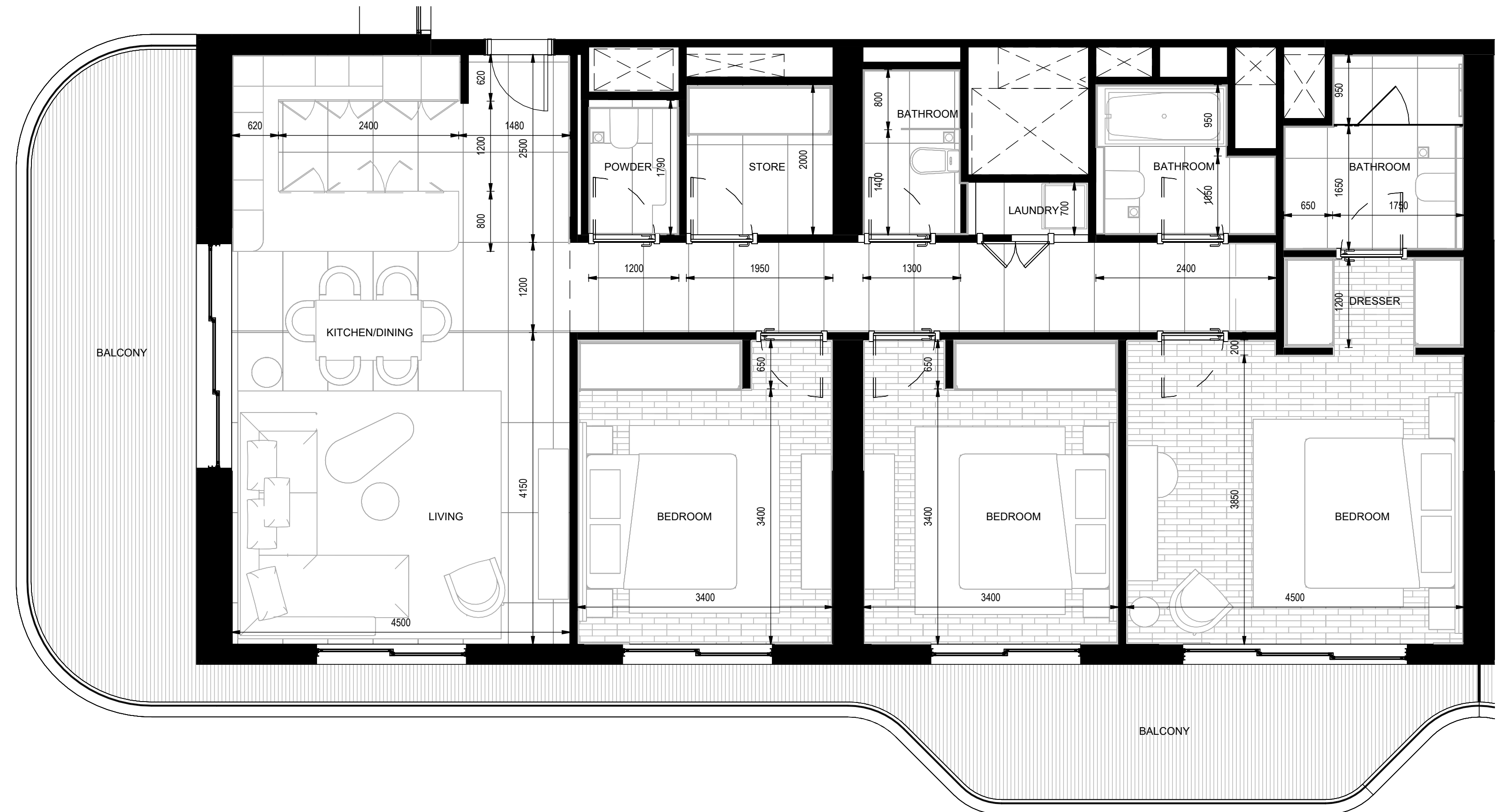
# UNIT TYPE 2A

2 BEDROOM



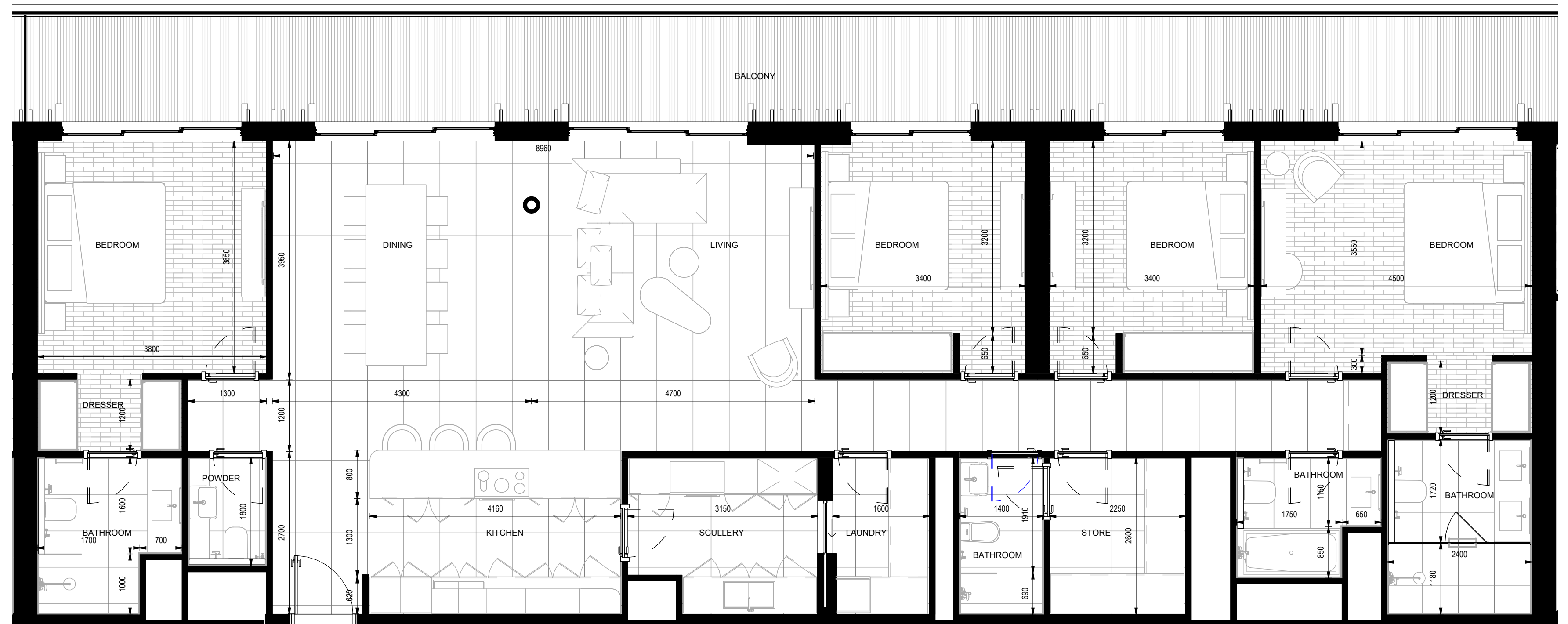
# UNIT TYPE 3A

3 BEDROOM

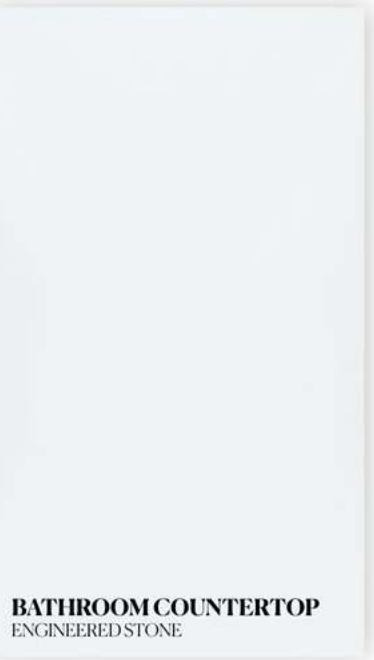
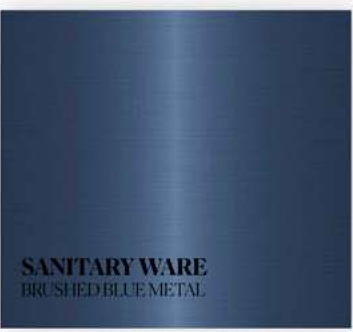
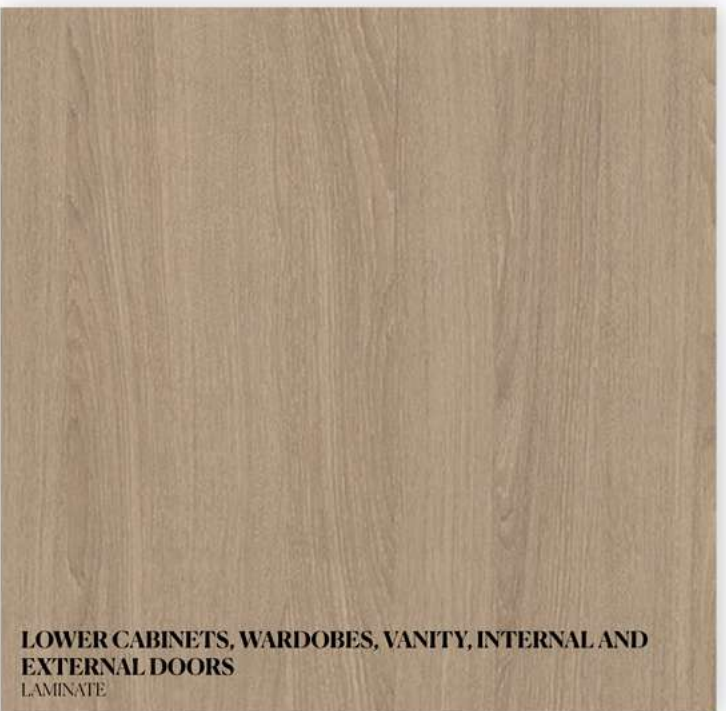
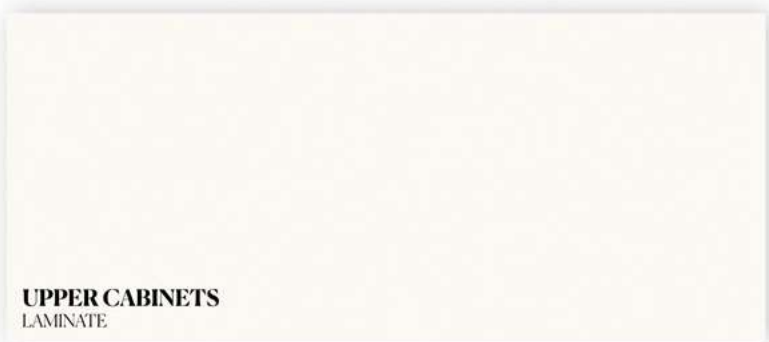
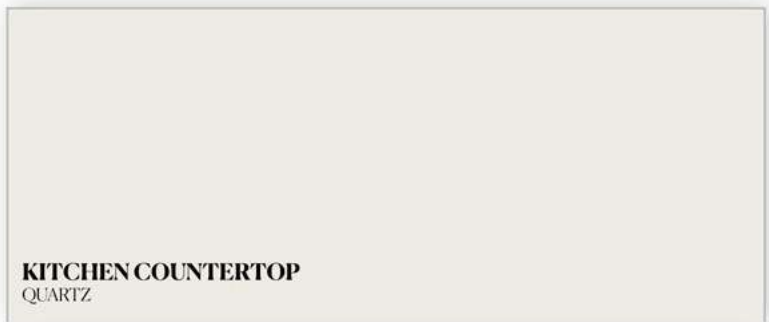
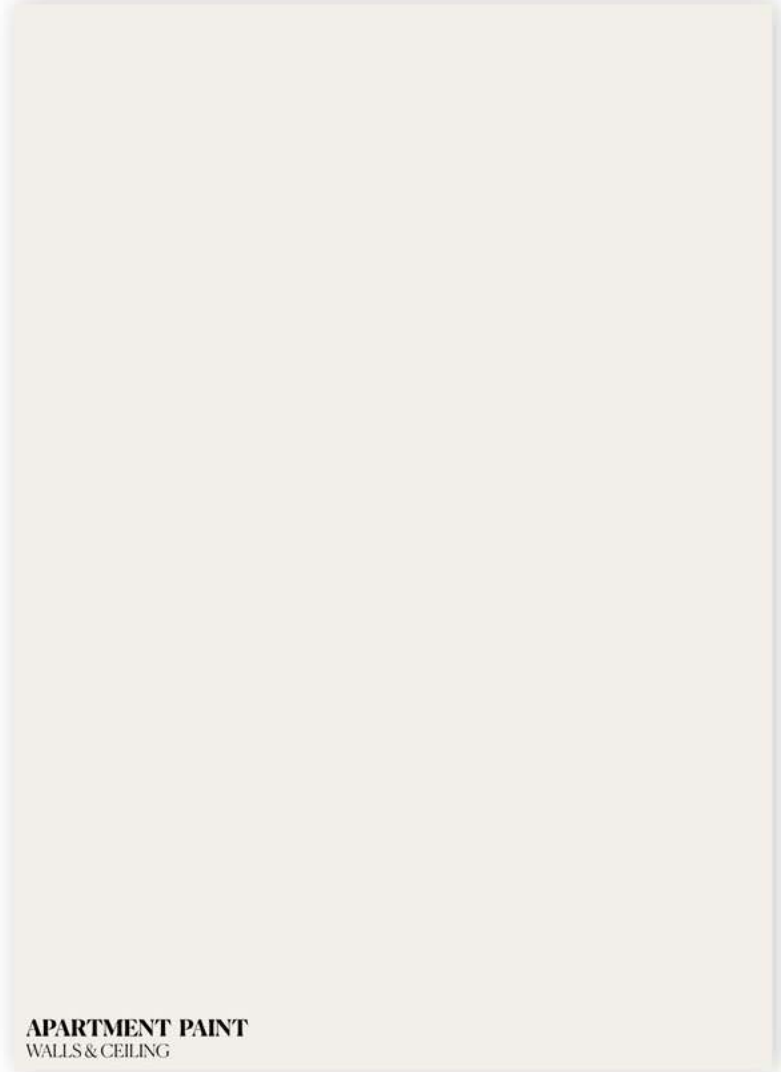


# UNIT TYPE 4A

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

# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION