



Hello Ras Al Khaimah



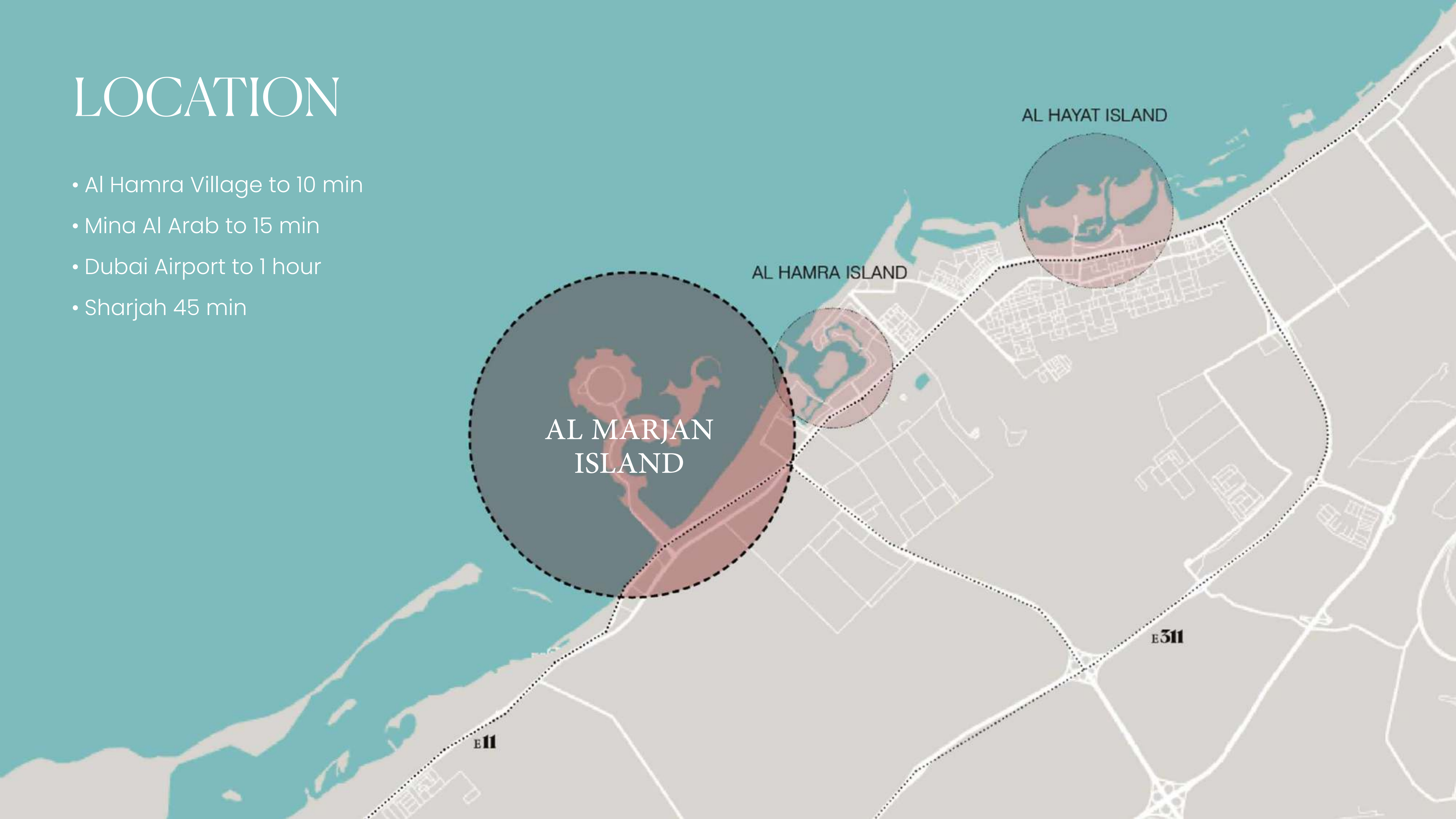


FIVE STAR RESORT LIVING



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

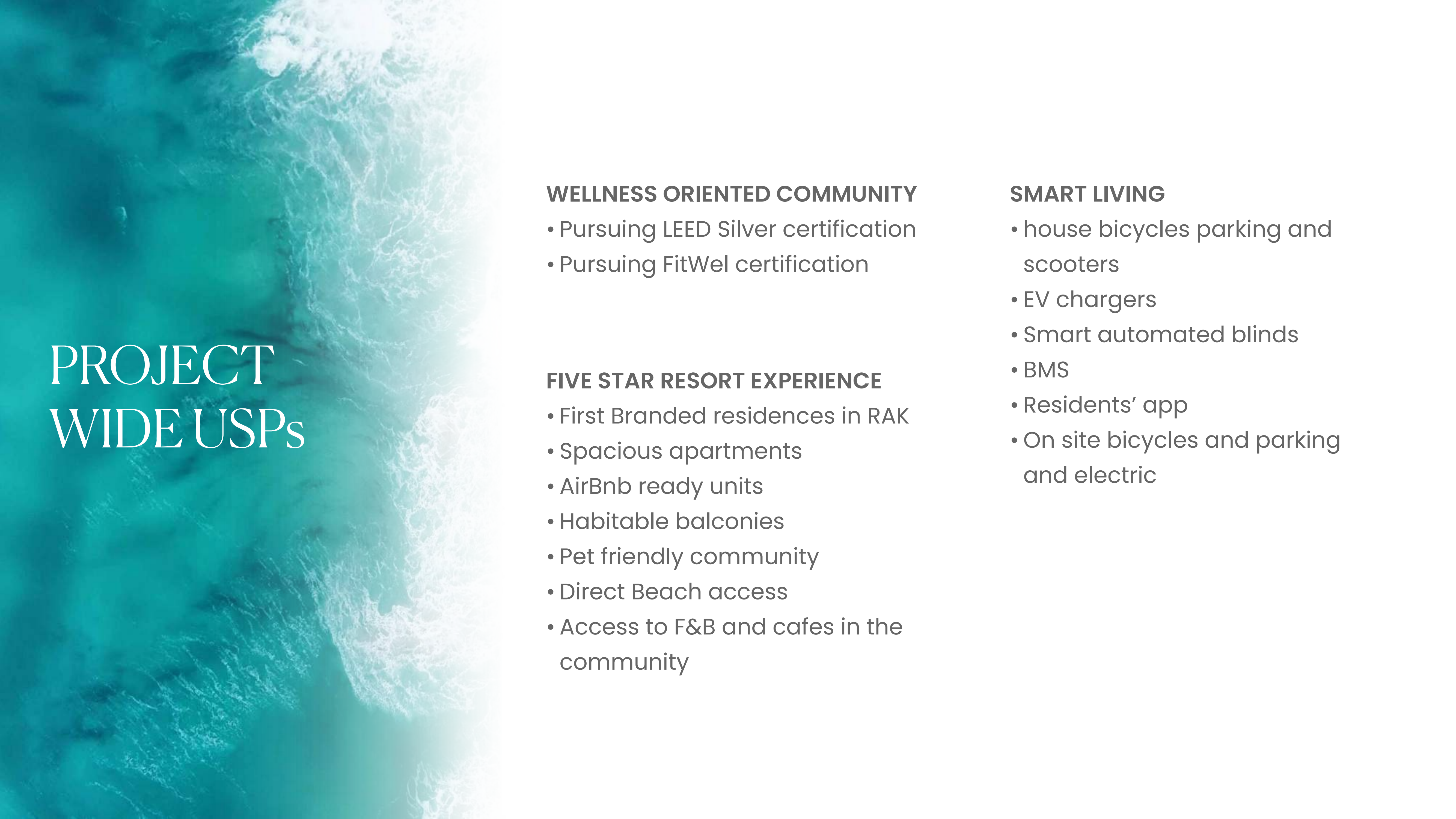
ROSSO BAY
FURNISHED

ROSSO BAY
FURNISHED

NIKKI BEACH
UNFURNISHED

NIKKI BEACH
FURNISHED





PROJECT WIDE USP_s

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 AMENETIES

- 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 AMENETIES

- 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





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







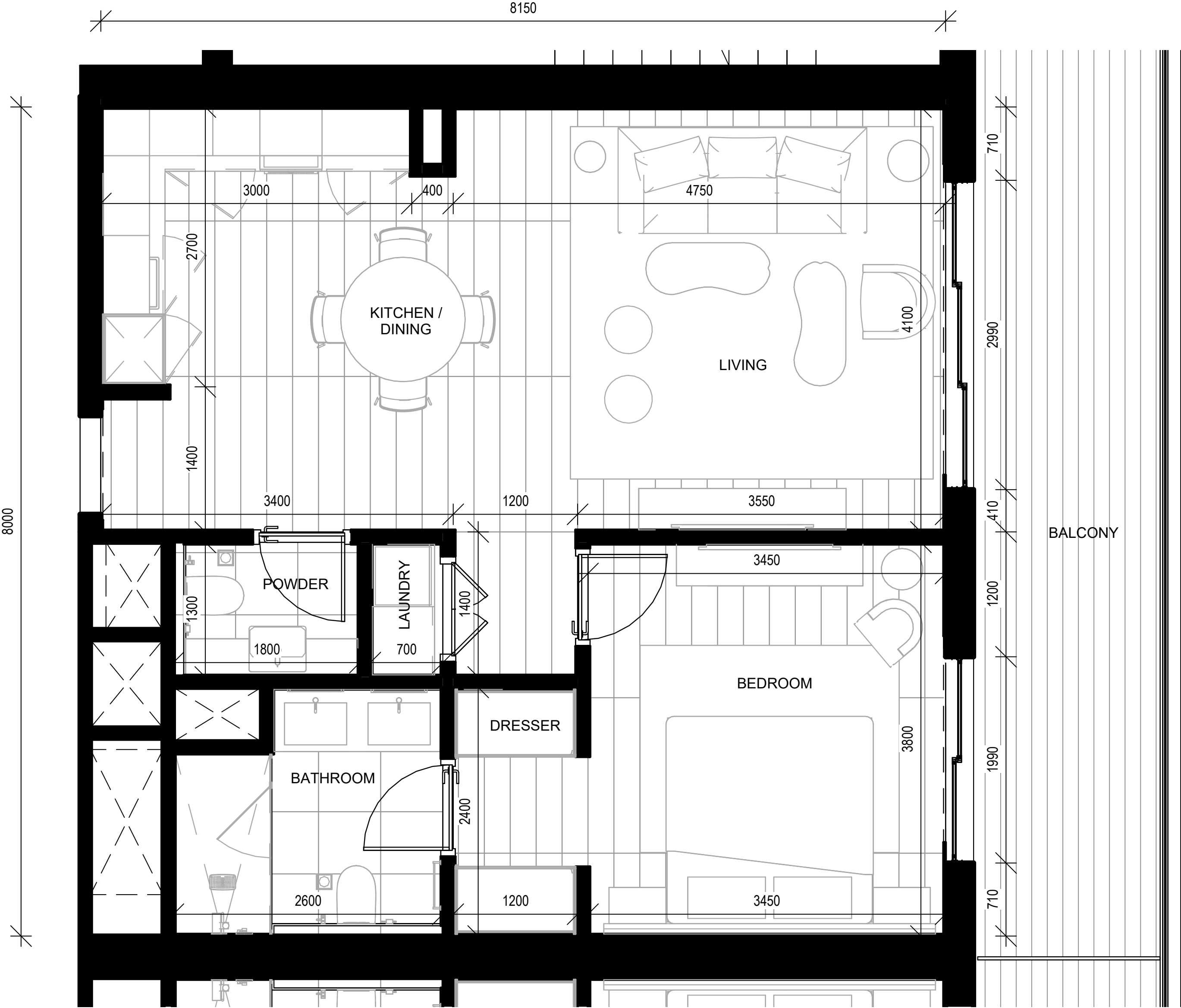




FLOOR PLANS

UNIT TYPE 1A

1 BEDROOM



UNIT TYPE 2A

2 BEDROOM



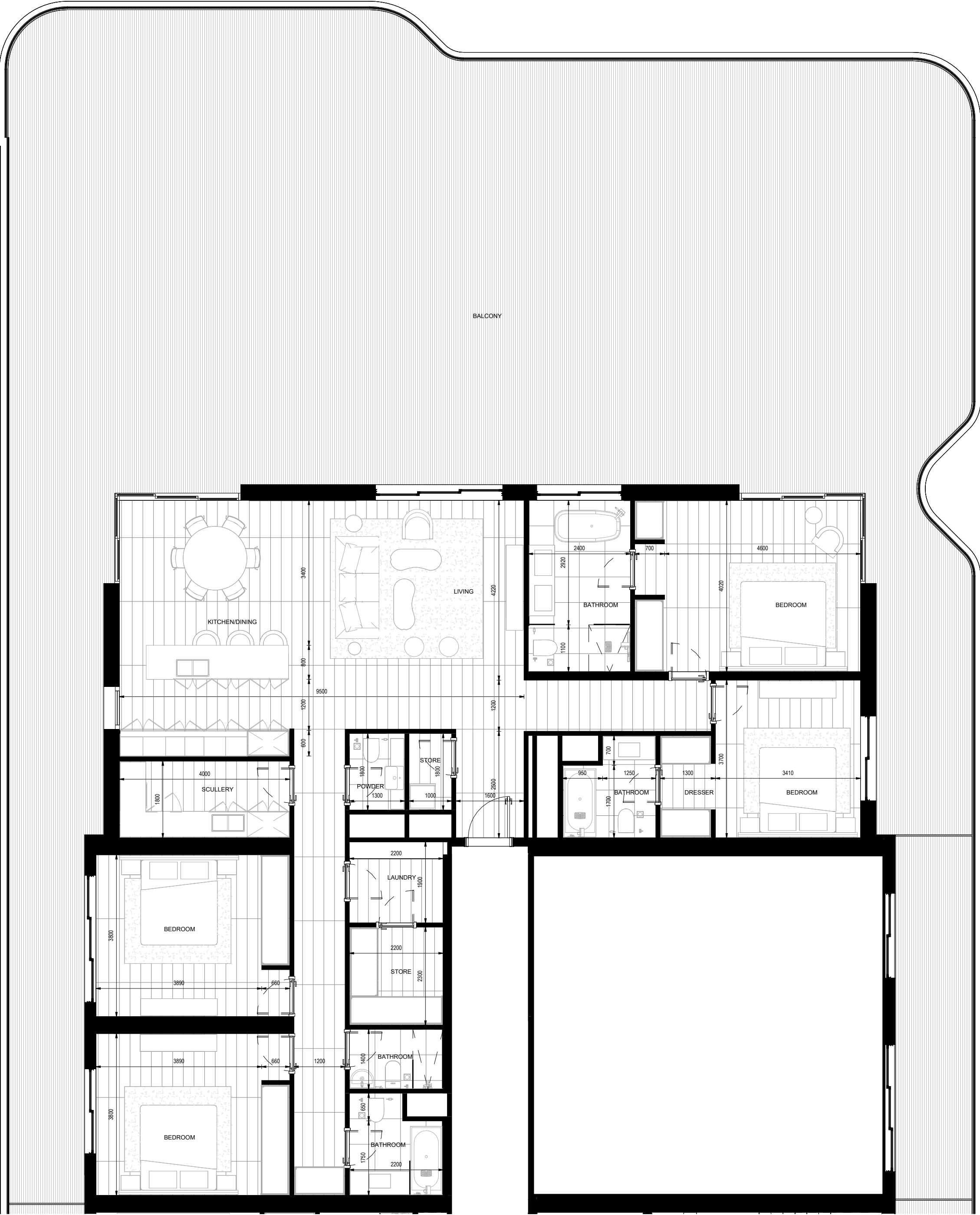
UNIT TYPE 3A

3 BEDROOM



UNIT TYPE 4A

4 BEDROOM

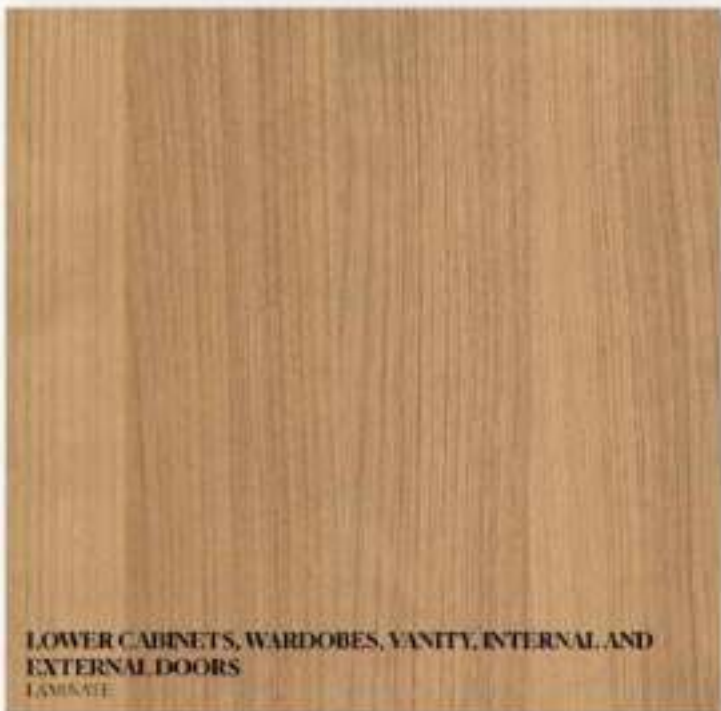
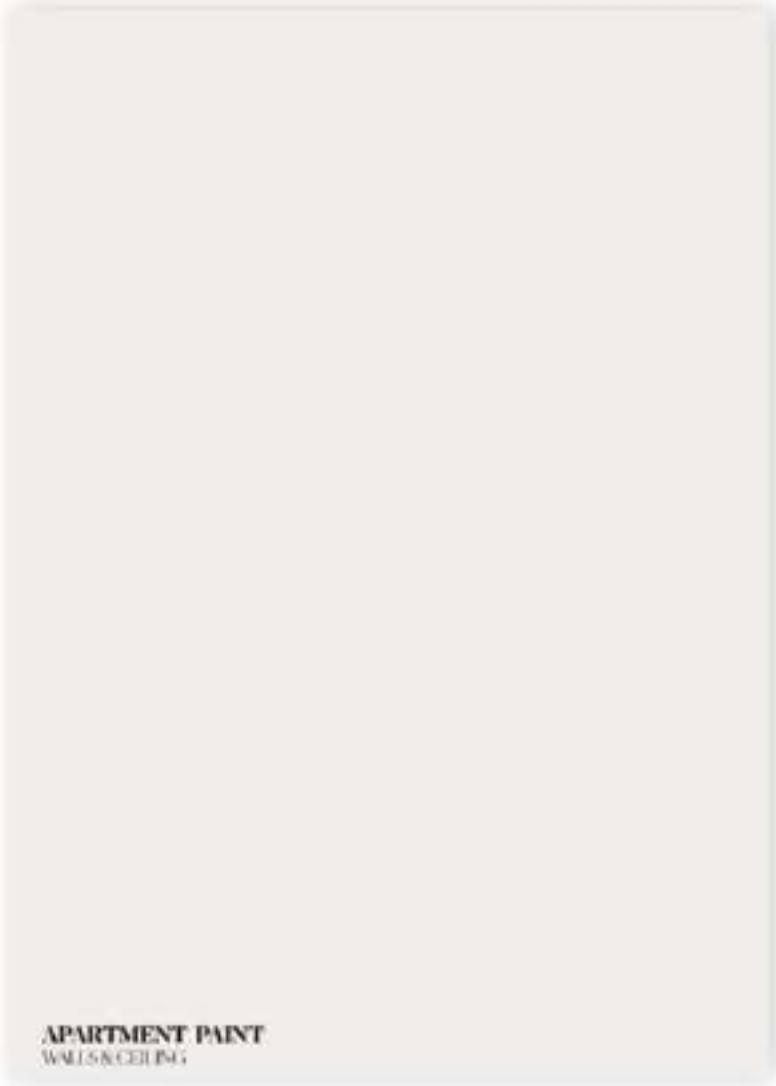


UNIT TYPE SKY TERRACE

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

A low-angle, upward-looking shot of a red patio umbrella. The umbrella's canopy is a vibrant red, and its dark metal frame is visible, radiating from a central point. The background is a clear, bright blue sky. The text 'ROSSO BAY' is centered on the umbrella's canopy in a white, serif font.

ROSSO BAY

RESIDENCES



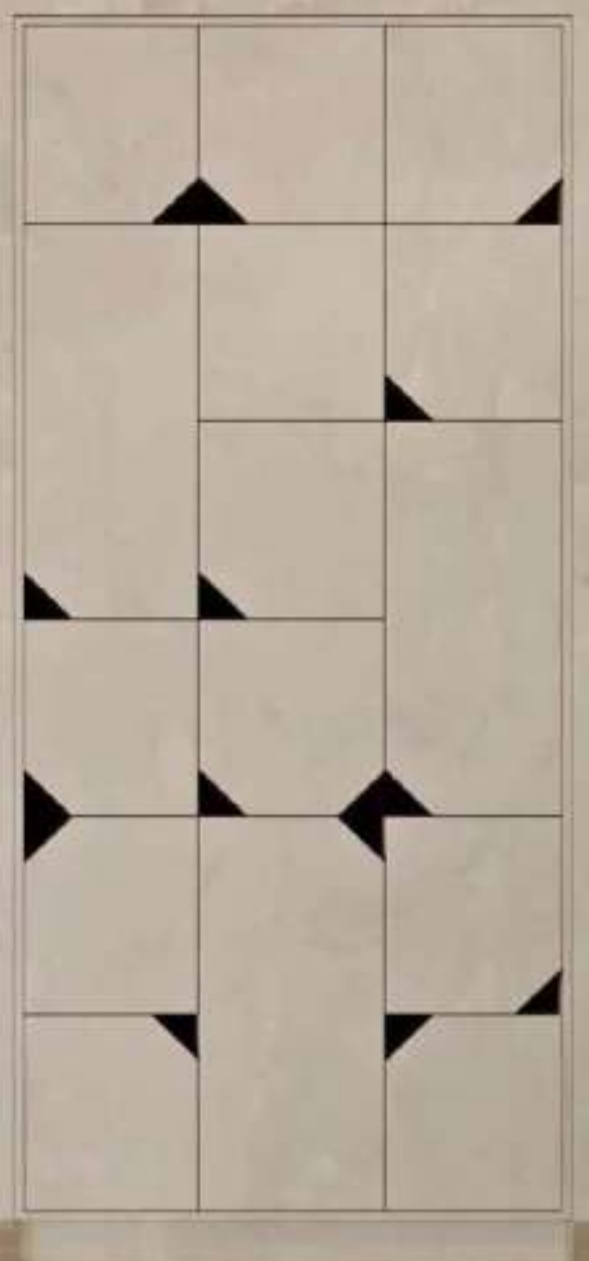
AVAILABILITY

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







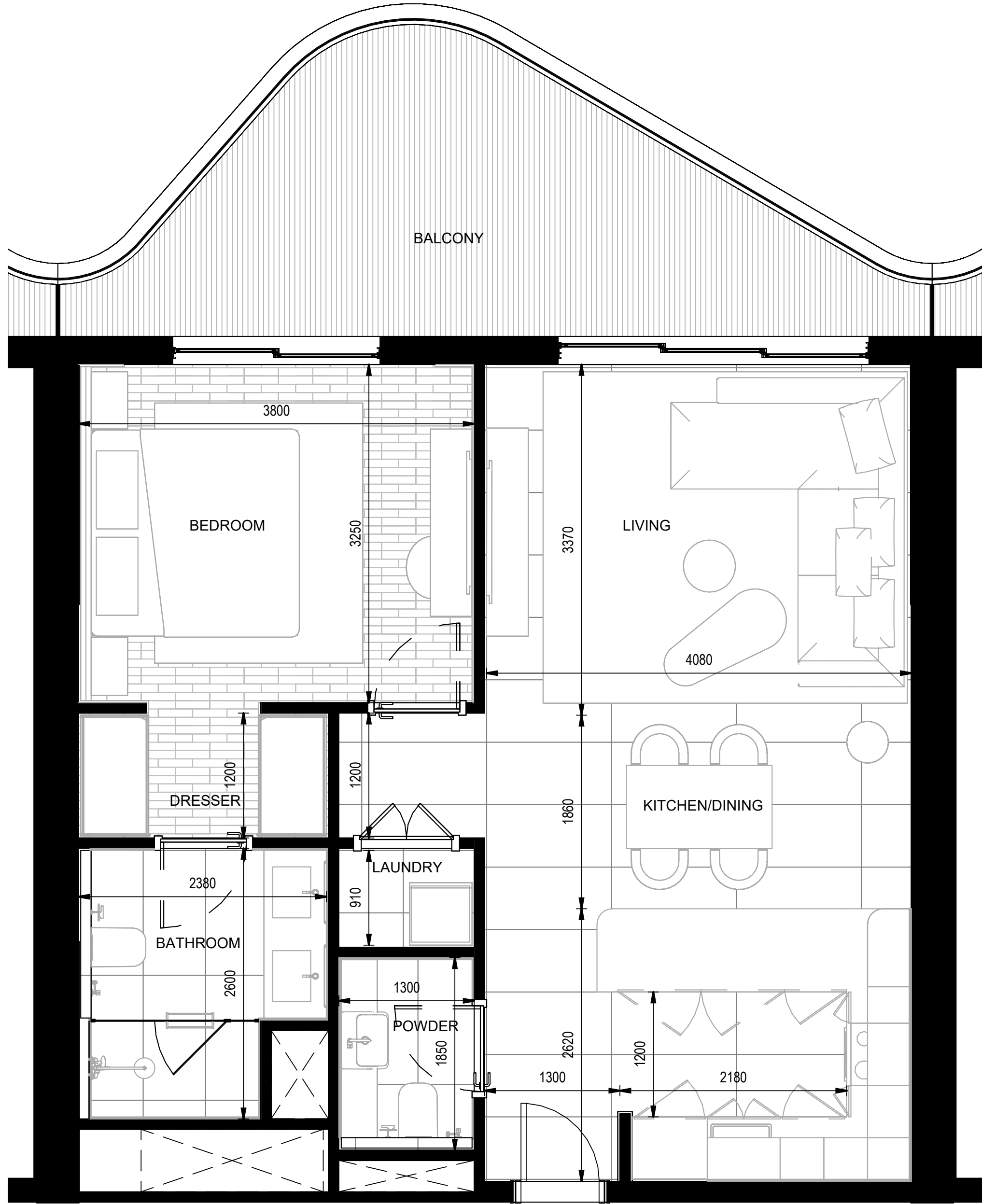




FLOOR PLANS

UNIT TYPE 1A

1 BEDROOM



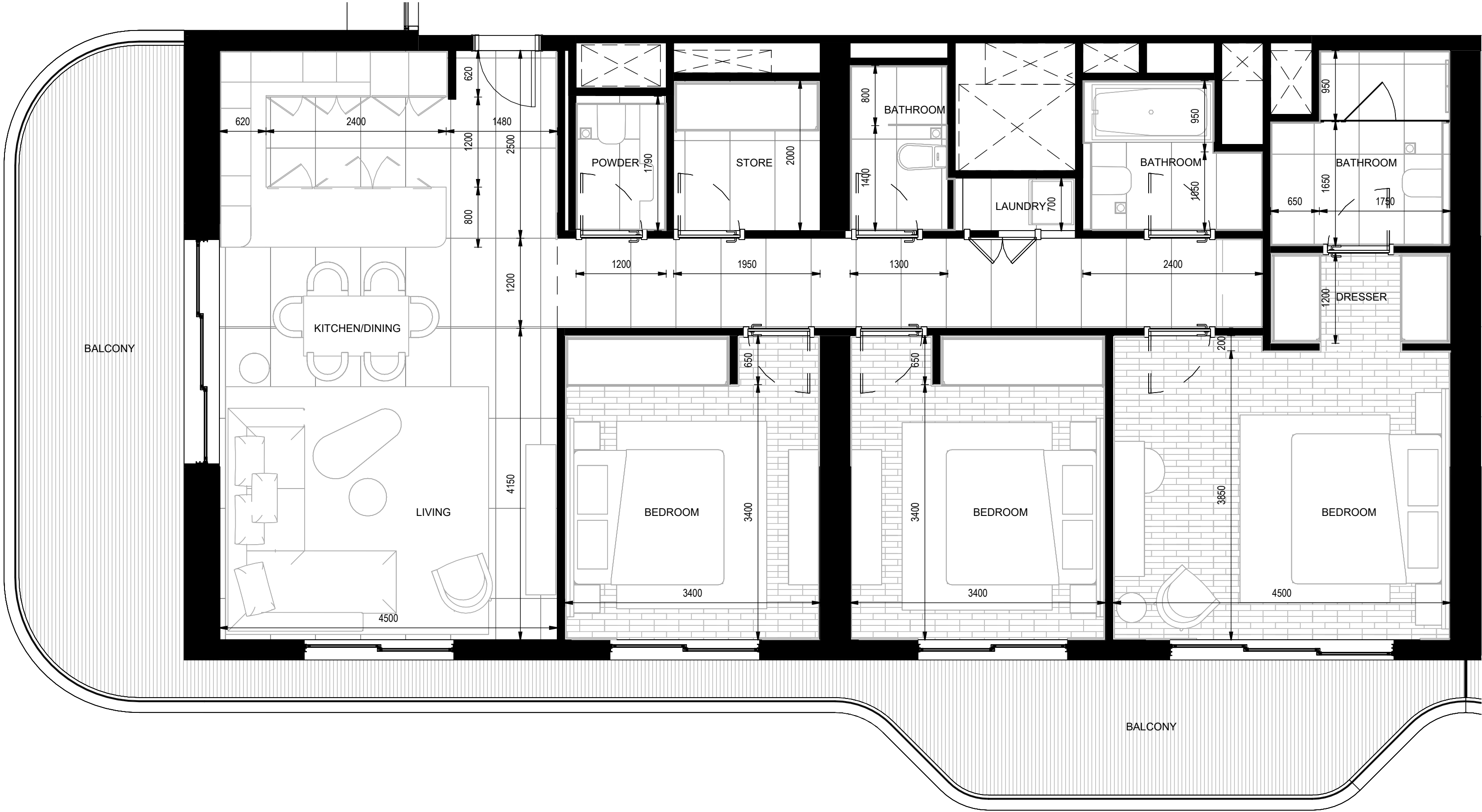
UNIT TYPE 2A

2 BEDROOM



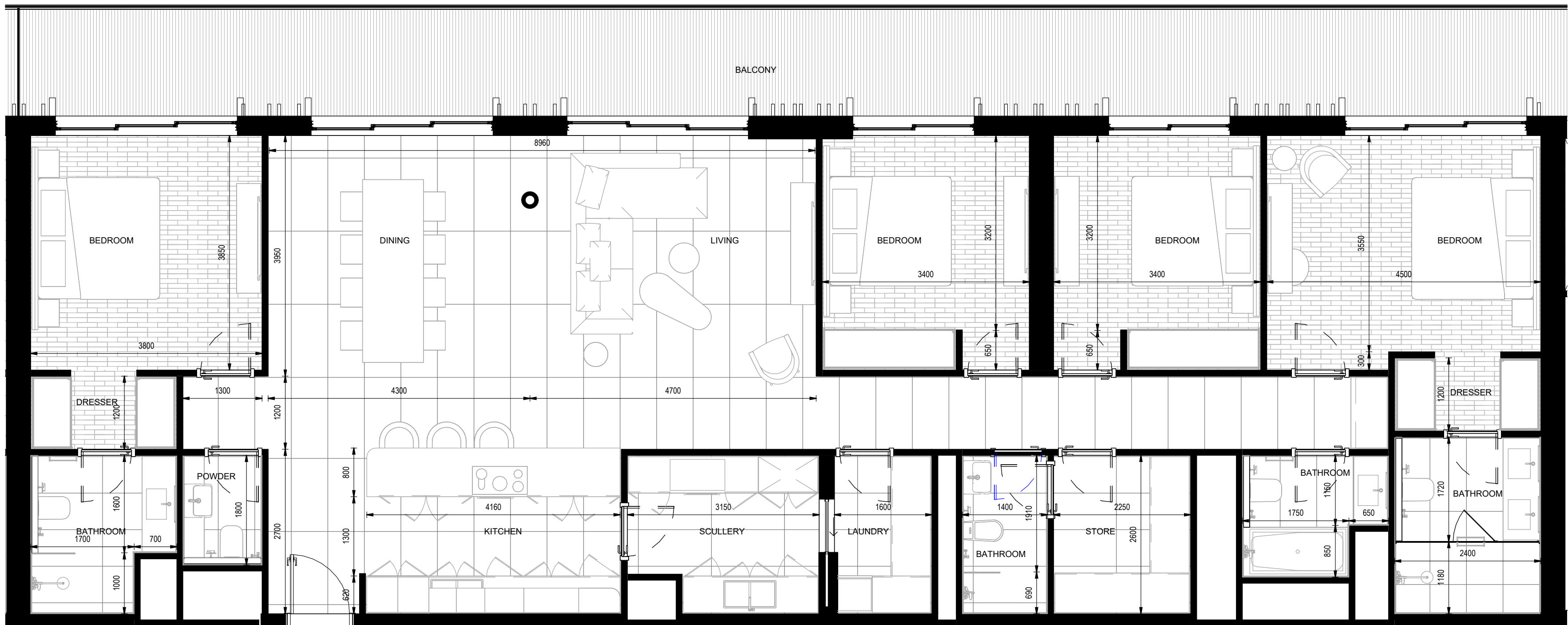
UNIT TYPE 3A

3 BEDROOM

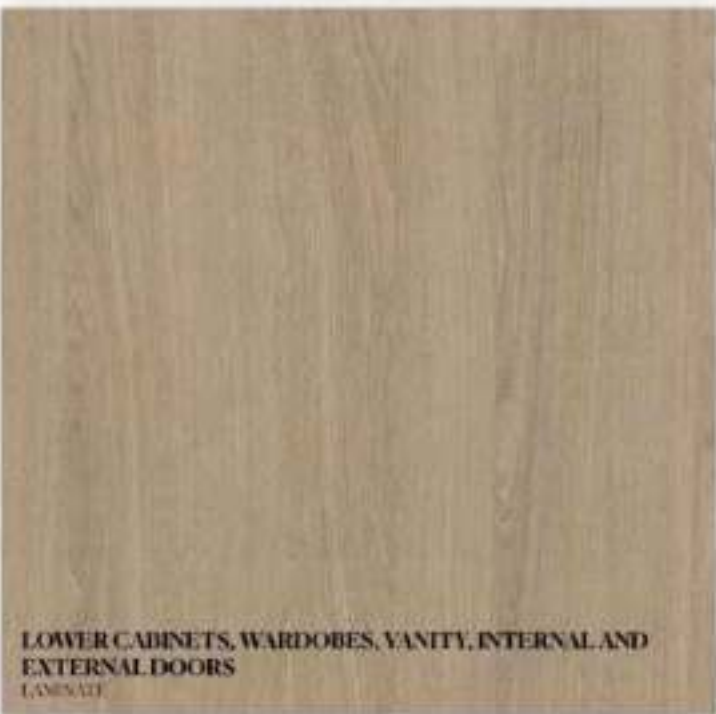
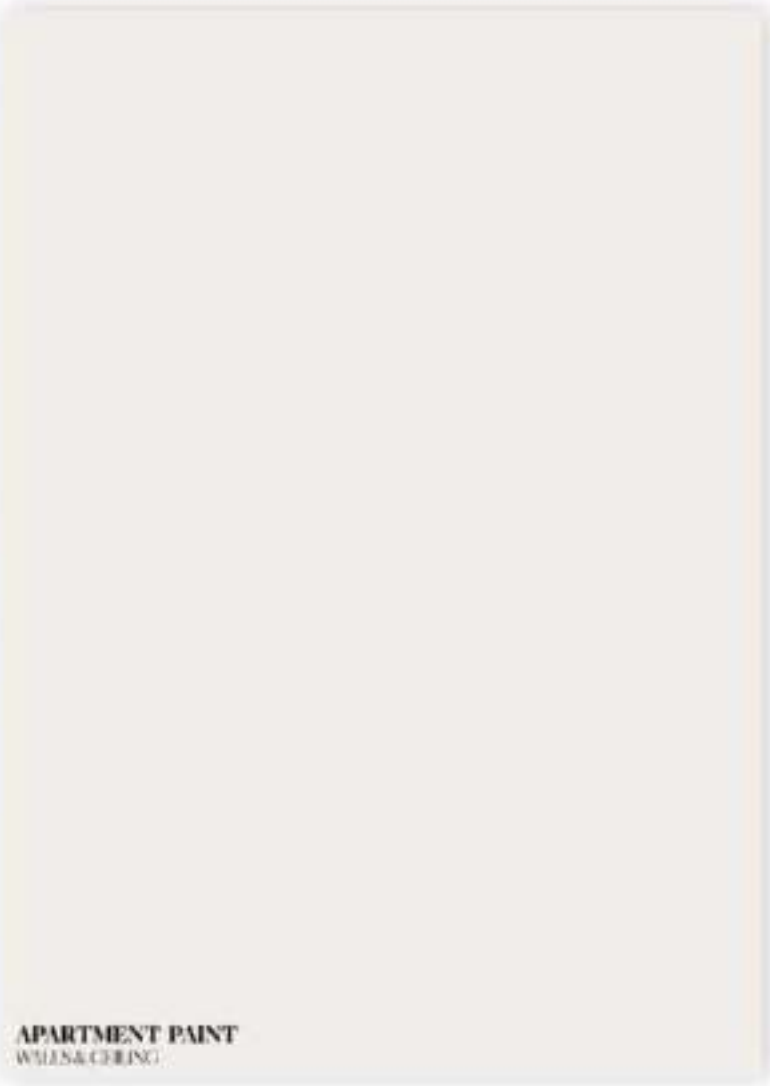


UNIT TYPE 4A

4 BEDROOM



MATERIAL BOARD



PAYMENT PLAN
60/40

HANDOVER
2028





STARTING PRICE (AED)

1BR

2BR

3BR

4BR

1.76M

2.63M

3.82M

TBC