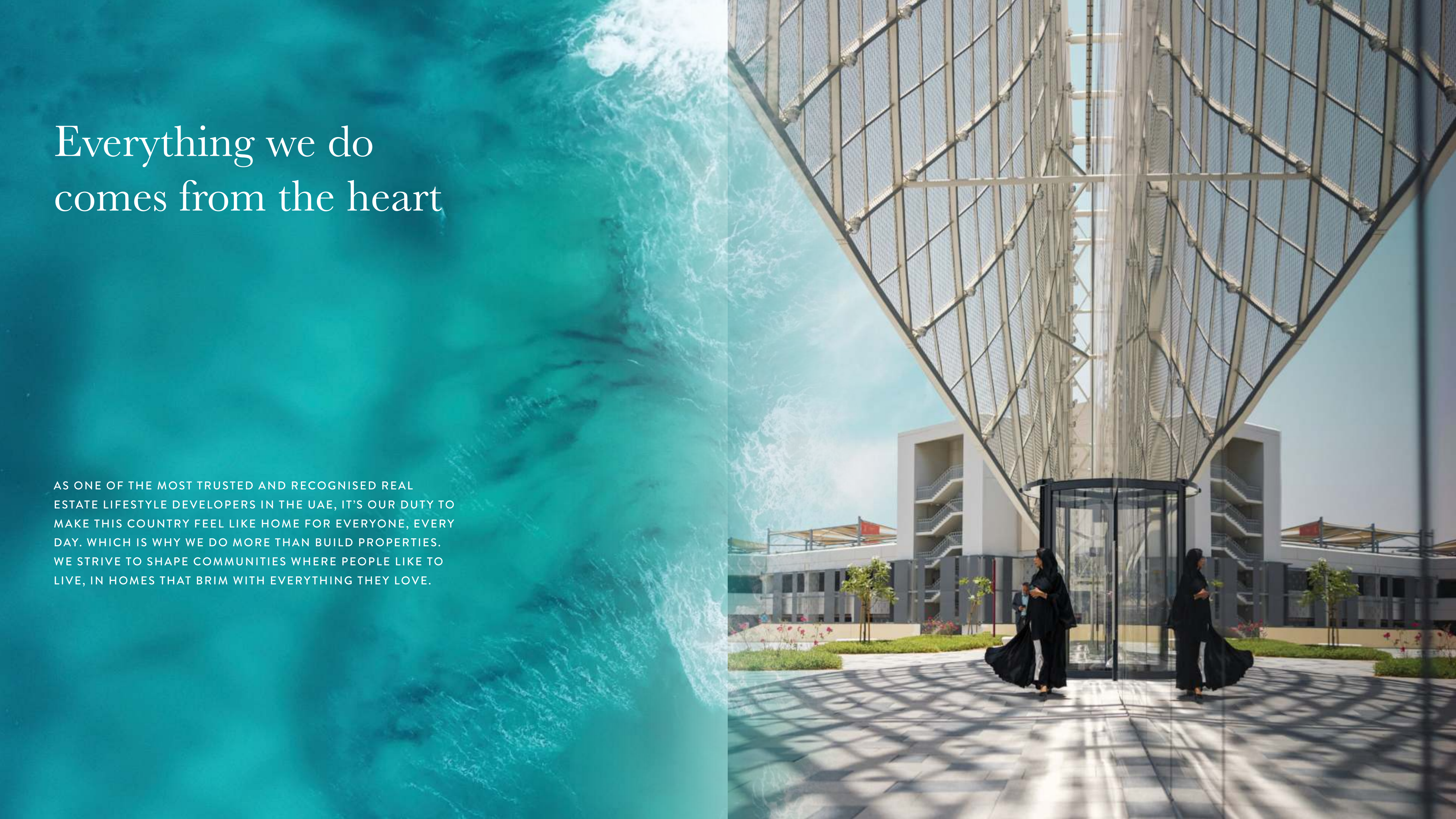


NIKKI BEACH

Ras Al Khaimah

RESIDENCES

LIVE THE NIKKI BEACH WAY



Everything we do comes from the heart

AS ONE OF THE MOST TRUSTED AND RECOGNISED REAL ESTATE LIFESTYLE DEVELOPERS IN THE UAE, IT'S OUR DUTY TO MAKE THIS COUNTRY FEEL LIKE HOME FOR EVERYONE, EVERY DAY. WHICH IS WHY WE DO MORE THAN BUILD PROPERTIES. WE STRIVE TO SHAPE COMMUNITIES WHERE PEOPLE LIKE TO LIVE, IN HOMES THAT BRIM WITH EVERYTHING THEY LOVE.

An aerial photograph of a tropical coastline. The top half of the image shows deep turquoise ocean water. A white, foamy wave line curves across the middle. Below the waves is a wide, light-colored sandy beach. In the bottom left corner, there is a dense cluster of green palm trees and other tropical vegetation.

Step onto the shores of Ras Al Khaimah

ABU DHABI'S MOST LOVED DEVELOPER IS ENTERING A NEW EMIRATE. KNOWN FOR ITS OUTSTANDING NATURAL BEAUTY AND SENSE OF ADVENTURE, RAS AL KHAIMAH IS A GROWING RESIDENTIAL AND HOLIDAY DESTINATION THAT'S FAST BECOMING ONE OF THE MOST SOUGHT-AFTER SPOTS IN THE REGION.

Marjan Island

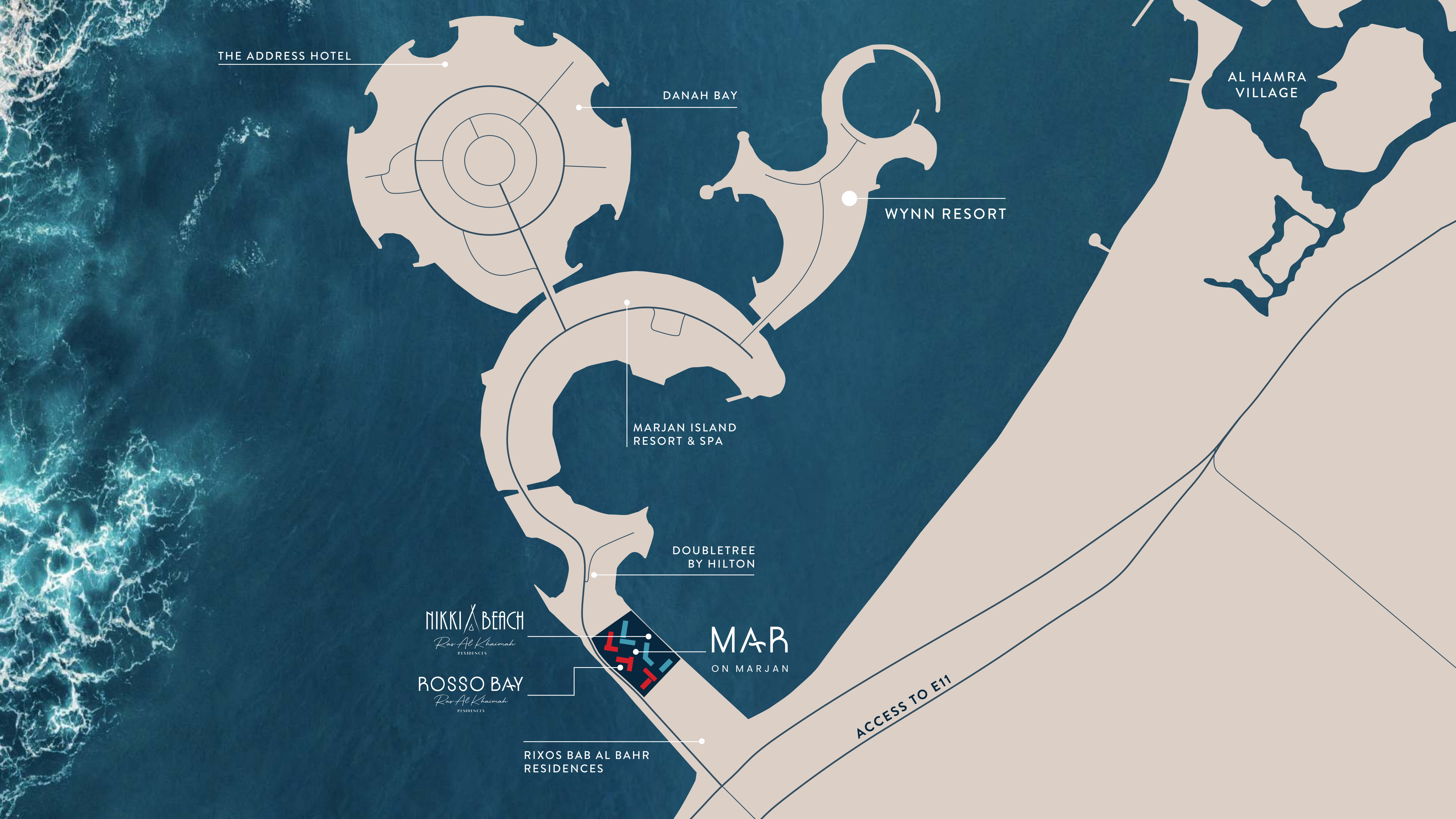
JUST OFF RAS AL KHAIMAH'S GOLDEN COAST IS A CORAL-SHAPED ARCHIPELAGO OFFERING WORLD-CLASS HOTELS AND RESORTS, ULTRA-MODERN LEISURE FACILITIES AND 7.8KM OF ENTICING SANDY BEACHES.



An aerial photograph of the Mar on Marjan resort in Ras Al Khaimah. The image shows a modern architectural complex with multiple buildings featuring white, wavy, undulating balconies. A large, rectangular swimming pool with a curved edge is situated in the center-left, surrounded by lounge chairs and palm trees. To the right, a wide, sandy beach stretches along the turquoise sea, dotted with numerous blue beach umbrellas and lounge chairs. A central paved area with a hexagonal glass canopy structure connects the pool area to the beach. The overall scene is bright and sunny, with clear blue water and a vibrant atmosphere.

Welcome to Mar on Marjan

INTRODUCING ALDAR'S NEW DESTINATION FOR WATERFRONT LIVING IN RAS AL KHAIMAH. HOME TO TWO UNIQUE RESIDENCES, MAR ON MARJAN IS THE ISLAND'S ULTIMATE ADDRESS, WITH APARTMENTS DESIGNED FOR THOSE LOOKING FOR LUXURY, LEISURE AND CONVENIENCE IN EQUAL MEASURES.



THE ADDRESS HOTEL

DANAH BAY

WYNN RESORT

AL HAMRA
VILLAGE

MARJAN ISLAND
RESORT & SPA

DOUBLETREE
BY HILTON

NIKKI BEACH
Ras Al Khaimah
RESIDENCES

ROSSO BAY
Ras Al Khaimah
RESIDENCES

RIXOS BAB AL BAHR
RESIDENCES

MAR
ON MARJAN

ACCESS TO E11

Partnering with the masters of beachfront luxury

ALDAR IS JOINING FORCES WITH THE
CELEBRATED NIKKI BEACH, TO BRING A NEW
LIFESTYLE TO A PRIME STRETCH OF THE ISLAND.
TWO ICONIC BRANDS, CURATING STYLISH HOMES
WITH SERVICES WORTHY OF A LUXURY RESORT.



A community designed
to match your pace





Live the Nikki Beach way

OWN A HOME IN A DESTINATION THAT MOVES TO ITS OWN RHYTHM. WAKE UP LATE TO SHIMMERING SEA VIEWS, THEN TAKE YOUR TIME OVER LUNCH. LET IT TURN INTO DINNER, DANCING, OR A LATE-NIGHT DIP. WITH FOOD, MUSIC, 24/7 CONCIERGE AND SERVICES THAT CATER TO YOUR EVERY DESIRE. AT NIKKI BEACH RESIDENCES, LIFE IS YOURS TO ENJOY.



At your service

A THOUGHTFULLY CURATED ECOSYSTEM OF SERVICES
MEANS THAT YOUR EVERY WANT, WISH AND WHIM IS
ANSWERED, LEAVING YOU FREE TO CELEBRATE LIFE.



Your sundowner of
choice, served by the pool

A woman with long dark hair, wearing a white polo shirt with blue trim and a blue visor, is smiling and looking down at a large blue fabric she is holding. The background shows a clear blue sky and the ocean. The polo shirt has a small logo on the left chest that reads "NIKKI BEACH RESIDENCE".

Club Host

A WARM WELCOME, LAST-MINUTE RESERVATIONS,
SOLD OUT TICKETS; THERE'S NO ASK TOO BIG OR
TOO SMALL FOR NIKKI CONCIERGE.



Spend halcyon
days by the water



Services curated for convenience

CLUB HOST

TRAVEL BUREAU

BELLHOP

LIFESTYLE LIASION

HOUSE VALET

MOVE-IN SERVICE

NIKKI VIVE

MAINTENANCE



5-star dining, every
day of the week

Each amenity more enticing than the last

LIFESTYLE AND LUXURY ARE EXPERIENCED HAND-IN-HAND WITH
A SELECTION OF AMENITIES WORTHY OF AN ISLAND RESORT.



Rhythm Deck

TIME YOUR SWIMMING STROKES TO THE BEAT
OF THE LIVE MUSIC PLAYING POOLSIDE.



Nikki Beach Pool

LAY BACK AND RELAX, IN A PLACE WHERE
EVERYTHING IS DONE FOR YOU.



 **NIKKI BEACH**
RESIDENCES

Your spot by the
pool is always waiting





The Playroom

WHETHER YOU NEED A DAY TO YOURSELF, OR A NIGHT OUT
WITH FRIENDS, LEAVE YOUR LITTLE ONES IN SAFE HANDS.



Let the view in
to your every day

The image shows the interior of Café Nikki, a modern lounge with a curved blue sofa, a bar with wooden stools, and large windows overlooking a tropical beach. The ceiling features unique tiered and ceramic pendant lights. A blue textured wall is on the left.

Café Nikki

HOME TO THE FRESHEST SEA FOOD, THE FINEST
ENTERTAINMENT AND THE COOLEST CROWD, CAFÉ NIKKI
IS THE PLACE TO BE, MORNING, NOON AND NIGHT .



A view as exceptional
as the menu



A social calendar that
caters to every interest

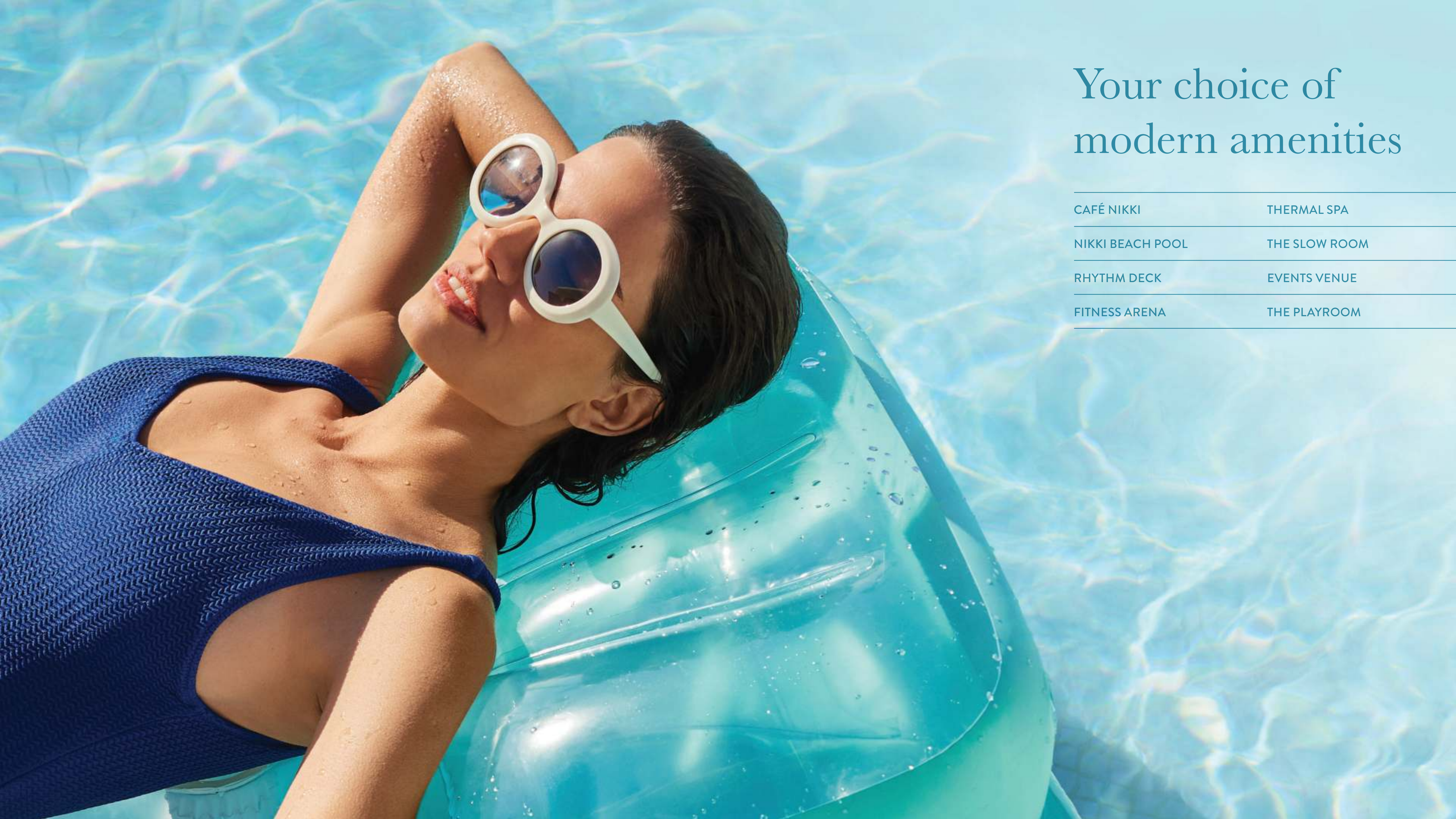


Fitness Arena

ACHIEVE YOUR PERSONAL BEST IN AN
ENVIRONMENT EXPERTLY DESIGNED TO DRIVE YOU.

Feel how leisure
occupies every space





Your choice of modern amenities

CAFÉ NIKKI	THERMAL SPA
NIKKI BEACH POOL	THE SLOW ROOM
RHYTHM DECK	EVENTS VENUE
FITNESS ARENA	THE PLAYROOM

Welcome to your
island home

CHOOSE A STYLISH 1, 2, 3, 4 OR
5-BEDROOM APARTMENT, WITH
WINDOWS THAT OPEN TO THE GENTLE
BREEZE COMING OFF THE BAY, AND THE
ALLURE OF THE GOLDEN BEACH BELOW.



Where hand-crafted sophistication
meets natural beauty





Spaces inspired by the
vast beauty beyond

4-BED APARTMENT

SHIMMERING BLUES AS FAR AS THE EYE CAN SEE

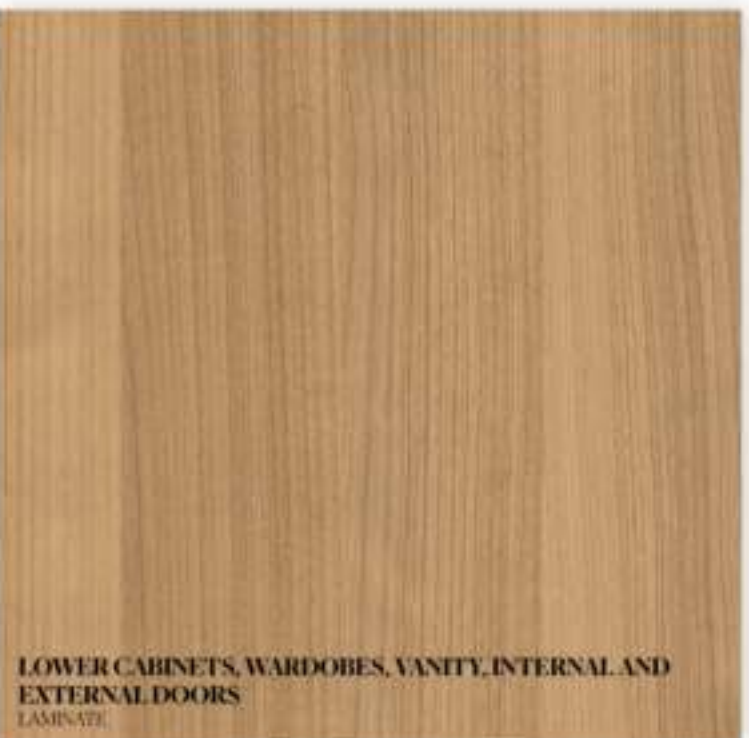
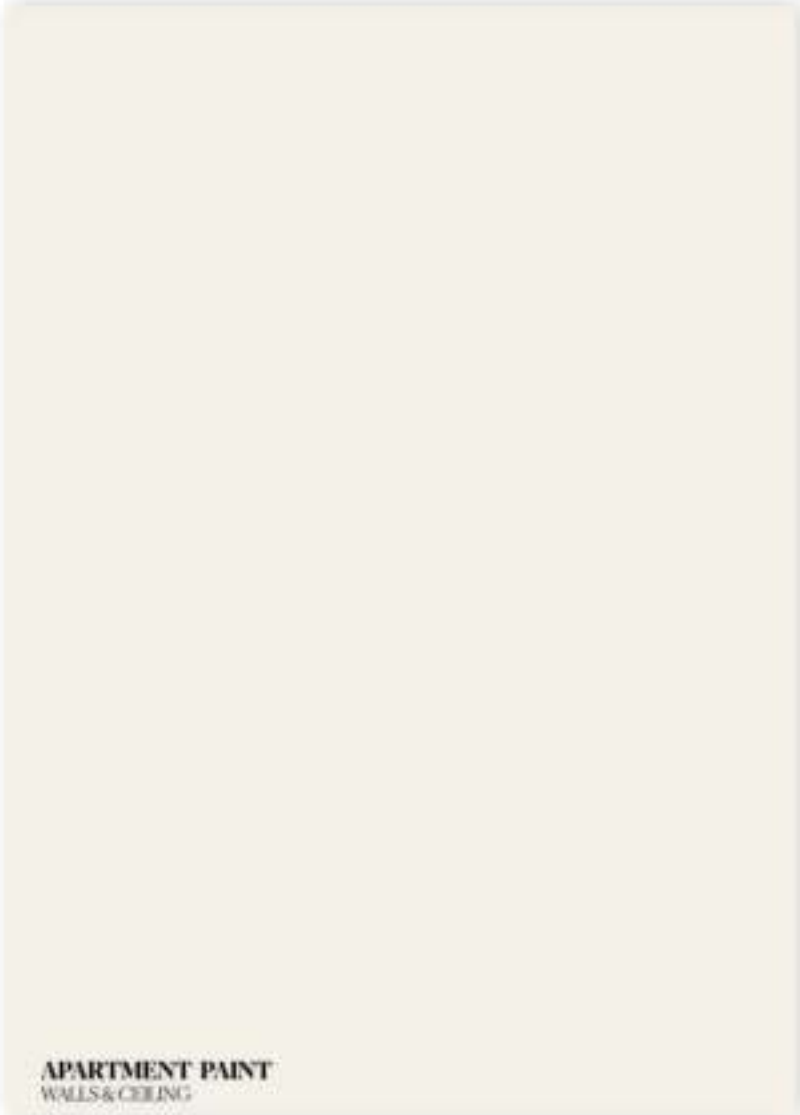


5-BED SKY TERRACE

RELAXATION CASCADING TOWARDS THE SEA



Finished in Nikki style



BESPOKE MATERIALS ARE USED THROUGHOUT THE APARTMENTS, WITH NEUTRAL TONES, SOFT LIGHTING AND HIGH-END FINISHES CREATING A SANCTUARY OF LAID-BACK LUXURY.



Designed for smart & sustainable living

SUSTAINABILITY FEATURES

PURSUING FITWEL CERTIFICATION

PURSUING LEED SILVER CERTIFICATION

SMART COMMUNITY FEATURES

RESIDENTS' APP

BMS

VISITOR MANAGEMENT SYSTEM

EV CHARGERS

ELECTRIC BIKE & SCOOTER CHARGING STATIONS

SMART IRRIGATION

DIGITAL AMENITIES BOOKING & ACCESS



A Ras Al Khaimah lifestyle so close to Dubai

IF YOU CAN PEEL YOURSELF AWAY FROM THE LUXURY OF HOME, RAS AL KHAIMAH HAS A VARIETY OF NEARBY ATTRACTIONS TO EXPLORE, AND IS AN EASY 45-MINUTE DRIVE TO DUBAI INTERNATIONAL AIRPORT FOR WHEN THE WORLD STARTS CALLING.

JEBEL JAIS

THE HIGHEST PEAK IN RAS AL KHAIMAH, JEBEL JAIS IS HOME TO ADVENTURE. DISCOVER HIKING, ROCK CLIMBING, ROPE WALKING AND THE WORLD'S LONGEST ZIPLINE THAT CUTS THROUGH THE CLOUDS.



WYNN RESORT

THE LAS VEGAS FAMED RESORT IS OPENING ITS DOORS IN RAS AL KHAIMAH, OFFERING 1,500 HOTEL ROOMS, A GAMING AREA, THEATER AND MORE.



MANGROVE COASTLINE

THE 65M OF BEAUTIFUL RAS AL KHAIMAH COASTLINE IS RICH WITH TANGLED MANGROVES. HIRE A KAYAK AND TRAVERSE THE WATERWAYS THAT TEEM WITH FISH AND FLAMINGOES.