

Hello Ras Al Khaimah



THE
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

COHLE TREE
BY SHELTON

ROAD

ROCKY HARBOR
PARK



An aerial photograph of a large, modern residential development situated on a beachfront. The complex consists of several tall, interconnected high-rise buildings with a light-colored facade and many windows. The buildings are arranged in a cluster, with some having flat roofs and others featuring more complex architectural details. In the foreground, there is a wide, sandy beach with numerous people and umbrellas, suggesting a popular recreational area. To the left, the turquoise ocean meets the shore, with a small boat visible in the water. To the right, there are smaller, lower-rise buildings and a swimming pool area. The overall scene is bright and sunny, with clear skies and vibrant colors.

WELCOME TO
MAR ON MARJAN

SITE PLAN

18000 BEACH
FURNISHED

18000 BEACH
(UNFURNISHED)

ROSSO BAY
FURNISHED



BIRDS EYE VIEW



ROSSO BAY
FURNISHED

ROSSO BAY
FURNISHED

NIKKI BEACH
UNFURNISHED

NIKKI BEACH
UNFURNISHED



PROJECT WIDE USPs

WELLNESS ORIENTED COMMUNITY

- Pursuing LEED Silver certification
- Pursuing FitWell certification

FIVE STAR RESORT EXPERIENCE

- First Branded residences in RAE
- 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

	Evening Dinner	Light Evening Dinner	Membership Amount
Food and Beverage Buffet	\$25	\$25	\$25
Light Beverage	\$10	\$10	\$10
Personal Trainers in Gym	\$25	\$25	\$25
1000 Miles in 1 Mile	\$10	\$10	\$10
Swimsuit Discount	\$10	\$10	\$10
Discount on Colours and 1P Book	\$25	\$25	\$25
Spa Treatment Discount	\$10	\$10	\$10
Wine/Beer Discount	\$25	\$25	\$25
Discount at Restaurant Book	\$10	\$10	\$10
Discount for Women Members	\$10	\$10	\$10
Special Food Discount (B&B, Christmas, Anniversary, Wedding Party, etc.)	\$25	\$25	\$25
Access to evening evening member classes	\$10	\$10	\$10
Access to evening beverage menu items with Food and Beverage reservation discount	\$10	\$10	\$10
Access to an exclusive Food or Wine Menu (very few) 1000 Miles	\$10	\$25	\$10
Access to an exclusive Food program including only food items and a small menu	\$10	\$25	\$10
Access to group yoga (yoga meditation, Yoga & Wellness Center) (see for more)	\$10	\$25	\$10

NIKKI BEACH
RESIDENCES



NIKKI BEACH



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	363	323	110	8	4	3
UNIT AREA SQM	90	126	213	467	555	687
GRAND TOTAL	803					

*AVERAGE AREAS INCLUDING TERRACES











FLOOR PLANS

UNIT TYPE 2A

2 BEDROOM



UNIT TYPE 3A

3 BEDROOM



UNIT TYPE 4A

4 BEDROOM



UNIT TYPE
SKY TERRACE

5 BEDROOM



MATERIAL BOARD







