

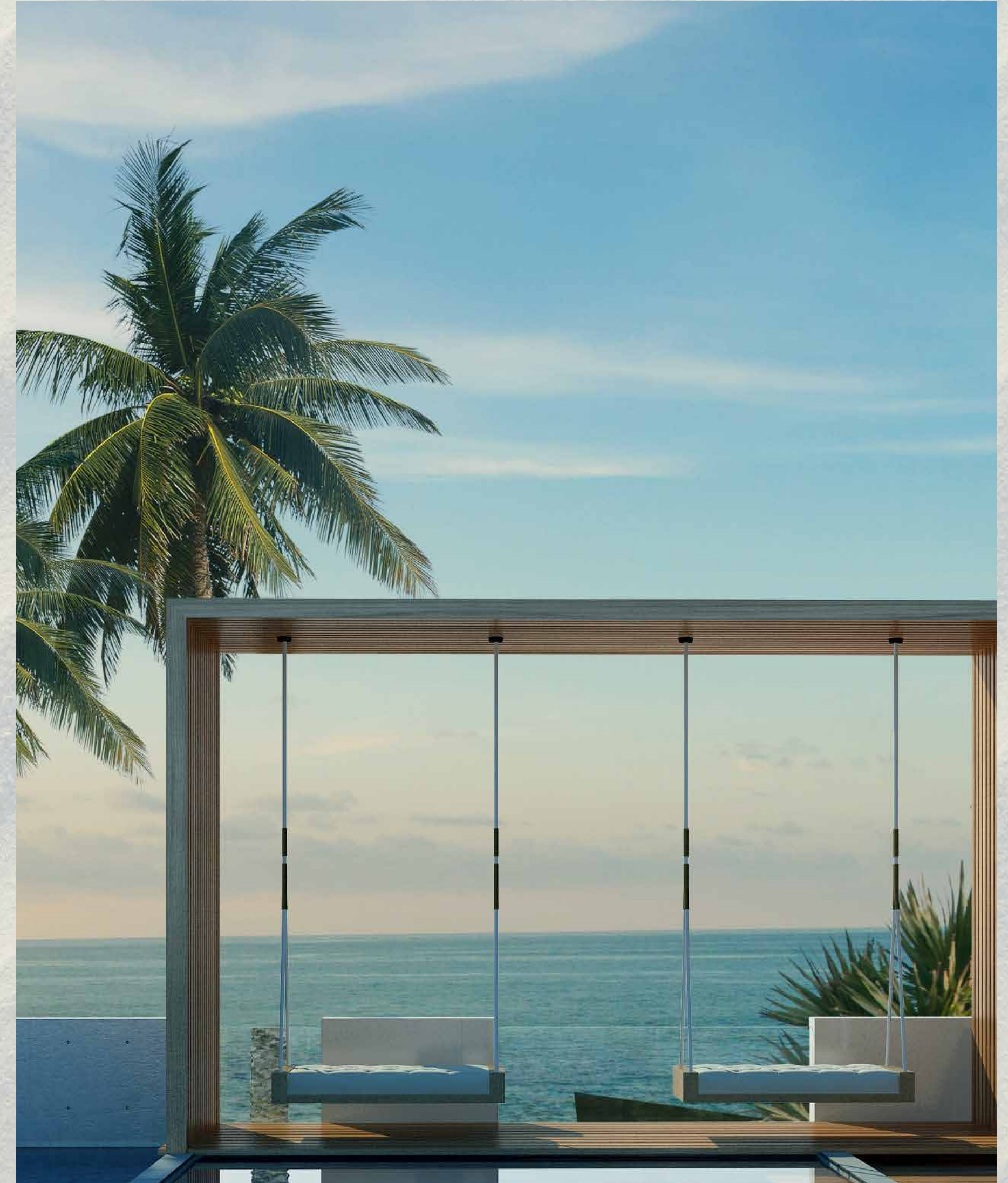


Hello Ras Al Khaimah



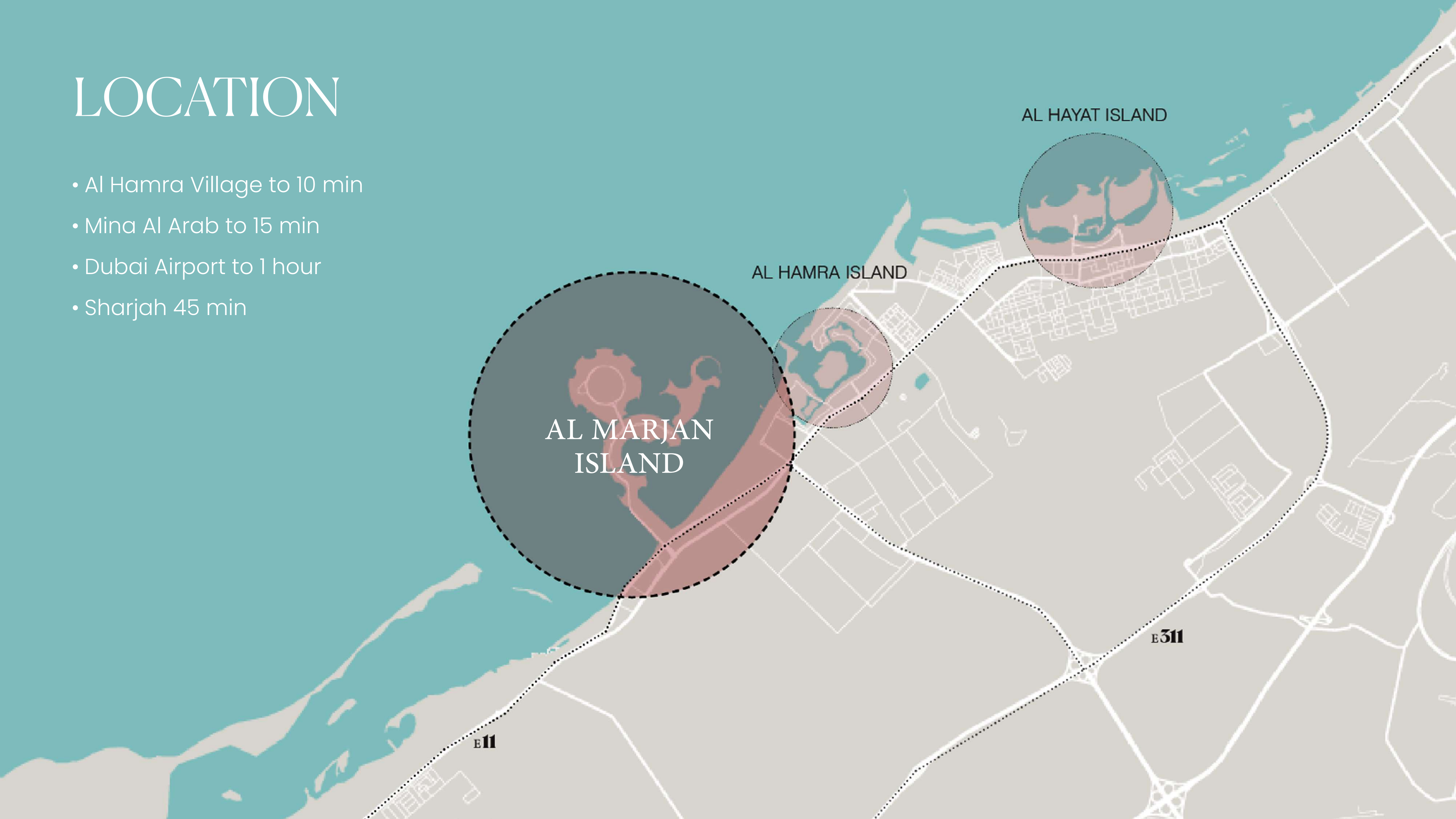


FIVESTAR RESORT LIVING



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

The site plan illustrates a coastal resort development. It is divided into three main color-coded zones:

- NIKKI BEACH FURNISHED (Blue):** Located in the upper left, featuring buildings G+20 and G+18, and a swimming pool. A callout box points to this area with the text "NIKKI BEACH FURNISHED".
- NIKKI BEACH UNFURNISHED (Light Blue):** Located in the upper right, featuring buildings G+21 and G+18, and a swimming pool. A callout box points to this area with the text "NIKKI BEACH UNFURNISHED".
- ROSSO BAY FURNISHED (Red):** Located in the lower half, featuring buildings G+21, G+23, and RT 1, RT 2, RT 3. A callout box points to this area with the text "ROSSO BAY FURNISHED".

Other labels on the plan include HR.003A (70852.8m² Mixed Use), HR.001B (146523.53m² Hotel & Resort), BT 1, BT 2, BT 3, RT 1, RT 2, RT 3, and ROAD 146. A legend at the bottom right indicates "Vertical Circulation" and "Service Zone".

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

A low-angle, upward-looking shot of a large red patio umbrella. The umbrella's ribs are dark and radiate from a central point. The background is a clear, vibrant blue sky. The text 'ROSSO BAY' is centered in a large, white, serif font, with 'RESIDENCES' in a smaller, white, sans-serif font directly below it.

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







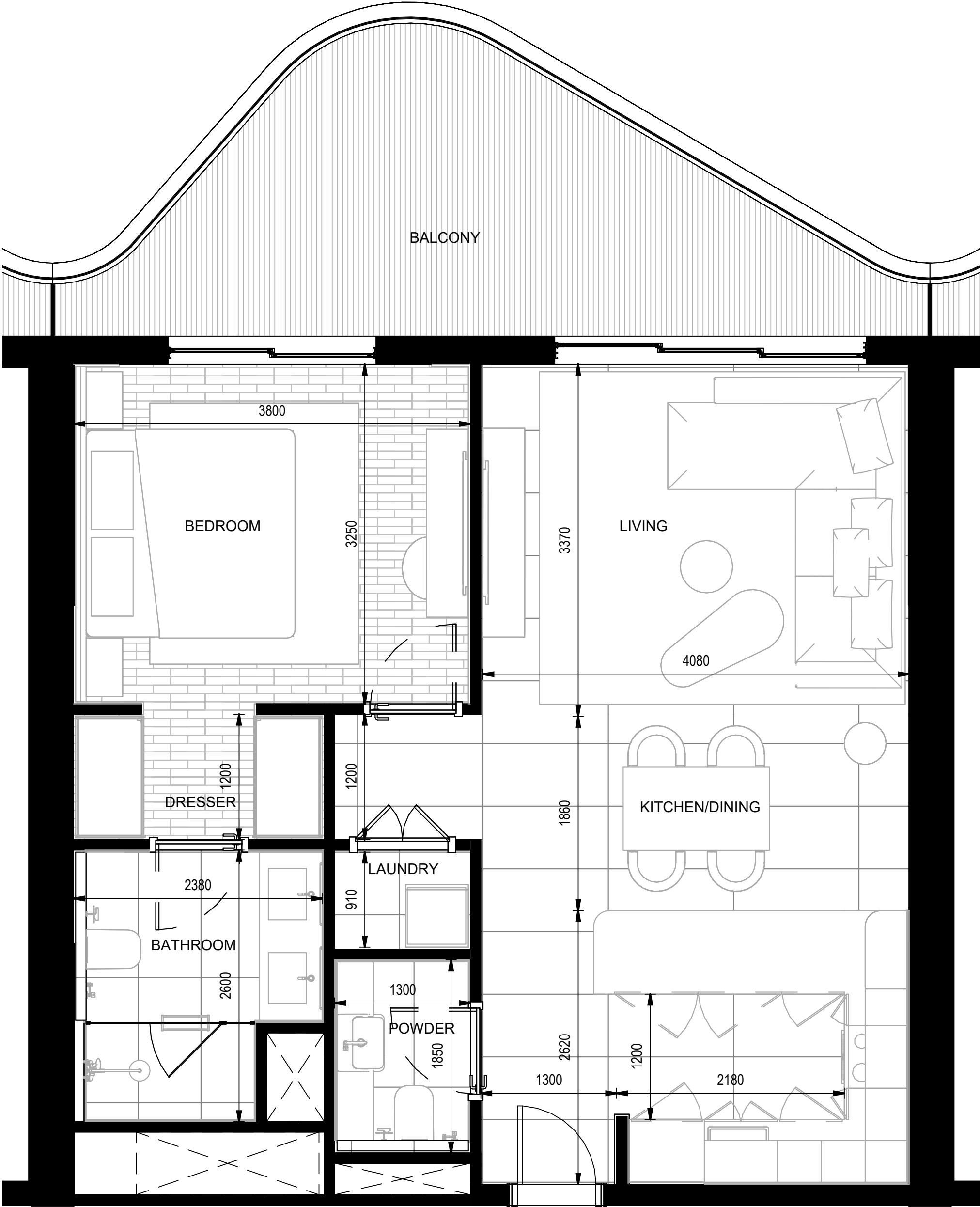




FLOOR PLANS

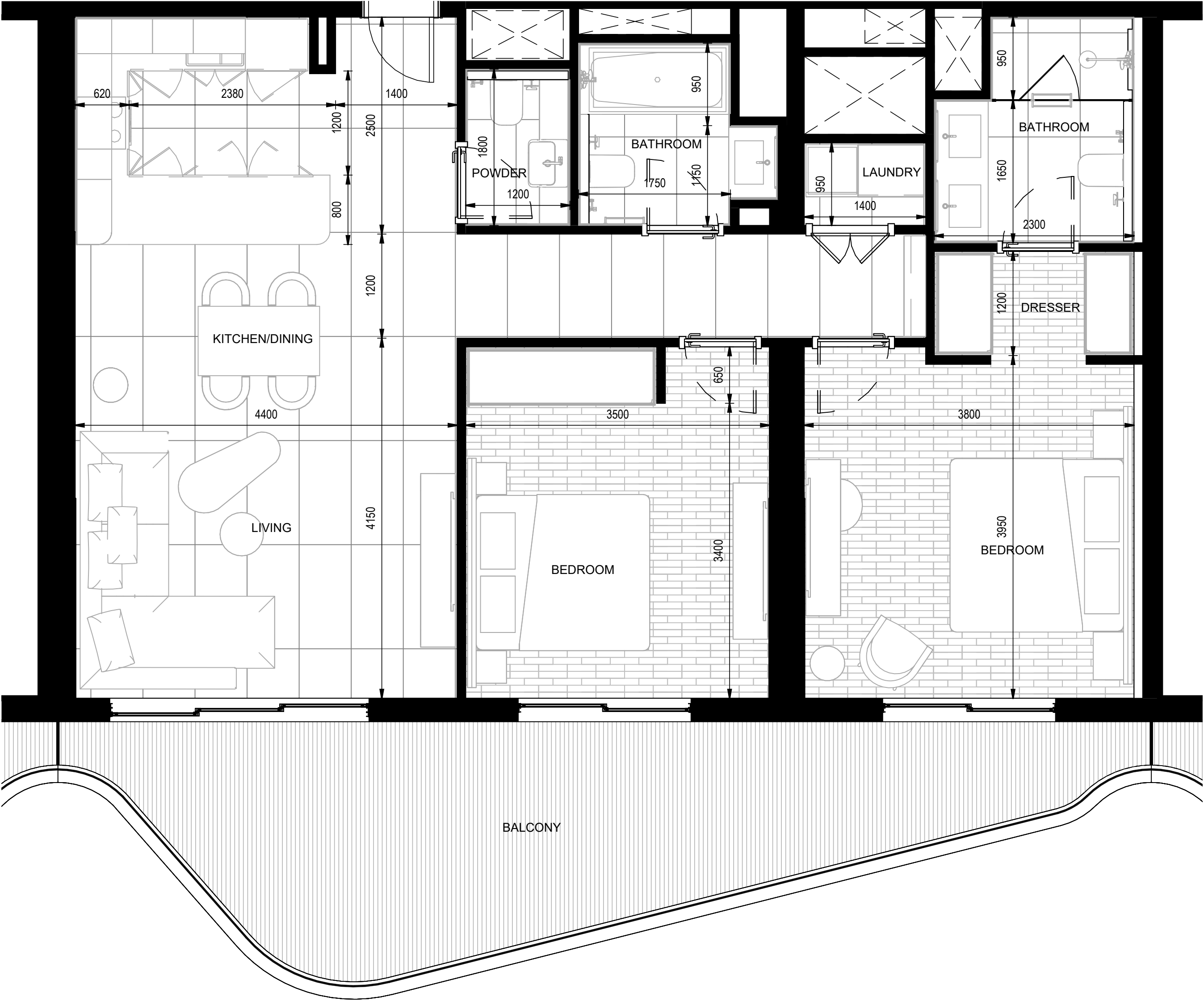
UNIT TYPE 1A

1 BEDROOM



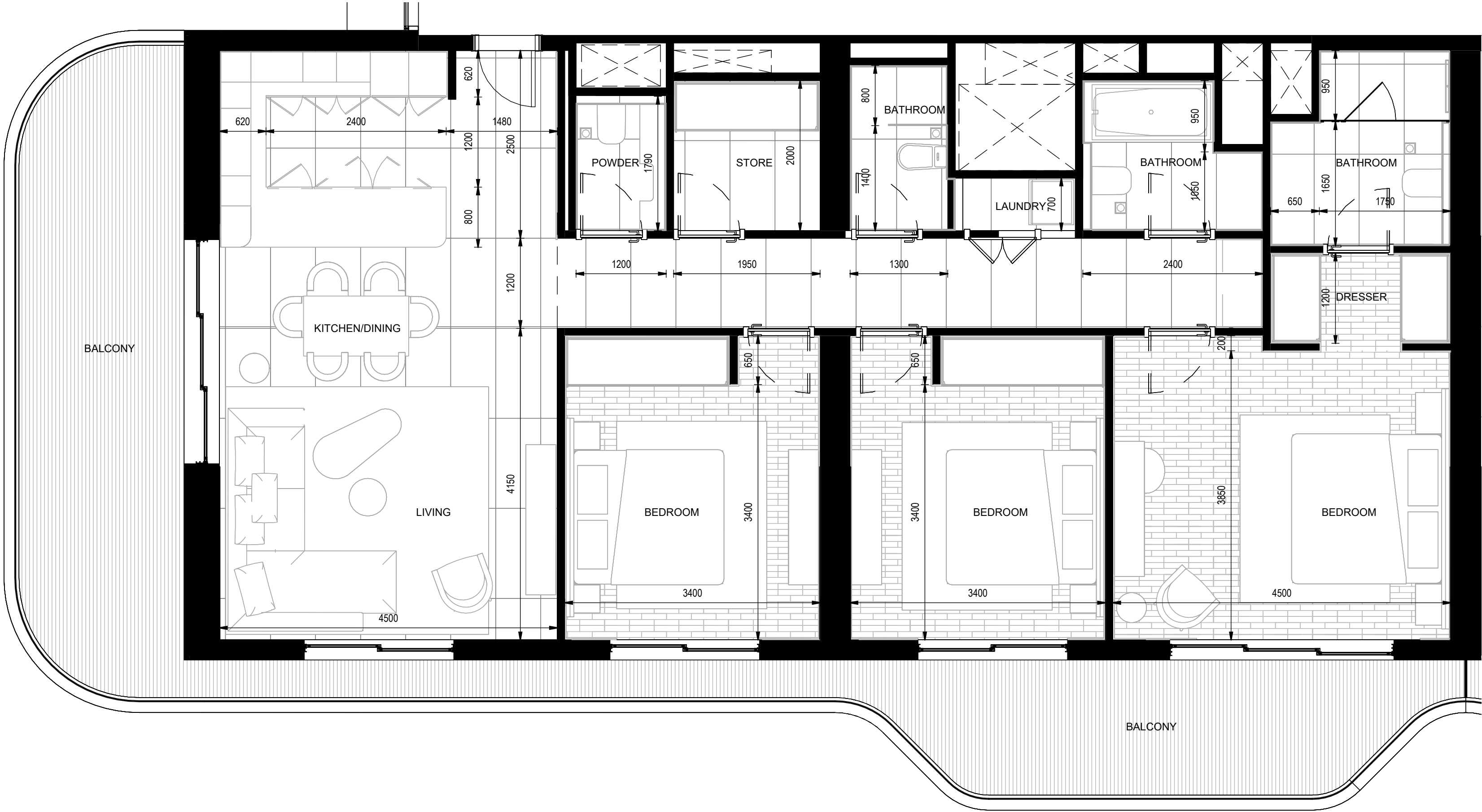
UNIT TYPE 2A

2 BEDROOM



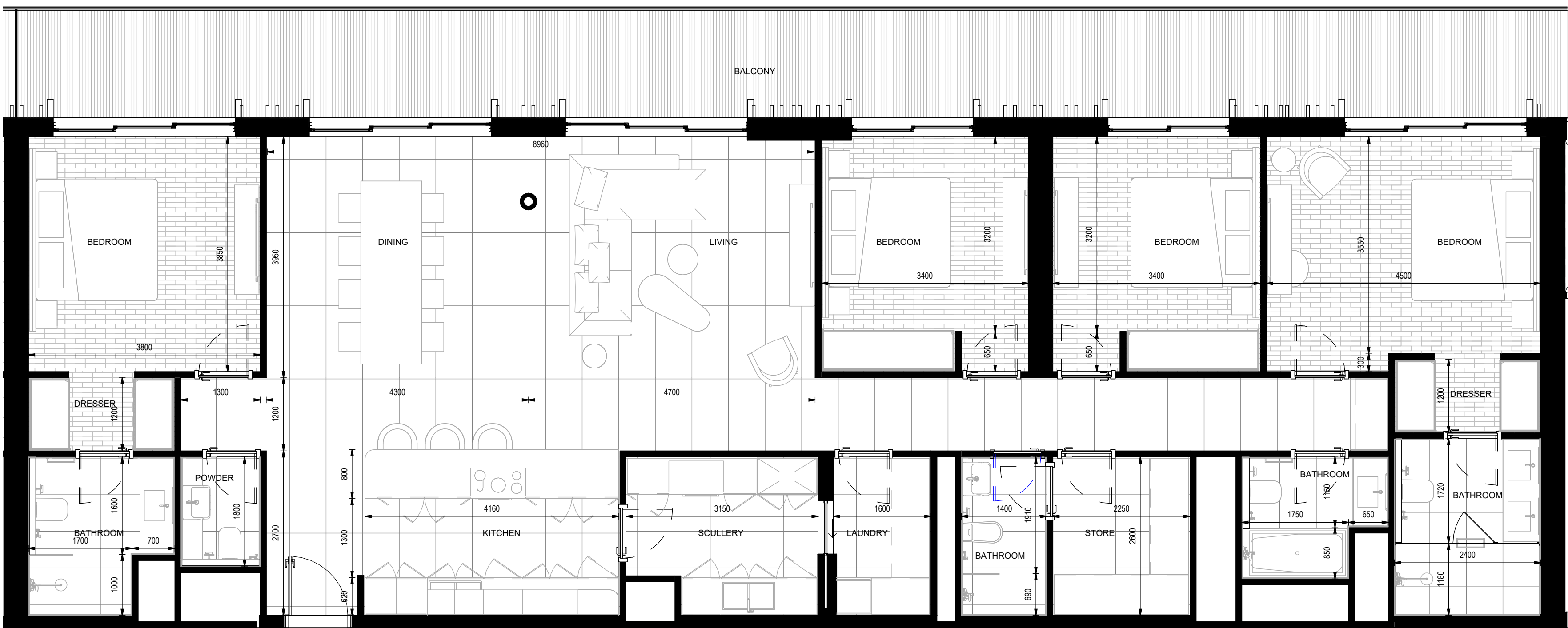
UNIT TYPE 3A

3 BEDROOM



UNIT TYPE 4A

4 BEDROOM



MATERIAL BOARD



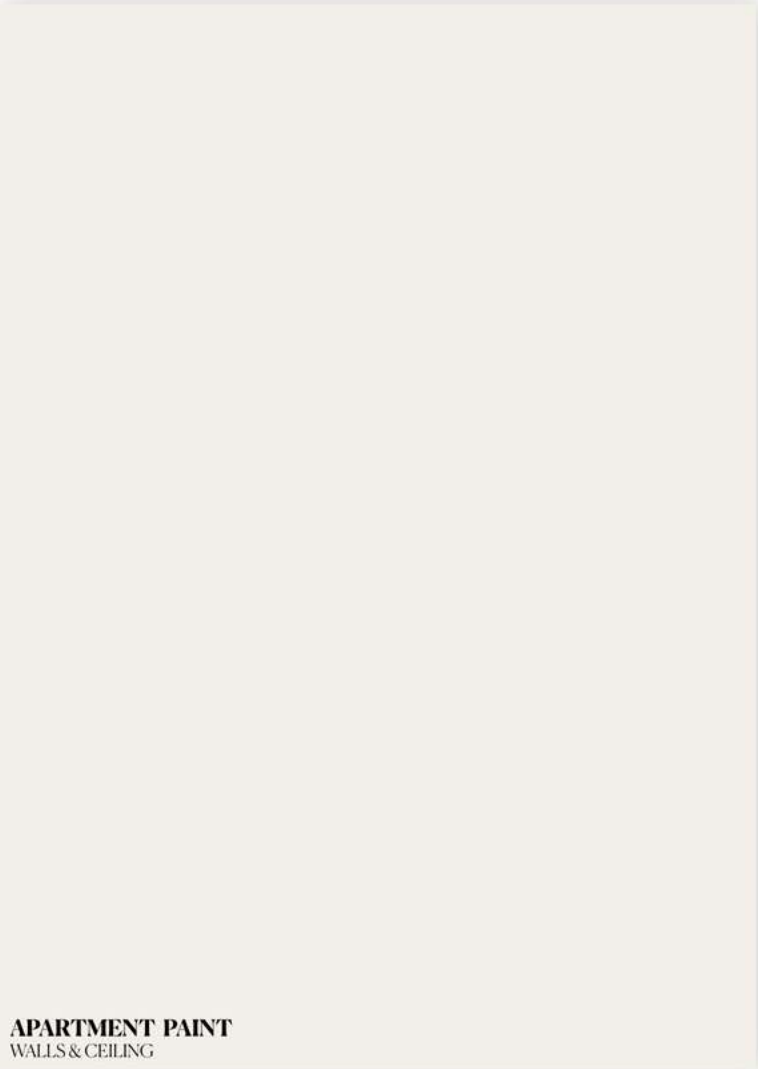
LIVING ROOM / KITCHEN AREA



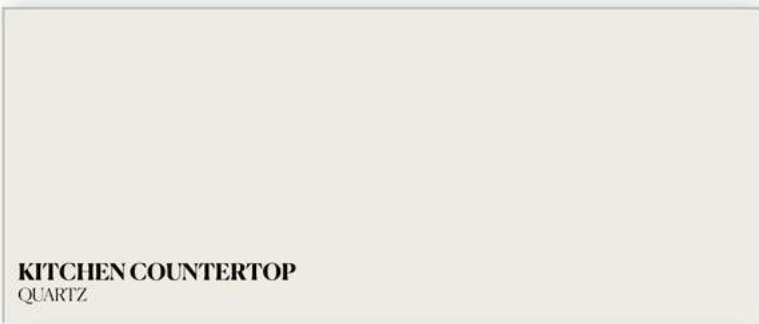
BEDROOM



BATHROOM



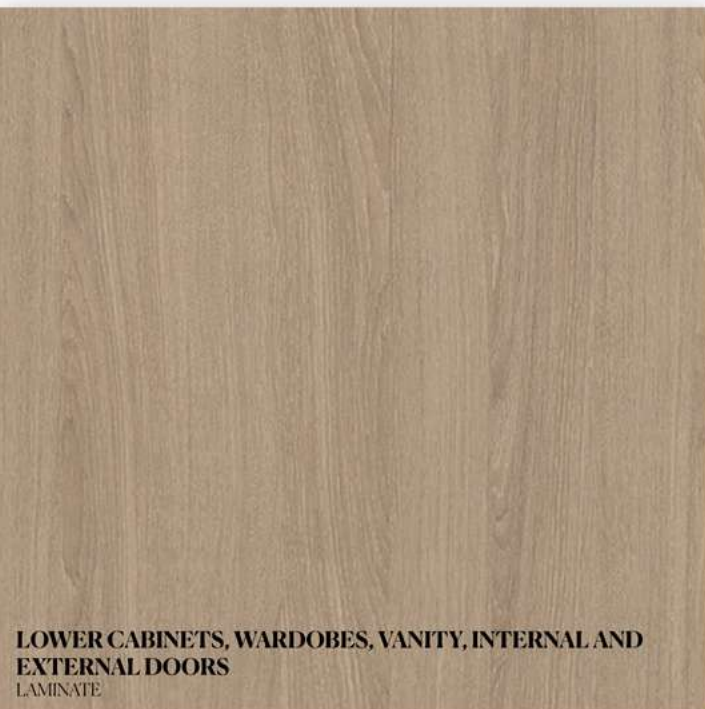
APARTMENT PAINT
WALLS & CEILING



KITCHEN COUNTERTOP
QUARTZ



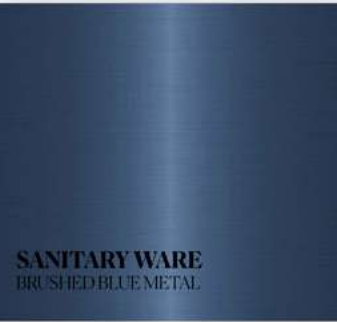
UPPER CABINETS
LAMINATE



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



FASCIA KITCHEN CABINET
LACQUERED PAINT



SANITARY WARE
BRUSHED BLUE METAL



KITCHEN BACK SPLASH
CERAMIC TILE



APARTMENT FLOOR
PORCELAIN TILE



BEDROOM FLOOR
PORCELAIN TILE



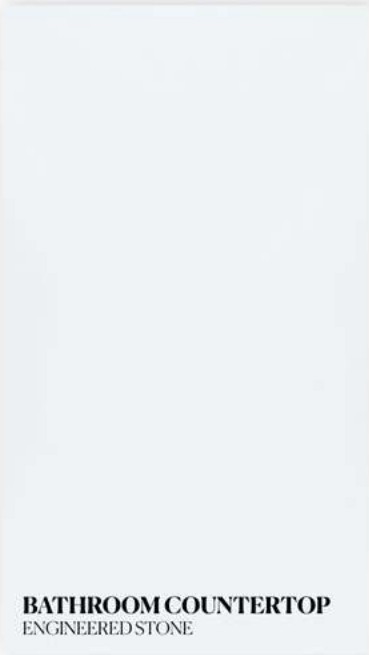
BATHROOM FLOOR AND UPPER BATHROOM
WALL TILE
PORCELAIN TILE



LOWER BATHROOM WALL TILE
PORCELAIN TILE



SHOWER WALL
CERAMIC TILE



BATHROOM COUNTERTOP
ENGINEERED STONE

PAYMENT PLAN
60/40

HANDOVER
2028





STARTING PRICE (AED)

1BR

2BR

3BR

4BR

1.76M

2.63M

3.82M

TBC