

NIKKI  BEACH

*Ras Al Khaimah*

RESIDENCES

LIVE THE NIKKI BEACH WAY



An aerial photograph of a tropical coastline. The top half of the image shows deep turquoise ocean water. A white, foamy wave line runs diagonally from the top left towards the bottom right. Below the waves is a sandy beach, and in the bottom left corner, there is a dense cluster of green palm trees.

# 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.







# 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

AL HAMRA VILLAGE

WYNN RESORT

MARJAN ISLAND RESORT & SPA

DOUBLETREE BY HILTON

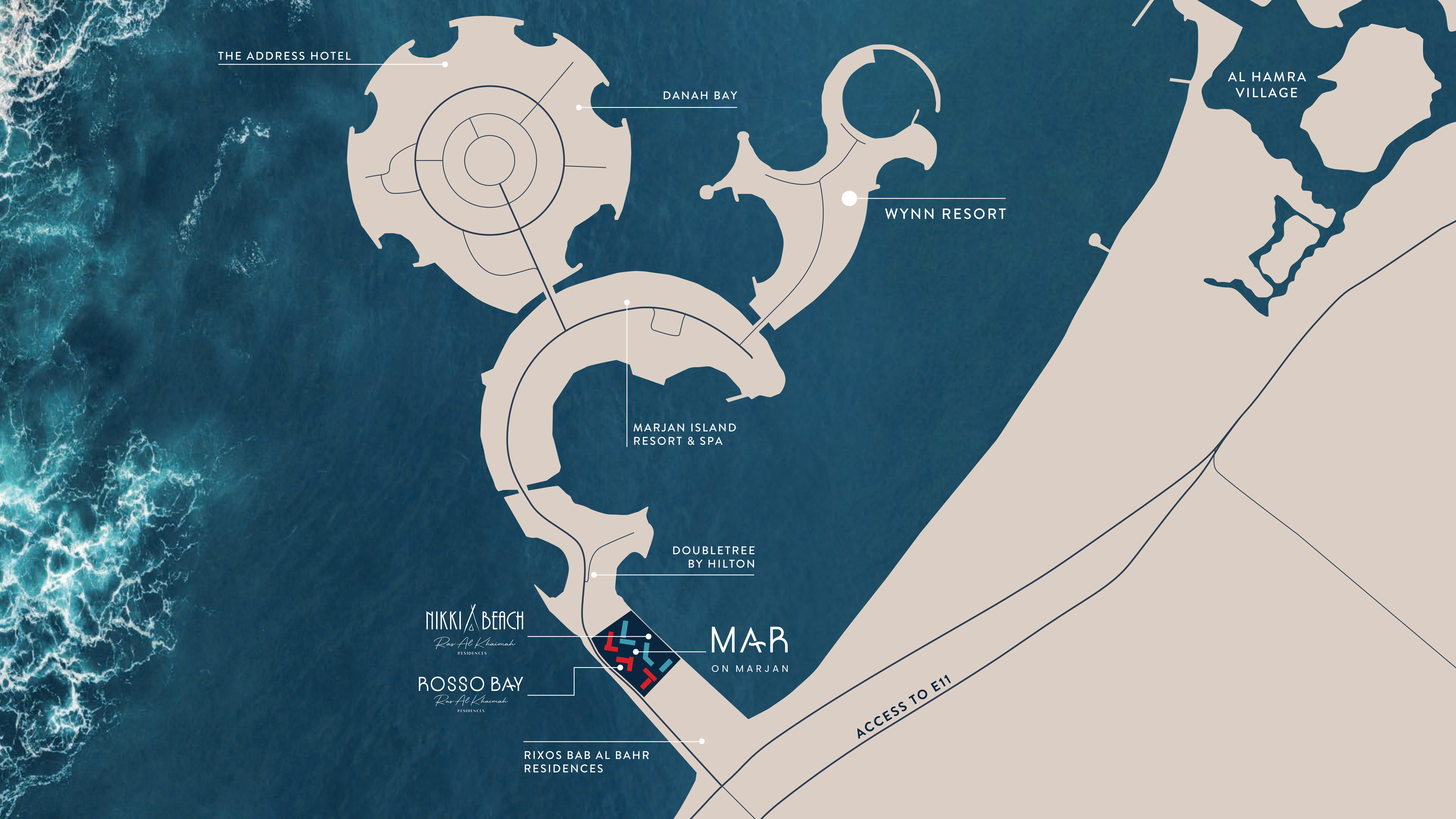
NIKKI BEACH  
*Ras Al Khaimah*  
RESIDENCES

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.





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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.

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Your sundowner of  
choice, served by the pool

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# Club Host

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

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Spend halcyon  
days by the water

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# Services curated for convenience

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CLUB HOST

TRAVEL BUREAU

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BELLHOP

LIFESTYLE LIASION

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HOUSE VALET

MOVE-IN SERVICE

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NIKKI VIVE

MAINTENANCE

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A photograph of a chef in a white uniform with blue piping, working in a kitchen. The chef has a beard and is looking down at his work. The background shows a kitchen setting with a white wall and a large, decorative rope knot. The text "5-star dining, every day of the week" is overlaid on the bottom right of the image.

5-star dining, every  
day of the week

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# 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.





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# Rhythm Deck

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





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# Nikki Beach Pool

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





A woman with dark hair, wearing white sunglasses, a blue swimsuit, and a white cover-up with a silver sequined trim, is lying on a white lounge chair. She is holding a tan wide-brimmed hat. The lounge chair is positioned on a light-colored, textured surface, possibly a pool deck. To the left, a large blue umbrella is partially visible, casting a shadow over the woman. The background is a bright, overcast sky.

MIAMI BEACH  
RESIDENCES

Your spot by the  
pool is always waiting

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# The Playroom

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

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Let the view in  
to your every day

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# 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 .

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A view as exceptional  
as the menu

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A social calendar that  
caters to every interest

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# Fitness Arena

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

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Feel how leisure  
occupies every space







# Your choice of modern amenities

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CAFÉ NIKKI

THERMAL SPA

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NIKKI BEACH POOL

THE SLOW ROOM

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RHYTHM DECK

EVENTS VENUE

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FITNESS ARENA

THE PLAYROOM

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# 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.





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Where hand-crafted sophistication  
meets natural beauty







Spaces inspired by the  
vast beauty beyond

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## 4-BED APARTMENT

SHIMMERING BLUES AS FAR AS THE EYE CAN SEE





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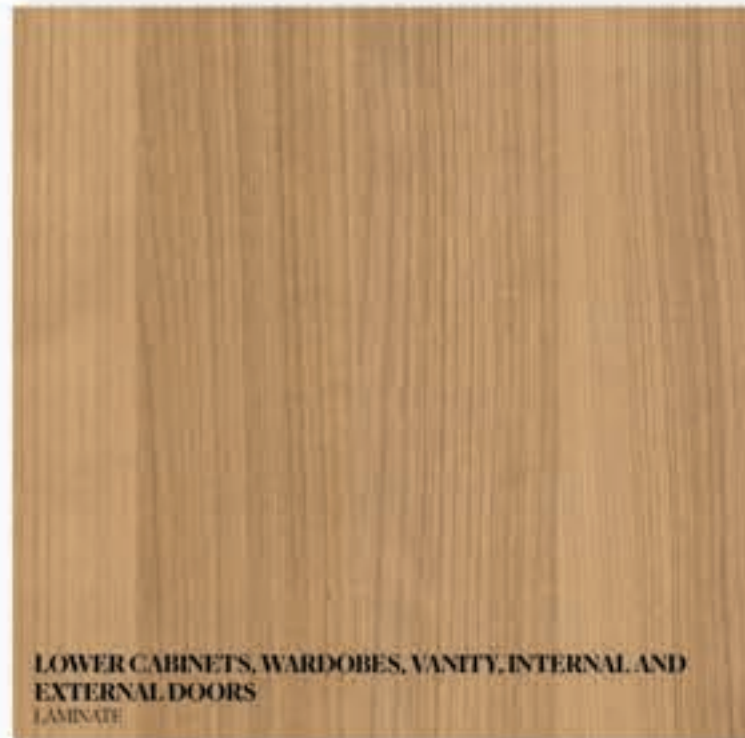
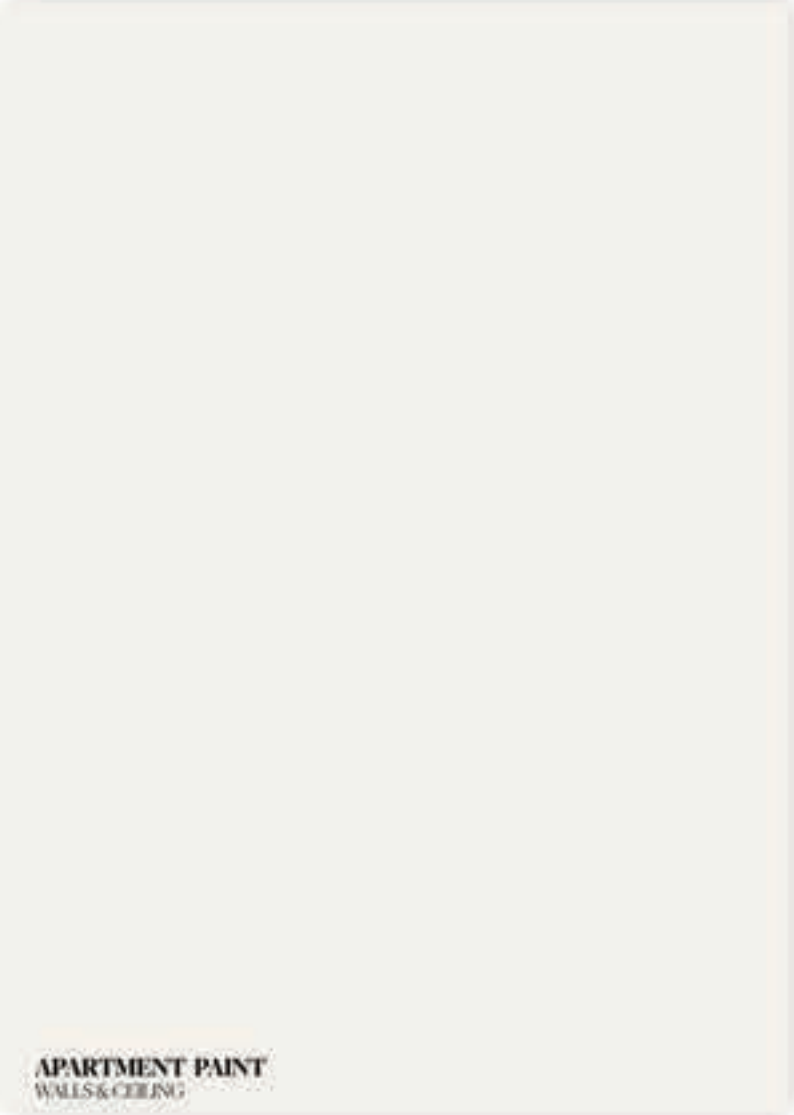
# 5-BED SKY TERRACE

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

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PURSUING FITWEL CERTIFICATION

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PURSUING LEED SILVER CERTIFICATION

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## SMART COMMUNITY FEATURES

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RESIDENTS' APP

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BMS

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VISITOR MANAGEMENT SYSTEM

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EV CHARGERS

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ELECTRIC BIKE & SCOOTER CHARGING STATIONS

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SMART IRRIGATION

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DIGITAL AMENITIES BOOKING & ACCESS

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# 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.





ALDAR.COM  
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