

# 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.

AED 14.4 BN  
DEVELOPMENT  
SALES

AED 11.3 BN  
13 COMPLETED  
ACQUISITIONS

AED 5.1 BN  
APOLLO  
TRANSACTION

AED 32 BN  
ASSETS UNDER  
MANAGEMENT

AED 11.2 BN  
REVENUE

AED 3.1 BN  
NET PROFIT

AED 7 BN  
ALDAR DEVELOPMENT  
REVENUE

AED 4.1 BN  
ALDAR INVESTMENT  
REVENUE





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.



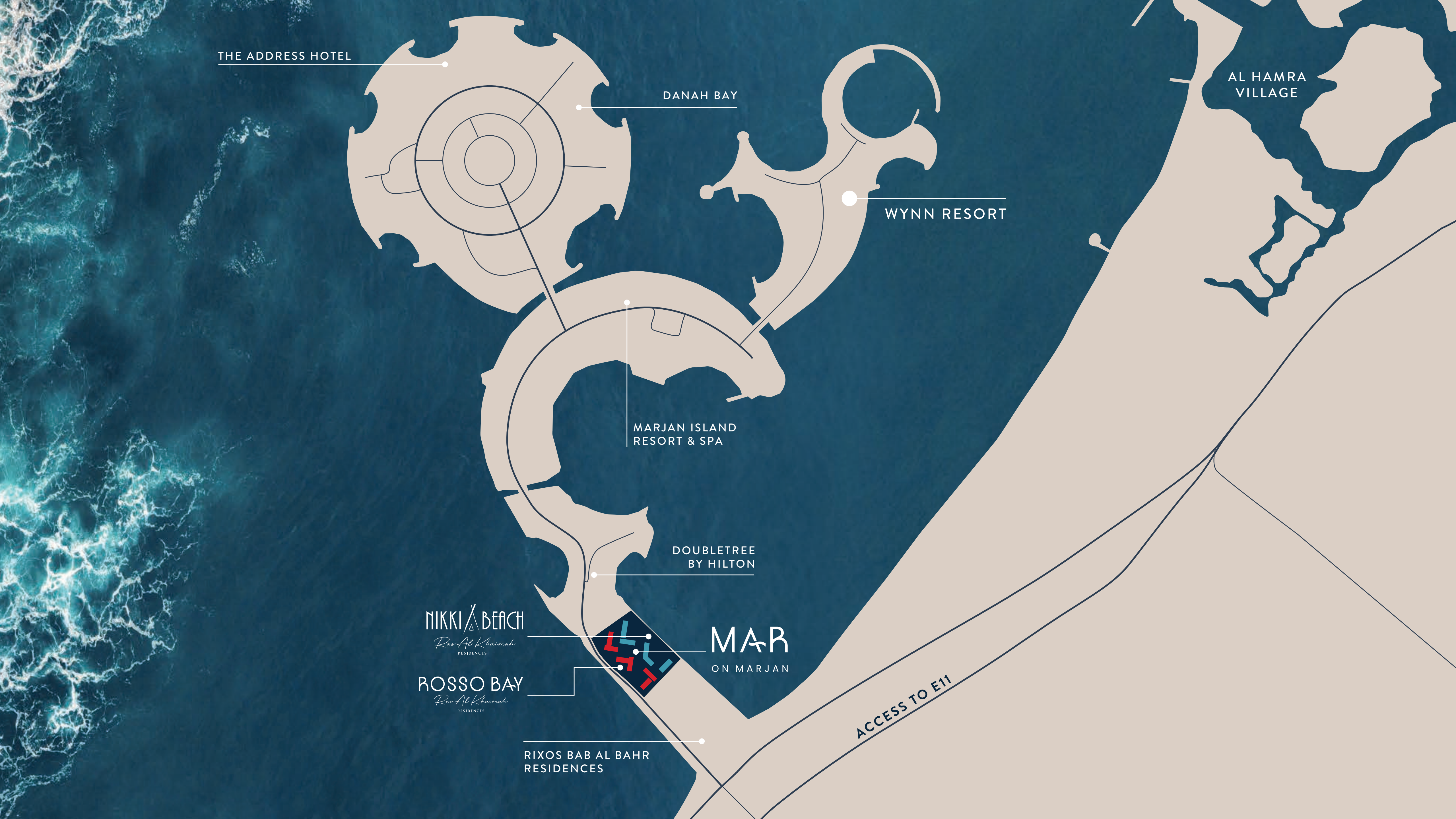


An aerial photograph of the Mar on Marjan resort in Ras Al Khaimah. The image shows a large, modern building with a distinctive wavy, white facade on the left. To its right is a large, rectangular swimming pool with a curved edge, surrounded by lounge chairs and palm trees. Further right is a wide, sandy beach with many blue umbrellas and lounge chairs. The turquoise sea is visible on the far right, with gentle waves breaking on the shore. In the center, there are several palm trees and a small, modern structure with a hexagonal roof.

# 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.





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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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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 BERG RESIDENCE".

# 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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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 high-angle photograph of a woman with dark hair and sunglasses, wearing a teal swimsuit and a white cover-up, lying on a white lounge chair. She is holding a wide-brimmed straw hat. The lounge chair is on a light-colored tiled pool deck. To the left is a large, solid teal structure, possibly a pool cover or a wall. The scene is brightly lit, casting soft shadows.

NIKKI 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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The image shows the interior of Café Nikki, a modern and stylish dining space. On the left, a curved wall is covered in blue, textured tiles. In the foreground, a large, curved blue sofa with white and blue cushions sits on a light-colored floor. A large, multi-tiered, cylindrical pendant light hangs from the ceiling. To the right, a long, white bar counter is visible, with several wooden stools with arched cutouts lined up in front of it. Above the bar, several white, patterned pendant lights hang. In the background, large windows offer a view of palm trees and the ocean. The overall atmosphere is bright and airy, with a mix of modern and traditional design elements.

# 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

CAFÉ NIKKI

THERMAL SPA

NIKKI BEACH POOL

THE SLOW ROOM

RHYTHM DECK

EVENTS VENUE

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





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## UNIT TYPE 1B

1 BEDROOM





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# UNIT TYPE 2A

2 BEDROOM





UNIT TYPE 3A

3 BEDROOM







Spaces inspired by the  
vast beauty beyond



UNIT TYPE 4A

4 BEDROOM





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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





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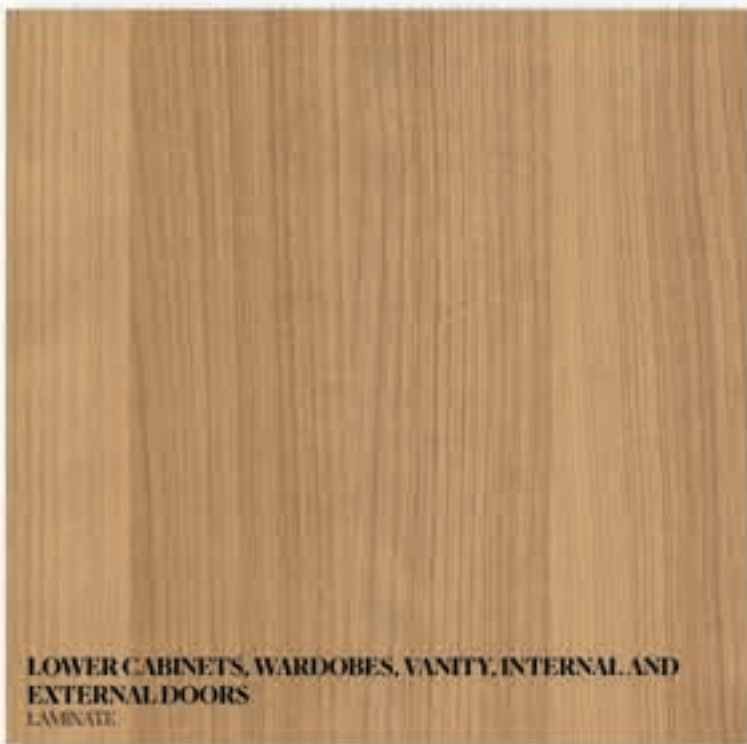
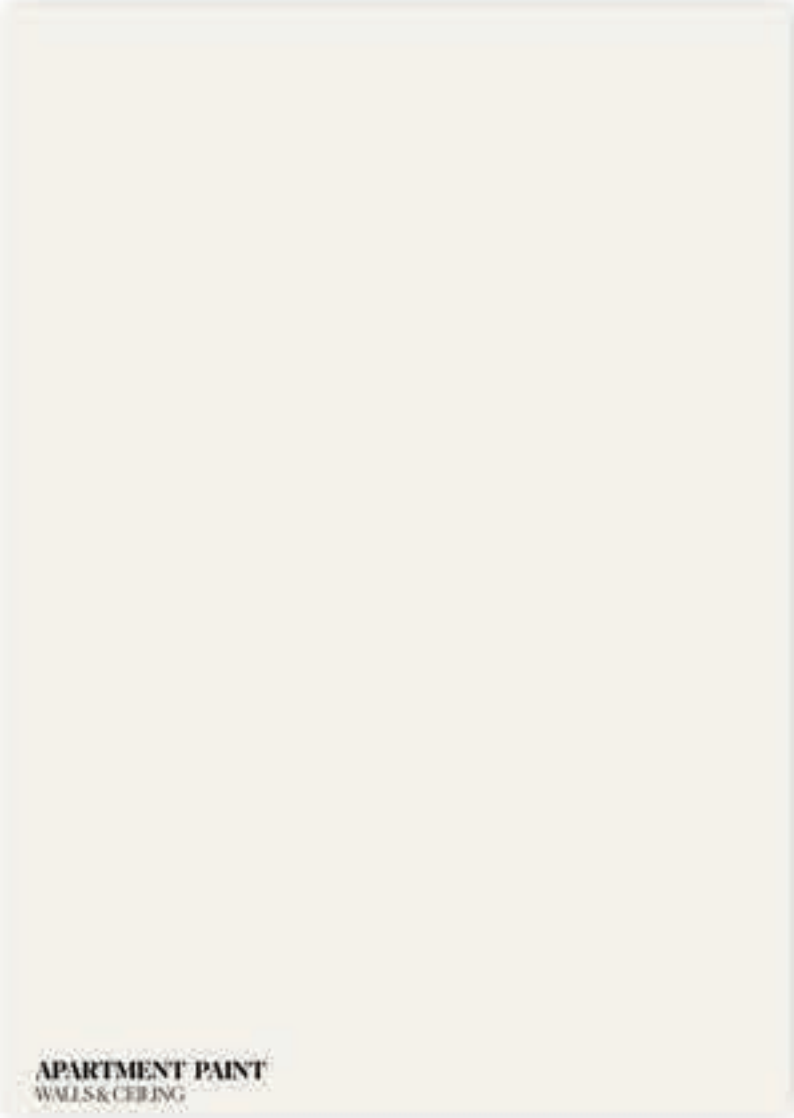
## 5-BED SKY TERRACE

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

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





# 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  
800 ALDAR