

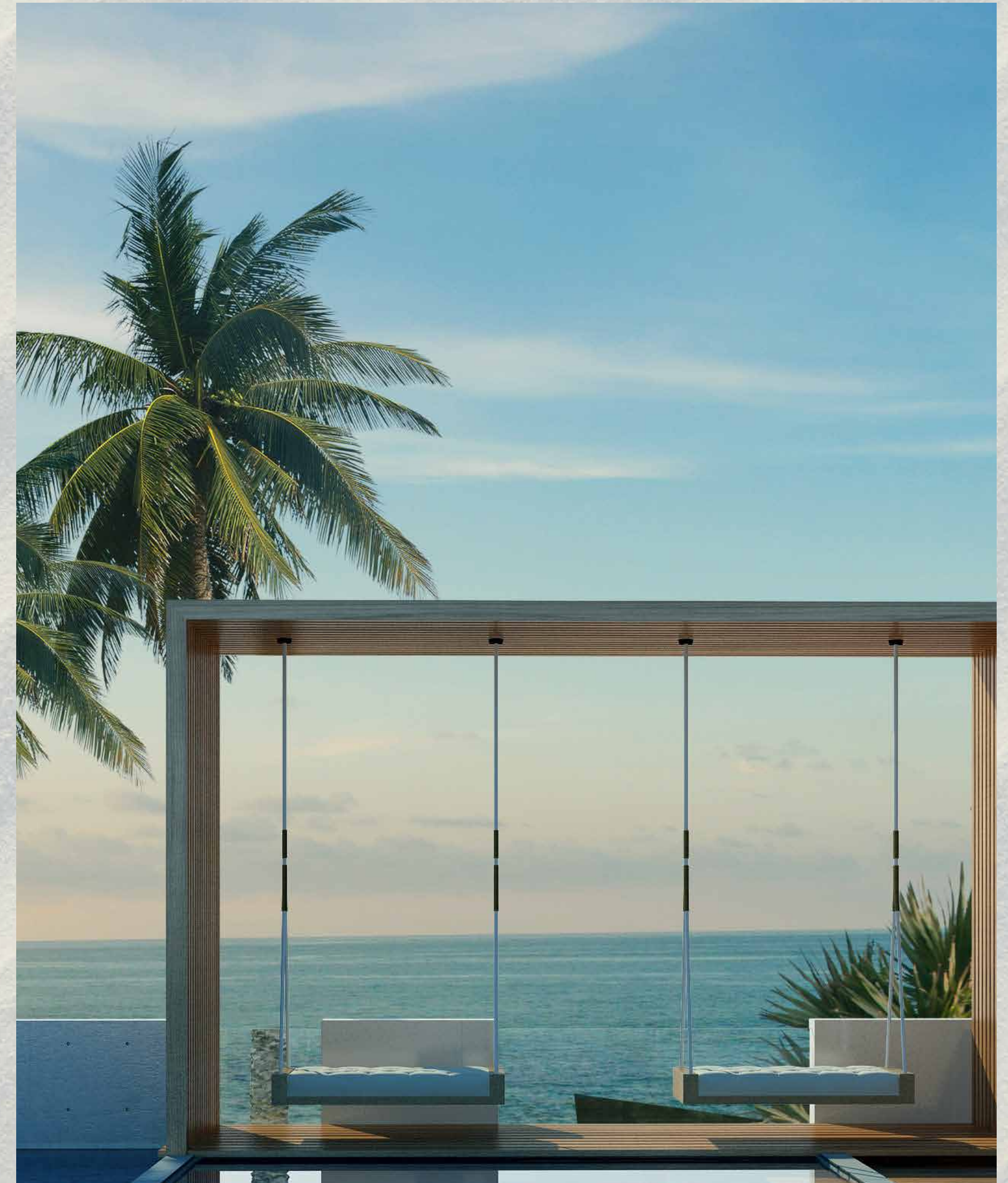


# Hello Ras Al Khaimah





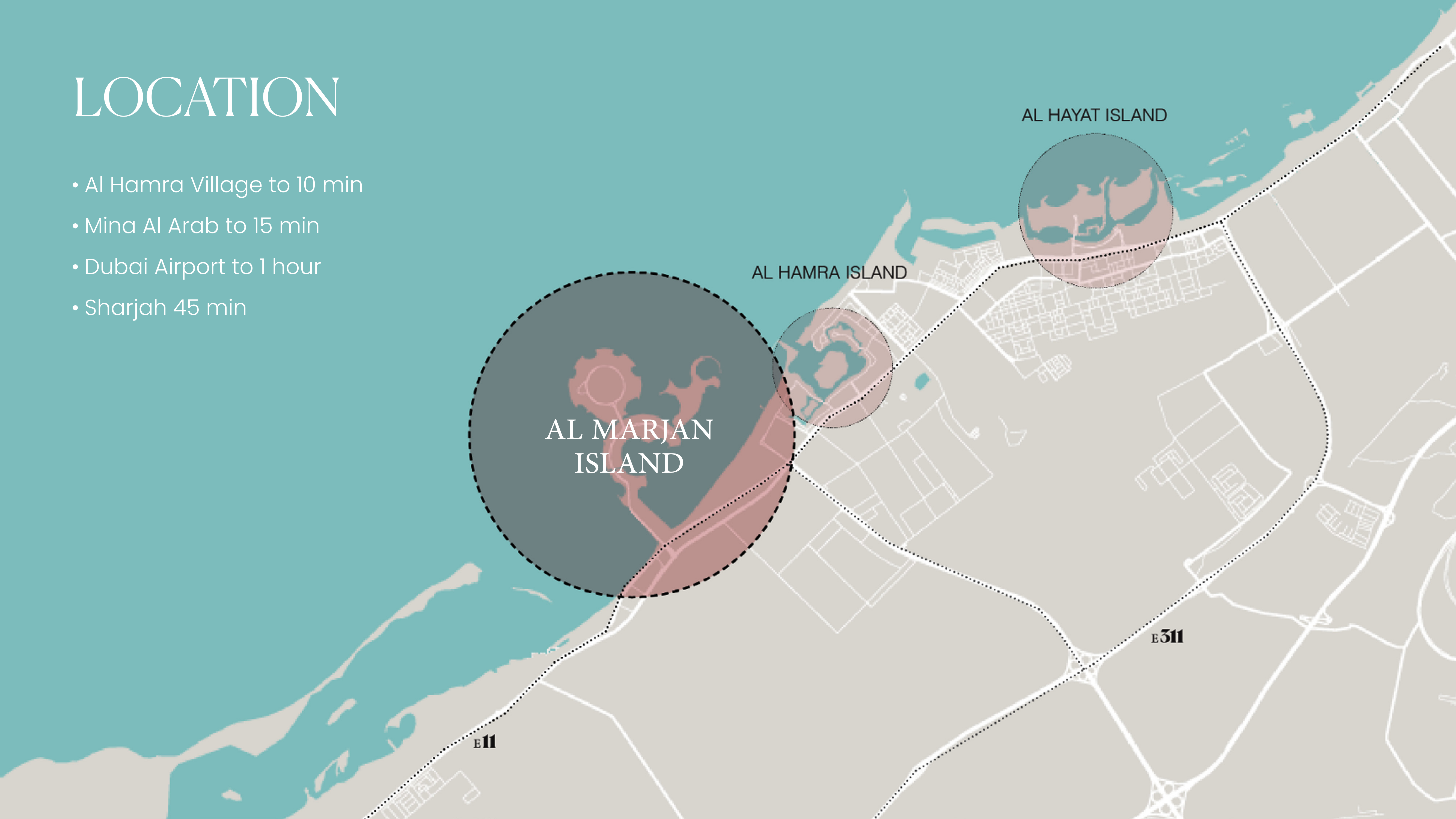
FIVE STAR  
RESORT LIVING





# 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

DOUBLE TREE  
BY HILTON

MAR

RIXOS BAB AL  
BAHR





WELCOME TO  
MAR ON MARJAN



# SITE PLAN

**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<sub>s</sub>

## **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 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

	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





# NIKKI BEACH

RESIDENCES



PARTNERING WITH THE MASTERS  
OF BEACHFRONT LUXURY









NIKKI BEACH  
RESIDENCE



# 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	352	323	110	11	4	3
UNIT AREA SQM	90	126	213	457	558	687
GRAND TOTAL	803					

\*AVERAGE AREAS INCLUDING TERRACES



















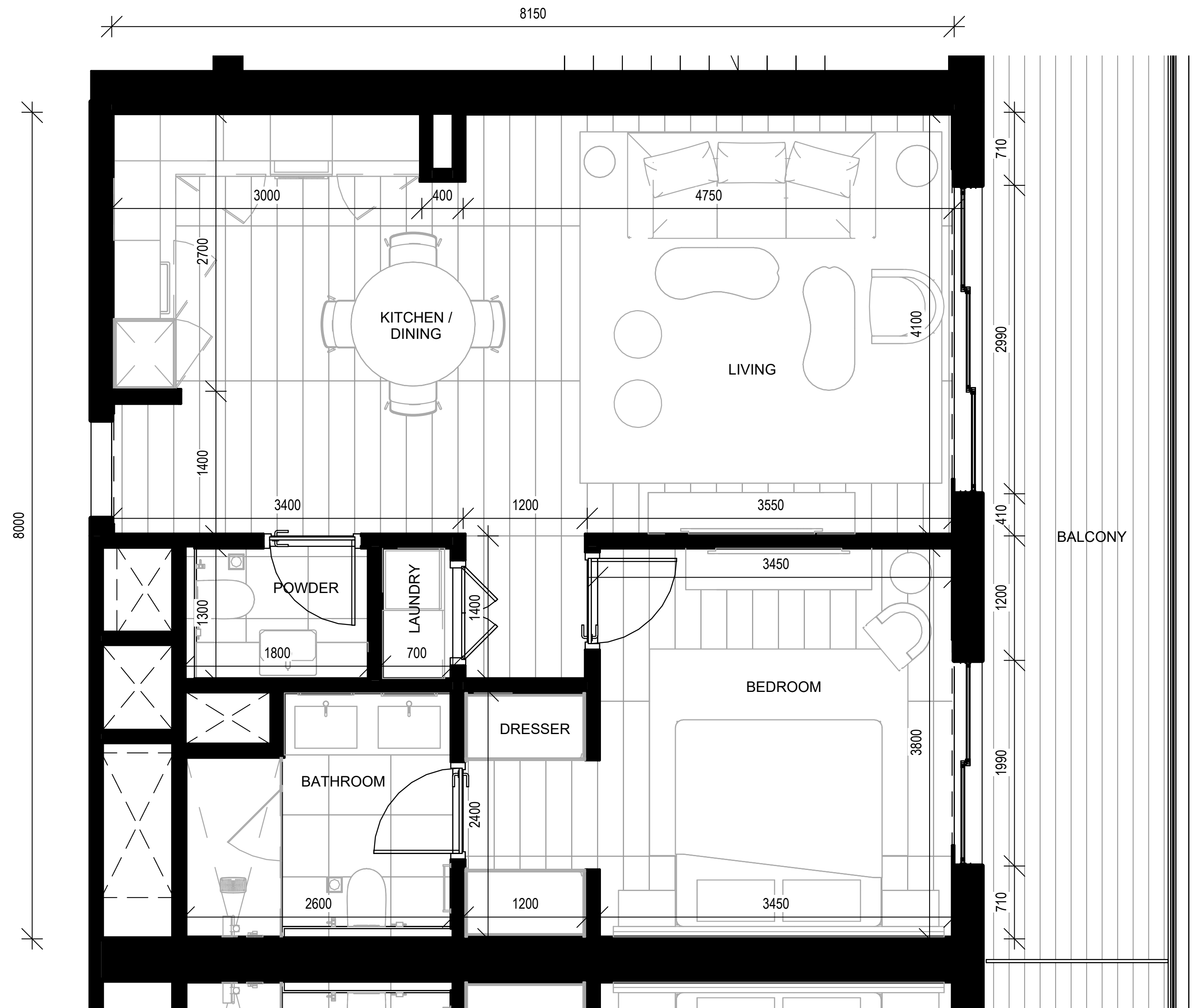
The background of the image is a monochromatic blue-tinted photograph. It depicts a row of palm trees, likely in a tropical or coastal setting, with their fronds and trunks clearly reflected in a body of water in the foreground. The overall mood is serene and elegant.

# FLOOR PLANS



# UNIT TYPE 1A

1 BEDROOM





# UNIT TYPE 2A

2 BEDROOM





# UNIT TYPE 3A

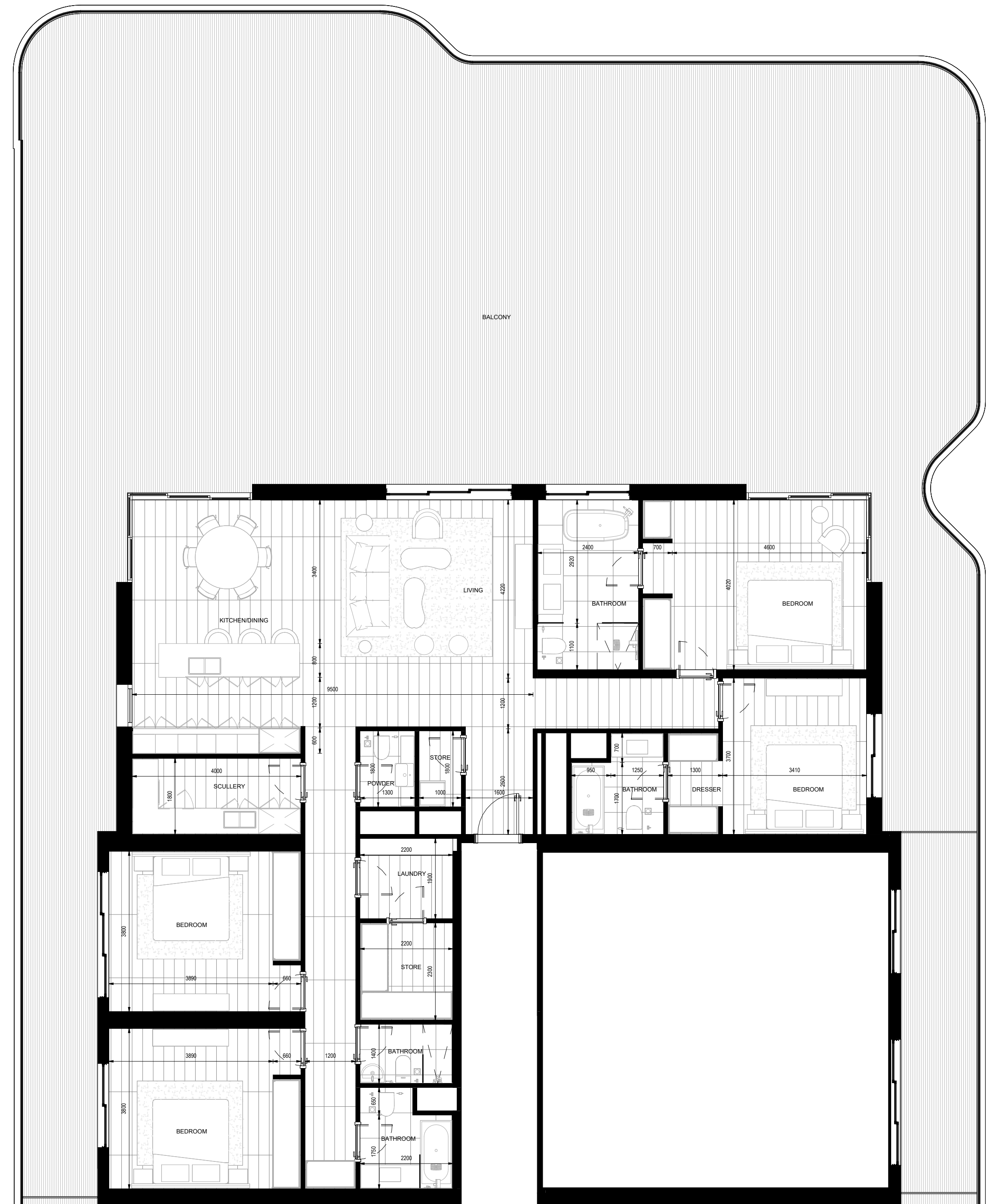
3 BEDROOM





# UNIT TYPE 4A

4 BEDROOM





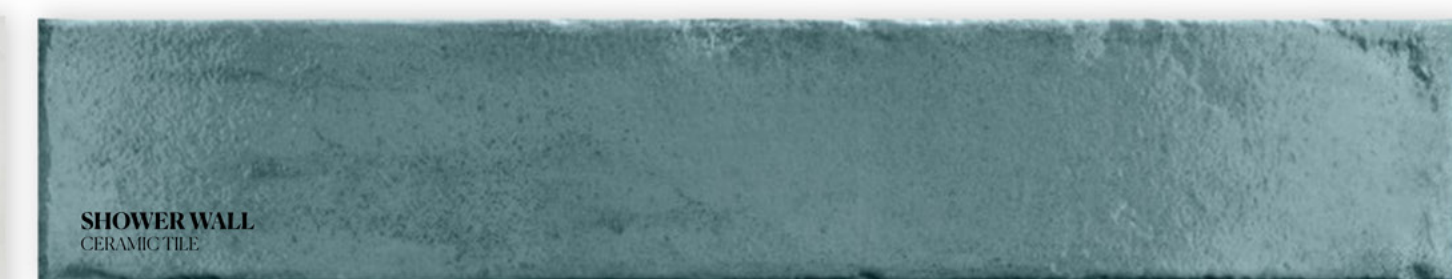
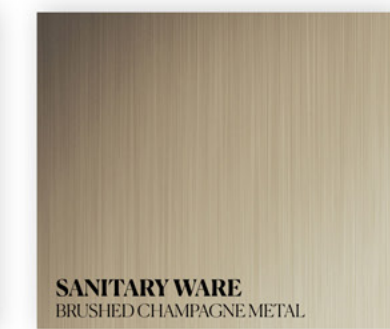
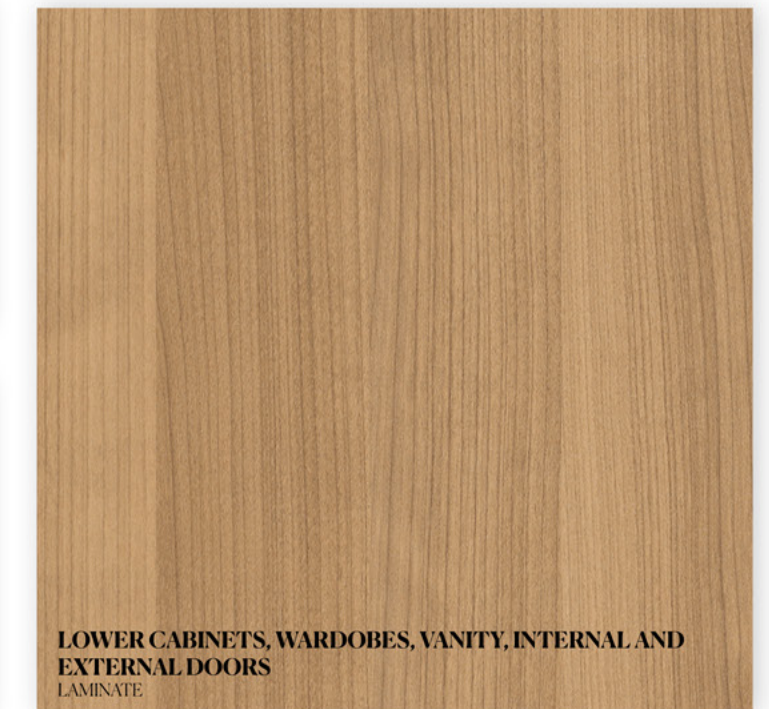
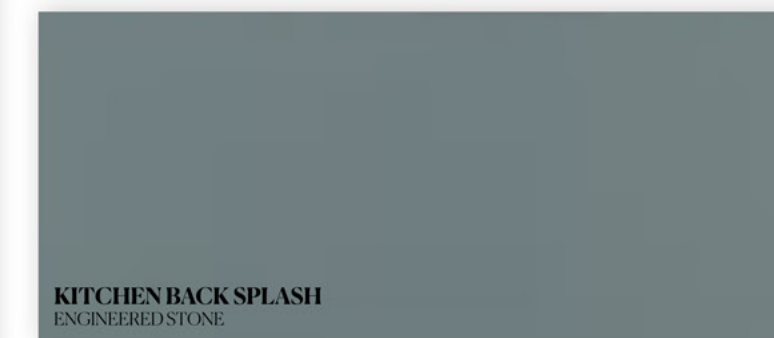
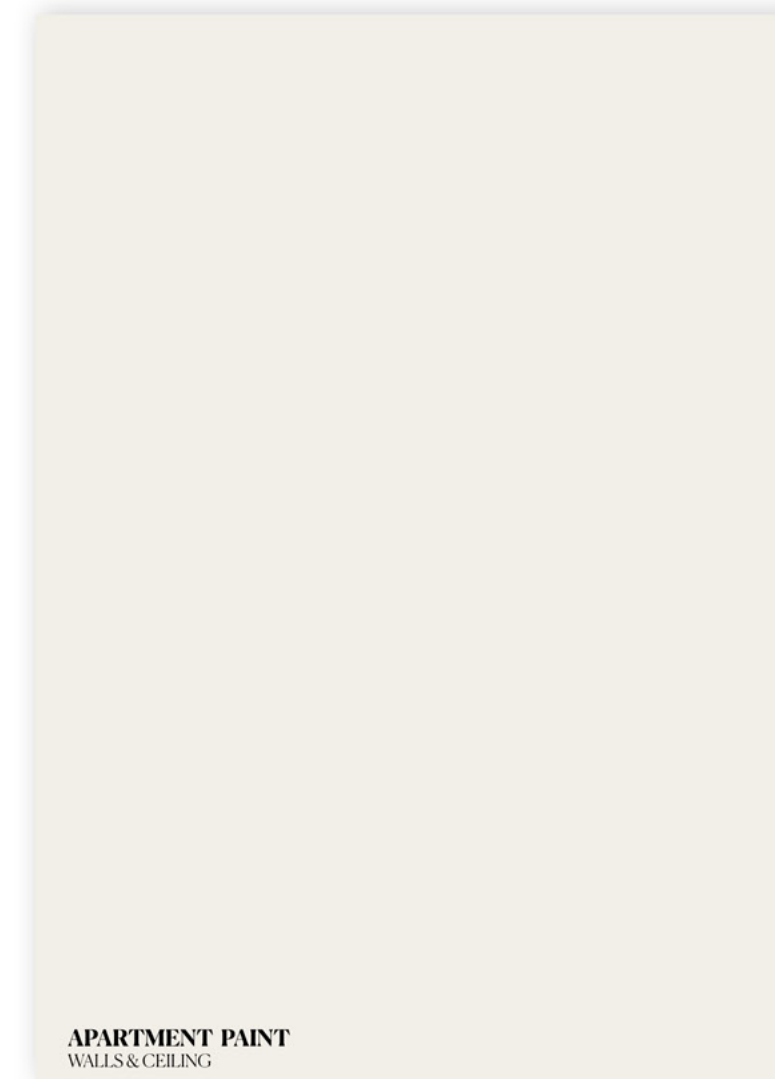
# UNIT TYPE SKY TERRACE

5 BEDROOM





# MATERIAL BOARD

















PAYMENT PLAN

60/40

HANDOVER

2028





# STARTING PRICE (AED)

1BR	2BR	3BR	4BR	5BR
2.37M	3.48M	5.50M	TBC	TBC





# ROSSO BAY

RESIDENCES







# AVAILABILITY

## 1-4 BED FURNISHED AND UNFURNISHED UNITS

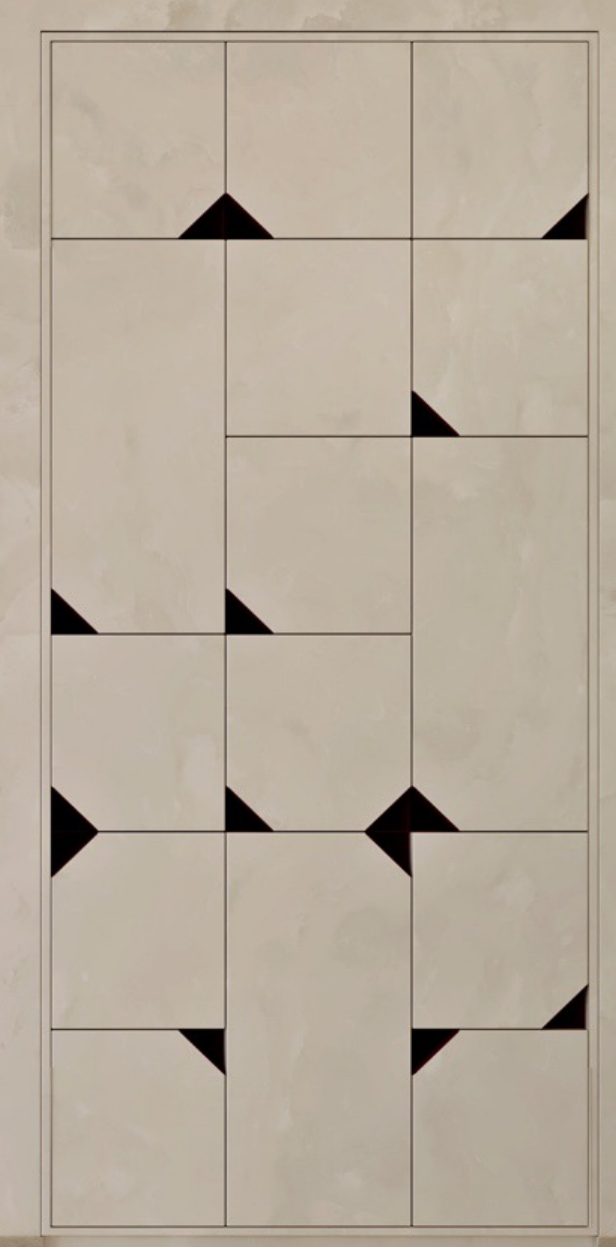
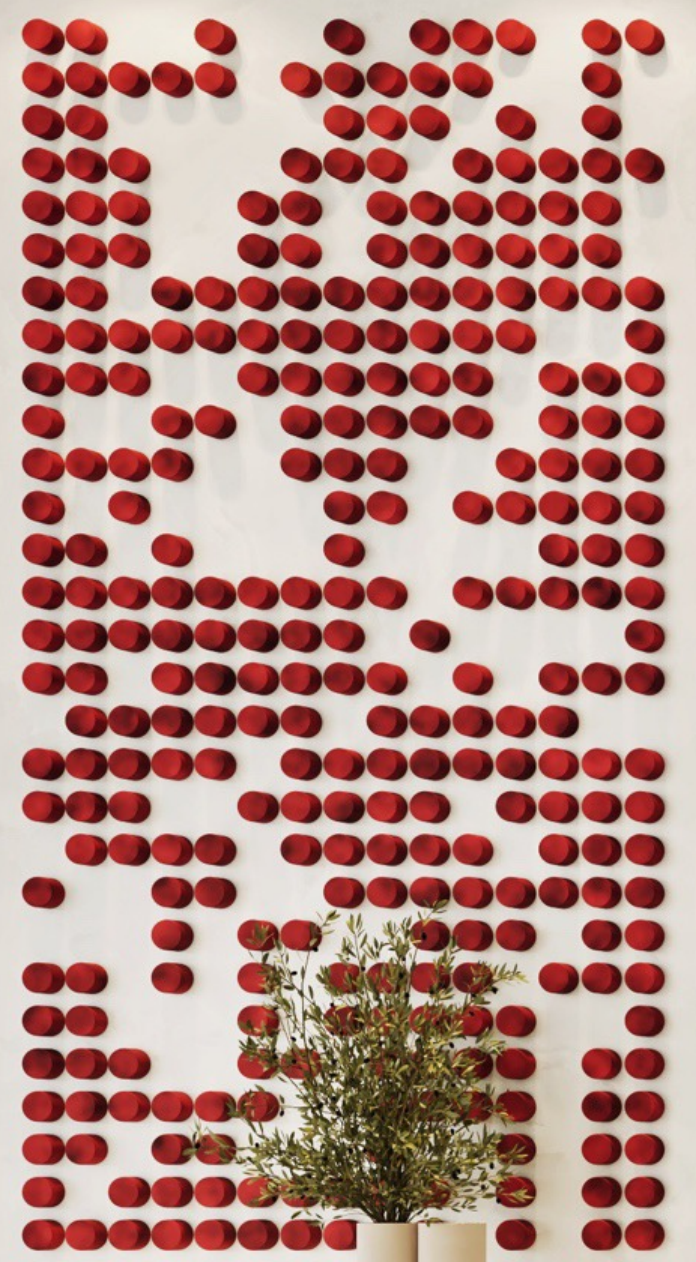
UNIT TYPE	1 BED	2 BED	3 BED	4 BED	4 BED PENTHOUSE
TOTAL	523	444	210	9	9
UNIT AREA SQM	94	125	200	320	304
TOTAL UNITS	1195				

\*AVERAGE AREAS INCLUDING TERRACES













IMPRESSIONISM

FOLK

ATELIER  
KEMPE  
HILL  
VILLA  
IPRAINE

IMPRESSIONISM

BOGUCCI

Red dot pattern graphic









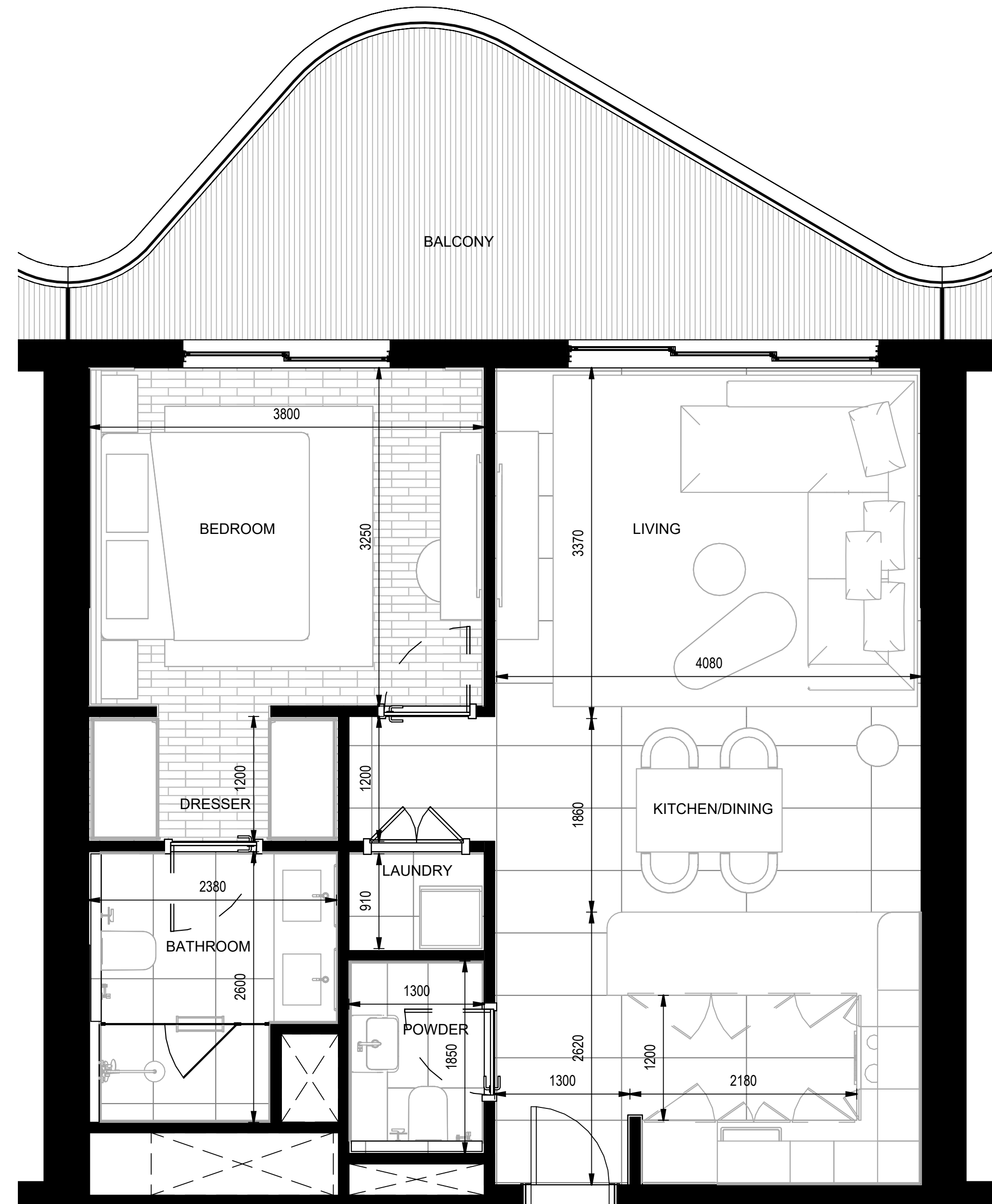


# FLOOR PLANS



# UNIT TYPE 1A

1 BEDROOM





# UNIT TYPE 2A

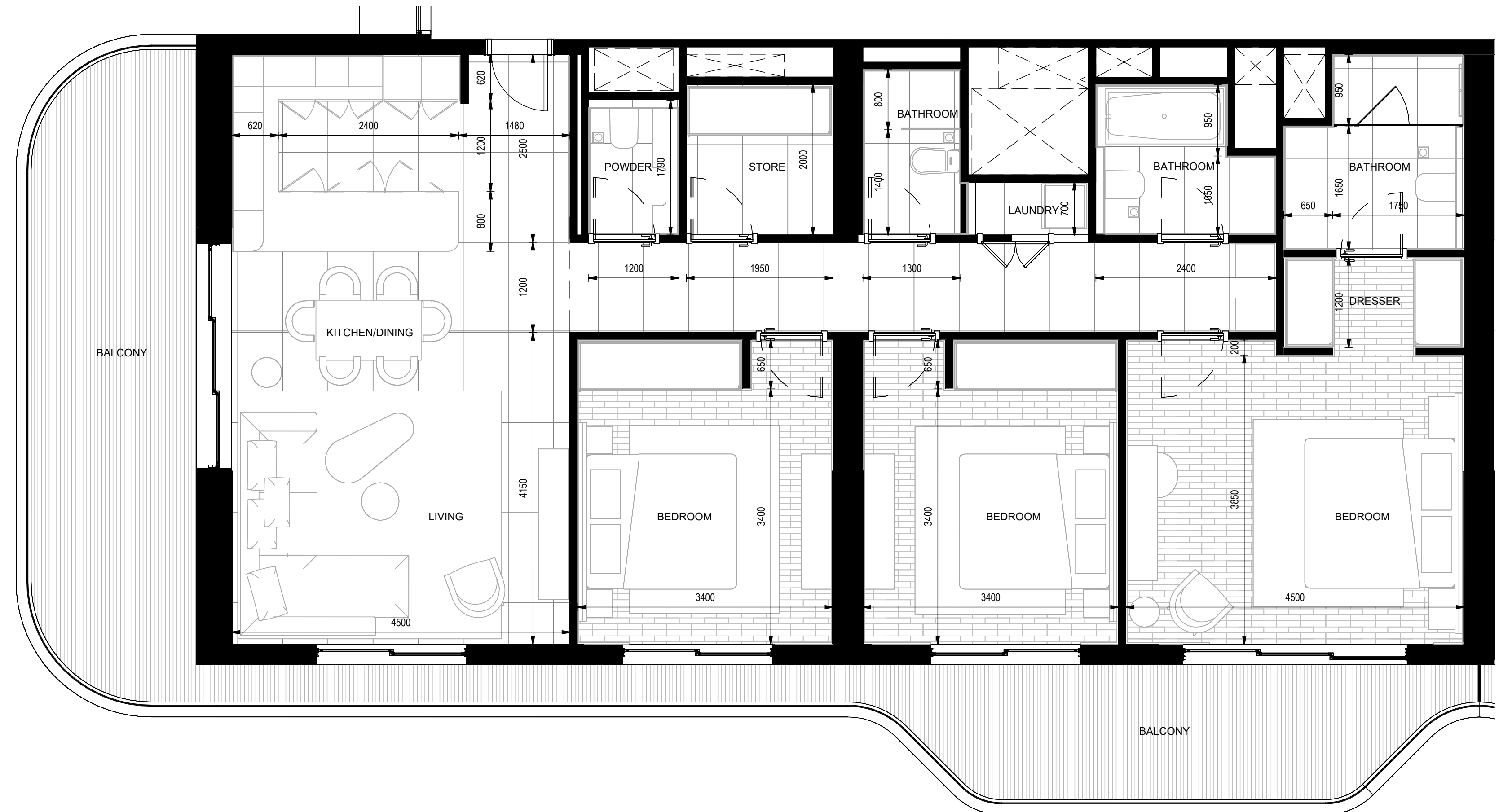
2 BEDROOM





# UNIT TYPE 3A

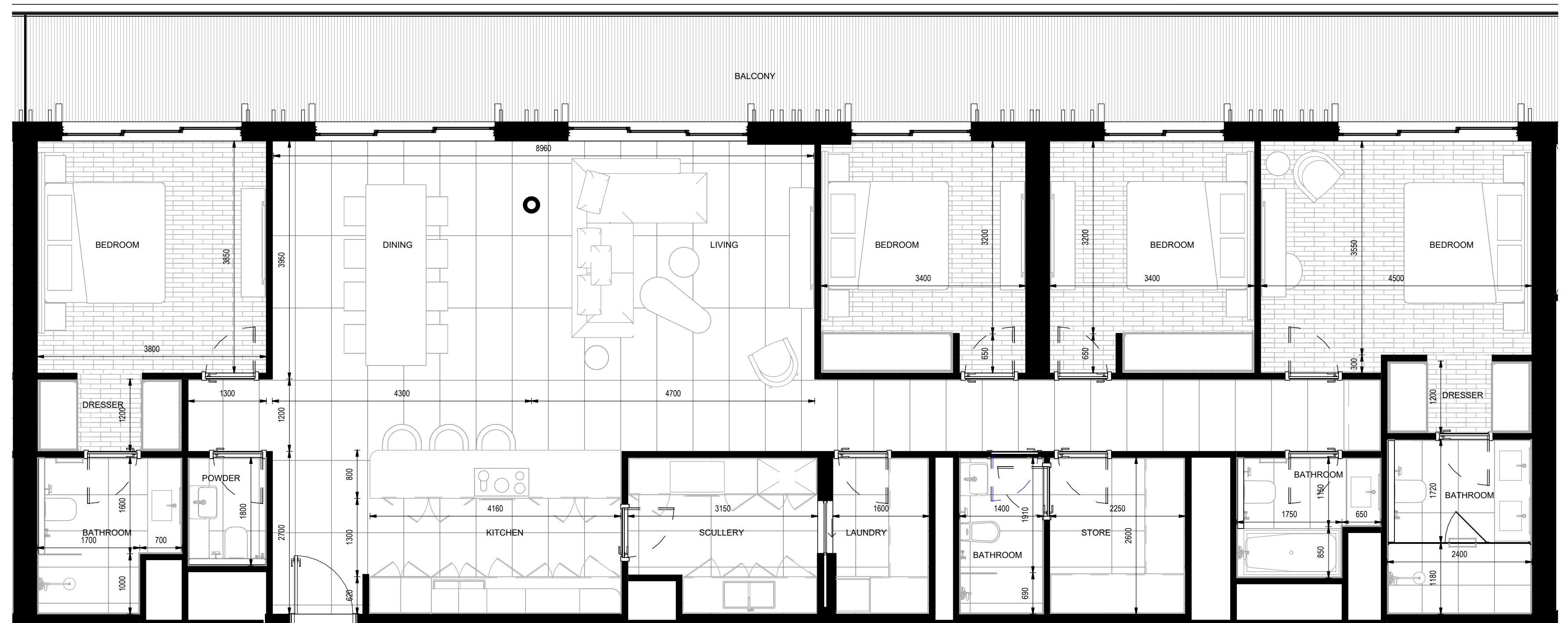
3 BEDROOM





# UNIT TYPE 4A

4 BEDROOM





# MATERIAL BOARD



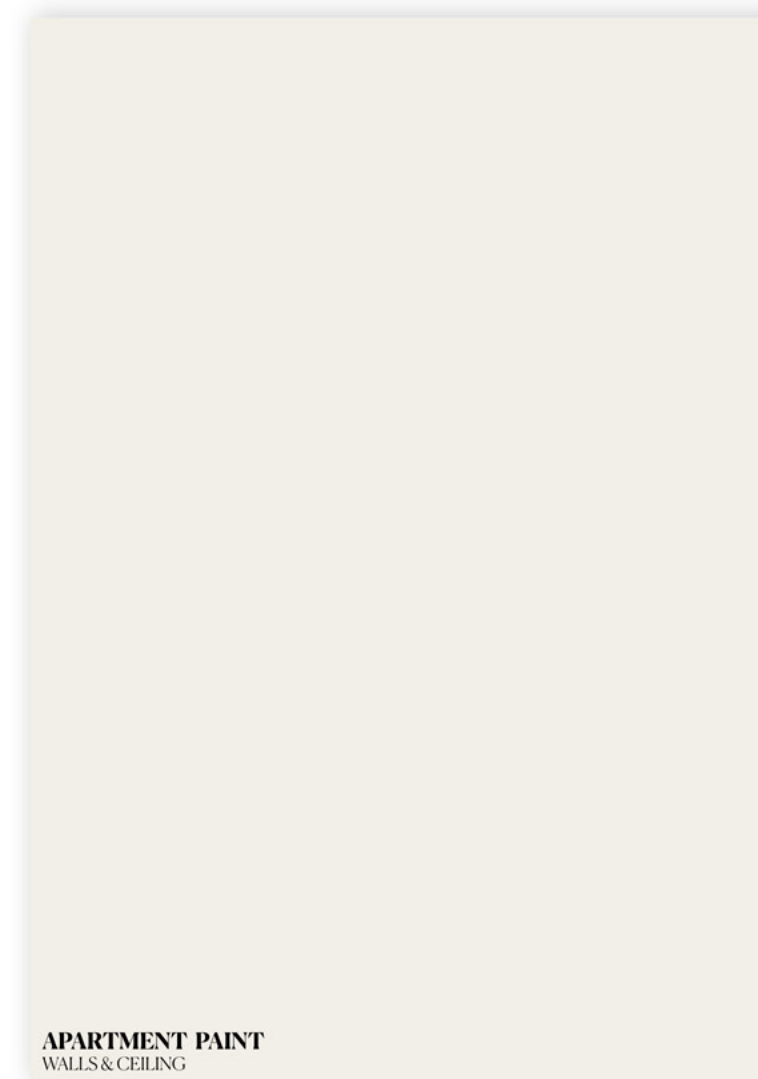
LIVING ROOM / KITCHEN AREA



BEDROOM



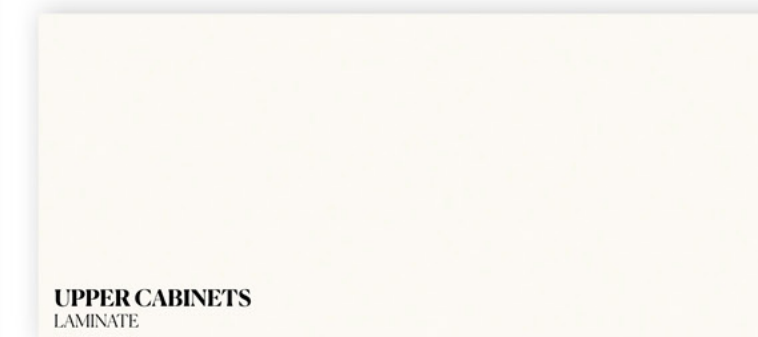
BATHROOM



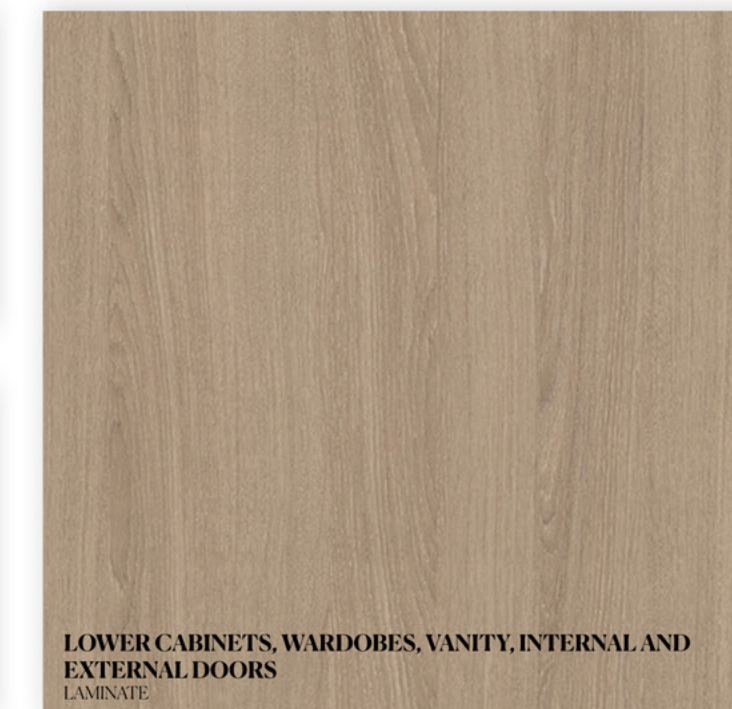
APARTMENT PAINT  
WALLS & CEILING



KITCHEN COUNTERTOP  
QUARTZ



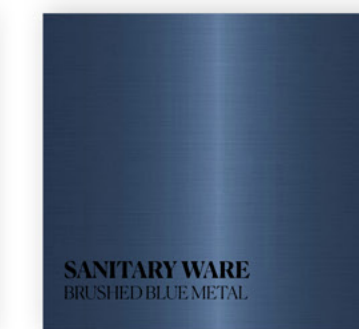
UPPER CABINETS  
LAMINATE



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



FASCIA KITCHEN CABINET  
LACQUERED PAINT



SANITARY WARE  
BRUSHED BLUE METAL



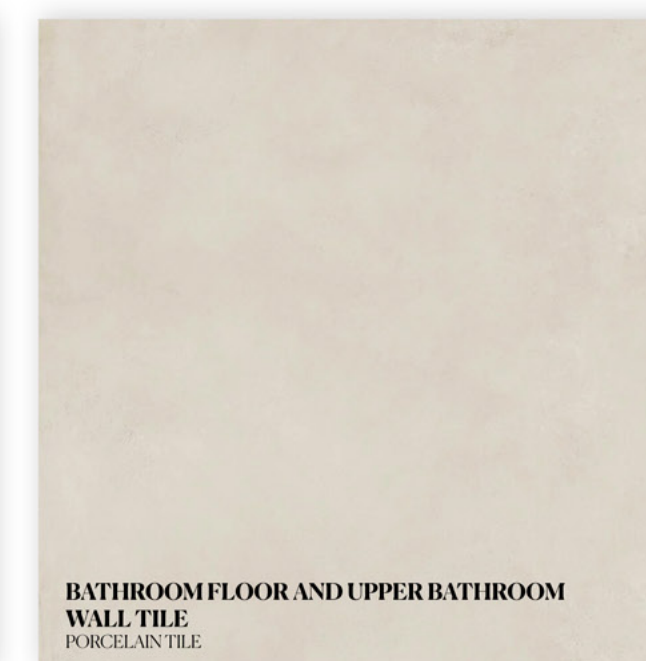
KITCHEN BACK SPLASH  
CERAMIC TILE



APARTMENT FLOOR  
PORCELAIN TILE



BEDROOM FLOOR  
PORCELAIN TILE



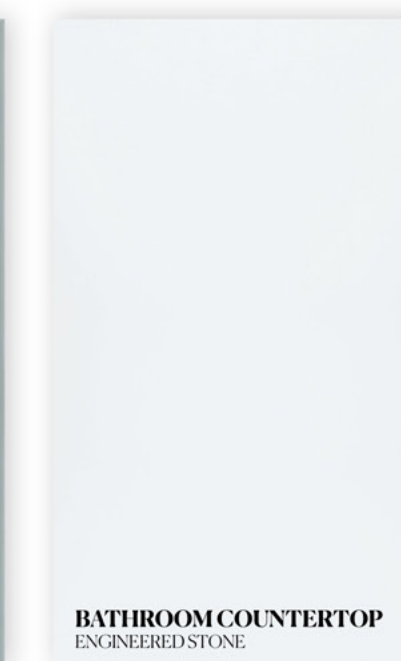
BATHROOM FLOOR AND UPPER BATHROOM  
WALL TILE  
PORCELAIN TILE



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



BROKERS  
COMMISSION:  
4%





# INTERNATIONAL LOCATIONS

RUSSIA

## **Moscow, Russia**

**Date:** 1st & 2nd December 2023

**Venue:** Kandinsky Room, St. Regis Moscow, Russia

**Timing:** 10AM to 6PM

Sales Managers: Natalia Dmytriieva, Nadezhda  
Chepikova, Maria Kazarayan & Joseph





# INTERNATIONAL LOCATIONS

## UNITED KINGDOM

### **London, United Kingdom**

**Date:** 1st & 2nd December 2023

**Venue:** St. Georges Room, Lanes Borough London,  
London, UK

**Timing:** 10AM to 6PM

**Sales Managers:** Michal Jasinski, Ayman  
Shalaby, Abdul Rehman & Basel Fanous



# INTERNATIONAL LOCATIONS

CHINA

## **Beijing , China**

**Date:** 1st & 2nd December 2023

**Venue:** Four Season Beijing , China

**Timing:** 10AM to 6PM

**Sales Managers:** Quanchi Ren, Junhao Zhang, Pui Chong Chan & Michelle Tay



# INTERNATIONAL LOCATIONS

INDIA

## **Delhi, India**

**Date:** 1st & 2nd December 2023

**Venue:** Inspire Hall, Le Meridien,  
Delhi, India

**Timing:** 10AM to 6PM

**Sales Managers:** Nahdha  
Wahab, Syed Avaisuddin & Joelle  
Alaaeddine





# INTERNATIONAL LOCATIONS

## KAZAKHSTAN

### **Astana, Kazakhstan**

**Date:** 1st & 2nd December 2023

**Venue:** Ball room I + II, Ritz Carlton, Astana,  
Kazakhstan

**Timing:** 10AM to 6PM

**Sales Managers:** Altyinaiym & Maria Kazaryan





# NIKKI BEACH RESIDENCES LAUNCH

## **NFT Brokers & Aldar Experts Kiosk Campaign**

**Date:** 5th December 2023

**Timing:** 10:00AM- 7:00PM

### **Locations:**

Abu Dhabi: Yas Island, Aldar Square

Dubai : Coca-Cola Arena



# NIKKI BEACH RESIDENCES LAUNCH

## **Classified Launch**

**Date:** 5th December 2023

**Timing:** 09:00AM- 7:00PM

### **Locations:**

Abu Dhabi: Yas Island, Aldar Square  
Dubai : Coca-Cola Arena





# NIKKI BEACH RESIDENCES LAUNCH

## **Public Launch**

**Date:** 6th December 2023

**Timing:** 09:00AM- 7:00PM

### **Locations:**

Abu Dhabi: Yas Island, Aldar Square

Dubai : Coca-Cola Arena



# BROKER UNIQUE ID QR CODE

- It is mandatory for each agent to present their Unique ID along with QR code when attending Aldar Launch or Sales Center.
- The Unique ID is linked with the name of the agent and cannot be used by anyone else.
- Broker agent cannot attend two meetings at the same time, kindly distribute your leads and clients accordingly.
- If the broker agent is not present with the client at the Sales Manager's desk, commission will be denied for that particular sales.
- Brokerage can register in Broker Portal only agents who are fully employed under their business license.





# NIKKI BEACH RESIDENCES LAUNCH PROTOCOL

## **Appointments:**

- Lead must be filled with the customer information and registered by the selling broker agent, not the Agency Admin.
- Appointments are booked through the broker portal.
- Brokers must book appointments according to their trade license.
- Please attend at the allocated time as per your appointment booking.
- Appointment is based on 'first come first serve', there will be no mediation based on 'who registered first' during the Launch.
- Booked slot cannot be exchange or swapped with a different client.

## **Tokens:**

- To receive a token at the venue the appointment QR code information must match the customer entering the venue.
- One token is equivalent to one customer, sales team will not accept transactions without the presentation of a token.

## **Dispute:**

- If different brokers register same customer there will be no mediation who register first during launch time period.
- Brokers or Buyers purchasing the units under their name cannot transfer or change the name unless registration is paid and processed as a resale.
- Make sure the customer has enough cheques to book the property, a transaction will not be accepted with a down payment only .
- Any non-compliance towards launch protocol will result in immediate suspension.



An aerial photograph of a tropical beach. The left side shows a sandy shore lined with several lush green palm trees. The water is exceptionally clear, showing a gradient from light turquoise near the shore to a deeper blue further out. Gentle waves with white foam are visible as they wash onto the beach. The overall scene is bright and serene.

Q&A