



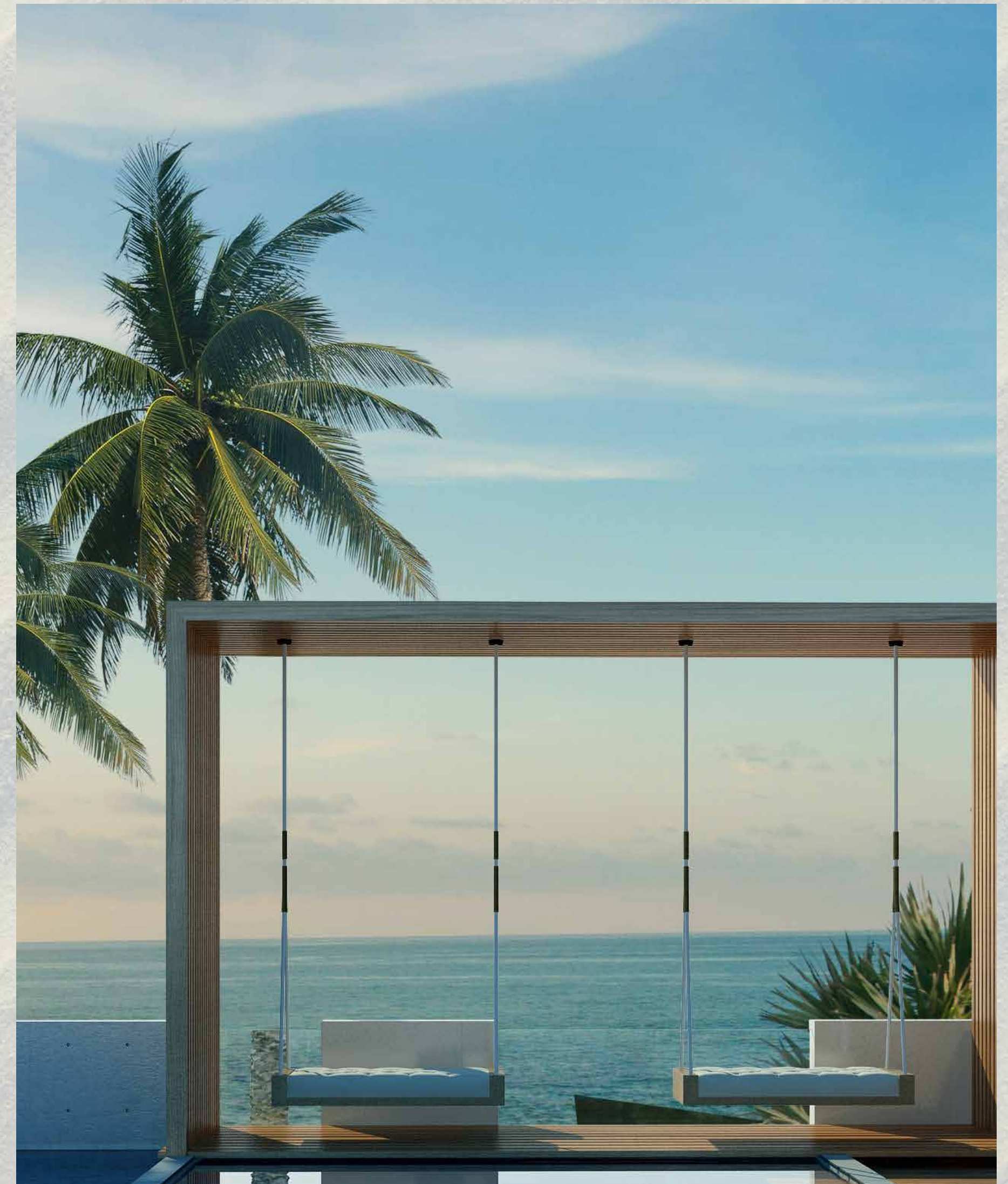
# Hello Ras Al Khaimah







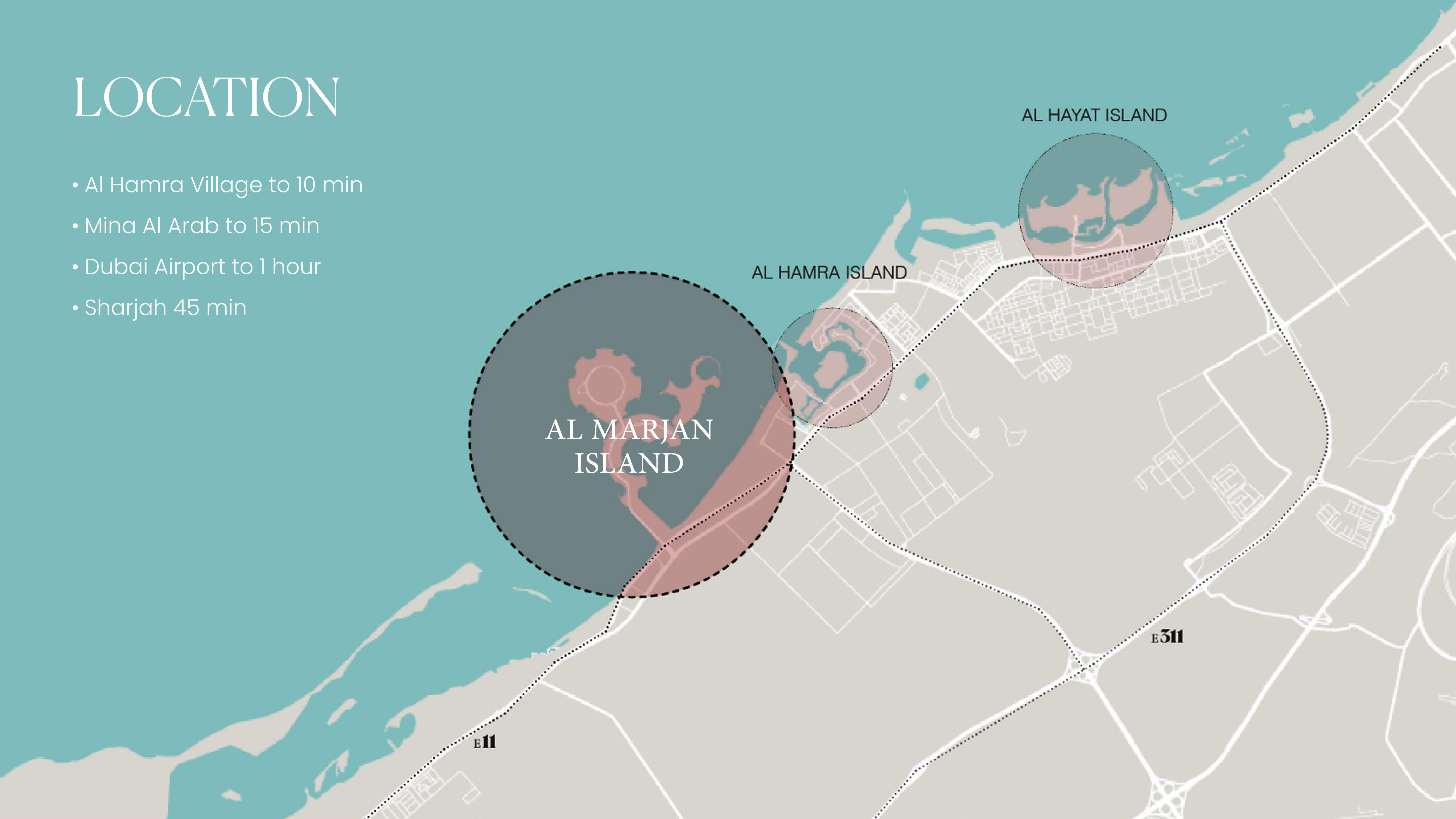
# FIVESTAR RESORT LIVING





# 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



**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 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





# 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



















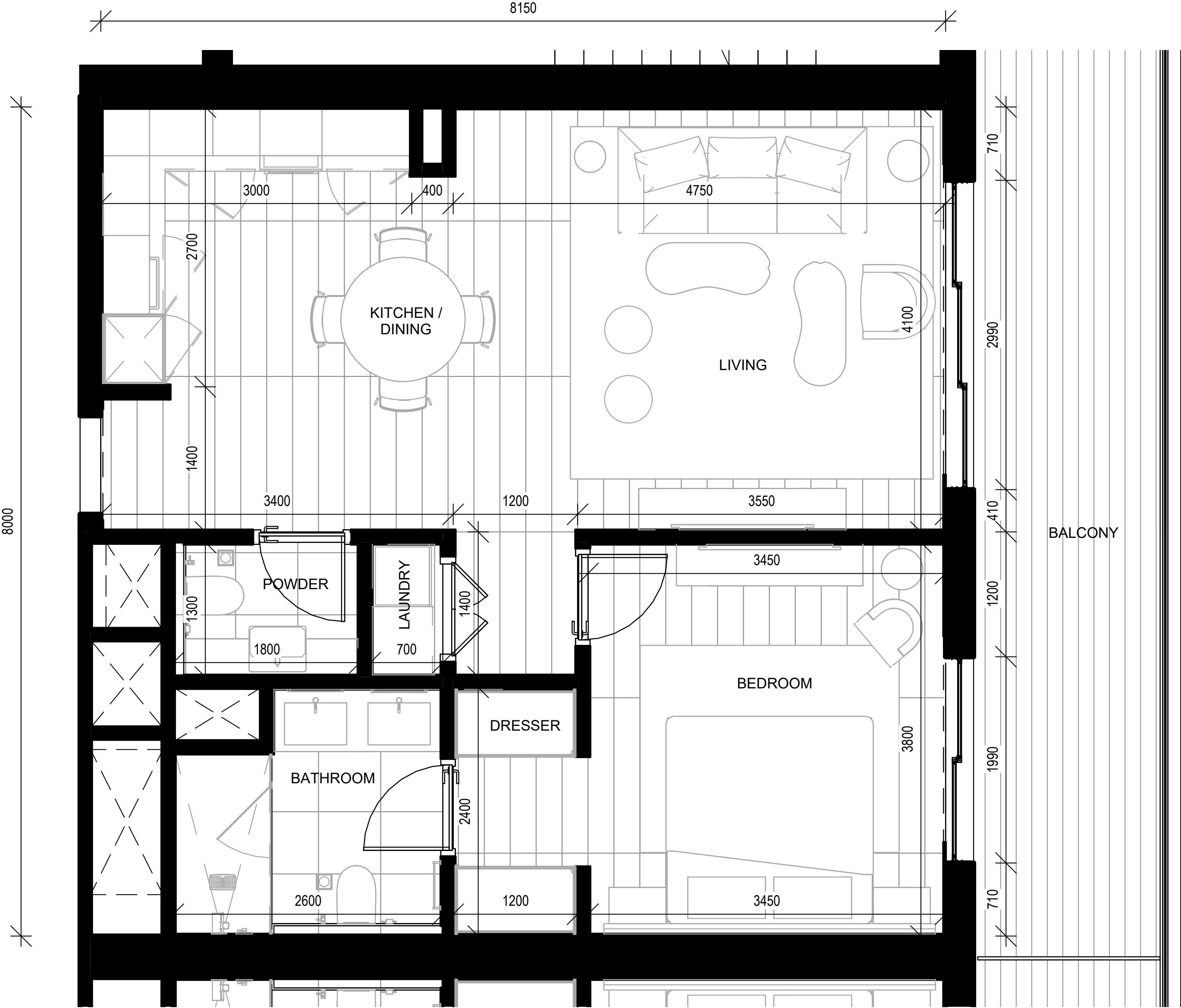
The background is a monochromatic blue image. It features several palm trees, some in the foreground and others in the background, their fronds and trunks visible. The lower portion of the image shows a body of water, likely a lagoon or a pool, which reflects the sky and the silhouettes of the palm trees. The overall composition is serene and tropical.

# FLOOR PLANS



# UNIT TYPE 1A

## 1 BEDROOM





# UNIT TYPE 2A

2 BEDROOM





UNIT TYPE 3A

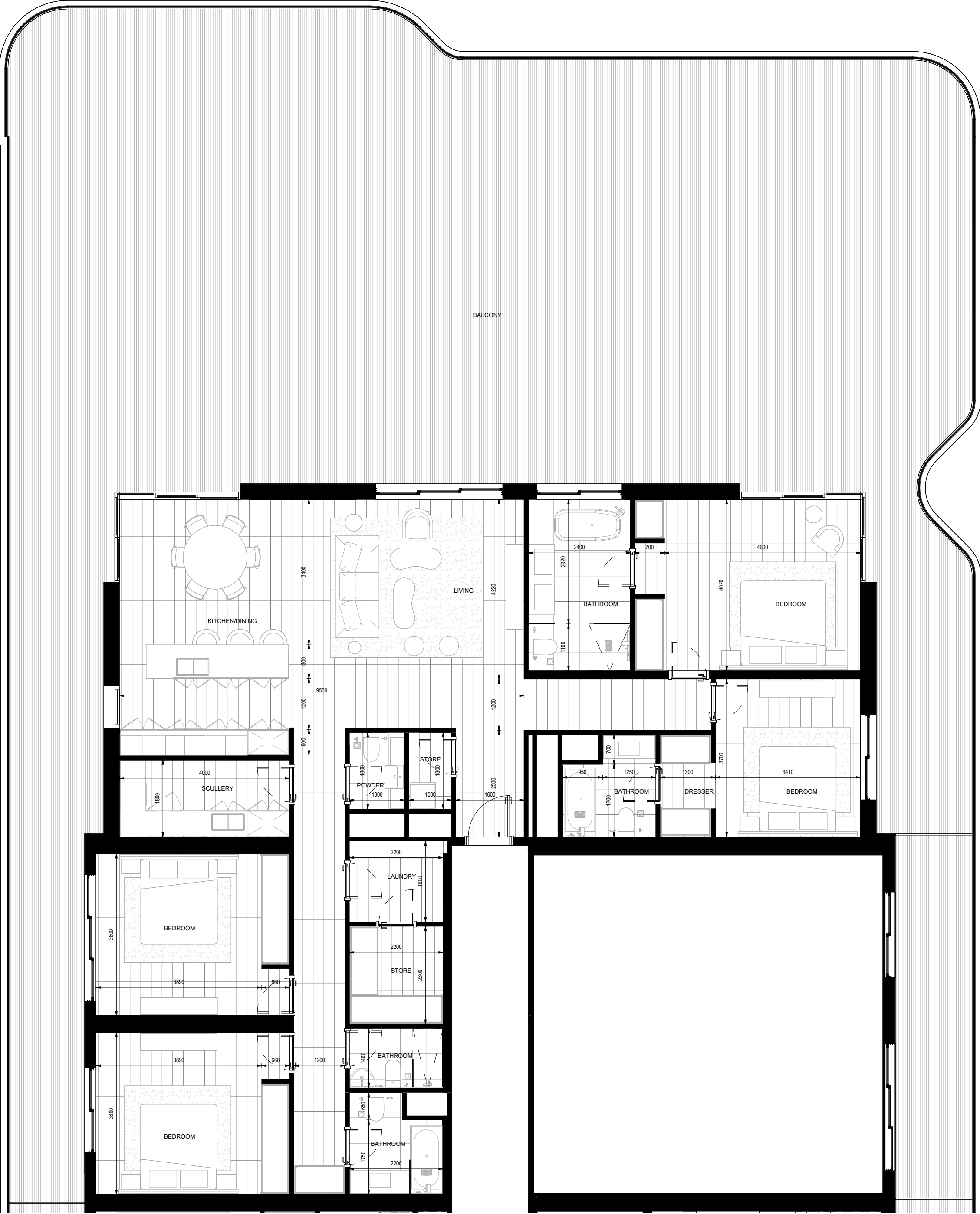
3 BEDROOM





UNIT TYPE 4A

4 BEDROOM





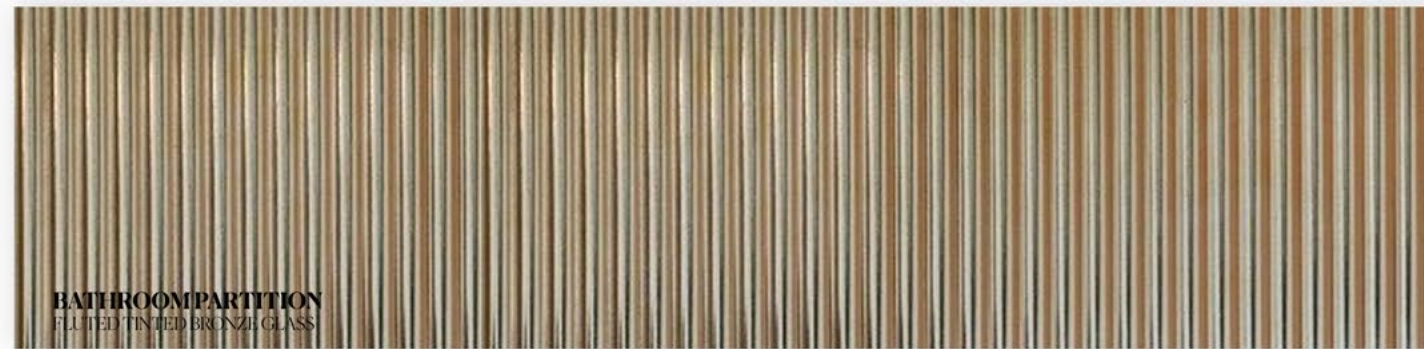
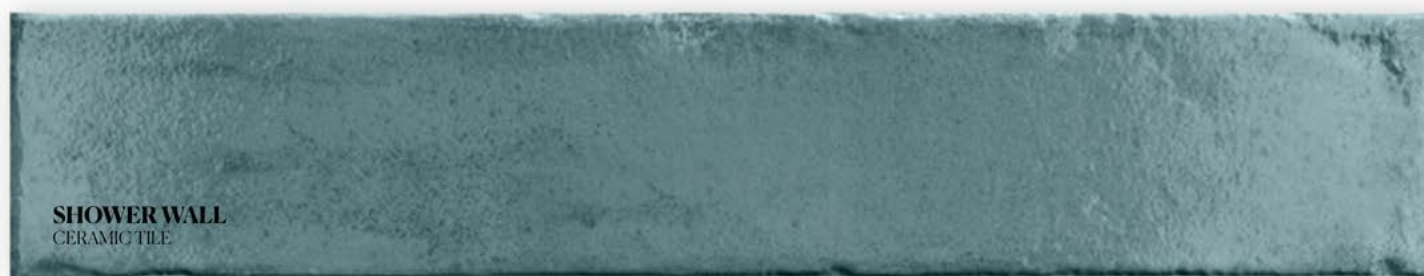
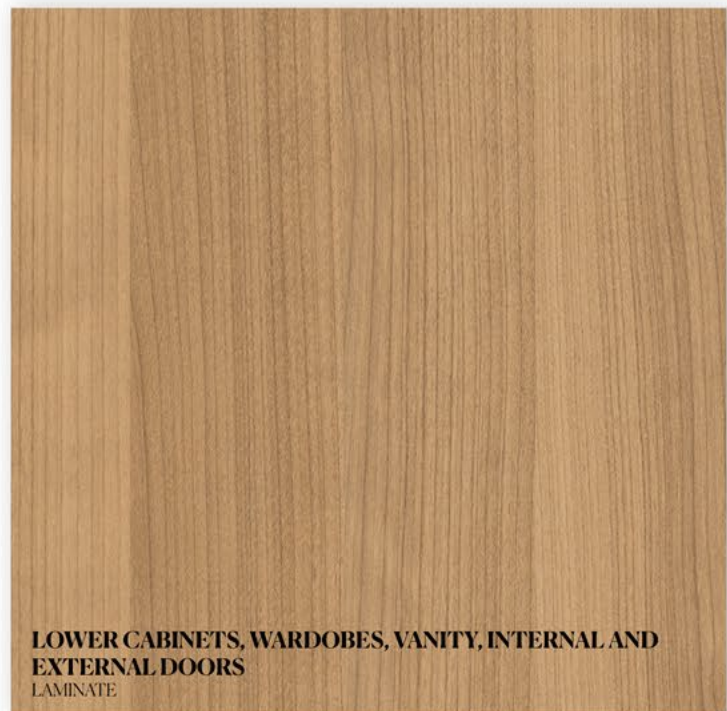
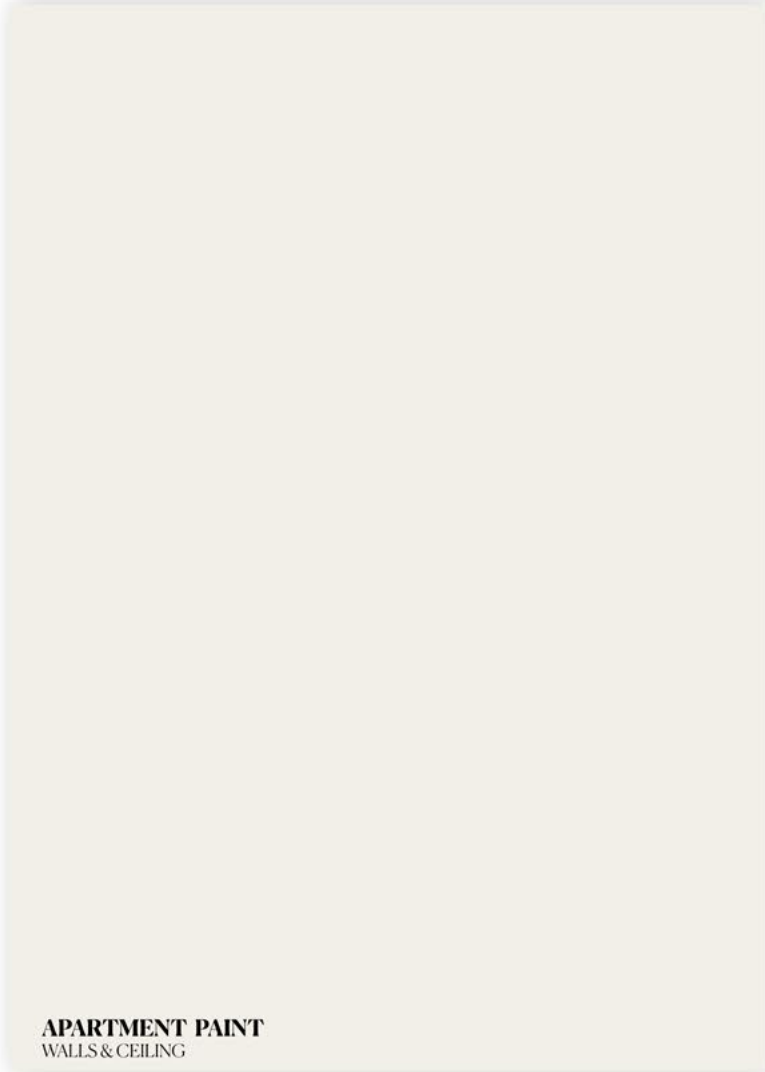
# UNIT TYPE SKY TERRACE

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



A low-angle, upward-looking shot of a red patio umbrella. The umbrella's canopy is a vibrant red, and its dark metal frame is visible, radiating from a central point. The background is a clear, bright blue sky. The text 'ROSSO BAY' is centered in the middle of the image 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





















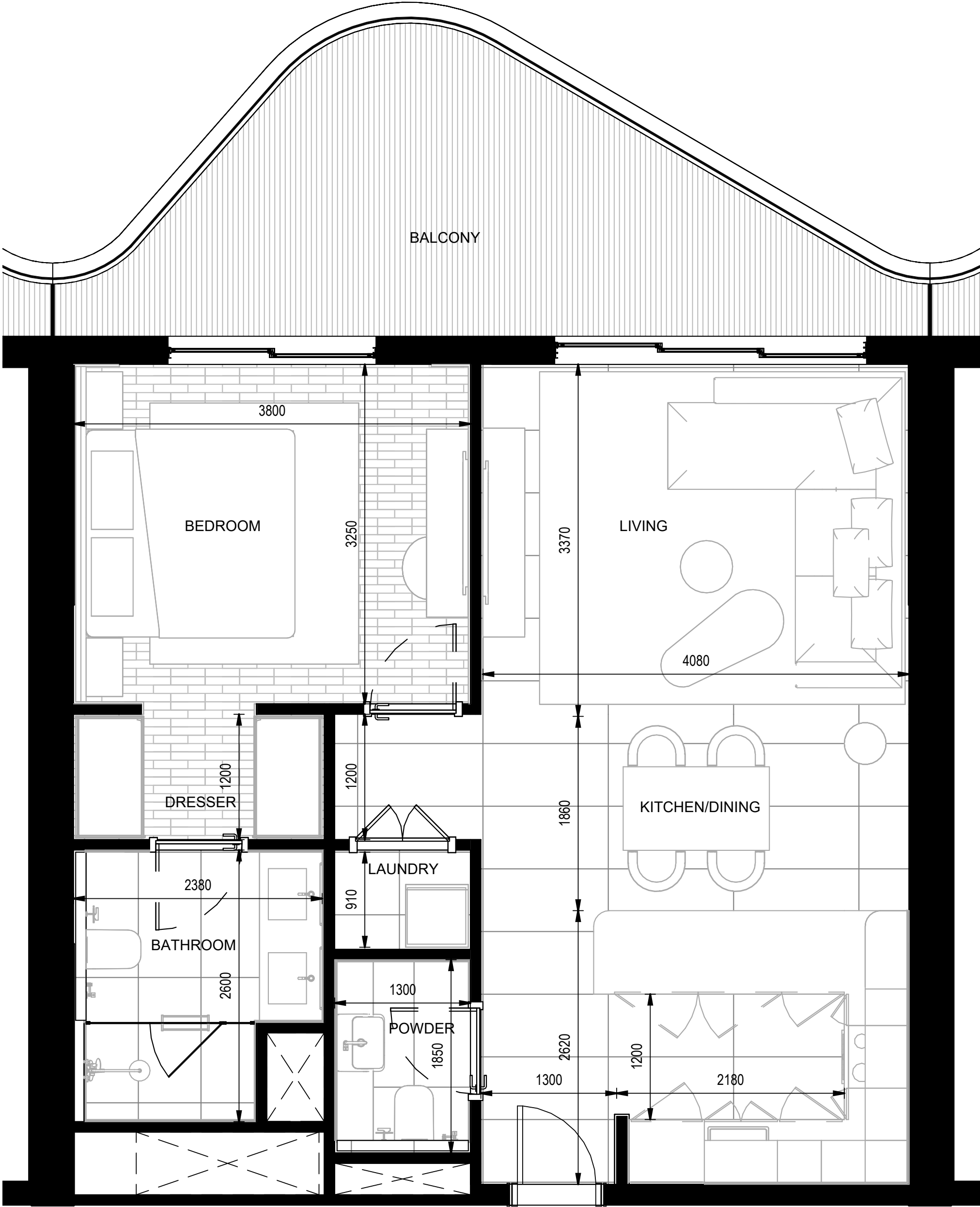


# FLOOR PLANS



UNIT TYPE 1A

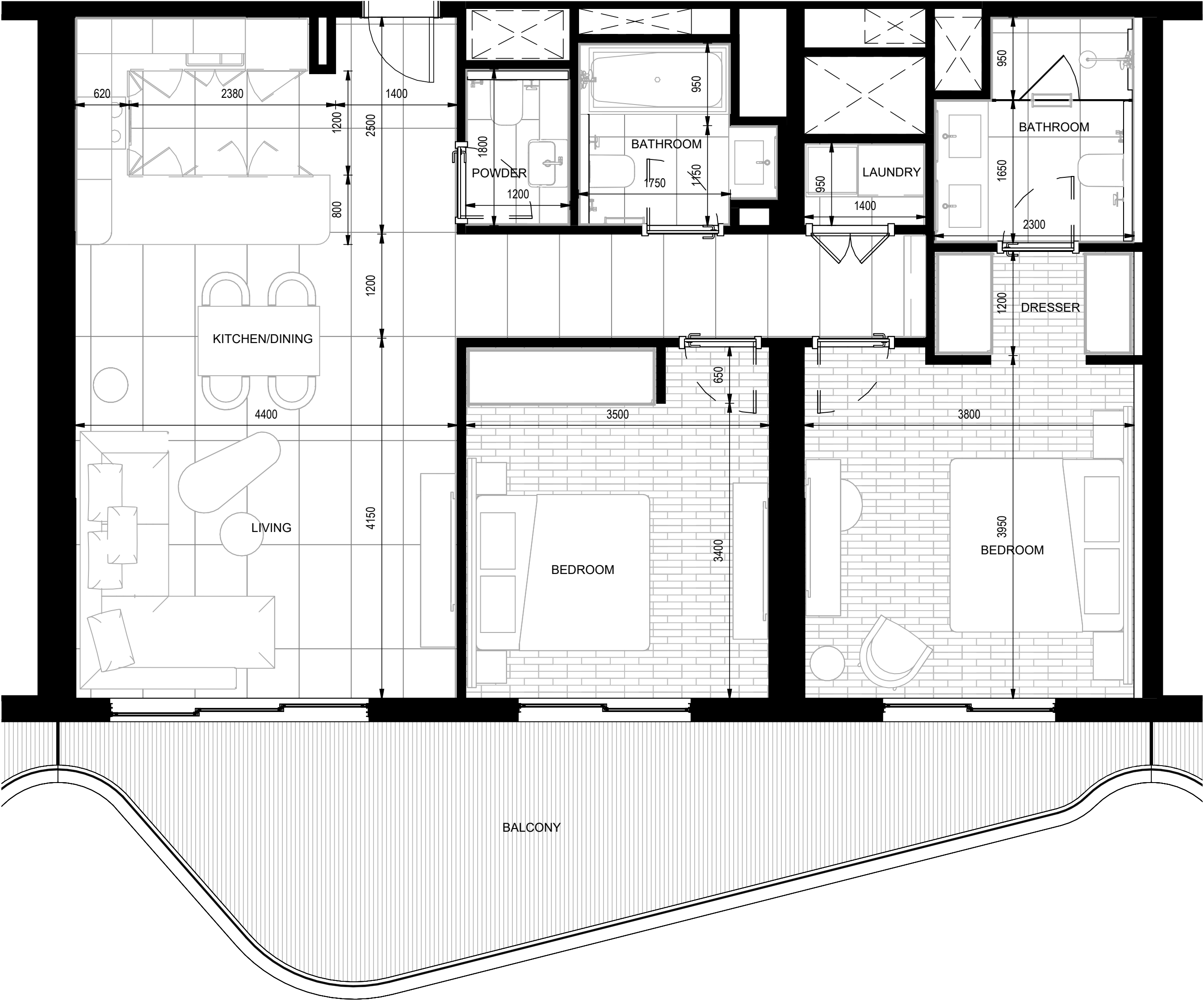
1 BEDROOM





UNIT TYPE 2A

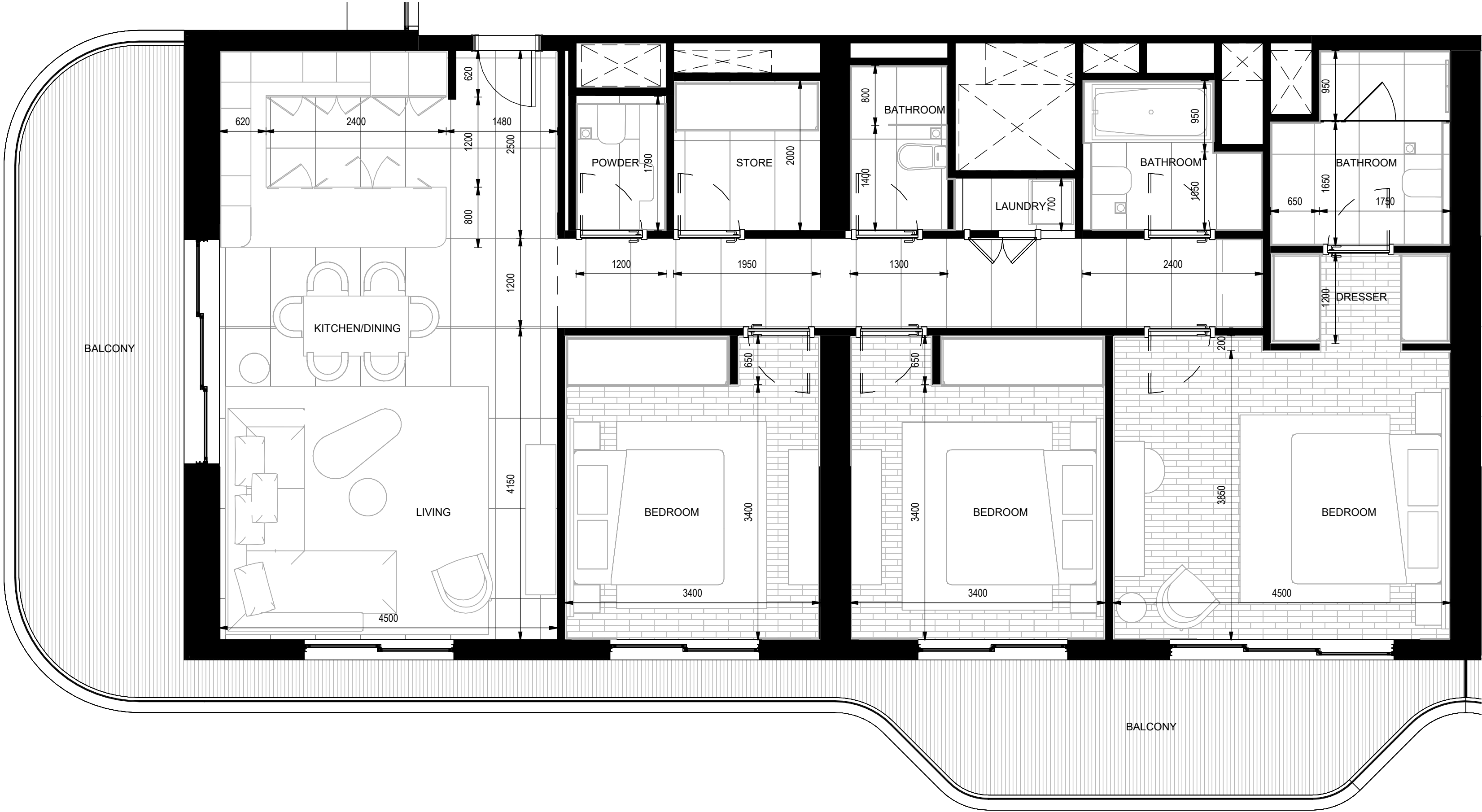
2 BEDROOM





UNIT TYPE 3A

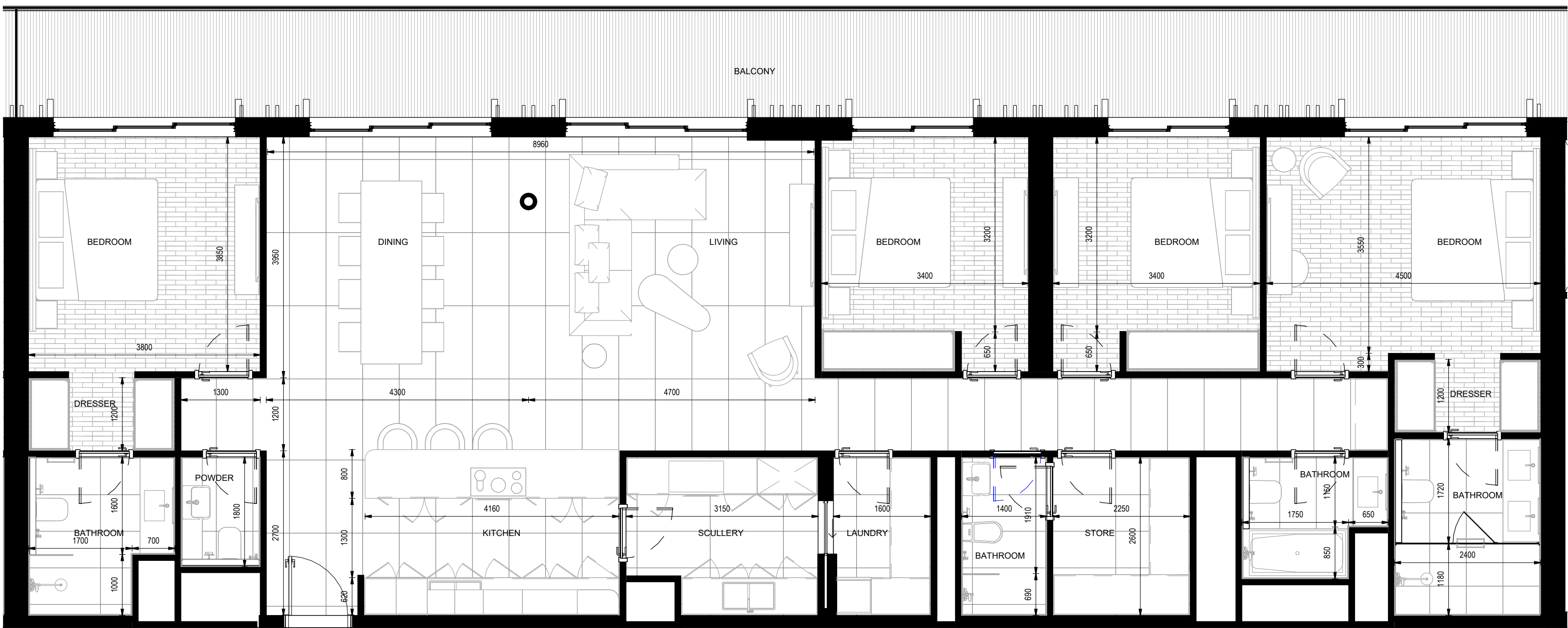
3 BEDROOM





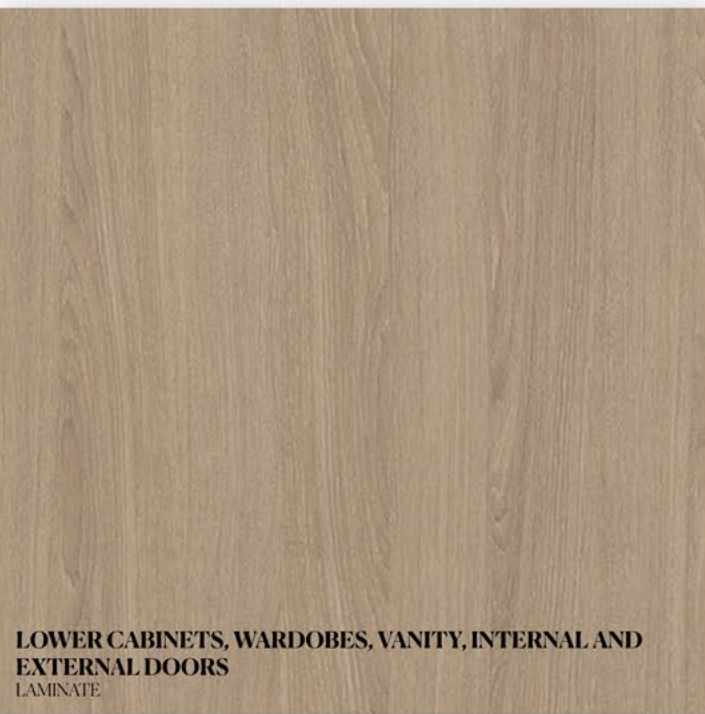
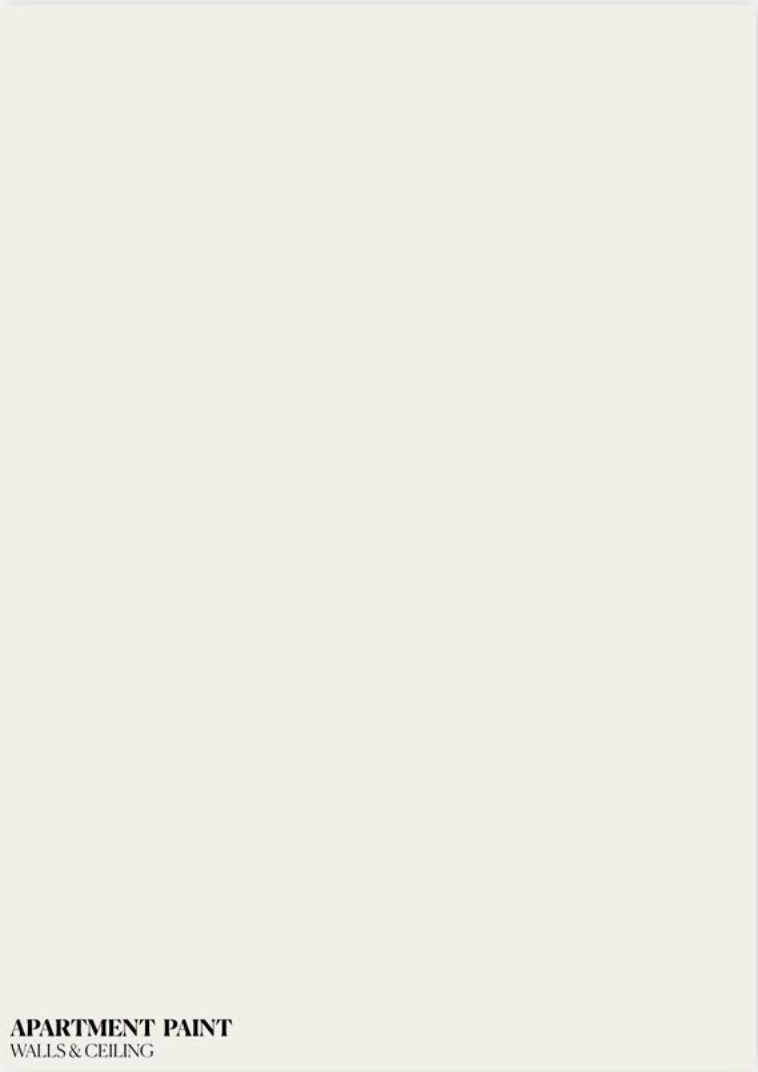
UNIT TYPE 4A

4 BEDROOM





# MATERIAL BOARD





PAYMENT PLAN  
60/40

HANDOVER  
2028







# STARTING PRICE (AED)

1BR

2BR

3BR

4BR

---

1.76M

2.63M

3.82M

TBC





# 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



The background of the left half of the image is a close-up photograph of water ripples, showing a complex pattern of light and dark blue-green waves.

# 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. On the left, a cluster of lush green palm trees stands on a patch of white sand. A wide, light-colored sandy beach stretches from the trees towards the right. The ocean is a vibrant turquoise color, with white foam from gentle waves washing onto the shore. The text 'Q&A' is centered over the water area.

Q&A