

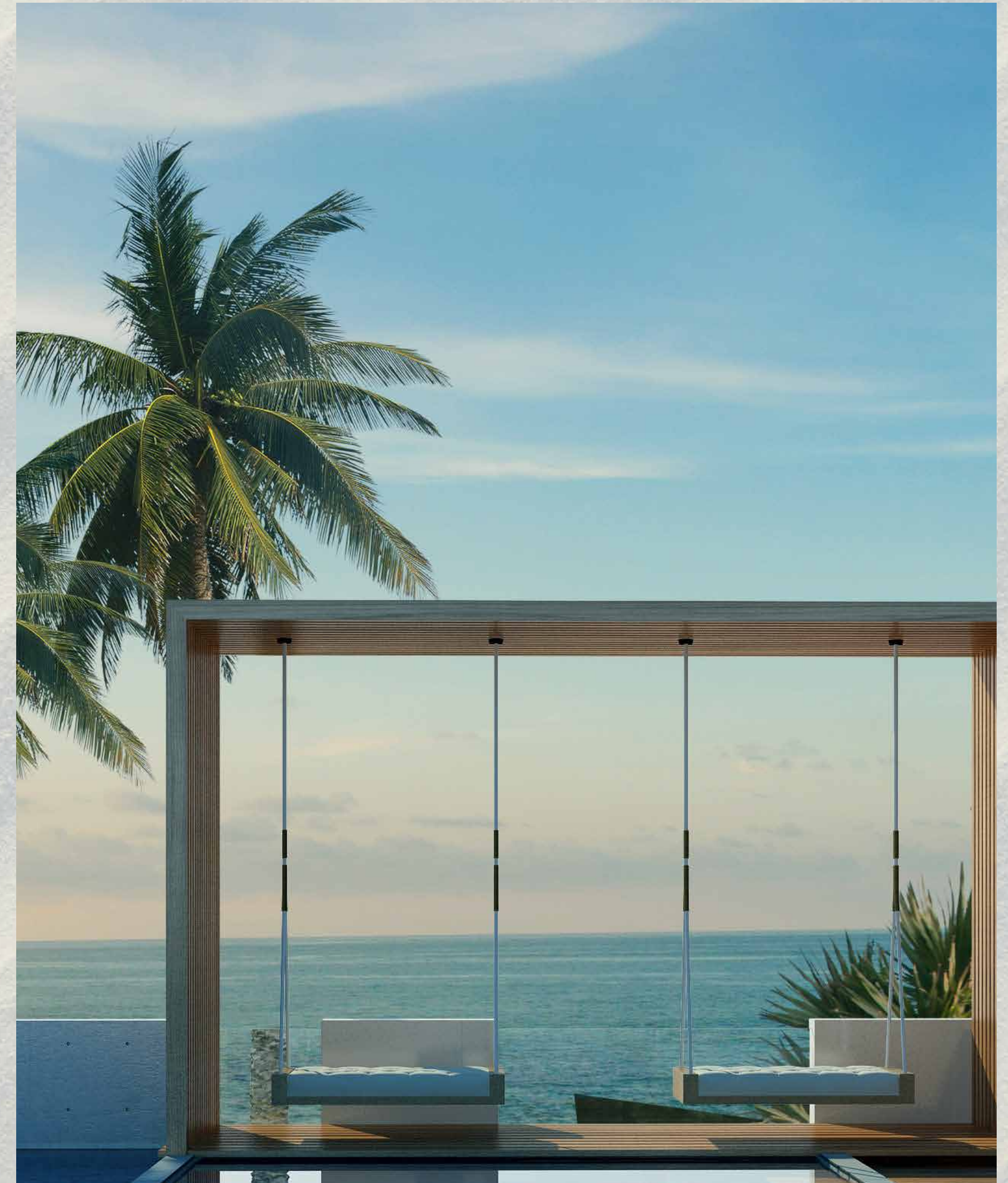


Hello Ras Al Khaimah



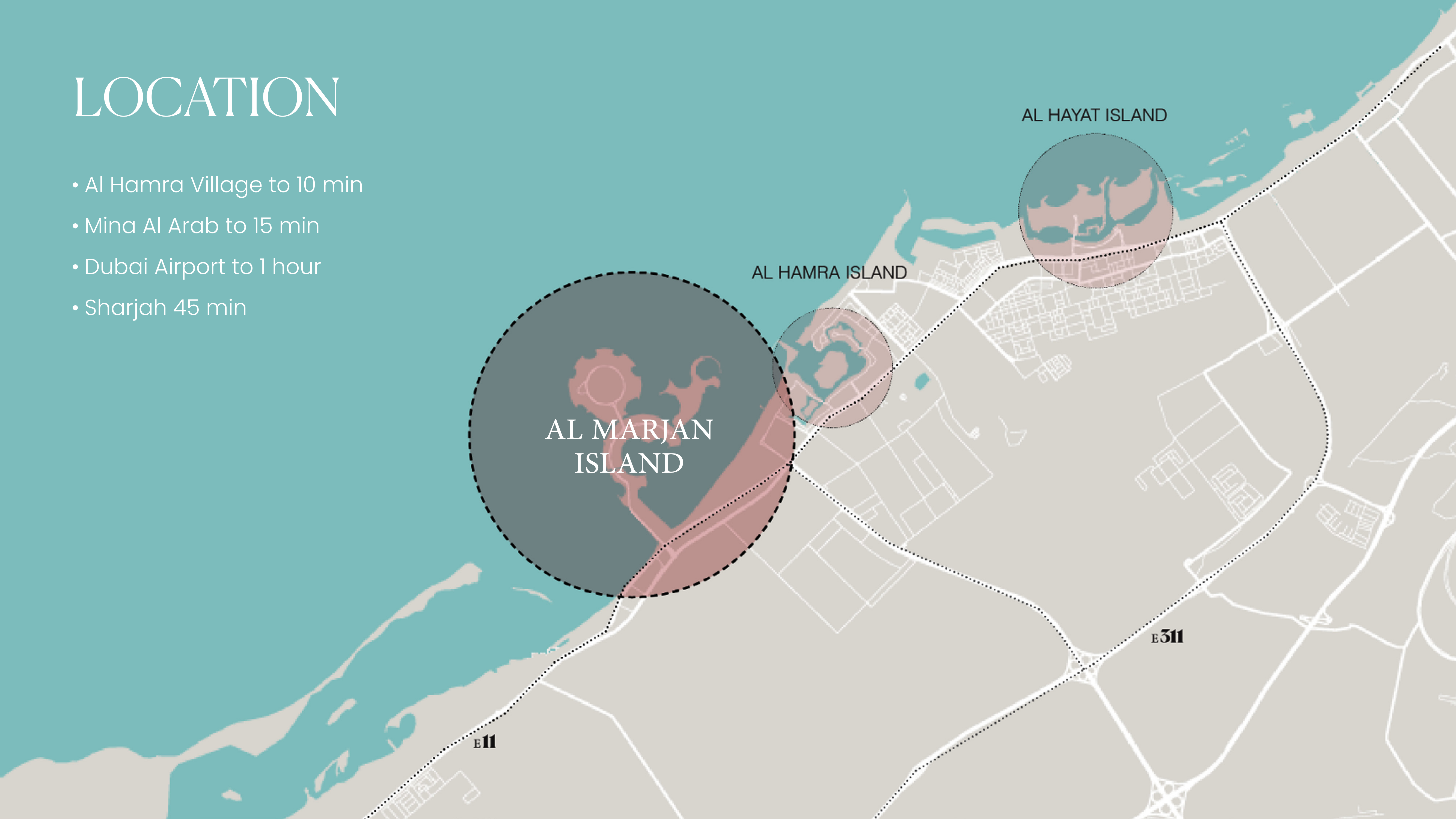


FIVE STAR
RESORT LIVING



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_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 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 |



ROSSO BAY

RESIDENCES



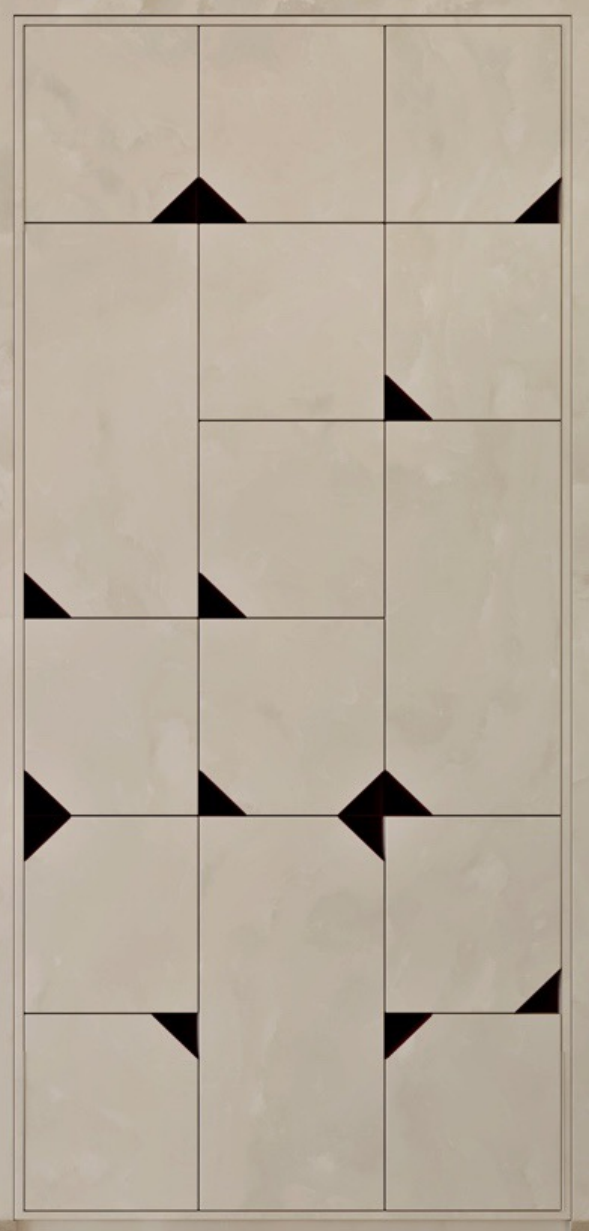
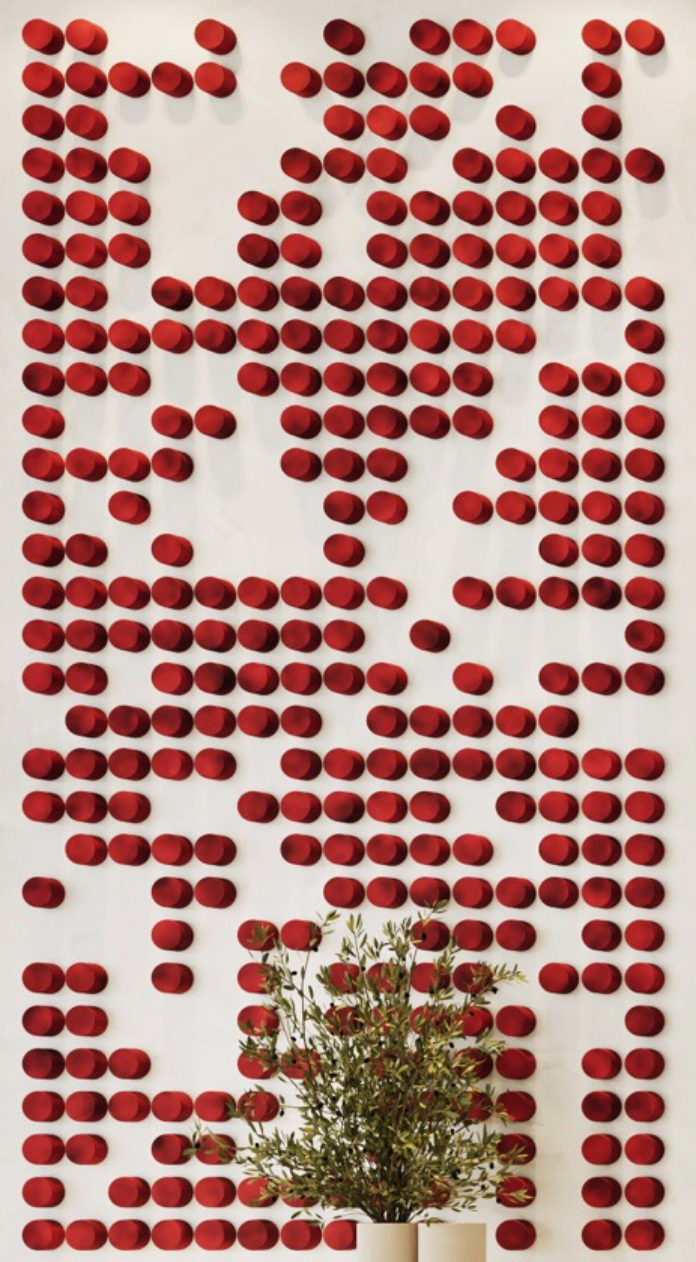
AVAILABILITY

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







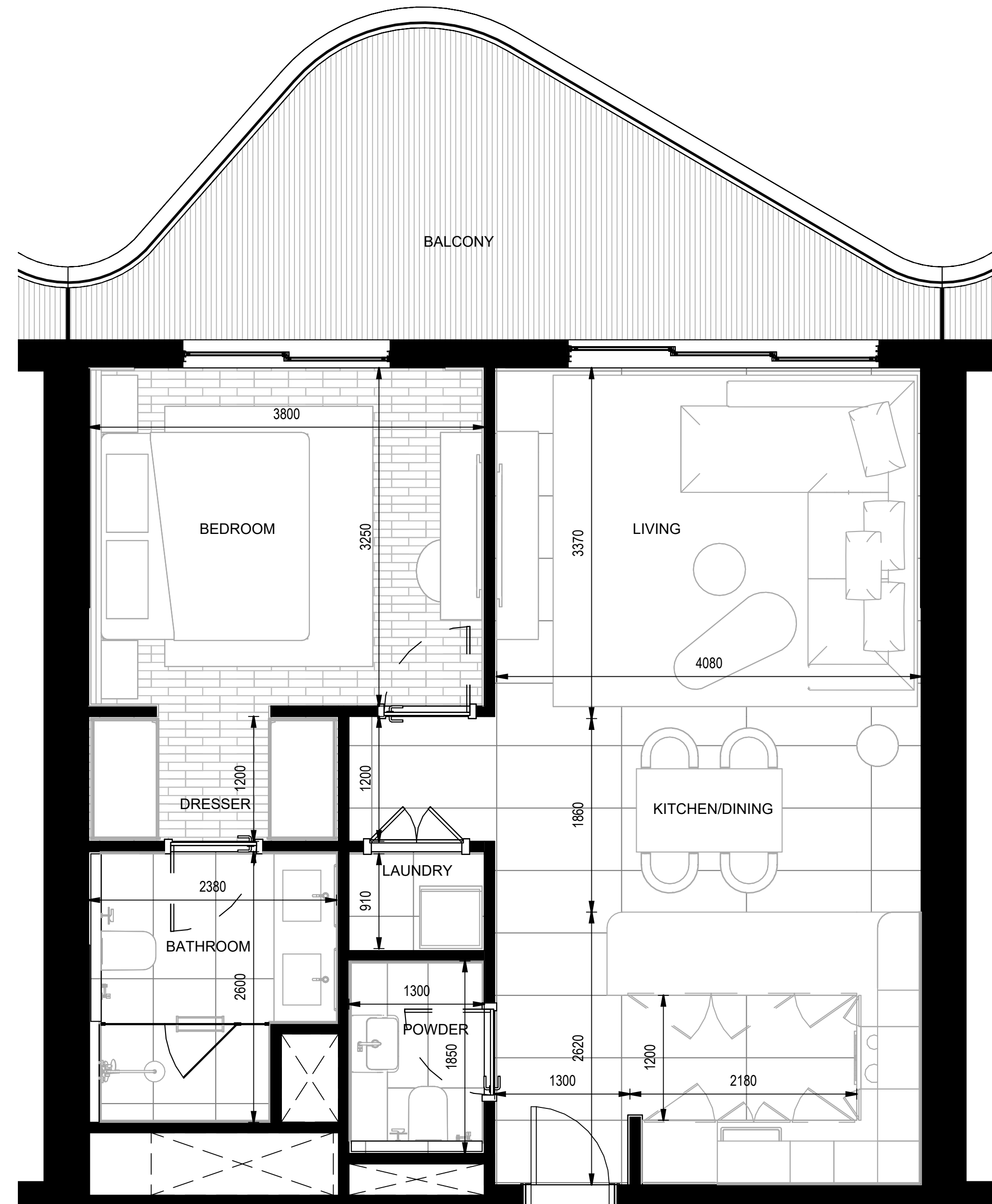




FLOOR PLANS

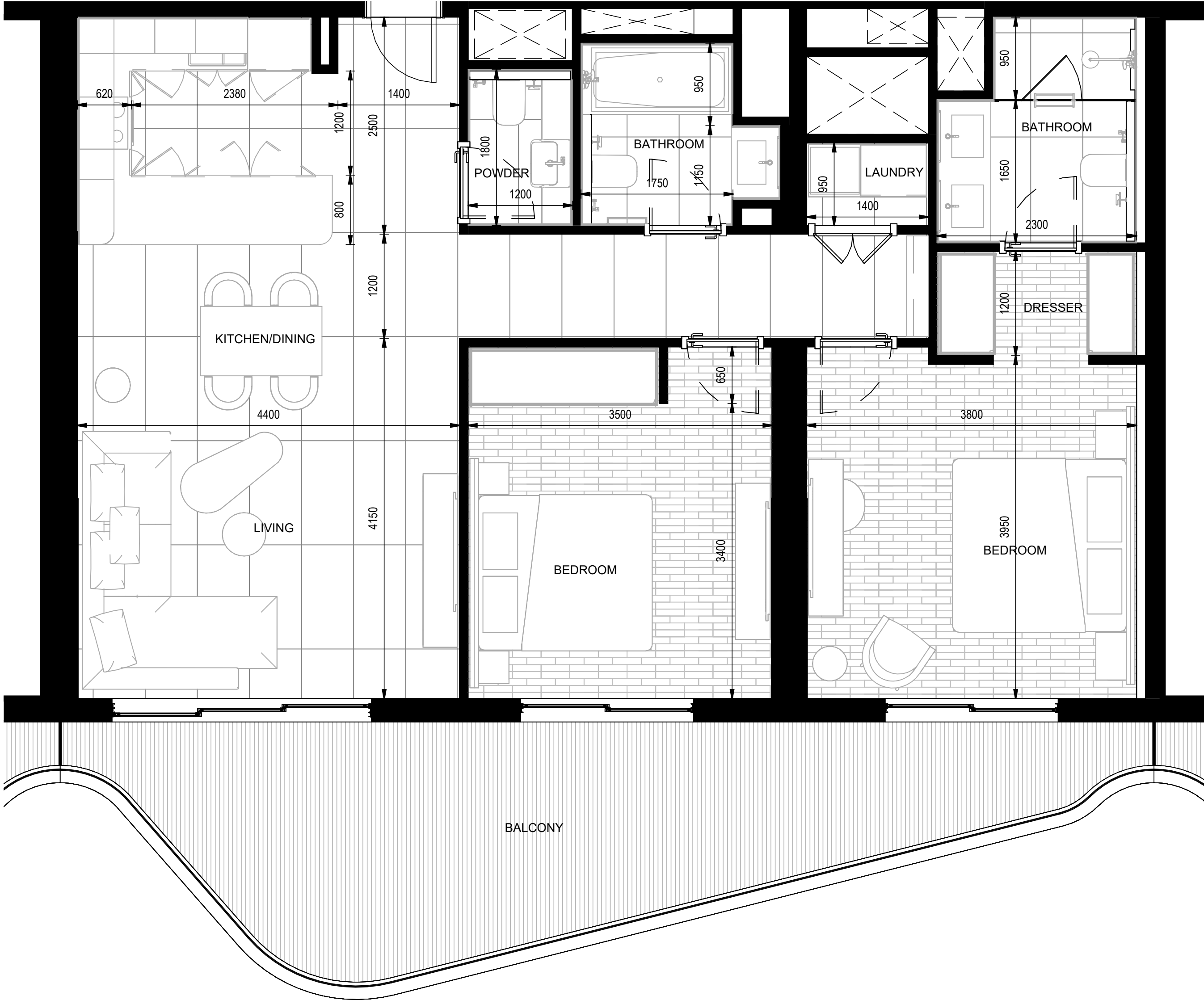
UNIT TYPE 1A

1 BEDROOM



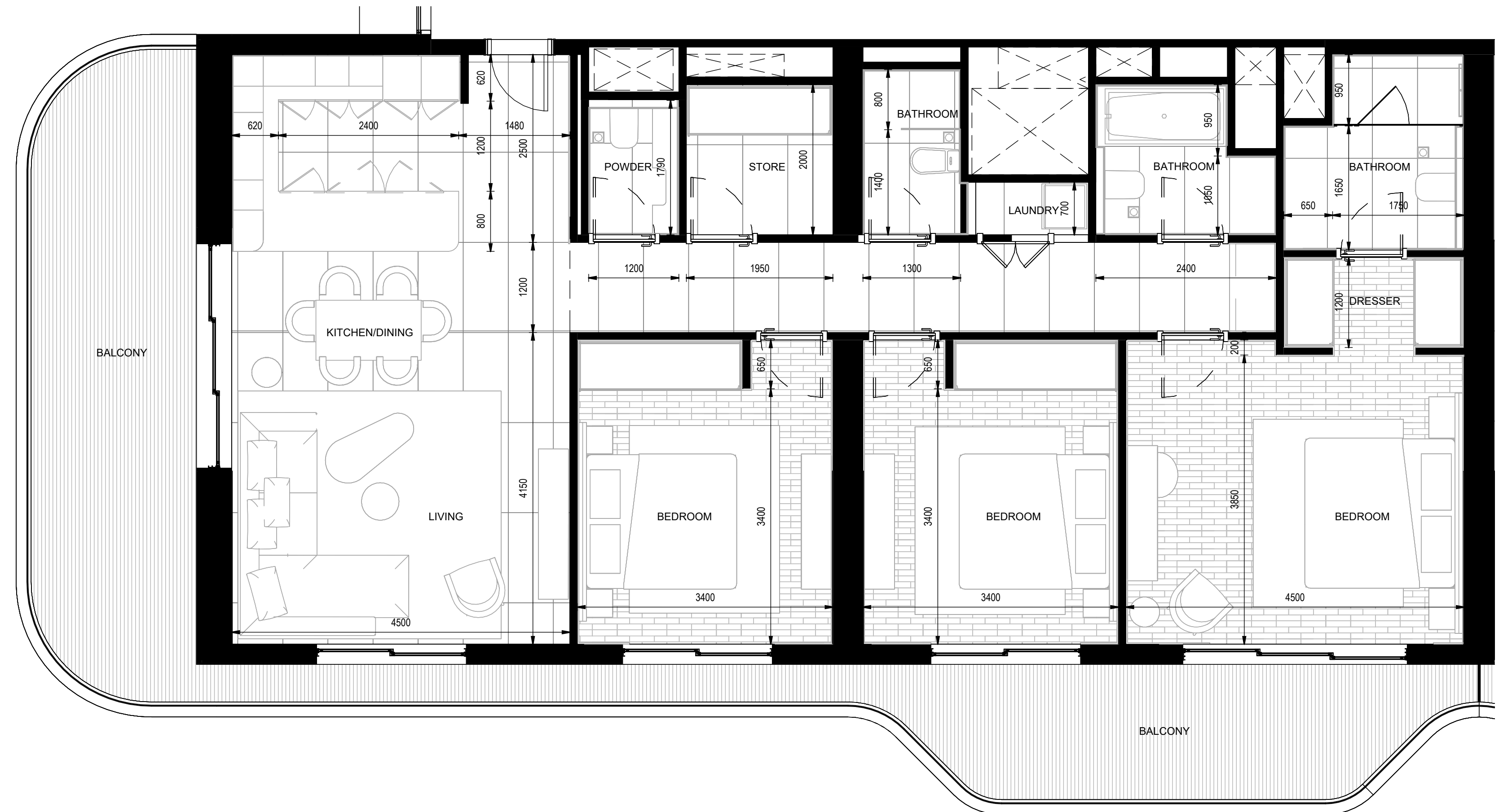
UNIT TYPE 2A

2 BEDROOM



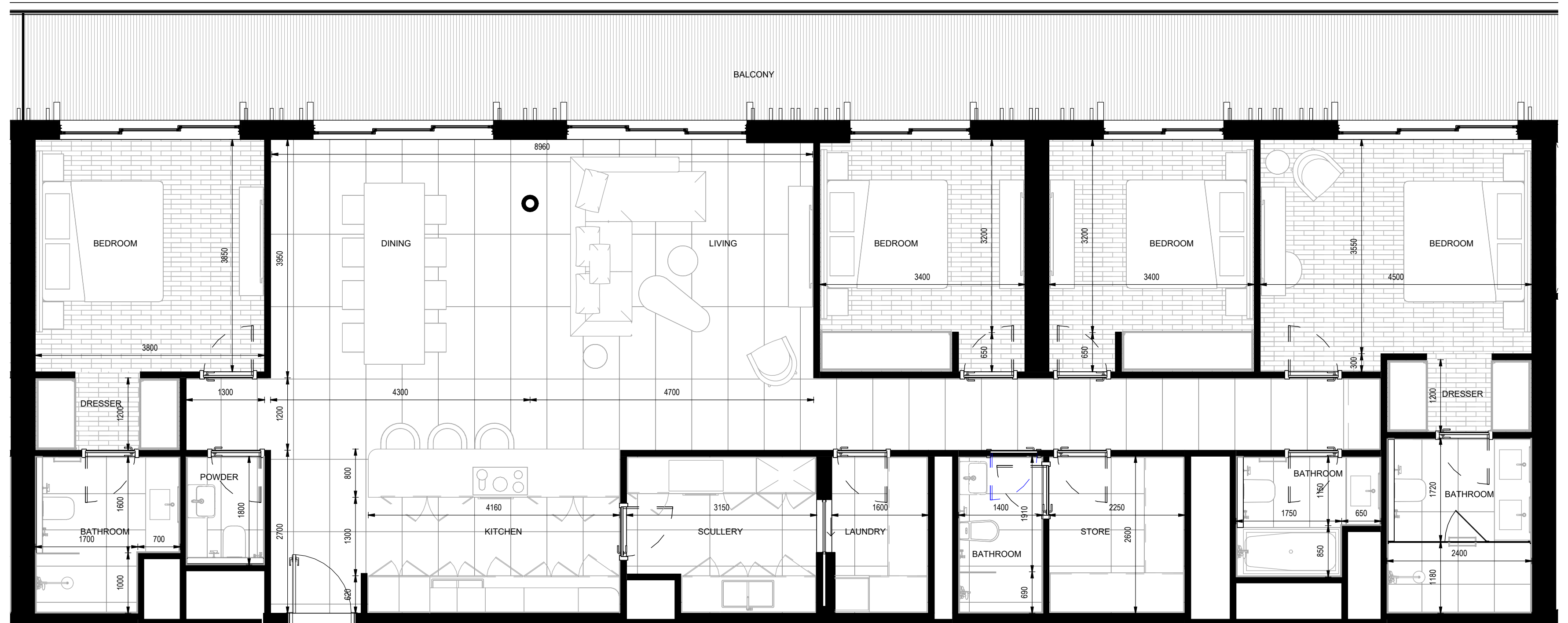
UNIT TYPE 3A

3 BEDROOM



UNIT TYPE 4A

4 BEDROOM



MATERIAL BOARD



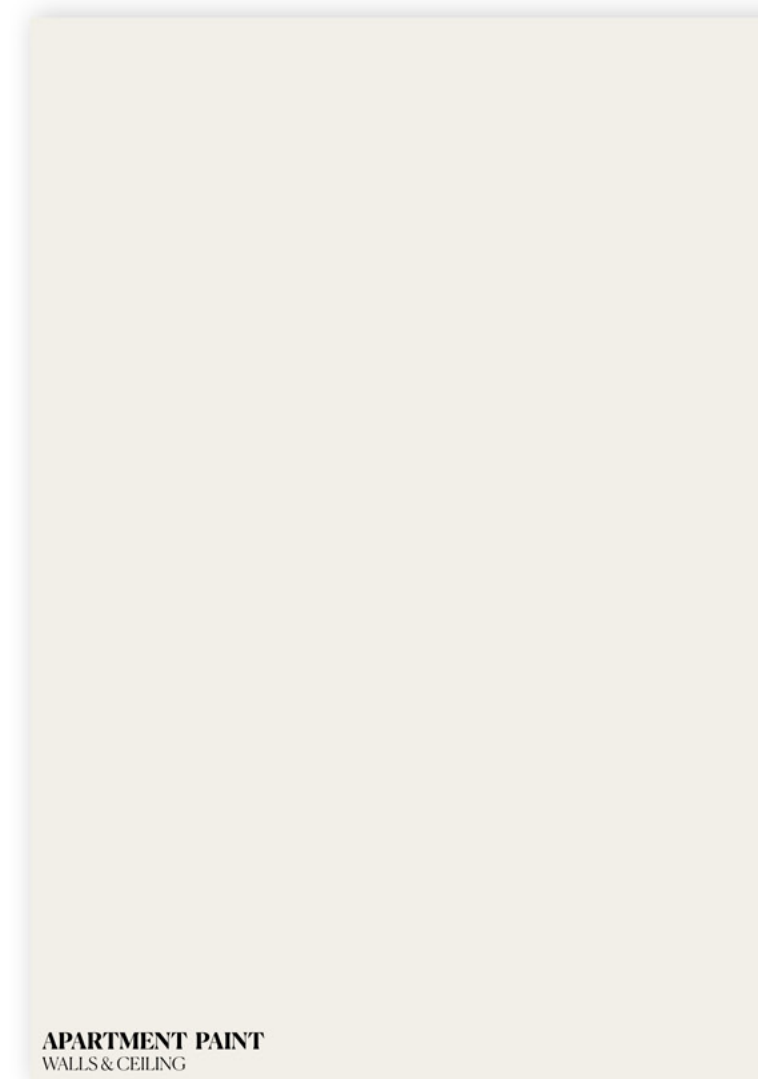
LIVING ROOM / KITCHEN AREA



BEDROOM



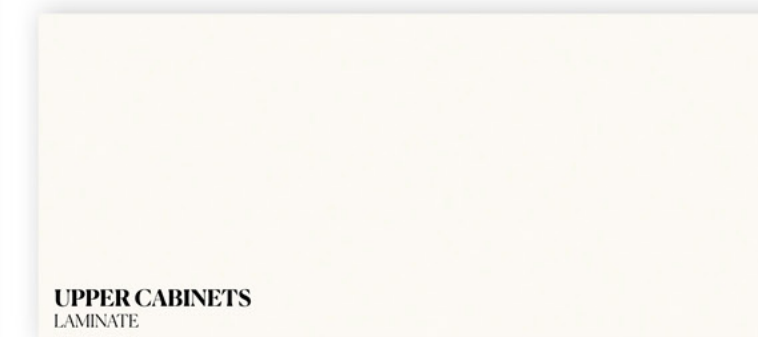
BATHROOM



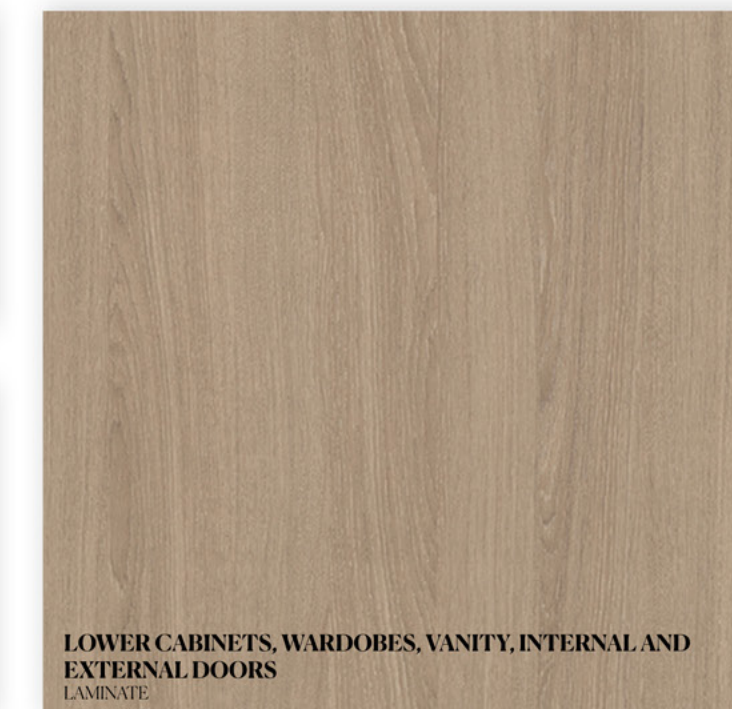
APARTMENT PAINT
WALLS & CEILING



KITCHEN COUNTERTOP
QUARTZ



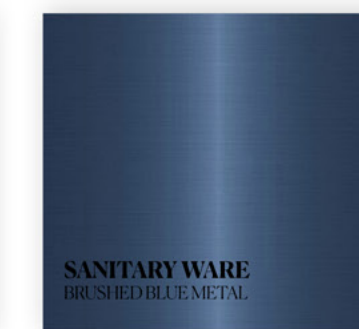
UPPER CABINETS
LAMINATE



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



FASCIA KITCHEN CABINET
LACQUERED PAINT



SANITARY WARE
BRUSHED BLUE METAL



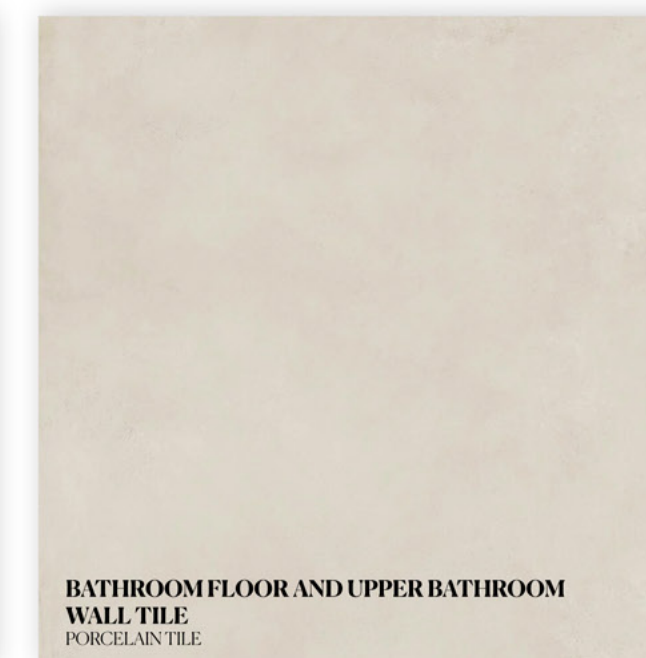
KITCHEN BACK SPLASH
CERAMIC TILE



APARTMENT FLOOR
PORCELAIN TILE



BEDROOM FLOOR
PORCELAIN TILE



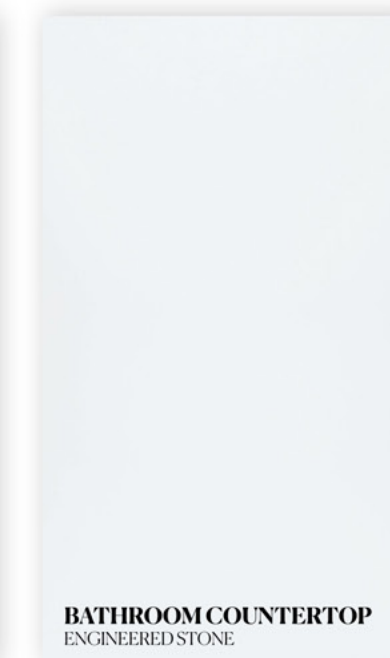
BATHROOM FLOOR AND UPPER BATHROOM
WALL TILE
PORCELAIN TILE



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