

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





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 INCLUDING THE UAE'S FIRST CASINO, 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

WYNN RESORT

AL HAMRA VILLAGE

MARJAN ISLAND RESORT & SPA

DOUBLETREE BY HILTON

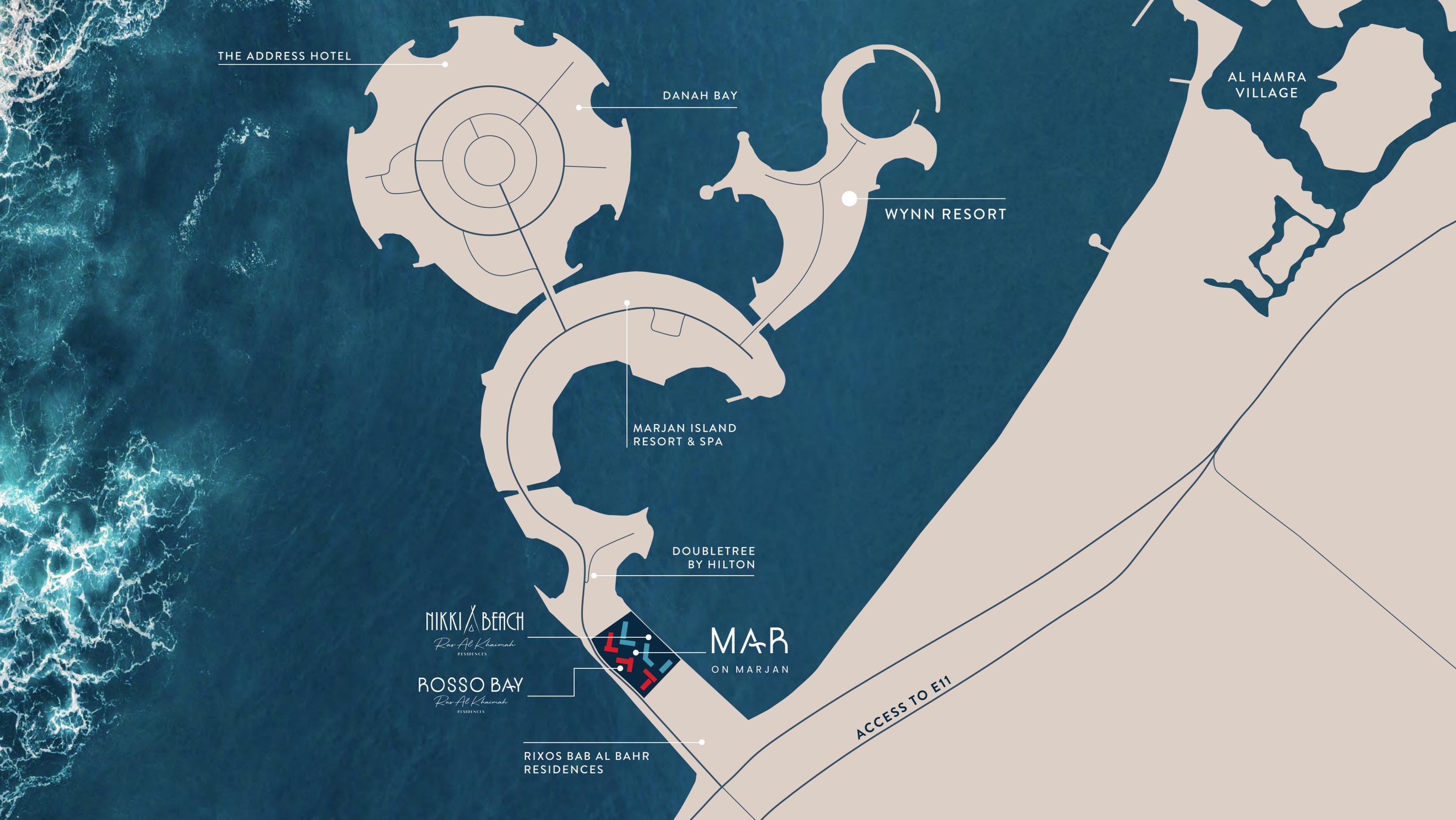
NIKKI BEACH
Ras Al Khaimah
RESIDENCES

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.



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.



Your sundowner of choice,
served by the pool



Club Host

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



Spend halcyon days
by the water

Services curated for convenience

CLUB HOST

TRAVEL BUREAU

BELLHOP

LIFESTYLE LIASION

HOUSE VALET

MOVE-IN SERVICE

NIKKI VIVE

MAINTENANCE



5-star dining,
every day of the week



Each amenity more enticing than the last

LIFESTYLE AND LUXURY ARE EXPERIENCED
HAND-IN-HAND WITH A SELECTION OF
AMENITIES WORTHY OF A 5-STAR ISLAND RESORT.



Rhythm Deck

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



Nikki Beach Pool

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



A high-angle photograph of a woman relaxing on a white lounge chair. She is wearing a teal top, a white cover-up with a silver patterned trim, white sunglasses, and a large straw hat. She is holding the hat in her lap. The lounge chair is positioned on a light-colored tiled pool deck. A large, teal-colored umbrella with a geometric pattern is open over her, casting a shadow on the tiles. The umbrella has the text 'NIKKI BEACH RESIDENCES' printed on it in white. The scene is brightly lit, suggesting a sunny day.

NIKKI BEACH
RESIDENCES

Your spot by the pool
is always waiting



The Playroom

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



Let the view in to your every day



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 .



A view as exceptional as the menu



A social calendar that caters to every interest



Fitness Arena

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

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

Check in to your
island home

CHOOSE A FURNISHED 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.



Where hand-crafted sophistication
meets natural beauty



UNIT TYPE 1B

1 BEDROOM



UNIT TYPE 2A

2 BEDROOM



UNIT TYPE 3A

3 BEDROOM





Spaces inspired by the vast beauty beyond

UNIT TYPE 4A

4 BEDROOM



4-BED APARTMENT

SHIMMERING BLUES AS FAR AS THE EYE CAN SEE



5-BED SKY TERRACE

RELAXATION CASCADING TOWARDS THE SEA

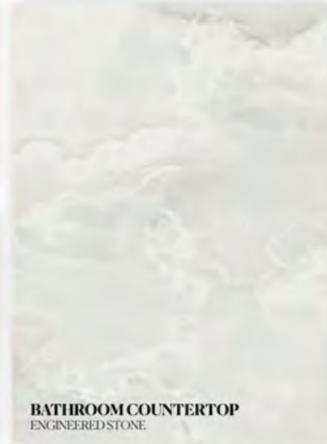
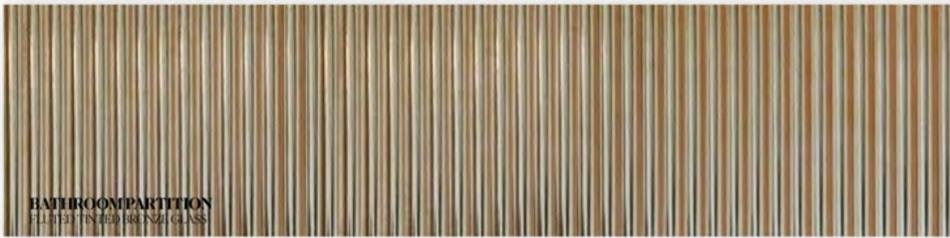
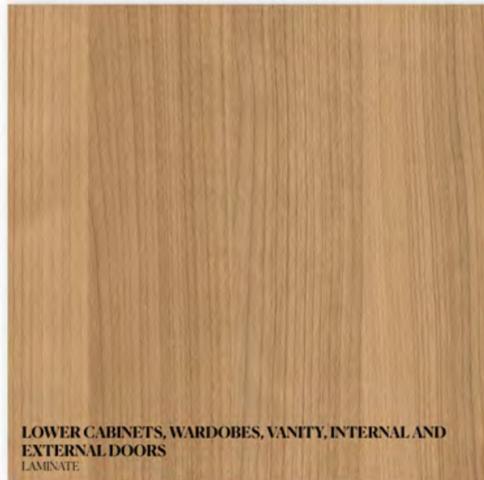
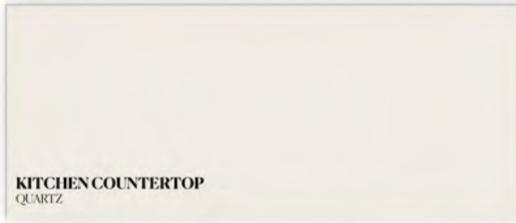


5-BED SKY TERRACE

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

PURSUING FITWEL CERTIFICATION

PURSUING LEED SILVER CERTIFICATION

SMART COMMUNITY FEATURES

RESIDENTS' APP

BMS

VISITOR MANAGEMENT SYSTEM

EV CHARGERS

ELECTRIC BIKE & SCOOTER CHARGING STATIONS

SMART IRRIGATION

DIGITAL AMENITIES BOOKING & ACCESS



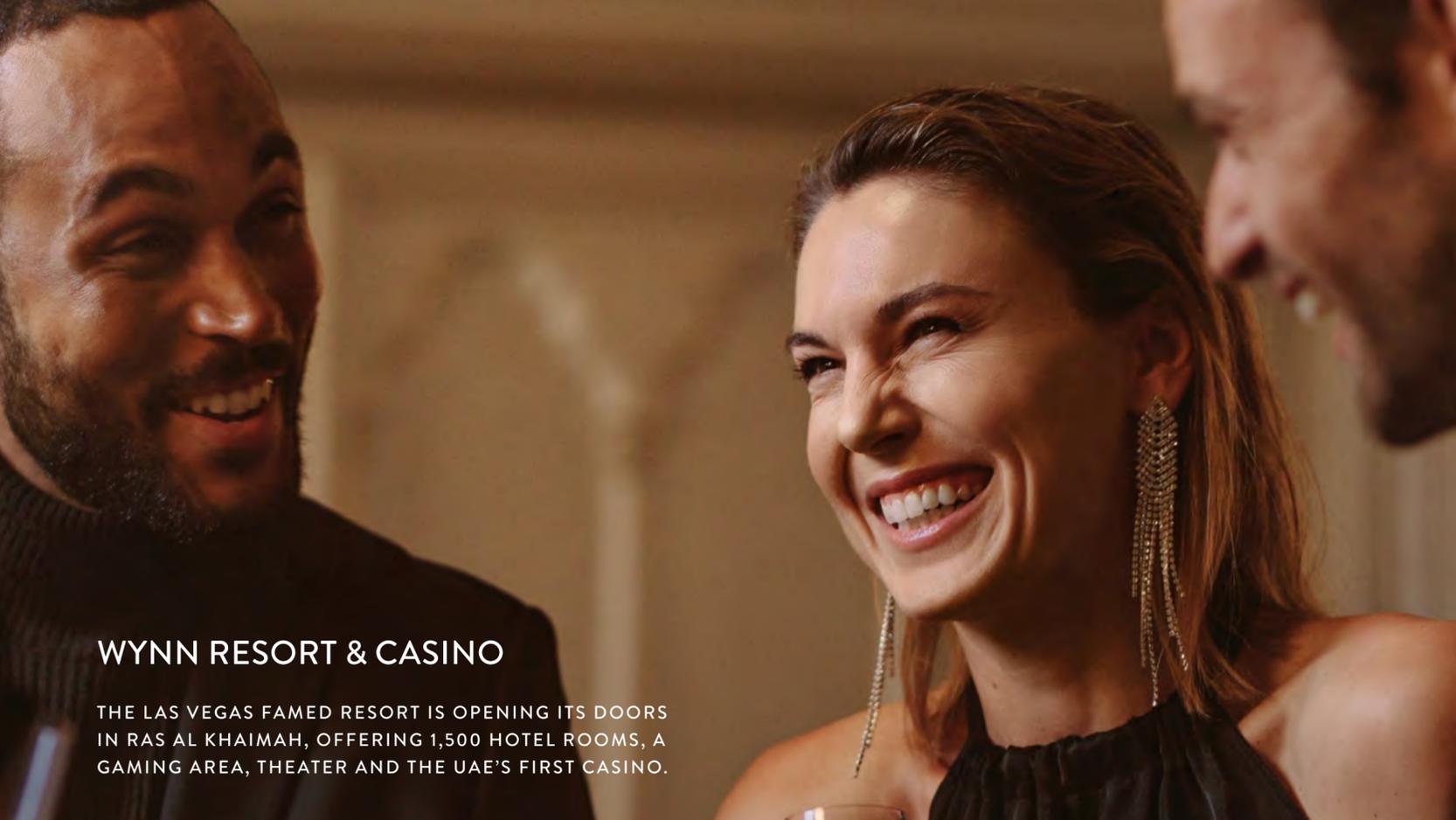


A Ras Al Khaimah lifestyle so close to Dubai

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 & CASINO

THE LAS VEGAS FAMED RESORT IS OPENING ITS DOORS IN RAS AL KHAIMAH, OFFERING 1,500 HOTEL ROOMS, A GAMING AREA, THEATER AND THE UAE'S FIRST CASINO.



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