

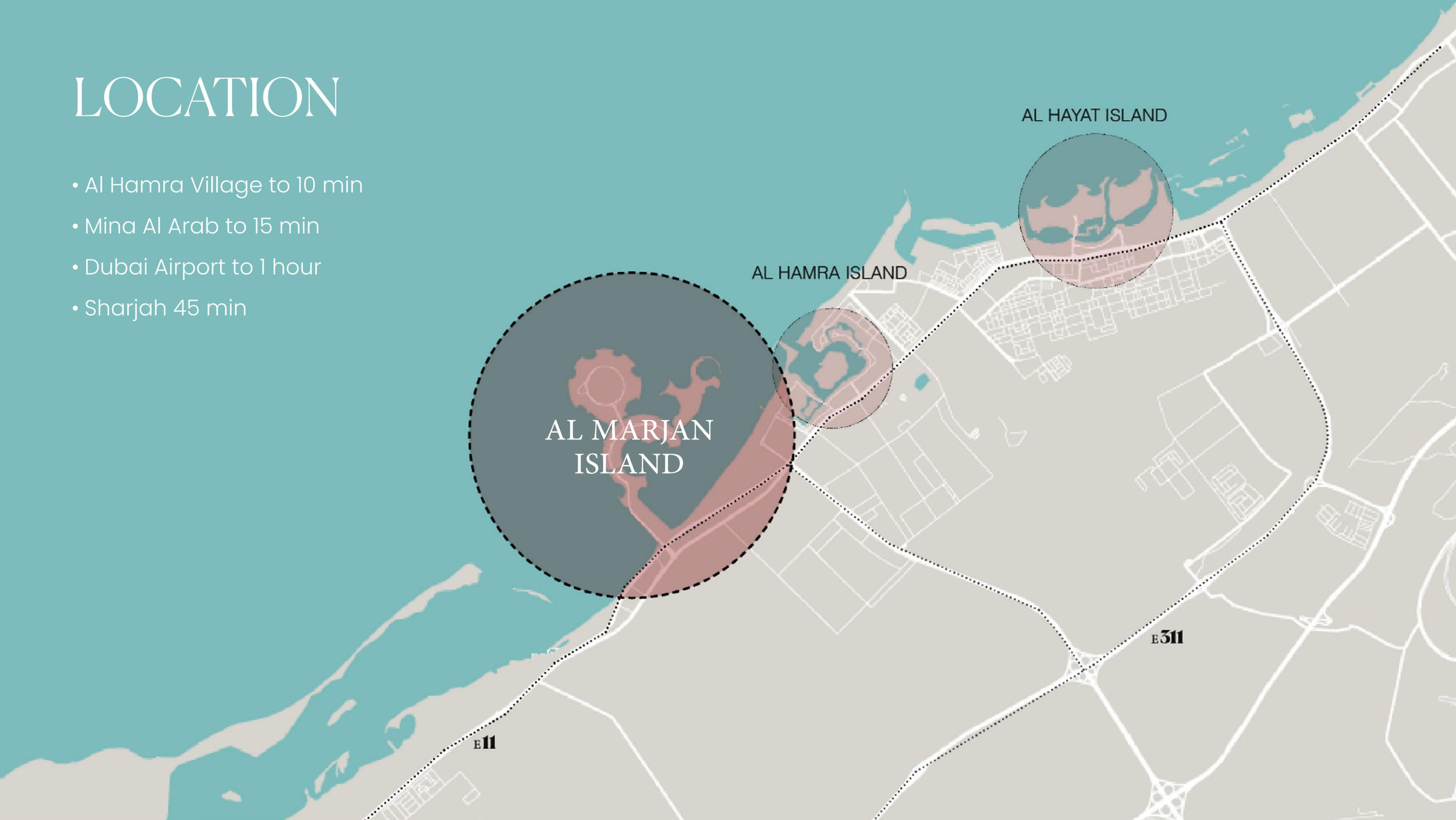


# Hello Ras Al Khaimah



# LOCATION

- Al Hamra Village to 10 min
- Mina Al Arab to 15 min
- Dubai Airport to 1 hour
- Sharjah 45 min

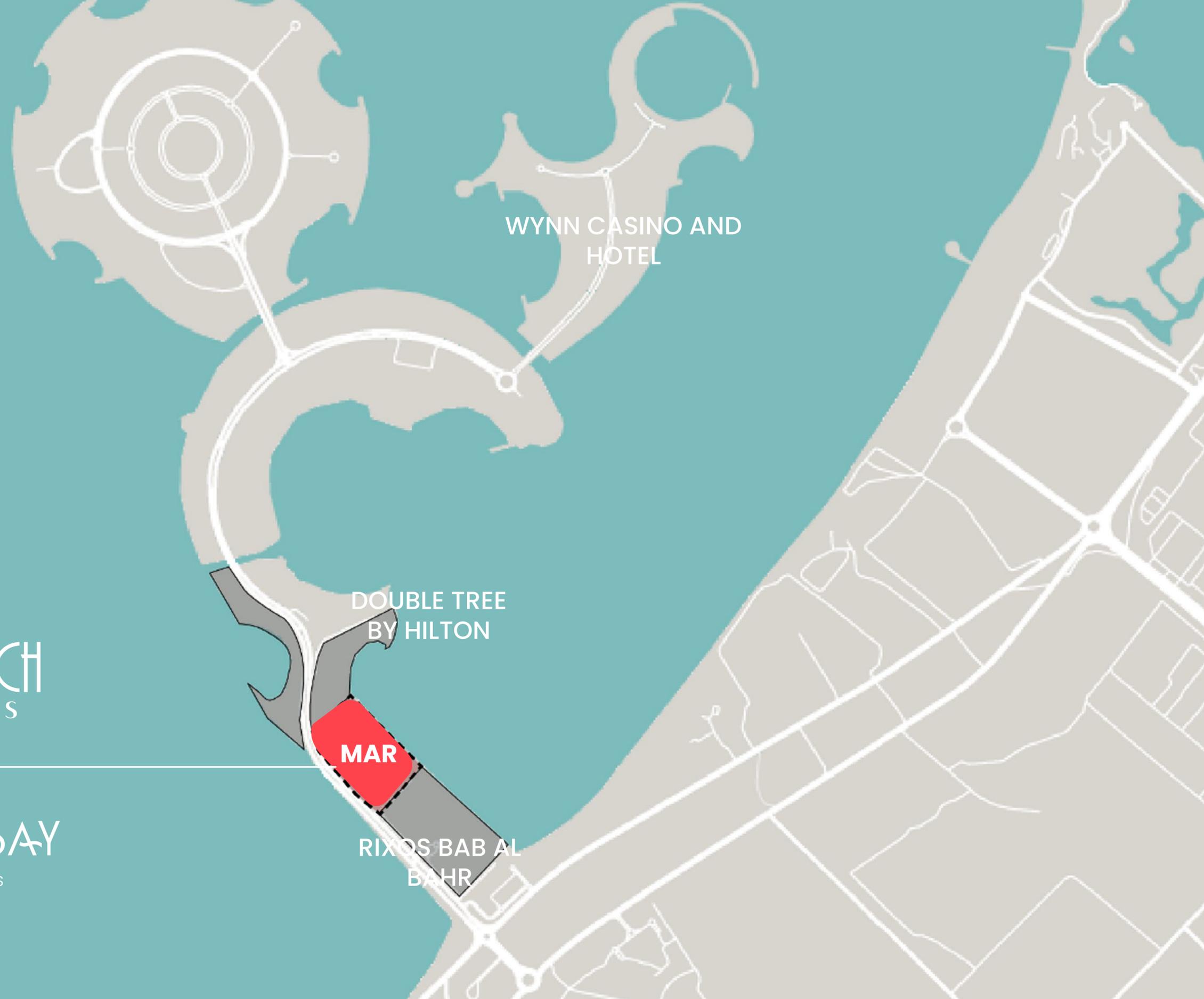


# LOCATION ON MARJAN ISLAND

  
**NIKKI BEACH**  
RESIDENCES

&

**ROSSO BAY**  
RESIDENCES

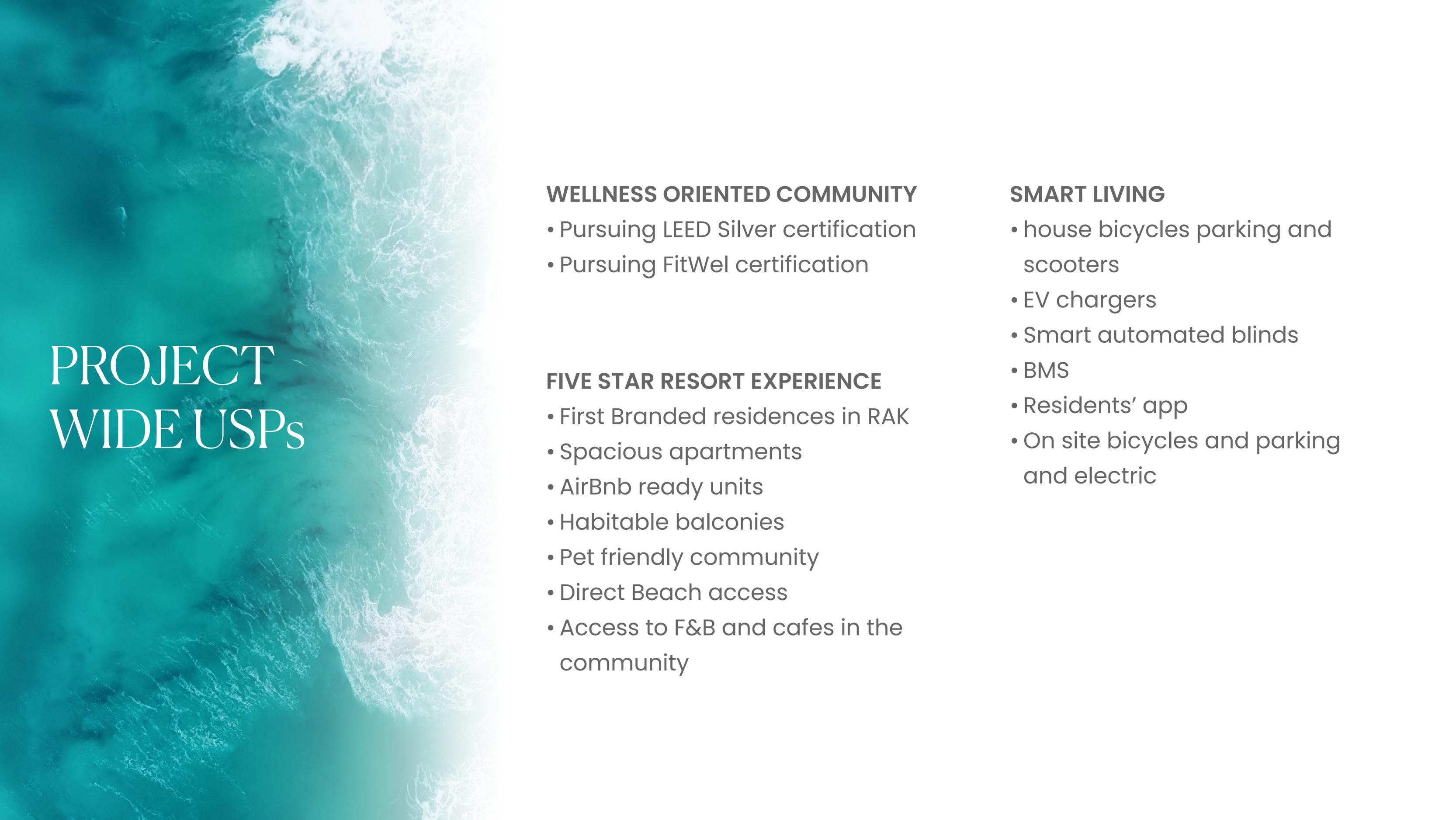


WYNN CASINO AND  
HOTEL

DOUBLE TREE  
BY HILTON

**MAR**

RIXOS BAB AL  
BAHR



# 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

# MATERIAL BOARD



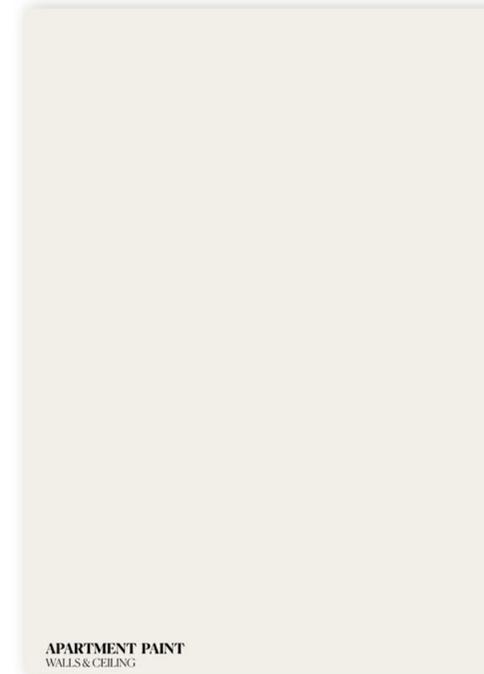
LIVING ROOM / KITCHEN AREA



BEDROOM



BATHROOM



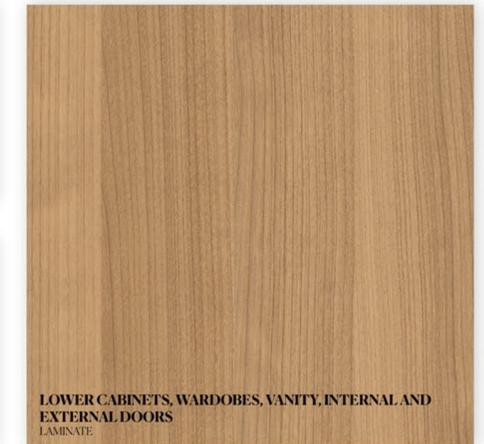
APARTMENT PAINT  
WALLS & CEILING



KITCHEN COUNTERTOP  
QUARTZ



KITCHEN BACK SPLASH  
ENGINEERED STONE



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



KITCHEN UPPER CABINET  
RIBBED WOOD



SANITARY WARE  
BRUSHED CHAMPAGNE METAL



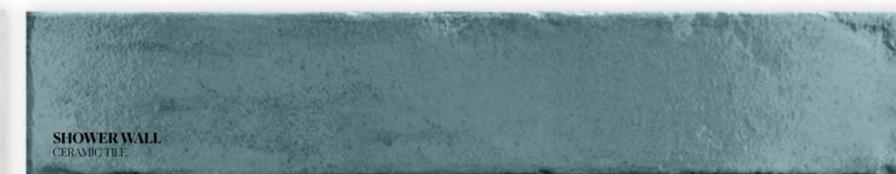
KITCHEN ACCENT  
UPPER CABINET  
FLUTED GLASS



APARTMENT FLOOR  
PORCELAIN TILE



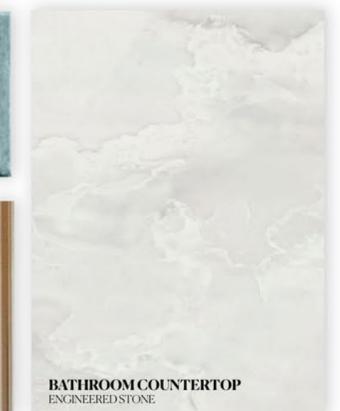
BATHROOM FLOOR AND WALL TILE  
PORCELAIN TILE



SHOWER WALL  
CERAMIC TILE



BATHROOM PARTITION  
FLUTED TINTED BRONZE GLASS



BATHROOM COUNTERTOP  
ENGINEERED STONE

# MATERIAL BOARD



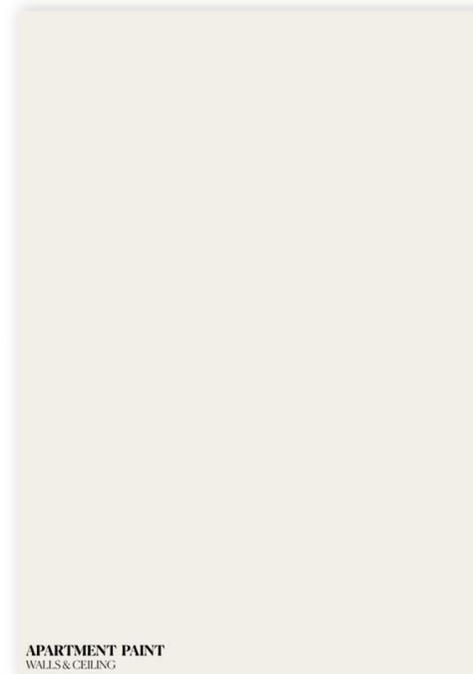
LIVING ROOM / KITCHEN AREA



BEDROOM



BATHROOM



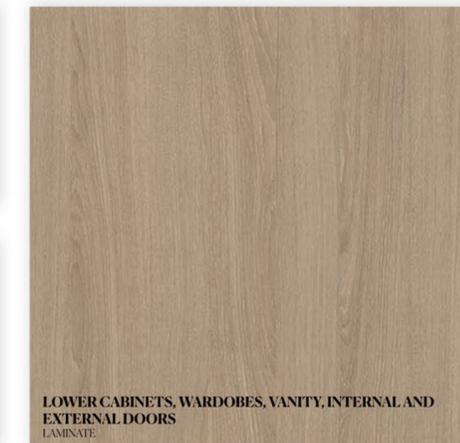
APARTMENT PAINT  
WALLS & CEILING



KITCHEN COUNTERTOP  
QUARTZ



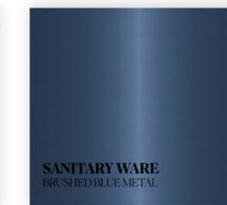
UPPER CABINETS  
LAMINATE



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



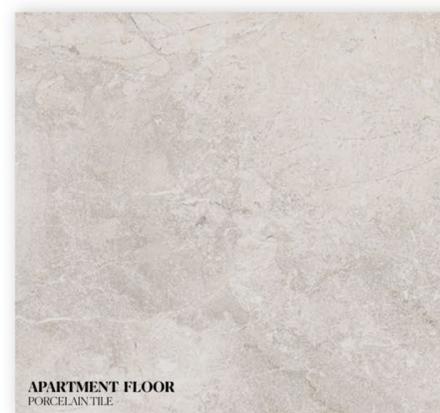
FASCIA KITCHEN CABINET  
LACQUERED PAINT



SANITARY WARE  
BRUSHED BLUE METAL



KITCHEN BACK SPLASH  
CERAMIC TILE



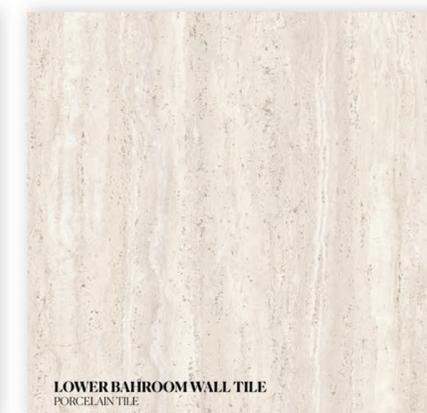
APARTMENT FLOOR  
PORCELAIN TILE



BEDROOM FLOOR  
PORCELAIN TILE



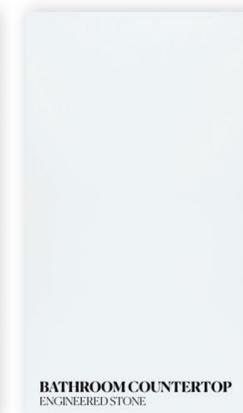
BATHROOM FLOOR AND UPPER BATHROOM  
WALL TILE  
PORCELAIN TILE



LOWER BATHROOM WALL TILE  
PORCELAIN TILE



SHOWER WALL  
CERAMIC TILE



BATHROOM COUNTERTOP  
ENGINEERED STONE

# housebook

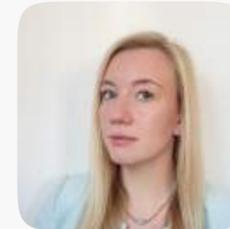
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