

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 11.2 BN
REVENUE

AED 11.3 BN
13 COMPLETED
ACQUISITIONS

AED 3.1 BN
NET PROFIT

AED 5.1 BN
APOLLO
TRANSACTION

AED 7 BN
ALDAR DEVELOPMENT
REVENUE

AED 32 BN
ASSETS UNDER
MANAGEMENT

AED 4.1 BN
ALDAR INVESTMENT
REVENUE



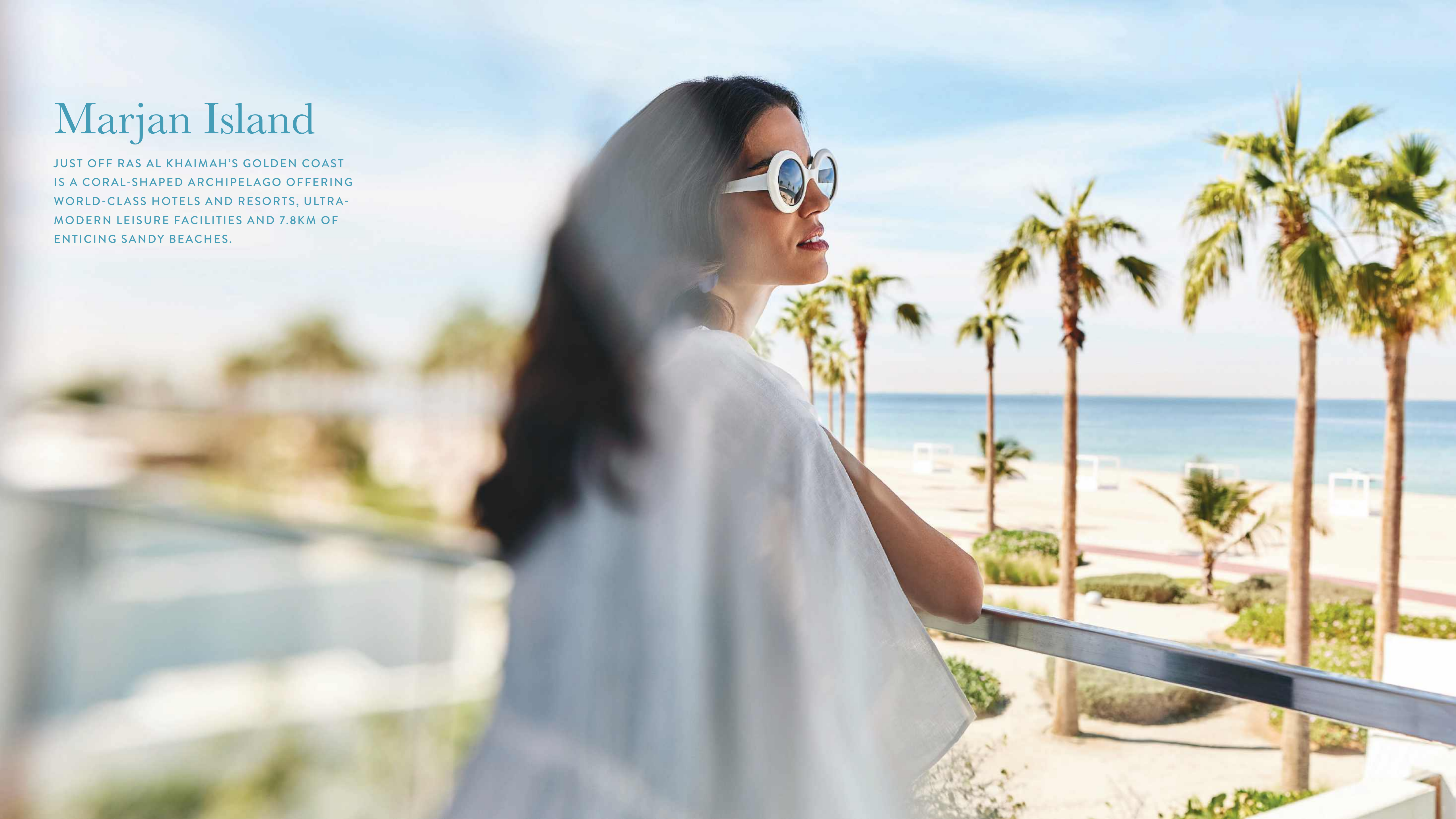
An aerial photograph of a tropical coastline. The top half of the image shows deep turquoise ocean water. A white, foamy wave line runs diagonally from the top left towards the bottom right. Below the waves is a wide, light-colored sandy beach. In the bottom left corner, there is a dense cluster of green palm trees and other tropical vegetation. The overall scene is bright and scenic.

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 AND 7.8KM OF ENTICING SANDY BEACHES.



An aerial photograph of a luxury resort complex. On the left, there are several modern, multi-story buildings with a distinctive white, wavy facade. The central area features a large, winding swimming pool with a light blue interior, surrounded by palm trees and lounge chairs. To the right, a wide, sandy beach stretches along the edge of the turquoise ocean. The water is clear and vibrant, with gentle waves lapping at the shore. The overall scene is bright and sunny, suggesting a tropical or coastal location.

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

AL HAMRA VILLAGE

WYNN RESORT

MARJAN ISLAND RESORT & SPA

DOUBLETREE BY HILTON

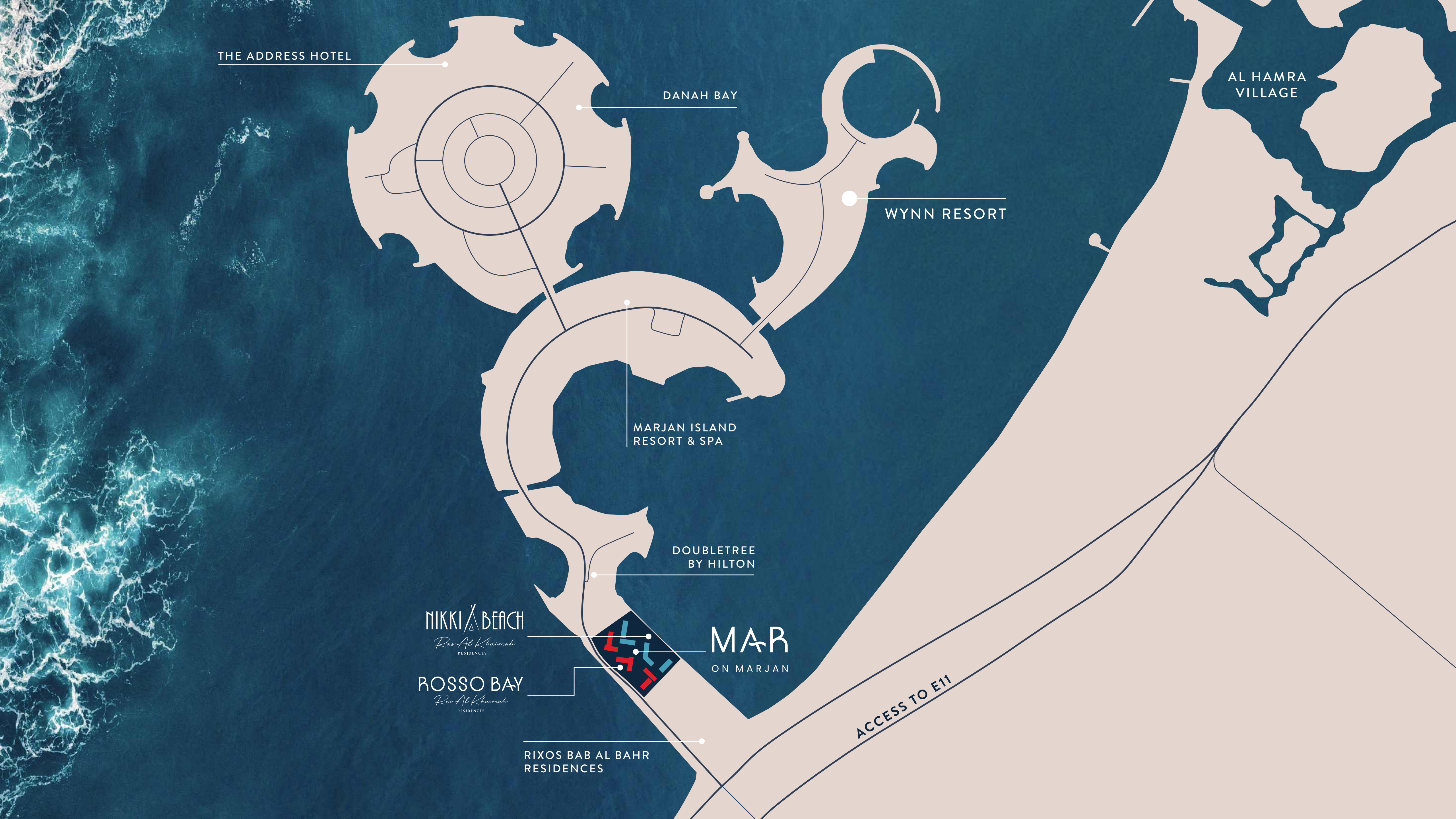
NIKKI BEACH
Ras Al Khaimah
RESIDENCES

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

A chef with a beard, wearing a white chef's coat with teal piping and a name tag that reads "NIKKI BEACH", is focused on his work in a kitchen. The background shows a white wall with thick, braided rope hanging from the ceiling. In the foreground, there are blurred bowls of fresh vegetables like cucumbers and tomatoes.

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 AN 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.




MIKKI 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

The image shows a modern, bright interior of a café. On the left, a curved wall is covered in blue, textured tiles. The main area features a large, curved blue sofa with white and blue cushions. In the center, there's a round table with a stone base and a woven rug. To the right, a long white bar counter is lined with wooden stools. Above the bar, several decorative pendant lights hang from the ceiling. Large windows in the background offer a view of palm trees and the ocean. The overall atmosphere is clean, airy, and contemporary.

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

Welcome to your island home

CHOOSE A STYLISH 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

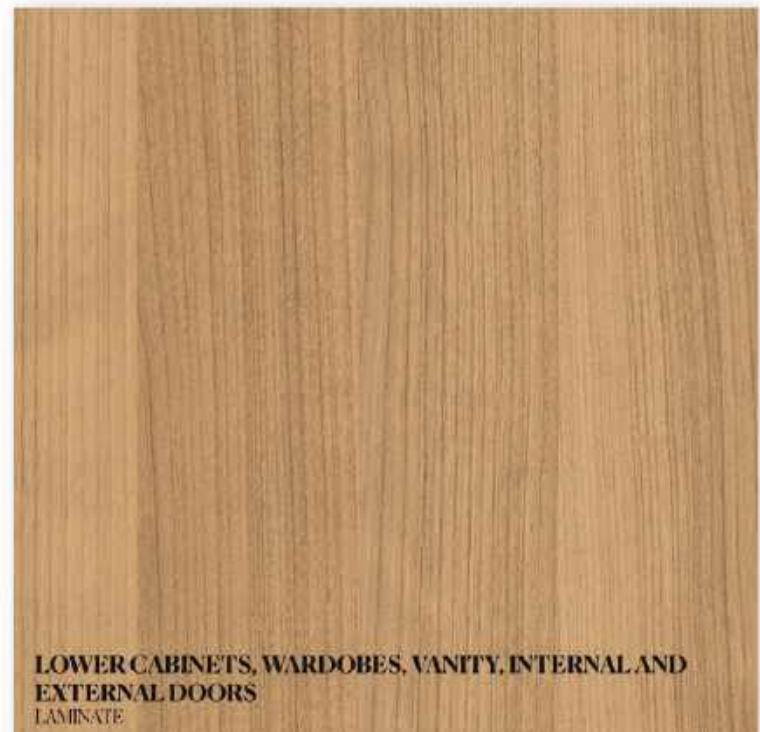


5-BED SKY TERRACE

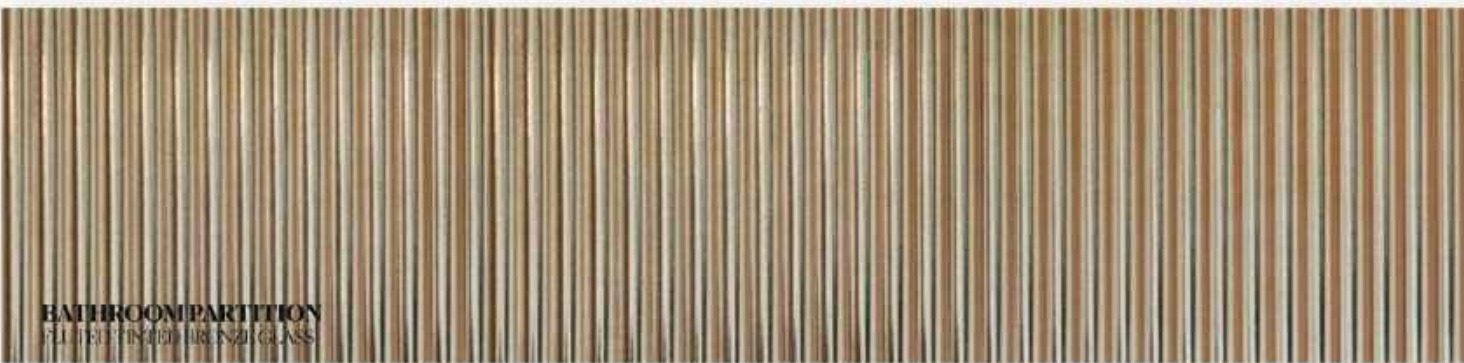
RELAXATION CASCADING TOWARDS THE SEA



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

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



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