



🏠 90 m<sup>2</sup> 📄 Ras Al Khaimah, United Arab Emirates 💰 12 203 895 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |   |             |                         |
|------------------------------------|---|-------------|-------------------------|
| Order number                       | <b>NB-2</b>                                 | Price       | <b>12 203 895 CZK</b>   |
| Address                            | <b>Ras Al Khaimah, United Arab Emirates</b> | Type        | <b>Apartments</b>       |
| Disposition                        | <b>2 + kitchenette</b>                      | Usable area | <b>90 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>           | Floor       | <b>9th floor</b>        |
| Parking                            | <b>Yes</b>                                  | Garage      | <b>1</b>                |
| Terrace                            | <b>Yes</b>                                  |             |                         |

## About real estate

We offer for sale an exclusive 1 bedroom apartment with a total floor area of 90 sqm in the newly developed Nikki Beach Residences project in Ras Al Khaimah. This dynamically developing part of the United Arab Emirates brings a unique combination of undisturbed relaxation and luxurious coastal and cosmopolitan living.

The interior of the residence is the epitome of elegance and luxury, reflecting the highest standards of modern design and comfort. Carefully designed to maximize space and natural light, the apartment features a spacious kitchen, living room and generous terrace with breathtaking views of the Arabian Gulf and surrounding landscape. The apartment is partly furnished using high quality materials.

The services offered at Nikki Beach Residences are of the highest standard and include a range of amenities from a private beach and pool, fitness and spa facilities, concierge services, bell boy, valet parking including public area cleaning and room service. Residents also enjoy all-inclusive service so they can take full advantage of the 5-star resort's amenities in their new home.

Al Marjan Island, where Nikki Beach is located, is a group of four man-made islands in the Persian Gulf. This technological and engineering unique offers its residents exclusive beachfront properties with sea views and access to private beaches. The project will thus offer a unique opportunity for those looking for an escape from the hustle and bustle of everyday life and who desire a peaceful and luxurious escape from reality.

The residence is located just a 15-minute drive from Ras Al Khaimah International Airport and just a five-minute drive from the renowned Wynn Casino.

Prices are indicative only and may vary depending on location and other parameters. We will provide you with the full offer upon request. You will be guided through the area by a Czech speaking broker.

The project is scheduled for completion in Q1 2028.

| The order | Layout          | Floor     | Usable area        | Terrace / Balcony / Loggia | Garden | Price          |
|-----------|-----------------|-----------|--------------------|----------------------------|--------|----------------|
| NB-2      | 2 + kitchenette | 9th floor | 90 m <sup>2</sup>  | Yes / No / No              | No     | 12 203 895 CZK |
| NB-3      | 3 + kitchenette | 9th floor | 126 m <sup>2</sup> | Yes / No / No              | No     | 17 984 688 CZK |
| NB-4      | 4 + kitchenette | 9th floor | 213 m <sup>2</sup> | Yes / No / No              | No     | 28 903 963 CZK |