

TOWNHOUSES & VILLAS FACTSHEET



NASIM AL BAHR  
RESIDENCES

AL MARJAN ISLAND



THE LUXURY COLLECTION  
RESIDENCES



NASIM AL BAHR  
RESIDENCES  
AL MARJAN ISLAND

## The Destination

### WHERE THE WINDS WHISPER THE STORIES OF TIME

Situated on the prestigious Al Marjan Island in Ras Al Khaimah, The Residences at Nasim Al Bahr, a Luxury Collection Resort & Spa, is an iconic waterfront destination combining a luxury resort with exceptional branded residences. Each home features panoramic sea views, bespoke interiors, and world-class amenities, reflecting The Luxury Collection's distinguished legacy in every detail.

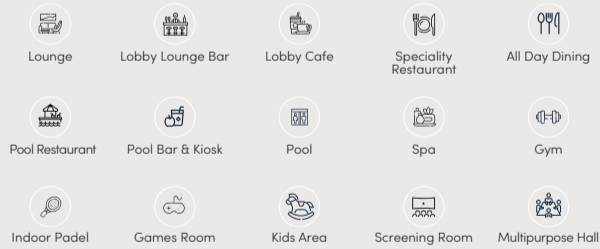


## Al Marjan Island

UAE'S FIRST INTEGRATED RESORT	05 minutes
AL HAMRA GOLF CLUB	15 minutes
RAK INTERNATIONAL AIRPORT	30 minutes
DXB INTERNATIONAL AIRPORT	60 minutes

## Amenities

### THE DESTINATION WITHIN THE DESTINATION



## Project Details

PROJECT NAME	The Residences at Nasim Al Bahr, a Luxury Collection Resort & Spa, Al Marjan Island
TYPE	Residences
UNIT TYPES	Townhouses & Villas
LOCATION	Al Marjan Island, Ras Al Khaimah, UAE

## ONVIA Exclusive Owners Benefits

- Marriott Bonvoy Platinum Elite status upgrade
- Preferred rates & points at Marriott hotels
- Stays, flights, and curated experiences with redeemed points
- Culinary, wellness, and retail partner offers
- Tailored Marriott Bonvoy credit cards
- Dedicated concierge and certified service team



## Villa Types & Sizes

UNIT TYPES	UNITS	SIZE	PRICE
Three-Bedroom Townhouse	10	2,828 sq.ft	From AED 10,748,000
Two-Bedroom Podium Villa	6	5,506 sq.ft	From AED 21,758,000
Three-Bedroom Beach Villa	16	3,071 sq.ft	From AED 17,811,000
Three-Bedroom Seaside Villa	4	3,079 sq.ft	From AED 18,224,000
Three-Bedroom Podium Villa	18	5,693 sq.ft	From AED 22,497,000
Residential Villa	1	11,697 sq.ft	Price on Application

## Payment Plan

30%	70%	Q1 2028
During Construction	On Completion	Completion

Developed by:  
Abu Dhabi National Hotels أبو ظبي الوطنية للفنادق

## A PIONEERING HOSPITALITY JOURNEY

Founded in 1976, Abu Dhabi National Hotels (ADNH) is a leading integrated hospitality group in the UAE, spanning hotel ownership, management, catering, transport, and facilities services. With a portfolio that includes iconic brands such as The Ritz-Carlton, Park Hyatt, Sofitel, and Kempinski, ADNH exemplifies excellence in luxury hospitality.

## THE LUXURY COLLECTION RESIDENCES

Disclaimer: The Residences at Nasim Al Bahr, a Luxury Collection Resort & Spa, Al Marjan Island are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott"). ADN M RAK INVESTMENTS LLC - O.P.C RAK Branch uses The Luxury Collection Residence marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.

EXCLUSIVE SALES PARTNER  
**ONE BROKER GROUP**