



NASIM AL BAHR
RESIDENCES

AL MARJAN ISLAND

THE LUXURY COLLECTION
RESIDENCES



EACH NOTE OF THE SEA
BECOMES PART
OF A LARGER TEMPO,
WHERE LAND AND HORIZON
SPEAK IN HARMONY.

1

INTRODUCTION

5

CONTEXT

9

INSPIRATION

16

THE HOTEL

17

AMENITIES

26

PRIVILEGES

27

RESIDENCES

43

PROJECT FACTS

44

A D N H

47

SALES PARTNER





THE BREEZE MOVES THROUGH RAS AL KHAIMAH
CARRYING STORIES OF TRADITIONS AND LIGHT.

EACH NOTE OF THE SEA BECOMES PART OF A LARGER
TEMPO, WHERE LAND AND HORIZON SPEAK IN
HARMONY.

FROM THIS DIALOGUE, A NEW DESTINATION OF
HOSPITALITY EMERGES, SHAPED BY HERITAGE AND
ARTISTRY, FORMED BY EVERY GRAIN OF SAND
AND GLIMMER OF WATER.

HERE, DETAILS BECOMES AMOMENT OF DISCOVERY,
WEAVING A LIVING TAPESTRY CALLED NASIM AL BAHR.





RAS AL KHAIMAH

RAS AL KHAIMAH CARRIES A NATURAL GRACE,
SHAPED BY GOLDEN COASTS AND PALM VALLEYS.

MORNINGS UNFOLD IN SOFT LIGHT OVER THE
DESERT, AFTERNOONS DRIFT TOWARD CALM
WATERS, AND EVENINGS GATHER AROUND SHARED
TABLES AND OPEN AIR.

A STEADY SENSE OF GROWTH MOVES THROUGH
THE EMIRATE, ROOTED IN HERITAGE AND SHAPED
BY MEASURED PROGRESS, OFFERING A PLACE
WHERE TRADITION AND OPPORTUNITY
LIVE SIDE BY SIDE.





STRETCHING INTO THE ARABIAN GULF, AL MARJAN ISLAND
CARRIES THE SPIRIT OF THE SEA AND THE PROMISE OF ADVENTURE.



AL MARJAN ISLAND

RAS AL KHAIMAH'S MOST CAPTIVATING ADDRESS



DAYS HERE MOVE GENTLY BETWEEN CAFÉS BY THE MARINA,
GARDENS OVERLOOKING THE COAST, AND THE STEADY PACE
OF THE CITY BEYOND, FILLED WITH THE SCENT OF SALT AIR
AND THE HUM OF ALLURE FROM UAE'S FIRST INTEGRATED RESORT,
A LANDMARK OF EXPERIENCE AND ENTERTAINMENT.

EXCLUSIVE BEACHFRONT RESORTS AND CLUBS

WATERFRONT PROMENADE FOR RUNNING AND CYCLING

GREEN TRAILS AND PARKS

JET-SKIING, KAYAKING, AND OTHER WATER SPORTS

THE REGION'S LARGEST ENTERTAINMENT RESORT OPENING

Q1 2027, WITH 4 MILLION ANNUAL PROJECTED VISITORS



BETWEEN
THE CITY, THE SEA,
AND THE SKY

UAE'S FIRST INTEGRATED RESORT — 05 mins.

MARJAN CENTRAL — 05 mins.

AL HAMRA GOLF CLUB — 15 mins.

RAK INTERNATIONAL AIRPORT — 30 mins.

DXB INTERNATIONAL AIRPORT — 60 mins.





NASIM AL BAHR / NUH-SEEM AL BAHAR / نسيم البحر - THE BREEZE OF THE SEA.

THE ESSENCE OF CALM WINDS AND SHIFTING TIDES
BRINGING THE SOUL OF THE COAST IN EVERY BREATH OF WIND.



THE RESIDENTIAL TOWER OFFERS
ONE TO FIVE-BEDROOM APARTMENTS
AND PENTHOUSES WITH
PANORAMIC SEA VIEWS.



ALONG THE COAST, A SELECT NUMBER OF VILLAS
AND TOWNHOUSES BRING LIFE CLOSER TO THE WATER,
BLENDING EXCLUSIVITY WITH THE SERENITY OF THE BAY.

TOGETHER, THEY EMBODY THE PRESTIGE OF THE LUXURY
COLLECTION AND ADN'S LEGACY IN DEFINING EXCEPTIONAL
HOSPITALITY ACROSS THE EMIRATES.







THE VIEWS
A COMPASS FOR THE SOUL



THE ARABIAN GULF
NASIM AL BAHR RESORT
THE PRIVATE BAY
AL MARJAN ISLAND
MARJAN CENTRAL
UAE'S FIRST INTEGRATED RESORT
JEBEL JAIS







THE DESTINATION WITHIN THE DESTINATION



THE RESIDENCES AT NASIM AL BAHR REFLECTS THE ESSENCE
OF LIVING IN A DESTINATION WITHIN ANOTHER.

RESIDENTS ENJOY FULL ACCESS TO ALL HOTEL AND RESIDENTIAL
AMENITIES, SURROUNDED BY THE GENTLE MOVEMENT
OF THE SEA BREEZE THAT DEFINES NASIM AL BAHR.

IT MOVES THROUGH EVERY SPACE AS A CONSTANT REMINDER
OF THE BEAUTY OF THE PLACE, CARRYING WITH IT THE SERENITY,
VITALITY, AND ALLURE THAT MAKE THIS DESTINATION
UNLIKE ANY OTHER.





THE HOTEL AT NASIM AL BAHR

A BENCHMARK IN HOSPITALITY

AT THE CENTER OF NASIM AL BAHR, THE LUXURY RESORT REPRESENTS THE ESSENCE OF ELEVATED HOSPITALITY, DRAWING ON ADNHH'S LEGACY OF SERVICE EXCELLENCE AND OFFERING GUESTS AND RESIDENTS ACCESS TO A WORLD-CLASS RESORT EXPERIENCE.





EXCLUSIVE AMENITIES FOR RESIDENTS

DINING & LOUNGE

LOBBY LOUNGE BAR
LOBBY CAFE
SPECIALITY RESTAURANT
POOL RESTAURANT
POOL BAR
KIOSK LOUNGE







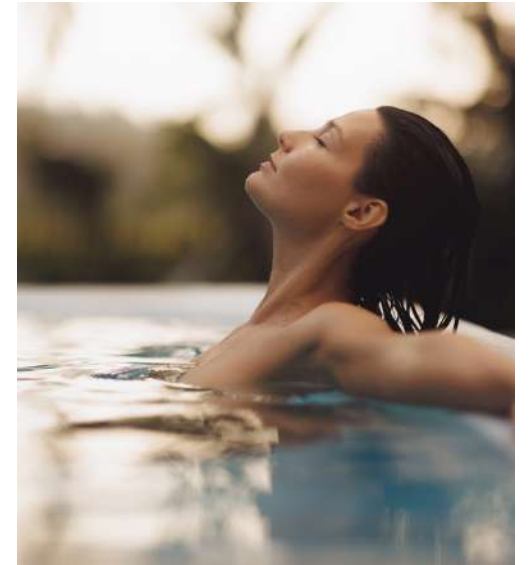


EXCLUSIVE AMENITIES FOR RESIDENTS



WELLNESS & RECREATION

SPA
GYM
INDOOR PADEL
POOL









EXCLUSIVE AMENITIES
FOR RESIDENTS

ENTERTAINMENT & SOCIAL

- GAMES ROOM
- SCREENING ROOM
- MULTIPURPOSE HALL
- KIDS' AREA









ONVIA

PRIVILEGES EXCLUSIVE FOR OWNERS

PREFERRED RATES AT MARRIOTT PROPERTIES WORLDWIDE
PRIORITY ACCESS TO CURATED TRAVEL AND LUXURY LIFESTYLE OFFERS
DEDICATED CONCIERGE SERVICES FOR OWNERS
ELITE STATUS ACROSS MORE THAN 7,000 HOTELS WORLDWIDE
ROOM UPGRADES AND LATE CHECK-OUTS
REDEEMABLE POINTS FOR STAYS, FLIGHTS, AND EXPERIENCES



AN EXCLUSIVE COMMUNITY BY THE WATER'S EDGE RISING BESIDE THE RESORT, NASIM AL BAHR ENCOMPASSES
A CURATED COLLECTION OF FULLY FURNISHED AND EQUIPPED RESIDENCES, VILLAS, AND TOWNHOUSES
THAT REFLECT THEIR SURROUNDINGS AND MIRROR THE QUALITY AND CHARACTER OF THE HOTEL THEY ADJOIN.



WIDEST RANGE OF RESIDENCES ON AL MARJAN ISLAND



ONE TO FIVE-BEDROOM RESIDENCES
THREE-BEDROOM TOWNHOUSES
TWO AND THREE-BEDROOM PODIUM VILLAS
THREE-BEDROOM BEACH VILLAS
THREE-BEDROOM SEASIDE VILLAS
PRESIDENTIAL VILLA





THE ARCHITECTURE ANCHORING THE EXPERIENCE



THE TWO SCULPTED TOWERS OF NASIM AL BAHR RISE
BESIDE THE WATER, STEPPING DOWN TOWARD A SEQUENCE
OF VILLAS THAT TRACE THE CURVE OF THE BAY.

THE FAÇADES COMBINE GLASS, METAL, AND STONE
THAT RESPOND TO LIGHT AND ORIENTATION.

EVERY SURFACE INTERACTS WITH ITS SURROUNDINGS,
CREATING A VISUAL RELATIONSHIP BETWEEN THE SEA,
THE SKY, AND THE ARCHITECTURE ITSELF.



IMPECCABLE BALANCE OF LIGHT AND BREEZE



THE MASTER PLAN OF NASIM AL BAHR IS ORIENTED TO CAPTURE SUNRISE AND SUNSET, GUIDED BY THE NATURAL MOVEMENT OF THE WIND AND LIGHT ACROSS THE BAY.

THE DESIGN REDUCES HEAT DURING PEAK HOURS WHILE KEEPING OUTDOOR SPACES COMFORTABLE AND BRIGHT THROUGHOUT THE YEAR.

SEASONAL STUDIES ENSURE A CONSISTENT BALANCE OF SHADE AND DAYLIGHT, ENHANCING THE EFFICIENCY OF EVERY ASPECT OF THE DESIGN.





THE VISION A TAPESTRY UNFOLDED

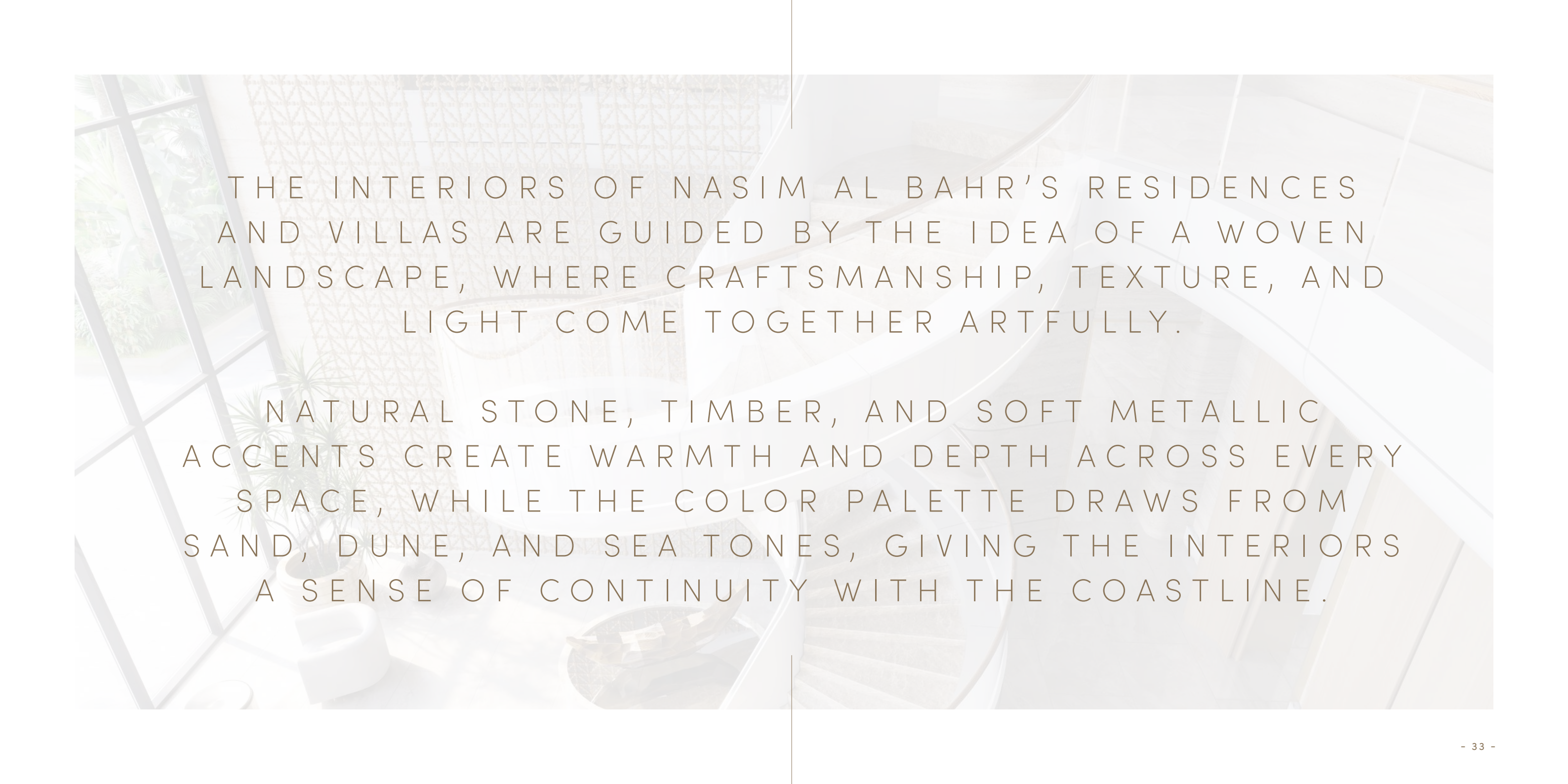


TRAVELERS FROM AROUND THE WORLD ARE INVITED TO GATHER IN CELEBRATION. THEY STAND IN AWE BEFORE A VIBRANT TAPESTRY, WHERE HISTORY, ARTISTRY, AND NATURE ENTWINE, CREATING A TIMELESS AND CONTEMPORARY MASTERPIECE.

THIS TAPESTRY UNFOLDS THE SPIRIT OF RAS AL KHAIMAH, REIMAGINED ON AL MARJAN ISLAND WITHIN THE RESIDENCES AT NASIM AL BAHR.







THE INTERIORS OF NASIM AL BAHR'S RESIDENCES
AND VILLAS ARE GUIDED BY THE IDEA OF A WOVEN
LANDSCAPE, WHERE CRAFTSMANSHIP, TEXTURE, AND
LIGHT COME TOGETHER ARTFULLY.

NATURAL STONE, TIMBER, AND SOFT METALLIC
ACCENTS CREATE WARMTH AND DEPTH ACROSS EVERY
SPACE, WHILE THE COLOR PALETTE DRAWS FROM
SAND, DUNE, AND SEA TONES, GIVING THE INTERIORS
A SENSE OF CONTINUITY WITH THE COASTLINE.



IN THE LOBBY, TRAVERTINE SURFACES, SCULPTED STONE, AND WOVEN TEXTURES CREATE A LAYERED COMPOSITION THAT REFLECTS THE LARGER COASTAL SETTING. NATURAL LIGHT FILTERS THROUGH DOUBLE-HEIGHT SPACES, HIGHLIGHTING CRAFTED DETAILS AND ARTWORKS THAT ANCHOR THE ARRIVAL EXPERIENCE.







THE BATHROOMS FEATURE STONE SURFACES, SOFT LIGHTING, AND PREMIUM FINISHES
THAT EMPHASIZE THE VISUAL COHERENCE. MATERIALS AND FIXTURES ARE SELECTED TO CREATE
A COMPOSED, TACTILE ENVIRONMENT.



KITCHENS COME FULLY EQUIPPED AND ARE DESIGNED AS OPEN, LIGHT-FILLED EXTENSIONS OF THE LIVING SPACE, WHERE SOFT LINES SHAPE THE COUNTERS AND CABINETRY. INTEGRATED SHELVING AND CONCEALED APPLIANCES CONTINUE THIS SENSE OF OPENNESS AND MAINTAIN A NEAT, UNINTERRUPTED LOOK.



THE DINING AREA SERVES AS A FOCAL POINT OF CONNECTION BETWEEN THE KITCHEN AND LIVING SPACE,
WHILE OVERHEAD, SCULPTED LIGHTING CASTS A WARM GLOW, TURNING DAILY MEALS
INTO INTIMATE EXPERIENCES.







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PROJECT FACTS

PROJECT NAME: _____ Nasim Al Bahr
PROJECT TYPE: _____ Residential & Mixed Use
LOCATION: _____ Al Marjan Island, Ras Al Khaimah
CONFIGURATION: _____ Residences: 2B+G+19

UNIT TYPES & AREA

- 147 One-Bedroom Residences _____ 965 SQ. FT.
- 154 Two-Bedroom Residences _____ 1,382 SQ. FT.
- 79 Three-Bedroom Residences _____ 2,071 SQ. FT.
- 8 Four-Bedroom Residences _____ 3,079 SQ. FT.
- 4 Five-Bedroom Residences _____ 4,006 SQ. FT.
- 10 Three-Bedroom Townhouses _____ 2,828 SQ. FT.
- 6 Two-Bedroom Podium Villas _____ 5,506 SQ. FT.
- 16 Three-Bedroom Beach Villas _____ 3,071 SQ. FT.
- 4 Three-Bedroom Seaside Villas _____ 3,079 SQ. FT.
- 18 Three-Bedroom Podium Villas _____ 5,693 SQ. FT.
- 1 Presidential Villa _____ 11,697 SQ. FT.

TOTAL UNITS

392 Residences 55 Villas & Townhouses

PAYMENT PLAN

40 | 60 _____ RESIDENCES

30 | 70 _____ VILLAS AND TOWNHOUSES

HANDOVER _____ Q1 2028



ESTABLISHED IN 1976, ABU DHABI NATIONAL HOTELS (ADNH) HAS GROWN FROM A HOTEL OWNER AND ASSET MANAGER INTO ONE OF THE UAE'S MOST COMPREHENSIVE HOSPITALITY GROUPS.

HEADQUARTERED IN ABU DHABI, THE COMPANY OPERATES ACROSS HOTEL MANAGEMENT, CATERING, TRANSPORT, AND FACILITY SERVICES.



THE RESIDENCES AT NASIM AL BAHR, A LUXURY COLLECTION RESORT & SPA ON AL MARJAN ISLAND, REPRESENTS ITS FIRST OFF-PLAN PROJECT, MARKING A STRATEGIC STEP INTO PREMIUM REAL ESTATE DEVELOPMENT.

THIS MILESTONE REFLECTS THE GROUP'S ENDURING COMMITMENT TO INNOVATION, QUALITY, AND THE CREATION OF DESTINATIONS THAT EMBODY THE UAE'S SPIRIT OF PROGRESS.





AN AWARD-WINNING REAL ESTATE AGENCY, ONE BROKER GROUP (OBG) IS THE EXCLUSIVE SALES PARTNER FOR NASIM AL BAHR.

RECOGNIZED BY THE DUBAI LAND DEPARTMENT AS THE HIGHEST-PERFORMING BROKERAGE IN 2022, OBG IS A MARKET LEADER IN PRESTIGIOUS RESIDENTIAL AND COMMERCIAL SALES.

WITH A NETWORK OF 10,000+ PARTNERS AND OVER 150 IN-HOUSE BROKERS, THE GROUP DELIVERS RECORD-SETTING RESULTS AND END-TO-END SOLUTIONS ACROSS UAE'S MOST SOUGHT-AFTER ADDRESSES.

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THE LUXURY COLLECTION
RESIDENCES

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").
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