



A BESPOKE COLLECTION OF BEACHFRONT VILLAS

Welcome to the NB Collection on Hayat Island, a masterpiece of refined elegance and serene coastal living.

Nestled in picturesque Ras Al Khaimah, our villas offer unparalleled tranquillity and a unique connection to nature, providing the perfect sanctuary for discerning homeowners right by the sea.



UNIT MIX

TYPE	NO. OF UNITS	AVERAGE AREA SQFT	AVERAGE PLOT AREA SQFT
4 BR Villas	11	4900	6780

PAYMENT PLAN

Standard	60/40
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10% Downpayment
Price upon request
Anticipated Completion Date: Q4: 2026

Disclaimer: Payment plans, and related property transaction details may change without prior notice. Terms and conditions apply.

SPECIFICATIONS

Living and Dining Area	Immerse yourself in Mediterranean-inspired elegance with meticulously laid Italian porcelain tiles, textured matte walls, and ambient cove lighting that enhances the sophisticated atmosphere.
Kitchen	Linger over culinary artistry within a curated kitchen, exhibiting high-gloss cabinetry, exquisite reconstituted stone surfaces, and premium, state-of-the-art appliances.
Bedroom	Unwind in unparalleled luxury as you enter the sleep chamber, adorned with lustrous porcelain flooring and bathed in the soft glow of serene cove lighting.
Bathroom	Pamper yourself in an oasis of refinement, featuring designer porcelain tiles, elegant reconstituted stone counters, and modern illuminated mirrors that exude timeless charm.

KEY FEATURES

BEDROOMS

4 spacious bedrooms designed for comfort and breathtaking views.

OPEN SPACES

Expansive living spaces perfect for elevated living.

ROOFTOP PLUNGE POOLS

Soak in breathtaking views from your private rooftop plunge pool. (Provisioned feature)

BATHROOM

Luxuriate in en-suite bathrooms with premium fittings.

BEACH FRONT ACCESS

Experience unparalleled coastal living and relaxation right by the sea.

INDOOR-OUTDOOR LIVING

Enjoy seamlessly integrated spaces that connect the indoors with the outdoors.

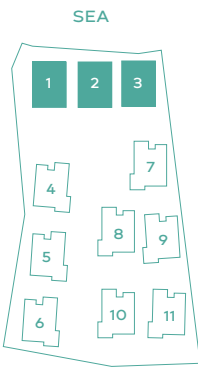


TYPE A

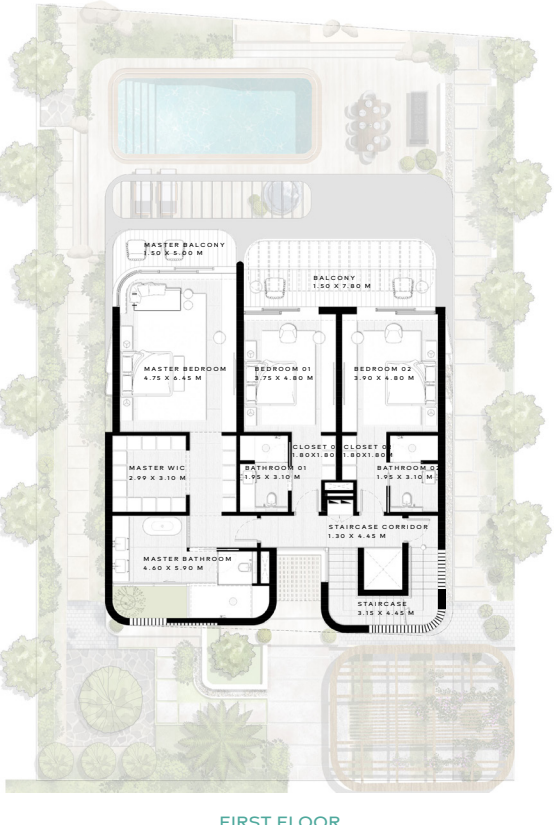
UNIT SIZE	SQFT	SGM
Ground Floor Area	2357	219
First Floor Area	1932	179.5
Balcony Area	242	22.5
Total Area	4528	420.65
Approx. Plot Area	6452-6500	600-604

VILLA NO.

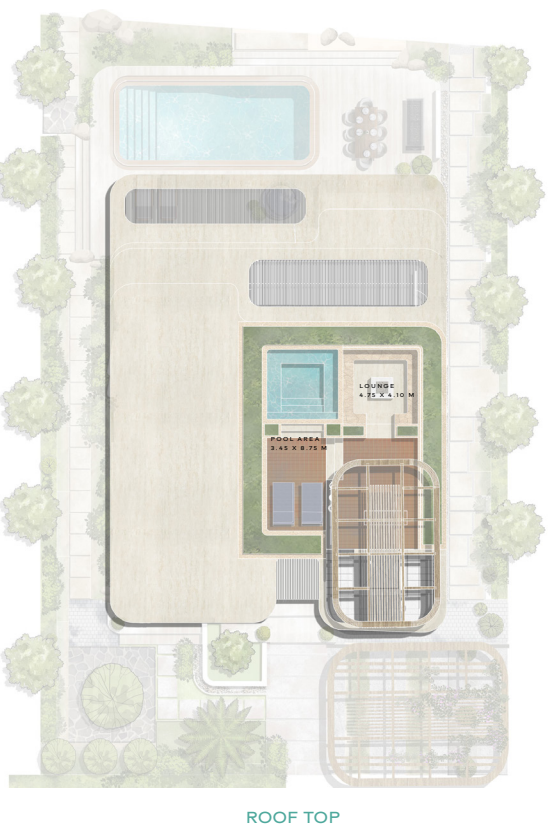
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GROUND FLOOR



FIRST FLOOR



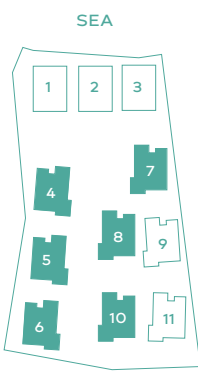
ROOF TOP

TYPE B

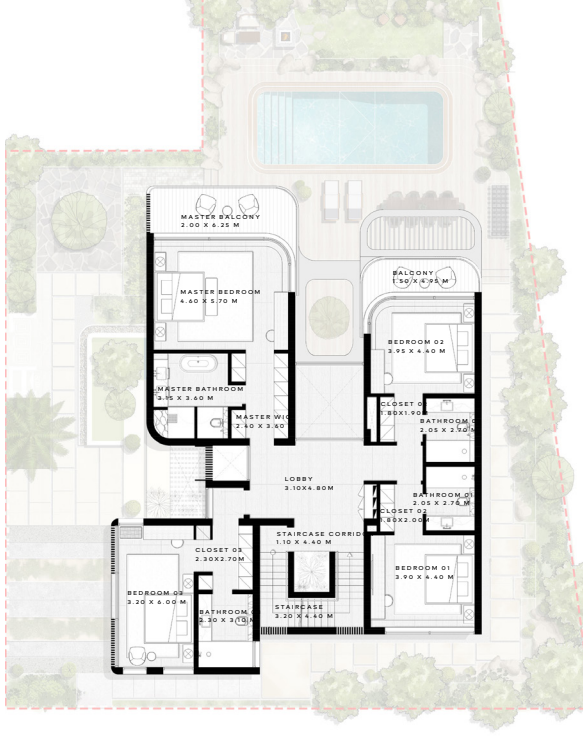
UNIT SIZE	SQFT	SGM
Ground Floor Area	2519	234
First Floor Area	2239	208
Balcony Area	259	24
Total Area	5020	466
Approx. Plot Area	5669-7644	527-710

VILLA NO.

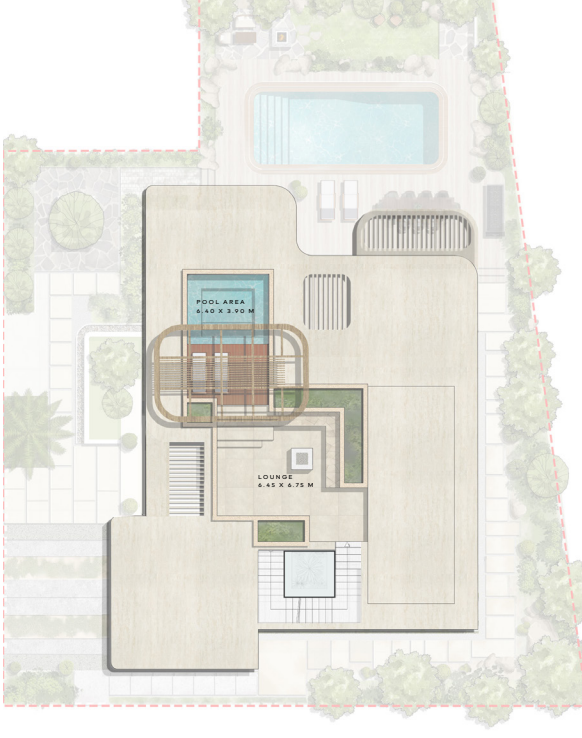
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GROUND FLOOR



FIRST FLOOR



ROOF TOP



NIKKI BEACH RESORT & SPA

ABOUT THE developer

Crafting Communities, Enhancing Lifestyle and Elevating Ras Al Khaimah.

RAK Properties have delivered over 3,100 units from developments since 2005. Beyond building, we craft vibrant, nature-integrated communities, reflecting our commitment to quality, sustainability, and innovation. Each of our projects embodies our drive to enhance places and harmoniously contribute to the Emirate's growth with Vision 2030.



رأس الخيمة العقارية
RAK PROPERTIES