



NIKKI BEACH

RESIDENCES



PARTNERING WITH THE MASTERS
OF BEACHFRONT LUXURY





NIKKI BEACH
RESIDENCE

AVAILABILITY

1-5 BED FURNISHED AND UNFURNISHED UNITS

UNIT TYPE	1 BED	2 BED	3 BED	4 BED	5 BED SKY TERRACE	5 BED SKY VILLAS
TOTAL	352	323	110	11	4	3
UNIT AREA SQM	90	126	213	457	558	687
GRAND TOTAL	803					

*AVERAGE AREAS INCLUDING TERRACES







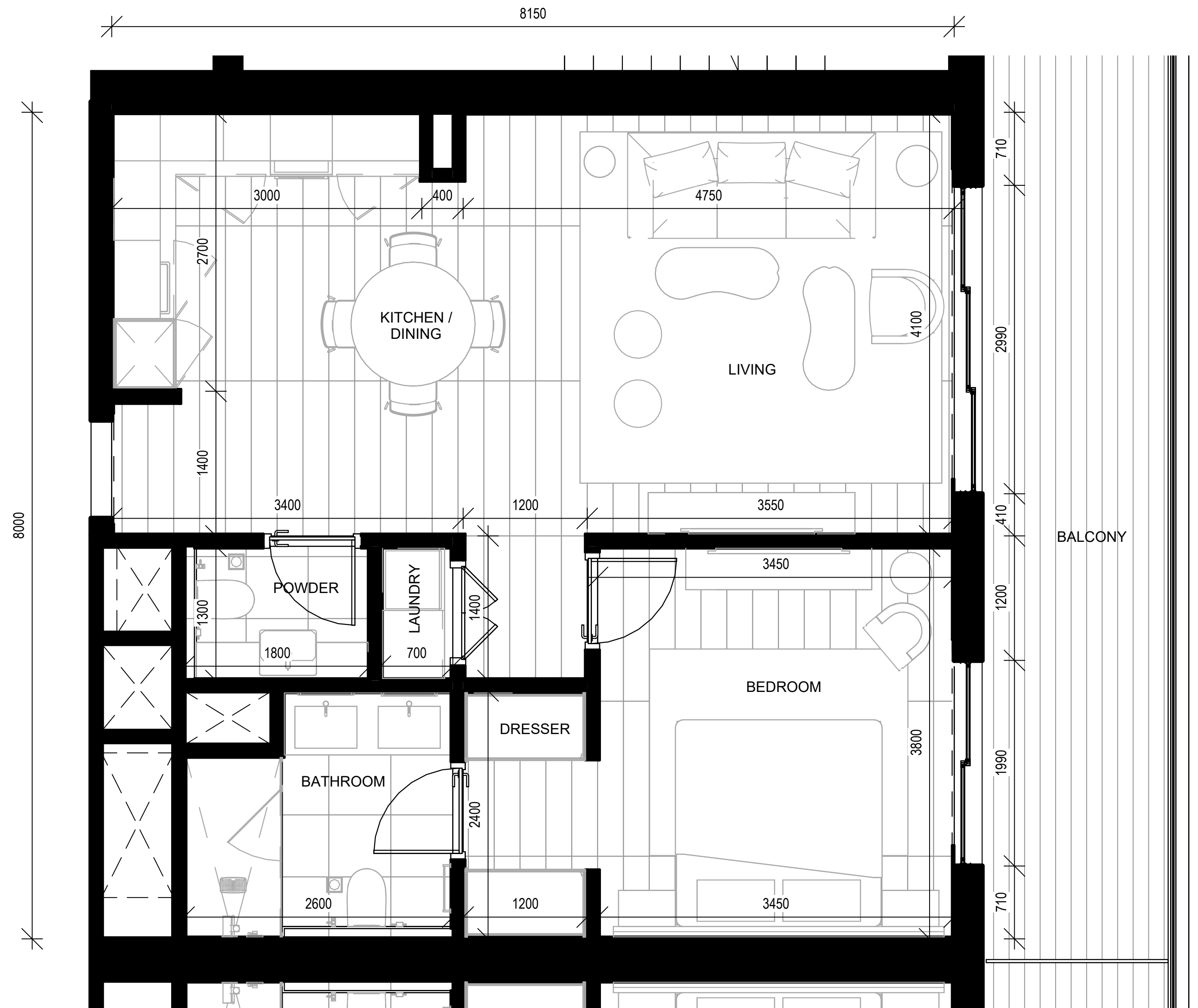


The background of the image is a monochromatic blue-tinted photograph. It depicts a tropical scene with several palm trees. The trees are reflected in a body of water, creating a symmetrical effect. The lighting is soft, and the overall mood is serene and calm. The text 'FLOOR PLANS' is centered in the middle of the image in a white, serif font.

FLOOR PLANS

UNIT TYPE 1A

1 BEDROOM



UNIT TYPE 2A

2 BEDROOM



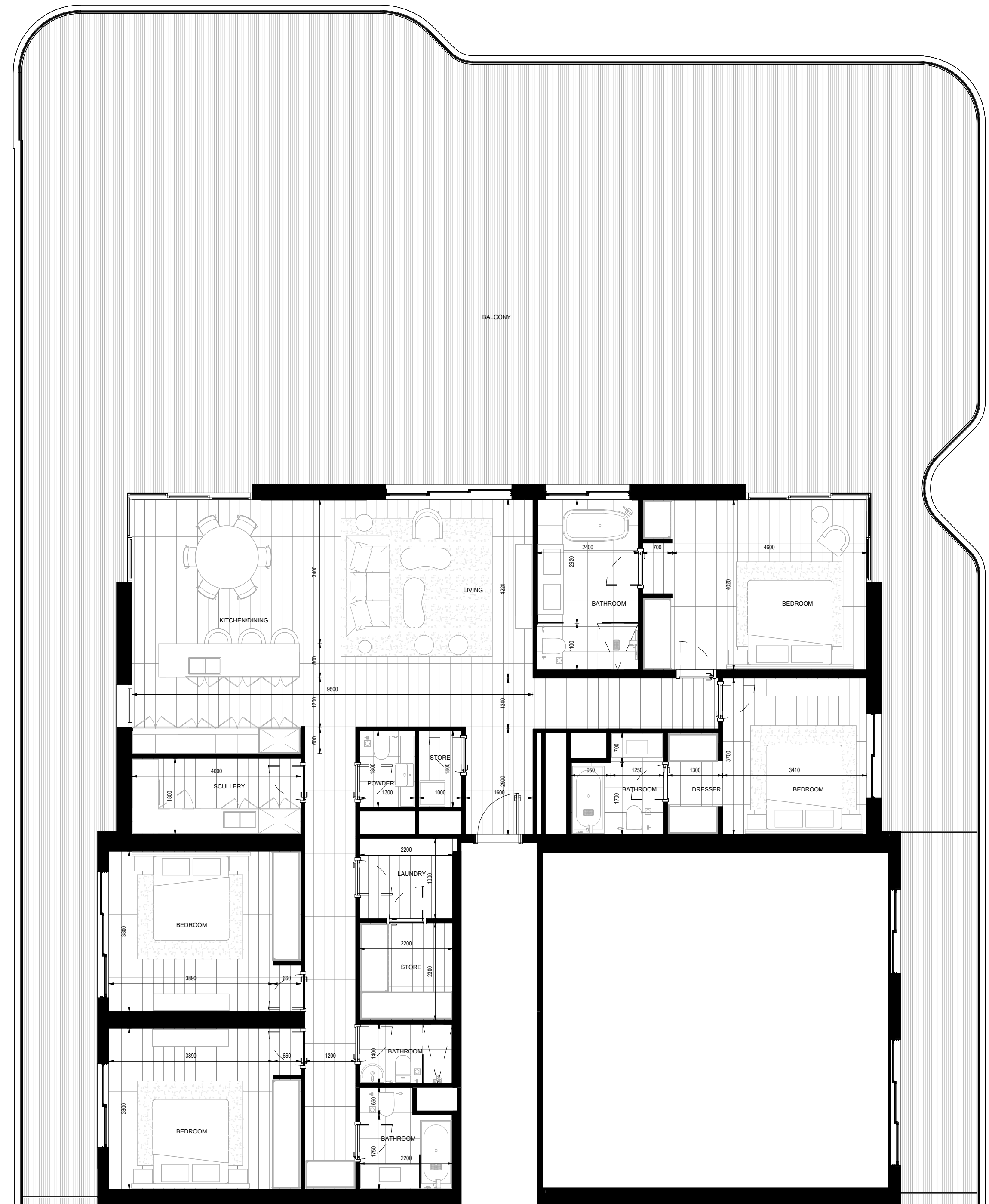
UNIT TYPE 3A

3 BEDROOM



UNIT TYPE 4A

4 BEDROOM



UNIT TYPE SKY TERRACE

5 BEDROOM



MATERIAL BOARD



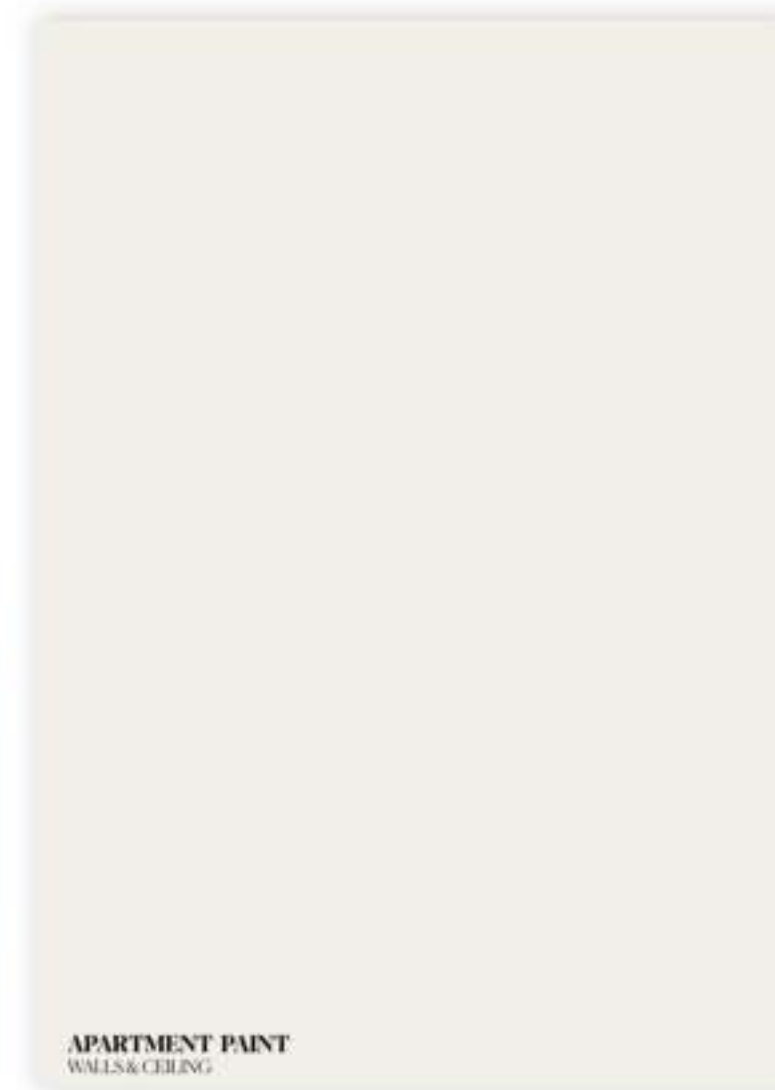
LIVING ROOM / KITCHEN AREA



BEDROOM



BATHROOM



APARTMENT PAINT
WALLS & CEILING



KITCHEN COUNTERTOP
QUARTZ



KITCHEN BACK SPLASH
ENGINEERED STONE



LOWER CABINETS, WARDROBES, VANITY, INTERNAL AND EXTERNAL DOORS
LAMINATE



KITCHEN UPPER CABINET
BIRCH WOOD



SANITARY WARE
BRUSHED CHAMPAGNE METAL



KITCHEN ACCENT
UPPER CABINET
FLUTED GLASS



APARTMENT FLOOR
PURE EBONY TILE



BATHROOM FLOOR AND WALL TILE
PORCELAIN TILE



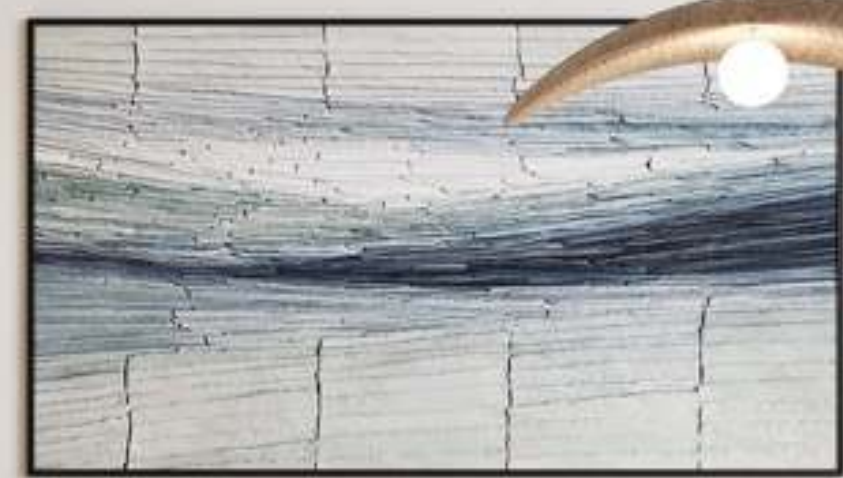
SHOWER WALL
COMPOSITE



BATHROOM PARTITION
FLUTED GLASS



BATHROOM COUNTERTOP
ENGINEERED STONE







PAYMENT PLAN

60/40

HANDOVER

2028



STARTING PRICE (AED)

1BR	2BR	3BR	4BR	5BR
2.37M	3.48M	5.50M	TBC	TBC