



NIKKI BEACH[™]
RESIDENCES
Dubai

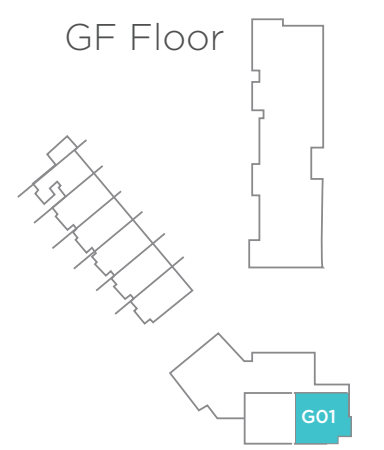
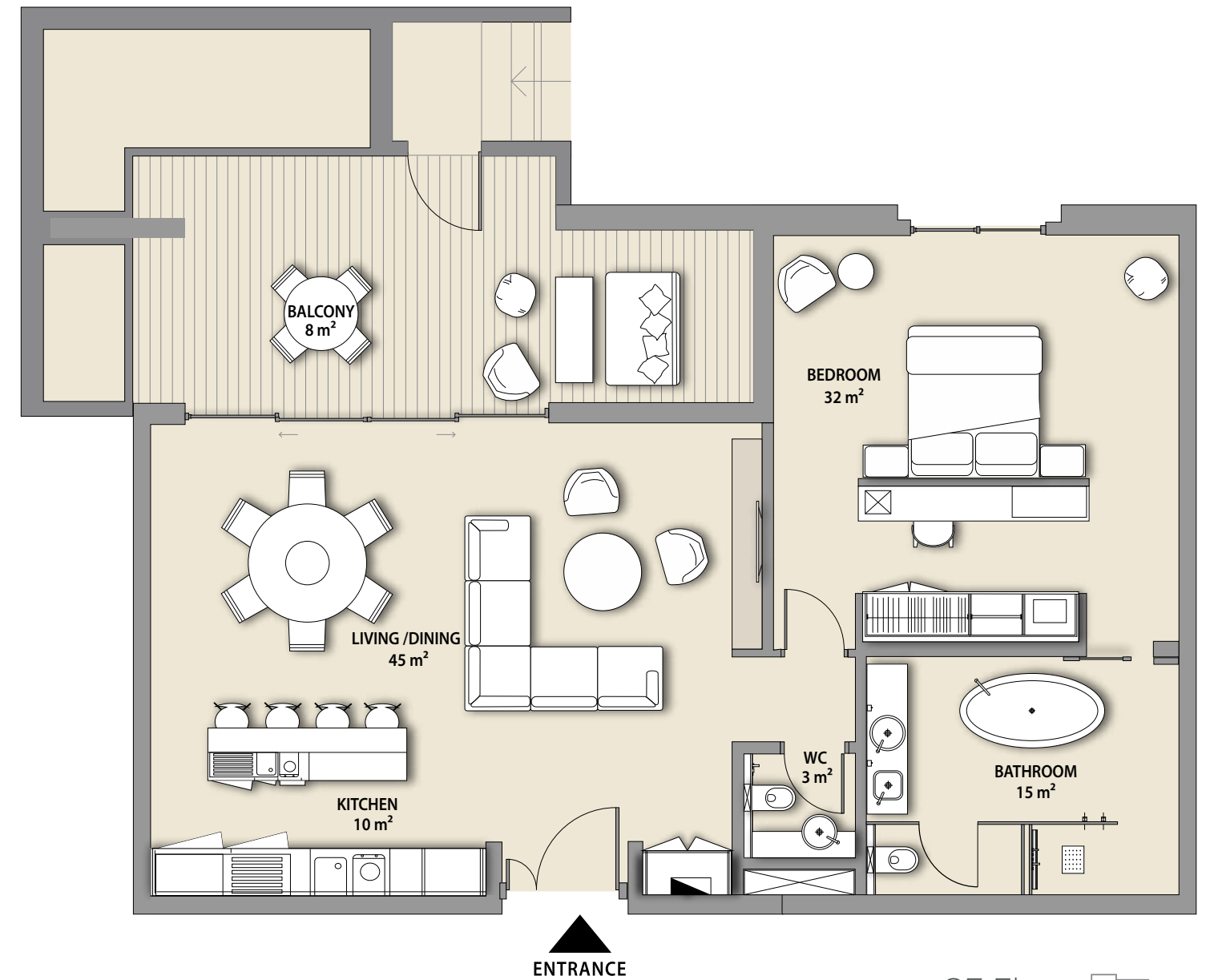
A development by
||| MERAAS

FLOOR PLANS



1 BEDROOM

APARTMENT TYPE A



SKYLINE UNIT

NET AREA

BALCONY

TOTAL

G01

1128 sq.ft

493 sq.ft

1622 sq.ft

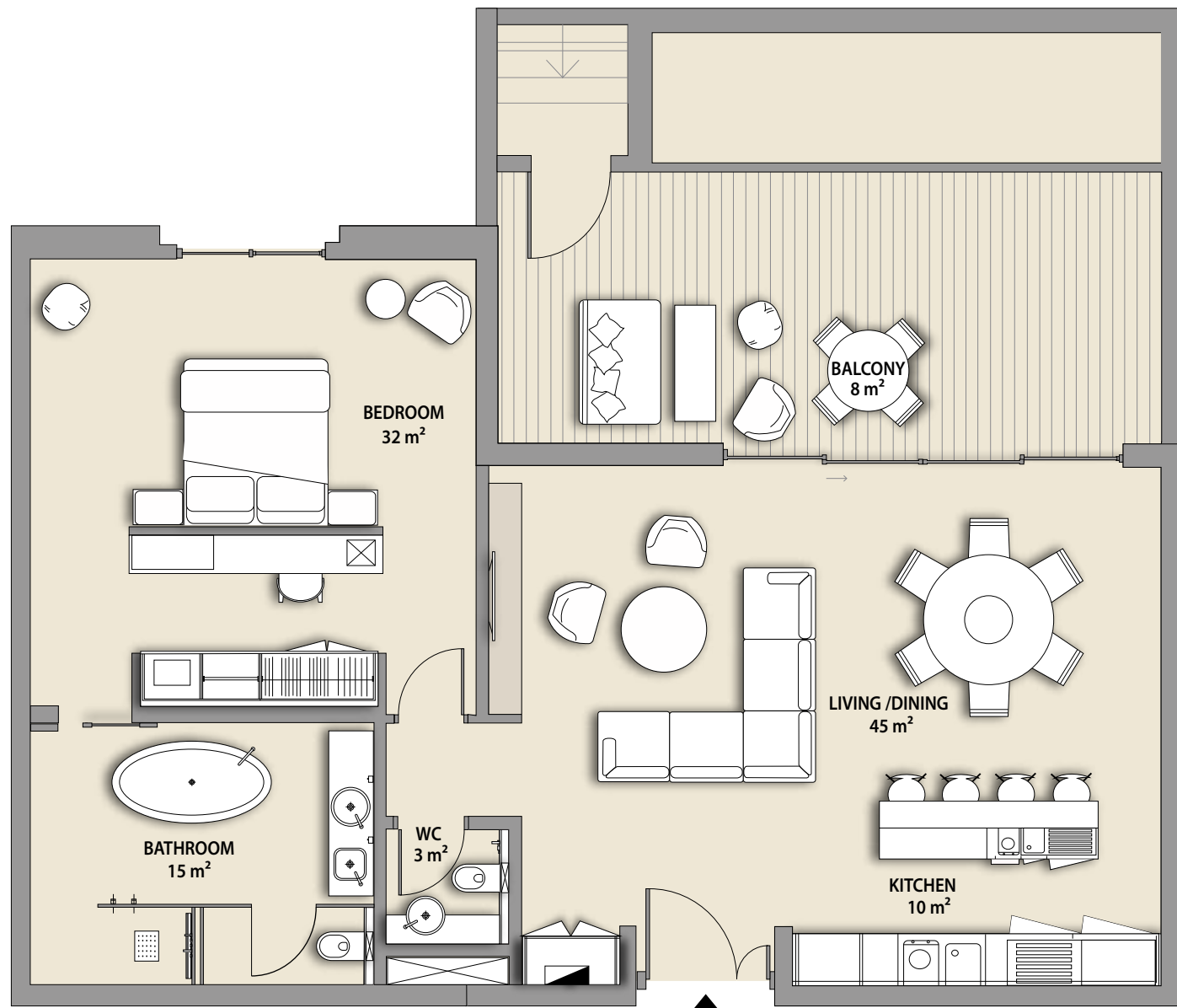
VIEW

Backyard

**Furniture in the layout is indicative only and will not be supplied within the apartment sale.*

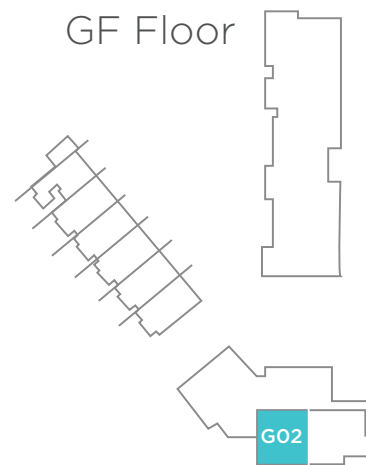
1 BEDROOM

APARTMENT TYPE A



ENTRANCE

GF Floor



SKYLINE UNIT

G02

VIEW

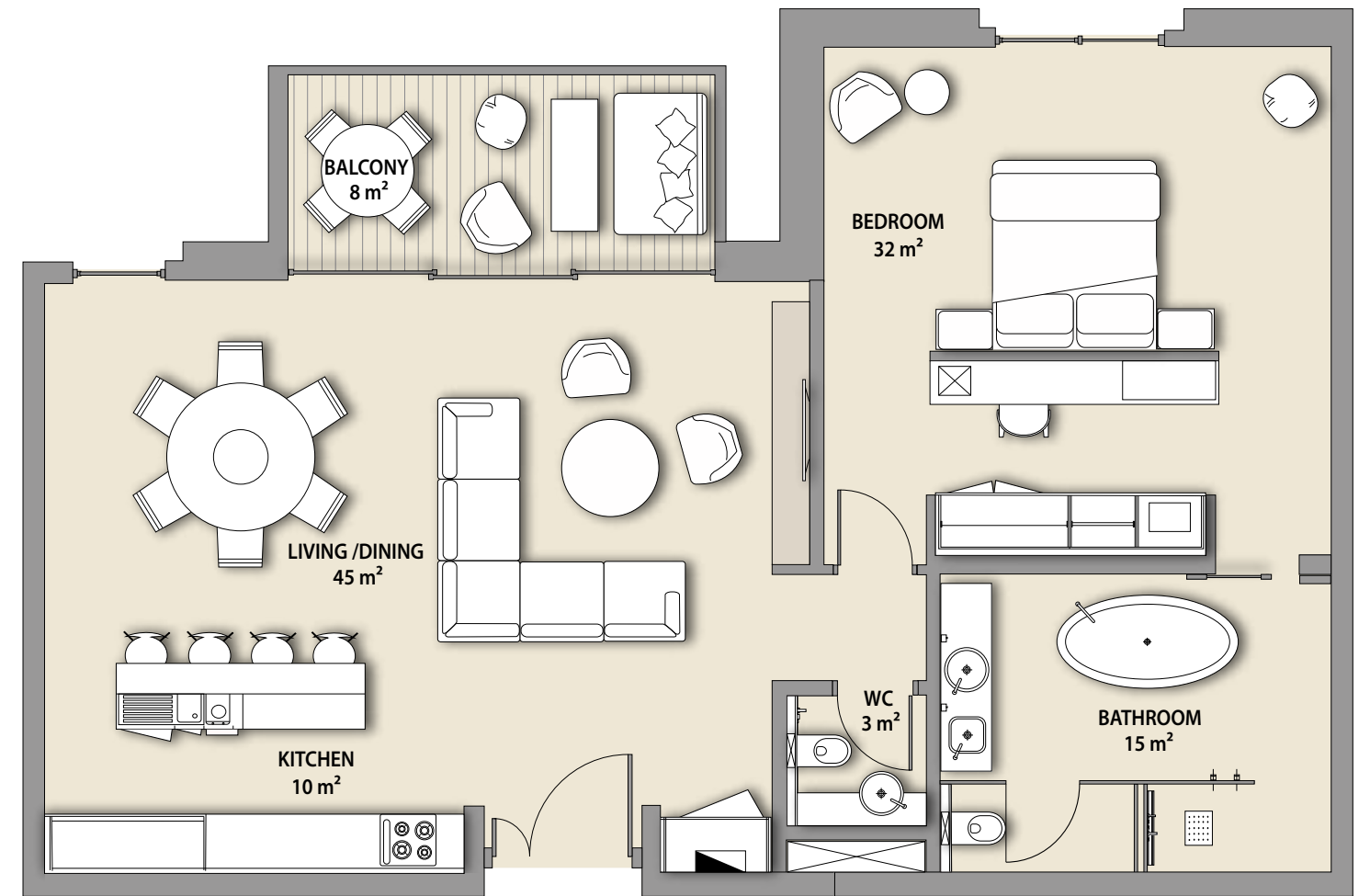
NET AREA	1128 sq.ft
BALCONY	480 sq.ft
TOTAL	1609 sq.ft

Backyard

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

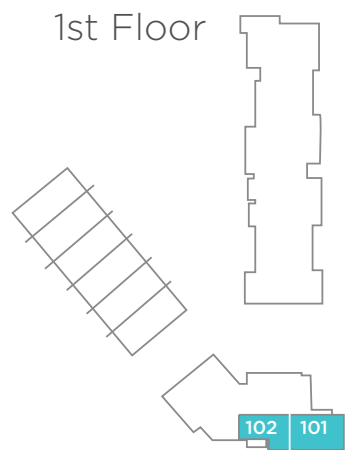
1 BEDROOM

APARTMENT TYPE A



ENTRANCE

1st Floor



SKYLINE UNITS

101

102

VIEW

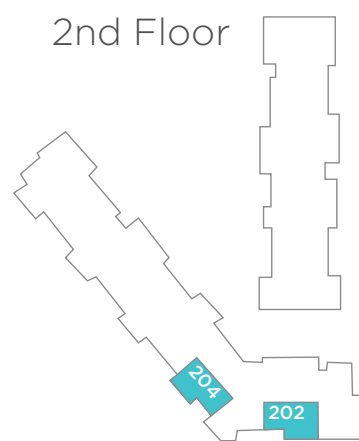
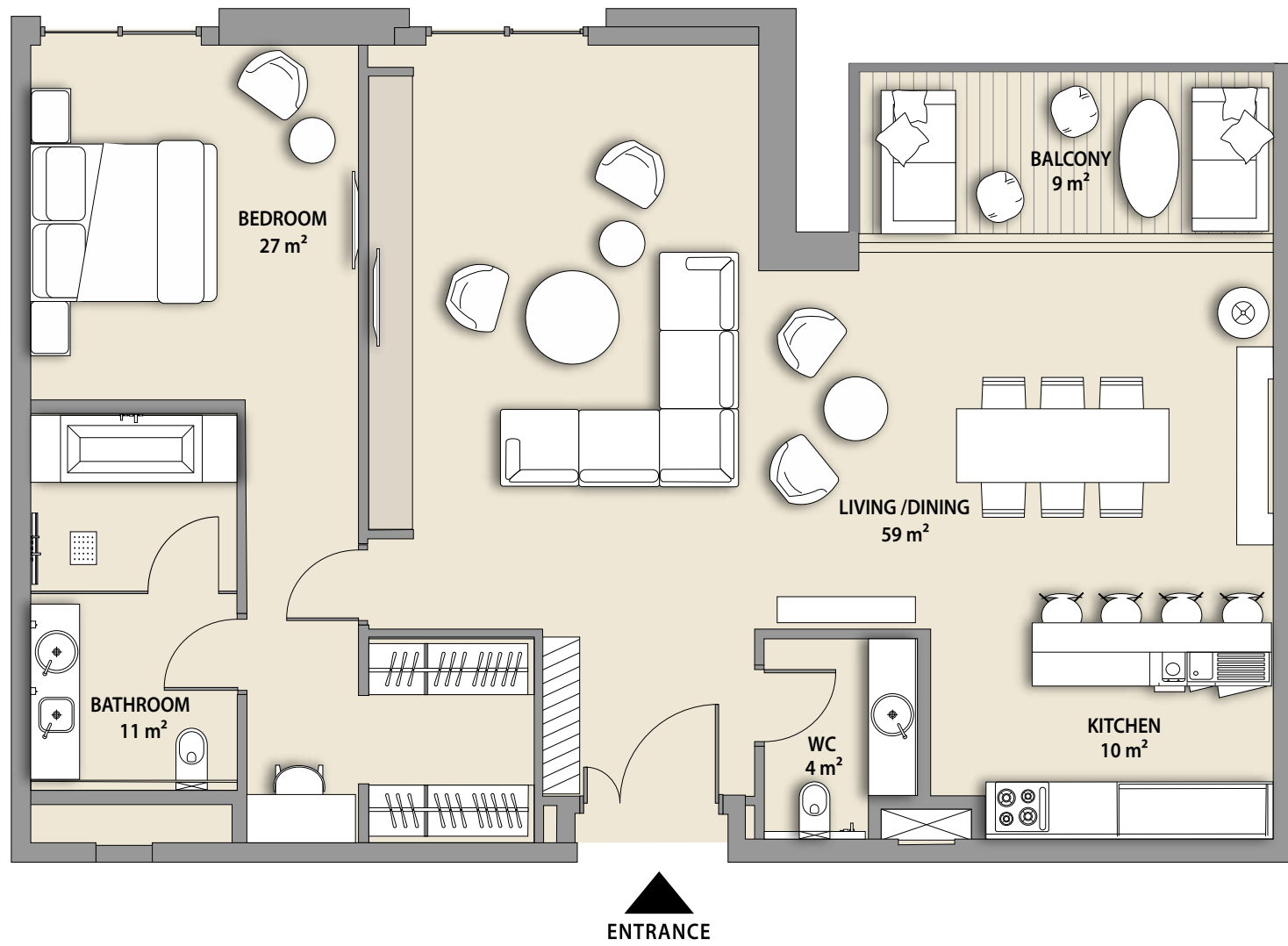
NET AREA	1128 sq.ft	1128 sq.ft
BALCONY	223 sq.ft	102 sq.ft
TOTAL	1352 sq.ft	1230 sq.ft

Pearl Jumeira

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1 BEDROOM

APARTMENT TYPE A1



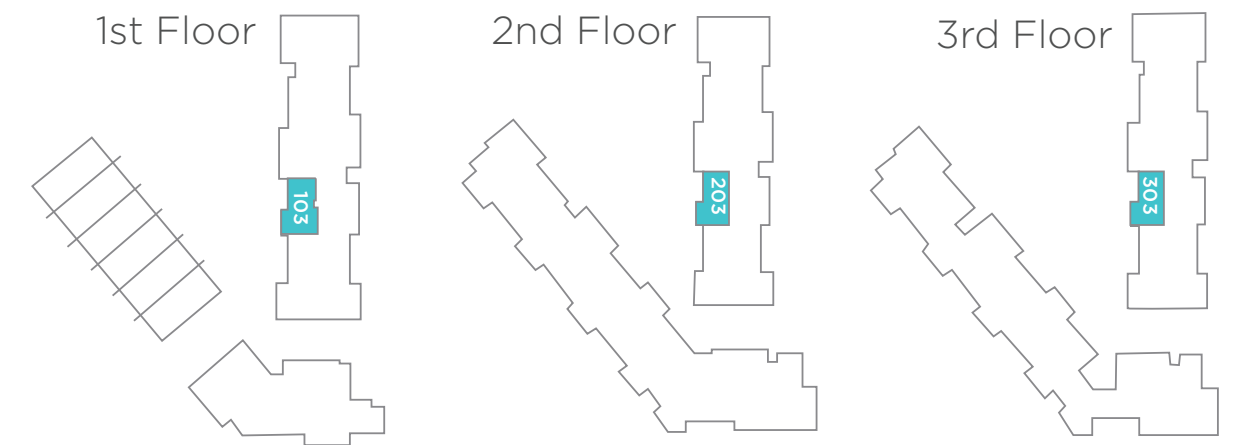
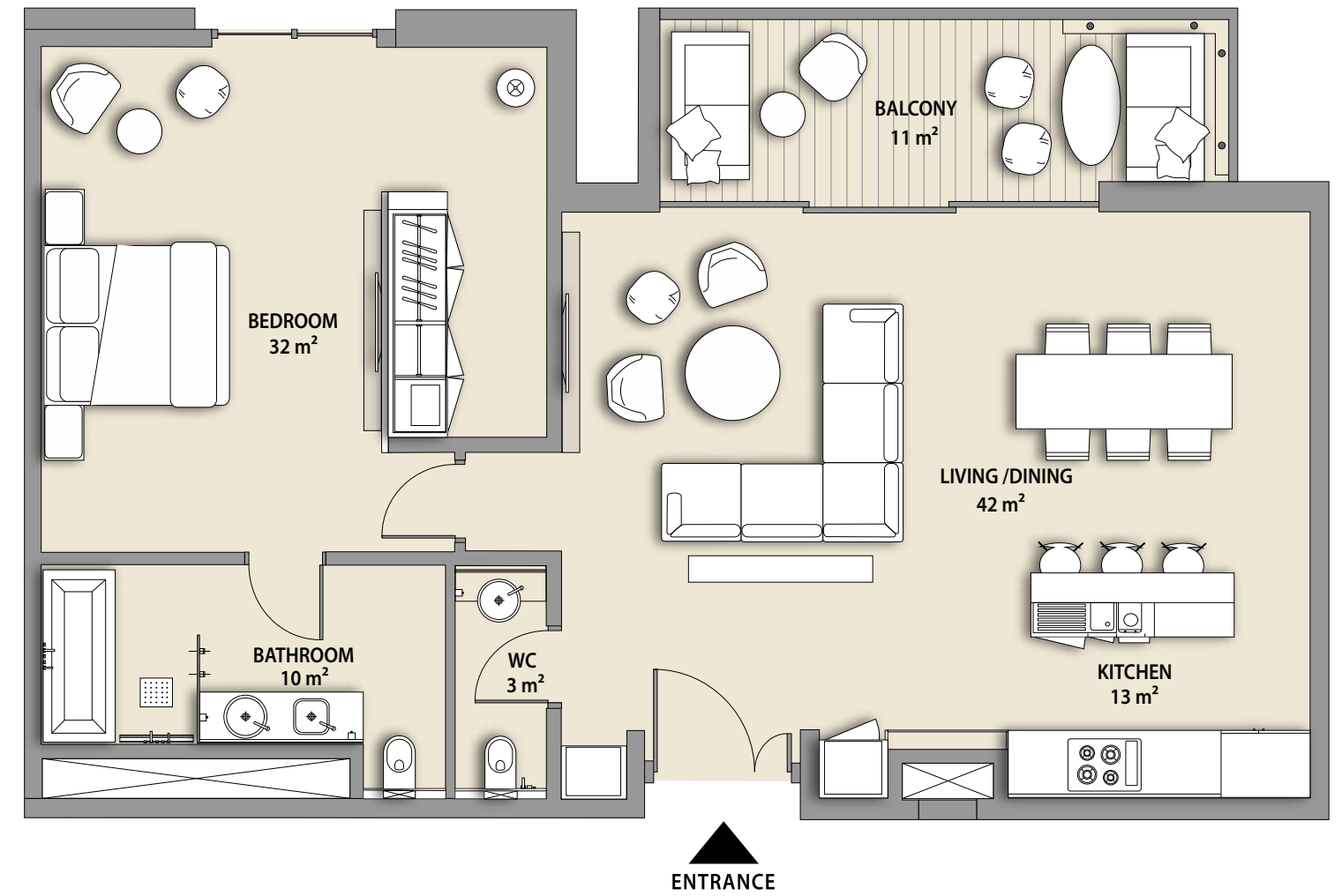
SKYLINE UNITS

	202	204	VIEW
NET AREA	1180 sq.ft	1182 sq.ft	Dubai Skyline/ Pearl Jumeira
BALCONY	102 sq.ft	81 sq.ft	
TOTAL	1282 sq.ft	1263 sq.ft	

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

1 BEDROOM

APARTMENT TYPE B



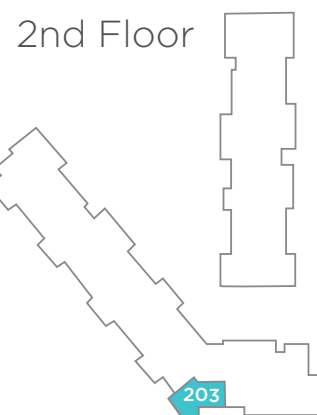
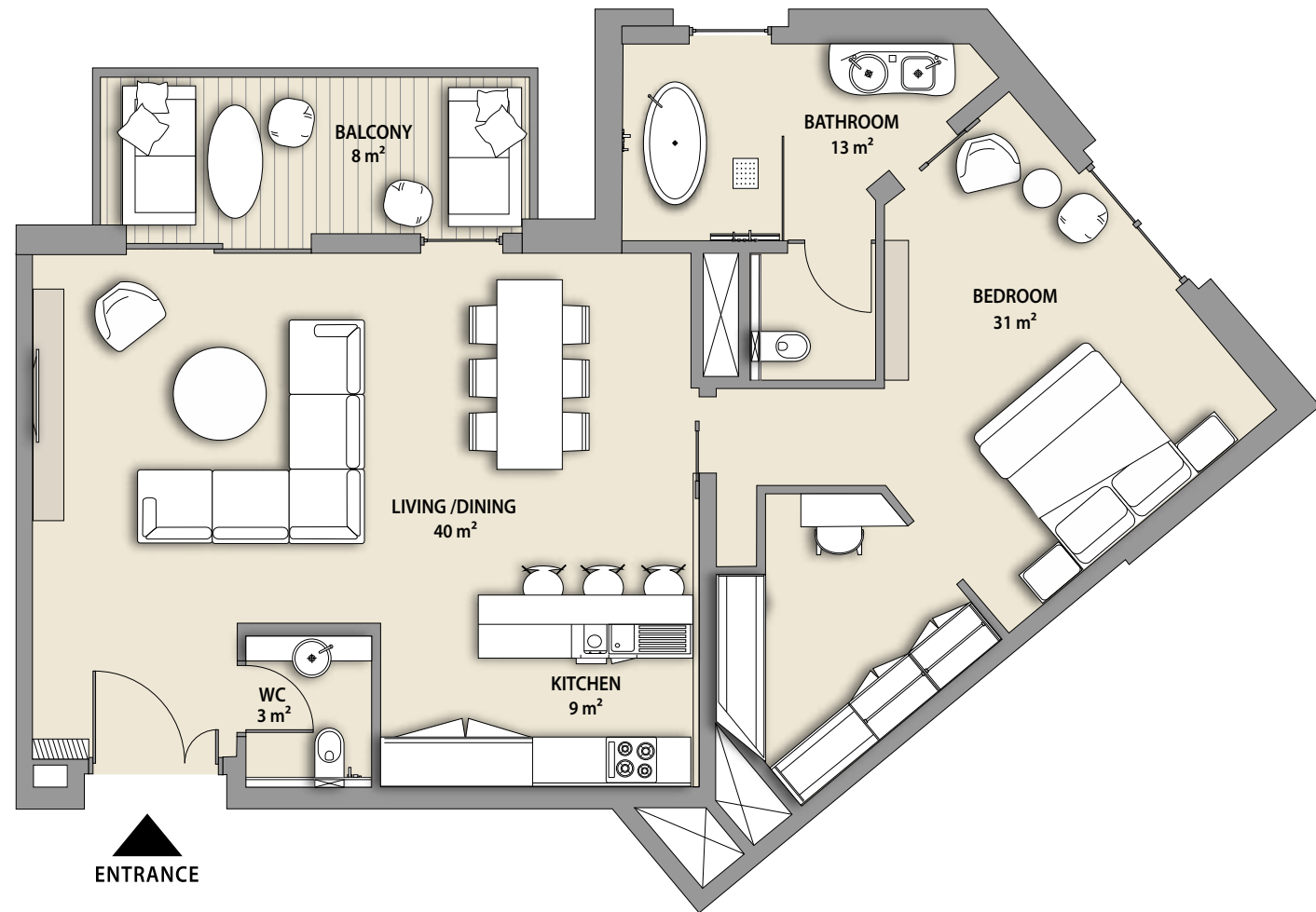
SHORELINE UNITS

	103, 203, 303	VIEW
NET AREA	1075 sq.ft	Courtyard/Pool
BALCONY	130 sq.ft	
TOTAL	1205 sq.ft	

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

1 BEDROOM

APARTMENT TYPE C



SKYLINE UNIT

203

VIEW

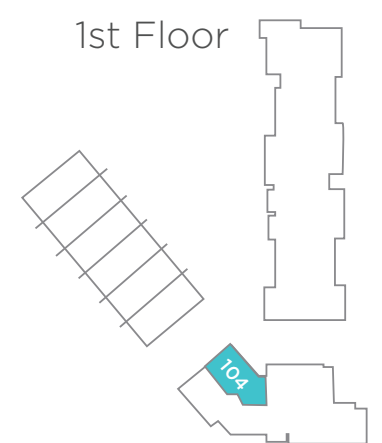
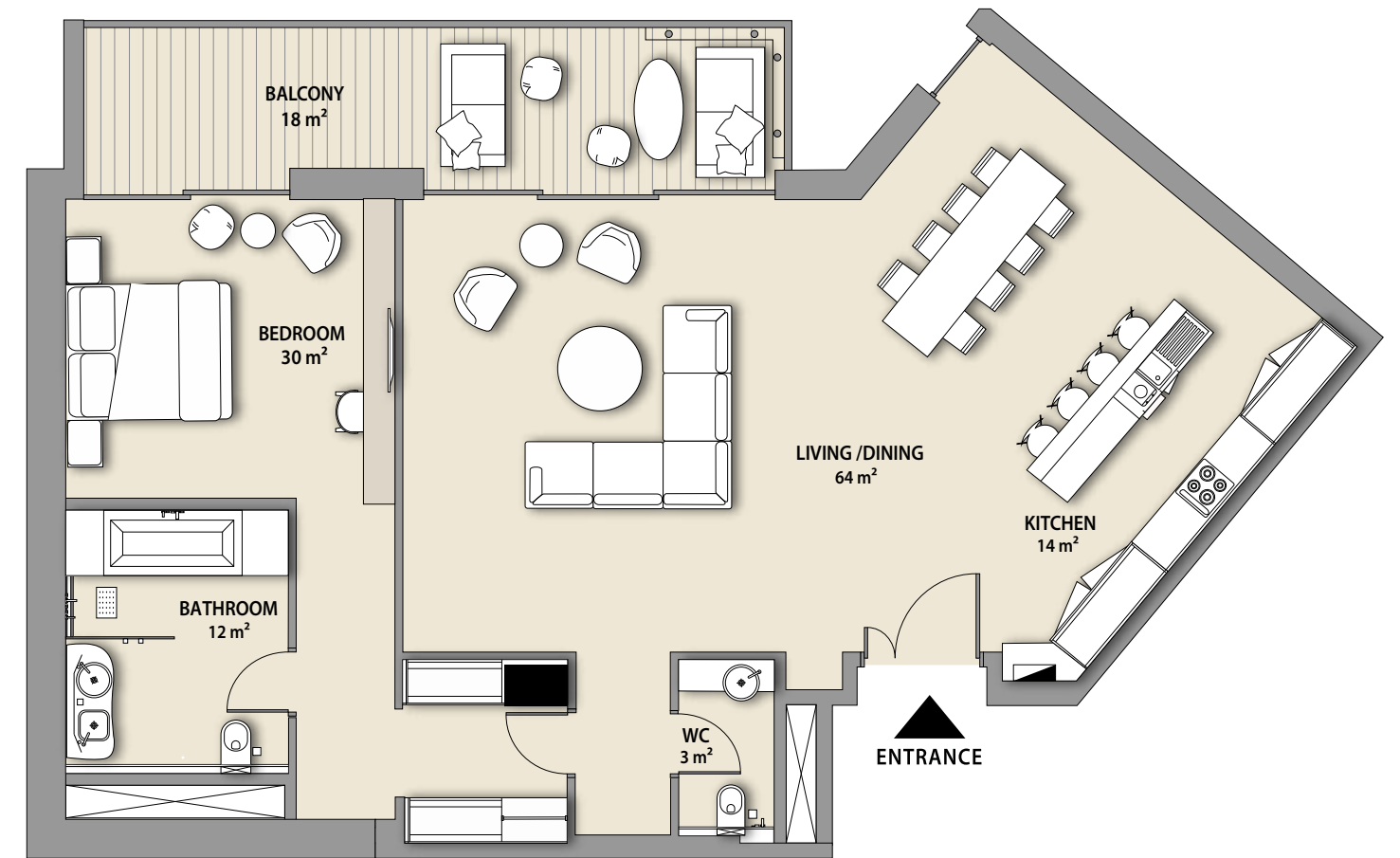
NET AREA	1039 sq.ft
BALCONY	102 sq.ft
TOTAL	1141 sq.ft

Dubai Skyline/
Pearl Jumeira

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1 BEDROOM

APARTMENT TYPE D



SKYLINE UNIT

104

VIEW

NET AREA	1326 sq.ft
BALCONY	199 sq.ft
TOTAL	1525 sq.ft

Courtyard

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

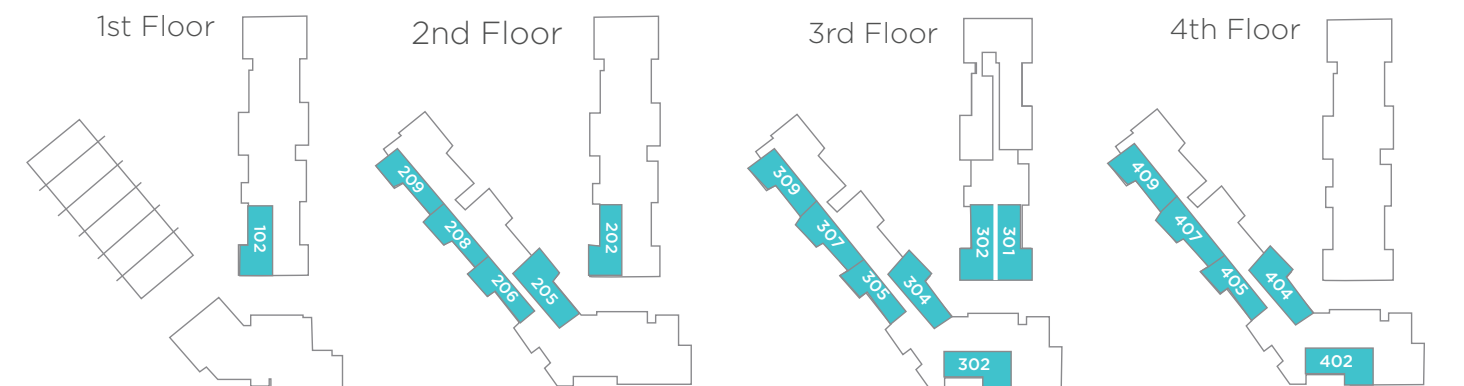
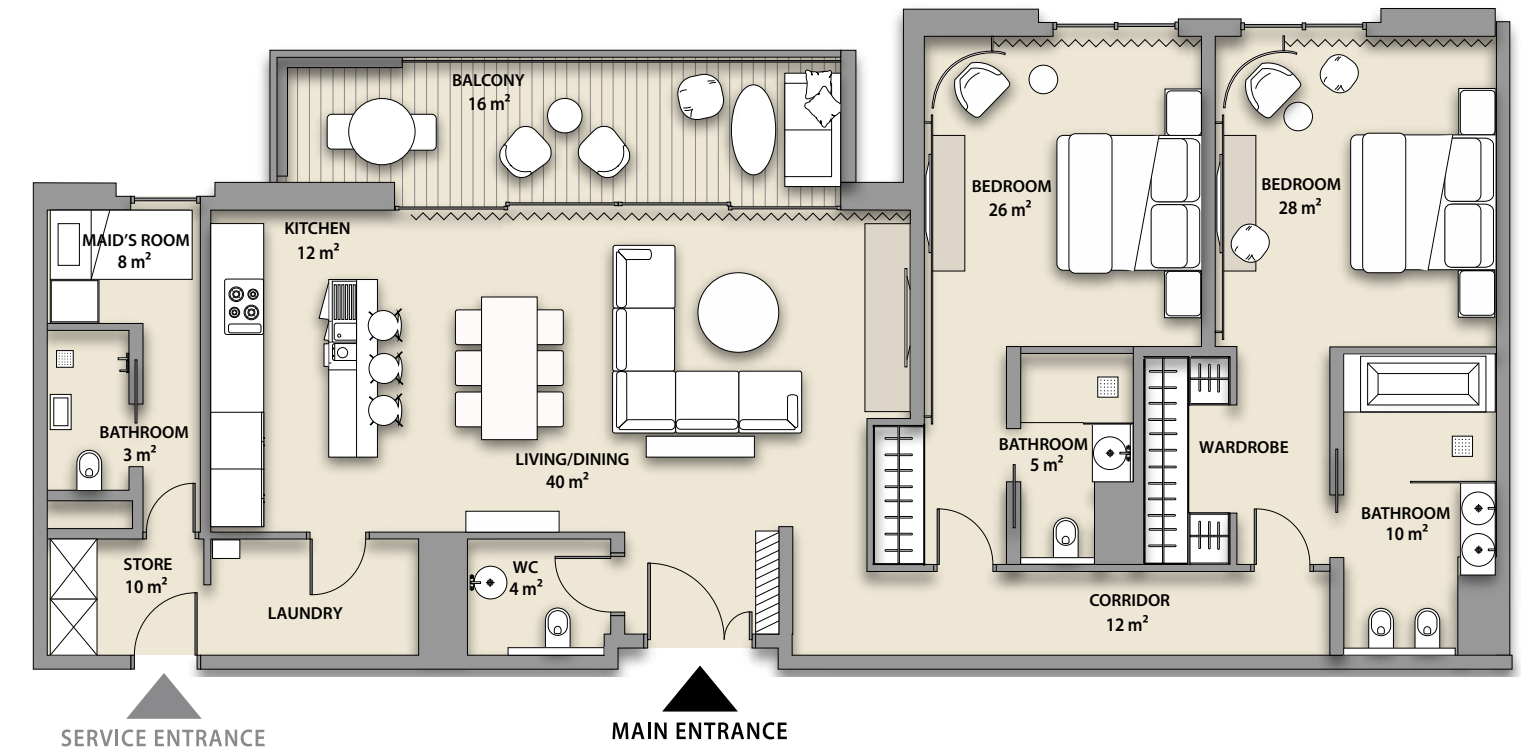
1 BEDROOM

APARTMENT TYPE D



2 BEDROOM

APARTMENT TYPE A



UNITS	VIEW	UNIT	VIEWS	UNITS	VIEWS
102, 202 302, 205 304, 404	Courtyard	301	Hotel/ Courtyard	206, 208, 209, 305, 307, 309, 405, 407, 409, 302, 402	Dubai Skyline/ Pearl Jumeira

SKYLINE UNIT

G04

VIEW

Courtyard

NET AREA	1326 sq.ft
BALCONY	598 sq.ft
TOTAL	1924 sq.ft

SHORELINE UNITS

102, 202,
302, 301

SKYLINE UNITS

208, 407

206, 305

209, 307,
409

302, 402

309

205, 304,
405, 404

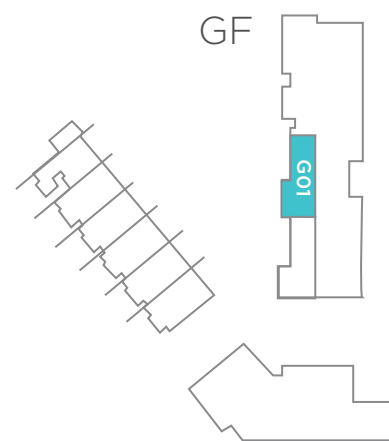
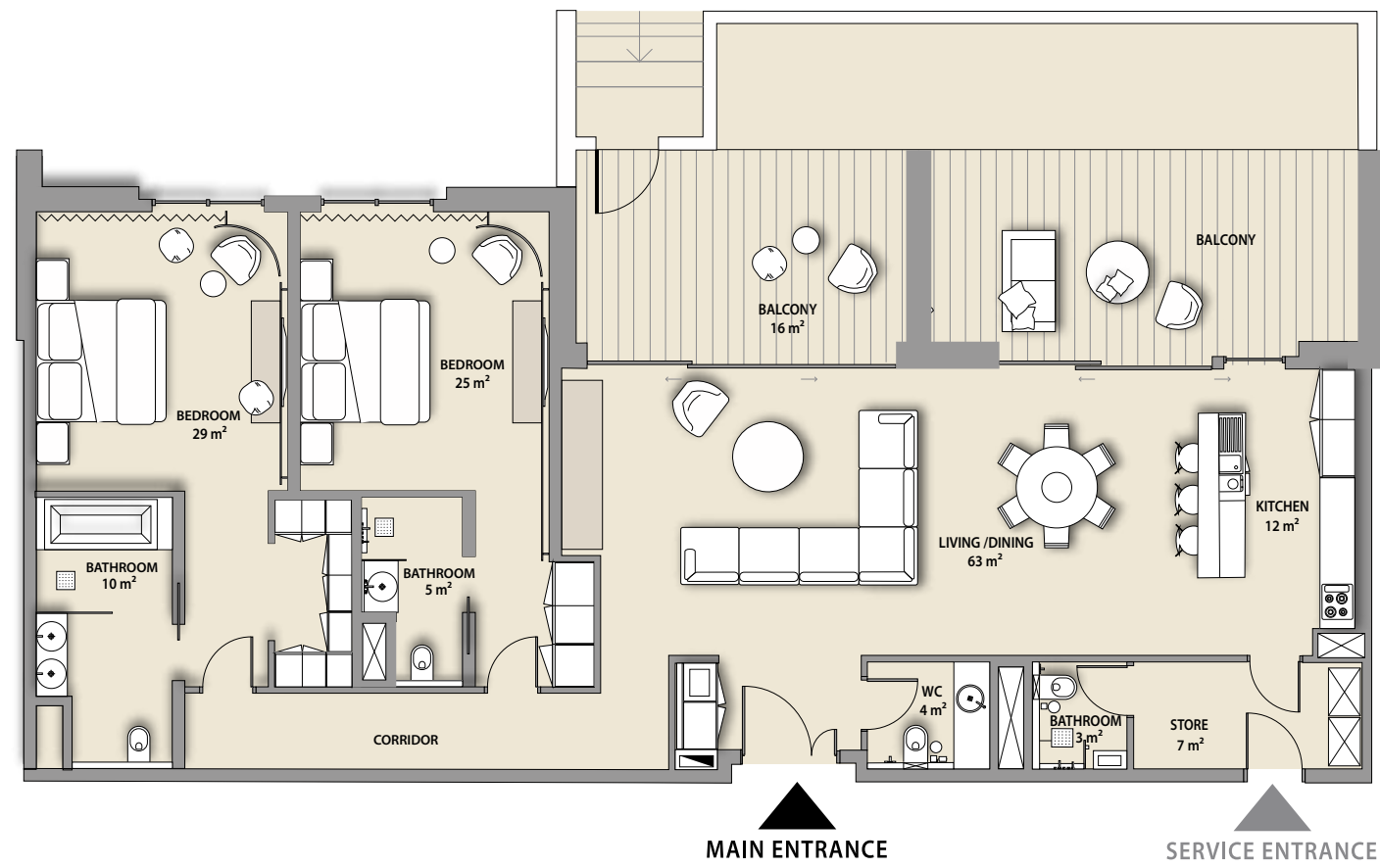
NET AREA	1680 sq.ft	1676 sq.ft	1681 sq.ft	1672 sq.ft	1682 sq.ft	1679 sq.ft
BALCONY	178 sq.ft	178 sq.ft	178 sq.ft	178 sq.ft	178 sq.ft	178 sq.ft
TOTAL	1858 sq.ft	1854 sq.ft	1859 sq.ft	1850 sq.ft	1860 sq.ft	1857 sq.ft

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

*Furniture on balconies and curtains will be supplied to the following apartments: 301

2 BEDROOM

APARTMENT TYPE A1



SHORELINE UNIT

G01

VIEW

Courtyard

NET AREA

1694 sq.ft

BALCONY

683 sq.ft

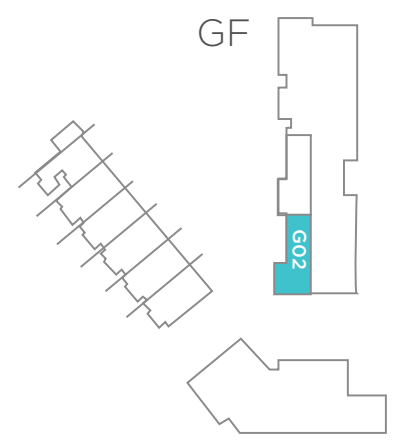
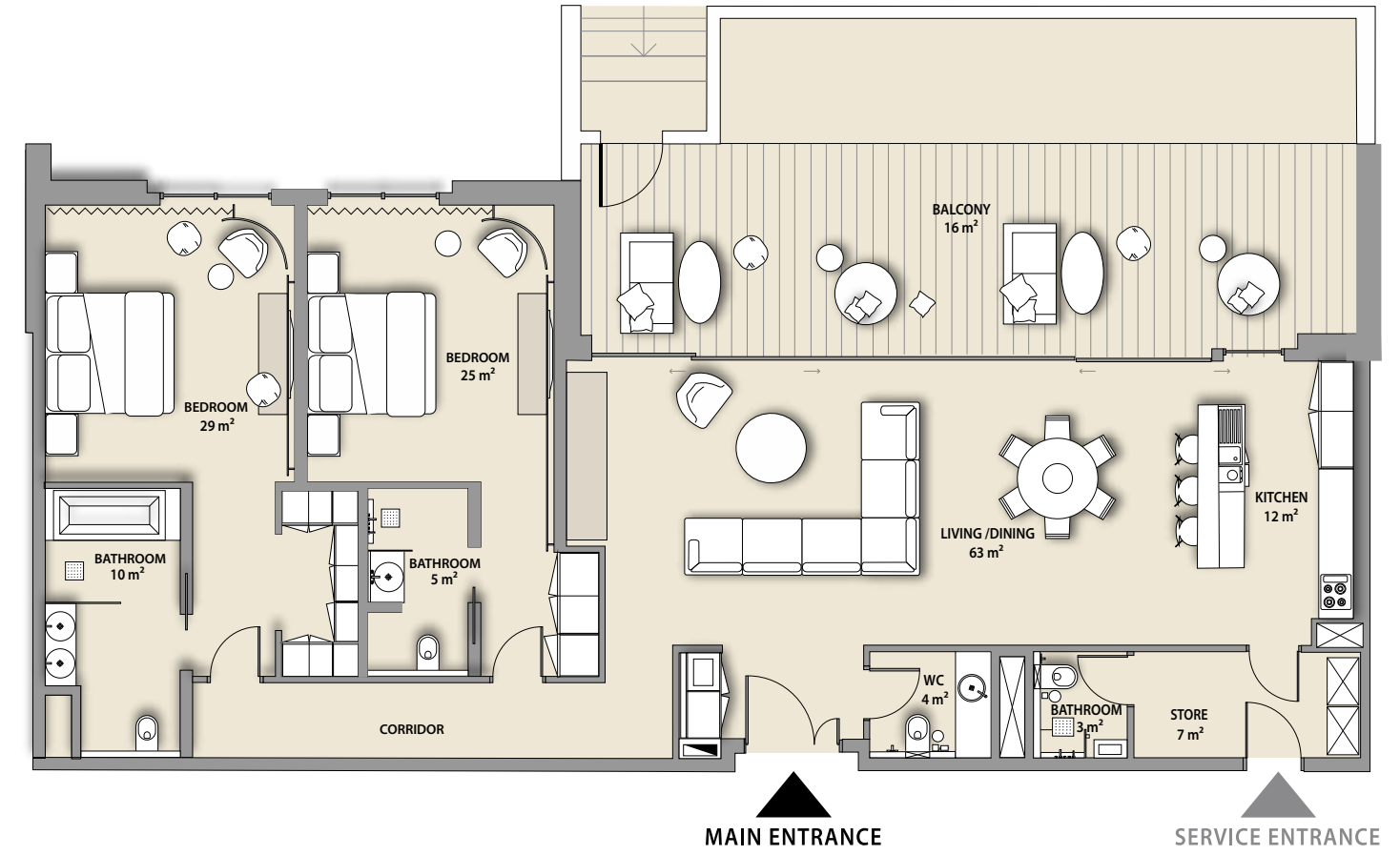
TOTAL

2377 sq.ft

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

2 BEDROOM

APARTMENT TYPE A1



SHORELINE UNIT

G02

VIEW

Courtyard

NET AREA

1698 sq.ft

BALCONY

528 sq.ft

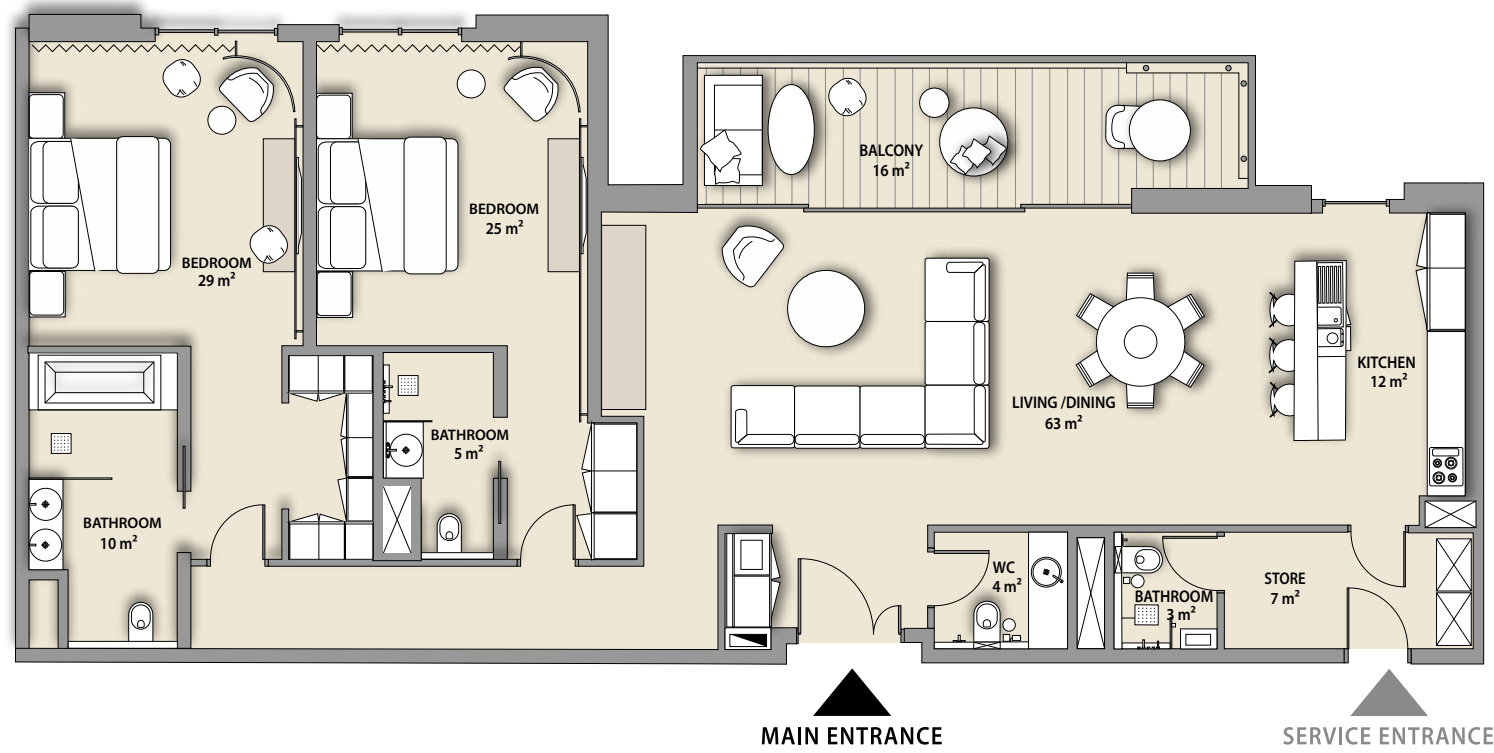
TOTAL

2226 sq.ft

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

2 BEDROOM

APARTMENT TYPE A1

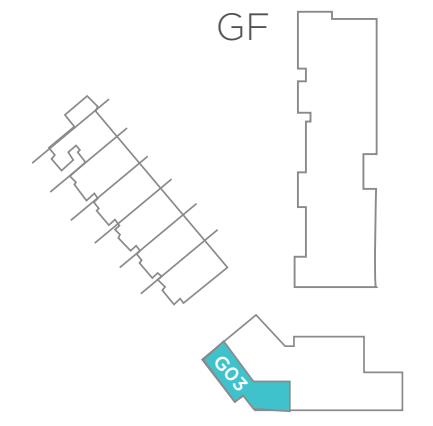
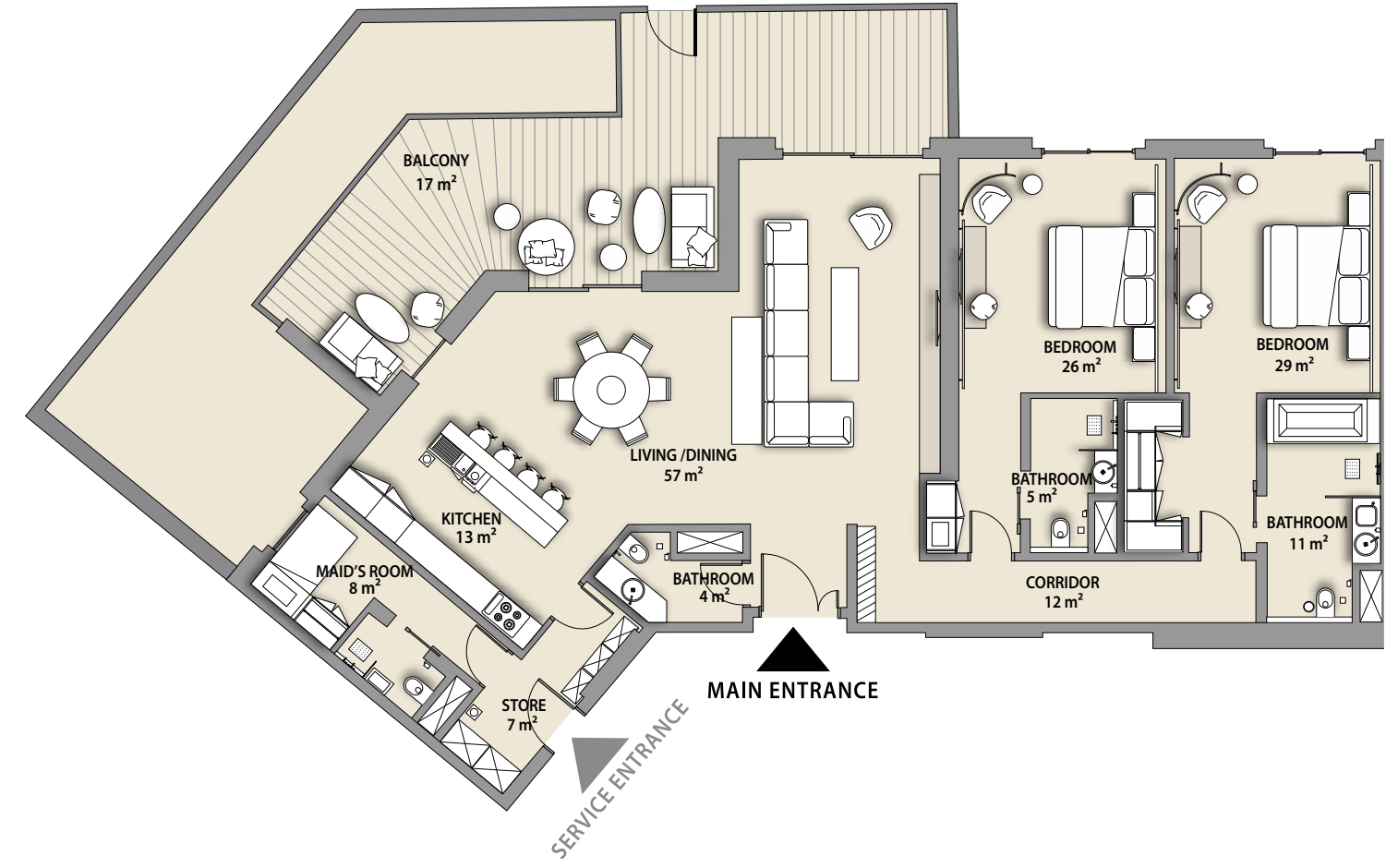


SHORELINE UNIT	101, 201	VIEW
NET AREA	1679 sq.ft	Hotel/Courtyard
BALCONY	178 sq.ft	
TOTAL	1858 sq.ft	

*Furniture on balconies and curtains will be supplied to apartments 101 & 201

2 BEDROOM

APARTMENT TYPE B

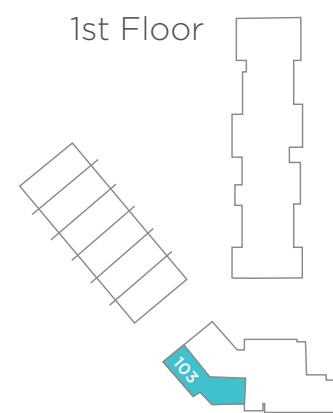
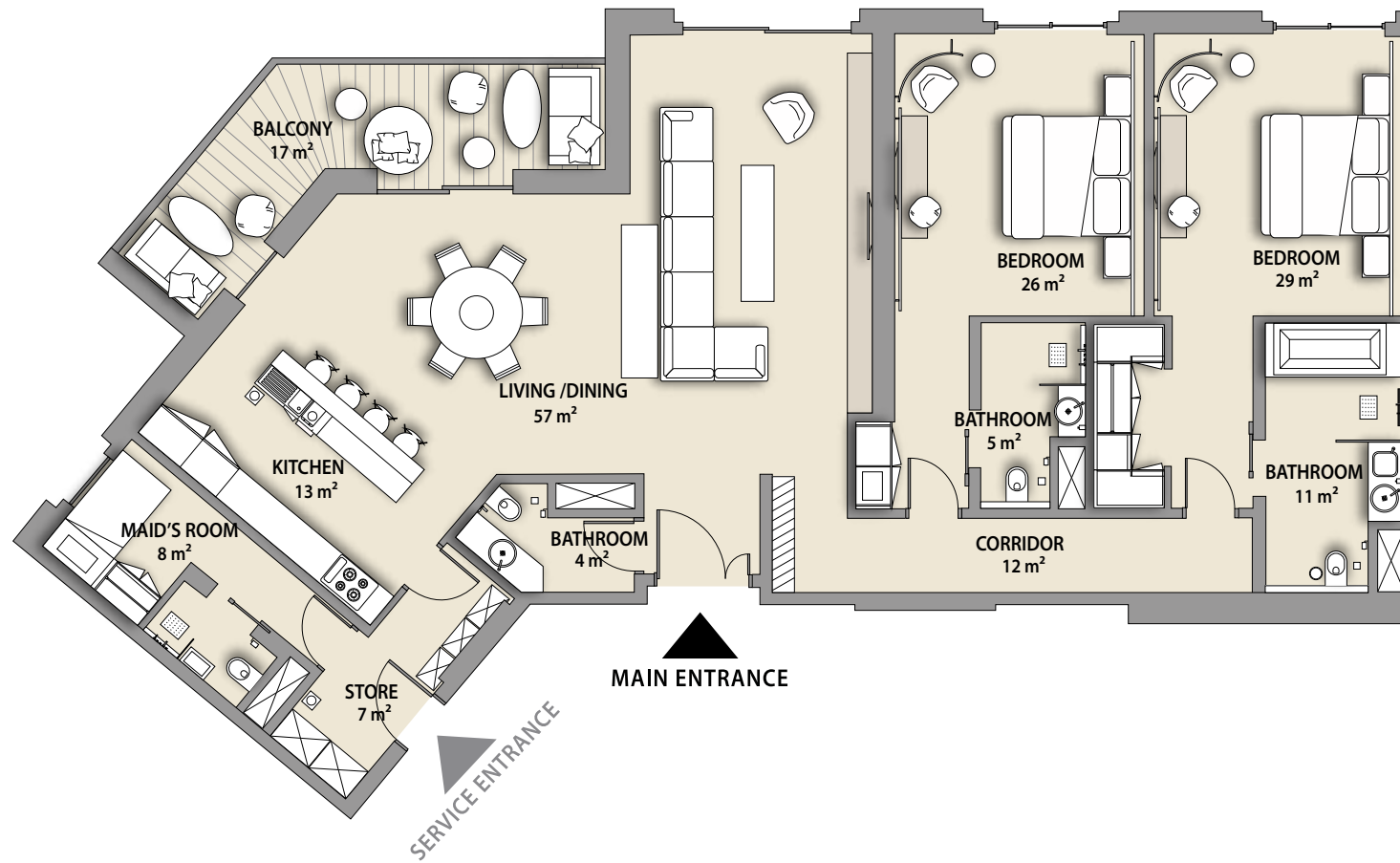


SKYLINE UNIT	G03	VIEW
NET AREA	1878 sq.ft	Backyard
BALCONY	981 sq.ft	
TOTAL	2859 sq.ft	

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

2 BEDROOM

APARTMENT TYPE B



SKYLINE UNIT

103

VIEW

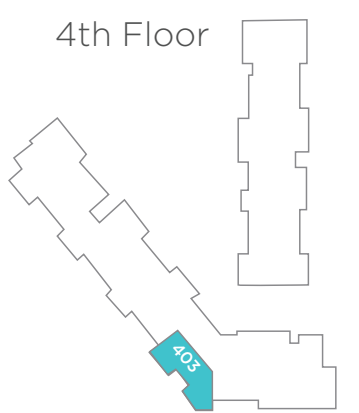
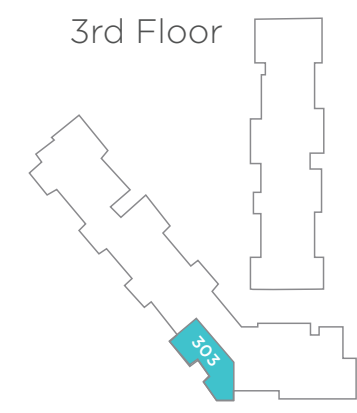
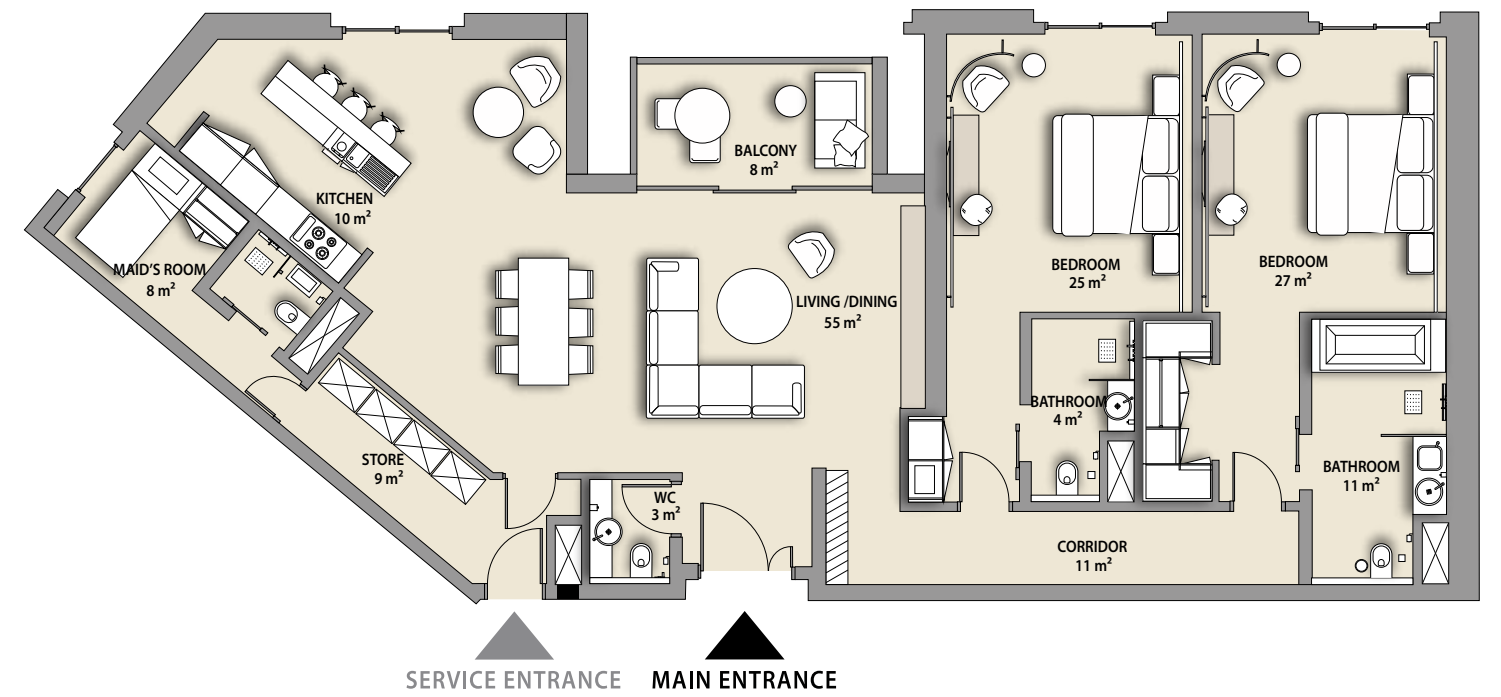
Pearl Jumeira

NET AREA	1878 sq.ft
BALCONY	183 sq.ft
TOTAL	2061 sq.ft

*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

2 BEDROOM

APARTMENT TYPE C



SKYLINE UNITS

303

403

VIEW

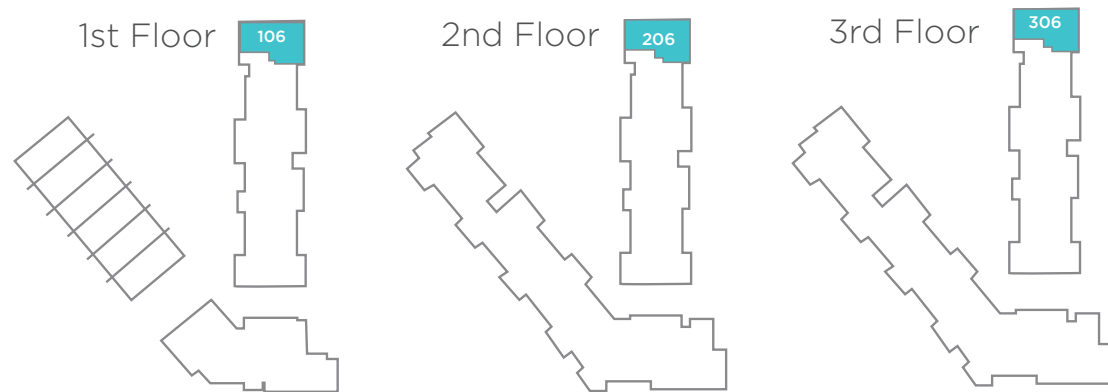
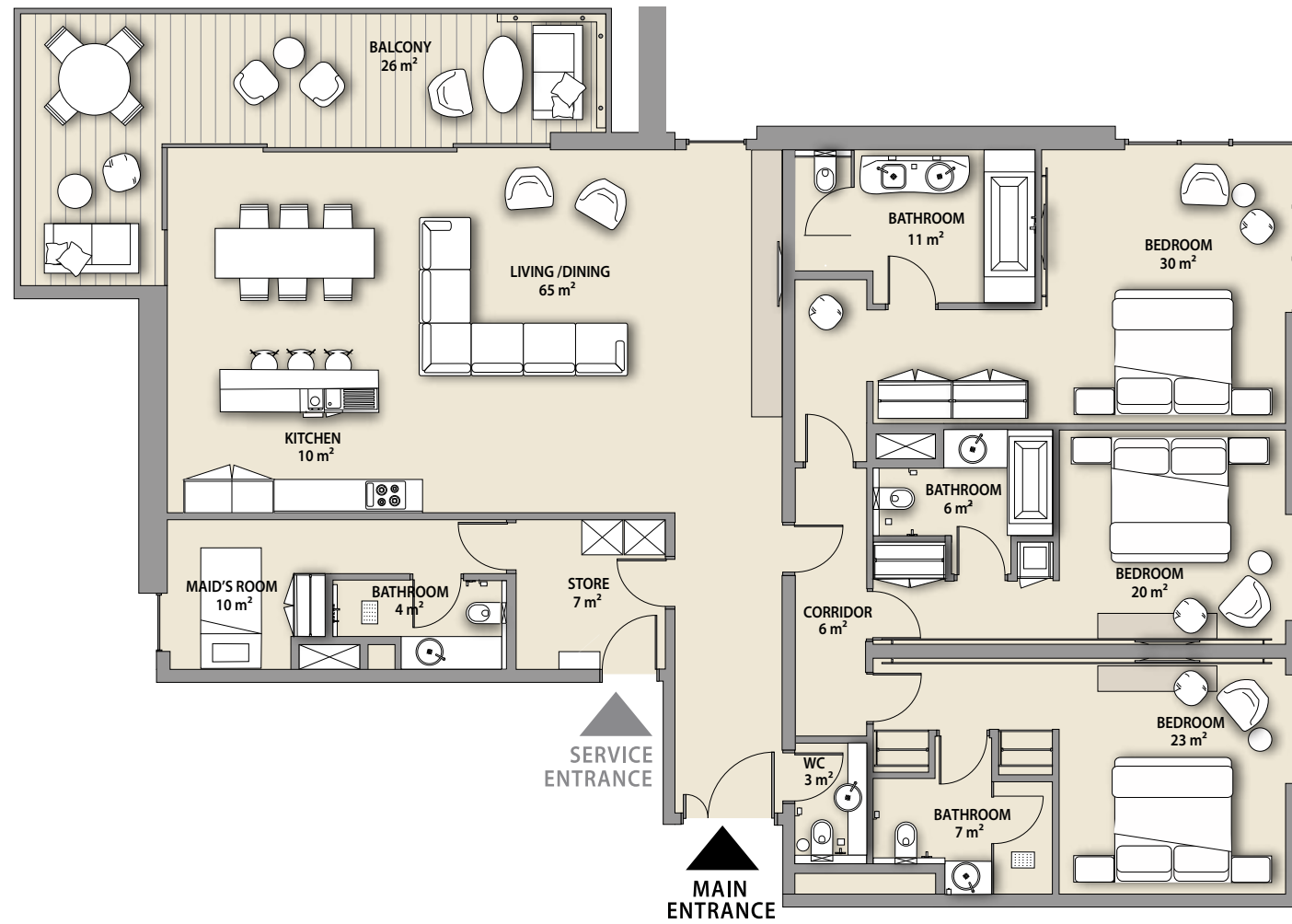
Dubai Skyline/
Pearl Jumeira

NET AREA	1748 sq.ft	1751 sq.ft
BALCONY	81 sq.ft	81 sq.ft
TOTAL	1829 sq.ft	1832 sq.ft

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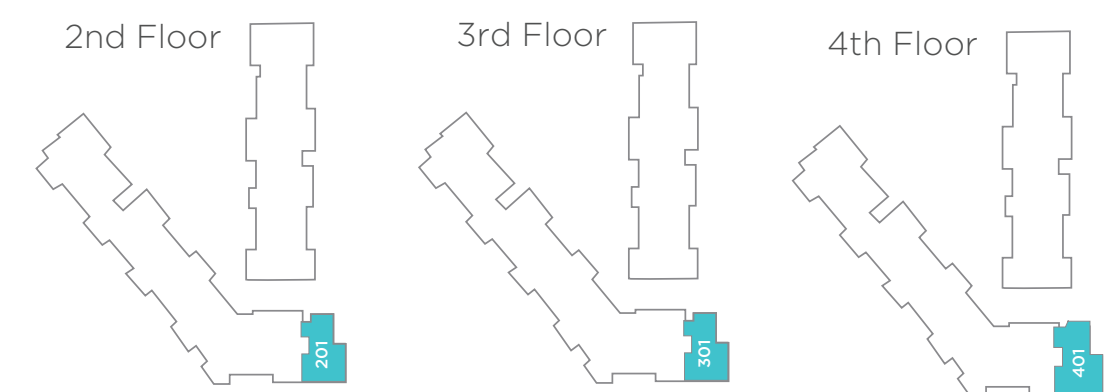
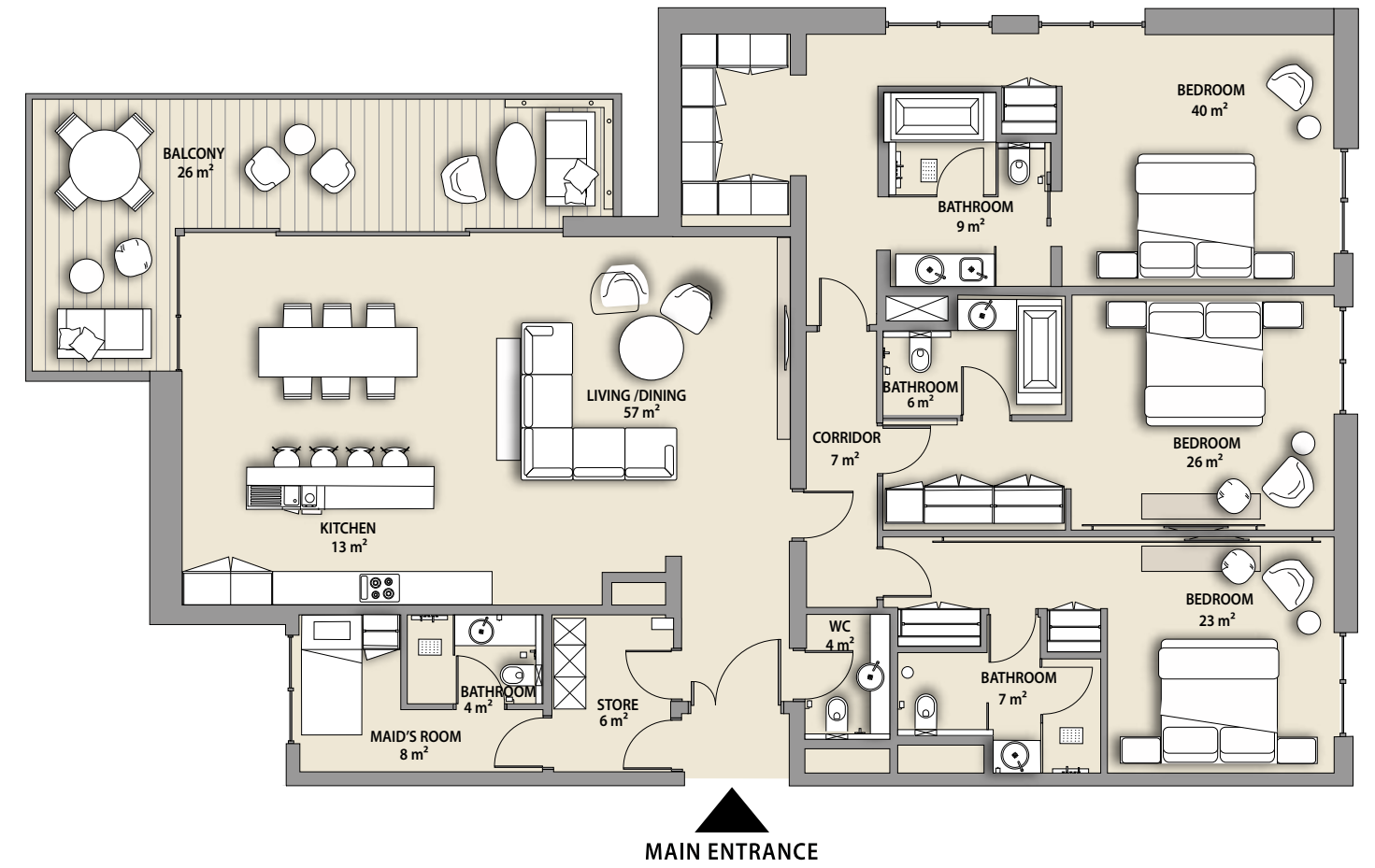
3 BEDROOM

APARTMENT TYPE A



3 BEDROOM

APARTMENT TYPE B



SHORELINE UNITS	106	206	306	VIEW
NET AREA	2157 sq.ft	2169 sq.ft	2169 sq.ft	Beach/Pool
BALCONY	289 sq.ft	291 sq.ft	289 sq.ft	
TOTAL	2446 sq.ft	2460 sq.ft	2458 sq.ft	

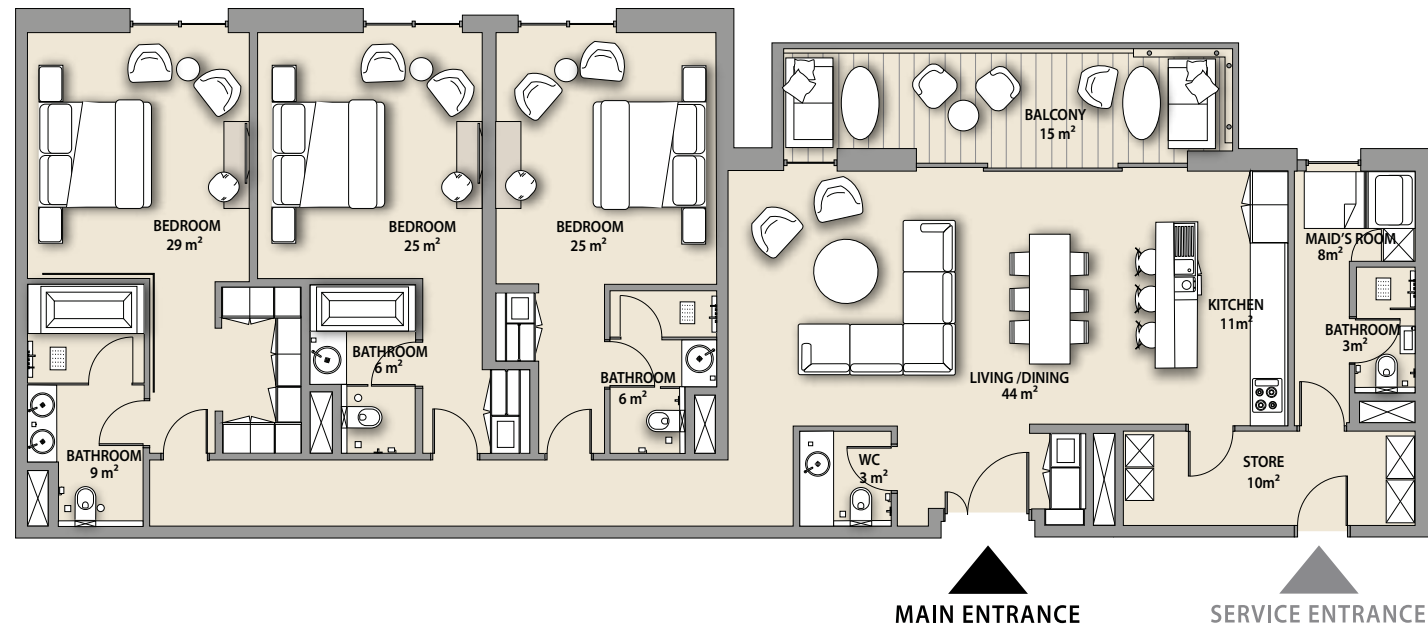
*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

SKYLINE UNITS	201, 301, 401	VIEW
NET AREA	2226 sq.ft	Courtyard
BALCONY	292 sq.ft	
TOTAL	2518 sq.ft	

*Furniture on balconies and curtains will be supplied to the following apartments 201, 301, 401

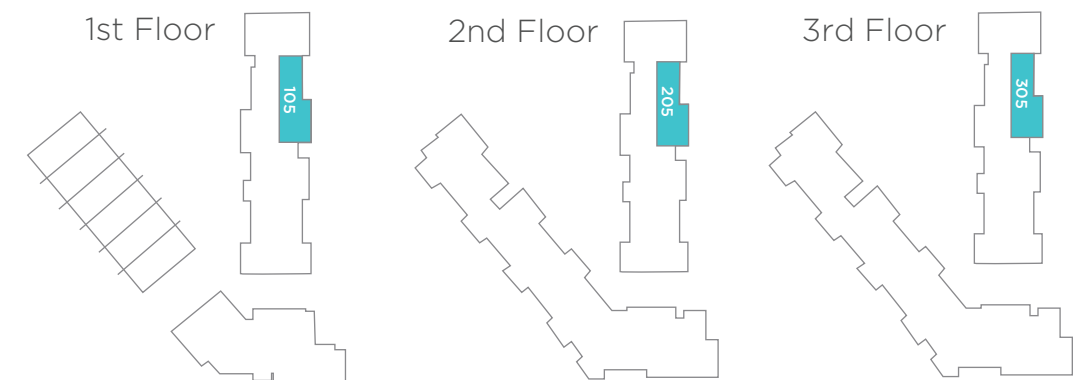
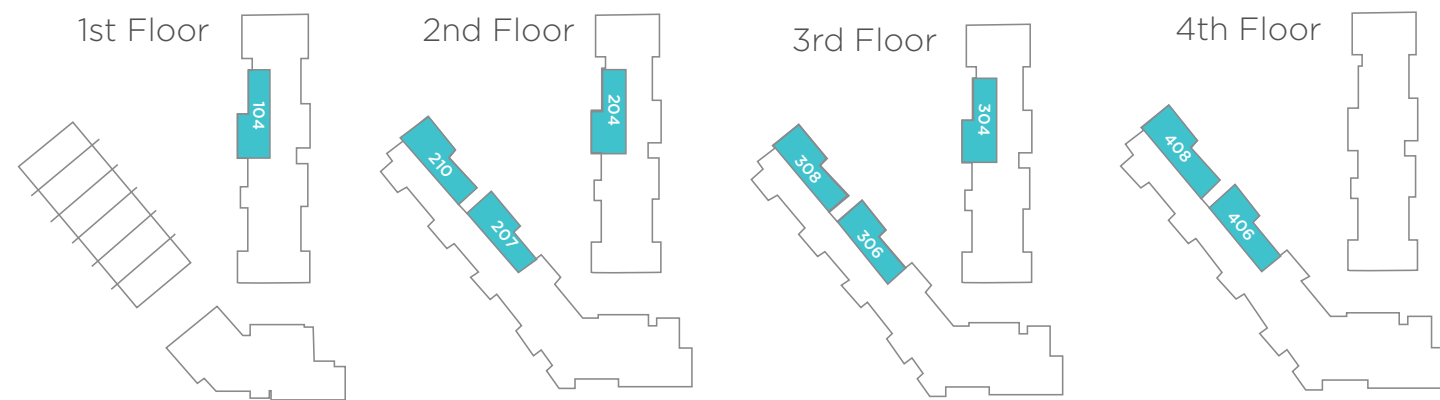
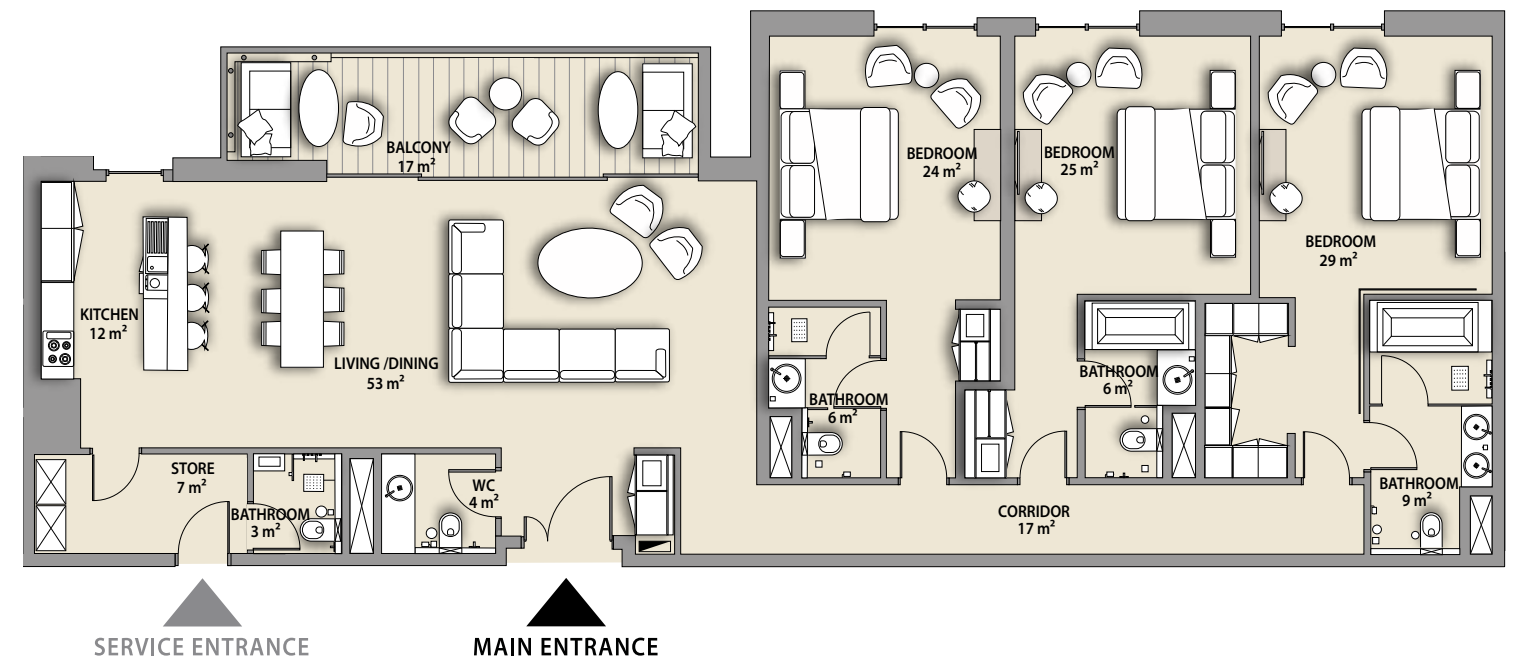
3 BEDROOM

APARTMENT TYPE C



3 BEDROOM

APARTMENT TYPE C1



SHORELINE UNITS	104, 204		304		VIEW
SKYLINE UNITS	210, 308, 306, 406, 408		207		
NET AREA	2086 sq.ft	2079 sq.ft	2080 sq.ft	2086 sq.ft	Courtyard/
BALCONY	179 sq.ft	178 sq.ft	179 sq.ft	178 sq.ft	Pool
TOTAL	2265 sq.ft	2257 sq.ft	2259 sq.ft	2264 sq.ft	

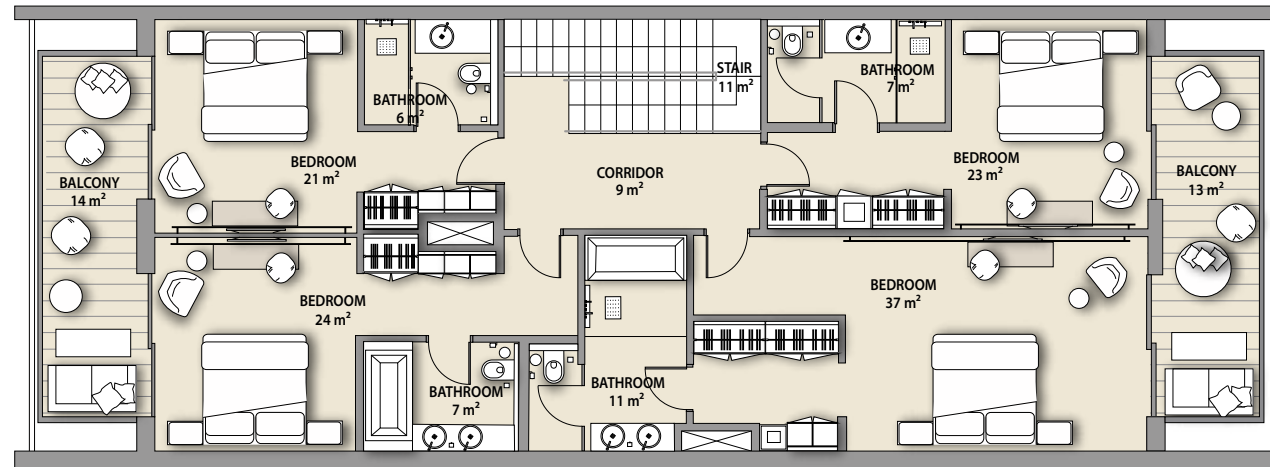
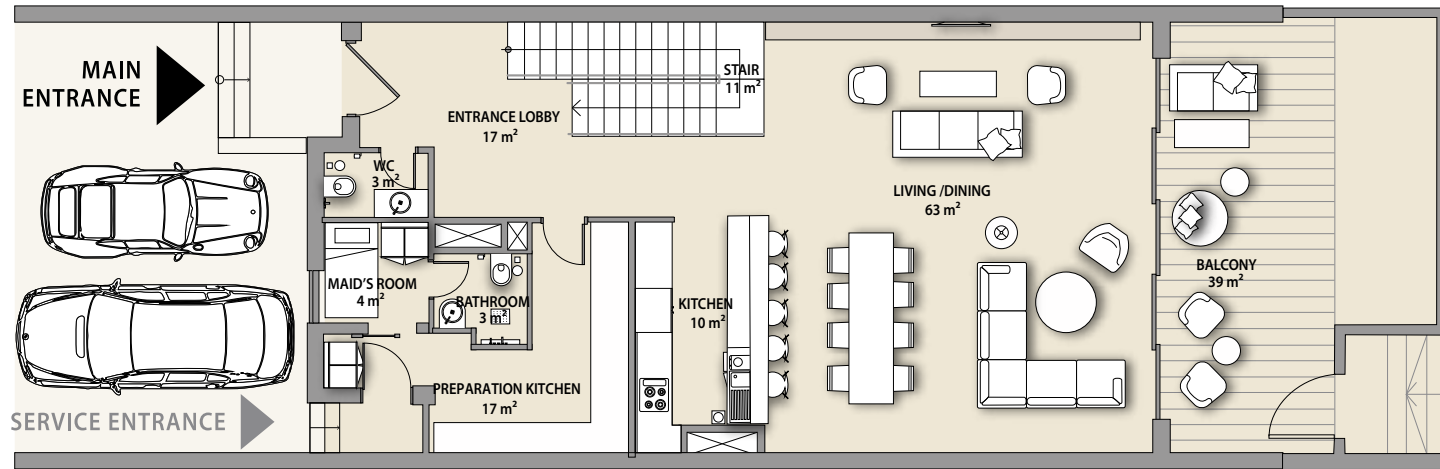
*Furniture in the layout is indicative only and will not be supplied within the apartment sale.

SHORELINE UNITS	105, 205, 305		VIEW
NET AREA	2092 sq.ft		Hotel/Courtyard
BALCONY	178 sq.ft		
TOTAL	2270 sq.ft		

*Furniture on balconies and curtains will be supplied to the following apartments: 105, 205, 305

TOWNHOUSE

APARTMENT TYPE A



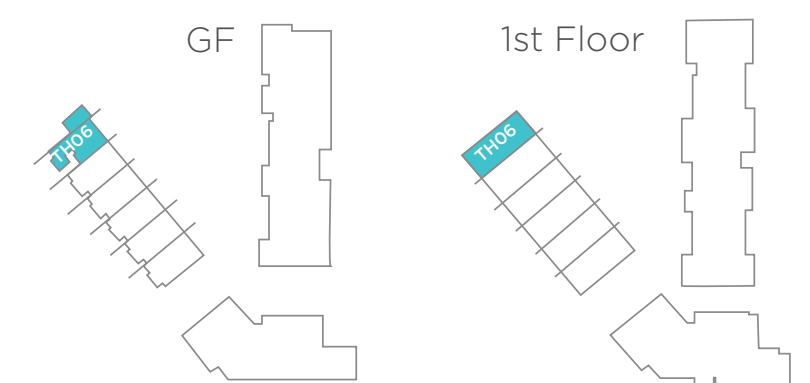
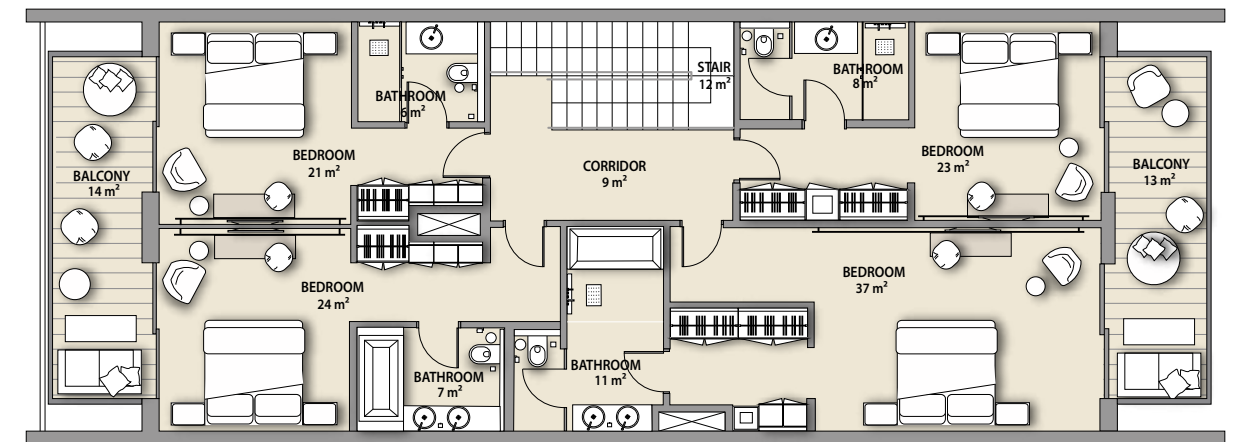
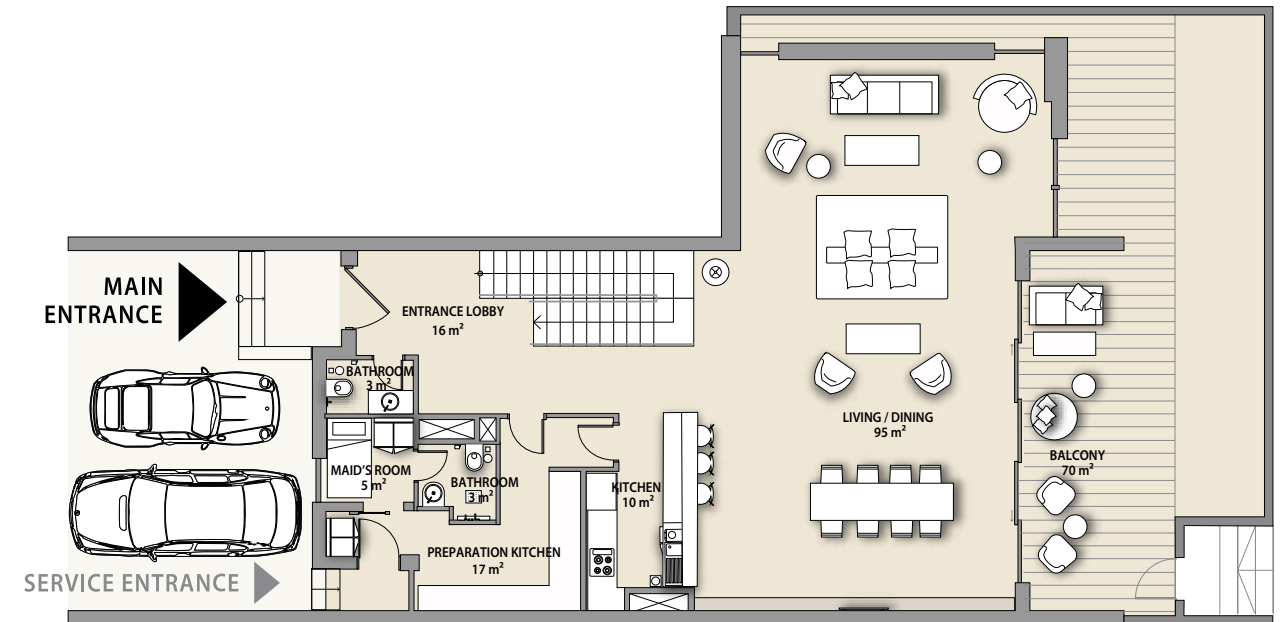
SKYLINE UNITS

	TH01	TH02, TH03, TH04, TH05	VIEW
NET AREA	3094 sq.ft	3048 sq.ft	Pool/
BALCONY	1373 sq.ft	1351 sq.ft	Pearl Jumeira Skyline/
TOTAL	4467 sq.ft	4399 sq.ft	Courtyard

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TOWNHOUSE

APARTMENT TYPE A1

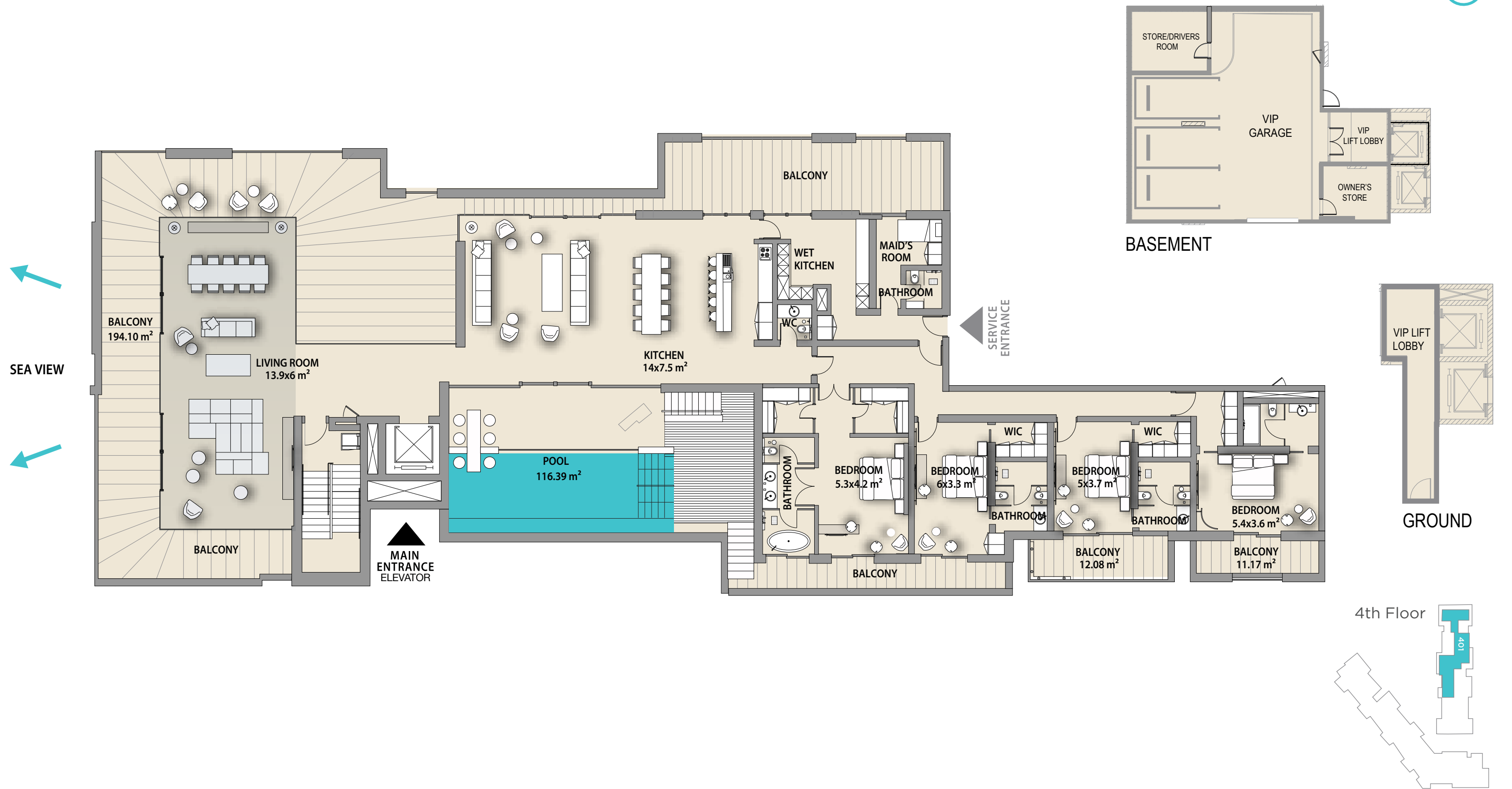


SKYLINE UNIT

	TH06	VIEW
NET AREA	3381 sq.ft	Pool/
BALCONY	1707 sq.ft	Pearl Jumeira Skyline/
TOTAL	5088 sq.ft	Courtyard

*Furniture on balconies and curtains will be supplied to the following apartments: 105, 205, 305

PENTHOUSE



SHORELINE UNIT

401

VIEW

NET AREA	7566 sq.ft
BALCONY	3592 sq.ft
TOTAL	11,159 sq.ft

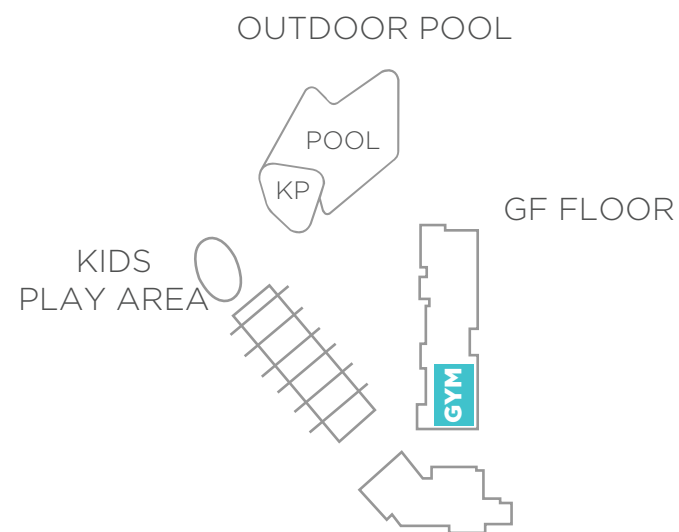
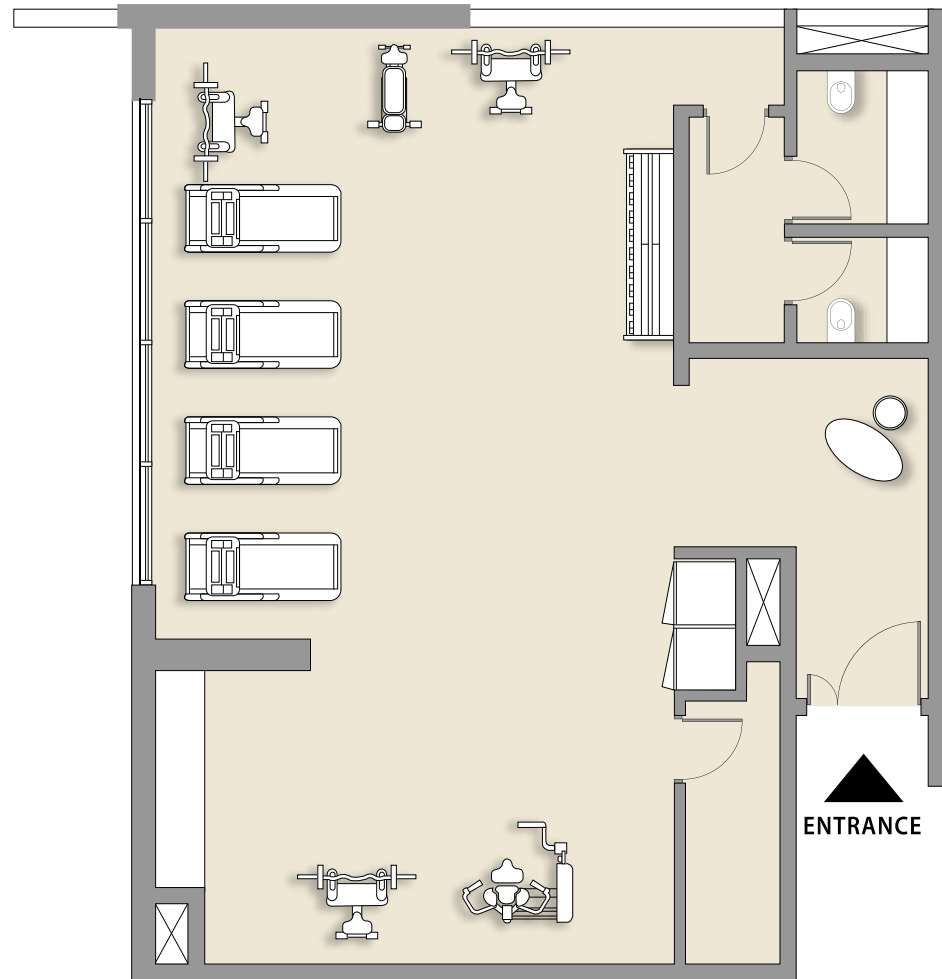
Pool/Skyline/Pearl Jumeira/
Courtyard/Beach/Sea

**The unit area includes the basement dedicated VIP parking and the ground private lift lobby*

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SWIMMING POOL AND GYM

GROUND FLOOR



AMENITIES

- Gym
- Adult swimming pool
- Kids swimming pool
- Kids play area

NET AREA

- 128 m²
- 117 m²
- Circa 31 m²
- Circa 180 m²



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