



nuna

DOWNTOWN MINA



What began by the shore,  
*now finds its view.*





## The Island in *Evolution*

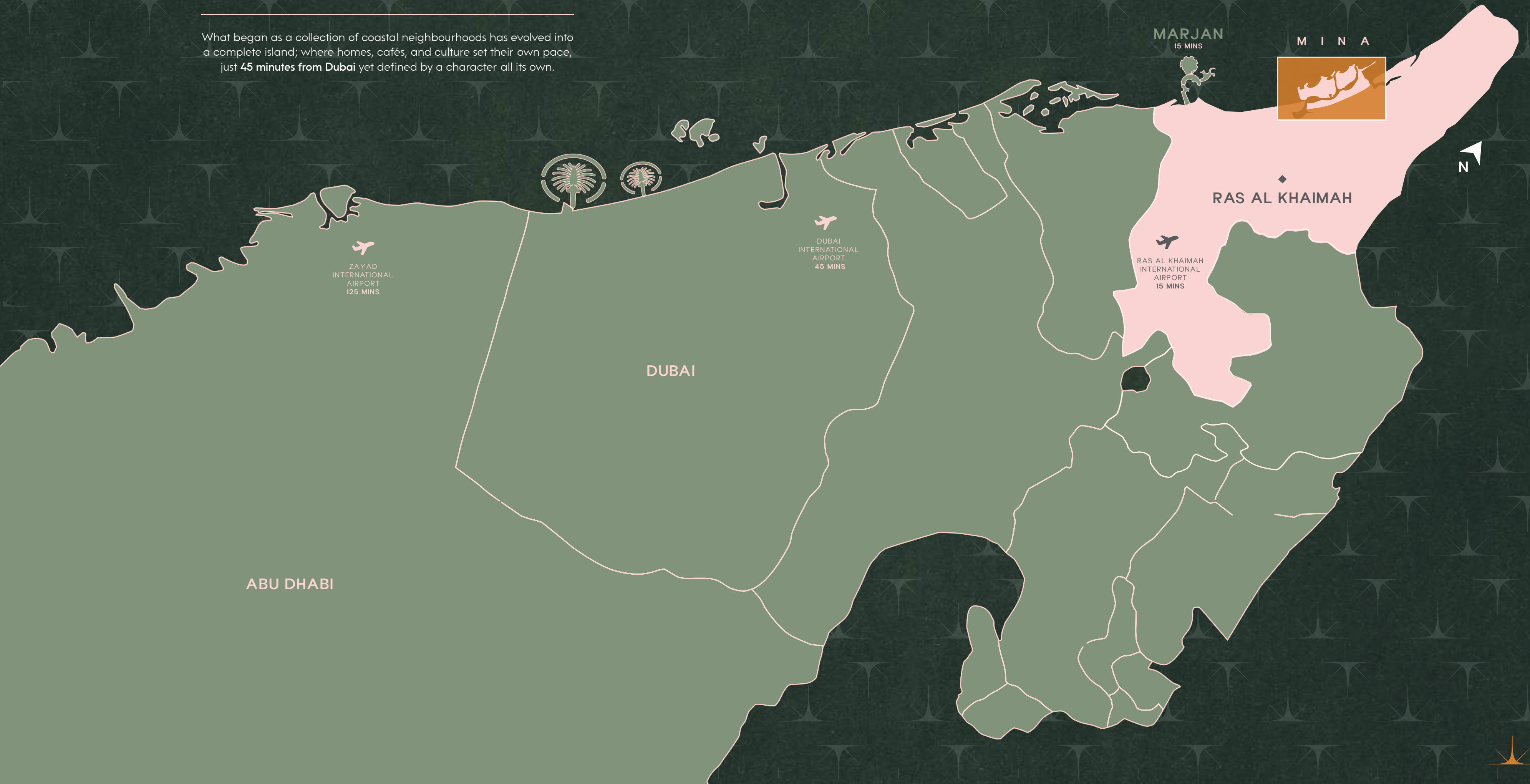
*Once defined by 18 kilometres of pristine shoreline, Mina now finds its heart in a new centre, Downtown Mina.*

The island has grown from a quiet coastal escape into a living destination, shaped by connection, design, and light. Here, life unfolds in balance, between city pace and island calm, between movement and stillness.



## From Shoreline to City

What began as a collection of coastal neighbourhoods has evolved into a complete island; where homes, cafés, and culture set their own pace, just **45 minutes from Dubai** yet defined by a character all its own.





nura  
DOWNTOWN MINA

The World Softens *When Seen Together*

Across the island, people and place move as one - open streets, shaded paths, and the calm rhythm of everyday life by the water.





## Placemaking *in Motion*

The harbour brought the sea to life. The park gave Mina its calm. Now, Downtown Mina gives the island its centre - a place where culture, community, and city rhythm meet the shoreline.



An aerial photograph of the Downtown Mina development in Dubai, UAE, during the golden hour of sunset. The image shows a dense cluster of modern, multi-story residential and commercial buildings with glass facades and balconies. The buildings are illuminated from within, and some have rooftop pools. The development is situated on a peninsula or island, surrounded by water. In the foreground, several boats are visible on the water, including a sailboat and a speedboat. The sky is a mix of orange, yellow, and blue, with some clouds. The overall atmosphere is serene and modern.

numa  
DOWNTOWN MINA

## Downtown Mina - *The Heart of the Island*

Designed as a connected district, Downtown Mina links the harbour, the park, and the boulevard into one continuous experience. A neighbourhood made for walking, gathering, and living by the water.





## The Boulevard

Each corner offers something to discover, cafés spilling into courtyards, small boutiques with open fronts, public spaces alive with conversation. Downtown Mina was made for moments that unfold naturally.



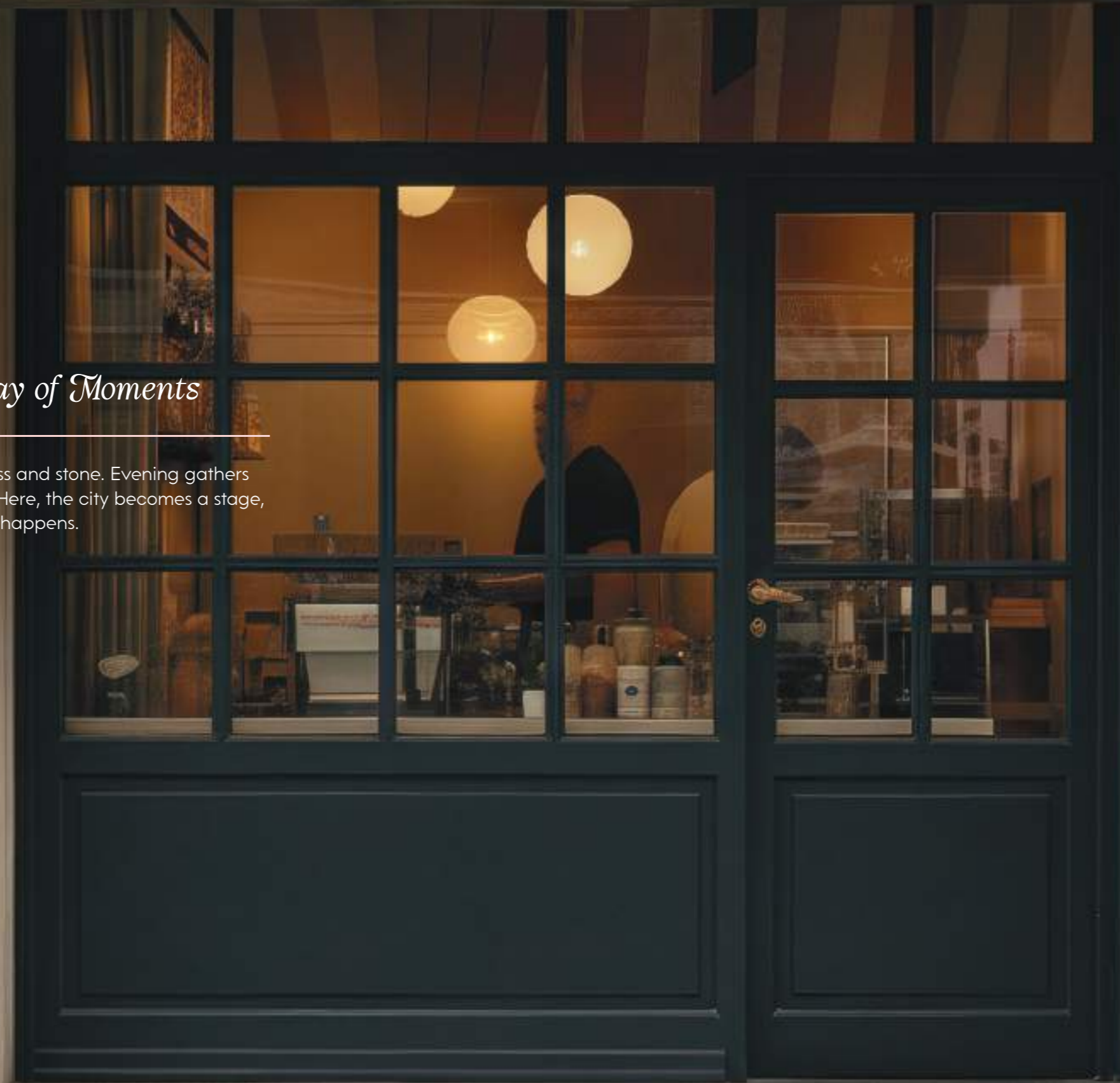
## Where Connection *Becomes Culture*

At the heart of Downtown Mina, a curated street lined with boutique retail, shaded seating, and design-led façades. A space for people, not traffic. For rhythm, not rush.



## A Living *Runway of Moments*

Morning light moves across glass and stone. Evening gathers softly between cafés and water. Here, the city becomes a stage, for life as it happens.



## Nura Finds *Its View*

Set along Mina's central boulevard, Nura is the first residential address to rise at its heart; marking the island's evolution from coastal retreat to city.





## At The Center Of It All

---

Nura stands at the centre of Mina's new downtown, a lively, walkable promenade lined with cafés, boutiques, and landscaped courtyards. It's where island life meets city energy.

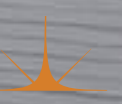




## The Art of *Living*

---

Morning coffee below the balcony. A pause beneath the trees.  
Evening light through glass. Nura celebrates the beauty of the  
everyday; the moments that can't be planned, only lived.



## The Five Views – *From the Still to the Seen*

Each home captures a different perspective: the park's calm, the sea's horizon, the harbour's motion, the boulevard's rhythm, and the skyline beyond. Together they form Nura's living panorama.



An architectural rendering of a modern, multi-story building. The building features a prominent glass entrance on the ground floor with large, arched windows. Above the entrance, there are several balconies with curved, white railings. The building's facade is a mix of light-colored panels and dark wood accents. In the foreground, there is a paved area with a small landscaped area containing a white sculpture and a sign that reads "NURA". A few people are walking, and a car is parked nearby. The sky is a clear, light blue.

## A Place to *Arrive and Belong*

From the grand entrance to the quiet corners, Nura feels personal. It's designed for return - the kind of home that greets you, not just shelters you.





Where Presence *Becomes Art*

Nura's architecture is expressive yet refined - every curve intentional, every material chosen for harmony. The art gallery extends this language of light and texture, transforming daily moments into quiet acts of beauty.

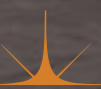




## *Residences*

Studios to penthouses, each home reflects a life in balance; contemporary in form, timeless in feel. Light, proportion, and comfort define every space.

NUVA  
A



The image is a high-quality architectural rendering of a modern residential development. On the left, a tall, slender apartment tower rises, featuring a facade of light-colored panels and large windows. Each floor has a balcony with a white, curved railing and some greenery. In the center, a lush courtyard is filled with various trees, shrubs, and a paved walkway where several people are seen walking and sitting. On the right, a closer view of a balcony shows a person sitting on a chair, looking out over the courtyard. The overall atmosphere is bright and airy, with a clear blue sky and soft lighting.

## *Studio*

Compact, bright, and beautifully composed. Designed for those who value simplicity, balance, and the ease of living close to the boulevard.

## *One-Bedroom*

Open and considered, with generous living space and warm natural light. Ideal for quiet mornings, spontaneous evenings, and everything in between.

## *Two-Bedroom*

Designed for flow and flexibility. Spaces that adapt to your rhythm, whether hosting friends or finding a calm corner for yourself.

## *Three-Bedroom*

Expansive and refined. Perfect for families or those who move between entertaining and retreat, blending connection with privacy.

## *Four-Bedroom Penthouse*

Set across the skyline with views in every direction. A statement of calm sophistication; expansive terraces, flowing interiors, and the light of Mina in every room.



*One Bedroom Suite*





*Master Bedroom*



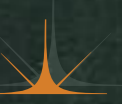


*Living and Dining*



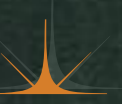


*Kitchen*





*Master Bathroom*





## Life in *the Open*

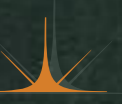
Tree-lined streets, pet parks, and shaded walkways make outdoor living effortless. Here, movement is natural and connection constant.





## The Radiance *Flow Garden*

Flowing by day, Glowing by night. Between the two buildings, water and greenery weave through shaded cabanas, co-working pods, and play areas. It's a continuous landscape - serene, social, and endlessly in motion.





## Spaces Designed for *Living Well*

### *The Art of Leisure*

Spaces that invite calm, connection, and coastal ease.

Radiance Flow Garden | Lazy pool | Splash pool  
Infinity edge | Jacuzzi | Pool cabanas  
Pool terrace | Waterfall

### *The Spirit of Play*

Where energy, movement, and imagination meet the outdoors.

The Club House | Outdoor gym | Jogging track  
Yoga | Playground | Trampoline Field | Skate  
Park | Rock Climbing | Padel court | Mini golf  
Table Tennis | Pétanque court

### *The Social Collective*

Spaces designed for gathering, reflection, and community living.

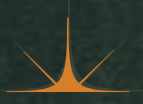
Co Working Pod | Outdoor Cinema | Pets park  
BQ pavilion with dining table sets and hanging hammock





## Rooftop Deck & Infinity Pool

Above the boulevard, a serene deck looks out across Mina. A place to breathe, stretch, and see the city from a different light.





## *The Club House*

A communal space designed for ideas and downtime. Work, meet, unwind; The Nook brings creativity and calm under one roof.





## *Movement & Wellbeing*

Outdoor gyms, landscaped paths, yoga studio and padel courts encourage balance beyond the home. Here, fitness feels like flow, not routine.





## Boulevard *Life*

Downstairs, cafés open early, music hums softly, and the street comes alive. Nura residents live above it all. Close to energy, close to ease.

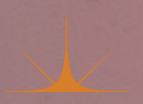




## World-Class *Neighbours*

---

Four Seasons. Nikki Beach. Anantara. InterContinental.  
Each adds a layer of experience that makes Mina not just  
a home, but a destination.





1

2

3

4

1

*Anantara*  
RESORT AND SPA

A peaceful retreat offering 174 rooms, including Maldivian-style water villas with views of mangroves and the sea. Perfect for a quiet getaway surrounded by nature's calm.

2

*Intercontinental*  
RESORT AND SPA

An award-winning destination where island charm meets luxury. Enjoy direct access to pristine beaches and a setting designed for those seeking simplicity and elegance.

3

*Nikki Beach*  
RESORT AND BEACH CLUB

A vibrant escape just a short drive from the city. Enjoy chic beachfront accommodation, live music from world-renowned DJs, and fresh coastal cuisine that make weekends unforgettable.

4

*Four Seasons*  
RESORT AND SPA

A world-class resort where understated luxury defines every detail. Enjoy gourmet dining, a tranquil spa, a private marina, and direct access to pristine waters - ideal for a refined weekend away.





## The Masterplan *in Motion*

Downtown Mina is where the island comes together. A seamless link between the boulevard, the harbour, and the marina. Designed as a connected urban district that moves with light, water, and life.



# *boulevard*

The *Boulevard*



The island's social spine. Tree-lined and walkable, it weaves through cafés, boutiques, and shaded courtyards, a place made for movement, conversation, and design. Every detail, from façade to paving, is shaped to bring life to the street.



*mina*

*Mina Harbour*



A calm retreat that anchors the city's edge. The harbour blends water, dining, and leisure into one flowing experience. Slow afternoons by the marina, sunset views from the promenade, evenings spent between light and reflection.

*harbour*





*marina*

*The Marina & Yacht Club*



At the tip of the island, Mina's Marina and Yacht Club form a global sailing stop, a destination for elegance and ease. Superyacht berths, curated dining, and views stretching to the horizon make it a landmark of sophistication within the masterplan.

*& yacht club*



## Investing in *Mina*

Where lifestyle and legacy align. A master-planned waterfront community that brings together design, connection, and long-term value. With freehold title deeds, Golden Visa eligibility, and close proximity to world-class leisure, healthcare, and education, Mina offers a rare balance of exclusivity and accessibility, all within easy reach of Dubai and the Northern Emirates.





## Nature *in Balance*

---

The mangroves sit quietly along Mina's edge; calm, green, and alive with native wildlife. Flamingos wade through still waters, a familiar sight that reminds you how close nature always is.



## The Mountains *Beyond Mina*

---

The Hajar Mountains form the backdrop to Mina; vast, steady, and unmistakably Ras Al Khaimah. They give the island its horizon, grounding its modern skyline in something enduring.





## RAK PROPERTIES

---

Since 2005, RAK Properties has shaped destinations defined by quiet elegance and enduring presence. Nura continues this vision, more than a residence, it's a lasting chapter within the story of Mina.





الملك

