

**R I X O S**  
DUBAI ISLANDS  
HOTEL & RESIDENCES

**NAKHEEL**

FLOOR PLANS | APARTMENT RESIDENCES

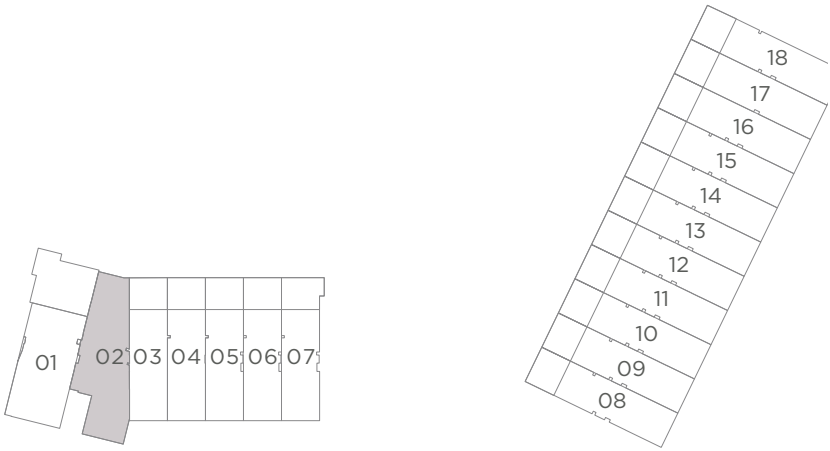
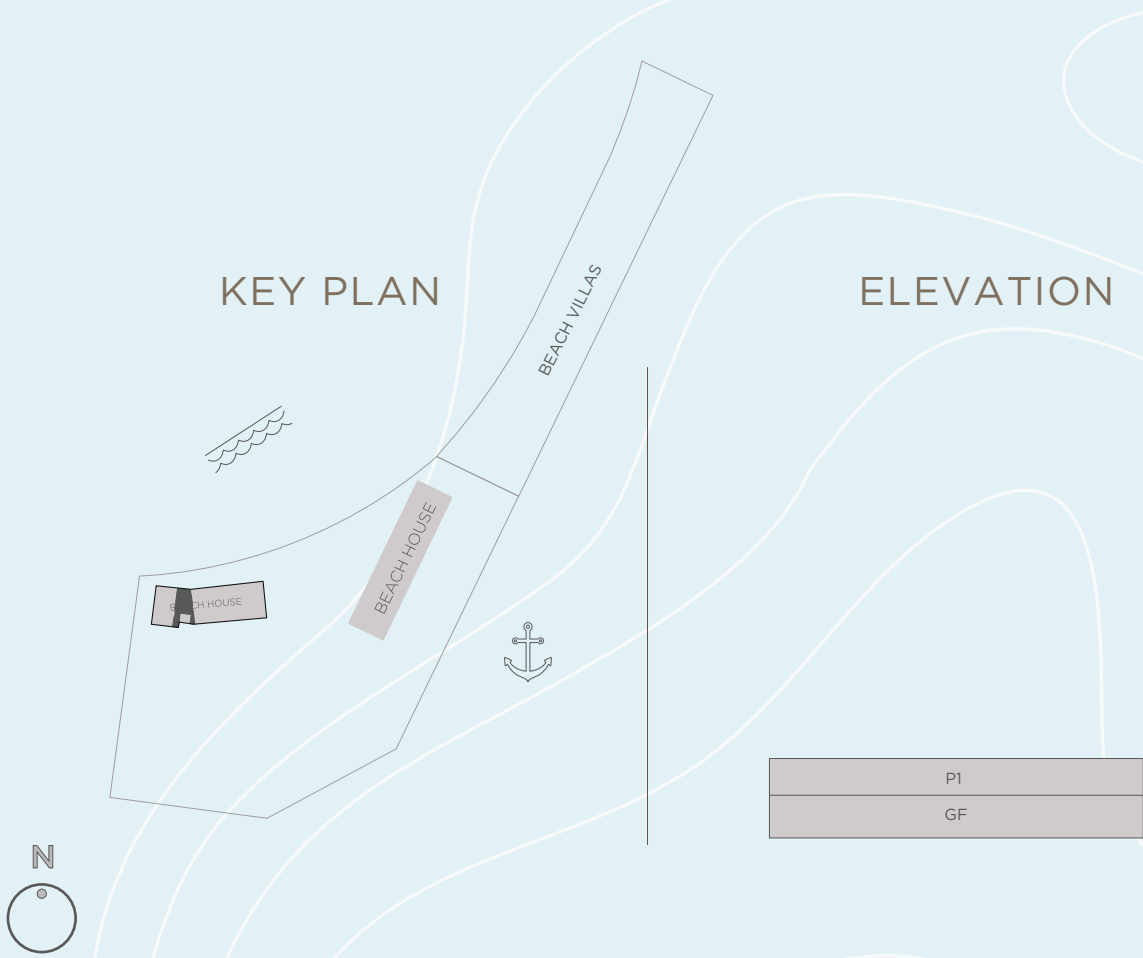




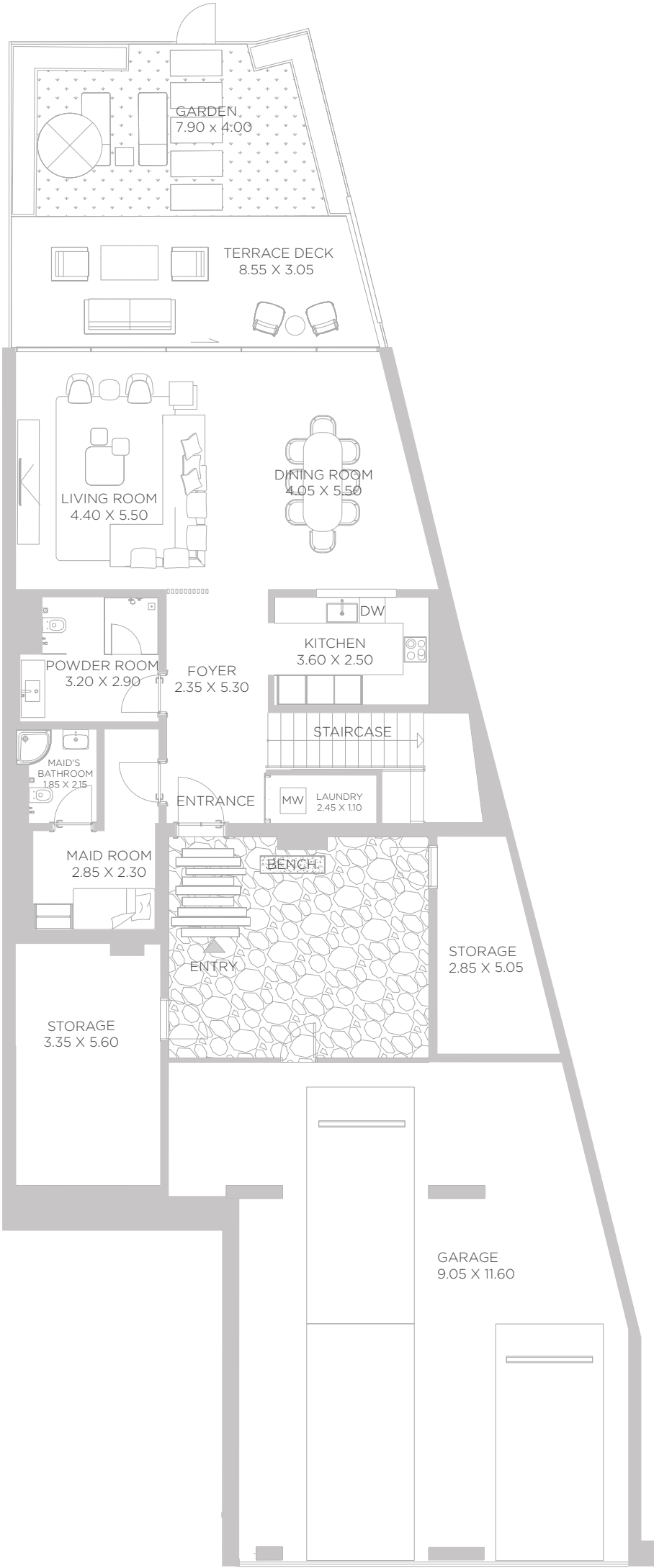
# BEACH HOUSES

2 BEDROOM  
LEVEL G      UNIT 02

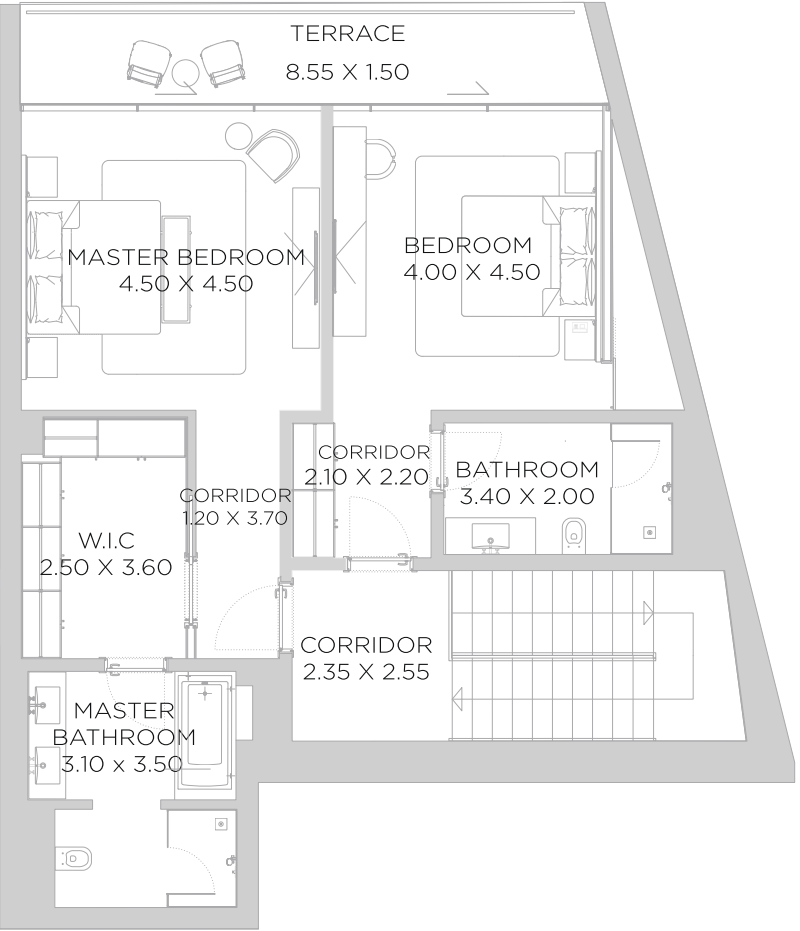
SUITE AREA	4424	SQ.FT	411.03	SQ.M.
BALCONY AREA	739	SQ.FT	68.64	SQ.M.
TOTAL AREA	5163	SQ.FT	479.67	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

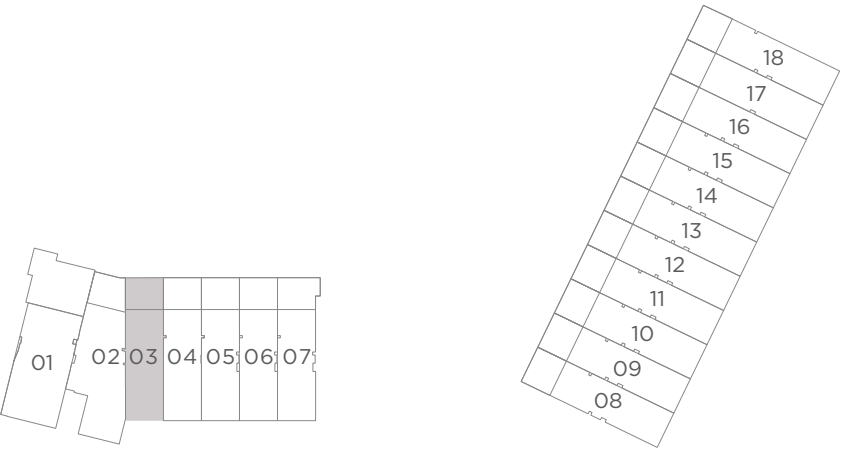
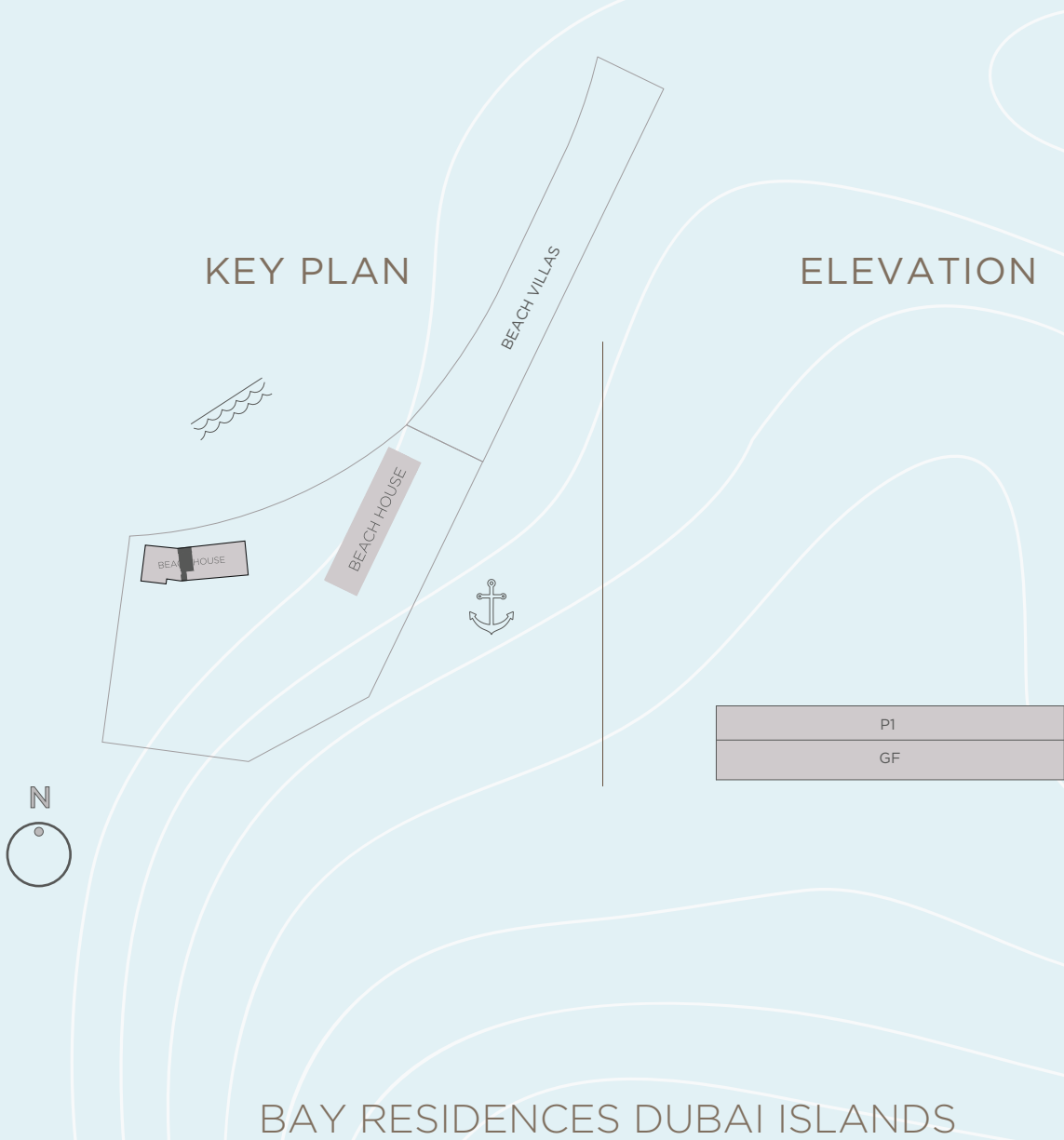
DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

# BEACH HOUSES

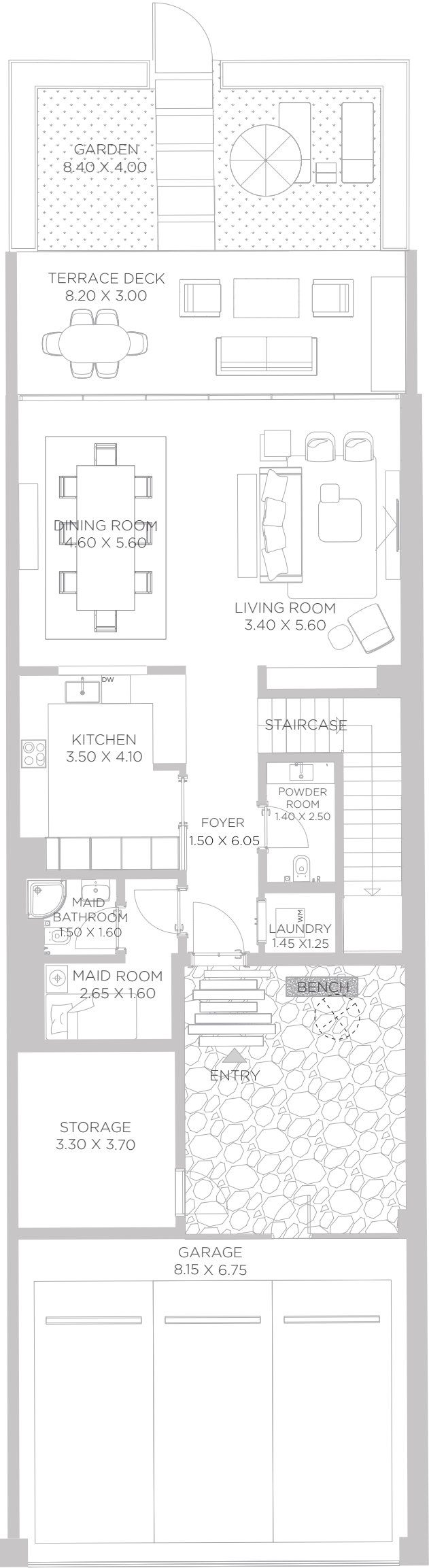
2 BEDROOM

LEVEL G      UNIT 03

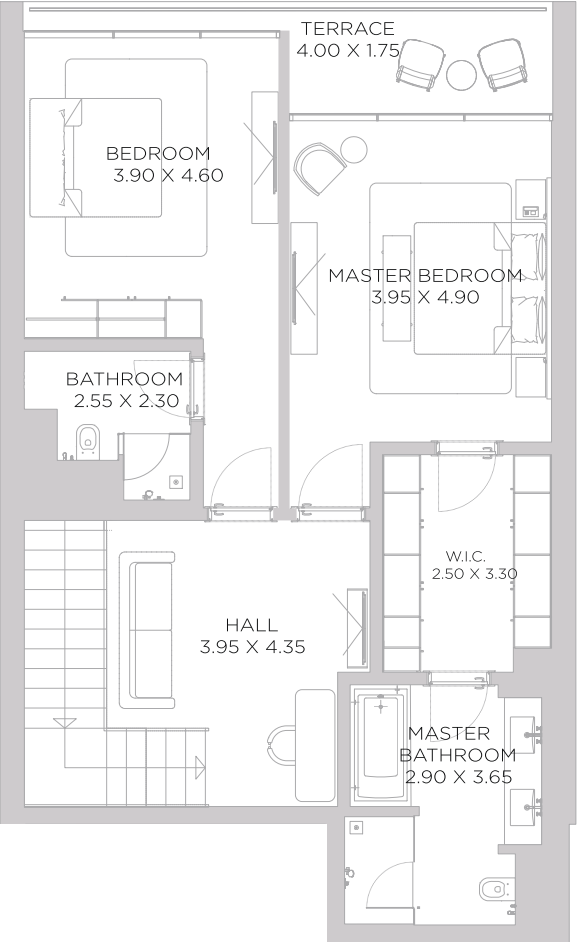
SUITE AREA	3284	SQ.FT	305.09	SQ.M.
BALCONY AREA	729	SQ.FT	67.71	SQ.M.
TOTAL AREA	4013	SQ.FT	372.80	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

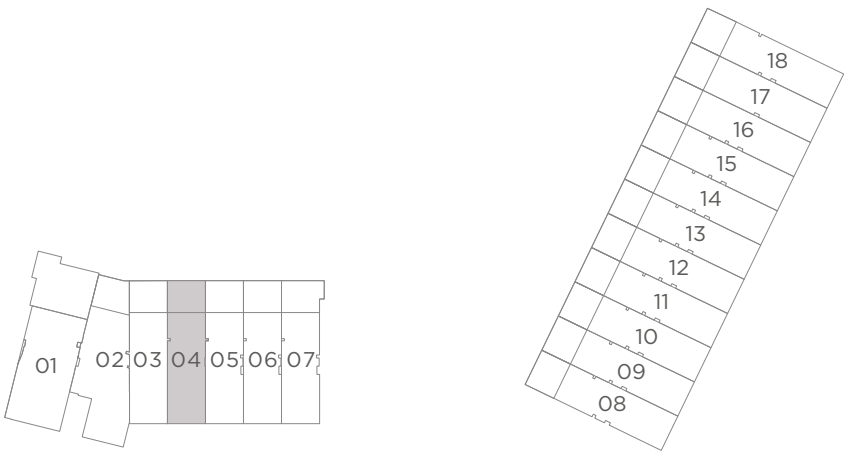
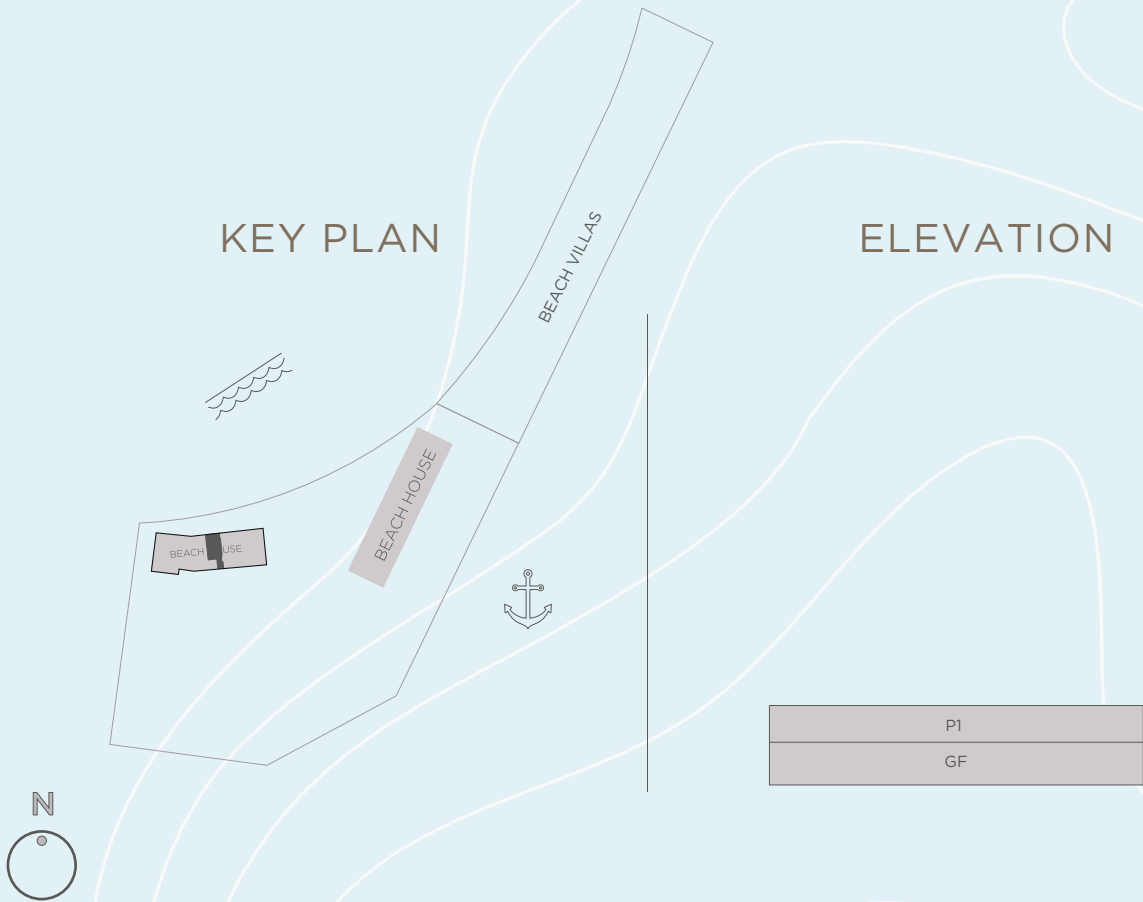


# BEACH HOUSES

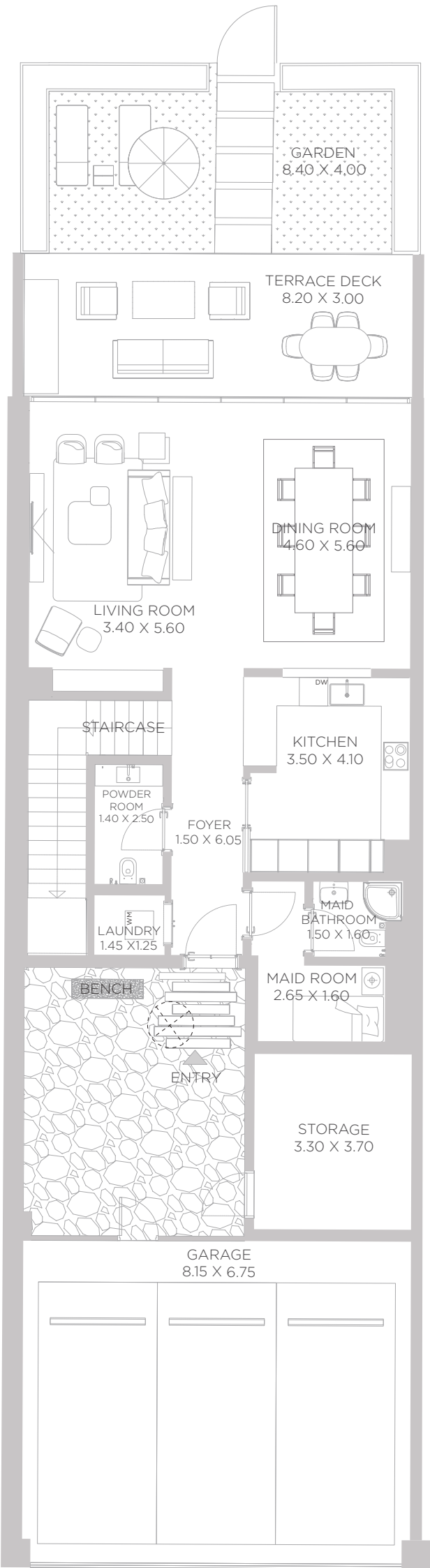
2 BEDROOM

LEVEL G      UNIT 04

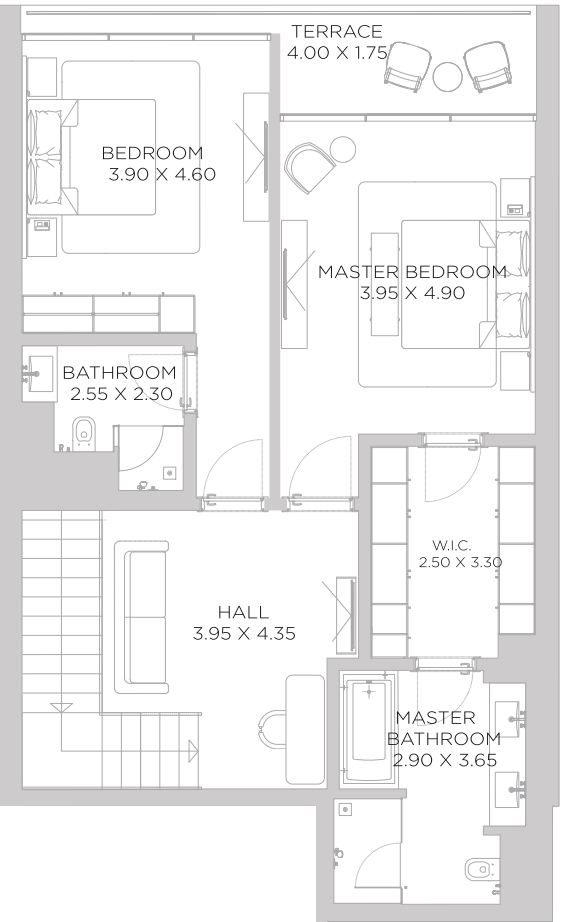
SUITE AREA	3284	SQ.FT	305.08	SQ.M.
BALCONY AREA	731	SQ.FT	67.89	SQ.M.
TOTAL AREA	4015	SQ.FT	372.97	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

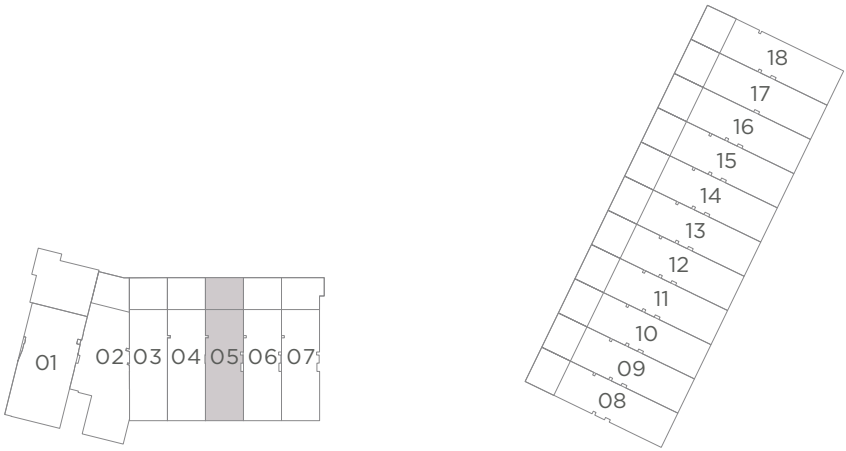
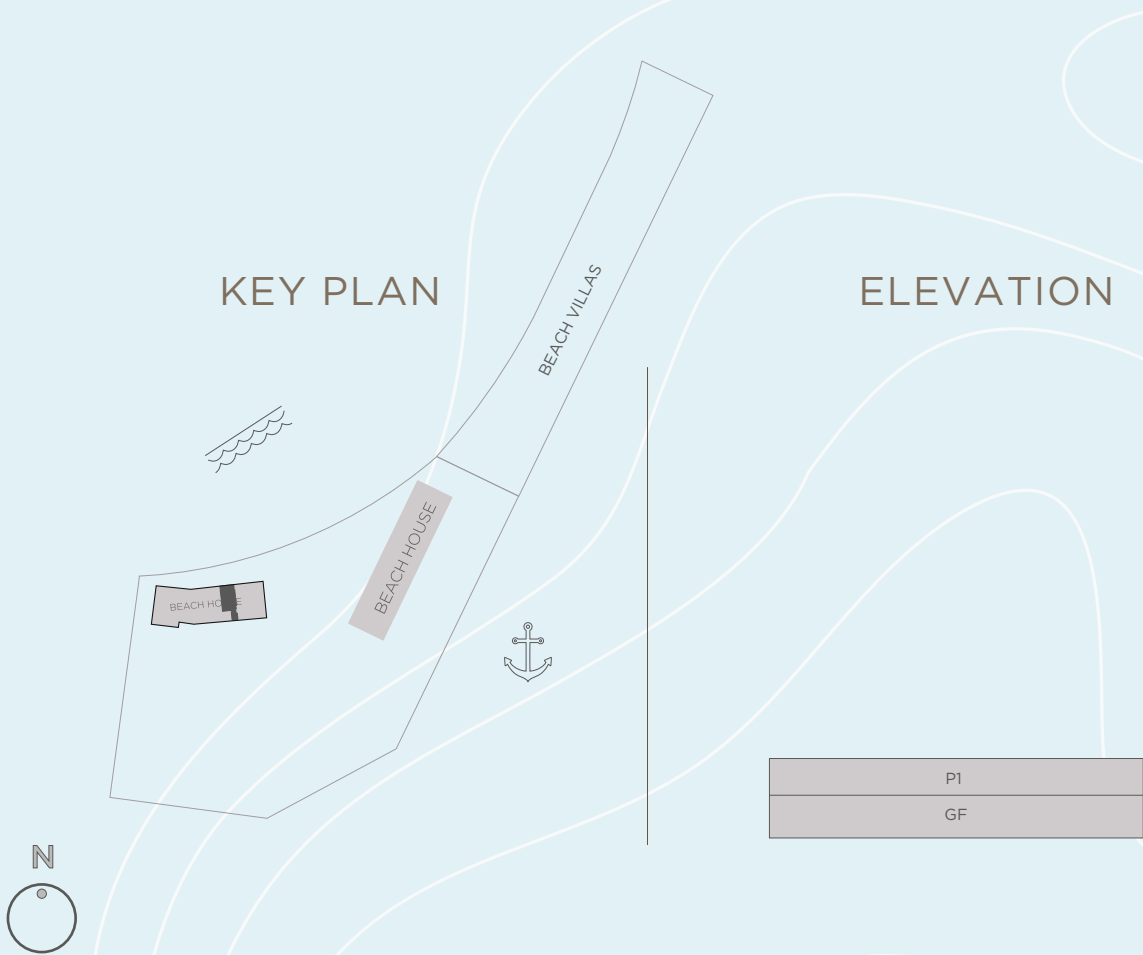


# BEACH HOUSES

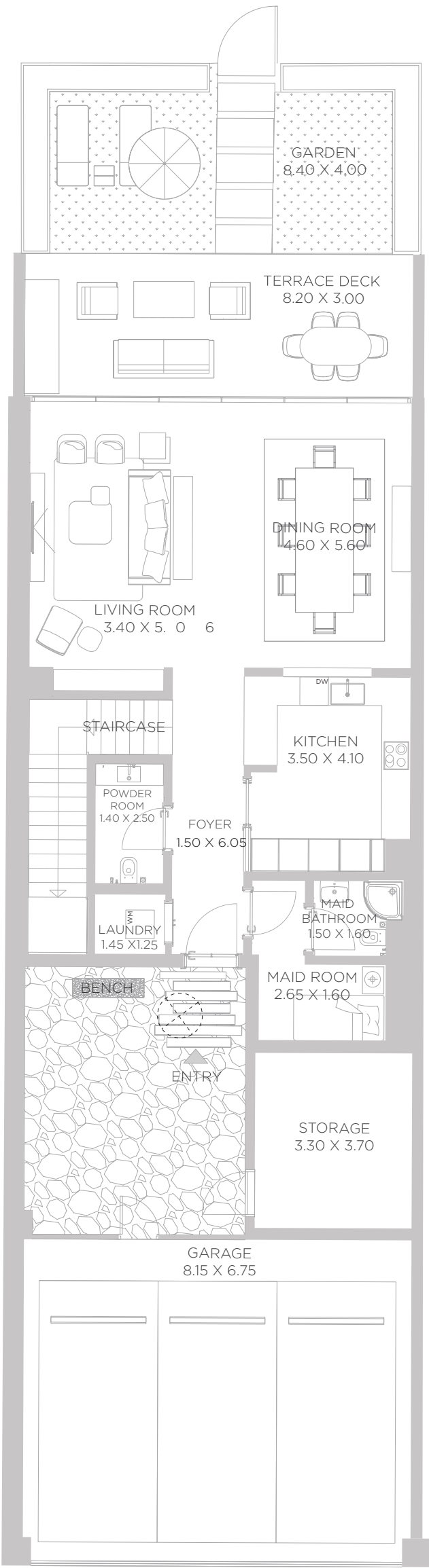
2 BEDROOM

LEVEL G      UNIT 05

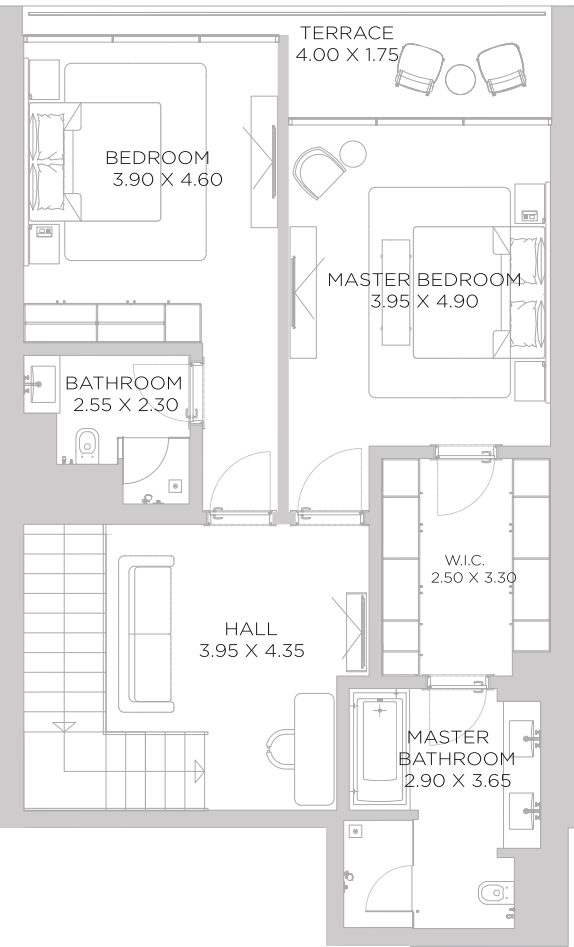
SUITE AREA	3286	SQ.FT	305.30	SQ.M.
BALCONY AREA	731	SQ.FT	67.88	SQ.M.
TOTAL AREA	4017	SQ.FT	373.18	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

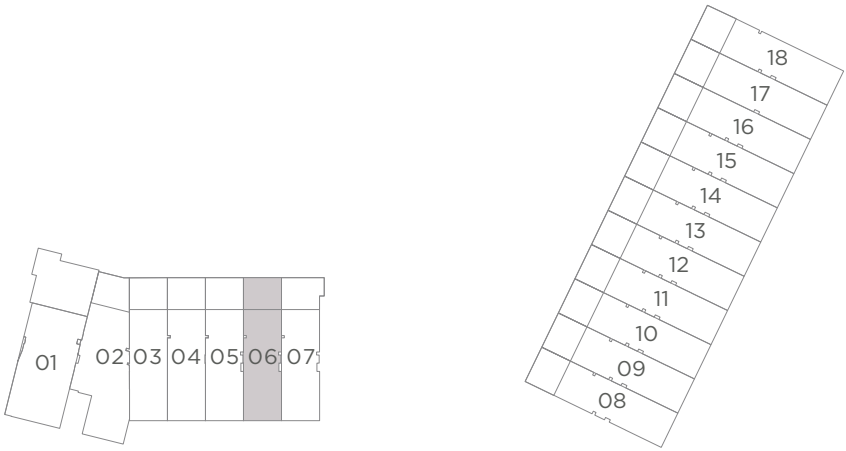
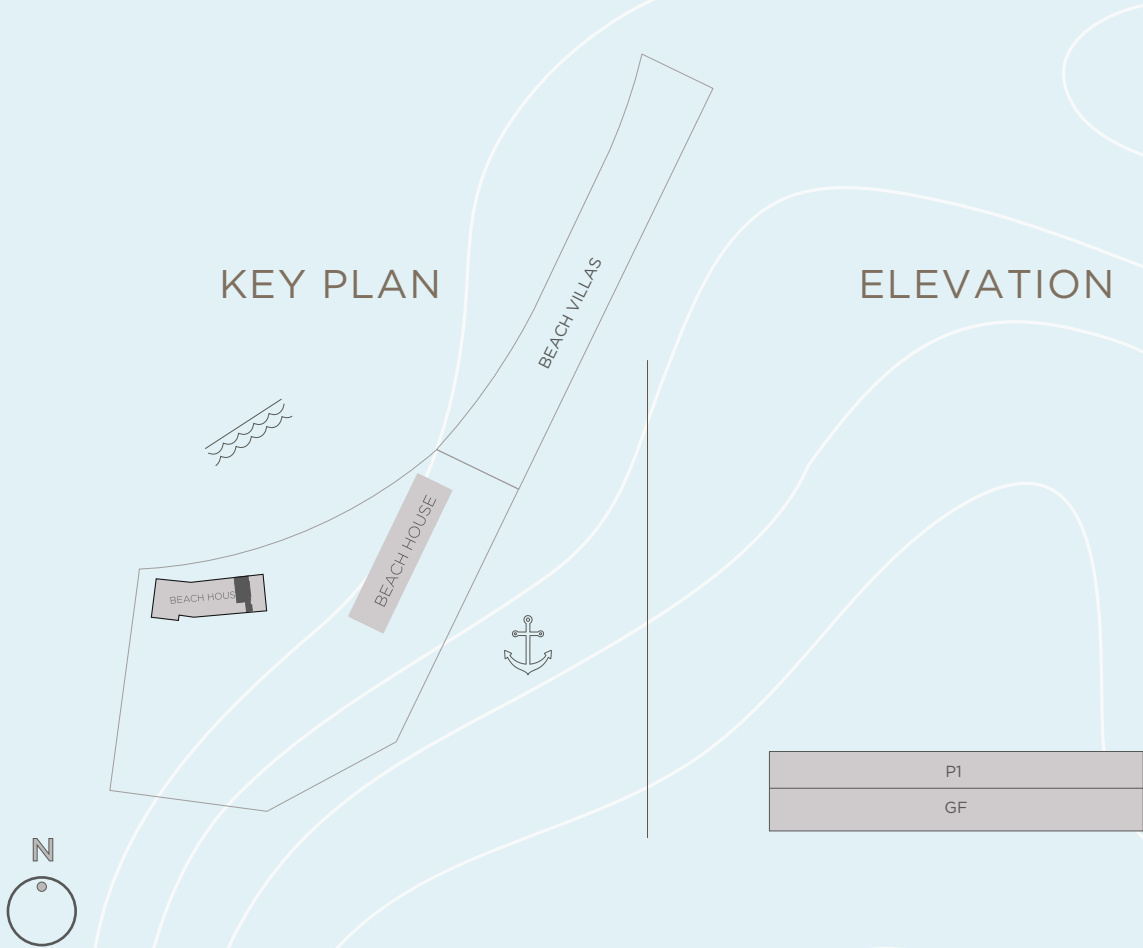
DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



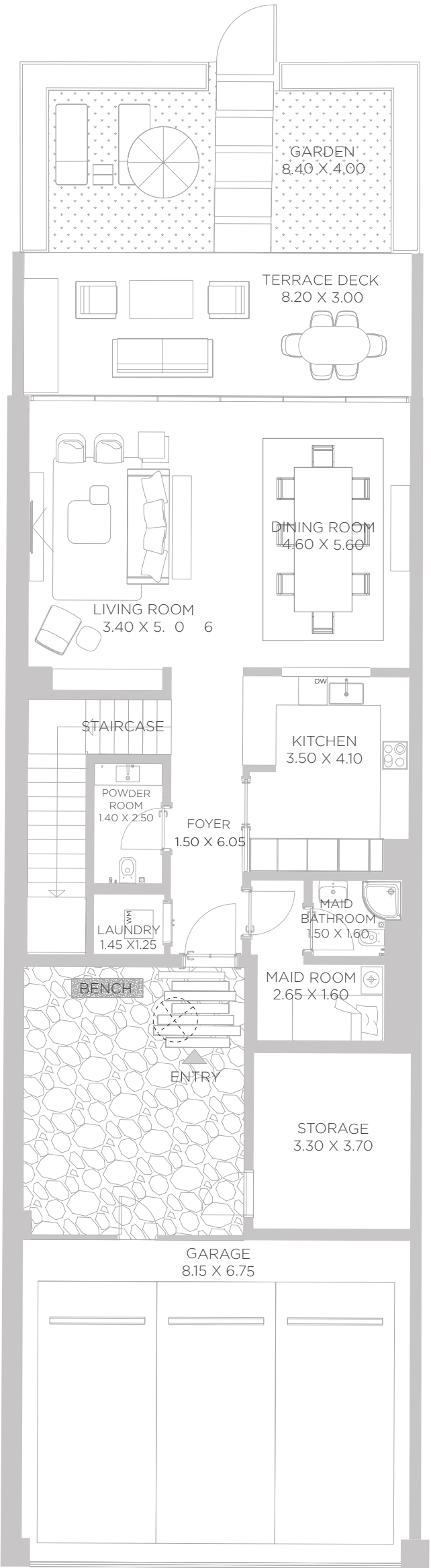
BEACH HOUSES

2 BEDROOM  
LEVEL G      UNIT 06

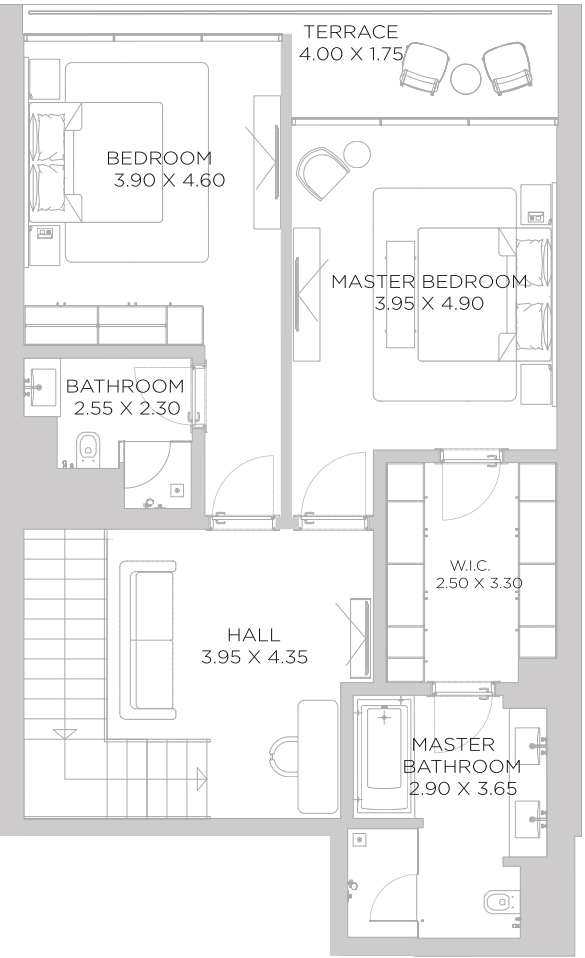
SUITE AREA	3287	SQ.FT	305.37	SQ.M.
BALCONY AREA	731	SQ.FT	67.90	SQ.M.
TOTAL AREA	4018	SQ.FT	373.27	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR

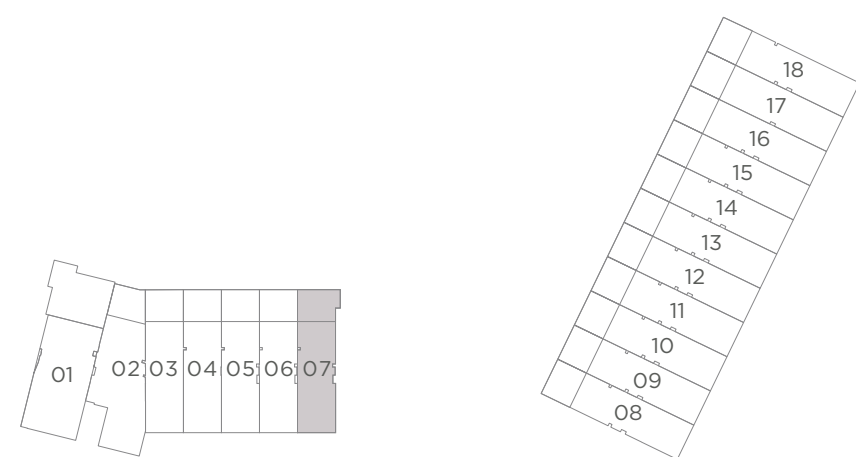


PODIUM 1

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



SUITE AREA	3289	SQ.FT	305.52	SQ.M.
BALCONY AREA	776	SQ.FT	72.11	SQ.M.
TOTAL AREA	4065	SQ.FT	377.63	SQ.M.



A detailed floor plan of a house, oriented vertically. The plan includes the following rooms and features:

- GARDEN:** 9.40 X 4.00, located at the top right, featuring a circular patio area and a rectangular table with chairs.
- TERRACE DECK:** 8.20 X 3.00, located below the garden, featuring a rectangular table with chairs and a circular table with chairs.
- LIVING ROOM:** 3.40 X 5.60, located in the middle left, featuring a sofa, armchairs, and a coffee table.
- DINING ROOM:** 4.60 X 5.60, located in the middle right, featuring a large rectangular table and chairs.
- KITCHEN:** 3.50 X 4.10, located in the upper right, featuring a sink, stove, and refrigerator.
- MAID BATHROOM:** 1.50 X 1.60, located in the lower right, featuring a toilet, sink, and bathtub.
- MAID ROOM:** 2.65 X 1.60, located below the maid bathroom, featuring a bed and a wardrobe.
- STAIRCASE:** Located on the left side, connecting the living room to the powder room and laundry.
- POWDER ROOM:** 1.40 X 2.50, located below the staircase, featuring a toilet and a sink.
- LAUNDRY:** 1.45 X 1.25, located below the powder room, featuring a washing machine and a dryer.
- FOYER:** 1.50 X 6.05, located in the center, featuring a bench and a coat closet.
- ENTRY:** Located at the bottom center, featuring a bench and a coat closet.
- STORAGE:** 3.30 X 3.70, located in the lower right, featuring a large storage area.
- GARAGE:** 8.15 X 6.75, located at the bottom, featuring a large open space for a vehicle.

The floor plan for the second floor includes the following rooms and features:

- BEDROOM**: 3.90 X 4.60, located at the top left, featuring a bed, a desk, and a chair.
- BATHROOM**: 2.55 X 2.30, located below the bedroom, containing a bathtub, toilet, and sink.
- HALL**: 3.95 X 4.35, centrally located, featuring a staircase and a long bench.
- MASTER BEDROOM**: 3.95 X 4.90, located at the top right, containing a large bed, a desk, and a chair.
- MASTER BATHROOM**: 2.90 X 3.65, located at the bottom right, featuring a bathtub, toilet, and sink.
- W.I.C.**: 2.50 X 3.30, located between the master bedroom and master bathroom.
- TERRACE**: 4.00 X 1.75, located at the top right, featuring a table and two chairs.

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

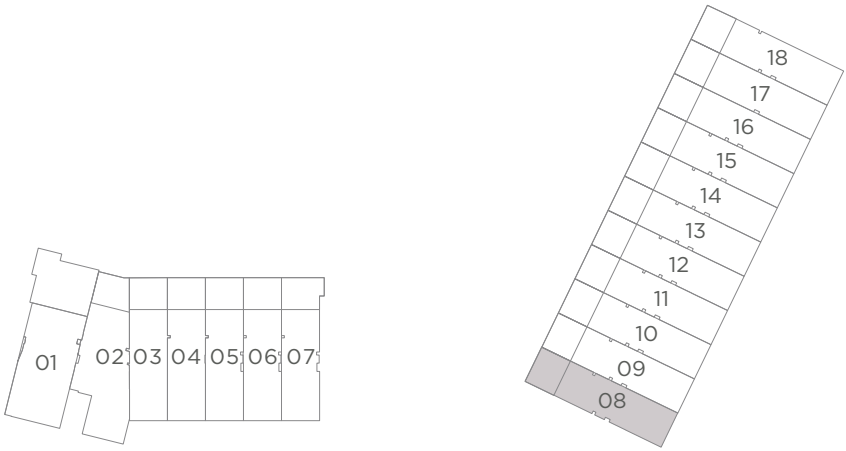
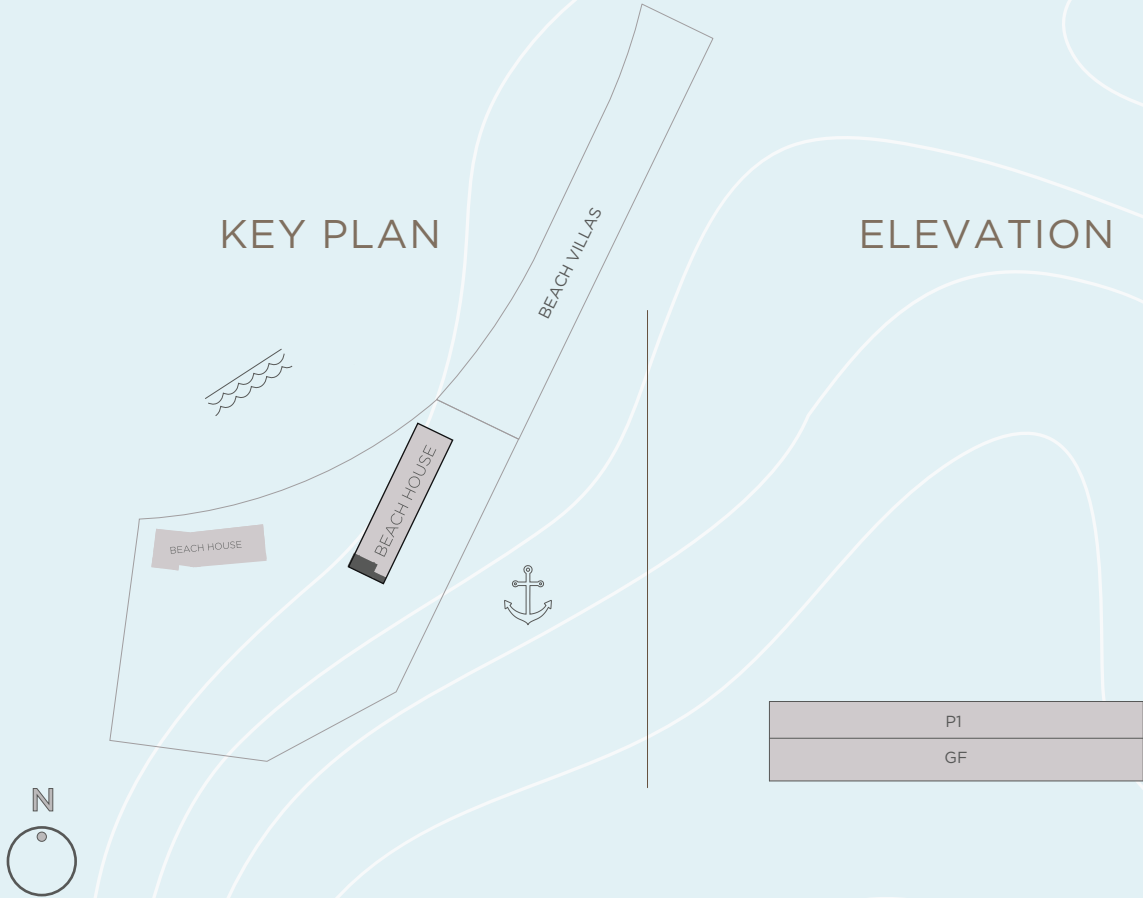


# BEACH HOUSES

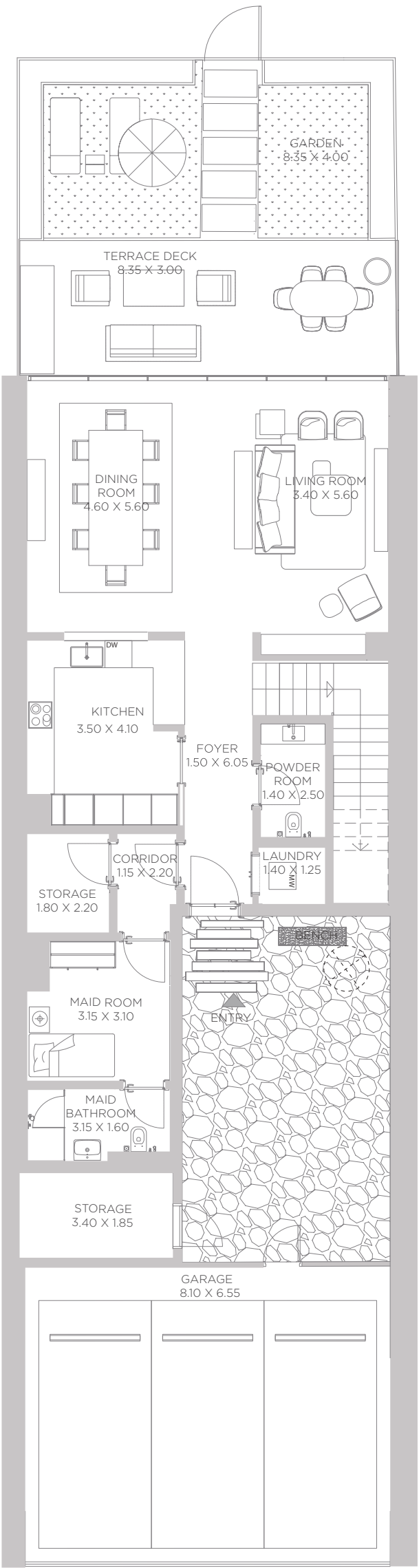
2 BEDROOM

LEVEL G      UNIT 08

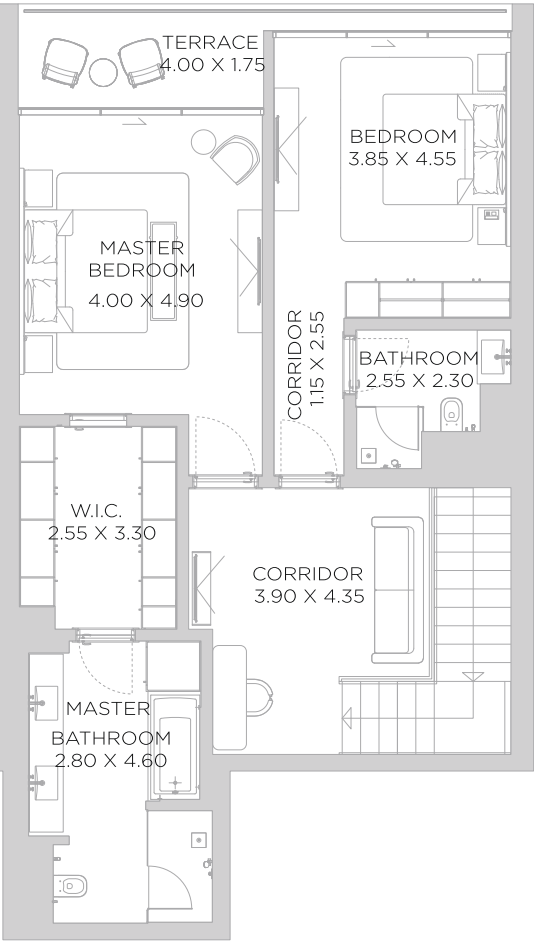
SUITE AREA	3497	SQ.FT	324.89	SQ.M.
BALCONY AREA	726	SQ.FT	67.43	SQ.M.
TOTAL AREA	4223	SQ.FT	392.32	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

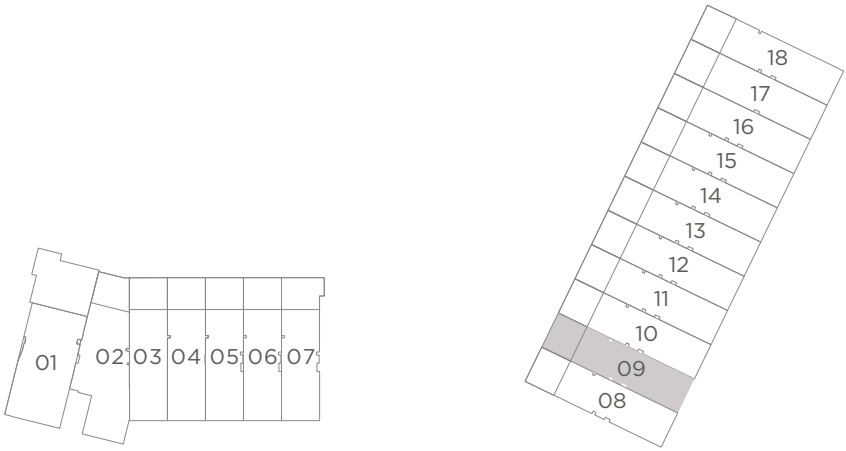
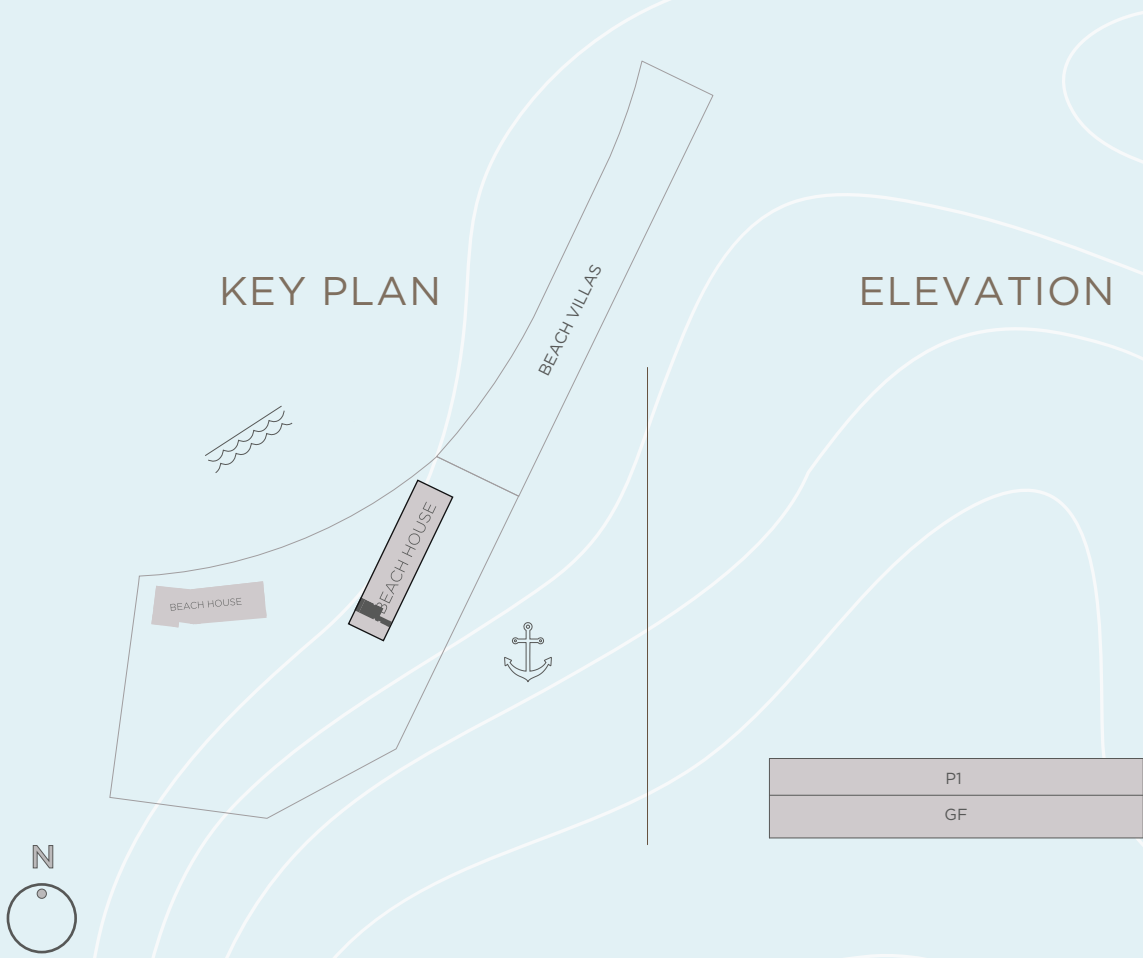
# BEACH HOUSES

## 2 BEDROOM

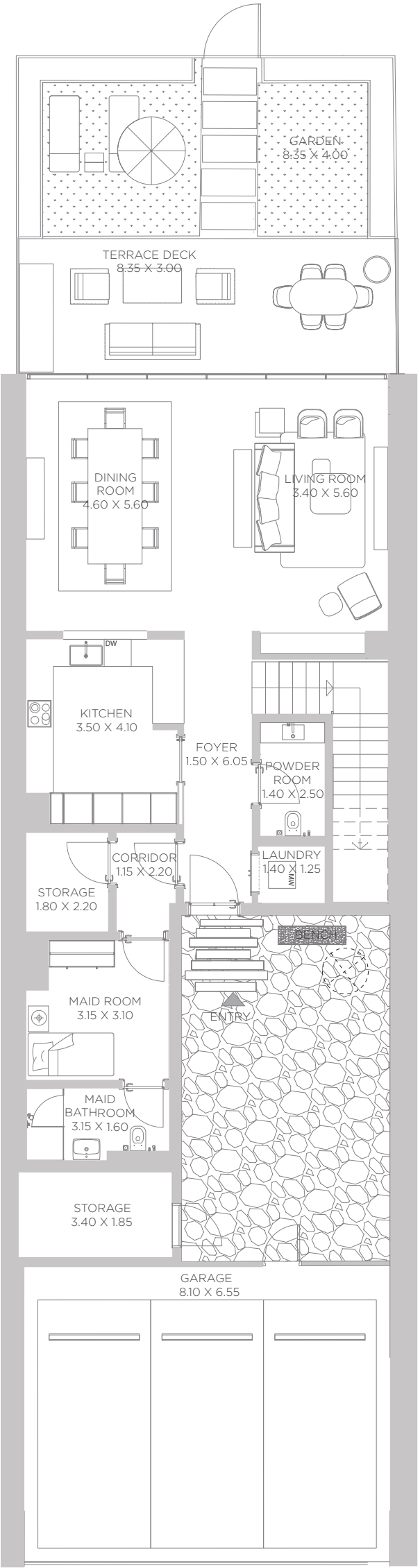
LEVEL G

UNIT 09

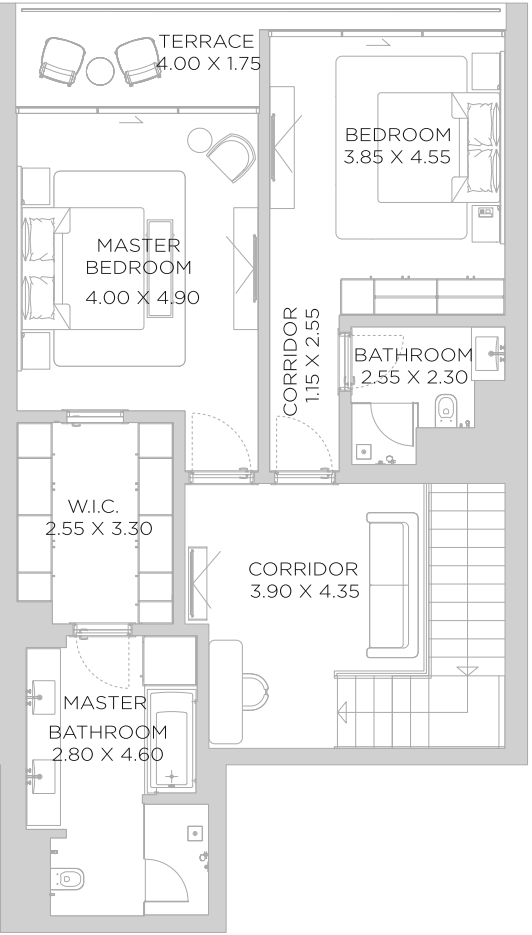
SUITE AREA	3496	SQ.FT	324.76	SQ.M.
BALCONY AREA	724	SQ.FT	67.25	SQ.M.
TOTAL AREA	4220	SQ.FT	392.01	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

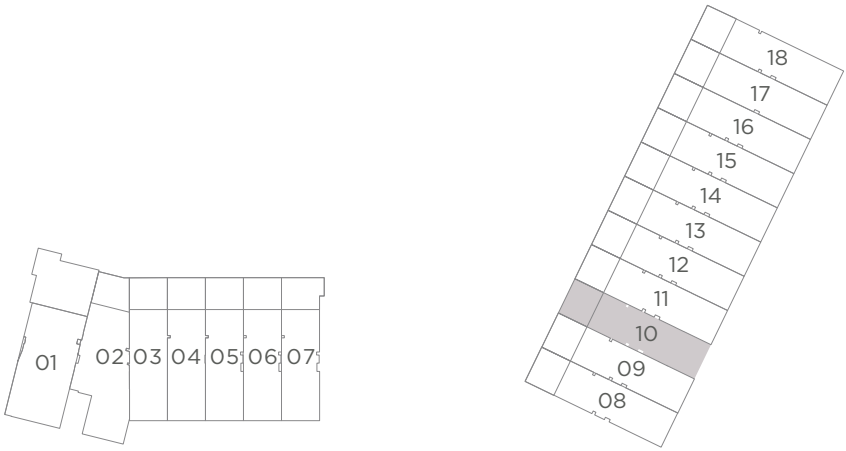
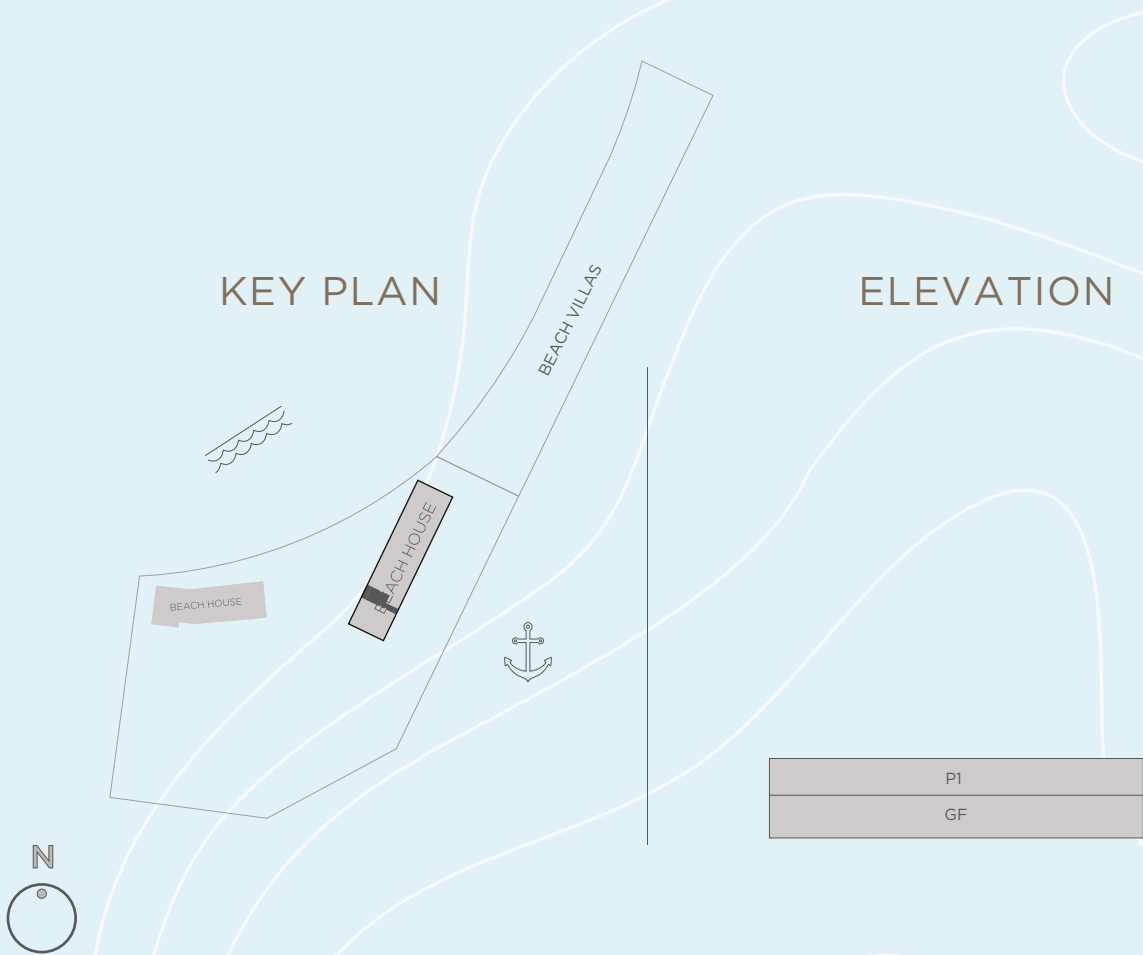


# BEACH HOUSES

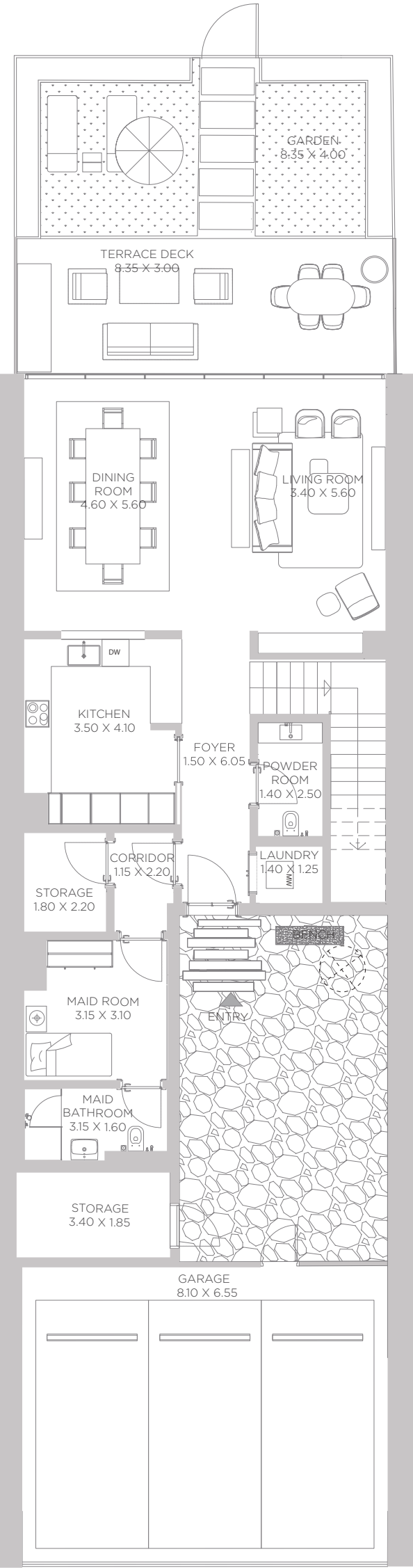
2 BEDROOM

LEVEL G      UNIT 10

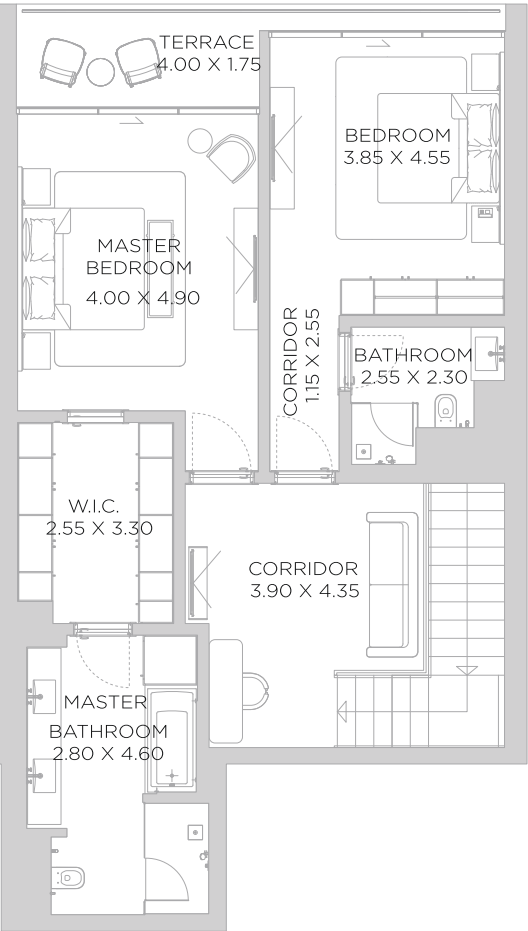
SUITE AREA	3496	SQ.FT	324.79	SQ.M.
BALCONY AREA	724	SQ.FT	67.23	SQ.M.
TOTAL AREA	4220	SQ.FT	392.02	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



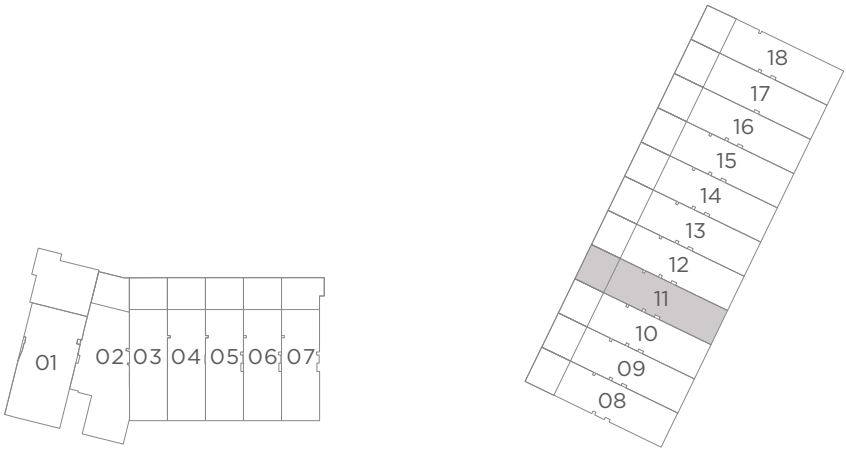
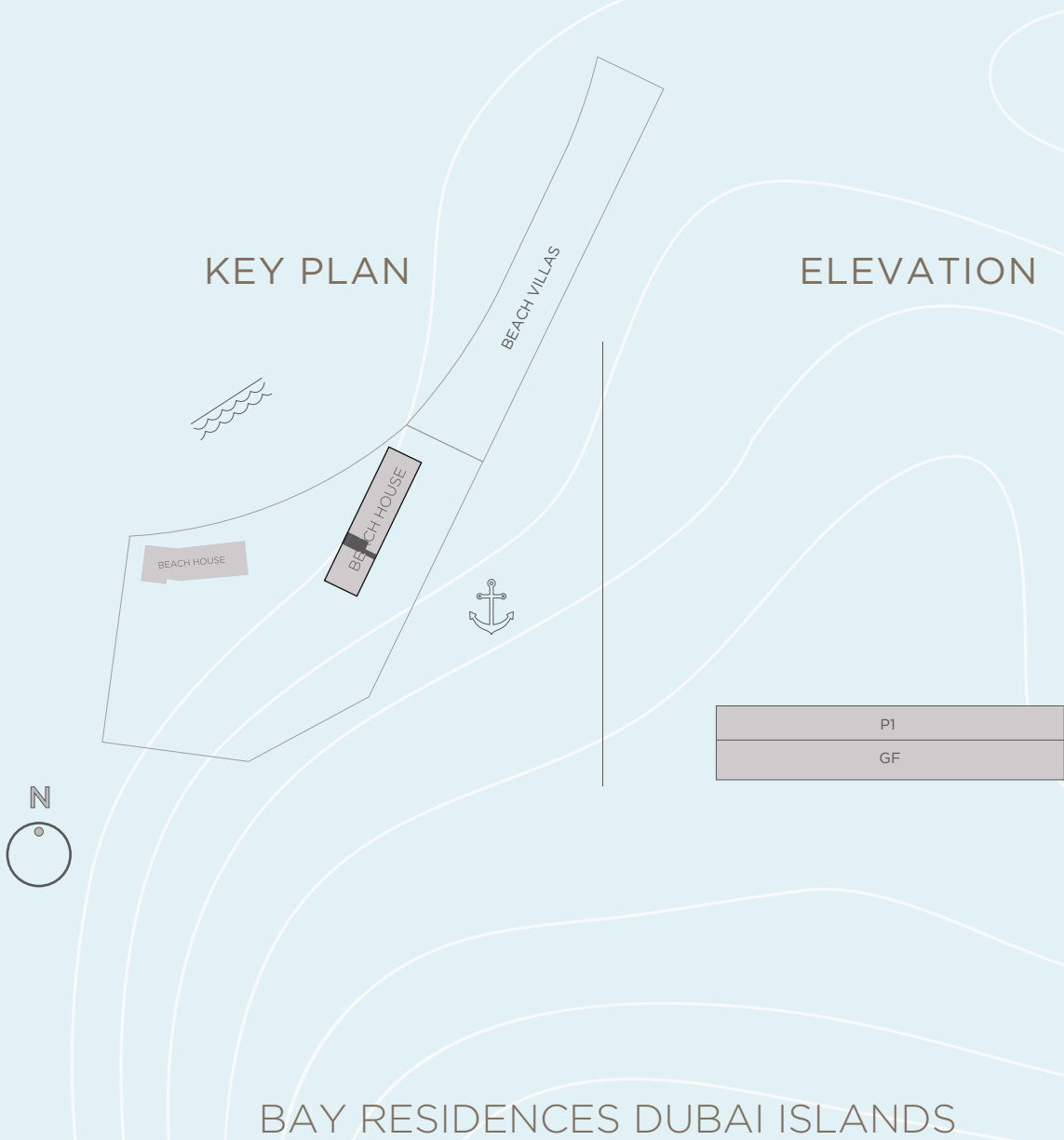
PODIUM 1

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

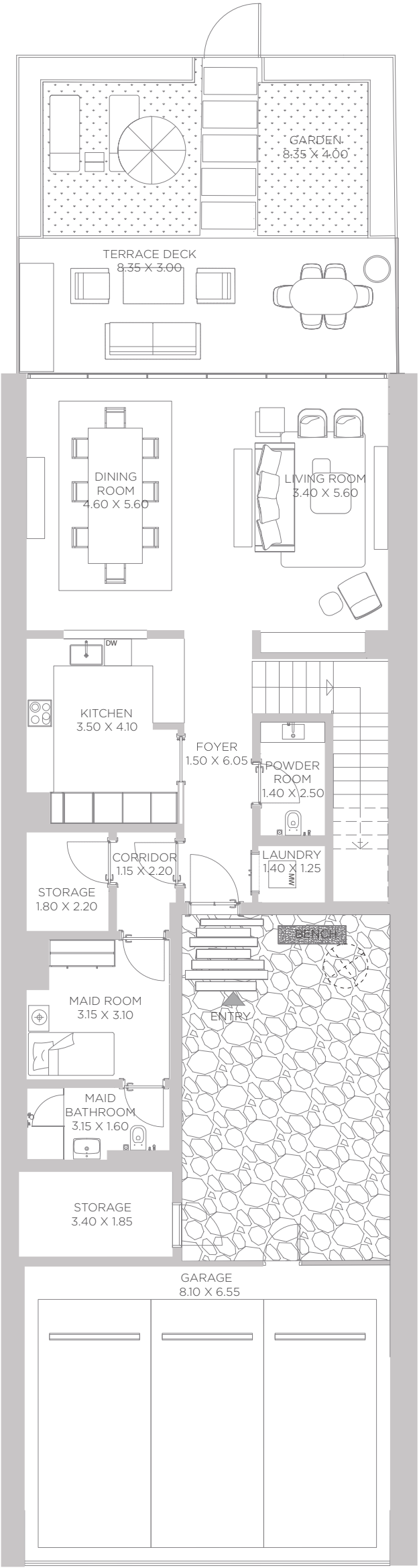
# BEACH HOUSES

2 BEDROOM  
LEVEL G      UNIT 11

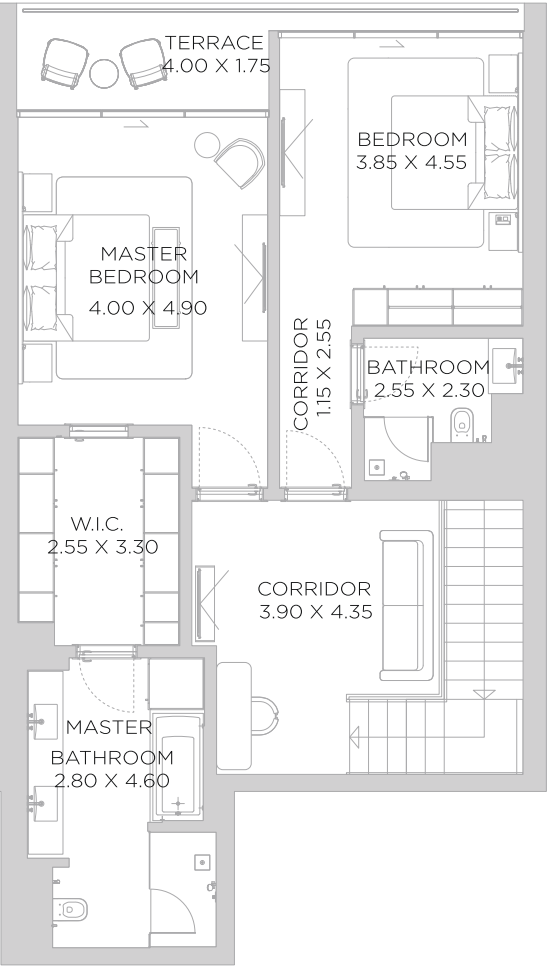
SUITE AREA	3496	SQ.FT	324.78	SQ.M.
BALCONY AREA	724	SQ.FT	67.26	SQ.M.
TOTAL AREA	4220	SQ.FT	392.04	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

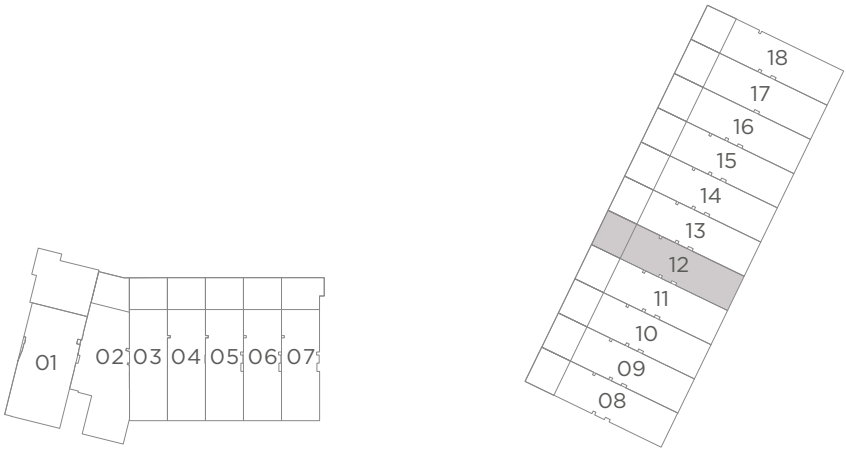
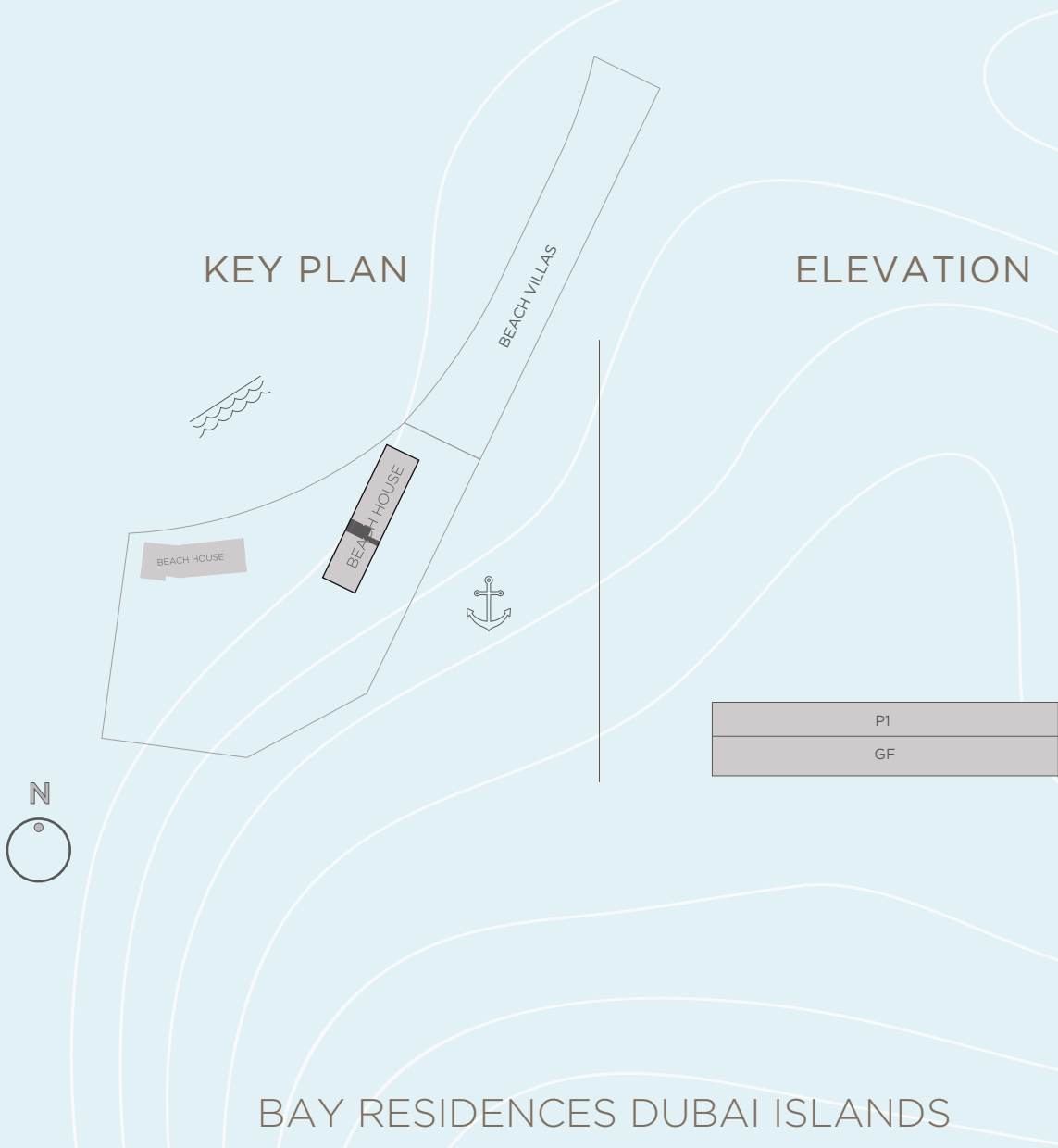
DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



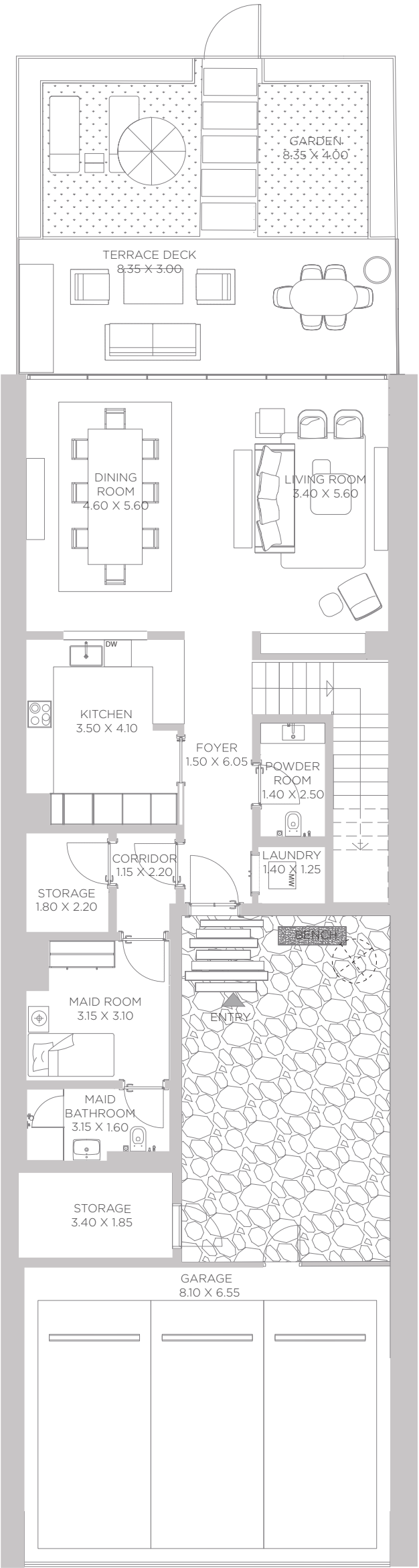
# BEACH HOUSES

2 BEDROOM  
LEVEL G                  UNIT 12

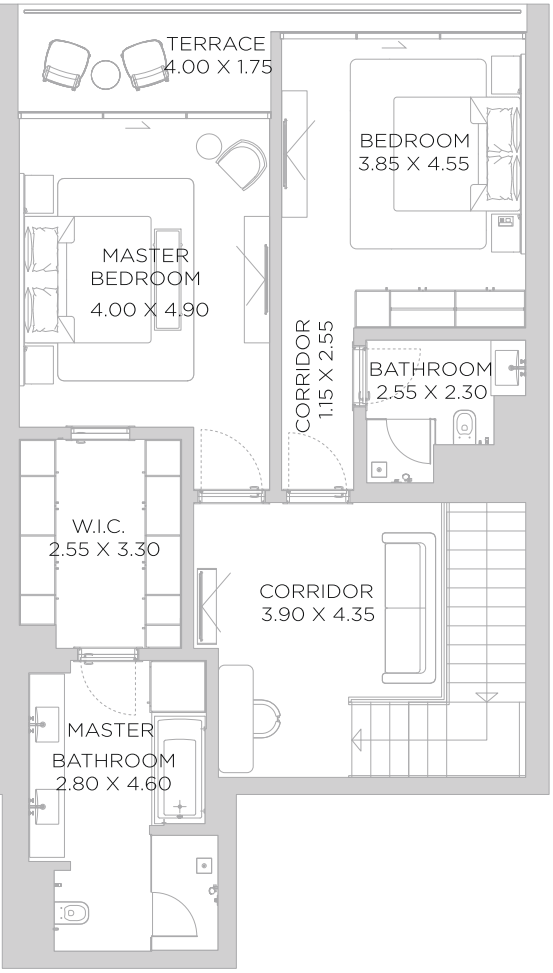
SUITE AREA	3496	SQ.FT	324.78	SQ.M.
BALCONY AREA	725	SQ.FT	67.32	SQ.M.
TOTAL AREA	4221	SQ.FT	392.10	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

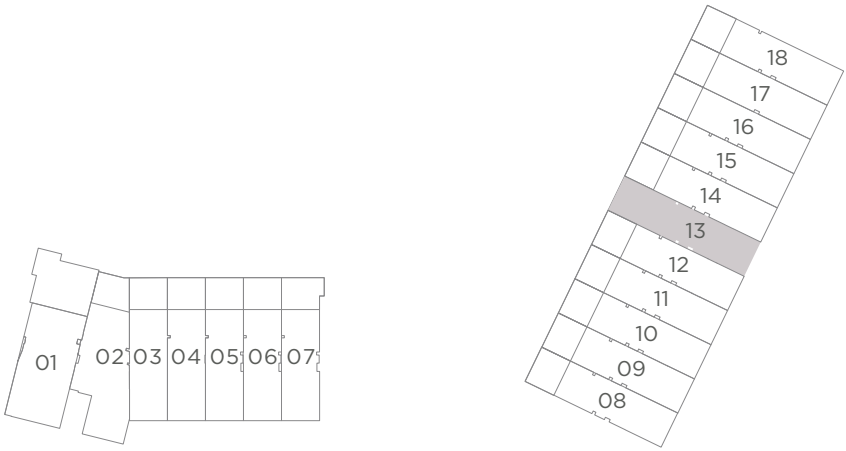
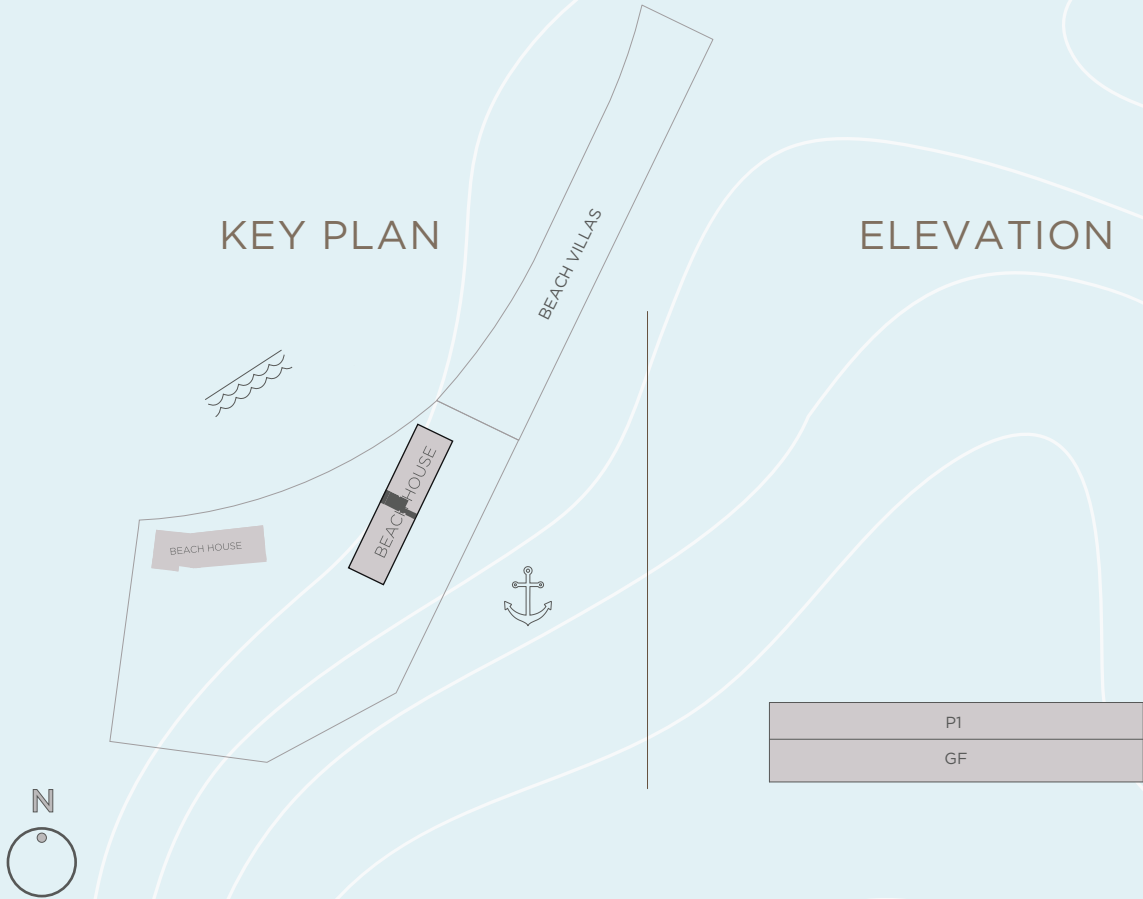
DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

# BEACH HOUSES

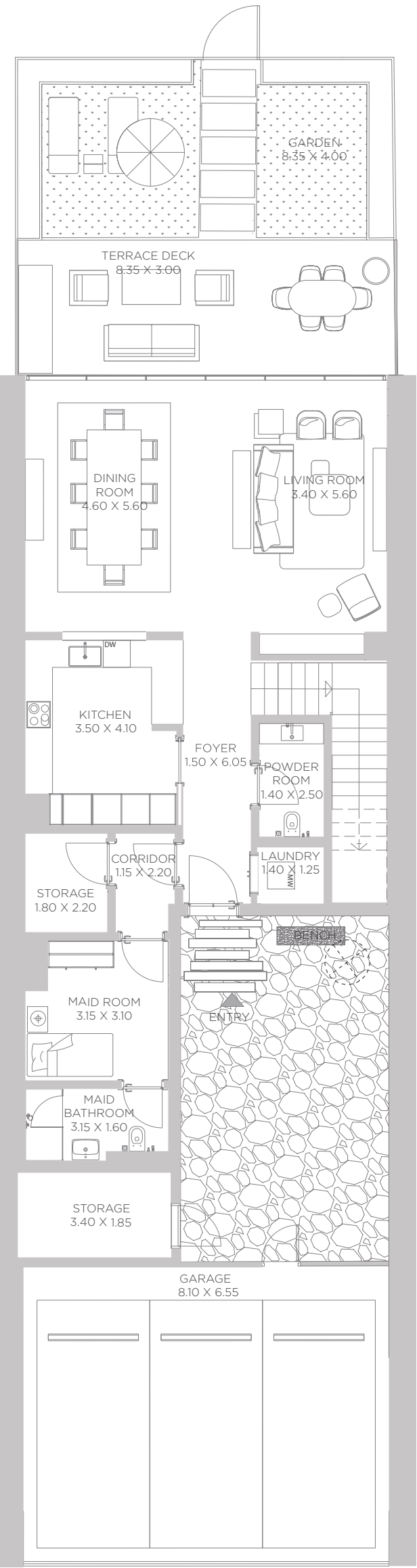
2 BEDROOM

LEVEL G      UNIT 13

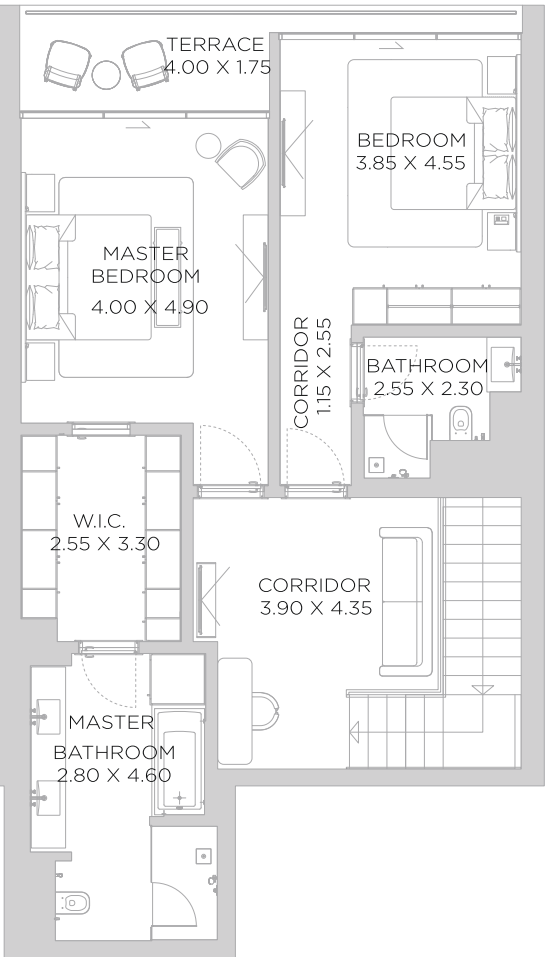
SUITE AREA	3496	SQ.FT	324.78	SQ.M.
BALCONY AREA	725	SQ.FT	67.34	SQ.M.
TOTAL AREA	4221	SQ.FT	392.12	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

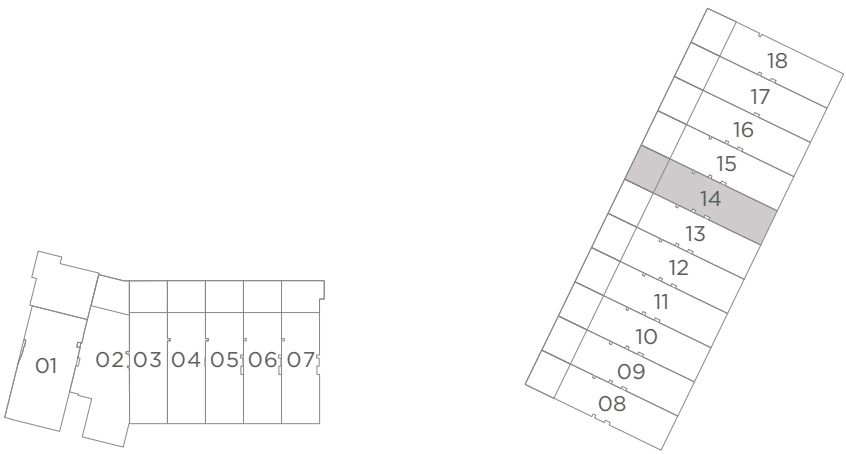
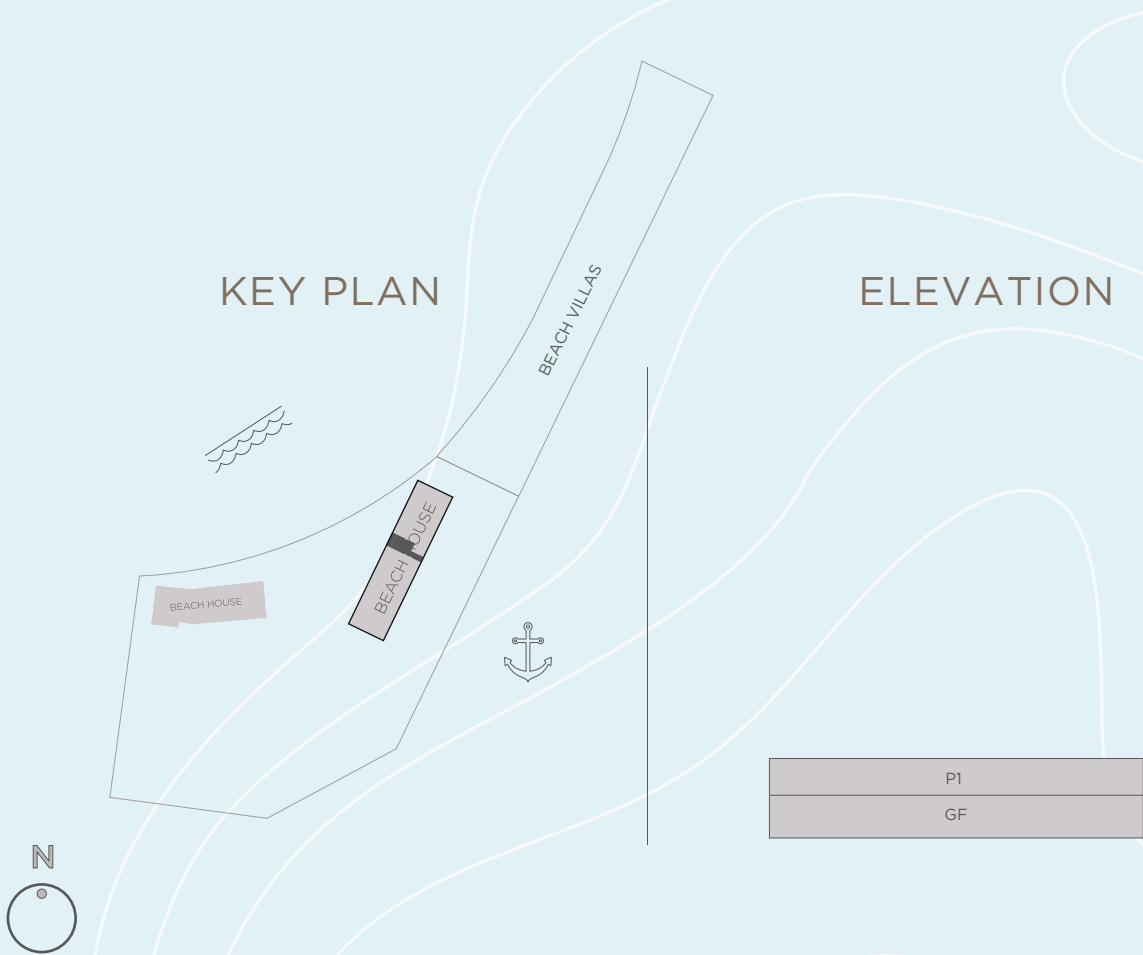
DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



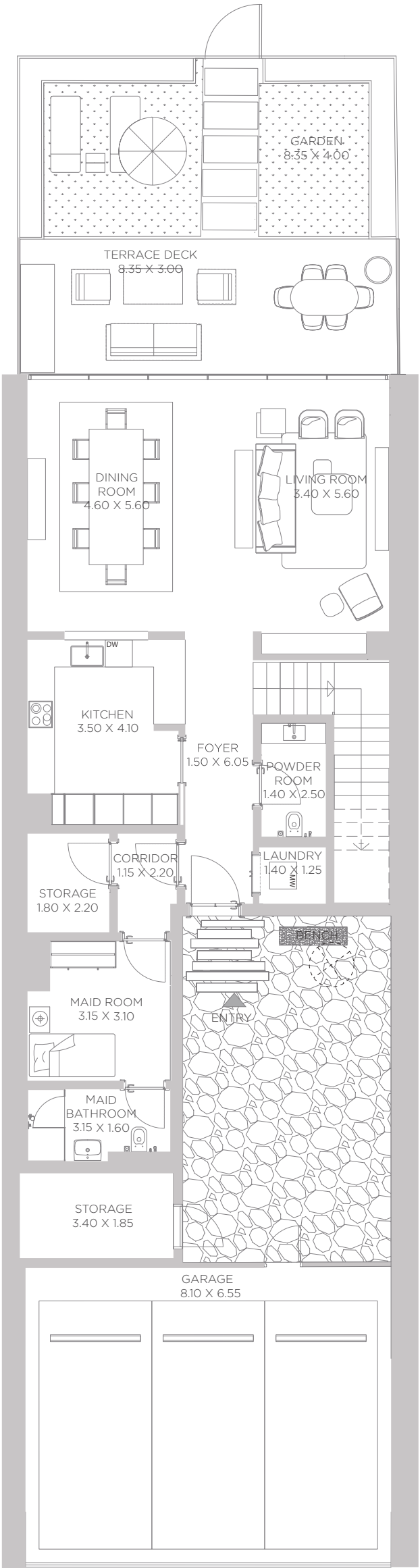
# BEACH HOUSES

2 BEDROOM  
LEVEL G      UNIT 14

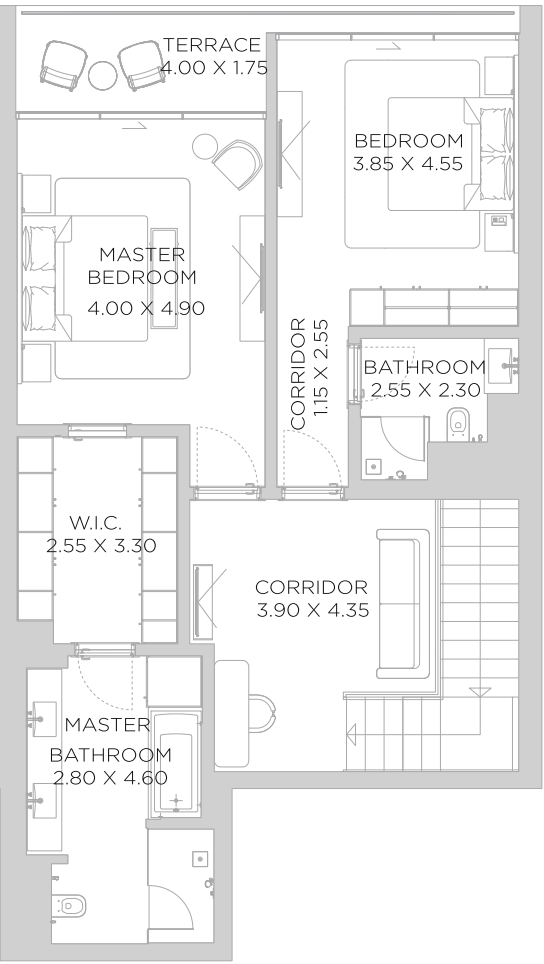
SUITE AREA	3496	SQ.FT	324.79	SQ.M.
BALCONY AREA	723	SQ.FT	67.13	SQ.M.
TOTAL AREA	4219	SQ.FT	391.92	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

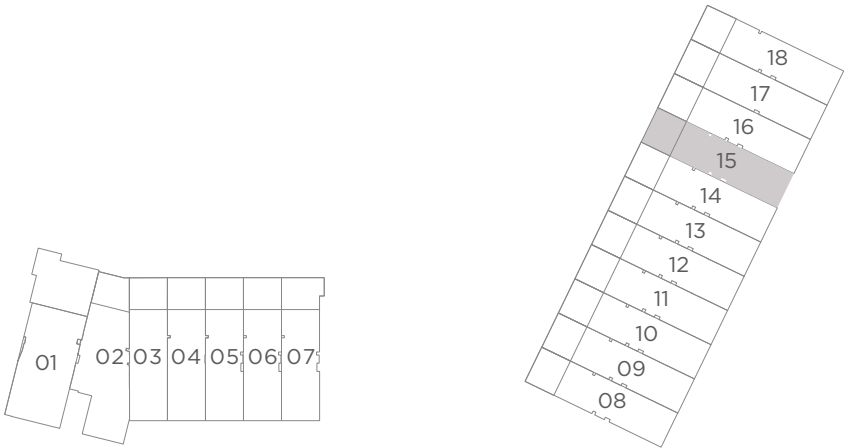
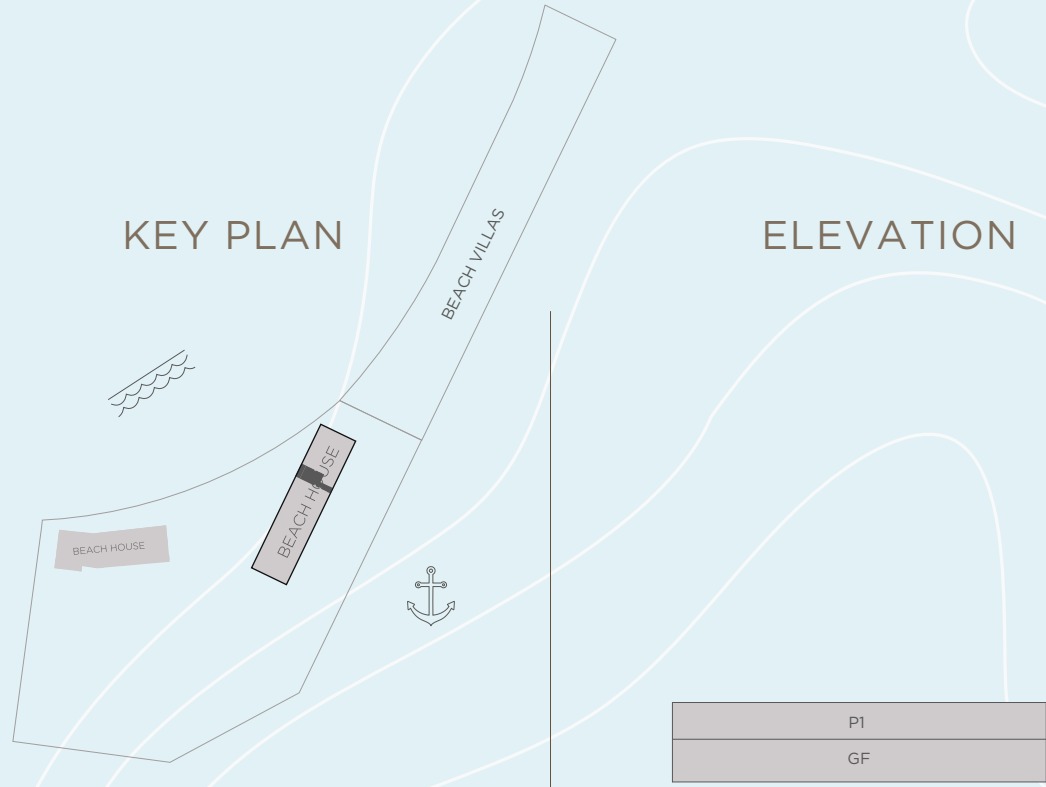
# BEACH HOUSES

## 2 BEDROOM

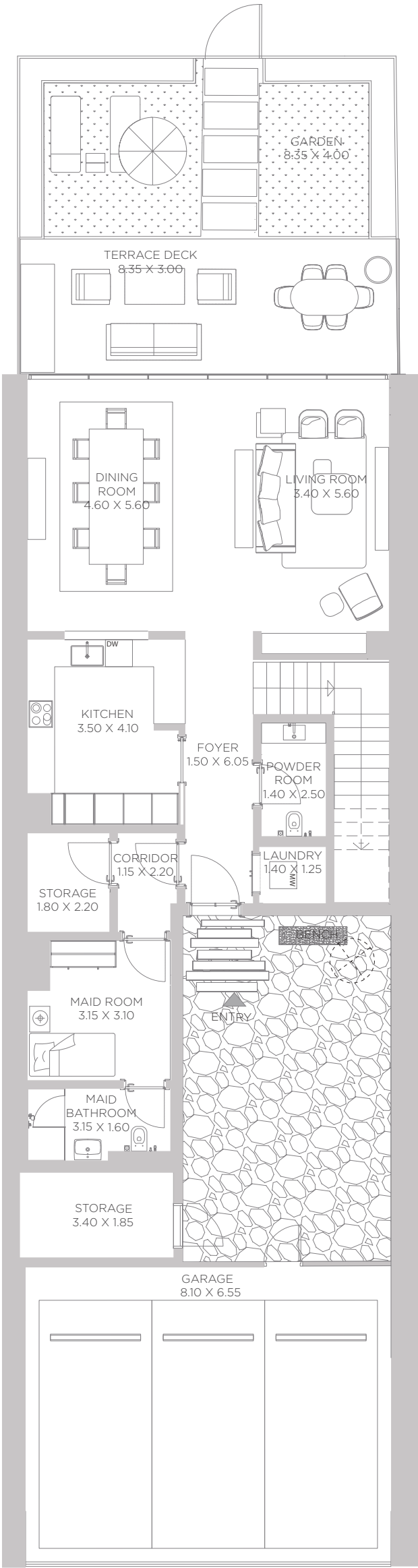
LEVEL G

UNIT 15

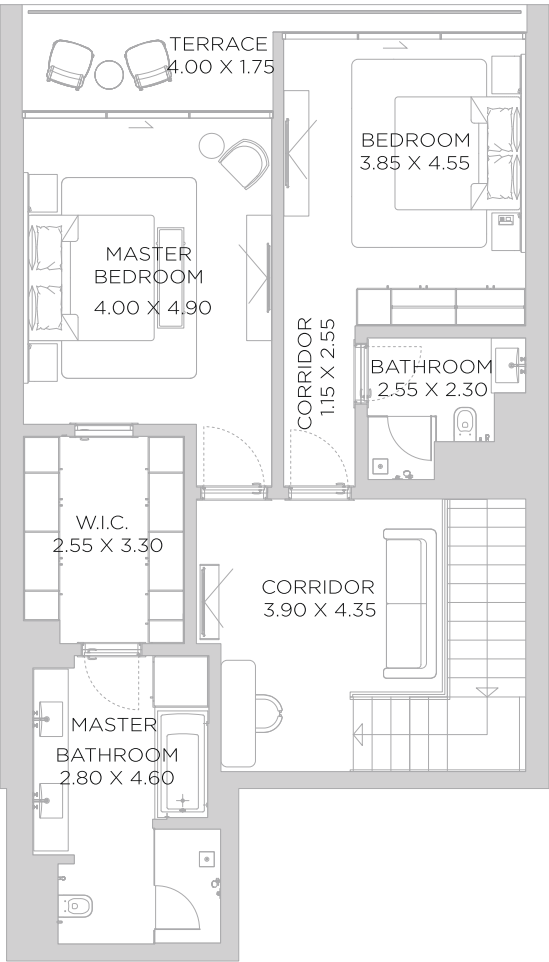
SUITE AREA	3496	SQ.FT	324.78	SQ.M.
BALCONY AREA	726	SQ.FT	67.50	SQ.M.
TOTAL AREA	4222	SQ.FT	392.28	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

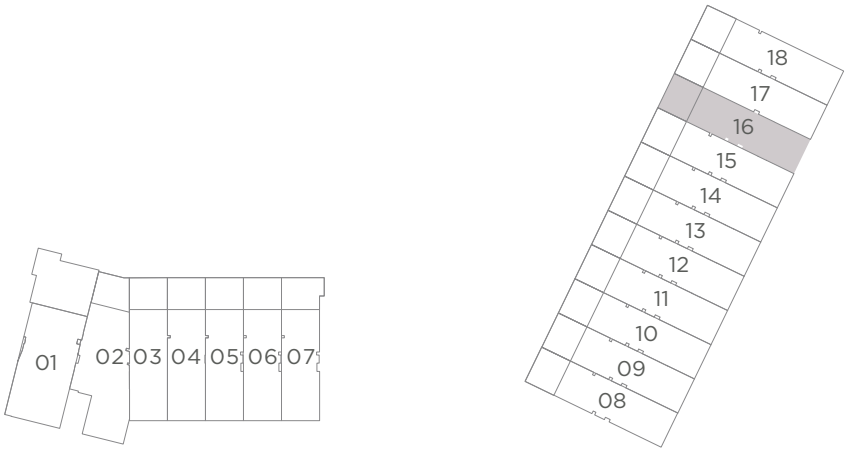
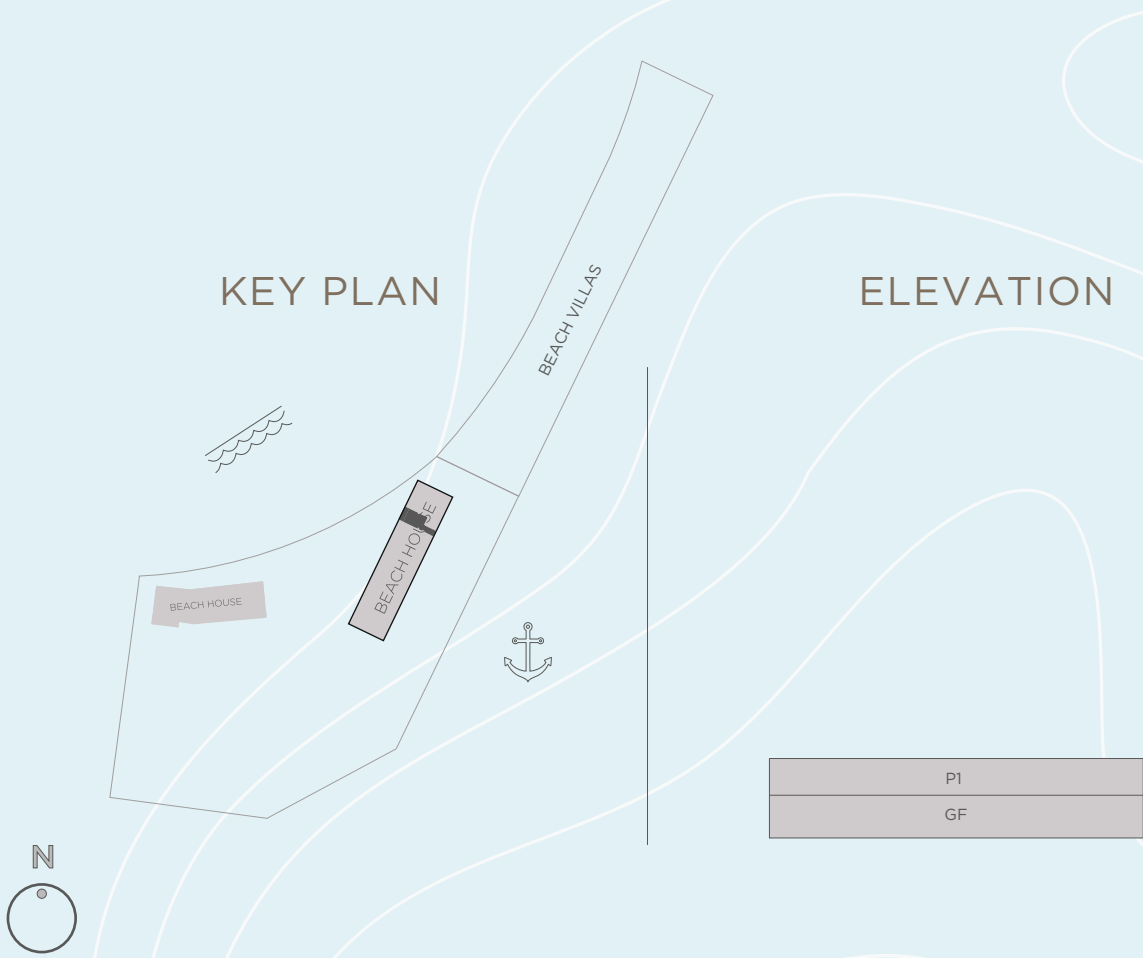
DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



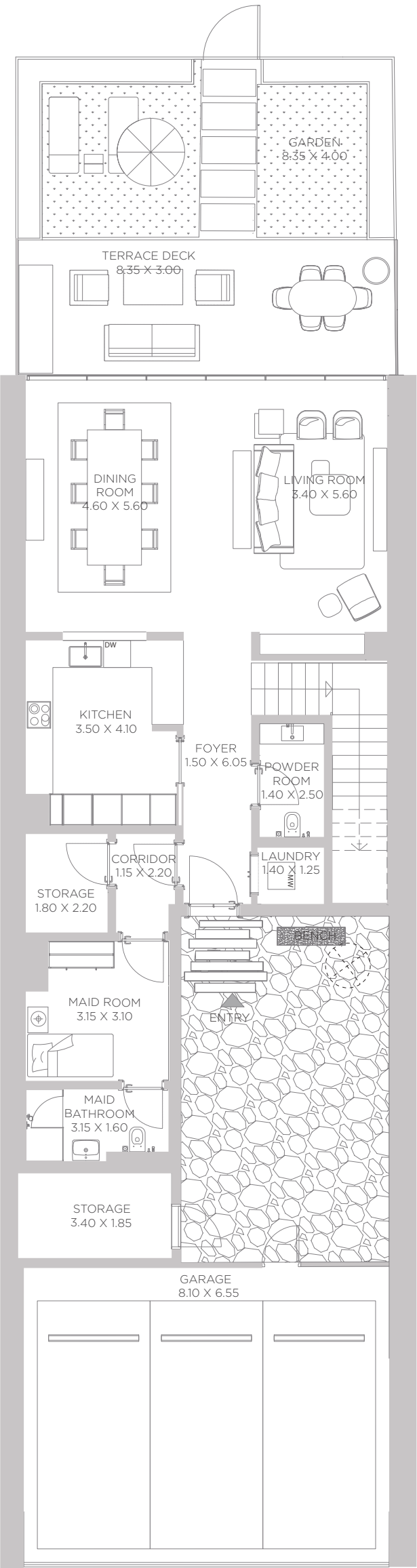
# BEACH HOUSES

2 BEDROOM  
LEVEL G                  UNIT 16

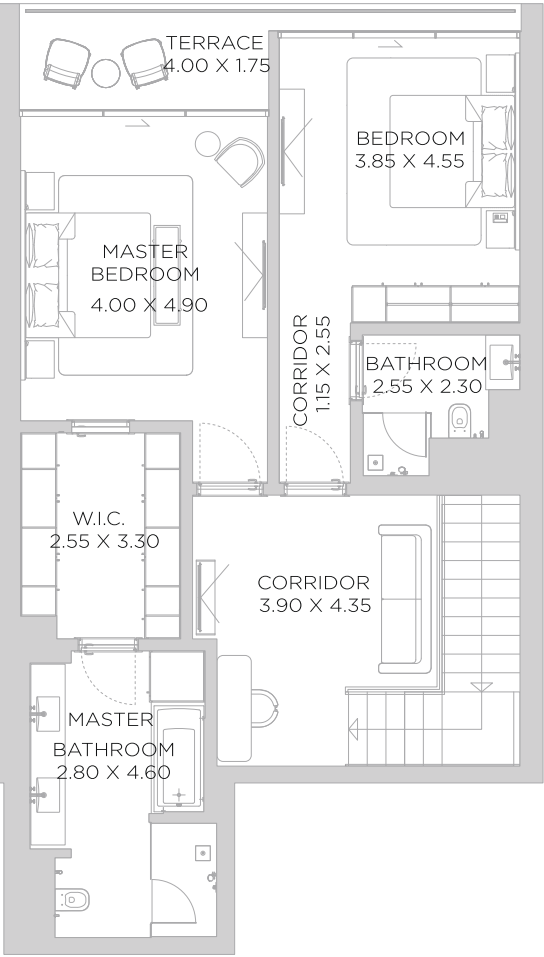
SUITE AREA	3496	SQ.FT	324.79	SQ.M.
BALCONY AREA	725	SQ.FT	67.38	SQ.M.
TOTAL AREA	4221	SQ.FT	392.17	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

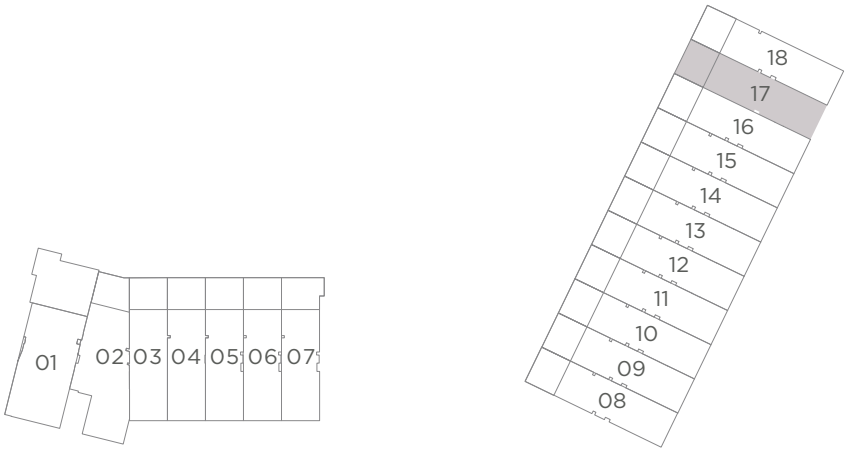
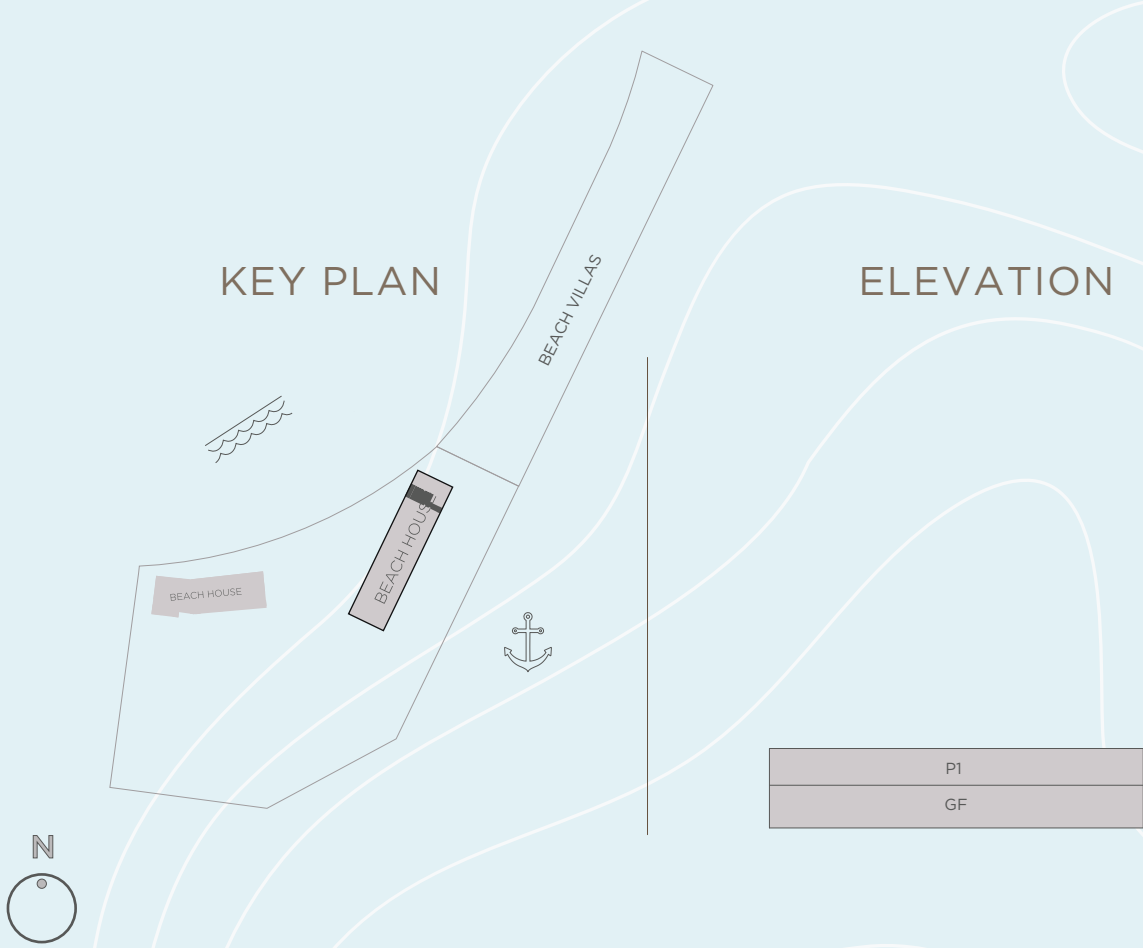
DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.

# BEACH HOUSES

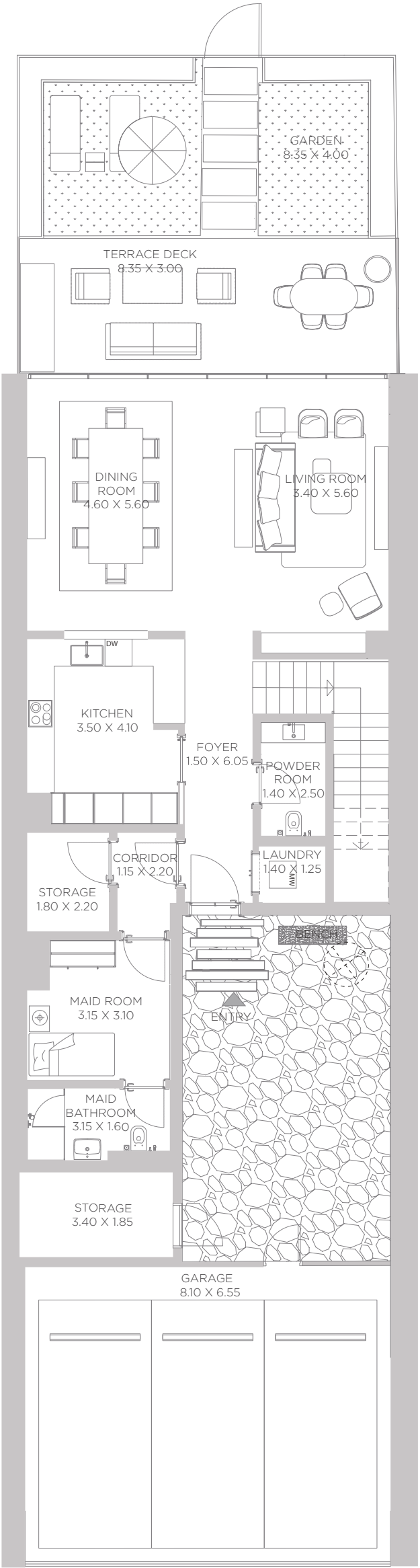
## 2 BEDROOM

LEVEL G      UNIT 17

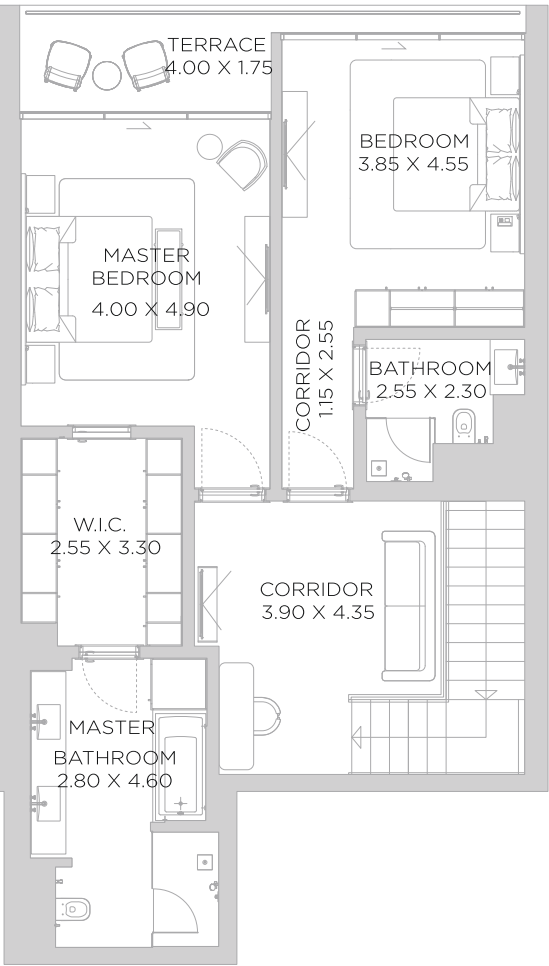
SUITE AREA	3496	SQ.FT	324.81	SQ.M.
BALCONY AREA	725	SQ.FT	67.35	SQ.M.
TOTAL AREA	4221	SQ.FT	392.16	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

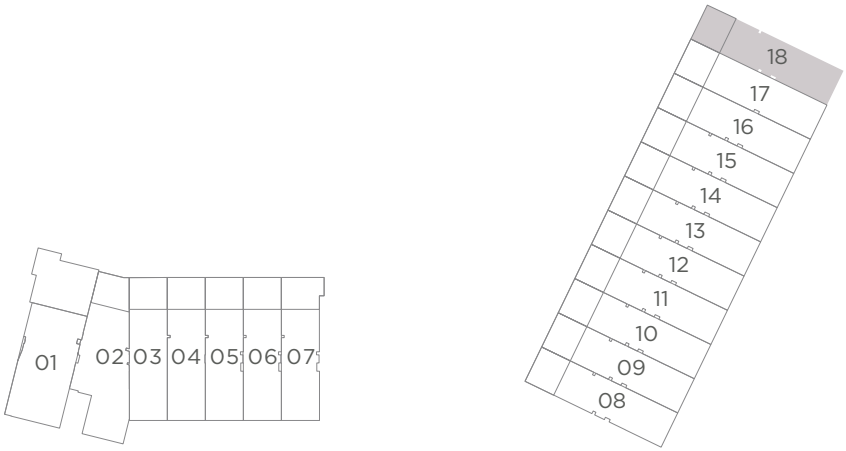
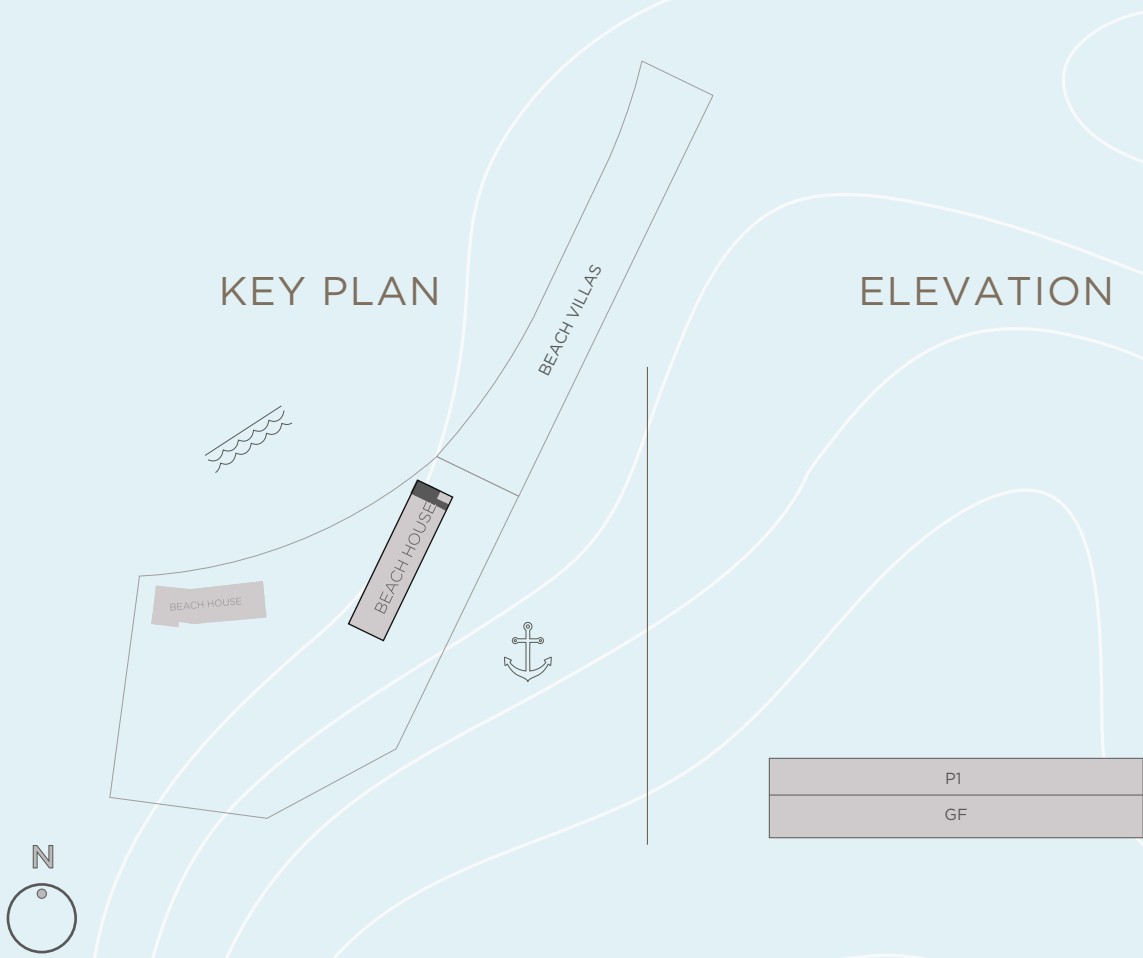
DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.



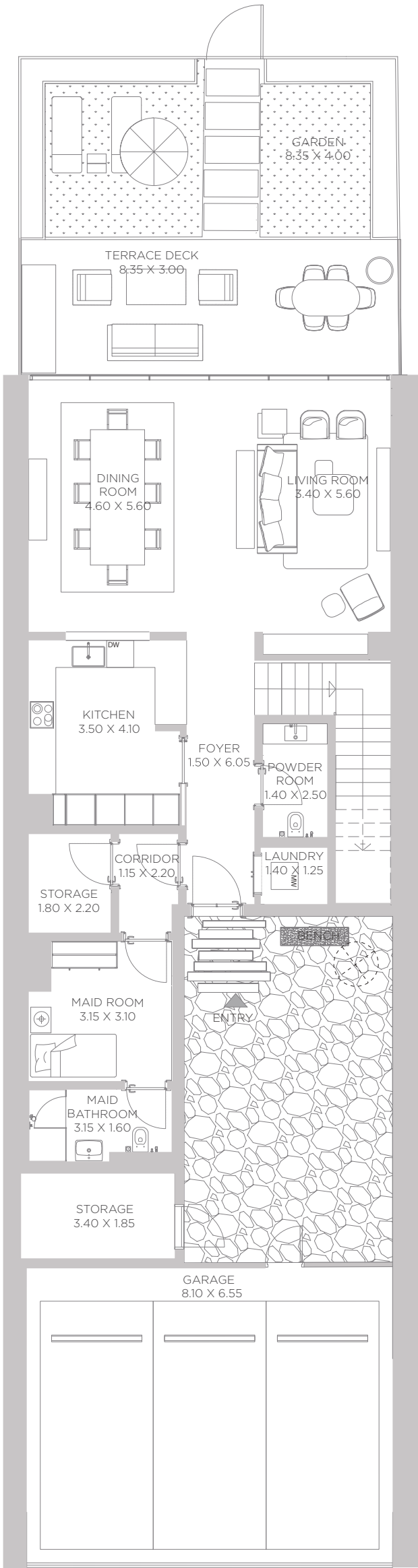
BEACH HOUSES

2 BEDROOM  
LEVEL G      UNIT 18

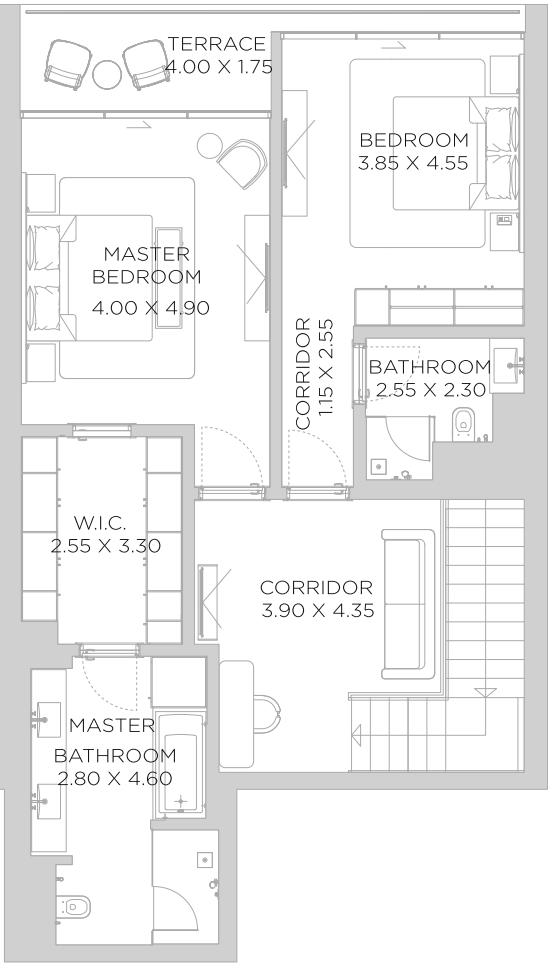
SUITE AREA	3495	SQ.FT	324.74	SQ.M.
BALCONY AREA	704	SQ.FT	65.32	SQ.M.
TOTAL AREA	4199	SQ.FT	390.06	SQ.M.



GROUND FLOOR PLAN



GROUND FLOOR



PODIUM 1

DISCLAIMER: All measurements, dimensions, coordinates and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes, locations, orientations, dimensions, fixtures, fittings, finishes and specifications (including materials for, placement, size of rooms, windows, doors, balcony, furniture's inbuilt wardrobe etc.) provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed. Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process, without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details.





**NAKHEEL**

**RIXOSDUBAIISLANDSRESIDENCES.COM**

**800 NAKHEEL  
NAKHEEL.COM**

This publication is for illustrative purposes only. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interiors of the apartments, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported. The reproduction and the partial use of texts and images is forbidden without prior authorization Rixos Residences Dubai Islands ("Project") is not owned, developed, or sold by Rixos Consultancy FZE or its affiliates. Nakheel PJSC ("Licensee"), is independently owned and operated and is solely responsible for the ownership, development, and operation of the Project. Licensee uses the "Rixos" brand and certain "Rixos" trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from Rixos Consultancy FZE. Under certain circumstances, the license may be terminated or revoked according to its terms in which case neither the individual residential units ("Units") nor any part of the .Project will be identified as a "Rixos" branded project or have any rights to use the "Rixos" trademarks. Rixos Consultancy FZE does not make any representations or guarantees with respect to the Units or the Project and is not responsible for Licensee's marketing practices, advertising, and sales representations