جزيـــرة

رمحان

RAMHAN ISLAND

أبـــوظبي

FACT SHEET

1 Surrounded by Beauty

About Ramhan Island

Ramhan is a heavenly island located in Abu Dhabi; it carries all the charm of nature, with its incredibly designed masterplan offering waterfront luxury villas with high-end amenities.

Unique Location

Louvre Abu Dhabi

20 *mins drive*

Abu Dhabi International Airport

15 *mins drive*

Sheikh Zayed Grand Mosque

15 *mins drive*

Yas Island

10 *mins drive*

Sadiyyat Island

18 *mins drive*

Facts & Figures

Development Area

4 *M Sqm*

Water Bodies

1.8 *M Sqm*

Developable Land

2.2 *M Sqm*

1,350
Standalone Villas

120
Luxury Hotel Keys

1,000
Marina Residences

120
Serviced Residences

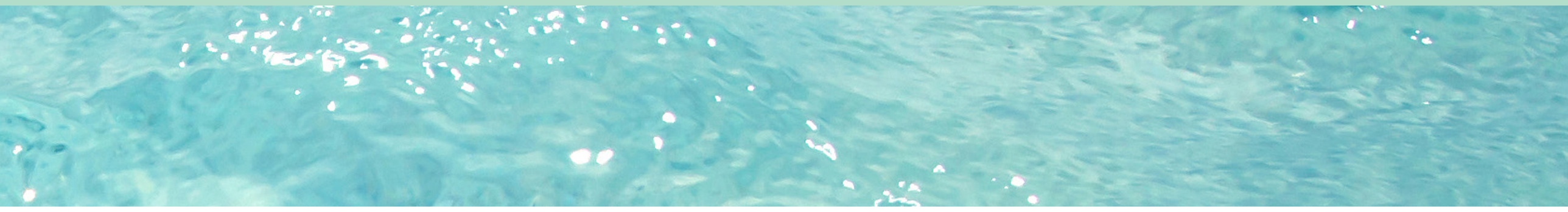
Apartment Units

Keys

1.7K
Retail Promenade

170
Marina Boat berths

Disclaimer: All of the above numbers are approximate numbers and subject to change according to final design



Ramhan Island Living

A fully-integrated waterfront community of charming residential villas.

Waterfront home views

Beach access for every unit
Magnificent sea views
Premium detached islands

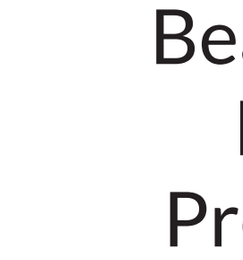
Open green spaces

Bike tracks

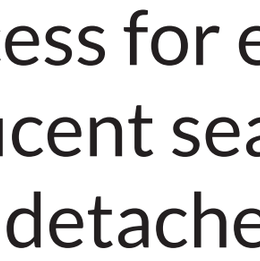
Kids play areas

Retails & F&B hubs

Schools

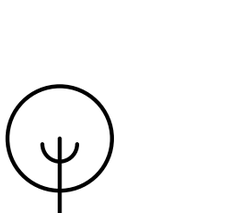


Nursery

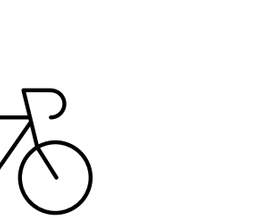


Mosques

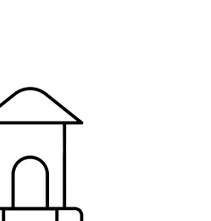
Community hubs



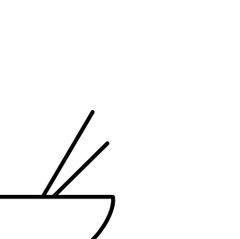
Jogging and walking tracks



Picnic areas



Eco parks



Outdoor sports facilities

World-Class Marina

Luxury shopping experience
Exquisite waterfront dining
Prestigious marina yacht club

Marina Hospitality

Exclusive hospitality in the luxurious marina hotel
State-of-art serviced apartments with a variety of magical views

Maginificent Sand Bar and Beach Experience

Community beach for residents
Beach bar
Water sports activities

Living by the Sea

Private sandy beach for each home
Average water width from home to home: 70-100m
Swimmable crystal clear sea

Wellness Resort

Open sea view floating villas

Magical dining experience

Island Lifestyle

Yoga

Stargazing

Boardwalks

Ramhan Island Communities

Zen
ISLAND VILLAS

Flow
ISLAND VILLAS

Waterfront Villas

Type	No. of Bedrooms	Unit Areas (sqm)	Unit Areas (sqft)	Plot Areas (sqm)
Sky I	7 Bedrooms	791	8,519	Min.: 1,220 - Max.: 1,537
Sky VI	7 Bedrooms	751	8,080	Min.: 1,224 - Max.: 1,489
Bliss I	7 Bedrooms	637	6,862	Min.: 764 - Max.: 1,144
Bliss II	7 Bedrooms	580	6,241	Min.: 796 - Max.: 1,250
Vintage I	6 Bedrooms	512	5,512	Min.: 701 - Max.: 922
Vintage II	6 Bedrooms	499	5,376	Min.: 692 - Max.: 1,221
Spark I	5 Bedrooms	549	5,913	Min.: 670 - Max.: 1,186
Spark II	5 Bedrooms	499	5,373	Min.: 713 - Max.: 1,100
Grace II	4 Bedrooms	312	3,357	Min.: 455 - Max.: 734
Grace III	4 Bedrooms	353	3,801	Min.: 467 - Max.: 645
Charm III	3 Bedrooms	347	3,730	Min.: 486 - Max.: 677
Charm IV	3 Bedrooms	331	3,559	Min.: 489 - Max.: 653

D I S C L A I M E R

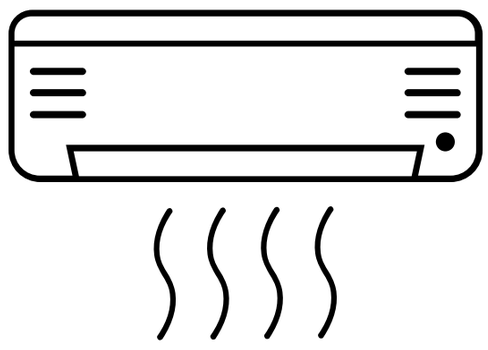
1. Water channel distances are for illustrative reasons, and are subject to change without notice.
2. Villas have direct beach access.
3. Ancillary buildings are not shown on facade visuals.
4. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
5. All dimensions have been provided by our consultant architects.
6. All materials, dimensions and drawings are approximate, information subject to change without notice.
7. Actual areas may vary from the stated area. Drawings are not to scale and the developer reserves the right to make revisions.
8. Actual unit areas, front windows, porches, terraces, loggia and exterior trim details may vary by elevation style and floor level.
9. The unit orientation will be shown in the parcel layout and not as shown on the floor plans.
10. The location of ancillary buildings will vary from one plot to the other.

Timeless Architecture

The timeless architecture specializes the villa, and the coast proximity inspires its sophisticated design with luxurious finishes and expansive windows that overlook the ocean to give you an exquisite resort living.

Interior

Specification & Facility highlights



Air Conditioners

Wardrobes

EAGLE
HILLS
ABU DHABI

www.ramhanisland.com