

جزيرة
رمحان

RAMHAN ISLAND
أبوظبي



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

*Sheikh Zayed
Grand Mosque*

15 mins drive

Sadiyyat Island

18 mins drive

Abu Dhabi

International Airport

15 mins drive

Yas Island

10 mins drive

Facts & Figures

Development Area

4 M Sqm

Developable Land

2.2 M Sqm

Water Bodies

1.8 M Sqm

1,350

Standalone Villas

1,000

*Marina Residences
Apartment Units*

1.7K

Retail Promenade

120

Luxury Hotel Keys

120

*Serviced Residences
Keys*

170

Marina Boat berths

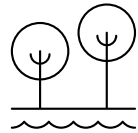
Disclaimer: All of the above numbers are approximate numbers and subject to change according to final design

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



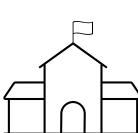
Bike tracks



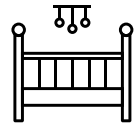
Kids play areas



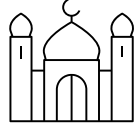
Retails & F&B hubs



Schools



Nursery



Mosques



Community hubs



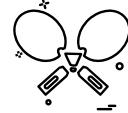
Jogging and walking tracks



Picnic areas



Eco parks



Outdoor sports facilities



World-Class Marina

Luxury shopping experience
Exquisite waterfront dining
Prestigious marina yacht club



Maginificent Sand Bar and Beach Experience

Community beach for residents
Beach bar
Water sports activities



Marina Hospitality

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



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

Aura

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



DISCLAIMER

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.

11. Pool design is indicative and subject to change at the developer's discretion without prior notice.

12. Pool locations will vary from one plot to the other.

13. The purchase price covers only the inclusion of pools and not the landscape.

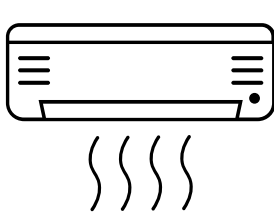
Timeless Architecture

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



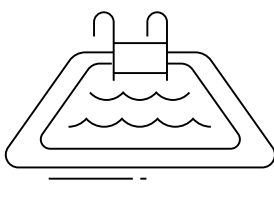
Specification & Facility highlights



Air Conditioners



Wardrobes



Swimming pool



