



جزيرة
رمحان
RAMHAN ISLAND

The Island

 Natural, raw, and untouched, Ramhan Island carries all the charm of nature from bays, beaches and mangrove trees, waiting by the seashore and eager to be discovered.

جزيرة رمحان هي جزيرة ساحرة في أبوظبي، تتمتع بجمال الطبيعة غير المسبوق حيث مياهها الجرداء الأزرق وأشجار المانجروف النادرة.



Where each home comes
with surreal water views.





Exceptional Island Masterplanning

Infinity
ISLAND VILLAS

Step into
your serene
home





SKY

- DISCLAIMER
- Water channel distances are for illustrative reasons, and are subject to change without notice.
 - Ancillary buildings are not shown on facade visuals.
 - Available in mirrored type layout

TOTAL
UNIT AREA: **696** SQM
7,492 SQFT

6 En-suite Bedrooms



SKY

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TOTAL
UNIT AREA: **696** SQM
7,492 SQFT

6 En-suite Bedrooms

SKY

6 En-suite Bedrooms



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Formal Living	1
Bedrooms	5	Formal Dining	1
Study Room	1	Maid's room	1
Living Area	1	Driver's room	1
		Carport	3

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TOTAL GROSS AREA: 592 SQM / 6,372 SQFT

TOTAL UNIT AREA: 696 SQM / 7,492 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	249	2,676
First-floor area	243	2,611
Terraces & Porches	144	1,554
Driver	15	166
Carport	45	487
Min. Plot area	1,274	13,713
Max. Plot area	1,433	15,424



BLISS

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TOTAL
UNIT AREA: **512** SQM
5,506 SQFT

6 Bedrooms
4 En-suite + 2 Bedrooms



BLISS

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 - Available in mirrored type layout

TOTAL
UNIT AREA: **512** SQM
5,506 SQFT

6 Bedrooms
4 En-suite + 2 Bedrooms

BLISS

4 En-suite + 2 Bedrooms



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	5	Maid's room	1
Study Room	1	Driver's room	1
Living Area	1	Carport	3

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TOTAL GROSS AREA: 478 SQM / 5,143 SQFT

TOTAL UNIT AREA: 512 SQM / 5,506 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	216	2,320
First-floor area	179	1,926
Terraces & Porches	51	550
Driver's Room	14	153
Carport	52	557
Min. Plot area	780	8,396

Max. Plot area 1,173 12,626



BLISS I

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TOTAL
UNIT AREA: **651** SQM
7,004 SQFT

6 Bedrooms
4 En-suite + 2 Bedrooms



BLISS I

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- Available in mirrored type layout

TOTAL
UNIT AREA: **651** SQM
7,004 SQFT

6 Bedrooms
4 En-suite + 2 Bedrooms

RAMHAN ISLAND

BLISS I

4 En-suite + 2 Bedrooms



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	5	Maid's room	1
Study Room	1	Driver's room	1
Living Area	1	Carport	3

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TOTAL
GROSS AREA: 474 SQM / 5,096 SQFT

TOTAL
UNIT AREA: 651 SQM / 7,004 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	224	2,406
First-floor area	190	2,044
Terraces & Porches	141	1,516
Driver's Room	17	184
Carport	49	853
Min. Plot area	835	8,988

Max. Plot area	1,254	13,498
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GLAM

DISCLAIMER

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- Available in mirrored type layout

TOTAL
UNIT AREA: **539** SQM
5,800 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms



GLAM

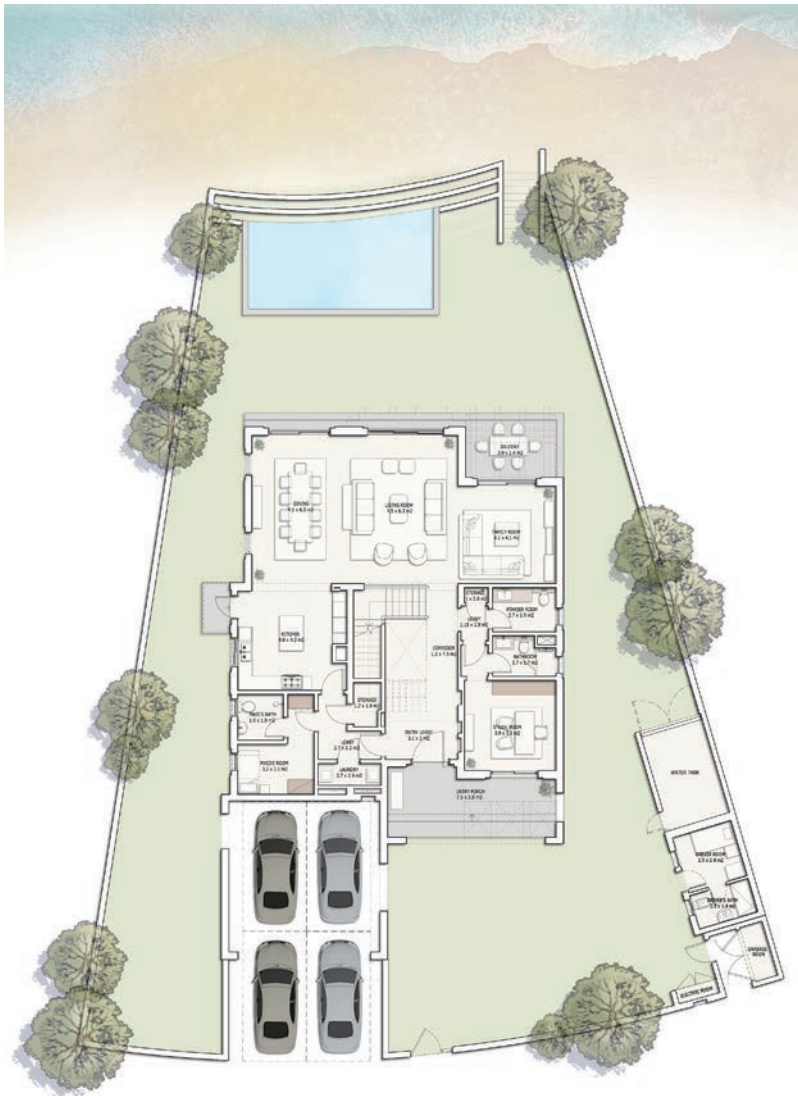
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TOTAL
UNIT AREA: **539** SQM
5,800 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms

GLAM

2 En-suite + 2 Bedrooms



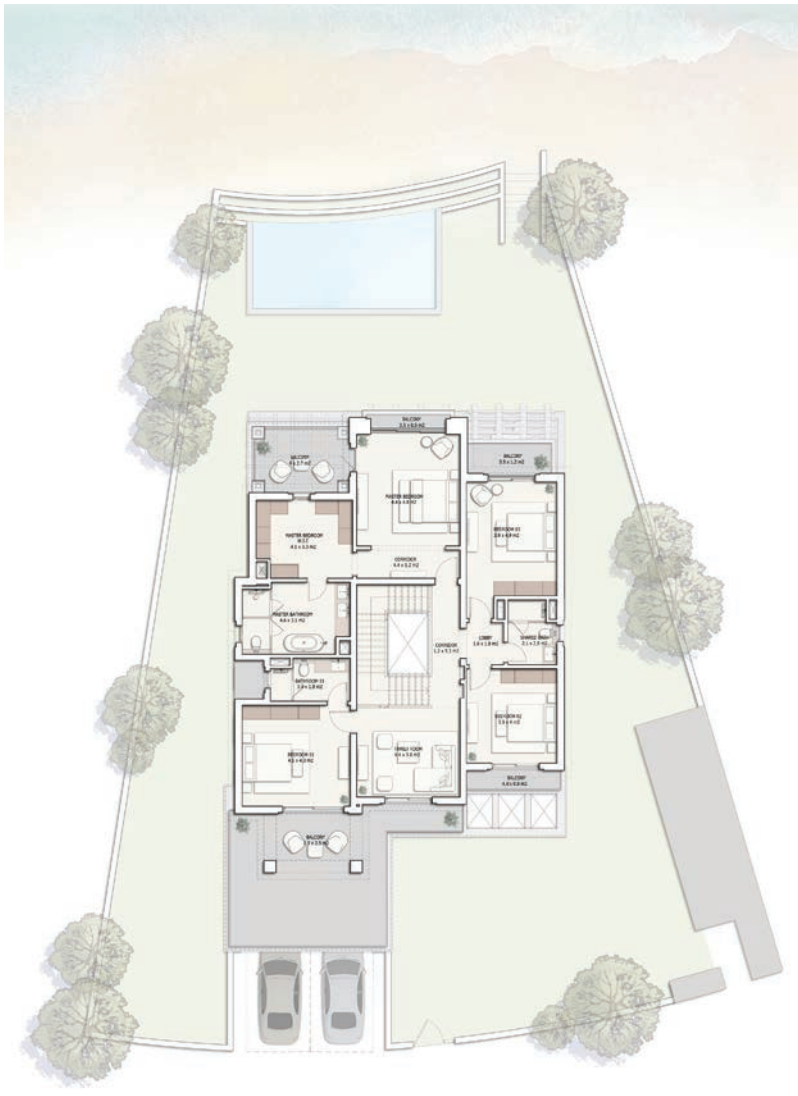
Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	3	Maid's room	1
Study Room	1	Driver's room	1
Living Area	1	Carport	2

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TOTAL GROSS AREA: 500 SQM / 5,376 SQFT

TOTAL UNIT AREA: 539 SQM / 5,800 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	199	2,138
First-floor area	191	2,057
Terraces & Porches	68	735
Driver	15	157
Carport	66	713
Min. Plot area	804	8,654
Max. Plot area	1,111	11,959



VINTAGE I

DISCLAIMER

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- Available in mirrored type layout

TOTAL
UNIT AREA: **532** SQM
5,730 SQFT

5 Bedrooms
3 En-suite + 2 Bedrooms



VINTAGE I

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 - Available in mirrored type layout

TOTAL
UNIT AREA: **532** SQM
5,730 SQFT

5 Bedrooms
3 En-suite + 2 Bedrooms

RAMHAN ISLAND

VINTAGE I

3 En-suite + 2 Bedrooms



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	4	Maid's room	1
Study Room	1	Driver's room	1
Living Area	1	Carport	3

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TOTAL
GROSS AREA: 416 SQM / 4,482 SQFT

TOTAL
UNIT AREA: 532 SQM / 5,730 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	196	2,110
First-floor area	195	2,098
Terraces & Porches	72	771
Driver	0	0
Carport	70	752
Min. Plot area	800	8,611
Max. Plot area	1,044	11,237



VINTAGE II

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 - Available in mirrored type layout

TOTAL
UNIT AREA: **516** SQM
5,551 SQFT

5 Bedrooms
3 En-suite + 2 Bedrooms



VINTAGE II

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 - Available in mirrored type layout

TOTAL
UNIT AREA: **516** SQM
5,551 SQFT

5 Bedrooms
3 En-suite + 2 Bedrooms

RAMHAN ISLAND

VINTAGE II

3 En-suite + 2 Bedrooms



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	4	Maid's room	1
Study Room	1	Driver's room	1
Living Area	1	Carport	3

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TOTAL
GROSS AREA: 410 SQM / 4,415 SQFT

TOTAL
UNIT AREA: 516 SQM / 5,551 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	193	2,066
First-floor area	193	2,077
Terraces & Porches	61	657
Driver	0	0
Carport	68	732
Min. Plot area	728	7,836
Max. Plot area	1,176	12,658



SPARK I

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- Available in mirrored type layout

TOTAL
UNIT AREA: **503** SQM
5,413 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms



SPARK I

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 - Available in mirrored type layout

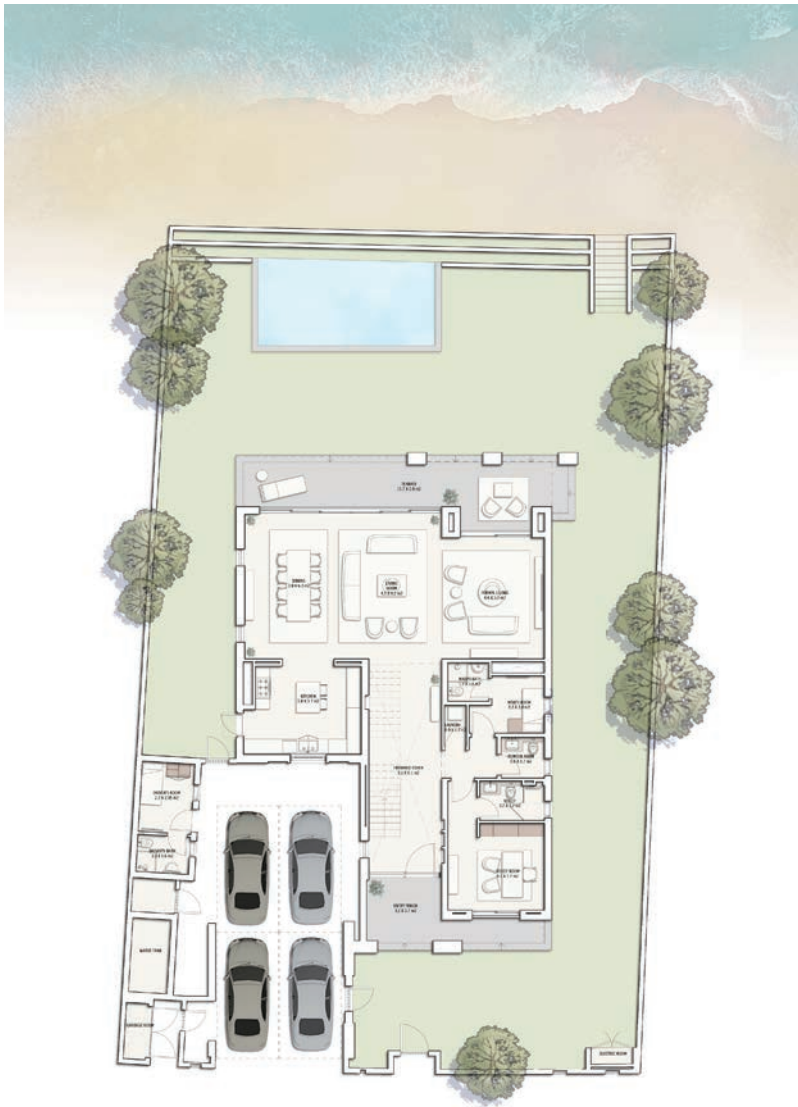
TOTAL
UNIT AREA: **503** SQM
5,413 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms

RAMHAN ISLAND

SPARK I

2 En-suite + 2 Bedrooms



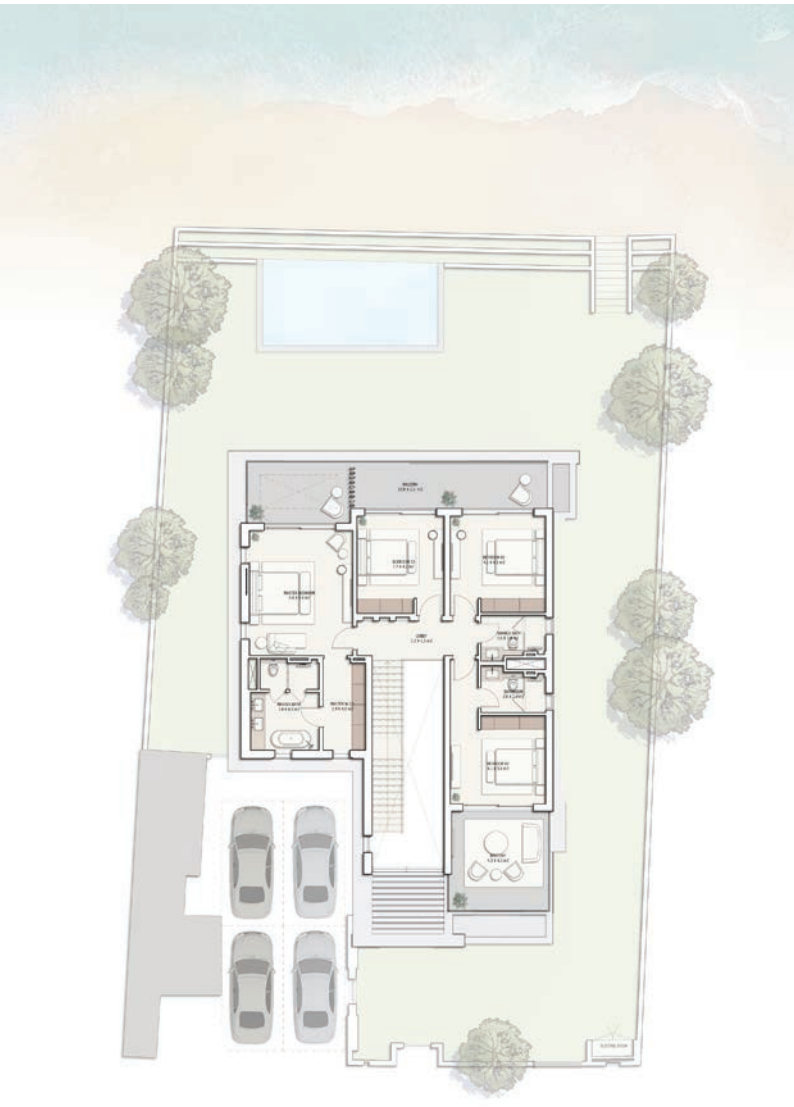
Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	3	Maid's room	1
Study Room	1	Driver's room	1
Living Area	1	Carport	2

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TOTAL
GROSS AREA : 394 SQM / 4,244 SQFT

TOTAL
UNIT AREA : 503 SQM / 5,413 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	189	2,035
First-floor area	149	1,608
Terraces & Porches	84	906
Driver	15	162
Carport	65	705
Min. Plot area	821	8,837
Max. Plot area	988	10,634



SPARK II

DISCLAIMER

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- Available in mirrored type layout

TOTAL
UNIT AREA: **498** SQM
5,360 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms



SPARK II

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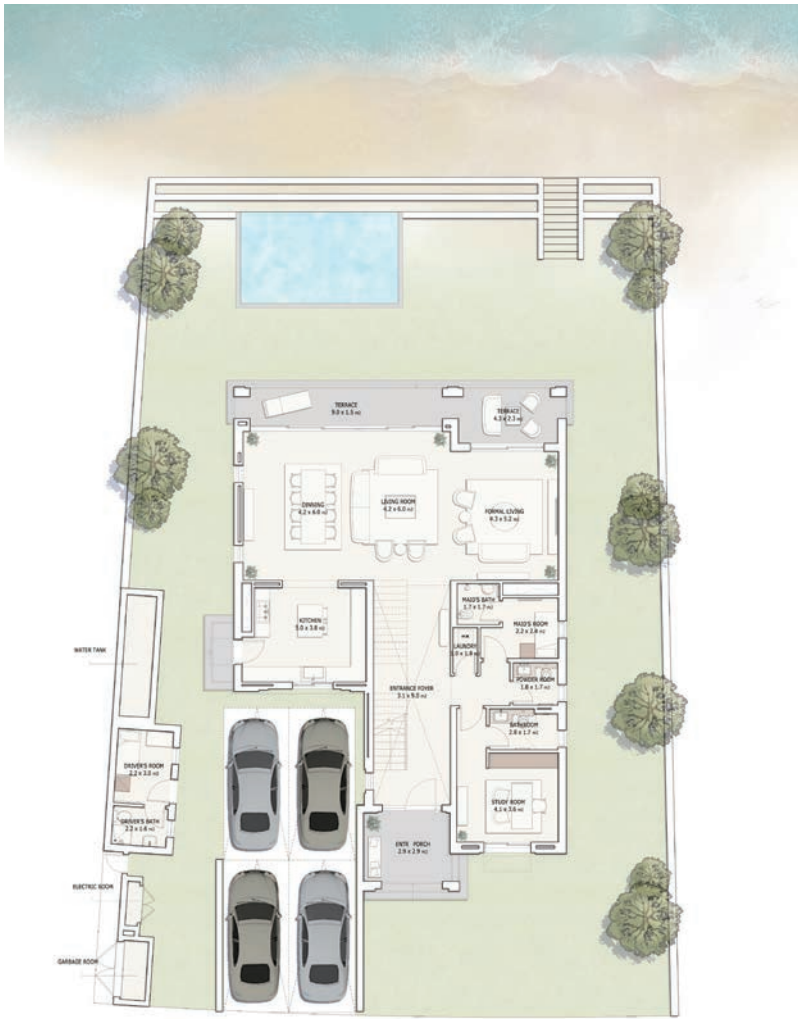
TOTAL
UNIT AREA: **498** SQM
5,360 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms

RAMHAN ISLAND

SPARK II

2 En-suite + 2 Bedrooms



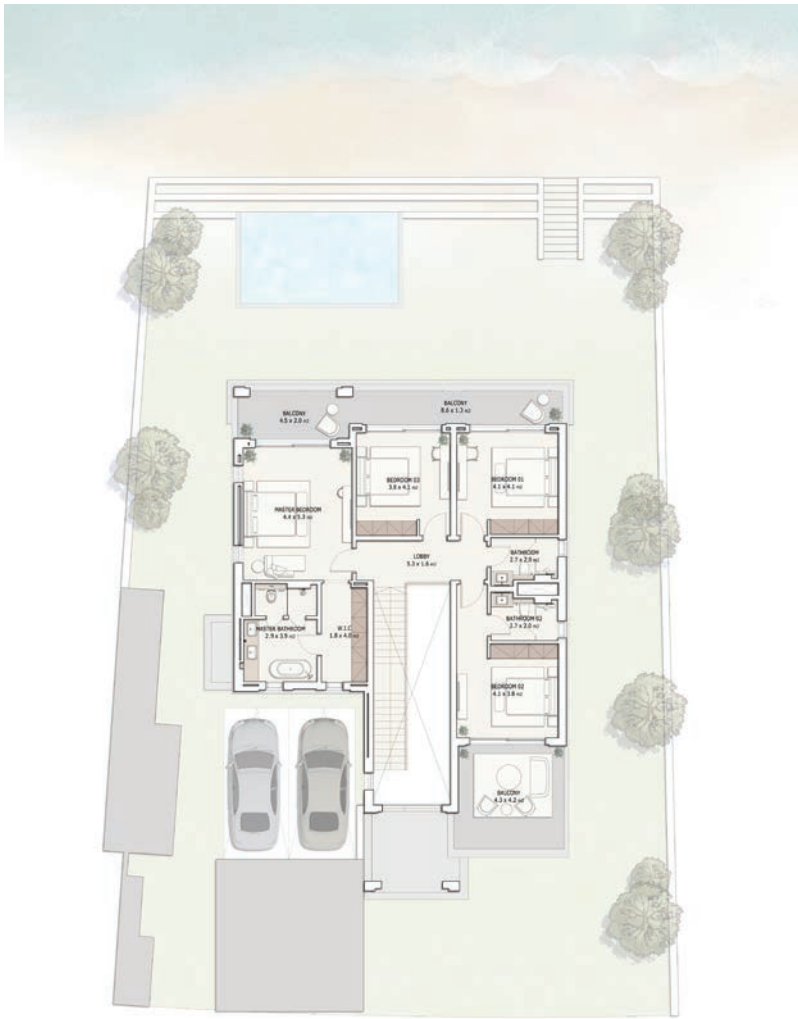
Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	3	Maid's room	1
Study Room	1	Driver's room	1
Guest Bedroom	1	Carport	2
Living Area	1		

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TOTAL GROSS AREA: 385 SQM / 4,145 SQFT

TOTAL UNIT AREA: 498 SQM / 5,360 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	187	2,013
First-floor area	149	1,608
Terraces & Porches	76	822
Driver	15	162
Carport	70	754
Min. Plot area	767	8,256
Max. Plot area	931	10,021



GRACE II

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 - Available in mirrored type layout

TOTAL
UNIT AREA: **313** SQM
3,369 SQFT

3 Bedrooms
1 En-suite + 2 Bedrooms



GRACE II

DISCLAIMER

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- Available in mirrored type layout

TOTAL
UNIT AREA: **313** SQM
3,369 SQFT

3 Bedrooms
1 En-suite + 2 Bedrooms

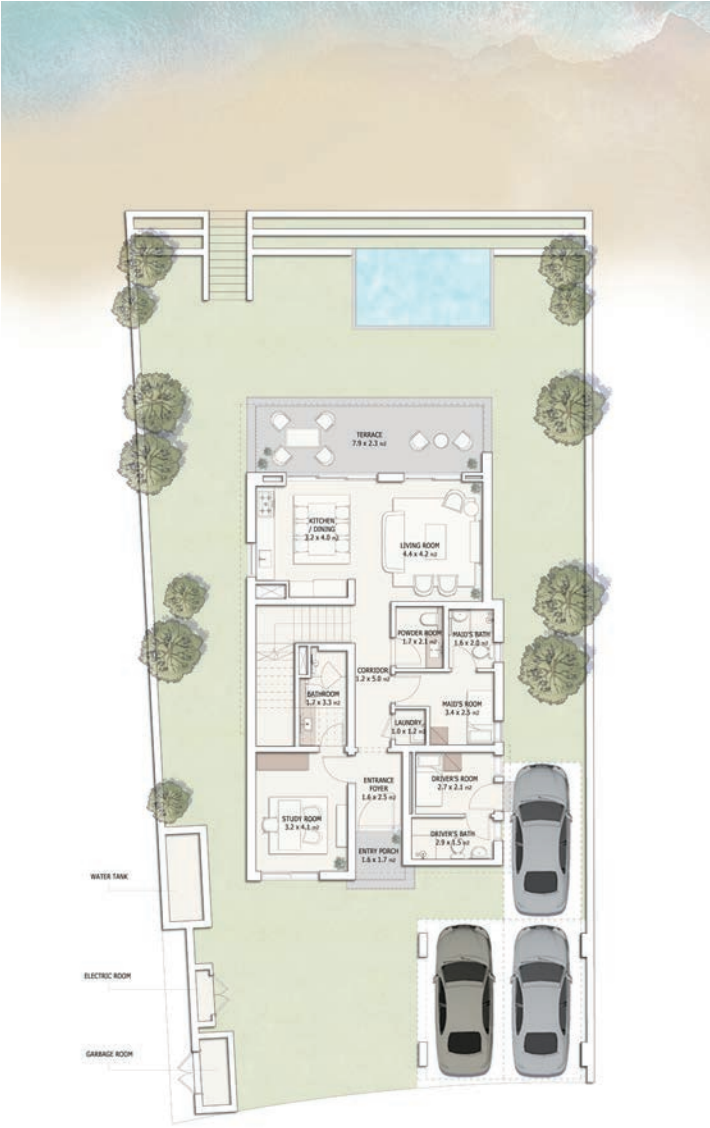
RAMHAN ISLAND

GRACE II

1 En-suite + 2 Bedrooms

TOTAL
GROSS AREA: 232 SQM / 2,496 SQFT

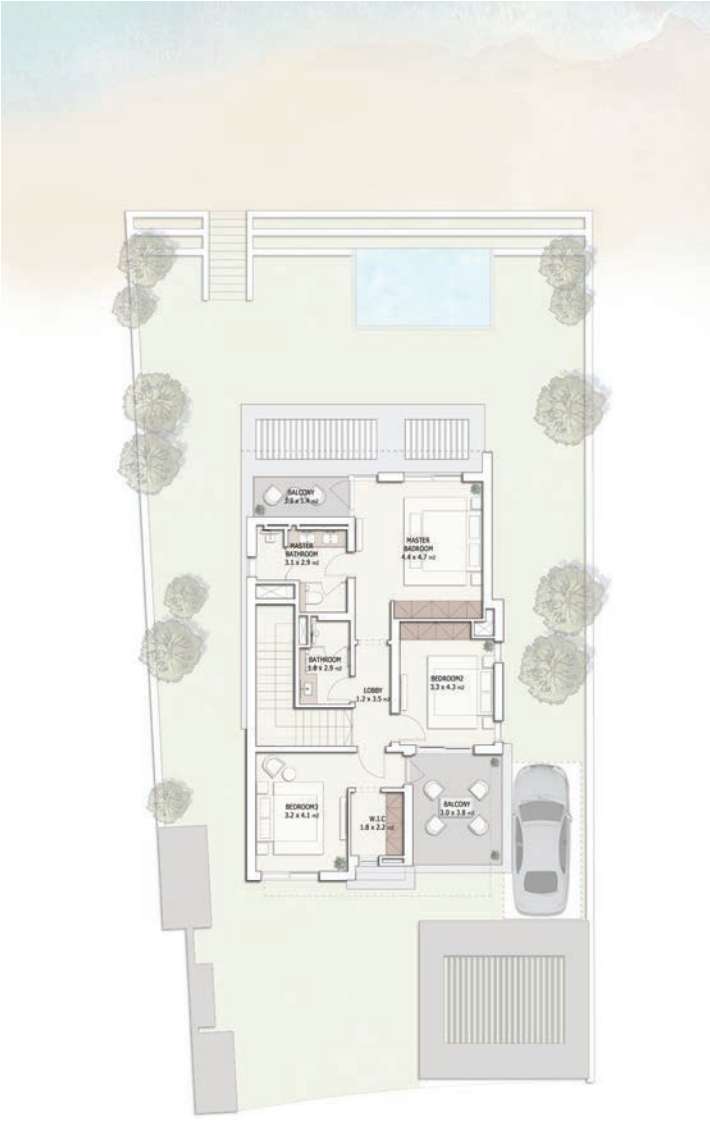
TOTAL
UNIT AREA: 313 SQM / 3,369 SQFT



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	2	Maid's room	1
Study ROOM	1	Driver's room	1
Living Area	1	Carport	2

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First Floor plan

Components	SQM	SQFT
Ground-floor area	121	1,304
First-floor area	103	1,109
Terraces & Porches	41	438
Driver	0	0
Carport	48	519
Min. Plot area	482	5,188
Max. Plot area	681	7,330

Z



GRACE III

DISCLAIMER

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- Available in mirrored type layout

TOTAL
UNIT AREA: **351** SQM
3,774 SQFT

3 Bedrooms
1 En-suite + 2 Bedrooms



GRACE III

- DISCLAIMER
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 - Available in mirrored type layout

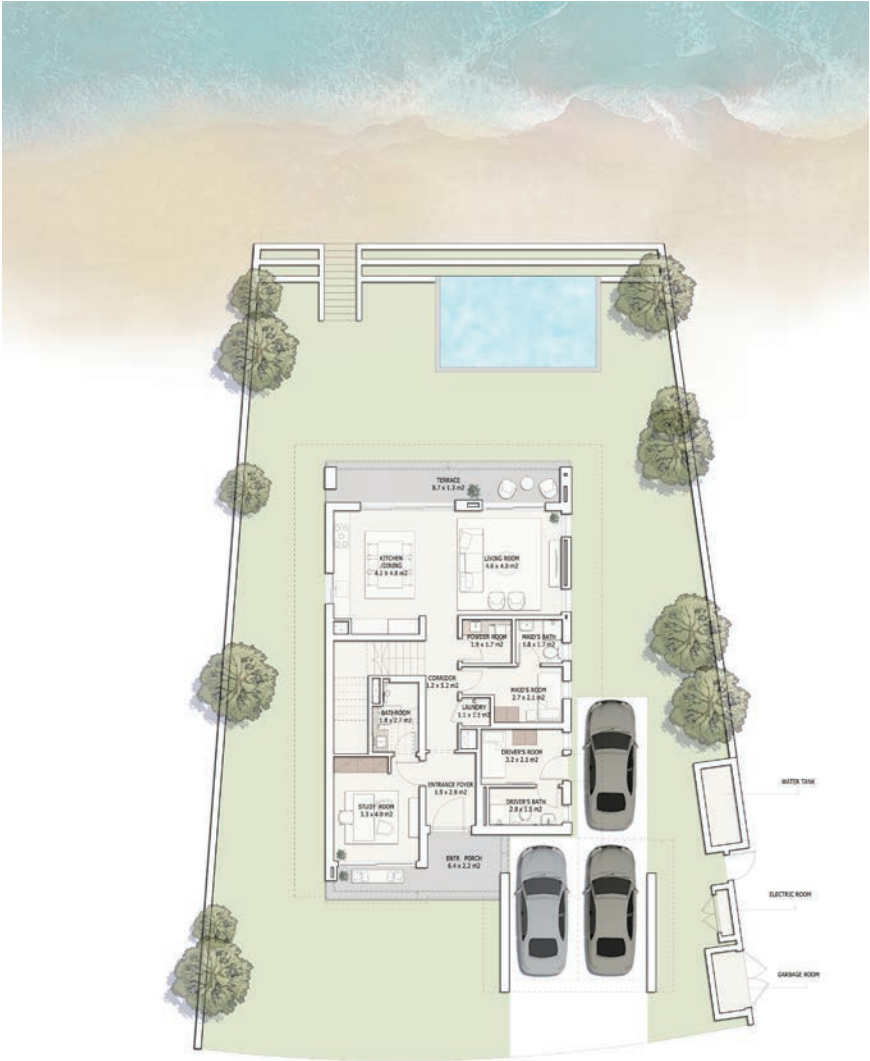
TOTAL
UNIT AREA: **351** SQM
3,774 SQFT

3 Bedrooms
1 En-suite + 2 Bedrooms

RAMHAN ISLAND

GRACE III

1 En-suite + 2 Bedrooms



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	2	Maid's room	1
Study Room	1	Driver's room	1
Living Area	1	Carport	2

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TOTAL
GROSS AREA: 287 SQM / 3,091 SQFT

TOTAL
UNIT AREA: 351 SQM / 3,774 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	129	1,392
First-floor area	101	1,087
Terraces & Porches	69	743
Driver	0	0
Carport	51	552
Min. Plot area	495	5,328
Max. Plot area	698	7,513



CHARM III

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- Available in mirrored type layout

TOTAL
UNIT AREA: **352** SQM
3,788 SQFT

3 En-suite Bedrooms



CHARM III

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 - Ancillary buildings are not shown on facade visuals.
 - Available in mirrored type layout

TOTAL
UNIT AREA: **352** SQM
3,788 SQFT

3 En-suite Bedrooms

RAMHAN ISLAND

CHARM III

3 En-suite Bedrooms

Ground Floor plan



Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	2	Maid's room	1
Study Room	-	Driver's room	1
Living Area	1	Carport	2

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TOTAL
GROSS AREA : 265 SQM / 2,858 SQFT

TOTAL
UNIT AREA : 352 SQM / 3,788 SQFT

First Floor plan



Components	SQM	SQFT
Ground-floor area	119	1,277
First-floor area	121	1,303
Terraces & Porches	50	539
Driver	15	157
Carport	48	512
Min. Plot area	546	5,877
Max. Plot area	697	7,502



CHARM IV

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- Water channel distances are for illustrative reasons, and are subject to change without notice.
 - Ancillary buildings are not shown on facade visuals.
 - Available in mirrored type layout

TOTAL
UNIT AREA: **362** SQM
3,899 SQFT

3 En-suite Bedrooms



CHARM IV

DISCLAIMER

- Water channel distances are for illustrative reasons, and are subject to change without notice.
- Ancillary buildings are not shown on facade visuals.
- Available in mirrored type layout

TOTAL
UNIT AREA: **362** SQM
3,899 SQFT

3 En-suite Bedrooms

RAMHAN ISLAND

CHARM IV

3 En-suite Bedrooms



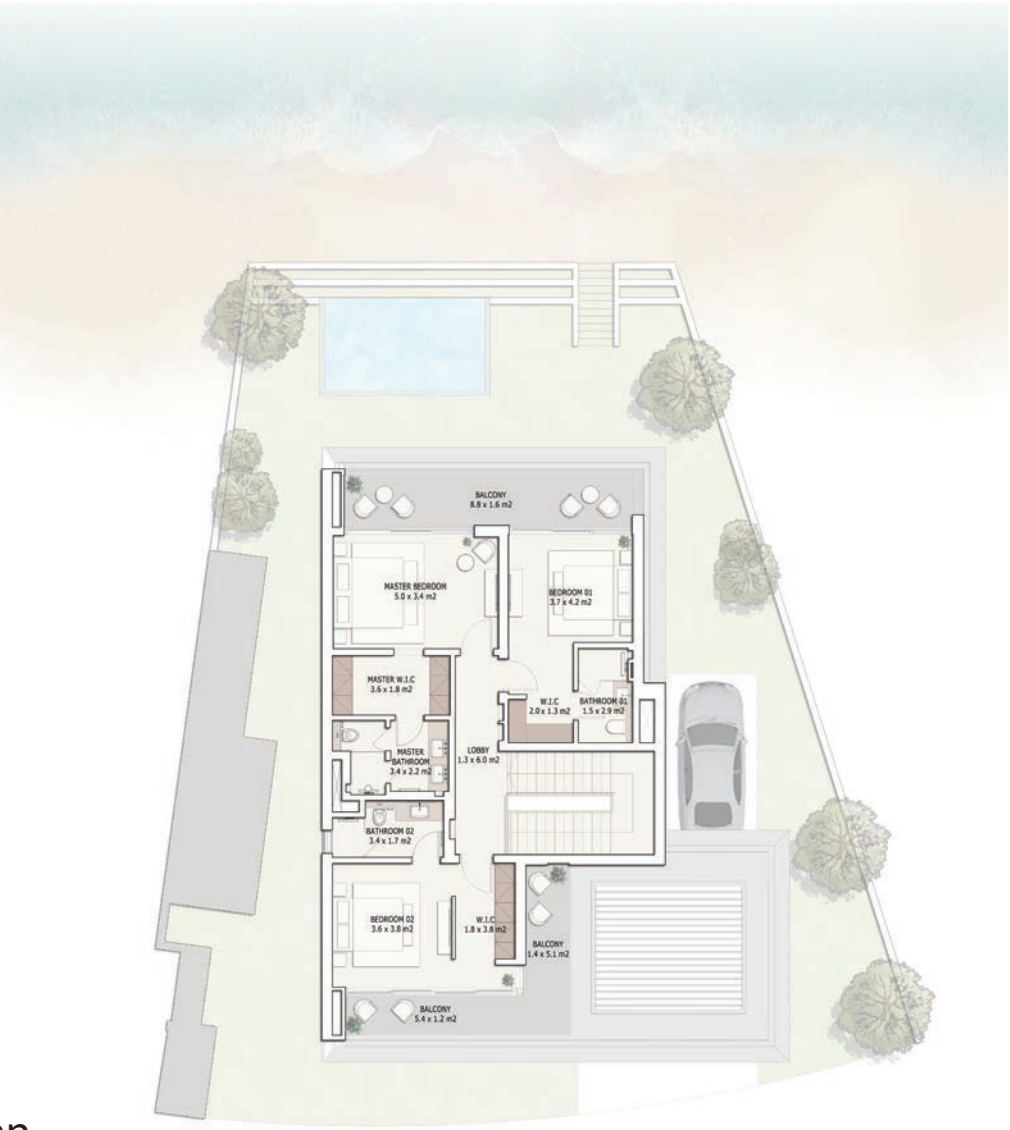
Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	2	Maid's room	1
Guest Bedroom	-	Driver's room	1
Living Area	1	Carport	2

DISCLAIMER
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level. 6. The unit orientation will be shown in the parcel layout and not as shown in the floor plans. 7. The location of ancillary buildings will vary from one plot to the other. 8. Study room can be converted to a guest bedroom if needed. 9. Pool design is indicative and subject to change at the developer's discretion without prior notice. 10. Pool locations will vary from one plot to the other. 11. The purchase price covers only the inclusion of pools and not the landscape.

TOTAL
GROSS AREA: 275 SQM / 2,955 SQFT

TOTAL
UNIT AREA: 362 SQM / 3,899 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	114	1,224
First-floor area	127	1,371
Terraces & Porches	51	552
Driver	14	155
Carport	55	597
Min. Plot area	546	5,877
Max. Plot area	684	7,363



Scheme 1 - Living Space



Scheme 1 - Living Space



Scheme 1 - Bedroom



Scheme 2 - Living Space



Scheme 2 - Bedroom



Scheme 2 - Bathroom

RAMHAN ISLAND

SPECIFICATION & FACILITIES - INTERIOR SCHEME 1

1. ENTRY FOYER

- FLOORSHIGH QUALITY MARBLE
- WALLSPAINT
- CEILINGPAINT

2. LIVING AREAS & DINING ROOM

- FLOORSHIGH QUALITY MARBLE
- WALLSPAINT
- CEILINGPAINT

3. KITCHEN/GOURMET CABINET

- FLOORSHIGH QUALITY MARBLE
- WALLSPAINT
- CEILINGPAINT
- COUNTERTOPHIGH QUALITY STONE

4. DOORS

- ENTRANCESOLID WOODWORK
- INTERNAL DOORSTAINED VENEER WOODWORK

5. POWDER ROOM & BATHROOMS

- FLOORSHIGH QUALITY MARBLE
- WALLSHIGH QUALITY MARBLE/PAINT
- CEILINGPAINT

6. ALL BEDROOMS

- FLOORSENGINEERED WOOD
- WALLSPAINT
- CEILINGPAINT

7. UTILITY ROOMS & BATHS

- FLOORSHIGH QUALITY TILES
- WALLSHIGH QUALITY TILES/PAINT
- CEILINGPAINT

8. SANITARYWARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

9. AIR CONDITIONING UNITS

- INCLUDED

10. WATER HEATER

- INCLUDED

11. KITCHENAPPLIANCES

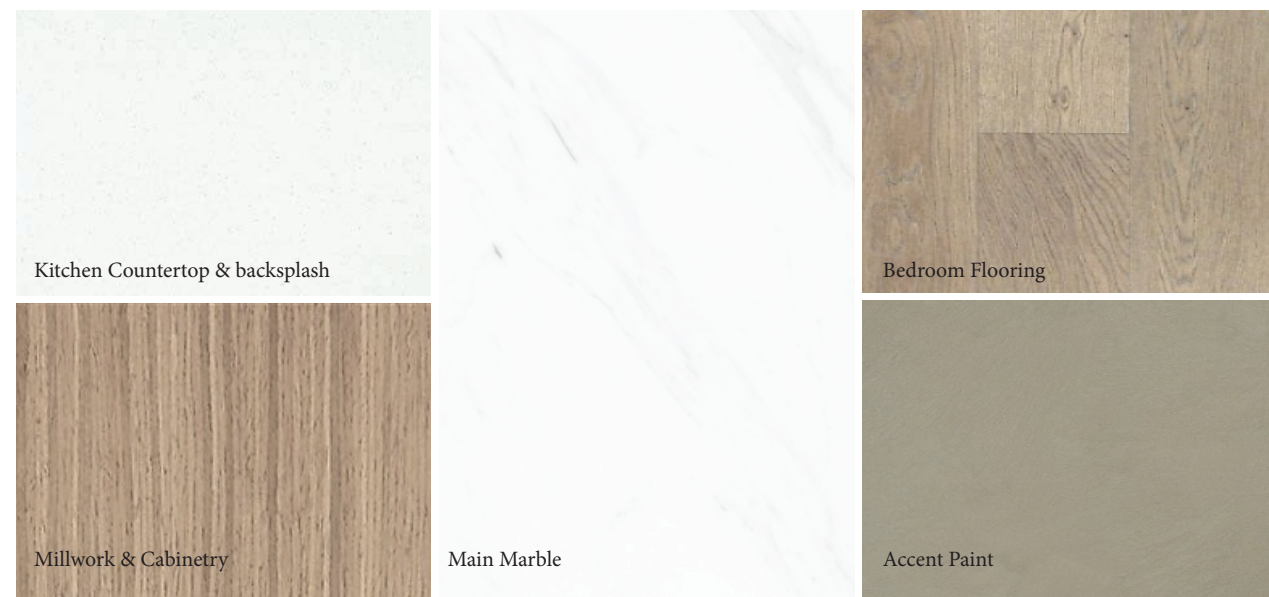
- INCLUDED

12. CABINETS, WARDROBES & WIC

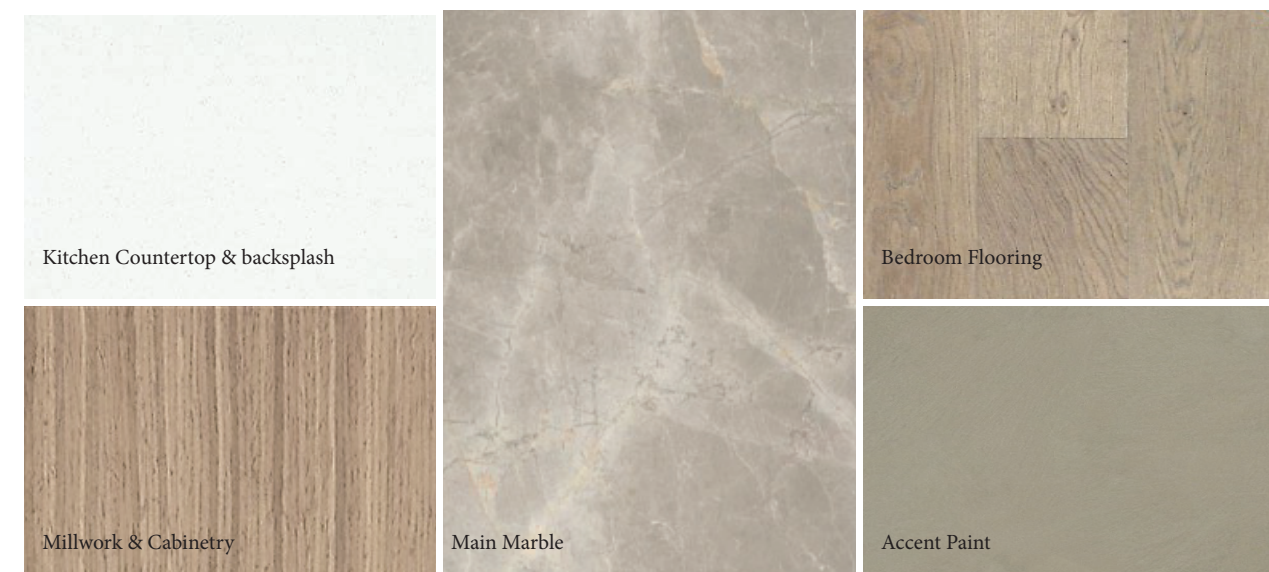
- INCLUDED

13. SWIMMING POOL

- INCLUDED



LIGHT SCHEME



DARK SCHEME

All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.

RAMHAN ISLAND

SPECIFICATION & FACILITIES - INTERIOR SCHEME 2

1. ENTRY FOYER

- FLOORSHIGH QUALITY MARBLE
- WALLSPAINT
- CEILINGPAINT

2. LIVING AREAS & DINING ROOM

- FLOORSHIGH QUALITY MARBLE
- WALLSPAINT
- CEILINGPAINT

3. KITCHEN/GOURMET CABINET

- FLOORSHIGH QUALITY MARBLE
- WALLSPAINT
- CEILINGPAINT
- COUNTERTOPHIGH QUALITY STONE

4. DOORS

- ENTRANCESOLID WOODWORK
- INTERNAL DOORSTAINED VENEER WOODWORK

5. POWDER ROOM & BATHROOMS

- FLOORSHIGH QUALITY MARBLE
- WALLSHIGH QUALITY MARBLE/PAINT
- CEILINGPAINT

6. ALL BEDROOMS

- FLOORSENGINEERED WOOD
- WALLSPAINT
- CEILINGPAINT

7. UTILITY ROOMS & BATHS

- FLOORSHIGH QUALITY TILES
- WALLSHIGH QUALITY TILES/PAINT
- CEILINGPAINT

8. SANITARYWARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

9. AIR CONDITIONING UNITS

- INCLUDED

10. WATER HEATER

- INCLUDED

11. KITCHENAPPLIANCES

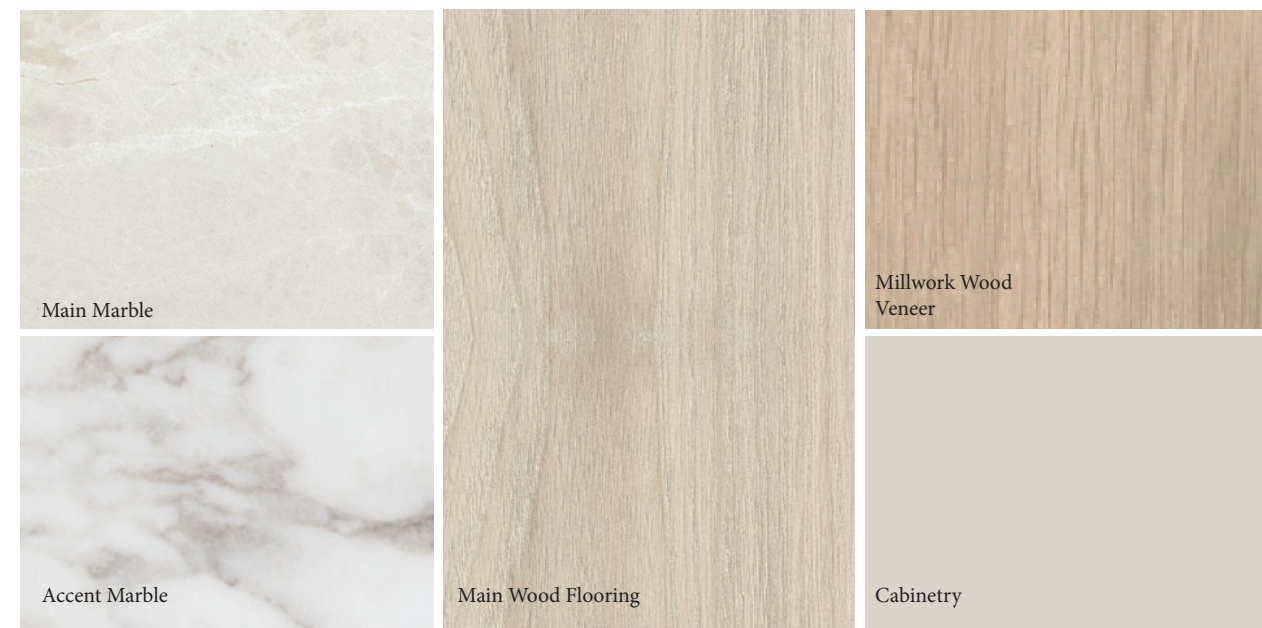
- INCLUDED

12. CABINETS, WARDROBES & WIC

- INCLUDED

13. SWIMMING POOL

- INCLUDED



LIGHT SCHEME



DARK SCHEME

All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.

