

جزيرة  
رمحان

RAMHAN ISLAND  
أبو ظبي



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*

6.5 M Sqm

*Water Bodies*

2.8 M Sqm

*Developable Land*

3.6 M Sqm

1,060

*Standalone Villas*

120

*Luxury Hotel Keys*

900

*Marina Residences  
Apartment Units*

120

*Serviced Residences  
Keys*

1.7K

*Retail Promenade*

170

*Marina Boat berths*

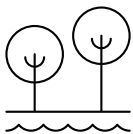
*Disclaimer: All of the above numbers are approximate numbers and subject to change according to final design*

# 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



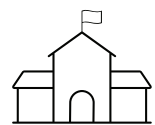
Bike tracks



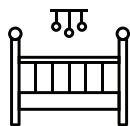
Kids play areas



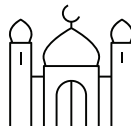
Retails & F&B hubs



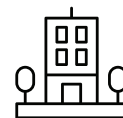
Schools



Nursery



Mosques



Community hubs



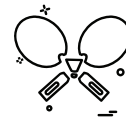
Jogging and walking tracks



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





## *Magnificent 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





*Exclusive  
Residences*

Open sea view  
Waterfront Serenity  
Premium Waterfront Lifestyle  
Ultimate Privacy



*Island  
Lifestyle*

Yoga  
Stargazing  
Boardwalks





# Ramhan Island Communities

*Infi*  
ISLAND

The image features a teal background with a water texture. A solid teal horizontal band is positioned in the middle. The text "nity" is written in a white script font, and "VILLAS" is written in a white sans-serif font below it.

*nity*  
VILLAS

# Waterfront Villas

| Type       | No. of Bedrooms | Unit Areas (sqm) | Unit Areas (sqft) | Plot Areas (sqm)          |
|------------|-----------------|------------------|-------------------|---------------------------|
| Sky        | 6 Bedrooms      | 696              | 7,492             | Min.: 1,241 - Max.: 1,319 |
| Bliss      | 6 Bedrooms      | 512              | 5,511             | Min.: 875 - Max.: 910     |
| Bliss I    | 6 Bedrooms      | 651              | 7,007             | Min.: 875 - Max.: 910     |
| Glam       | 4 Bedrooms      | 539              | 5,802             | Min.: 875 - Max.: 881     |
| Vintage I  | 5 Bedrooms      | 532              | 5,726             | Min.: 788 - Max.: 1,167   |
| Vintage II | 5 Bedrooms      | 516              | 5,554             | Min.: 788 - Max.: 875     |
| Spark I    | 4 Bedrooms      | 503              | 5,414             | Min.: 777 - Max.: 816     |
| Spark II   | 4 Bedrooms      | 498              | 5,360             | Min.: 756 - Max.: 867     |
| Grace II   | 3 Bedrooms      | 313              | 3,369             | Min.: 525 - Max.: 613     |
| Grace III  | 3 Bedrooms      | 351              | 3,778             | Min.: 525 - Max.: 616     |
| Charm III  | 3 Bedrooms      | 352              | 3,789             | Min.: 606 - Max.: 812     |
| Charm IV   | 3 Bedrooms      | 362              | 3,897             | Min.: 567 - Max.: 711     |

|           |            |     |       |                           |
|-----------|------------|-----|-------|---------------------------|
| Sky G     | 6 Bedrooms | 846 | 9,106 | Min.: 1,198 - Max.: 1,296 |
| Bliss G   | 6 Bedrooms | 651 | 7,007 | Min.: 855 - Max.: 921     |
| Vintage G | 5 Bedrooms | 552 | 5,942 | Min.: 777 - Max.: 817     |
| Spark G   | 4 Bedrooms | 529 | 5,694 | Min.: 753 - Max.: 789     |
| Grace G   | 3 Bedrooms | 345 | 3,714 | Min.: 665 - Max.: 823     |
| Charm G   | 3 Bedrooms | 386 | 4,155 | Min.: 665 - Max.: 793     |



#### 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.

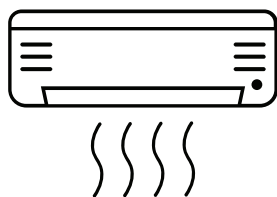
## Interior



## Specification & Facility highlights



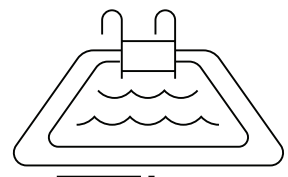
Appliances



Air Conditioners



Wardrobes



Swimming pool



