

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

4.5 M Sqm

Developable Land

2.6 M Sqm

Water Bodies

1.8 M Sqm

1,080

Standalone Villas

1,000

*Marina Residences
Apartment Units*

1.7K

Retail Promenade

120

Luxury Hotel Keys

120

*Serviced Residences
Keys*

170

Marina Boat berths

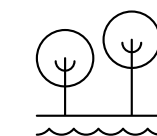
Disclaimer: All of the above numbers are approximate numbers and subject to change according to final design

Ramhan Island Living

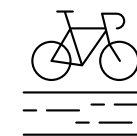
A fully-integrated waterfront community of charming residential villas.

Waterfront home views

Beach access for every unit
Magnificent sea views
Premium detached islands



Open green spaces



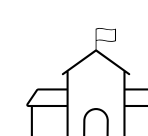
Bike tracks



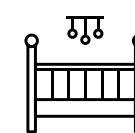
Kids play areas



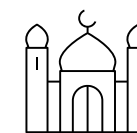
Retails & F&B hubs



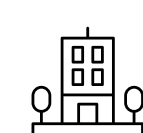
Schools



Nursery



Mosques



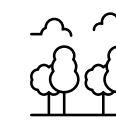
Community hubs



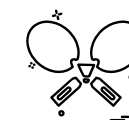
Jogging and walking tracks



Picnic areas



Eco parks



Outdoor sports facilities



World-Class Marina

Luxury shopping experience
Exquisite waterfront dining
Prestigious marina yacht club



Magnificent 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
Minimum water width from home to home: 100m
Swimmable crystal clear sea



Wellness Resort

Open sea view floating villas
Magical dining experience

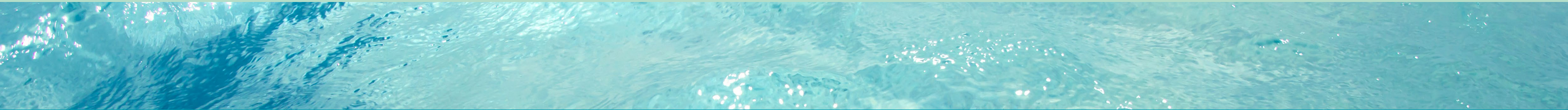


Island Lifestyle

Yoga
Stargazing
Boardwalks



Ramhan Island Communities



Shores
ISLAND VILLAS

Emerald
ISLAND VILLAS

Crystal
ISLAND VILLAS

Pearl
ISLAND VILLAS



Waterfront Villas

Type	No. of Bedrooms	Unit Areas (sqm)	Unit Areas (sqft)	Plot Areas (sqm)
Sky	6 Bedrooms	696	7,492	Min.: 1,274 - Max.: 1,433
Bliss	6 Bedrooms	512	5,506	Min.: 780 - Max.: 1,173
Bliss I	6 Bedrooms	651	7,004	Min.: 835 - Max.: 1,254
Glam	6 Bedrooms	538	5,800	Min.: 804 - Max.: 1,111
Vintage I	5 Bedrooms	532	5,730	Min.: 800 - Max.: 1,044
Vintage II	5 Bedrooms	516	5,551	Min.: 728 - Max.: 1,176
Spark I	4 Bedrooms	503	5,413	Min.: 821 - Max.: 988
Spark II	4 Bedrooms	498	5,360	Min.: 767 - Max.: 931
Grace II	3 Bedrooms	313	3,369	Min.: 482 - Max.: 681
Grace III	3 Bedrooms	351	3,774	Min.: 495 - Max.: 698
Charm III	2 Bedrooms	352	3,788	Min.: 546 - Max.: 697
Charm IV	2 Bedrooms	362	3,899	Min.: 546 - Max.: 684



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.

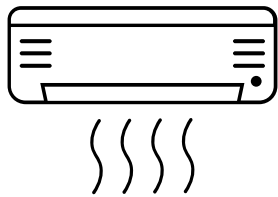
Timeless Architecture

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



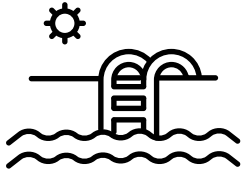
Specification & Facility highlights



Air Conditioners



Wardrobes



Swimming Pool

