

جزيرة
رمحان

RAMHAN ISLAND
أبو ظبي



REDEFINING LUXURY ISLAND LIVING

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 ميلاجرها الأزرق وأشجار المانجروف النادرة.



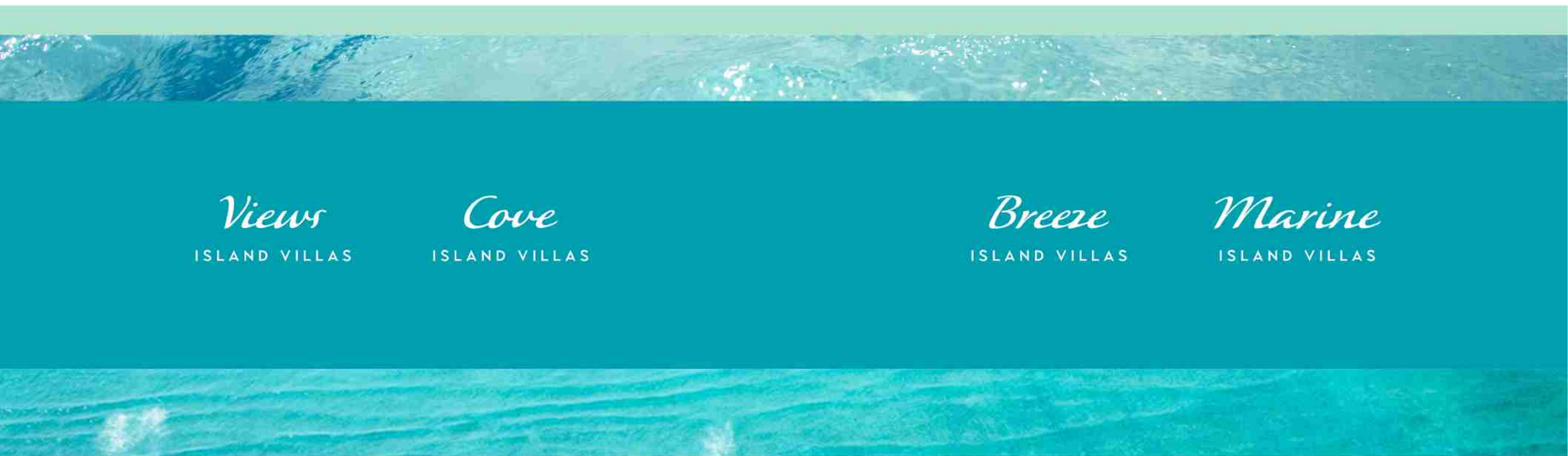
ساحر

Where each home comes
with surreal water views.





Exceptional Island Masterplanning



Views

ISLAND VILLAS

Cove

ISLAND VILLAS

Breeze

ISLAND VILLAS

Marine

ISLAND VILLAS

The Islands

Views

ISLAND VILLAS

Cove

ISLAND VILLAS

Breeze

ISLAND VILLAS

Marine

ISLAND VILLAS



Views

ISLAND VILLAS



VILLAS

The One

TOTAL 462 SQM
UNIT AREA: 4,974 SQFT

Sky

TOTAL 700 SQM
UNIT AREA: 7,539 SQFT

Bliss

TOTAL 516 SQM
UNIT AREA: 5,549 SQFT

Glam

TOTAL 511 SQM
UNIT AREA: 5,496 SQFT

Vintage

TOTAL 453 SQM
UNIT AREA: 4,873 SQFT

Spark

TOTAL 454 SQM
UNIT AREA: 4,886 SQFT

Grace

TOTAL 266 SQM
UNIT AREA: 2,862 SQFT

Charm

TOTAL 279 SQM
UNIT AREA: 3,007 SQFT

Cove
ISLAND VILLAS



VILLAS

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THE ONE

TOTAL
UNIT AREA: **462** SQM
4,974 SQFT

4 En-suite Bedrooms



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UNIT AREA: **462** SQM
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4 En-suite Bedrooms

THE ONE

4 En-suite Bedrooms

TOTAL GROSS AREA: **363** SQM / 3,904 SQFT

TOTAL UNIT AREA: **462** SQM / 4,974 SQFT

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

Components	SQM	SQFT
Ground-floor area	296	3,187
Terraces & Porches	111	1,192
Carport	55	595
Min. Plot area	1,009	10,860
Max. Plot area	1,282	13,795



Ground Floor plan

DISCLAIMER

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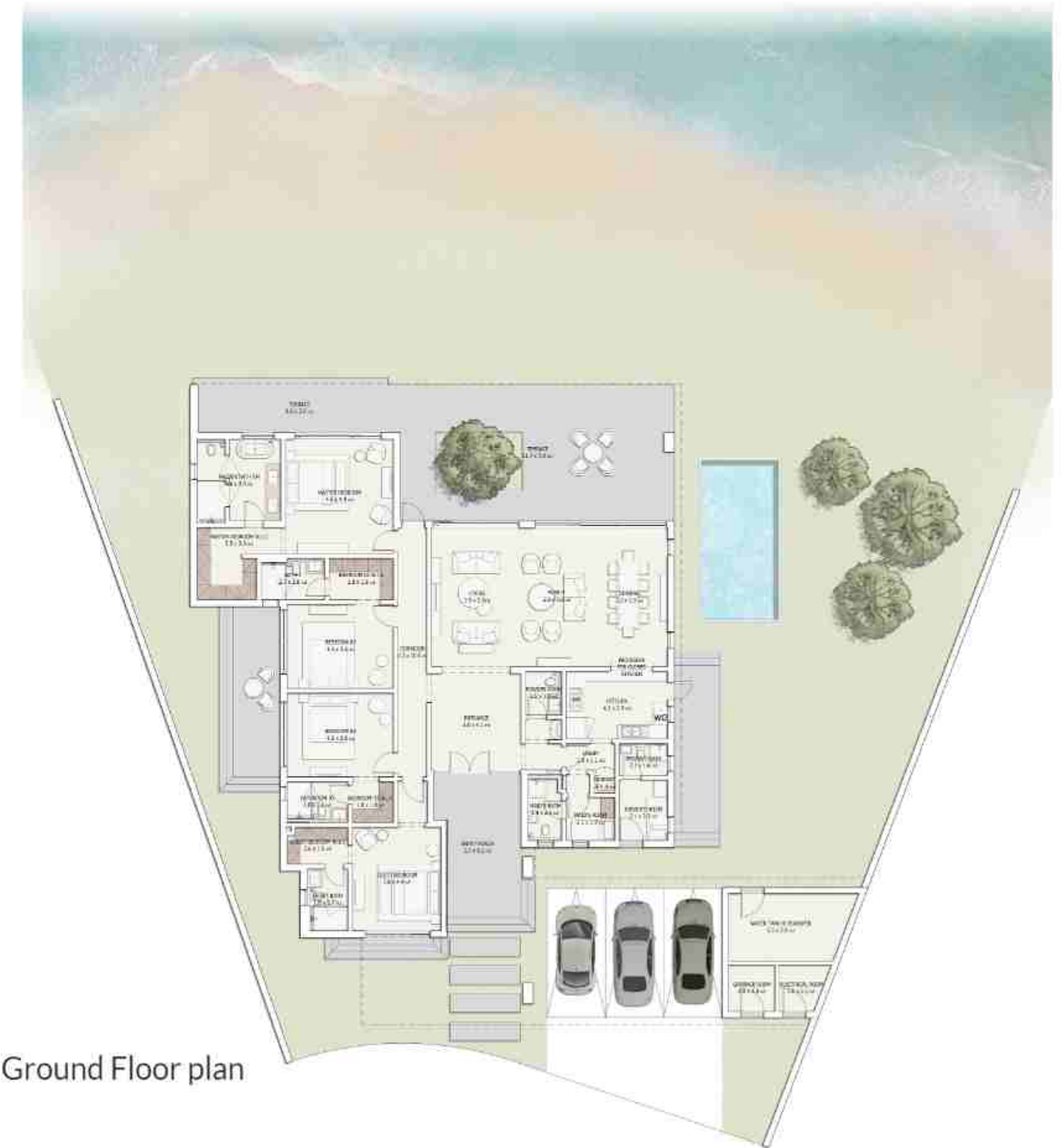
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SKY

TOTAL
UNIT AREA: **700** SQM
7,539 SQFT

7 En-suite Bedrooms



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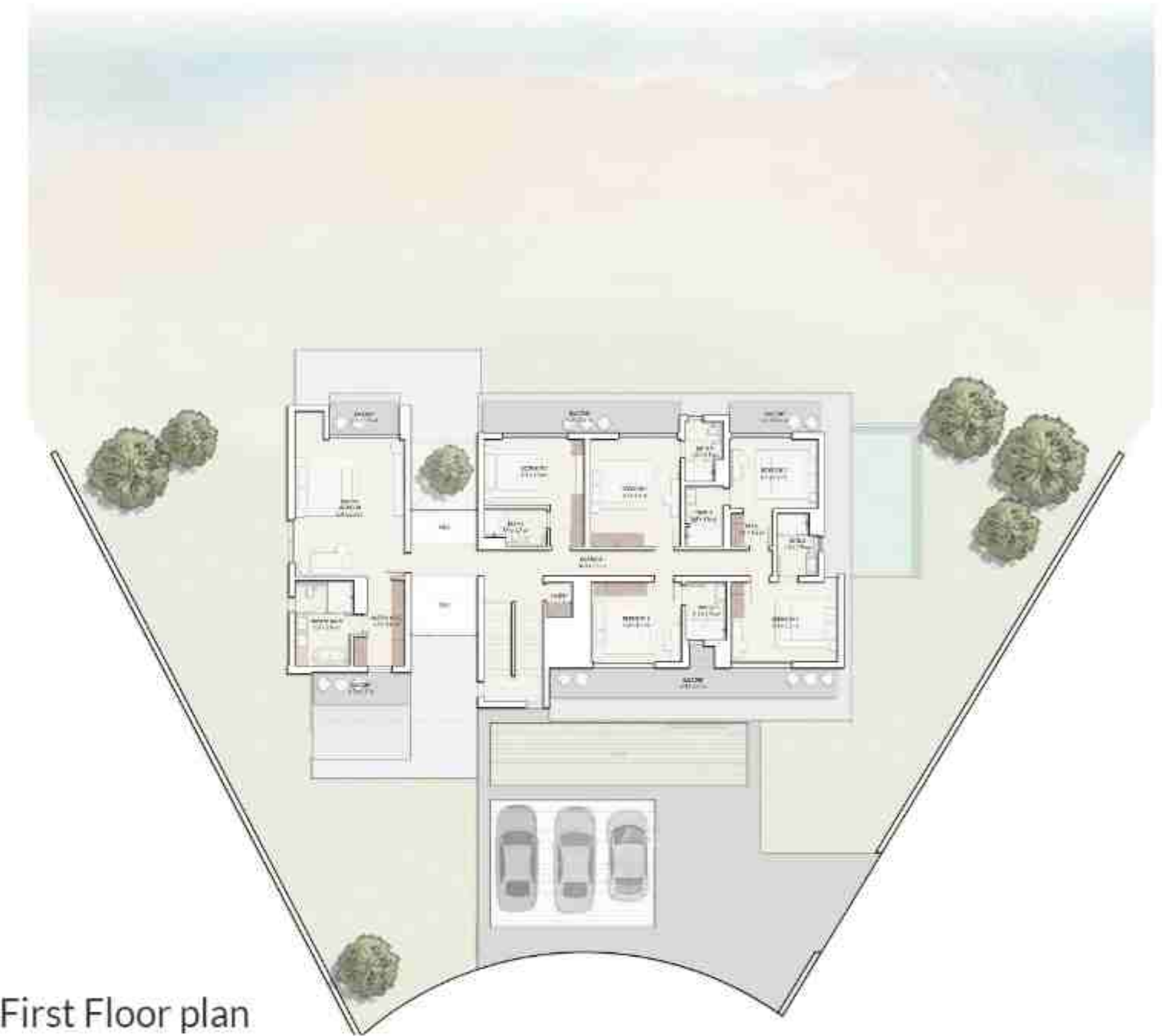
TOTAL GROSS AREA: **606** SQM /6,521 SQFT

TOTAL UNIT AREA: **700** SQM /7,539 SQFT



Ground Floor plan

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



First Floor plan

Components	SQM	SQFT
Ground-floor area	246	2,650
First-floor area	239	2,568
Terraces & Porches	141	1,520
Driver	14	151
Carport	60	650
Min. Plot area	1,179	12,694
Max. Plot area	1,430	15,387

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SKY-M

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UNIT AREA: **700** SQM
7,539 SQFT

7 En-suite Bedrooms



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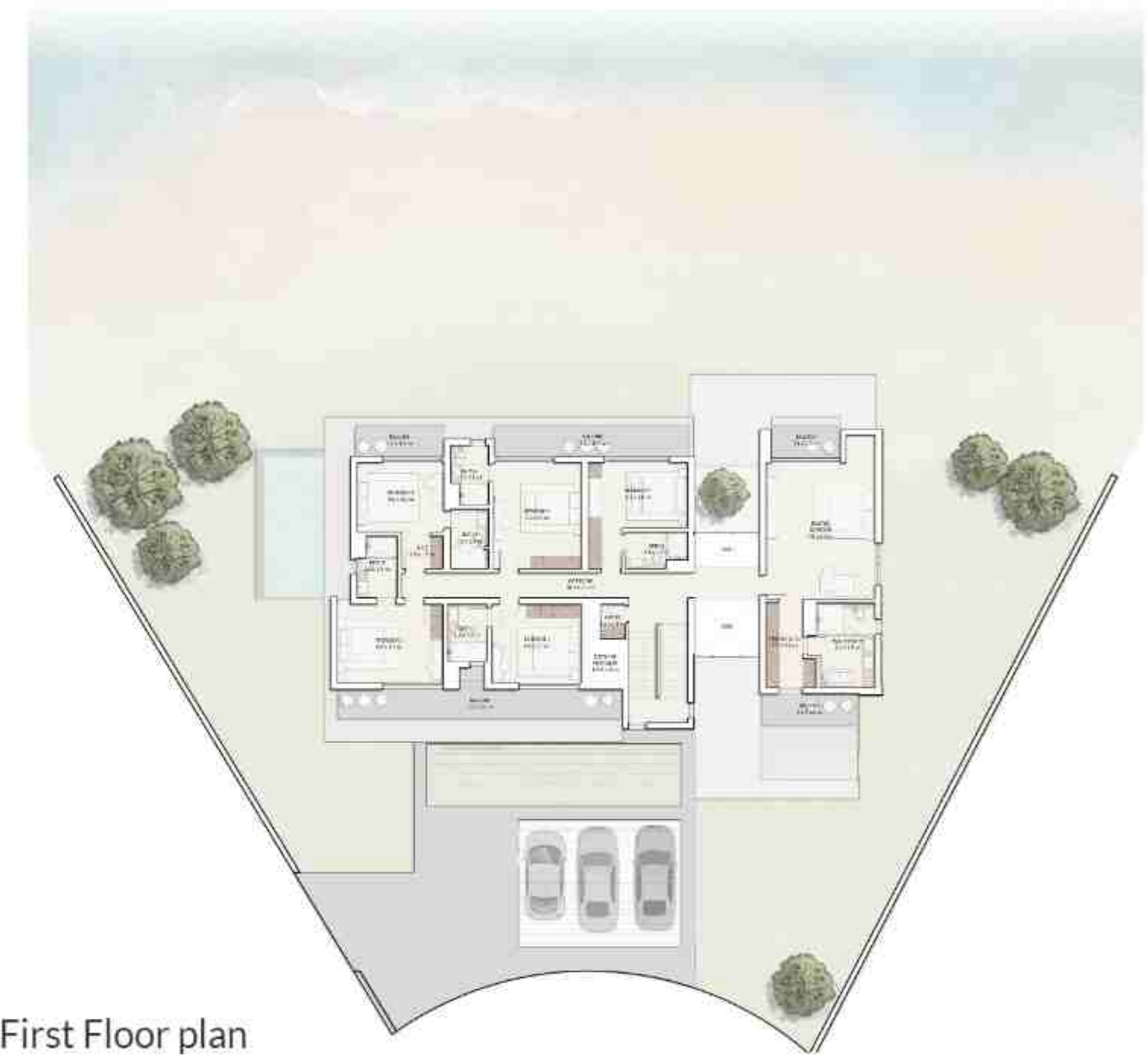
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BLISS

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UNIT AREA: **516** SQM
5,549 SQFT

7 Bedrooms

5 En-suite + 2 Bedrooms



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TOTAL GROSS AREA: **476** SQM /5,127 SQFT

TOTAL UNIT AREA: **516** SQM /5,549 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	215	2,309
First-floor area	179	1,925
Terraces & Porches	50	539
Driver's Room	14	149
Carport	58	628
Min. Plot area	759	8,170
Max. Plot area	1,226	13,202



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GLAM

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UNIT AREA: **511** SQM
5,496 SQFT

5 Bedrooms

3 En-suite + 2 Bedrooms



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TOTAL UNIT AREA: **511** SQM /5,496 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	198	2,136
First-floor area	193	2,077
Terraces & Porches	62	668
Carport	58	628
Min. Plot area	825	8,879
Max. Plot area	1,183	13,736



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VINTAGE

TOTAL
UNIT AREA: **453** SQM
4,873 SQFT

6 En-suite Bedrooms



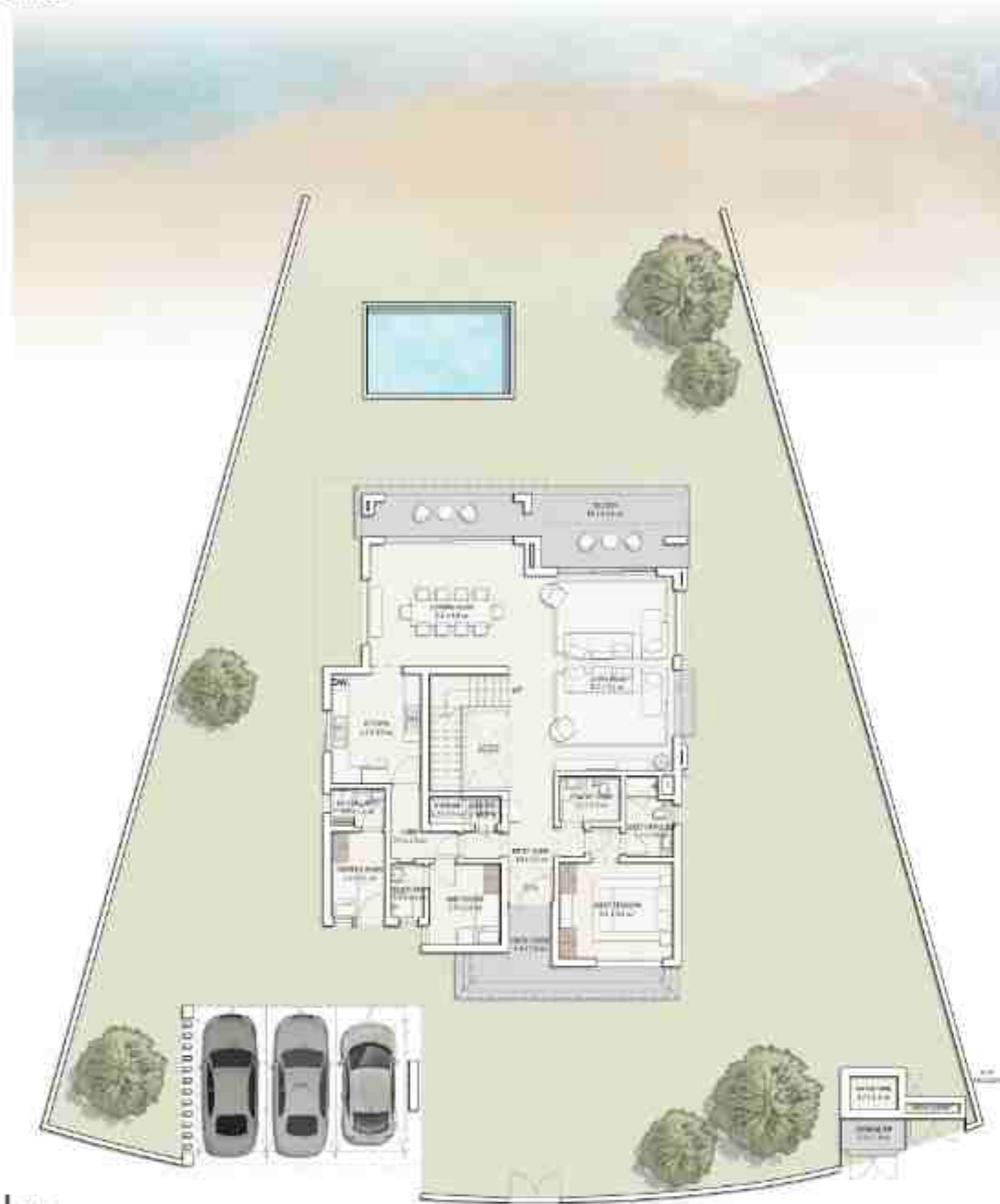
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Ground Floor plan

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

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TOTAL GROSS AREA: **417** SQM /4,483 SQFT

TOTAL UNIT AREA: **453** SQM /4,873 SQFT



First Floor plan

Components	SQM	SQFT
Ground-floor area	176	1,893
First-floor area	186	2,003
Terraces & Porches	42	452
Carport	49	531
Min. Plot area	634	6,820
Max. Plot area	1,194	12,854



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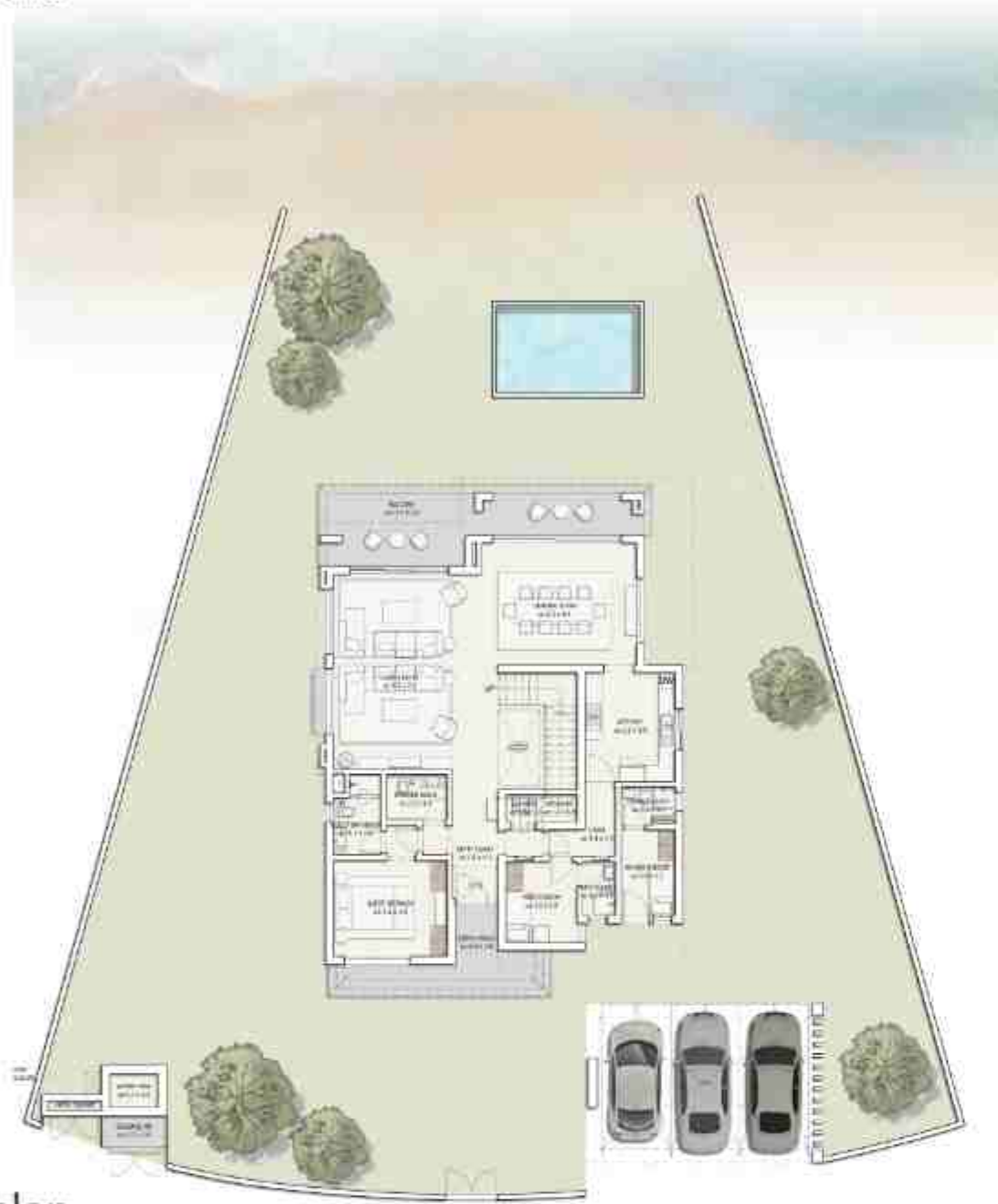
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4 En-suite + 1 Bedroom



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TOTAL GROSS AREA: **365** SQM /3,934 SQFT

TOTAL UNIT AREA: **454** SQM /4,886 SQFT



Ground Floor plan

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



First Floor plan

Components	SQM	SQFT
Ground-floor area	186	2,002
First-floor area	143	1,542
Terraces & Porches	111	1,198
Carport	13	143
Min. Plot area	670	7,213
Max. Plot area	1,038	11,172

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GRACE

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2,862 SQFT

4 Bedrooms

2 En-suite + 2 Bedrooms



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GRACE

2 En-suite + 2 Bedrooms

TOTAL GROSS AREA: **237** SQM / 2,552 SQFT

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Ground Floor plan



First Floor plan

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

Components	SQM	SQFT
Ground-floor area	101	1,083
First-floor area	95	1,021
Terraces & Porches	39	419
Driver	11	115
Carport	20	215
Min. Plot area	348	3,744
Max. Plot area	596	6,419

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CHARM

TOTAL
UNIT AREA: **279** SQM
3,007 SQFT

3 Bedrooms + Penthouse



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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

TOTAL GROSS AREA: **225** SQM /2,422 SQFT

TOTAL UNIT AREA: **279** SQM /3,007 SQFT



First Floor plan



Penthouse

Components	SQM	SQFT
Ground-floor area	94	1,015
First-floor area	97	1,044
Penthouse	27	288
Terraces & Porches	18	194
Driver	15	160
Carport	28	296
Min. Plot area	353	3,804
Max. Plot area	523	5,633

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3 Bedrooms + Penthouse



Ground Floor plan

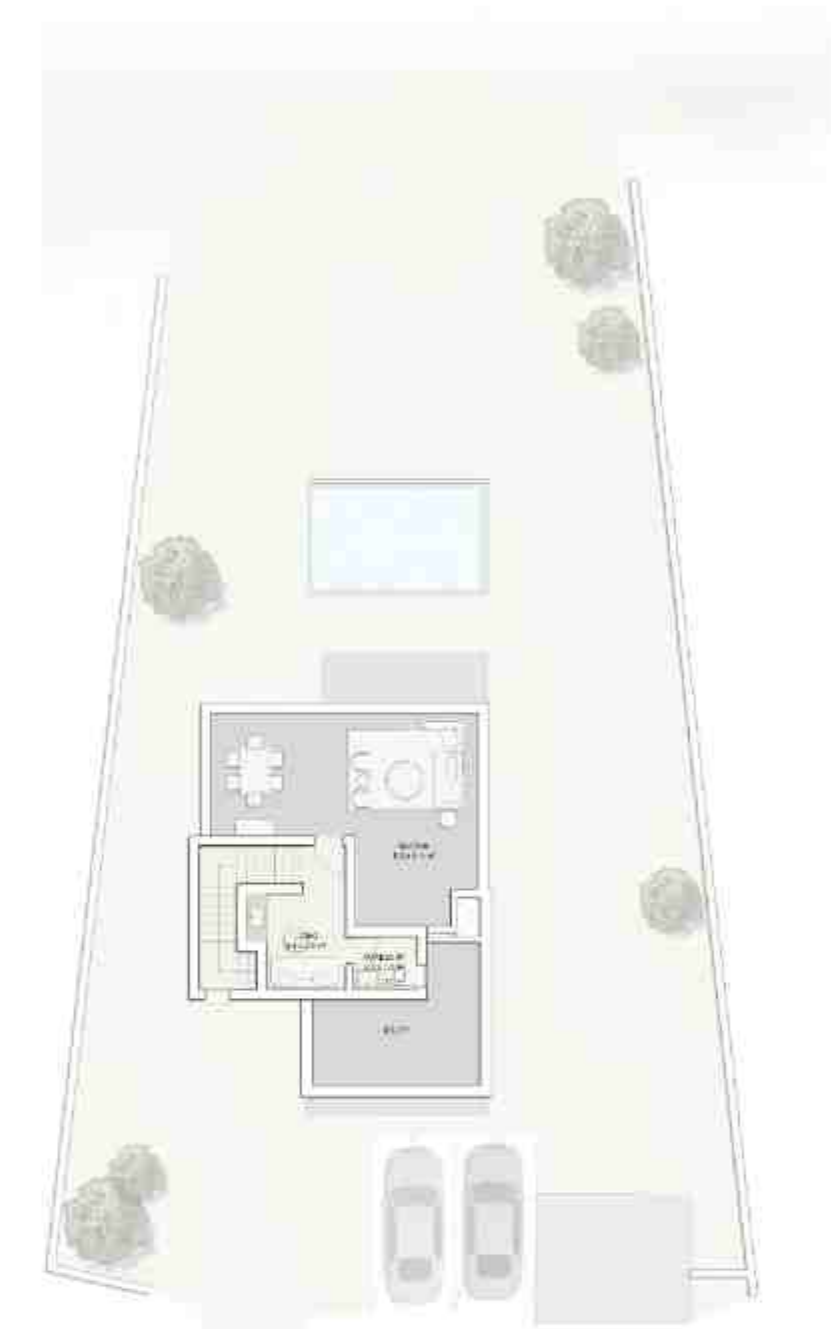
Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	2	Maid's room	1
Guest Bedroom	-	Driver's room	1
Living Area	1	Carport	2

TOTAL GROSS AREA: **225** SQM /2,422 SQFT



First Floor plan

TOTAL UNIT AREA: **279** SQM /3,007 SQFT



Penthouse

Components	SQM	SQFT
Ground-floor area	94	1,015
First-floor area	97	1,044
Penthouse	27	288
Terraces & Porches	18	194
Driver	15	160
Carport	28	296
Min. Plot area	353	3,804
Max. Plot area	523	5,633

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.

SPECIFICATION & FACILITIES

VILLAS LIGHT SCHEME

1. ENTRY FOYER

- FLOORS HIGH QUALITY MARBLE
- WALLS PAINT
- CEILING PAINT

2. LIVING, DINING & INTERNAL CORRIDORS

- FLOORS HIGH QUALITY MARBLE
- WALLS PAINT
- CEILING PAINT

3. KITCHEN/GOURMET CABINET

- FLOORS HIGH QUALITY MARBLE
- WALLS PAINT
- CEILING PAINT
- COUNTERTOP HIGH QUALITY STONE

4. DOORS

- ENTRANCE SOLID WOODWORK
- INTERNAL DOORS STAINED VENEER WOODWORK

5. POWDER ROOM & BATHROOMS

- FLOORS HIGH QUALITY MARBLE
- WALLS HIGH QUALITY MARBLE
- CEILING PAINT

6. ALL BEDROOMS

- FLOORS ENGINEERED WOOD
- WALLS PAINT
- CEILING PAINT

7. UTILITY ROOMS & BATHS

- FLOORS HIGH QUALITY CERAMIC TILES
- WALLS HIGH QUALITY CERAMIC TILES
- CEILING PAINT

8. SANITARYWARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

9. AIR CONDITIONING UNITS

- INCLUDED

10. WATER HEATER

- INCLUDED

11. KITCHEN APPLIANCES

- INCLUDED

12. CABINETS, WARDROBES & WIC

- INCLUDED

MATERIAL BOARDS



LIGHT SCHEME

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

SPECIFICATION & FACILITIES

VILLAS DARK SCHEME

1. ENTRY FOYER

- FLOORS HIGH QUALITY MARBLE
- WALLS PAINT
- CEILING PAINT

2. LIVING, DINING & INTERNAL CORRIDORS

- FLOORS HIGH QUALITY MARBLE
- WALLS PAINT
- CEILING PAINT

3. KITCHEN/GOURMET CABINET

- FLOORS HIGH QUALITY MARBLE
- WALLS PAINT
- CEILING PAINT
- COUNTERTOP HIGH QUALITY STONE

4. DOORS

- ENTRANCE SOLID WOODWORK
- INTERNAL DOORS STAINED VENEER WOODWORK

5. POWDER ROOM & BATHROOMS

- FLOORS HIGH QUALITY MARBLE
- WALLS HIGH QUALITY MARBLE
- CEILING PAINT

6. ALL BEDROOMS

- FLOORS ENGINEERED WOOD
- WALLS PAINT
- CEILING PAINT

7. UTILITY ROOMS & BATHS

- FLOORS HIGH QUALITY CERAMIC TILES
- WALLS HIGH QUALITY CERAMIC TILES
- CEILING PAINT

8. SANITARYWARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

9. AIR CONDITIONING UNITS

- INCLUDED

10. WATER HEATER

- INCLUDED

11. KITCHEN APPLIANCES

- INCLUDED

12. CABINETS, WARDROBES & WIC

- INCLUDED

MATERIAL BOARDS



DARK SCHEME

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

