

# جزيرة رامحان

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 M Sqm*

*Developable Land*

*2.2 M Sqm*

*1,350*

*Standalone Villas*

*1,000*

*Marina Residences  
Apartment Units*

*1.7K*

*Retail Promenade*

*Water Bodies*

*1.8 M Sqm*

*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*

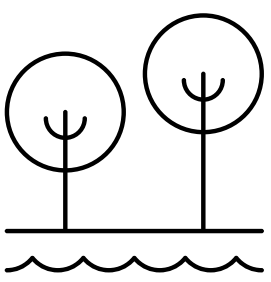


# Ramhan Island Living

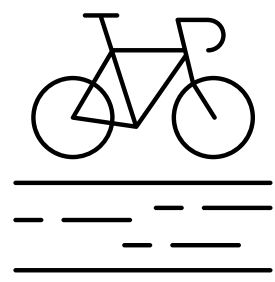
*A fully-integrated waterfront community of  
charming residential villas.*

## Waterfront home views

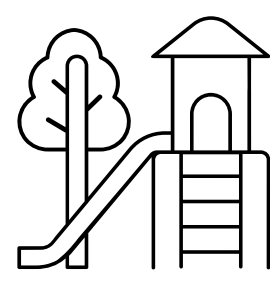
Beach access for every unit  
Magnificent sea views  
Premium detached islands



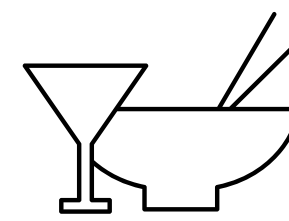
*Open green spaces*



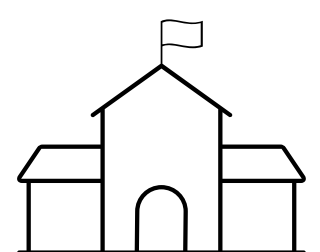
*Bike tracks*



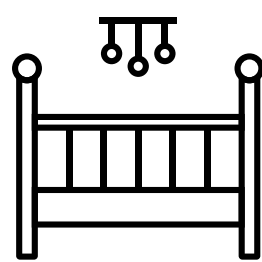
*Kids play areas*



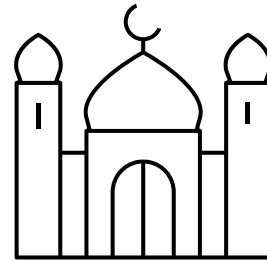
*Retails & F&B hubs*



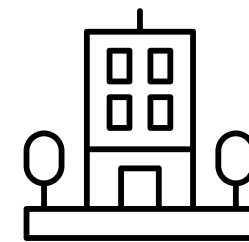
*Schools*



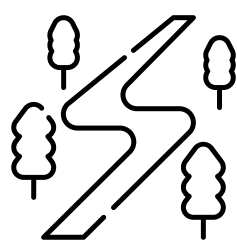
*Nursery*



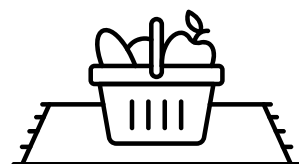
*Mosques*



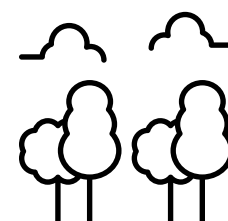
*Community hubs*



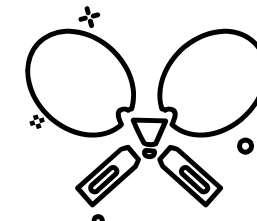
*Jogging and walking tracks*



*Picnic areas*



*Eco parks*



*Outdoor sports facilities*



## *World-Class Marina*

Luxury shopping experience  
Exquisite waterfront dining  
Prestigious marina yacht club



## *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



## *Wellness Resort*

Open sea view floating villas  
Magical dining experience



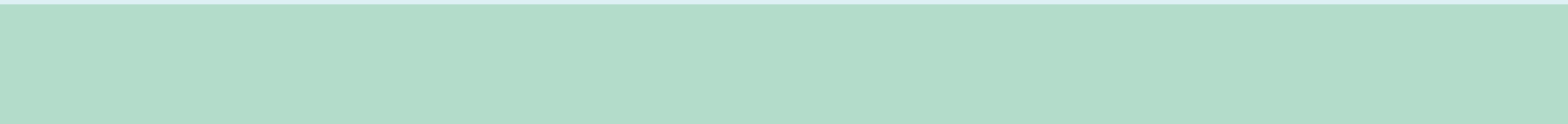
## *Island Lifestyle*

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.

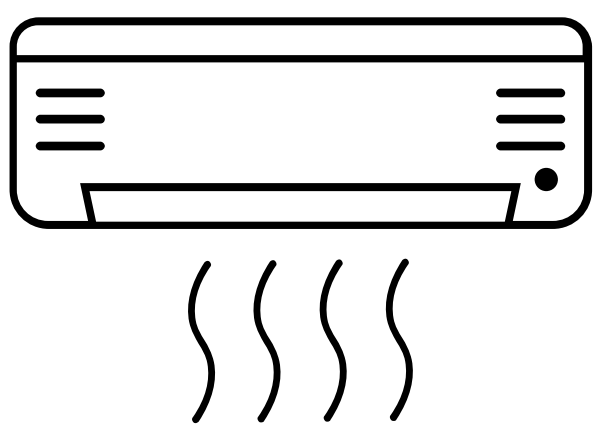
# Timeless Architecture

*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



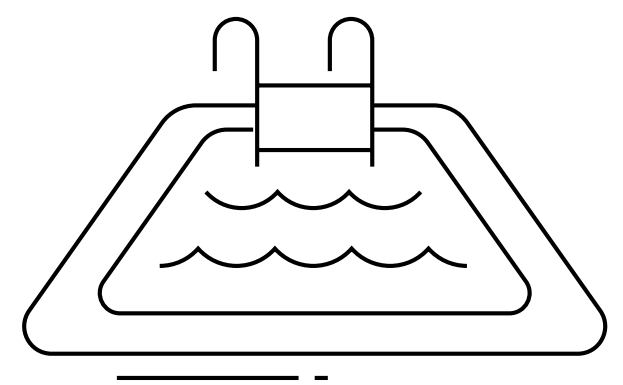
## Specification & Facility highlights



Air Conditioners



Wardrobes



Swimming pool





EAGLE  
HILLS  
ABU DHABI

[www.ramhanisland.com](http://www.ramhanisland.com)