



جزيرة
رمضان

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 مياه بحرها الأزرق وأشجار المانجروف النادرة



Where each home
comes with surreal
water views.



Exceptional Island Masterplanning



RAMHAN ISLAND

Ramhan Island Communities

Zen

ISLAND VILLAS

Flow

ISLAND VILLAS

The Islands

Zen

ISLAND VILLAS

Flow

ISLAND VILLAS



Zen

ISLAND VILLAS



VILLAS

Sky

Vintage

Grace

Bliss

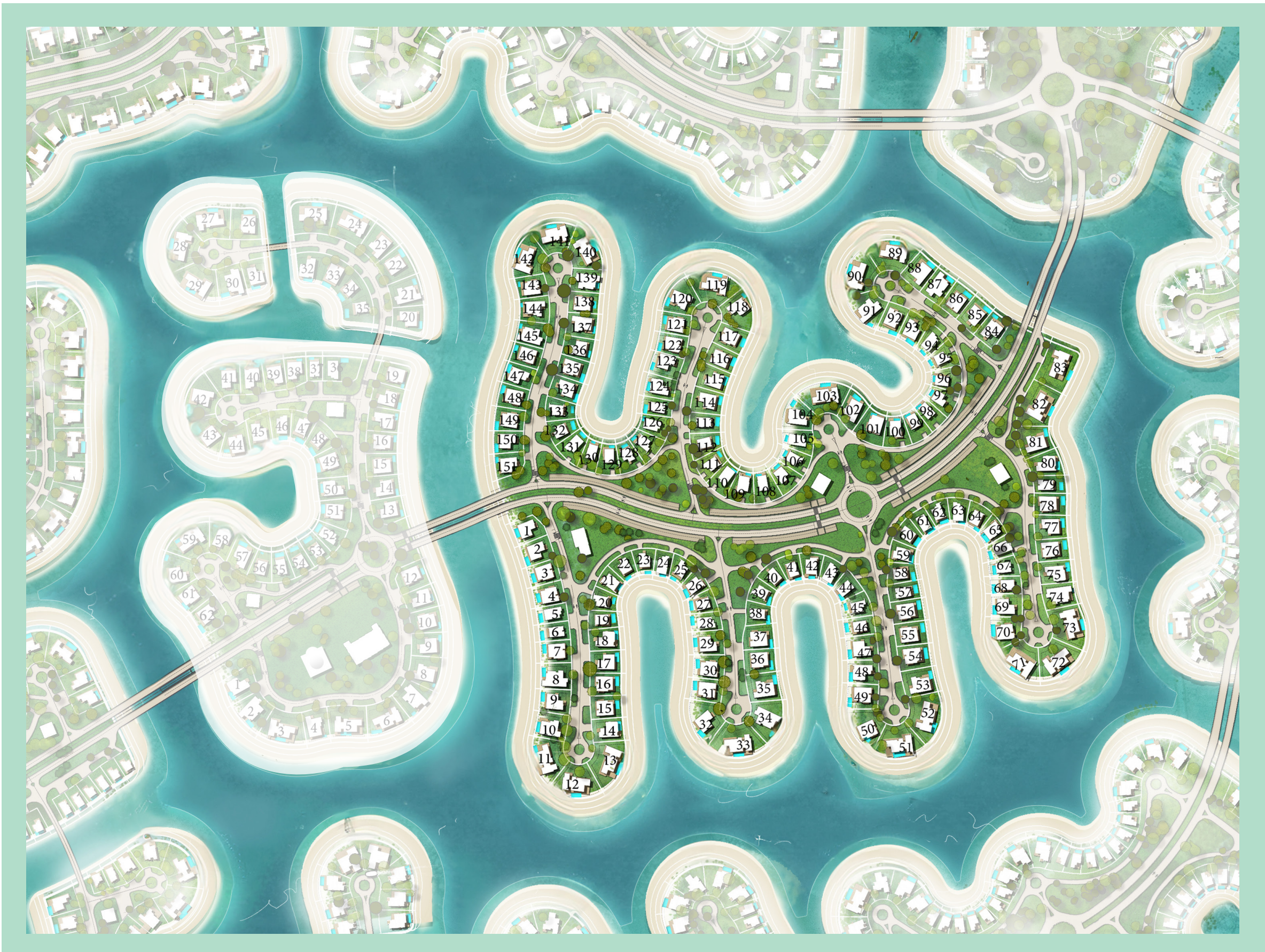
Spark

Charm



Flow

ISLAND VILLAS



VILLAS

- | | | |
|-------|---------|-------|
| Sky | Vintage | Grace |
| Bliss | Spark | Charm |

Step into your serene home



SKY I



TOTAL
UNIT AREA: **791** SQM
8,519 SQFT

7 En-suite Bedrooms

DISCLAIMER

Water channel distances are for illustrative reasons, and are subject to change without notice.

SKY

7 En-suite Bedrooms

TOTAL GROSS AREA:

604

SQM /6,505 SQFT

TOTAL UNIT AREA:

791

SQM /8,519 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	262	2,822
First-floor area	265	2,847
Terraces & Porches	197	2,119
Driver	15	164
Carport	52	560
Min. Plot area	1,220	13,134
Max. Plot area	1,537	16,540

DISCLAIMER

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SKY I-M



TOTAL
UNIT AREA: **791** SQM
8,519 SQFT

7 En-suite Bedrooms

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SKY I-M

7 En-suite Bedrooms

TOTAL GROSS AREA: 604 SQM /6,505 SQFT

TOTAL UNIT AREA: 791 SQM /8,519 SQFT



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Formal Living	1
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SKY VI



TOTAL
UNIT AREA: **751** SQM
8,080 SQFT

7 En-suite Bedrooms

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SKY VI

7 En-suite Bedrooms

TOTAL GROSS AREA:

585

SQM /6,301 SQFT

TOTAL UNIT AREA:

751

SQM /8,080 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	270	2,903
First-floor area	251	2,706
Terraces & Porches	160	1,722
Driver	17	183
Carport	53	572
Min. Plot area	1,224	13,172
Max. Plot area	1,489	16,027

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SKY VI-M



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UNIT AREA: **751** SQM
8,080 SQFT

7 En-suite Bedrooms

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SKY VI

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585

SQM /6,301 SQFT

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751

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BLISS I



TOTAL
UNIT AREA : **637** SQM
6,862 SQFT

5 En-suite + 2 Bedrooms

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SKY VI

7 En-suite Bedrooms

TOTAL GROSS AREA:

585

SQM /6,301 SQFT

TOTAL UNIT AREA:

751

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Ground Floor plan

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BLISS I-M



TOTAL
UNIT AREA: **637** SQM
6,862 SQFT

5 En-suite + 2 Bedrooms

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BLISS I

5 En-suite + 2 Bedrooms

TOTAL GROSS AREA: 535 SQM /5,758 SQFT

TOTAL UNIT AREA: 637 SQM /6,862 SQFT



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	5	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	227	2,444
First-floor area	191	2,055
Terraces & Porches	122	1,313
Driver	17	184
Carport	80	859
Min. Plot area	764	8,219
Max. Plot area	1,144	12,314

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BLISS II



TOTAL
UNIT AREA : **580** SQM
6,241 SQFT

7 Bedrooms
5 En-suite + 2 Bedrooms

DISCLAIMER

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BLISS II

5 En-suite + 2 Bedrooms

TOTAL GROSS AREA :

508

SQM /5,463 SQFT

TOTAL UNIT AREA :

580

SQM /6,241 SQFT



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
Bedrooms	5	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	222	2,385
First-floor area	188	2,023
Terraces & Porches	102	1,099
Driver	17	184
Carport	51	550
Min. Plot area	796	8,568
Max. Plot area	1,250	13,453

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BLISS II-M



TOTAL
UNIT AREA : **580** SQM
6,241 SQFT

7 Bedrooms
5 En-suite + 2 Bedrooms

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BLISS II

5 En-suite + 2 Bedrooms

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508

SQM /5,463 SQFT

TOTAL UNIT AREA :

580

SQM /6,241 SQFT



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
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VINTAGE I



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

6 Bedrooms
4 En-suite + 2 Bedrooms

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VINTAGE I

4 En-suite + 2 Bedrooms

TOTAL GROSS AREA: 469 SQM /5,049 SQFT

TOTAL UNIT AREA: 512 SQM /5,512 SQFT



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



First Floor plan

Components	SQM	SQFT
Ground-floor area	194	2,092
First-floor area	198	2,128
Terraces & Porches	69	739
Driver	0	0
Carport	51	554
Min. Plot area	701	7,541
Max. Plot area	922	9,924

DISCLAIMER

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VINTAGE I-M



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

6 Bedrooms
4 En-suite + 2 Bedrooms

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VINTAGE I-M

4 En-suite + 2 Bedrooms

TOTAL GROSS AREA: 469 SQM /5,049 SQFT

TOTAL UNIT AREA: 512 SQM /5,512 SQFT



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
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RAMHAN ISLAND

VINTAGE II



TOTAL
UNIT AREA : **499** SQM
5,376 SQFT

6 Bedrooms
4 En-suite + 2 Bedrooms

DISCLAIMER

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VINTAGE II

4 En-suite + 2 Bedrooms

TOTAL
GROSS AREA: **463** SQM /4,987 SQFT

TOTAL
UNIT AREA: **499** SQM /5,376 SQFT



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



First Floor plan

Components	SQM	SQFT
Ground-floor area	194	2,092
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VINTAGE II-M



TOTAL
UNIT AREA : **499** SQM
5,376 SQFT

6 Bedrooms
4 En-suite + 2 Bedrooms

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VINTAGE II-M

4 En-suite + 2 Bedrooms

TOTAL GROSS AREA:

463

SQM /4,987 SQFT

TOTAL UNIT AREA:

499

SQM /5,376 SQFT



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



First Floor plan

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SPARK I



TOTAL
UNIT AREA : **549** SQM
5,913 SQFT

5 Bedrooms
3 En-suite + 2 Bedrooms

DISCLAIMER

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SPARK I

3 En-suite + 2 Bedrooms

TOTAL
GROSS AREA :

394

SQM /4,238 SQFT

TOTAL
UNIT AREA :

549

SQM /5,913 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	2



First Floor plan

Components	SQM	SQFT
Ground-floor area	186	2,003
First-floor area	150	1,613
Terraces & Porches	130	1,396
Driver	14	151
Carport	69	744
Min. Plot area	670	7,212
Max. Plot area	1,186	12,767

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SPARK I-M



TOTAL
UNIT AREA : **549** SQM
5,913 SQFT

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3 En-suite + 2 Bedrooms

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SPARK I-M

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394

SQM /4,238 SQFT

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SQM /5,913 SQFT



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SPARK II



TOTAL
UNIT AREA : **499** SQM
5,373 SQFT

5 Bedrooms
3 En-suite + 2 Bedrooms

DISCLAIMER

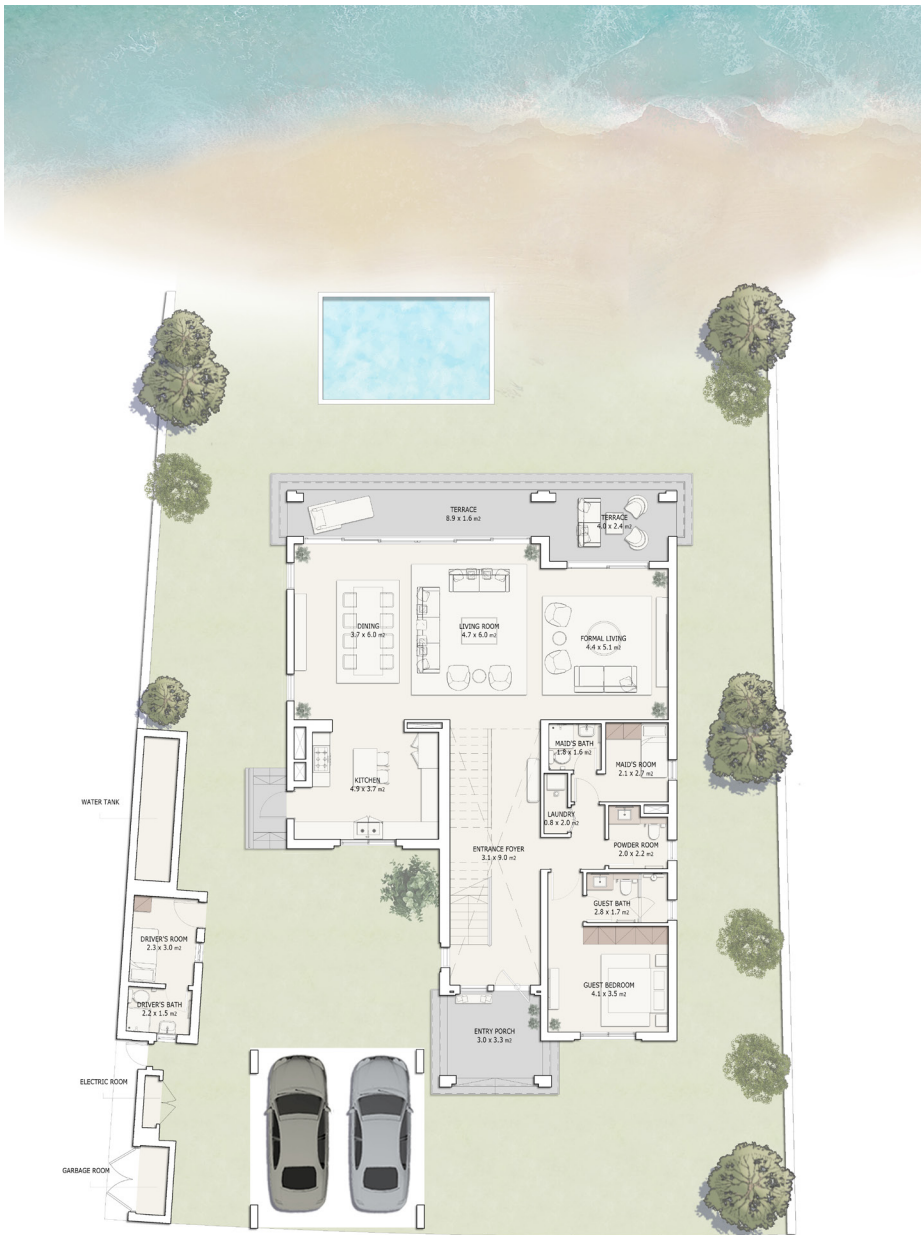
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SPARK II

3 En-suite + 2 Bedrooms

TOTAL
GROSS AREA : 394 SQM /4,238 SQFT

TOTAL
UNIT AREA : 549 SQM /5,913 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	2



First Floor plan

Components	SQM	SQFT
Ground-floor area	186	2,005
First-floor area	150	1,614
Terraces & Porches	82	886
Driver	15	157
Carport	66	711
Min. Plot area	713	7,671
Max. Plot area	1,100	11,844

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SPARK II-M



TOTAL
UNIT AREA : **499** SQM
5,373 SQFT

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3 En-suite + 2 Bedrooms

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SPARK II-M

3 En-suite + 2 Bedrooms

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TOTAL
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Ground Floor plan

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GRACE II



TOTAL
UNIT AREA : **312** SQM
3,357 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms

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GRACE II

2 En-suite + 2 Bedrooms

TOTAL GROSS AREA :

234

SQM /2,518 SQFT

TOTAL UNIT AREA :

312

SQM /3,357 SQFT



Ground Floor plan

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	2



First Floor plan

Components	SQM	SQFT
Ground-floor area	121	1,301
First-floor area	102	1,009
Terraces & Porches	37	398
Driver	0	0
Carport	52	v
Min. Plot area	455	4,902
Max. Plot area	734	7,900

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GRACE II-M



TOTAL
UNIT AREA : **312** SQM
3,357 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms

DISCLAIMER

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GRACE II-M

2 En-suite + 2 Bedrooms

TOTAL
GROSS AREA: **234** SQM /**2,518** SQFT

TOTAL
UNIT AREA: **312** SQM /**3,357** SQFT



Ground Floor plan

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	2



First Floor plan

Components	SQM	SQFT
Ground-floor area	121	1,301
First-floor area	102	1,009
Terraces & Porches	37	398
Driver	0	0
Carport	52	v
Min. Plot area	455	4,902
Max. Plot area	734	7,900

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.

GRACE III



TOTAL
UNIT AREA : **353** SQM
3,801 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms

DISCLAIMER

Water channel distances are for illustrative reasons, and are subject to change without notice.

2 En-suite + 2 Bedrooms

TOTAL
UNIT AREA: **353** SQM /3,801 SQFT



Components		SQM	SQFT
Ground-floor area		127	1,367
First-floor area		100	1,073
Terraces & Porches		80	862
Driver		0	0
Carport		46	499
Min. Plot area		467	5,023
Max. Plot area		645	6,941

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GRACE III-M



TOTAL
UNIT AREA : **353** SQM
3,801 SQFT

4 Bedrooms
2 En-suite + 2 Bedrooms

DISCLAIMER

Water channel distances are for illustrative reasons, and are subject to change without notice.

GRACE III-M

2 En-suite + 2 Bedrooms

TOTAL
GROSS AREA: **285** SQM /2,072 SQFT

TOTAL
UNIT AREA: **353** SQM /3,801 SQFT



Ground Floor plan

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	2



First Floor plan

Components	SQM	SQFT
Ground-floor area	127	1,367
First-floor area	100	1,073
Terraces & Porches	80	862
Driver	0	0
Carport	46	499
Min. Plot area	467	5,023
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CHARM III



TOTAL
UNIT AREA : **347** SQM
3,730 SQFT

3 En-suite Bedrooms

DISCLAIMER

Water channel distances are for illustrative reasons, and are subject to change without notice.

CHARM III

3 En-suite Bedrooms

TOTAL
GROSS AREA: 263 SQM /2,831 SQFT

TOTAL
UNIT AREA: 347 SQM /3,730 SQFT



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



First Floor plan

Components	SQM	SQFT
Ground-floor area	118	1,275
First-floor area	117	1,264
Terraces & Porches	51	544
Driver	15	157
Carport	46	490
Min. Plot area	486	5,231
Max. Plot area	677	7,284

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CHARM III-M



TOTAL
UNIT AREA: **347** SQM
3,730 SQFT

3 En-suite Bedrooms

DISCLAIMER

Water channel distances are for illustrative reasons, and are subject to change without notice.

CHARM III-M

3 En-suite Bedrooms

TOTAL GROSS AREA :

263

SQM /2,831 SQFT

TOTAL UNIT AREA :

347

SQM /3,730 SQFT



Ground Floor plan

Components	CountNo.	Components	CountNo.
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CHARM IV



TOTAL
UNIT AREA: **331** SQM
3,559 SQFT

3 En-suite Bedrooms

DISCLAIMER

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CHARM IV

3 En-suite Bedrooms

TOTAL GROSS AREA :

273

SQM /2,933 SQFT

TOTAL UNIT AREA :

331

SQM /3,559 SQFT



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



First Floor plan

Components	SQM	SQFT
Ground-floor area	113	1,219
First-floor area	127	1,367
Terraces & Porches	30	325
Driver	15	164
Carport	46	491
Min. Plot area	489	5,267
Max. Plot area	653	7,033

DISCLAIMER

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CHARM IV-M



TOTAL
UNIT AREA: **331** SQM
3,559 SQFT

3 En-suite Bedrooms

DISCLAIMER

Water channel distances are for illustrative reasons, and are subject to change without notice.

CHARM IV-M

3 En-suite Bedrooms

TOTAL GROSS AREA:

273

SQM /2,933 SQFT

TOTAL UNIT AREA:

331

SQM /3,559 SQFT



Ground Floor plan

Components	CountNo.	Components	CountNo.
Master Bedroom	1	Dining	1
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Scheme 1 - Living Space



Scheme 1 - Living Space



Scheme 1 - Bedroom



Scheme 2 - Living Space



Scheme 2 - Bedroom



Scheme 2 - Bathroom

SPECIFICATION & FACILITIES - INTERIOR SCHEME 1

VILLA TYPES: (SKY I, BLISS II, VINTAGE II, SPARK II, GRACE III, CHARM III)

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. KITCHEN APPLIANCES

- INCLUDED

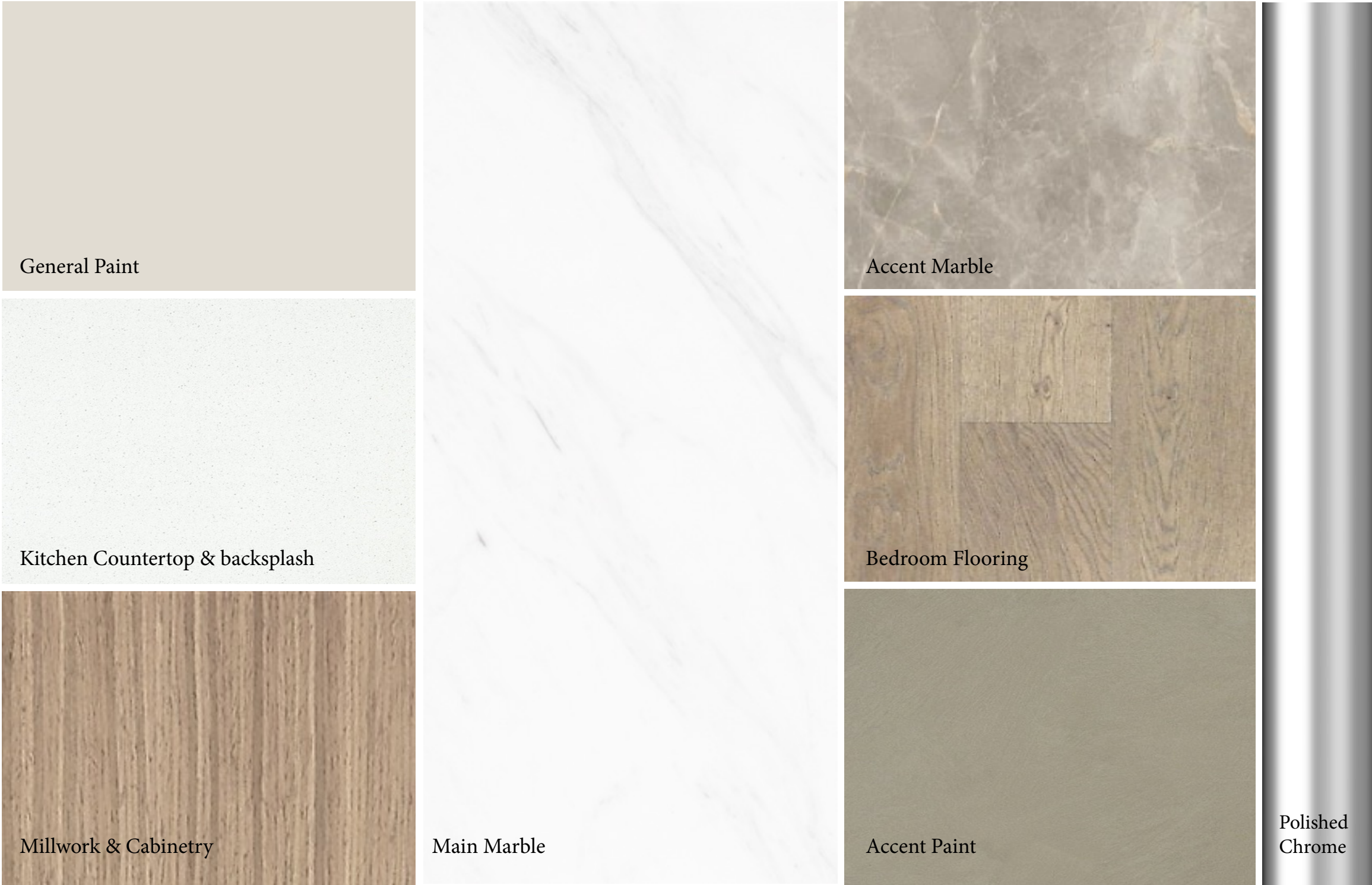
12. CABINETS, WARDROBES & WIC

- INCLUDED

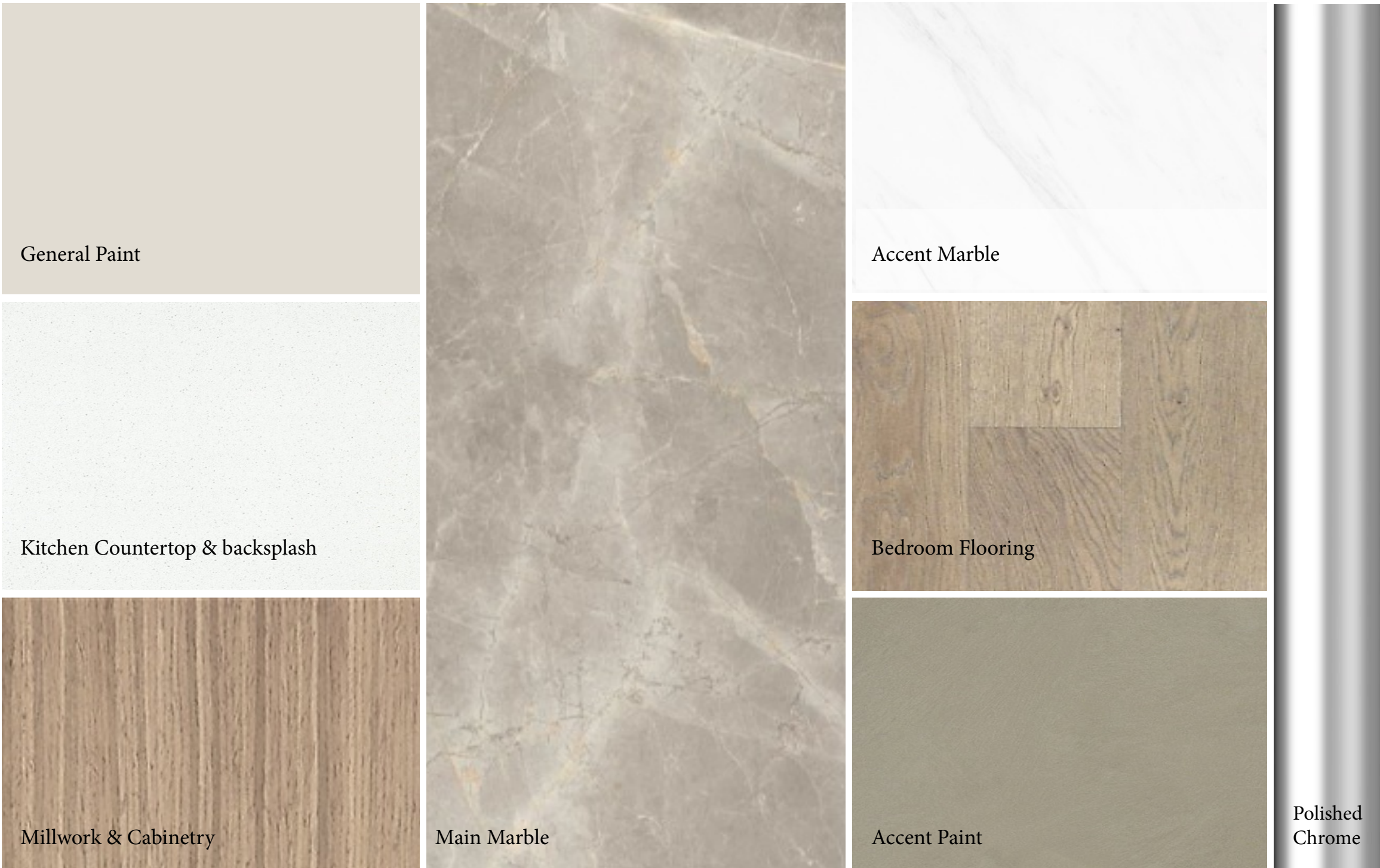
All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.

SPECIFICATION & FACILITIES - INTERIOR SCHEME 1

VILLA TYPES: (SKY I, BLISS II, VINTAGE II, SPARK II, GRACE III, CHARM III)



LIGHT SCHEME



DARK SCHEME

SPECIFICATION & FACILITIES - INTERIOR SCHEME 2

VILLA TYPES: (SKY VI, BLISS I, VINTAGE I, SPARK I, GRACE II, CHARM IV)

1. ENTRY FOYER

- FLOORSHIGH QUALITY MARBLE
- WALLSPAINT
- CEILINGPAINT

2. LIVING AREAS & DINING ROOM

- FLOORSHIGH QUALITY WOOD
- 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. KITCHEN APPLIANCES

- INCLUDED

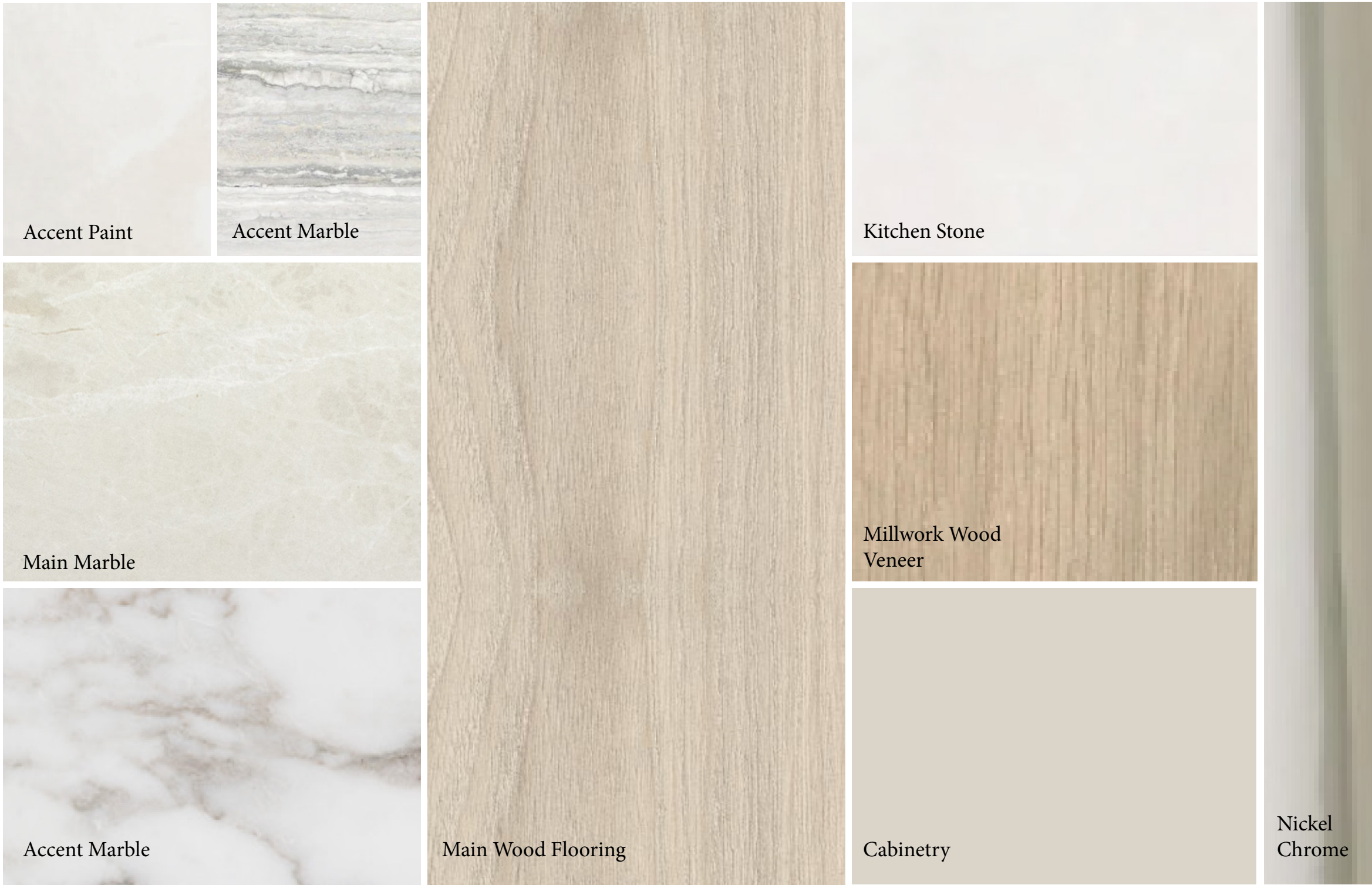
12. CABINETS, WARDROBES & WIC

- INCLUDED

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

SPECIFICATION & FACILITIES - INTERIOR SCHEME 2

VILLA TYPES: (SKY VI, BLISS I, VINTAGE I, SPARK I, GRACE II, CHARM IV)



LIGHT SCHEME



DARK SCHEME



EAGLE
HILLS
ABU DHABI