



جزيرة

رامحان

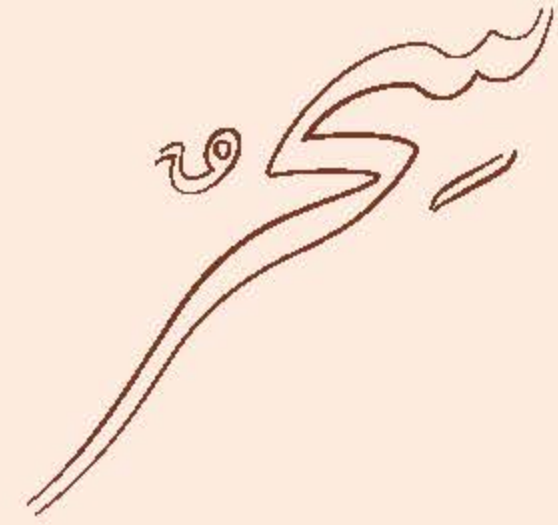
RAMHAN ISLAND

# جمال THE STORY OF A HEAVENLY ISLAND يفوق الخيال

Real Time Shot from Ramhan

في غمرة عناق البحر الأزرق، يكمن ملاذٌ  
ساحر، جوهرة متألقة تغمدها أحضان  
الطبيعة. جزيرة رحمان، سيمفونية من الفخامة  
والجمال الطبيعي.

**A**midst the azure  
embrace of the sea, lies  
an idyllic sanctuary,  
a jewel nestled in the heart  
of nature. Ramhan Island:  
a symphony of luxury and  
natural splendor.



## THE ISLAND

Natural, raw, and untouched, Ramhan Island carries all the charm of nature from bays, beaches and mangrove trees.

تعدّ جزيرة ربحان واحدة من المعالم الطبيعية الفريدة من نوعها في أبوظبي حيث تمتاز بجمال ساحر لا مثيل له، وبحرها الأزرق اللامع بالإضافة إلى أشجار المانجروف النادرة.



Real Life Shot from Zanfan

## THE OPULENT ISLAND LIFE.

Redefining luxury living with an unrivaled island community where residents bond with nature and its serenity.

هذا المفهوم الجديد غير المسبوق للحياة على ساحل الخليج العربي يمثل تحولاً نوعياً في أسلوب الحياة اليومية في أبوظبي.



HEAVENLY  
ISLAND LIVING

# THE INTERIOR CONSULTANTS

GABELLINI SHEPPARD

*pininfarina*  
ARCHITECTURE

BLINK

WITHIN  DESIGN

**PULINA**  
EXCLUSIVE INTERIORS



الإستشاريين  
في التصميم الداخلي

*A ballet of elegance*



*Muse of heritage*

## THE INTERIOR CONSULTANTS

Presenting a curated list of five esteemed interior designers renowned for delivering opulent living experiences tailored to individual tastes on Ramhan Island. These designers excel in crafting luxurious interiors that seamlessly integrate with the natural sea scenery, establishing a genuine connection between indoor and outdoor living spaces.



*Shoreline Serenity*



## Hugging the Shores of Abu Dhabi

### THE LOCATION

20 Minutes	15 Minutes	18 Minutes	15 Minutes	10 Minutes
from Abu Dhabi Mainland	from Abu Dhabi International Airport	from Sadiyyat Island	from Sheikh Zayed Grand Mosque	from Yas Island



### III. MASTERPLAN



The incredibly designed masterplan offers world-class waterfront villas with luxurious amenities that spell the residents with the lifestyle magic.

تم تصميم جزيرة ربحان لتكون مشروعاً استثنائياً. ولأول مرة، يتيح هذا المشروع شواطئ خاصة لكل منزل على الجزيرة.





## EXOTIC LIFESTYLE

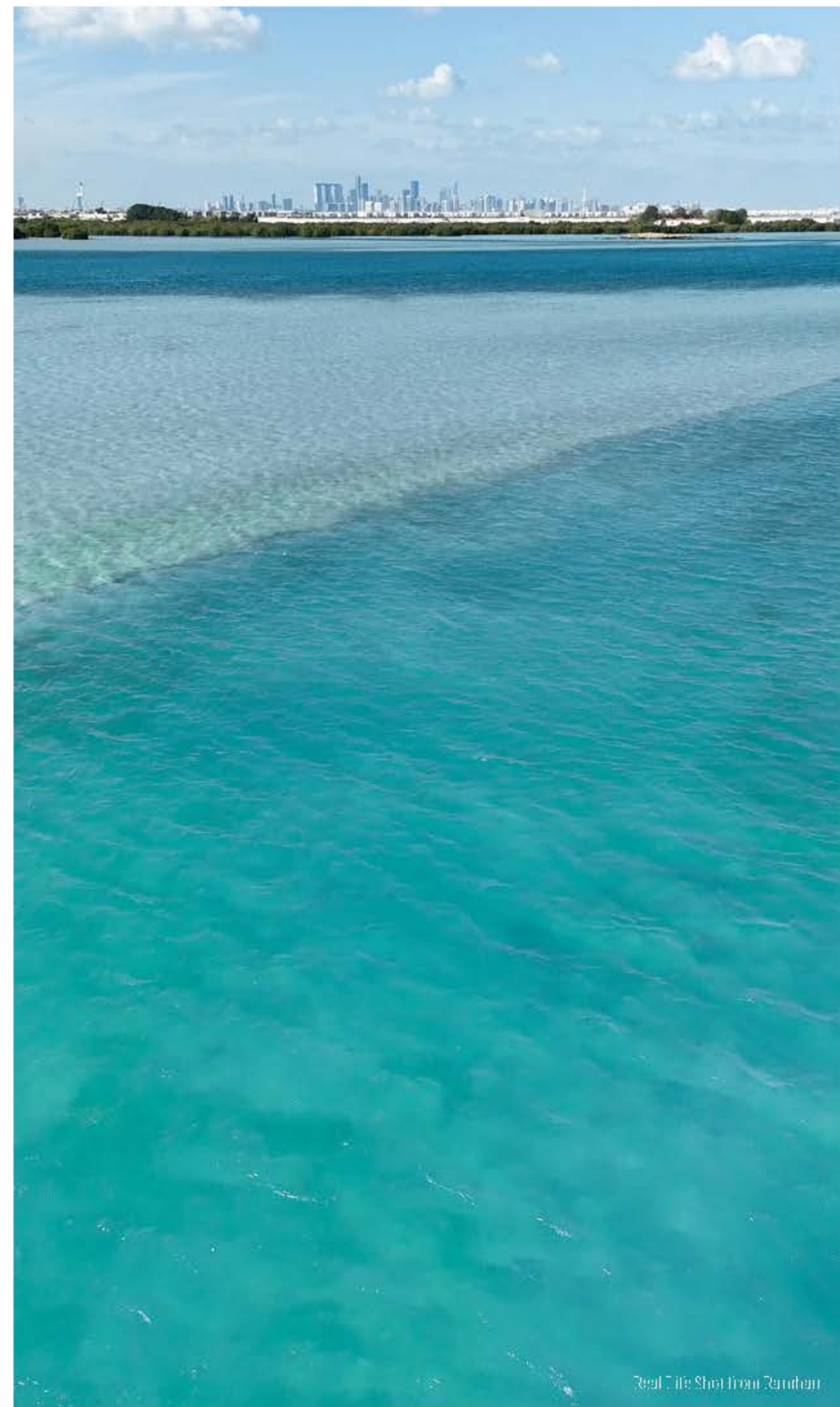
An exceptional natural island that manifests the unrivaled charm of nature with its vast landscape, rare mangroves, crystal clear marine, and land animals, such as dolphins, sea turtles, and birds.

جزيرة ساحرة بإبداع الطبيعة الخلابة، مشبعة بأعجاز المنجروف النادرة، ومياه بحرها الصافية، وطيورها وكائناتها البحرية المتنوعة مثل الدلافين والسلاحف.

جزيرة من خلق الطبيعة

MEET YOUR  
EXOTIC NEIGHBOURS





Real Time Shot from London





## WATERFRONT LIVING

Living by the sea water, catching magical sceneries and enjoying limitless horizons.

اطلالات تتخطى حدود الخيال، أفاق لا نهاية الجمال،  
وغروب يفوق الوصف

أحياء





WHERE EACH HOME COMES



WITH SURREAL WATER  
VIEWS.



## CHARMING SCENERIES

An all-encompassing sensory experience that is soul touching through limitless sceneries, rejuvenating breaths and the purest touch of luxury.

تمثل جزيرة ربحان تجربة حصرية وشاملة تمس الروح، حيث تتجاوز المناظر الطبيعية فيها حدود الوصف مع إمكانية الاستمتاع بجمال الطبيعة الخلابة في كل لحظة.

رفاهية



# A BESPOKE LIFESTYLE

Experience an upscale lifestyle of the unprecedented international marina with its state-of-art shopping and fine dining experiences.

ميناء عالمي ومرسى لليخوت يتميز بأسلوب حياة فاخر  
يتضمن مراكز راقية للتسوق، ومطاعم عالمية.





مجدال



مخارطة



Books & Coffee

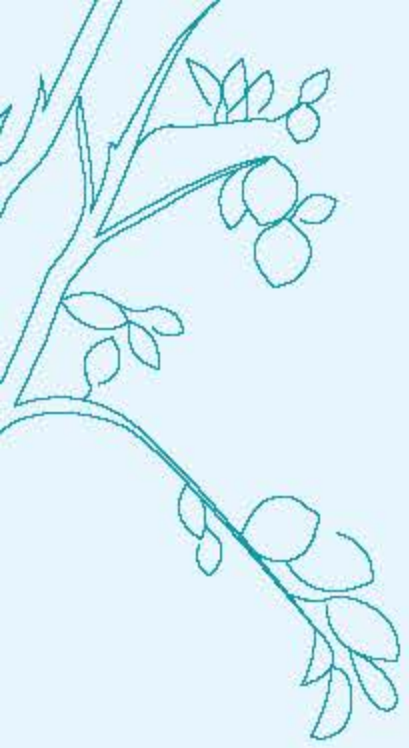












## HOME IS WHERE YOUR HEART RESIDES

Where beauty is manifested and peace is ignited  
at every horizon.

حيث يرتقي الجمال ويتجلى السلام في كل اتجاه.







## MAGICAL HOME VIEWS

تقدم لك هذه التجربة رحلة من السكنية والصفاء  
التي تبدأ وتنتهي من منزلك.

A fully seamless journey of  
breathtaking views that starts and  
ends from the view of your home on  
a daily basis.









## SERENE BEACH EXPERIENCE

Every sunset stroll along the serene beach is a daily source of inspirational experiences.

يشكل الجمال الطبيعي لشاطئ الجزيرة الهادئ مصدراً يومياً  
لتجارب ملهمة.



أطلق

## LUXURY HOTEL & SERVICED RESIDENCES

A luxurious hotel experience for your convenience with  
high-end amenities and magnificent marina views.

فندق عالمي يتميز بفخامة خدماته الراقية، وشقق فندقية فاخرة،  
بإطلالة استثنائية على المارينا.





# WELLNESS RESORT

A lifelong tranquil and peaceful wellness  
experience amidst serene surroundings.

تمتع بتجربة استرخاء وهدوء في أجواء ساحرة





۹۷  
انتعاش









## MAGNIFICENT SAND BAR

A gentle breeze flows alongside the  
shadows of nature in the sandbar.

تغمرك أجواء من الراحة والسكينة حيث  
يتراقص نسيم الهواء بلطف في جو السانديبار  
المميز.







## UNRIVALED ISLAND LIFE

The beauty of living in the heart of the sea fills you with serenity and charm.

استمتع بالحياة على جزيرة في قلب البحر حيث  
السكينة وسحر الطبيعة.





# EXCLUSIVE FACILITIES

World-class amenities at Ramhan Island will offer you an unprecedented lifestyle that makes you indulged by day and privileged by night.

تجربة فريدة من نوعها على جزيرة رحمان، توفر لك خدمات مميزة وأسلوب حياة غير مسبوق.



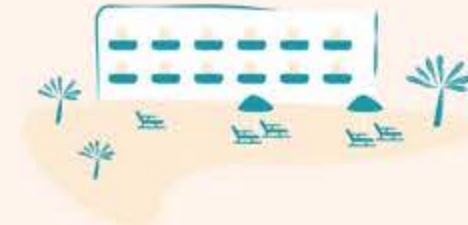
Waterfront  
Living



Floating  
Villas



Marina &  
Yacht Club



Luxury Hotel &  
Serviced Residences



Spa  
& Wellness



Sand  
Bar



Infinity  
Pool



Luxury  
Shopping



Fine  
Dining



Sports & Fitness  
Center



**EAGLE  
HILLS**  
ABU DHABI

# 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 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*

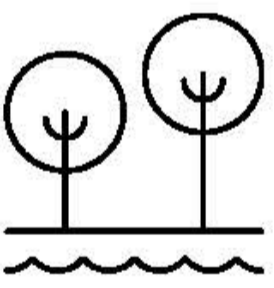
*Disclaimer: All of the above numbers are approximate numbers and subject to change according to final design*

# Ramhan Island Living

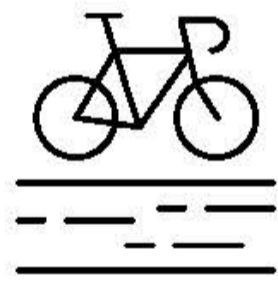
*A fully-integrated waterfront community of charming residential villas.*

## Waterfront home views

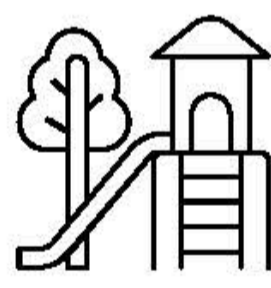
Beach access for every unit  
Magnificent sea views  
Premium detached islands



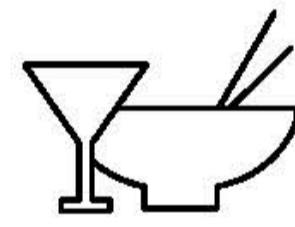
*Open green spaces*



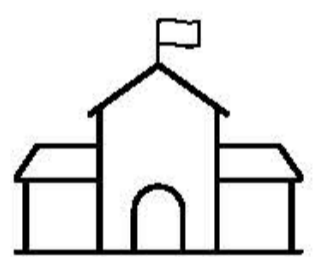
*Bike tracks*



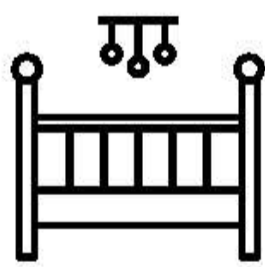
*Kids play areas*



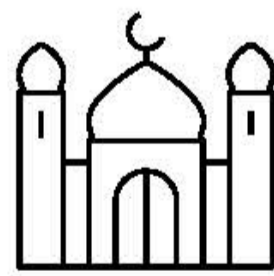
*Retails & F&B hubs*



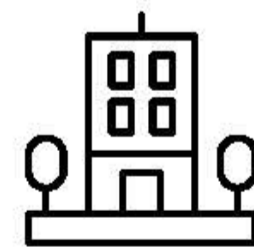
*Schools*



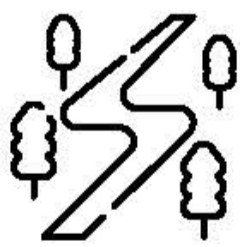
*Nursery*



*Mosques*



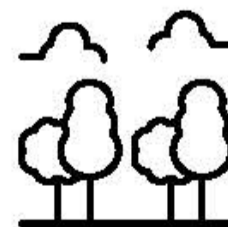
*Community hubs*



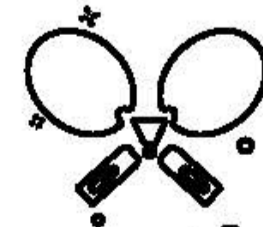
*Jogging and walking tracks*



*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



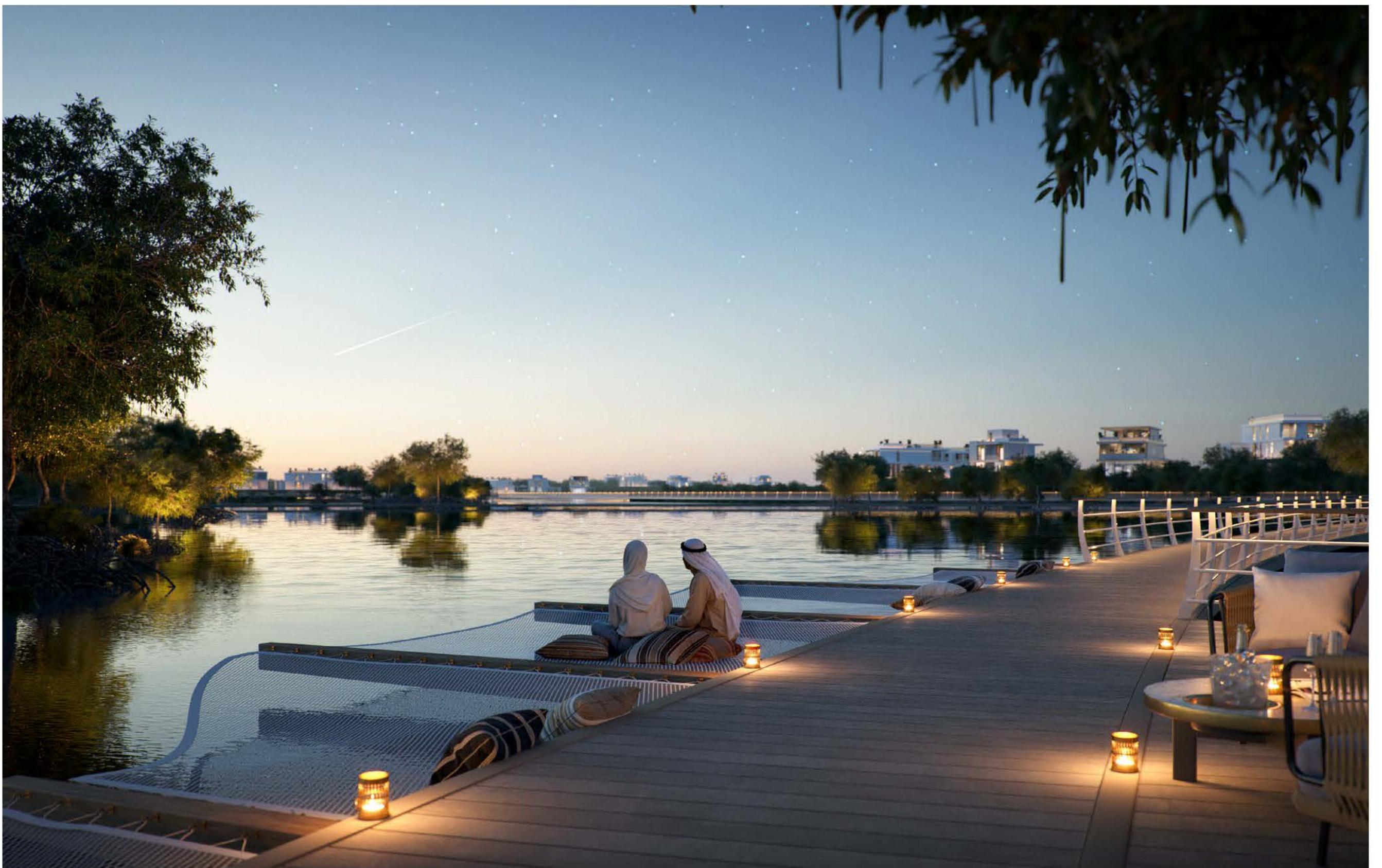
## *Living by the Sea*

Private sandy beach for each home  
Average water width from home to home: 70-100m  
Swimmable crystal clear sea



## *Wellness Retreat*

Open sea view floating villas  
Magical dining experience



## *Island Lifestyle*

Yoga  
Stargazing  
Boardwalks





# Ramhan Island Communities

*Zen*

ISLAND VILLAS

*Flow*

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 not to scale The developer reserves the right to make revisions.
8. Actual unit areas, front windows, parches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.
9. The unit orientation will be shown in the parcel layout and not as shown in the floor plans.
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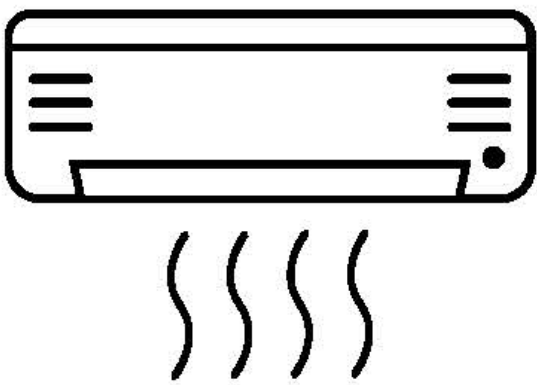
# Timeless Architecture

*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.*

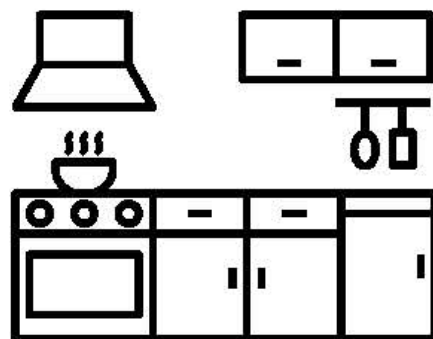
## Interior



## Specification & Facility highlights



Air Conditioners



kitchen appliances



Wardrobes





**EAGLE  
HILLS**  
ABU DHABI

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



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

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# 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

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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



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

*7 En-suite Bedrooms*

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# SKY VI

7 En-suite Bedrooms

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



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# BLISS I



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

*5 En-suite + 2 Bedrooms*

DISCLAIMER

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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
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First Floor plan

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Ground-floor area	270	2,903
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Terraces & Porches	160	1,722
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Carport	53	572
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# BLISS I-M



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

*5 En-suite + 2 Bedrooms*

DISCLAIMER

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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

**DISCLAIMER**

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# BLISS II



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

**7 Bedrooms**  
**5 En-suite + 2 Bedrooms**

DISCLAIMER

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

# 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

**DISCLAIMER**

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# BLISS II-M



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

**7 Bedrooms**  
**5 En-suite + 2 Bedrooms**

DISCLAIMER

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

# 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
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# VINTAGE I



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

**6 Bedrooms**  
**4 En-suite + 2 Bedrooms**

DISCLAIMER

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

# 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**

DISCLAIMER

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



# 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
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

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# VINTAGE II



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

**6 Bedrooms**  
**4 En-suite + 2 Bedrooms**

DISCLAIMER

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

# 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
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

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# VINTAGE II-M



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

**6 Bedrooms**  
**4 En-suite + 2 Bedrooms**

DISCLAIMER

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

# 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

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

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# SPARK I



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

**5 Bedrooms**  
**3 En-suite + 2 Bedrooms**

DISCLAIMER

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

# 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

## DISCLAIMER

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# SPARK I-M



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

**5 Bedrooms**  
**3 En-suite + 2 Bedrooms**

DISCLAIMER

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# SPARK I-M

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
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Carport	69	744
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# SPARK II



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

**5 Bedrooms**  
**3 En-suite + 2 Bedrooms**

DISCLAIMER

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

# 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

### DISCLAIMER

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# SPARK II-M



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

**5 Bedrooms**  
**3 En-suite + 2 Bedrooms**

DISCLAIMER

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

# SPARK II-M

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
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# GRACE II



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

**4 Bedrooms**  
**2 En-suite + 2 Bedrooms**

DISCLAIMER

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

# 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

## DISCLAIMER

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# GRACE II-M



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

**4 Bedrooms**  
**2 En-suite + 2 Bedrooms**

DISCLAIMER

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



# 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

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# 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.

# GRACE III

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
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
Max. Plot area	645	6,941

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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.
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 IV



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

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
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
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Max. Plot area	653	7,033

## 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.



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

- FLOORS HIGH QUALITY MARBLE
- WALLS PAINT
- CEILING PAINT

### 2. LIVING AREAS & DINING ROOM

- 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/PAINT
- CEILING PAINT

### 6. ALL BEDROOMS

- FLOORS ENGINEERED WOOD
- WALLS PAINT
- CEILING PAINT

### 7. UTILITY ROOMS & BATHS

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

### 8. SANITARYWARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

### 9. AIR CONDITIONING UNITS

- INCLUDED

### 10. WATER HEATER

- INCLUDED

### 11. KITCHEN APPLIANCES

- INCLUDED

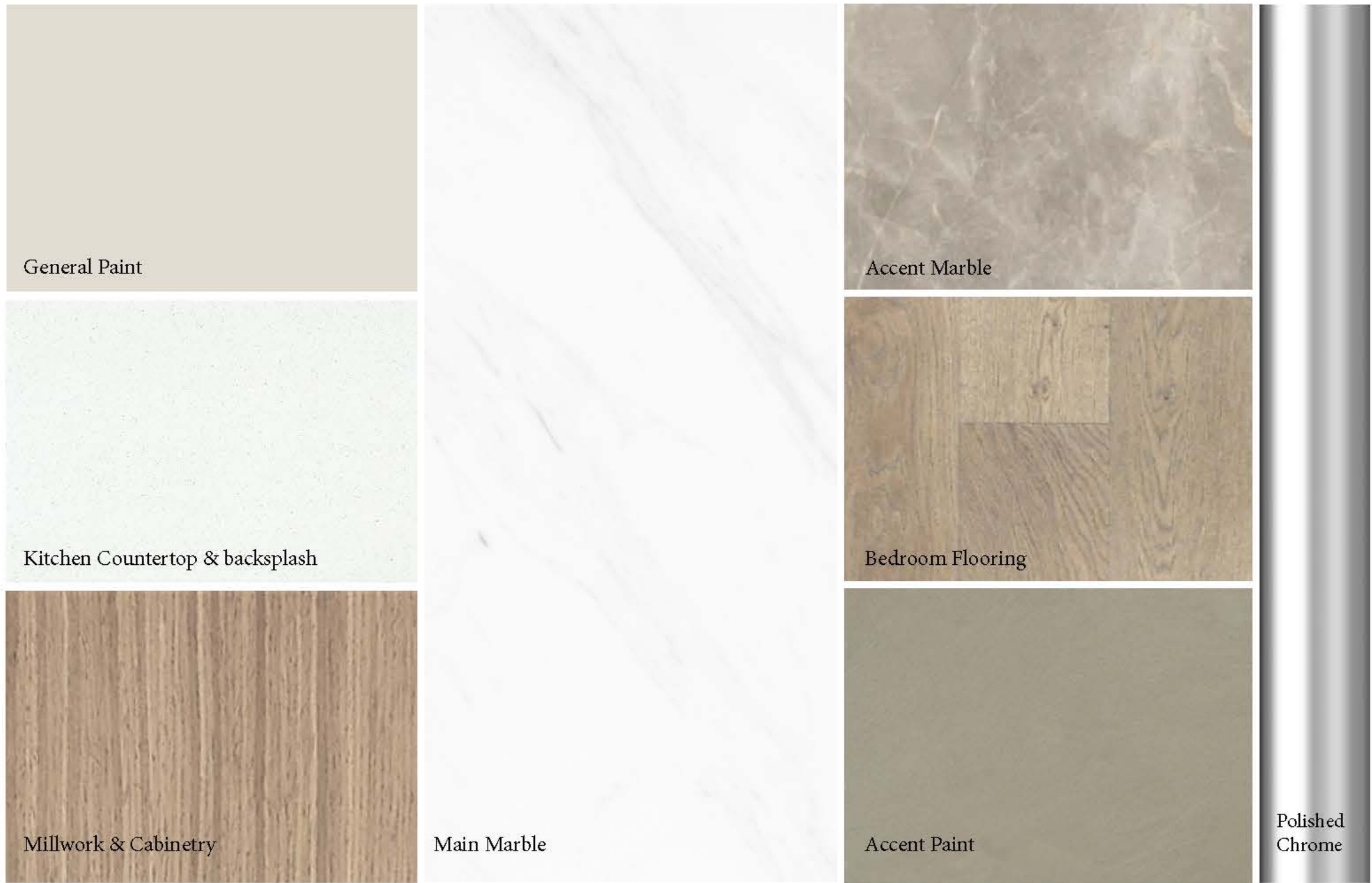
### 12. CABINETS, WARDROBES & WIC

- INCLUDED

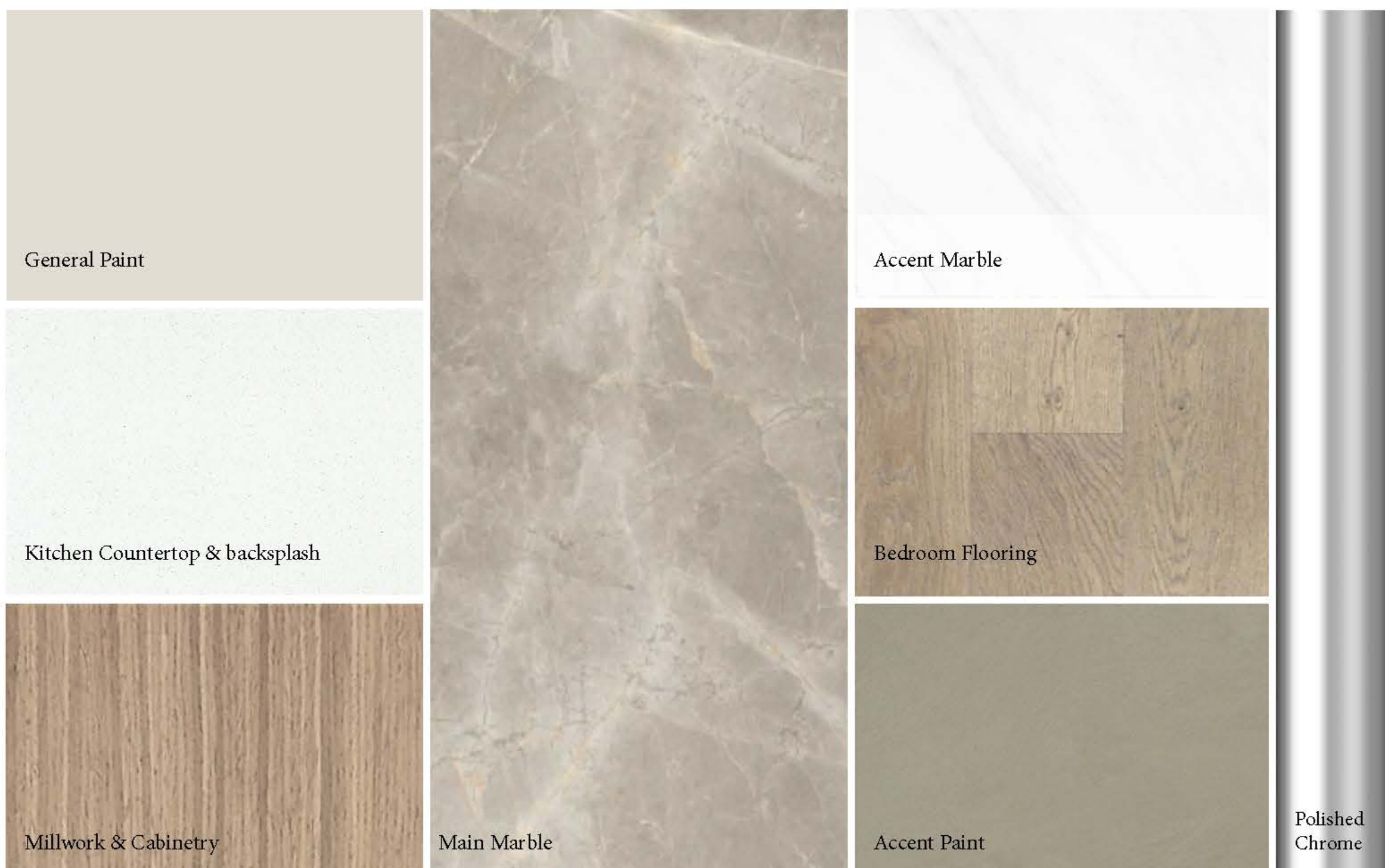
All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.

# 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

- FLOORS HIGH QUALITY MARBLE
- WALLS PAINT
- CEILING PAINT

### 2. LIVING AREAS & DINING ROOM

- FLOORS HIGH QUALITY WOOD
- 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/PAINT
- CEILING PAINT

### 6. ALL BEDROOMS

- FLOORS ENGINEERED WOOD
- WALLS PAINT
- CEILING PAINT

### 7. UTILITY ROOMS & BATHS

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

### 8. SANITARYWARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

### 9. AIR CONDITIONING UNITS

- INCLUDED

### 10. WATER HEATER

- INCLUDED

### 11. KITCHEN APPLIANCES

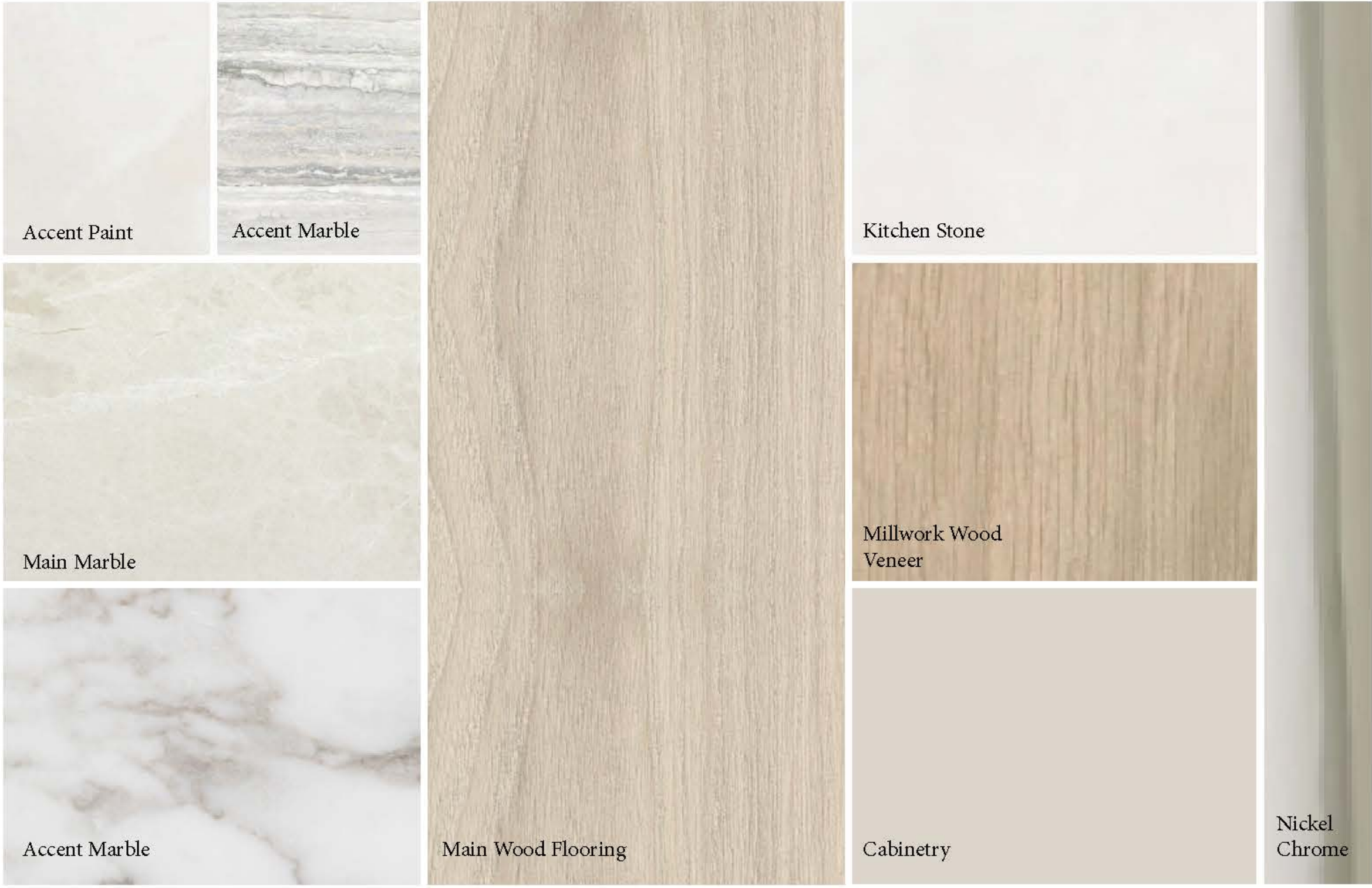
- INCLUDED

### 12. CABINETS, WARDROBES & WIC

- INCLUDED

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**

**Pr.**

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