

جزيرة
رمحان
RAMHAN ISLAND
أبو ظبي



RAMHAN ISLAND – SKY & BLISS (7BR)

📍 LOCATION: RAMHAN ISLAND

📅 COMPLETED: 2026

Ramhan Island will be a brand-new purpose-built island with a huge master development that will sit next to Al Jubail Island and will have sand bars to create a gorgeous waterfront lifestyle. The master community will include hotels, serviced residences and villas, and there will be an international marina with state-of-the-art shopping and fine dining experiences. The first phase of the development will consist of 300 villas with 3-7-bedrooms. All villas will have their own private beach access, situated just 70-100m from the water. Villas will be part of 4 residential communities within the first phase called: Marina Island Villas, Breeze Island Villas, Cove Island Villas and Views Island Villas, and will come in 8 different design styles.

FACILITIES



SIZES & PRICES

SKY – (7BR) 7,539 SQFT

FROM AED 24,500,000

BLISS (7BR) – 5,549 SQFT

FROM AED 15,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-site, Yas Grocery, Hala Asia Grocery, Baqala Zamzam, Baqala

PUBLIC TRANSPORT: N/A

SCHOOLS/NURSERIES: On-site, Yas School, West Yas Academy-Aldar Academies, Yellow Submarine Nursery, SABIS International School- Yas Island

RETAIL/F&B: On-site, Yas Bay Waterfront, Yas Beach, Yas Mall

PETROL STATION: ADNOC – Yas Acres North

MEDICAL FACILITIES: On-site, Yas Marina Circuit Medical Center, Burjeel Medical Center Yas Mall, Burjeel Medical Center Al Reina, Yas Marina Circuit Medical Center, HealthPlus Family Clinic- Al Bandar

LANDMARKS: Yas Waterworld, Yas Beach, Yas Mall, Etihad Arena, Yas Marina Circuit, Ferrari World Abu Dhabi, Yas Acres Golf & Country Club

(amenities listed are all Yas Island)

LOCATION FACTORS

- ONCE THE ISLAND AND THE ENTIRE MASTER COMMUNITY IS COMPLETED, ALL AMENITIES AND FACILITIES WILL BE ON THE ISLAND
- SITS BETWEEN AL JUBAIL ISLAND, ZERAA ISLAND AND YAS ISLAND
- THE SHEIKH KHALIFA BIN ZAYED ST RUNS VERY CLOSE TO THE ISLAND
- THERE WILL BE A HUGE MARINA FOR RESIDENTS AND VISITORS TO ARRIVE ON BOATS ETC
- ONCE COMPLETED SCHOOLS, NURSERIES AND MOSQUES WILL BE BUILT WITHIN THE COMMUNITY
- ISLAND LIVING WITH THE SEA AND THE BAY SURROUNDING EVERY RESIDENCE
- 10 MINUTES FROM YAS ISLAND
- 15 MINUTES FROM ABU DHABI AIRPORT
- 18 MINUTES FROM SAADIYAT ISLAND
- 20 MINUTES FROM ABU DHABI MAINLAND



+7 969 179 97 79



SKY Villas have an all-white façade and come with expansive balconies. The gardens will include a huge terrace that wraps around most of the property.

BLISS Villas are smaller and more compact and will have vast floor-to-ceiling windows to allow the outside-in. Both exteriors and interiors are contemporary and minimalistic.

Villas will come in either a light or dark interior design scheme. Light schemes will include grey/white light marble for the general flooring, powder rooms and bathrooms, and cream/light engineered stone for the kitchens. Dark interior schemes will consist of dark grey/slate coloured marble for the general flooring, powder rooms and bathrooms, and there will be sand coloured engineered stone in the kitchens.

PITCH POINTS / WHY BUY?

- PROPERTIES ARE OPEN TO ALL NATIONALITIES TO PURCHASE
- THE BEST PROJECT IN ABU DHABI OF 2023
- PART OF A PHASED ROLL-OUT – 300 VILLAS BEING RELEASED WITHIN THE FIRST PHASE
- 43M SQFT OF DEVELOPMENT WITH 1.7KM OF RETAIL PROMENADE SPACE
- EXTREMELY REPUTABLE DEVELOPER WHO ALSO OWNS EMAAR
- THE ISLAND WILL CONSIST OF HOTELS, SERVICED APARTMENTS, A MARINA AND BEACHES ONCE COMPLETED
- EVERY SINGLE RESIDENCE WILL HAVE ACCESS TO A PRIVATE BEACH
- THE DIFFERENT MINI-ISLANDS WILL REPRESENT THE FOUR COMMUNITIES WITHIN THE FIRST PHASE
- THE DEVELOPMENT ALSO INCLUDES A SAND BAR

PAYMENT PLAN: 50/50 or 40/60 (10% down payment) TBC

ROI: 2-4BR villas on Saadiyat Island 5.1-5.2%

DEVELOPER OVERVIEW

Eagle Hills is an Abu Dhabi-based private real estate investment and development company. The company is chaired by Mohamed Alabbar who is the Founder and Managing Director of EMAAR. Eagle Hills is currently developing a range of mixed-use, mega-projects in Europe, Africa, and the Middle East. The most well-known projects from Eagle Hills in the UAE are Maryam Island, Fujairah Beach and Kalba Waterfront.

THINGS TO KNOW

SERVICE CHARGE:	REFER TO DEVELOPER
ALLOCATED PARKING:	YES (3 COVERED SPACES)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- NEW ISLAND - DETAILS COMING SOON



KEY FEATURES

- **SKY:** GROUND FLOOR LIVING, DINING AND KITCHEN AREAS ARE ALL OPEN-PLAN AND COME WITH FORMAL LIVING AND DINING AREAS AS WELL
- INCLUDES LAUNDRY ROOM, 2 POWDER ROOMS, AN ENTRY LOBBY, PANTRY AND A MAID'S BEDROOM AND BATHROOM
- ALL BEDROOMS COME WITH AN EN-SUITE AND A BALCONY, MASTER BEDROOM COMES WITH A WIC AND A LOUNGE AREA
- ALL OTHER BEDROOMS COME WITH EITHER BUILT-IN WARDROBES OR A WIC
- 3 PARKING SPACES, A GARDEN AND A SWIMMING POOL WITH EXTERNAL DRIVER'S ROOM AND BATHROOM
- SEPARATE SERVICE ENTRANCE ON THE GF AND A PANTRY ON THE 1ST FLOOR
- **BLISS:** OPEN-PLAN LIVING AND DINING AREAS WITH AN ADDITIONAL FAMILY ROOM ON THE GROUND LEVEL, 3 PARKING SPACES, GARDEN AND A SWIMMING POOL
- SEMI-CLOSED KITCHEN AND A SEPARATE SERVICE ENTRANCE, MAID'S ROOM AND BATHROOM, POWDER AND LAUNDRY ROOM
- MASTER BEDROOM COMES WITH A HUGE WIC AND ALL OTHER BEDROOMS COME WITH BUILT-IN WARDROBES
- ENTRANCE PORCH, EXTERNAL DRIVER'S ROOM WITH BATHROOMS
- 5 BEDROOMS WITH EN-SUITES AND 2 BEDROOMS WITH A SHARED BATHROOM