



رامحان

RAMHAN ISLAND
أبو ظبي



RAMHAN ISLAND – SPARK & GLAM (5BR)

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

-  BEACHES
-  MOSQUES
-  OPEN SPACES
-  ECO PARKS
-  COMMUNITY HUBS
-  WELLNESS HUB/RETREAT
-  KID'S PLAY AREAS
-  WATER PARKS
-  WALKING TRACKS
-  OUTDOOR SPORTS FACILITIES
-  BIKE TRACK
-  RETAIL AND F&B
-  HOTEL FACILITIES
-  SCHOOLS & NURSERIES

SIZES & PRICES

SPARK (5BR) – 4,886 SQFT	FROM AED 9,500,000
GLAM (5BR) – 5,496 SQFT	FROM AED 14,500,000

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



SPARK Villas are modern and contemporary with wooden elements used in the facades and the interiors. The units also come with expansive balconies.

GLAM Villas have more of a Mediterranean design façade style and are more compact. The interiors and exteriors are a bit more traditional compared to other designs.

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
- THE DEVELOPMENT ALSO INCLUDES A SAND BAR
- THE ISLAND WILL CONSIST OF HOTELS, SERVICED APARTMENTS, A MARINA AND BEACHES ONCE COMPLETED
- EVERY SINGLE RESIDENCE WILL HAVE ACCESS TO A PRIVATE BEACH
- EXTREMELY REPUTABLE DEVELOPER WHO ALSO OWNS EMAAR
- THE DIFFERENT MINI-ISLANDS WILL REPRESENT THE FOUR COMMUNITIES WITHIN THE FIRST PHASE

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 (BETWEEN 2-3 COVERED SPACES)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- NEW ISLAND - DETAILS COMING SOON



KEY FEATURES

- **SPARK:** FLOOR-TO-CEILING WINDOWS, BALCONIES, DRIVER & MAID'S ROOM WITH BATHROOMS, LAUNDRY AND POWDER ROOMS
- GROUND FLOOR LIVING AND DINING AREAS ARE ALL OPEN-PLAN (SEMI-CLOSED KITCHEN) AND COME WITH A FORMAL LIVING AREA, AS WELL AS AN ENTRANCE LOBBY AREA
- MASTER BEDROOMS COME WITH A WIC AND ALL OTHER BEDROOMS INCLUDE BUILT-IN WARDROBES
- 3 BEDROOMS WITH EN-SUITES AND 2 BEDROOMS WITH A SHARED BATHROOM
- 3 PARKING SPACES, A GARDEN AND A SWIMMING POOL
- **GLAM:** OPEN-PLAN RECEPTION AND DINING AREAS WITH AN ADDITIONAL FAMILY ROOM ON THE GROUND LEVEL, 3 PARKING SPACES, GARDEN AND A SWIMMING POOL
- MASTER BEDROOM COMES WITH A HUGE WIC
- ENTRANCE PORCH, DRIVER & MAID'S ROOM WITH BATHROOMS, ALL BEDROOMS COME WITH BUILT-IN WARDROBES
- 3 BEDROOMS WITH EN-SUITES AND 2 BEDROOMS WITH A SHARED BATHROOM
- POWDER ROOM AND LAUNDRY ROOM WITH AN OPEN-PLAN FAMILY AREA AND LIVING SPACES