



جزيرة

RAMHAN ISLAND أبو ظبي



RAMHAN ISLAND – CHARM & VINTAGE (3BR +PH & 6BR)

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

VINTAGE (6BR) – 4,873 SQFT	FROM AED 9,500,000
CHARM (3BR +PH) – 3,007 SQFT	FROM AED 6,500,000

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



VINTAGE Villas are a mixture of modern and a more traditional/European design style, with roll down external shades on each floor-to-ceiling window.

CHARM Villas also mix modern architecture with traditional elements. These homes are compact and have floor-to-ceiling windows to make the living spaces feel bigger. This type of villa consists of 3 floors, with a 'penthouse' on the top floor.

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
- EVERY SINGLE RESIDENCE WILL HAVE ACCESS TO A PRIVATE BEACH
- THE ISLAND WILL CONSIST OF HOTELS, SERVICED APARTMENTS, A MARINA AND BEACHES ONCE COMPLETED
- EXTREMELY REPUTABLE DEVELOPER WHO ALSO OWNS EMAAR
- 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 (BETWEEN 2-3 COVERED SPACES)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- NEW ISLAND - DETAILS COMING SOON



KEY FEATURES

- **VINTAGE:** HUGE GROUND FLOOR LIVING AND DINING SPACES WITH A SEMI-CLOSED KITCHEN
- INCLUDES LAUNDRY ROOM, POWDER ROOM, STORAGE ROOM, AN ENTRY PORCH, MAID'S AND DRIVER ROOMS WITH BATHROOMS
- THE MASTER BEDROOM INCLUDES A BALCONY, AND COMES WITH A WIC AND A LOUNGE AREA
- ALL OTHER BEDROOMS COME WITH BUILT-IN WARDROBES AND AN EN-SUITE
- 3 PARKING SPACES, A GARDEN AND A SWIMMING POOL
- SEPARATE ENTRANCE TO DRIVER'S ROOM
- **CHARM:** PENTHOUSE STYLE LEVEL AT THE TOP OF THE VILLA (3-STOREYS) THAT INCLUDES A TERRACE/BALCONY, A LIVING AREA AND A POWDER ROOM
- OPEN-PLAN LIVING, DINING AND KITCHEN SPACES WITH A POWDER ROOM, LAUNDRY ROOM AND STORAGE ROOM ON THE GROUND FLOOR
- 2 PARKING SPACES, GARDEN AND A SWIMMING POOL
- MAID'S ROOM AND BATHROOM ON THE GROUND FLOOR
- MASTER BEDROOM COMES WITH A WIC AND ALL OTHER BEDROOMS COME WITH BUILT-IN WARDROBES
- EXTERNAL DRIVER'S ROOM WITH A BATHROOM
- 2 BEDROOMS HAVE A SHARED BATHROOM