



جزيرة رمحان

RAMHAN ISLAND
أبو ظبي



RAMHAN ISLAND – FIRST PHASE

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

GRACE (4BR) – 2,862 SQFT	FROM AED 6,400,000
CHARM (3BR +PH) – 3,007 SQFT	FROM AED 6,500,000
VINTAGE (6BR) – 4,873 SQFT	FROM AED 9,500,000
SPARK (5BR) – 4,886 SQFT	FROM AED 9,500,000
GLAM (5BR) – 5,496 SQFT	FROM AED 14,500,000
BLISS (7BR) – 5,549 SQFT	FROM AED 15,000,000
THE ONE BR (4BR) – 4,974 SQFT	FROM AED 16,000,000
SKY BR – (7BR) 7,539 SQFT	FROM AED 24,500,000

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

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

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

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

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



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. Wall paint in dark villa schemes will be similar to an ecru shade, and light schemes will be a slightly lighter ecru/eggshell shade.

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 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
- THE DEVELOPMENT ALSO INCLUDES A SAND BAR

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

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

- ALL RESIDENCES COME WITH THEIR OWN PRIVATE SWIMMING POOL APART FROM THE GRACE DESIGN
- EXPANSIVE BALCONIES LOOKING OUT ONTO THE BAY
- PRIVATE BEACH AREA AND A PRIVATE OPEN GARDEN INCLUDED IN EVERY UNIT
- ALL UNITS INCLUDE A CARPORT FOR EITHER 2 OR 3 CARS
- ALL VILLAS HAVE 2-STOREYS APART FROM 'THE ONE' DESIGN WHICH IS GROUND FLOOR ONLY AND 'THE CHARM' WHICH ALSO INCLUDES AN ADDITIONAL PENTHOUSE LEVEL
- ALL PROPERTIES INCLUDE AT LEAST ONE MAID'S ROOM WITH BATHROOM, ONE DRIVER'S ROOM WITH BATHROOM, A LAUNDRY ROOM AND A POWDER ROOM
- MOST VILLAS ALSO COME WITH AT LEAST ONE TERRACE ON EITHER THE GROUND OR FIRST FLOOR