BRABUS ISLAND ABU DHABI

FACTS & FIGURES

IDEA	BRANDED ISLAND IN ABU DHABI, UAE	
LOCATION	AL SEEF DISTRICT, AL RAHA, ABU DHABI, UAE	
CONCEPT	4 RESIDENTIAL TOWERS 2 MID-RISE RESIDENTIAL BUILDINGS 104 VILLAS	
TIMELINE	BEGINNING SUMMER 2025 COMPLETION DATE Q1 2029	
APARTMENTS	**566**	TOTAL
	310	2-BEDROOM
	185	3-BEDROOM
	24	4-BEDROOM
	47	5-BEDROOM

BRABUS ISLAND ABU DHABI

UNIT FEATURES

- Private balconies / terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms and guest toilets wherever applicable
- En-suite bedrooms as per plan
- Double glazed windows
- Built-in wardrobes in bedrooms
- Shower in each bathroom
- Central air conditioning
- Vanity units & mirrors
- Satellite master antenna and fibre optic connection for high speed internet access

- شرفات / تراسات خاصة حسب مخطط الوحدة
- خزائن مطبخ وأسطح علوية
- حمامات مكسوّة بالكامل ودورات مياه للضيوف حيث يكون متاحاً
- غرف نوم ماستر حسب المخطط
- نوافذ زجاجية مزدوجة
- خزائن مدمجة في غرف النوم
- دش وحوض استحمام في كل حمام
- نظام تكييف مركزي
- وحدات تخزين ومرايا
- الإنترنت عبر الأقمار الصناعية و توصيل الألياف الضوئية لضمان الحصول على سرعة عالية

BRABUS ISLAND - HOME OF THE WOW

Strategically positioned within Al Raha Beach, Abu Dhabi; a prestigious waterfront development along the Arabian Gulf's eastern coast. This prime location ensures residents have easy access to both Abu Dhabi's city center and major transport routes leading to Dubai. This high-end residential development features four luxury buildings, each rising to 13 floors plus a basement. Offering a total of 352 units, designed unapologetically, for those who won't settle for the ordinary.

على شاطئ «الراحة» في أبو ظبي، أحد أبرز المشاريع الفاخرة على الواجهة البحرية في الساحل الشرقي للخليج العربي، تطلّ عليك جزيرة برابوس.. مشروع سكني في موقع استثنائي، يضمن للسكان سهولة الوصول إلى مركز مدينة أبو ظبي، وطرق النقل الرئيسية المؤدية إلى دبي.

المشروع يتألف من 352 وحدة سكنية، مقسمة على 4 مباني سكنية فاخرة، كل منها يتألف من 13 طابقاً، بالإضافة إلى الطابق السفلي. إذا كنت تتطلّع إلى ما هو خارج المألوف، هذا المشروع لك!

STAY IN THE HEART OF THE ACTION!

05	Minutes Driving to	Al Raha Beach
10	Minutes Driving to	Masdar City
10	Minutes Driving to	Abu Dhabi International Airport
15	Minutes Driving to	Khalifa City
15	Minutes Driving to	Sheikh Zayed Grand Mosque
18	Minutes Driving to	Yas Island
18	Minutes Driving to	Etihad Arena
20	Minutes Driving to	Ferrari World
25	Minutes Driving to	Saadiyat Island
25	Minutes Driving to	Louvre Abu Dhabi
28	Minutes Driving to	Guggenheim Abu Dhabi

BRABUS ISLAND ABU DHABI

DESIGN PHILOSOPHY

BRABUS ISLAND brings the BRABUS design philosophy to life in the form of tailor-made architecture, transforming its progressive DNA into an immersive living experience. It represents a new idea of "Home" for a new kind of owner — for those who live life without compromise. For those who want to live BRABUSIZED.

فلسفة التصميم

بشكل هندسي منفرد، يعبّر عن روح برابوس، تعكس «جزيرة برابوس» تجربة سكنية فاخرة. إنها مفهوم جديد لـ «المنزل» بأسلوب حياة متكامل، يلبّي تطلعات كل من يتوق إلى بيت فريد من نوعه، وأن يعيش بأسلوب «برابوس».

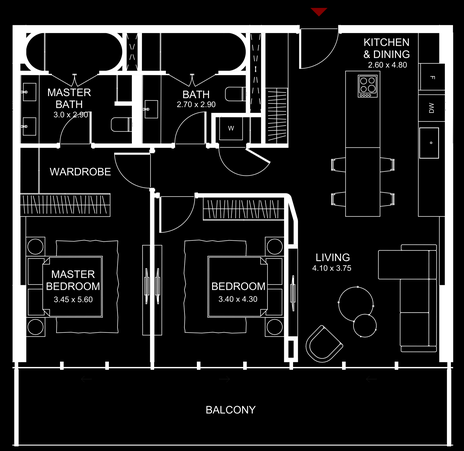
LIVE BRABUSIZED

UNIT TYPES

Each home can be fully personalized with a modular interior design approach. Starting from three distinct colorways — Black and Bold, White Bliss and Gray Haven — each offering a different interpretation of the brand's signature look and feel, residents are able to configure their own BRABUS MASTERPIECE to live in. Inspired by the world of tailor-made BRABUS supercars, the design can be tailored to reflect the unique personality of the owner. It's an uncompromising approach to luxury, designed to deliver one thing above all: the BRABUS 1-Second-Wow.

كل منزل يمكن أن يخضع لنهج تصميم داخلي معماري خاص، تتباين فيه الألوان الثلاثة بين الأسود والأبيض والرمادي. كل منها يعكس رؤية مختلفة لهوية برابوس من حيث الشكل والمضمون، بما يتناسب مع أسلوب حياة المالكين. ما يجعل البيت تحفة معمارية، مستوحاة من عالم برابوس للسيارات الخارقة. أما التصميم، يأتي بشكل يعبّر عن شخصية المالك الخاصة. نحن أمام تجربة هندسية فاخرة، مصممة تحديداً لعيش لحظة واحدة لا تنسى!

KEY PLAN
TOWER E
FIRST FLOOR PLAN

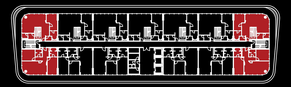


2 BR TYPE A

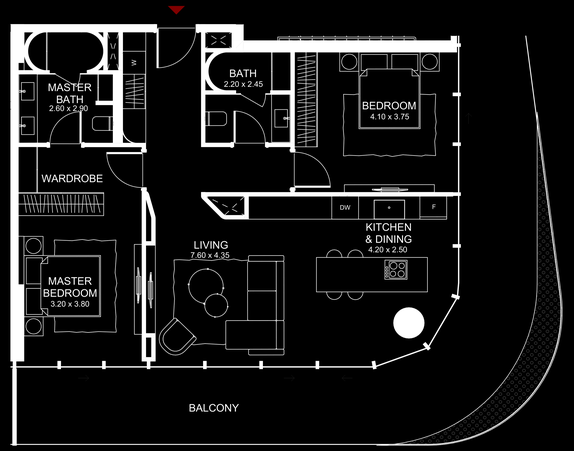
FLOOR (1ST - 3RD & 6TH)

Internal Area	93.02 Sqm.	1,001.26 Sqft.
External Area	24.42 Sqm.	262.85 Sqft.
Total Area	117.44 Sqm.	1,264.11 Sqft.

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



KEY PLAN
TOWER E
FIRST FLOOR PLAN



2 BR TYPE B

FLOOR (1ST - 3RD)

Internal Area	91.72 Sqm.	987.27 Sqft.
External Area	47.34 Sqm.	509.56 Sqft.
Total Area	139.06 Sqm.	1,496.83 Sqft.

*External areas will vary in the above floors

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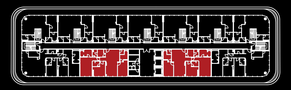
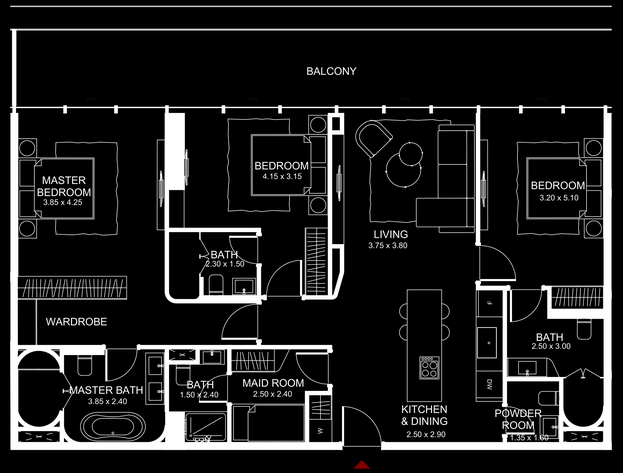


KEY PLAN
TOWER E
FOURTH FLOOR PLAN



3 BR TYPE A

FLOOR (4TH - 5TH)

Internal Area	130.07 Sqm.	1,400.06 Sqft.
External Area	33.78 Sqm.	363.61 Sqft.
Total Area	163.85 Sqm.	1,763.67 Sqft.

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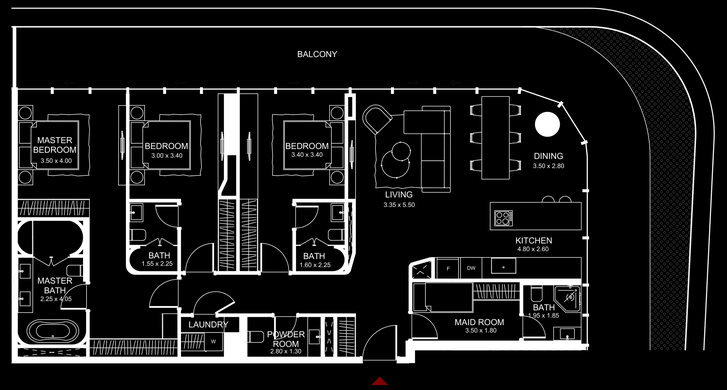
KEY PLAN
TOWER E
FOURTH FLOOR PLAN



3 BR TYPE B

FLOOR (4TH - 5TH)

Internal Area	151.71 Sqm.	1,632.99 Sqft.
External Area	63.92 Sqm.	688.03 Sqft.
Total Area	215.63 Sqm.	2,321.02 Sqft.

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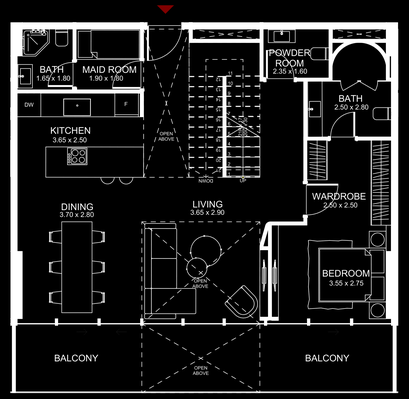
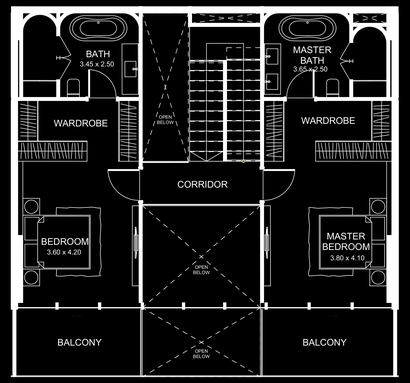
KEY PLAN
TOWER E
SECOND FLOOR PLAN



LOWER FLOOR PLAN



UPPER FLOOR PLAN

3 BR DUPLEX TYPE A

FLOOR (2ND - 5TH)

Internal Area	161.61 Sqm.	1,739.56 Sqft.
External Area	41.13 Sqm.	442.72 Sqft.
Total Area	202.74 Sqm.	2,182.28 Sqft.

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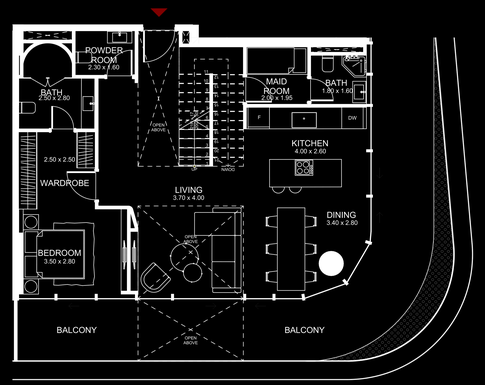
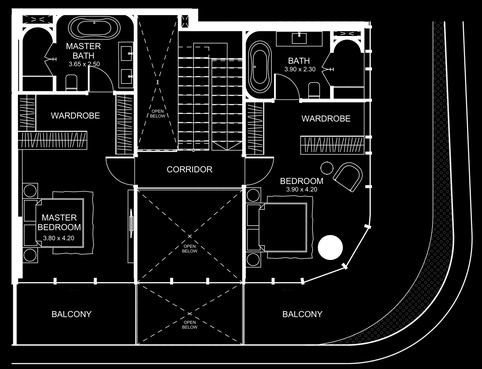
TOWER E
SECOND FLOOR PLAN



LOWER FLOOR PLAN



UPPER FLOOR PLAN

3 BR DUPLEX TYPE B

FLOOR (2ND - 5TH)

Internal Area	159.48 Sqm.	1,716.63 Sqft.
External Area	88.99 Sqm.	957.88 Sqft.
Total Area	248.47 Sqm.	2,674.51 Sqft.

*External areas will vary in the above floors

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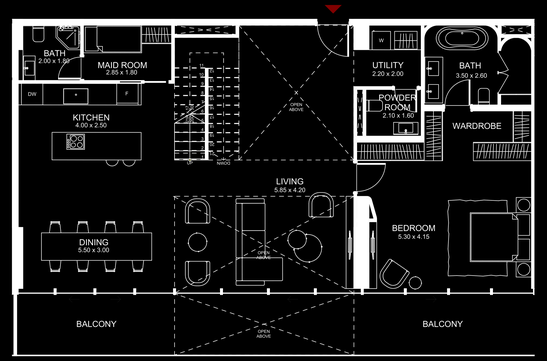
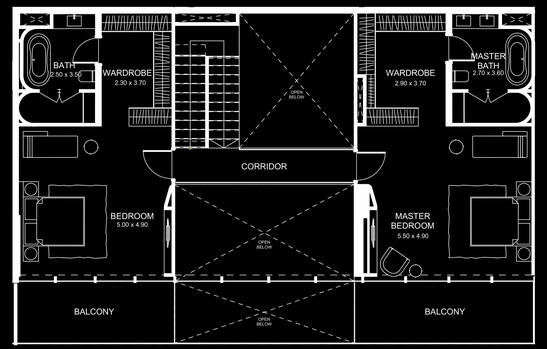
KEY PLAN
TOWER E
SIXTH FLOOR PLAN



LOWER FLOOR PLAN



UPPER FLOOR PLAN

3 BR DUPLEX TYPE C

FLOOR (6TH - 7TH)

Internal Area	240.13 Sqm.	2,584.74 Sqft.
External Area	60.56 Sqm.	651.86 Sqft.
Total Area	300.69 Sqm.	3,236.60 Sqft.

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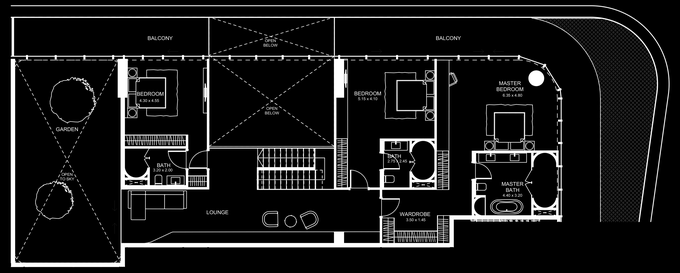
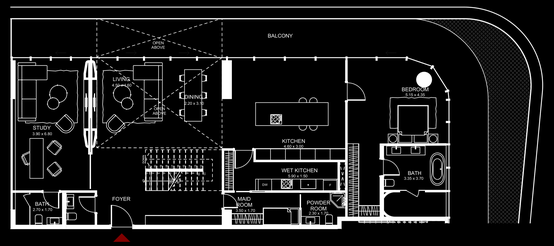
KEY PLAN
TOWER E
SIXTH FLOOR PLAN



UPPER FLOOR PLAN



LOWER FLOOR PLAN

4 BR DUPLEX TYPE A1

FLOOR (6TH - 7TH)

Internal Area	358.31 Sqm.	3,856.82 Sqft.
External Area	202.30 Sqm.	2,177.54 Sqft.
Total Area	560.61 Sqm.	6,034.36 Sqft.

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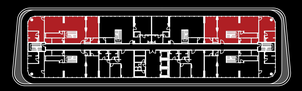
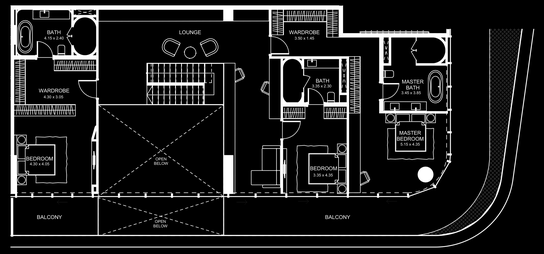
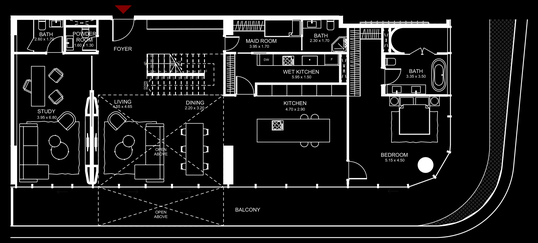


KEY PLAN
TOWER E
SIXTH FLOOR PLAN



UPPER FLOOR PLAN



LOWER FLOOR PLAN

4 BR DUPLEX TYPE A2

FLOOR (6TH - 7TH)

Internal Area	355.80 Sqm.	3,829.80 Sqft.
External Area	131.08 Sqm.	1,410.93 Sqft.
Total Area	486.88 Sqm.	5,240.73 Sqft.

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