



AQUA MAYA

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

HERE'S WHERE EVERY SOUL-TO-SAND
Moment Feels like Pure Joy



EACH QUIET PAUSE
Brings Calm and Comfort



ELEGANT DESIGN

Rooted in Divinity

Inspired by the essence of serenity and the rhythm of the sea, Aqua Maya draws from elemental balance to craft spaces of harmony. With a design layout that prioritises natural light and seamless indoor-outdoor transitions, the building offers residences that respect privacy while celebrating openness. Every line, curve, and corner is built to create an experience of quiet, intentional luxury.



AQUA MAYA





IT'S WHERE WATER

Meets Wonder

Aqua Maya's architecture is a dialogue between nature and design. Rising 2B + G + 9 + R floors high, the tower rests on a landscaped podium that connects every part of the building effortlessly. Its balcony-led façade mimics the soft movements of sea waves, brought to life by subtle illumination at night. The use of earthy tones and an articulated structure gives the building a warm identity, grounded in modern sophistication.

Every element of Aqua Maya is designed for those who find luxury in thoughtfulness. From smart spatial flow and panoramic views to high-end finishes and purposeful material choices, the residences are composed with restraint and richness. Here, elegance is not an embellishment but an essence. Each room is crafted for comfort and clarity. Every fixture reflects premium functionality.







A man in a teal t-shirt is carrying a young girl on his shoulders. They are standing in a lush forest filled with tall ferns and large tree trunks. The girl has her arms outstretched and is looking up. The man is looking towards the right. The scene is bathed in soft, natural light.

COASTAL LIVING WITH
Soulful Luxury

Aqua Maya rises along the shores of Al Marjan Island as a boutique residential address for those who prioritise calm and comfort. Seamlessly blending thoughtful design, natural surroundings, and a sense of community, this architectural gem brings together simplicity and elegance in a way that feels both rare and deeply personal.



AQUA MAYA

AQUA



LIFE THAT'S

Framed by the Sea

With the Arabian Gulf just steps away, Aqua Maya lets you enjoy the pleasures of coastal living in its purest form.

Whether it's early morning walks, afternoon sun, or evenings wrapped in sea breeze, life here unfolds with a quiet rhythm.

Select apartments offer pool and landscape views, while the community embraces the natural beauty surrounding it.





EVERYDAY REFINEMENT

Right on Cue

Some moments don't need an occasion, just the right place. At Aqua Maya, the sound of the sea, the comfort of your home, and the ease of island living come together beautifully.

Whether it's raising a glass at sunset or enjoying a quiet evening outside, everything feels calm, natural, and just right.

This isn't just a home. It's a place where life slows down, and the little things, like peace, time, and space, start to matter more.



PENTHOUSE BALCONY AREA

A close-up, high-contrast photograph of dark green, ribbed leaves, likely from a tropical plant, filling the entire frame. The lighting is dramatic, highlighting the texture of the leaves against a deep black background.

WHERE THE WORLD
Slows Down for You



ROUTINES THAT ARE CALM AND
Collectively Tranquil





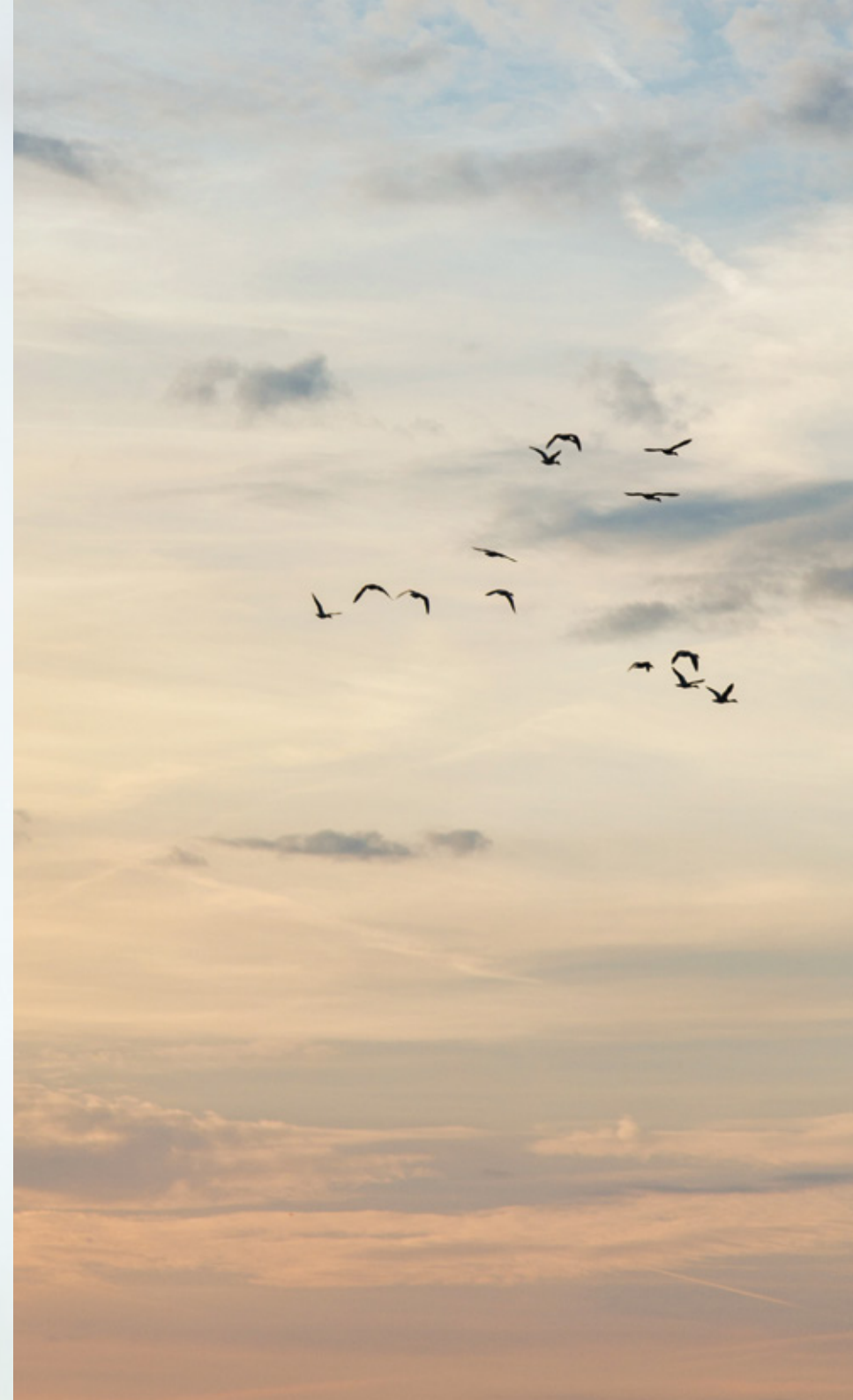
SURROUNDED BY GREENS

That Ground You

Wrapped in lush landscaping and peaceful pathways, Aqua Maya draws the outdoors in. Thoughtfully designed with sustainability in mind, it embraces a natural way of living while offering every urban comfort. Nature flows through the design, not around it. Here, architecture listens to light, air, and the land it stands on.



Designed to flow with the environment. The development ensures thoughtful cross-ventilation, daylight optimisation, and a lighter energy footprint. From shaded courtyards to breezy open areas, Aqua Maya quietly champions sustainability as part of everyday life.







A WAY OF LIFE SHAPED BY
Seamless Design



URBAN
COFFEE

RETAIL AREA



INFINITY POOL



PENTHOUSE BALCONY AREA

FROM

Dawn to Dusk

Wake up to curated calm. Let evenings unfold in soft stillness.

Aqua Maya is made for real life, slow mornings, shared laughter, spontaneous plans, and quiet moments all your own.

Here, the everyday feels intentional. A rhythm of rituals, wrapped in warmth, comfort, and community.





A LIFESTYLE

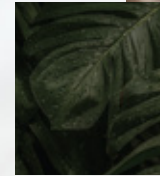
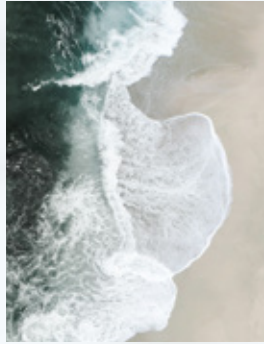
Drenched in Elegance



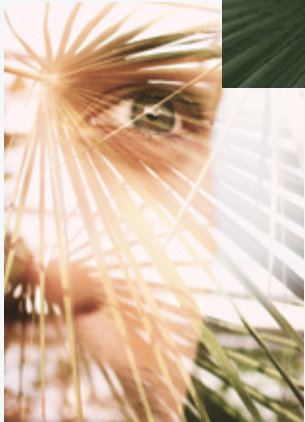
1 BHK - BEDROOM



LIVING ROOM



Spaces that Move at your Rhythm







STORIES THAT SPEAK

of Sophistication

Residences at Aqua Maya flow with a sense of clarity. The layout ensures comfort across all configurations, from 1 to 4 bedrooms, with generous rooms, subtle palettes, and ample light. Each residence is a canvas of ease, crafted to feel grounded and open.



ENTRANCE LOBBY



FAMILY-CENTRIC SPACES

to Grow Together

With a kids' play area, family seating decks, and pool zones for all ages, Aqua Maya creates a thoughtful environment for every generation. It's a place where children chase adventure in every corner, and families build lasting memories in spaces made for togetherness.





WITH FAMILY

At Its Core

Offering diverse configurations, each apartment is thoughtfully planned to suit modern family living. Rooms unfold with ease, kitchens are positioned with intention, and balconies become natural extensions of the home, perfect for quiet moments or open skies.



PENTHOUSE LIVING ROOM



AQUA MAYA

BY BNW DEVELOPMENTS



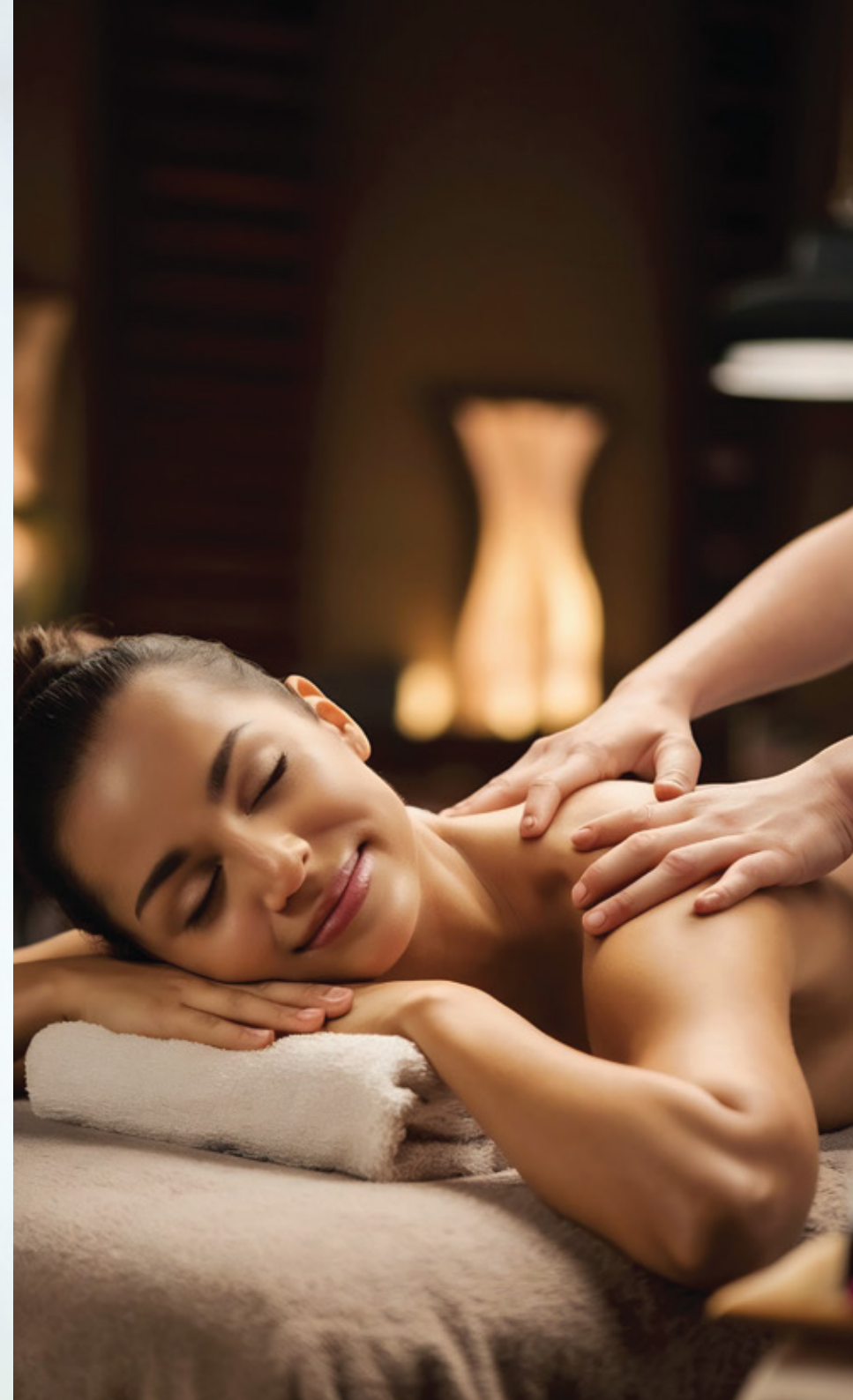
ENTRANCE LOBBY



INDULGENCES THAT

Enhance Everyday

The expansive pool deck, gym, and outdoor seating areas bring relaxation close to home. Whether you prefer quiet solitude or shared leisure, the amenities offer a retreat-like rhythm to daily life.





COMFORT-DRIVEN DESIGN

Intuitively Yours

From acoustically soundproofed walls to humidity-controlled cooling systems and individual thermostats in every bedroom, Aqua Maya offers more than beautiful form; it delivers functional comfort tailored for daily well-being.



KIDS BEDROOM



PENTHOUSE BEDROOM





PENTHOUSE LIVING ROOM

WELLNESS THAT'S

Beyond the Usual

Aqua Maya's thoughtful planning brings wellness to your doorstep. With fitness zones, quiet corners, and breezy open areas, the building encourages residents to breathe better, move freely, and reconnect with themselves.





EVERY AMENITY

Thoughtfully Added



Expansive
Pool



Kids' Play
Pavilion



Modern
Gym



Outdoor
BBQ Area



Family
Seating Decks



Poolside
Lounge



Multipurpose
Pool Deck



Landscaped
Seating Area



MODERN GYM

Landmarks in Proximity



05 Minutes

Al Marjan Island Boulevard



05 Minutes

DoubleTree by Hilton



08 Minutes

Wynn Resort



10 Minutes

Al Hamra Village



10 Minutes

Al Hamra Mall



10 Minutes

Waldorf Astoria Hotel



15 Minutes

Al Hamra Golf Club



15 Minutes

Royal Yacht Club



20 Minutes

Cosmo Health Center



25 Minutes

Dreamland Aqua Park



25 Minutes

The Ritz-Carlton



30 Minutes

National Museum of RAK

AQUA MAYA

BY BNW DEVELOPMENTS

WYNN RESORT

AL MARJAN ISLAND

 **35 Minutes**
RAK Airport

 **55 Minutes**
Dubai International Airport

 **90 Minutes**
Al Maktoum International Airport



Unit Plans

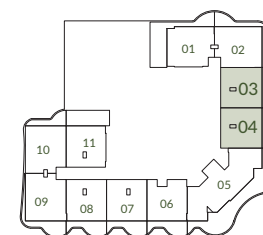


1 Bedroom

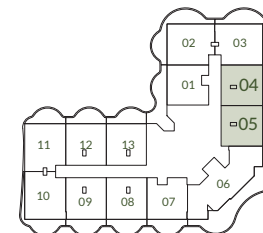
TYPE - A

	From	To
Suite Area	52.53 sq.m	52.53 sq.m
	565.43 sq.ft	565.43 sq.ft
Balcony Area	13.86 sq.m	14.05 sq.m
	149.19 sq.ft	151.23 sq.ft
Total Area	66.39 sq.m	66.58 sq.m
	714.62 sq.ft	716.66 sq.ft

Level 1



Level 2, 3, 4, 5, 6



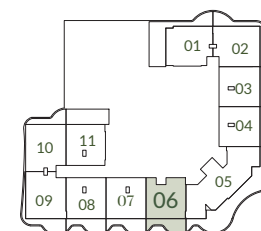


1 Bedroom

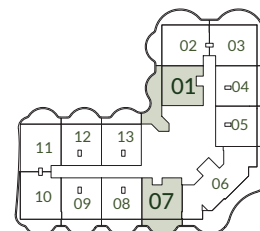
TYPE - B

	From	To
Suite Area	50.25 sq.m	50.76 sq.m
	540.89 sq.ft	546.38 sq.ft
Balcony Area	14.35 sq.m	29.15 sq.m
	154.46 sq.ft	313.77 sq.ft
Total Area	65.09 sq.m	79.40 sq.m
	700.62 sq.ft	854.65 sq.ft

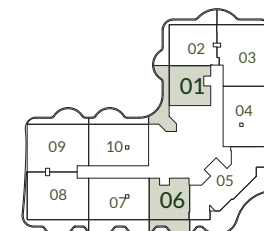
Level 1



Level 2, 3, 4, 5, 6



Level 7, 8

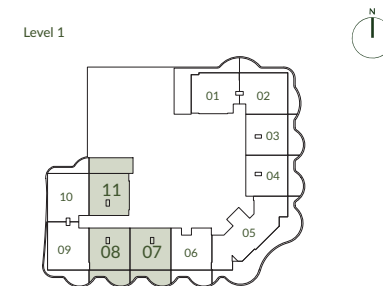




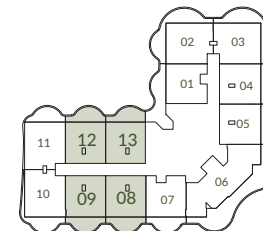
1 Bedroom

TYPE - C

	From	To
Suite Area	51.56 sq.m	52.55 sq.m
	554.99 sq.ft	565.64 sq.ft
Balcony Area	14.12 sq.m	21.36 sq.m
	151.99 sq.ft	229.92 sq.ft
Total Area	66.21 sq.m	72.92 sq.m
	712.68 sq.ft	784.90 sq.ft



Level 2, 3, 4, 5, 6



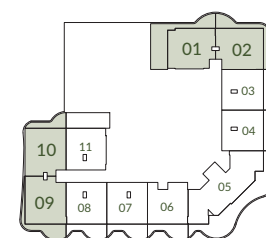


1 Bedroom

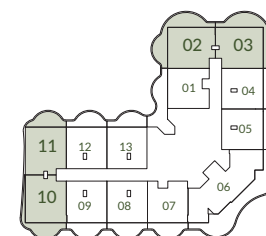
TYPE - D

	From	To
Suite Area	57.95 sq.m	59.57 sq.m
	623.77 sq.ft	641.21 sq.ft
Balcony Area	10.63 sq.m	36.37 sq.m
	114.42 sq.ft	391.48 sq.ft
Total Area	70.06 sq.m	94.32 sq.m
	754.12 sq.ft	1015.25 sq.ft

Level 1



Level 2, 3, 4, 5, 6

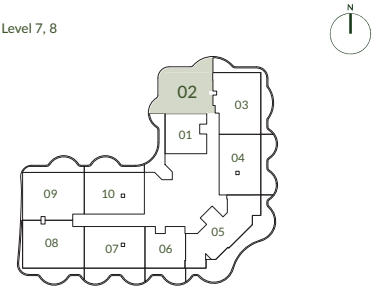


1 Bedroom

TYPE - E



Suite Area	61.77 sq.m
	664.89 sq.ft
Balcony Area	22.79 sq.m
	245.31 sq.ft
Total Area	84.56 sq.m
	910.20 sq.ft



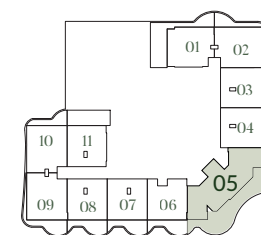


2 Bedroom

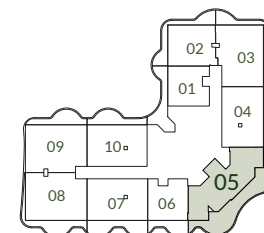
TYPE - A

	From	To
Suite Area	92.73 sq.m	92.75 sq.m
	998.14 sq.ft	998.35 sq.ft
Balcony Area	56.8 sq.m	58.51 sq.m
	611.39 sq.ft	629.80 sq.ft
Total Area	149.53 sq.m	151.26 sq.m
	1609.53 sq.ft	1628.15 sq.ft

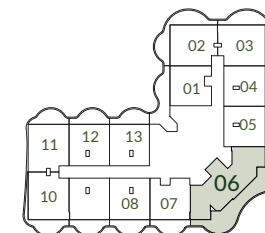
Level 1



Level 2, 3, 4, 5, 6



Level 7, 8



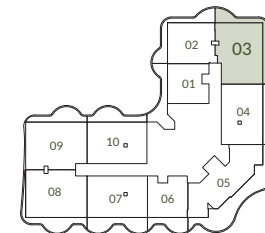
2 Bedroom

TYPE - B



Suite Area	87.77 sq.m
	944.75 sq.ft
Balcony Area	27.85 sq.m
	299.77 sq.ft
Total Area	115.62 sq.m
	1244.52 sq.ft

Level 7, 8



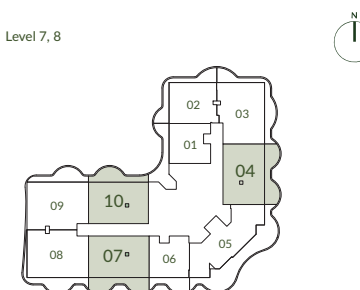
2 Bedroom

TYPE - C



	From	To
Suite Area	78.32 sq.m	79.06 sq.m
	843.03 sq.ft	850.99 sq.ft
Balcony Area	17.91 sq.m	23.57 sq.m
	192.78 sq.ft	253.71 sq.ft
Total Area	96.23 sq.m	102.63 sq.m
	1035.81 sq.ft	1104.70 sq.ft

Level 7, 8

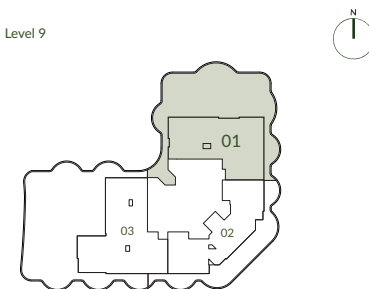


3 Bedroom TYPE - A

Suite Area	150.37 sq.m
	1618.57 sq.ft
Balcony Area	208.2 sq.m
	2241.05 sq.ft
Total Area	358.57 sq.m
	3859.62 sq.ft



Level 9



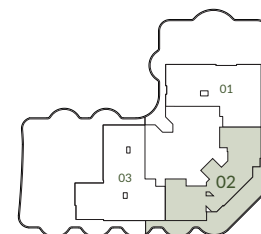


3 Bedroom

TYPE - B

Suite Area	145.14 sq.m
	1562.27 sq.ft
Balcony Area	89.9 sq.m
	967.68 sq.ft
Total Area	235.04 sq.m
	2529.95 sq.ft

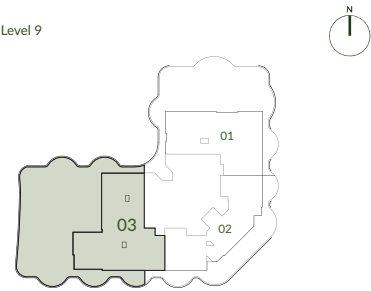
Level 9



4 Bedroom



Suite Area	181.25 sq.m
	1950.96 sq.ft
Balcony Area	290.67 sq.m
	3128.75 sq.ft
Total Area	471.92 sq.m
	5079.70 sq.ft





Floor Plans



BASEMENT ONE FLOOR PLAN



1 ACCESS TO UPPER FLOOR

2 ACCESS TO LOWER FLOOR

3 LIFT LOBBY

4 LIFT

5 PARKING



BASEMENT TWO FLOOR PLAN



1 RAMP UP TO BASEMENT 1

2 RAMP DOWN FROM BASEMENT 1

3 LIFT LOBBY

4 LIFT

5 PARKING

GROUND FLOOR PLAN



1 MAIN ENTRANCE

2 RECEPTION

3 LOUNGE

4 LIFT LOBBY

5 LIFT

6 RETAIL

7 LOADING BAY

8 LOADING & UNLOADING

9 PARKING

9 HANDICAP PARKING

10 HANDICAP PARKING

11 ACCESS TO LOWER PARKING

12 PARKING ENTRANCE

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice, at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions/alterations, at the absolute discretion without any liability whatsoever.



FIRST FLOOR PLAN



1 GYM

2 POOL

3 POOL DECK

4 TERRACE

5 LIFT LOBBY

6 LIFT

7 POD BATH

8 LADIES SHOWERS

9 GENTS SHOWERS



SECOND FLOOR PLAN



- 1 BHK TYPE A
- 1 BHK TYPE B
- 1 BHK TYPE C
- 1 BHK TYPE D
- 2 BHK TYPE A

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THIRD FLOOR PLAN



- 1 BHK TYPE A
- 1 BHK TYPE B
- 1 BHK TYPE C
- 1 BHK TYPE D
- 2 BHK TYPE A



FOURTH FLOOR PLAN



- 1 BHK TYPE A
- 1 BHK TYPE B
- 1 BHK TYPE C
- 1 BHK TYPE D
- 2 BHK TYPE A

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FIFTH FLOOR PLAN



- 1 BHK TYPE A
- 1 BHK TYPE B
- 1 BHK TYPE C
- 1 BHK TYPE D
- 2 BHK TYPE A

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SIXTH FLOOR PLAN



- 1 BHK TYPE A
- 1 BHK TYPE B
- 1 BHK TYPE C
- 1 BHK TYPE D
- 2 BHK TYPE A

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SEVENTH FLOOR PLAN



- 1 BHK TYPE B
- 1 BHK TYPE D
- 1 BHK TYPE E
- 2 BHK TYPE A
- 2 BHK TYPE B
- 2 BHK TYPE C



EIGHTH FLOOR PLAN



- 1 BHK TYPE B
- 1 BHK TYPE D
- 1 BHK TYPE E
- 2 BHK TYPE A
- 2 BHK TYPE B
- 2 BHK TYPE C

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NINTH FLOOR PLAN



3 BHK TYPE A



3 BHK TYPE B



4 BHK TYPE A



ROOF FLOOR PLAN



1 LIFTS MACHINE

2 ROOF



BNW DEVELOPMENTS

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