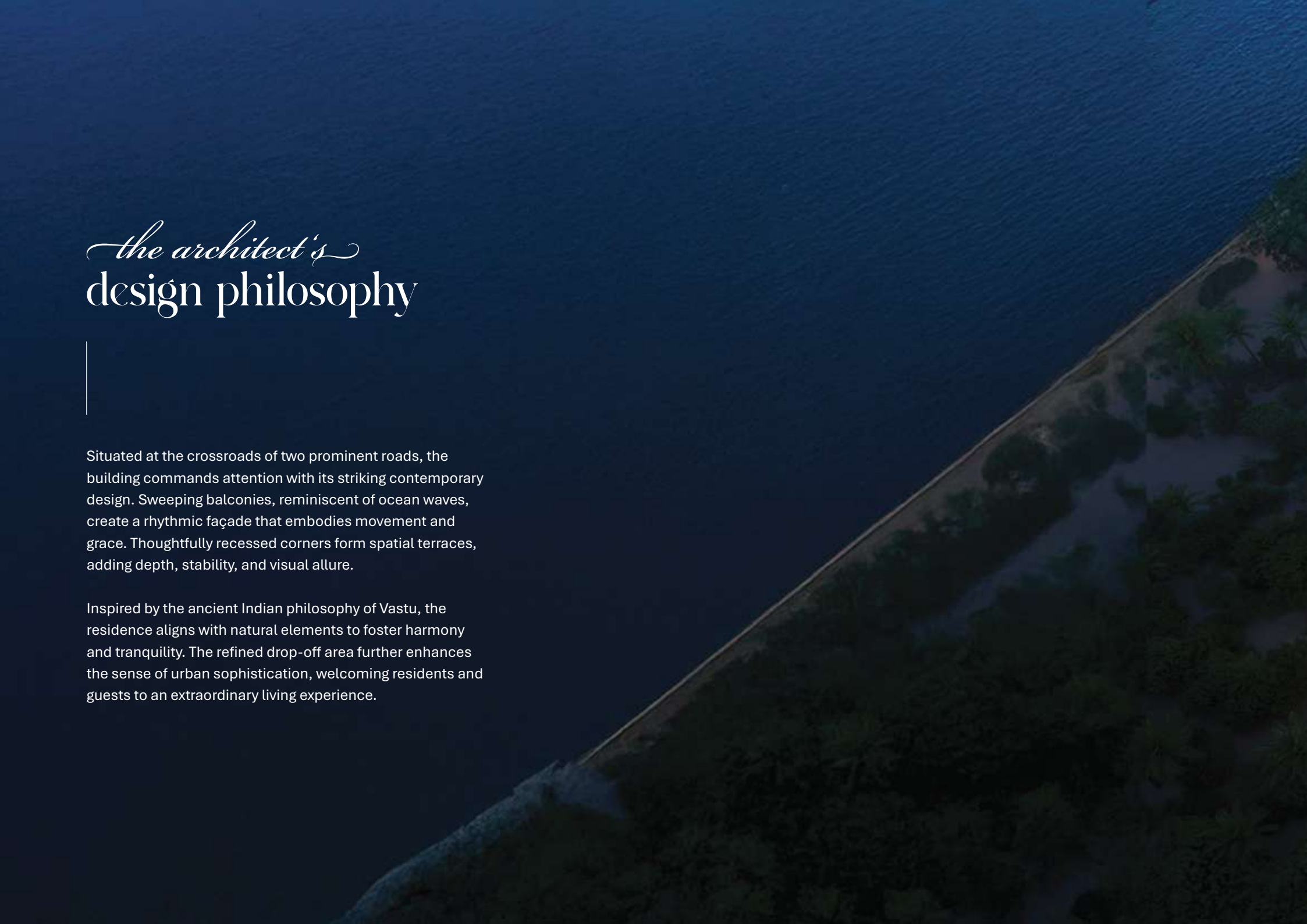
# Pelagia

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

# *your* Serene Paradise

Nestled in the azure waters of Ras Al Khaimah, Al Marjan Island emerges as a breathtaking haven of sophistication and serenity. This extraordinary destination transcends ordinary living, offering an unparalleled lifestyle where luxury meets natural beauty.



# *the architect's* design philosophy

Situated at the crossroads of two prominent roads, the building commands attention with its striking contemporary design. Sweeping balconies, reminiscent of ocean waves, create a rhythmic façade that embodies movement and grace. Thoughtfully recessed corners form spatial terraces, adding depth, stability, and visual allure.

Inspired by the ancient Indian philosophy of Vastu, the residence aligns with natural elements to foster harmony and tranquility. The refined drop-off area further enhances the sense of urban sophistication, welcoming residents and guests to an extraordinary living experience.

Pelagia

*innovated for*
excellence

# *a symphony of* design & nature

Whether you are a professional seeking a sophisticated workspace, a family desiring intimate moments of connection, or an adventure enthusiast craving dynamic experiences, Pelagia provides the perfect canvas for your lifestyle. Each amenity is thoughtfully integrated to support multiple dimensions of contemporary living.

Luxury Retail | Multi-Level Basement Parking | Exquisite Pools

*swim in*
relaxed luxury

canvas of
sunset hues

# *golden hues* every evening

Breathtaking sunsets painting the sky in hues of gold, pink, and lavender. From the privacy of your balcony, watch as the sun dips gracefully into the calm waters of the Arabian Gulf, casting a mesmerizing glow over the horizon. Let every sunset become a cherished moment, a splendor that enriches your lifestyle.

Viewing Deck | Gourmet BBQ Area | Rooftop Pool Bar

A sanctuary of modern comfort and nature-inspired design, offering a holistic living experience that nurtures mind, body, and soul.

# *where the ocean* meets opulence

The world-class facilities of Pelagia are conceived with a deep understanding that residents lead active lives, requiring spaces that offer flexibility, comfort, and inspiration. Here, luxury transcends mere aesthetics to empower residents to embrace a lifestyle without limits.

limitless living,
accentuated
Pelagia

# *a masterpiece of* modern grandeur

With a focus on creating visually stunning exteriors and thoughtfully planned spaces, Pelagia offers an expansive lifestyle tailored to individual aspirations. Seamlessly integrating modern aesthetics with functional luxury, Pelagia is a harmonious ecosystem of state-of-the-art amenities and striking architectural brilliance.

Private Plunge Pools | Peaceful Yoga Deck | Radiant Natural Light

Work seamlessly, play enthusiastically, relax completely, connect deeply, explore fearlessly—all within the comprehensive ecosystem of Pelagia.

# *dive into* aquatic bliss

At Pelagia, the exceptional water amenities are designed to cater to every age and mood. Our thoughtfully designed spaces provide ultimate relaxation. Aquatic spaces provide young adventurers gentle waters and endless fun. These water features bring a sense of boundless joy to all.

Kids Pool & Splashpad

Kids Play Areas

Intimate Jacuzzi

# *life* sans Boundaries

Whether you are seeking a serene family retreat or a strategic investment opportunity, Al Marjan Island delivers beyond expectations. This remarkable location promises not just a home, but a legacy.

*step into*
curated excellence

*crafted for a luxurious*
# contemporary lifestyle

Pelagia stands as a masterpiece of modern living, where every detail whispers indulgence and every view tells a story. This isn't just another residence- it's an artfully crafted haven where the boundaries between indoor elegance and outdoor splendor dissolve. Here, the island lifestyle reaches new heights of sophistication.

Whether seeking a peaceful retreat or an active lifestyle, Pelagia adapts to your rhythm. Here, you will find new possibilities to explore and thrive.

# *world-class* amenities

- Rooftop Infinity Pool
- Intimate Jacuzzi
- Pristine Pool (GF)
- Kids Pool & Splashpad
- Upscale Gymnasium
- Rejuvenating Steam & Sauna
- Peaceful Yoga Deck
- Soothing Zen Corner
- Indoor & Outdoor Kids Play Areas
- Gourmet BBQ Area
- Scenic Rooftop Pool Bar

# *landmarks in* proximity

**05 Minutes**
Al Marjan Island Boulevard

**08 Minutes**
Wynn Resort

**10 Minutes**
Al Hamra Mall

**11 Minutes**
Waldorf Astoria Hotel

**14 Minutes**
Al Hamra Golf Club

**15 Minutes**
Al Hamra Village

**16 Minutes**
Cosmo Health Center

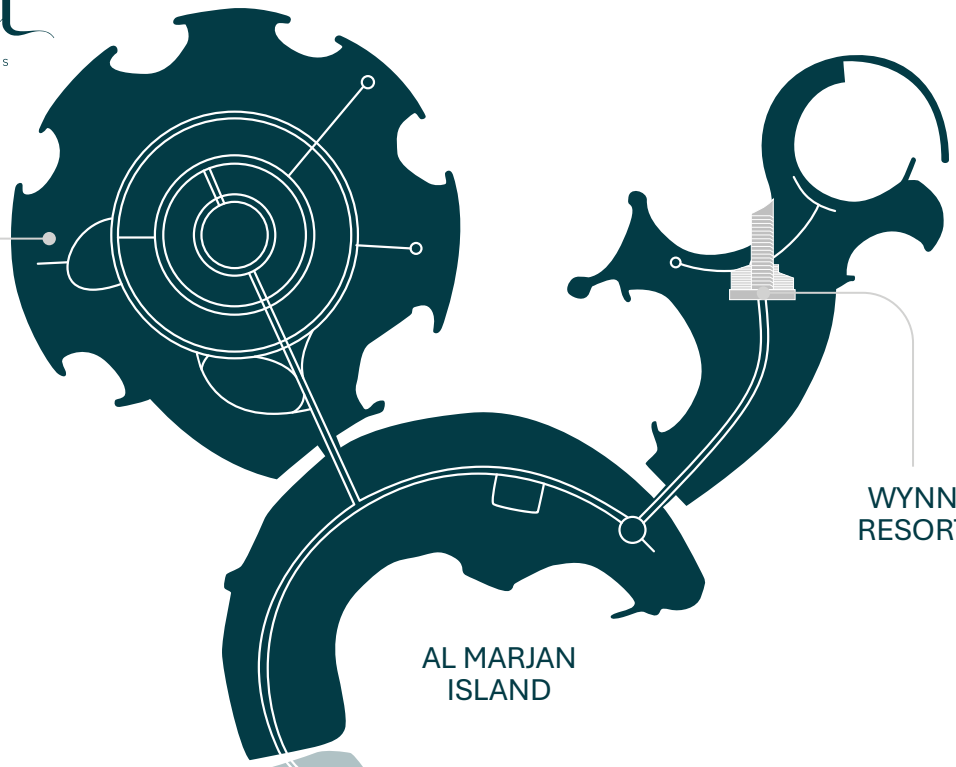
**16 Minutes**
Royal Yacht Club, RAK

**16 Minutes**
Dreamland Aqua Park

**25 Minutes**
The Ritz-Carlton, RAK

Pelagia

BY BNW DEVELOPMENTS



WYNN RESORT

AL MARJAN ISLAND

**34 Minutes**
RAK Airport

**56 Minutes**
Dubai International Airport

**90 Minutes**
Al Maktoum International Airport

mindful living
active lifestyle

# *wellness without* compromise

Pelagia transcends the conventional definition of residential living, offering an expansive lifestyle that adapts to every individual's unique aspiration. Meticulously designed to cater to diverse needs, this development creates a harmonious balance between contemporary convenience and refined elegance.

Upscale Gymnasium

Soothing Zen Corner

Rejuvenating Steam & Sauna

*blending creativity*
with nature

Pelagia
Pelagia

Fully-furnished spaces designed for those that seek enhanced comfort. Pelagia provides a gentle retreat from the pace of urban life.

# *orchestrated for* connoisseurs

Each residence within Pelagia tells its own story of sophistication, crafted with meticulous attention to detail. Abundant natural light creates a bright and inviting atmosphere throughout the year. Pelagia presents an elevated way of life where every sunrise brings new possibilities, and every sunset reaffirms the wisdom of choosing extraordinary living.

the essence of
elevated living

island living
tranquil views

# *experience the* extraordinary

Rising gracefully in Marjan's most coveted location, Pelagia offers more than just homes; it presents a canvas for life's most precious moments. Each space within Pelagia is thoughtfully designed to elevate everyday experiences into extraordinary memories, creating not just a place to live, but a place to truly thrive.

a testament to
timelessness

*where grandeur*
begins

# *a prelude to* excellence

At Pelagia, excellence is not just promised—it's woven into every fiber of existence. It stands as a testament to visionary design, where contemporary architecture dances with timeless elegance against the backdrop of pristine coastal views. Here, finesse transcends the ordinary, creating spaces where life's finest moments unfold.

# UNIT Plans

Pelagia is masterfully positioned to capture the most stunning views of the island's coastline. This exceptional development flawlessly blends unrivalled scenic vistas with an idyllic residential experience.

# Unit 107

## 1BHK - TYPE A

| | | |
|---|---|---|
| 1 | Kitchen | 2.9m x 2.7m |
| 2 | Living & Dining | 4.2m x 5.9m |
| 3 | PWD Room | 2.1m x 1.3m |
| 4 | Bedroom | 4m x 4.4m |
| 5 | Bath | 1.8m x 2.8m |
| 6 | Dress Room | 2.1m x 2.7m |
| 7 | Balcony | 8.5m x 1.6m |

| | | |
|---|---|---|
| Suite Area | 71.88 sq.m | 773.71 sq.ft |
| Balcony Area | 13.66 sq.m | 147.04 sq.ft |
| Total Area | 85.54 sq.m | 920.74 sq.ft |

Level 1

Key Plan

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# Unit 110

## 1BHK - TYPE B

| | | |
|---|---|---|
| 1 | Kitchen | 3.7m x 2.8m |
| 2 | Living & Dining | 8.3m x 4.1m |
| 3 | PWD Room | 1.7m x 1.5m |
| 4 | Bedroom | 3.6m x 3.8m |
| 5 | Bath | 1.8m x 2.7m |
| 6 | Dress Room | 3.6m x 2.1m |
| 7 | Balcony 1 | 8.3m x 2.4m |
| 8 | Balcony 2 | 6.6m x 1.6m |

| | | |
|---|---|---|
| Suite Area | 84.93 sq.m | 914.18 sq.ft |
| Balcony Area | 29.98 sq.m | 322.70 sq.ft |
| Total Area | 114.91 sq.m | 1236.88 sq.ft |

Level 1

Key Plan

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# Unit 117

## 1BHK - TYPE C

| | | |
|---|---|---|
| 1 | Kitchen | 3.1m x 3.5m |
| 2 | Living & Dining | 7m x 3.9m |
| 3 | PWD Room | 1.8m x 1.3m |
| 4 | Bedroom | 3.7m x 4.6m |
| 5 | Bath | 1.8m x 2.8m |
| 6 | Dress Room | 1.8m x 2.7m |
| 7 | Balcony | 11.7m x 1.8m |

| | | |
|---|---|---|
| Suite Area | 73.36 sq.m | 789.64 sq.ft |
| Balcony Area | 18.73 sq.m | 201.61 sq.ft |
| Total Area | 92.09 sq.m | 991.25 sq.ft |

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# Unit 112

## 1BHK - TYPE D

| | | |
|---|---|---|
| 1 | Kitchen | 2.6m x 2.7m |
| 2 | Living & Dining | 3.9m x 7.1m |
| 3 | PWD Room | 2m x 1.8m |
| 4 | Laundry | 1m x 1m |
| 5 | Bedroom | 3.3m x 3.9m |
| 6 | Bath | 2.7m x 1.8m |
| 7 | Dress Room | 2.6m x 3.6m |
| 8 | Balcony | 5.8m x 1.5m |

| | | |
|---|---|---|
| Suite Area | 72.84 sq.m | 784.04 sq.ft |
| Balcony Area | 8.32 sq.m | 89.56 sq.ft |
| Total Area | 81.16 sq.m | 873.60 sq.ft |

Level 1

Key Plan

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# Unit 304

## 1BHK - TYPE E

| | | |
|---|---|---|
| 1 | Kitchen | 2.4m x 2.7m |
| 2 | Living & Dining | 6.1m x 5.4m |
| 3 | PWD Room | 2.1m x 1.3m |
| 4 | Bedroom | 4m x 4.4m |
| 5 | Bath | 1.8m x 2.8m |
| 6 | Dress Room | 2.1m x 2.7m |
| 7 | Balcony 1 | 10.3m x 6m |
| 8 | Balcony 2 | 6.5m x 1.5m |

| | | |
|---|---|---|
| Suite Area | 71.72 sq.m | 771.99 sq.ft |
| Balcony Area | 58.82 sq.m | 633.13 sq.ft |
| Total Area | 130.54 sq.m | 1405.12 sq.ft |

Level 3

Key Plan

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# Unit 609

## 1BHK - TYPE F

| | | |
|---|---|---|
| 1 | Kitchen | 4.1m x 2.4m |
| 2 | Living & Dining | 5.8m x 3.4m |
| 3 | PWD Room | 1.7m x 1.5m |
| 4 | Bedroom | 3.9m x 3.6m |
| 5 | Bath | 2.8m x 1.7m |
| 6 | Dress Room | 1.8m x 3.6m |
| 7 | Balcony | 4.6m x 11.2m |

| | | |
|---|---|---|
| Suite Area | 62.65 sq.m | 674.36 sq.ft |
| Balcony Area | 44.4 sq.m | 477.92 sq.ft |
| Total Area | 107.05 sq.m | 1152.28 sq.ft |

Level 6

Key Plan

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# Unit 115

## 2BHK - TYPE A

| | | |
|---|---|---|
| 1 | Kitchen | 2.8m x 2.7m |
| 2 | Living & Dining | 4.1m x 6m |
| 3 | PWD Room | 1.9m x 1.6m |
| 4 | Laundry | 2m x 1.6m |
| 5 | Bedroom 1 | 3.8m x 4.9m |
| 6 | Bath 1 | 2.4m x 2.5m |
| 7 | Dress Room 1 | 1.9m x 2.5m |
| 8 | Bedroom 2 | 4m x 4.1m |
| 9 | Bath 2 | 2.8m x 1.8m |
| 10 | Balcony | 12.3m x 1.6m |

| | | |
|---|---|---|
| Suite Area | 107.09 sq.m | 1152.71 sq.ft |
| Balcony Area | 20.09 sq.m | 216.25 sq.ft |
| Total Area | 127.18 sq.m | 1368.95 sq.ft |

Level 1

Key Plan

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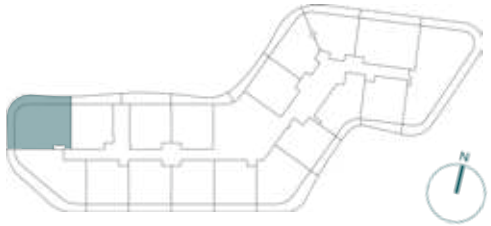
# Unit 104

## 2 BHK - TYPE B

| | | |
|---|---|---|
| 1 | Kitchen | 2.4m x 3.7m |
| 2 | Living & Dining | 3.8m x 6.7m |
| 3 | PWD Room | 2m x 1.3m |
| 4 | Bedroom 1 | 4.7m x 3.6m |
| 5 | Bath 1 | 2.8m x 1.8m |
| 6 | Dress Room 1 | 1.8m x 1.8m |
| 7 | Bedroom 2 | 4.7m x 3.2m |
| 8 | Bath 2 | 2.8m x 1.8m |
| 9 | Dress Room 2 | 2.4m x 1.9m |
| 10 | Balcony 1 | 11.4m x 1.6m |
| 11 | Balcony 2 | 1.4m x 9.6m |

| | | |
|---|---|---|
| Suite Area | 98.08 sq.m | 1055.72 sq.ft |
| Balcony Area | 33.88 sq.m | 364.68 sq.ft |
| Total Area | 131.96 sq.m | 1420.41 sq.ft |

Level 1

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# Unit 105

## 2 BHK - TYPE C

| | | |
|---|---|---|
| 1 | Kitchen | 2.3m x 2.7m |
| 2 | Living & Dining | 6.1m x 5.9m |
| 3 | PWD Room | 2.1m x 1.4m |
| 4 | Bedroom 1 | 4.6m x 4.7m |
| 5 | Bath 1 | 2.4m x 1.6m |
| 6 | Dress Room 1 | 2.4m x 1.9m |
| 7 | Bedroom 2 | 3.2m x 3.4m |
| 8 | Bath 2 | 1.7m x 2.5m |
| 9 | Dress Room 2 | 2m x 2.5m |
| 10 | Balcony | 18.2m x 2.1m |

| | | |
|---|---|---|
| Suite Area | 97.21 sq.m | 1046.36 sq.ft |
| Balcony Area | 39.07 sq.m | 420.55 sq.ft |
| Total Area | 136.28 sq.m | 1466.91 sq.ft |

Level 1

Key Plan

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# Unit 303

## 2 BHK - TYPE D

| | | |
|---|---|---|
| 1 | Kitchen | 2.3m x 2.7m |
| 2 | Living & Dining | 6.1m x 5.9m |
| 3 | PWD Room | 2.1m x 1.4m |
| 4 | Bedroom 1 | 4.6m x 4.7m |
| 5 | Bath 1 | 2.4m x 1.6m |
| 6 | Dress Room 1 | 2.4m x 1.9m |
| 7 | Bedroom 2 | 3.2m x 3.4m |
| 8 | Bath 2 | 1.7m x 2.5m |
| 9 | Dress Room 2 | 2m x 2.5m |
| 10 | Balcony | 18.2m x 2.1m |

| | | |
|---|---|---|
| Suite Area | 107.85 sq.m | 1160.89 sq.ft |
| Balcony Area | 186.19 sq.m | 2004.13 sq.ft |
| Total Area | 294.04 sq.m | 3165.02 sq.ft |

Level 1

Key Plan

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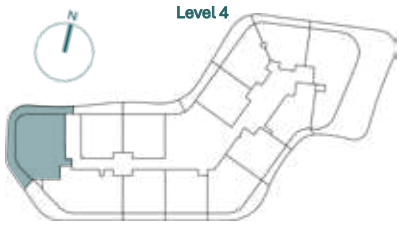
# Unit 403

## 2 BHK - TYPE E

| | | |
|---|---|---|
| 1 | Kitchen | 3.1m x 5.1m |
| 2 | Living & Dining | 4m x 8.2m |
| 3 | PWD Room | 1.3m x 2.6m |
| 4 | Bedroom 1 | 5.6m x 3.6m |
| 5 | Bath 1 | 1.8m x 2.6m |
| 6 | Dress Room 1 | 1.8m x 2.2m |
| 7 | Bedroom 2 | 3.7m x 3.4m |
| 8 | Bath 2 | 1.8m x 2.6m |
| 9 | Dress Room 2 | 1.7m x 2.6m |
| 10 | Maid Room | 3.6m x 2.6m |
| 11 | Bath | 1.6m x 1.5m |
| 12 | Balcony 1 | 1.5m x 11.9m |
| 13 | Balcony 2 | 11m x 1.7m |
| 14 | Balcony 3 | 4.7m x 2.3m |

| | | |
|---|---|---|
| Suite Area | 122.69 sq.m | 1320.62 sq.ft |
| Balcony Area | 47.23 sq.m | 508.38 sq.ft |
| Total Area | 169.92 sq.m | 1829.00 sq.ft |




Key Plan

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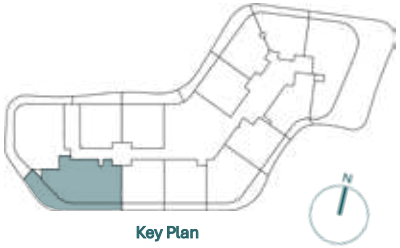
# Unit 404

## 2BHK - TYPE F

| | | |
|---|---|---|
| 1 | Kitchen | 3.4m x 2.5m |
| 2 | Living & Dining | 6.9m x 7.4m |
| 3 | PWD Room | 2.3m x 1.7m |
| 4 | Bedroom 1 | 4m x 4.4m |
| 5 | Bath 1 | 1.8m x 2.8m |
| 6 | Dress Room 1 | 2.1m x 4.1m |
| 7 | Bedroom 2 | 4.3m x 3.4m |
| 8 | Bath 2 | 2.6m x 1.7m |
| 9 | Dress Room 2 | 1.6m x 1.7m |
| 10 | Maid Room | 2.4m x 2.2m |
| 11 | Bath | 1.8m x 2.2m |
| 12 | Balcony 1 | 12.3m x 1.4m |
| 13 | Balcony 2 | 9.2m x 2.5m |

| | | |
|---|---|---|
| Suite Area | 120.85 sq.m | 1300.82 sq.ft |
| Balcony Area | 46.29 sq.m | 498.26 sq.ft |
| Total Area | 167.14 sq.m | 1799.08 sq.ft |

Level 4




Key Plan

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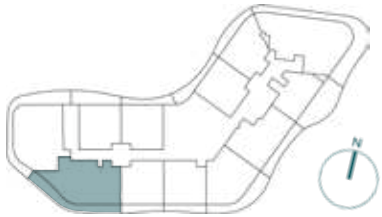
# Unit 604

## 2BHK - TYPE G

| | | |
|---|---|---|
| 1 | Kitchen | 2.5m x 2.7m |
| 2 | Living & Dining | 6.5m x 6.4m |
| 3 | PWD Room | 2m x 1.3m |
| 4 | Laundry | 1.6m x 1.3m |
| 5 | Bedroom 1 | 4m x 4.5m |
| 6 | Bath 1 | 1.8m x 2.7m |
| 7 | Dress Room 1 | 2.1m x 4m |
| 8 | Bedroom 2 | 4.1m x 3.3m |
| 9 | Bath 2 | 1.8m x 2.6m |
| 10 | Dress Room 2 | 2.2m x 2.6m |
| 11 | Balcony 1 | 9.7m x 1.8m |
| 12 | Balcony 2 | 11m x 2.1m |

| | | |
|---|---|---|
| Suite Area | 114.21 sq.m | 1229.35 sq.ft |
| Balcony Area | 37 sq.m | 398.26 sq.ft |
| Total Area | 151.21 sq.m | 1627.61 sq.ft |

Level 6




Key Plan

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# Unit 1205

## 2BHK - TYPE H

| | | |
|---|---|---|
| 1 | Kitchen | 3m x 2.7m |
| 2 | Living & Dining | 4.2m x 6m |
| 3 | PWD Room | 2.1m x 1.3m |
| 4 | Bedroom 1 | 3.6m x 5.8m |
| 5 | Bath 1 | 2.5m x 1.8m |
| 6 | Bedroom 2 | 3.8m x 4.5m |
| 7 | Bath 2 | 2.6m x 1.8m |
| 8 | Laundry | 2.1m x .9m |
| 9 | Balcony | 12m x 2.3m |

| | | |
|---|---|---|
| Suite Area | 91.17 sq.m | 981.35 sq.ft |
| Balcony Area | 22.8 sq.m | 245.42 sq.ft |
| Total Area | 113.97 sq.m | 1226.76 sq.ft |

Key Plan

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# Unit 1202

## 2BHK - TYPE I

| | | |
|---|---|---|
| 1 | Kitchen | 2.2m x 3.7m |
| 2 | Living & Dining | 4.3m x 10.2m |
| 3 | PWD Room | 1.4m x 1.6m |
| 4 | Bedroom 1 | 6.3m x 5.3m |
| 5 | Bath 1 | 2.9m x 2.5m |
| 6 | Bedroom 2 | 4.4m x 4m |
| 7 | Bath 2 | 2.7m x 3m |
| 8 | Maid Room | 2.3m x 2.3m |
| 9 | Bath | 2.3m x 1.5m |
| 10 | Balcony 1 | 16m x 9.9m |
| 11 | Balcony 2 | 1.4m x 7.5m |

| | | |
|---|---|---|
| Suite Area | 125.48 sq.m | 1350.66 sq.ft |
| Balcony Area | 134.87 sq.m | 1451.73 sq.ft |
| Total Area | 260.35 sq.m | 2802.38 sq.ft |

Level 12

Key Plan

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# Unit 1201

## 2BHK - TYPE J

| | | |
|---|---|---|
| 1 | Kitchen | 4.4m x 2.7m |
| 2 | Living & Dining | 6.6m x 6.1m |
| 3 | PWD Room | 2.1m x 1.5m |
| 4 | Bedroom 1 | 4.6m x 3.8m |
| 5 | Bath 1 | 2.8m x 2.7m |
| 6 | Dress Room 1 | 1.7m x 2.7m |
| 7 | Bedroom 2 | 3.4m x 4.7m |
| 8 | Bath 2 | 2.1m x 2.7m |
| 9 | Dress Room 2 | 2.1m x 1.9m |
| 10 | Maid Room | 3m x 2.1m |
| 11 | Bath | 1.5m x 2.1m |
| 12 | Laundry | 1.8m x 1.5m |
| 13 | Balcony 1 | 17.2m x 1.5m |
| 14 | Balcony 2 | 13.1m x 14.5m |

| | | |
|---|---|---|
| Suite Area | 146.86 sq.m | 1580.79 sq.ft |
| Balcony Area | 187.84 sq.m | 2021.89 sq.ft |
| Total Area | 334.7 sq.m | 3602.68 sq.ft |

Level 12

Key Plan

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# Unit 114

## 3BHK - TYPE A

| | | |
|---|---|---|
| 1 | Kitchen | 2.4m x 3.6m |
| 2 | Living & Dining | 7.6m x 6.8m |
| 3 | PWD Room | 1.5m x 1.8m |
| 4 | Bedroom 1 | 5.3m x 4.3m |
| 5 | Bath 1 | 3.4m x 2m |
| 6 | Dress Room 1 | 1.8m x 2.6m |
| 7 | Bedroom 2 | 3.6m x 4.9m |
| 8 | Bath 2 | 1.7m x 2.8m |
| 9 | Bedoom 3 | 3.4m x 4.4m |
| 10 | Bath 3 | 1.6m x 2.6m |
| 11 | Maid Room | 1.8m x 2.6m |
| 12 | Bath | 1.8m x 1.5m |
| 13 | Balcony 1 | 1.6m x 11.3m |
| 14 | Balcony 2 | 23.2m x 1.6m |
| 15 | Balcony 3 | 2m x 4.8m |

| | | |
|---|---|---|
| Suite Area | 158.26 sq.m | 1703.50 sq.ft |
| Balcony Area | 63.01 sq.m | 678.23 sq.ft |
| Total Area | 221.27 sq.m | 2381.73 sq.ft |

Level 1

Key Plan

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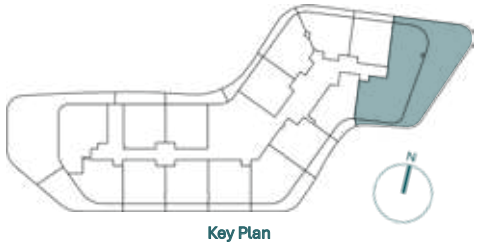
# Unit 311

## 3BHK - TYPE B

Level 3



Key Plan

| | | |
|---|---|---|
| 1 | Kitchen | 2.6m x 3.4m |
| 2 | Living & Dining | 6.1m x 7.2m |
| 3 | PWD Room | 1.7m x 1.7m |
| 4 | Bedroom 1 | 6m x 4.3m |
| 5 | Bath 1 | 2.8m x 2m |
| 6 | Dress Room 1 | 1.6m x 2m |
| 7 | Bedroom 2 | 4.5m x 3.3m |
| 8 | Bath 2 | 2.8m x 1.8m |
| 9 | Dress Room 2 | 1.6m x 3.5m |
| 10 | Bedoom 3 | 3.4m x 4.2m |
| 11 | Bath 3 | 2.1m x 2.9m |
| 12 | Dress Room 3 | 2.1m x 1.7m |
| 13 | Maid Room | 2.4m x 2.1m |
| 14 | Bath | 2.4m x 1.5m |
| 15 | Balcony 1 | 1.3m x 7.4m |
| 16 | Balcony 2 | 22.3m x 7.6m |
| 17 | Balcony 3 | 1m x 9.2m |

| | | |
|---|---|---|
| Suite Area | 160.94 sq.m | 1732.34 sq.ft |
| Balcony Area | 156.06 sq.m | 1679.82 sq.ft |
| Total Area | 317 sq.m | 3412.16 sq.ft |

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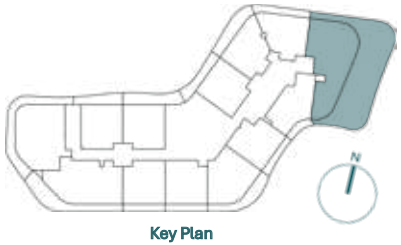
# Unit 410

## 3BHK - TYPE C

Level 4




Key Plan

| | | |
|---|---|---|
| 1 | Kitchen | 2.7m x 2.4m |
| 2 | Living & Dining | 7.4m x 4.4m |
| 3 | PWD Room | 1.3m x 1.7m |
| 4 | Bedroom 1 | 4.7m x 4.3m |
| 5 | Bath 1 | 2.9m x 2.5m |
| 6 | Dress Room 1 | 1.7m x 2.7m |
| 7 | Bedroom 2 | 3.3m x 3.8m |
| 8 | Bath 2 | 1.6m x 2.7m |
| 9 | Dress Room 2 | 1.6m x 2.7m |
| 10 | Bedoom 3 | 3.5m x 3.2m |
| 11 | Bath 3 | 2.5m x 1.8m |
| 12 | Dress Room 3 | 1.3m x 1.8m |
| 13 | Maid Room | 2.6m x 3m |
| 14 | Bath | 1.3m x 2m |
| 15 | Balcony 1 | 22.8m x 6.5m |
| 16 | Balcony 2 | 1.3m x 10.5m |

| | | |
|---|---|---|
| Suite Area | 138.51 sq.m | 1490.91 sq.ft |
| Balcony Area | 174.82 sq.m | 1881.75 sq.ft |
| Total Area | 313.33 sq.m | 3372.66 sq.ft |

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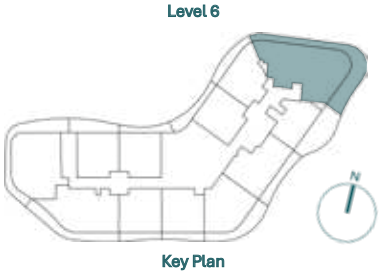


Key Plan

# Unit 610

## 3BHK - TYPE D

| | | |
|---|---|---|
| 1 | Kitchen | 3m x 3.2m |
| 2 | Living & Dining | 7.7m x 5.2m |
| 3 | PWD Room | 2.2m x 1.6m |
| 4 | Bedroom 1 | 4.4m x 3.7m |
| 5 | Bath 1 | 3.9m x 2.4m |
| 6 | Dress Room 1 | 2.7m x 3.1m |
| 7 | Bedroom 2 | 3.7m x 4m |
| 8 | Bath 2 | 1.7m x 2.8m |
| 9 | Bedoom 3 | 3.7m x 3.7m |
| 10 | Bath 3 | 1.7m x 2.5m |
| 11 | Maid Room | 2.1m x 2.1m |
| 12 | Bath | 1.5m x 1.5m |
| 13 | Laundry | 0.8m x 1.9m |
| 14 | Balcony 1 | 12.1m x 3m |
| 15 | Balcony 2 | 1.3m x 22.4m |

| | | |
|---|---|---|
| Suite Area | 156.76 sq.m | 1687.35 sq.ft |
| Balcony Area | 70.13 sq.m | 754.87 sq.ft |
| Total Area | 226.89 sq.m | 2442.22 sq.ft |

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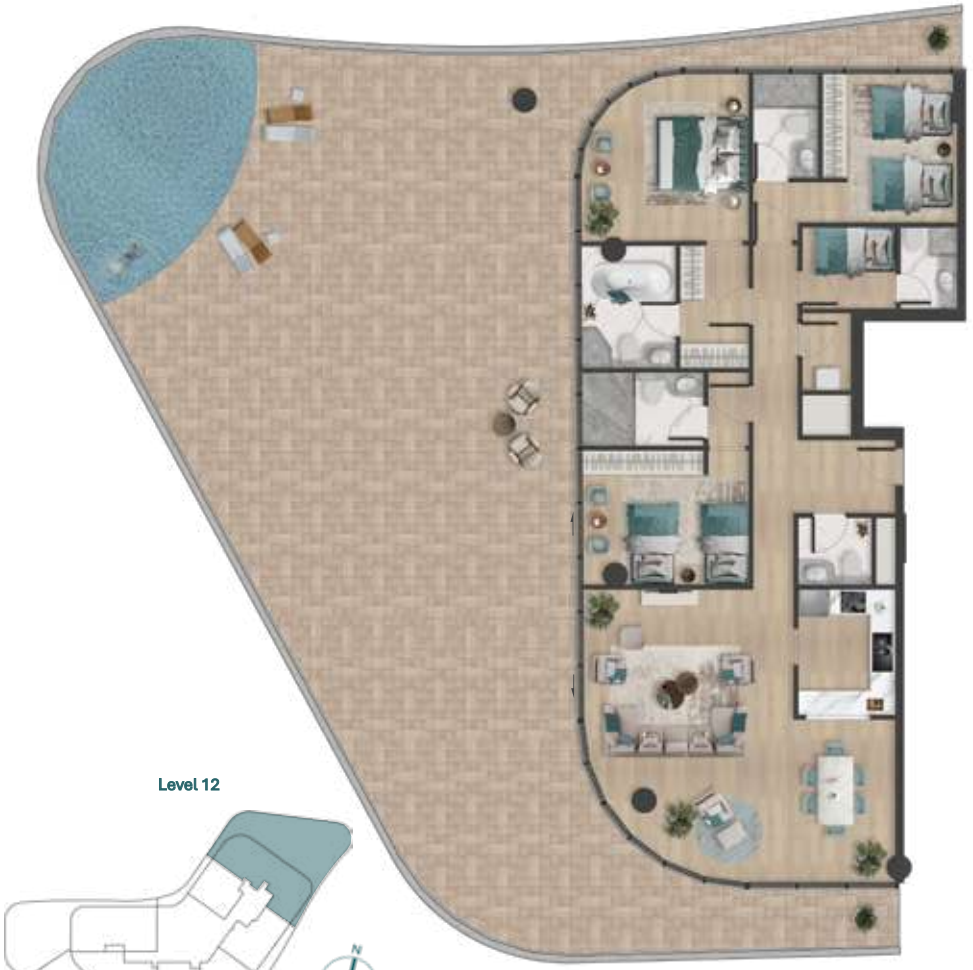
# Unit 1206

## 3BHK - TYPE E



Level 12

Key Plan

| | | |
|---|---|---|
| 1 | Kitchen | 3.1m x 2.4m |
| 2 | Living & Dining | 7.2m x 7.6m |
| 3 | PWD Room | 1.7m x 1.8m |
| 4 | Bedroom 1 | 4.1m x 4.1m |
| 5 | Bath 1 | 3m x 2.3m |
| 6 | Dress Room 1 | 3m x 1.7m |
| 7 | Bedroom 2 | 3.7m x 5m |
| 8 | Bath 2 | 2.6m x 1.6m |
| 9 | Bedoom 3 | 3.3m x 4.1m |
| 10 | Bath 3 | 1.8m x 3m |
| 11 | Maid Room | 2m x 2.3m |
| 12 | Bath | 2m x 1.4m |
| 13 | Laundry | 1.9m x 1.2m |
| 14 | Balcony 1 | 1.2m x 9.4m |
| 15 | Balcony 2 | 21.9m x 12.9m |
| 16 | Balcony 3 | 1.4m x 7.9m |

| | | |
|---|---|---|
| Suite Area | 155.28 sq.m | 1671.42 sq.ft |
| Balcony Area | 217.72 sq.m | 2343.52 sq.ft |
| Total Area | 373 sq.m | 4014.94 sq.ft |

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# Unit 1301

## PENTHOUSE 1

| | | |
|---|---|---|
| 1 | Kitchen | 4.3m x 3.8m |
| 2 | Living & Dining | 7.5m x 10.7m |
| 3 | PWD Room | 1.8m x 2m |
| 4 | Wash Room | 1.8m x 1.6m |
| 5 | Bedroom 1 | 7.8m x 9.5m |
| 6 | Bath 1 | 3.4m x 3.3m |
| 7 | Dress Room 1 | 3.9m x 3.3m |
| 8 | Bedroom 2 | 4.4m x 5m |
| 9 | Bath 2 | 2.8m x 2.3m |
| 10 | Dress Room 2 | 2.8m x 2.6m |
| 11 | Bedroom 3 | 4.4m x 5m |
| 12 | Bath 3 | 2.8m x 2.3m |
| 13 | Dress Room 3 | 2.8m x 2.6m |
| 14 | Bedroom 4 | 8.6m x 8.3m |
| 15 | Bath 4 | 2.9m x 3.3m |
| 16 | Dress Room 4 | 2.6m x 3.3m |
| 17 | Maid Room | 2.5m x 2.1m |
| 18 | Bath | 2.5m x 1.5m |
| 19 | Balcony 1 | 1.4m x 26.2m |
| 20 | Balcony 2 | 17.4m x 5.1m |
| 21 | Balcony 3 | 1.4m x 15.2m |

| | | |
|---|---|---|
| Suite Area | 381.58 sq.m | 4107.29 sq.ft |
| Balcony Area | 152.34 sq.m | 1639.77 sq.ft |
| Total Area | 533.92 sq.m | 5747.07 sq.ft |

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# Unit 1302

## PENTHOUSE 2

Level 13



Key Plan

| | | |
|---|---|---|
| 1 | Kitchen | 4.6m x 4.1m |
| 2 | Living & Dining | 7.8m x 11.7m |
| 3 | PWD Room | 1.8m x 2m |
| 4 | Wash Room | 1.8m x 1.9m |
| 5 | Bedroom 1 | 8.7m x 5.5m |
| 6 | Bath 1 | 4.5m x 2.7m |
| 7 | Dress Room 1 | 3m x 4.5m |
| 8 | Bedroom 2 | 4.5m x 3.6m |
| 9 | Bath 2 | 2.8m x 1.7m |
| 10 | Dress Room 2 | 1.6m x 1.7m |
| 11 | Bedroom 3 | 4.5m x 4m |
| 12 | Bath 3 | 2.8m x 1.6m |
| 13 | Dress Room 3 | 1.6m x 1.8m |
| 14 | Bedroom 4 | 8.8m x 4.7m |
| 15 | Bath 4 | 3m x 2.4m |
| 16 | Dress Room 4 | 3m x 2.2m |
| 17 | Maid Room | 2.2m x 2.4m |
| 18 | Bath | 2.2m x 1.5m |
| 19 | Balcony 1 | 1m x 16.5m |
| 20 | Balcony 2 | 20.7m x 4m |
| 21 | Balcony 3 | 2.4m x 25.2m |

| | | |
|---|---|---|
| Suite Area | 353.2 sq.m | 3801.81 sq.ft |
| Balcony Area | 123.6 sq.m | 1330.42 sq.ft |
| Total Area | 476.8 sq.m | 5132.23 sq.ft |

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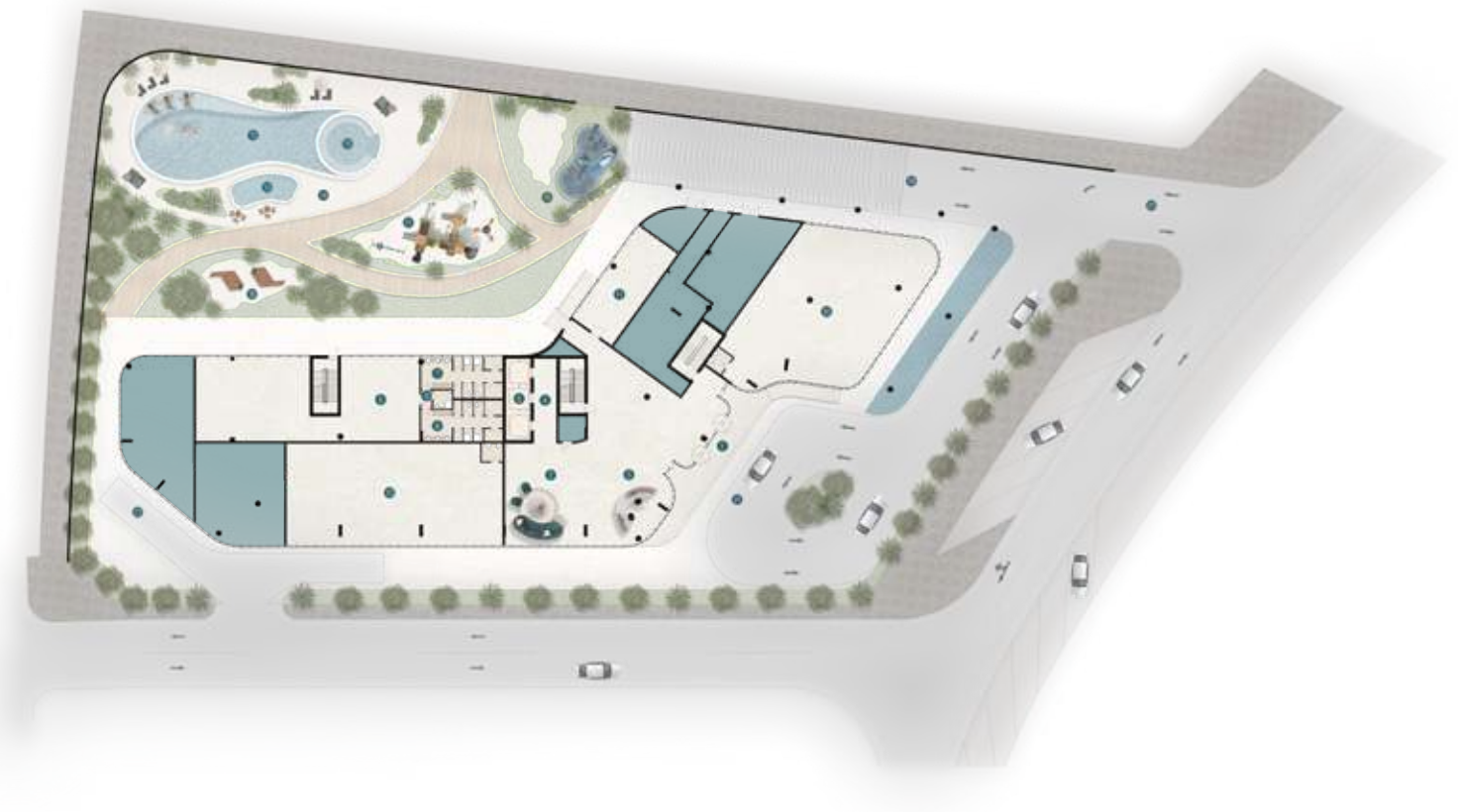
# FLOOR Plans

Pelagia is masterfully positioned to capture the most stunning views of the island's coastline. This exceptional development flawlessly blends unrivalled scenic vistas with an idyllic residential experience.

# Ground Floor *plan*



1 MAIN ENTRANCE
2 LOUNGE
3 RECEPTION
4 LIFT LOBBY
5 LIFT
6 GYM
7 SHOWERS & LOCKERS ( M )
8 SHOWERS & LOCKERS ( F )
9 POD BATH
10 RETAILS
11 KIDS PLAY AREA
12 POOL
13 KIDS POOL
14 POOL DECK
15 JACUZZI
16 SPLASH PAD
17 KIDS PLAY AREA
18 SITTING AREA
19 ACCESS TO LOWER PARKING
20 ACCESS TO PARKING ENTRANCE
21 DROP OFF
22 LOADING & UNLOADING

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# First Floor *plan*

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

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# Second Floor *plan*

- 1 BHK - TYPE A
- 1 BHK - TYPE B
- 1 BHK - TYPE C
- 1 BHK - TYPE D
- 2 BHK - TYPE A
- 2 BHK - TYPE B
- 2 BHK - TYPE C
- 3 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
1 BHK - TYPE E
2 BHK - TYPE D
3 BHK - TYPE B

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# Fourth Floor *plan*

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

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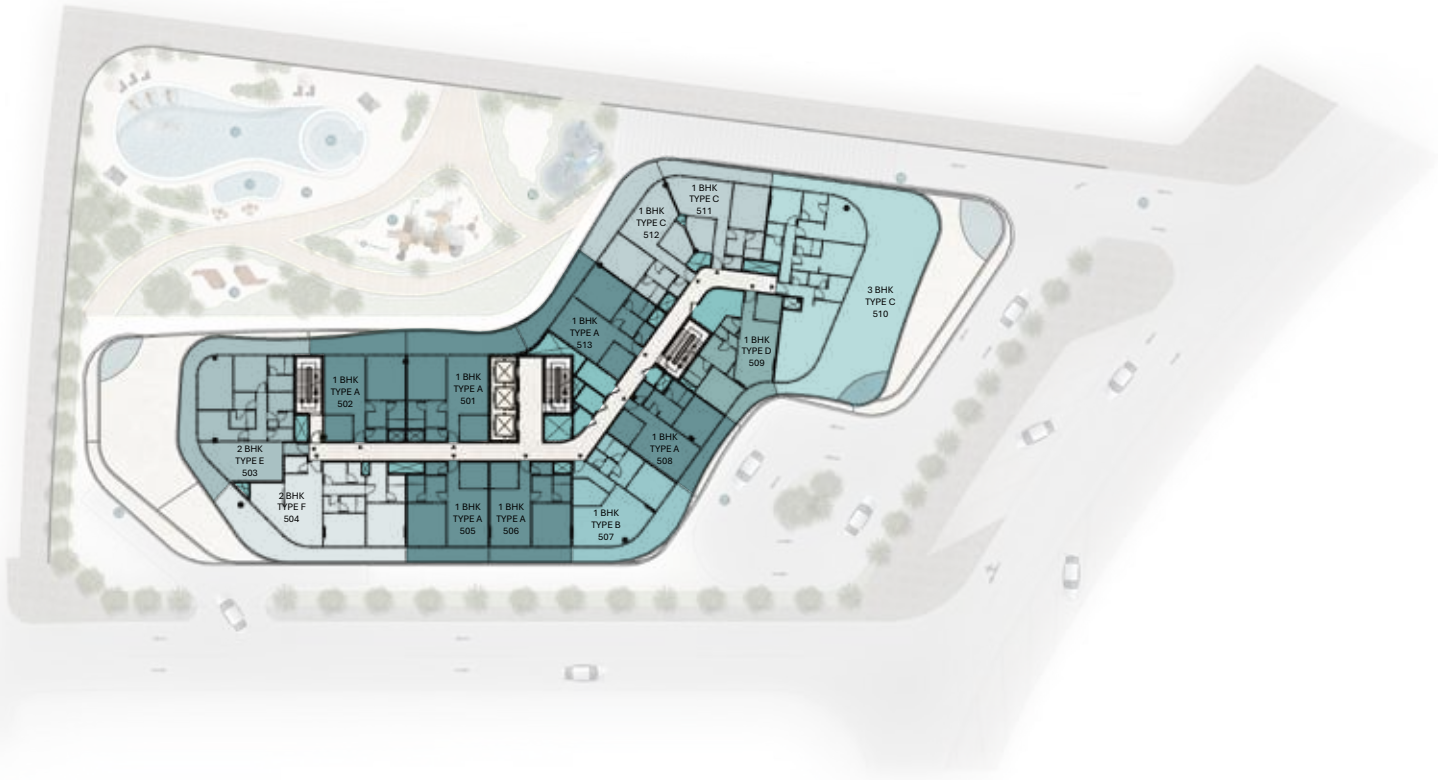
# Fifth Floor *plan*




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

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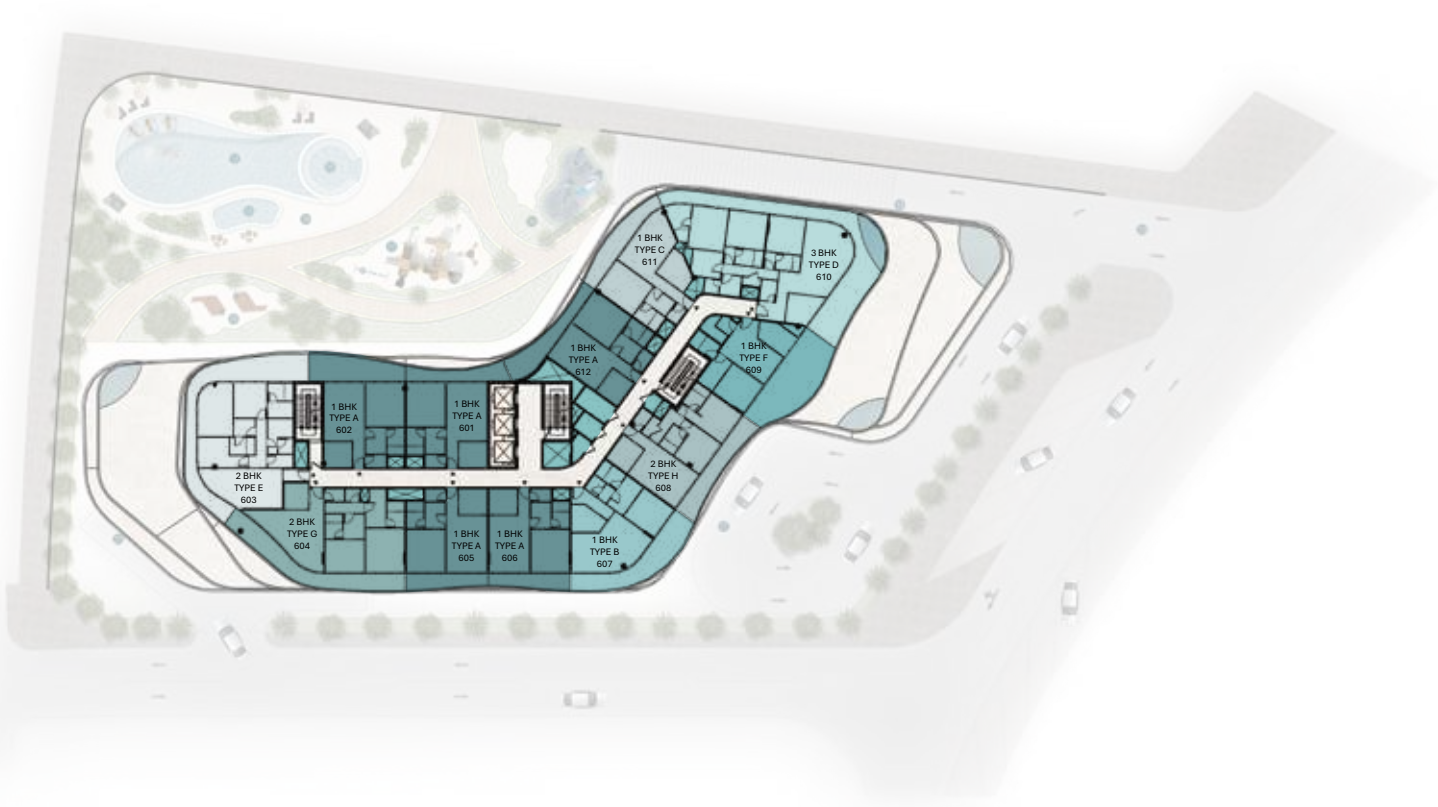
# Sixth Floor *plan*




1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

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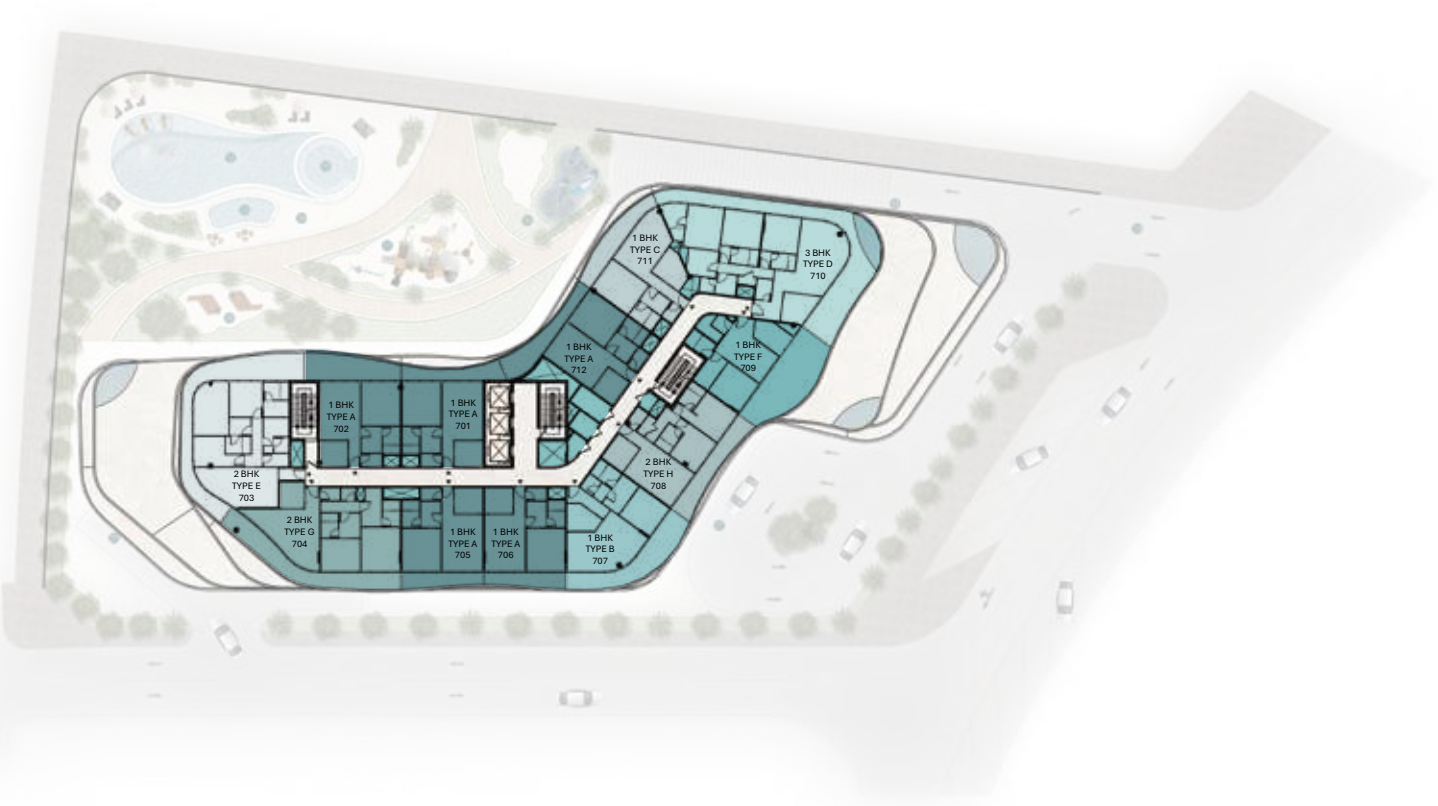
# Seventh Floor *plan*




1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

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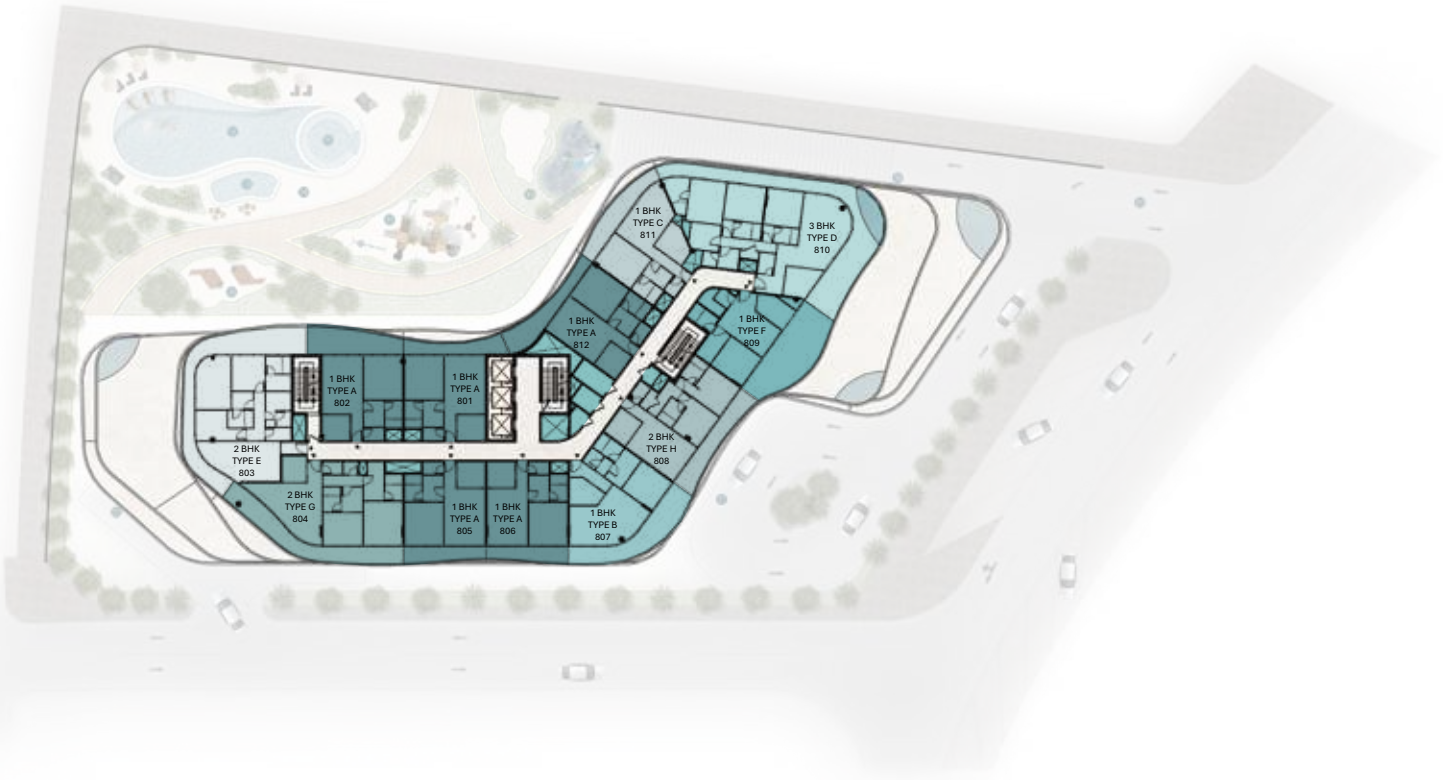
# Eighth Floor *plan*




1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

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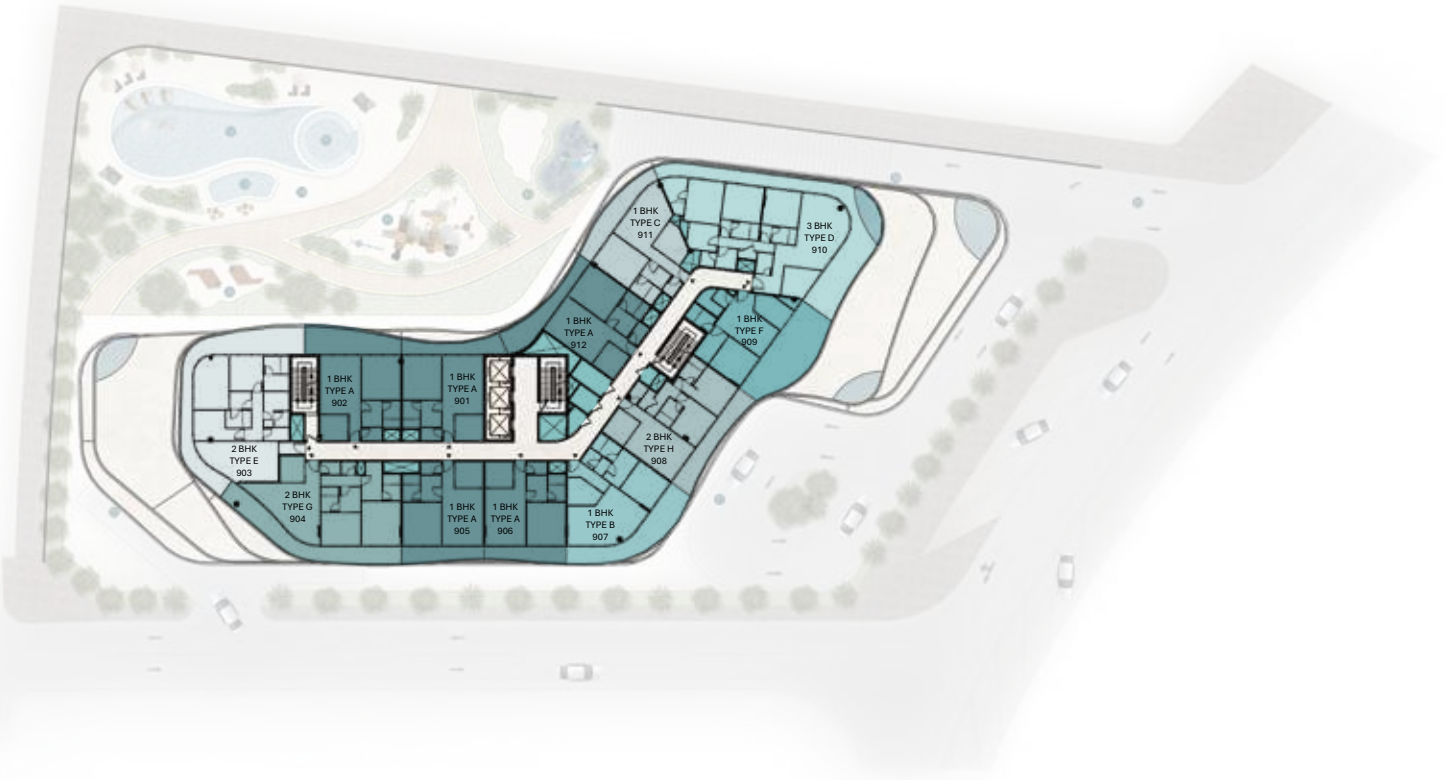
# Ninth Floor *plan*




1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

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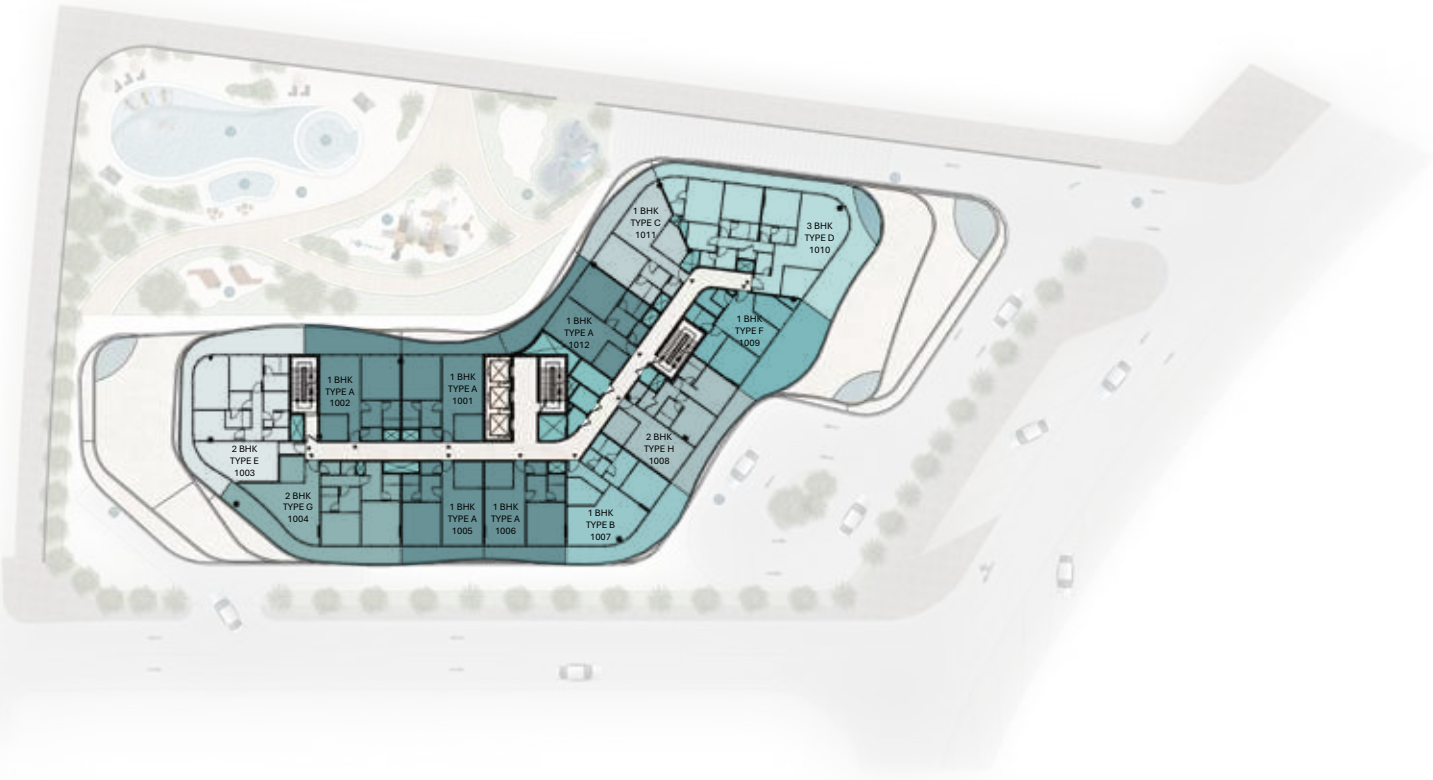
# Tenth Floor *plan*




1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

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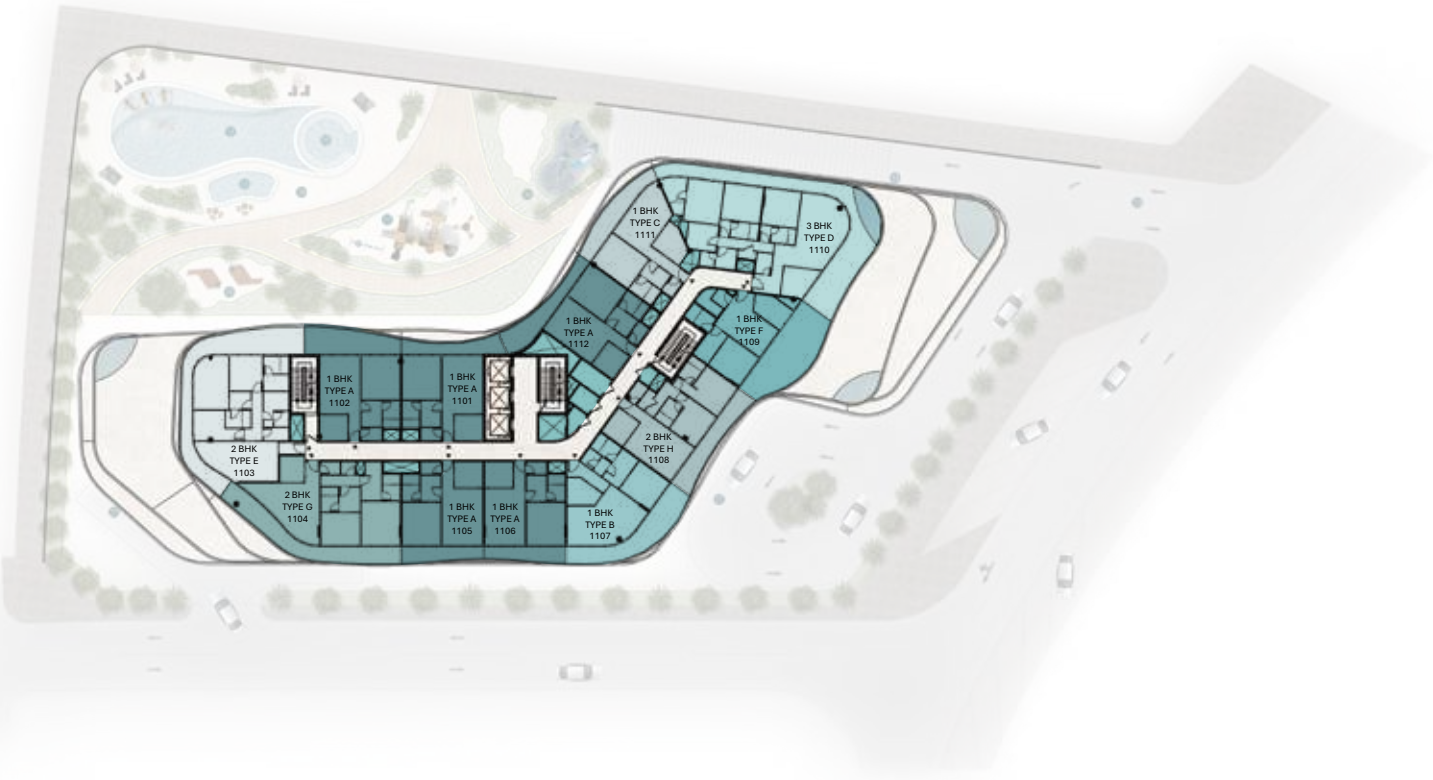
# Eleventh Floor *plan*




1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

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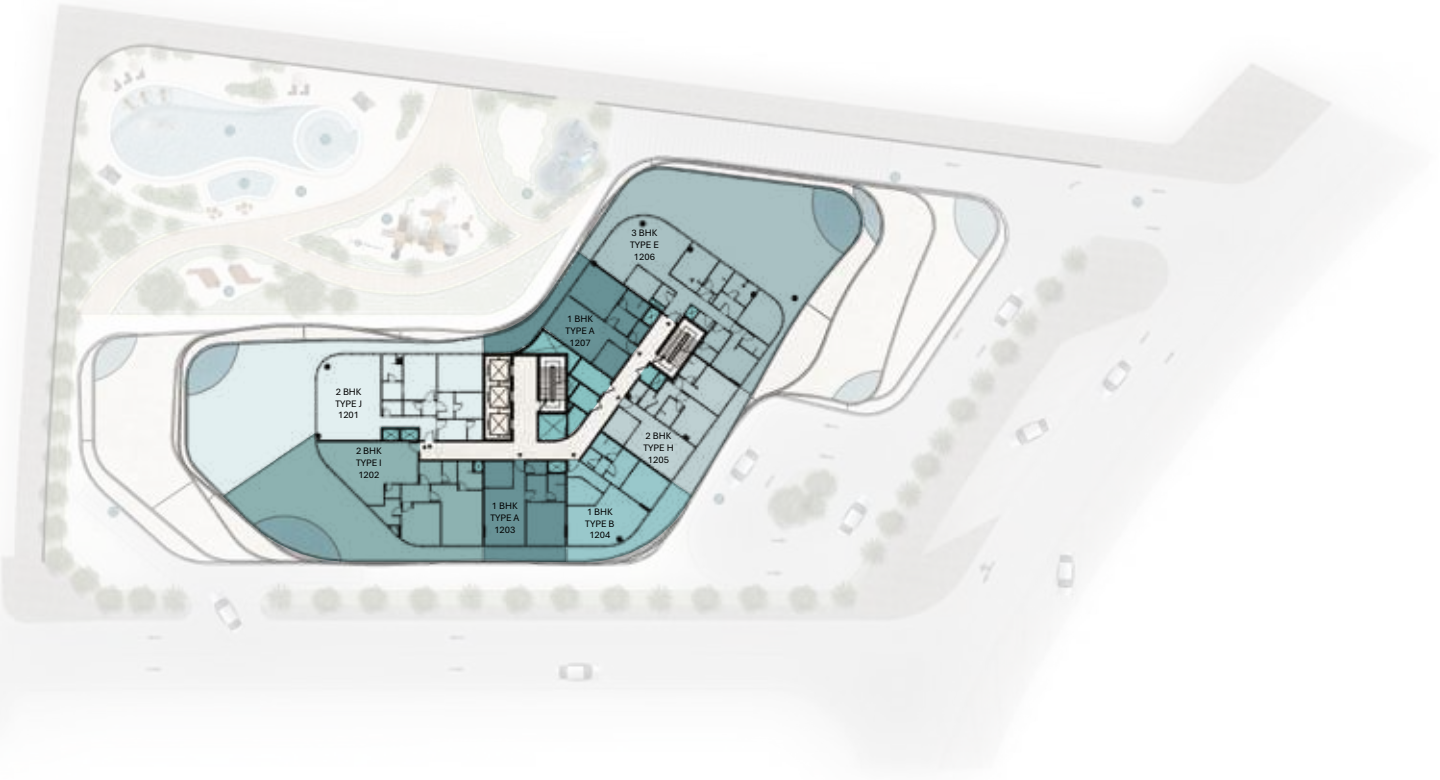
# Twelfth Floor *plan*




1 BHK - TYPE A

1 BHK - TYPE B

2 BHK - TYPE H

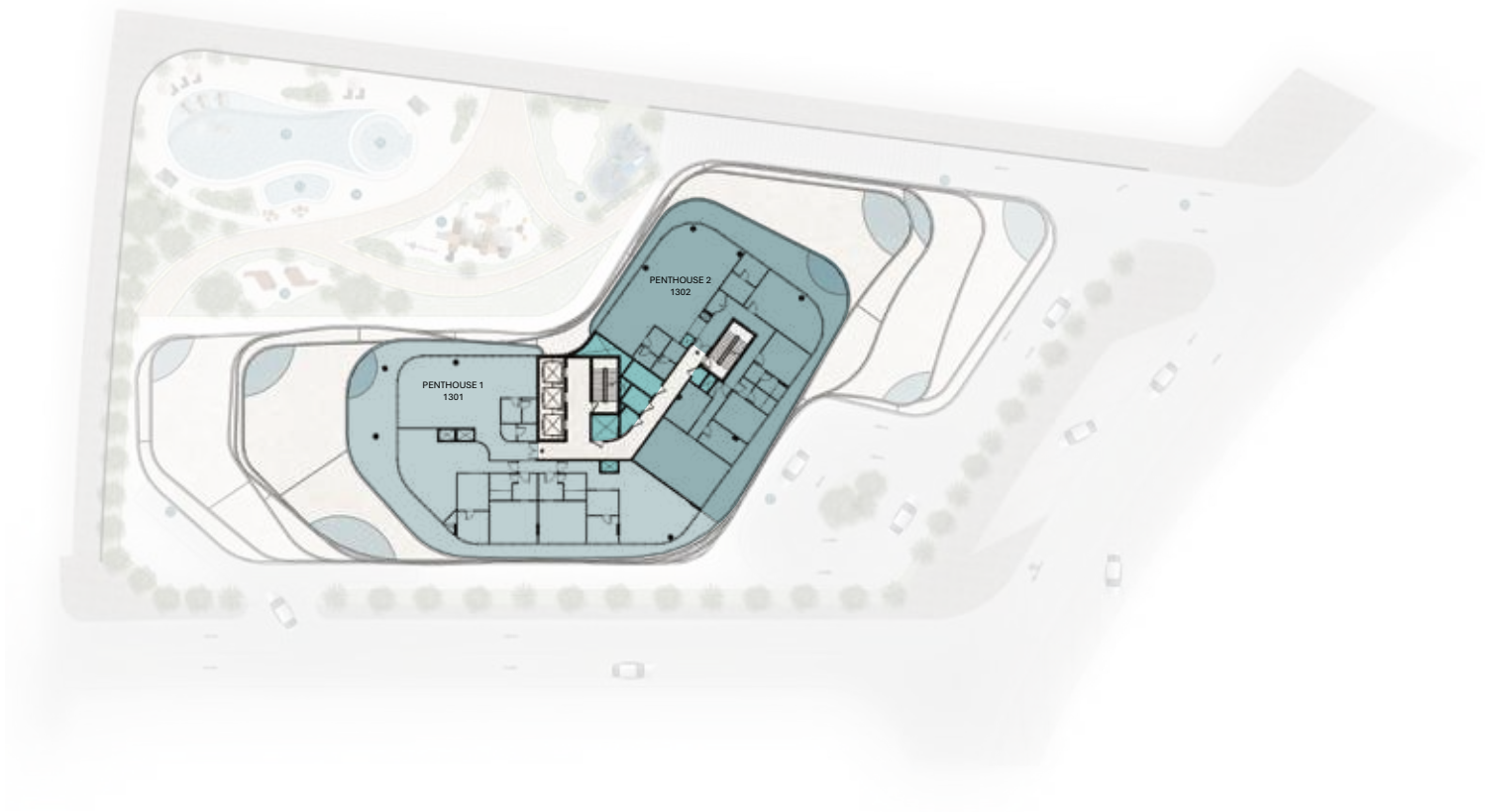
2 BHK - TYPE I

2 BHK - TYPE J

3 BHK - TYPE E

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.

# Thirteenth Floor *plan*




PENTHOUSE 1 PENTHOUSE 2

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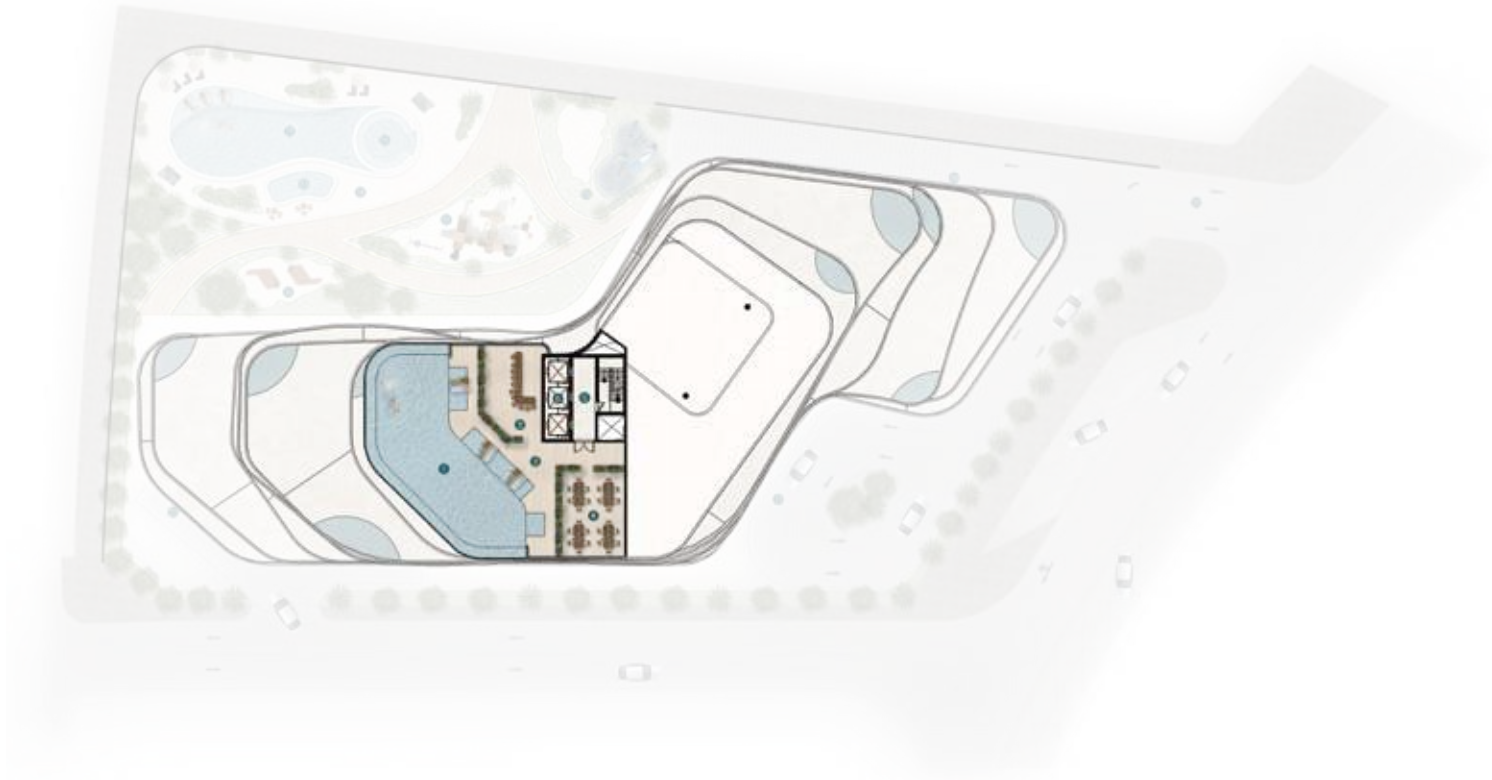
# Roof Floor *plan*



1 POOL
2 POOL DECK
3 POOL BAR AREA
4 POOL SITTING AREA
5 LIFT LOBBY
6 LIFT

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Pelagia
BY BNW DEVELOPMENTS

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