# AQUA ARC

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

# DESIGN PHILOSOPHY

## BY THE ARCHITECT

Influenced by the breathtaking landscape of Ras Al Khaimah and the majestic Jais Mountain, the architectural concept emulates the organic forms of natural peaks and valleys, seamlessly integrating two interconnected blocks to sculpt a serene valley-like oasis. The podium roof, reminiscent of mountain caverns, boasts enchanting apertures facilitating cascading water installations and al fresco pursuits. Reflecting the undulating rhythm of ocean waves, the balconies harmonize the essence of mountain grandeur with the allure of the sea. Each building boasts a double-height lobby seamlessly integrated with lush landscaping, fostering a sense of harmony and tranquillity. The pinnacle of luxury awaits at penthouses with 360 views.

# YOUR ULTIMATE
## LUXURY ESCAPE

Experience the pinnacle of luxury at Aqua Arc, situated in the emerging vibrant hub of Al Marjan Island in Ras Al Khaimah. Aqua Arc is a one-of-a-kind, water-inspired architectural masterpiece, that redefines luxury living and ultimate leisure, offering an unmatched experience amidst serene landscapes and azure waters.

This exquisite sanctuary exemplifies impeccable design and it's designed to elevate your lifestyle, ensuring an extraordinary journey towards timeless elegance and sophistication.

# A SERENE

## AWAITS YOU

Embark on a journey where coastal

Adria Arc on Al Marjan Island. Here,

with the friendly sea melody. Awa

enfolding panoramic azure vistas fro

Discover refined coastal living at its

elegance and friendliness, offering

# THE PINNACLE OF

## LUXURY LIVING

# UNPARALLELED
## ELEGANCE

Aqua Arc is a sanctuary where luxury meets tranquillity, and every detail is crafted with intention and purpose. Inspired by the timeless allure of the sea, the residences boast awe-inspiring wavelike balconies, echoing the elegance of coastal living. Premium units feature meticulously designed private pools on expansive terraces, offering exclusive retreats with sweeping vistas of azure waters. Aqua Arc redefines the art of seaside living, where every moment is an ode to the pinnacle of opulence.

Seaside View

Amphitheatre

Pool on the terrace*

*Limited edition premium units only

# WHERE DREAMS
## RESIDE

1. Al Marjan Island Beach Access
2. Al Marjan Island Boulevard
3. Al Marjan Island Resort & Spa
4. Al Hamra Mall
5. Al Hamra Golf Club
6. Saudi German Hospital
7. Wynn Resorts
8. Rixos Bab-Al-Bahr Resort
9. Hampton by Hilton Hotel
10. DoubleTree by Hilton Resort & Spa
11. Radisson Resort
12. Waldorf Astoria Resort

# A PARADISE CRAFTED
## TO PERFECTION

Experience the pinnacle of coastal living at Aqua Arc, an unparalleled masterpiece where the tranquillity of coastal living meets the vibrancy of urban sophistication, creating an oasis of serenity amidst the dynamic energy of the Emirates. With its strategic location and unmatched attention to detail, Aqua Arc offers a rare opportunity to embrace the quintessential luxury lifestyle in one of the most coveted destinations in the world.

Platinum Gym

Kids Splash Pad

Steam & Sauna

# FIRST-CLASS
## FACILITIES

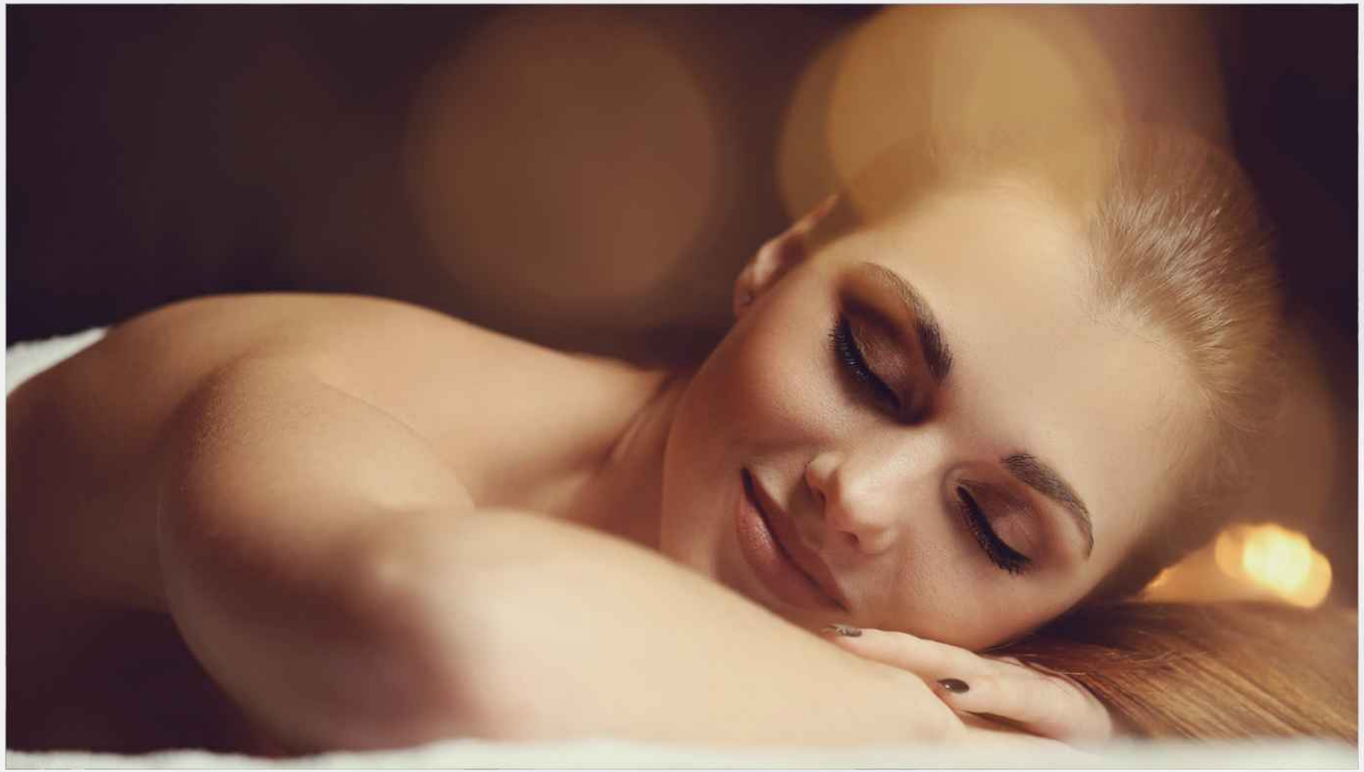
# EXQUISITE
## SOPHISTICATION

Every element of these extraordinary residences is meticulously curated to ensure a seamless blend of timeless quality and contemporary allure. From the moment you step inside, you are greeted by impeccable craftsmanship, luxurious finishes, and spacious layouts designed to exceed the most discerning standards. Immerse yourself in a world of unparalleled refinement and comfort, where every detail has been thoughtfully considered to elevate your living experience.

Panoramic View

Ultra Luxury Living

Attention to Detail



# LAVISH INDULGENCE

UNLOCKED

# YOUR GATEWAY TO
## PARADISE

Aqua Arc epitomizes the essence of refined luxury amidst the tranquil shores of Al Marjan Island, Ras Al Khaimah. Every detail, meticulously crafted from sweeping architectural lines to bespoke amenities, exudes unparalleled sophistication and opulence. Set against the breathtaking backdrop of Ras Al Khaimah's pristine coastline, Aqua Arc stands as a beacon of timeless elegance, inviting guests to immerse themselves in a world where luxury transcends boundaries.

Rooftop Pool

Recreational Area

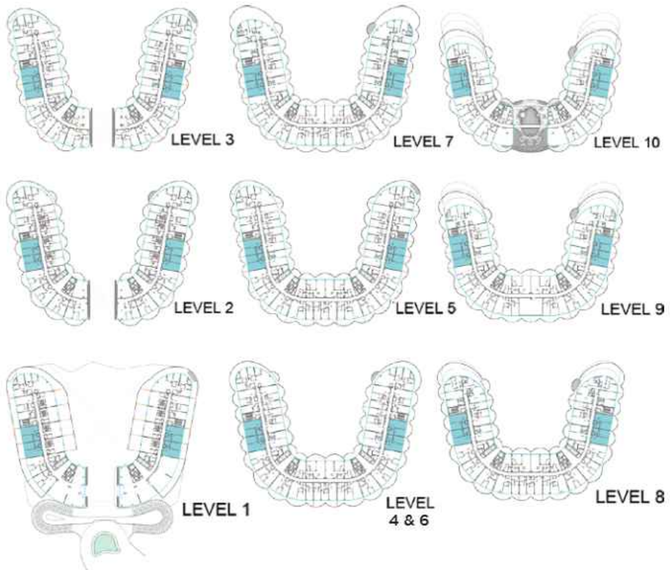
Luxurious Landscaping

# ANKUR AGGARWAL

## Chairman & Founder

Ankur Aggarwal, a chartered accountant, the visionary founder of BnW Developments, has swiftly positioned the company as a leader in luxury real estate with its prestigious mixed-use projects in prime locations like Ras Al Khaimah and Dubai. With AUM exceeding 15 billion AED, these projects showcase Ankur's commitment to excellence and

# UNIT PLANS



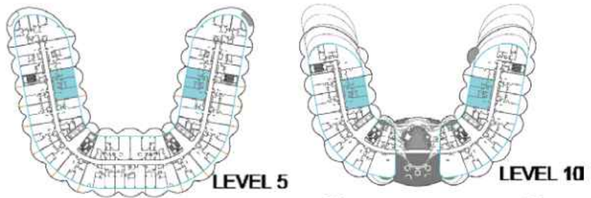
# 1 BEDROOM

## TYPE A

| | | |
|---|---|---|
| 1 | KITCHEN | 3m x 2.9m |
| 2 | LIVING | 6.6m x 4.0m |
| 3 | BALCONY | MIN. 1m wide |
| 4 | BEDROOM | 3.8m x 5.4m |
| 5 | BATH | 2.9m x 2.9m |
| 6 | PWD ROOM | 1.8m x 1.8m |
| 7 | LAUNDRY | 0.9m x 1.6m |

| | From | To |
|---|---|---|
| Suite Area | 850.78sq. ft. | 861.22sq. ft. |
| Balcony Area | 241.33 sq. ft. | 310.11 sq. ft. |
| Total Area | 1092.11 sq. ft. | 1171.33 sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



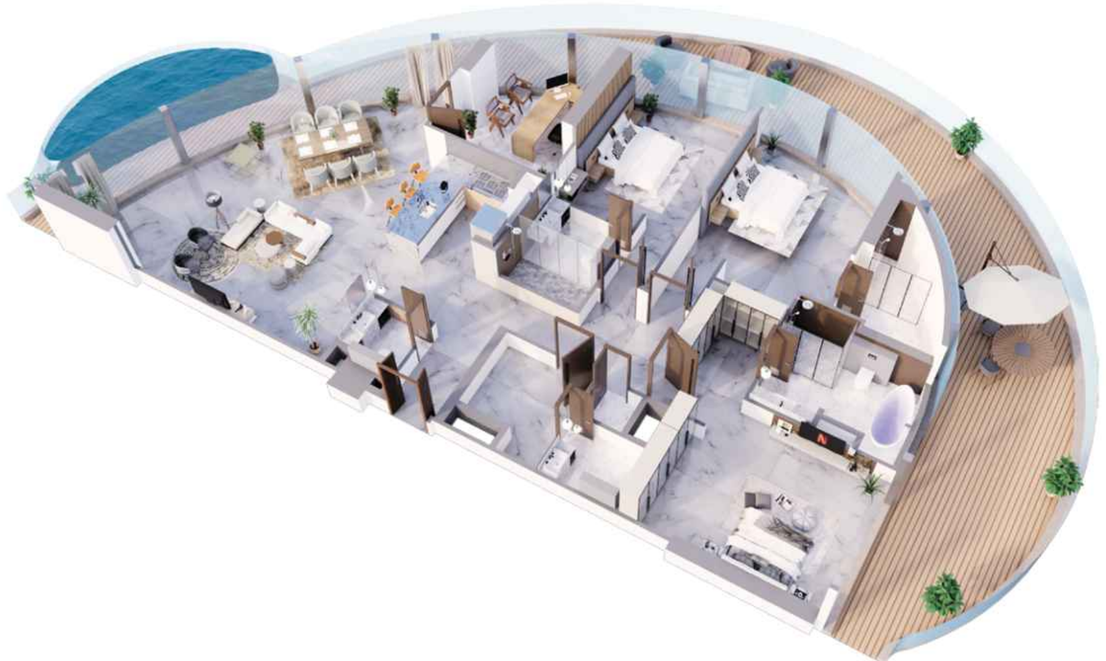
# 2 BEDROOM

## TYPE C

| | | |
|---|---|---|
| 1 | KITCHEN | 2.9m x 3.1m |
| 2 | LIVING | 4.3m x 6.5m |
| 3 | BALCONY | MIN 1.6m wide |
| 4 | BEDROOM | 4.2m x 3.5m |
| 5 | BATH | 2.6m x 1.6m |
| 6 | BEDROOM | 3.8m x 4.7m |
| 7 | BATH | 2.5m x 2.9m |
| 8 | PWD ROOM | 1.9m x 0.9m |
| 9 | LAUNDRY | 1.2m x 1.1m |

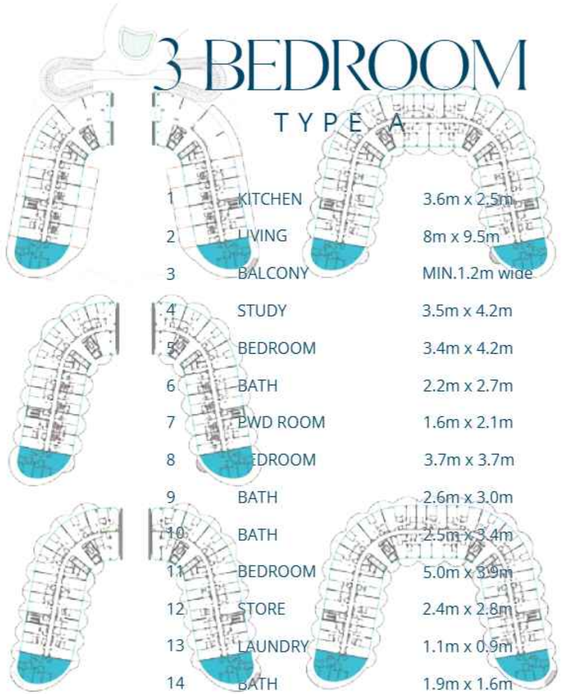
| | From | To |
|---|---|---|
| Suite Area | 1267.34 sq. ft. | 1281.34sq. ft. |
| Balcony Area | 343.48 sq. ft. | 350.47sq. ft. |
| Total Area | 1610.82sq. ft. | 1631.81sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



# 3 BEDROOM

## TYPE A




| | | |
|---|---|---|
| 1 | KITCHEN | 3.6m x 2.5m |
| 2 | LIVING | 8m x 9.5m |
| 3 | BALCONY | MIN.1.2m wide |
| 4 | STUDY | 3.5m x 4.2m |
| 5 | BEDROOM | 3.4m x 4.2m |
| 6 | BATH | 2.2m x 2.7m |
| 7 | PWD ROOM | 1.6m x 2.1m |
| 8 | BEDROOM | 3.7m x 3.7m |
| 9 | BATH | 2.6m x 3.0m |
| 10 | BATH | 2.5m x 3.4m |
| 11 | BEDROOM | 5.0m x 3.9m |
| 12 | STORE | 2.4m x 2.8m |
| 13 | LAUNDRY | 1.1m x 0.9m |
| 14 | BATH | 1.9m x 1.6m |
| 15 | PRIVATE POOL | |

| | From | To |
|---|---|---|
| Suite Area | 2135.02 sq. ft. | 2135.56 sq. ft. |
| Balcony Area | 1140.87 sq. ft. | 1644.19 sq. ft. |
| Total Area | 3275.89 sq. ft. | 3779.75 sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

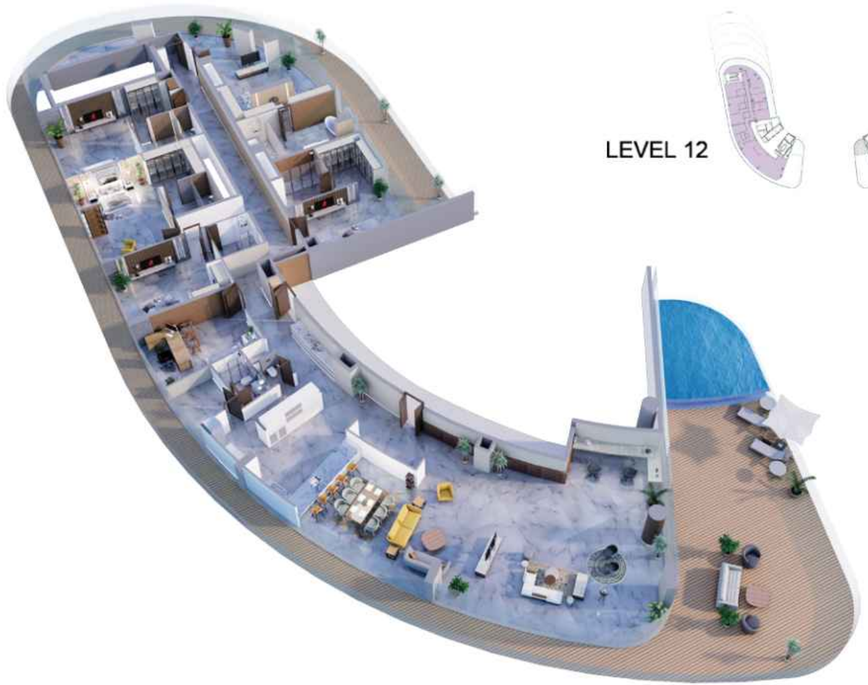
| | From | To |
|---|---|---|
| Suite Area | 2081.09 sq. ft. | 2082.31 sq. ft. |
| Balcony Area | 2353.53 sq. ft. | 2353.31 sq. ft. |
| Total Area | 4434.62 sq. ft. | 4434.62 sq. ft. |

# 3 BEDROOM

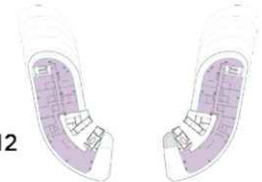
## TYPE C

| | | |
|---|---|---|
| 1 | KITCHEN | 4.2m x 2.4m |
| 2 | DINING | 4.7m x 3.9m |
| 3 | LIVING | 6m x 4m |
| 4 | LAUNDRY | 1.2m x 1m |
| 5 | PWD ROOM | 2.3m x 1.5m |
| 6 | BEDROOM | 6.7m x 4.4m |
| 7 | BATH | 1.2m x 2.5m |
| 8 | BATH | 3.6m x 2.9m |
| 9 | BEDROOM | 3.5m x 3.1m |
| 10 | BATH | 1.6m x 2.9m |
| 11 | BEDROOM | 4.7m x 7.2m |
| 12 | BATH | 2m x 3.9m |
| 13 | STORE | 1.7m x 2.5m |
| 14 | BALCONY | MIN. 1.54m wide |
| 15 | PRIVATE POOL | |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



LEVEL 12

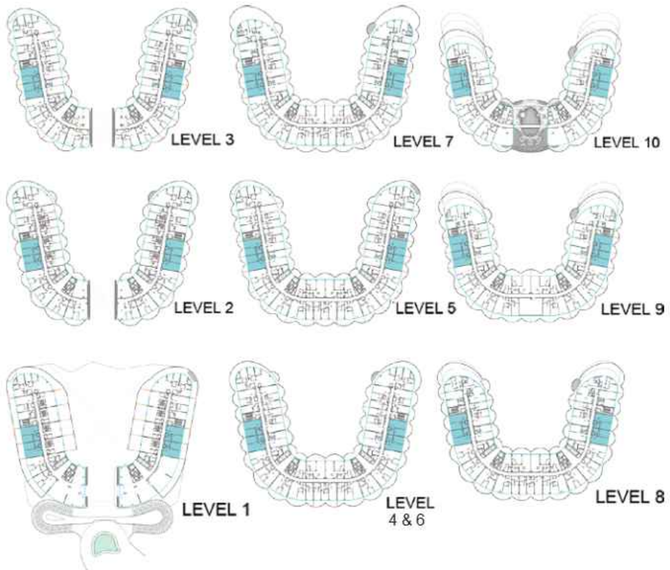


# PENTHOUSE

| | | | | | |
|---|---|---|---|---|---|
| 1 | KITCHEN | 6.3m x 5.2m | 10 | BEDROOM | 4.05m x 6.7m |
| 2 | LIVING | 16.3m x 7.4m | 11 | BATH | 2.4m x 2.7m |
| 3 | PWD ROOM | 1.6m x 1.2m | 12 | BEDROOM | 10.1m x 6m |
| 4 | BATH | 2.8m x 1.5m | 13 | BATH | 3.4m x 5.3m |
| 5 | STUDY | 3.6m x 5.3m | 14 | BEDROOM | 5.4m x 4.2m |
| 6 | BEDROOM | 4.2m x 3.1m | 15 | BATH | 2.5m x 3.4m |
| 7 | BATH | 2.3m x 2.3m | 16 | BALCONY | MIN. 1.2m wide |
| 8 | BEDROOM | 4m x 6m | 17 | LAUNDRY | 1m x 1.2m |
| 9 | BATH | 3m x 2.4m | 18 | PRIVATE POOL | |

| | From | To |
|---|---|---|
| Suite Area | 5547.72 sq. ft. | 5549.44sq. ft. |
| Balcony Area | 3111.42 sq. ft. | 3111.52 sq. ft. |
| Total Area | 8659.14 sq. ft. | 8660.97 sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



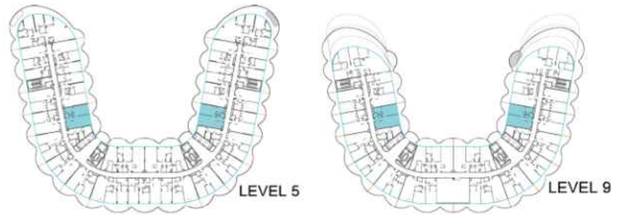
# 1 BEDROOM

## TYPE A

| | | |
|---|---|---|
| 1 | KITCHEN | 3m x 2.9m |
| 2 | LIVING | 6.6m x 4.0m |
| 3 | BALCONY | MIN. 1m wide |
| 4 | BEDROOM | 3.8m x 5.4m |
| 5 | BATH | 2.9m x 2.9m |
| 6 | PWD ROOM | 1.8m x 1.8m |
| 7 | LAUNDRY | 0.9m x 1.6m |

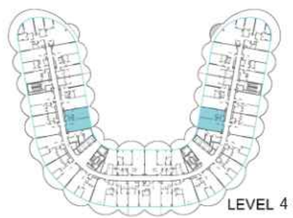
| | From | To |
|---|---|---|
| Suite Area | 850.78sq. ft. | 861.22sq. ft. |
| Balcony Area | 241.33 sq. ft. | 310.11 sq. ft. |
| Total Area | 1092.11 sq. ft. | 1171.33 sq. ft. |

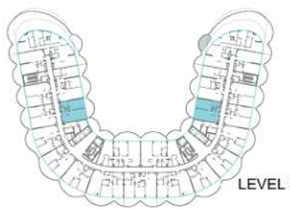
*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

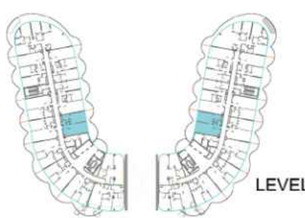


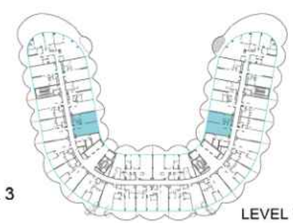






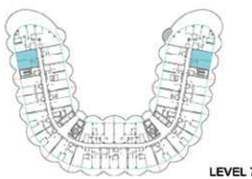
# 1 BEDROOM

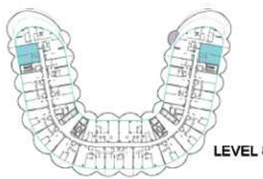
## TYPE A2

| | | |
|---|---|---|
| 1 | KITCHEN | 2.8m x 3.1m |
| 2 | LIVING | 4m x 6.5m |
| 3 | BALCONY | MIN. 1.2m wide |
| 4 | BEDROOM | 3.8m x 5.9m |
| 5 | BATH | 3m x 1.9m |
| 6 | PWD ROOM | 1.8m x 1.8m |
| 7 | LAUNDRY | 0.9m x 0.9m |

| | From | To |
|---|---|---|
| Suite Area | 840.34sq. ft. | 840.55sq. ft. |
| Balcony Area | 224.97sq. ft. | 337.02sq. ft. |
| Total Area | 1065.30sq. ft. | 1177.57sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



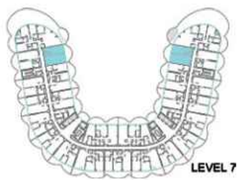




# 1 BEDROOM

## TYPE A3

| | | |
|---|---|---|
| 1 | KITCHEN | 2.8m x 3.1m |
| 2 | LIVING | 3.8m x 6.5m |
| 3 | BALCONY | MIN 1.0 m wide |
| 4 | BEDROOM | 3.9m x 4.5m |
| 5 | BATH | 2m x 2.8m |
| 6 | PWD ROOM | 1.8m x 1.8m |
| 7 | LAUNDRY | 1m x 1m |

| | From | To |
|---|---|---|
| Suite Area | 843.14sq. ft. | 845.7sq. ft. |
| Balcony Area | 357.68sq. ft. | 357.58sq. ft. |
| Total Area | 1200.82sq. ft. | 1202.65sq. ft. |



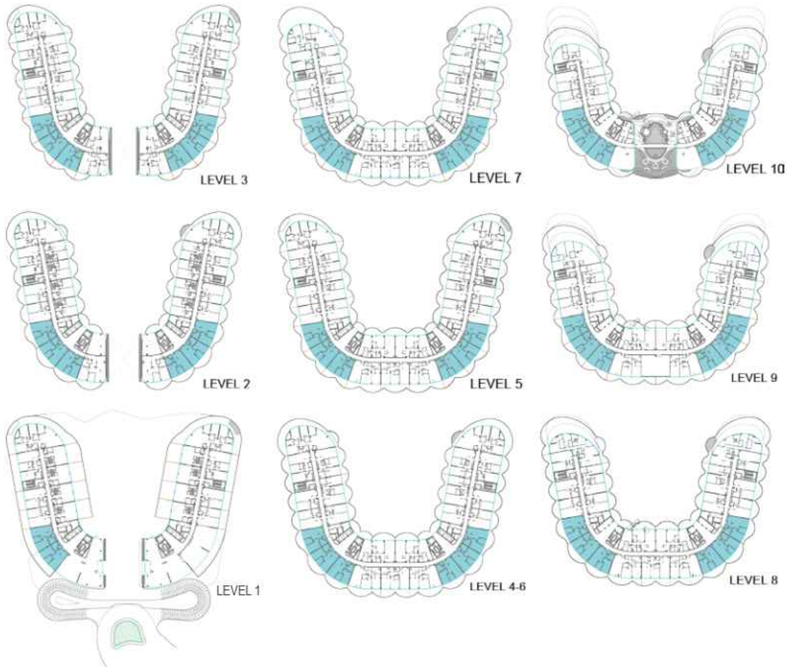

# 1 BEDROOM

## TYPE A4

| | | |
|---|---|---|
| 1 | KITCHEN | 2.4m x 2.8m |
| 2 | LIVING | 3.9m x 6.1m |
| 3 | BALCONY | MIN. 1.2m wide |
| 4 | BEDROOM | 3.8m x 5.7m |
| 5 | BATH | 1.9m x 2.6m |
| 6 | PWD ROOM | 1.8m x 1.5m |
| 7 | LAUNDRY | 1m x 1m |

| | From | To |
|---|---|---|
| Suite Area | 848.09sq. ft. | 848.20sq. ft. |
| Balcony Area | 236.05sq. ft. | 236.05sq. ft. |
| Total Area | 1084.14sq. ft. | 1084.25sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



# 1 BEDROOM

## TYPE B

| | | |
|---|---|---|
| 1 | KITCHEN | 3m x 3.3m |
| 2 | LIVING | 4.1m x 6.3m |
| 3 | STUDY | 2.7m x 3.5m |
| 4 | BALCONY | MIN. 1.2m wide |
| 5 | BEDROOM | 3.7m x 5.3m |
| 6 | BATH | 2m x 2.8m |
| 7 | PWD ROOM | 1.3m x 1.8m |
| 8 | LAUNDRY | 0.9m x 1.6m |

| | From | To |
|---|---|---|
| Suite Area | 971.23sq. ft. | 974.46sq. ft. |
| Balcony Area | 297.08sq. ft. | 437.55sq. ft. |
| Total Area | 1268.31sq. ft. | 1412.01sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

# 1 BEDROOM

## TYPE C

| | | |
|---|---|---|
| 1 | KITCHEN | 3m x 3.9m |
| 2 | LIVING | 4m x 8.6m |
| 3 | STUDY | 3.1m x 4m |
| 4 | BALCONY | Varies |
| 5 | BEDROOM | 4.5m x 5.5m |
| 6 | BATH | 1.8m x 3m |
| 7 | PWD ROOM | 1.8m x 1.8m |
| 8 | LAUNDRY | 0.9m x 0.9m |

| | From | To |
|---|---|---|
| Suite Area | 1390.27sq. ft. | 1390.27sq. ft. |
| Balcony Area | 339.17sq. ft. | 339.17sq. ft. |
| Total Area | 1729.44sq. ft. | 1729.44sq. ft. |

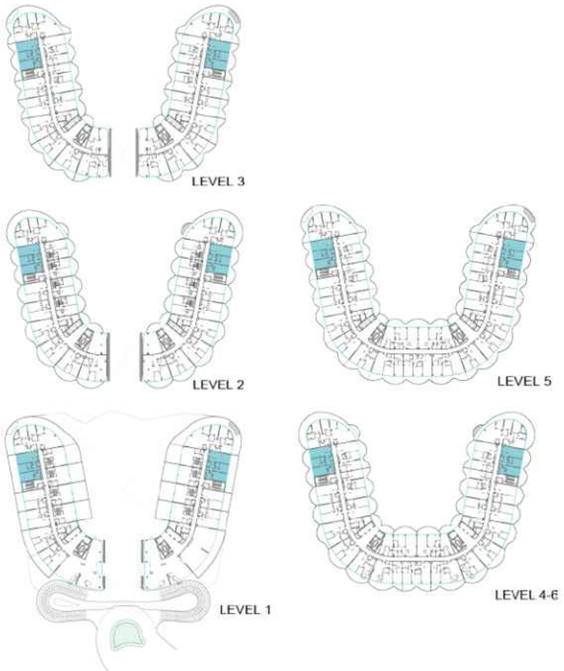
# 1 BEDROOM

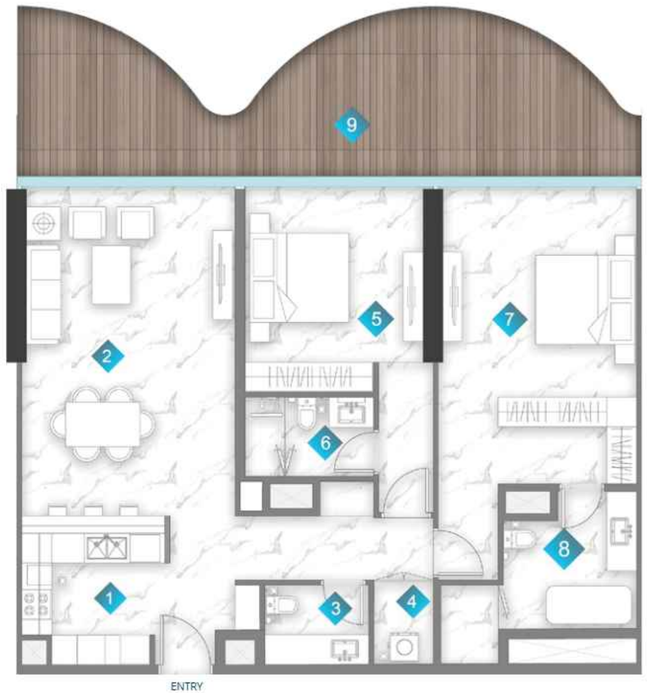
## TYPE D

| | | |
|---|---|---|
| 1 | KITCHEN | 3.7m x 3.5m |
| 2 | LIVING | 3.7m x 8.1m |
| 3 | PWD ROOM | 1.4m x 2.8m |
| 4 | BEDROOM | 2.9m x 5.5m |
| 5 | BATH | 2.9m x 3.4m |
| 6 | LAUNDRY | 1m x 1m |

| | From | To |
|---|---|---|
| Suite Area | 1030.97sq. ft. | 1031.18sq. ft. |
| Balcony Area | - | - |
| Total Area | 1030.97sq. ft. | 1031.18sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



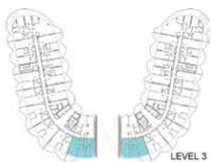

# 2 BEDROOM

## TYPE A

| | | |
|---|---|---|
| 1 | KITCHEN | 2.9m x 3.0m |
| 2 | LIVING | 4.3m x 6.6m |
| 3 | PWD ROOM | 2.1m x 1.6m |
| 4 | LAUNDRY | 1.2m x 1.6m |
| 5 | BEDROOM | 3.5m x 3.5m |
| 6 | BATH | 2.6m x 1.7m |
| 7 | BEDROOM | 3.9m x 4.2m |
| 8 | BATH | 2.6m x 2.6m |
| 9 | BALCONY | MIN. 1.2m wide |

| | From | To |
|---|---|---|
| Suite Area | 1270.57sq. ft. | 1271.33sq. ft. |
| Balcony Area | 478.35 sq. ft. | 619.21sq. ft. |
| Total Area | 1748.92sq. ft. | 1890.57sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



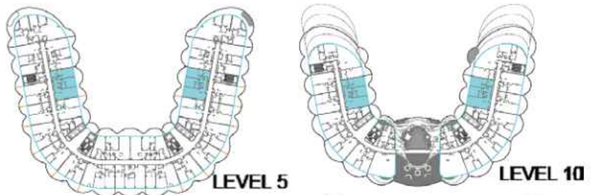

# 2 BEDROOM

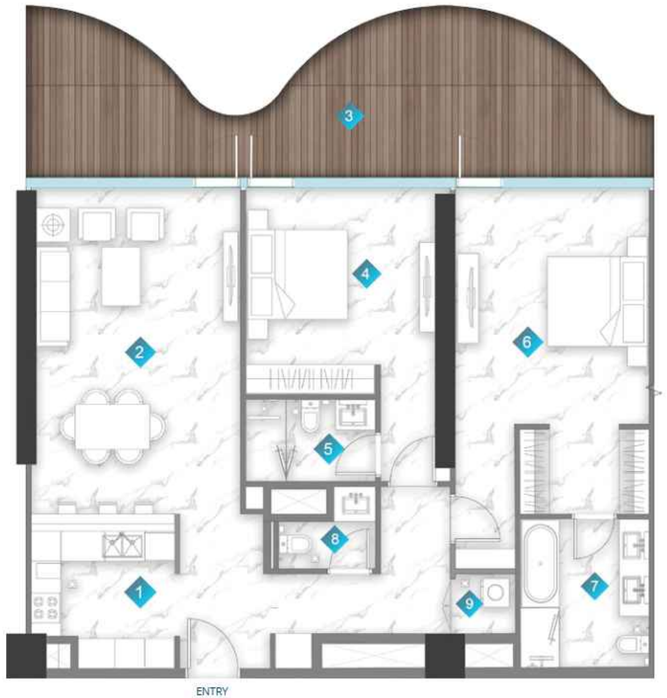
## TYPE B

| | | |
|---|---|---|
| 1 | KITCHEN | 2.8m x 3.7m |
| 2 | LIVING | 4.9m x 6.2m |
| 3 | BALCONY | Varies |
| 4 | PWD ROOM | 1.7m x 1.4m |
| 5 | BEDROOM | 4.2m x 3.6m |
| 6 | BATH | 2.6m x 1.8m |
| 7 | BEDROOM | 4.0m x 4.7m |
| 8 | BATH | 3.2m x 2.7m |
| 9 | LAUNDRY | 0.9m x 1.4m |

| | From | To |
|---|---|---|
| Suite Area | 1326.01sq. ft. | 1326.01sq. ft. |
| Balcony Area | 170.39 sq. ft. | 170.61 sq. ft. |
| Total Area | 1496.40sq. ft. | 1496.61sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




# 2 BEDROOM

## TYPE C

| | | |
|---|---|---|
| 1 | KITCHEN | 2.9m x 3.1m |
| 2 | LIVING | 4.3m x 6.5m |
| 3 | BALCONY | Min 1.2m wide |
| 4 | BEDROOM | 4.2m x 3.5m |
| 5 | BATH | 2.6m x 1.6m |
| 6 | BEDROOM | 3.8m x 4.7m |
| 7 | BATH | 2.5m x 2.9m |
| 8 | PWD ROOM | 1.9m x 0.9m |
| 9 | LAUNDRY | 1.2m x 1.1m |

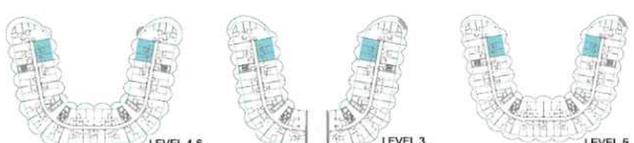
| | From | To |
|---|---|---|
| Suite Area | 1267.34 sq. ft. | 1281.34sq. ft. |
| Balcony Area | 343.48 sq. ft. | 350.47sq. ft. |
| Total Area | 1610.82sq. ft. | 1631.81sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

# 2 BEDROOM

## TYPE C1

| | | |
|---|---|---|
| 1 | KITCHEN | 2.9m x 3.1m |
| 2 | LIVING | 4.3m x 6.2m |
| 3 | PWD ROOM | 1.9m x 1m |
| 4 | BEDROOM | 3.6m x 3.9m |
| 5 | BATH | 2.6m x 1.7m |
| 6 | BEDROOM | 3.8m x 4.7m |
| 7 | BATH | 2.5m x 2.9m |
| 8 | LAUNDRY | 1.9m x 0.9m |
| 9 | BALCONY | MIN. 1.6m wide |




| | From | To |
|---|---|---|
| Suite Area | 1280.80 sq. ft. | 1281.23 sq. ft. |
| Balcony Area | 347.78 sq. ft. | 352.20 sq. ft. |
| Total Area | 1628.58 sq. ft. | 1633.42 sq. ft. |

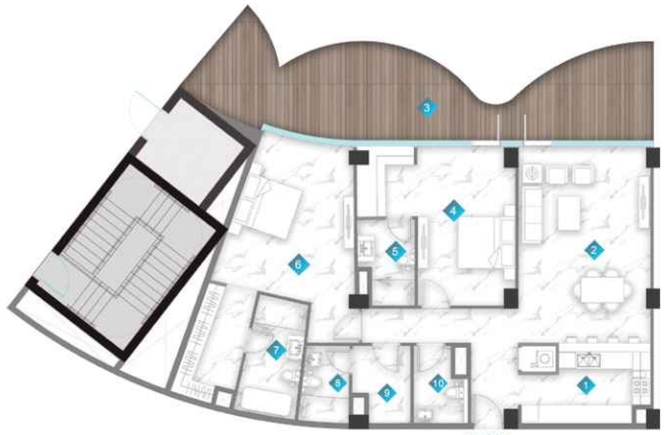
# 2 BEDROOM

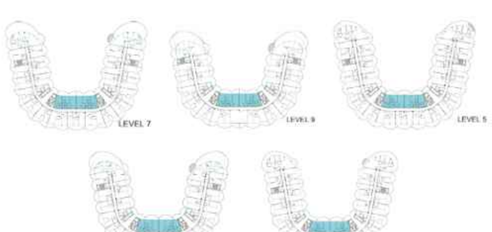
## TYPE C2

| | | |
|---|---|---|
| 1 | KITCHEN | 2.8m x 3m |
| 2 | LIVING | 4.1m x 6.5m |
| 3 | PWD ROOM | 1.8m x 1.6m |
| 4 | BEDROOM | 3.9m x 4.1m |
| 5 | BATH | 2.6m x 1.6m |
| 6 | LAUNDRY | 1.2m x 1.1m |
| 7 | BEDROOM | 3.8m x 4.7m |
| 8 | BATH | 2.5m x 2.9m |
| 9 | BALCONY | MIN. 1.2m wide |

| | From | To |
|---|---|---|
| Suite Area | 1277.78sq. ft. | 1277.89 sq. ft. |
| Balcony Area | 353.27sq. ft. | 353.38 sq. ft. |
| Total Area | 1631.06sq. ft. | 1631.27sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




# 2 BEDROOM

## TYPE D

| | | |
|---|---|---|
| 1 | KITCHEN | 3.2m x 2.8m |
| 2 | LIVING | 4.6m x 6.8m |
| 3 | BALCONY | MIN. 1.3m wide |
| 4 | BEDROOM | 3.4m x 5.5m |
| 5 | BATH | 2.0m x 2.9m |
| 6 | BEDROOM | 3.1m x 5.5m |
| 7 | BATH | 1.7m x 4m |
| 8 | BATH | 2.7m x 1.7m |
| 9 | STORE | 2m x 2.7m |
| 10 | PWD ROOM | 1.8m x 2.7m |

| | From | To |
|---|---|---|
| Suite Area | 1572.18 sq. ft. | 1576.27 sq. ft. |
| Balcony Area | 296.33 sq. ft. | 396.11 sq. ft. |
| Total Area | 1868.51sq. ft. | 1972.38 sq. ft. |

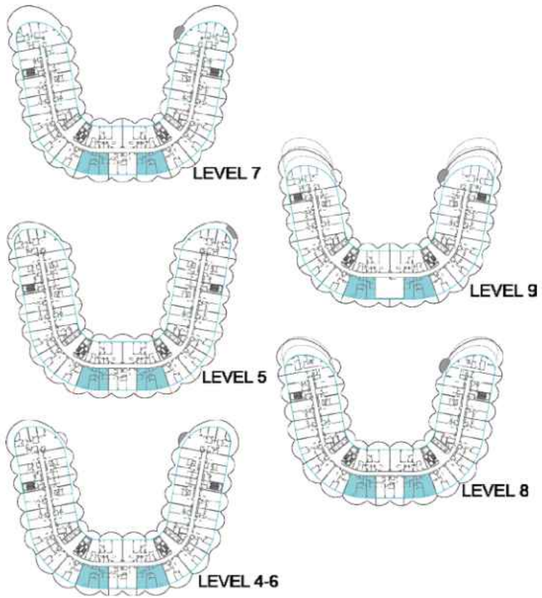
| | From | To |
|---|---|---|
| Suite Area | 1301.89 sq. ft. | 1303.08 sq. ft. |
| Balcony Area | 586.96 sq. ft. | 586.85 sq. ft. |
| Total Area | 1888.85 sq. ft. | 1889.93 sq. ft. |

# 2 BEDROOM

## TYPE E

| | | |
|---|---|---|
| 1 | KITCHEN | 4.4m x 2.6m |
| 2 | LIVING | 4.1m x 4.2m |
| 3 | DINING | 4.2m x 4.2m |
| 4 | BALCONY | MIN. 3.2m wide |
| 5 | BEDROOM | 3.7m x 3.9m |
| 6 | BATH | 1.6m x 3.4m |
| 7 | PWD ROOM | 1.9m x 1.6m |
| 8 | LAUNDRY | 2.1m x 1m |
| 9 | BEDROOM | 3.6m x 4m |
| 10 | BATH | 3.1m x 2.6m |
| 11 | STORE | 1.6m x 2.6m |
| 12 | BATH | 1.5m x 1.6m |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



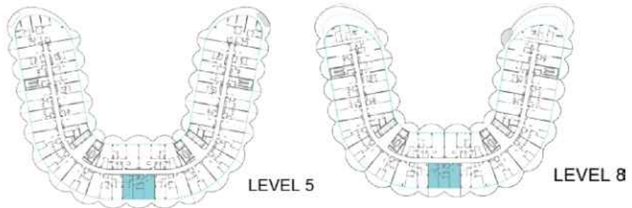
# 2 BEDROOM

## TYPE F

| | | |
|---|---|---|
| 1 | KITCHEN | 3m x 3.2m |
| 2 | LIVING | 5.3m x 6.6m |
| 3 | BALCONY | Varies |
| 4 | BEDROOM | 4.8m x 3.6m |
| 5 | BATH | 2.6m x 1.9m |
| 6 | BEDROOM | 4.1m x 4.7m |
| 7 | BATH | 2.5m x 2.7m |
| 8 | LAUNDRY | 1.1m x 1.4m |
| 9 | PWD ROOM | 1.7m x 1.4m |

| | From | To |
|---|---|---|
| Suite Area | 1360.99sq. ft. | 1350.22sq. ft. |
| Balcony Area | 432.92sq. ft. | 625.49sq. ft. |
| Total Area | 1793.91sq. ft. | 1975.72sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



# 2 BEDROOM

## TYPE G

| | | |
|---|---|---|
| 1 | KITCHEN | 3m x 3.1m |
| 2 | LIVING | 4.3m x 6.5m |
| 3 | BALCONY | MIN. 1.3m wide |
| 4 | BEDROOM | 4.2m x 4.1m |
| 5 | BATH | 2.6m x 1.7m |
| 6 | PWD ROOM | 2.1m x 1.7m |
| 7 | LAUNDRY | 1.8m x 1.7m |
| 8 | BEDROOM | 3.8m x 4.7m |
| 9 | BATH | 2.5m x 2.9m |

| | From | To |
|---|---|---|
| Suite Area | 1296.30sq. ft. | 1296.41sq. ft. |
| Balcony Area | 350.80sq. ft. | 390.08sq. ft. |
| Total Area | 1647.09sq. ft. | 1686.49sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

# 3 BEDROOM

## TYPE A

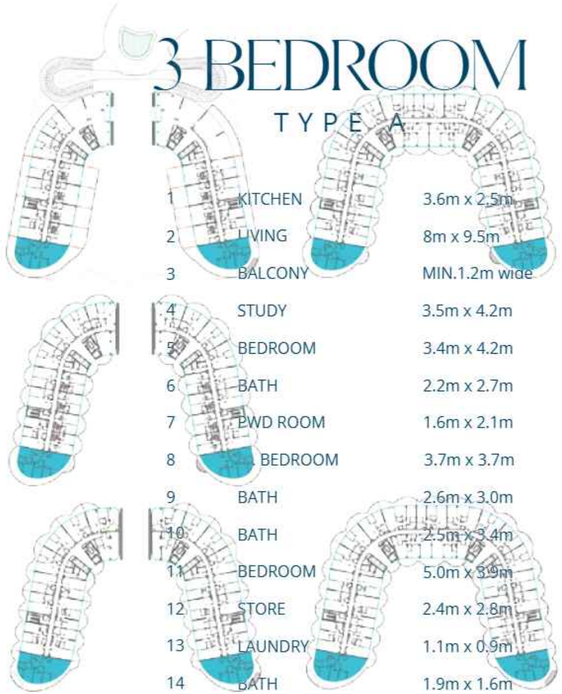
**LEVEL 3**

LEVEL 5

**LEVEL 2**

**LEVEL 1**

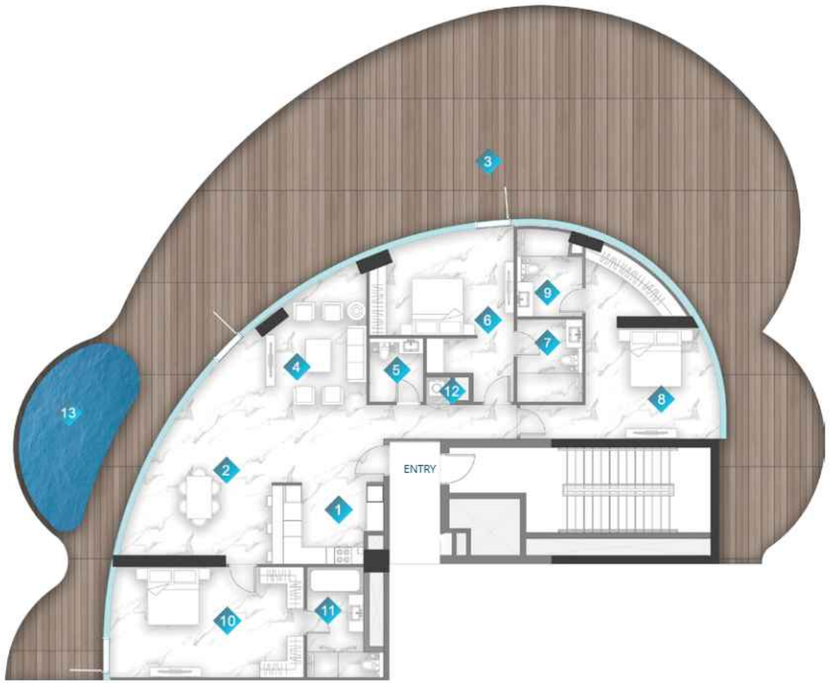
**LEVEL 4-6**

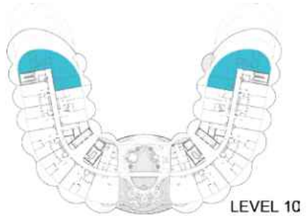


| | | |
|---|---|---|
| 1 | KITCHEN | 3.6m x 2.5m |
| 2 | LIVING | 8m x 9.5m |
| 3 | BALCONY | MIN.1.2m wide |
| 4 | STUDY | 3.5m x 4.2m |
| 5 | BEDROOM | 3.4m x 4.2m |
| 6 | BATH | 2.2m x 2.7m |
| 7 | PWD ROOM | 1.6m x 2.1m |
| 8 | BEDROOM | 3.7m x 3.7m |
| 9 | BATH | 2.6m x 3.0m |
| 10 | BATH | 2.5m x 3.4m |
| 11 | BEDROOM | 5.0m x 3.9m |
| 12 | STORE | 2.4m x 2.8m |
| 13 | LAUNDRY | 1.1m x 0.9m |
| 14 | BATH | 1.9m x 1.6m |
| 15 | PRIVATE POOL | |

| | From | To |
|---|---|---|
| Suite Area | 2135.02 sq. ft. | 2135.56 sq. ft. |
| Balcony Area | 1140.87 sq. ft. | 1644.19 sq. ft. |
| Total Area | 3275.89sq. ft. | 3779.75 sq. ft. |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



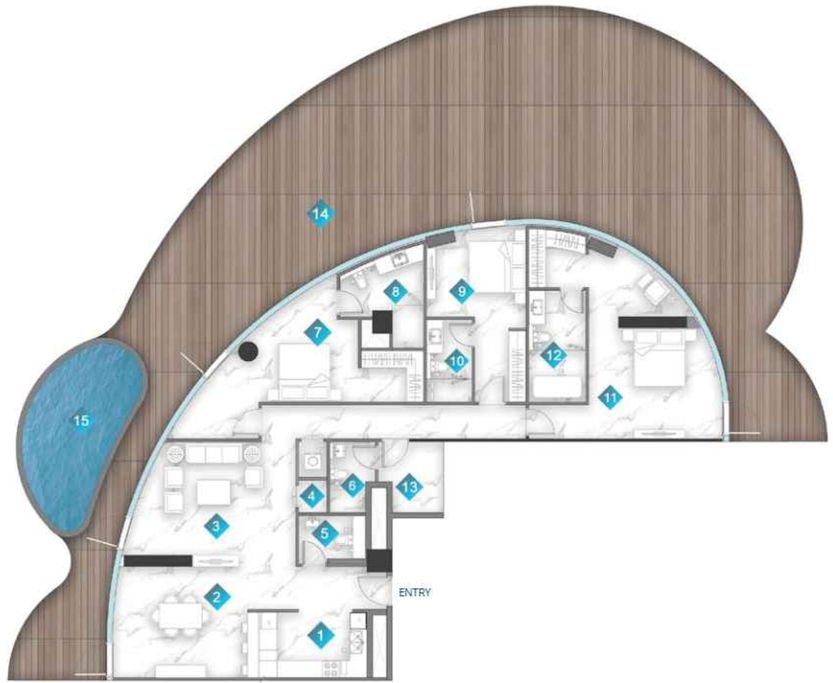

| | From | To |
|---|---|---|
| Suite Area | 2031.15sq. ft. | 2030.29sq. ft. |
| Balcony Area | 2467.63sq. ft. | 2468.70sq. ft. |
| Total Area | 4498.78sq. ft. | 4498.99sq. ft. |

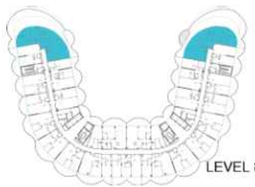
# 3 BEDROOM

## TYPE B

| | | |
|---|---|---|
| 1 | KITCHEN | 3.2m x 2.8m |
| 2 | DINING | 5.4m x 2.8m |
| 3 | BALCONY | MIN. 1.5m wide |
| 4 | LIVING | 7.7m x 3.5m |
| 5 | PWD ROOM | 1.9m x 2.2m |
| 6 | BEDROOM | 4.4m x 3.0m |
| 7 | BATH | 2.2m x 2.9m |
| 8 | BEDROOM | 4.8m x 6.8m |
| 9 | BATH | 2.2m x 2.8m |
| 10 | BEDROOM | 6.5m x 3.9m |
| 11 | BATH | 2.7m x 3.9m |
| 12 | LAUNDRY | 1m x 1m |
| 13 | PRIVATE POOL | |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



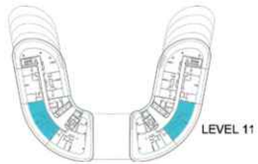

| | From | To |
|---|---|---|
| Suite Area | 2081.09sq. ft. | 2082.31sq. ft. |
| Balcony Area | 2353.53sq. ft. | 2353.31sq. ft. |
| Total Area | 4434.62sq. ft. | 4434.62sq. ft. |

# 3 BEDROOM

## TYPE C

| | | |
|---|---|---|
| 1 | KITCHEN | 4.2m x 2.4m |
| 2 | DINING | 4.7m x 3.9m |
| 3 | LIVING | 6m x 4m |
| 4 | LAUNDRY | 1.2m x 1m |
| 5 | PWD ROOM | 2.3m x 1.5m |
| 6 | BEDROOM | 6.7m x 4.4m |
| 7 | BATH | 1.2m x 2.5m |
| 8 | BATH | 3.6m x 2.9m |
| 9 | BEDROOM | 3.5m x 3.1m |
| 10 | BATH | 1.6m x 2.9m |
| 11 | BEDROOM | 4.7m x 7.2m |
| 12 | BATH | 2m x 3.9m |
| 13 | STORE | 1.7m x 2.5m |
| 14 | BALCONY | MIN. 1.54 m wide |
| 15 | PRIVATE POOL | |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



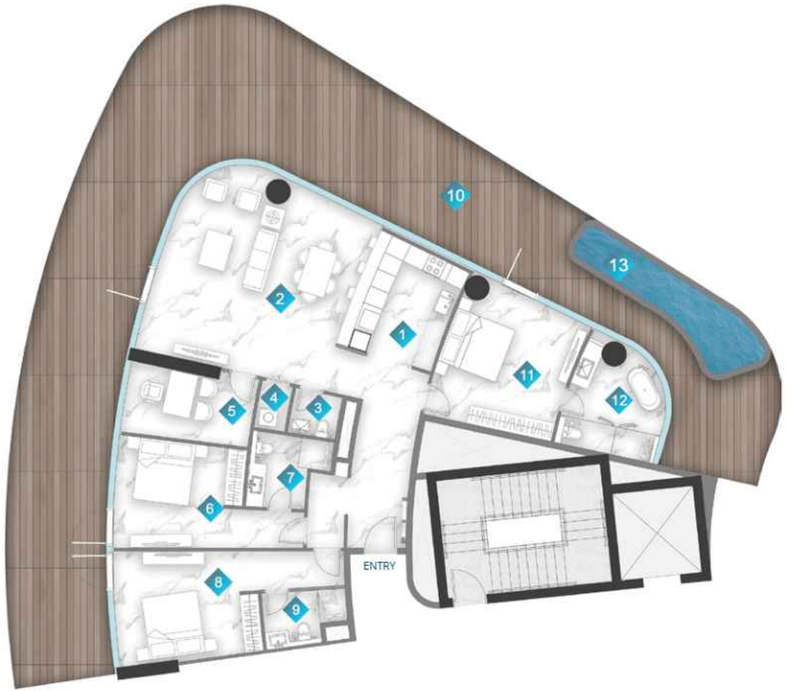

| | From | To |
|---|---|---|
| Suite Area | 1431.71sq. ft. | 1433.43sq. ft. |
| Balcony Area | 766.28sq. ft. | 765.64sq. ft. |
| Total Area | 2197.99sq. ft. | 2199.07sq. ft. |

# 3 BEDROOM

## TYPE D

| | | |
|---|---|---|
| 1 | KITCHEN | 3m x 3m |
| 2 | LIVING | 6.3m x 4.4m |
| 3 | PWD ROOM | 1.7m x 1.6m |
| 4 | BEDROOM | 3.5m x 3.9m |
| 5 | BATH | 2.2m x 3m |
| 6 | BEDROOM | 3.9m x 3.6m |
| 7 | BATH | 1.8m x 1.8m |
| 8 | BEDROOM | 3.6m x 4.1m |
| 9 | BATH | 1.6m x 2.3m |
| 10 | BALCONY | MIN. 3.2m wide |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



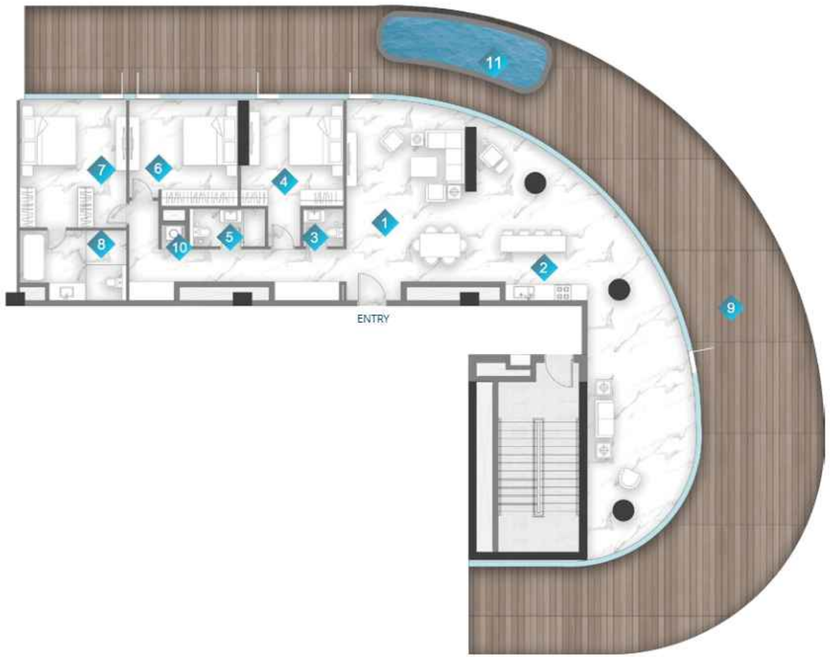
| | From | To |
|---|---|---|
| Suite Area | 1781.21sq. ft. | 1781.64sq. ft. |
| Balcony Area | 1587.68sq. ft. | 1587.78sq. ft. |
| Total Area | 3368.89sq. ft. | 3369.43sq. ft. |

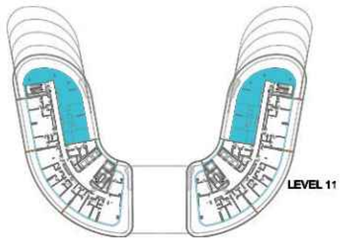
# 3 BEDROOM

## TYPE E

| | | |
|---|---|---|
| 1 | KITCHEN | 3.1m x 3.9m |
| 2 | LIVING | 6.2m x 6.5m |
| 3 | PWD ROOM | 1.5m x 1.4m |
| 4 | LAUNDRY | 1m x 1.4m |
| 5 | STUDY | 4.1m x 2.3m |
| 6 | BEDROOM | 3.5m x 3.7m |
| 7 | BATH | 1.9m x 2.2m |
| 8 | BEDROOM | 4.6m x 3.7m |
| 9 | BATH | 2.7m x 1.8m |
| 10 | BALCONY | MIN. 3m wide |
| 11 | BEDROOM | 4.2m x 3.2m |
| 12 | BATH | 3.2m x 3.7m |
| 13 | POOL | |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



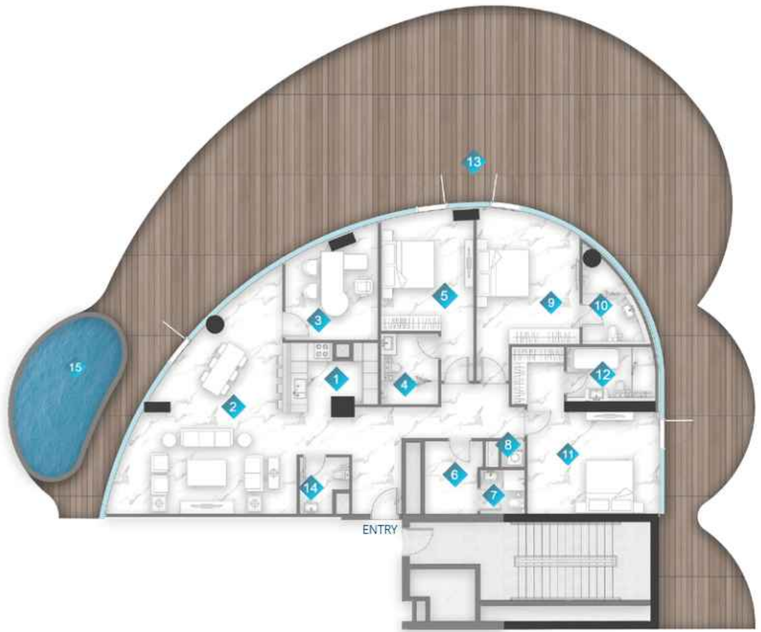

| | From | To |
|---|---|---|
| Suite Area | 2018.45sq. ft. | 2021.35sq. ft. |
| Balcony Area | 1997.57sq. ft. | 1995.31sq. ft. |
| Total Area | 4016.01sq. ft. | 4016.66sq. ft. |

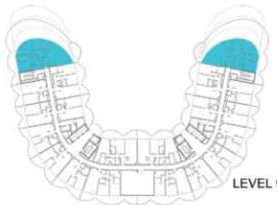
# 3 BEDROOM

## TYPE F

| | | |
|---|---|---|
| 1 | LIVING | 8.9m x 7.4m |
| 2 | KITCHEN | 3m x 2.6m |
| 3 | PWD ROOM | 1.5m x 1.3m |
| 4 | BEDROOM | 3.3m x 3.4m |
| 5 | BATH | 2.9m x 1.4m |
| 6 | BEDROOM | 4.0m x 3.4m |
| 7 | BEDROOM | 3.3m x 3.9m |
| 8 | BATH | 3.9m x 2.6m |
| 9 | BALCONY | MIN. 1.2m wide |
| 10 | LAUNDRY | 0.9m x 0.9m |
| 11 | PRIVATE POOL | |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



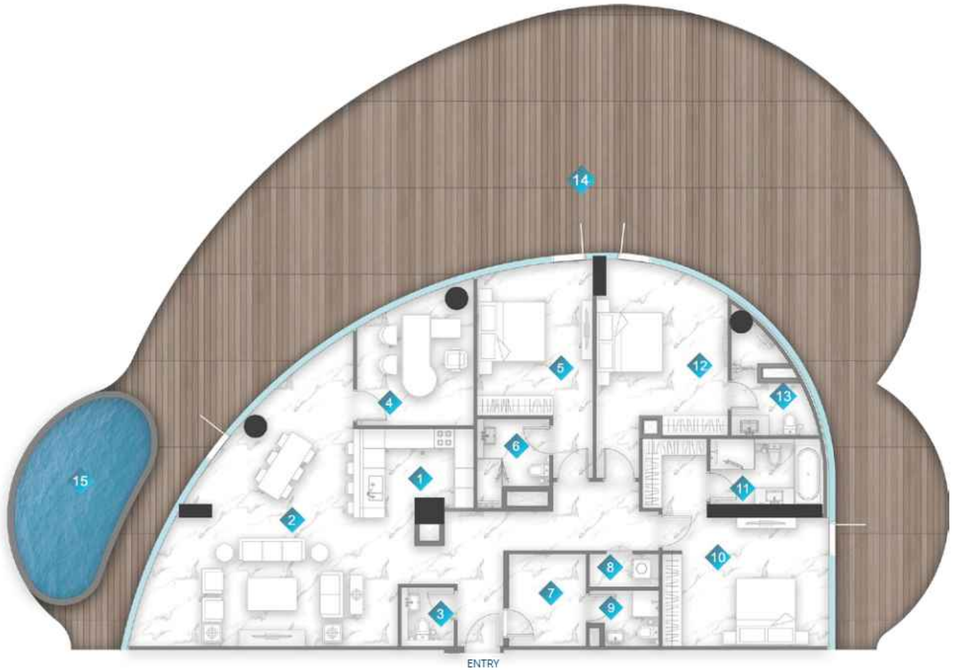

| | From | To |
|---|---|---|
| Suite Area | 2120.28sq. ft. | 2119.31sq. ft. |
| Balcony Area | 2469.13sq. ft. | 2470.32sq. ft. |
| Total Area | 4589.41sq. ft. | 4589.63sq. ft. |

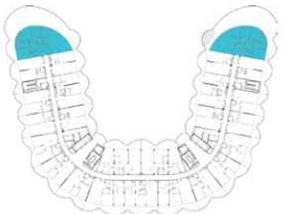
# 3 BEDROOM

## TYPE G

| | | |
|---|---|---|
| 1 | KITCHEN | 3.5m x 2.5m |
| 2 | LIVING | 7.2m x 9.3m |
| 3 | STUDY | 3.5m x 4.5m |
| 4 | BATH | 2.2m x 2.6m |
| 5 | BEDROOM | 3.5m x 3.6m |
| 6 | STORE | 2.7m x 2.8m |
| 7 | BATH | 1.7m x 1.7m |
| 8 | LAUNDRY | 1.0m x 0.8m |
| 9 | BEDROOM | 3.9m x 3.6m |
| 10 | BATH | 3.9m x 2.6m |
| 11 | BEDROOM | 4.4m x 3.9m |
| 12 | BATH | 3.2m x 2.0m |
| 13 | BALCONY | MIN. 1.5m wide |
| 14 | PWD ROOM | 1.9m x 2.1m |
| 15 | PRIVATE POOL | |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.



LEVEL 7

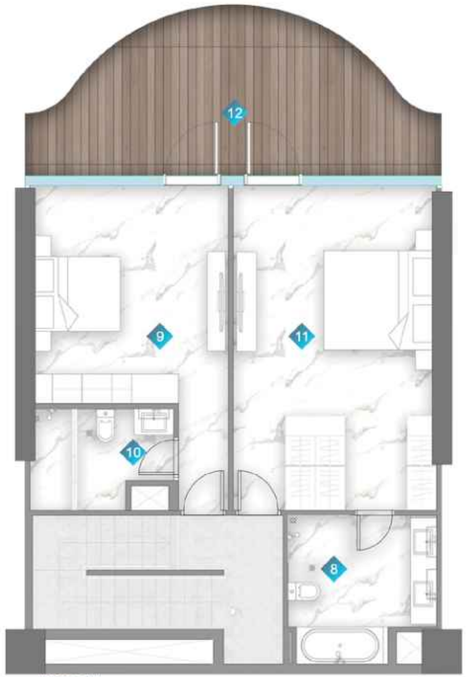
| | From | To |
|---|---|---|
| Suite Area | 2145.03sq. ft. | 2145.14sq. ft. |
| Balcony Area | 2351.27sq. ft. | 2351.70sq. ft. |
| Total Area | 4496.30sq. ft. | 4494.84sq. ft. |

# 3 BEDROOM

## TYPE H

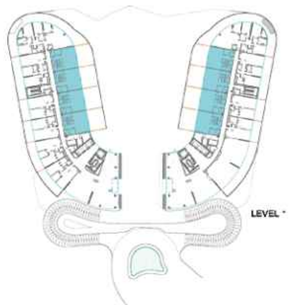
| | | |
|---|---|---|
| 1 | KITCHEN | 3.5m x 2.7m |
| 2 | LIVING | 8.1m x 9.5m |
| 3 | PWD ROOM | 1.6m x 1.7m |
| 4 | STUDY | 3.5m x 4.5m |
| 5 | BEDROOM | 3.5m x 3.6m |
| 6 | BATH | 2.2m x 2.6m |
| 7 | STORE | 2.4m x 2.8m |
| 8 | LAUNDRY | 2.1m x 1m |
| 9 | BATH | 1.7m x 1.7m |
| 10 | BEDROOM | 3.9m x 4.4m |
| 11 | BATH | 3.3m x 1.9m |
| 12 | BEDROOM | 4m x 3.5m |
| 13 | BATH | 2.6m x 4.1m |
| 14 | BALCONY | MIN. 1.2m wide |
| 15 | PRIVATE POOL | |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




UPPER LEVEL

LOWER LEVEL ENTRY

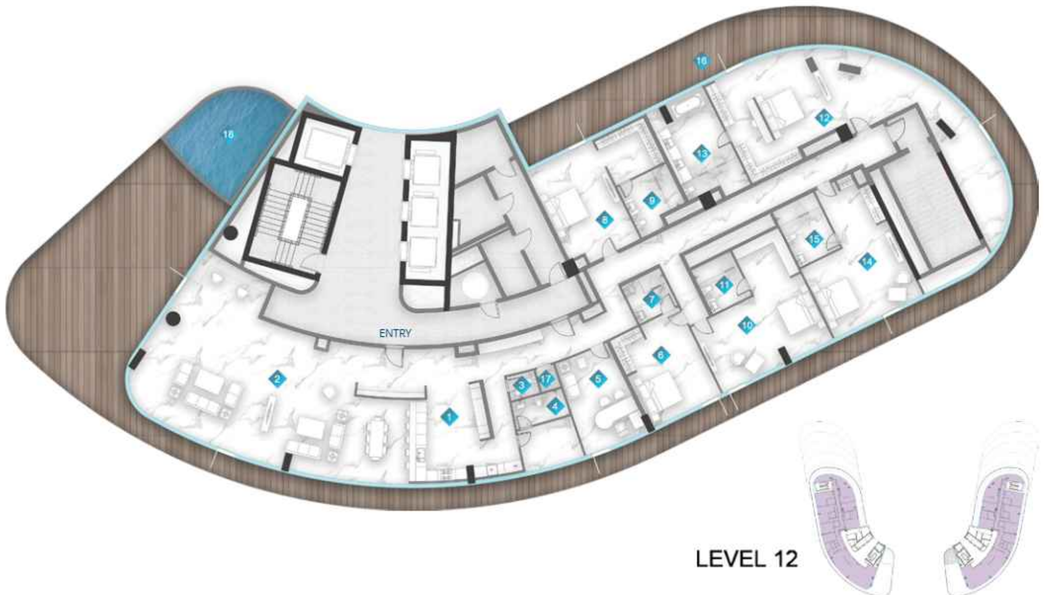



| | From | To |
|---|---|---|
| Suite Area | 1665.72 sq. ft. | 1693.161sq. ft. |
| Balcony Area | 800.94 sq. ft. | 817.63 sq. ft. |
| Total Area | 2466.66 sq. ft. | 2510.79 sq. ft. |

# TOWNHOUSE

| | | |
|---|---|---|
| 1 | PWD ROOM | 1.7m x 1.6m |
| 2 | BATH | 2.2m x 1.6m |
| 3 | LAUNDRY | 1.3m x 1.1m |
| 4 | STORE | 2.2m x 2.4m |
| 5 | KITCHEN | 2.6m x 5.4m |
| 6 | LIVING | 5.6m x 5.5m |
| 7 | BALCONY | MIN. 6.4m wide |
| 8 | BATH | 3m x 3m |
| 9 | BEDROOM | 4.0m x 4.4m |
| 10 | BATH | 2.9m x 2.0m |
| 11 | BEDROOM | 4.1m x 4.6m |
| 12 | BALCONY | MIN. 1.3m wide |

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




# PENTHOUSE

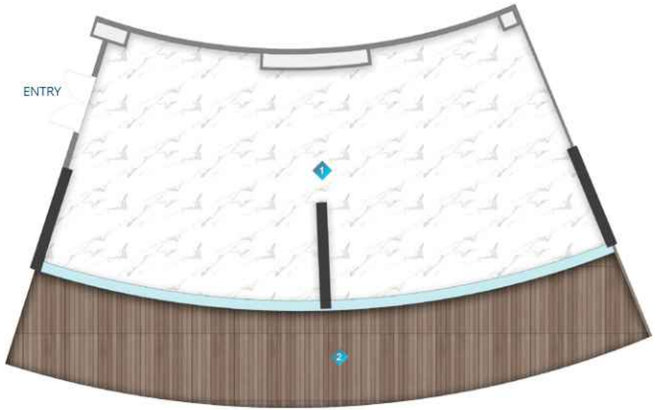
| | | | | | |
|---|---|---|---|---|---|
| 1 | KITCHEN | 6.3m x 5.2m | 10 | BEDROOM | 4.05m x 6.7m |
| 2 | LIVING | 16.3m x 7.4m | 11 | BATH | 2.4m x 2.7m |
| 3 | PWD ROOM | 1.6m x 1.2m | 12 | BEDROOM | 10.1m x 6m |
| 4 | BATH | 2.8m x 1.5m | 13 | BATH | 3.4m x 5.3m |
| 5 | STUDY | 3.6m x 5.3m | 14 | BEDROOM | 5.4m x 4.2m |
| 6 | BEDROOM | 4.2m x 3.1m | 15 | BATH | 2.5m x 3.4m |
| 7 | BATH | 2.3m x 2.3m | 16 | BALCONY | MIN. 1.2 m |
| 8 | BEDROOM | 4m x 6m | 17 | LAUNDRY | 1m x 1.2m |
| 9 | BATH | 3m x 2.4m | 18 | PRIVATE POOL | |

| | From | To |
|---|---|---|
| Suite Area | 5547.72 sq. ft. | 5549.44sq. ft. |
| Balcony Area | 3111.42 sq. ft. | 3111.52 sq. ft. |
| Total Area | 8659.14 sq. ft. | 8660.97 sq. ft. |

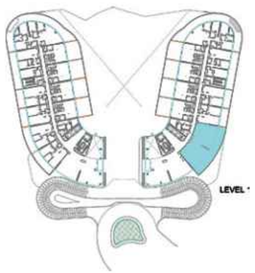
*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

# RETAIL



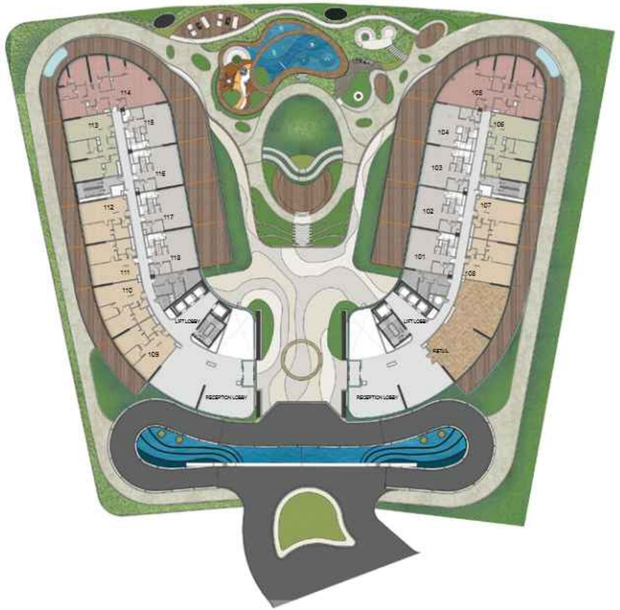

| | | |
|---|---|---|
| 1 | RETAIL | 21.2m x 9.6m |
| 2 | BALCONY | 21.2m x 3.4m |




| | |
|---|---|
| Suite Area | 1937.72sq. ft. |
| Balcony Area | 868.22 sq. ft. |
| Total Area | 2805.94 sq. ft. |

# FLOOR PLANS

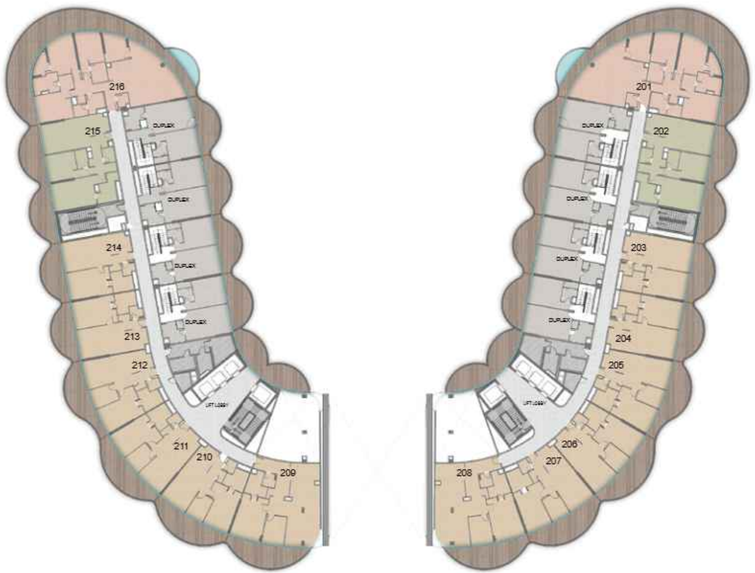
# GROUND FLOOR



# LEVEL 1

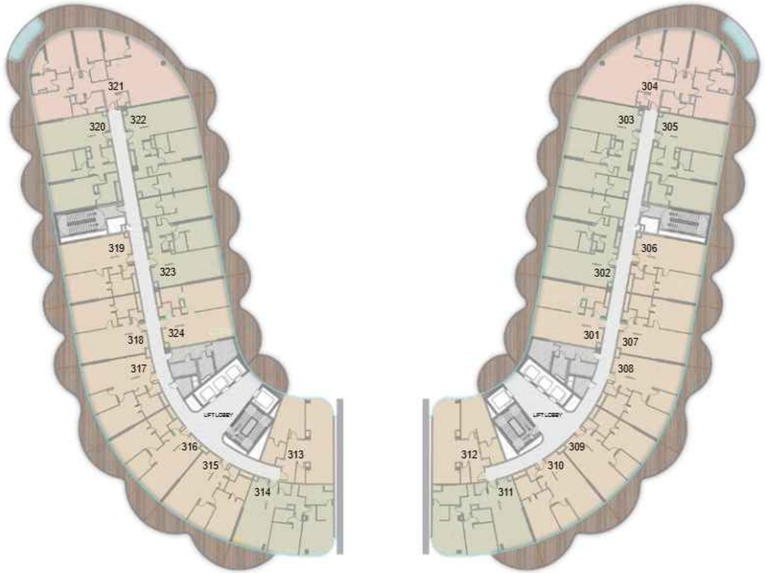
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS
- DUPLEX

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




# LEVEL 2

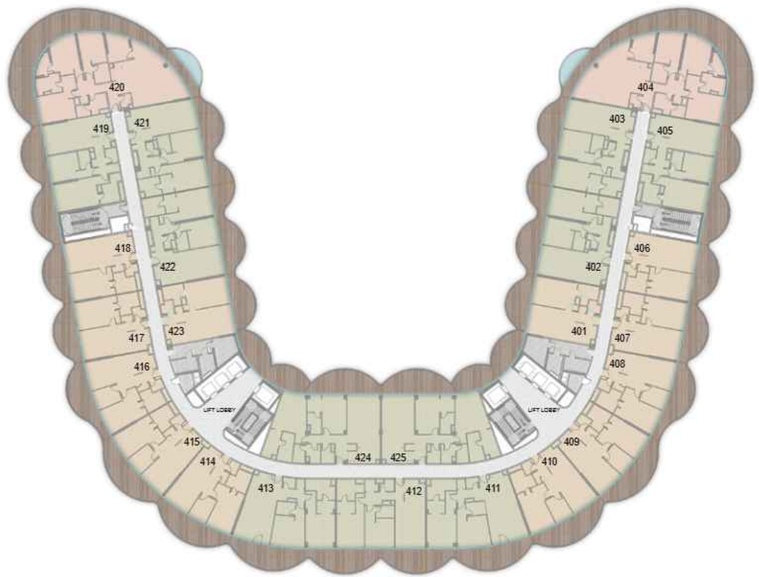
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS
- DUPLEX




# LEVEL 3

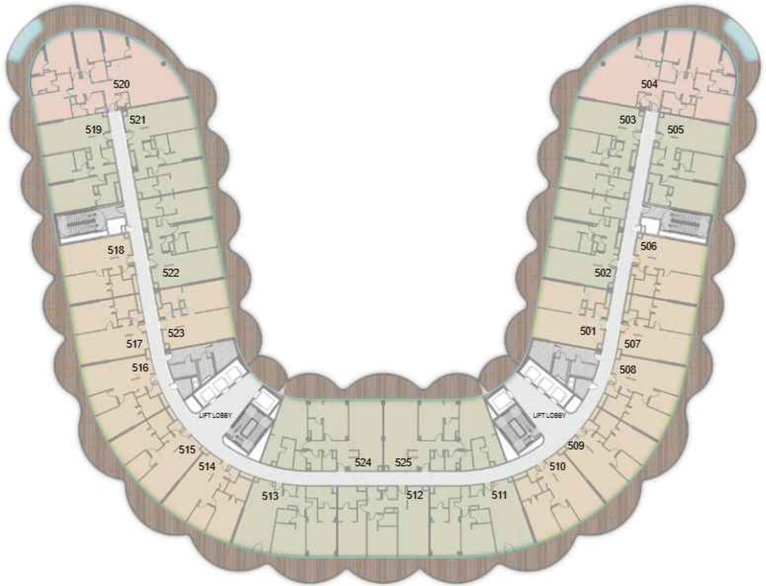
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




# LEVEL 4

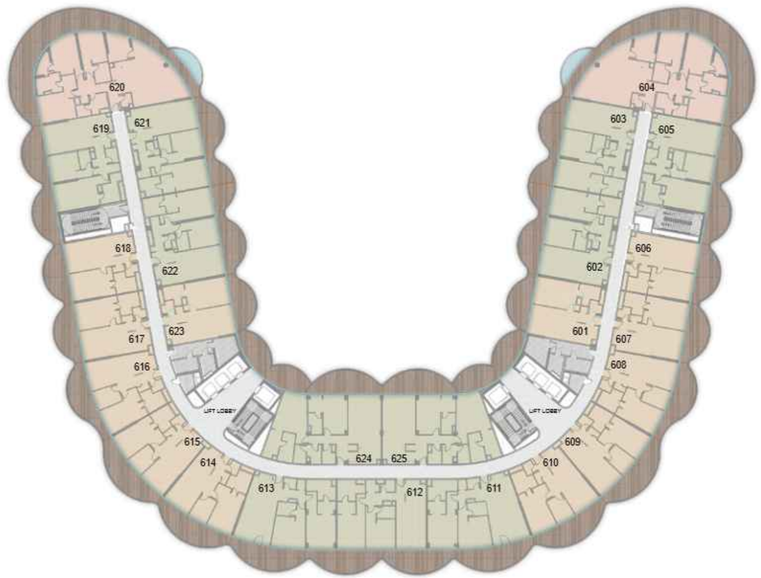
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS




# LEVEL 5

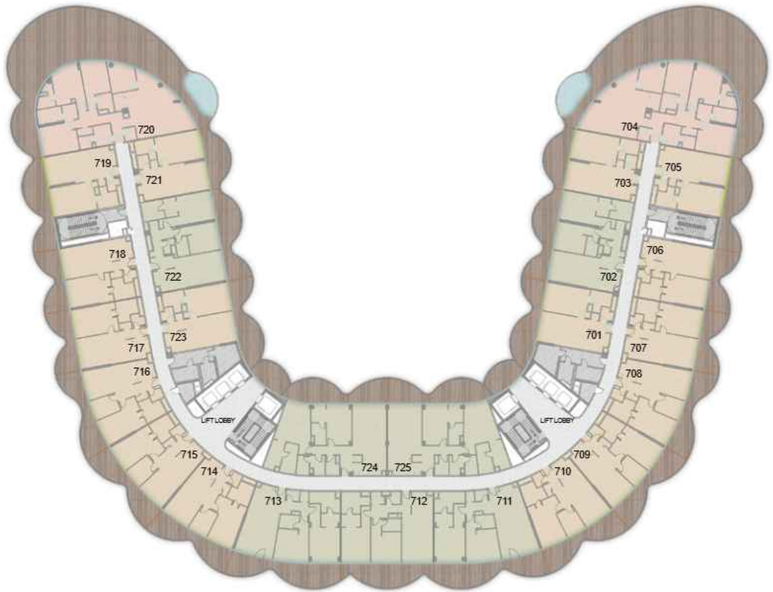
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




# LEVEL 6

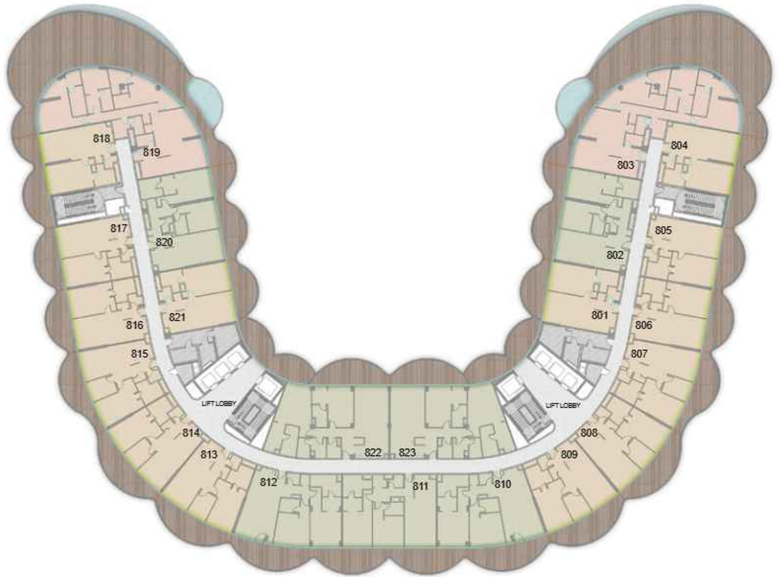
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS




# LEVEL 7

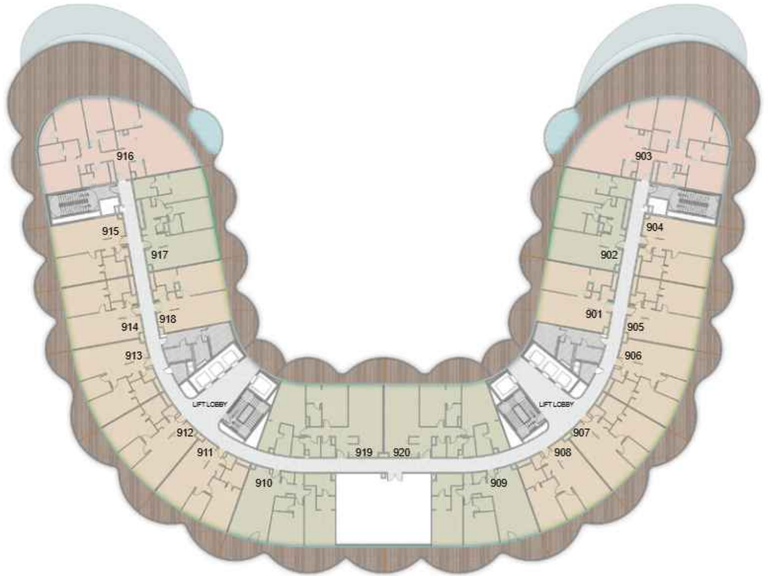
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




# LEVEL 8

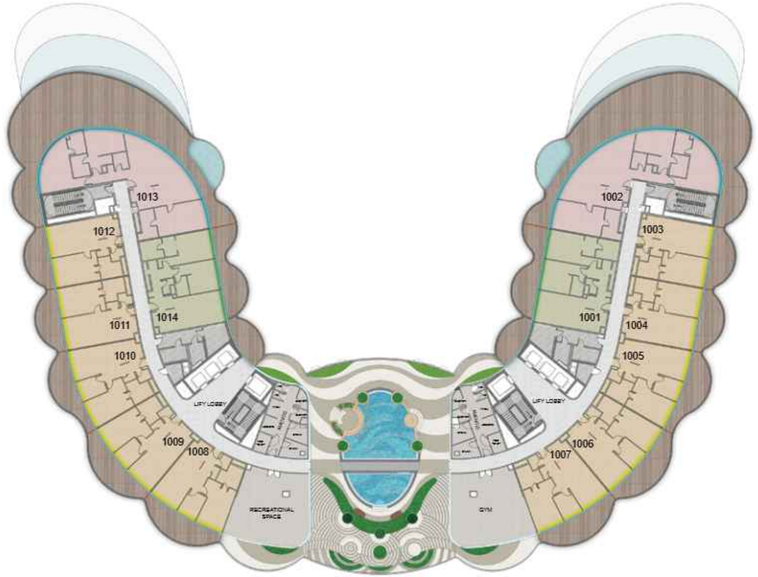
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS




# LEVEL 9

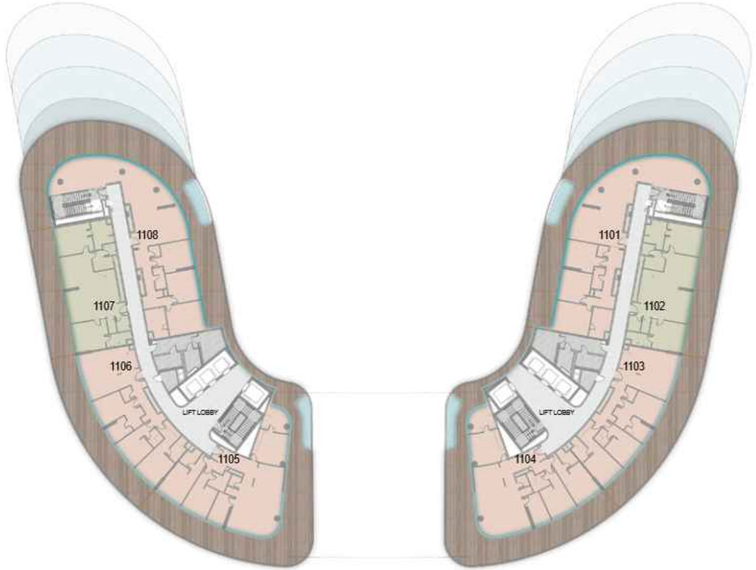
- 1BR UNITS
- 2BR UNITS
- 3BR UNITS

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.




# LEVEL 10

- 1BR UNITS
- 2BR UNITS
- 3BR UNITS

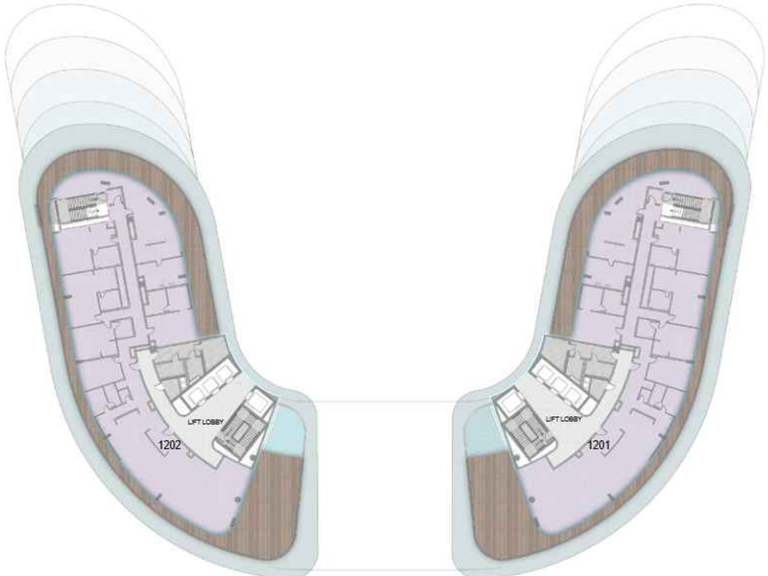



# LEVEL 11

- 1BR UNITS
- 2BR UNITS
- 3BR UNITS

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

# PENTHOUSES




PENTHOUSES

*All images used for illustrative purposes only and do not represent the actual size, feature specifications, fitting, and furnishing. The developer reserves the right to make revision / alterations, at its absolute discretion, without any liability whatsoever.

BNW DEVELOPMENTS

بي ان دبليو للتطوير العقاري

24th & 33rd Floor, Ubora Tower, Business Bay, Dubai, UAE

800 BNWUAE www.bnw.ae info@bnw.ae