

Pelagia

BY BNW DEVELOPMENTS

AL MARJAN ISLAND



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.

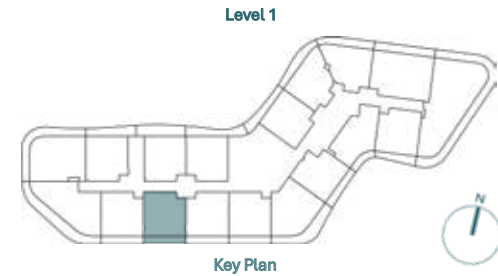


Unit 107

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





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



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



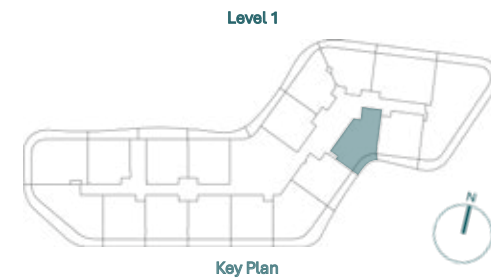


Unit 112

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



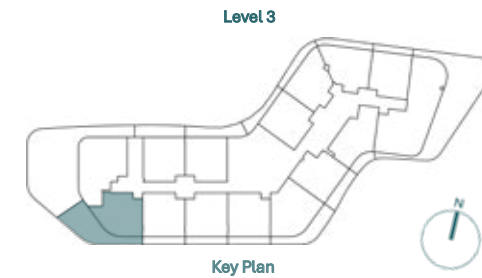
Unit 304

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



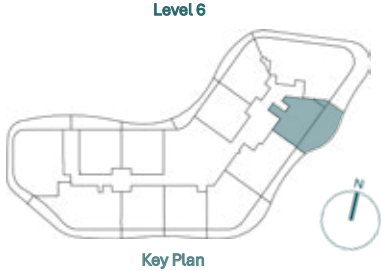


Unit 609

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





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





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



Key Plan



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



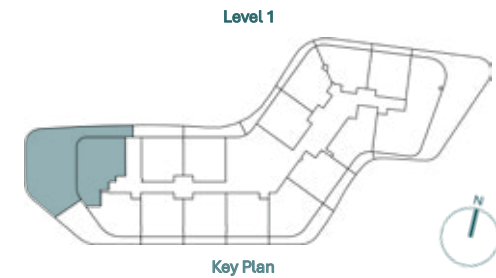


Unit 303

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



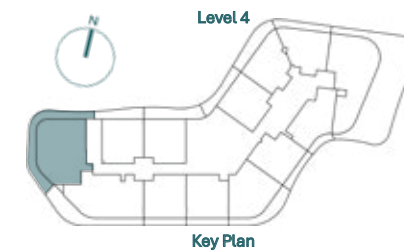
Unit 403

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



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.

Unit 404

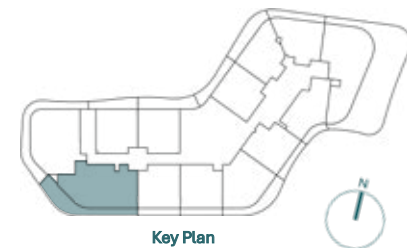
2BHK - TYPE F



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

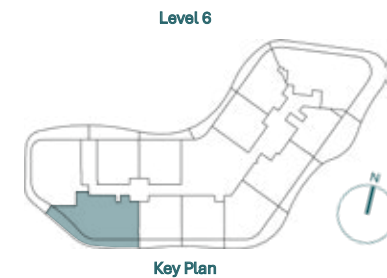
Unit 604

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



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



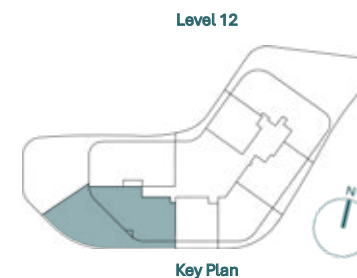


Unit 1202

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





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



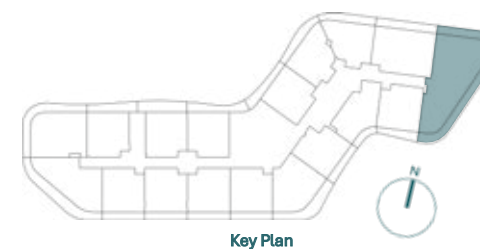
Unit 114

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	Bedroom 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



Unit 311

3BHK - TYPE B



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	Bedroom 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

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



Unit 610

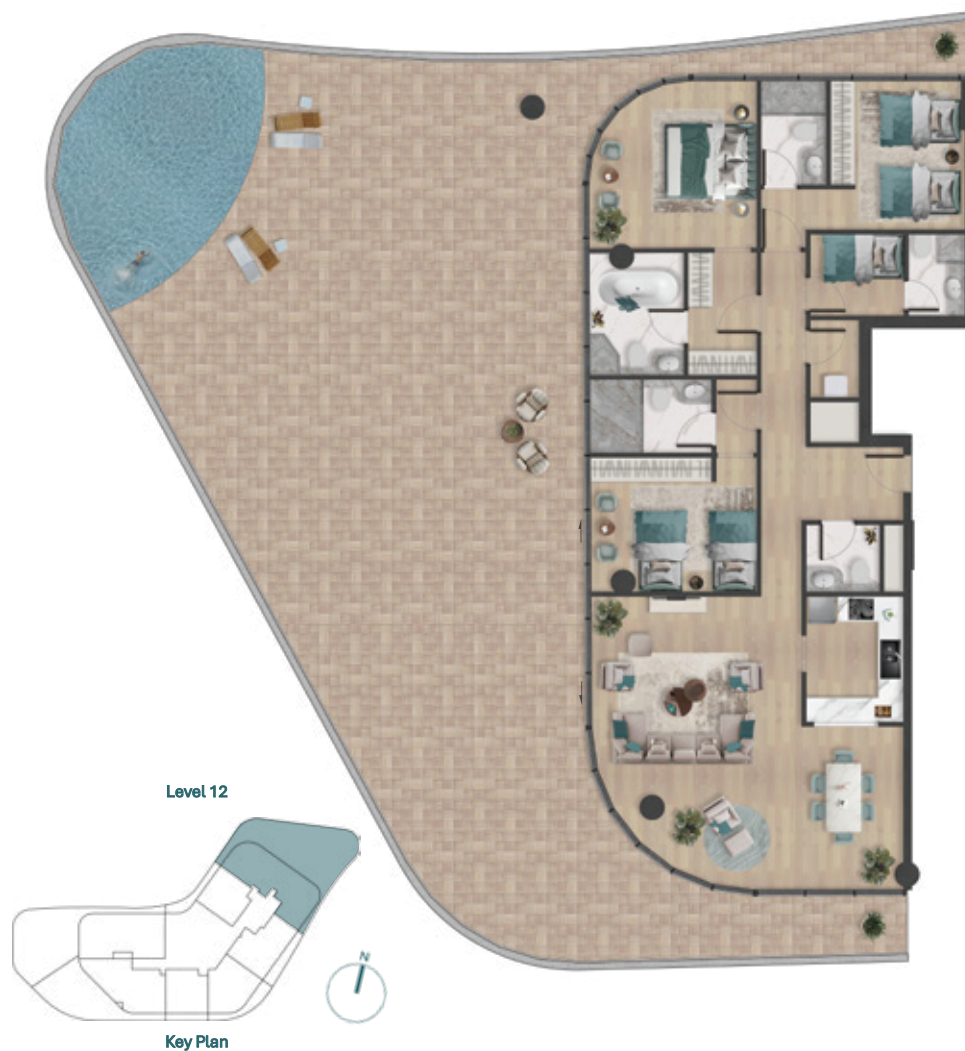
3BHK - TYPE D

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	Bedroom 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

Unit 1206

3BHK - TYPE E



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	Bedroom 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



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

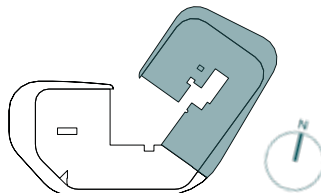
Suite Area	381.58 sq.m	4107.29 sq.ft
Balcony Area	152.34 sq.m	1639.77 sq.ft
Total Area	533.92 sq.m	5747.07 sq.ft

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



BNW DEVELOPMENTS

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