



Tonino Lamborghini

RESIDENCES
RAS AL KHAIMAH

AL MARJAN ISLAND



PRESENTING ITALIAN LUXURY ON
AL MARJAN ISLAND



INTRODUCING
TONINO LAMBORGHINI RESIDENCES



THE ARCHITECT'S DESIGN PHILOSOPHY

Guided by the Tonino Lamborghini ethos of elegance, uncompromised style, design and innovation, Tonino Lamborghini Residences RAK project is conceived not merely as a residence but as an architectural statement where Italian sophistication merges with the elemental beauty of sea and sand. The design translates the rhythm of waves and dunes into cascading terraces and sky gardens, balancing exclusivity and openness through private villas and mansions alongside vibrant communal realms. Ultimately, it is a legacy of lifestyle and a timeless expression of identity, aspiration, and belonging on Ras Al Khaimah's coastline.



Al Marjan Island



64.4 m



2B+G+15+R



PALAZZO DEL VIGNOLA XVI C.

TONINO LAMBORGHINI HQ

The background is a dark gradient, transitioning from a deep red on the left to a black on the right. Two thin, vertical red lines are positioned symmetrically, one on the left and one on the right, extending from the top and bottom of the frame towards the center. The text is centered horizontally and vertically.

EVERYDAY RITUALS
TRANSFORMED INTO LIFESTYLE EXPERIENCES



ISLAND PRIVILEGE
EVERYDAY LIFE WITH POISE





EXCLUSIVITY AND HORIZON
IN PERFECT BALANCE

GRAND, CASCADING COASTAL MAJESTY

Tonino Lamborghini Residences' elevation draws a sculpted coastal profile, its cascading terraces and sky gardens tuned to the island's prevailing winds and tidal rhythms. A contemporary yet enduring language guides every line: assertive forms moderated by tactile, natural textures and discreet metallic accents refined by Tonino Lamborghini's iconic lines and elements. Terraces are carefully proportioned to maintain views, provide shade along the promenades, and soften natural light. Native planting blends the architecture with the shoreline's ecosystem, while the landmark's form ensures privacy and a sense of calm. Altogether, the composition harmonises luxury with nature, projecting quiet confidence and timeless poise along Al Marjan



378
Total Units



394,852.5 sqft
Gross Floor area



157,941 sqft
Plot Area



Tonino Lamborghini



POOL



BOLDNESS, WELLBEING, ISLAND SERENITY

Boldness and wellness are intentionally woven into daily life: a modern gymnasium supports rigorous training and precise performance; a sauna restores circulation and quiets the senses; and a dedicated yoga area invites mindful breath, balance and length. The sequence moves deliberately from exertion to release, from heat to hush, creating a restorative cadence that settles the body and focuses the mind. Equipment is contemporary, spaces are softly lit, and the atmosphere remains serene. Composed for discipline, recovery, and lasting clarity. It feels private, purposeful, beautifully composed throughout.





ELEVATION



GRAND ENTRANCE

ITALIAN ATTITUDE **MADE FOR LIVING**

Interiors are conceived as an extension of Tonino Lamborghini's design language – bold, refined, and quietly elegant. Clean architectural lines frame generous volumes, allowing light to move freely across textured surfaces and tailored finishes. A restrained palette of warm neutrals, and subtle metallic accents establishes continuity with the coastal setting while maintaining an unmistakably style. Every element is deliberate: from calibrated proportions to tactile details that invite touch. The result is a living environment that feels composed yet expressive, where craftsmanship, comfort, and clarity coexist effortlessly.



MASTER BEDROOM



MASTER BEDROOM



SPACES SHAPED FOR A REDEFINED LIVING

Each residence is planned to support modern living rhythms with ease and intention. Living, dining, and private zones flow naturally, balancing openness with moments of retreat. Bedrooms feel cocooned and calm, while other living spaces are efficient, elegant, and intuitively arranged for daily rituals and hosting alike. Acoustic comfort, soft lighting, and considered material transitions create an atmosphere of quiet focus throughout. These interiors do not seek attention; they reward presence. Thoughtfully resolved, they frame everyday life with dignity, calm, and a sense of lasting belonging.





FAMILY ROOM



LIVING ROOM

REFINED ARRIVAL **EXPERIENCE**

The entrance is intentionally refined and modern, aligning with the development's residential character. A clear approach leads to an access-controlled threshold that prioritises resident privacy, establishing a calm sense of security from the first step to the lobby. Landscaped realms soften edges and guide movement, creating a discreet transition from public space to private domain. The space is clear and unique, with routes that feel intuitive, efficient, and unhurried. Material expression remains quiet and refined, letting the island context take precedence while signalling a composed, confident arrival, from the street to sheltered threshold, gracefully with a play of lighting.



MANSSION LIVING ROOM



ENTRANCE LOBBY



LANDSCAPED APPROACH COASTAL CONTEXT

The approach is framed by ample landscaped areas, introducing texture, shade, and a measured pace before the building edge. Set close to the beach, arrival immediately registers the coastal context, the light off the water, the breeze, and an open horizon. Sightlines are managed to preserve discretion, while vistas open toward internal landscape, pool courts, and sea aspects as you progress. Surrounding uses, residential, hospitality, villas and townhouse communities, reinforce a quietly vibrant setting that feels established yet serene. Altogether, the entrance reads as a calm threshold between island life and private home, with clarity, comfort, and composure.





MASSAGE ROOM



SAUNA



BOLD DESIGN
SOFTENED BY NATURAL TEXTURES







05 Minutes
Al Marjan Island Boulevard



05 Minutes
Rixos Bab-al-Bahr Resort



08 Minutes
Wynn Resort



10 Minutes
Al Hamra Mall



10 Minutes
RAK Central



13 Minutes
Al Hamra Golf Club



13 Minutes
Al Hamra Village



16 Minutes
Cosmo Health Center



16 Minutes
Dreamland Aqua Park



18 Minutes
RAK Exhibition Centre



20 Minutes
RAK Academy



20 Minutes
Royal Yacht Club, RAK



Tonino Lamborghini

RESIDENCES
RAS AL KHAIMAH



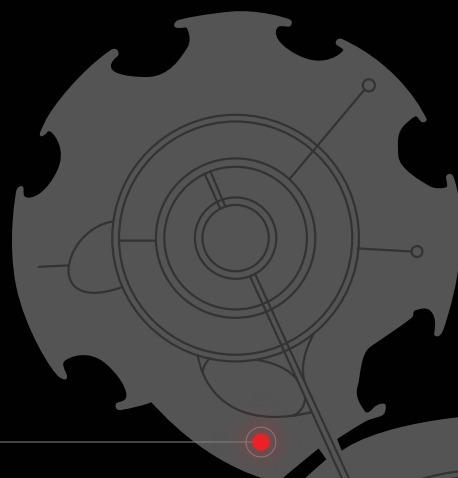
34 Minutes
RAK Airport



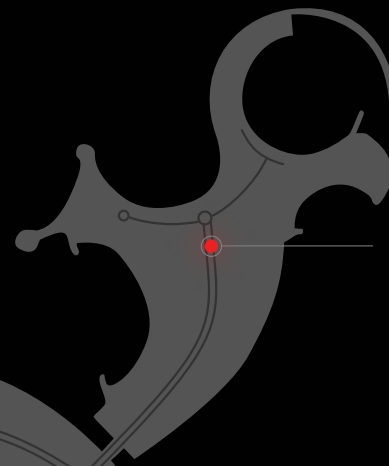
56 Minutes
Dubai International Airport



90 Minutes
Al Maktoum International Airport



AL MARJAN
ISLAND



**WYNN
RESORT**



FRONT VIEW OF ELEVATION



THE AMENITIES



Swimming Pool



Yoga area



Kids Pool



Children's recreational area



Kids play area



Outdoor cinema



Parents' lounge



BBQ area



Gymnasium



Zen garden

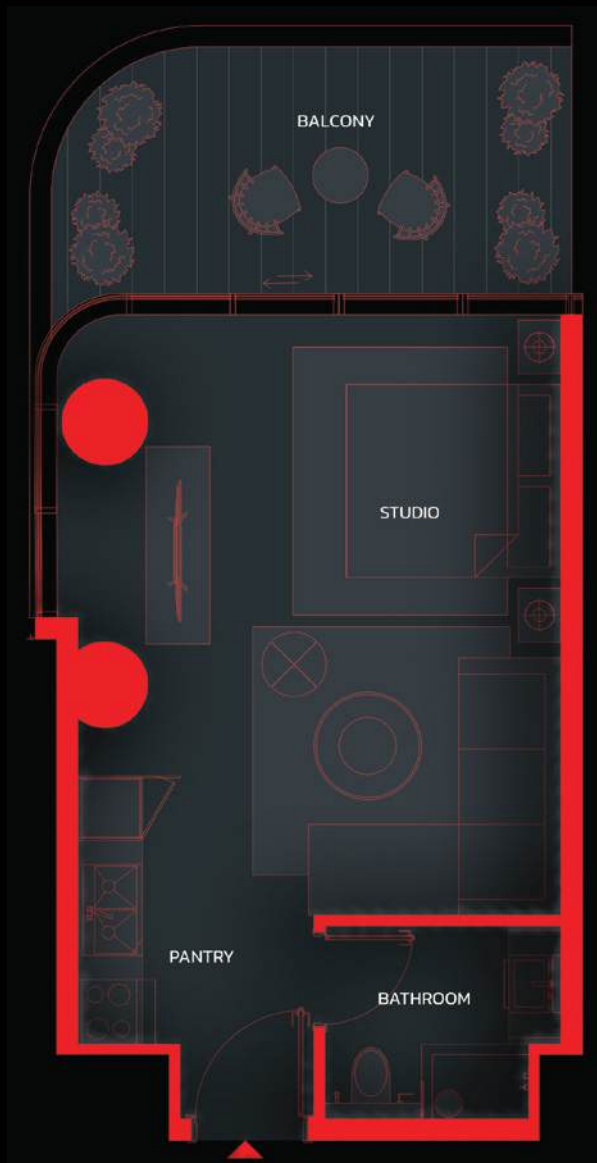


Sauna



Pool Bar

UNIT PLANS



STUDIO

ST-1

1	Pantry	2.20X2.50m
2	Studio	5.55X4.70m
3	Bathroom	1.80X2.20m
4	Balcony	2.40X4.85m

Suite Area	386.10 Sq.ft
Balcony Area	123.57 Sq.ft
Total Area	509.67 Sq.ft



Key plan : Fourth Floor



STUDIO

ST-2

1	Pantry	2.50X1.70m
2	Studio	5.55X4.00m
3	Bathroom	1.80X2.20m
4	Balcony	2.30X4.20m

Suite Area	328.08 Sq.ft	to	328.08 Sq.ft
Balcony Area	78.15 Sq.ft	to	640.45 Sq.ft
Total Area	406.23 Sq.ft	to	968.54 Sq.ft



Key plan : Fourth Floor

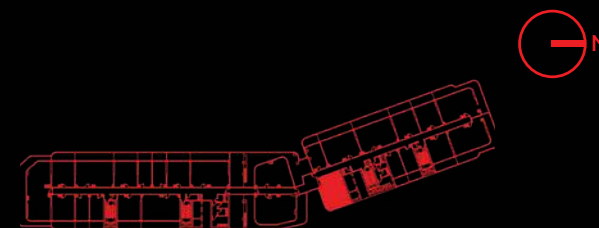


1 BEDROOM

1BR-1

1	Kitchen	2.50X2.80m
2	Living Room	3.35X3.68m
3	Dining	1.62X2.45m
4	Bedroom	3.40X4.70m
5	Bathroom	1.70X1.90 m
6	Dress	1.75X2.24m
7	Powder Room	1.50X1.55m
8	Laundry	1.00X0.75m
9	Balcony	7.45X1.67m

Suite Area	593.52 Sq.ft	to	597.07 Sq.ft
Balcony Area	149.94 Sq.ft	to	1316.96 Sq.ft
Total Area	743.46 Sq.ft	to	1914.04 Sq.ft



Key plan : Fourth Floor



1 BEDROOM

1BR-2

1	Kitchen	2.50X2.80m
2	Living Room	4.22X5.71m
3	Dining	1.62X2.45m
4	Bedroom	3.00X4.10m
5	Bathroom	1.70X1.90 m
6	Dress	1.50X1.00m
7	Powder Room	1.50X1.40m
8	Laundry	1.00X0.75m
9	Balcony	6.90X2.30m

Suite Area	56252 Sq.ft	to	55057 Sq.ft
Balcony Area	106.78 Sq.ft	to	1293.82 Sq.ft
Total Area	669.30 Sq.ft	to	1844.40 Sq.ft



Key plan : Fourth Floor



1 BEDROOM

1BR-3

1	Kitchen	3.10X2.50m
2	Living Room	4.85X3.30m
3	Dining	1.72X2.60m
4	Bedroom	3.00X4.10m
5	Bathroom	1.70X1.90 m
6	Dress	1.50X1.00m
7	Powder Room	1.50X1.40m
8	Laundry	1.00X0.75m
9	Balcony	7.45X1.67m
10	Balcony	9.91X1.30m
11	Pool	9.00X3.60m

Suite Area	619.57 Sq.ft	to	619.57 Sq.ft
Balcony Area	380.72 Sq.ft	to	991.68 Sq.ft
Total Area	1000.29 Sq.ft	to	1611.25 Sq.ft



Key plan : Fifth Floor



1 BEDROOM

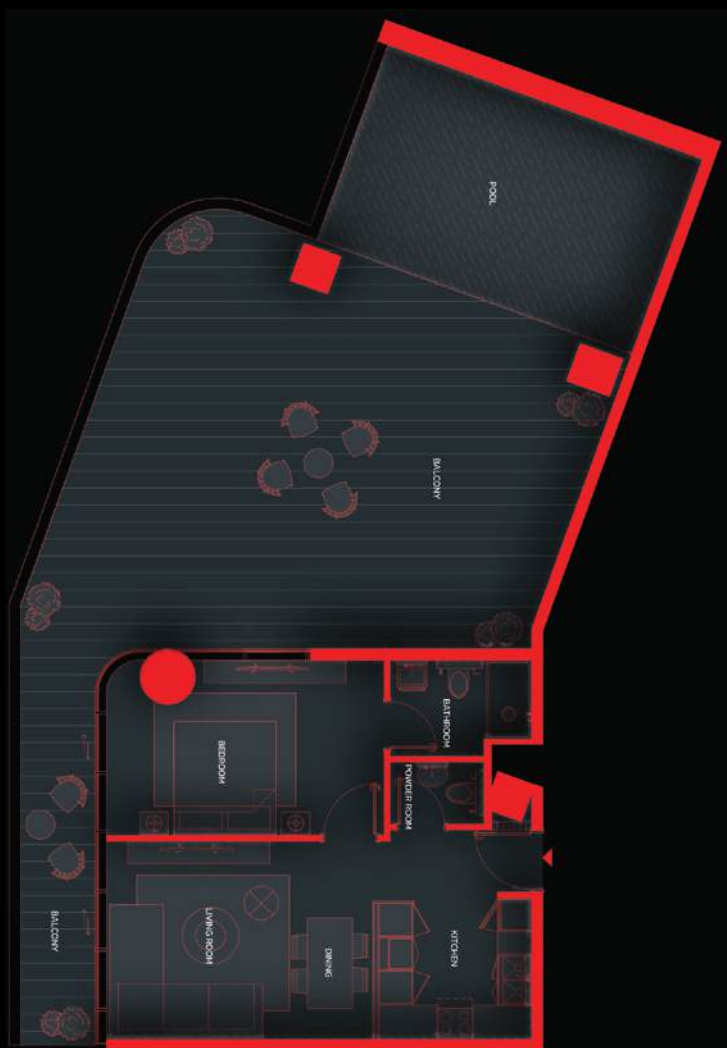
1BR-4

1	Kitchen	2.80X2.52m
2	Living Room	3.80X4.30m
3	Powder Room	1.70X1.43m
4	Bedroom	3.00X4.10m
5	Bathroom	2.06X1.50 m
6	Balcony	4.74X9.06m
7	Balcony	8.64X2.28m
8	Pool	4.40X3.56m

Suite Area	549.71 Sq.ft	to	550.04 Sq.ft
Balcony Area	656.17 Sq.ft	to	664.89 Sq.ft
Total Area	1205.88 Sq.ft	to	1214.92 Sq.ft



Key plan : Fifth Floor



1 BEDROOM

1BR-5

1	Kitchen	2.50X2.80m
2	Living Room	3.50X3.23m
3	Dining	2.41X1.47m
4	Bedroom	4.91X3.10m
5	Bathroom	1.70X2.50 m
6	Powder Room	1.66X1.10m
7	Balcony	8.25X8.83m
8	Balcony	1.31X7.74m
9	Pool	5.91X4.07m

Suite Area	562.41 Sq.ft	to	562.41 Sq.ft
Balcony Area	1019.45 Sq.ft	to	1019.99 Sq.ft
Total Area	1581.86 Sq.ft	to	1582.40 Sq.ft



Key plan : Fifth Floor

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.



1 BEDROOM

1BR-6

1	Kitchen	2.50X2.80m
2	Living Room	3.50X3.23m
3	Dining	2.41X1.47m
4	Bedroom	5.00X3.10m
5	Bathroom	1.50X2.29 m
6	Powder Room	1.54X1.30m
7	Balcony	2.31X6.89m

Suite Area	556.17 Sq.ft	to	556.39 Sq.ft
Balcony Area	180.30 Sq.ft	to	181.59 Sq.ft
Total Area	736.47 Sq.ft	to	737.97 Sq.ft



Key plan : Fifth Floor



1 BEDROOM

1BR-7

1	Kitchen	2.50X2.80m
2	Living Room	3.30X3.17m
3	Dining	2.50X1.34m
4	Bedroom	4.10X3.00m
5	Bathroom	1.70X1.90 m
6	Dress	1.00X1.85m
7	Powder Room	1.50X1.40m
8	Laundry	1.00X0.75m
9	Balcony	2.91X9.01m
10	Balcony	1.30X9.91m
11	Pool	9.01X3.58m

Suite Area	560.37 Sq.ft	to	560.37 Sq.ft
Balcony Area	333.57 Sq.ft	to	847.66 Sq.ft
Total Area	893.94 Sq.ft	to	1408.03 Sq.ft



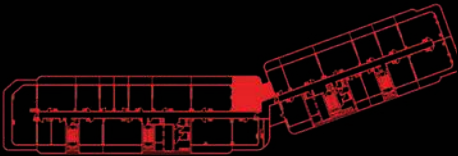
Key plan : Fifth Floor

1 BEDROOM

1BR-8

1	Kitchen	3.50X2.80m
2	Living Room	2.92X3.70m
3	Dining	1.71X2.44m
4	Bedroom	4.10X3.50m
5	Bathroom	1.70X1.90 m
6	Dress	1.00X1.95m
7	Powder Room	1.40X1.50m
8	Laundry	1.00X0.75m
9	Balcony	8.63X2.30m
10	Balcony	4.15X4.24m

Suite Area	688.78 Sq.ft	to	685.23 Sq.ft
Balcony Area	379.21 Sq.ft	to	668.22 Sq.ft
Total Area	1068.00 Sq.ft	to	1353.45 Sq.ft



Key plan : Eighth Floor



1 BEDROOM

1BR-9

1	Kitchen	2.65X2.80m
2	Living Room	3.23X3.80m
3	Dining	2.60X1.47m
4	Bedroom	4.10X3.40m
5	Bathroom	1.70X1.90 m
6	Dress	1.00X1.50m
7	Powder Room	1.40X1.50m
8	Laundry	1.00X0.75m
9	Balcony	9.23X1.30m
10	Balcony	1.52X8.11m
11	Pool	1.53X8.11m

Suite Area	611.50 Sq.ft	to	604.29 Sq.ft
Balcony Area	398.26 Sq.ft	to	893.73 Sq.ft
Total Area	1009.76 Sq.ft	to	1498.01 Sq.ft



Key plan : Eighth Floor

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.



1 BEDROOM

1BR-10

1	Kitchen	2.50X2.80m
2	Living Room	3.70X3.18m
3	Dining	1.50X2.45m
4	Bedroom	4.40X3.00m
5	Bathroom	2.00X1.70m
6	Dress	2.00X2.60m
7	Powder Room	1.20X1.50m
8	Balcony	7.30X2.30m

Suite Area	594.60 Sq.ft	to	594.60 Sq.ft
Balcony Area	180.19 Sq.ft	to	190.41 Sq.ft
Total Area	774.79 Sq.ft	to	785.01 Sq.ft



Key plan : Fifth Floor



1 BEDROOM

1BR-11

1	Kitchen	2.50X2.80m
2	Living Room	4.70X3.18m
3	Bedroom	3.00X4.10m
4	Bathroom	1.70X2.50m
5	Dress	0.90X1.50m
6	Powder Room	1.40X1.40m
7	Balcony	6.62X2.30m

Suite Area	540.13 Sq.ft
Balcony Area	172.11 Sq.ft
Total Area	712.25 Sq.ft



Key plan : Fifth Floor

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.

2 BEDROOM

2BR-1

1	Kitchen	3.00X3.10m
2	Living Room	3.70X4.10m
3	Dining	1.71X3.20m
4	Bedroom 01	4.00X3.15m
5	Bathroom 01	1.90X2.10m
6	Dress	2.00X1.95m
7	Bedroom 02	4.00X3.15m
8	Bathroom 02	2.10X1.50m
9	Bathroom 03	2.10X1.50m
10	Laundry	1.50X0.90m
11	Balcony	10.00X2.10m
12	Balcony	2.30X13.66m

Suite Area	953.68 Sq.ft	to	952.18 Sq.ft
Balcony Area	432.28 Sq.ft	to	940.77 Sq.ft
Total Area	1385.96 Sq.ft	to	1892.94 Sq.ft



Key plan : Fourth Floor

2 BEDROOM

2BR-2

1	Kitchen	2.80X2.60m
2	Living Room	3.19X3.70m
3	Bedroom 01	3.35X4.00m
4	Bathroom 01	2.10X1.90m
5	Dress	2.00X2.15m
6	Bedroom 02	4.00X3.35m
7	Bathroom 02	1.50X2.10m
8	Bathroom 03	1.50X2.10m
9	Dining	1.54X2.74m
10	Laundry	1.50X0.90m
11	Balcony	11.30X2.30m

Suite Area	841.85 Sq.ft	to	846.90 Sq.ft
Balcony Area	273.51 Sq.ft	to	795.99 Sq.ft
Total Area	1115.36 Sq.ft	to	1642.90 Sq.ft



Key plan : Fourth Floor



2 BEDROOM

2BR-3

1	Kitchen	2.80X2.72m
2	Living Room	4.22X5.71m
3	Bedroom 01	3.80X3.72m
4	Bathroom 01	1.90X1.73m
5	Laundry	1.20X0.90m
6	Bedroom 02	4.41X3.90m
7	Bathroom 02	1.50X2.51m
8	Bathroom 03	1.50X2.10m
9	Dining	3.13X4.69m
10	Balcony	3.13X10.00m
11	Balcony	18.45X1.20m
12	Pool	4.06X10.00m

Suite Area	1078.97 Sq.ft	to	1078.97 Sq.ft
Balcony Area	1259.70 Sq.ft	to	1738.05 Sq.ft
Total Area	2338.67 Sq.ft	to	2817.02 Sq.ft



Key plan : Fourth Floor



2 BEDROOM

2BR-4

1	Kitchen	2.80X2.65m
2	Living Room	3.38X3.95m
3	Bedroom 01	4.35X4.84m
4	Bathroom 01	1.96X1.50m
5	Dress	1.45X1.96m
6	Bedroom 02	3.64X4.19m
7	Bathroom 02	1.96X2.34m
8	Powder Room	2.34X1.10m
9	Balcony	3.12X10.00m
10	Balcony	1.14X16.01m
11	Balcony	4.47X6.08m
12	Pool	3.96X10.00m

Suite Area	854.76 Sq.ft	to	855.30 Sq.ft
Balcony Area	1399.74 Sq.ft	to	1519.86 Sq.ft
Total Area	2254.50 Sq.ft	to	2375.16 Sq.ft



Key plan : Fourth Floor



2 BEDROOM

2BR-5

1	Kitchen	3.40X3.74m
2	Living Room	4.00X5.92m
3	Dining	2.45X3.05m
4	Bedroom 01	4.00X3.45m
5	Bathroom 01	1.95X1.91m
6	Bedroom 02	3.50X4.20m
7	Bathroom 02	1.70X2.15m
8	Powder Room	1.30X1.85m
9	Balcony	2.30X16.50m
10	Balcony	5.86X4.65m

Suite Area	1118.37 Sq.ft
Balcony Area	732.81 Sq.ft
Total Area	1851.18 Sq.ft



Key plan : Fifteenth Floor



3 BEDROOM

3BR-1

1	Kitchen	3.75X4.90m
2	Living Room	4.90X6.70m
3	Dining	3.10X3.87m
4	Bedroom 01	4.50X3.90m
5	Bathroom 01	2.40X2.70m
6	Laundry	1.40X0.90m
7	Bedroom 02	4.50X4.10m
8	Bathroom 02	2.20X2.15m
9	Powder Room	1.80X1.80m
10	Balcony	20.20X5.07m
11	Balcony	2.30X16.77m
12	Balcony	2.32X17.90m

Suite Area	1264.33 Sq.ft	to	1268.85 Sq.ft
Balcony Area	701.48 Sq.ft	to	2280.55 Sq.ft
Total Area	1965.81 Sq.ft	to	3549.40 Sq.ft



Key plan : Fourth Floor



3 BEDROOM

3BR-2

1	Kitchen	3.90X3.00m
2	Living Room	5.45X3.75m
3	Dining	4.50X3.95m
4	Master Bedroom	4.70X3.15m
5	Master Bathroom	2.71X1.95m
6	Powder Room	1.95X1.30m
7	Bedroom 01	3.30X4.20m
8	Bathroom 01	1.70X1.95m
9	Bedroom 02	3.35X4.20m
10	Bathroom 02	1.70X1.95m
11	Balcony	2.30X19.21m

Suite Area	1546.45 Sq.ft
Balcony Area	495.89 Sq.ft
Total Area	2042.34 Sq.ft



Key plan : Fifteenth Floor



3 BEDROOM

3BR-6

1	Pantry	3.40X2.70m
2	Living Room	4.00X3.48m
3	Dining	2.10X3.40m
4	Bedroom 01	4.00X3.75m
5	Bathroom 01	2.10X1.90m
6	Dress	1.45X2.50m
7	Bedroom 02	3.20X4.00m
8	Bathroom 02	2.10X1.65m
9	Bedroom 03	2.10X1.64m
10	Bathroom 03	2.10X1.64m
11	Laundry	0.90X1.50m
12	Pantry	2.20X1.80 m
13	Balcony	9.37X2.00m
14	Balcony	17.48X2.30m

Suite Area	1236.02 Sq.ft
------------	---------------

Balcony Area	553.37 Sq.ft
--------------	--------------

Total Area	1789.39 Sq.ft
------------	---------------



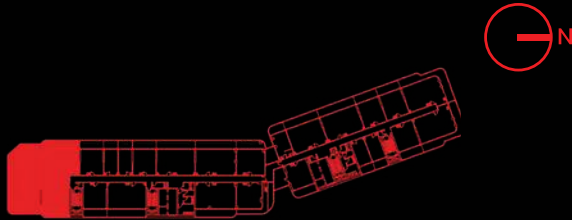
Key plan : Fifteenth Floor

3 BEDROOM-PENTHOUSE

3BR-PENTHOUSE 1

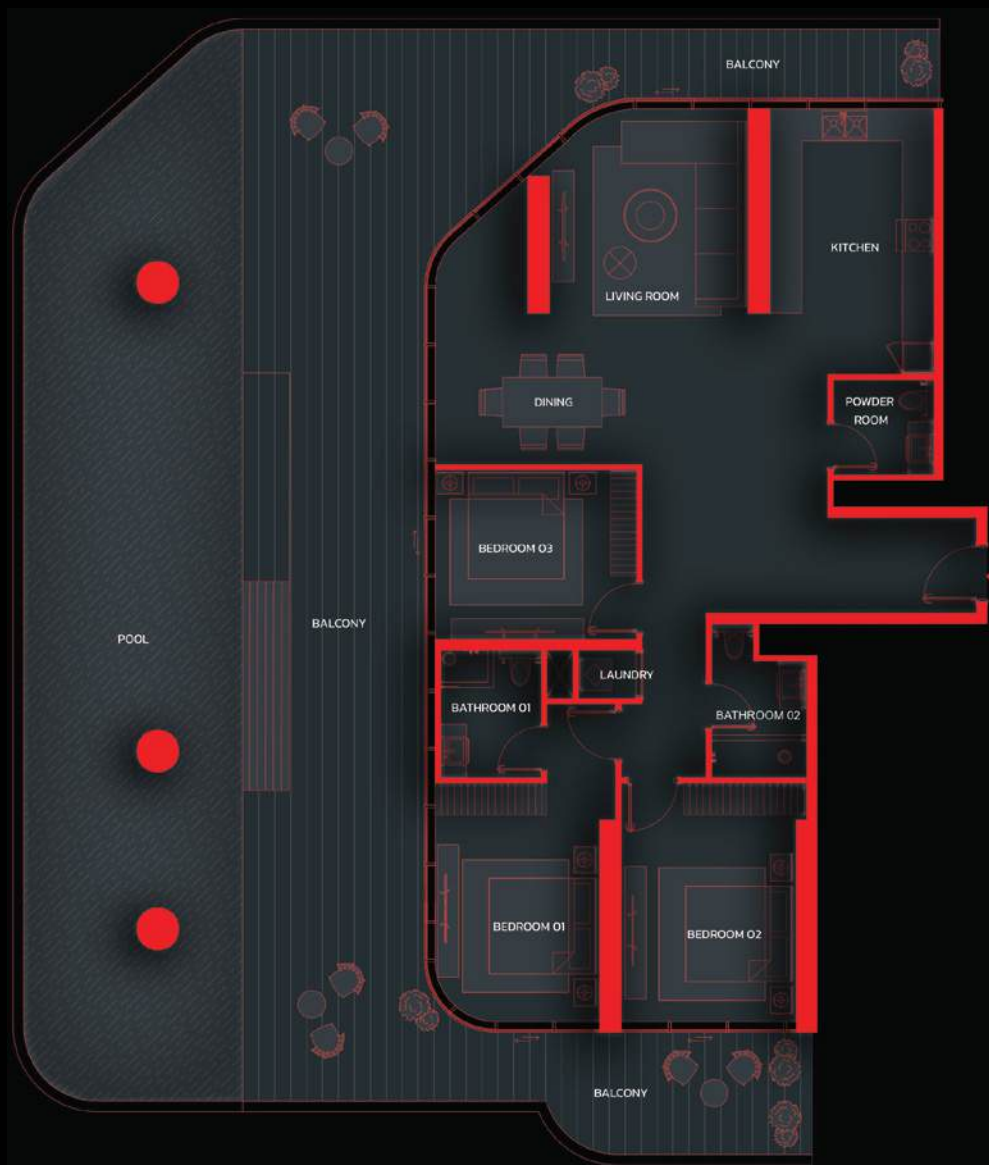
1	Kitchen	3.05X4.90m
2	Living Room	3.85X3.56m
3	Dining	2.78X3.85m
4	Bedroom 01	4.50X3.40m
5	Bathroom 01	2.30X2.00m
6	Laundry	1.40X0.90m
7	Bedroom 02	4.50X3.00m
8	Bathroom 02	1.80X2.20m
9	Powder Room	1.80X1.80m
10	Balcony	2.30X20.20m
11	Balcony	1.30X9.60m
12	Balcony	9.60X1.30m
13	Pool	20.20X4.13m

Suite Area	1770.56 Sq.ft	to	1770.66 Sq.ft
Balcony Area	869.29 Sq.ft	to	2579.79 Sq.ft
Total Area	2639.85 Sq.ft	to	4350.45 Sq.ft



Key plan : Ninth Floor

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.

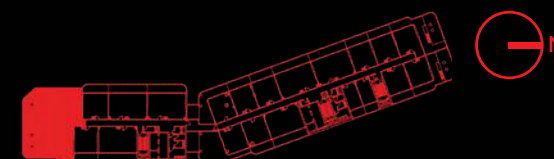


3 BEDROOM-PENTHOUSE

3BR-PENTHOUSE 2

1	Kitchen	3.10X5.00m
2	Living Room	3.85X3.75m
3	Dining	2.08X3.90m
4	Laundry	0.90X1.20m
5	Powder Room	1.80X1.90m
6	Bedroom 01	3.10X4.50m
7	Bathroom 01	2.40X1.90m
8	Bedroom 02	3.20X4.50m
9	Bathroom 02	1.70X2.20m
10	Bedroom 03	3.80X3.20m
11	Bathroom 02	1.95X1.75m
12	Balcony	20.20X3.42m
13	Balcony	1.30X13.12m
14	Balcony	10.72X2.30m
15	Pool	20.20X4.13m

Suite Area	1541.07 Sq.ft	to	1541.07 Sq.ft
Balcony Area	1564.21 Sq.ft	to	1992.29 Sq.ft
Total Area	3105.28 Sq.ft	to	3533.36 Sq.ft



Key plan : Eleventh Floor

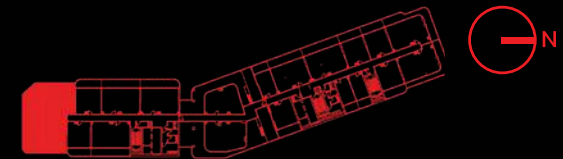


3 BEDROOM-PENTHOUSE

3BR-PENTHOUSE 3

1	Kitchen	3.10X5.00m
2	Living Room	3.85X3.75m
3	Dining	2.08X3.90m
4	Laundry	0.90X1.20m
5	Powder Room	1.80X1.90m
6	Bedroom 01	3.10X4.50m
7	Bathroom 01	2.40X1.90m
8	Bedroom 02	3.20X4.50m
9	Bathroom 02	1.70X2.20m
10	Bedroom 03	3.80X3.20m
11	Bathroom 02	1.95X1.75m
12	Balcony	20.20X2.86m
13	Balcony	12.65X1.30m
14	Balcony	10.15X1.30m
15	Pool	19.36X2.71m

Suite Area	1471.75 Sq.ft	to	1471.96 Sq.ft
Balcony Area	1513.41 Sq.ft	to	1513.30 Sq.ft
Total Area	2985.16 Sq.ft	to	2985.26 Sq.ft



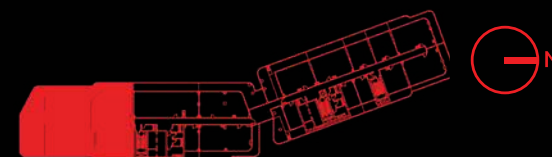
Key plan : Thirteenth Floor



3 BEDROOM-PENTHOUSE

3BR-PENTHOUSE 4

1	Kitchen	3.20X3.30m
2	Living Room	6.98X5.70m
3	Dining	6.80X3.80m
4	Master Bedroom	4.95X5.50m
5	Master Bathroom	3.30X1.90m
6	Laundry / Store	2.30X3.40m
7	Bedroom 01	4.20X3.35m
8	Bathroom 01	1.70X1.95m
9	Powder Room	1.95X1.45m
10	Bedroom 02	4.00X3.15m
11	Bathroom 02	1.95X1.75m
12	Maid Room	2.50X3.60m
13	Maid Bathroom	2.00X1.50m
14	Balcony	20.20X14.15m
15	Balcony	12.06X2.30m
16	Balcony	11.71X2.30m
17	Pool	7.25X20.20m
Suite Area		2161.39 Sq.ft
Balcony Area		5136.32 Sq.ft
Total Area		7297.72 Sq.ft



Key plan : Fifteenth Floor

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.

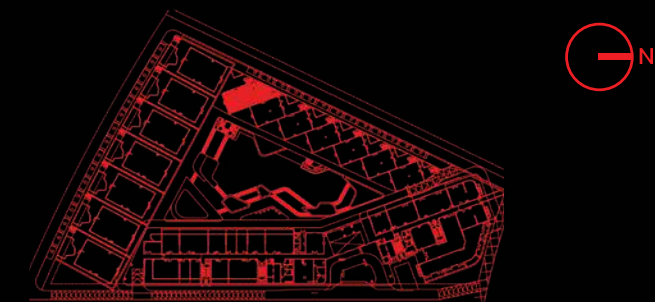


VILLA 3 BEDROOM

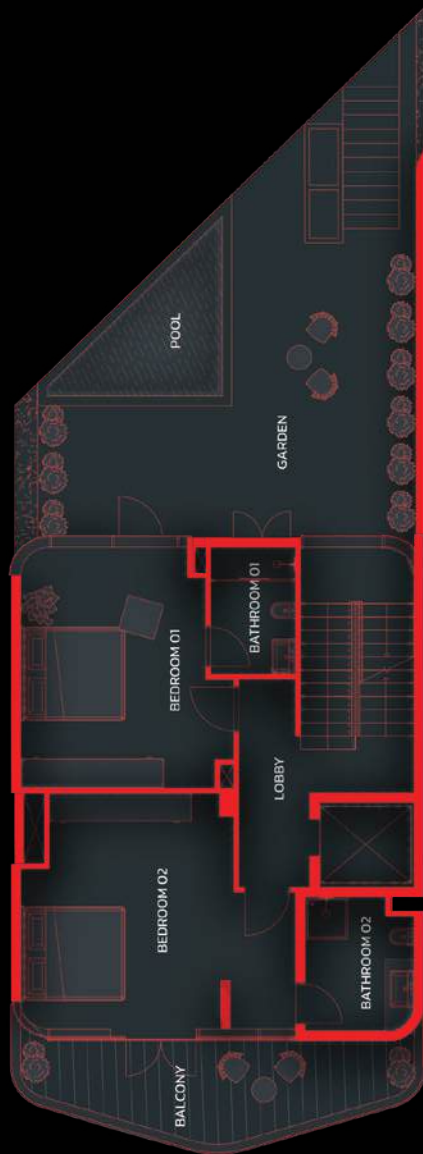
VILLA-GROUND FLOOR

1	Kitchen	3.90X3.11m
2	Living Room	4.20X3.90m
3	Dining	4.22X3.19m
4	Powder Room	1.90X1.90m
5	Maid Room	3.20X2.50m
6	Maid Bathroom	1.85X1.80m
7	Pump Room	1.80X1.67m
8	Pool	3.80X3.70m
9	Garden	11.30X8.50m

Suite Area	5994.85 Sq.ft	to	5994.85 Sq.ft
Balcony Area	3074.39 Sq.ft	to	3194.73 Sq.ft
Total Area	9069.24 Sq.ft	to	9189.58 Sq.ft



Key plan : Ground Floor

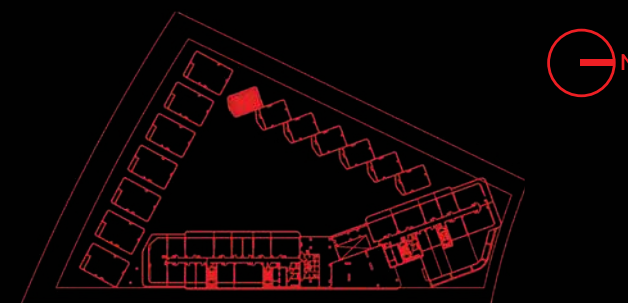


VILLA 3 BEDROOM

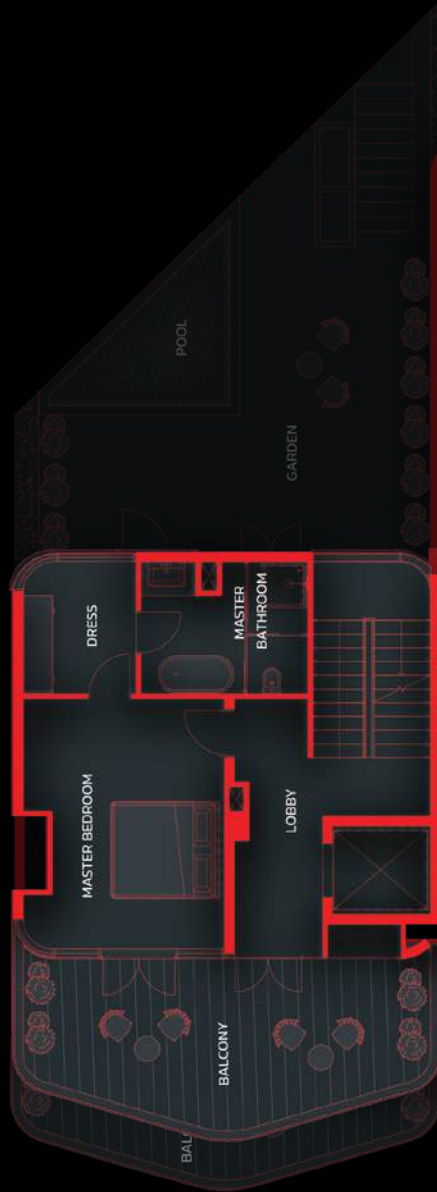
VILLA-FIRST FLOOR

1	Bedroom 01	5.10X4.50m
2	Bathroom 01	2.70X1.80m
3	Bedroom 02	5.00X3.90m
4	Bathroom 02	2.83X2.30m
5	Balcony	8.68X2.35m

Suite Area	5994.85 Sq.ft	to	5994.85 Sq.ft
Balcony Area	3074.39 Sq.ft	to	3194.73 Sq.ft
Total Area	9069.24 Sq.ft	to	9189.58 Sq.ft



Key plan : First Floor

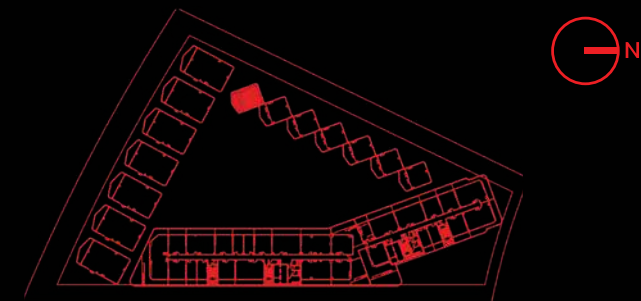


VILLA 3 BEDROOM

VILLA-SECOND FLOOR

1	Master Bedroom	5.10X4.20m
2	Master Bathroom	3.40X2.70m
3	Dress	2.70X2.30m
4	Balcony	8.66X3.68m

Suite Area	5994.85 Sq.ft	to	5994.85 Sq.ft
Balcony Area	3074.39 Sq.ft	to	3194.73 Sq.ft
Total Area	9069.24 Sq.ft	to	9189.58 Sq.ft



Key plan : Second Floor



VILLA 3 BEDROOM

VILLA-THIRD FLOOR

1	Balcony	8.30X2.78m
---	---------	------------

Suite Area	5994.85 Sq.ft	to	5994.85 Sq.ft
Balcony Area	3074.39 Sq.ft	to	3194.73 Sq.ft
Total Area	9069.24 Sq.ft	to	9189.58 Sq.ft



Key plan : Third Floor

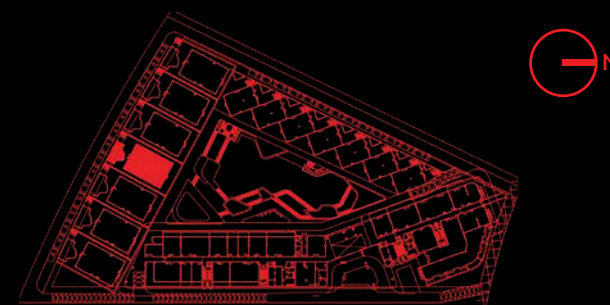


MANSION 5 BEDROOM

MANSION-GROUND FLOOR

1	Kitchen	4.10X4.00m
2	Living Room	4.90X7.10m
3	Dining	5.50X3.40m
4	Bedroom 01	4.70X4.00m
5	Bathroom 01	2.10X2.50m
6	Powder Room	1.30X2.05m
7	Maid Room	2.50X3.20m
8	Maid Bathroom	2.50X1.50m
9	Laundry	1.40X1.40m
10	Store	1.40X2.00m
11	Pump Room	1.40X2.00m
12	Pool	8.29X5.66 m
13	Garden	13.70X7.16m

Suite Area	3063.30 Sq.ft	to	3063.19 Sq.ft
Balcony Area	2303.80 Sq.ft	to	1774.11 Sq.ft
Total Area	5367.10 Sq.ft	to	4837.30 Sq.ft



Key plan : Ground Floor

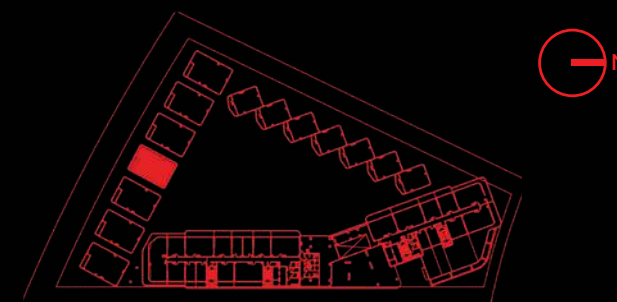


MANSION 5 BEDROOM

MANSION-FIRST FLOOR

1	Lounge 01	6.90X5.90m
2	Gym	4.00X2.80m
3	Bedroom 02	4.70X4.00m
4	Bathroom 02	2.10X2.50m
5	Bedroom 03	3.70X5.50m
6	Bathroom 03	5.50X1.90m
7	Bathroom 05	2.50X3.20m
8	Balcony	5.70X1.50m

Suite Area	3063.30 Sq.ft	to	3063.19 Sq.ft
Balcony Area	2303.80 Sq.ft	to	1774.11 Sq.ft
Total Area	5367.10 Sq.ft	to	4837.30 Sq.ft



Key plan : First Floor

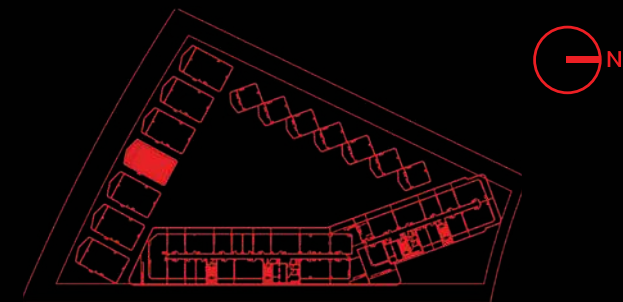


MANSION 5 BEDROOM

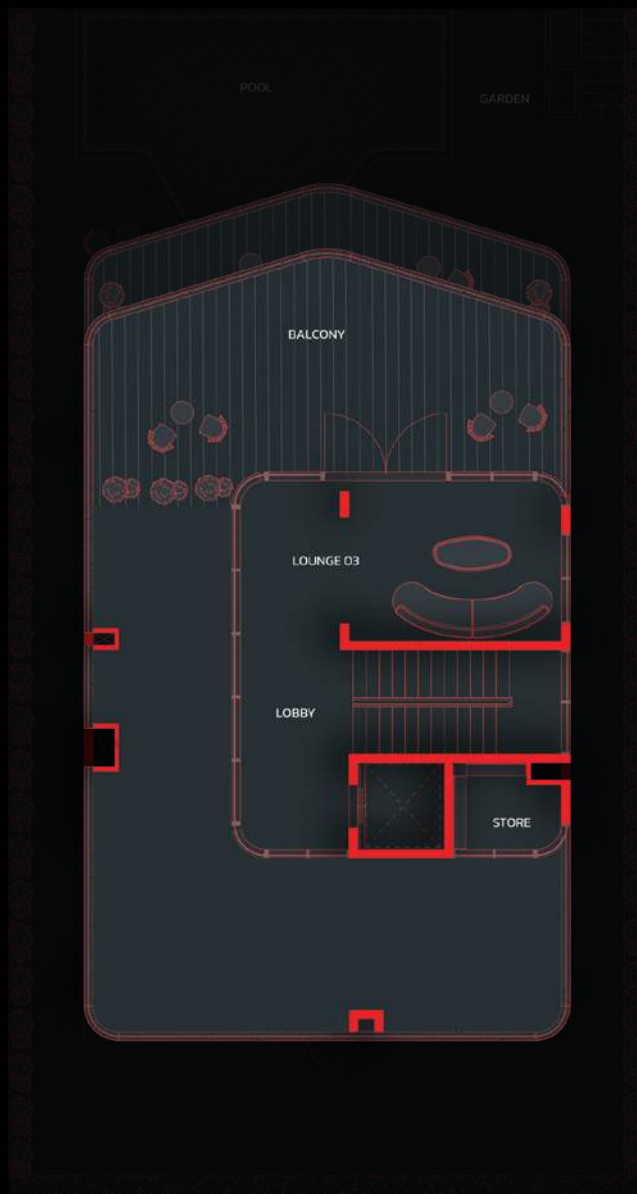
MANSION-SECOND FLOOR

1	Lounge 02	8.80X5.90m
2	Bedroom 04	4.70X4.00m
3	Bathroom 04	2.10X2.50m
4	Bathroom 06	1.80X2.70m
5	Master Bedroom	7.10X4.30m
6	Master Bathroom	3.60X3.40m
7	Dress	3.70X3.70m
8	Study	2.60X3.95m
9	Balcony	3.05X10.40m

Suite Area	3063.30 Sq.ft	to	3063.19 Sq.ft
Balcony Area	2303.80 Sq.ft	to	1774.11 Sq.ft
Total Area	5367.10 Sq.ft	to	4837.30 Sq.ft



Key plan : Second Floor

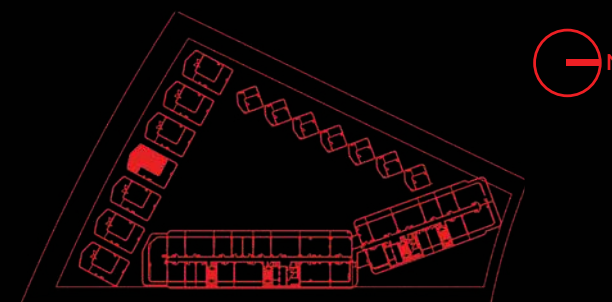


MANSION 5 BEDROOM

MANSION-THIRD FLOOR

1	Lounge 03	4.90X3.70m
2	Store	2.00X2.50m
3	Balcony	10.80X4.95m

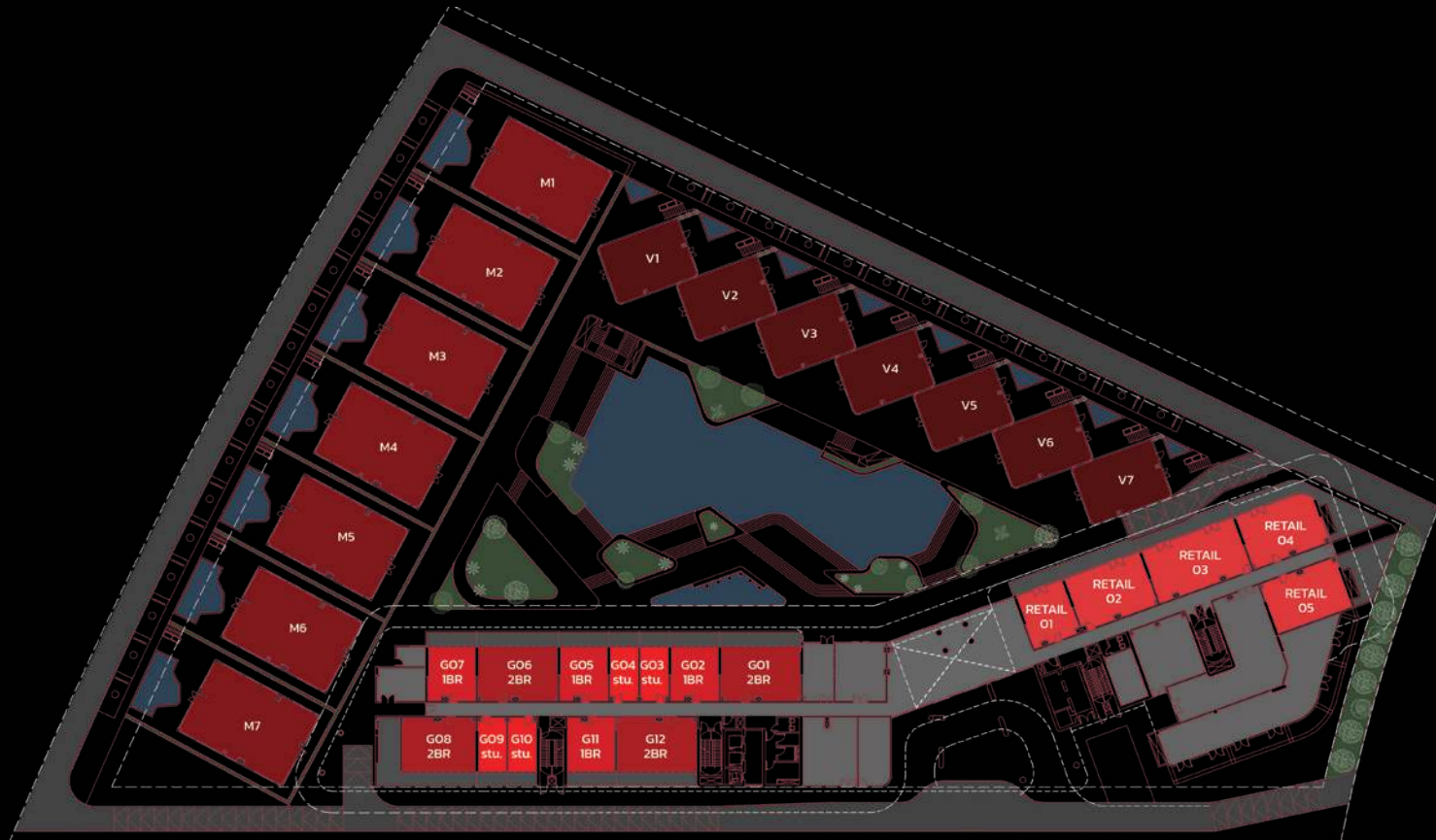
Suite Area	3063.30 Sq.ft	to	3063.19 Sq.ft
Balcony Area	2303.80 Sq.ft	to	1774.11 Sq.ft
Total Area	5367.10 Sq.ft	to	4837.30 Sq.ft



Key plan : Third Floor

FLOOR PLANS

GROUND FLOOR LAYOUT



● STUDIO

● 1 BHK

● 2 BHK

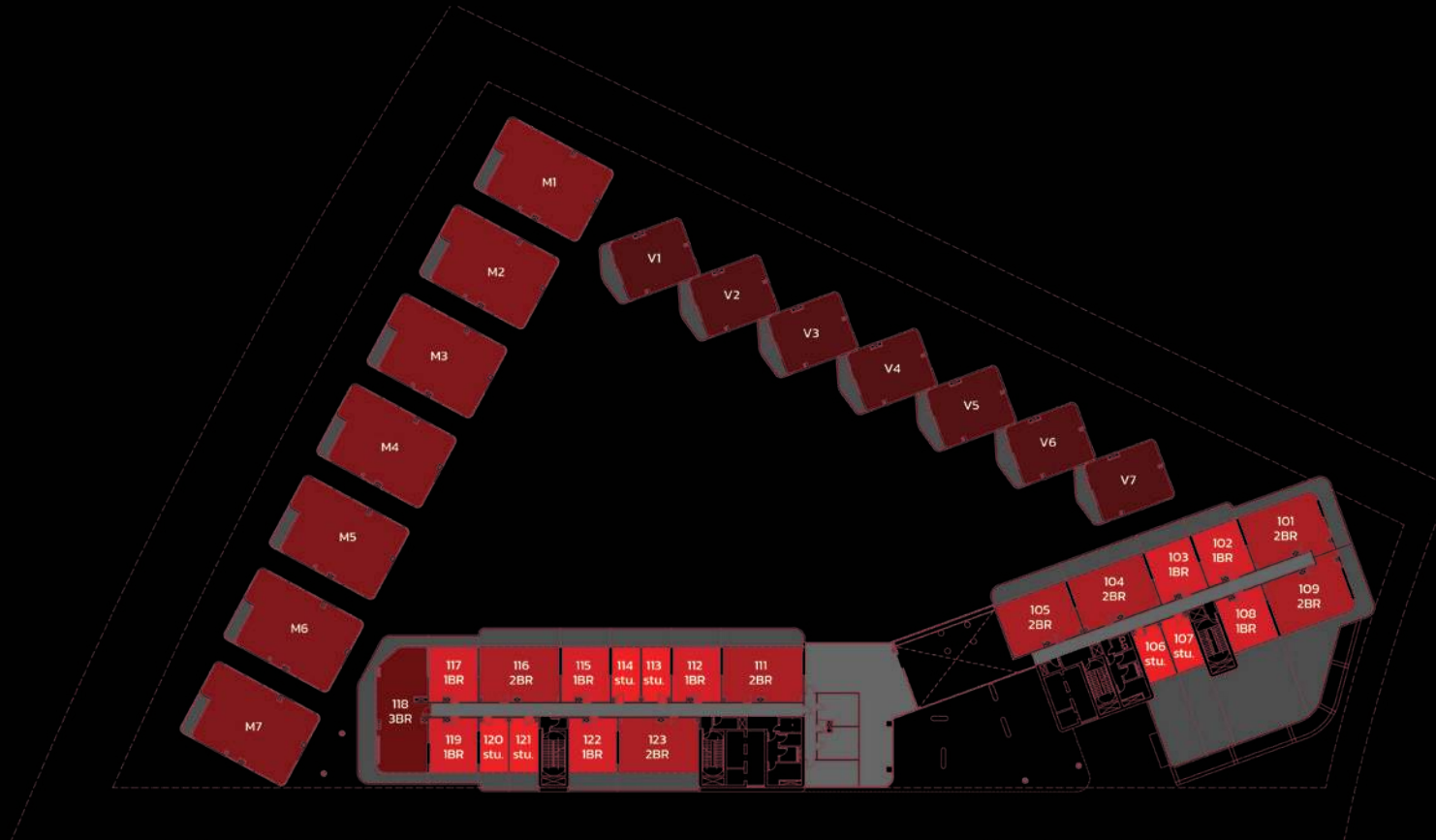
● 3 BHK

● MANSION

● VILLA

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

FIRST FLOOR LAYOUT



STUDIO

1 BHK

2 BHK

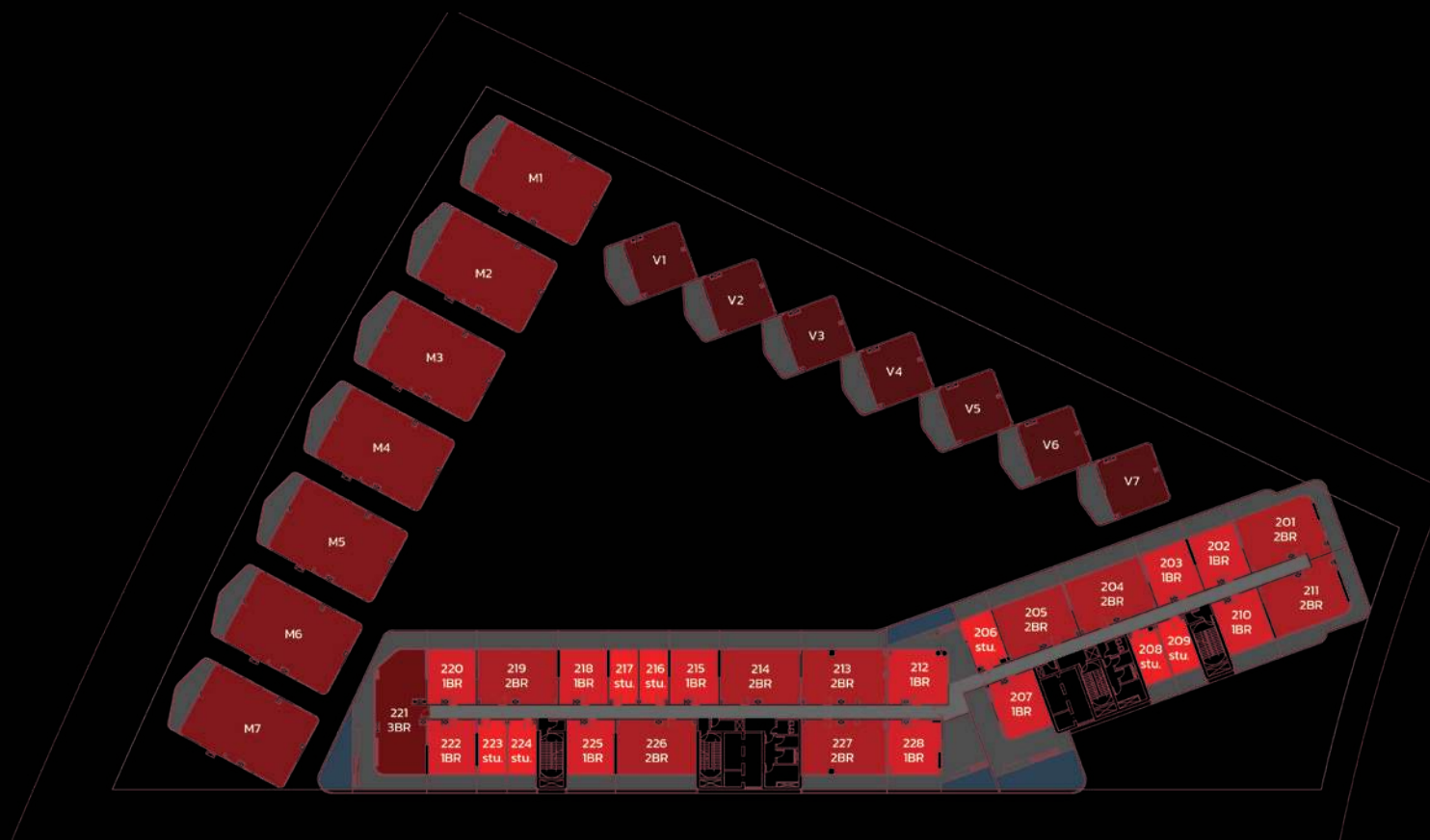
3 BHK

MANSION

VILLA

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.

SECOND FLOOR LAYOUT



STUDIO

1 BHK

2 BHK

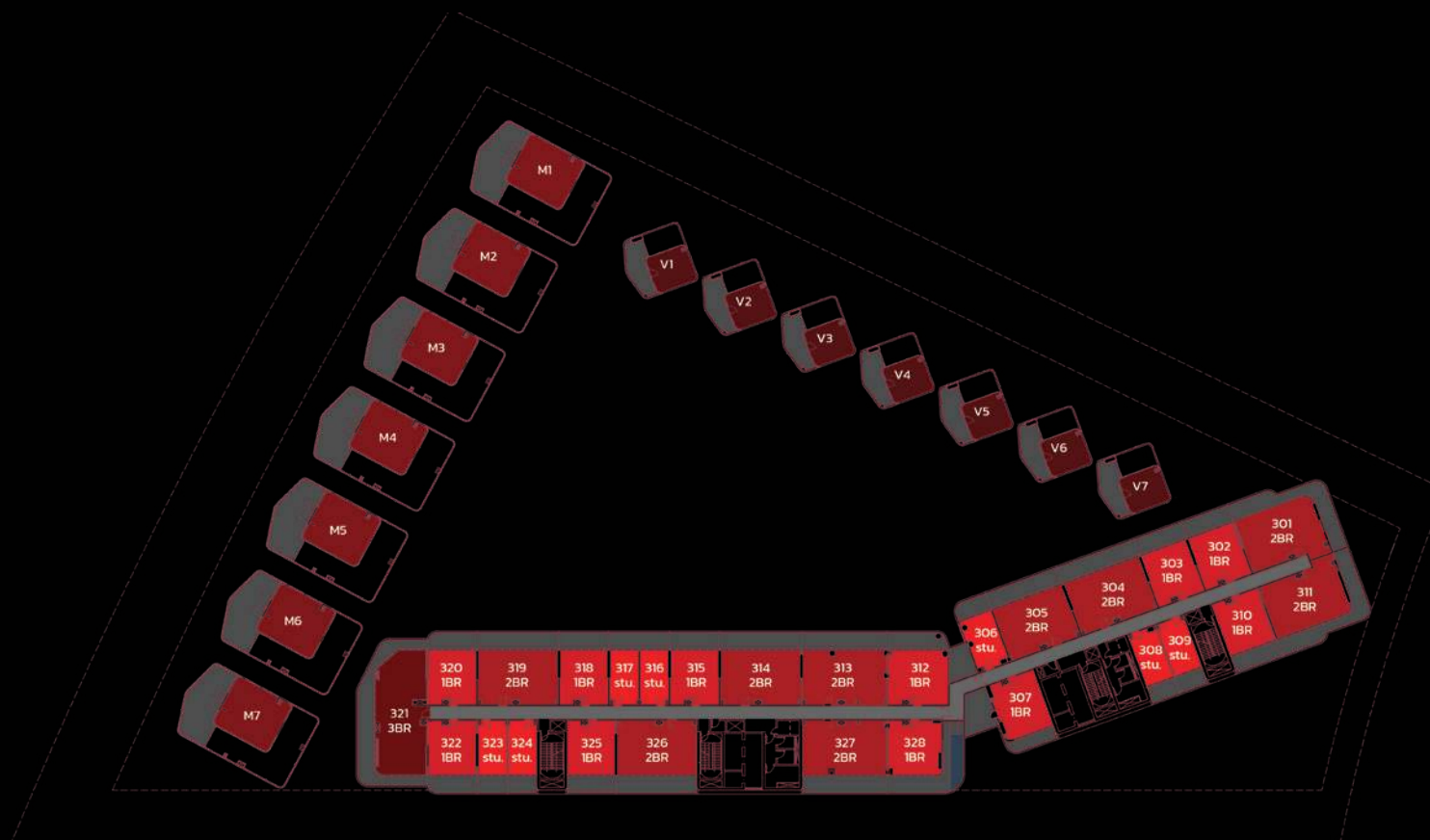
3 BHK

MANSION

VILLA

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.

THIRD FLOOR LAYOUT



STUDIO

1 BHK

2 BHK

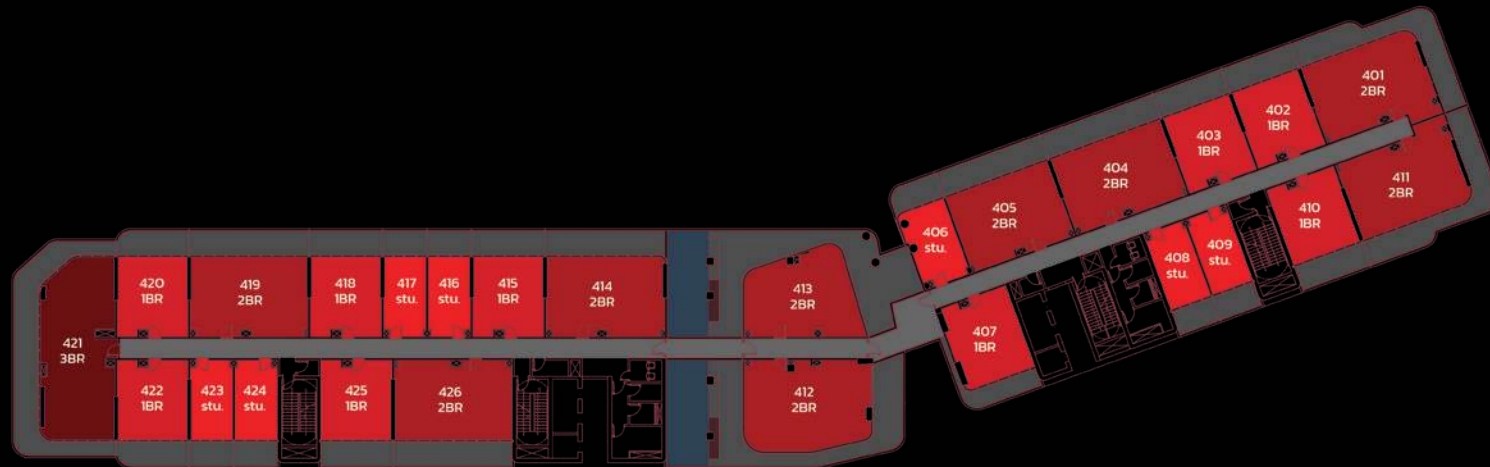
3 BHK

MANSION

VILLA

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.

FOURTH FLOOR LAYOUT



● STUDIO

● 1 BHK

● 2 BHK

● 3 BHK

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.

FIFTH FLOOR LAYOUT



STUDIO

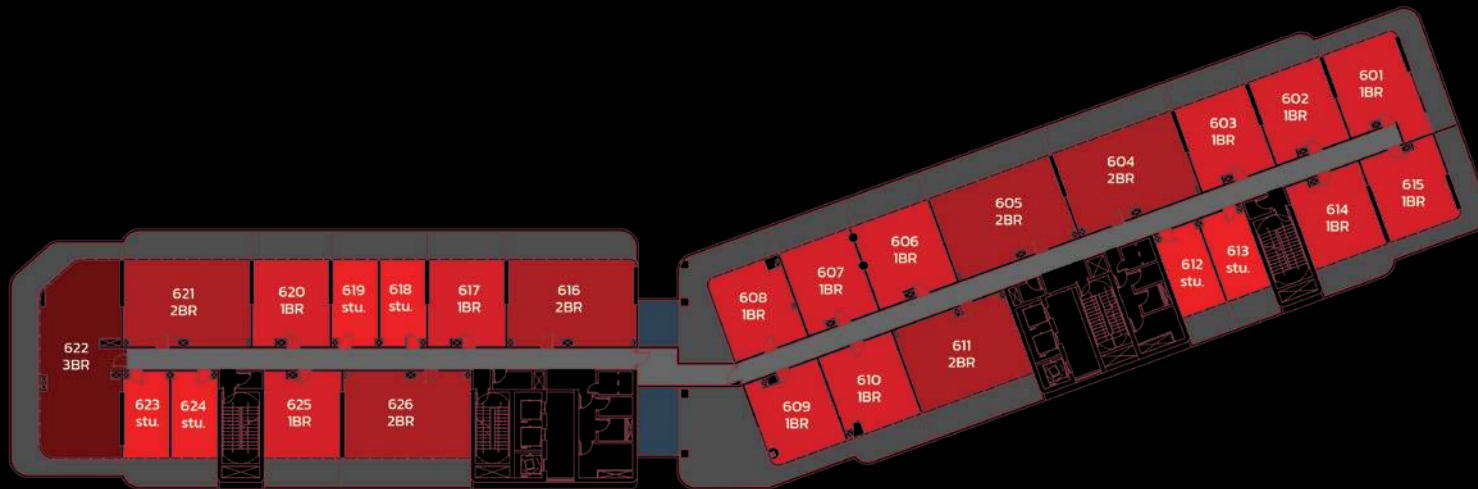
1 BHK

2 BHK

3 BHK PENTHOUSE

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.

SIXTH FLOOR LAYOUT



● STUDIO

● 1 BHK

● 2 BHK

● 3 BHK

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.

SEVENTH FLOOR LAYOUT



● STUDIO

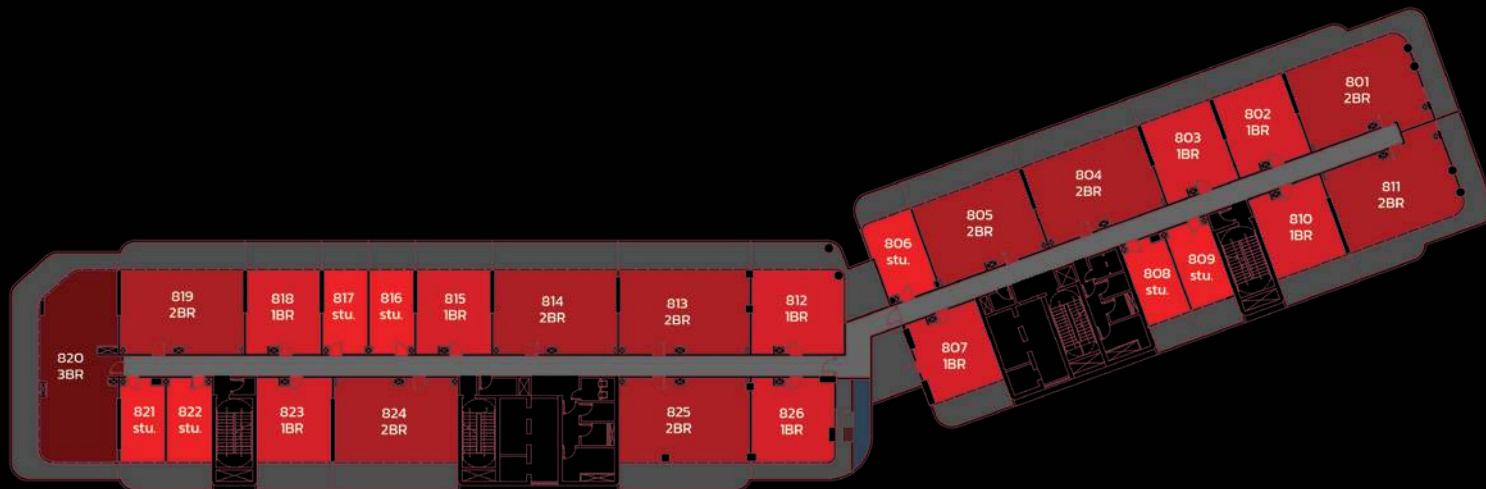
● 1 BHK

● 2 BHK

● 3 BHK

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.

EIGHTH FLOOR LAYOUT



● STUDIO

● 1 BHK

● 2 BHK

● 3 BHK

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.

NINTH FLOOR LAYOUT



STUDIO



1 BHK



2 BHK



3 BHK PENTHOUSE

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.

TENTH FLOOR LAYOUT



● STUDIO

● 1 BHK

● 2 BHK

● 3 BHK

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.

ELEVENTH FLOOR LAYOUT



STUDIO



1 BHK



2 BHK



3 BHK PENTHOUSE

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.

TWELFTH FLOOR LAYOUT



● STUDIO

● 1 BHK

● 2 BHK

● 3 BHK PENTHOUSE

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 LAYOUT



● STUDIO

● 1 BHK

● 2 BHK

● 3 BHK PENTHOUSE

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.

FOURTEENTH FLOOR LAYOUT



● STUDIO

● 1 BHK

● 2 BHK

● 3 BHK PENTHOUSE

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.

FIFTEENTH FLOOR LAYOUT



STUDIO



1 BHK



2 BHK



3 BHK PENTHOUSE

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.



ITALIAN LEGACY.
NOW LIVED.



BNW DEVELOPMENTS

بي ان دبليو للتطوير العقاري

33rd Floor, Ubor Tower, Business Bay, Dubai, UAE

☎ 800BNWUAE

🌐 BNW.AE

✉ INFO@BNW.AE