BRABUS ISLAND ABU DHABI

FACTS & FIGURES

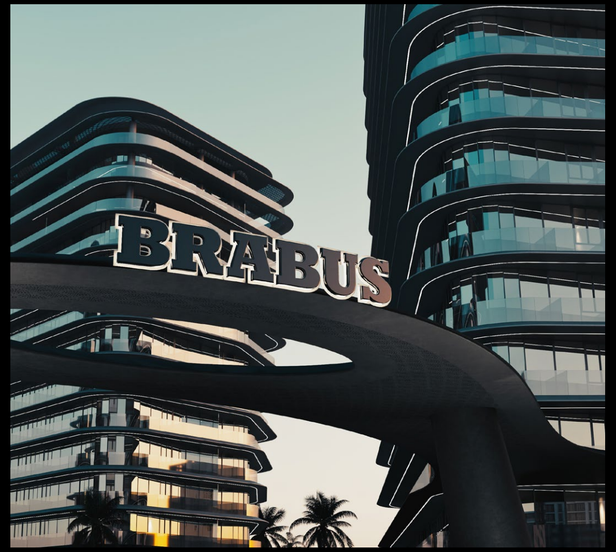
IDEA	BRANDED ISLAND IN ABU DHABI, UAE
LOCATION	AL SEEF DISTRICT, AL RAHA, ABU DHABI, UAE
CONCEPT	4 TOWERS 352 APARTMENTS 96 VILLAS
TIMELINE	BEGINNING SUMMER 2025 COMPLETION DATE Q1 2029
APARTMENTS	**352** TOTAL **256** 2-BEDROOM **80** 3-BEDROOM **16** 4-BEDROOM

BRABUS ISLAND ABU DHABI

UNIT FEATURES

- Private balconies / terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms and guest toilets wherever applicable
- En-suite bedrooms as per plan
- Double glazed windows
- Built-in wardrobes in bedrooms
- Shower in each bathroom
- Central air conditioning
- Vanity units & Mirrors
- Satellite master antenna and fibre optic connection for high speed internet access

- شرفات / تراسات خاصة حسب مخطط الوحدة
- خزائن مطبخ وأسطح علوية
- حمامات مكسوّة بالكامل ودورات مياه للضيوف حيث يكون متاحاً
- غرف نوم ماستر حسب المخطط
- نوافذ زجاجية مزدوجة
- خزائن مدمجة في غرف النوم
- دش وحوض استحمام في كل حمام
- نظام تكييف مركزي
- وحدات تخزين ومرايا
- الإنترنت عبر الأقمار الصناعية و توصيل الألياف الضوئية لضمان الحصول على سرعة عالية



BRABUS ISLAND – HOME OF THE WOW

على شاطئ «الراحة» في أبو ظبي، أحد أبرز المشاريع الفاخرة على الواجهة البحرية في الساحل الشرقي للخليج العربي، تطلّ عليك جزيرة برابوس.. مشروع سكني في موقع استثنائي، يضمن للسكان سهولة الوصول إلى مركز مدينة أبو ظبي، وطرق النقل الرئيسية المؤدية إلى دبي.

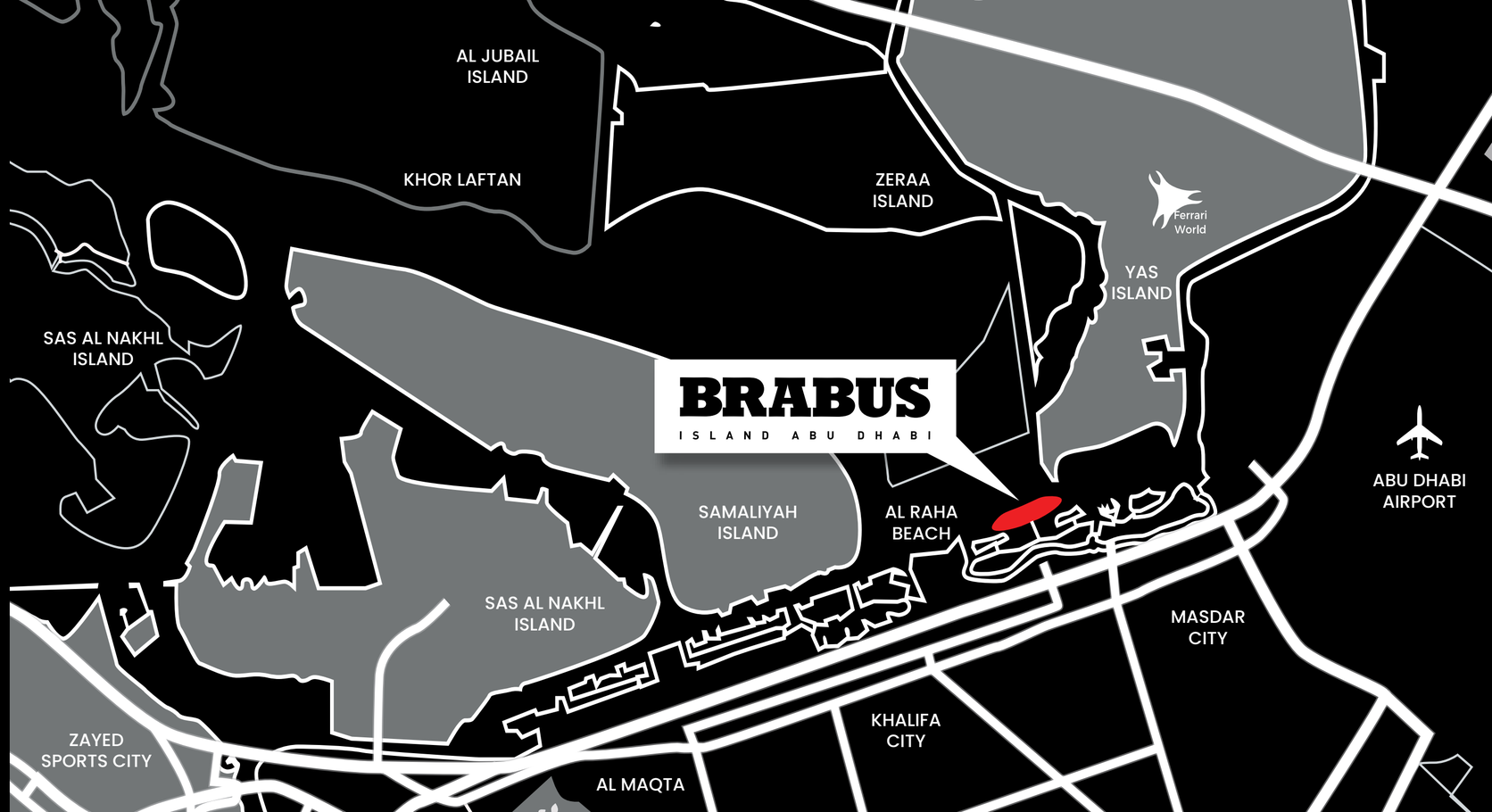
المشروع يتألف من 352 وحدة سكنية، مقسمة على 4 مباني سكنية فاخرة، كل منها يتألف من 13 طابقاً، بالإضافة إلى الطابق السفلي. إذا كنت تتطلّع إلى ما هو خارج المألوف، هذا المشروع لك!

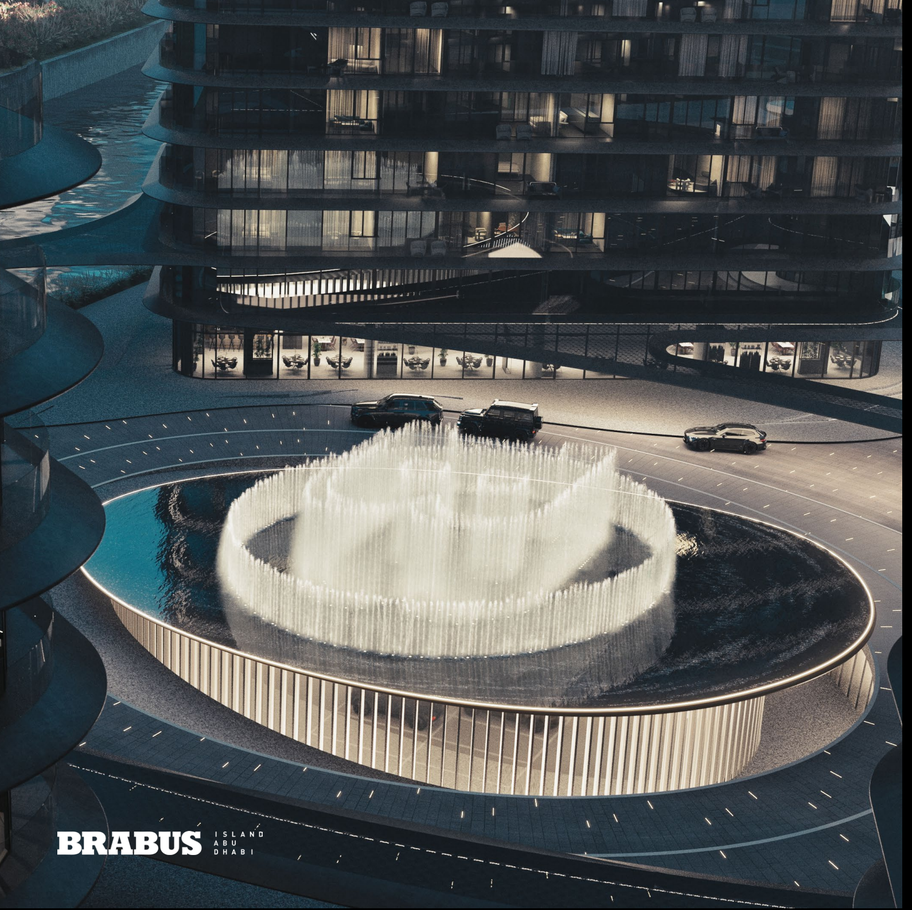
Strategically positioned within Al Raha Beach, Abu Dhabi; a prestigious waterfront development along the Arabian Gulf's eastern coast. This prime location ensures residents have easy access to both Abu Dhabi's city center and major transport routes leading to Dubai. This high-end residential development features four luxury buildings, each rising to 13 floors plus a basement. Offering a total of 352 units, designed unapologetically, for those who won't settle for the ordinary.

BRABUS ISLAND ABU DHABI

STAY IN THE HEART OF THE ACTION!

05 Minutes Driving to Al Raha Beach
10 Minutes Driving to Masdar City
10 Minutes Driving to Abu Dhabi International Airport
15 Minutes Driving to Khalifa City
15 Minutes driving to Sheikh Zayed Grand Mosque
18 Minutes Driving to Yas Island
18 Minutes Driving to Etihad Arena
20 Minutes Driving to Ferrari World Yas Island
25 Minutes Driving to Saadiyat Island
25 Minutes Driving to Louvre Abu Dhabi
28 Minutes Driving to Guggenheim Abu Dhabi




BRABUS
ISLAND
ABU
DHABI

BRABUS
BRABUS

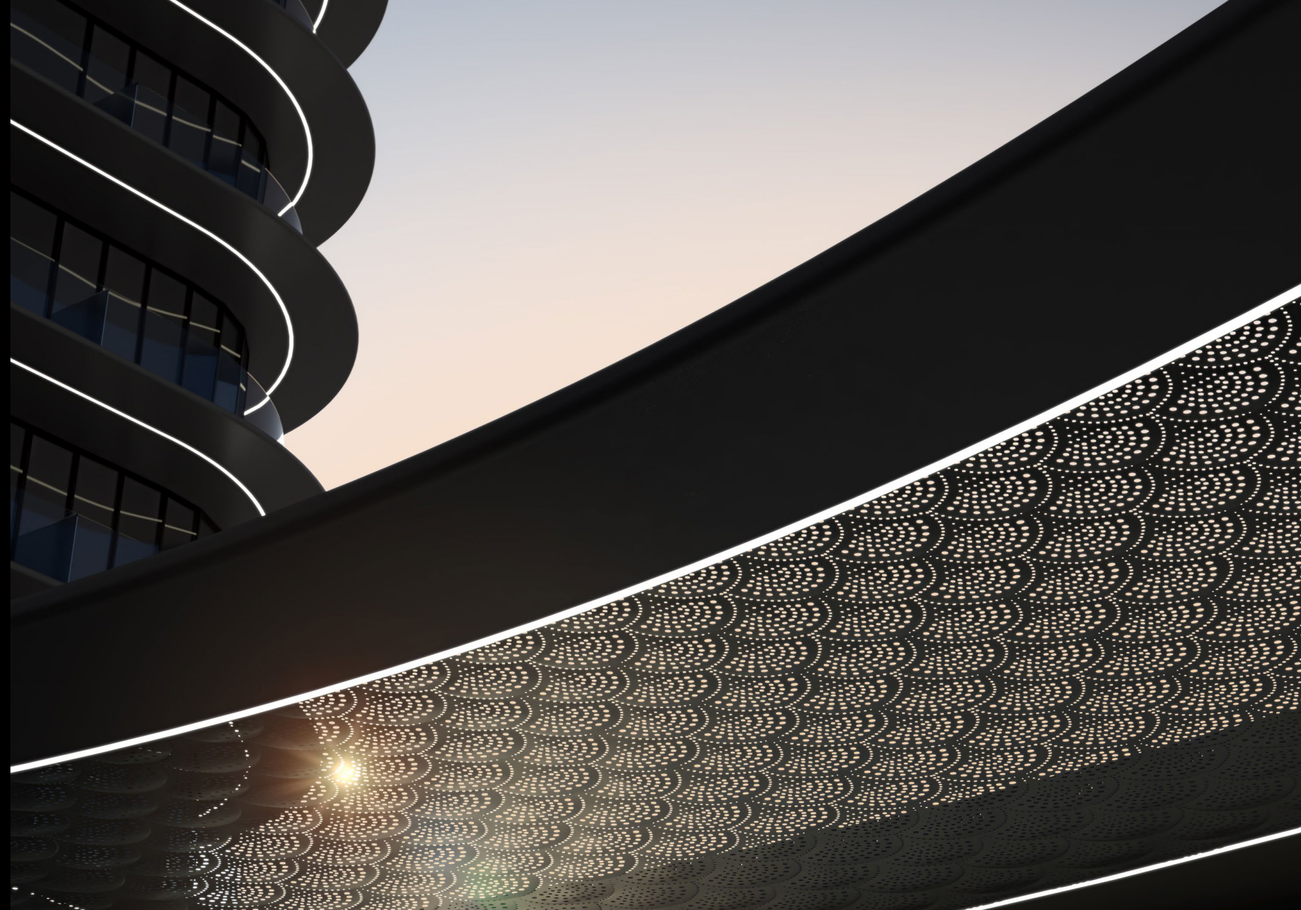
BRABUS
BRABUS ISLAND ABU DHABI

فلسفة التصميم

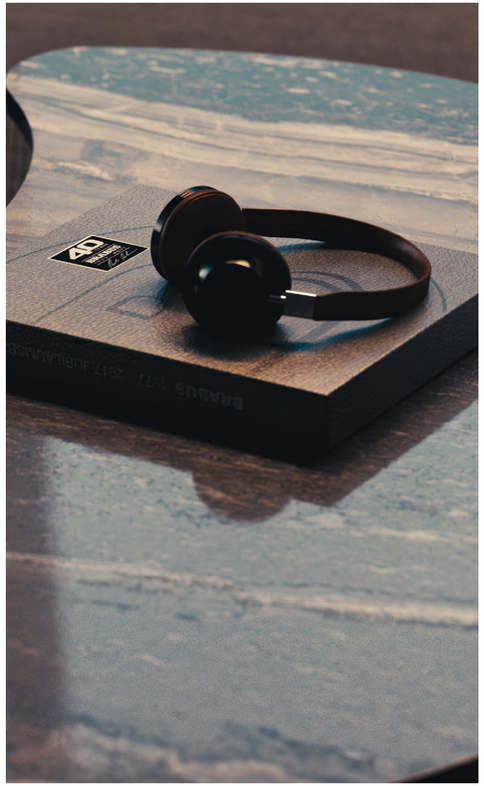
بشكل هندسي منفرد، يعبّر عن روح برابوس، تعكس «جزيرة برابوس» تجربة سكنية فاخرة. إنها مفهوم جديد لـ «المنزل» بأسلوب حياة متكامل، يلبّي تطلعات كل من يتوق إلى بيت فريد من نوعه، وأن يعيش بأسلوب «برابوس».

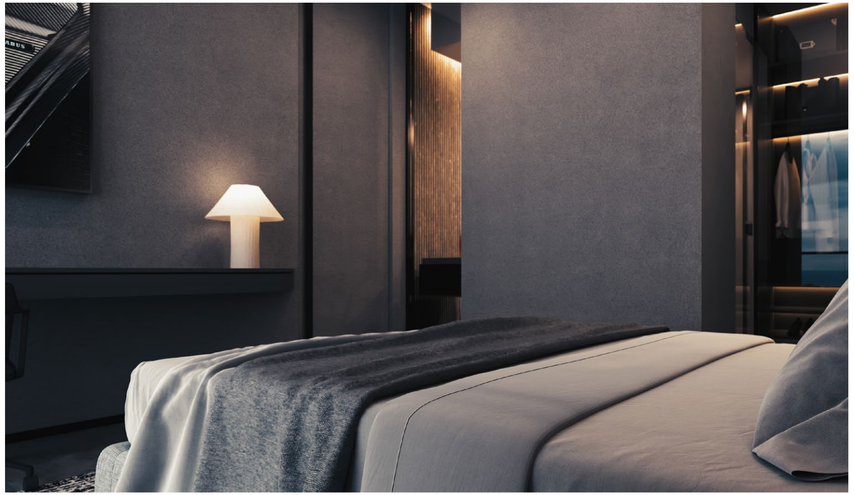
DESIGN PHILOSOPHY

BRABUS ISLAND brings the BRABUS design philosophy to life in the form of tailor-made architecture, transforming its progressive DNA into an immersive living experience. It represents a new idea of "Home" for a new kind of owner — for those who live life without compromise. For those who want to live BRABUSIZED.



LIVE BRABUSIZED





BRABUS ISLAND ABU DHABI

UNIT TYPES

كل منزل يمكن أن يخضع لنهج تصميم داخلي معماري خاص، تتباين فيه الألوان الثلاثة بين الأسود والأبيض والرمادي. كل منها يعكس رؤية مختلفة لهوية برابوس من حيث الشكل والمضمون، بما يتناسب مع أسلوب حياة المالكين. ما يجعل البيت تحفة معمارية، مستوحاة من عالم برابوس للسيارات الخارقة. أما التصميم، يأتي بشكل يعبّر عن شخصية المالك الخاصة. نحن أمام تجربة هندسية فاخرة، مصممة تحديداً لعيش لحظة واحدة لا تنسى!

Each home can be fully personalized with a modular interior design approach. Starting from three distinct colorways — Black and Bold, White Bliss and Gray Haven — each offering a different interpretation of the brand's signature look and feel, residents are able to configure their own BRABUS MASTERPIECE to live in. Inspired by the world of tailor-made BRABUS supercars, the design can be tailored to reflect the unique personality of the owner. It's an uncompromising approach to luxury, designed to deliver one thing above all: the BRABUS 1-Second-Wow.

KEY PLAN

TOWERS A, B, C, D
TYPICAL FLOOR (1ST-10TH)

2-Bedroom
Type 01

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

KEY PLAN

TOWERS A, B, C, D
TYPICAL FLOOR (1ST-10TH)

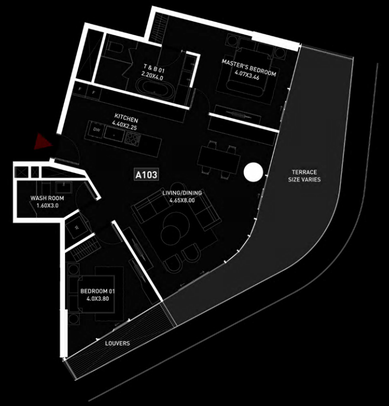
2-Bedroom
Type 02

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

KEY PLAN

TOWERS A, B, C, D
TYPICAL FLOOR (1ST-10TH)

2-Bedroom
Type 03

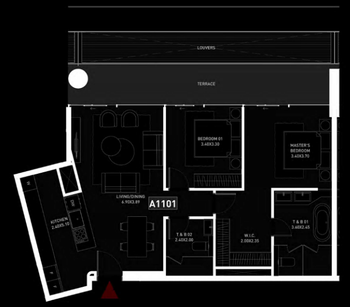


All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

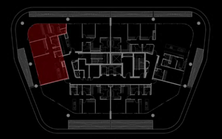
KEY PLAN

TOWERS A, B, C, D
11TH FLOOR

2-Bedroom
Type 04



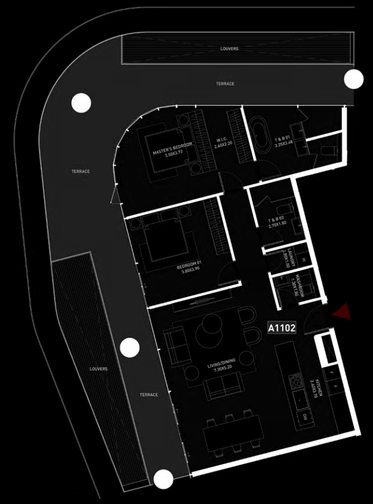
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.



KEY PLAN

TOWERS A, B, C, D
11TH FLOOR

2-Bedroom
Type 05

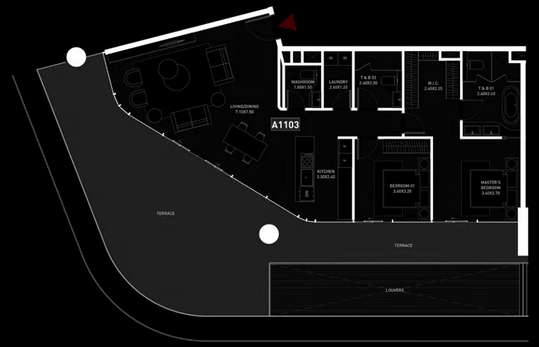


All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

KEY PLAN

TOWERS A, B, C, D
11TH FLOOR

2-Bedroom
Type 06

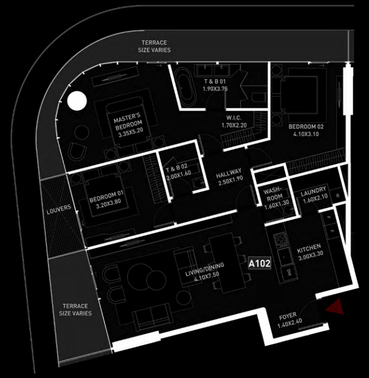


All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

KEY PLAN

TOWERS A, B, C, D
TYPICAL FLOOR (1ST-10TH)

3-Bedroom
Type 01

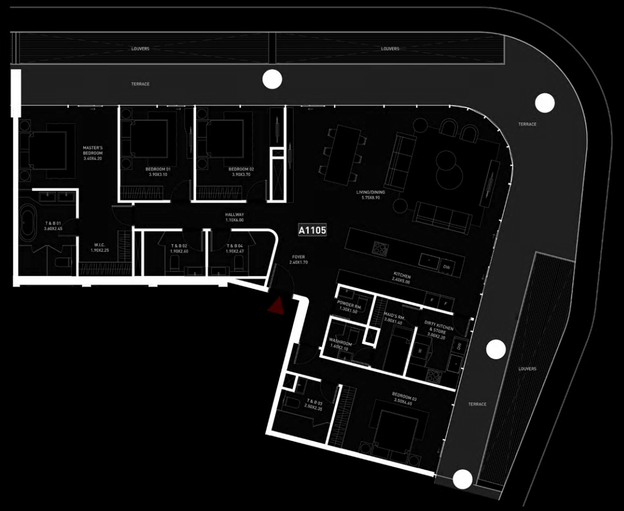


All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

KEY PLAN

TOWERS A, B, C, D
11TH FLOOR

4-Bedroom
Type 01



All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

KEY PLAN

TOWERS A, B, C, D
12TH-13TH FLOOR

4-Bedroom
Type 02 - Penthouse

Lower Floor

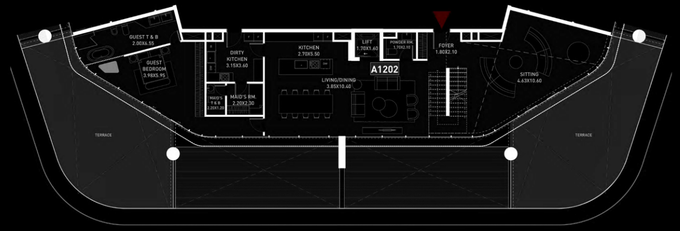
Upper Floor

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

KEY PLAN

TOWERS A, B, C, D
12TH-13TH FLOOR

4-Bedroom
Type 03 - Penthouse



Lower Floor

Upper Floor

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

BRABUS ISLAND ABU DHABI

BRABUS GmbH
Brabus-Allee
46240 Bottrop
Germany
Phone: +49 (0)151 70294192
brabusisland@brabus.com
brabus-island.com

COSMO Powered by R.

Abu Dhabi-UAE | Head Office Tamouh Tower
28th Floor, Al Reem Island
P.O. Box: 111949
Tollfree: +971 800 77 55 2
info@cosmodevelopments.com

Legal Disclaimer:

The information contained in this brochure is confidential and is for the exclusive use of the recipient. This brochure may not be reproduced, distributed, delivered, or furnished to any person without the prior written approval of Reportage Properties. No representation or warranty (expressed or implied) is made or can be given with respect to the accuracy or completeness of the information herein, or that any future offer of units or apartments in the project will conform to the terms described herein. Nothing in this leaflet should be constructed as financial, legal, tax or regulatory advice. All accessories such as electronics, furniture, white goods, decorative elements and so forth included in this brochure are not part of the standard unit and used for illustration purposes only. All plans, layouts, pictures, renderings, information and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project and regulatory approvals and planning permissions.

COSMO X BRABUS

PSI.

PROPERTY SHOP

INVESTMENT