THE BRISTOL

RESIDENCES

RAMHAN ISLAND, ABU DHABI


THE BRISTOL

A Legacy That Shapes Horizons

Abu Dhabi stands among the world's great capitals—a city where cultural depth meets bold vision and exceptional design. Here, progress is purposeful, shaped by quality, sustainability and precision to create enduring destinations that reflect the capital's ambition and distinctive character.







Ramhan Island is more than a location it's a lifestyle. A masterplan that celebrates waterfront living with single-family homes, a vibrant marina, and curated retail experiences. Every detail is crafted to harmonize luxury with nature.

15 Min | *from Sheikh Zayed Grand Mosque*

15 Min | *from Abu Dhabi International Airport*



Ramhan Island Abu Dhabi

Just off Abu Dhabi's coast, Ramhan Island rises as a rare and extraordinary natural sanctuary, embraced by crystalline waters and protected mangroves. Here, architecture is shaped by the landscape and life unfolds at a timeless rhythm—from serene mornings along the marina to radiant sunsets stretching across the horizon, with the city effortlessly within reach.

An elevated luxury experience.



THE BRISTOL

HOTELS & RESORTS

RAMHAN ISLAND, ABU DHABI

THE BRISTOL

RESIDENCES
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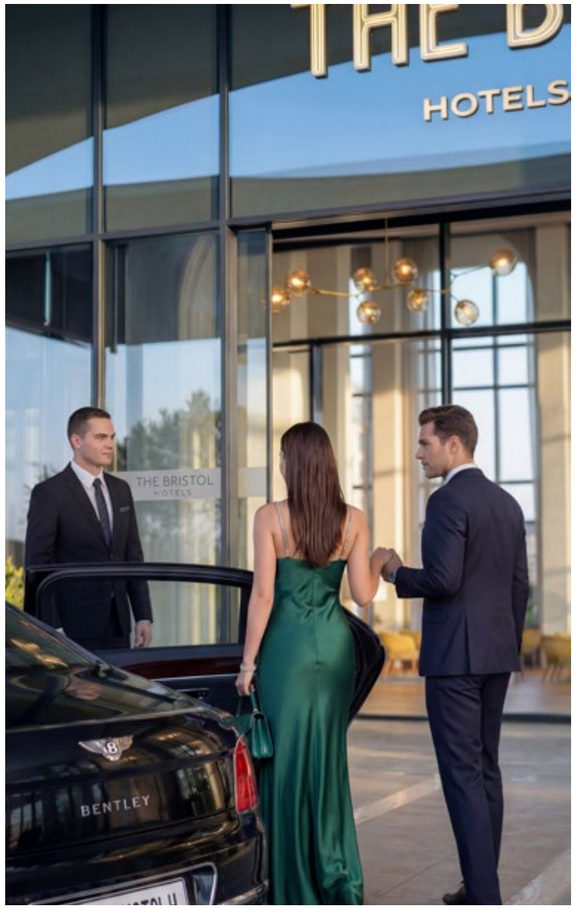
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At Ramhan Island, The Bristol is reimagined for a new era—bringing together timeless elegance, contemporary living and the beauty of island life in one exceptional address.









From the moment of arrival, cascading water, sculpted landscapes and thoughtful design create an atmosphere of quiet distinction.

Generous spaces, elegant details and a seamless connection to the waterfront give every residence a timeless sense of refinement.



With just 125 residences, The Bristol offers an intimate waterfront address where privacy meets the privileges of hotel living. Direct marina access, curated amenities and attentive service bring together the comfort of home with the ease of a fully serviced island retreat.





1 BEDROOM

TYPE 1 (BALC)

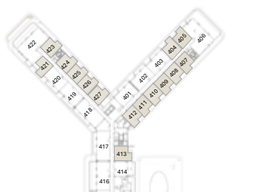
Sellable Area	58.72 m^2
Balcony/ Terrace Area	9.86 m^2
Total Gross Area	68.58 m^2



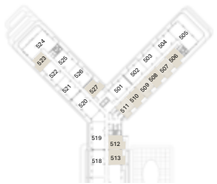
LEVEL 2



LEVEL 3



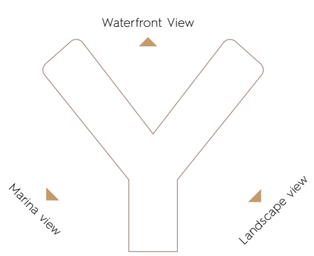
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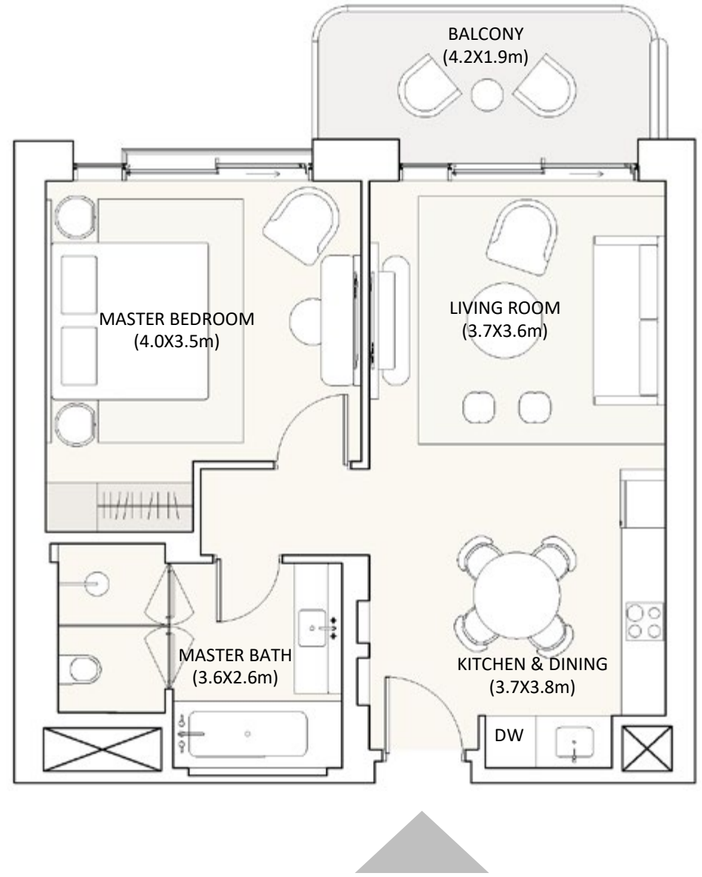


LEVEL 5



LEVEL 6





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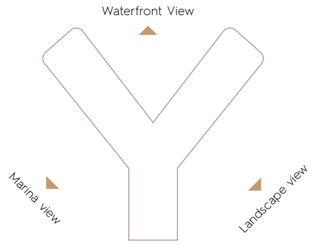
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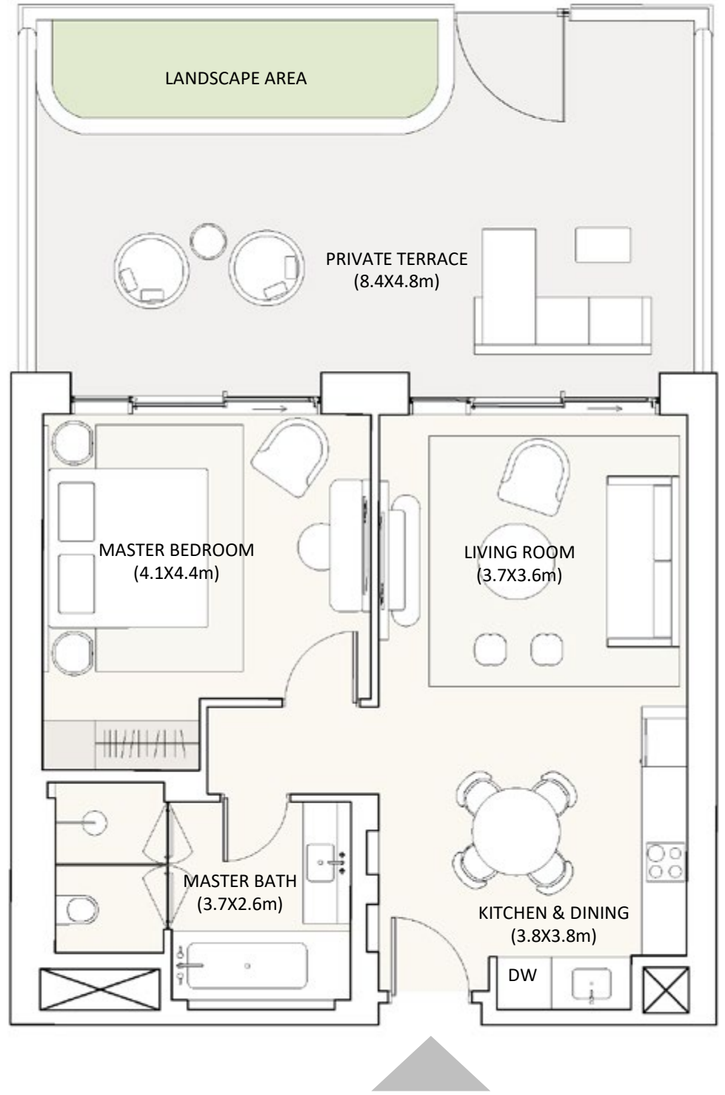
TYPE 1A (TERR)

Sellable Area	60.41 m^2
Balcony/ Terrace Area	41.97 m^2
Total Gross Area	102.38 m^2



LEVEL 1





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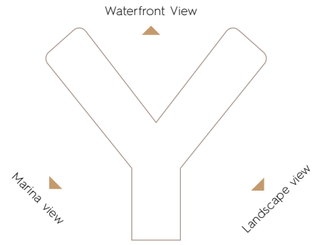
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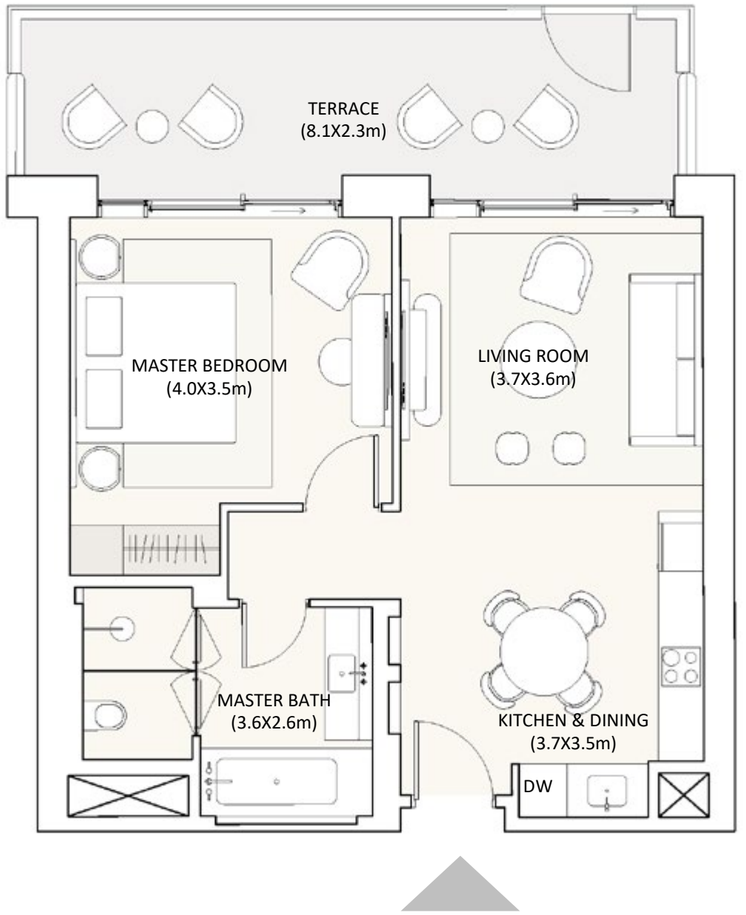
(TERR)

Sellable Area	58.61 m^2
Balcony/ Terrace Area	21.83 m^2
Total Gross Area	80.44 m^2



LEVEL 2





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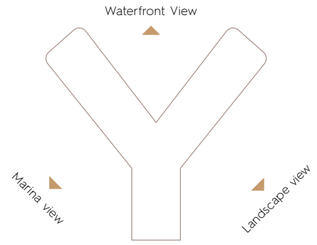
TYPE 1C

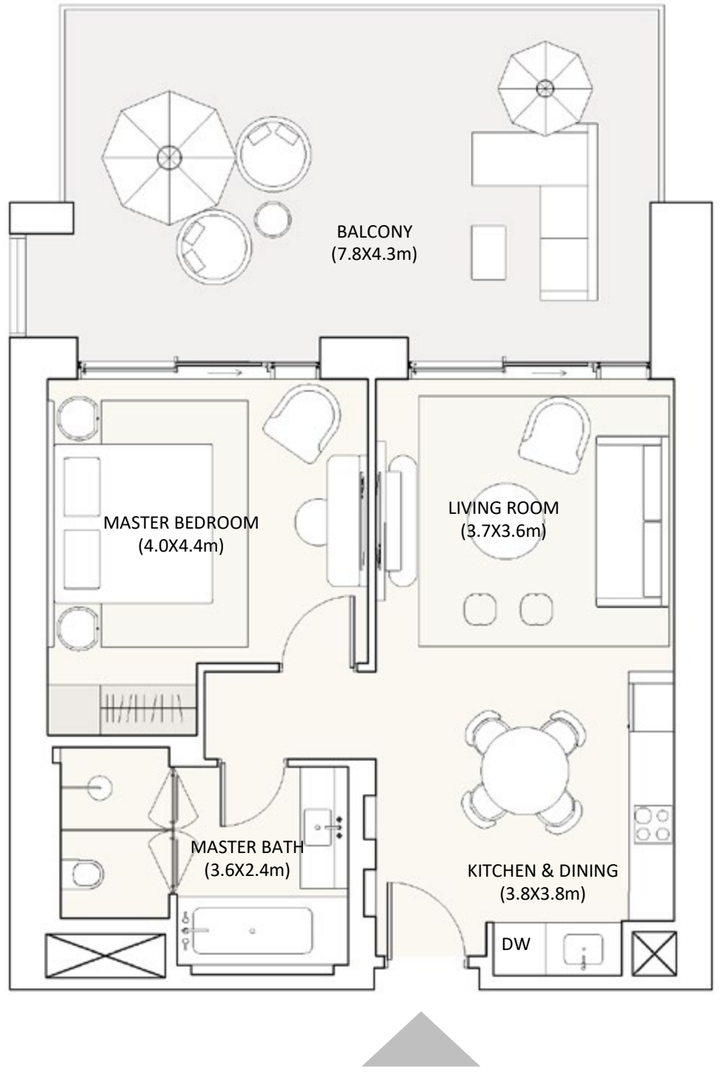
(MID + BALC)

Sellable Area	59.64 m^2
Balcony/ Terrace Area	35.60 m^2
Total Gross Area	95.24 m^2



LEVEL 4





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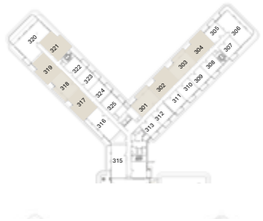
2 BEDROOM

TYPE 1 (BALC)

Sellable Area	89.33 m^2
Balcony/ Terrace Area	18.63 m^2
Total Gross Area	107.96 m^2



LEVEL 2



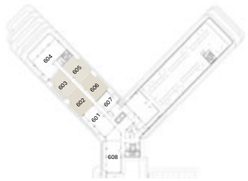
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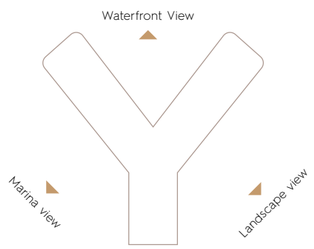
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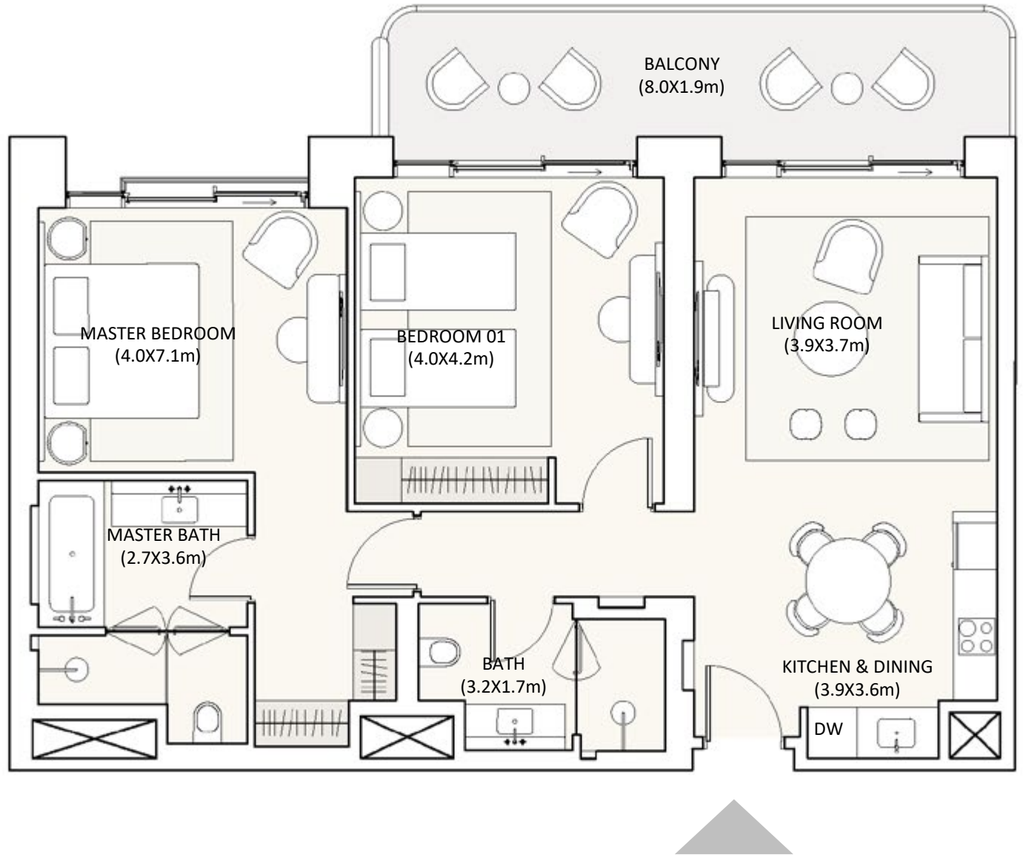


LEVEL 5



LEVEL 6





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2 BEDROOM

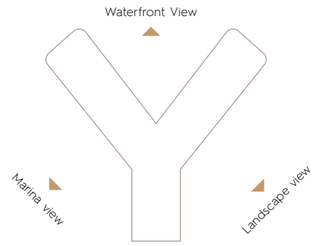
TYPE 1A (TERR)

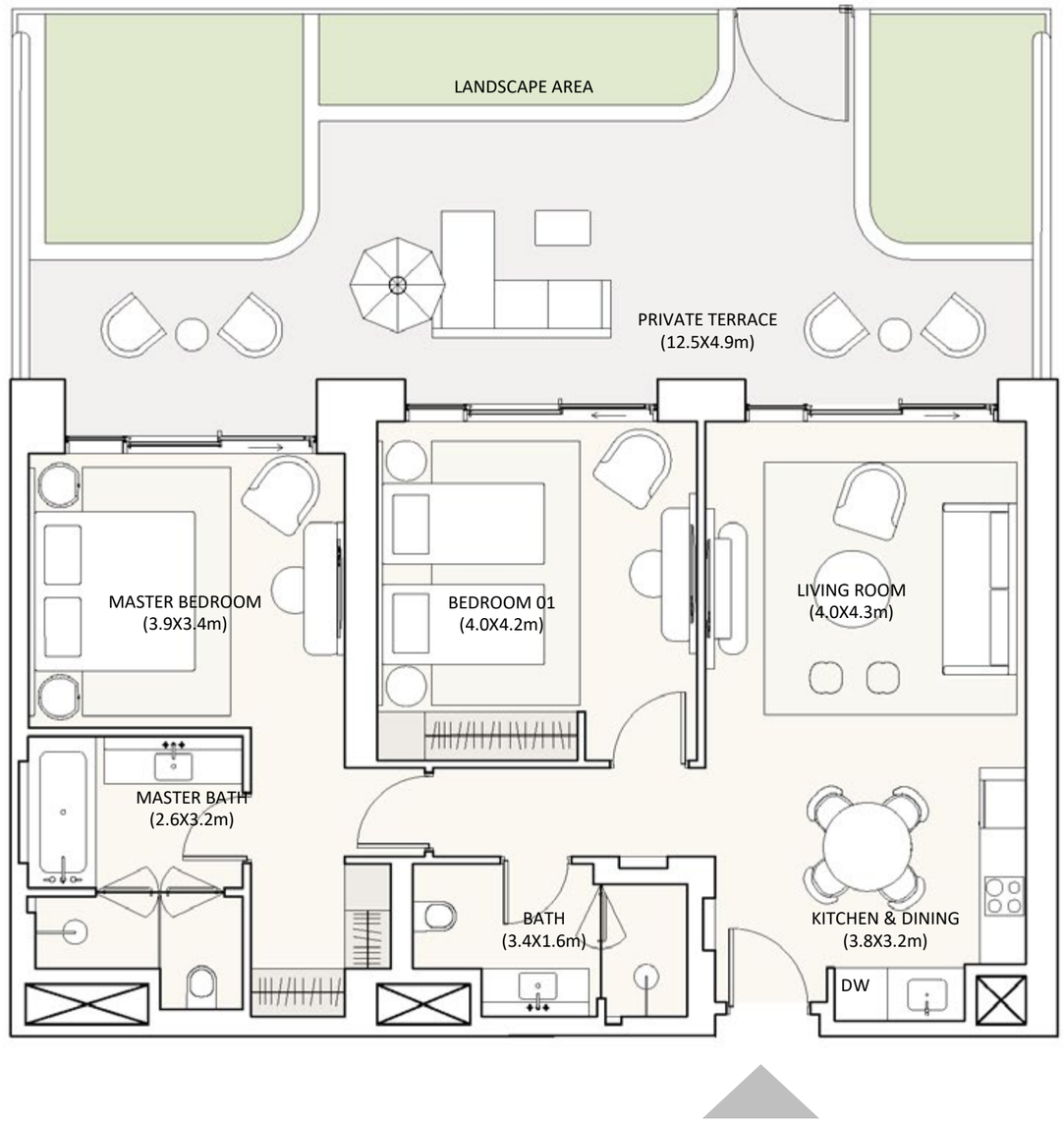
Sellable Area	89.78 m^2
Balcony/ Terrace Area	66.60 m^2
Total Gross Area	156.38 m^2



N

LEVEL 1





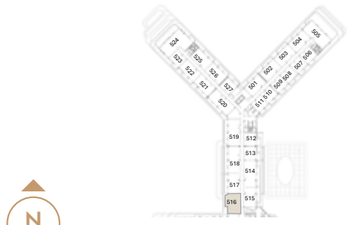
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2 BEDROOM

TYPE 1B

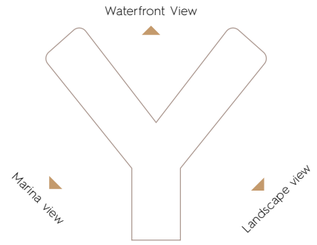
(MID + BALC)

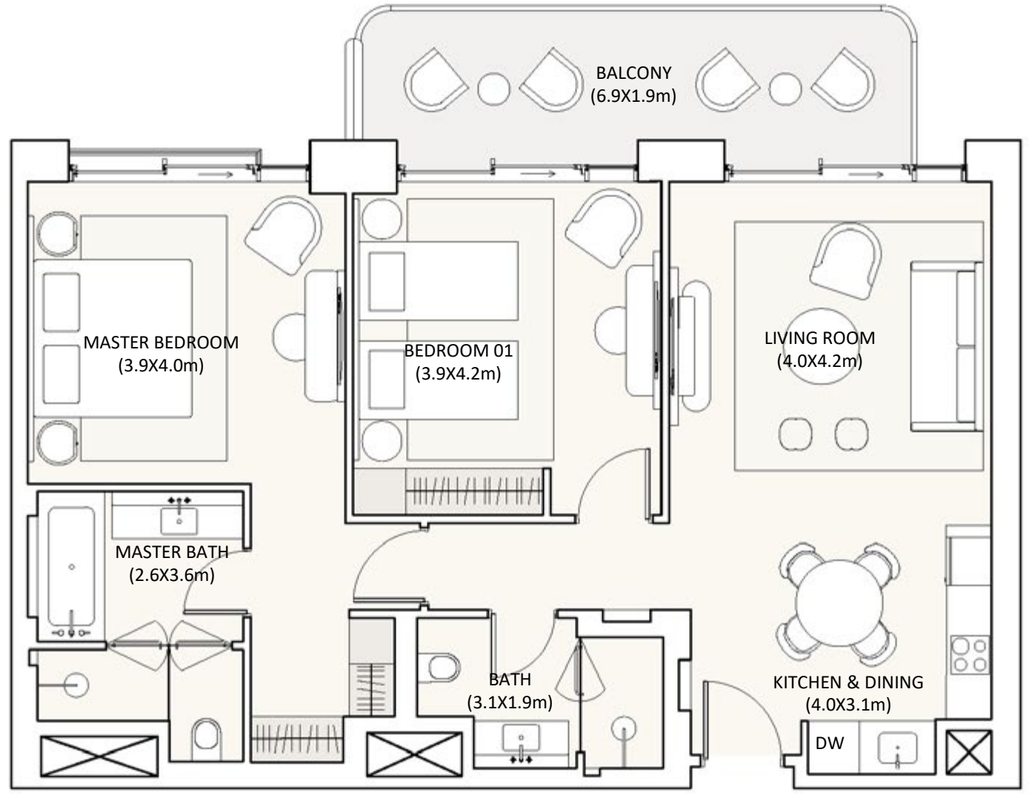
Sellable Area	89.00 m^2
Balcony/ Terrace Area	16.33 m^2
Total Gross Area	105.33 m^2



N

LEVEL 5



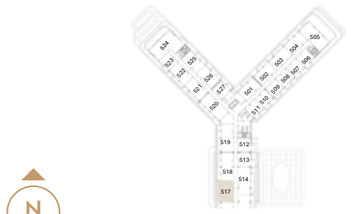


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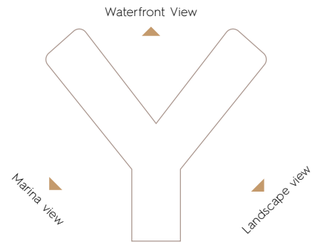
2 BEDROOM

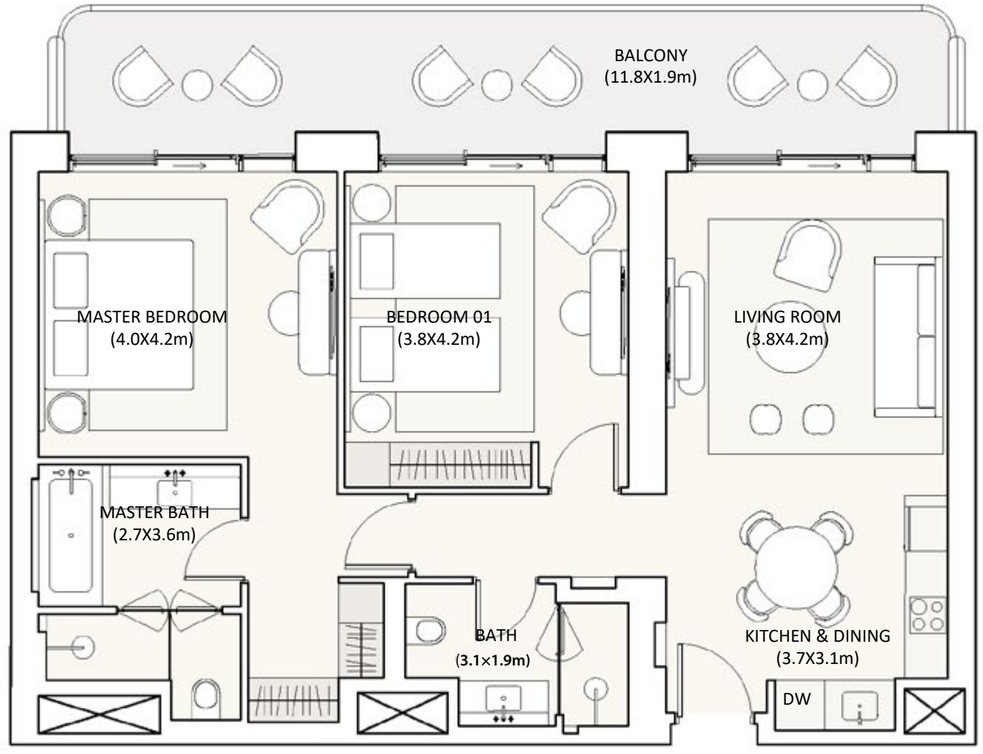
TYPE 1C
(MID + BALC)

Sellable Area	90.30 m^2
Balcony/ Terrace Area	26.07 m^2
Total Gross Area	116.37 m^2



LEVEL 5





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3 BEDROOM

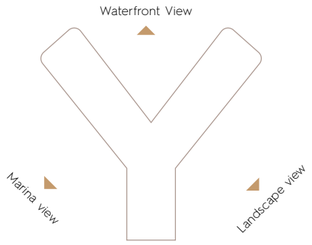
TYPE 1
END UNIT (TERR)

Sellable Area	134.85 m^2
Balcony/ Terrace Area	51.72 m^2
Total Gross Area	186.57 m^2



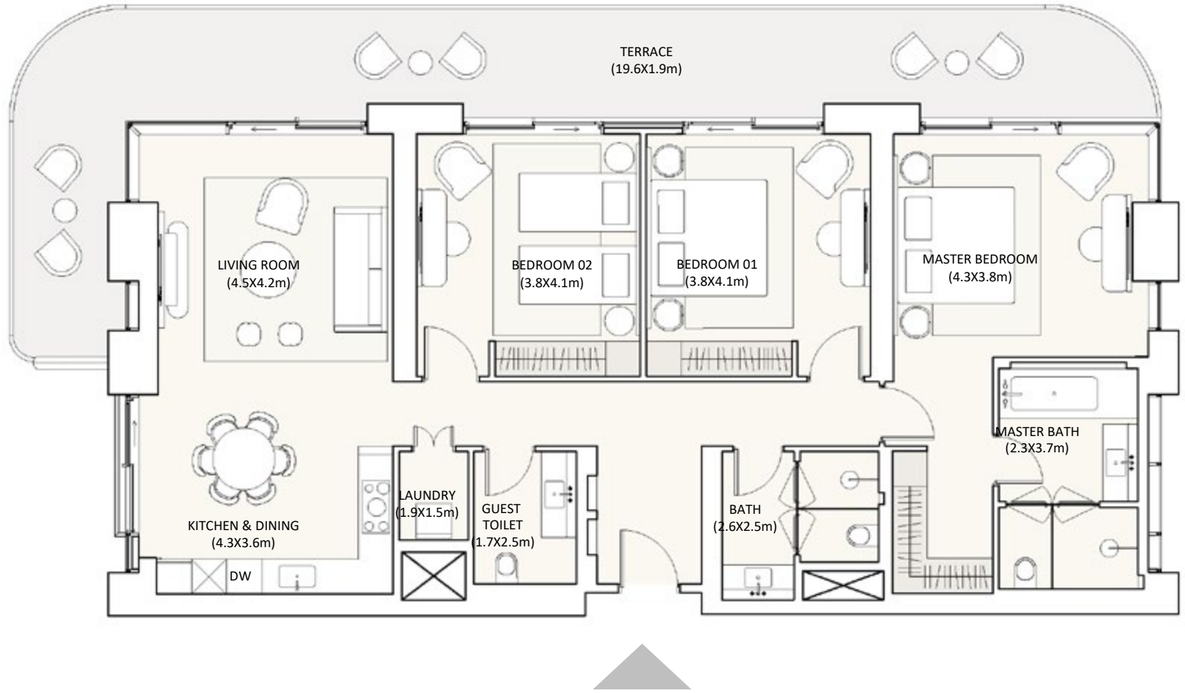
N

LEVEL 2





LEVEL 3



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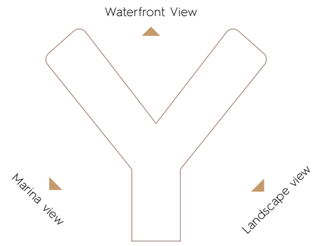
3 BEDROOM

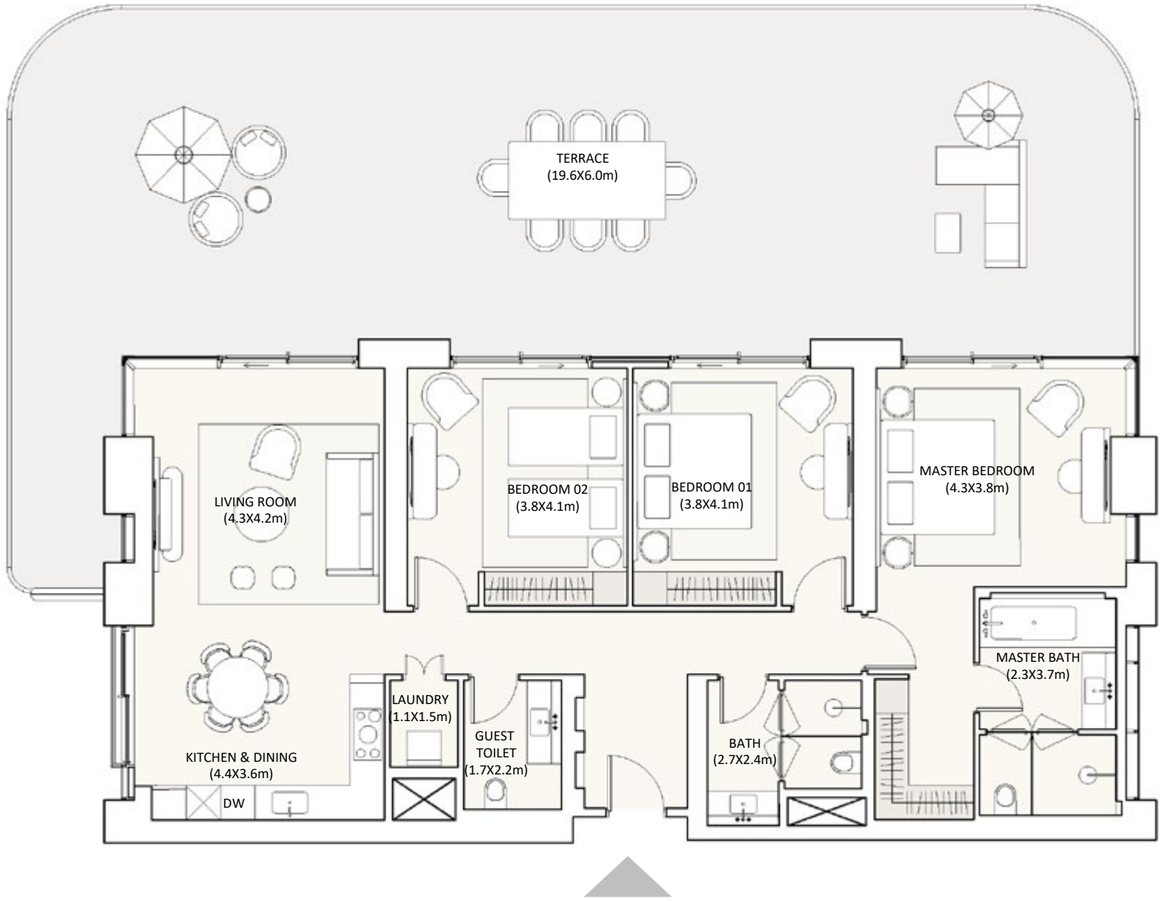
TYPE 1A

(END UNIT WITH TERR)

Sellable Area	134.93 m^2
Balcony/ Terrace Area	133.29 m^2
Total Gross Area	268.22 m^2







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3 BEDROOM

TYPE 2 (BALC)

Sellable Area	118.99 m^2
Balcony/ Terrace Area	28.27 m^2
Total Gross Area	147.26 m^2



LEVEL 2



LEVEL 3



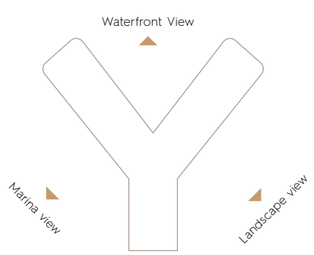
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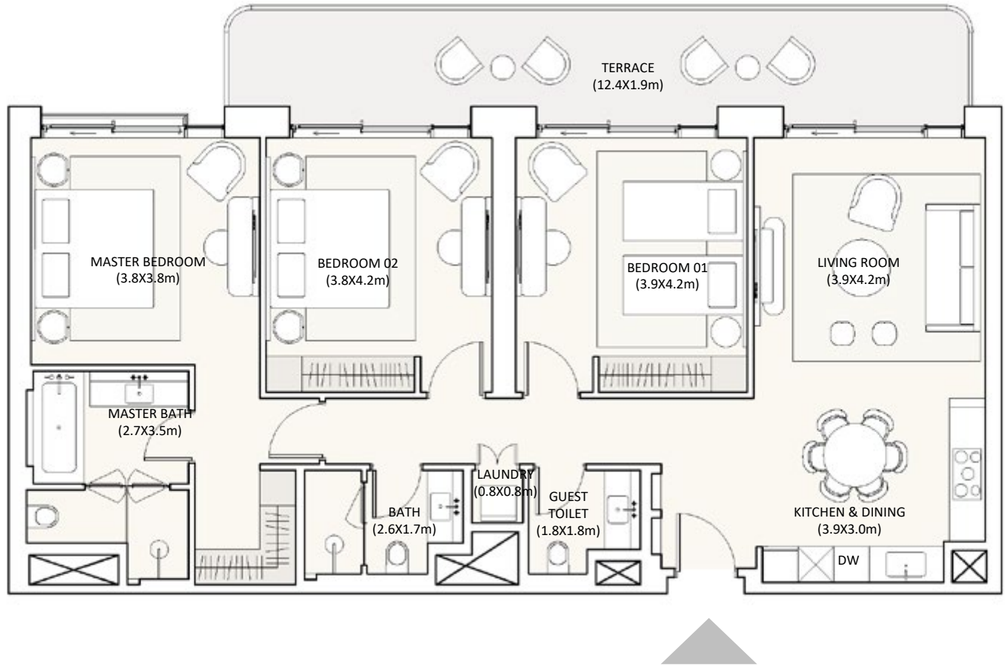


LEVEL 5



LEVEL 6





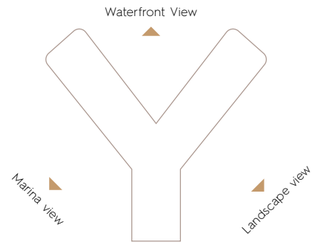
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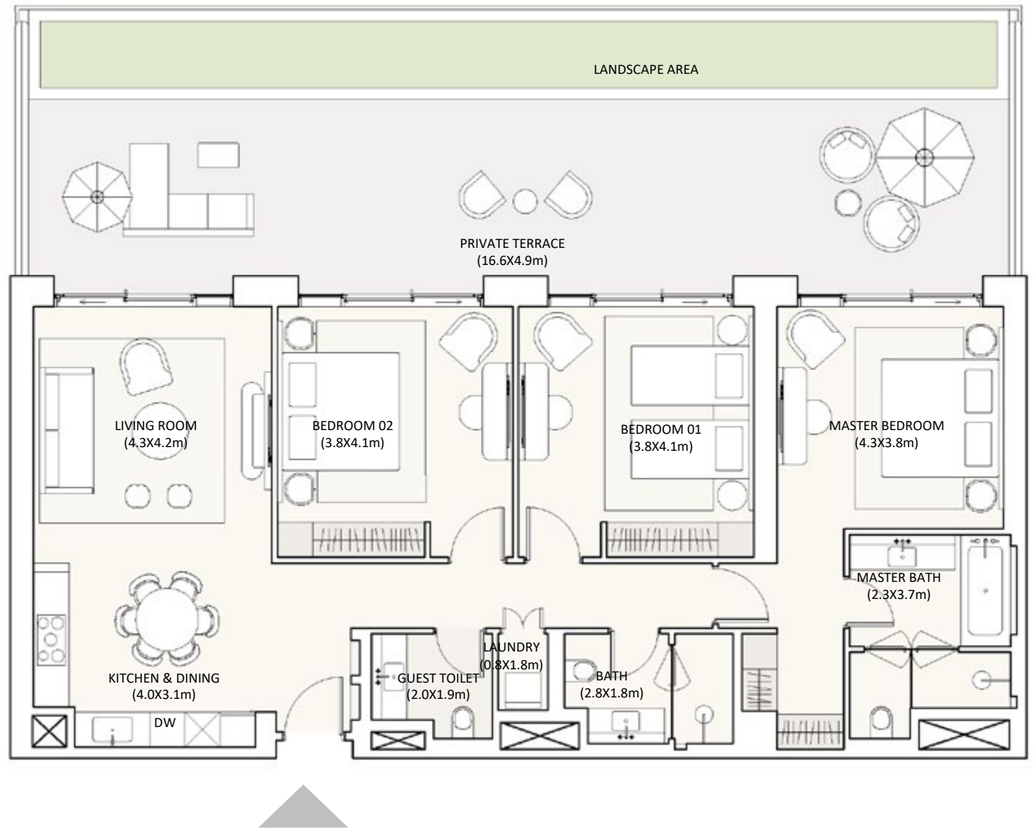
3 BEDROOM

TYPE 2A (TERR)

Sellable Area	122.00 m^2
Balcony/ Terrace Area	86.77 m^2
Total Gross Area	208.77 m^2







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3 BEDROOM

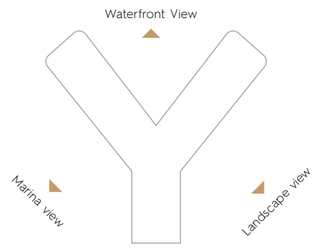
TYPE 2B

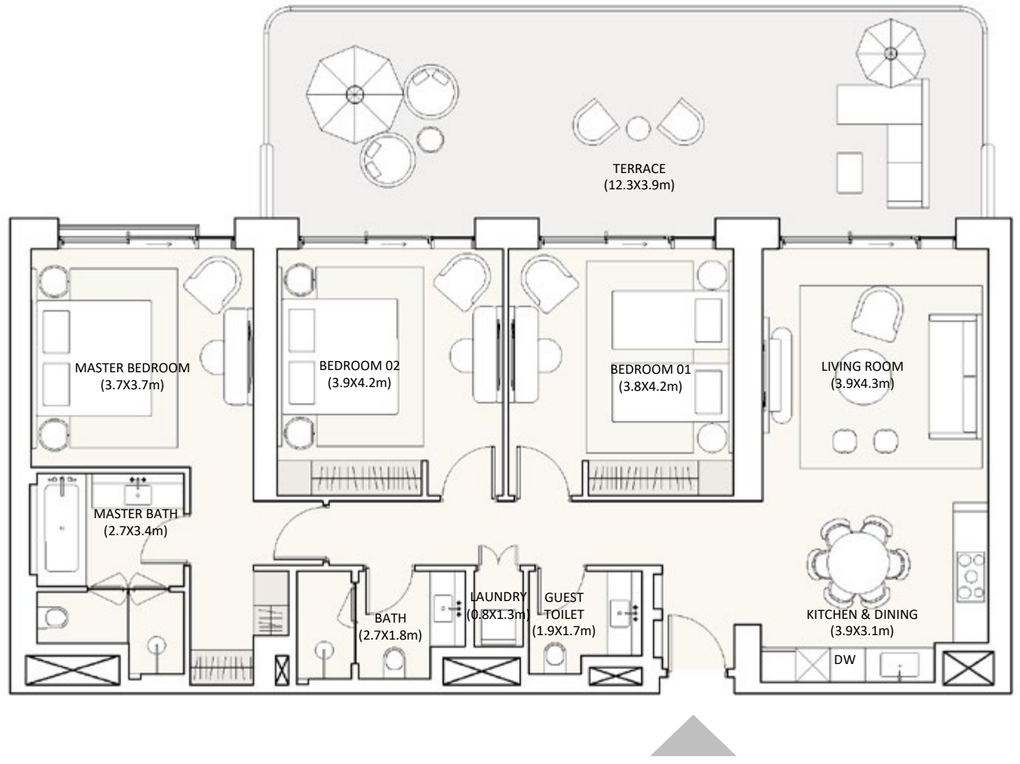
(MID + TERR1)

Sellable Area	118.52 m^2
Balcony/ Terrace Area	52.06 m^2
Total Gross Area	170.58 m^2



LEVEL 4





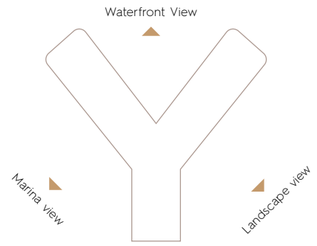
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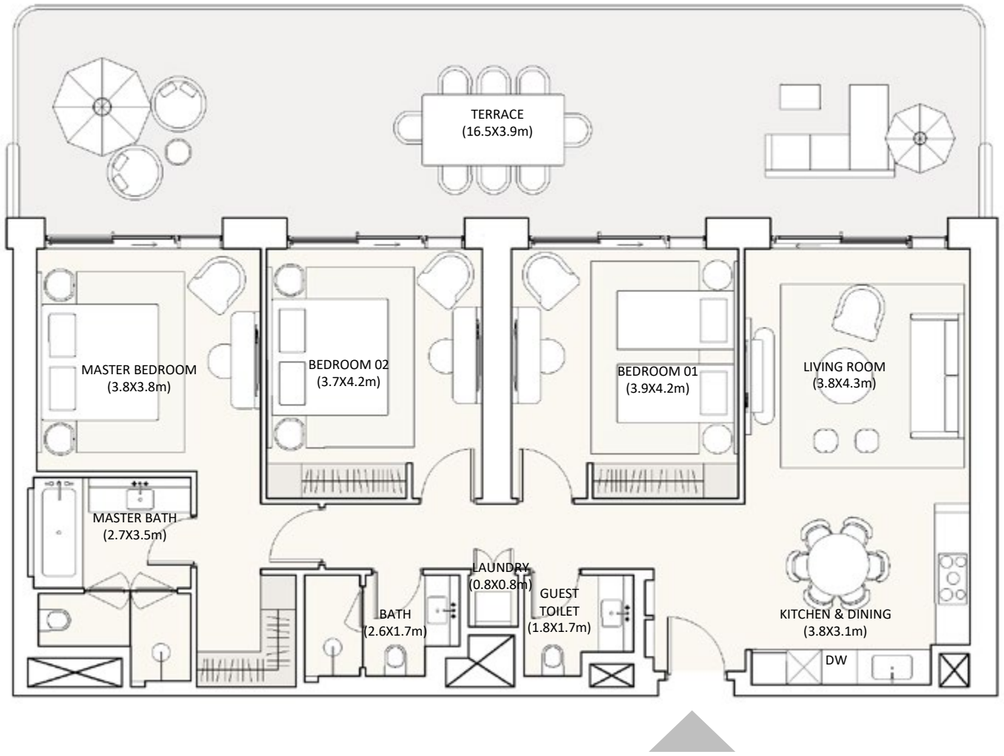
3 BEDROOM

TYPE 2C
(MID + TERR1)

Sellable Area	118.91 m^2
Balcony/ Terrace Area	68.64 m^2
Total Gross Area	187.55 m^2





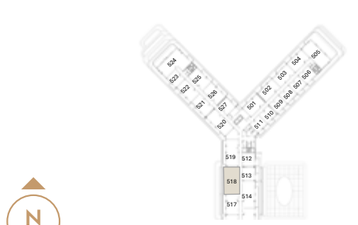


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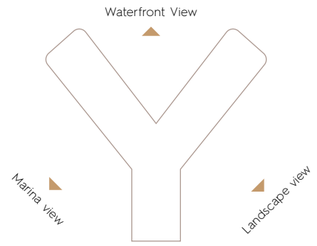
3 BEDROOM

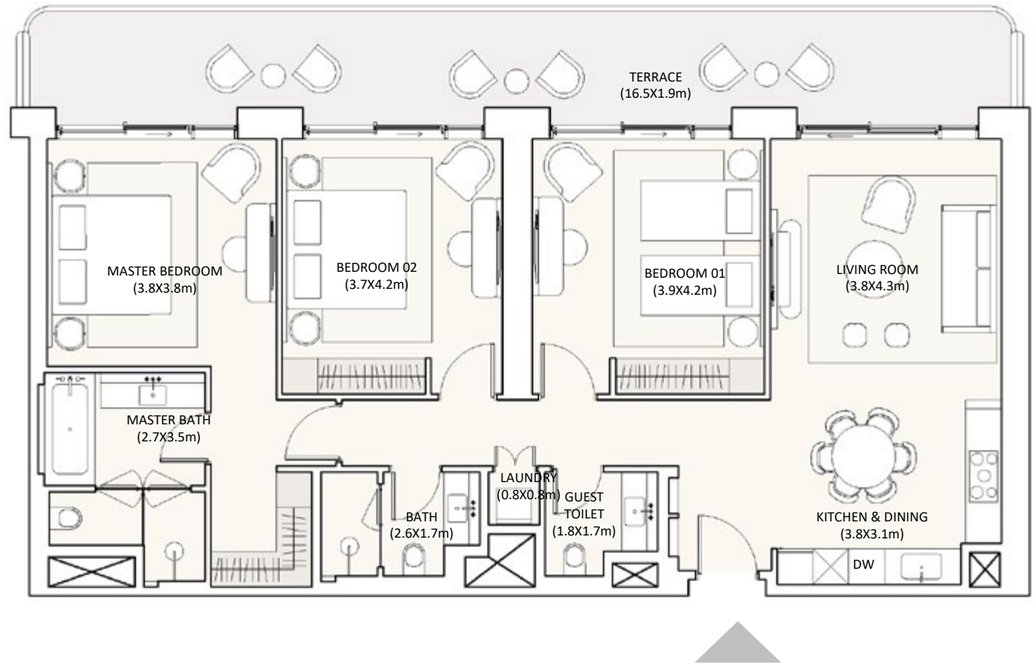
TYPE 2D
(MID + BALC)

Sellable Area	119.80 m^2
Balcony/ Terrace Area	36.14 m^2
Total Gross Area	155.94 m^2



LEVEL 5





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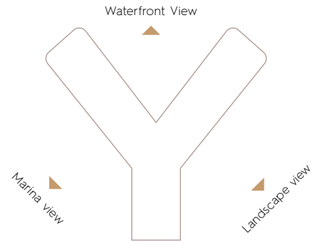
4 BEDROOM

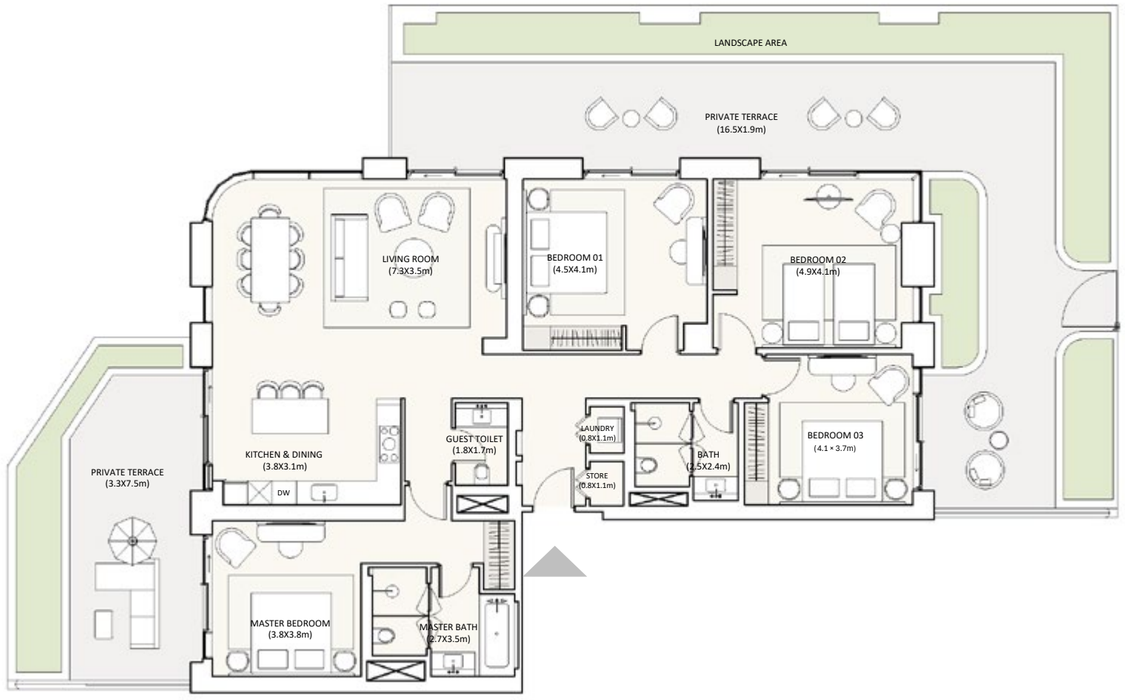
TYPE 1
(2 TERR)

Sellable Area	169.27 m^2
Balcony/ Terrace Area	163.20 m^2
Total Gross Area	332.47 m^2



LEVEL 1





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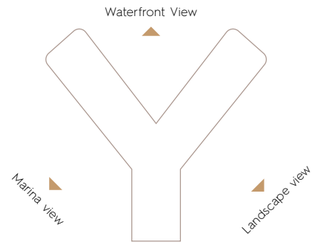
4 BEDROOM

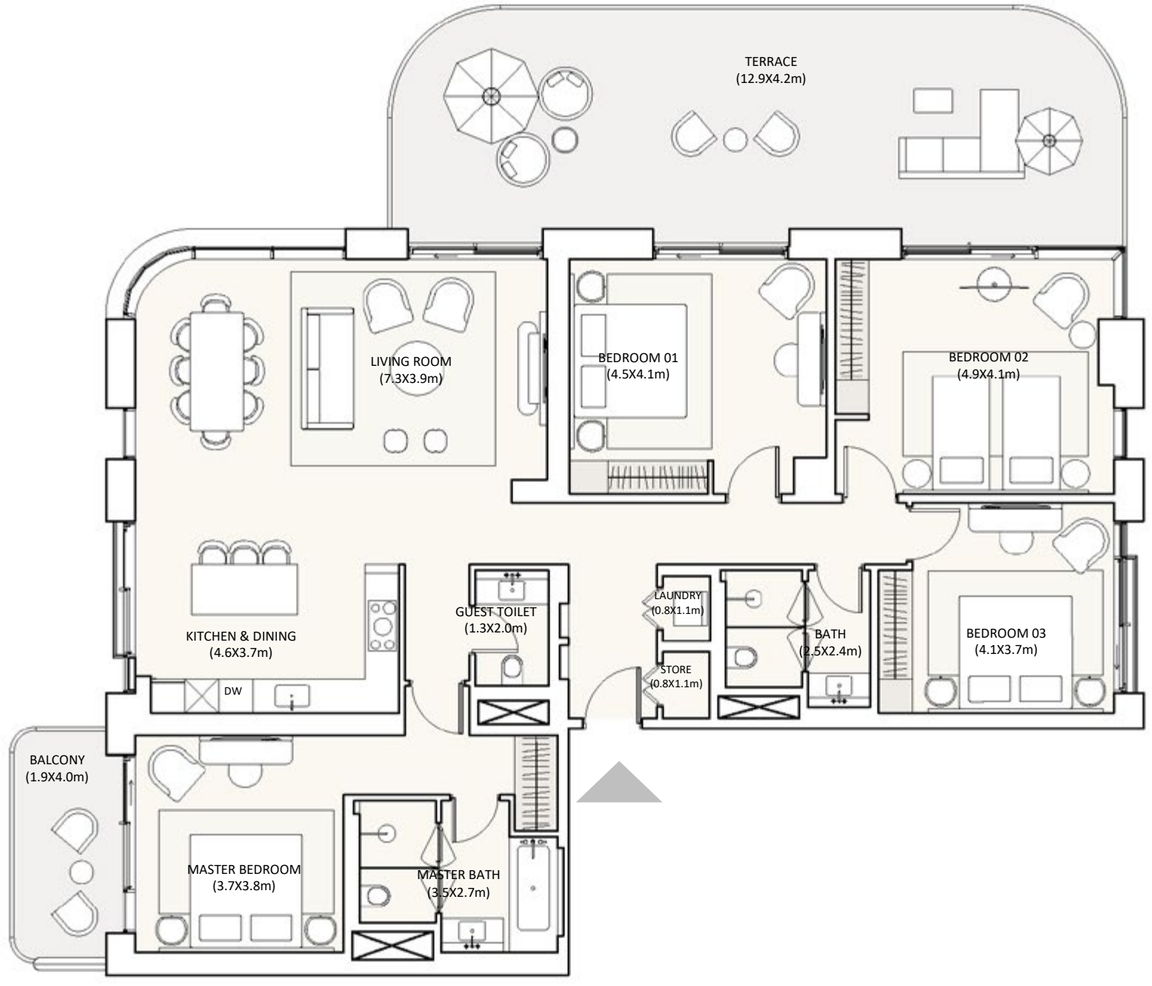
TYPE 1A
(BALC + TERR)

Sellable Area	170.47 m^2
Balcony/ Terrace Area	67.56 m^2
Total Gross Area	238.03 m^2



LEVEL 2





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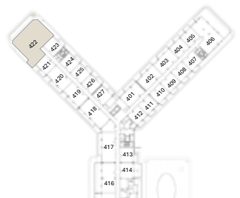
4 BEDROOM

TYPE 1B
(BALC + TERR)

Sellable Area	171.62 m^2
Balcony/ Terrace Area	88.45 m^2
Total Gross Area	260.07 m^2



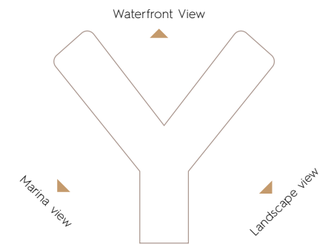
LEVEL 3

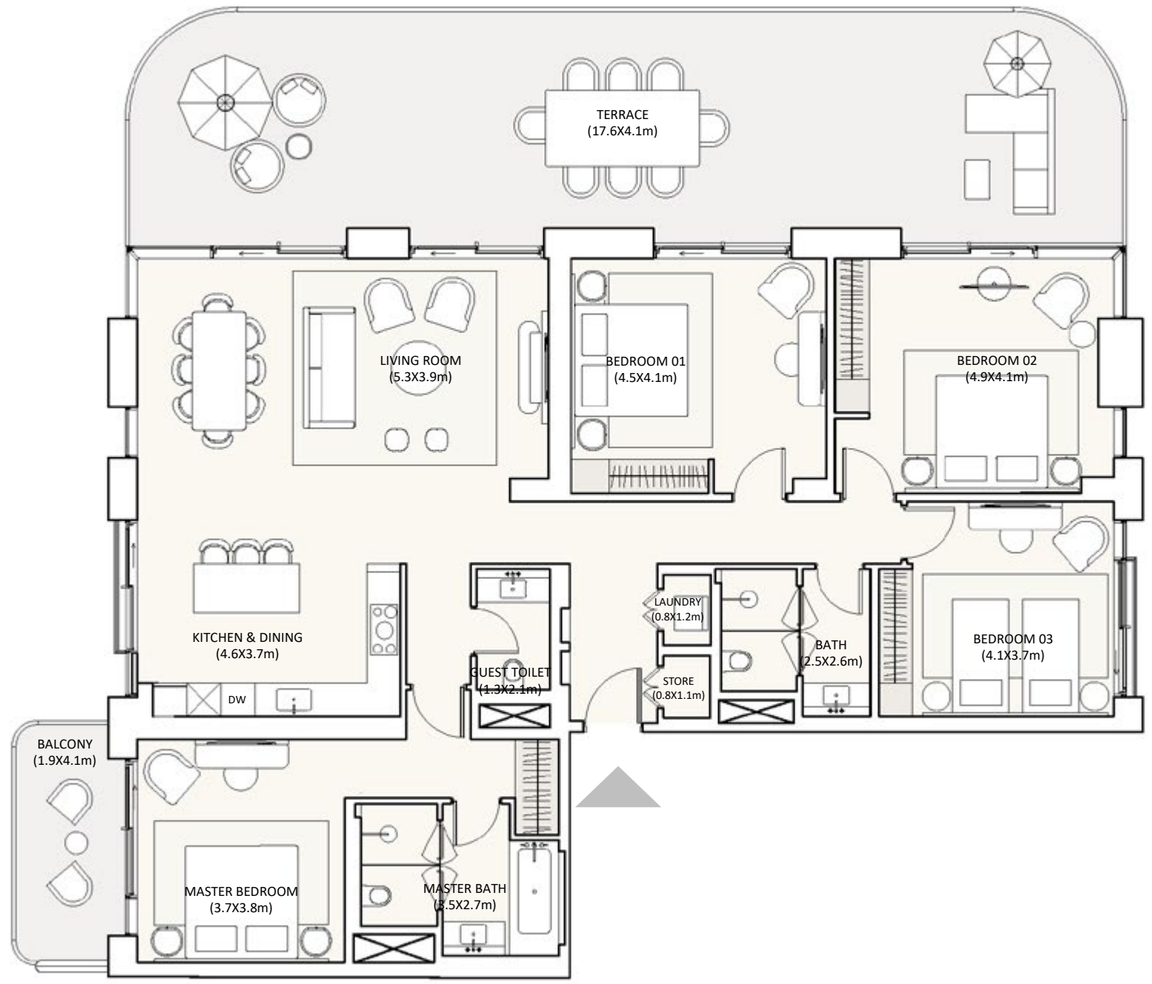


LEVEL 4



LEVEL 6



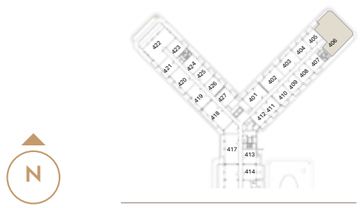


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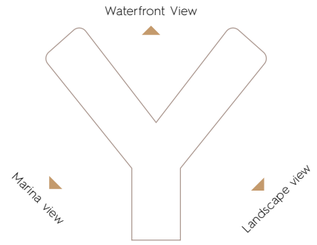
4 BEDROOM

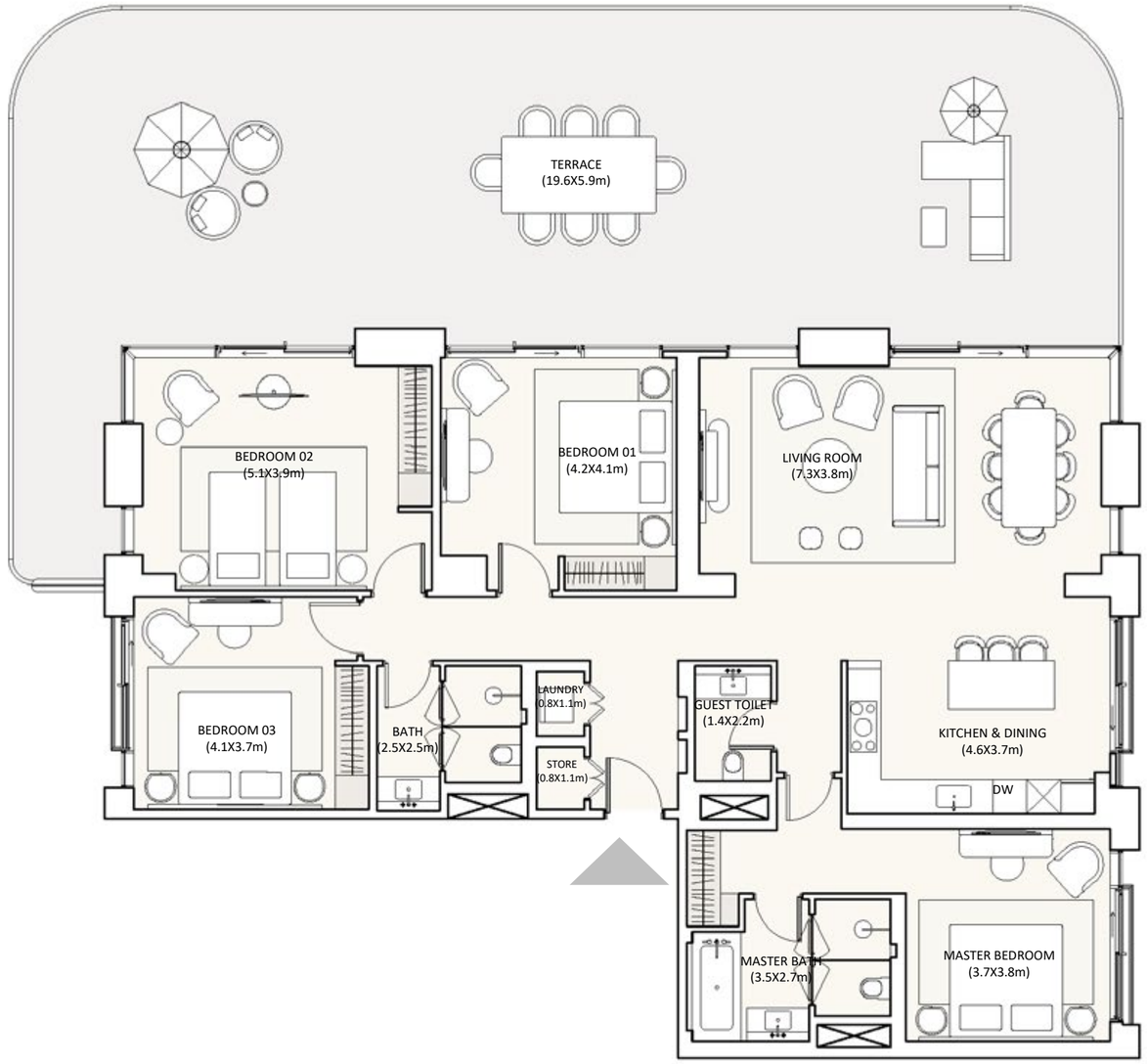
TYPE 2 (TERR)

Sellable Area	169.60 m^2
Balcony/ Terrace Area	133.93 m^2
Total Gross Area	303.53 m^2



LEVEL 4





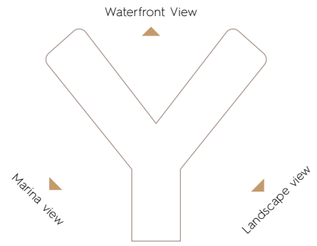
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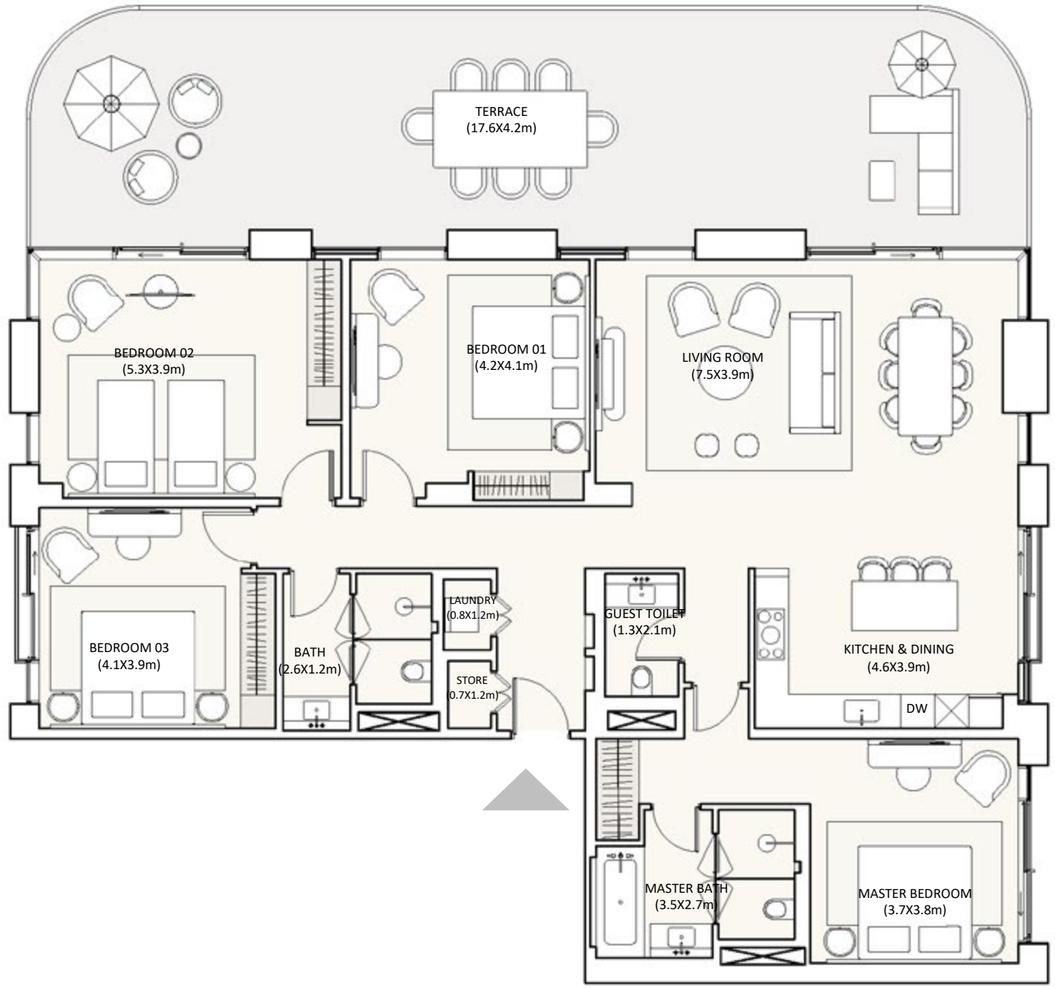
4 BEDROOM

TYPE 2A
(TERR + BALC)

Sellable Area	173.18 m^2
Balcony/ Terrace Area	89.47 m^2
Total Gross Area	262.65 m^2







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SPECIFICATION

1. Living areas and dining room

Floors	High quality porcelain tiles
Walls	Paint
Ceiling	Paint

2. Kitchen

Floors	High quality porcelain tiles
Walls	Backsplash engineered stone
Ceiling	Paint

3. Bathrooms

Floors	High quality porcelain tiles
Walls	Tiles and paint
Ceiling	Paint

4. Bedrooms

Floors	High quality porcelain tiles
Walls	Paint
Ceiling	Paint

5. Doors

Entrance	Natural wood-toned finish
Internal doors	Natural wood-toned finish

6. Sanitaryware

High quality sanitary fixtures and fittings

7. Air conditioning units

Included

8. Water heater

Included

9. Kitchen appliances

Included

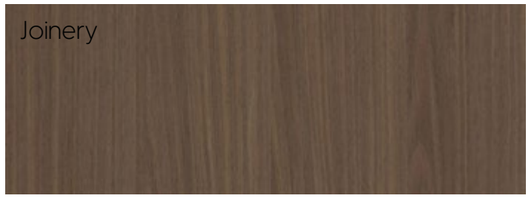
10. Cupboards, wardrobes and walk-in wardrobes

Included











Crafting Destinations with Purpose



EAGLE HILLS

Founded in Abu Dhabi, Eagle Hills is a private real estate developer and investor creating landmark destinations across the UAE and internationally.

Each project is guided by disciplined master planning, rigorous design direction, and an uncompromising commitment to quality from concept to delivery. A nature-first philosophy informs every development, with landscape, ecology, and wellbeing embedded from the outset.

Eagle Hills creates premium lifestyle destinations where residences, hospitality, retail, and public spaces are seamlessly integrated into carefully composed environments that enrich everyday living and support long-term value.

$ 80 Bn+
Total Development Value

18+
Countries

50+
Hotels

10K+
Hotel Keys

100K+
Homes

8
Marinas

6
Malls