



# BRABUS ISLAND ABU DHABI

CHAPTER TWO - THE VILLAS

## HOME OF THE WOW

BRABUS Island is the first-ever BRABUS real estate experience. A modern fusion of high-end design and unmistakable brand identity. Developed to bring the 1-Second-Wow to life in the form of tailor-made architecture, it transforms the German luxury mobility brand’s progressive DNA into an exclusive living experience. BRABUS Island represents a new idea of ‘home’ for a new kind of owner—created for those who live life without compromise. For those chasing the extraordinary. For those who want to live BRABUSIZED.

Now, the project enters its next ambitious phase—the villas—in collaboration with Cosmo Developments, part of Flag Holding group. Blending visionary design, ultra-luxury and high-end living, Cosmo creates refined spaces for high-net-worth individuals seeking distinction in prime locations. Every project reflects a commitment to craftsmanship, innovation and lasting value. Cosmo’s operations are fully powered by Reportage.

## PROJECT DETAILS

Type: Luxury Residential  
Plot Area: 95,221 sqm  
Total Units: 92

## COMMUNITY AMENITIES & SERVICES

- Grand Pavillion
- Large Swimming Pool
- Kids’ Swimming Pool
- Gymnasium
- Shaded Seating Areas
- Private BRABUS Island Beach
- Private Yacht & Boat Marina
- Private Parking







UNIT FEATURES

- Private Pool
- Private Balconies / Terraces
- Kitchen Cabinets & Countertops
- Fully Tiled Bathrooms
- En-Suite Bedrooms
- Double-Glazed Windows
- Built-In Wardrobes
- Central Air Conditioning
- Vanity Units & Mirrors
- Private Parking
- Private Green Backyard

LOCATION FEATURES

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

BEACH VILLAS  
20

LAKE VILLAS  
18

TWIN VILLAS  
36

TOWNHOUSES  
10

PENTHOUSES  
4

VIP VILLAS  
4