



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.

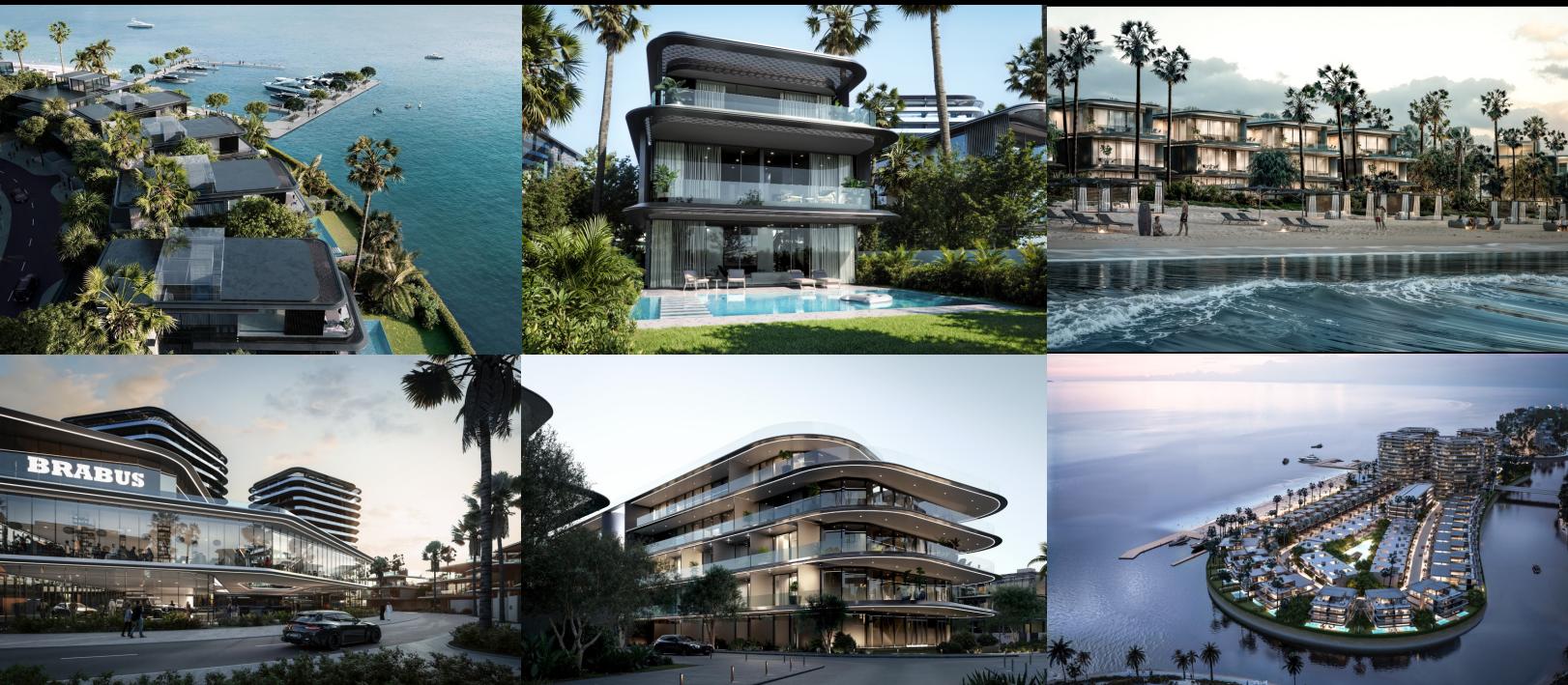
Now, the project enters its next ambitious phase—the villas—in collaboration with Cosmo Developments, part of Flag Holding group. Blending visionary design, ultra-luxury and high-end living, Cosmo creates refined spaces for high-net-worth individuals seeking distinction in prime locations. Every project 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