

**BRABUS** ISLAND  
ABU DHABI

CHAPTER TWO - THE VILLAS

**BRABUS**

I S L A N D  
A B U  
D H A B I

**HOME OF THE WOW**

# COSMO

تستثمر شركة "كوزمو للتطوير العقاري"، التابعة لمجموعة "فلاغ القابضة"، في مشاريع فاخرة وفردية من نوعها تستقطب تطلعات النخبة. وتجمع في مشاريعها بين التصميم المبتكر، الفخامة وأسلوب الحياة الراقي في موقع استثنائي. كل مشروع يعكس التزام الشركة بالجودة العالية، الابتكار، والقيمة طويلة الأمد. وتتوفر مجموعة "ريبورتاج العقارية"، العمليات التشغيلية لشركة "كوزمو"

الشركة الألمانية الرائدة في مجال ابتكار السيارات الخارقة منذ عام 1977، تفتح فصلاً جديداً في مسيرتها، لتكشف عن أولى مجتمعاتها السكنية

الخاصة بعالم العقارات. أهلاً بكم في «فلل برابوس».

Cosmo Developments, a part of Flag Holding group, invests in exclusive iconic projects for the discerning few. 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.

# BRABUS

يتickر «برابوس» به هو مادياً للفخامة وخصوصية التصميم، عبر تطوير منتجات تتسم بعنصر الإبهار اللافت الذي يمنح عملاءها شعوراً بالتفّرد والتميز. وملبأهاً شخصياً، تُرجم إلى علامة تجارية عالمية في مجال السيارات، ومرجعاً لعشاق السيارات في أكثر من 100 دولة.

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BRABUS creates modern, individual luxury by developing products with an instantly recognizable wow factor that puts its customers into the spotlight. What started with a passion for automotive refinement has evolved into a global luxury mobility brand renowned among enthusiasts in over 100 countries for the creation of high-end supercars and as automotive individualization experts since 1977.

With the BRABUS Island Villas, the German luxury mobility brand enters the next ambitious phase of its first-ever BRABUS real estate experience.



## BRABUS ISLAND VILLAS

### HOME OF THE WOW

في قلب المجتمع الحصري لجزيرة برابوس، تتمتع فلل برابوس بموقع خاص وفريد يطل على الواجهة البحرية في أبوظبي. كل فيلات توفر سهولة الوصول إلى أبرز وجهات المدينة، والدمج بين الخصوصية والاتصال المريح مع ما حولها.

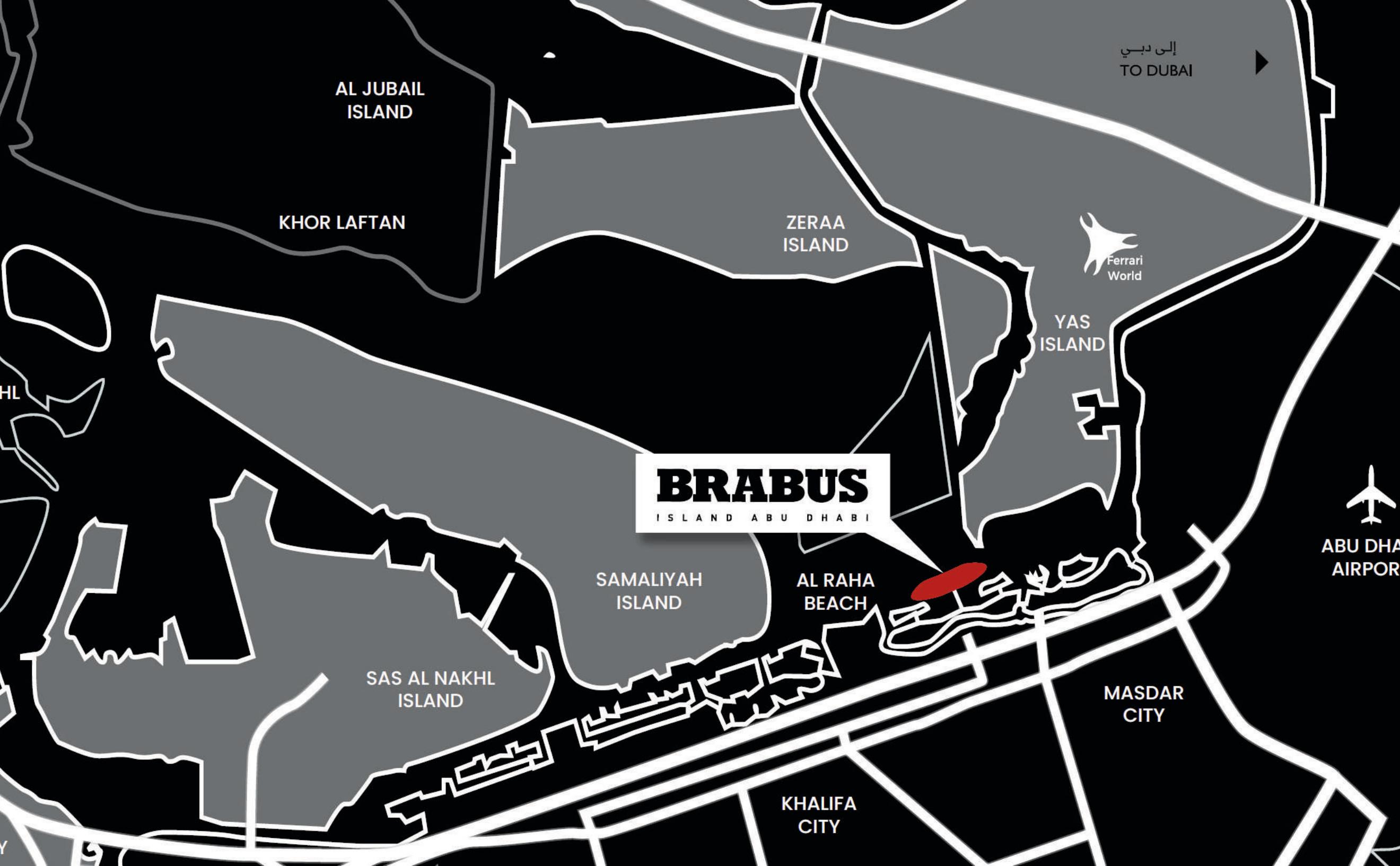
صممت برابوس من أجل أولئك الذين لا يقبلون إلا بالتميز، لتعيد تعريف معنى الحياة الفاخرة المصممة حسب الطلب.

Located within the exclusive BRABUS Island community, BRABUS Villas enjoy a private and prestigious setting in Abu Dhabi's waterfront landscape. Each residence offers seamless access to the city's most sought-after destinations, blending unmatched privacy with effortless connectivity.

Designed unapologetically for those who won't settle for the ordinary, BRABUS Villas redefine the concept of bespoke living.

## LIVE AMONGST THE ACTION

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





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## فلسفة التصميم

بشكل معماري فريد، تجسد فلل برابوس فلسفة التصميم الخاصة بالعلامة، وتجمع بين القوة، الأناقة، والتففرد.

كل فيلا تعكس تجربة نمط حياة مصمّم بعناية، ودعوة للعيش بأسلوب «برابوس».

## DESIGN PHILOSOPHY

BRABUS Villas bring the BRABUS design philosophy to life in the form of tailor-made architecture, a bold statement of power, elegance and individuality.

Each individual villa is a tailor-made lifestyle experience and an invitation to live BRABUSIZED.



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# هذه هي جزيرة برابوس

أنت في عالم ترسمه بلمستك،  
حيث يحاكي التصميم ذوقك،  
ليكتب بصمتك الخاصة.  
هنا، كل تفصيل يروي قصة،  
والاستثناء أسلوب حياة،  
تبتكره ليعكس رؤيتك.  
هذه هي تحفتك التي لا يشبهها لها.  
أهلاً بك في «جزيرة برابوس».

## THIS IS BRABUS ISLAND

Welcome to a world shaped by your design.  
Where the style that defines you.  
Becomes your signature.

A place where everything tells a story.  
Where the extraordinary is a lifestyle.  
And you create what reflects you.

This is your Masterpiece.  
Welcome to BRABUS Island.



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# تفاصيل المشروع

## PROJECT DETAILS

النوع: وحدات سكنية فاخرة

مساحة الأرض: 95,221 متر مربع

عدد الوحدات: 92 فيلا

Type: **Ultra Luxury Residential**

Plot Area: **95,221 sq.m**

Total Villas: **92**

## مزيج الوحدات

### UNIT MIX

فلل مطلة على الشاطئ: **20**

فلل مطلة على البحيرة: **18**

فلل متلاصقة: **36**

تاون هاوس: **10**

بنتهاوس: **4**

فلل فاخرة لكتار الشخصيات: **4**

Beach Villas: **20**

Lake Villas: **18**

Twin Villas: **36**

Townhouses: **10**

Penthouses: **4**

VIP Villas: **4**





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## AMENITIES & SERVICES

- Grand Pavilion with Curated Retail
- Large Swimming Pool & Kids' Pool
- Gymnasium
- Private Beach for BRABUS Island Residents
- Private Marina for Yachts & Boats
- Landscape Shaded Seating Areas
- Private Parking for Residents

## وسائل الراحة والخدمات

- جناح فاخر يضم محلات تجارية مختارة بدقة
- حوض سباحة كبير وحمام سباحة للأطفال
- صالة ألعاب رياضية
- شاطئ خصي سكن جزيرة برابوس
- مرسى خصي لليخوت والقوارب
- مناطق جلوس مظللة ومنسقة في المساحات الخضراء
- مواقف سيارات خاصة للسكن



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## PERSONALIZED FOR YOU

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

## مميزات الفيلا

- حمام سباحة خاص بكل فيلا
- شرفات / تراسات خاصة
- خزائن مطبخ وأسطح عمل مصممة حسب الطلب
- حمامات ودورات مياه مكسوة بالكامل وحمامات للضيوف
- غرف نوم ماستر
- نوافذ زجاجية مزدوجة
- خزائن ملابس مدمجة
- نظام تكييف مركزي
- وحدات تخزين ومرابيا
- حديقة خلفية خضراء خاصة
- موقف سيارات خاص مغطى





## أنواع الفيلا

كل فيلا فبلة للتصميم بالكامل بثلاثة أنماط تحمل بصمة علامة «برابوس»، وبنهج تصميم داخلي معياري. تبدأ الديارات بثلاثة ألوان أساسية: الأسود، الأبيض النقي والرمادي الهايدي، ليقدم كل منها تفسيراً مختلفاً لروح العلامة وأسلوبها المميز. ويتيح للسكان تصميم تحفتهم المعمارية للعيش فيها.

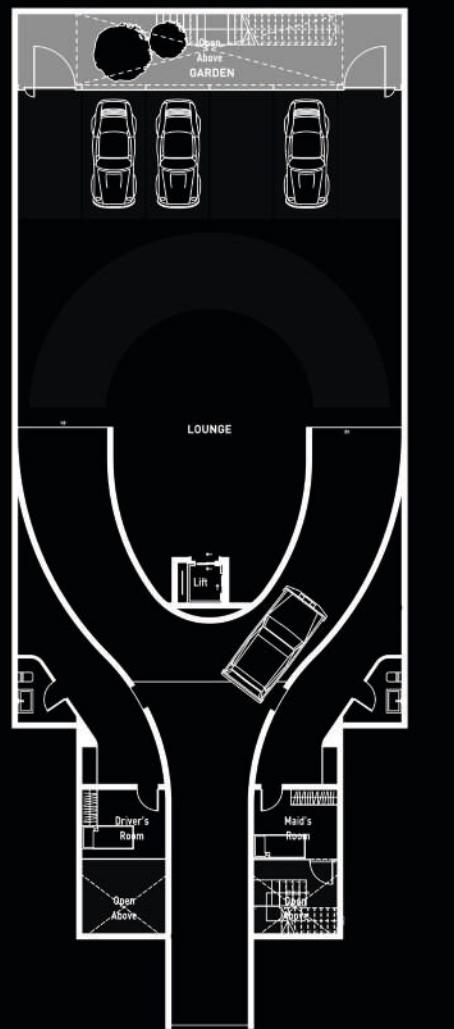
التصميم، المستوى من عالم سيارات برابوس الخارقة المصممة حسب الطلب، يمكن تعديله ليعكس شخصية الملك وتفردك. إنها رؤية لا تقبل المساومة في عالم الفخامة، سُمِّمت لتقدم تجربة واحدة قبل كل شيء:

لحظة الابهار في ثانية واحدة من برابوس.

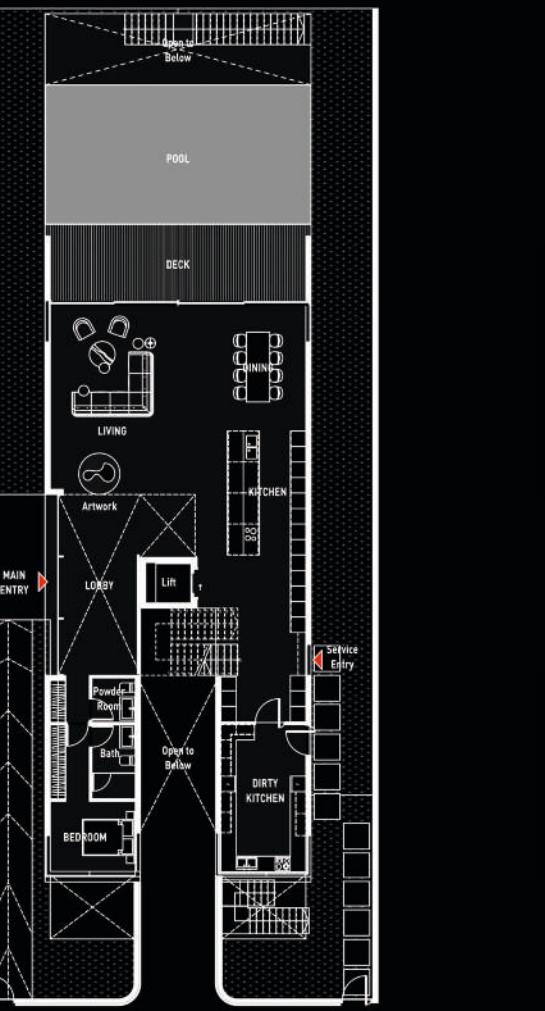
## VILLA TYPES

Each villa can be fully personalized with three BRABUS signature themes and 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.

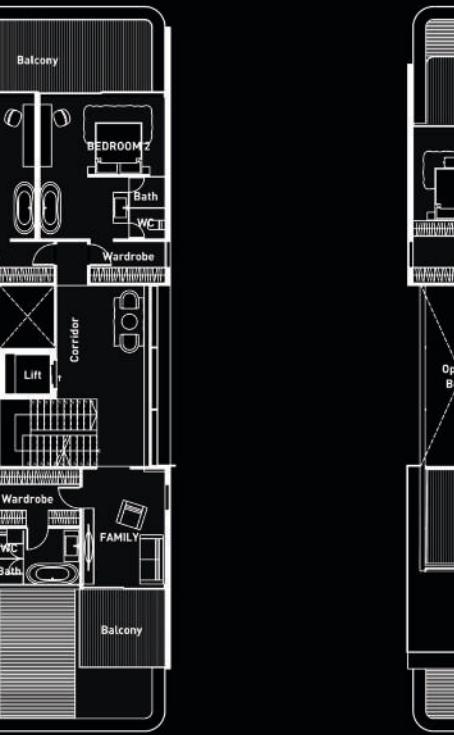
Inspired by the world of tailor-made BRABUS supercars, the design can be tailored to reflect the unique personality of the owner. It's an uncompromising approach to luxury, designed to deliver one thing above all: the 1-Second-Wow.



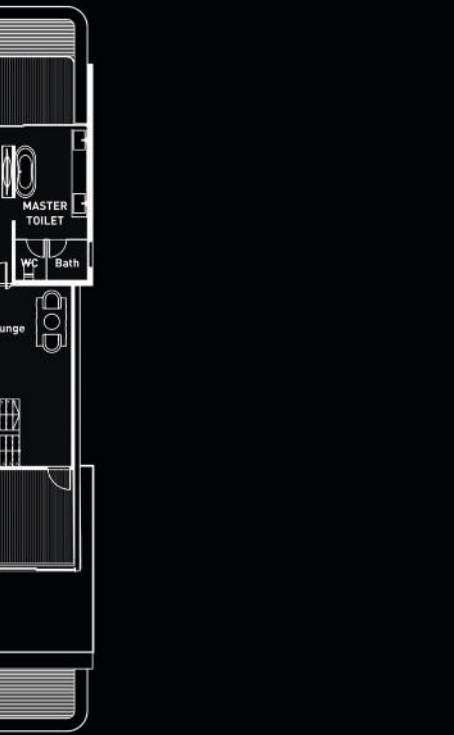
Basement Floor



Ground Floor



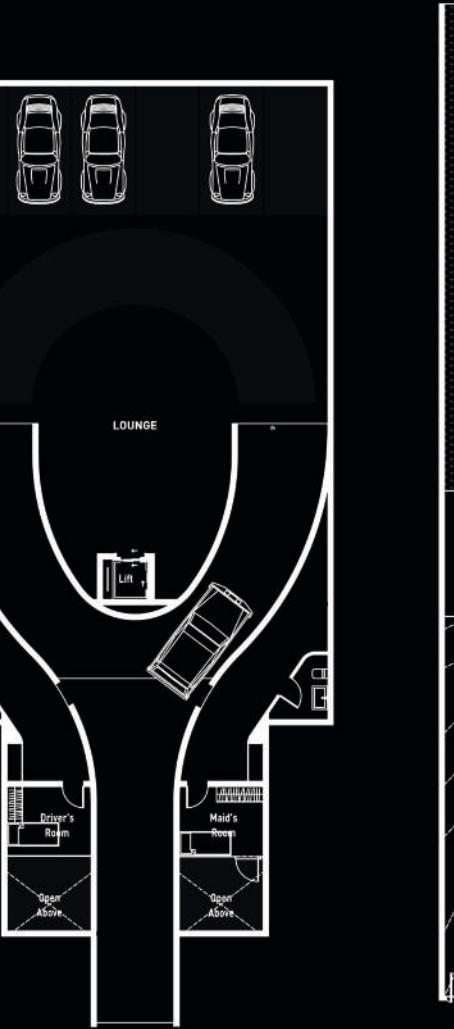
First Floor



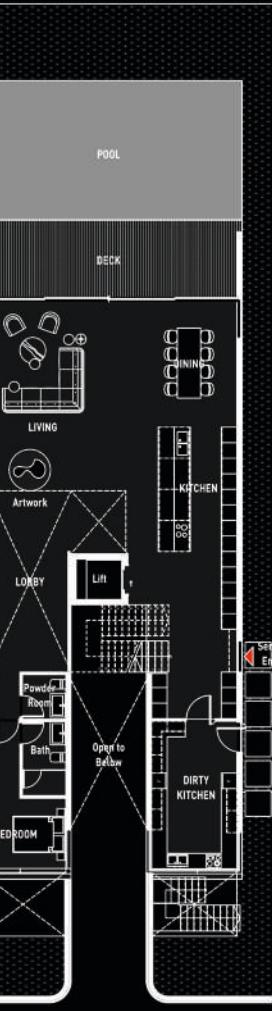
Second Floor

## Beach Villa BRABUS Island Villas

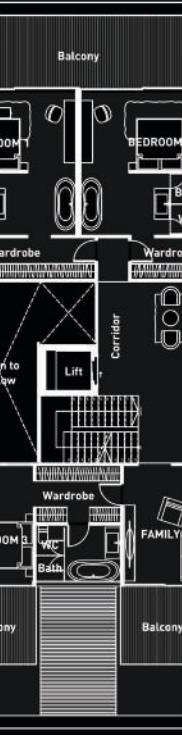
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories 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.



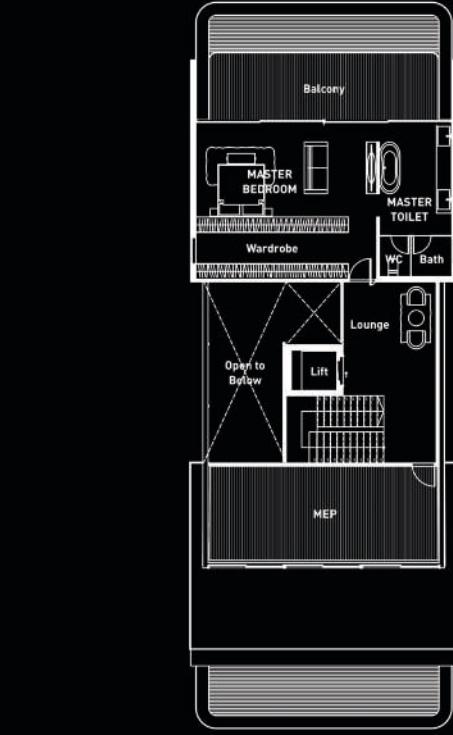
Basement Floor



Ground Floor



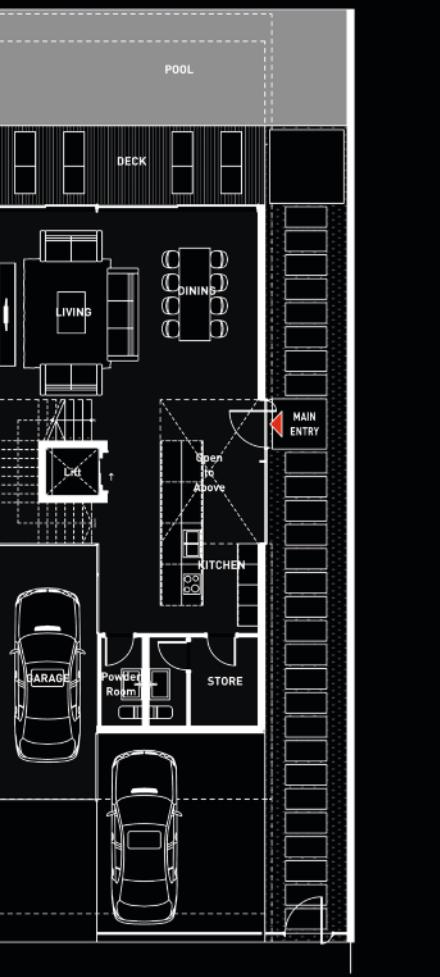
First Floor



Second Floor

## Beach Villa - Short Basement BRABUS Island Villas

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## Ground Floor

## Twin Villa

## BRABUS Island Villas

This architectural floor plan illustrates a four-bedroom apartment layout. The plan is divided into several sections:

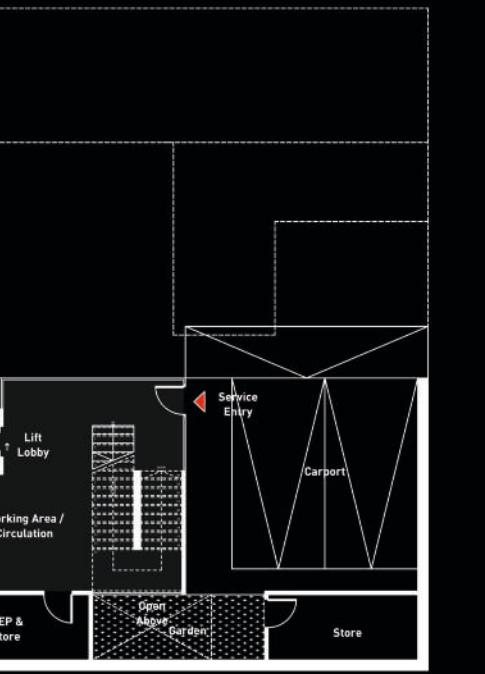
- Left Side:** Features two bedrooms, each with an attached wardrobe and an en-suite toilet. The top bedroom is labeled "BEDROOM 2" and the bottom one is "BEDROOM 4".
- Central Area:** Contains a "Wardrobe" and a "Corridor". A dashed line with an arrow labeled "Open to Above" indicates a connection to an upper level.
- Right Side:** Shows a "MASTER TOILET" and a "Wardrobe".
- Bottom:** Includes a "BEDROOM 1" and a "Wardrobe".
- Exterior:** The plan features two "BALCONY" areas, one on the left and one on the right.
- Corridors:** Internal and external corridors are marked with the word "Corridor".

1

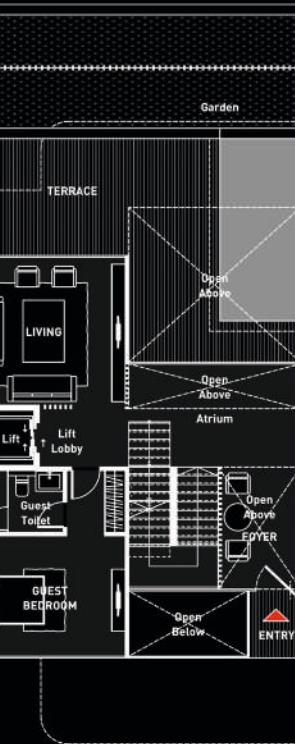
This architectural floor plan illustrates a building section with the following key features:

- Left Column:** Contains a "BED ROOM" with a double bed icon, a "robe" with a hanger icon, and a "bath" with a bathtub icon.
- Central Column:** Features a "BATH" with a bathtub icon, a "BED ROOM" with a double bed icon, and a "BED ROOM" with a double bed icon.
- Right Column:** Includes a "BED ROOM" with a double bed icon, a "BED ROOM" with a double bed icon, and a "BED ROOM" with a double bed icon.
- Bottom Column:** Shows a "BED ROOM" with a double bed icon, a "BED ROOM" with a double bed icon, and a "BED ROOM" with a double bed icon.
- Top Level:** A large, open-plan area labeled "OUTDOOR SEATING" with a table and chair icon.
- Bottom Level:** A large, open-plan area with a "CKG" icon.

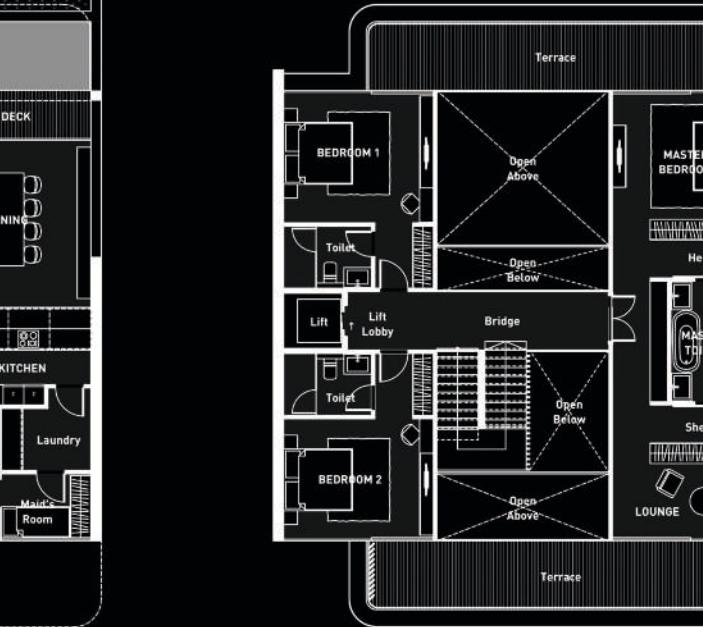
Roof F



## Ground Floor

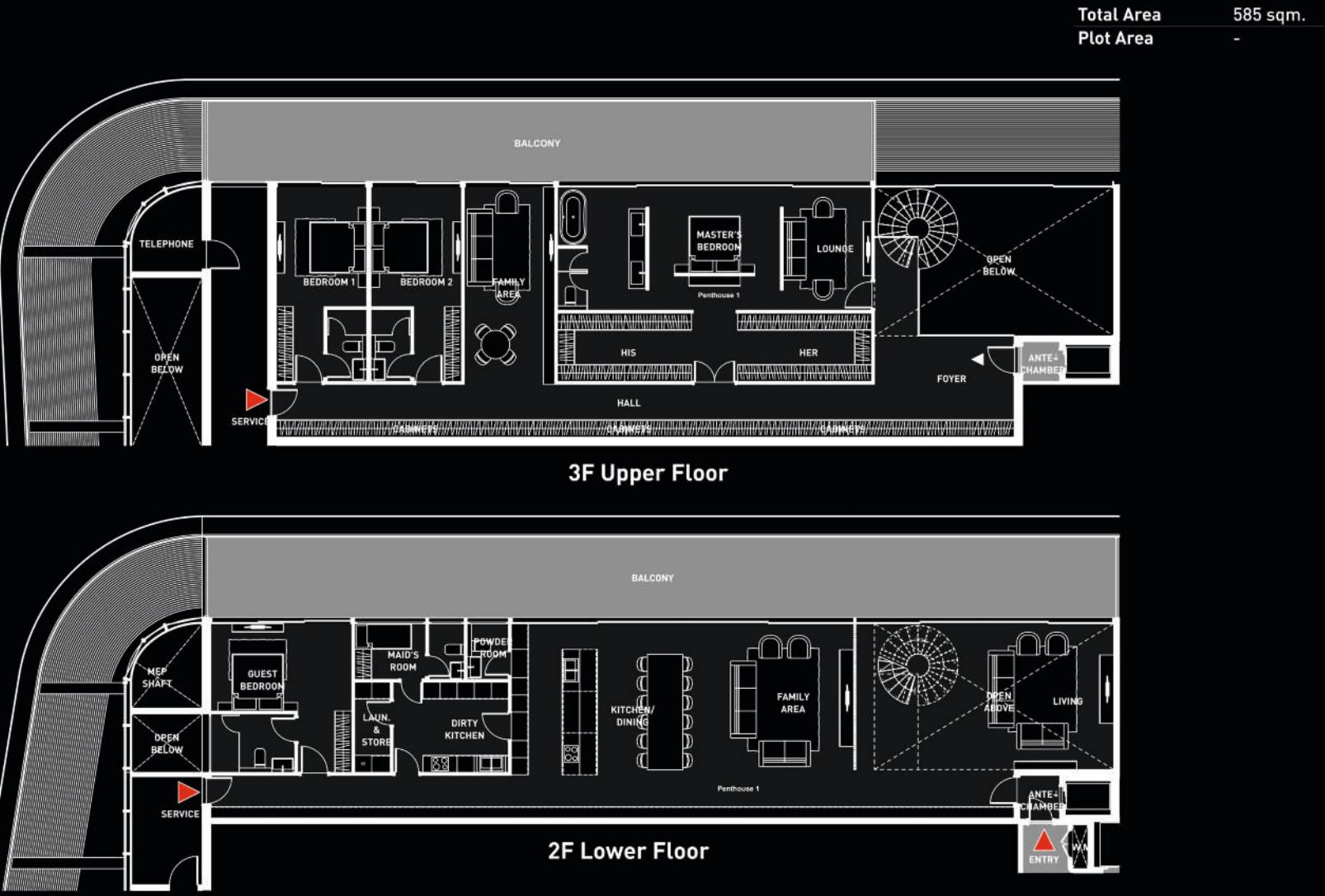
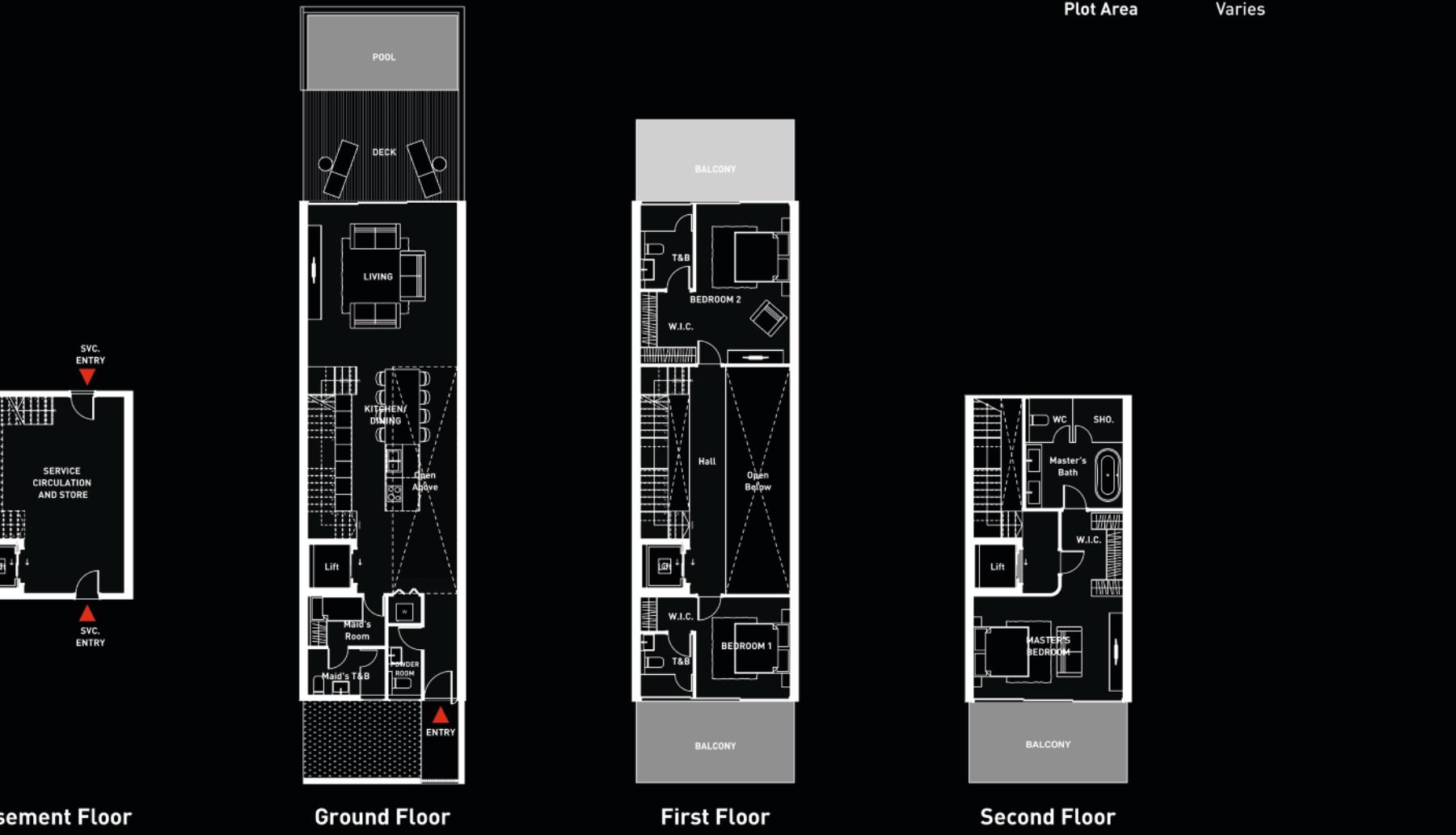


## Ground F



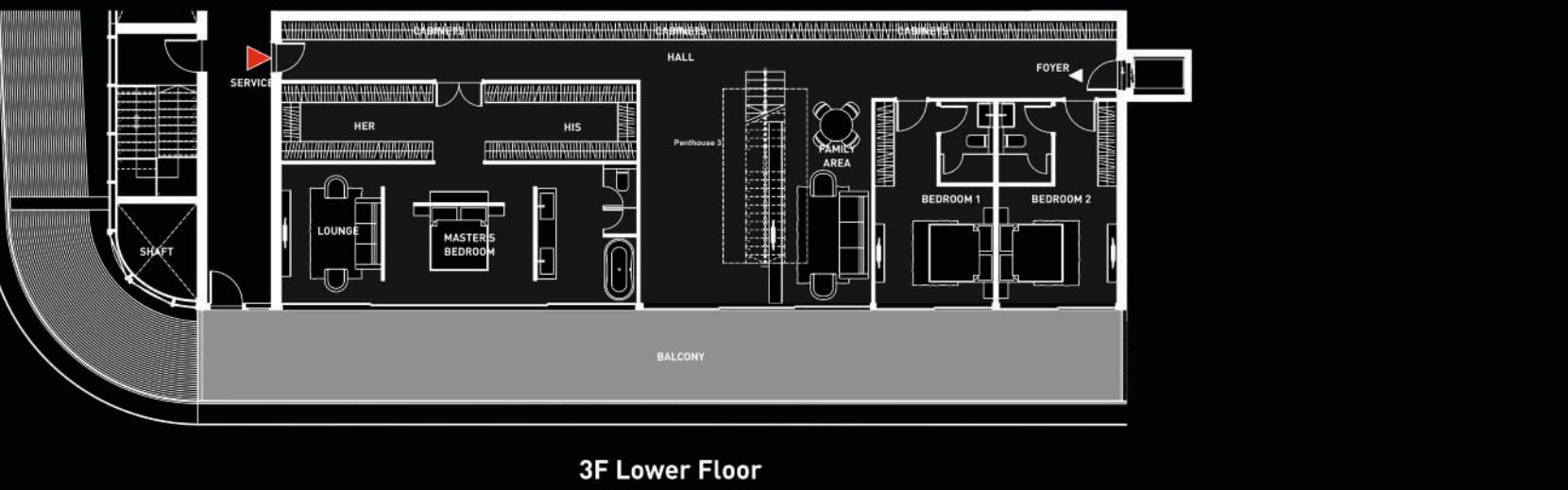
illa

## island Villas



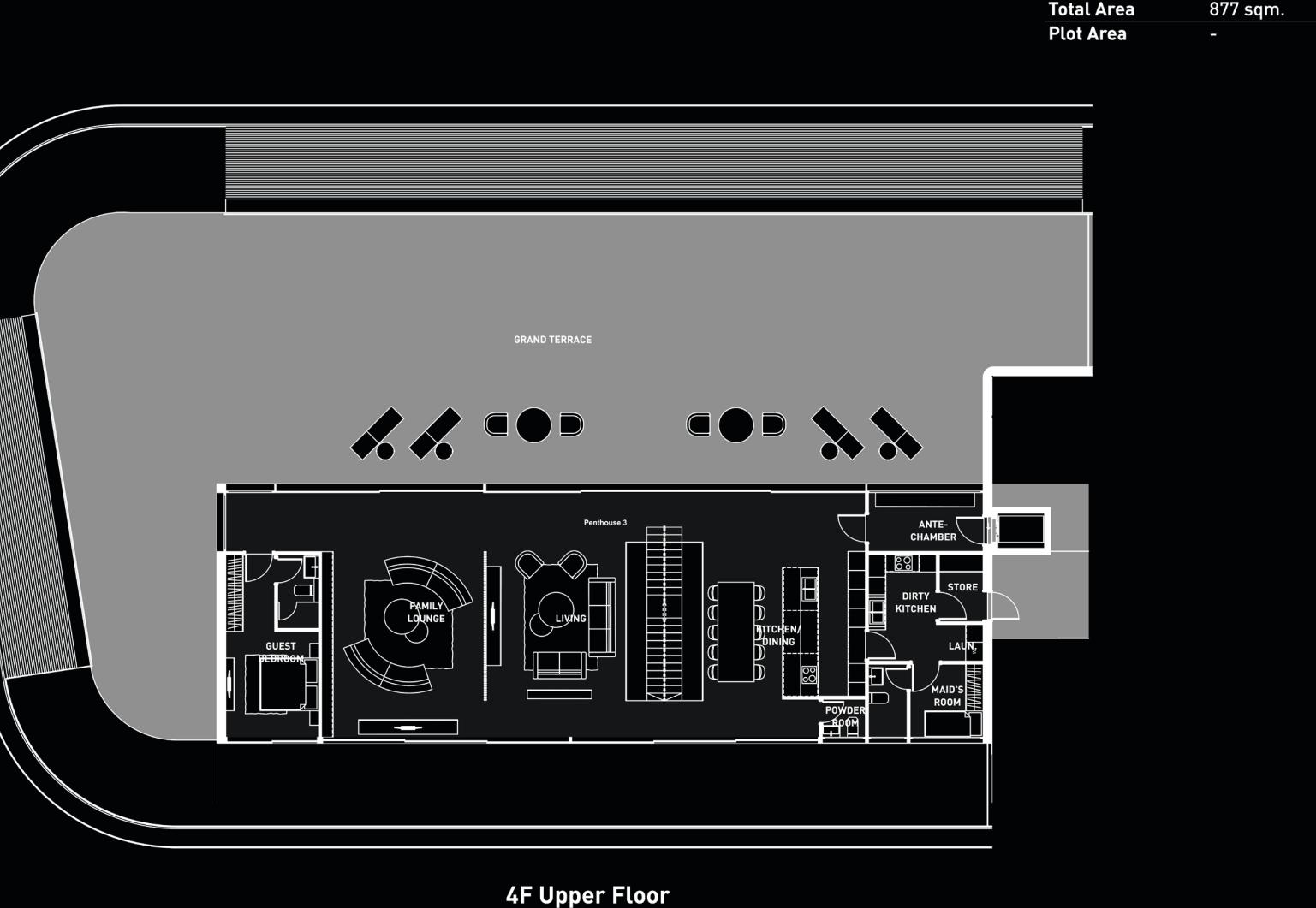
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**Penthouse B - Townhouse Complex**  
BRABUS Island Villas

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