Pelagia

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

your Serene Paradise

Nestled in the azure waters of Ras Al Khaimah, Al Marjan Island emerges as a breathtaking haven of sophistication and serenity. This extraordinary destination transcends ordinary living, offering an unparalleled lifestyle where luxury meets natural beauty.



the architect's design philosophy

Situated at the crossroads of two prominent roads, the building commands attention with its striking contemporary design. Sweeping balconies, reminiscent of ocean waves, create a rhythmic façade that embodies movement and grace. Thoughtfully recessed corners form spatial terraces, adding depth, stability, and visual allure.

Inspired by the ancient Indian philosophy of Vastu, the residence aligns with natural elements to foster harmony and tranquility. The refined drop-off area further enhances the sense of urban sophistication, welcoming residents and guests to an extraordinary living experience.


Pelagia



innovated for
excellence



a symphony of design & nature

Whether you are a professional seeking a sophisticated workspace, a family desiring intimate moments of connection, or an adventure enthusiast craving dynamic experiences, Pelagia provides the perfect canvas for your lifestyle. Each amenity is thoughtfully integrated to support multiple dimensions of contemporary living.

Luxury Retail | Multi-Level Basement Parking | Exquisite Pools



swim in
relaxed luxury




canvas of
sunset hues



golden hues every evening

Breathtaking sunsets painting the sky in hues of gold, pink, and lavender. From the privacy of your balcony, watch as the sun dips gracefully into the calm waters of the Arabian Gulf, casting a mesmerizing glow over the horizon. Let every sunset become a cherished moment, a splendor that enriches your lifestyle.

Viewing Deck	Gourmet BBQ Area	Rooftop Pool Bar



A sanctuary of modern comfort and nature-inspired design, offering a holistic living experience that nurtures mind, body, and soul.



where the ocean
meets opulence

The world-class facilities of Pelagia are conceived with a deep understanding that residents lead active lives, requiring spaces that offer flexibility, comfort, and inspiration. Here, luxury transcends mere aesthetics to empower residents to embrace a lifestyle without limits.


limitless living,
accentuated
Pelagia



a masterpiece of modern grandeur

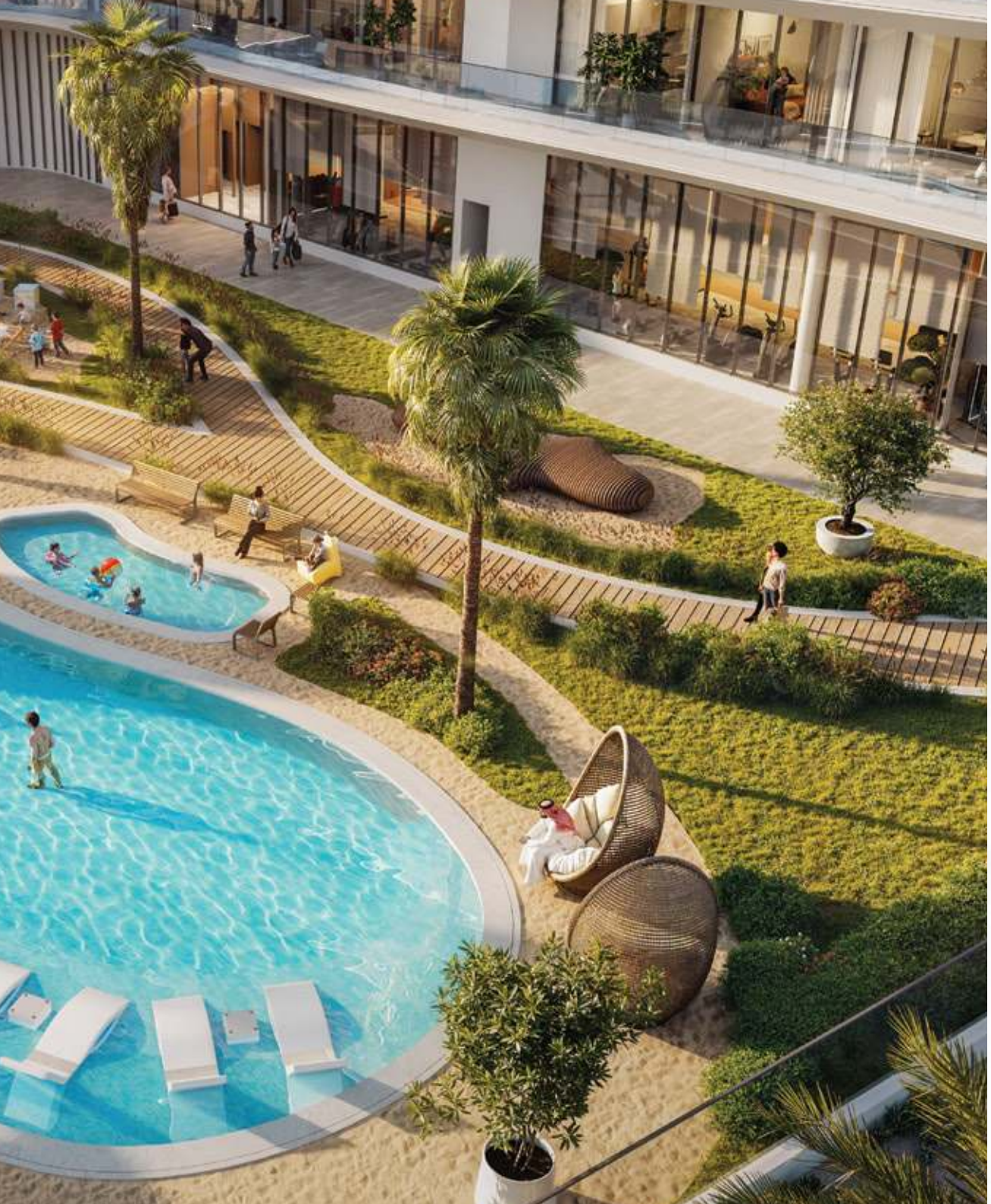
With a focus on creating visually stunning exteriors and thoughtfully planned spaces, Pelagia offers an expansive lifestyle tailored to individual aspirations. Seamlessly integrating modern aesthetics with functional luxury, Pelagia is a harmonious ecosystem of state-of-the-art amenities and striking architectural brilliance.

Private Plunge Pools | Peaceful Yoga Deck | Radiant Natural Light





Work seamlessly, play enthusiastically, relax completely, connect deeply, explore fearlessly—all within the comprehensive ecosystem of Pelagia.



dive into

aquatic bliss

At Pelagia, the exceptional water amenities are designed to cater to every age and mood. Our thoughtfully designed spaces provide ultimate relaxation. Aquatic spaces provide young adventurers gentle waters and endless fun. These water features bring a sense of boundless joy to all.

Kids Pool & Splashpad	Kids Play Areas	Intimate Jacuzzi



life sans Boundaries

Whether you are seeking a serene family retreat or a strategic investment opportunity, Al Marjan Island delivers beyond expectations. This remarkable location promises not just a home, but a legacy.



step into
curated excellence



crafted for a luxurious
contemporary lifestyle

Pelagia stands as a masterpiece of modern living, where every detail whispers indulgence and every view tells a story. This isn't just another residence- it's an artfully crafted haven where the boundaries between indoor elegance and outdoor splendor dissolve. Here, the island lifestyle reaches new heights of sophistication.



Whether seeking a peaceful retreat or an active lifestyle, Pelagia adapts to your rhythm. Here, you will find new possibilities to explore and thrive.



world-class amenities

- Rooftop Infinity Pool
- Intimate Jacuzzi
- Pristine Pool (GF)
- Kids Pool & Splashpad
- Upscale Gymnasium
- Rejuvenating Steam & Sauna
- Peaceful Yoga Deck
- Soothing Zen Corner
- Indoor & Outdoor Kids Play Areas
- Gourmet BBQ Area
- Scenic Rooftop Pool Bar

landmarks in proximity

05 Minutes
Al Marjan Island Boulevard

08 Minutes
Wynn Resort

10 Minutes
Al Hamra Mall

11 Minutes
Waldorf Astoria Hotel

14 Minutes
Al Hamra Golf Club

15 Minutes
Al Hamra Village

16 Minutes
Cosmo Health Center

16 Minutes
Royal Yacht Club, RAK

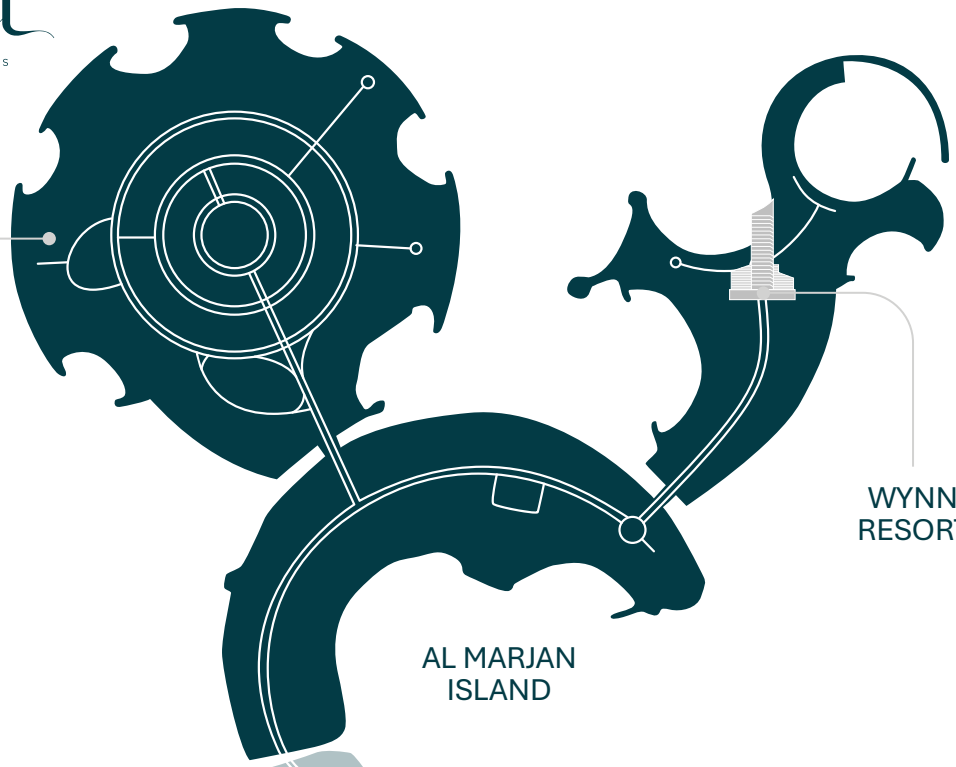
16 Minutes
Dreamland Aqua Park

25 Minutes
The Ritz-Carlton, RAK



Pelagia

BY BNW DEVELOPMENTS



WYNN RESORT

AL MARJAN ISLAND

34 Minutes
RAK Airport

56 Minutes
Dubai International Airport

90 Minutes
Al Maktoum International Airport


mindful living
active lifestyle



wellness without compromise

Pelagia transcends the conventional definition of residential living, offering an expansive lifestyle that adapts to every individual's unique aspiration. Meticulously designed to cater to diverse needs, this development creates a harmonious balance between contemporary convenience and refined elegance.

Upscale Gymnasium

Soothing Zen Corner

Rejuvenating Steam & Sauna



blending creativity
with nature


Pelagia
Pelagia





Fully-furnished spaces designed for those that seek enhanced comfort. Pelagia provides a gentle retreat from the pace of urban life.



orchestrated for connoisseurs

Each residence within Pelagia tells its own story of sophistication, crafted with meticulous attention to detail. Abundant natural light creates a bright and inviting atmosphere throughout the year. Pelagia presents an elevated way of life where every sunrise brings new possibilities, and every sunset reaffirms the wisdom of choosing extraordinary living.


the essence of
elevated living




island living
tranquil views



experience the extraordinary

Rising gracefully in Marjan's most coveted location, Pelagia offers more than just homes; it presents a canvas for life's most precious moments. Each space within Pelagia is thoughtfully designed to elevate everyday experiences into extraordinary memories, creating not just a place to live, but a place to truly thrive.


a testament to
timelessness





where grandeur
begins



a prelude to excellence

At Pelagia, excellence is not just promised—it's woven into every fiber of existence. It stands as a testament to visionary design, where contemporary architecture dances with timeless elegance against the backdrop of pristine coastal views. Here, finesse transcends the ordinary, creating spaces where life's finest moments unfold.

UNIT Plans

Pelagia is masterfully positioned to capture the most stunning views of the island's coastline. This exceptional development flawlessly blends unrivalled scenic vistas with an idyllic residential experience.



Unit 107

1BHK - TYPE A

1	Kitchen	2.9m x 2.7m
2	Living & Dining	4.2m x 5.9m
3	PWD Room	2.1m x 1.3m
4	Bedroom	4m x 4.4m
5	Bath	1.8m x 2.8m
6	Dress Room	2.1m x 2.7m
7	Balcony	8.5m x 1.6m

Suite Area	71.88 sq.m	773.71 sq.ft
Balcony Area	13.66 sq.m	147.04 sq.ft
Total Area	85.54 sq.m	920.74 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 110

1BHK - TYPE B

1	Kitchen	3.7m x 2.8m
2	Living & Dining	8.3m x 4.1m
3	PWD Room	1.7m x 1.5m
4	Bedroom	3.6m x 3.8m
5	Bath	1.8m x 2.7m
6	Dress Room	3.6m x 2.1m
7	Balcony 1	8.3m x 2.4m
8	Balcony 2	6.6m x 1.6m

Suite Area	84.93 sq.m	914.18 sq.ft
Balcony Area	29.98 sq.m	322.70 sq.ft
Total Area	114.91 sq.m	1236.88 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Unit 117

1BHK - TYPE C



1	Kitchen	3.1m x 3.5m
2	Living & Dining	7m x 3.9m
3	PWD Room	1.8m x 1.3m
4	Bedroom	3.7m x 4.6m
5	Bath	1.8m x 2.8m
6	Dress Room	1.8m x 2.7m
7	Balcony	11.7m x 1.8m

Suite Area	73.36 sq.m	789.64 sq.ft
Balcony Area	18.73 sq.m	201.61 sq.ft
Total Area	92.09 sq.m	991.25 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 112

1BHK - TYPE D

1	Kitchen	2.6m x 2.7m
2	Living & Dining	3.9m x 7.1m
3	PWD Room	2m x 1.8m
4	Laundry	1m x 1m
5	Bedroom	3.3m x 3.9m
6	Bath	2.7m x 1.8m
7	Dress Room	2.6m x 3.6m
8	Balcony	5.8m x 1.5m

Suite Area	72.84 sq.m	784.04 sq.ft
Balcony Area	8.32 sq.m	89.56 sq.ft
Total Area	81.16 sq.m	873.60 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

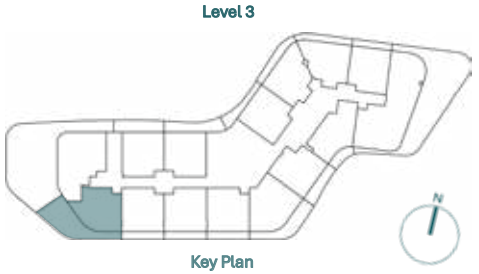


Unit 304

1BHK - TYPE E

1	Kitchen	2.4m x 2.7m
2	Living & Dining	6.1m x 5.4m
3	PWD Room	2.1m x 1.3m
4	Bedroom	4m x 4.4m
5	Bath	1.8m x 2.8m
6	Dress Room	2.1m x 2.7m
7	Balcony 1	10.3m x 6m
8	Balcony 2	6.5m x 1.5m

Suite Area	71.72 sq.m	771.99 sq.ft
Balcony Area	58.82 sq.m	633.13 sq.ft
Total Area	130.54 sq.m	1405.12 sq.ft



Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 609

1BHK - TYPE F

1	Kitchen	4.1m x 2.4m
2	Living & Dining	5.8m x 3.4m
3	PWD Room	1.7m x 1.5m
4	Bedroom	3.9m x 3.6m
5	Bath	2.8m x 1.7m
6	Dress Room	1.8m x 3.6m
7	Balcony	4.6m x 11.2m

Suite Area	62.65 sq.m	674.36 sq.ft
Balcony Area	44.4 sq.m	477.92 sq.ft
Total Area	107.05 sq.m	1152.28 sq.ft

Level 6



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 115

2BHK - TYPE A

1	Kitchen	2.8m x 2.7m
2	Living & Dining	4.1m x 6m
3	PWD Room	1.9m x 1.6m
4	Laundry	2m x 1.6m
5	Bedroom 1	3.8m x 4.9m
6	Bath 1	2.4m x 2.5m
7	Dress Room 1	1.9m x 2.5m
8	Bedroom 2	4m x 4.1m
9	Bath 2	2.8m x 1.8m
10	Balcony	12.3m x 1.6m

Suite Area	107.09 sq.m	1152.71 sq.ft
Balcony Area	20.09 sq.m	216.25 sq.ft
Total Area	127.18 sq.m	1368.95 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 104

2 BHK - TYPE B

1	Kitchen	2.4m x 3.7m
2	Living & Dining	3.8m x 6.7m
3	PWD Room	2m x 1.3m
4	Bedroom 1	4.7m x 3.6m
5	Bath 1	2.8m x 1.8m
6	Dress Room 1	1.8m x 1.8m
7	Bedroom 2	4.7m x 3.2m
8	Bath 2	2.8m x 1.8m
9	Dress Room 2	2.4m x 1.9m
10	Balcony 1	11.4m x 1.6m
11	Balcony 2	1.4m x 9.6m

Suite Area	98.08 sq.m	1055.72 sq.ft
Balcony Area	33.88 sq.m	364.68 sq.ft
Total Area	131.96 sq.m	1420.41 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 105

2 BHK - TYPE C

1	Kitchen	2.3m x 2.7m
2	Living & Dining	6.1m x 5.9m
3	PWD Room	2.1m x 1.4m
4	Bedroom 1	4.6m x 4.7m
5	Bath 1	2.4m x 1.6m
6	Dress Room 1	2.4m x 1.9m
7	Bedroom 2	3.2m x 3.4m
8	Bath 2	1.7m x 2.5m
9	Dress Room 2	2m x 2.5m
10	Balcony	18.2m x 2.1m

Suite Area	97.21 sq.m	1046.36 sq.ft
Balcony Area	39.07 sq.m	420.55 sq.ft
Total Area	136.28 sq.m	1466.91 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 303

2 BHK - TYPE D

1	Kitchen	2.3m x 2.7m
2	Living & Dining	6.1m x 5.9m
3	PWD Room	2.1m x 1.4m
4	Bedroom 1	4.6m x 4.7m
5	Bath 1	2.4m x 1.6m
6	Dress Room 1	2.4m x 1.9m
7	Bedroom 2	3.2m x 3.4m
8	Bath 2	1.7m x 2.5m
9	Dress Room 2	2m x 2.5m
10	Balcony	18.2m x 2.1m

Suite Area	107.85 sq.m	1160.89 sq.ft
Balcony Area	186.19 sq.m	2004.13 sq.ft
Total Area	294.04 sq.m	3165.02 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

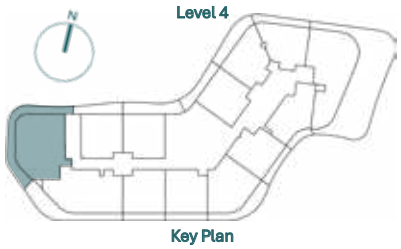


Unit 403

2 BHK - TYPE E

1	Kitchen	3.1m x 5.1m
2	Living & Dining	4m x 8.2m
3	PWD Room	1.3m x 2.6m
4	Bedroom 1	5.6m x 3.6m
5	Bath 1	1.8m x 2.6m
6	Dress Room 1	1.8m x 2.2m
7	Bedroom 2	3.7m x 3.4m
8	Bath 2	1.8m x 2.6m
9	Dress Room 2	1.7m x 2.6m
10	Maid Room	3.6m x 2.6m
11	Bath	1.6m x 1.5m
12	Balcony 1	1.5m x 11.9m
13	Balcony 2	11m x 1.7m
14	Balcony 3	4.7m x 2.3m

Suite Area	122.69 sq.m	1320.62 sq.ft
Balcony Area	47.23 sq.m	508.38 sq.ft
Total Area	169.92 sq.m	1829.00 sq.ft



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



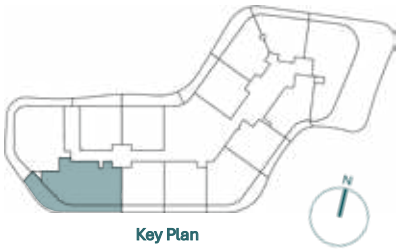
Unit 404

2BHK - TYPE F

1	Kitchen	3.4m x 2.5m
2	Living & Dining	6.9m x 7.4m
3	PWD Room	2.3m x 1.7m
4	Bedroom 1	4m x 4.4m
5	Bath 1	1.8m x 2.8m
6	Dress Room 1	2.1m x 4.1m
7	Bedroom 2	4.3m x 3.4m
8	Bath 2	2.6m x 1.7m
9	Dress Room 2	1.6m x 1.7m
10	Maid Room	2.4m x 2.2m
11	Bath	1.8m x 2.2m
12	Balcony 1	12.3m x 1.4m
13	Balcony 2	9.2m x 2.5m

Suite Area	120.85 sq.m	1300.82 sq.ft
Balcony Area	46.29 sq.m	498.26 sq.ft
Total Area	167.14 sq.m	1799.08 sq.ft

Level 4



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Unit 604

2BHK - TYPE G



1	Kitchen	2.5m x 2.7m
2	Living & Dining	6.5m x 6.4m
3	PWD Room	2m x 1.3m
4	Laundry	1.6m x 1.3m
5	Bedroom 1	4m x 4.5m
6	Bath 1	1.8m x 2.7m
7	Dress Room 1	2.1m x 4m
8	Bedroom 2	4.1m x 3.3m
9	Bath 2	1.8m x 2.6m
10	Dress Room 2	2.2m x 2.6m
11	Balcony 1	9.7m x 1.8m
12	Balcony 2	11m x 2.1m

Suite Area	114.21 sq.m	1229.35 sq.ft
Balcony Area	37 sq.m	398.26 sq.ft
Total Area	151.21 sq.m	1627.61 sq.ft

Level 6



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 1205

2BHK - TYPE H

1	Kitchen	3m x 2.7m
2	Living & Dining	4.2m x 6m
3	PWD Room	2.1m x 1.3m
4	Bedroom 1	3.6m x 5.8m
5	Bath 1	2.5m x 1.8m
6	Bedroom 2	3.8m x 4.5m
7	Bath 2	2.6m x 1.8m
8	Laundry	2.1m x .9m
9	Balcony	12m x 2.3m

Suite Area	91.17 sq.m	981.35 sq.ft
Balcony Area	22.8 sq.m	245.42 sq.ft
Total Area	113.97 sq.m	1226.76 sq.ft



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



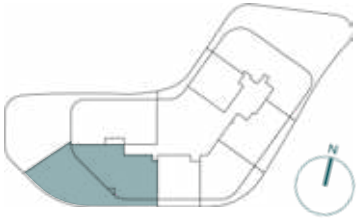
Unit 1202

2BHK - TYPE I

1	Kitchen	2.2m x 3.7m
2	Living & Dining	4.3m x 10.2m
3	PWD Room	1.4m x 1.6m
4	Bedroom 1	6.3m x 5.3m
5	Bath 1	2.9m x 2.5m
6	Bedroom 2	4.4m x 4m
7	Bath 2	2.7m x 3m
8	Maid Room	2.3m x 2.3m
9	Bath	2.3m x 1.5m
10	Balcony 1	16m x 9.9m
11	Balcony 2	1.4m x 7.5m

Suite Area	125.48 sq.m	1350.66 sq.ft
Balcony Area	134.87 sq.m	1451.73 sq.ft
Total Area	260.35 sq.m	2802.38 sq.ft

Level 12



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 1201

2BHK - TYPE J

1	Kitchen	4.4m x 2.7m
2	Living & Dining	6.6m x 6.1m
3	PWD Room	2.1m x 1.5m
4	Bedroom 1	4.6m x 3.8m
5	Bath 1	2.8m x 2.7m
6	Dress Room 1	1.7m x 2.7m
7	Bedroom 2	3.4m x 4.7m
8	Bath 2	2.1m x 2.7m
9	Dress Room 2	2.1m x 1.9m
10	Maid Room	3m x 2.1m
11	Bath	1.5m x 2.1m
12	Laundry	1.8m x 1.5m
13	Balcony 1	17.2m x 1.5m
14	Balcony 2	13.1m x 14.5m

Suite Area	146.86 sq.m	1580.79 sq.ft
Balcony Area	187.84 sq.m	2021.89 sq.ft
Total Area	334.7 sq.m	3602.68 sq.ft

Level 12



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 114

3BHK - TYPE A

1	Kitchen	2.4m x 3.6m
2	Living & Dining	7.6m x 6.8m
3	PWD Room	1.5m x 1.8m
4	Bedroom 1	5.3m x 4.3m
5	Bath 1	3.4m x 2m
6	Dress Room 1	1.8m x 2.6m
7	Bedroom 2	3.6m x 4.9m
8	Bath 2	1.7m x 2.8m
9	Bedoom 3	3.4m x 4.4m
10	Bath 3	1.6m x 2.6m
11	Maid Room	1.8m x 2.6m
12	Bath	1.8m x 1.5m
13	Balcony 1	1.6m x 11.3m
14	Balcony 2	23.2m x 1.6m
15	Balcony 3	2m x 4.8m

Suite Area	158.26 sq.m	1703.50 sq.ft
Balcony Area	63.01 sq.m	678.23 sq.ft
Total Area	221.27 sq.m	2381.73 sq.ft

Level 1



Key Plan

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Unit 311

3BHK - TYPE B



Level 3



Key Plan

1	Kitchen	2.6m x 3.4m
2	Living & Dining	6.1m x 7.2m
3	PWD Room	1.7m x 1.7m
4	Bedroom 1	6m x 4.3m
5	Bath 1	2.8m x 2m
6	Dress Room 1	1.6m x 2m
7	Bedroom 2	4.5m x 3.3m
8	Bath 2	2.8m x 1.8m
9	Dress Room 2	1.6m x 3.5m
10	Bedoom 3	3.4m x 4.2m
11	Bath 3	2.1m x 2.9m
12	Dress Room 3	2.1m x 1.7m
13	Maid Room	2.4m x 2.1m
14	Bath	2.4m x 1.5m
15	Balcony 1	1.3m x 7.4m
16	Balcony 2	22.3m x 7.6m
17	Balcony 3	1m x 9.2m

Suite Area	160.94 sq.m	1732.34 sq.ft
Balcony Area	156.06 sq.m	1679.82 sq.ft
Total Area	317 sq.m	3412.16 sq.ft

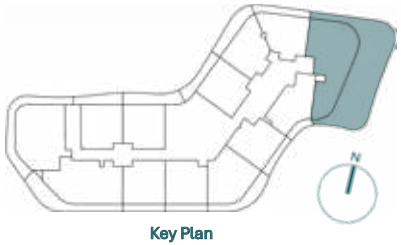
Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Unit 410

3BHK - TYPE C



Level 4



Key Plan

1	Kitchen	2.7m x 2.4m
2	Living & Dining	7.4m x 4.4m
3	PWD Room	1.3m x 1.7m
4	Bedroom 1	4.7m x 4.3m
5	Bath 1	2.9m x 2.5m
6	Dress Room 1	1.7m x 2.7m
7	Bedroom 2	3.3m x 3.8m
8	Bath 2	1.6m x 2.7m
9	Dress Room 2	1.6m x 2.7m
10	Bedoom 3	3.5m x 3.2m
11	Bath 3	2.5m x 1.8m
12	Dress Room 3	1.3m x 1.8m
13	Maid Room	2.6m x 3m
14	Bath	1.3m x 2m
15	Balcony 1	22.8m x 6.5m
16	Balcony 2	1.3m x 10.5m

Suite Area	138.51 sq.m	1490.91 sq.ft
Balcony Area	174.82 sq.m	1881.75 sq.ft
Total Area	313.33 sq.m	3372.66 sq.ft

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Key Plan

Unit 610

3BHK - TYPE D

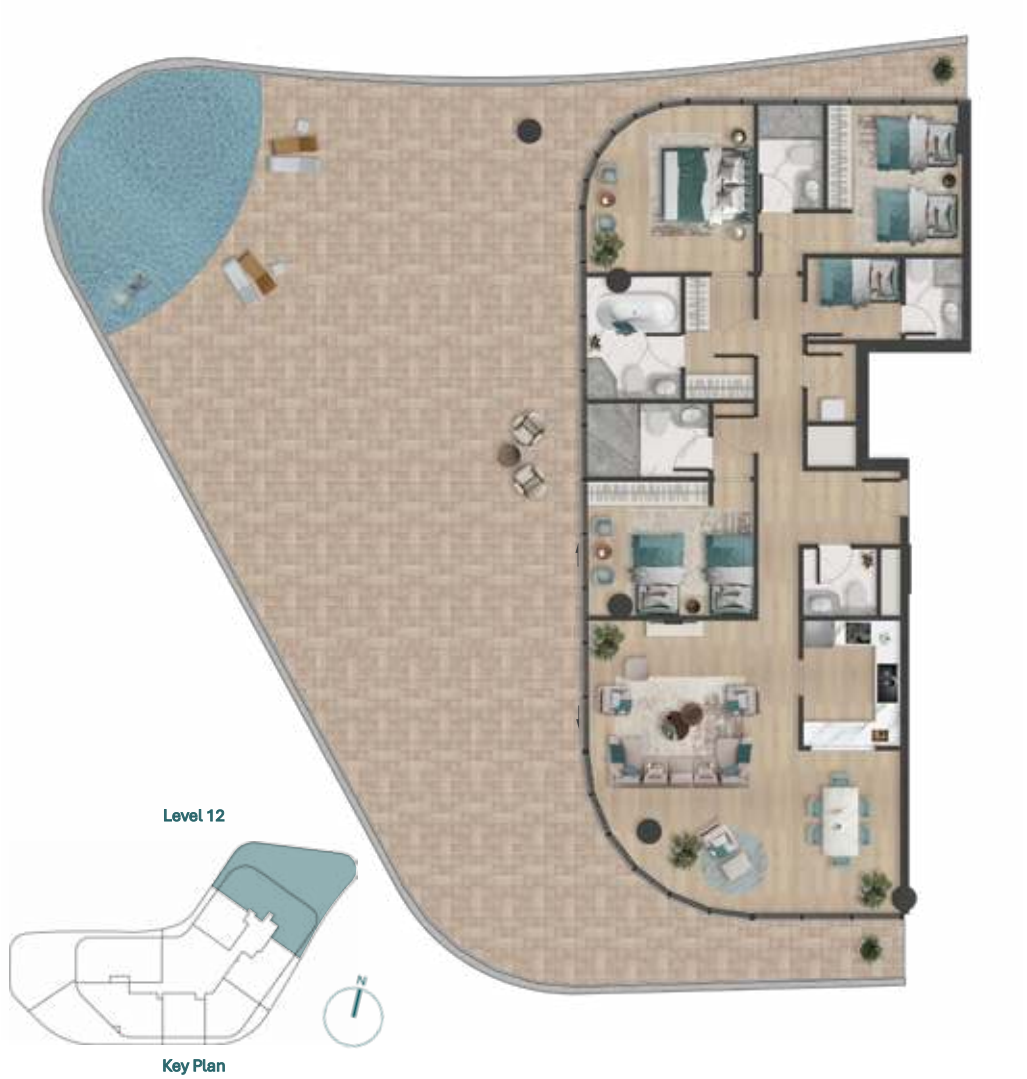
1	Kitchen	3m x 3.2m
2	Living & Dining	7.7m x 5.2m
3	PWD Room	2.2m x 1.6m
4	Bedroom 1	4.4m x 3.7m
5	Bath 1	3.9m x 2.4m
6	Dress Room 1	2.7m x 3.1m
7	Bedroom 2	3.7m x 4m
8	Bath 2	1.7m x 2.8m
9	Bedoom 3	3.7m x 3.7m
10	Bath 3	1.7m x 2.5m
11	Maid Room	2.1m x 2.1m
12	Bath	1.5m x 1.5m
13	Laundry	0.8m x 1.9m
14	Balcony 1	12.1m x 3m
15	Balcony 2	1.3m x 22.4m

Suite Area	156.76 sq.m	1687.35 sq.ft
Balcony Area	70.13 sq.m	754.87 sq.ft
Total Area	226.89 sq.m	2442.22 sq.ft

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Unit 1206

3BHK - TYPE E



1	Kitchen	3.1m x 2.4m
2	Living & Dining	7.2m x 7.6m
3	PWD Room	1.7m x 1.8m
4	Bedroom 1	4.1m x 4.1m
5	Bath 1	3m x 2.3m
6	Dress Room 1	3m x 1.7m
7	Bedroom 2	3.7m x 5m
8	Bath 2	2.6m x 1.6m
9	Bedoom 3	3.3m x 4.1m
10	Bath 3	1.8m x 3m
11	Maid Room	2m x 2.3m
12	Bath	2m x 1.4m
13	Laundry	1.9m x 1.2m
14	Balcony 1	1.2m x 9.4m
15	Balcony 2	21.9m x 12.9m
16	Balcony 3	1.4m x 7.9m

Suite Area	155.28 sq.m	1671.42 sq.ft
Balcony Area	217.72 sq.m	2343.52 sq.ft
Total Area	373 sq.m	4014.94 sq.ft

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Unit 1301

PENTHOUSE 1

1	Kitchen	4.3m x 3.8m
2	Living & Dining	7.5m x 10.7m
3	PWD Room	1.8m x 2m
4	Wash Room	1.8m x 1.6m
5	Bedroom 1	7.8m x 9.5m
6	Bath 1	3.4m x 3.3m
7	Dress Room 1	3.9m x 3.3m
8	Bedroom 2	4.4m x 5m
9	Bath 2	2.8m x 2.3m
10	Dress Room 2	2.8m x 2.6m
11	Bedroom 3	4.4m x 5m
12	Bath 3	2.8m x 2.3m
13	Dress Room 3	2.8m x 2.6m
14	Bedroom 4	8.6m x 8.3m
15	Bath 4	2.9m x 3.3m
16	Dress Room 4	2.6m x 3.3m
17	Maid Room	2.5m x 2.1m
18	Bath	2.5m x 1.5m
19	Balcony 1	1.4m x 26.2m
20	Balcony 2	17.4m x 5.1m
21	Balcony 3	1.4m x 15.2m

Suite Area	381.58 sq.m	4107.29 sq.ft
Balcony Area	152.34 sq.m	1639.77 sq.ft
Total Area	533.92 sq.m	5747.07 sq.ft

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.



Level 13

Key Plan

Unit 1302

PENTHOUSE 2

1	Kitchen	4.6m x 4.1m
2	Living & Dining	7.8m x 11.7m
3	PWD Room	1.8m x 2m
4	Wash Room	1.8m x 1.9m
5	Bedroom 1	8.7m x 5.5m
6	Bath 1	4.5m x 2.7m
7	Dress Room 1	3m x 4.5m
8	Bedroom 2	4.5m x 3.6m
9	Bath 2	2.8m x 1.7m
10	Dress Room 2	1.6m x 1.7m
11	Bedroom 3	4.5m x 4m
12	Bath 3	2.8m x 1.6m
13	Dress Room 3	1.6m x 1.8m
14	Bedroom 4	8.8m x 4.7m
15	Bath 4	3m x 2.4m
16	Dress Room 4	3m x 2.2m
17	Maid Room	2.2m x 2.4m
18	Bath	2.2m x 1.5m
19	Balcony 1	1m x 16.5m
20	Balcony 2	20.7m x 4m
21	Balcony 3	2.4m x 25.2m

Suite Area	353.2 sq.m	3801.81 sq.ft
Balcony Area	123.6 sq.m	1330.42 sq.ft
Total Area	476.8 sq.m	5132.23 sq.ft

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

FLOOR Plans

Pelagia is masterfully positioned to capture the most stunning views of the island's coastline. This exceptional development flawlessly blends unrivalled scenic vistas with an idyllic residential experience.

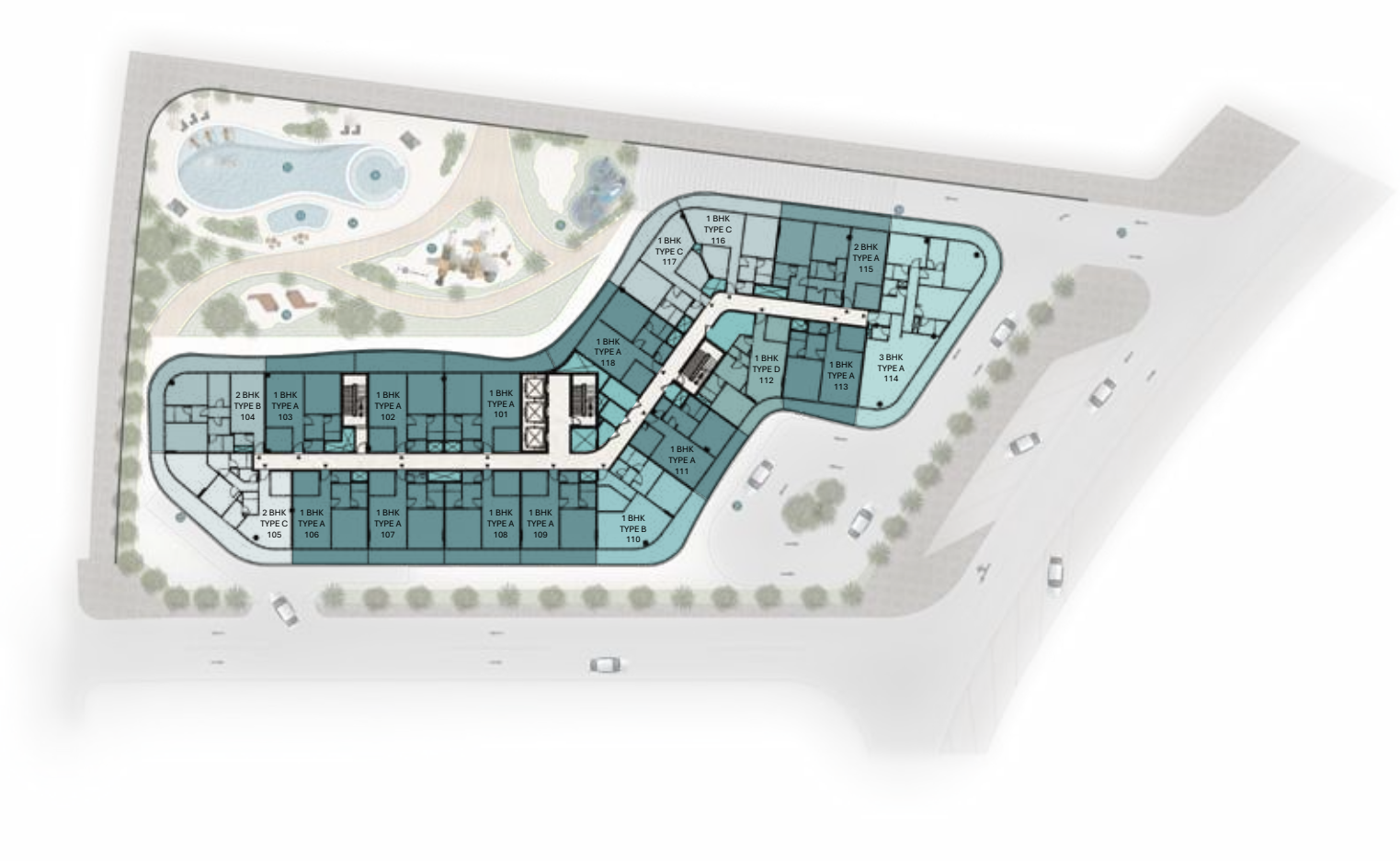
Ground Floor *plan*



1 MAIN ENTRANCE
2 LOUNGE
3 RECEPTION
4 LIFT LOBBY
5 LIFT
6 GYM
7 SHOWERS & LOCKERS (M)
8 SHOWERS & LOCKERS (F)
9 POD BATH
10 RETAILS
11 KIDS PLAY AREA
12 POOL
13 KIDS POOL
14 POOL DECK
15 JACUZZI
16 SPLASH PAD
17 KIDS PLAY AREA
18 SITTING AREA
19 ACCESS TO LOWER PARKING
20 ACCESS TO PARKING ENTRANCE
21 DROP OFF
22 LOADING & UNLOADING

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

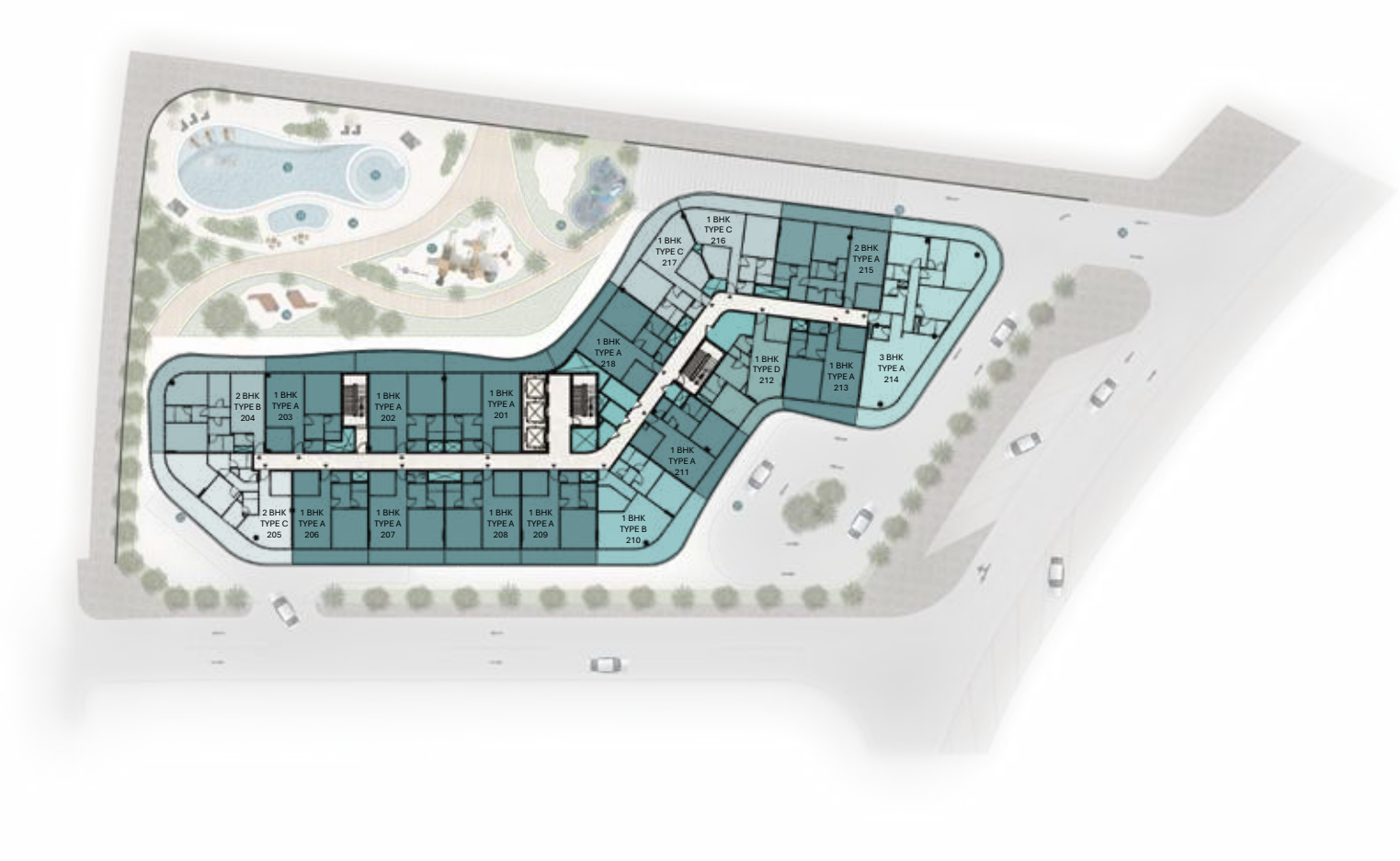
First Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE D
2 BHK - TYPE A
2 BHK - TYPE B
2 BHK - TYPE C
3 BHK - TYPE A

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

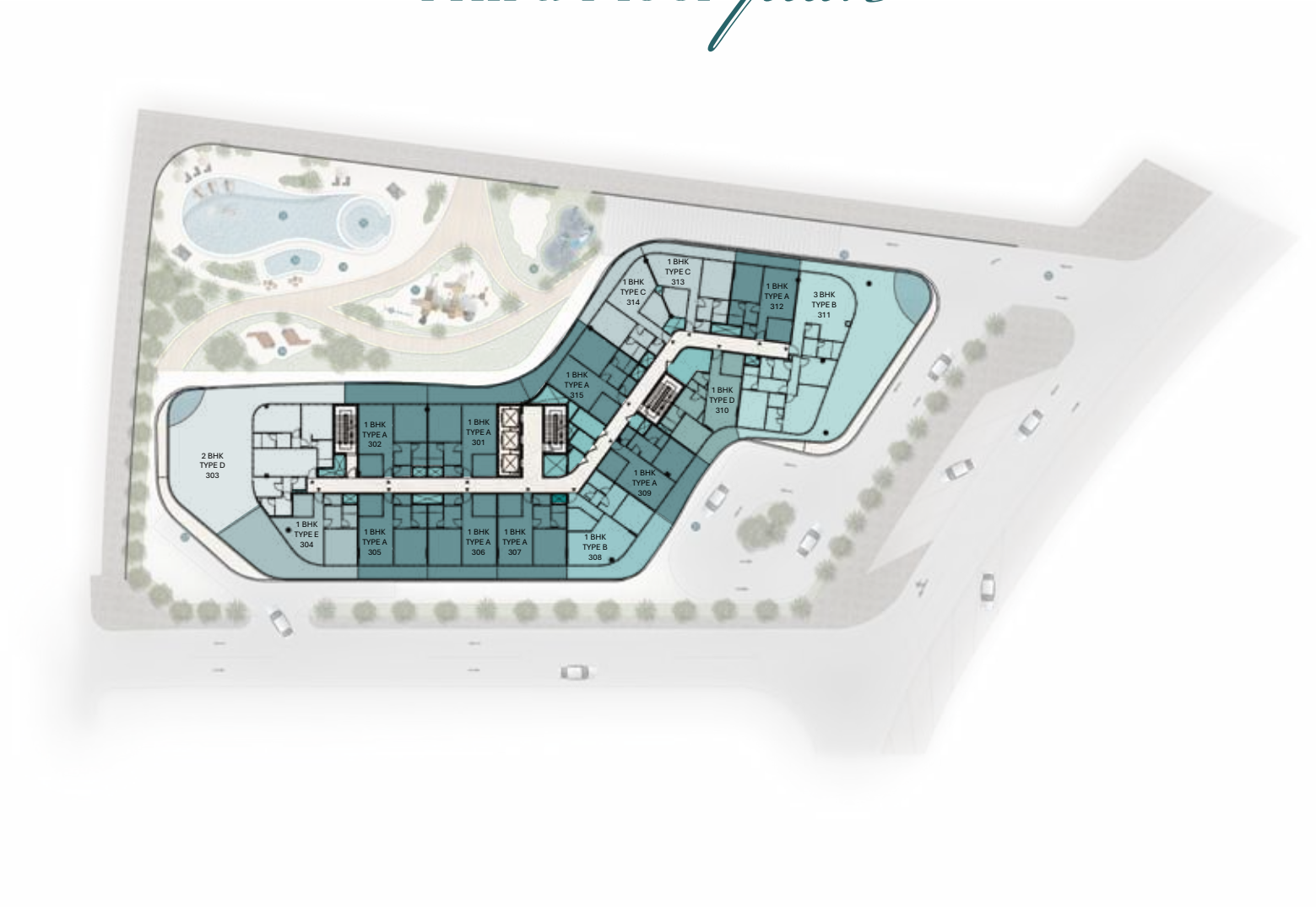
Second Floor *plan*



- 1 BHK - TYPE A
- 1 BHK - TYPE B
- 1 BHK - TYPE C
- 1 BHK - TYPE D
- 2 BHK - TYPE A
- 2 BHK - TYPE B
- 2 BHK - TYPE C
- 3 BHK - TYPE A

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

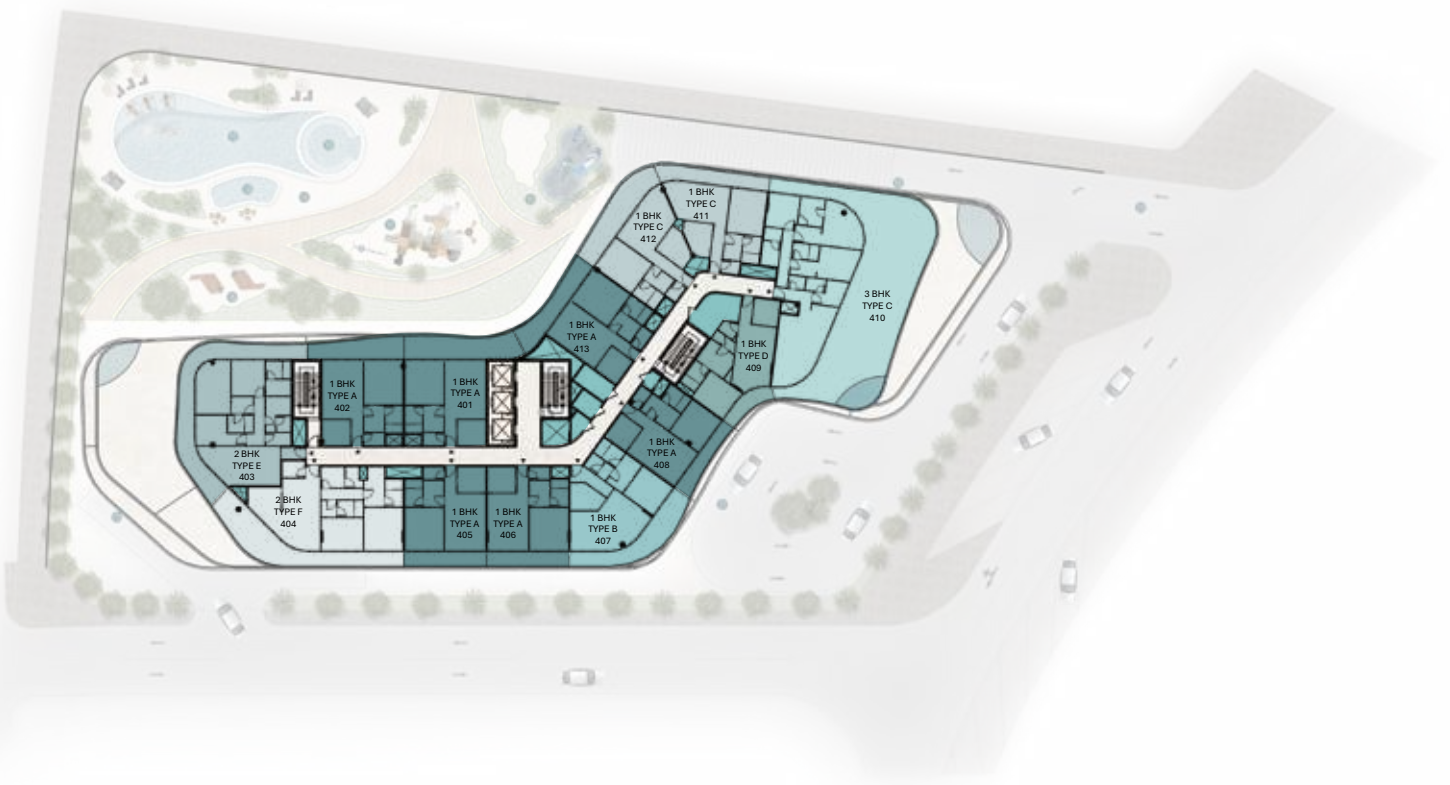
Third Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE D
1 BHK - TYPE E
2 BHK - TYPE D
3 BHK - TYPE B

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

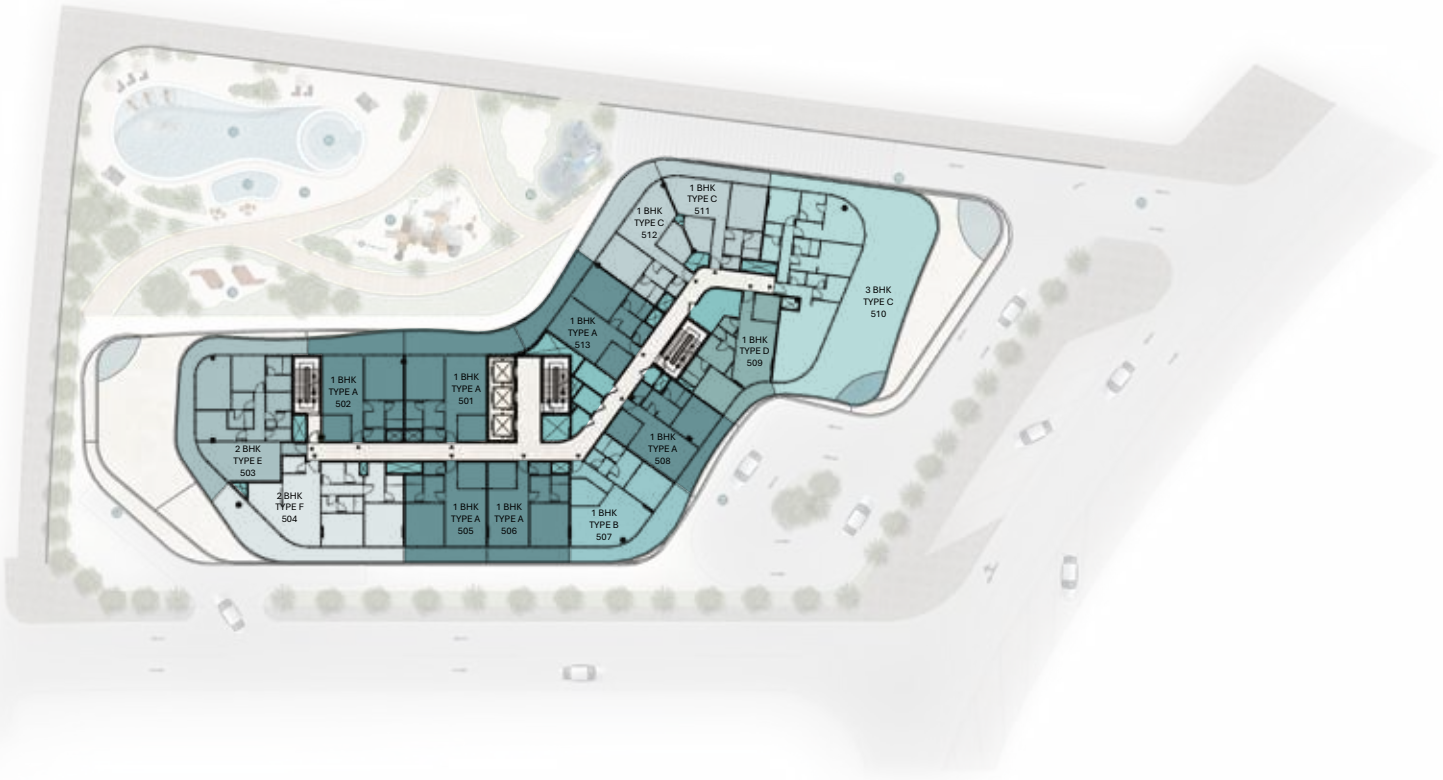
Fourth Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE D
2 BHK - TYPE E
2 BHK - TYPE F
3 BHK - TYPE C

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

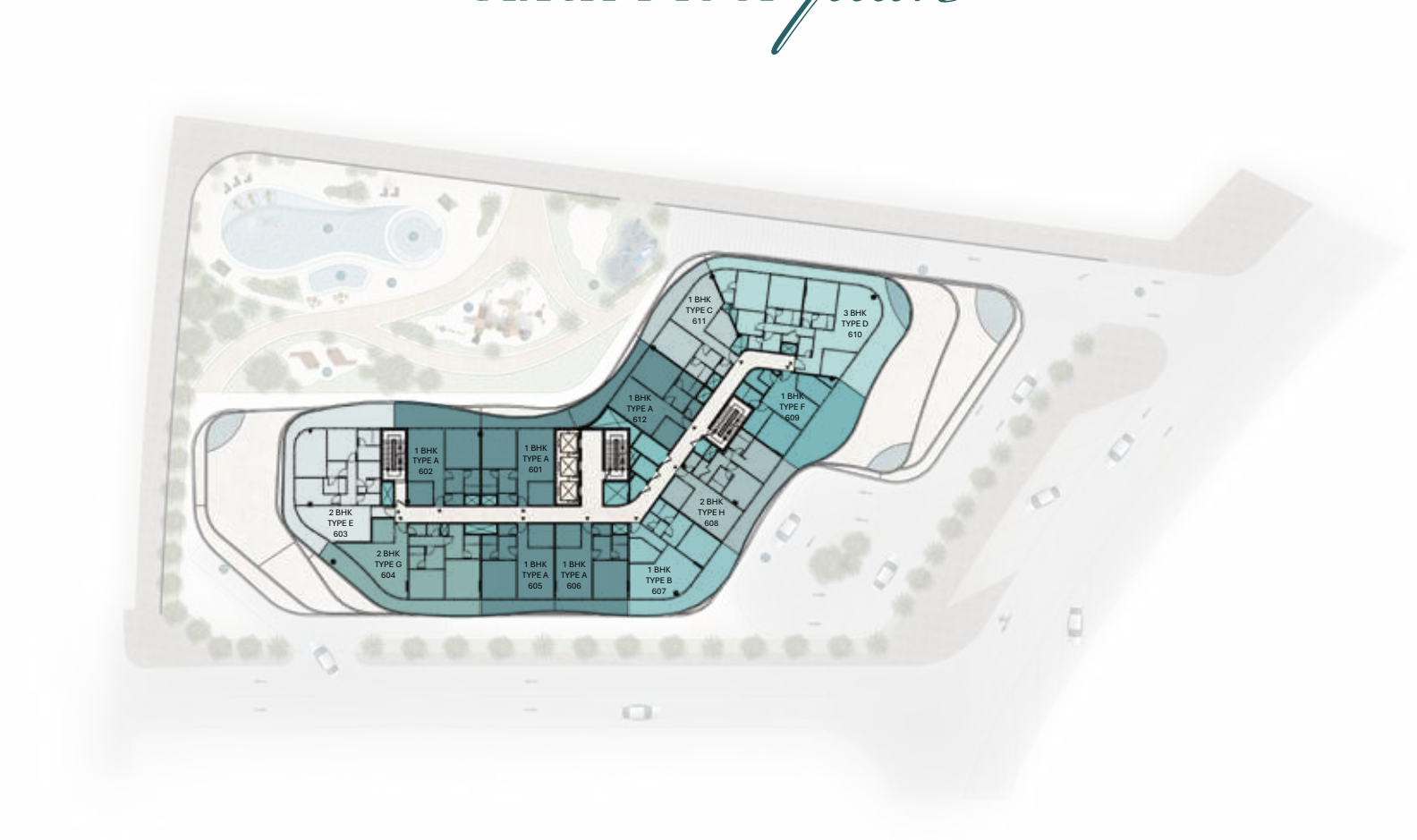
Fifth Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE D
2 BHK - TYPE E
2 BHK - TYPE F
3 BHK - TYPE C

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Sixth Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Seventh Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

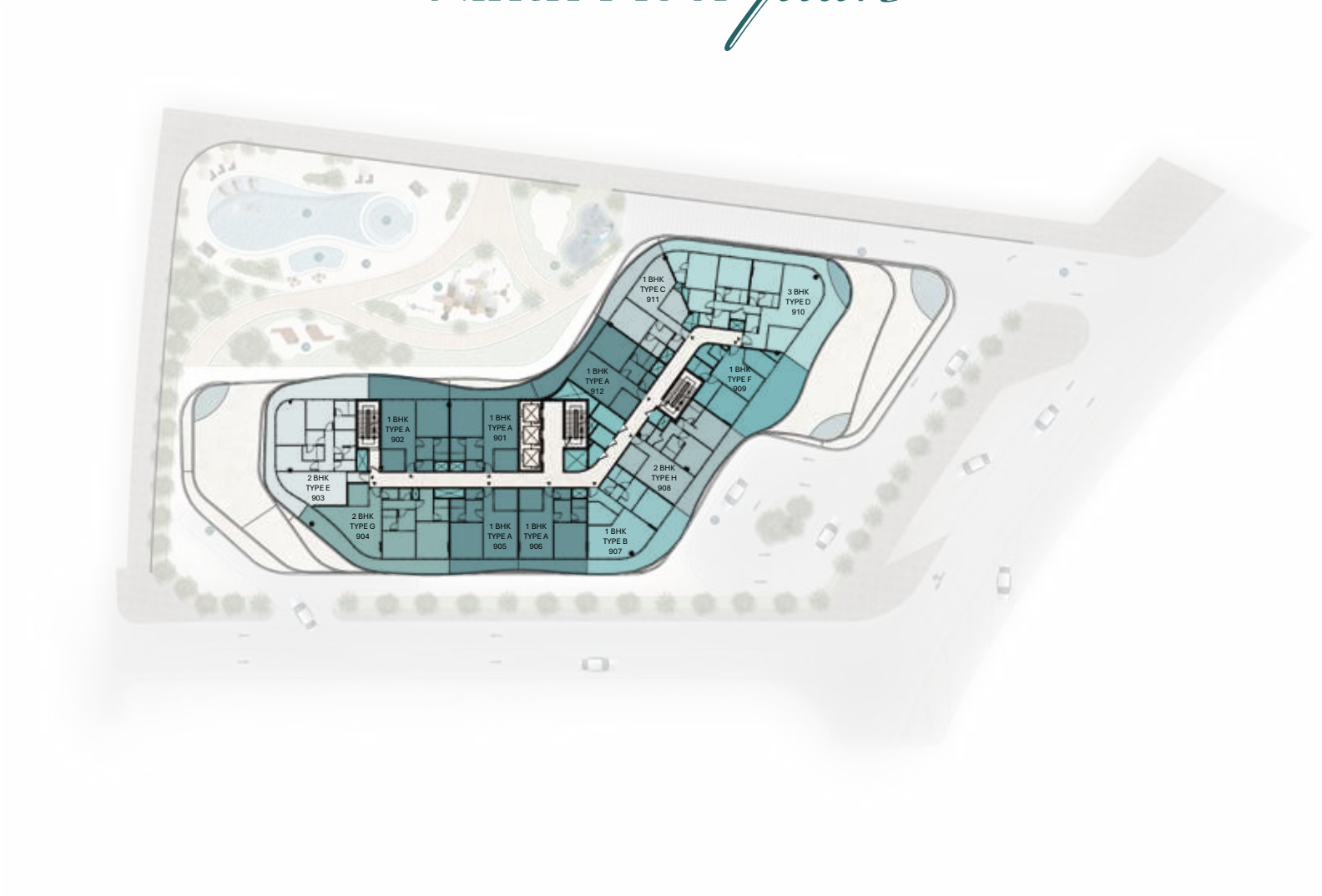
Eighth Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

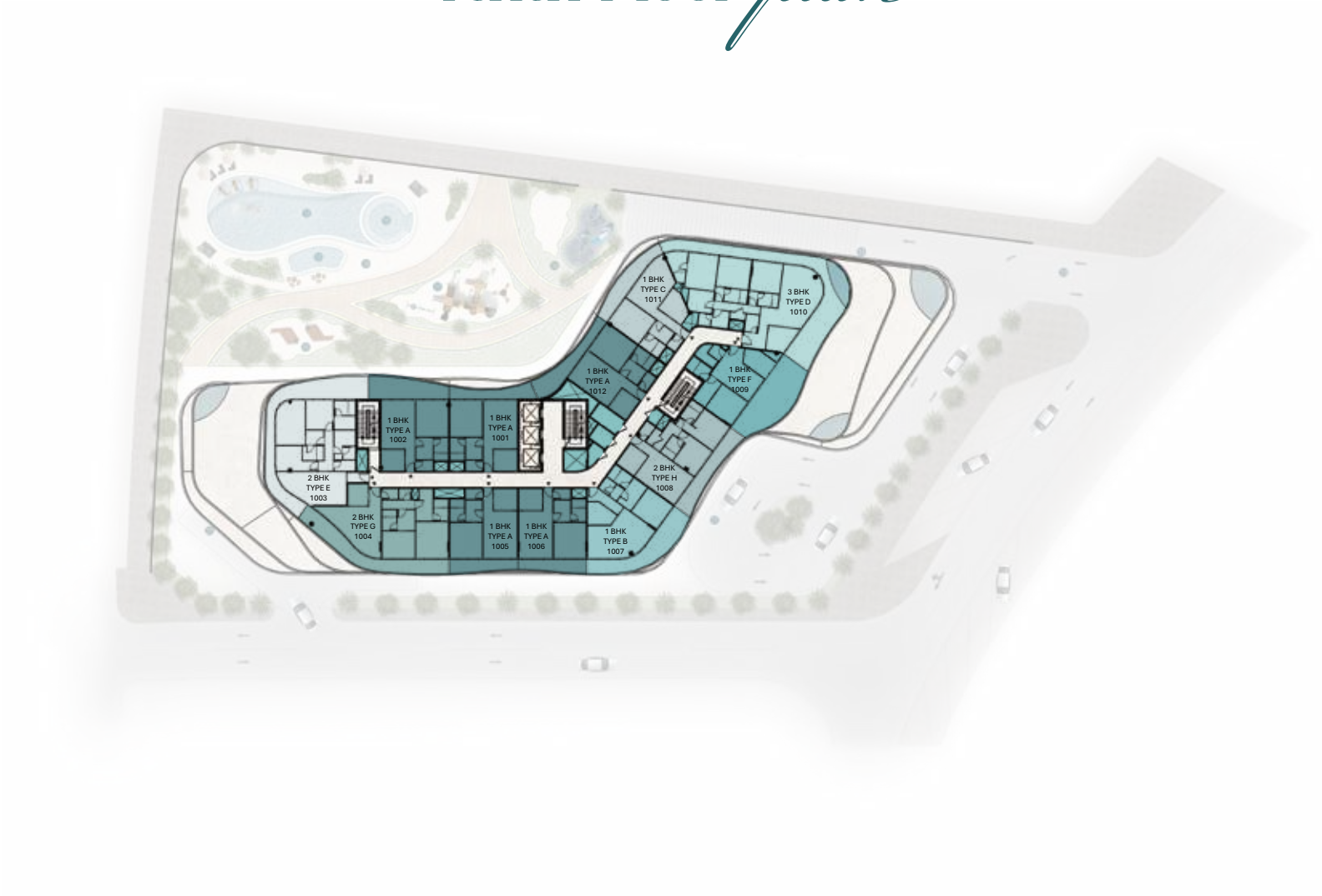
Ninth Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Tenth Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Eleventh Floor *plan*



1 BHK - TYPE A
1 BHK - TYPE B
1 BHK - TYPE C
1 BHK - TYPE F
2 BHK - TYPE E
2 BHK - TYPE G
2 BHK - TYPE H
3 BHK - TYPE D

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Twelfth Floor *plan*



1 BHK - TYPE A

1 BHK - TYPE B

2 BHK - TYPE H

2 BHK - TYPE I

2 BHK - TYPE J

3 BHK - TYPE E

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

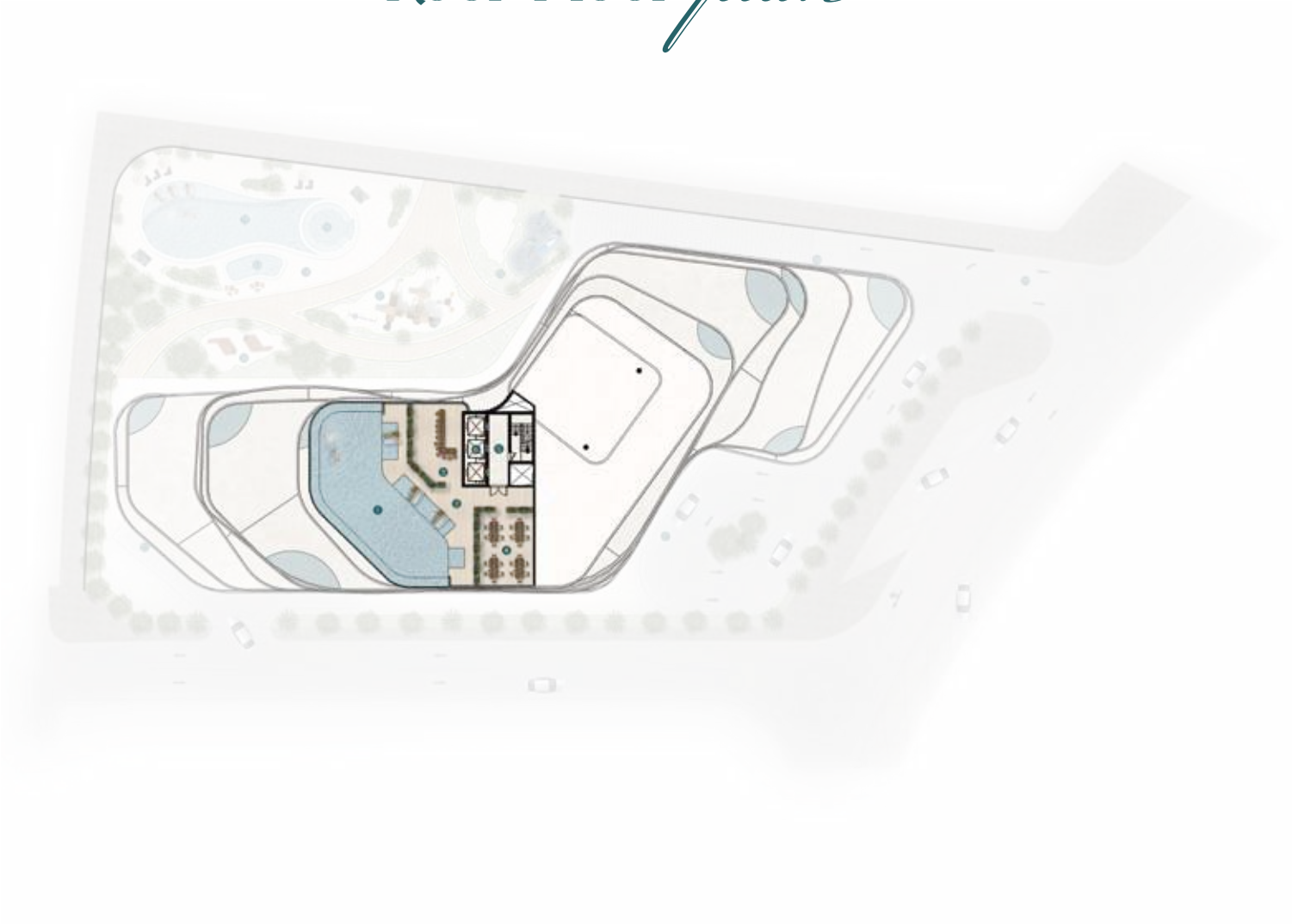
Thirteenth Floor *plan*



PENTHOUSE 1 PENTHOUSE 2

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.

Roof Floor *plan*



1 POOL
2 POOL DECK
3 POOL BAR AREA
4 POOL SITTING AREA
5 LIFT LOBBY
6 LIFT

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations at the absolute discretion without any liability whatsoever.




Pelagia
BY BNW DEVELOPMENTS

BNW DEVELOPMENTS

بي ان دبليو للتطوير العقاري

24th & 33rd Floor, Ubora Tower, Business Bay, Dubai, UAE

800BNWUAE BNW.AE INFO@BNW.AE