



BNW DEVELOPMENTS
بي ان دبليو للتطوير العقاري

PROJECTS FACTBOOK

AQUA ARC

BY BNW DEVELOPMENTS



The Allure of Al Marjan Island

Investing in property on Al Marjan Island, Ras Al Khaimah, presents a compelling opportunity, bolstered by the imminent arrival of the Wynn resort, set to catalyze economic growth. Ranked 4th globally for quality living and job prospects, this thriving business hub offers unmatched advantages including 0% personal income tax. With major international hotel chains and world-class brands making their debut, coupled with its strategic location and picturesque coastal vistas, Al Marjan Island stands as a prime destination for discerning investors seeking exceptional returns and a premium lifestyle in the dynamic UAE market.

Aqua Arc Grandeur

Aqua Arc stands out for its seamless integration of natural beauty and architectural innovation. Inspired by the breathtaking landscape of Jais Mountain and the organic forms of valleys, it offers cascading water features and mountain cavern-like roof designs.

The residences boast luxurious amenities like double-height lobbies and private pools, creating a sanctuary where coastal tranquility meets modern luxury. Aqua Arc redefines opulent living with its unparalleled blend of serene surroundings and vibrant urban energy, making it a coveted destination for those seeking refined luxury and sophistication.



Exclusive Payment Plan

On Booking	10%	Immediate
1st Installment	5%	1 month from booking
2nd Installment	5%	2 months from booking
3rd Installment	5%	5 months from booking
4th Installment	5%	8 months from booking
5th Installment	5%	11 months from booking
6th Installment	5%	14 months from booking
7th Installment	5%	17 months from booking
8th Installment	5%	20 months from booking
9th Installment	50%	On Completion

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
Studio	505.58	732.59	1.65
1 Bedroom	1,009.55	2,426.83	2.23
2 Bedrooms	1,381.44	3,302.26	3.57
3 Bedrooms	2,208.86	4,595.54	4.45
Townhouses	2,274.52	2,513.80	5.94
Retail Unit	4,002.13	-	11.23

Facts

- 313 Units : Total
- 76 Units : Studio Apartments
- 163 Units : 1-Bedroom Apartments
- 63 Units : 2-Bedroom Apartments
- 08 Units : 3-Bedroom Apartments
- 02 Units : Townhouses
- 01 Unit : Retail



Amenities



- Multipurpose Lawn
- Recreational Area
- Indoor and Outdoor Gym
- Walking Trails
- BBQ Area
- Pool Bar
- Steam and Sauna
- Indoor and Outdoor Kids Play Area

BNW Developments

BNW Developments is a leading UAE-based developer, showcasing an illustrious portfolio of upcoming projects situated prominently in Ras Al Khaimah and Dubai. Renowned for its innovative approach and unwavering commitment to quality, the firm is poised to redefine luxury living in the UAE.

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33rd Floor, Uboru Tower, Business Bay, Dubai, UAE









TAJ

WELLINGTON MEWS
AL MARJAN ISLAND



ambrosia

A SAAR BNW DEVELOPMENT

THE QUINTESSENCE OF GRANDEUR

Taj Wellington Mews embodies the confluence of heritage and innovation, crafting refined luxury. Its two interconnected towers, curving atop a circular podium, form a striking statement of modernity and grandeur. Thoughtfully designed balconies enhance the façade, blending artistry with structural ingenuity to create a quiet yet commanding presence. More than a backdrop, the curated landscape fosters serenity and balance. Inside, precision meets comfort, embracing understated opulence. Positioned on Al Marjan Island, this development merges Taj's legacy with BNW Developments' vision, where architecture redefines the human experience.

THE CREST OF SOPHISTICATION

Here, living transcends the ordinary, and every detail is imbued with purpose and distinction. Every inch is meticulously crafted, ensuring a luxurious and culturally rich environment. Meticulous design and craftsmanship shape a serene refuge, where ocean views and natural light enhance the thoughtfully curated fully-furnished apartments. A soft white palette, expansive balconies, and cross-ventilated layouts reflect the project's eco-conscious, modern interpretation of architectural grandeur.



Handover: Q1 2028

EXCLUSIVE PAYMENT PLAN

On Booking	10%	Immediate
1st Installment	5%	1 month from booking
2nd Installment	5%	2 months from booking
3rd Installment	5%	5 months from booking
4th Installment	5%	8 months from booking
5th Installment	5%	11 months from booking
6th Installment	5%	14 months from booking
7th Installment	5%	17 months from booking
8th Installment	5%	20 months from booking
9th Installment	5%	23 months from booking
10th Installment	5%	26 months from booking
11th Installment	40%	On Completion

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
Studio	489.87	1326.66	1.5
1 Bedroom	955.84	3077.54	2.7
2 Bedroom	1531.82	5091.59	4.6
3 Bedroom	1984.77	3832.74	5.6
Retail Units	336.80	14664.73	TBD

FACTS

- 342 Units : Total
- 185 Units : Studio Apartments
- 117 Units : 1-BR Apartments
- 26 Units : 2-BR Apartments
- 08 Units : 3-BR Apartments
- 06 Units : Retail Units



AMENITIES



- Exquisite Swimming Pool
- Elite Gym & Fitness Studio
- Open-Air Cinema
- Poolside Bar & Lounge
- Signature Dining Restaurant
- Rejuvenating Wellness Spa
- Zen Meditation Pavilion
- Private Meeting Lounge

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fashiontv

ACACIA

BY BNW DEVELOPMENTS



 SUPER
DEVELOPER

A *statement of* OPULENCE

FashionTV Acacia rises gracefully on the coveted shores of Al Marjan Island in Ras Al Khaimah. Designed by the globally renowned Conin International, this architectural gem harmonizes natural elements with refined artistry.

From lush landscaped courtyards to panoramic sea views, every space is designed to heighten the senses. This is a sanctuary for those who value elegance, privacy, and a front-row seat to nature's finest views.

UNFURL *everyday* LUXURY

Every residence at FashionTV Acacia is a reflection of curated comfort and modern sensibility, set against the stunning backdrop of Al Marjan Island, Ras Al Khaimah's most prestigious coastal address. At FashionTV Acacia, fashion isn't just worn, it's lived. Every corner echoes the elegance of couture, with architecture and interiors curated like a runway collection.



exclusive PAYMENT PLAN

On Booking	10%	Immediate
1st Installment	5%	1 month from booking
2nd Installment	5%	2 months from booking
3rd Installment	5%	5 months from booking
4th Installment	5%	8 months from booking
5th Installment	5%	11 months from booking
6th Installment	5%	14 months from booking
7th Installment	5%	17 months from booking
8th Installment	5%	20 months from booking
9th Installment	50%	On Completion

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	592.01	1466.36	1.96
2 Bedrooms	1066.16	2541.24	3.17
3 Bedrooms	1542.14	4576.16	4.73
4 BR Penthouses	4727.83	5631.02	13.39
Retail Unit	8204.89	—	34.65

FACTS

- 229 Units : Total
- 182 Units : 1 BR Apartments
- 23 Units : 2 BR Apartments
- 19 Units : 3 BR Apartments
- 04 Units : 4 BR Penthouses
- 01 Unit : Retail



AMENITIES



- Kids' Area
- Lounge Seating
- Landscaped Gardens
- Infinity Pool
- Café & Restaurant
- Modern Gym

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ACACIA



Boutique

AGACIA





RAMADA®

RESIDENCES BY WYNDHAM
DUBAI AL JADDAF

A SIGNATURE *Bvvr* DEVELOPMENT



ARCHITECTURE AS DAILY DIALOGUE

Ramada Residences by Wyndham in Al Jaddaf is not just a development, but a design dialogue between luxury and purpose. Conceived as an "Architecture of Belonging," it harmonises private comfort with shared experiences. Contemporary aesthetics, seamless circulation, and intentional materials create a retreat within the city. Every detail, from lobby to landscape, is crafted for lived comfort. Here, architecture becomes an active participant in daily life, shaping a spatial rhythm defined by connection, clarity, and emotional resonance.

DESIGN THAT LIVES WITH YOU

Ramada Residences by Wyndham features 66 one-bedroom and 42 two-bedroom units, each designed with intelligent planning that minimises waste and maximises functionality. Layouts prioritise movement, privacy, and connection; bedrooms are discreetly placed, and kitchens are optimised for both form and utility. From the entrance lobby to private interiors, material choices are consistent and enduring.



Handover: Q1 2026

FLEXIBLE PAYMENT PLANS

OPTION 1		
On Booking	10%	Immediate
Installment 1	10%	1 month from booking
Installment 2	80%	3 months from booking

OPTION 2		
On Booking	10%	Immediate
Installment 1	10%	1 month from booking
Installment 2	80%	6 months from booking

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min	Max	
1 Bedroom	765.1	1692.52	1.85
2 Bedrooms	1331.07	3796.86	3.13
Retail	1558.18	1590.36	6.18

FACTS

- 110 Units : Total
- 66 Units : 1 BR Apartments
- 42 Units : 2 BR Apartments
- 02 Units : Retail



AMENITIES



- Zen Garden
- Swimming Pool
- Kids' Play Area
- Electric Car Charging
- Residents' Lounge
- Unisex Gymnasium
- Cozy Cabanas
- Open-Air Theatre

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RAMADA

RAMADA
RESIDENCES BY SPANISH
DESIGNER AL MORAD

A SIGNATURE *By* DEVELOPMENT









Pelagia

BY BNW DEVELOPMENTS



Pelagia

BY BNW DEVELOPMENTS

Al Marjan Island: A Paradise of Prosperity

Al Marjan Island in Ras Al Khaimah presents an exceptional investment opportunity in one of the UAE's fastest-growing regions. This master-planned archipelago offers robust returns through premium residential developments, thriving hospitality ventures, and strategic commercial spaces. With its tax-efficient framework, freehold ownership options, and rapidly appreciating property values, the island stands as a compelling destination for astute investors seeking both luxury and lucrative returns.

The Majesty of Pelagia

Pelagia emerges as a masterpiece of contemporary living within Al Marjan Island's prestigious shores. Every detail at this exceptional residence, from family recreational areas to state-of-the-art facilities, has been thoughtfully curated to elevate your lifestyle beyond the ordinary, creating a haven where luxury and functionality converge seamlessly. This exceptional development combines appreciating property value with an unmatched quality of life, making it the most comprehensive investment in your future. By choosing Pelagia, investors secure not just square footage, but a stake in an evolving legacy of luxury living.



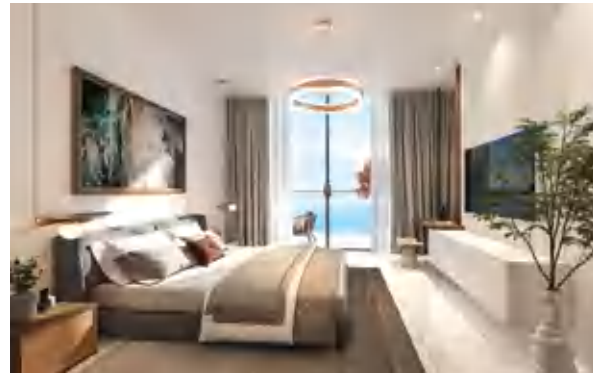
Exclusive Payment Plan

On Booking	10%	Immediate
1st Installment	5%	1 month from booking
2nd Installment	5%	2 months from booking
3rd Installment	5%	5 months from booking
4th Installment	5%	8 months from booking
5th Installment	5%	11 months from booking
6th Installment	5%	14 months from booking
7th Installment	5%	17 months from booking
8th Installment	5%	20 months from booking
9th Installment	50%	On Completion

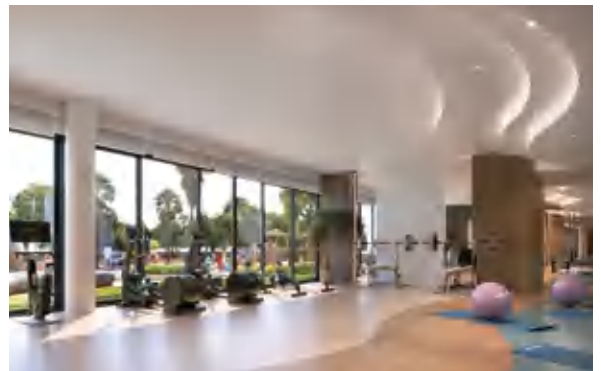
Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	854.01	1405.12	2.3
2 Bedroom	1211.91	3602.68	3.3
3 Bedroom	2381.73	4014.94	6.2
4 Bedroom	5132.23	5747.07	17.4
Retail Units	2596.15	2958.78	10.38

Facts

- 160 Units : Total
- 112 Units : 1-BR Apartments
- 32 Units : 2-BR Apartments
- 12 Units : 3-BR Apartments
- 2 Units : 4-BR Apartments
- 2 Units : Retail



Amenities



- Rooftop Infinity Pool
- Kids Pool & Splashpad
- Intimate Jacuzzi
- Upscale Gymnasium
- Gourmet BBQ Area
- Rejuvenating Steam & Sauna
- Peaceful Yoga Deck
- Scenic Rooftop Pool Bar

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Pelagia

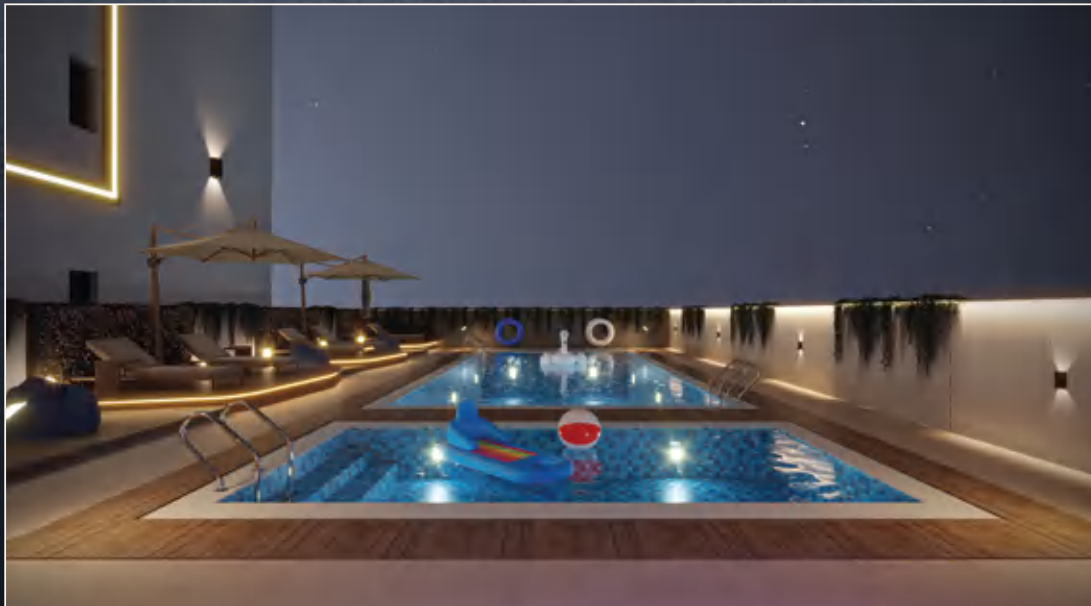






ESPIORA

BY BNW DEVELOPMENTS



Every Day Begins with a Discovery

A name born of Italian soul, Esplora welcomes the curious — those who appreciate beauty, depth, and thoughtful design in every detail of their surroundings. Anchored in the heart of Dubai's vibrant JVC community, this 16-storey ultra-luxury residence pulses with the rhythm of city life, yet offers a sanctuary elevated by design, thought, and precision. With every corner meticulously articulated, Esplora redefines urban living. It doesn't just offer a place to reside; it presents a canvas for you to explore new experiences, forge deeper connections, and live with intent.

In the Vibrant Pulse of Dubai

Rising tall within Jumeirah Village Circle, Esplora claims a coveted spot in one of Dubai's most connected and community-driven locales. A self-sufficient haven surrounded by lush landscaping and thoughtfully laid-out boulevards, JVC offers an ever-evolving rhythm, one that balances city excitement with a sense of rooted tranquility. Step out to find parks, schools, boutique retail, and curated dining, all moments away. With studios to five-bedroom residences in the vicinity, the area continues to attract families, creatives, and cosmopolitans seeking both quality and value.



Flexible Payment Plans

OPTION 1

On Booking	10%	Immediate
Installment	90%	3 months from booking

OPTION 2

On Booking	10%	Immediate
Installment	90%	6 months from booking

OPTION 3

On Booking	10%	Immediate
1st Installment	30%	3 months from booking
2nd Installment	30%	6 months from booking
3rd Installment	30%	9 months from booking

Available Units	Area (sq. ft.)		Starting Price (in AED)
	Min.	Max.	
Studio	429.26	648.96	694 K
1 Bedroom	749.60	2,311.01	1.18 M
2 Bedroom	1,135.48	1,816.30	1.72 M
Retail Units	985.97	1,057.01	2.36 M

Facts

- 146 Units : Total
- 48 Units : Studio Apartments
- 63 Units : 1-BR Apartments
- 32 Units : 2-BR Apartments
- 3 Units : Retail



Amenities



- Veranda-Style Outdoor Gym
- Sunken Pool Lounge
- Opulent Swimming Pool
- Fire-Pit Courtyard
- Children's Discovery Zone
- Shaded Pergola Lounge
- Mindful Corners
- Grand Lobby Arrival

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AQUINO

BY BNW DEVELOPMENTS



Luxury with lucrative returns

Al Marjan Island in Ras Al Khaimah is a prime investment hub in one of the UAE's fastest-growing regions. This iconic waterfront destination offers high-yield opportunities across upscale residences, thriving hospitality, and strategic commercial ventures. With freehold ownership, tax-friendly benefits, and soaring property values, it stands as a premier choice for investors looking to secure both prestige and profitability. Al Marjan Island promises unmatched potential for long-term growth and success.

The benchmark of coastal living

Aquino introduces a new way of living by blending coastal charm with a strong sense of community and smart, adaptable design. Set against a stunning waterfront backdrop, this development encourages connection through thoughtfully designed shared spaces and inviting social areas. Its modular architecture offers flexibility, ensuring an evolved lifestyle. More than a place to live, Aquino is an opportunity to experience the ease of coastal life while making a future-focused investment in a dynamic, well-connected neighbourhood. With an innovative design, Aquino offers a perfect balance of modern living and environmental harmony.



Exclusive Payment Plan

On Booking	20%	Immediate
1st Installment	5%	3 months from booking
2nd Installment	5%	6 months from booking
3rd Installment	5%	9 months from booking
4th Installment	5%	12 months from booking
5th Installment	5%	15 months from booking
6th Installment	5%	18 months from booking
7th Installment	5%	21 months from booking
8th Installment	5%	24 months from booking
9th Installment	20%	On Completion
10th Installment	5%	3 months from completion
11th Installment	5%	6 months from completion
12th Installment	5%	9 months from completion
13th Installment	5%	12 months from completion

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	725.60	979.19	1.63
2 Bedroom	1257.33	1270.03	2.76
3 Bedroom	2237.06	2237.06	4.96

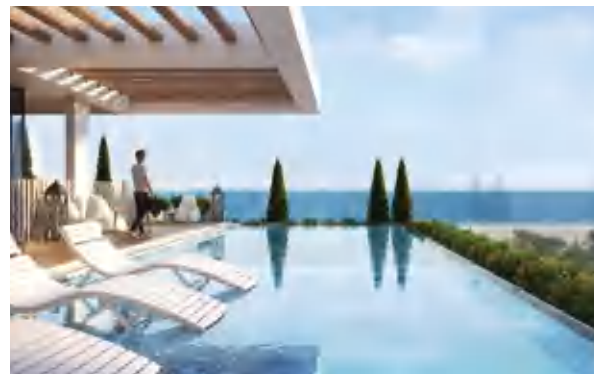
Discover a stunning selection of spacious, beautifully crafted apartments designed to elevate modern living. Flexible layouts and high-end finishes allow you to create a home that perfectly reflects your style.

Facts

- 29 Units : Total
- 19 Units : 1-BR Apartments
- 09 Units : 2-BR Apartments
- 01 Unit : 3-BR Apartments



Amenities



- Luxurious Swimming Pool
- Cozy Seating Area
- Vibrant Kids Pool
- Modern Outdoor Gym
- Gourmet BBQ Area
- Serene Landscape Area

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AKUMĀ
BY BNV DEVELOPMENTS



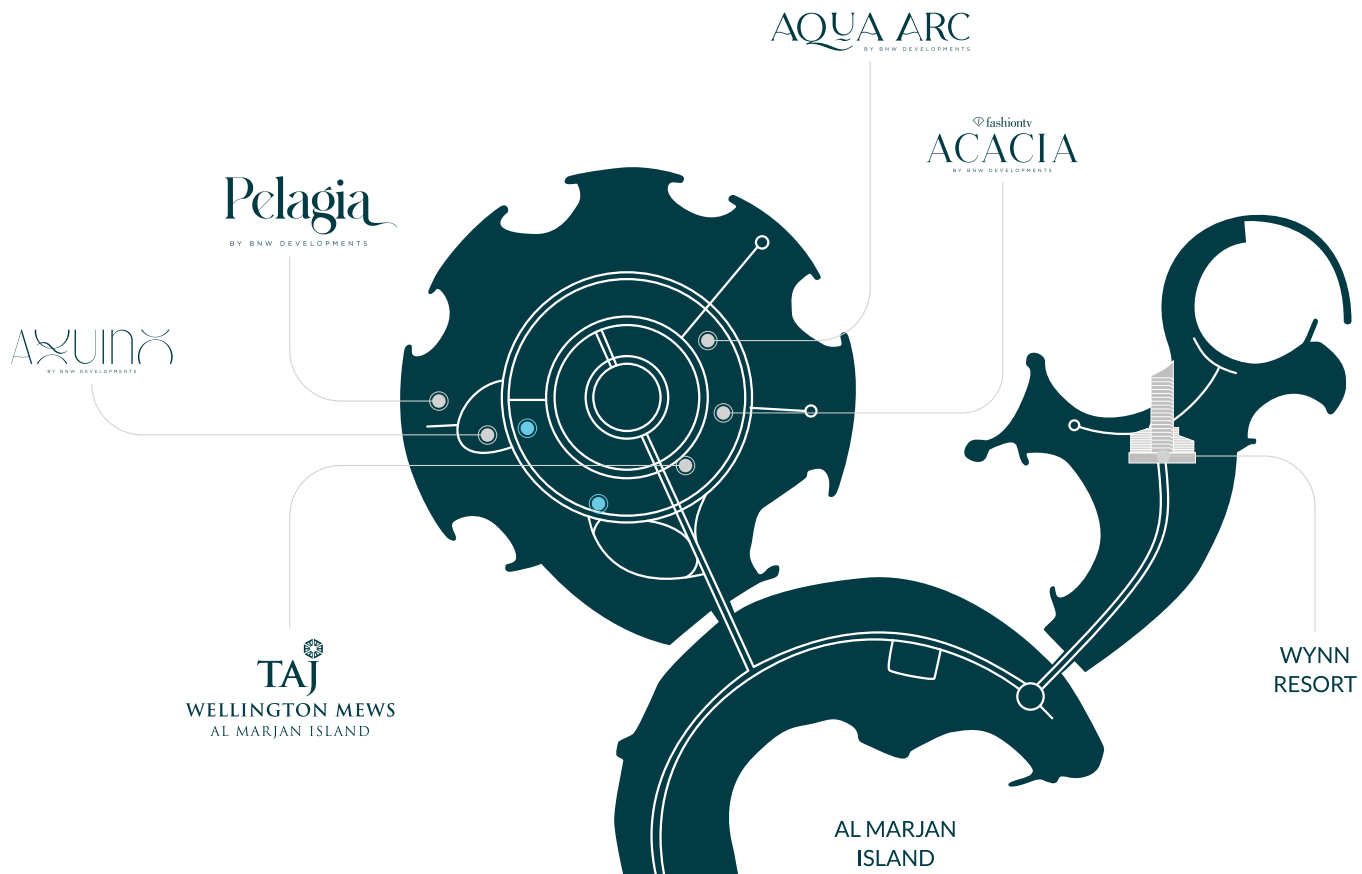




AZULINĂ
BY BAW DEVELOPMENTS

a new era of
ISLAND LIVING





● Upcoming Projects



34 Minutes
RAK Airport



56 Minutes
Dubai International Airport



90 Minutes
Al Maktoum International Airport

At BNW Developments, we are focused on transforming visionary concepts into reality. With a steadfast commitment to innovation and excellence, we specialize in creating exceptional properties that stand out in the market, priding ourselves on high-end luxury projects strategically situated in the most coveted locations across Ras Al Khaimah and Dubai.

In addition to our development capabilities, we offer strategic support to help you navigate and optimize your real estate investments. Partner with us to experience exceptional luxury living and be part of the transformative growth in the UAE real estate market.

400+

Real estate
experts

18+

Languages
spoken

7+

Offices around
the world

22b^{AED}+

Assets Under
Development

BNW FOUNDERS



Ankur Aggarwal

Chairman & Founder



Vivek Anand Oberoi

Managing Director & Co-Founder

YOU CAN BUDGET
EVERYTHING
BUT TIME.
INVEST IT WHERE
RETURNS MATTER MOST.

ANKUR AGGARWAL



BNW DEVELOPMENTS
بي ان دبليو للتطوير العقاري