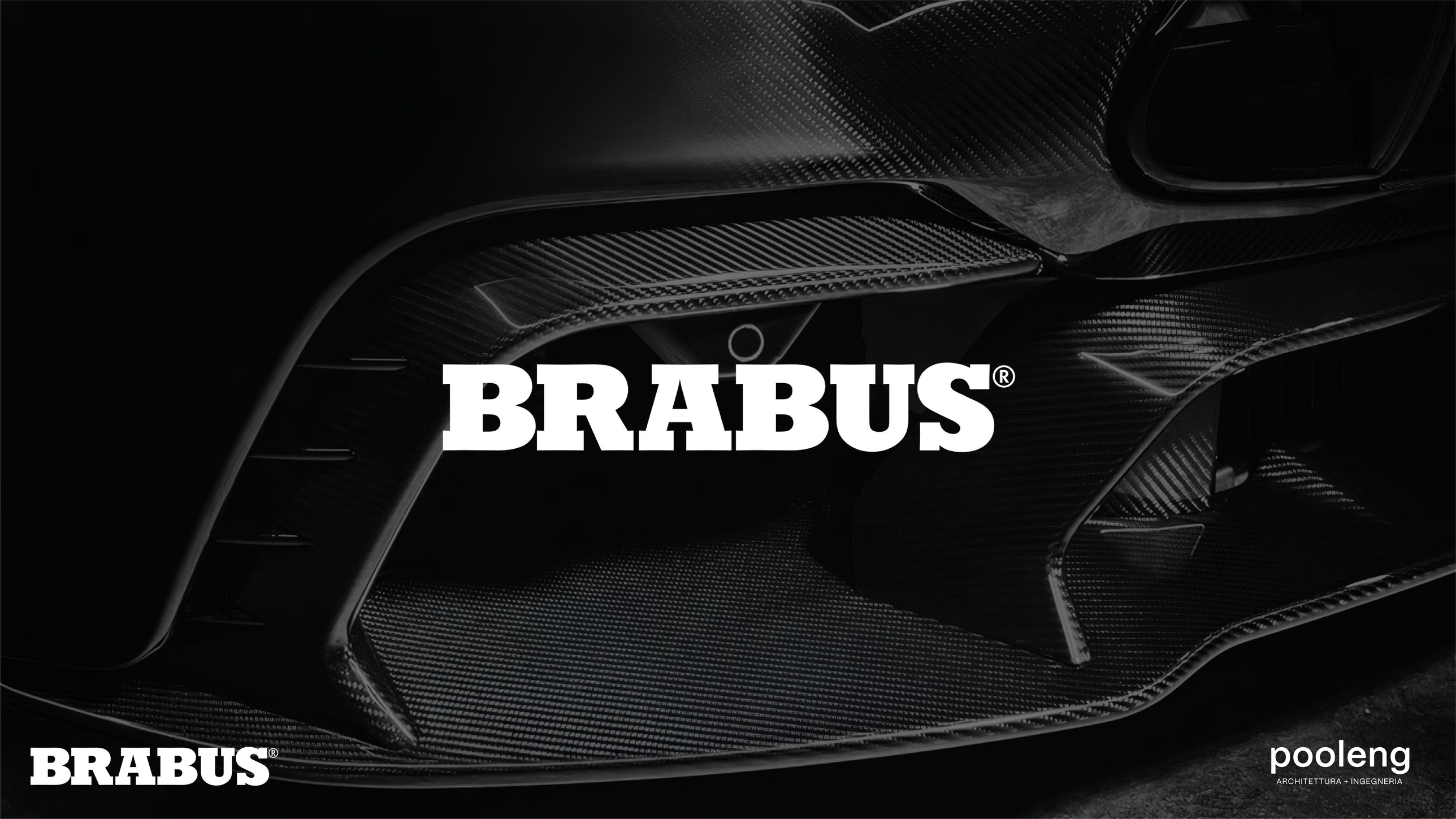


BRABUS®

pooleng
ARCHITETTURA + INGEGNERIA

BRABUS ISLAND ABU DHABI

Reportage.

Thank you for your interest in Reportage Properties. Based on our discussion, I believe the unit listed below best meets your requirements.

Option 1: **Investor Offer / 25% Discount Full Payment in 3 Months**

PROPERTY DETAILS	
•Project:	**BRABUS**
•Unit:	E-202
•Type:	3BR-A-Sea View
•Total Area Sq,ft:	2,181
•Delivery :	Q3-2029

PRICE DETAILS	
•Original Price:	7,443,391
•Discount (25%):	1,860,848
•Price after Disc:	5,582,543
•Parking fee Added (1):	100,000
• Selling Price + Parking:	5,682,543

PAYMENT BREAKDOWN

Payment Stage	Due Date / Timeline	Percentage (%)	Amount (AED)
Reservation			50,000
Installment 1	September-26	33.34%	1,844,560
Installment 2	October-26	33.33%	1,893,992
Installment 3	November-26	33.33%	1,893,992

• Total Property Price:	100.00%	5,682,543
• ADM (2% + 2,375 AED)		AED 116,026

Please Note:
1. This offer is valid for a limited time only.
2. To reserve this offer, please proceed with the booking.
3. Prices and availability are subject to change without prior notice.
4. Applicable fees: ADM is 2% of the property purchase price + AED 2,375 (Government Registration Fee).

BRABUS ISLAND ABU DHABI

Reportage.

Thank you for your interest in Reportage Properties. Based on our discussion, I believe the unit listed below best meets your requirements.

Option 2: **10% Downpayment / 0% Discount / 1% Monthly**

PROPERTY DETAILS	
•Project:	**BRABUS**
•Unit:	E-202
•Type:	3BR-A-Sea View
•Total Area Sq,ft:	2,181
•Delivery:	Q3-2029

PRICE DETAILS	
•Original Price:	7,443,391
•Discount (0%):	0
•Price after Disc:	7,443,391
•Parking fee Added(1):	100,000
Selling Price + Parking:	7,543,391

PAYMENT BREAKDOWN

Payment Stage	Due Date / Timeline	Percentage (%)	Amount (AED)
Reservation fee			50,000
Downpayment	September-26	10%	704,339
1% Monthly Instalment per month:		1%	75,434
SPA Instalments (1% x 30 Months):	(From Oct 2026 to Mar 2029)	30%	2,263,017

•Total Paid Before Handover:	40%	3,017,356
•Balance on Handover:	60%	4,526,035
• Total Property Price:	100%	7,543,391
• ADM (2% + 2,375 AED)		AED 153,243

Please Note:
1. This offer is valid for a limited time only.
2. To reserve this offer, please proceed with the booking.
3. Prices and availability are subject to change without prior notice.
4. Applicable fees: ADM is 2% of the property purchase price + AED 2,375 (Government Registration Fee).

BRABUS ISLAND ABU DHABI

Reportage.

Thank you for your interest in Reportage Properties. Based on our discussion, I believe the unit listed below best meets your requirements.

Option 3: **20% Downpayment / 5% Discount / 1% Monthly**

PROPERTY DETAILS	
•Project:	**BRABUS**
•Unit:	E-202
•Type:	3BR-A-Sea View
•Total Area Sq,ft:	2,181
•Delivery:	Q3-2029

PRICE DETAILS	
•Original Price:	7,443,391
•Discount (5%):	372,170
•Price after Disc:	7,071,221
•Parking fee Added (1):	100,000
Selling Price + Parking:	7,171,221

PAYMENT BREAKDOWN

Payment Stage	Due Date / Timeline	Percentage (%)	Amount (AED)
Reservation fee			50,000
Downpayment	September-26	20%	1,384,244
1% Monthly Instalment per month:		1%	71,712
SPA Instalments (1% x 30 Months):	(From Oct 2026 to Mar 2029)	30%	2,151,366

•Total Paid Before Handover:	50%	3,585,611
•Balance on Handover:	50%	3,585,611
• Total Property Price:	100%	7,171,221
• ADM (2% + 2,375 AED)		AED 145,799

Please Note:
1. This offer is valid for a limited time only.
2. To reserve this offer, please proceed with the booking.
3. Prices and availability are subject to change without prior notice.
4. Applicable fees: ADM is 2% of the property purchase price + AED 2,375 (Government Registration Fee).

BRABUS ISLAND ABU DHABI

Reportage.

Thank you for your interest in Reportage Properties. Based on our discussion, I believe the unit listed below best meets your requirements.

Option 4: **30% Downpayment / 10% Discount / 1% Monthly**

PROPERTY DETAILS	
•Project:	**BRABUS**
•Unit:	E-202
•Type:	3BR-A-Sea View
•Total Area Sq,ft:	2,181
•Delivery:	Q3-2029

PRICE DETAILS	
•Original Price:	7,443,391
•Discount (10%):	744,339
•Price after Disc:	6,699,052
•Parking fee Added (1):	100,000
Selling Price + Parking:	6,799,052

PAYMENT BREAKDOWN

Payment Stage	Due Date / Timeline	Percentage (%)	Amount (AED)
Reservation fee			50,000
Downpayment	September-26	30%	1,989,716
1% Monthly Instalment per month:		1%	67,991
SPA Instalments (1% x 30 Months):	(From Oct 2026 to Mar 2029)	30%	2,039,716

•Total Paid Before Handover:	60%	4,079,431
•Balance on Handover:	40%	2,719,621
• Total Property Price:	100%	6,799,052
• ADM (2% + 2,375 AED)		AED 138,356

Please Note:
1. This offer is valid for a limited time only.
2. To reserve this offer, please proceed with the booking.
3. Prices and availability are subject to change without prior notice.
4. Applicable fees: ADM is 2% of the property purchase price + AED 2,375 (Government Registration Fee).

BRABUS ISLAND ABU DHABI

Reportage.

Thank you for your interest in Reportage Properties. Based on our discussion, I believe the unit listed below best meets your requirements.

Option 5: **30% Downpayment / 0% Discount / 70% Hand Over**

PROPERTY DETAILS	
•Project:	**BRABUS**
•Unit:	E-202
•Type:	3BR-A-Sea View
•Total Area Sq,ft:	2,181
•Delivery :	Q3-2029

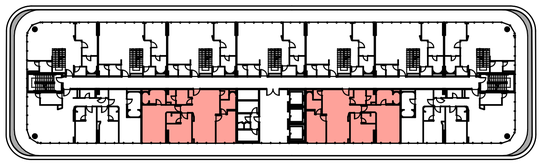
PRICE DETAILS	
•Original Price:	7,443,391
•Discount (0%):	0
•Price after Disc:	7,443,391
•Parking fee Added (1):	100,000
Selling Price + Parking:	7,543,391

PAYMENT BREAKDOWN

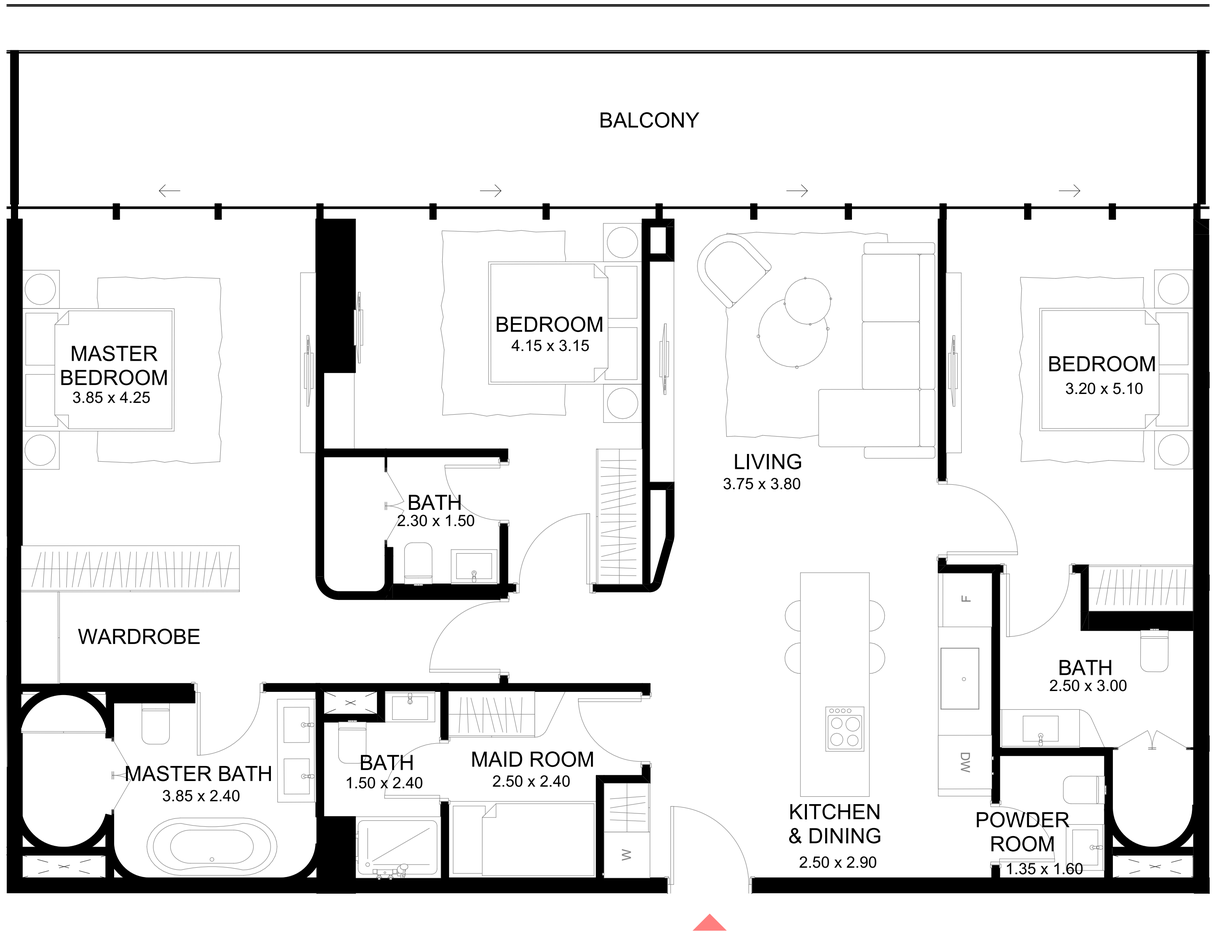
Payment Stage	Due Date / Timeline	Percentage (%)	Amount (AED)
Reservation			50,000
Downpayment	September-26	30%	2,213,017
TOTAL AT HANDOVER		70%	5,280,374

• Total Property Price:	100%	7,543,391
• ADM (2% + 2,375 AED)		AED 153,243

Please Note:
1. This offer is valid for a limited time only.
2. To reserve this offer, please proceed with the booking.
3. Prices and availability are subject to change without prior notice.
4. Applicable fees: ADM is 2% of the property purchase price + AED 2,375 (Government Registration Fee).



KEY PLAN
TOWER E
FOURTH FLOOR PLAN

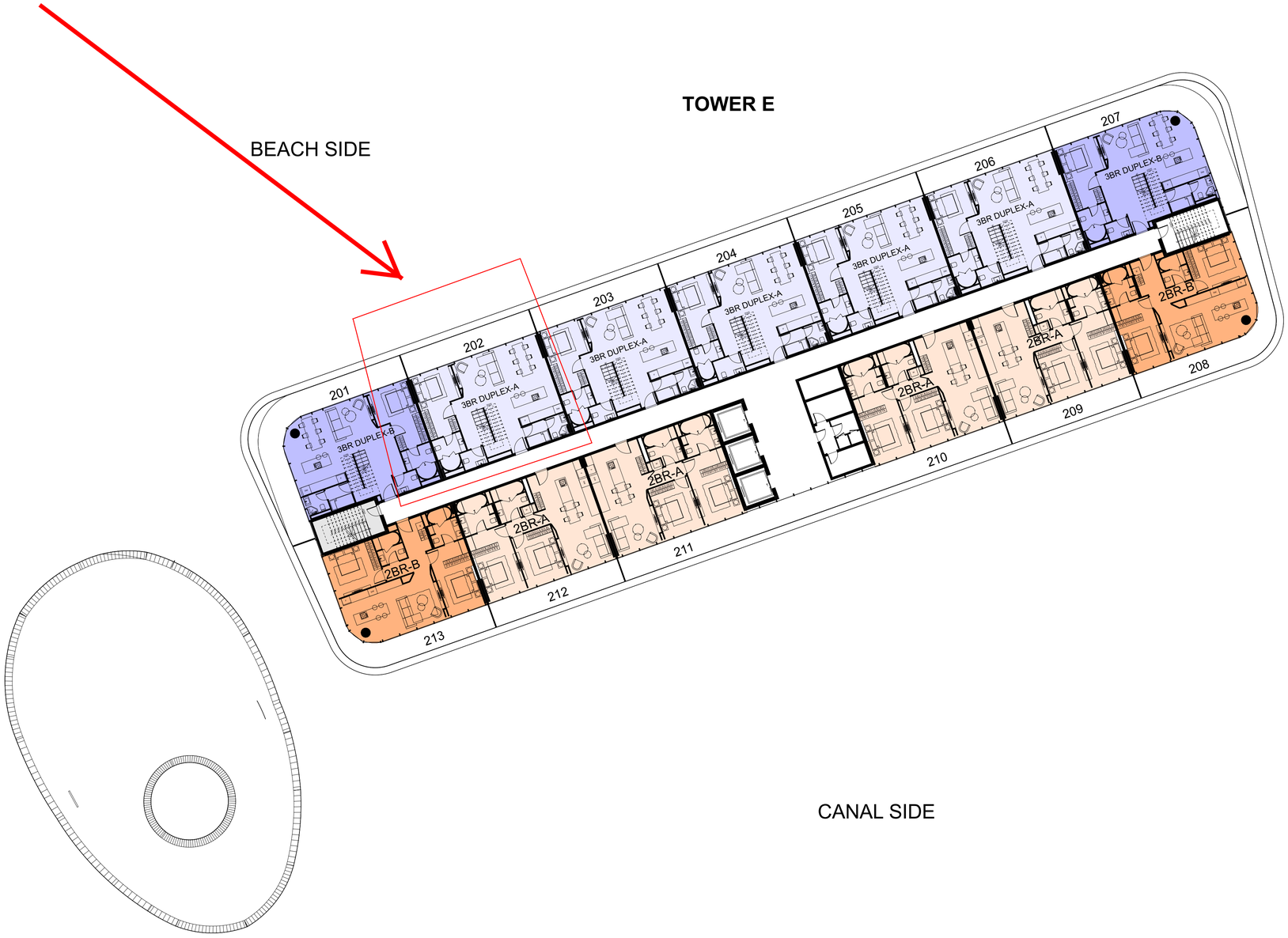


3 BR TYPE A

FLOOR (4TH - 5TH)

Internal Area	130.07 Sqm.	1,400.06 Sqft.
External Area	33.78 Sqm.	363.61 Sqft.
Total Area	163.85 Sqm.	1,763.67 Sqft.

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.



2ND FLOOR PLAN

APARTMENT TYPOLOGY LEGEND:

- **2BR-A**
- **2BR-B**
- **3BR DUPLEX-A**
- **3BR DUPLEX-B**

FACTS & FIGURES

IDEA	BRANDED ISLAND IN ABU DHABI, UAE	
LOCATION	AL SEEF DISTRICT, AL RAHA, ABU DHABI, UAE	
CONCEPT	4 RESIDENTIAL TOWERS 2 MID-RISE RESIDENTIAL BUILDINGS 104 VILLAS	
TIMELINE	BEGINNING SUMMER 2025 COMPLETION DATE Q1 2029	
APARTMENTS	**566**	TOTAL
	310	2-BEDROOM
	185	3-BEDROOM
	24	4-BEDROOM
	47	5-BEDROOM

BRABUS ISLAND ABU DHABI

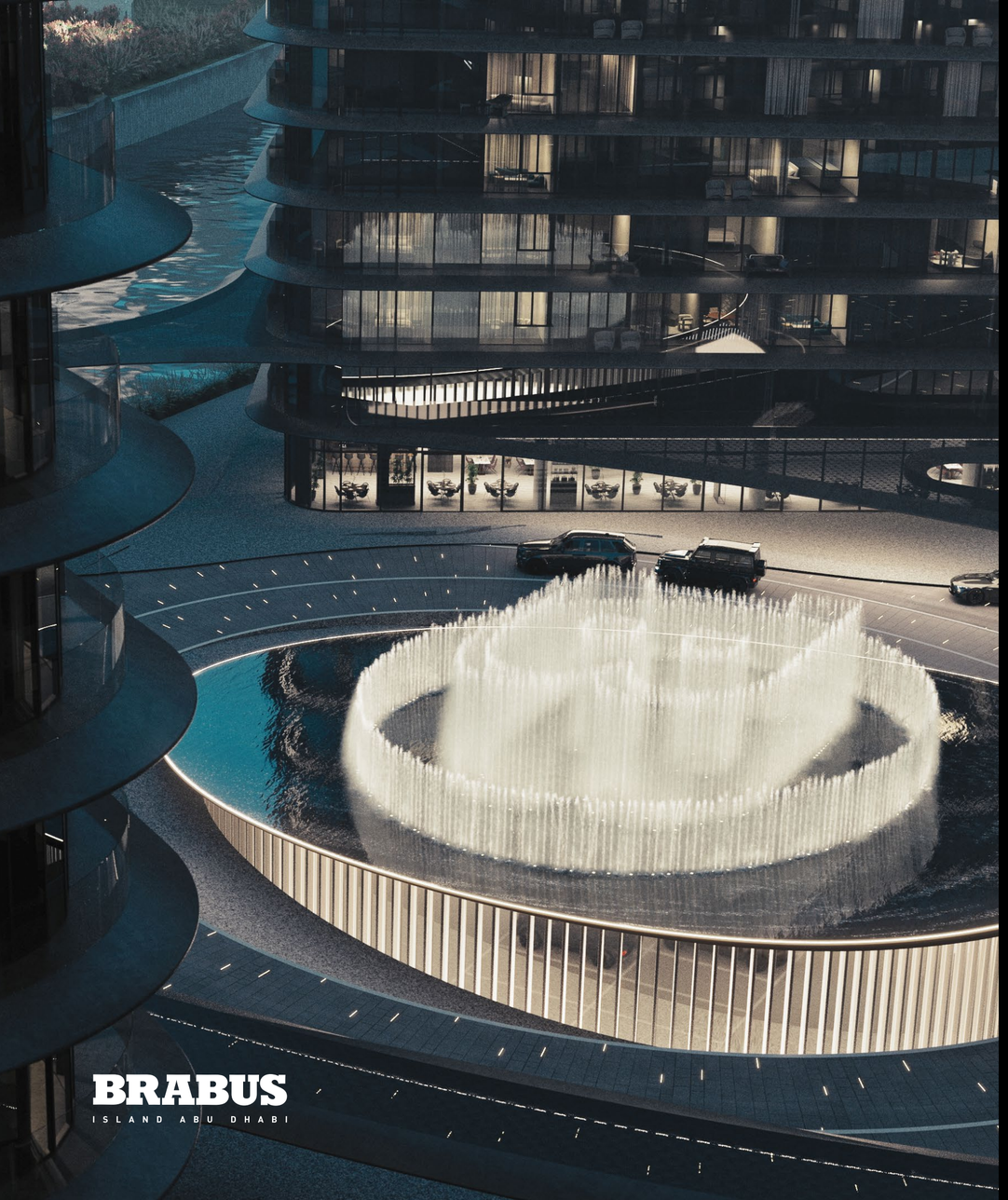











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ISLAND ABU DHABI


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COURTESY OF AIVAN LTD.

3 packages

COLOUR OPTIONS

The BRABUS signature package 01

BLACK & BOLD

The BRABUS signature package 02

WHITE & BOLD

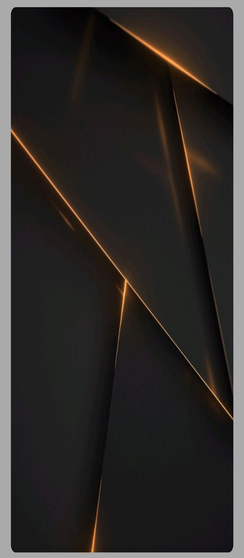
The BRABUS signature package 03

GREY & BOLD

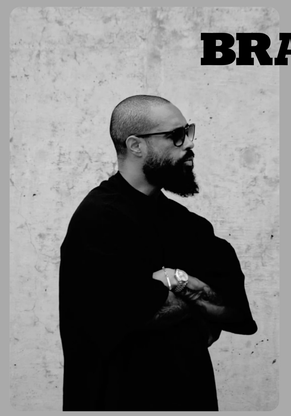
BRABUS®

The BRABUS signature package 01

BLACK & BOLD

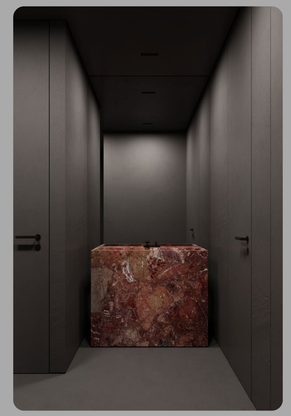




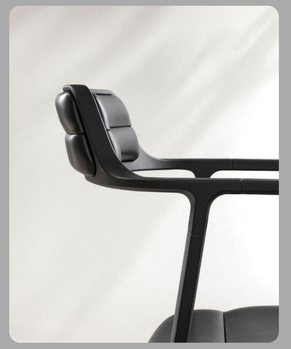














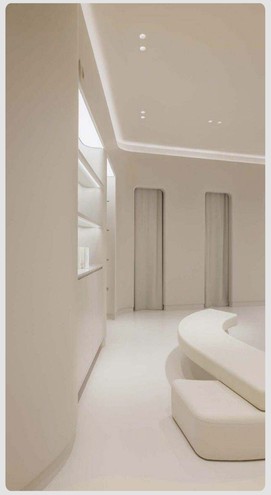


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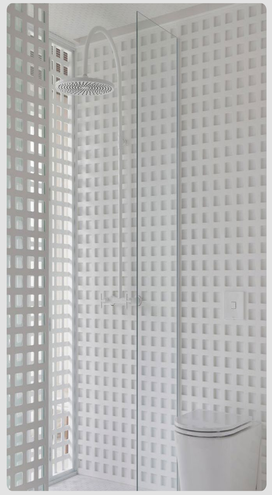
COURTESY OF AIVAN LTD.

The BRABUS signature package 02

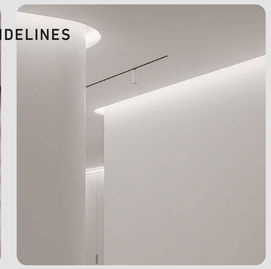
WHITE & BOLD















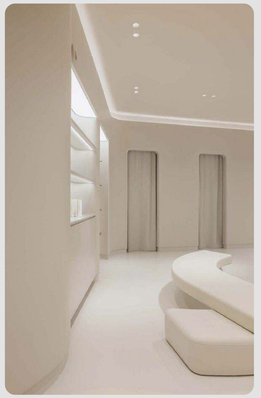




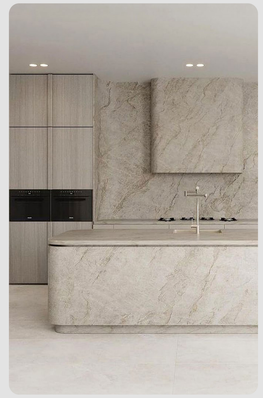






















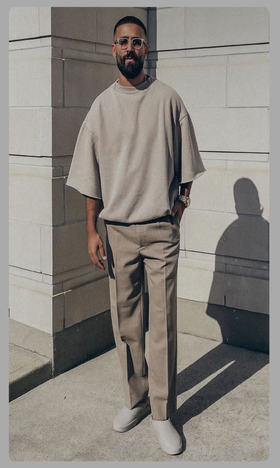


BRABUS®

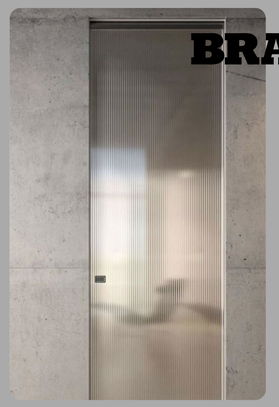
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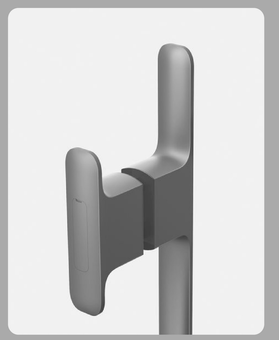
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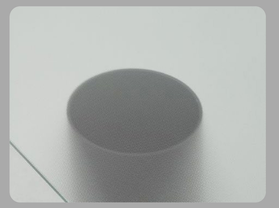
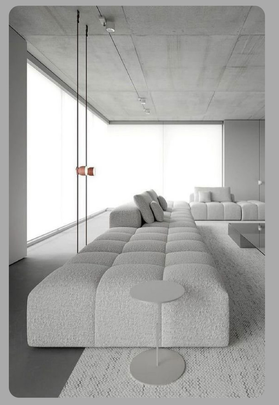





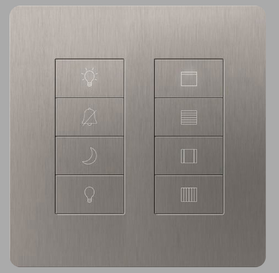
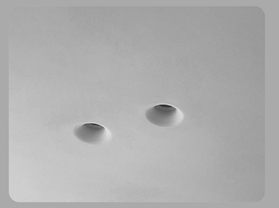










COSMO

www.cosmodevelopments.com

BRABUS

ISLAND ABU DHABI



Project Summary

OWN IT. PERSONALIZE IT. BRABUSIZE IT.

For the discerning few. For those who won't settle for the ordinary. Those who seek the maximum.

A new vision of bold, confident design. Elegance and power brought together in perfect harmony. Entirely unapologetic. Unmistakably BRABUS.

This is BRABUS Island. Home to the ultimate. Behold the true meaning of 1-Second-Wow. Behold, unrivaled."

Cosmo Developments, 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.

Project Details

- **Type:** Luxury Residential
- **Plot Area :** 21,000 sqm
- **Total Height :** 59.00 m
- **Total Units :** 352 units
- **Levels :** Basement + Ground + 13 Floor

Amenities & Services

- 586 Private Parkings for units
- Large Swimming Pool
- Kids' Swimming Pool
- Gymnasium
- Kids Play Areas
- Shaded Seating Areas
- 3 Large Elevators per building
- Private Beach for Brabus Island
- Private Marina for Yacht & Boats

Location Features

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

Unit Features

- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms and guest toilets wherever applicable
- En-suite Bedrooms as per plan
- Double glazed windows
- Built-in wardrobes in bedrooms
- Shower in each bathroom
- Central air conditioning
- Vanity units & Mirrors
- Satellite master antenna and fibre optic conection for high speed internet access

COSMO

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BRABUS

ISLAND ABU DHABI

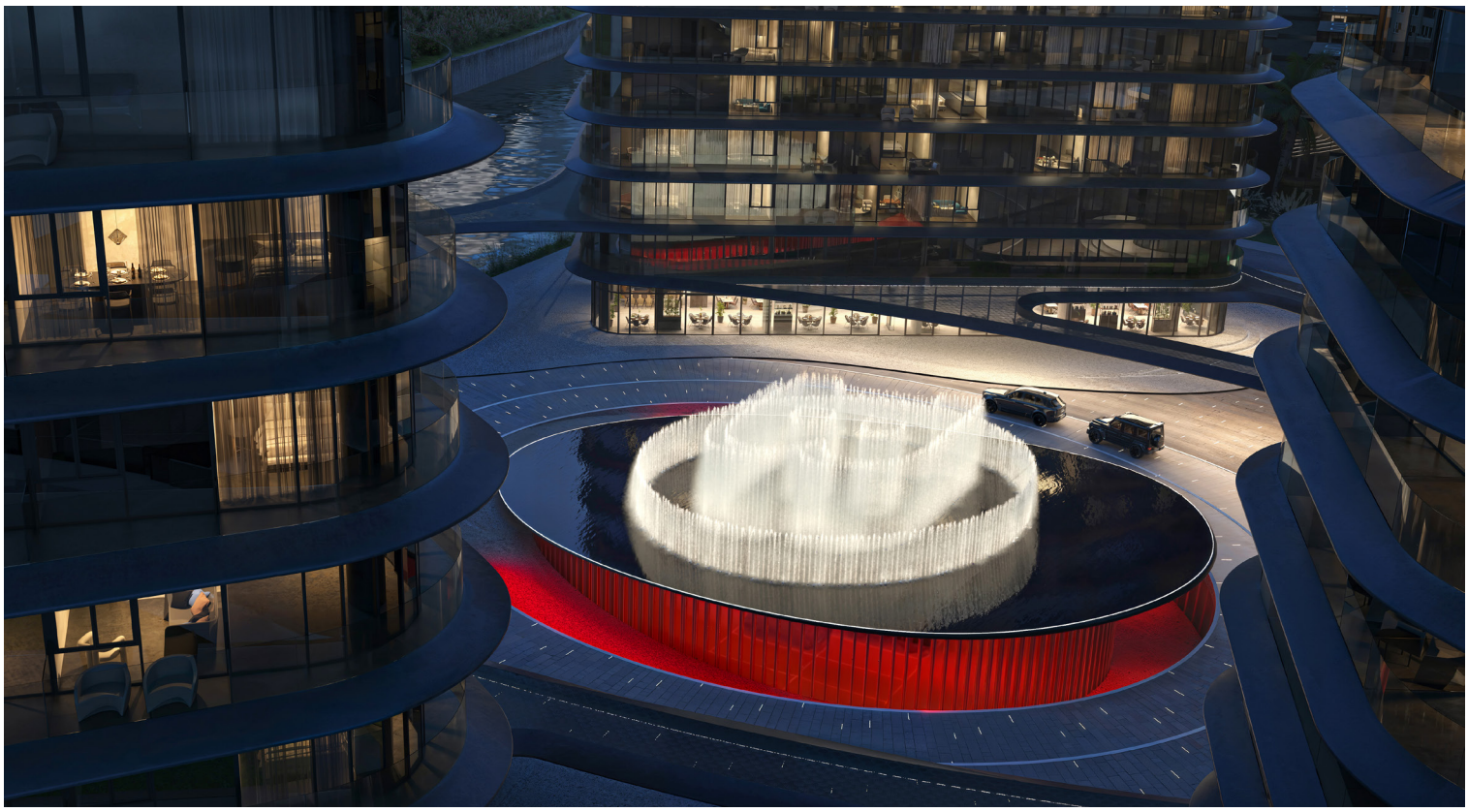
Unit Mix

BRABUS ISLAND contains different units:

- Two Bedroom : 256 Apartments
- Three Bedroom : 80 Apartments
- Four Bedroom : 16 Apartments

Total No. of Units : 352 units





STAY IN THE HEART OF THE ACTION!

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

