



# AQUA MAYA

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

HERE'S WHERE EVERY SOUL-TO-SAND  
Moment Feels like Pure Joy





EACH QUIET PAUSE  
Brings Calm and Comfort



ELEGANT DESIGN

# Rooted in Divinity

Inspired by the essence of serenity and the rhythm of the sea, Aqua Maya draws from elemental balance to craft spaces of harmony. With a design layout that prioritises natural light and seamless indoor-outdoor transitions, the building offers residences that respect privacy while celebrating openness. Every line, curve, and corner is built to create an experience of quiet, intentional luxury.





# AQUA MAYA





IT'S WHERE WATER

# Meets Wonder

Aqua Maya's architecture is a dialogue between nature and design. Rising 2B + G + 9 + R floors high, the tower rests on a landscaped podium that connects every part of the building effortlessly. Its balcony-led façade mimics the soft movements of sea waves, brought to life by subtle illumination at night. The use of earthy tones and an articulated structure gives the building a warm identity, grounded in modern sophistication.



Every element of Aqua Maya is designed for those who find luxury in thoughtfulness. From smart spatial flow and panoramic views to high-end finishes and purposeful material choices, the residences are composed with restraint and richness. Here, elegance is not an embellishment but an essence. Each room is crafted for comfort and clarity. Every fixture reflects premium functionality.













A man in a teal t-shirt is carrying a young girl on his shoulders. They are standing in a lush forest filled with tall ferns and large tree trunks. The girl has her arms outstretched and is looking up. The man is looking towards the camera.

COASTAL LIVING WITH  
**Soulful Luxury**

Aqua Maya rises along the shores of Al Marjan Island as a boutique residential address for those who prioritise calm and comfort. Seamlessly blending thoughtful design, natural surroundings, and a sense of community, this architectural gem brings together simplicity and elegance in a way that feels both rare and deeply personal.











LIFE THAT'S

# Framed by the Sea

With the Arabian Gulf just steps away, Aqua Maya lets you enjoy the pleasures of coastal living in its purest form.

Whether it's early morning walks, afternoon sun, or evenings wrapped in sea breeze, life here unfolds with a quiet rhythm.

Select apartments offer pool and landscape views, while the community embraces the natural beauty surrounding it.







EVERYDAY REFINEMENT

## Right on Cue

Some moments don't need an occasion, just the right place. At Aqua Maya, the sound of the sea, the comfort of your home, and the ease of island living come together beautifully.

Whether it's raising a glass at sunset or enjoying a quiet evening outside, everything feels calm, natural, and just right.

This isn't just a home. It's a place where life slows down, and the little things, like peace, time, and space, start to matter more.





PENTHOUSE BALCONY AREA



A close-up, high-contrast photograph of dark green, ribbed leaves, likely from a tropical plant, filling the entire frame. The lighting is dramatic, highlighting the texture of the leaves against a deep black background.

WHERE THE WORLD  
Slows Down for You









ROUTINES THAT ARE CALM AND  
*Collectively* Tranquil









SURROUNDED BY GREENS

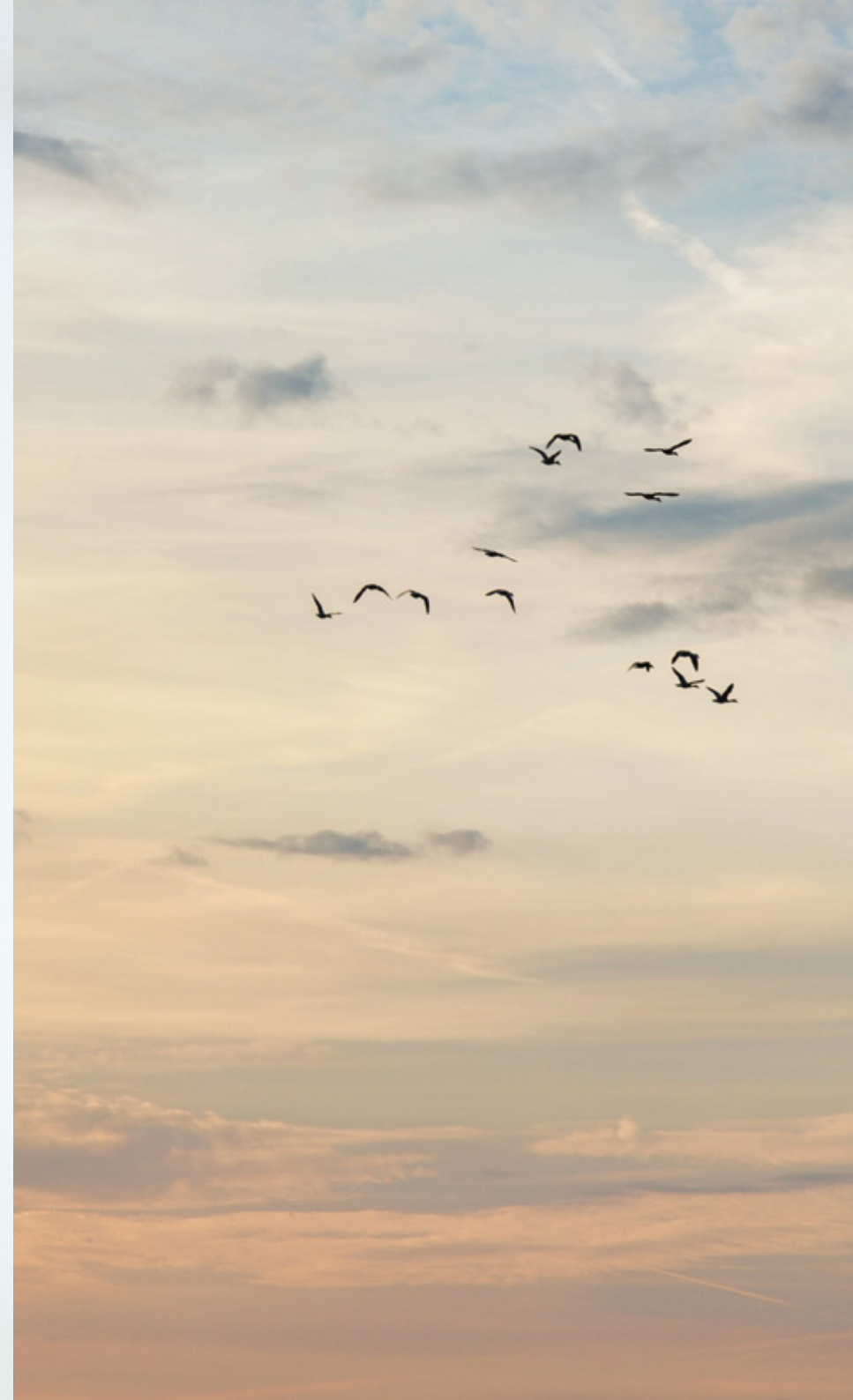
# That Ground You

Wrapped in lush landscaping and peaceful pathways, Aqua Maya draws the outdoors in. Thoughtfully designed with sustainability in mind, it embraces a natural way of living while offering every urban comfort. Nature flows through the design, not around it. Here, architecture listens to light, air, and the land it stands on.





Designed to flow with the environment. The development ensures thoughtful cross-ventilation, daylight optimisation, and a lighter energy footprint. From shaded courtyards to breezy open areas, Aqua Maya quietly champions sustainability as part of everyday life.











A WAY OF LIFE SHAPED BY  
Seamless Design





RETAIL AREA





INFINITY POOL





PENTHOUSE BALCONY AREA



FROM

# Dawn to Dusk

Wake up to curated calm. Let evenings unfold in soft stillness.

Aqua Maya is made for real life, slow mornings, shared laughter, spontaneous plans, and quiet moments all your own.

Here, the everyday feels intentional. A rhythm of rituals, wrapped in warmth, comfort, and community.









A LIFESTYLE

# Drenched in Elegance





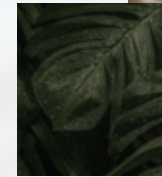
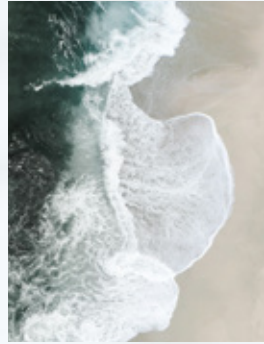
1 BHK - BEDROOM



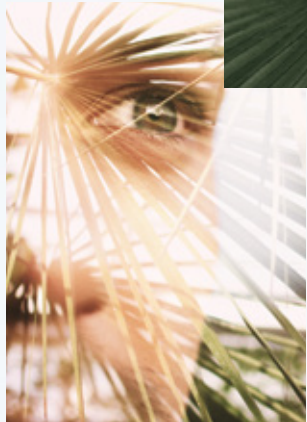
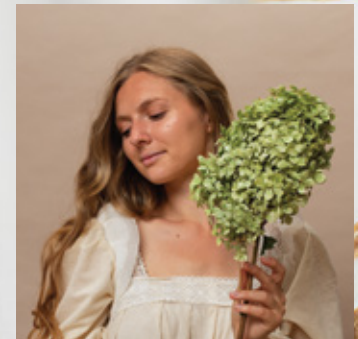


LIVING ROOM





# Spaces that Move at your Rhythm











STORIES THAT SPEAK

## of Sophistication

Residences at Aqua Maya flow with a sense of clarity. The layout ensures comfort across all configurations, from 1 to 4 bedrooms, with generous rooms, subtle palettes, and ample light. Each residence is a canvas of ease, crafted to feel grounded and open.





ENTRANCE LOBBY







FAMILY-CENTRIC SPACES

# to Grow Together

With a kids' play area, family seating decks, and pool zones for all ages, Aqua Maya creates a thoughtful environment for every generation. It's a place where children chase adventure in every corner, and families build lasting memories in spaces made for togetherness.







WITH FAMILY

## At Its Core

Offering diverse configurations, each apartment is thoughtfully planned to suit modern family living. Rooms unfold with ease, kitchens are positioned with intention, and balconies become natural extensions of the home, perfect for quiet moments or open skies.





PENTHOUSE LIVING ROOM





RECEPTION





ENTRANCE LOBBY



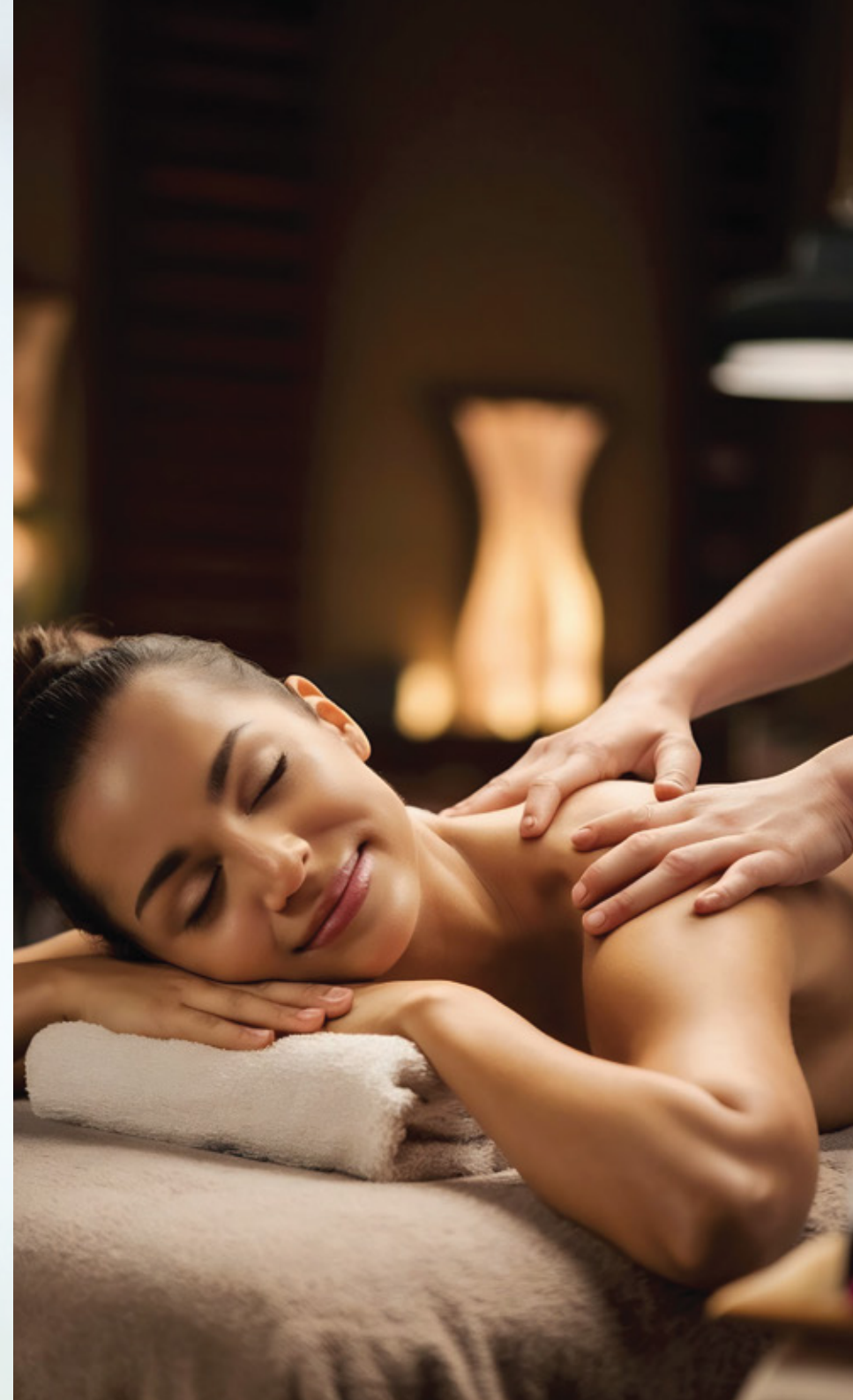




INDULGENCES THAT

## Enhance Everyday

The expansive pool deck, gym, and outdoor seating areas bring relaxation close to home. Whether you prefer quiet solitude or shared leisure, the amenities offer a retreat-like rhythm to daily life.







COMFORT-DRIVEN DESIGN

## Intuitively Yours

From acoustically soundproofed walls to humidity-controlled cooling systems and individual thermostats in every bedroom, Aqua Maya offers more than beautiful form; it delivers functional comfort tailored for daily well-being.





KIDS BEDROOM





PENTHOUSE BEDROOM









PENTHOUSE LIVING ROOM



WELLNESS THAT'S

# Beyond the Usual

Aqua Maya's thoughtful planning brings wellness to your doorstep. With fitness zones, quiet corners, and breezy open areas, the building encourages residents to breathe better, move freely, and reconnect with themselves.







EVERY AMENITY

# Thoughtfully Added



Expansive  
Pool



Kids' Play  
Pavilion



Modern  
Gym



Outdoor  
BBQ Area



Family  
Seating Decks



Poolside  
Lounge



Multipurpose  
Pool Deck



Landscaped  
Seating Area





MODERN GYM



# Landmarks in Proximity



**05 Minutes**

Al Marjan Island Boulevard



**05 Minutes**

DoubleTree by Hilton



**08 Minutes**

Wynn Resort



**10 Minutes**

Al Hamra Village



**10 Minutes**

Al Hamra Mall



**10 Minutes**

Waldorf Astoria Hotel



**15 Minutes**

Al Hamra Golf Club



**15 Minutes**

Royal Yacht Club



**20 Minutes**

Cosmo Health Center



**25 Minutes**

Dreamland Aqua Park



**25 Minutes**

The Ritz-Carlton



**30 Minutes**

National Museum of RAK



# AQUA MAYA

BY BNW DEVELOPMENTS

WYNN RESORT

AL MARJAN ISLAND

 **35 Minutes**  
RAK Airport

 **55 Minutes**  
Dubai International Airport

 **90 Minutes**  
Al Maktoum International Airport





# Unit Plans



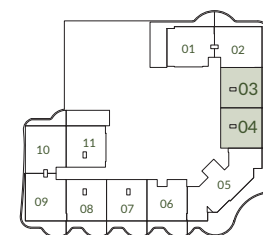


# 1 Bedroom

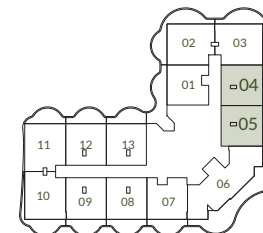
## TYPE - A

|              | From         | To           |
|--------------|--------------|--------------|
| Suite Area   | 52.53 sq.m   | 52.53 sq.m   |
|              | 565.43 sq.ft | 565.43 sq.ft |
| Balcony Area | 13.86 sq.m   | 14.05 sq.m   |
|              | 149.19 sq.ft | 151.23 sq.ft |
| Total Area   | 66.39 sq.m   | 66.58 sq.m   |
|              | 714.62 sq.ft | 716.66 sq.ft |

Level 1



Level 2, 3, 4, 5, 6





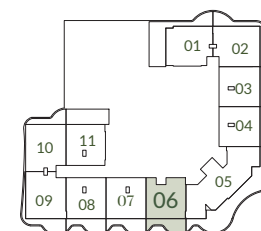


# 1 Bedroom

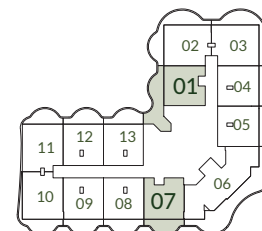
## TYPE - B

|              | From         | To           |
|--------------|--------------|--------------|
| Suite Area   | 50.25 sq.m   | 50.76 sq.m   |
|              | 540.89 sq.ft | 546.38 sq.ft |
| Balcony Area | 14.35 sq.m   | 29.15 sq.m   |
|              | 154.46 sq.ft | 313.77 sq.ft |
| Total Area   | 65.09 sq.m   | 79.40 sq.m   |
|              | 700.62 sq.ft | 854.65 sq.ft |

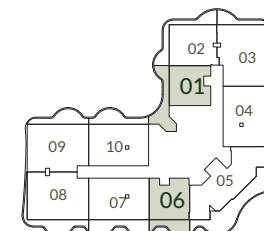
Level 1



Level 2 , 3 , 4 , 5 , 6



Level 7, 8



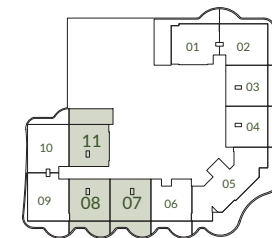


# 1 Bedroom

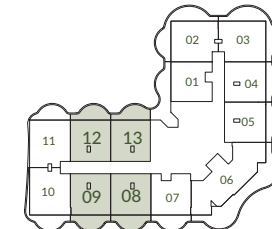
## TYPE - C

|              | From         | To           |
|--------------|--------------|--------------|
| Suite Area   | 51.56 sq.m   | 52.55 sq.m   |
|              | 554.99 sq.ft | 565.64 sq.ft |
| Balcony Area | 14.12 sq.m   | 21.36 sq.m   |
|              | 151.99 sq.ft | 229.92 sq.ft |
| Total Area   | 66.21 sq.m   | 72.92 sq.m   |
|              | 712.68 sq.ft | 784.90 sq.ft |

Level 1



Level 2, 3, 4, 5, 6





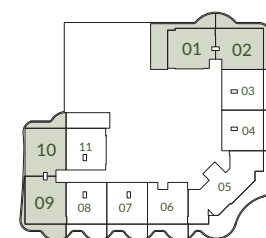


# 1 Bedroom

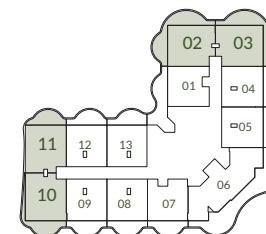
TYPE - D

|              | From         | To            |
|--------------|--------------|---------------|
| Suite Area   | 57.95 sq.m   | 59.57 sq.m    |
|              | 623.77 sq.ft | 641.21 sq.ft  |
| Balcony Area | 10.63 sq.m   | 36.37 sq.m    |
|              | 114.42 sq.ft | 391.48 sq.ft  |
| Total Area   | 70.06 sq.m   | 94.32 sq.m    |
|              | 754.12 sq.ft | 1015.25 sq.ft |

Level 1



Level 2, 3, 4, 5, 6

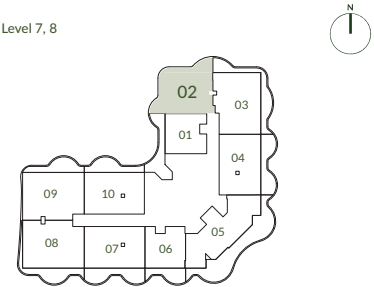


# 1 Bedroom

TYPE - E



|              |              |
|--------------|--------------|
| Suite Area   | 61.77 sq.m   |
|              | 664.89 sq.ft |
| Balcony Area | 22.79 sq.m   |
|              | 245.31 sq.ft |
| Total Area   | 84.56 sq.m   |
|              | 910.20 sq.ft |





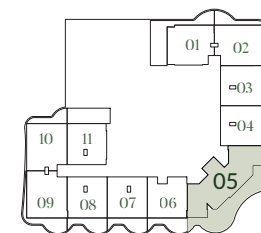


## 2 Bedroom

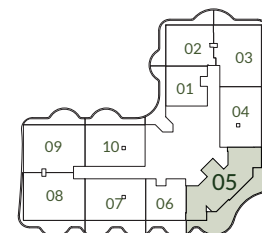
### TYPE - A

|              | From          | To            |
|--------------|---------------|---------------|
| Suite Area   | 92.73 sq.m    | 92.75 sq.m    |
|              | 998.14 sq.ft  | 998.35 sq.ft  |
| Balcony Area | 56.8 sq.m     | 58.51 sq.m    |
|              | 611.39 sq.ft  | 629.80 sq.ft  |
| Total Area   | 149.53 sq.m   | 151.26 sq.m   |
|              | 1609.53 sq.ft | 1628.15 sq.ft |

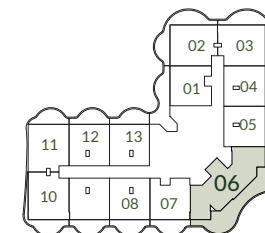
Level 1



Level 2, 3, 4, 5, 6



Level 7, 8



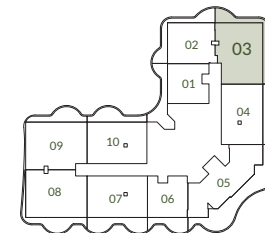
## 2 Bedroom

### TYPE - B



|              |               |
|--------------|---------------|
| Suite Area   | 87.77 sq.m    |
|              | 944.75 sq.ft  |
| Balcony Area | 27.85 sq.m    |
|              | 299.77 sq.ft  |
| Total Area   | 115.62 sq.m   |
|              | 1244.52 sq.ft |

Level 7, 8





# 2 Bedroom

TYPE - C



|              | From          | To            |
|--------------|---------------|---------------|
| Suite Area   | 78.32 sq.m    | 79.06 sq.m    |
|              | 843.03 sq.ft  | 850.99 sq.ft  |
| Balcony Area | 17.91 sq.m    | 23.57 sq.m    |
|              | 192.78 sq.ft  | 253.71 sq.ft  |
| Total Area   | 96.23 sq.m    | 102.63 sq.m   |
|              | 1035.81 sq.ft | 1104.70 sq.ft |

Level 7, 8

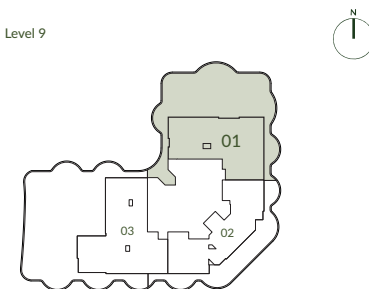


## 3 Bedroom TYPE - A

|              |               |
|--------------|---------------|
| Suite Area   | 150.37 sq.m   |
|              | 1618.57 sq.ft |
| Balcony Area | 208.2 sq.m    |
|              | 2241.05 sq.ft |
| Total Area   | 358.57 sq.m   |
|              | 3859.62 sq.ft |



Level 9





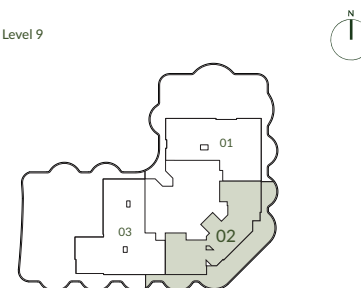


## 3 Bedroom

### TYPE - B

|              |               |
|--------------|---------------|
| Suite Area   | 145.14 sq.m   |
|              | 1562.27 sq.ft |
| Balcony Area | 89.9 sq.m     |
|              | 967.68 sq.ft  |
| Total Area   | 235.04 sq.m   |
|              | 2529.95 sq.ft |

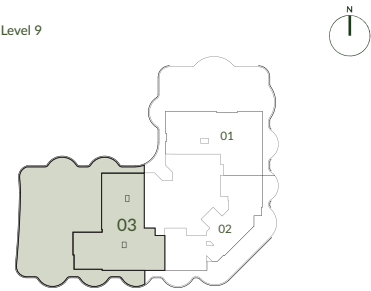
Level 9



# 4 Bedroom



|              |               |
|--------------|---------------|
| Suite Area   | 181.25 sq.m   |
|              | 1950.96 sq.ft |
| Balcony Area | 290.67 sq.m   |
|              | 3128.75 sq.ft |
| Total Area   | 471.92 sq.m   |
|              | 5079.70 sq.ft |







# Floor Plans



## BASEMENT ONE FLOOR PLAN



1 ACCESS TO UPPER FLOOR

2 ACCESS TO LOWER FLOOR

3 LIFT LOBBY

4 LIFT

5 PARKING





## BASEMENT TWO FLOOR PLAN



1 RAMP UP TO BASEMENT 1

2 RAMP DOWN FROM BASEMENT 1

3 LIFT LOBBY

4 LIFT

5 PARKING

## GROUND FLOOR PLAN



1 MAIN ENTRANCE

2 RECEPTION

3 LOUNGE

4 LIFT LOBBY

5 LIFT

6 RETAIL

7 LOADING BAY

8 LOADING & UNLOADING

9 PARKING

9 HANDICAP PARKING

10 HANDICAP PARKING

11 ACCESS TO LOWER PARKING

12 PARKING ENTRANCE

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 GYM

2 POOL

3 POOL DECK

4 TERRACE

5 LIFT LOBBY

6 LIFT

7 POD BATH

8 LADIES SHOWERS

9 GENTS SHOWERS

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## SECOND FLOOR PLAN



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

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## THIRD FLOOR PLAN



● 1 BHK TYPE A

● 1 BHK TYPE B

● 1 BHK TYPE C

● 1 BHK TYPE D

● 2 BHK TYPE A



## FOURTH FLOOR PLAN



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

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## FIFTH FLOOR PLAN



● 1 BHK TYPE A

● 1 BHK TYPE B

● 1 BHK TYPE C

● 1 BHK TYPE D

● 2 BHK TYPE A



## SIXTH FLOOR PLAN



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

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## SEVENTH FLOOR PLAN



1 BHK TYPE B



1 BHK TYPE D



1 BHK TYPE E



2 BHK TYPE A



2 BHK TYPE B



2 BHK TYPE C



## EIGHTH FLOOR PLAN



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

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## NINTH FLOOR PLAN



3 BHK TYPE A



3 BHK TYPE B



4 BHK TYPE A



## ROOF FLOOR PLAN



1 LIFTS MACHINE

2 ROOF





BNW DEVELOPMENTS

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