

# ASQUIN

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

# SEASIDE SERENITY

EXCLUSIVELY YOURS

Rise to the rhythmic whispers of the Arabian Gulf, where refinement meets the endless blue. Aquino at Al Marjan Island—a striking waterfront sanctuary, curated for those who find artistry in every tide and prestige in every dawn.



COASTAL

Refined Island Living

SEAMLESS

Functional, Personalized Spaces

NATURAL

Indoor-Outdoor Connection

LUXURY

Premium Coastal Finishes

PRIME

Locations in Proximity









# DESIGN PHILOSOPHY

LUXURY FLOWS BEYOND WALLS

Contemporary sophistication merges seamlessly with a tranquil coastal setting, embodying understated elegance. The intelligent modular design optimizes space with precision while allowing bespoke personalization. Thoughtfully integrated indoor-outdoor living fosters a deep connection with nature, while every element—from architectural flow to exquisite finishes—enhances comfort and well-being.





# DISTINCTIVE CRAFTSMANSHIP

MASTERY IN EVERY DETAIL

The design of the structure flawlessly integrates aesthetics and purpose, with each angle meticulously crafted to establish an iconic presence. Its refined lines, contemporary materials, and balanced proportions create a striking silhouette while seamlessly complementing its environment. The exterior transcends mere design—it embodies a marriage between elegance and functionality.

# SOOTHING ESCAPE

Aquino stands as a symbol of cultivated sophistication, poised along the sunlit shores of Al Marjan Island. This exclusive low-rise residence reimagines coastal living, crafted for those who appreciate a seamless fusion of grace, comfort, and tranquility.







# A TAPESTRY OF GOLDEN MEMORIES

EVERY SUNSET FEELS MAGICAL

As the day fades, indulge in sunsets that paint the sky with serene brilliance. Here, every evening unfolds as a tribute to nature's finest artistry. The sky transitions into a rich drapery of hues, inviting reflection and serenity. It's a perfect blend of elegance and grandeur, where time gently lingers, and every dusk becomes a living masterpiece.



# THE ESSENCE OF NATURE

A lifestyle that cultivates a sanctuary of calm and energy.

This rare combination fosters a space of renewal,  
tranquility, and a profound connection to the natural world.





# LUSH RETREAT

VERDANT CALM NATURAL EMBRACE

Immerse yourself in lush greenery, where every breath is fresher and every moment feels alive. Surrounded by nature's endless beauty, life here is perfectly distinguished. Wake up to the rustling of leaves, unwind beneath a canopy of endless green, and embrace a lifestyle that nurtures both soul and spirit.







# ENDURING STYLE

CUSTOM SPACES, TIMELESS ELEGANCE

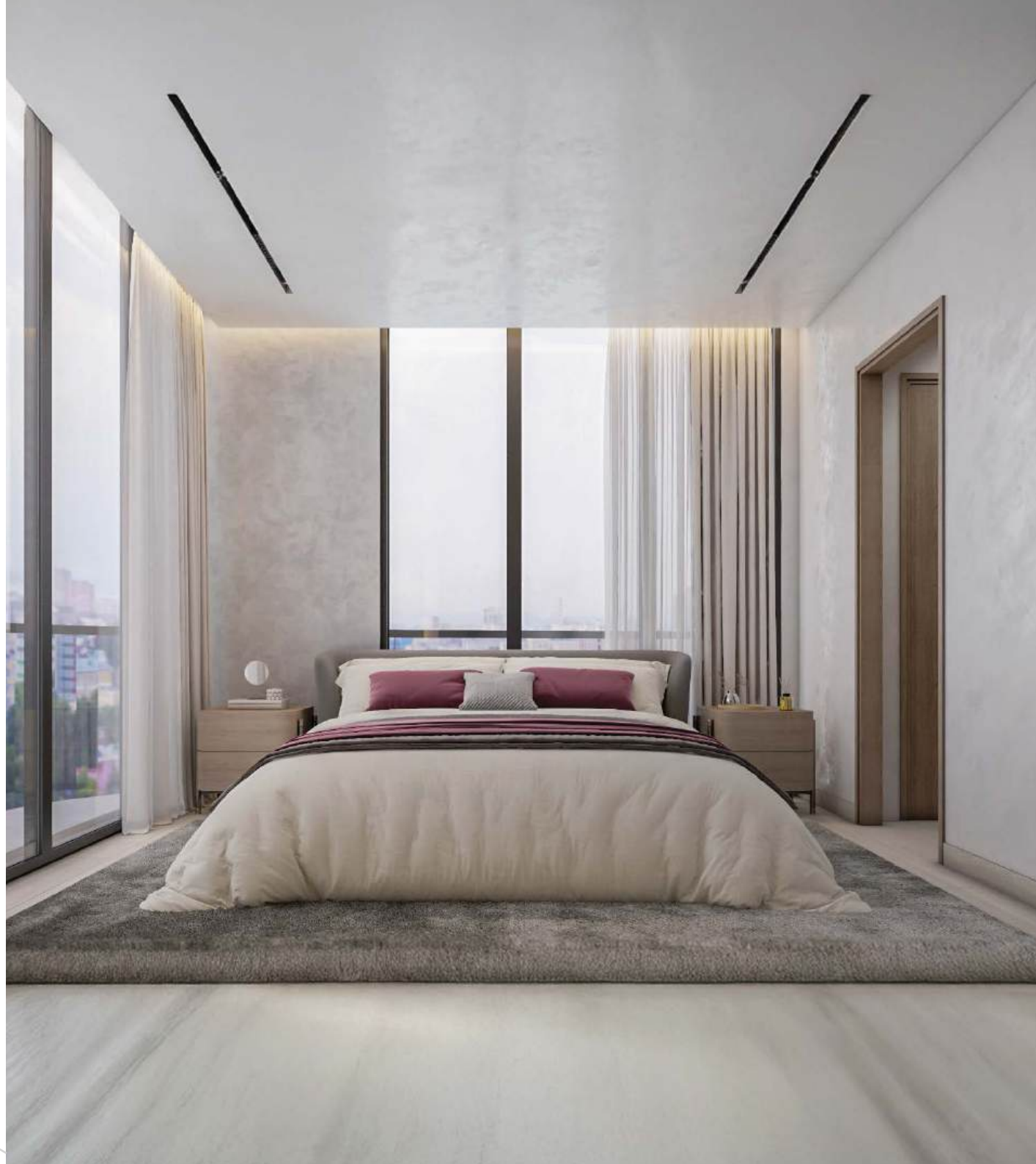
Modular interiors fuse effortless versatility with sophisticated design, offering you the freedom to shape each space with exceptional precision. Carefully curated to evolve with your lifestyle, these interiors harmonize utility with beauty, maximizing every inch.



# ARTFUL LIVING

SPACES THAT REFLECT YOU

Whether it's a spacious living room, an inviting bedroom, or a well-appointed 1BHK or 2BHK residence, distinctive furnishings curate an environment that mirrors your essence.





# LANDMARKS IN PROXIMITY



**04 Minutes**

Al Marjan Island Boulevard



**05 Minutes**

DoubleTree by Hilton



**08 Minutes**

Wynn Resort



**10 Minutes**

Al Hamra Village



**10 Minutes**

Al Hamra Mall



**11 Minutes**

Waldorf Astoria Hotel



**13 Minutes**

Al Hamra Golf Club



**16 Minutes**

Royal Yacht Club, RAK



**20 Minutes**

Cosmo Health Center



**23 Minutes**

Dreamland Aqua Park



**26 Minutes**

The Ritz-Carlton, RAK



**30 Minutes**

National Museum of RAK

AQUIN  
BY BNW DEVELOPMENTS

WYNN RESORT

AL MARJAN ISLAND



**34 Minutes**  
RAK Airport



**56 Minutes**  
Dubai International Airport



**90 Minutes**  
Al Maktoum International Airport





# SCULPTED ELEGANCE

A SYMPHONY OF FORM AND FUNCTION

Graceful architecture, defined by clean lines and intricate detailing, creates an environment of visual harmony. Every element is purposefully placed, ensuring a striking yet timeless presence in every space.





# BATHED IN NATURAL RADIANCE

Floor-to-ceiling windows invite streams of golden light, creating a luminous atmosphere. The interplay of shadows and sunshine transforms your home into an ever-changing canvas of warmth and brilliance.









AQUA



Where water whispers serenity,  
and elegance meets nature.

VERDANT



A lush sanctuary where tranquility  
blooms in abundance.

ZENITH



Timeless harmony sculpted in  
nature's most profound artistry.



# A TRAIL OF *Golden* MEMORIES

Beneath painted skies, every sunset feels magical



# TRANQUIL HORIZONS

SKY MEETS SEA IN PERFECT HARMONY

Unwind to breathtaking panoramas that stretch beyond the horizon. Each view is a masterpiece, framing the endless blue and inviting serenity into every moment of your day.







## ARTISTIC INTRICACIES

From sleek lines to luxurious textures, every space, indoor or outdoor, is a testament to elegance. The meticulous layout and focus on refinement ensure that every corner embodies excellence, providing the perfect backdrop for both leisure and entertainment.



# AN EXCLUSIVE

RETREAT, JUST FOR YOU

This sanctuary blends coastal charm with urban sophistication - a perfect balance of privacy and vibrancy awaits in every thoughtfully designed corner.











AZULIN  
BY BNW DEVELOPMENTS

















# EACH ELEMENT CRAFTED TO STAND OUT

## DAZZLING DETAILS

Step into a space where every detail is meticulously crafted, with interiors that exude elegance. The polished features and high-quality finishes create an atmosphere of understated luxury, where functionality meets aesthetic appeal. From sleek surfaces to sophisticated textures, each room is designed to offer both comfort and style.



# AMENITIES BEYOND COMPARE

Engage in a life enriched by extraordinary facilities, tailored to offer unmatched comfort and sophistication.



Opulent  
Swimming Pool



Modern  
Outdoor Gym



Dynamic  
Kids Pool



Gourmet  
Barbecue Area



Cozy  
Seating Area



Serene  
Landscape Zones



Panoramic  
Beach View



Elite Concierge  
Lobby





# LIVE WELL, FEEL BETTER

WELLNESS DESIGNED TO UPLIFT YOU

Prioritise your well-being with spaces that inspire movement, mindfulness, and balance. Aquino makes it easy to embrace a healthier, more holistic lifestyle—every single day.



# AL MARJAN ISLAND'S

CROWN JEWEL

A masterpiece of refined living, setting new  
benchmarks in waterfront elegance.





AQUINCH  
BY BNW DEVELOPMENTS





UNIT

PLANS





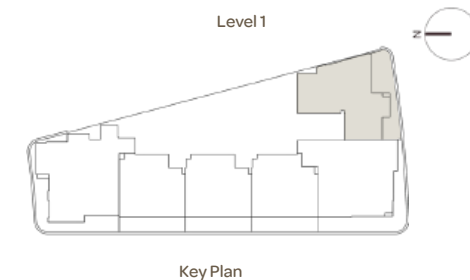


# UNIT 101

1BHK - TYPE A

1	Kitchen	2m x 3.5m
2	Living & Dining	4.4m x 6.2m
3	Bedroom	5m x 4.3m
4	Bath 1	1.7m x 2.1m
5	Bath 2	1.2m x 2.3m
6	Store	1.9m x 1.9m
7	Balcony	10.3m x 2.7m

Suite Area	70.05 sq.m	754.01 sq.f
Balcony Area	20.92 sq.m	225.18 sq.f
Total Area	90.97 sq.m	979.19 sq.f



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.

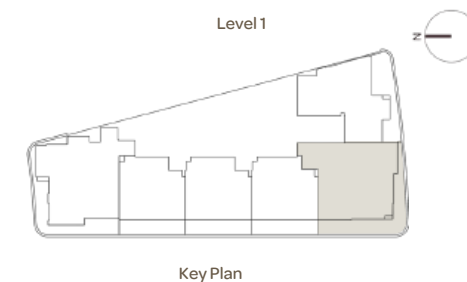


# UNIT 102

2BHK - TYPE A

1	Kitchen	3.3m x 2.6m
2	Living & Dining	3.5m x 6.5m
3	Bedroom 1	3.4m x 4.8m
4	Bath 1	1.7m x 2.3m
5	Bedroom 2	4.1m x 3.8m
6	Bath 2	1.7m x 2.3m
7	Bath 3	1.5m x 1.8m
8	Balcony	10.6m x 10.4m

Suite Area	88.35 sq.m	950.99 sq.f
Balcony Area	28.46 sq.m	306.34 sq.f
Total Area	116.81 sq.m	1257.33 sq.f



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.



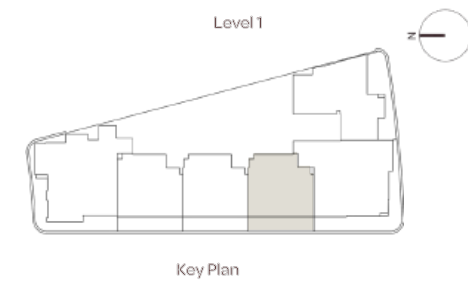


# UNIT 103

1BHK - TYPE B

1	Kitchen	2.8m x 2.9m
2	Living & Dining	4m x 4.4m
3	Bedroom	3.5m x 3.5m
4	Bath 1	1.8m x 2.1m
5	Bath 2	1.6m x 1.5m
6	Dress Room	1.5m x 2.1m
7	Balcony	7.7m x 1.6m

Suite Area	54.32 sq.m	584.70 sq.f
Balcony Area	13.47 sq.m	144.99 sq.f
Total Area	67.79 sq.m	729.69 sq.f





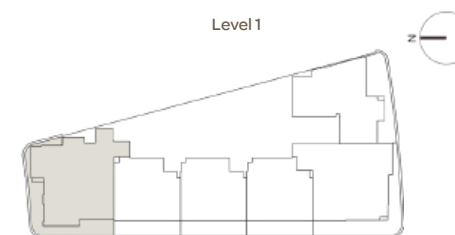
# UNIT 106

2BHK - TYPE B

1	Kitchen	2.8m x 2.8m
2	Living & Dining	6m x 4m
3	Bedroom 1	3.6m x 4.1m
4	Bath 1	1.8m x 2.2m
5	Dress Room 1	1.8m x 1.7m
6	Bedroom 2	3.6m x 5.4m
7	Bath 2	1.7m x 2.4m
6	Dress Room 2	1.6m x 1.8m
7	Balcony	9.6m x 9.4m

Suite Area	91.48 sq.m	984.68 sq.f
Balcony Area	26.51 sq.m	285.35sq.f
Total Area	117.99 sq.m	1270.03 sq.f

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 501

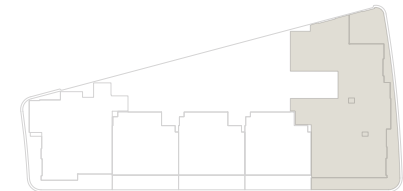
3BHK - TYPE A



1	Kitchen	3.5m x 4.8m
2	Living & Dining	9.2m x 4.3m
3	Bedroom 1	6.4m x 4.3m
4	Bath 1	4.6m x 2.4m
5	Bedroom 2	4.4m x 4m
6	Bath 2	1.7m x 2.3m
7	Dress Room	1.7m x 2.3m
8	Bedroom 3	3.5m x 4.4m
9	Bath 3	2m x 2.7m
10	Maid Room	2.1m x 2.2m
11	Bath 4	1.6m x 1.5m
12	Bath 5	1.5m x 1.8m
13	Balcony 1	3.7m x 4.4m
14	Balcony 2	1.3m x 10.3m

Suite Area	160.66 sq.m	1729.33 sq.f
Balcony Area	47.17 sq.m	507.73 sq.f
Total Area	207.83 sq.m	2237.06 sq.f

Level 5



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.

FLOOR

PLANS







# 1<sup>ST</sup> FLOOR PLAN



- 1 BHK - TYPE A
- 1 BHK - TYPE B
- 2 BHK - TYPE A
- 2 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.

# 2<sup>ND</sup> FLOOR PLAN



- 1 BHK - TYPE A
- 1 BHK - TYPE B
- 2 BHK - TYPE A
- 2 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.



# 3<sup>RD</sup> FLOOR PLAN



- 1 BHK - TYPE A
- 1 BHK - TYPE B
- 2 BHK - TYPE A
- 2 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.

# 4<sup>TH</sup> FLOOR PLAN



- 1 BHK - TYPE A
- 1 BHK - TYPE B
- 2 BHK - TYPE A
- 2 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.



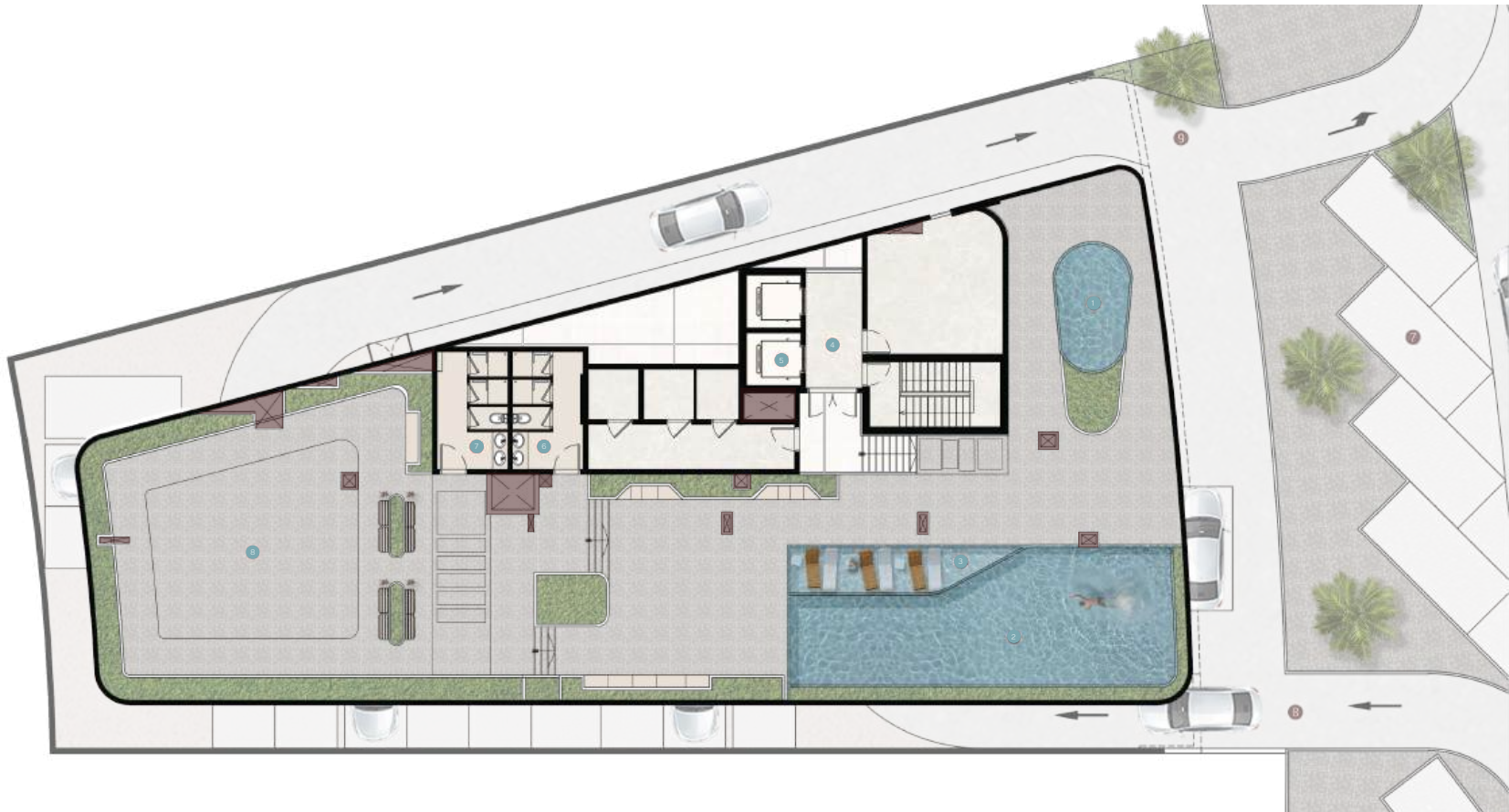
# 5<sup>TH</sup> FLOOR PLAN



- 1 BHK - TYPE B
- 2 BHK - TYPE B
- 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.

# ROOF FLOOR PLAN



- 1 KIDS POOL
- 2 INFINITY POOL
- 3 POOL DECK
- 4 LIFT LOBBY
- 5 LIFT
- 6 FEMALE TOILETS
- 7 MALE TOILETS
- 8 OUTDOOR GYM

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.



# GROUND FLOOR PLAN



- 1 MAIN ENTRANCE
- 2 RECEPTION
- 3 LOUNGE
- 4 LIFT LOBBY
- 5 LIFT
- 6 CAR LIFT
- 7 PARKING
- 8 ACCESS TO PARKING ENTRANCE
- 9 ACCESS TO PARKING EXIT

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.







BNW DEVELOPMENTS

بي ان دبليو للتطوير العقاري

24<sup>th</sup> & 33<sup>rd</sup> Floor, Ubora Tower, Business Bay, Dubai, UAE

☎ 800BNWUAE

🌐 BNW.AE

✉ INFO@BNW.AE