

A SAAR BNW DEVELOPMENT





THE ARCHITECT'S DESIGN PHILOSOPHY

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 for 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. Here, living transcends the ordinary, and every detail is imbued with purpose and distinction.



















LUXURY

Situated on an island yet connected to the city's pulse, Taj
Wellington Mews achieves a refined equilibrium—an
interplay of vibrant energy and tranquil seclusion. Every inch
is meticulously crafted, from spatial organisation to material
palette, lighting design, and landscape integration, ensuring a
luxurious and culturally rich environment. Here, modern
sophistication converges with nature's quiet embrace,
offering discerning residents an enhanced sense of harmony.



Where elegance flows as freely as the waters















AN URBAN SANCTUARY

CRAFTED IN EVERY DETAIL

Meticulous design and craftsmanship shape a serene refuge, where ocean views and natural light enhance thoughtfully curated interiors. A soft white palette reflects the project's eco-conscious design. Balconies on every level integrate nature into daily living, while expansive windows invite abundant light and cross-ventilation. This modern interpretation of architectural grandeur harmonises the charm of legacy with contemporary boldness.

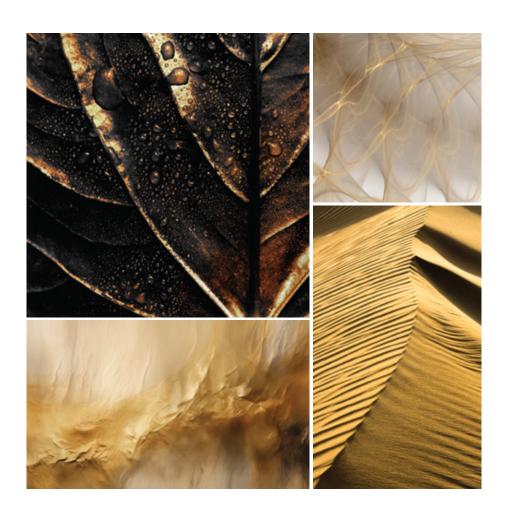














REGAL RESONANCE

Taj Wellington Mews brings modern luxury to life through an Indian lens, uniting architectural precision with cultural soul.

Expansive French windows flood each space with natural light, accentuating warm neutrals, jewel tones, and layered textures. A feature wall with vertical upholstery and metallic trims glows under recessed lighting, while touches of gold and brass add a refined opulence. Minimalist lines, spiritual undertones, and curated elements come together to craft a serene yet elevated retreat rooted in India's artistic legacy.



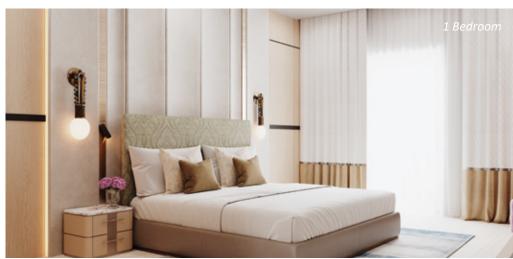
Every moment, a taste of pure luxury





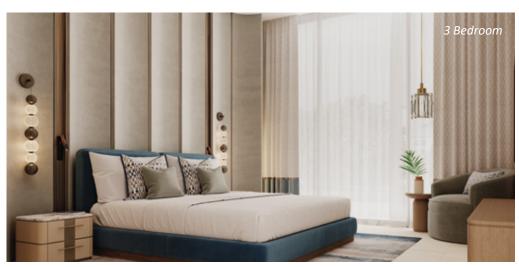






















BY THE BAY

Taj Wellington Mews captures the essence of island living with unmatched craftsmanship and sophistication. Every detail, from spatial organisation to material palette and lighting design, is carefully considered to evoke purpose-driven luxury. Panoramic vistas and world-class amenities blend seamlessly, while the design prioritises functionality, sustainability, and local context. This residence offers a serene sanctuary by the bay, blending beauty with modern opulence in a culturally rich, elegant environment.









UNVEILING A WORLD OF EXCEPTIONAL **AMENITIES**



Exquisite Swimming Pool



All-Day Gourmet Restaurant



Tranquil Jacuzzi Lounge



Poolside Bar & Lounge



Signature Dining Restaurant



Outdoor Café Experience



Elite Gym & Fitness Studio



Family Courtyard Seating



Rejuvenating Wellness Spa



Children's Play Garden



Yoga & Serenity Lawn



Private Meeting Lounge



Zen Meditation Pavilion



Elegant Banquet Venue



Interactive Kids' Splash Zone



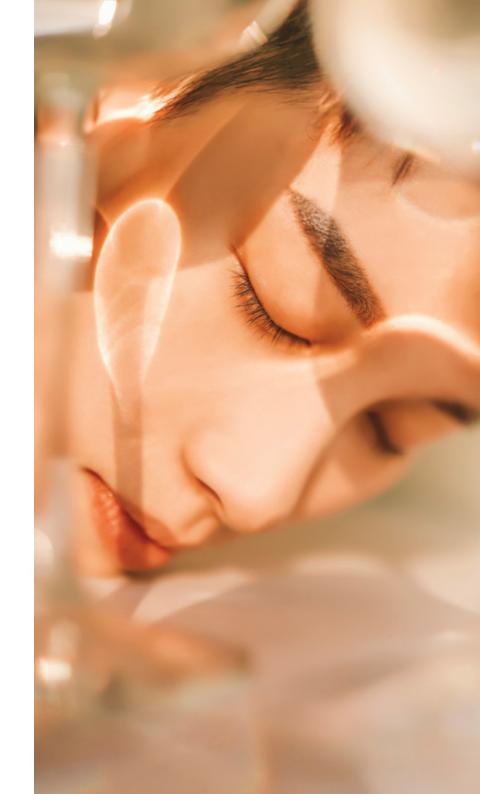
Open-Air Cinema



Miniature Golf Greens



Indoor Table Tennis Lounge











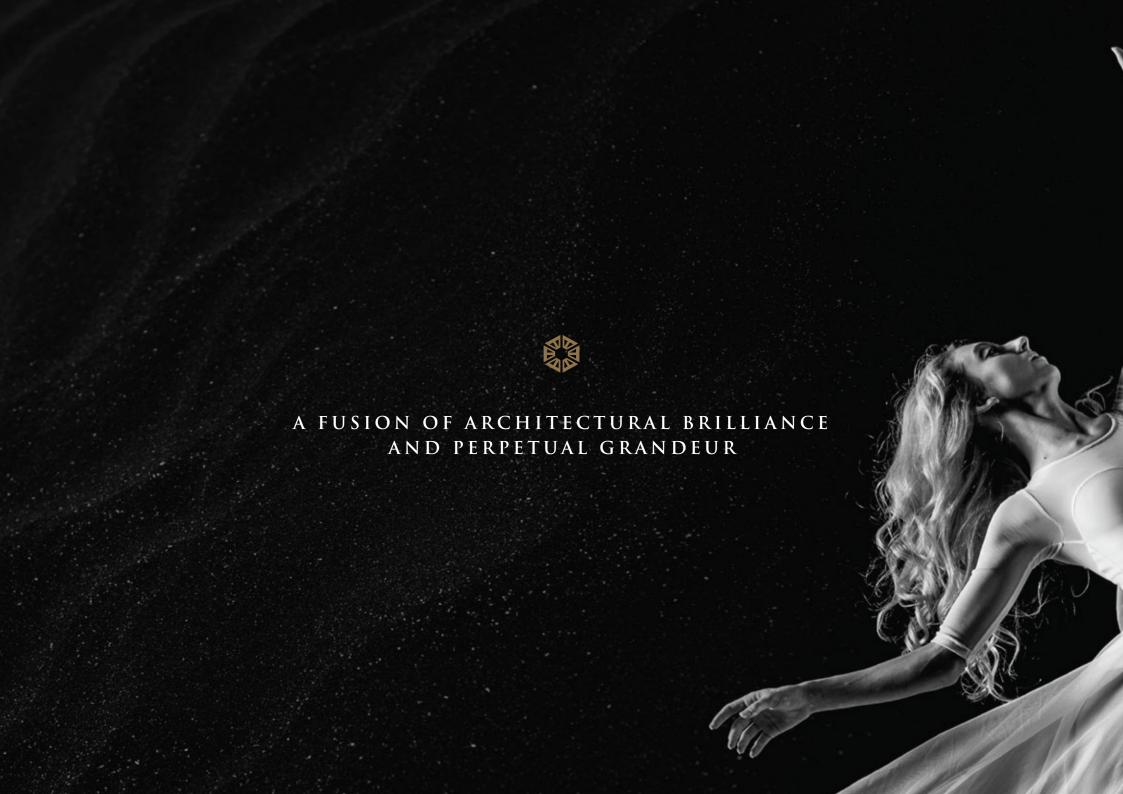
LUXURY

The seamless integration of superior materials, such as travertine flooring, Calacatta pink marble countertops, and antique brass hardware, imparts a sophisticated character. Oak and walnut wood furniture, complemented by velvet and patterned fabric cushions, adds warmth and elegance. Subtle design details, like carefully placed greenery, ensure a harmonious atmosphere, creating a refined and balanced space.

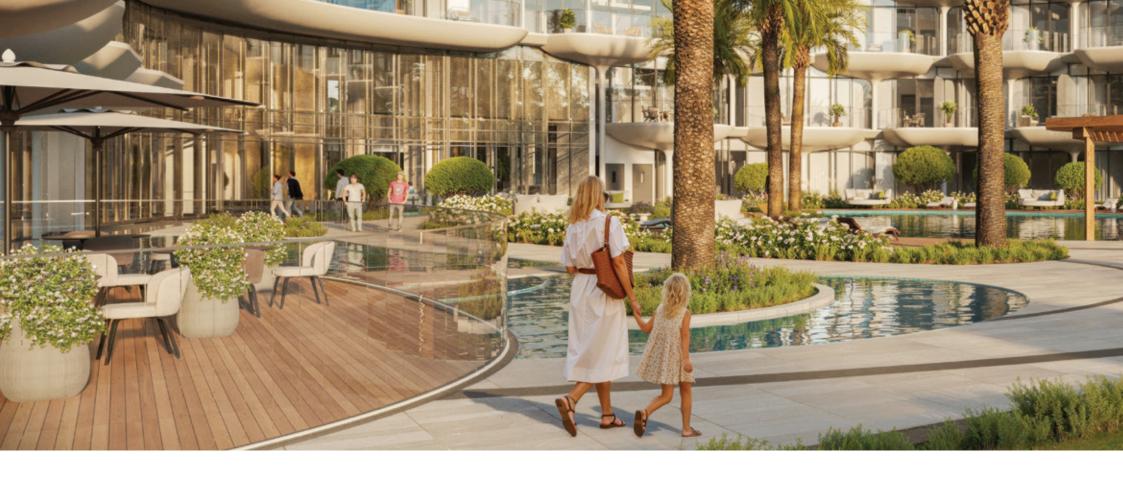


An Oasis Where Luxury Flows Without Interruption















TRANQUILITY

Taj Wellington Mews offers an exclusive retreat, where wellness is woven into the fabric of exceptional design. Nestled in the serene beauty of Al Marjan Island, this sanctuary invites you to immerse in a restorative ambiance, where every detail nurtures both body and mind. A perfect balance of elegance and calm, curated to offer a sense of deep rejuvenation.





PRIME VICINITIES



05 Minutes Al Marjan Island Boulevard



05 Minutes Rixos Bab-al-Bahr Resort



08 Minutes Wynn Resort



10 Minutes Al Hamra Mall



11 Minutes Waldorf Astoria Hotel



13 MinutesRAK Central



14 Minutes Al Hamra Golf Club



15 Minutes Al Hamra Village



16 Minutes Cosmo Health Center



16 MinutesRoyal Yacht Club, RAK



16 MinutesDreamland Aqua Park



25 Minutes The Ritz-Carlton, RAK











THE UNIT PLANS

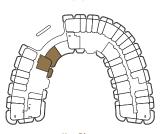


1 BHK - TYPE 1

1	Kitchen	2.8m x 2.9m
2	Living	5.2m x 6.3m
3	PWD Room	1.7m x 1.7m
4	Bedroom	3.7m x5.9m
5	Bath	2.5m x 3.9m
6	Laundry	1.2m x 0.9m
7	Store	1.3m x 2.8m
8	Balcony -1	10.8m x 8.9m
9	Balcony -2	6.5m x 2.6m

Total Area	184.04 sq.m	1980.99 sq.ft
Balcony Area	99.21 sq.m	1067.89 sq.ft
Suite Area	84.83 sq.m	913.10 sq.ft

Level 2





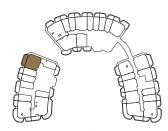
Key Plan



1 BHK - TYPE 2

1	Kitchen	3.7m x 3m
2	Living	5.3m x 6.3m
3	PWD Room	2.2m x 1.8m
4	Bedroom	4.4m x 5.7m
5	Bath	2.8m x 3.5m
6	Laundry	1.3m x 1.7m
7	Balcony	8.1m x 2.7m

T	otal Area	113.48 sq.m	1221.49 sq.ft
В	alcony Area	21.45 sq.m	230.89 sq.ft
Si	uite Area	92.03 sq.m	990.60 sq.ft





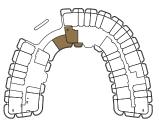
Key Plan



1 BHK - TYPE 3

1	Kitchen	2.3m x 3m
2	Living	4.7m x 8.2m
3	PWD Room	1.7m x 1.7m
4	Bedroom	3.5m x 5.7m
5	Bath	2.7m x 3.5m
6	Laundry	0.8m x 1.7m
7	Store	1.5m x 3.1m
8	Balcony -1	10.6m x 8.9m
9	Balcony -2	5.8m x 2.6m

Balcony Area 95.93 sq.m 1032.58 sq.ft	
Suite Area 89.37 sq.m 961.97 sq.ft	





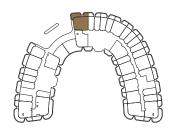




1 BHK - TYPE 4

1	Kitchen	2.3m x 3m
2	Living	4.7m x 6.4m
3	PWD Room	2.2m x 1.5m
4	Bedroom	5.5m x 5.8m
5	Bath	4m x 3.4m
6	Laundry	1m x 1.2m
7	Store	1.1m x 2.6m
8	Balcony -1	6.9m x 2.6m
9	Balcony -2	3.4m x 2.6m

Total Area	124.84 sq.m	1343.77 sq.ft
Balcony Area	30.19 sq.m	324.96 sq.ft
Suite Area	94.65 sq.m	1018.80 sq.ft





Key Plan

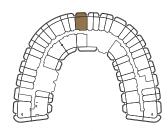


1 BHK - TYPE 5

1	Kitchen	2.8m x 3m
2	Living	4.3m x 6.4m
3	PWD Room	1.7m x 1.8m
4	Bedroom	3.9m x 5.7m
5	Bath	2.8m x 3.5m
6	Laundry	0.8m x 1.7m
7	Balcony	7m x 2.6m

alcony Area 18.70 sq.m 201.29 sq.ft
uite Area 78.04 sq.m 840.02 sq.ft
uite Area 78.04 sq.m 840.02 sq.ft

Level 3





Key Plan

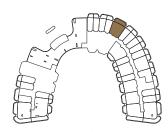


1 BHK - TYPE 6

1	Kitchen	2.3m x 3.3m
2	Living	4.5m x 6m
3	PWD Room	1.7m x 1.8m
4	Bedroom	4m x 5.7m
5	Bath	2.8m x 3.5m
6	Laundry	0.8m x 1.7m
7	Balcony	8.3m x 2.6m

Total Area	102.15 sq.m	1099.53 sq.ft	
Balcony Area	22.41 sq.m	241.22 sq.ft	
Suite Area	79.74 sq.m	858.31 sq.ft	

Level 1





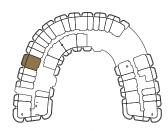
Key Plan



1 BHK - TYPE 7

1	Kitchen	3.2m x 2.9m
2	Living	4.4m x 6.4m
3	PWD Room	2.1m x 1.8m
4	Bedroom	4.4m x 5.6m
5	Bath	2.9m x 3.5m
6	Laundry	1.2m x 1.7m
7	Balcony	8.1m x 2.6m

Total Area	107.78 sq.m	1160.13 sq.ft	
Balcony Area	21.24 sq.m	228.63 sq.ft	
Suite Area	86.54 sq.m	931.51 sq.ft	





Key Plan

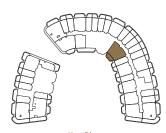


1 BHK - TYPE 8

1	Kitchen	3.6m x 3.1m
2	Living	5.2m x 6.2m
3	PWD Room	1.5m x 2m
4	Bedroom	4.6m x 5.1m
5	Bath	4m x 4.4m
6	Laundry	1.5m x 1.2m
7	Balcony	5.6m x 2.6m

Suite Area	99.56 sq.m	1071.65 sq.ft
Balcony Area	14.83 sq.m	159.63 sq.ft
Total Area	114.39 sq.m	1231.28 sq.ft

Level 7





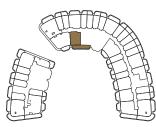
Key Plan



1 BHK - TYPE 9

1	Kitchen	2.1m x 3m
2	Living	3.3m x 6.3m
3	PWD Room	1.7m x 2m
4	Bedroom	3.5m x 5.2m
5	Bath	2.7m x 4m
6	Laundry	0.8m x 2m
7	Balcony	12.2m x 2.6m

Total Area	100.87 sq.m	1085.76 sq.ft
Balcony Area	32.92 sq.m	354.35 sq.ft
Suite Area	67.95 sq.m	731.41 sq.ft





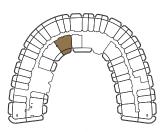




1 BHK - TYPE 10

1	Kitchen	2.6m x 2.9m
2	Living	4.8m x 6.4m
3	PWD Room	1.7m x 2.1m
4	Bedroom	5.1m x5.3m
-		
5	Bath	3.1m x 4m
6	Bath Laundry	3.1m x 4m 1m x 1.5m

Total Area	115.90 sq.m	1247.54 sq.ft
Balcony Area	17.32 sq.m	186.43 sq.ft
Suite Area	98.58 sq.m	1061.11 sq.ft





Key Plan

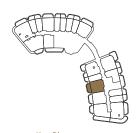


1 BHK - TYPE 11

1	Kitchen	2.8m x 2.9m
2	Living	3.9m x 6.4m
3	PWD Room	1.7m x 1.9m
4	Bedroom	3.7m x 5.7m
5	Bath	2.9m x 3.5m
6	Laundry	0.8m x 1.7m
7	Balcony	6.3m x 2.6m

Suite Area Balcony Area	77.33 sq.m 16.06 sq.m	832.37 sq.ft 172.87 sq.ft
Total Area	93.39 sq.m	1005.24 sq.ft

Level 11





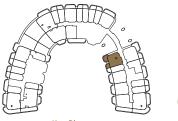
Key Plan



1 BHK - TYPE 12

1	Kitchen	2.9m x 3.1m
2	Living	4.2m x 6.2m
3	PWD Room	1.9m x 1.3m
4	Bedroom	4.1m x 5.2m
5	Bath	3m x 4m
5 6	Bath Laundry	3m x 4m 1m x 0.9m

Total Area	99.76 sq.m	1073.81 sq.ft	
Balcony Area	21.26 sq.m	228.84 sq.ft	
Suite Area	78.50 sq.m	844.97 sq.ft	





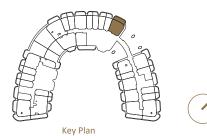
Key Plan



1 BHK - TYPE 13

1	Kitchen	2.6m x 3.3m
2	Living	5.1m x 6.1m
3	PWD Room	1.7m x 1.8m
4	Bedroom	4m x 5.7m
5	Bath	3m x 3.5m
6	Laundry	0.8m x 1.7m
7	Balcony	8.3m x 2.7m

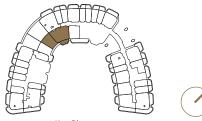
Total Area	105.92 sq.m	1140.11 sq.ft	
Balcony Area	22.74 sq.m	244.77 sq.ft	
Suite Area	83.18 sq.m	895.34 sq.ft	





1 BHK - TYPE 14

1	Kitchen	2.4m x 2.9m
2	Living	4.8m x 6.4m
3	PWD Room	1.7m x 2.4m
4	Bedroom	6.4m x 5.3m
5	Bath	3m x 4.7m
6	Maid room	2.5m x 3.4m
7	Maid Bath	2.6m x 1.6m
8	Laundry	1.7m x 0.9m
9	Balcony -1	5.9m x 2.6m
10	Balcony -2	7.5m x 9.6m
Suite Are	ea 113.27	sq.m 1219.23 sq.ft
Balcony	Area 82.37 s	q.m 886.62 sq.ft
Total Are	ea 195.64	sq.m 2105.85 sq.ft



Key Plan

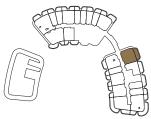


1 BHK - TYPE 15

1	Kitchen	3.6m x 3m
2	Living	5.1m x 6.4m
3	PWD Room	2.1m x 1.8m
4	Bedroom	4.3m x 5.7m
5	Bath	2.8m x 3.5m
6	Laundry	1.2m x 1.7m
7	Balcony	7.7m x 2.7m

Total Area	111.77 sq.m	1203.08 sq.ft
Balcony Area	21.57sq.m	232.18 sq.ft
Suite Area	90.20 sq.m	970.90 sq.ft

Level 10









1 BHK - TYPE 16

1	Kitchen	4.3m x 3.6m
2	Living	7.5m x 5.8m
3	PWD Room	1.7m x 1.8m
4	Bedroom	3.9m x 5.7m
5	Bath	2.8m x 4.2m
5 6	Bath Laundry	2.8m x 4.2m 0.8m x 1.7m

Suite Area	106.35 sq.m	1144.74 sq.ft
Balcony Area	179.56 sq.m	1932.77 sq.ft
Total Area	285.91 sq.m	3077.51 sq.ft

Level 12





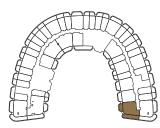
Key Plan



1 BHK - TYPE 17

1	Kitchen	2.5m x 3m
2	Living	4.1m x 6.3m
3	PWD Room	1.8m x 1.8m
4	Bedroom	4.7m x6.2m
5	Bath	3.4m x 3.1m
6	Dress Room	2.5m x 1.8m
7	Balcony -1	5.4m x 2.7m
8	Balcony -2	2.7m x 11.6m

Total Area	137.82 sq.m	1483.48 sq.ft
Balcony Area	44.51 sq.m	479.10 sq.ft
Suite Area	93.31 sq.m	1004.38 sq.ft



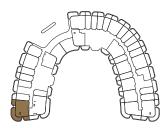


Key Plan



2 BHK - TYPE 1

1	Kitchen	2.9m x 3m
2	Living	4.4m x 6.3m
3	PWD Room	1.8m x 1.6m
4	Bedroom -1	4m x 5.7m
5	Bath -1	2.6m x 1.9m
6	Bedroom -2	4.1m x 5.8m
7	Bath -2	3m x 3.4m
8	Balcony -1	3.9m x 2.6m
9	Balcony -2	8.1m x 2.6m
10	Balcony -3	2.6m x 5.2m
11	Balcony -4	2.6m x 4.1m
Suite Ar	ea 106.64 s	q.m 1147.86 sq.ft
Balcony	Area 53.12 sq.	m 571.78 sq.ft
Total Ar	ea 159.76 s	q.m 1719.64 sq.ft



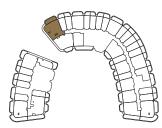






2 BHK - TYPE 2

1	Kitchen	2.5m x 3.1m
2	Living	4.6m x 6.5m
3	PWD Room	2.2m x 1.5m
4	Bedroom -1	3.9m x 5.3m
5	Bath -1	2.4m x 4.8m
6	Bedroom -2	3.8m x 4.3m
7	Bath -2	2.8m x 1.6m
8	Dress Room	1.7m x 1.7m
9	Laundry	1.3m x 2m
10	Balcony	8.2m x 2.6m
Suite Are	ea 120.0	1291.78 sq.ft
Balcony	Area 22.40	sq.m 241.11 sq.ft









1	Kitchen	3.3m x 3.4m
2	Living	6.7m x 5.5m
3	PWD Room	2.3m x 1.5m
4	Bedroom -1	4.7m x 4.9m
5	Bath -1	3.8m x 3.2m
6	Bedroom -2	4.3m x 4.3m
7	Bath -2	2.5m x 2.3m
8	Dress Room	1.8m x 2.7m
9	Store	2m x 2.7m
10	Laundry	1.4m x 1m
11	Balcony -1	26.5m x 10.9m
12	Balcony -2	2.6m x 10.1m
Suite Ar	ea 149.23sq	.m 1606.30 sq.ft
Balcony	Area 323.79 sc	ı.m 3485.25 sq.ft
Total Ar	ea 473.02sq	.m 5091.54 sq.ft

Level 12



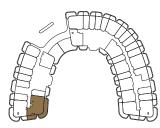






3 BHK - TYPE 1

1	Kitchen		2.6m x 2.4m
2	Living		3.7m x 6.9m
3	PWD Room		1.6m x 1.8m
4	Bedroom -1		3.6m x 6.1m
5	Bath -1		2.1m x 2.5m
6	Bedroom -2		4.6m x 6.2m
7	Bath -2		3.6m x 1.8m
8	Bedroom -3		5.1m x 3.7m
9	Bath -3		3m x 1.8m
10	Balcony -1		2.6m x 6.7m
11	Balcony -2		5.2m x 2.7m
12	Balcony -3		9.9m x 2.6m
Suite Are	ea 133	L.44 sq.m	1414.81 sq.ft
Balcony	Area 58.	90 sq.m	633.99 sq.ft
Total Are	ea 190).34 sq.m	2048.80 sq.ft









1	Kitchen	1.6m x 5.2m
2	Living	4.8m x 8.7m
3	PWD Room	1.5m x 2.1m
4	Bedroom -1	3.7m x 7.3m
5	Bath -1	2.1m x 2.6m
6	Bedroom -2	3.7m x 7.3m
7	Bath -2	1.8m x 2.6m
8	Bedroom -3	4.2m x 7.4m
9	Bath -3	3.1m x 3.2m
10	Store	1.8m x 2.5m
11	Balcony -1	17.6m x 2.6m
12	Balcony -2	10.5m x 14m
Suite Are	ea 176.24	sq.m 1897.03 sq.ft
Balcony	Area 179.83	sq.m 1935.67 sq.ft
Total Are	ea 356.07	sq.m 3832.71 sq.ft

Level 12





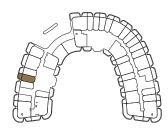
Key Plan



ST - TYPE 1

1	Kitchen	2m x 2.9m
2	Bedroom	4.5m x 6.4m
3	Bath	2.3m x 2.8m
4	Balcony	4.1m x 2.6m

Suite Area	43.23 sq.m	465.32 sq.ft
Balcony Area	10.66 sq.m	114.74 sq.ft
Total Area	53.89 sq.m	580.07 sq.ft





Key Plan

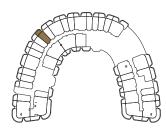


ST - TYPE 2

1	Kitchen	1.8m x 3.3m
2	Bedroom	4.6m x 5.7m
3	Bath	1.9m x 2.9m
4	Balcony	4.2m x 2.6m

Suite Area	39.60 sq.m	426.25 sq.ft
Balcony Area	11.19 sq.m	120.45 sq.ft
Total Area	50.79 sq.m	546.70 sq.ft

Level 4





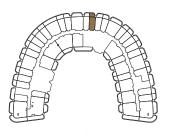
Key Plan



ST - TYPE 3

1	Kitchen	1.9m x 2.9m
2	Bedroom	4m x 6.3m
3	Bath	1.9m x 2.9m
4	Balcony	3.7m x 2.6m

Suite Area	39.33 sq.m	423.34 sq.ft
Balcony Area	9.39 sq.m	101.07 sq.ft
Total Area	48.72 sq.m	524.42 sq.ft





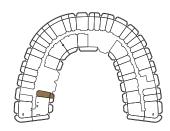


ST - TYPE 4

1	Kitchen	1.9m x 2.6m
2	Bedroom	4m x 6.5m
3	Bath	2m x 2.7m
4	Balcony	3m x 2.6m

Suite Area	37.47 sq.m	403.32 sq.ft
Balcony Area	8.04 sq.m	86.54 sq.ft
Total Area	45.51 sq.m	489.87 sq.ft

Level 3





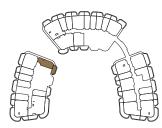
Key Plan



ST - TYPE 5

1	Kitchen	3m x 1.8m
2	Bedroom	4.5m x 6.3m
3	Bath	2m x 2.9m
4	Balcony	6.5m x 2.6m

Suite Area	49.63 sq.m	534.21 sq.ft
Balcony Area	16.20 sq.m	174.38 sq.ft
Total Area	65.83 sq.m	708.59 sq.ft





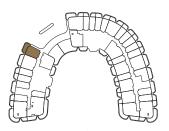
Key Plan



ST - TYPE 6

1	Kitchen	2.6m x 2.8m
2	Bedroom	6.5m x 7m
3	Bath	3.3m x 2.2m
4	Balcony	7m x 2.7m

Balcony Area	20.35 sq.m	219.05 sq.ft
Total Area	81.45 sq.m	876.72 sq.ft





Key Plan

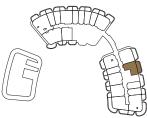


ST - TYPE 7

1	Kitchen	2m x 3.9m
2	Living	4.4m x 4.5m
3	Bedroom	4.4m x 5m
4	Bath	2.3m x 3.8m
5	Balcony	7.8m x 2.7m

Suite Area	66.02 sq.m	710.63 sq.ft
Balcony Area	21.25 sq.m	228.73 sq.ft
Total Area	87.27 sq.m	939.37 sq.ft

Level 10











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FLOOR PLANS



















































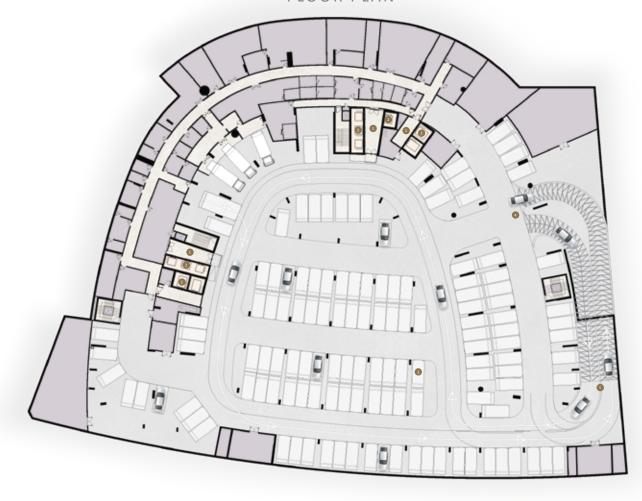




BASEMENT 1



FLOOR PLAN









3 PARKING



ACCESS TO LOWER PARKING

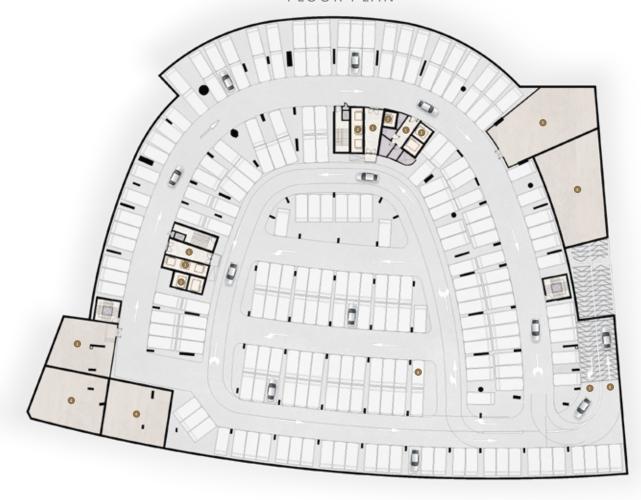


ACCESS TO UPPER FLOOR

BASEMENT 2



FLOOR PLAN















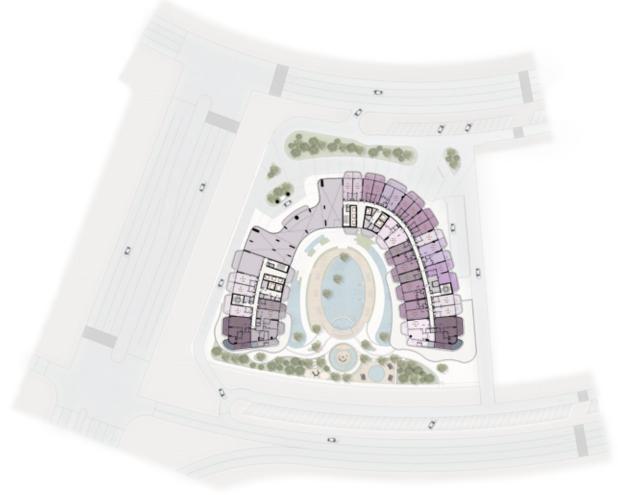


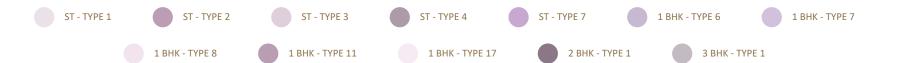








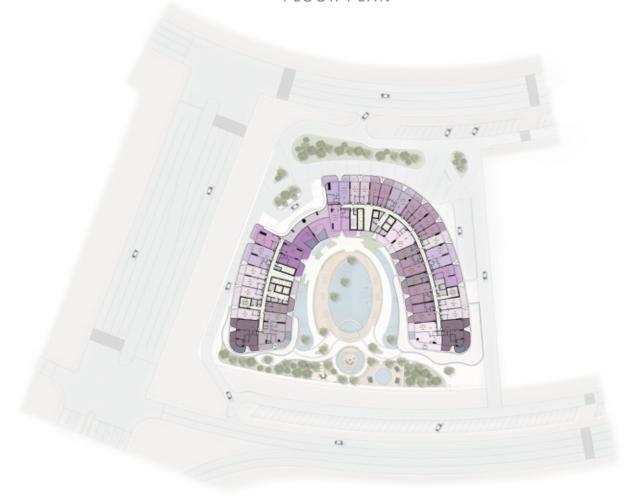


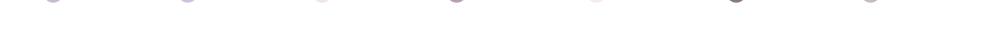






1 BHK - TYPE 4





1 BHK - TYPE 11

ST - TYPE 6

ST - TYPE 7

1 BHK - TYPE 17

1 BHK - TYPE 1

2 BHK - TYPE 1

1 BHK - TYPE 3

3 BHK - TYPE 1

ST - TYPE 4

1 BHK - TYPE 8

ST - TYPE 1

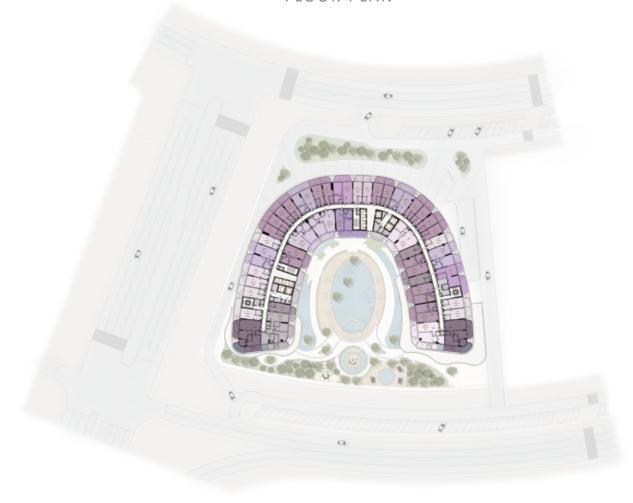
ST - TYPE 2

1 BHK - TYPE 6

ST - TYPE 3



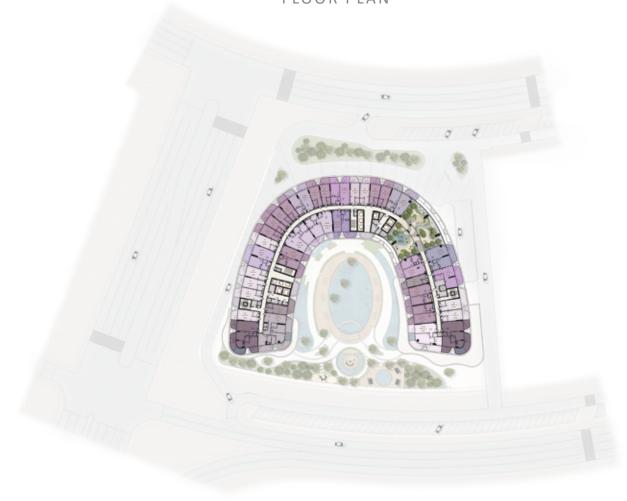






















ST - TYPE 4



ST - TYPE 7



1 BHK - TYPE 5











1 BHK - TYPE 11



1 BHK - TYPE 12



1 BHK - TYPE 13



1 BHK - TYPE 15



2 BHK - TYPE 1



SEATING



GAMES ZONE



YOGA DECK



LAWN AREA



HAMMOCK



SWING

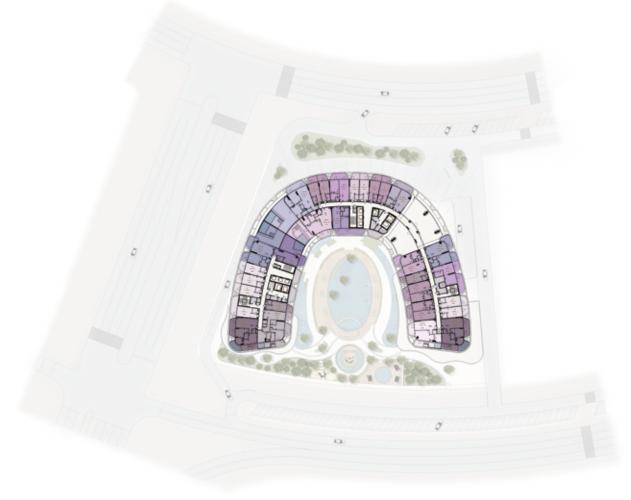
EPDM FLOORING

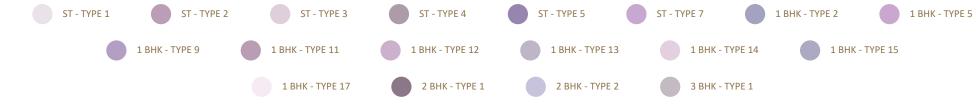






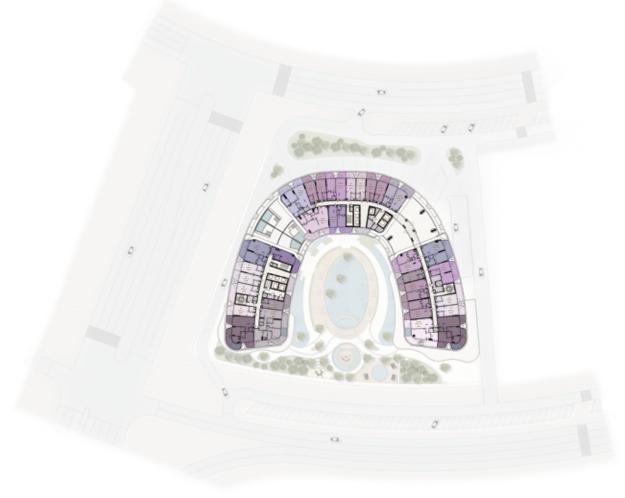


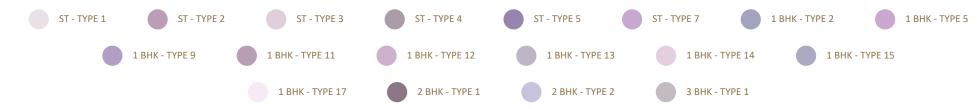






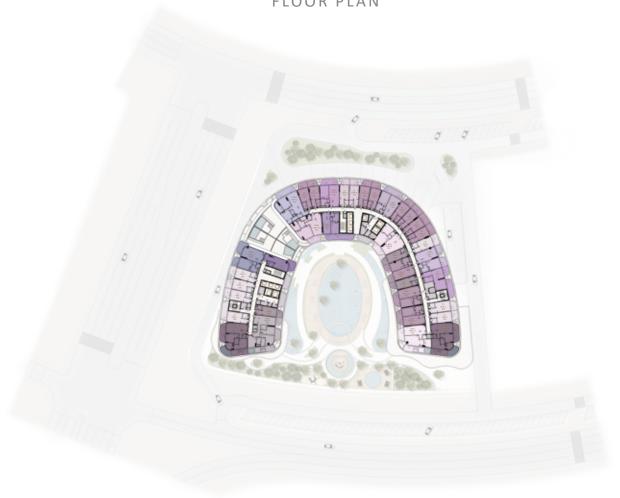


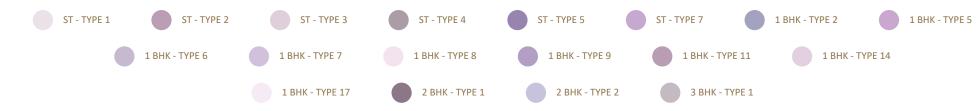






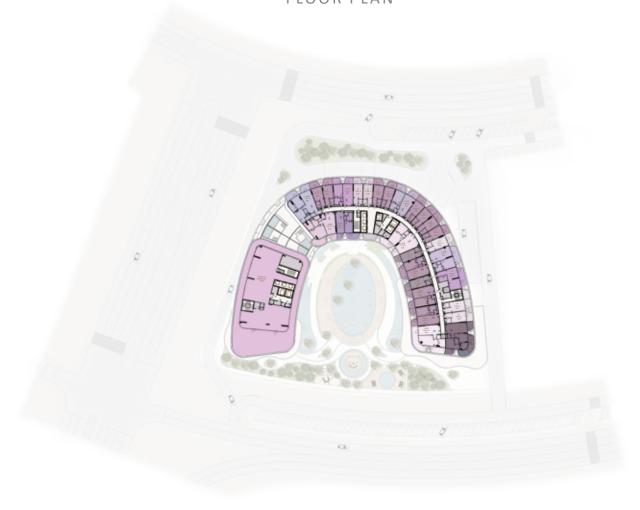


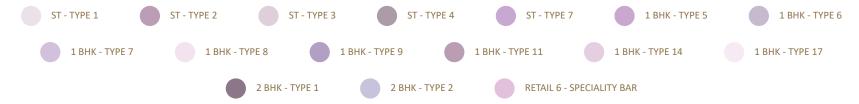






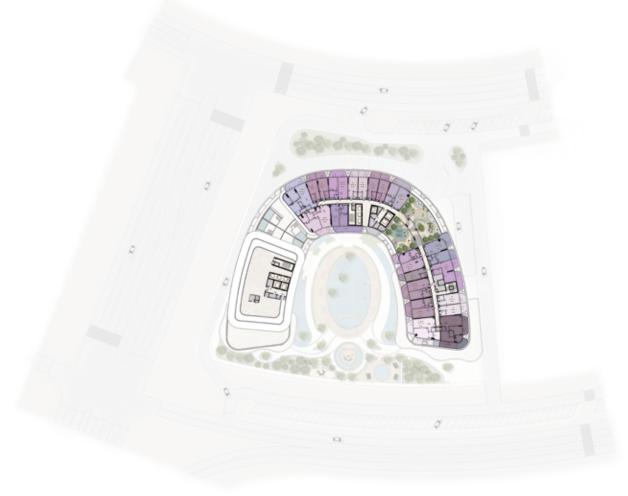














HAMMOCK

SWING

EPDM FLOORING

KID'S PLAY

TABLES TENNIS



LAWN AREA

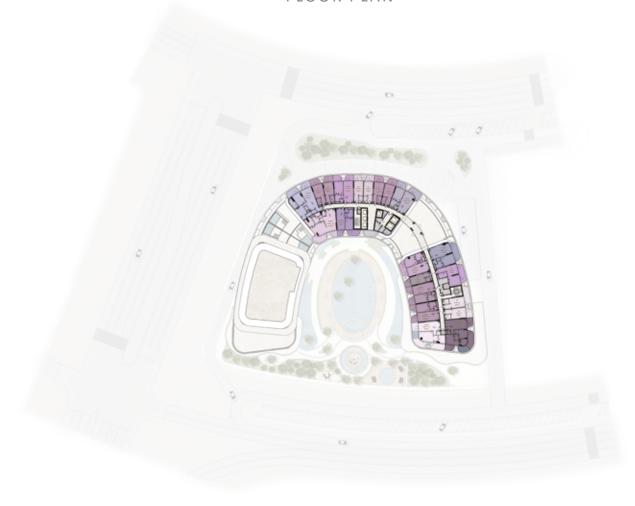
SEATING

GAMES ZONE

YOGA DECK





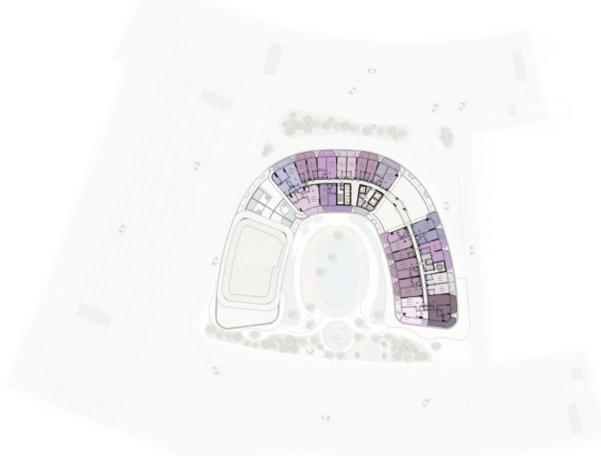








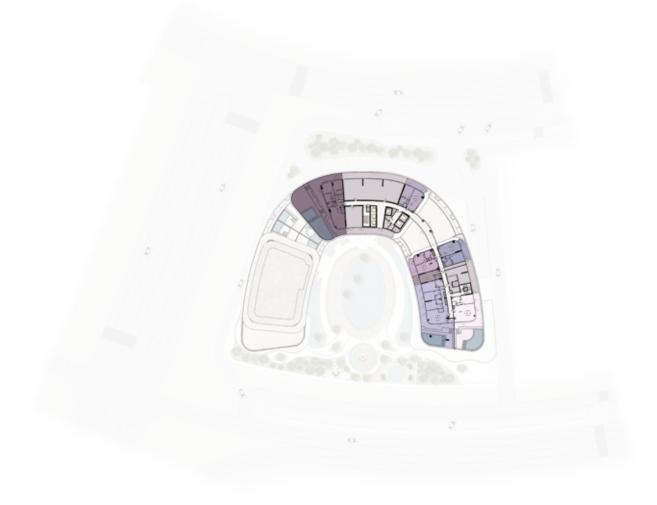














ST - TYPE 4



1 BHK - TYPE 12



1 BHK - TYPE 13



1 BHK - TYPE 15



1 BHK - TYPE 16



2 BHK - TYPE 3















BEYOND EXPECTATIONS AND IMAGINATION A WORLD OF PURE INDULGENCE







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