



ONE REEM ISLAND

LOCATION: AL REEM ISLAND COMPLETED: Q4 2022

One Reem Island looks onto a beautiful beach and the surrounding mangroves, and is in a prime location for those wanting a quiet, relaxed lifestyle but is still within close proximity to all major amenities. The brand new development consists of 2, 3 and 4 bedroom spacious apartments that are perfect for families, couple and single professionals.

FACILITIES

- INFINITY POOL
- PARKING
- OUTDOOR DINING
- GYM
- STORAGE FACILITIES
- 24/7 CONCIERGE
- COMMON AREAS

SIZES & APPROXIMATE PRICES

2 BR 1,528 SQFT TO 3,833 SQFT	FROM AED 2,600,000
3 BR 2,285 SQFT TO 4,036 SQFT	FROM AED 3,600,000

NOTE ALWAYS CHECK WITH THE DEVELOPER & LATEST PRICING DATA

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Waitrose, Daily Mini Mart Food, Mangrove Mini Market, AL Maryah Supermarket

PUBLIC TRANSPORT: BUS – Al Maryah Station

SCHOOLS/NURSERIES: Repton School, Mosaic Nursery, Nord Anglia School, GEMS World Academy, Sorbonne University

PETROL STATION: ADNOC – Al Reem

MEDICAL FACILITIES: Reem Hospital, Abu Dhabi Telemedicine Centre,

Burjeel Orthopedics & Sport Medical Center, Burjeel Hospital

RETAIL/F&B: On-site cafes, Abu Dhabi Mall, Al Reem Village

LANDMARKS: Cove Beach Abu Dhabi, Reem Central Park, Reem Village, Abu Dhabi Mall

LOCATION FACTORS

- LOCATED ON THE HIGHLY SOUGHT-AFTER AL REEM ISLAND
- ONLY 15 MINUTES TO GET TO THE CENTER OF ABU DHABI
- ALL AMENITIES ARE LOCATED ON AL REEM ISLAND- GREAT LOCATION
- EXCELLENT CONNECTIVITY TO THE REST OF ABU DHABI
- SURROUNDING ISLANDS INCLUDE SAADIYAT ISLAND, AL MARYAH ISLAND AND ZAYED PORT
- HAZZA BIN ZAYED THE FIRST STREET CONNECTS AL REEM ISLAND TO THE REST OF ABU DHABI
- 2 MINUTES TO SORBONNE UNIVERSITY
- 5 MINUTES TO GALLERIA MALL
- PLENTY OF ENTERTAINMENT AND DINING OPTIONS ON THE ISLAND



+7 969 179 97 79



One Reem Island is designed with coral colored exteriors which are a respectful nod to Abu Dhabi's traditional coastal villages. Its sophisticated interiors are made through the skillful use of space and light and each apartment has smart technology to enhance security and convenience.

From ultra-sleek minimalist style to a warm, modern feel, rooms in One Reem Island feature wooden cabinets, lined with marbled walls, counters, and floorings.

PITCH POINTS / WHY BUY?

- EXCELLENT ROI POTENTIAL
- GREAT LOCATION AND VERY CENTRAL TO OTHER FACILITIES AND AMENITIES ON AL REEM ISLAND
- VERY SPACIOUS UNITS COMPARED TO SIMILAR DEVELOPMENTS IN THE SAME AREA
- THE WELL-KNOWN DEVELOPER IS CREATING SIMILAR PROJECTS- REEM FIVE AND REEM NINE ON THE SAME ISLAND
- VERY CLOSE TO SOME OF THE BEST SCHOOLS AND UNIVERSITIES IN THE COUNTRY

IN CLOSE PROXIMITY

- 450m WAITROSE SUPERMARKET
- 800m BURJEEL DAY SURGERY CENTER
- 1.5km REPTON SCHOOL
- 2.1km PETROL STATION
- 2.3km HAZZA BIN ZAYED THE FIRST STREET
- 3.4km AL MARYAH BUS STATION
- 3.9km ABU DHABI MALL



PROMOTION: 100% ADM fees waiver

PAYMENT PLAN: (25/75) 10% down payment, 10% after 60 days, 5% after 150 days, 75% upon completion

ROI: 6.2 – 7.5%

DEVELOPER OVERVIEW

SAAS PROPERTIES IS ONE OF THE UAE'S NEWEST DEVELOPERS WHICH IS USING ABU DHABI AND DUBAI TO SHOWCASE ITS MOST RECENT PROJECTS. THE COMPANY'S POLICY IS FOCUSED ON FAMILY VALUES AND PAYS GREAT ATTENTION TO THE NEEDS AND REQUIREMENTS OF FUTURE RESIDENTS. THE DEVELOPER IS COMMITTED TO OFFERING THE REAL ESTATE MARKET A DIFFERENTIATED APPROACH TO REAL ESTATE CONSTRUCTION AND COMMUNITY.

THINGS TO KNOW

SERVICE CHARGE:	AED 13 PER SQFT
ALLOCATED PARKING:	YES (3 covered spaces per villa)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

KEY FEATURES

- ALL UNITS COME WITH A BALCONY
- SMART HOME SYSTEM IS INSTALLED IN EVERY RESIDENCE
- THE DEVELOPMENT IS STEPS AWAY FROM THE BEACH
- MODERN DESIGN AND MARBLE FEATURES USED THROUGHOUT EACH RESIDENCE
- INFINITY COMMUNAL SWIMMING POOL