



REEM HILLS

LOCATION: AL REEM ISLAND COMPLETED: Q2 2025

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A project by



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
- 7 MINUTES TO REPTON SCHOOL
- LESS THAN 5 MINUTES TO REEM HOSPITAL
- PLENTY OF ENTERTAINMENT AND DINING OPTIONS ON THE ISLAND

These beautiful 5-7BR modern villas are part of the first phase of the Reem Hills community. The community sits at the south of Al Reem Island and have direct access to a beach and many other amenities, including a private school once the entire area is complete. The villas come in 4 modern design styles with excellent amenities as part of the villas itself, including outdoor swimming pools, carpools, maid's rooms and much more.

FACILITIES

- PRIVATE SCHOOL
- MEDICAL CLINIC
- MOSQUE
- SANDY BEACH
- RESTAURANTS & CAFES
- EARLY LEARNING CENTER
- SPORTS COURTS
- COMMUNITY CENTER
- CANAL
- RETAIL

SIZES & PRICES

5 BR - FROM 10,487 SQFT	FROM AED APPROX 11,631,400
6 BR - FROM 15,161 SQFT	FROM AED APPROX 15,000,000
7 BR - FROM 18,645 SQFT	FROM AED APPROX 18,825,200

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-site, Bite Supermarket, Armaan Minimart, AL Maya Supermarket

PUBLIC TRANSPORT: BUS - Al Maryah Station

SCHOOLS/NURSERIES: Repton School, Mosaic Nursery, Morka Primary School, Hummingbird Nursery Abu Dhabi

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



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There are 4 design styles in Reem Hills called: Zen, Frame, Minimal and Cubic. Each home has white and grey interiors throughout, with marble and light wood finishings. All homes adopt an open-plan living environment with a minimal design and come with a private indoor elevator and a large terrace.

PITCH POINTS / WHY BUY?

- EXCELLENT ROI POTENTIAL
- AED 190K P/A FOR 3BR VILLA
- GATED COMMUNITY
- EXCELLENT COMMUNITY FACILITIES
- 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 DEVELOPMENT SITS WITHIN THE ALREADY ESTABLISHED COMMUNITY OF REEM HILLS
- VERY CLOSE TO SOME OF THE BEST SCHOOLS AND UNIVERSITIES IN THE COUNTRY
- ALREADY ESTABLISHED COMMUNITY WITH WORKING AMENITIES AND FACILITIES
- RENTAL PRICE OF AED 350K P/A FOR A 5BR VILLAS

PAYMENT PLAN: 40/60

ROI: 6.4– 8.8% for 3BR villa

DEVELOPER OVERVIEW

Q Holding is a leading general investment company established in 2005 based in the Emirate of Abu Dhabi. It is a private stock company listed on ADX's second market since 2017, where its expertise lies in Real Estate Development, Real Estate Project Management, and Property & Asset Management.

THINGS TO KNOW

SERVICE CHARGE:	AED 4 PER SQFT
ALLOCATED PARKING:	YES (4-6 CARPORT SPACES)
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 2.2km BITE SUPERMARKET
- 2.3km HAZZA BIN ZAYED THE FIRST STREET
- 2.7km REEM HOSPITAL
- 3.6km PETROL STATION
- 3.6km HAZZA BIN ZAYED/AL REEM ST BUS STATION
- 4.3km REPTON SCHOOL
- 5.5km ABU DHABI MALL



KEY FEATURES

- ALL UNITS COME IN 4 DESIGN STYLES: ZEN, FRAME, MINIMAL AND CUBIC
- FLOOR-TO-CEILING WINDOWS IN ALL ROOMS
- ALL RESIDENCES COME WITH A PRIVATE GARDEN AND AN OUTDOOR SWIMMING POOL
- ALL BEDROOMS INCLUDES A WALK-IN WARDROBE AND A BATHROOM
- 7BR UNITS INCLUDE N ENTERTAINMENT ROOM, 2 MAID'S ROOM, PREP AND SHOW KITCHENS, PARKING FOR 6 CARS AND INDOOR ELEVATOR AND A PRIVATE TERRACE.
- THE ROOF DECKS ALSO INCLUDE MULTIPURPOSE ROOMS