



METROPOLITAN
PREMIUM PROPERTIES



MEERA



SHAMS MEERA

📍 LOCATION: SHAMS, AL REEM ISLAND 📅 COMPLETED: Q4 2018

The two Meera towers offer contemporary style living with a range of 408 modern apartments, spread over 26 storeys. Each unit has a spectacular view over the surrounding parks, Reem Island and the wider cityscape through its large windows and individual balconies. Residences range from 1-3BR, with some 3BR units including a maid's room as well.

FACILITIES

- SWIMMING POOL
- KID'S PLAY AREA
- LANDSCAPED AREAS
- COMMUNITY ROOM
- KID'S POOL
- PARKING
- GYM
- 24/7 CONCIERGE

SIZES & PRICES

1 BR FROM 680 SQFT	RESALE MARKET
2 BR FROM 1,031 SQFT	RESALE MARKET
3 BR FROM 1,385 SQFT	RESALE MARKET
3 BR + MAID BR FROM 1,718 SQFT	RESALE MARKET

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Salla Supermarket, Waitrose, SPA Express, Dily Mini Mart Food, Mangrove Mini Market, AL Maya Supermarket

PUBLIC TRANSPORT: BUS – Al' Oud St/ Union National Bank

SCHOOLS/NURSERIES: Repton School, Hummingbird Nursery, Cranleigh Abu Dhabi, Abu Dhabi Grammar School

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

PETROL STATION: ADNOC – Al Reem

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
- PLENTY OF ENTERTAINMENT AND DINING OPTIONS ON THE ISLAND
- GREAT MEDICAL FACILITIES AND SCHOOLING IN THE AREA



+7 969 179 97 79



The interiors in the Meera Shams tower are light and airy and uses clean lines throughout. The kitchen and living room is open-plan, with big floor-to-ceiling windows and all bedrooms come with built-in wardrobes.

PITCH POINTS / WHY BUY?

- GREAT LOCATION – EXCELLENT SCHOOLS AND MEDICAL FACILITIES ON THE ISLAND
- THIS DEVELOPMENT IS COMPLETED AND READY TO MOVE IN
- ALMOST ALL AMENITIES ARE WITHIN WALKING DISTANCE
- DEVELOPMENT FROM THE LEADING PROPERTY DEVELOPER IN ABU DHABI
- AL REEM IS A VERY POPULAR ISLAND
- EXCELLENT ROI RATE

PROMOTION: N/A

PAYMENT PLAN: N/A SECONDARY MARKET

ROI: 6.7%

DEVELOPER OVERVIEW

Aldar Properties PJSC is the leading real estate developer in Abu Dhabi and is one of the most well known in the United Arab Emirates. The company began in 2005 and continues to develop exciting and innovative projects, such as the internationally recognized HQ building situated in the Al Raha Beach development, the Gate Towers in Shams Abu Dhabi on Al Reem Island, in addition to Yas Island's F1 circuit.

THINGS TO KNOW

SERVICE CHARGE:	AED 15 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	SECONDARY MARKET - ANYTIME.

IN CLOSE PROXIMITY

- 120m AL' OUD ST/UNION BUS STATION
- 280m SALLA SUPERMARKET
- 700m REPTON SCHOOL – ROSE CAMPUS
- 1.2km PETROL STATION
- 1.7km BURJEEL MEDICINE CENTER
- 2.4km HAZZA BIN ZAYED THE FIRST STREET
- 4.8km ABU DHABI MALL



KEY FEATURES

- ALL UNITS COME WITH BALCONIES
- ALL UNITS HAVE BUILT-IN WARDROBES IN EACH BEDROOM
- SOME 3BR UNITS HAVE A MAID'S BEDROOM AND BATHROOM
- FLOOR-TO-CEILING WINDOWS
- GORGEOUS VIEWS OF SURROUNDING PARKS AND LANDSCAPED AREAS