

المرآتية REFLECTION



REFLECTION

📍 LOCATION: SHAMS, AL REEM ISLAND 📅 COMPLETED: Q2 2022

The two Reflection towers mirror each other with elegant facades that make a bold statement on the skyline. Each tower houses smart studios and sophisticated 1, 2 and 3 bedroom apartments, with balconies that look out over the sea and mangroves, park or city skyline. Between the two towers is a tailored urban park that sets the scene for picnics, barbecues and outdoor fitness. The park will also be overlooked by a selection of cafes, coffee shops and amenities.

FACILITIES

- SWIMMING POOL
- LANDSCAPED URBAN PARK
- GYM
- F&B
- 24/7 CONCIERGE
- SECURITY
- PARKING

SIZES & PRICES

1 BR FROM 65 SQM	FROM AED 887,000
2 BR FROM 100 SQM	FROM AED 1,330,000
3 BR FROM 140 SQM	FROM AED 1,860,000

LOCAL AMENITIES / INFRASTRUCTURE

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

PUBLIC TRANSPORT: BUS – Al Maryah Station

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

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
- PLENTY OF ENTERTAINMENT AND DINING OPTIONS ON THE ISLAND



+7 969 179 97 79



The interiors of Reflection mirror an urban style and elegance with dark wooden features used throughout and warm neutral tones used on the walls and the flooring. All units come with balconies, and 3-bedroom residences have 2 balconies either side so residents can enjoy two incredible separate views.

PITCH POINTS / WHY BUY?

- TOP CLASS FINISHING
- GREAT LOCATION – EXCELLENT SCHOOLS AND MEDICAL FACILITIES ON THE ISLAND
- POSSIBILITY FOR INVESTORS AND BUYERS TO PURCHASE ENTIRE FLOORS OF THE BUILDING (PRE-SALE LAUNCH)
- THIS DEVELOPMENT IS COMPLETED AND READY TO MOVE IN
- GREAT PROMOTIONAL OFFERS FROM THE DEVELOPER
- EXCELLENT ROI RATE

IN CLOSE PROXIMITY

- 700M SPAR EXPRESS SUPERMARKET
- 1.5KM REPTON SCHOOL
- 1.7KM REEM HOSPITAL
- 2.1KM PETROL STATION
- 2.3KM HAZZA BIN ZAYED THE FIRST STREET
- 3.4km AL MARYAH BUS STATION
- 3.9KM ABU DHABI MALL

PROMOTION: Refer to developer available promotions

PAYMENT PLAN: 10% down payment, 90% upon handover

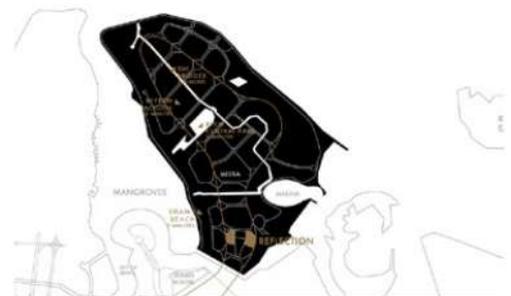
ROI: 6.8%

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 13-15 PER SQFT (TBC)
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN TYPICALLY AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.



KEY FEATURES

- ALL UNITS COME WITH BALCONIES (FROM 53-193 SQFT)
- MOST UNITS HAVE FITTED WARDROBES IN EACH BEDROOM
- 1BR & 2BR APARTMENTS COME WITH A DRESSING AREA
- 3BR UNITS HAVE A MAID'S BEDROOM AND BATHROOM
- 3BR UNITS COME WITH 2 BALCONIES ON EITHER SIDE OF THE PROPERTY
- EACH TOWER HAS ITS OWN INFINITY SWIMMING POOL AND GYM