

Object 1

A11A

RESIDENCE

Where Light Comes Home

## OVERVIEW

**Al Reem Island** is an exclusive enclave where residential elegance, business convenience, and leisure living come together in perfect harmony. This vibrant island community offers residents a sophisticated lifestyle within a contemporary oasis, just minutes away from the city center.

Spanning over 6.5 million square meters, this natural island is seamlessly connected to the mainland by bridges and strategically nestled between Al Maryah and Saadiyat Islands — placing it at the very heart of Abu Dhabi's cultural, lifestyle, and investment hub.



# PRIME LOCATION

Where the pulse of the city meets the calm of the sea — Al Reem Island is a destination of timeless luxury and inspired living.

## Culture

**15**  
MIN

Sheikh Zayed  
Grand Mosque

**22**  
MIN

Qasr Al Watan

**17**  
MIN

Louvre Abu Dhabi,  
Saadiyat

**32**  
MIN

Warner Bros.  
World Yas Island

**32**  
MIN

Ferrari World  
Yas Island

## Family Activities

**1**  
MIN

Gateway Park

**2**  
MIN

Al Fay Park

**5**  
MIN

Reem Central Park

**3**  
MIN

Nord Anglia  
International  
School Abu Dhabi

**5**  
MIN

GEMS World  
Academy

## Education

**1**  
MIN

Sorbonne  
University  
Abu Dhabi

**3**  
MIN

Repton School  
Abu Dhabi

**3**  
MIN

Nord Anglia  
International  
School Abu Dhabi

**5**  
MIN

GEMS World  
Academy

## Transport Hubs

**14**  
MIN

Zayed Port

**25**  
MIN

Zayed International  
Airport (AUH)

**14**  
MIN

Zayed Port

**25**  
MIN

Zayed International  
Airport (AUH)

## Healthcare

**2**  
MIN

Reem Hospital

**4**  
MIN

Burjeel Day  
Surgery Center

**10**  
MIN

Cleveland Clinic

**10**  
MIN

Cleveland Clinic

## Shopping

**5**  
MIN

Reem Mall

**9**  
MIN

The Galleria Al  
Maryah Island

**13**  
MIN

Abu Dhabi Mall

**30**  
MIN

Yas Mall



RESIDENCE

### AL REEM ISLAND, ABU DHABI

**A1LA RESIDENCE** is a boutique sanctuary where modern luxury meets the quiet poetry of moonlit living, a boutique home for people who seek beauty that feels effortless, softness that feels powerful, and luxury that feels human.

Inspired by the meaning of “**Ayla**” — a soft celestial glow — the residence is defined by light, serenity, and refined femininity.

**Building configuration:** B+G+2P+17+R

**Anticipated Completion:** Q4 2028

1 BEDROOM	2 BEDROOM	3 BEDROOM	2 BEDROOM DUPLEX	3 BEDROOM DUPLEX	<b>TOTAL</b>
65	62	25	8	11	171



A1LA  
RESIDENCE



A1LA  
RESIDENCE







# A1LA

RESIDENCE

Every detail is designed to feel effortless: architecture that breathes with openness, interiors that soothe with soft neutrals and natural textures, and curated spaces that invite both privacy and connection. A1LA is more than a place to live — it is a place to feel balanced, grounded, and beautifully at ease.

*A1LA RESIDENCE — live in the glow.*

# AMENITIES



LOBBY



SWIMMING  
POOL



POOL DECK WITH  
SUN LOUNGERS



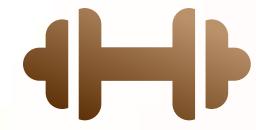
KIDS POOL



KIDS PLAY  
ROOM



CLUBHOUSE



GYM



YOGA  
& PILATES ROOM



OUTDOOR  
SPORT



TABLE TENNIS



BBQ AREA



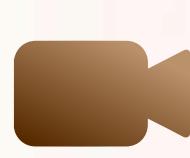
OUTDOOR  
LOUNGE



SKY POOL



SKY TERRACE



CINEMA



GAME ROOM



2-STOREY  
PARKING



DISABLED  
PARKING







SWIMMING POOL

A1LA  
RESIDENCE



KIDS POOL



KIDS PLAY ROOM



KIDS PLAY ROOM

A1LA  
RESIDENCE

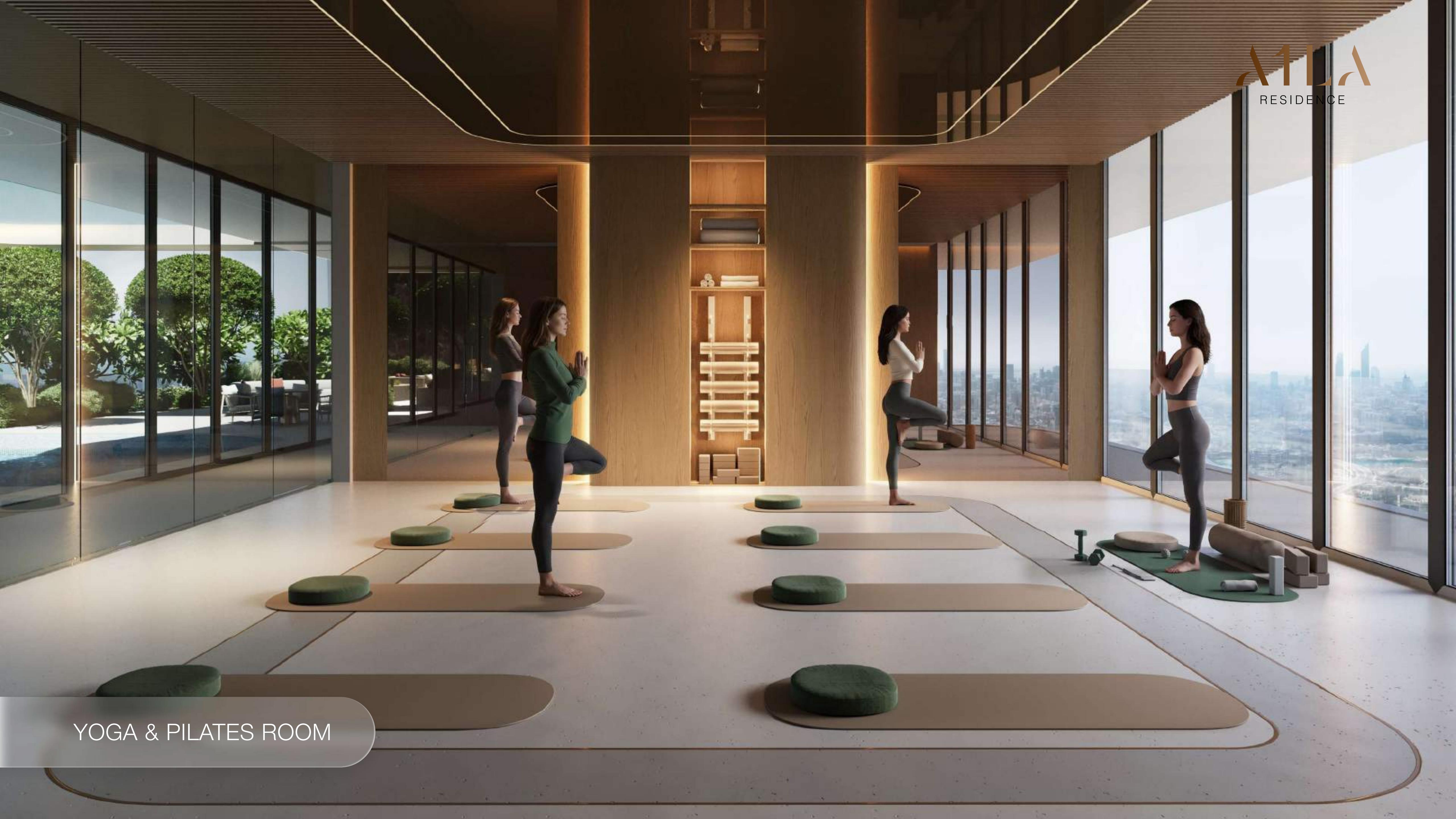
A1LA  
RESIDENCE

CLUBHOUSE





GYM



YOGA & PILATES ROOM



OUTDOOR SPORT

OUTDOOR LOUNGE





SKY POOL



SKY TERRACE



CINEMA



GAME ROOM

# FLOOR 1

- 1 BBQ AREA
- 2 OUTDOOR LOUNGE
- 3 KIDS POOL
- 4 SWIMMING POOL
- 5 POOL DECK WITH SUN LOUNGERS
- 6 GYM
- 7 OUTDOOR SPORT



FLOOR 2

THE GATE DISTRICT

- 1 KIDS PLAY ROOM
- 2 CLUBHOUSE

AL FAY PARK



AL REEM ISLAND CANAL

SORBONNE UNIVERSITY ABU DHABI

# FLOOR 17

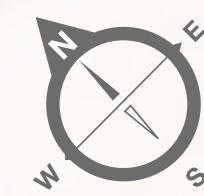
THE GATE DISTRICT

- 1 CINEMA
- 2 GAME ROOM
- 3 YOGA & PILATES ROOM
- 4 SKY POOL
- 5 SKY TERRACE

AL FAY PARK



AL REEM ISLAND CANAL



SORBONNE UNIVERSITY ABU DHABI



APARTMENTS | 1 Bedroom



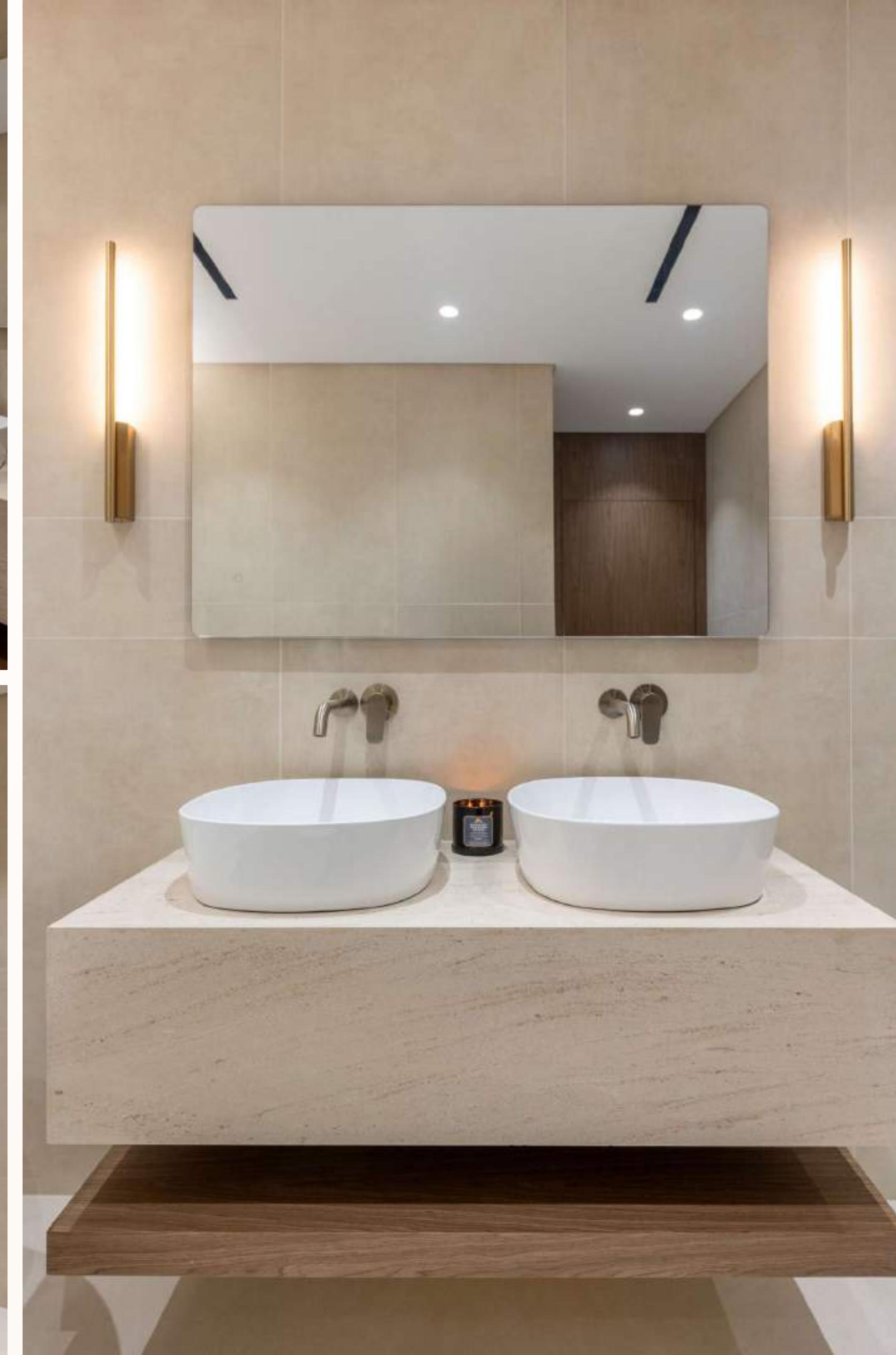






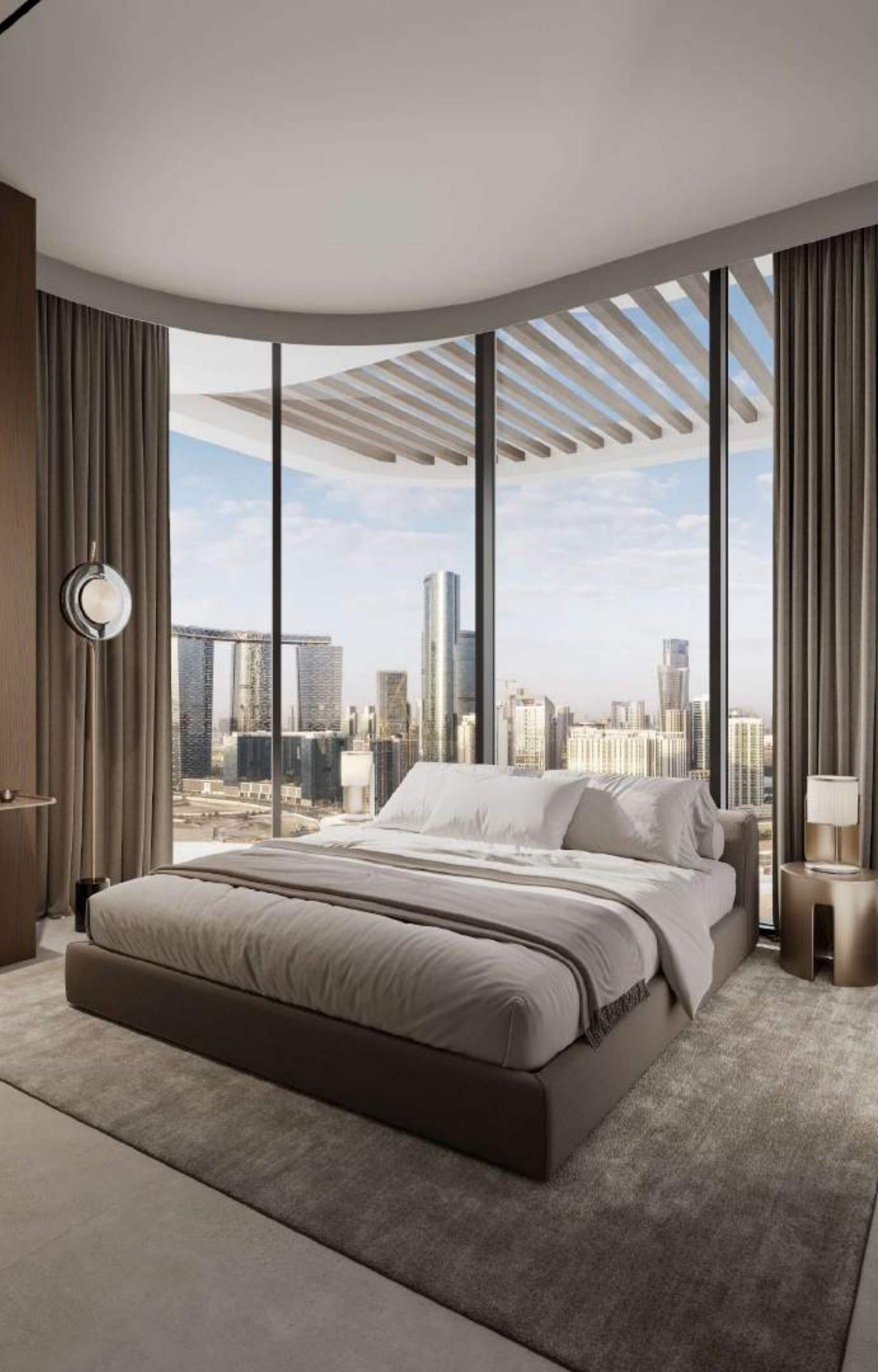








APARTMENTS | DUPLEX 2 Bedroom

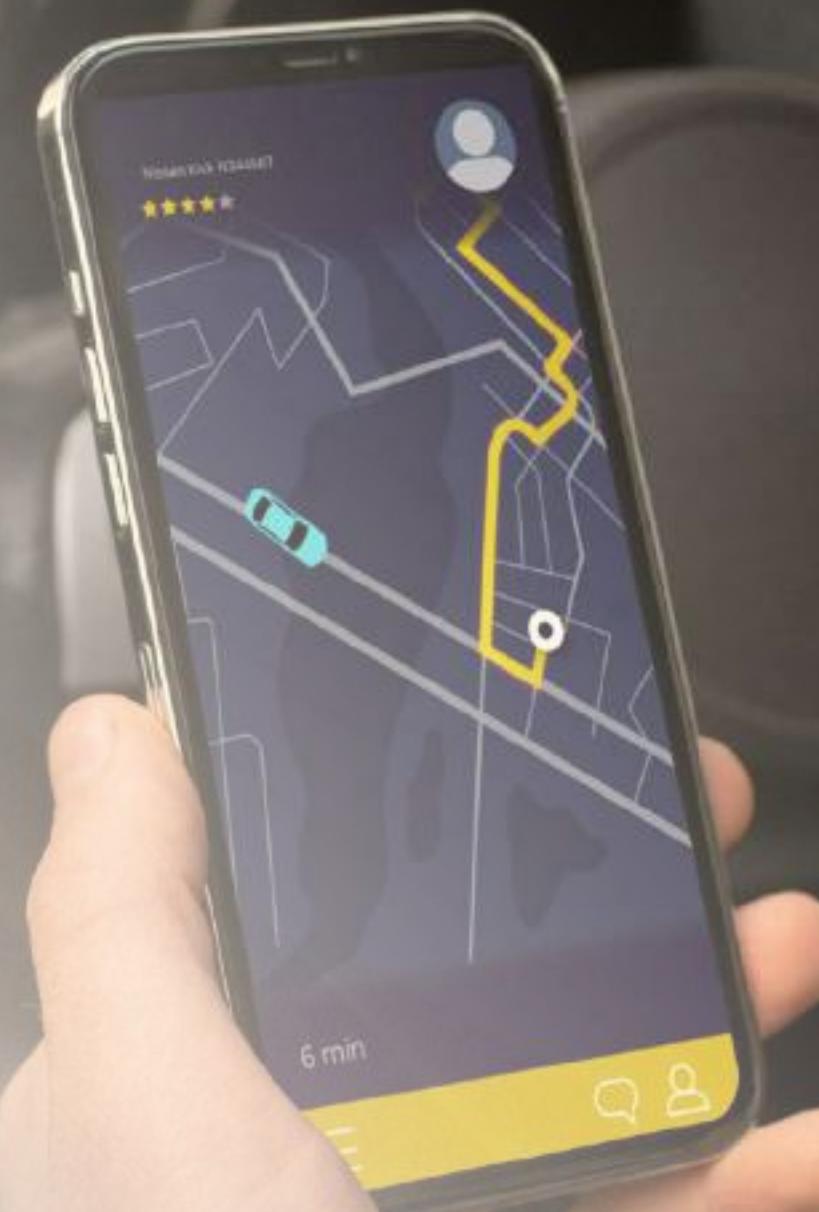




## SMART MOBILITY FOR A SMART CITY

**Abu Dhabi** is the first city in the region to introduce fully driverless taxis — a groundbreaking initiative operated by **WeRide**, in partnership with **Uber**. Autonomous vehicles are already in operation across **AI Reem Island** and **AI Maryah Island**, with the network rapidly expanding across the city.

For AI Reem Island residents, this marks a new era of **seamless convenience and sustainable mobility**, while for investors, it signals **enhanced property value** driven by the island's integration into Abu Dhabi's cutting-edge smart-city infrastructure.



## INVESTMENT APPEAL



**AI Reem Island** consistently ranks among **Abu Dhabi's top three districts** for property return on investment (ROI).



With **average annual returns of 6–8%** for one- and two-bedroom apartments, the island offers strong rental demand driven by its proximity to Downtown and major business hubs.



Offering **lower entry costs** compared to Saadiyat or Al Maryah Islands — yet maintaining a comparable level of luxury and quality — AI Reem Island presents exceptional value for both residents and investors.



Supported by robust infrastructure, steady market growth, and investor-friendly policies such as the **Golden Visa program** and **0% income tax**, AI Reem Island stands out as a **secure, high-potential destination for long-term investment**.

## KEY ADVANTAGE



High property liquidity and rental demand



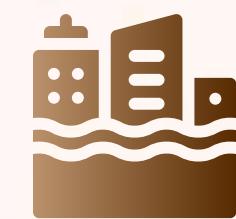
Government-backed growth and sustainability initiatives



Prime location – minutes away from Downtown and Saadiyat Island



Premium infrastructure for residents and investors



A rare blend of urban energy and seaside serenity