



As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make Abu Dhabi feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people love to live, in homes that brim with everything they love.

REVENUE

AED 8.58 BN

NET PROFIT

AED 2.33 BN

INVESTMENT PORTFOLIO INCREASE

AED 1.0 BN FY 2021

DEVENITE SVLES

AED 7.2 BN FY 2021

NET PROFIT

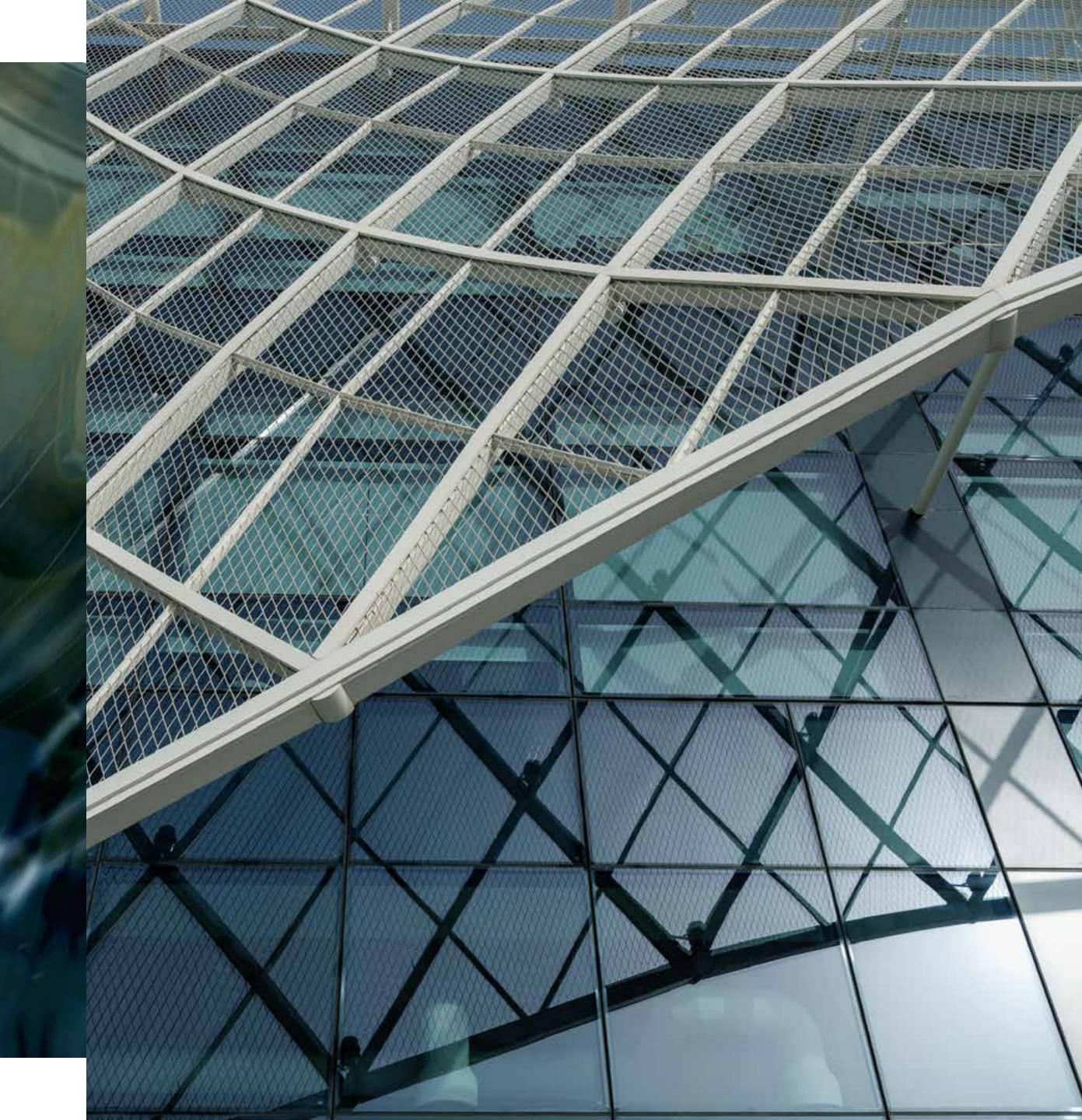
AED 841 M

NET PROFIT

AED 1.53 BN

GROUP SALES

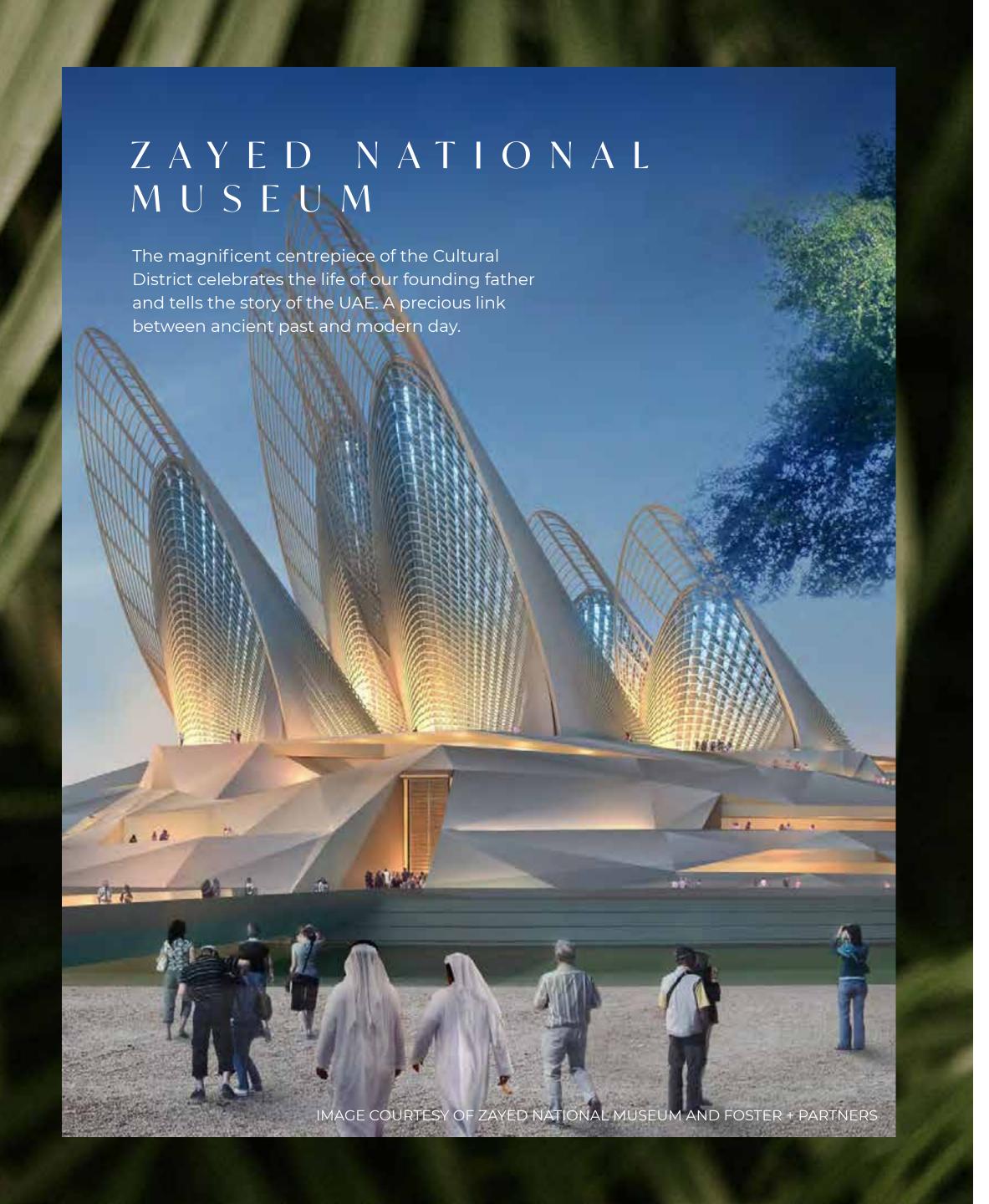
AED 3.12 BN



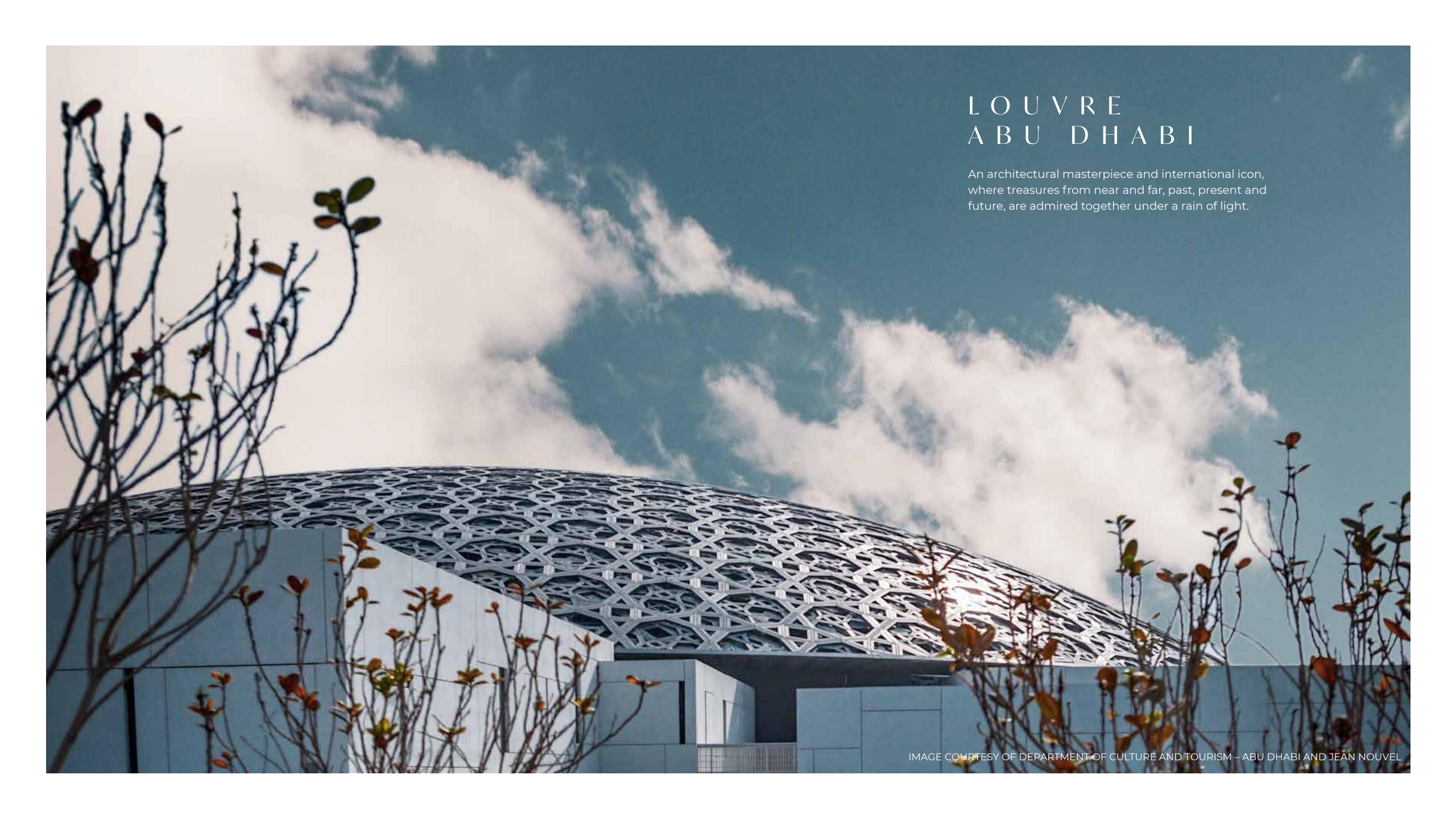


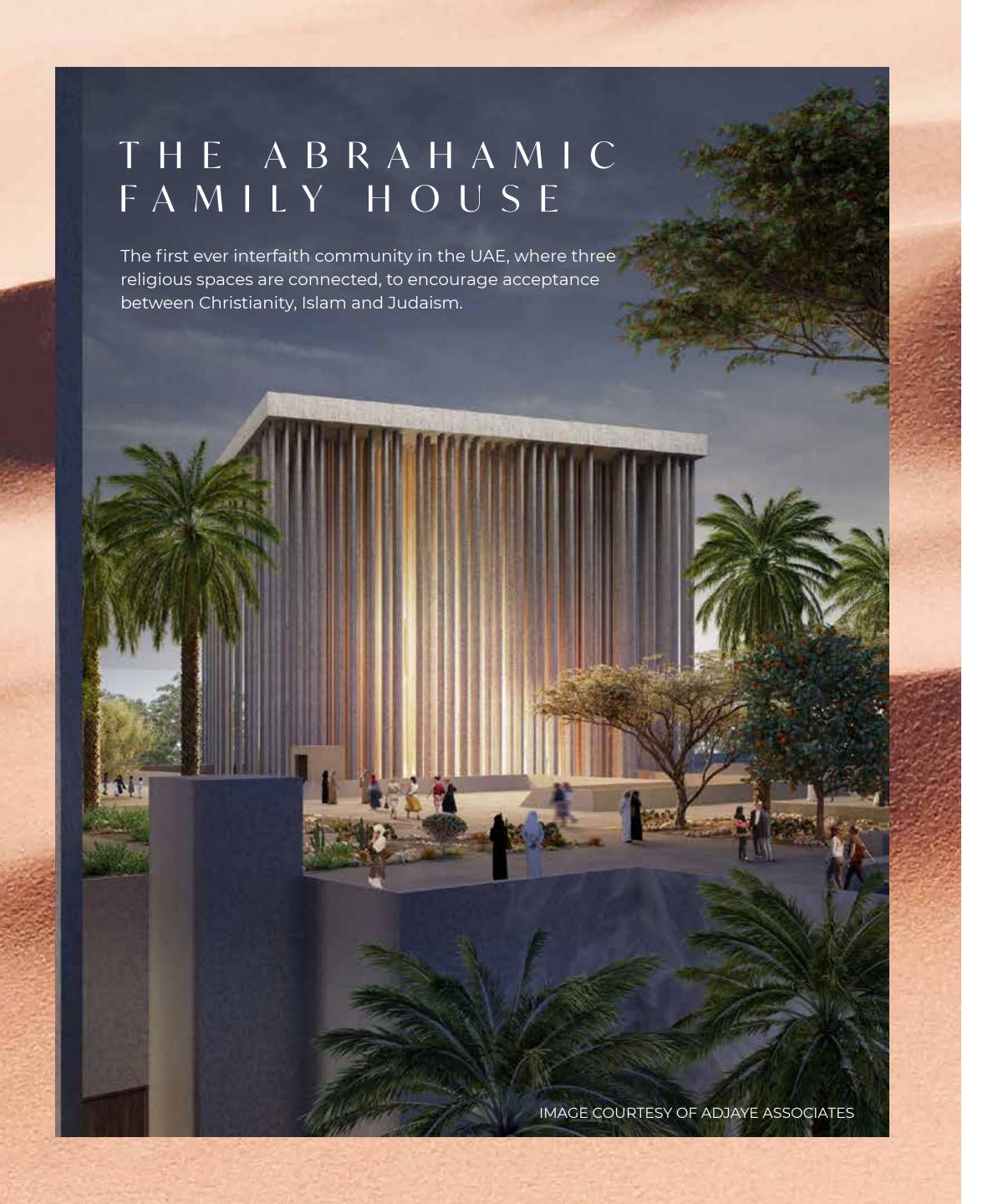










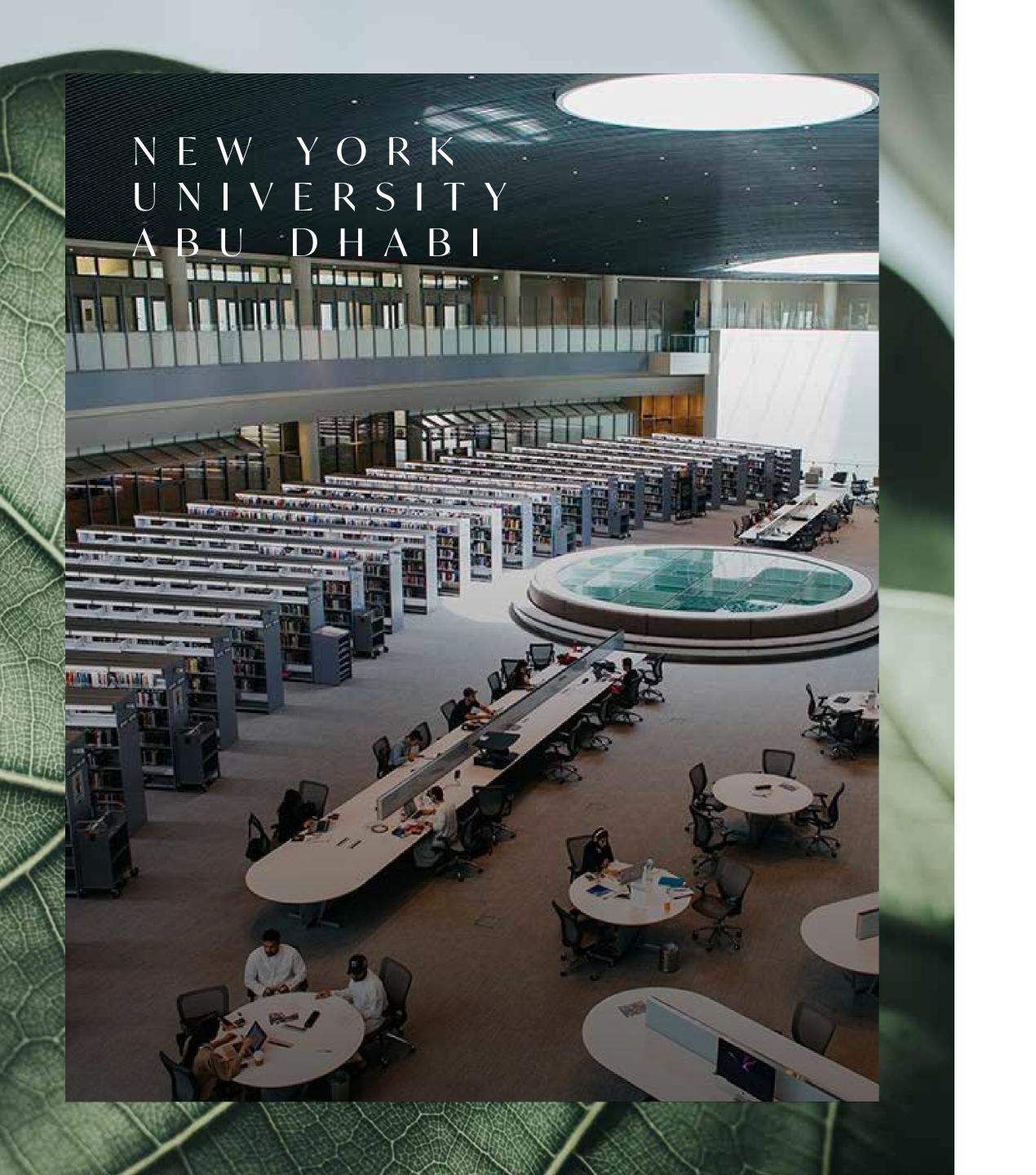


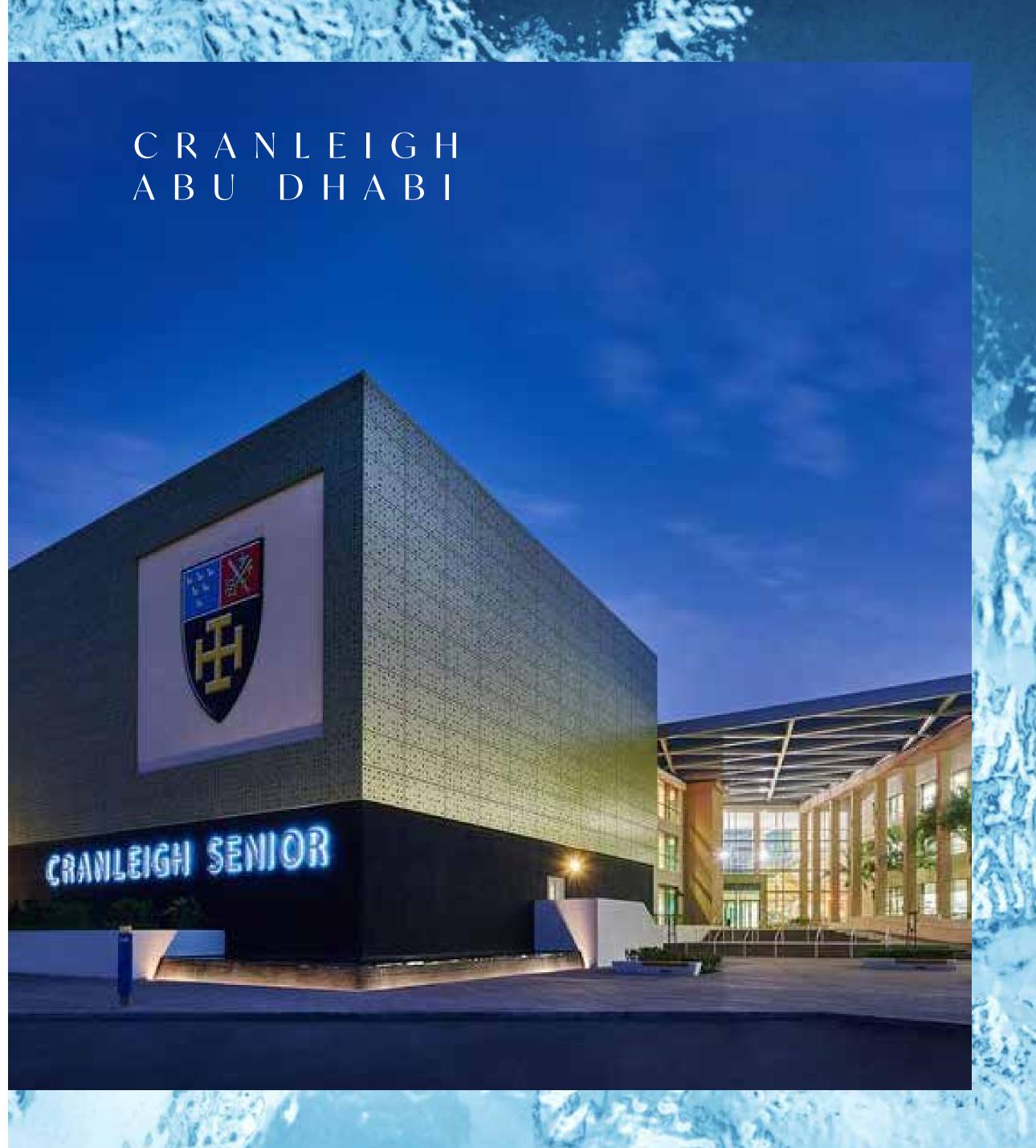
NATURAL HISTORY MUSEUM ABU DHABI

This is where the history of life on Earth is told through unique collections and exhibitions, while scientists tackle some of the biggest challenges facing the world today.

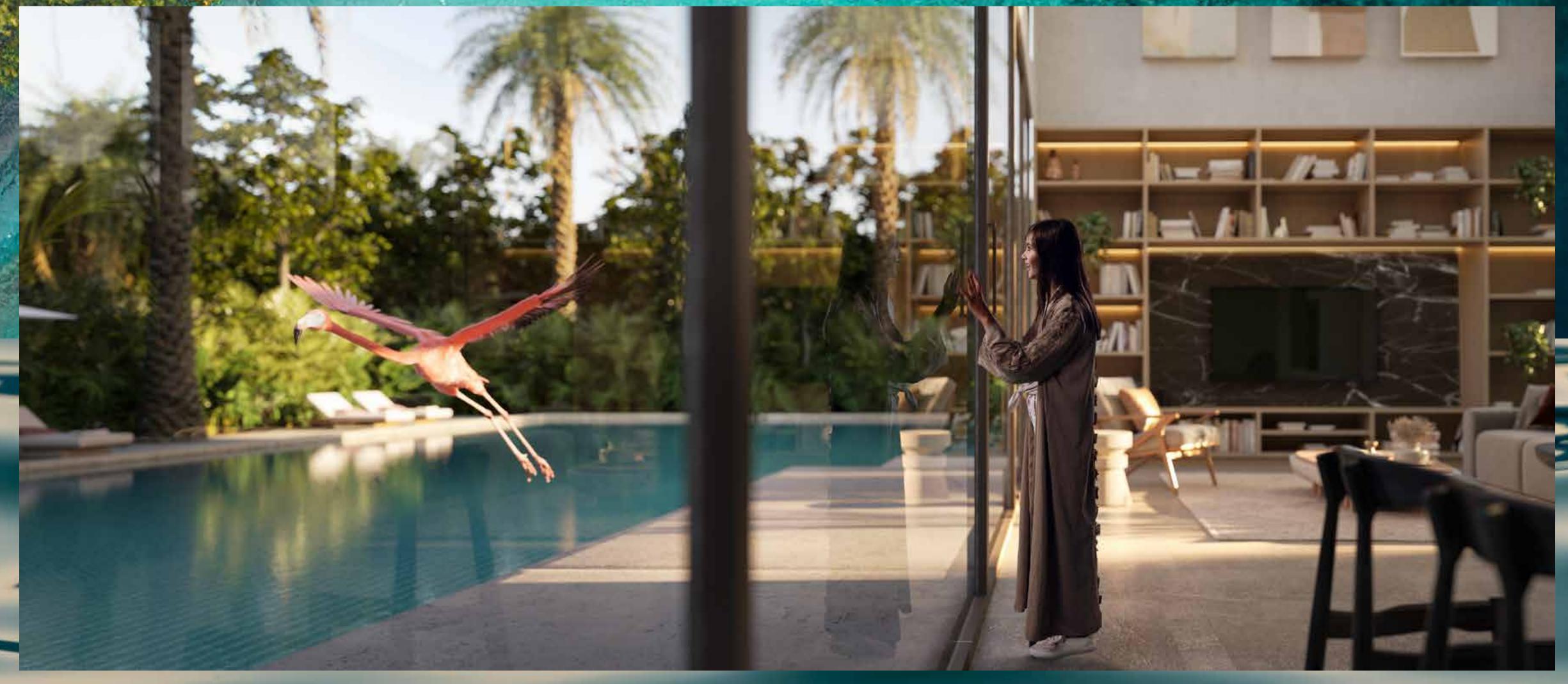








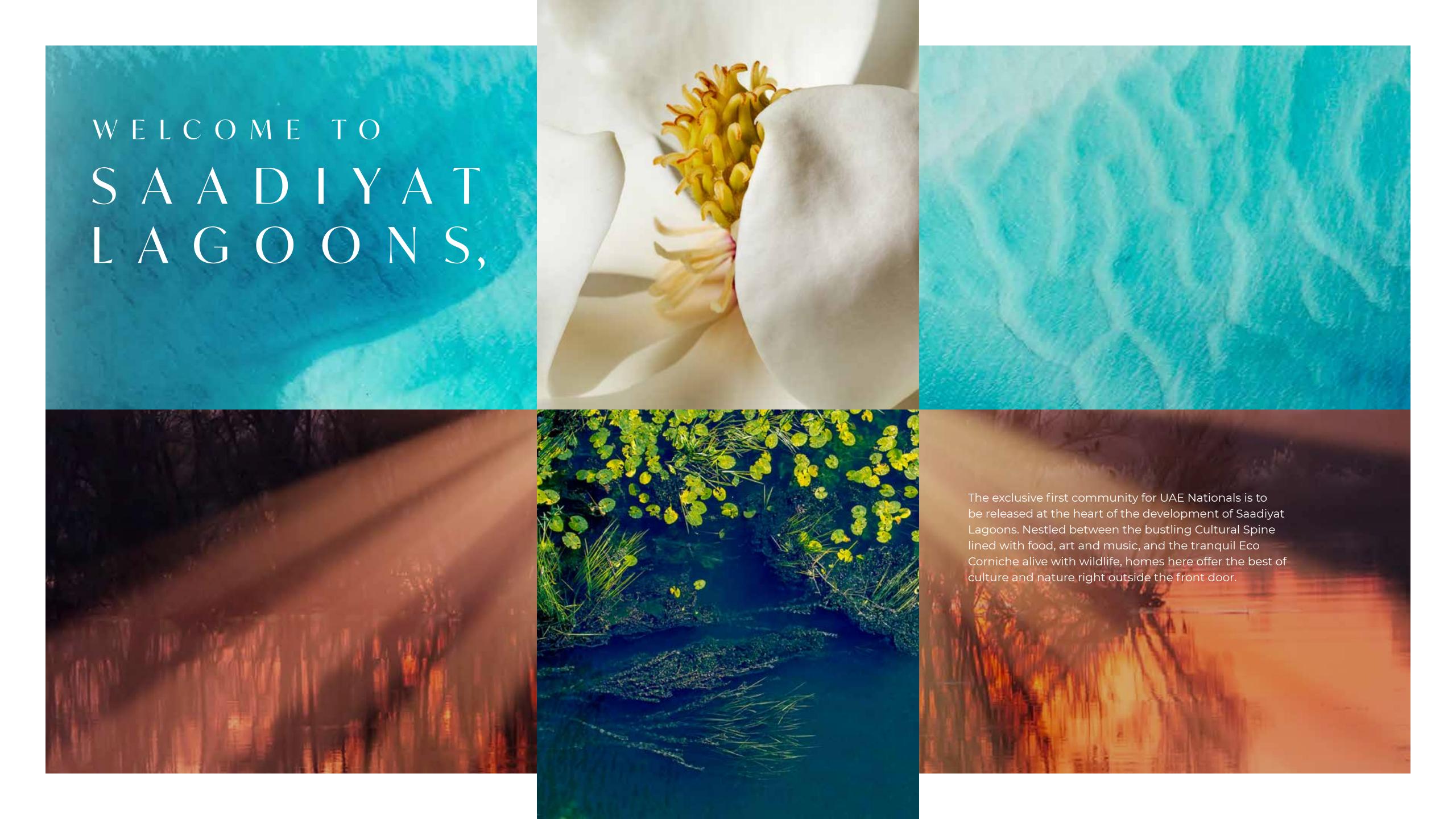
MAKENATURE

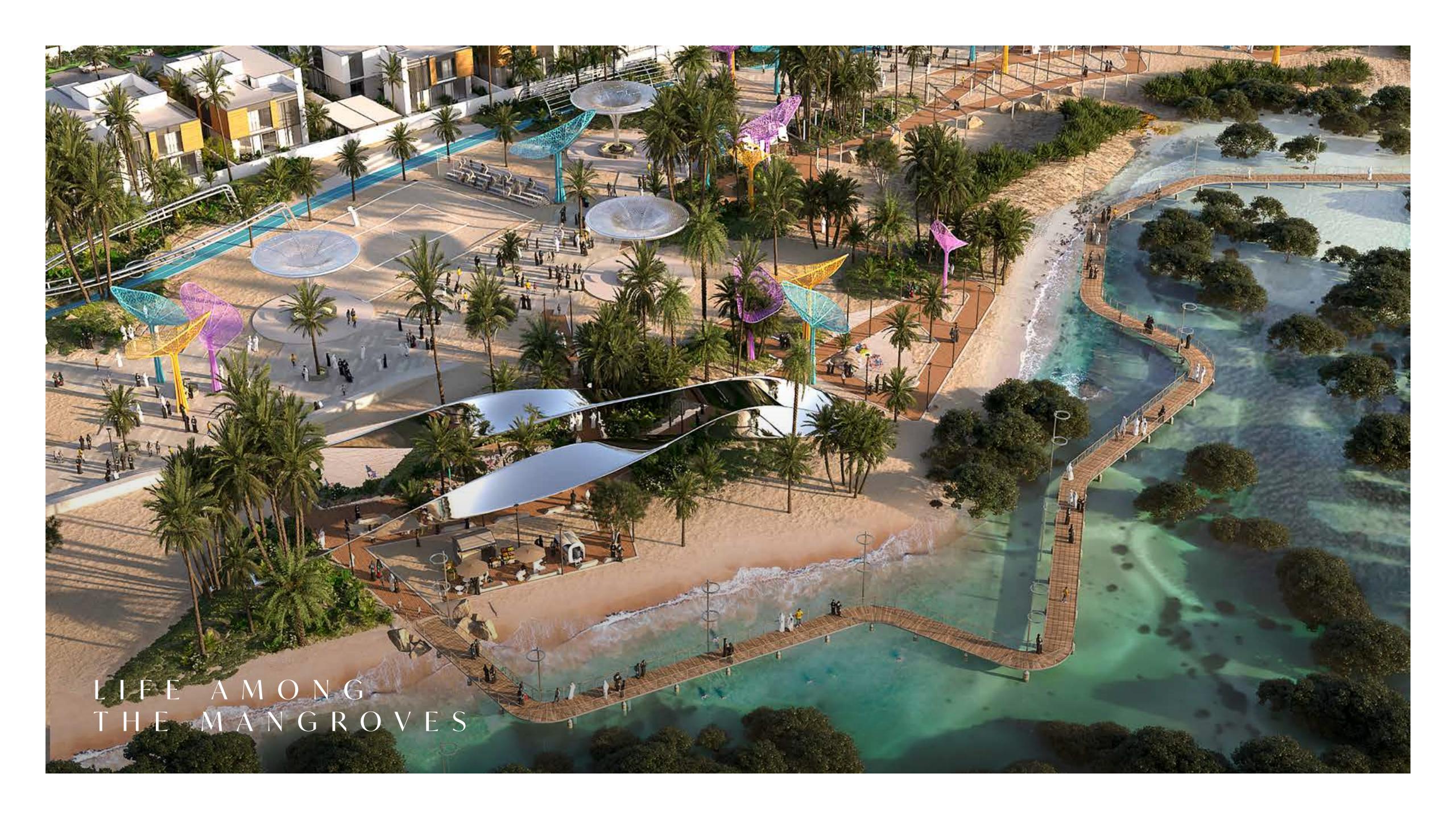


YOUR NEIGHBOUR



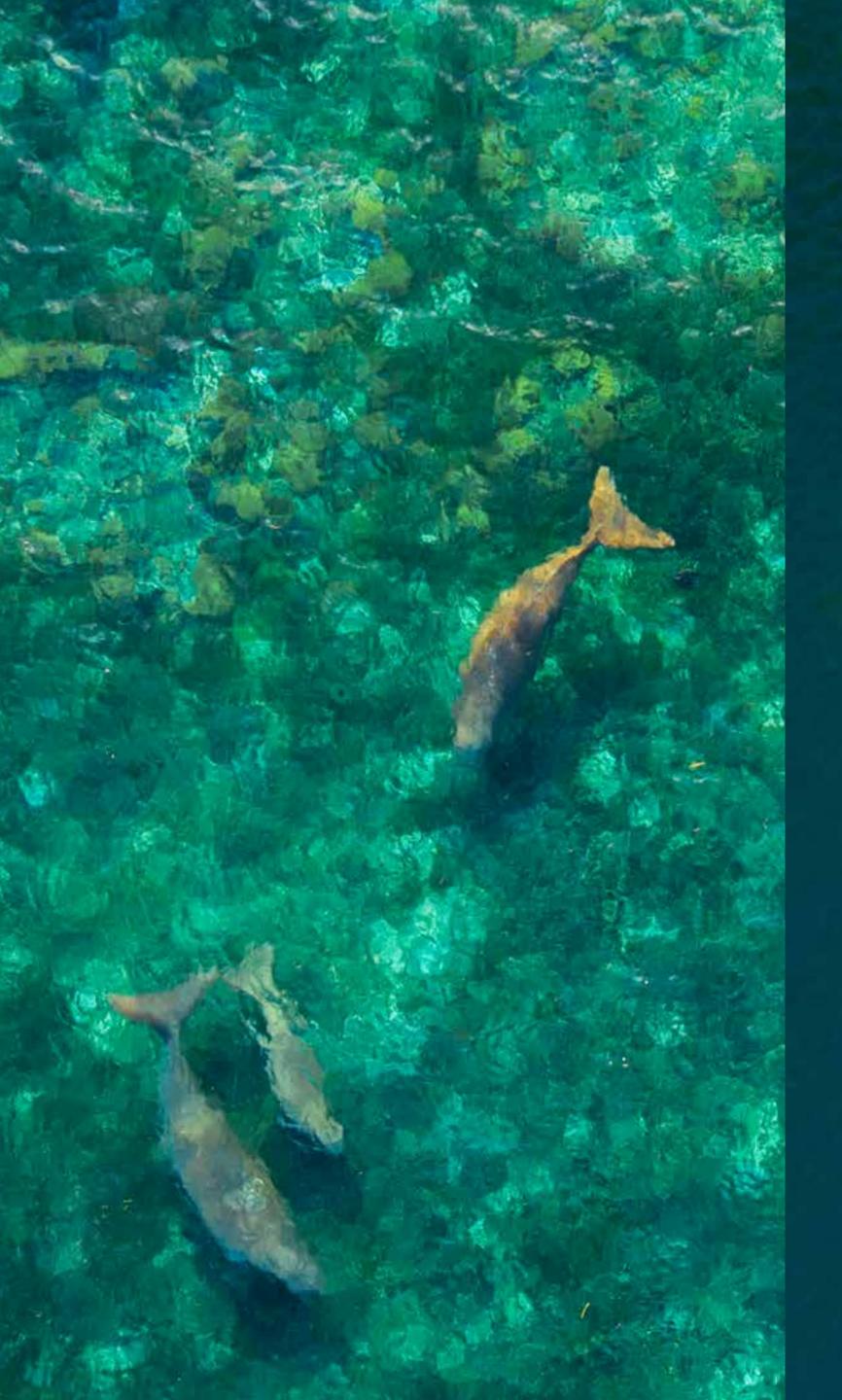












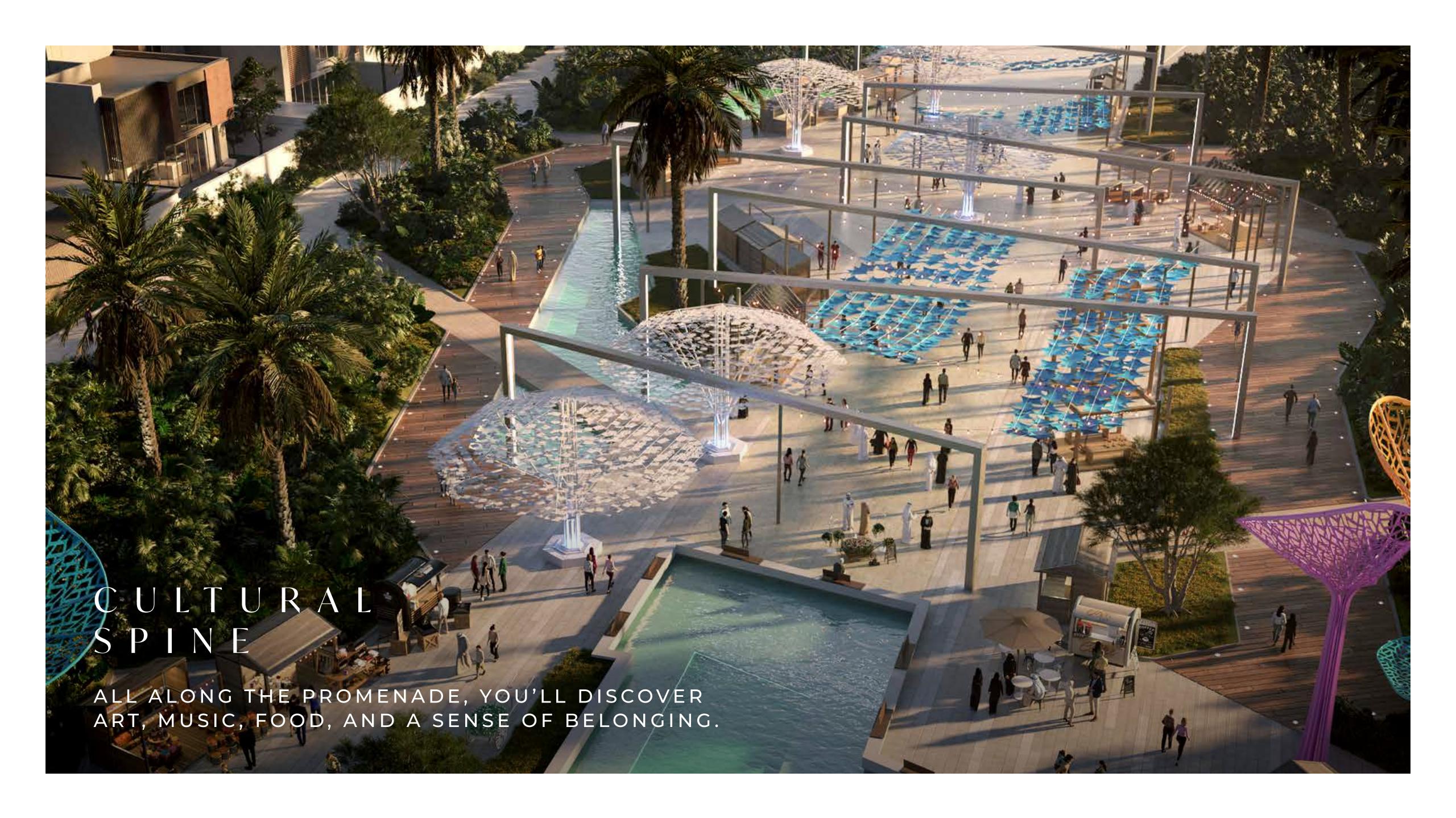
A COMMUNITY ON NATURE'S DOORSTEP

Start your day exploring the mangroves, spotting wildlife along the way. Pick up lunch from the farmer's market for a picnic on the green. Spend the afternoon adventuring at the playground or skate park, before winding down with a movie under the stars. There's an enriching experience to suit every mood and every family member.



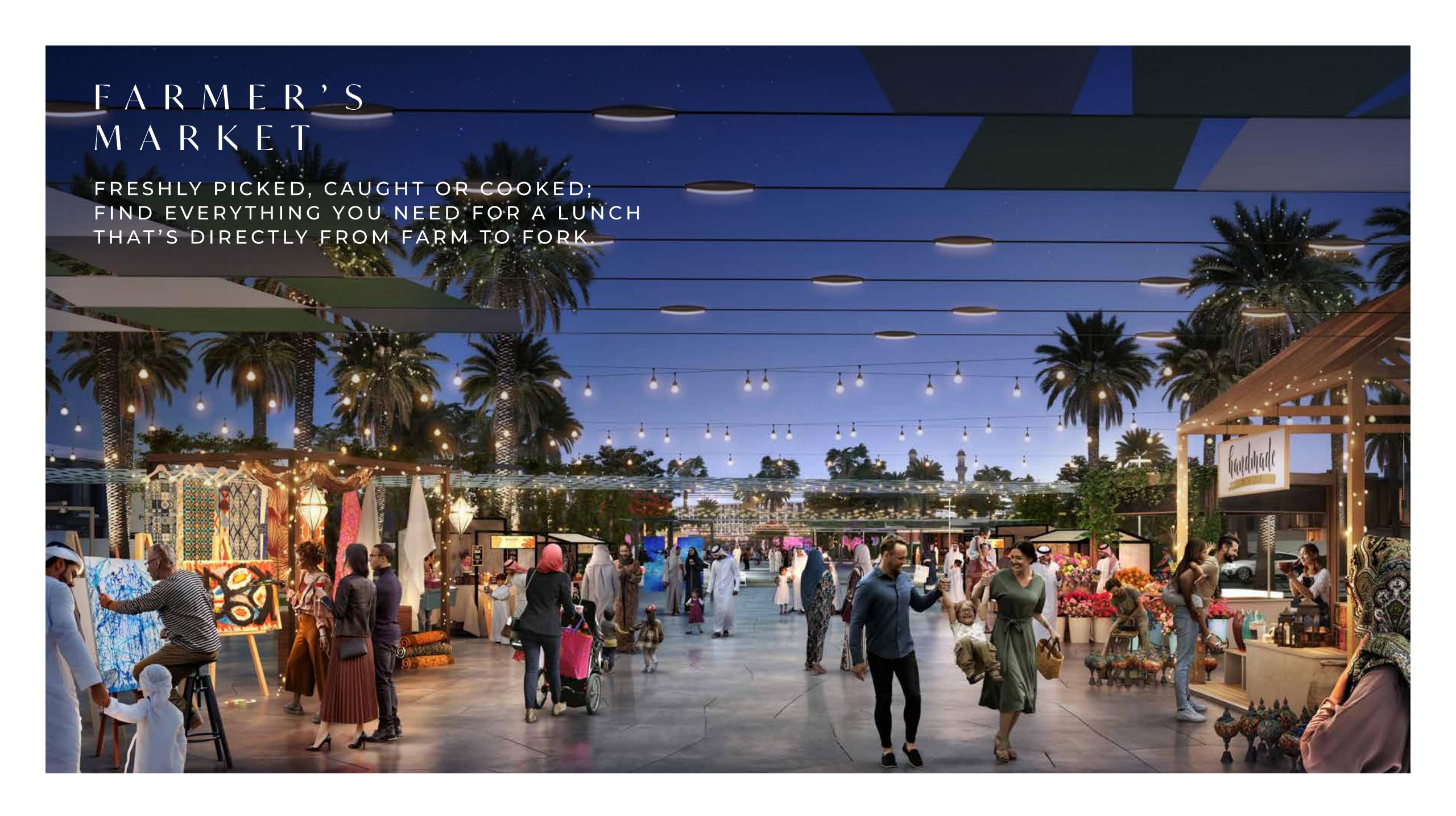








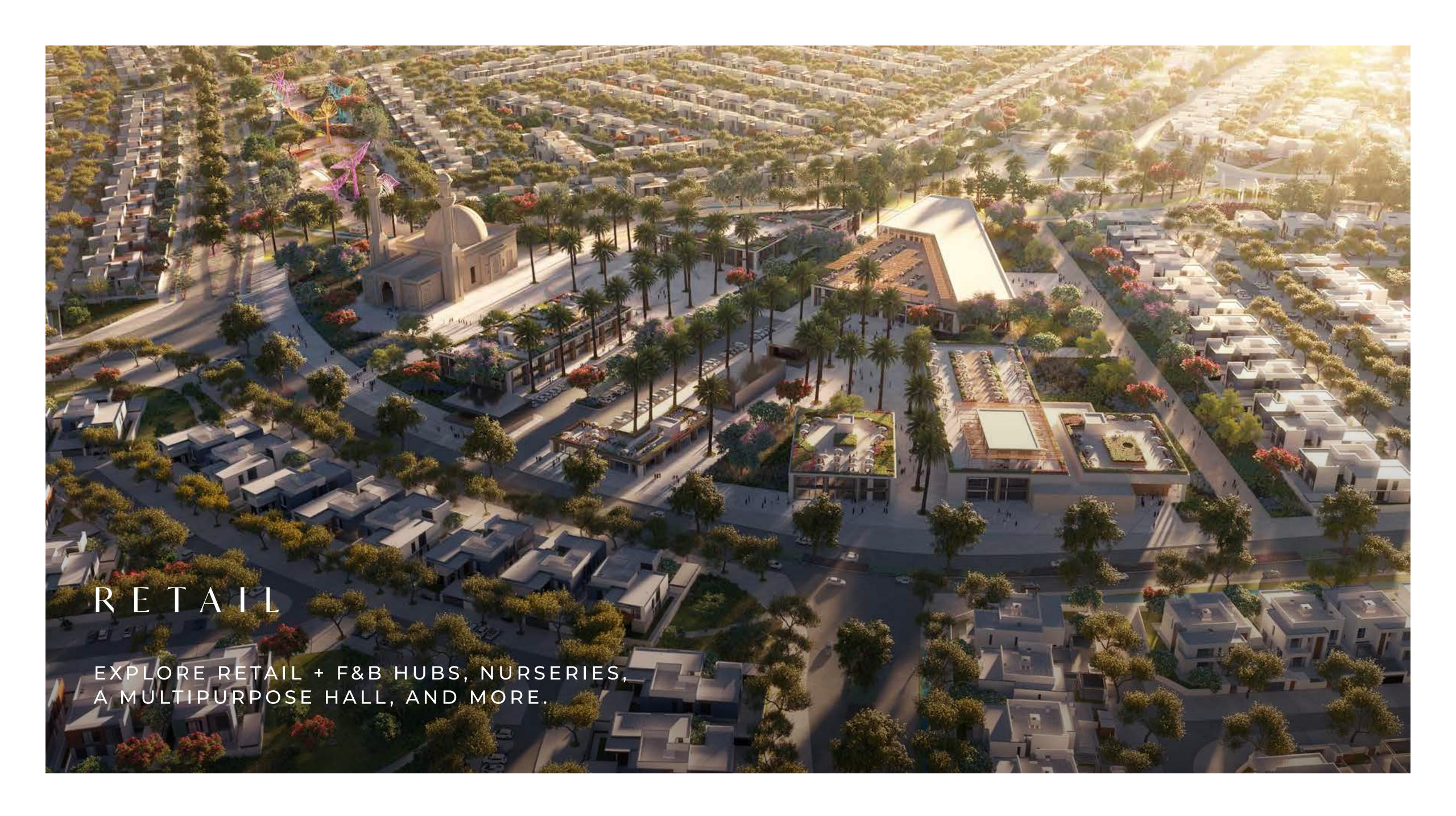
















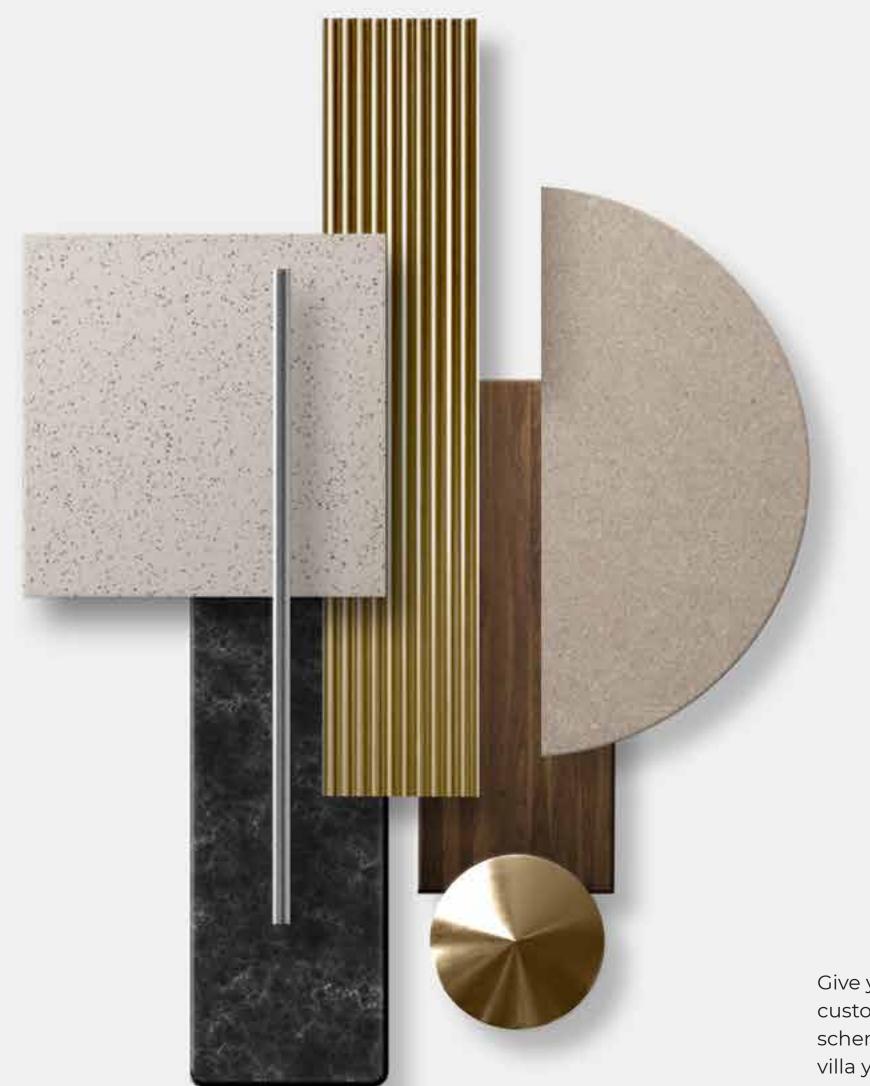




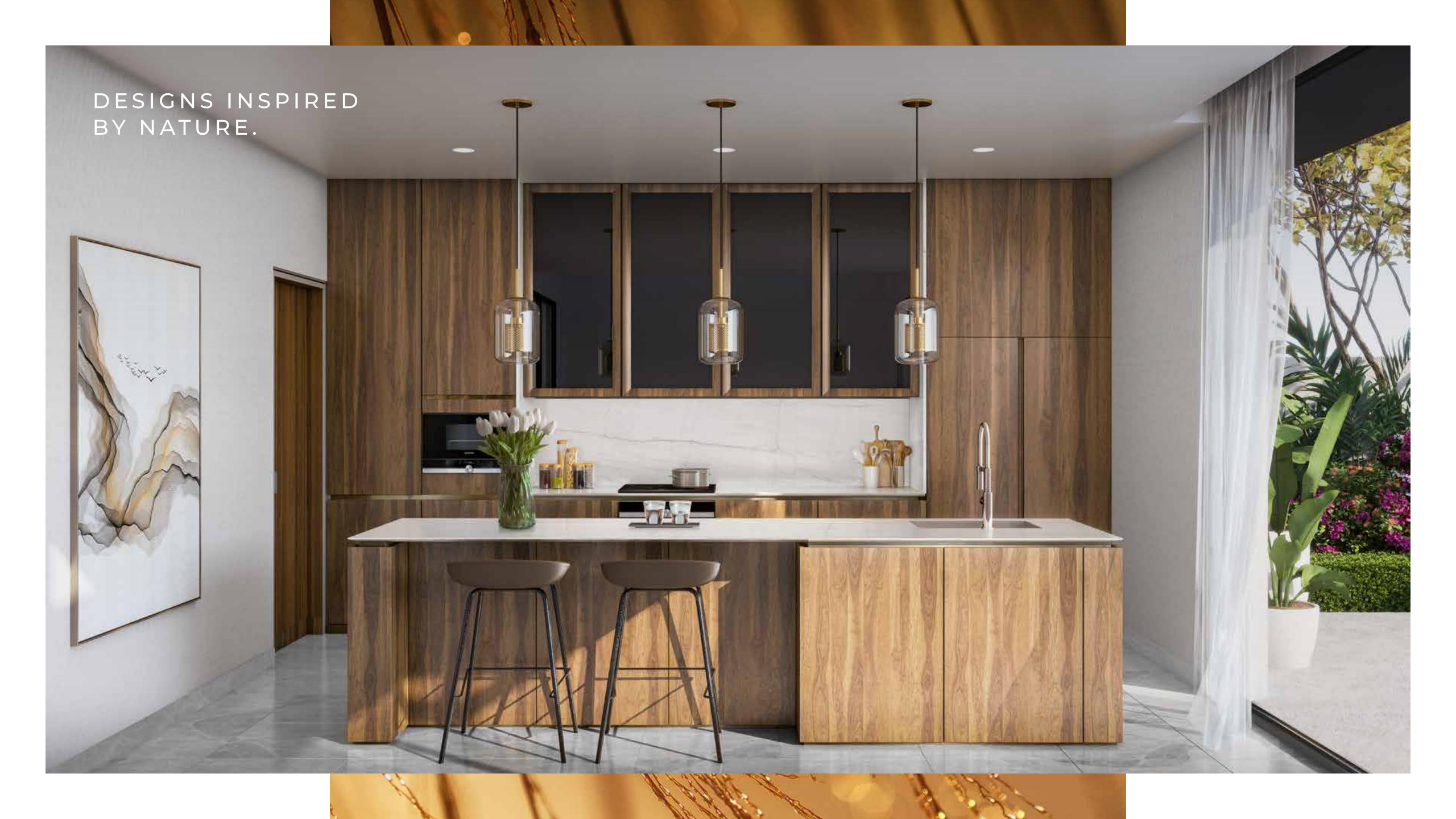


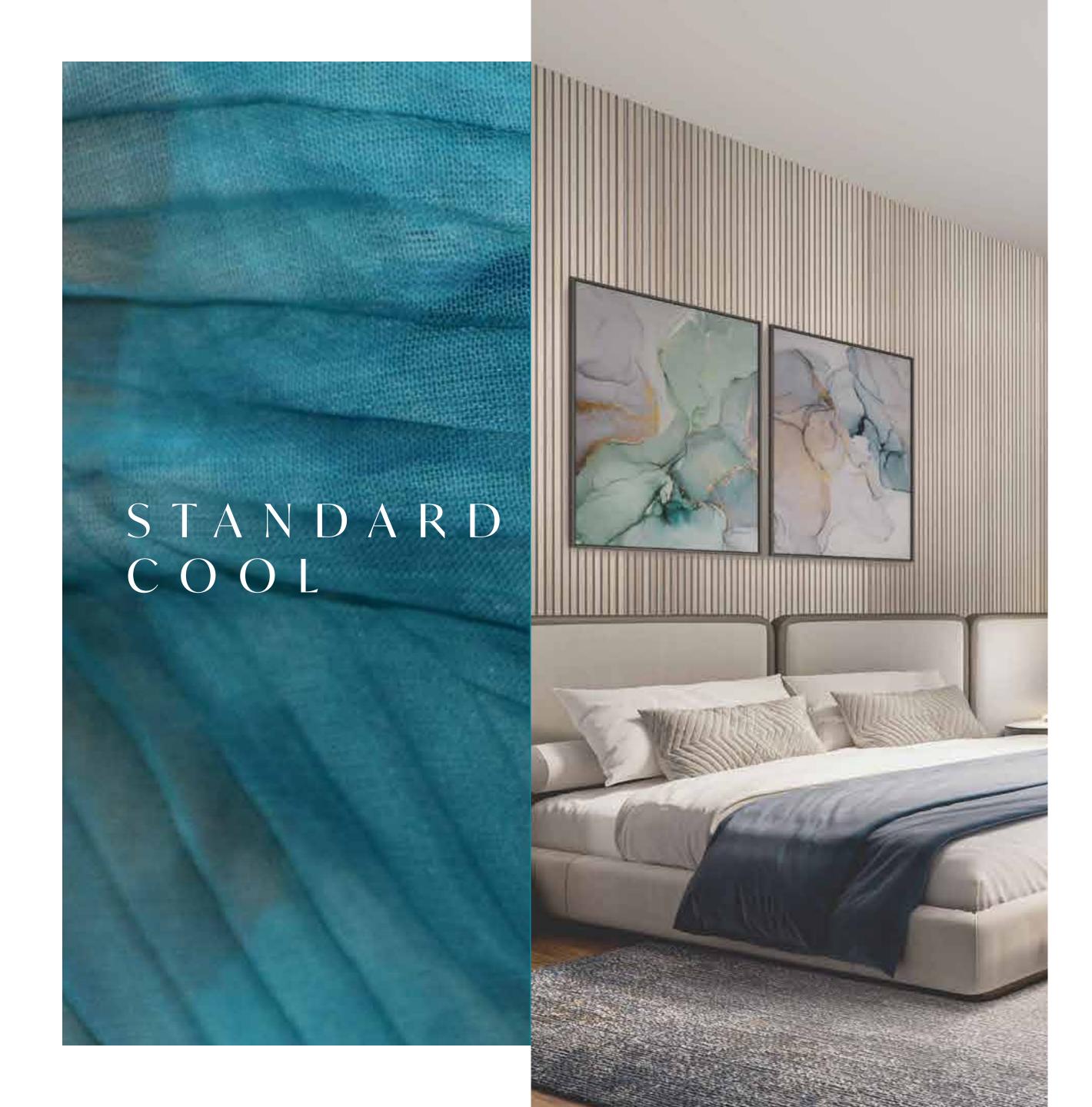


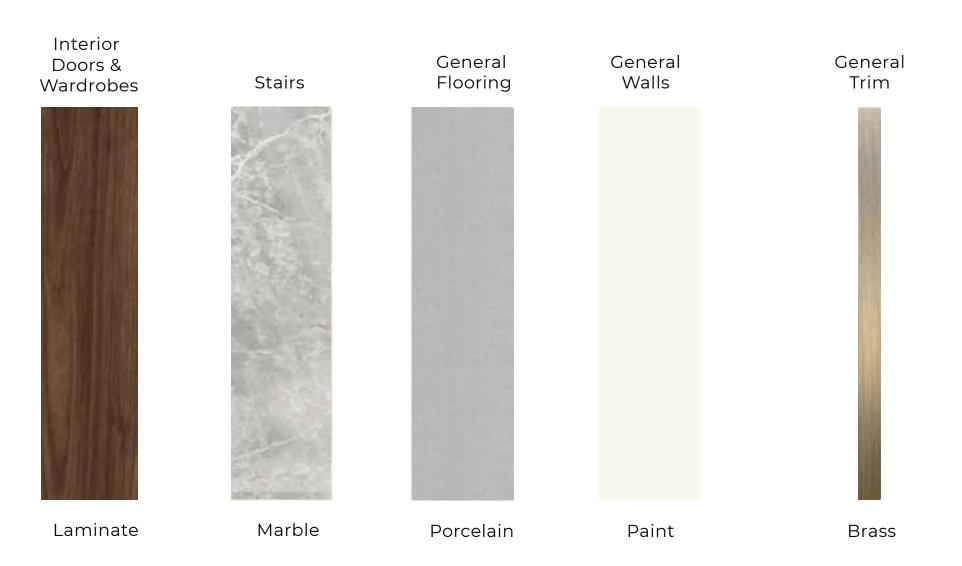
D E T A I L S T H A T M A K E A L L T H E D I F F E R E N C E



Give your home a personal touch, with a selection of high-end customisations. Choose from tastefully warm or refreshingly cool colour schemes, and from standard or premium finishes, as you make your villa your own. You can also opt to have a private pod in the garden; the perfect space for a sumptuous majlis or modern home office.







KITCHEN

Show Kitchen Wet Kitchen **Upper Units**





Backsplash and Countertop



Laminate

Reconstituted Stone Reconstituted Stone

Lower Units



Laminate Laminate

BATHROOM

Secondary Bathroom and Powder Room Walls

Bathroom Flooring





Master Bathroom Walls

Vanity Countertop





Porcelain Reconstituted Stone

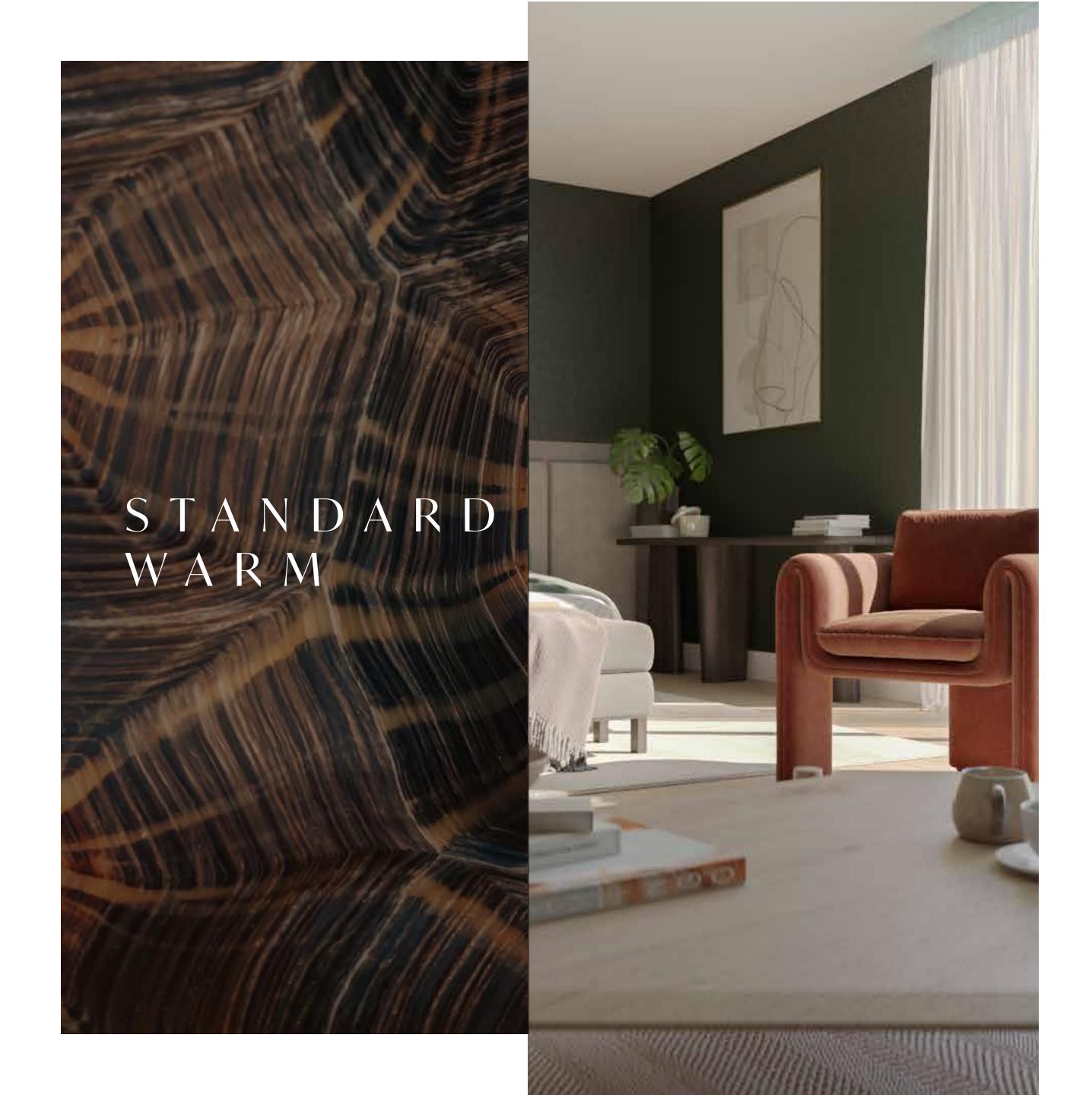
Vanity Unit Master Bathroom Accent Wall





Porcelain

Laminate





KITCHEN

Show Kitchen Wet Kitchen Upper Units





Backsplash and Countertop



Reconstituted Stone

Lower Units

Reconstituted Stone

Laminate

BATHROOM

Secondary Bathroom and Powder Room Walls





Porcelain Porcelain

Master Bathroom Walls

Vanity Countertop



Porcelain Reconstituted Stone

Vanity Unit Master Bathroom Accent Wall





Laminate

Laminate Porcelain





KITCHEN

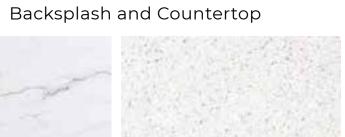
Show Kitchen Wet Kitchen **Upper Units**



Wooden Veneer Laminate



Reconstituted Stone



Reconstituted Stone



Wooden Veneer

BATHROOM

Bathroom Walls & Flooring



Marble

Vanity Countertop

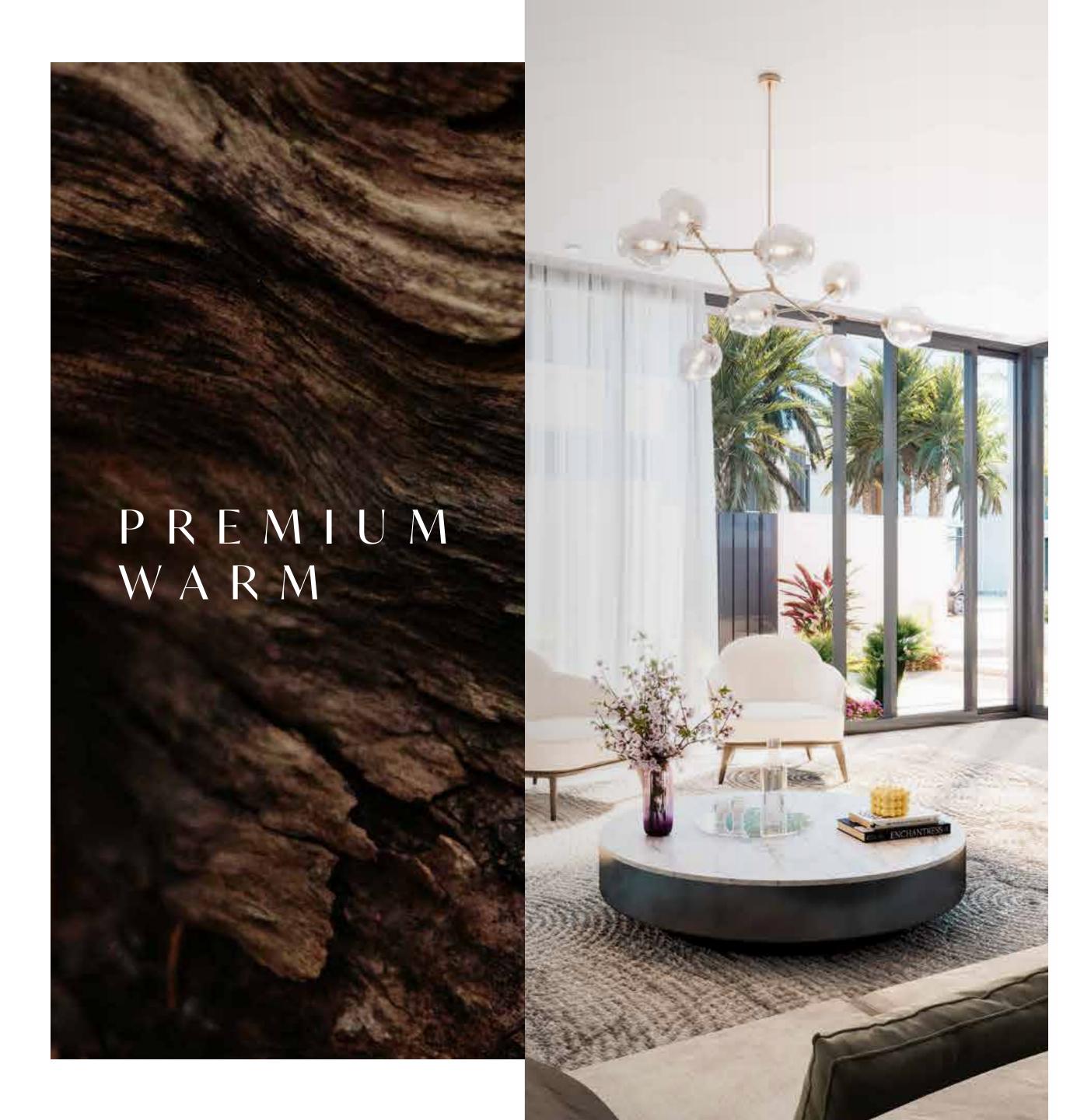


Marble

Vanity Unit



Wooden Veneer





KITCHEN

Show Kitchen Wet Kitchen Upper Units



Wooden Veneer

Backsplash and Countertop



Reconstituted Stone

Laminate

Reconstituted Stone





Wooden Veneer

Laminate

BATHROOM

Bathroom Walls & Flooring



Marble

Vanity Countertop

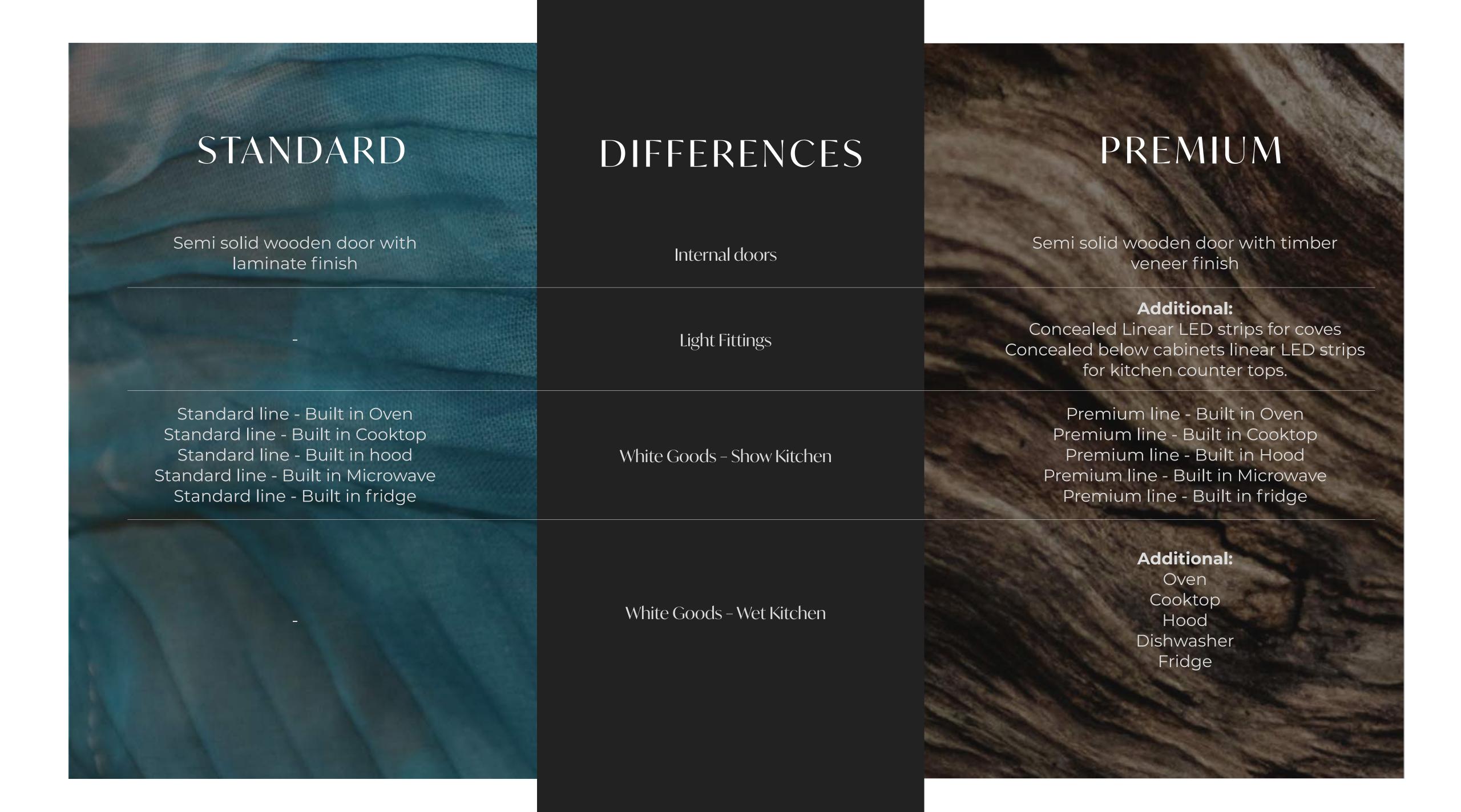


Vanity Unit



Wooden Veneer

STANDARD	DIFFERENCES	PREMIUM
Porcelain	All Flooring (except bedroom & staircase)	Marble
Porcelain tiles	All bedrooms (inc. Walk in closet) flooring	Engineered wood flooring
Laminate on MDF	Show kitchen/ wardrobe joinery	Timber Veneer on MDF
Quartz	Wet kitchen countertop	Reconstituted Stone
Reconstituted stone	Guest & family washroom/ All bathrooms' - countertop	Marble
Provisions only	Smart Home Features	Smart home package provided: 2 external security cameras 1 main door key-pad entry with key 1 Doorbell with camera







4 BEDROOMS VILLA + MAID'S ROOM

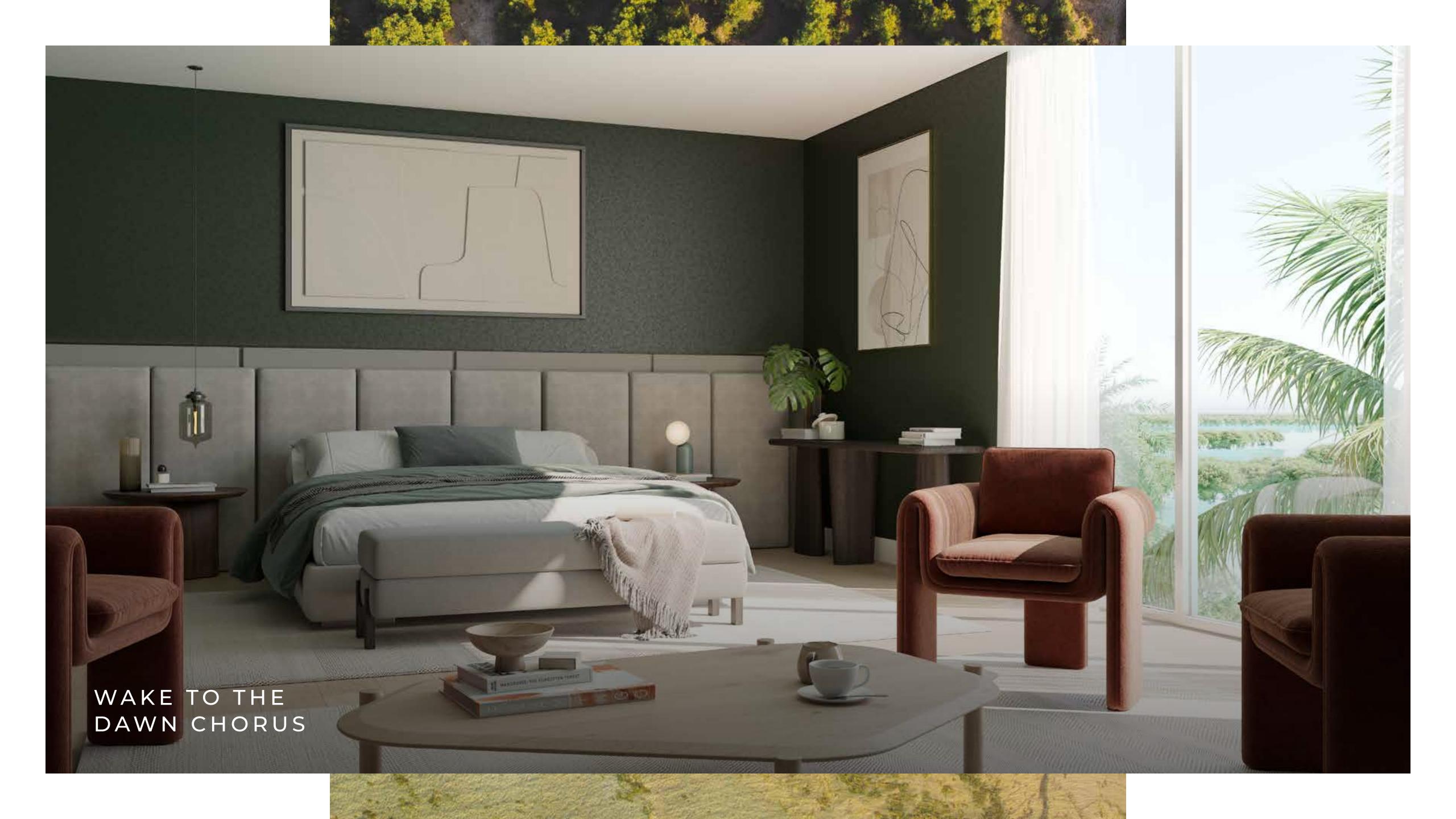
INTERNAL SELLABLE AREA: 464.7 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Aldar makes no representation of warranty in relation to any of the information shown. Please note that the pool, the pod, and the elevator are additional elements that are not included in the initial price.



GROUND FLOOR

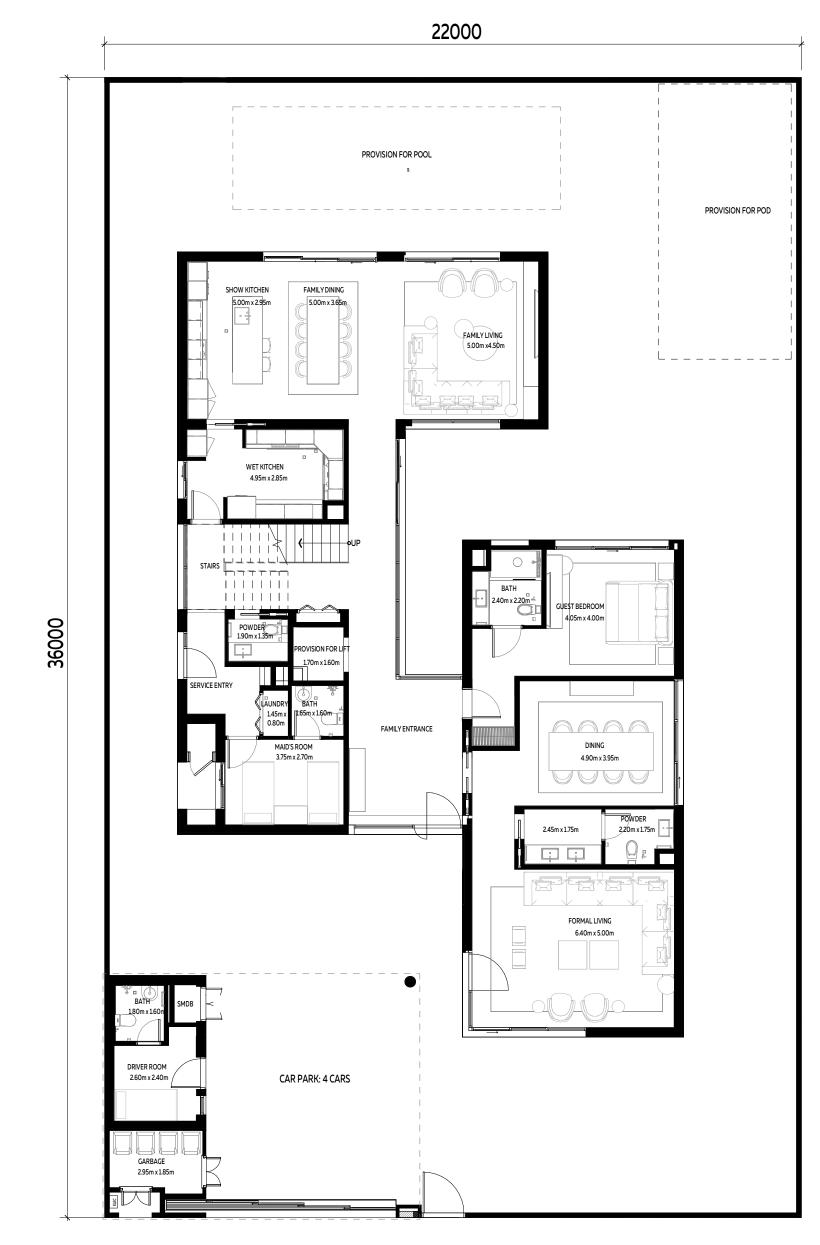
FIRST FLOOR



5 BEDROOMS VILLA+ MAID'S ROOM

INTERNAL SELLABLE AREA: 544.6 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Aldar makes no representation of warranty in relation to any of the information shown. Please note that the pool, the pod, and the elevator are additional elements that are not included in the initial price.





GROUND FLOOR

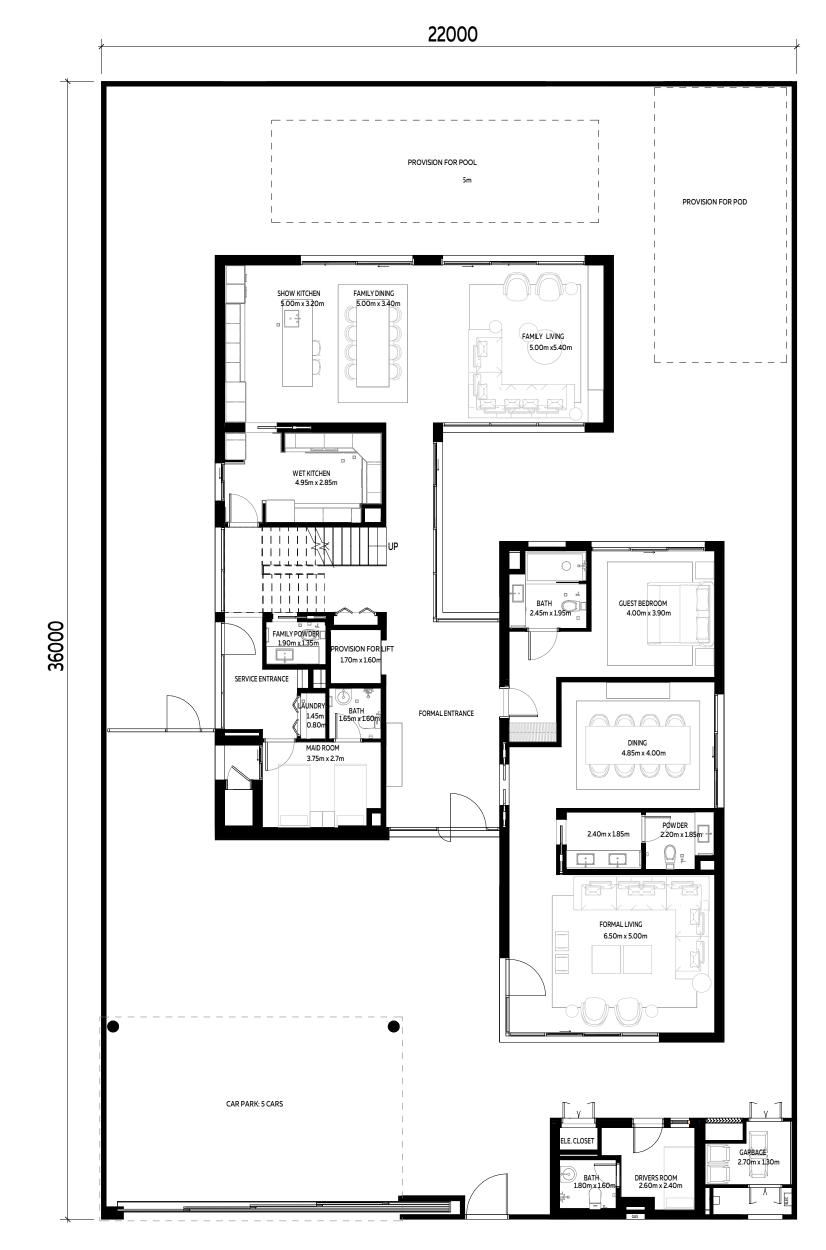
FIRST FLOOR

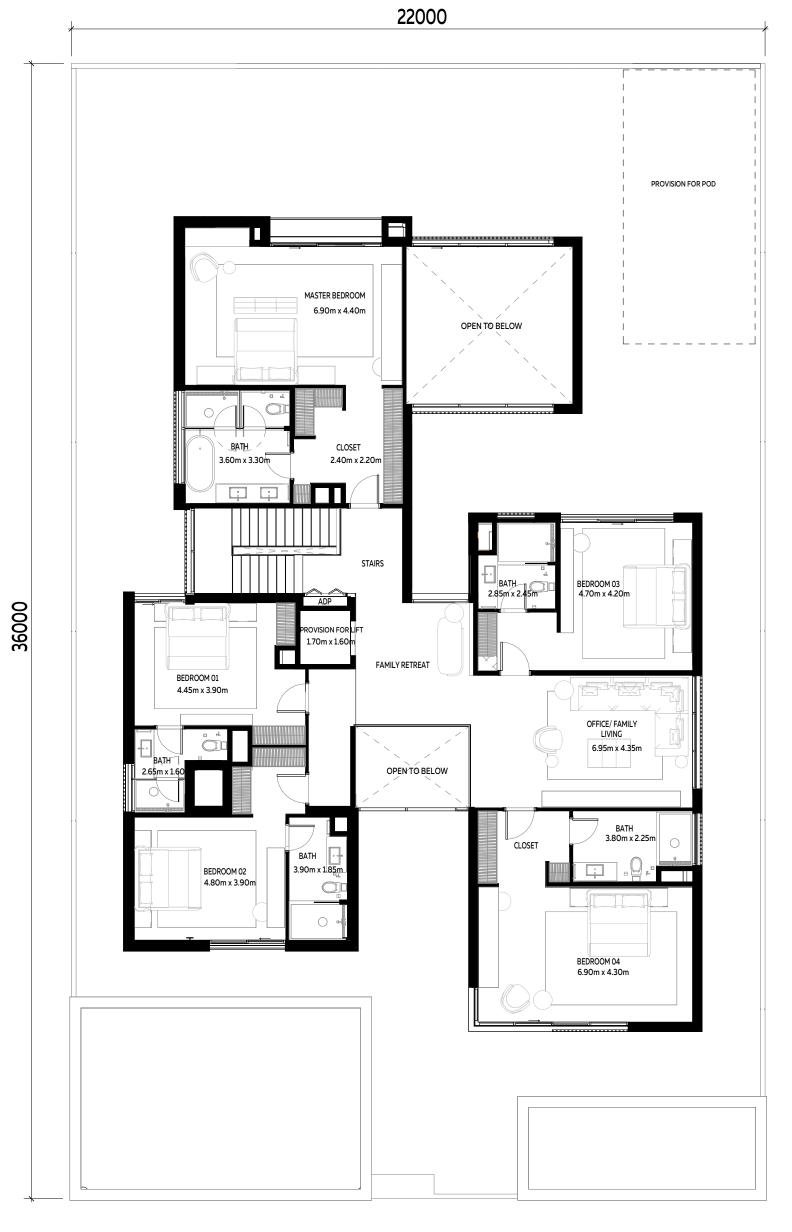


6 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 591.4 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Aldar makes no representation of warranty in relation to any of the information shown. Please note that the pool, the pod, and the elevator are additional elements that are not included in the initial price.



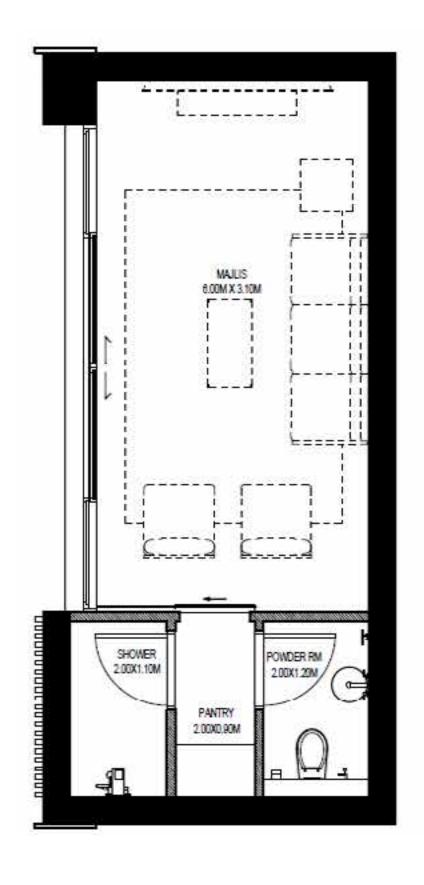


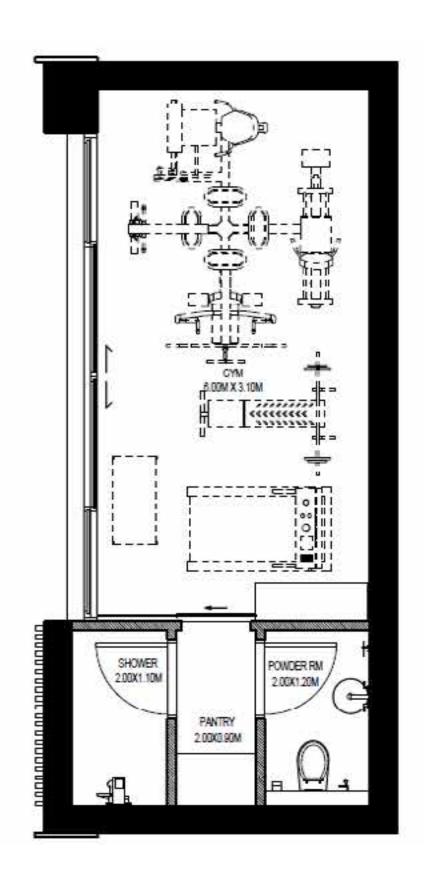
GROUND FLOOR

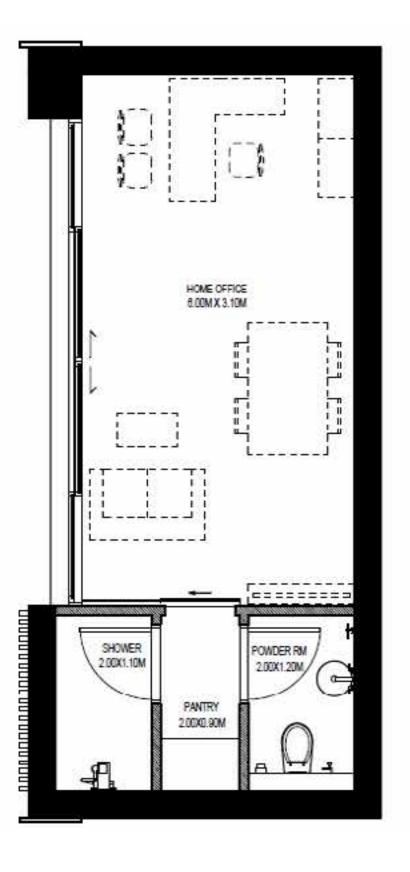
FIRST FLOOR

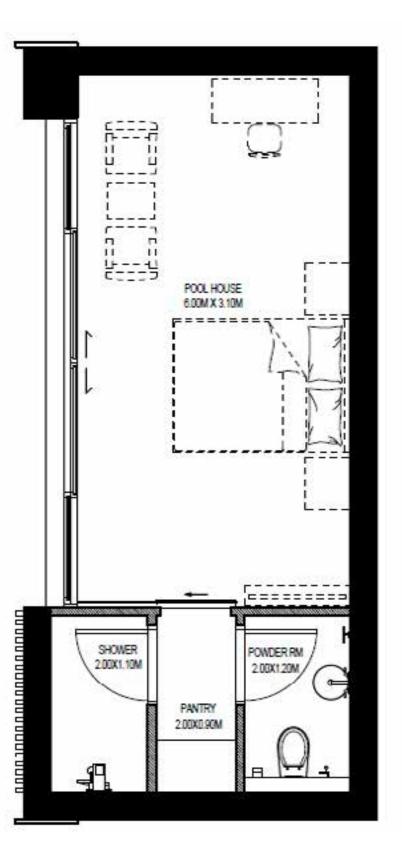


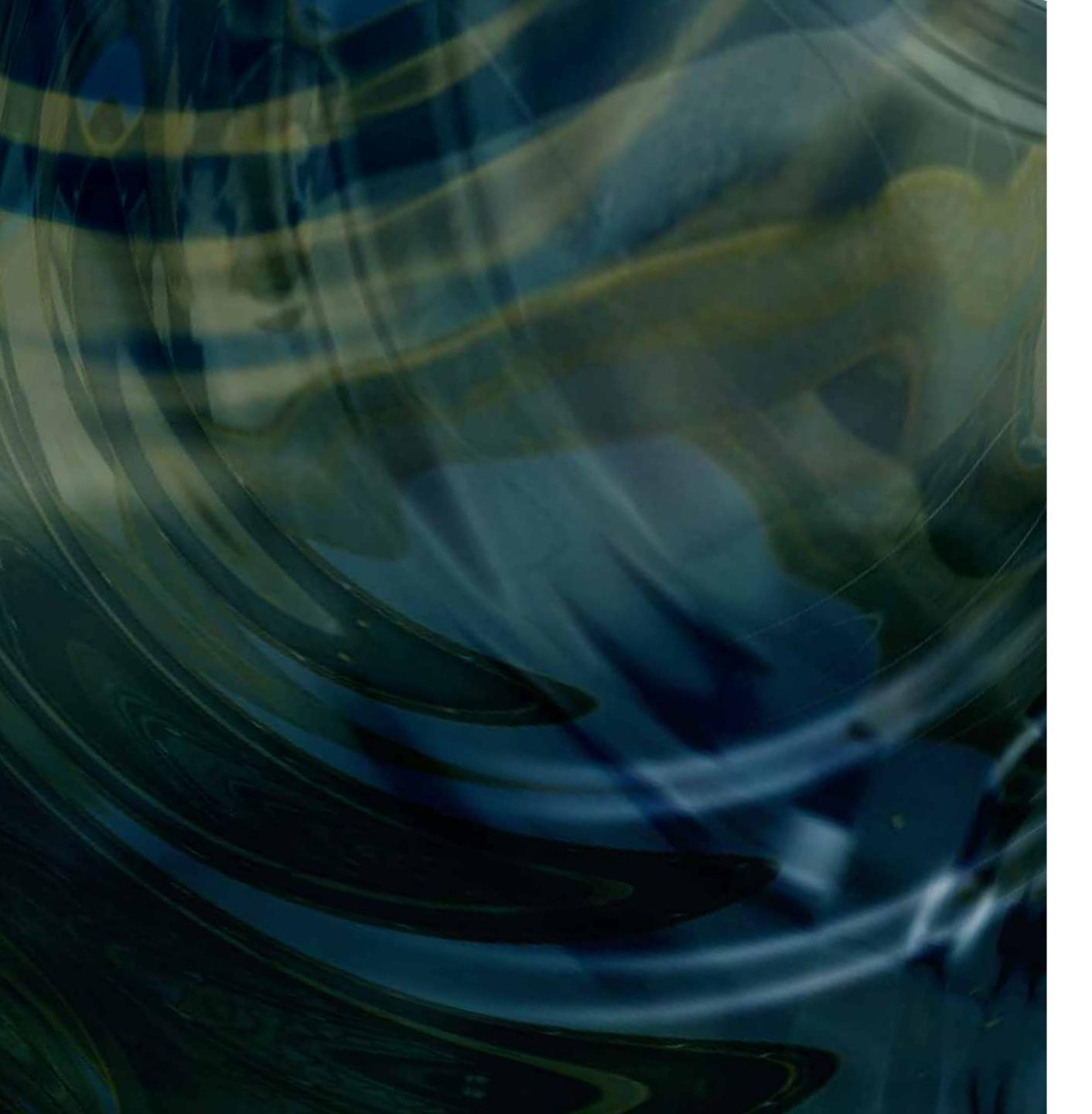
POD TYPE 1: MULTIPURPOSE SPACE - POTENTIAL USES GSA 35 SQM



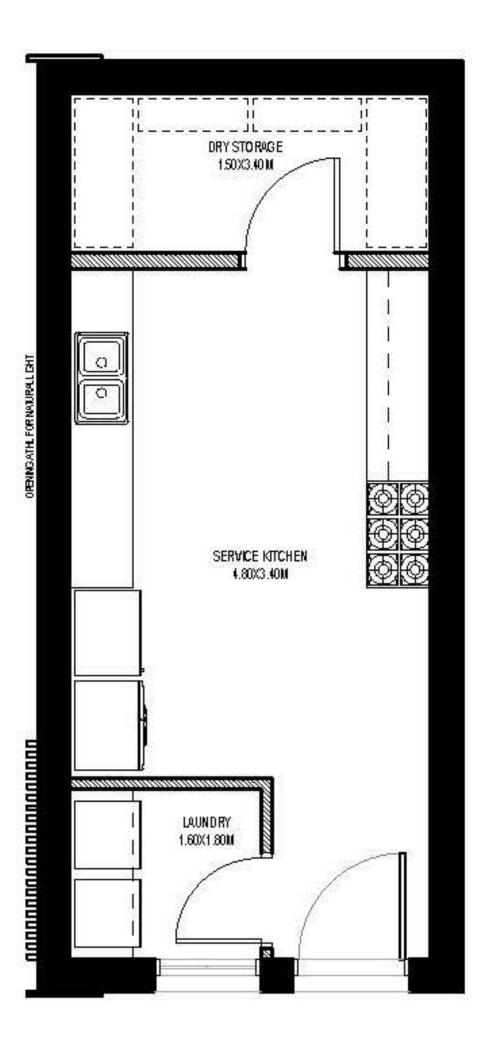




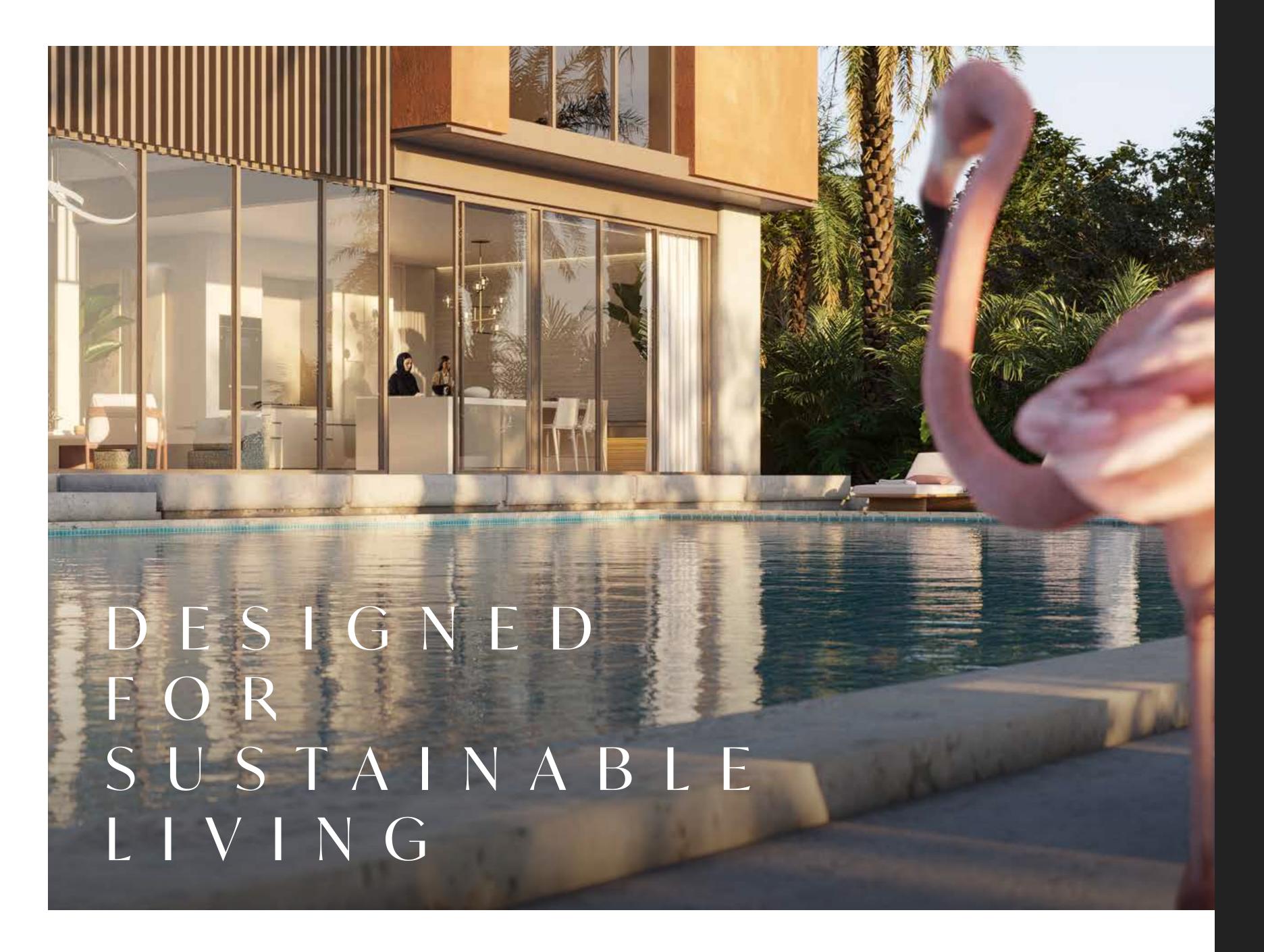




POD TYPE 2 : KITCHEN GSA 35 SQM



KITCHEN POD



Built from recycled materials and fitted with the latest sustainable features, your home will allow you to live lightly and make a positive impact on the environment.

VILLA SUSTAINABILITY FEATURES



HIGH SOLAR REFLECTANCE ROOF MATERIAL



LED LIGHT FIXTURES



SOLAR HOT WATER



LOW VOC PAINT



LOCALLY SOURCED MATERIALS

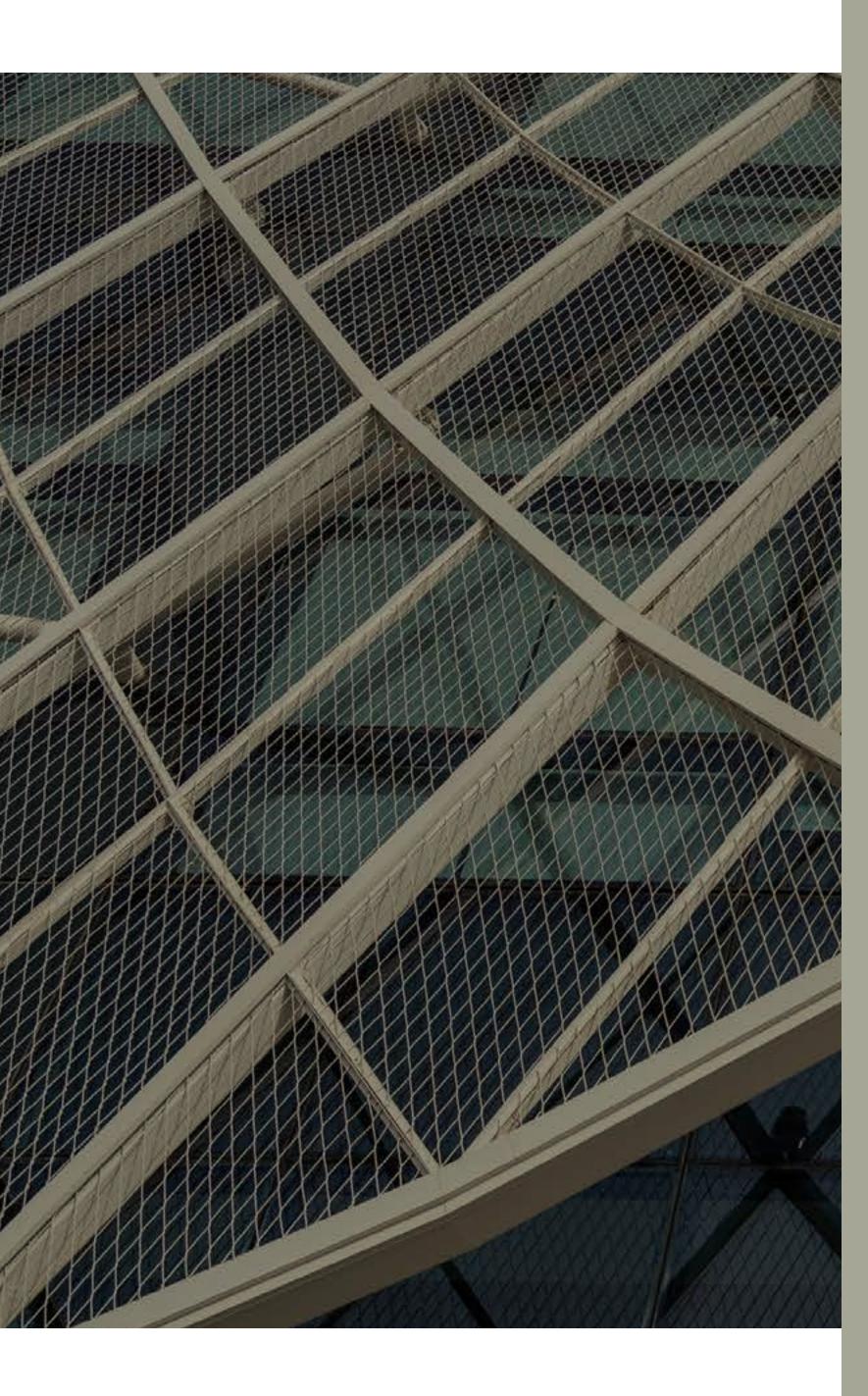


HIGHLY EFFICIENT
GLAZING AND INSULATION



LOW-FLOW FIXTURES

*All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described here.



ALDAR SQUARE

Next to Yas Mall, Abu Dhabi

800 25327

International: **+971 2 810 6400**

sales@aldar.com

Working Hours **Mon – Sat 9:00 AM – 7:00 PM**

DUBAI SALES CENTRE

Al Manara, Sheikh Zayed Road, Dubai

800 25327

International: **+971 2 810 6400** sales@aldar.com

Working Hours **Mon** – **Sat**

9:00 AM – 7:00 PM

