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BLOOM LIVING



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Serene Lakeside Living in Abu Dhabi

Bloom

Living Moments... Making Memories

Bloom Living is a fully integrated community with over 4,500 homes, including villas, townhouses, and apartments.

It offers uninterrupted and interconnected parks, walkways, and cycling tracks. Residents can enjoy their time at the main Clubhouse with access to pools and recreational facilities. The Town Center provides restaurants, cafés, retail options, and services like a medical clinic and supermarket. There are also places of worship and two international schools.

The focal point at Bloom Living will be a large lake offers trails for walking, running, and cycling. For gatherings and leisure, the community has multi-purpose amphitheaters and Sunset & Sunrise Plazas with spectacular views.



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Bloom Living Location

Bloom Living is located in Zayed City and close to Zayed International Airport.

The location of Bloom Living presents a significant opportunity for Bloom Properties to create an iconic gateway community into Abu Dhabi and gives it easy access to local, regional, and international destinations.



Bloom Living Masterplan

Bloom's flagship development

2.2 million m² plot close to Abu Dhabi Airport

Master-planned community catering for over 17,000 population and totaling 2.3 million m² of Built-Up Area

Over 4,500 residential units (villas, townhouses and apartments)

Community Facilities including: Healthcare, Education, Recreational, Retail and F&B.

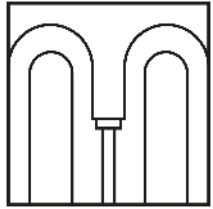


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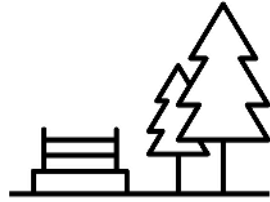


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Development Features



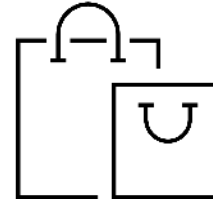
Mediterranean inspired architecture: villas, townhouses & apartments



Multiple uninterrupted, interconnected parks: Dog park, yoga park, linear park, pool and other greenbelt parks & trails interconnected



Leisure and entertainment facilities: lake, pools & recreation centres, swim club, lagoon pool club



Retail and F&B outlets



Outstanding international schools



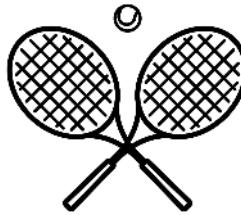
Self-sufficient and walkable community



Pet-friendly community



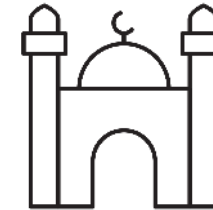
Town center with sunset and sunrise plaza



Tennis and all purpose sport courts



Wellness center / sports club



Worship places



Cycling tracks

Unique USPs



Self-sufficient walkable community



'low density' suburb location



Outdoor space for healthy active living



Attractive and competitive prices



Multi-generational appeal and product mix

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Phase 7 | Bloom Living



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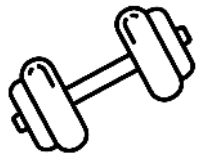
6 Bedroom Villa – Lake View

Almeria Facilities



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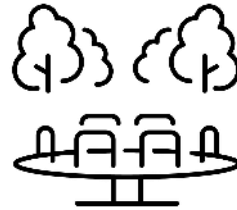
The seventh phase of Bloom Living offers high-quality residential units that provide residents with spectacular lake views, top-class amenities, and a premium community living experience.



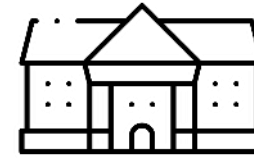
State-of-the-art gymnasium with sauna



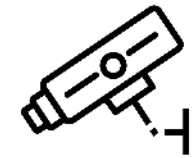
Swimming pools with kids' areas



Kids' outdoor and indoor play area



Community center with F&B and retail outlet



Gated community 24 hour security Service



Parking space



Central lake with abundant greenery



Worship places



Walking and jogging tracks



Cycling tracks

Key Facts



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No. of units	120
Typology	3 to 6 Bedrooms Villas
Villas Average Price / Sq ft	1392 AED/ft ²
Anticipated Completion Date	Q4 2027



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OLVERA



CASARES



GRANADA



ALMERIA



SEVILLE



CORDOBA



TOLEDO

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Typology, Price & Size Ranges



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Typology	Sellable Area (Sq FT)	Plot Area Ranges	Min – Max Price
Villas			
3 Bedrooms	2,734	4,360 – 4,844	3.7m – 4m
4 Bedrooms	3,400	5,027 – 8,224	4.5m – 5.3m
5 Bedrooms	4,588	7,685 – 11,765	6.4 – 7.5m
6 Bedrooms	5,506	12,432 – 14,434	8.5 – 8.7m

Payment Plan and Incentives



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	Option I (50/30/20)	Option II (40/60)	Option III (70/30)
Installments	10% - Upon Contract Signing	5% - Upon Contract Signing	10% - Upon Contract Signing
	10% - 4 months form signing	10% - 4 months form signing	10% - 4 months form signing
	10% - 4 months from last payment	5% - 4 months from last payment	10% - 4 months from last payment
	10% - 4 months from last payment	5% - 4 months from last payment	10% - 4 months from last payment
	10% - 4 months from last payment	5% - 4 months from last payment	10% - 4 months from last payment
	30% - (Upon Completion – Q4 2027)	5% - 4 months from last payment	10% - 4 months from last payment
	5% - Every Quarter	5% - 4 months from last payment	10% - 4 months from last payment
	5% - Every Quarter	60% - (Upon Completion – Q4 2027)	30% - (Upon Completion – Q4 2027)
	5% - Every Quarter		
	5% - Every Quarter		
Incentives	2% rebate on early settlement of outstanding PHPP subject to no defaults or payment deferrals	2% ADM Fee Included (Limited Period)	2% ADM Fee Included (Limited Period)
		No Discounts	3% Discount

Bulk Payment Plans & Incentives



	Option II (40/60)	Option III (70/30)
Installments	5% - Upon Contract Signing	10% - Upon Contract Signing
	10% - 4 months form signing	10% - 5 months form signing
	5% - 5 months from last payment	10% - 5 months form signing
	5% - 6 months from last payment	10% - 5 months form signing
	5% - 6 months from last payment	10% - 5 months form signing
	5% - 4 months from last payment	10% - 5 months form signing
	5% - 4 months from last payment	10% - 5 months form signing
	60% - (Upon Completion – Q4 2027)	30% - Q4 2027 (Upon Completion)
5 to 9 units	2% Discount	4% Discount
10 units & above	4% Discount	6% Discount

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Renders and Floor Plans

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Villas

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3 Bedroom Villa - Front



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3 BEDROOMS VILLA

GROUND FLOOR	1432 sqft.	133 sqm.
FIRST FLOOR	1302 sqft.	121 sqm.
TOTAL SELLABLE AREA	2734 sqft.	254 sqm.

All floor plans depicted here with are not to scale, applied finishes and final unit areas are subject to change without prior notice at the discretion of Bloom Properties in line with the provision of contract of sale. Landscaping and interior design shown in the imagery including furniture, accessories and electronics are indicative only and will not be included within the offering.

جميع مخططات الوحدات السكنية الموضحة هي إرشادية ولا تعد قياسية، التشطيبات والقياسات عرضة للتغيير والتعديل دون إشعار مسبق وفقاً لتقدير بلووم العقارية بما يتماشى مع أحكام عقد البيع. وكذلك تنسيق الحدائق والأجهزة الإلكترونية والآثاث والأكسسوارات هي إرشادية وغير مشمولة أيضاً.



GROUND FLOOR



FIRST FLOOR

4 Bedroom Villa - Front



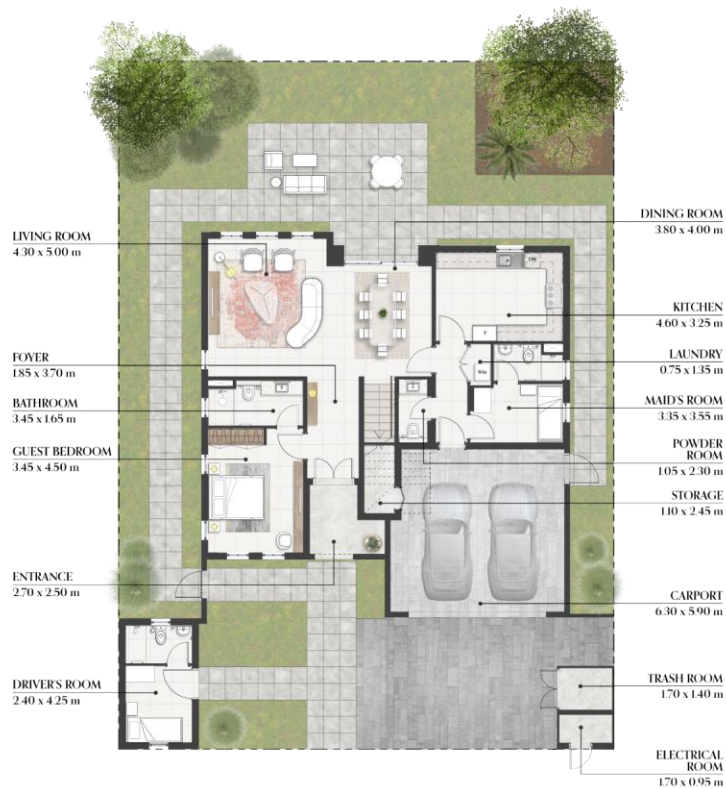
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4 BEDROOMS VILLA

GROUND FLOOR	1892 sqft.	176 sqm.
FIRST FLOOR	1507 sqft.	140 sqm.
TOTAL SELLABLE AREA	3399 sqft.	316 sqm.



GROUND FLOOR



FIRST FLOOR

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5 Bedroom Villa - Front



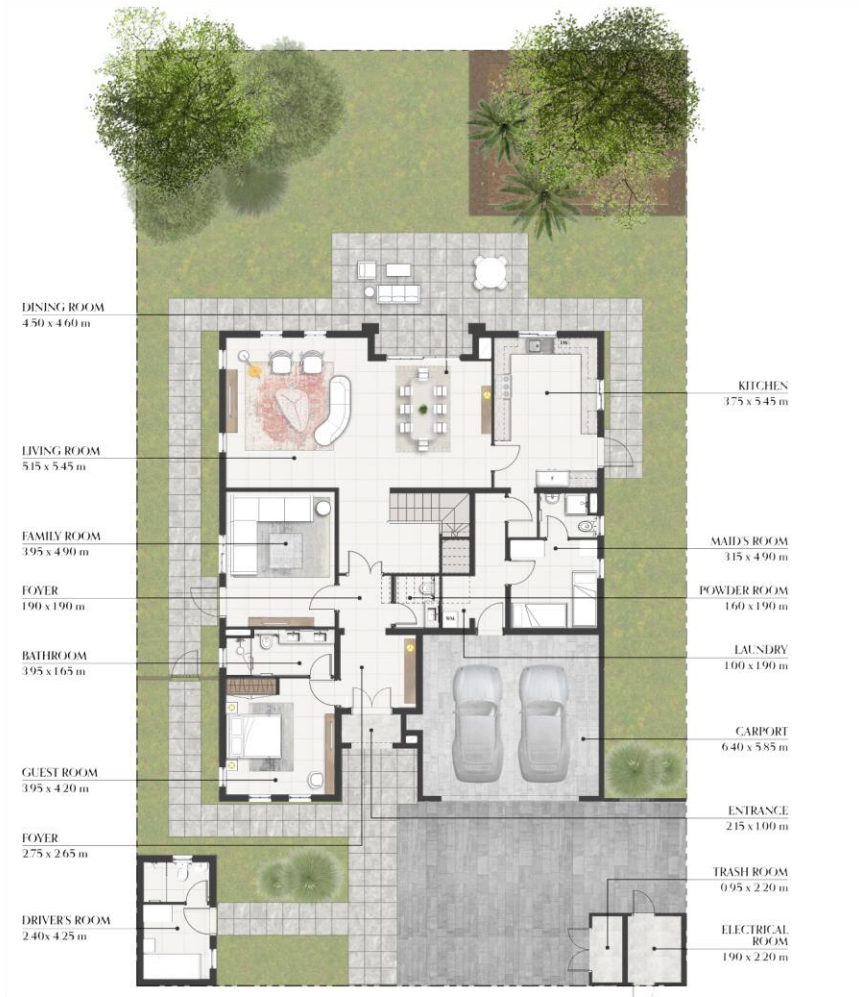
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5 BEDROOMS VILLA

GROUND FLOOR	2607 sqft.	242 sqm.
FIRST FLOOR	1981 sqft.	184 sqm.
TOTAL SELLABLE AREA	4588 sqft.	426 sqm.



GROUND FLOOR



FIRST FLOOR

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6 Bedroom Villa - Front



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6 Bedroom Villa – Lake View



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6 BEDROOMS VILLA

GROUND FLOOR	3047 sqft.	283 sqm.
FIRST FLOOR	2464 sqft.	229 sqm.
TOTAL SELLABLE AREA	5511 sqft.	512 sqm.



GROUND FLOOR

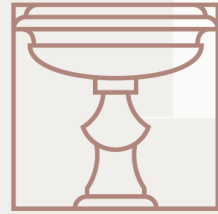


FIRST FLOOR

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Premium Villa Interiors



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Living & Dining



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Majlis



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Master Bedroom



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Family Room



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Kitchen

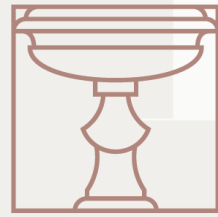


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Master Bathroom

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LMA
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Upgraded Villa Interiors



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Living & Dining



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Master Bedroom



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Family Room



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Kitchen



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