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BLOOM LIVING

Bloom

Project Number: XXXXXX
Escrow Account Number: XXXXXX

Bloom Living

A fully integrated and all-inclusive community in Abu Dhabi.

Built over an area of 2.2 million sqm, the iconic gated community features more than 4,500 homes, including a selection of villas, townhouses, and apartments to suit the unique needs of residents of all generations.

Bloom Living's architecture is inspired by the Mediterranean and seamlessly fuses traditional Spanish design with contemporary finishings.



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Living Moments... Making Memories

Bloom Living will bring together residents of all ages, cultures, and ethnicities, to deliver a superior living experience that promotes genuine human connection.

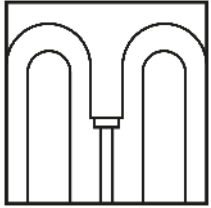
The development's focal point will be a **large lake** which will represent a community meeting point, around which residents can walk, run, and cycle, and makes it an ideal community for those seeking a peaceful life. The use of water, in addition to the community's beautiful flora, aims to create calm and serene surroundings that reinforce Bloom Living's commitment to promoting health and wellbeing.



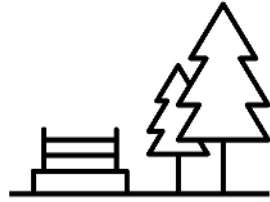
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Development Features



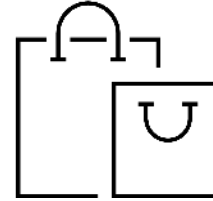
Mediterranean inspired architecture: villas, townhouses & apartments



Wide range of parks: Dog park, yoga park, linear park, pool parks & kids play area 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



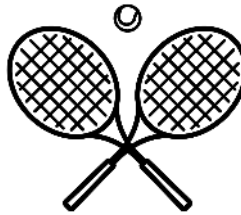
Self-sufficient and walkable community



Pet-friendly community



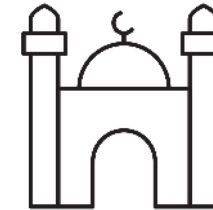
Town center with sunset and sunrise plaza



Tennis and all purpose sport courts



Wellness center / sports club



Mosques

Bloom Living Location

Bloom Living is located in Zayed City and close to Abu Dhabi 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.



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Bloom Living Masterplan

Bloom's flagship development

2.2 million m² plot close to
Abu Dhabi Airport

Master-planned community catering
for 26,700 population and totaling
2.3 million m² of Built-Up Area

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

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



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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



CASARES

Phase 3 | Bloom Living

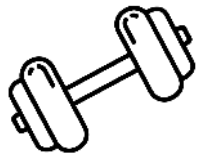
Casares Facilities



CASARES

A Wide Array of Amenities

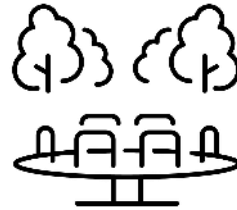
Residents of Casares, Phase three of Bloom Living have several leisure and entertainment activities to choose from:



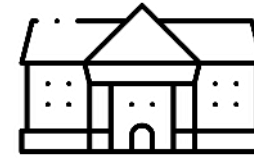
Gymnasium



Two swimming pools with kids' areas



Play area



Community centre



24 hour security Service



Parking space



Barbecue area



Male & female praying halls



Walking pathways



Cycling tracks

Key Facts



CASARES

No. of units	392
Unit Types	Townhouses
Construction Start Date	Q4 2023
Anticipated Handover Date	Q1 2026
Average AED / ft	1,280



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CASARES



RONDA



CORDOBA



TOLEDO

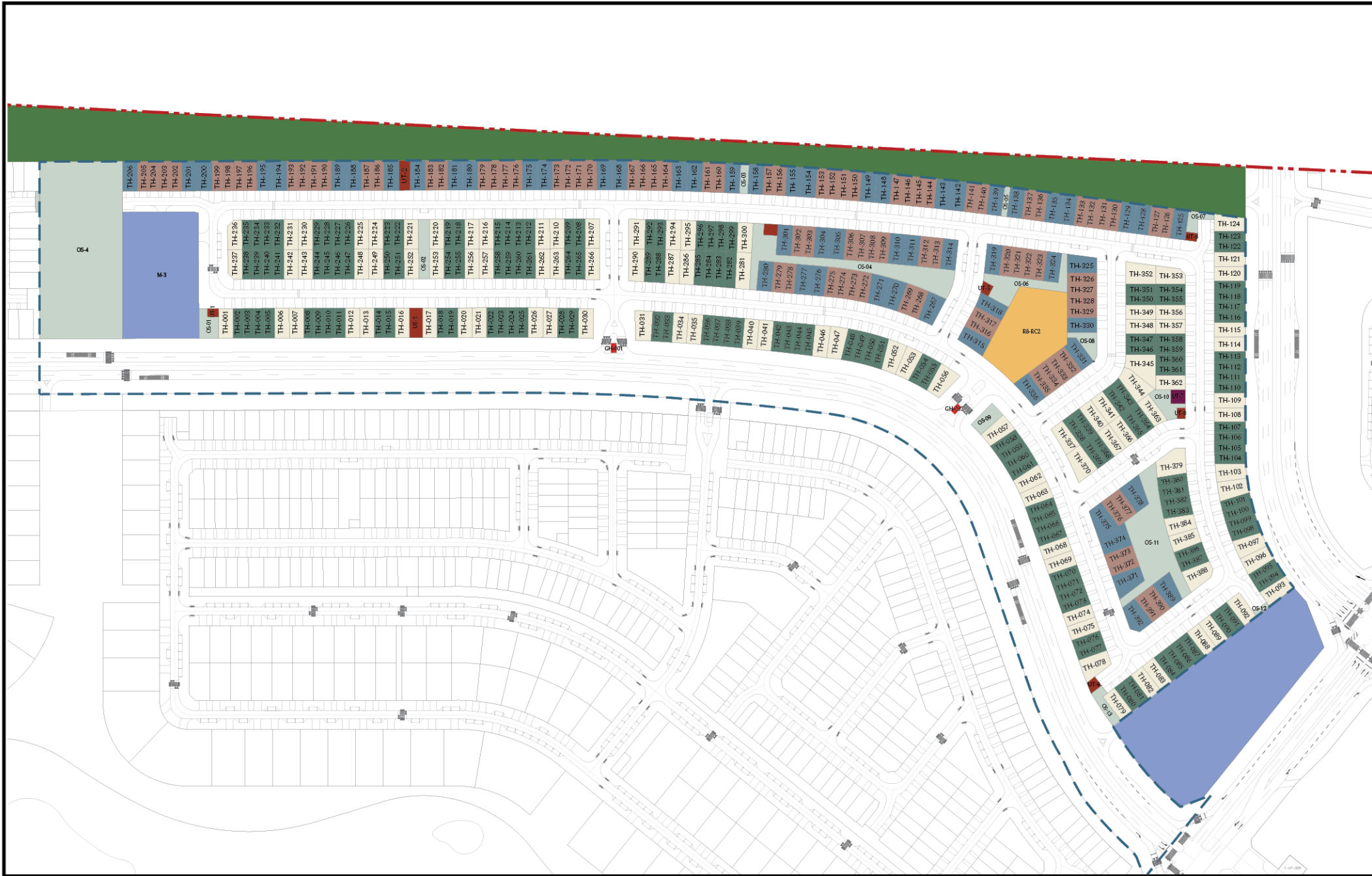


CASARES

المخطط الرئيسي Masterplan

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الصورة التي تم إنشاؤها بواسطة الكمبيوتر هي إرشادية فقط



LEGEND

- - - Site Boundary
- - - Casares Site Limit
- Townhouse | 2 Bedroom Type M
- Townhouse | 2 Bedroom Type E
- Townhouse | 3 Bedroom Type E
- Townhouse | 3 Bedroom Type M
- Substation
- Recreational Centre
- Masjid
- Guard House
- MMR
- Open Space & Gas Easement

Typology, Price & Size Ranges



CASARES

Townhouses	Sellable Area Range	Plot Area Range	Price Range (AED)	Average AED/ft ²
2 Beds (Middle 1) x 46	120 m ² / 1296 ft ²	161 – 193 m ² / 1735 – 2074 ft ²	1,688,000 – 1,736,000	1,280
2 Beds (Middle) x 96	124 m ² / 1338 ft ²	161 – 195 m ² / 1735 – 2100 ft ²	1,713,000 – 1,806,000	
2 Beds (End) x 96	123 m ² / 1322 ft ²	215 – 367 m ² / 2316 – 3949 ft ²	1,783,000 – 2,031,000	
3 Beds (Middle) x 94	151 m ² / 1629 ft ²	172 – 176 m ² / 1851 – 1895 ft ²	2,096,000 – 2,223,000	
3 Beds (End) x 60	172 m ² / 1844 ft ²	236 – 313 m ² / 2538 – 3364 ft ²	2,523,000 – 2,703,000	



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Payment Plan and Incentives



	Option I (40/40/20)	Option II (50/50)	Option III (100)
Installments	5% - Upon Contract Signing	10% - Upon Contract Signing	100% - Jun 23 (Upon signing)
	10% - 1 December 2023	10% - 1 December 2023	
	10% - 1 June 2024	10% - 1 June 2024	
	5% - 1 September 2024	10% - 1 September 2024	
	10% - 1 March 2025	10% - 1 March 2025	
	40% - Q1 2026 (Upon Completion)	50% - Q1 2026 (Upon Completion)	
	5% - 1 July 2026		
	5% - 1 January 2027		
	5% - 1 July 2027		
	5% - 1 January 2028		
Incentives	2% ADM Waiver (limited period)	2% ADM Waiver (limited period)	2% ADM Waiver (limited period)
	4+ Years Payment Plan	2+ Years Payment Plan	-
	No Discounts	2% Discount	6% Discount



CASARES

Renders and Floor Plans

Townhouse | 2 Bedroom | Front View



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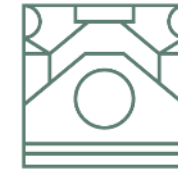
الصورة التي تم إنشاؤها بواسطة الكمبيوتر هي إرشادية فقط

Townhouse | 2 Bedroom | Back View



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الصورة التي تم إنشاؤها بواسطة الكمبيوتر هي إرشادية فقط



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TYPE 2M ^{Two Beds} Middle TOWNHOUSE

Ground Floor	743 sqft.	69 sqm.
First Floor	592 sqft.	55 sqm.
Total Sellable Area	1335 sqft.	124 sqm.



GROUND FLOOR



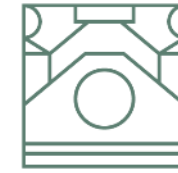
FIRST FLOOR

All floor plans depicted herewith 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 بلوم العقارية بما يتماشى مع أحكام عقد البيع. وكذلك تنسيق الحدائق والأجهزة الإلكترونية والأثاث والاكسسوارات هي إرشادية وغير مشمولة أيضاً.



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CASARES

TYPE 2M-1 Two Beds Middle 1 TOWNHOUSE

Ground Floor	743 sqft.	69 sqm.
First Floor	549 sqft.	51 sqm.
Total Sellable Area	1292 sqft.	120 sqm.



GROUND FLOOR

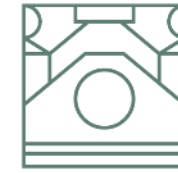


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CASARES

TYPE 2E Two Beds End TOWNHOUSE



GROUND FLOOR



FIRST FLOOR

Ground Floor	764 sqft.	71 sqm.
First Floor	560 sqft.	52 sqm.
Total Sellable Area	1324 sqft.	123 sqm.

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Townhouse | 3 Bedroom | Front View



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Townhouse | 3 Bedroom | Back View



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CASARES

TYPE 3M ^{Three Beds} Middle TOWNHOUSE

Ground Floor	828 sqft.	77 sqm.
First Floor	797 sqft.	74 sqm.
Total Sellable Area	1625 sqft.	151 sqm.



GROUND FLOOR



FIRST FLOOR

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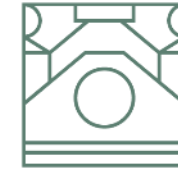
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GROUND FLOOR



FIRST FLOOR



CASARES

TYPE 3E Three Beds End TOWNHOUSE

Ground Floor	958 sqft.	89 sqm.
First Floor	883 sqft.	82 sqm.
Total Sellable Area	1841 sqft.	171 sqm.

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Interiors



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Townhouse – Living & Dining



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الصورة التي تم إنشاؤها بواسطة الكمبيوتر هي إرشادية فقط

Townhouse – Dining & Kitchen



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Townhouse – Master Bedroom



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Townhouse – Bedroom



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Townhouse – Kitchen



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Townhouse – Bathroom



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Community



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General Street View



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General Community View



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General Exterior View



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Patio View

we Bloom together

bloomholding.com
800 Bloom (25666)

Bloom