

The background of the entire page is an aerial night-time rendering of the Alreeman development. The image shows a large, planned urban area with numerous residential buildings, some of which are illuminated from within. The development is situated along a waterfront, with a large body of water visible on the left and right sides. A complex network of roads and highways, some with multiple lanes and overpasses, crisscrosses the area. The lighting is a mix of the cool blues of the night sky and water, and the warm oranges and yellows of the city lights and street lamps. The overall impression is one of a modern, well-planned, and vibrant urban environment.

ALREEMAN

INVESTOR BROCHURE LAUNCH

الريمان
ALREEMAN



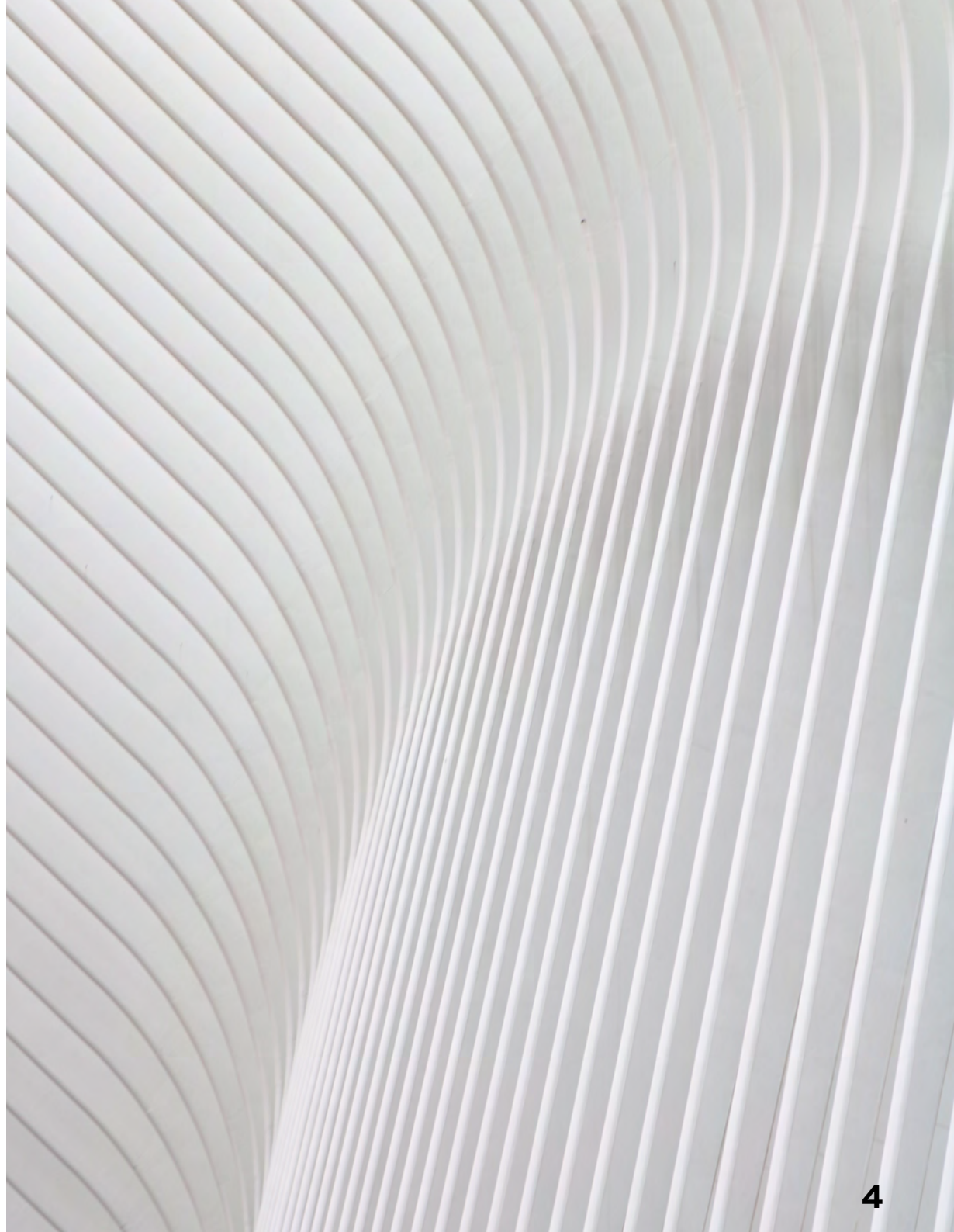
ALREEMAN - WHERE YOU TRULY BELONG

Blending modernity with tradition, AlReeman celebrates the best of the UAE and beyond. Open to all nationalities, it is the blueprint; the foundations; the very beginnings of the home you've always dreamed of.

With a single plot of land, you can build an villa just the way you like it.

Also, there are exciting opportunities for investors, with a number of land available for commercial builds.

AlReeman community offers a choice of amenities designed for convenient, sustainable living. All to be enjoyed surrounded by friends and loved ones who share your values and lifestyle choices.







LOCATION





INTRODUCTION

- AlReeman is a community that caters to the growing demand for affordable housing in the capital emirate of Abu Dhabi
- AlReeman's vision is to create a luxurious but affordable community that promotes a pedestrian-friendly, sustainable environment where people can live, play and grow in comfort and ease
- AlReeman is a mixed-use development that is predominantly residential, with land prepared for villas and apartment buildings. Lands for commercial buildings are also available and considered in the spectrum of affordable housing
- Detached villa land are available. Sizes include 510 SQM, 750 SQM and 1,000 SQM
- Commercial land GFA ranges from 4,500 SQM to 7,000 SQM
- East of the community, Downtown Shamkha offers regional commercial retail outlets and with easy access to the motorway, promises a convenient experience for visitors

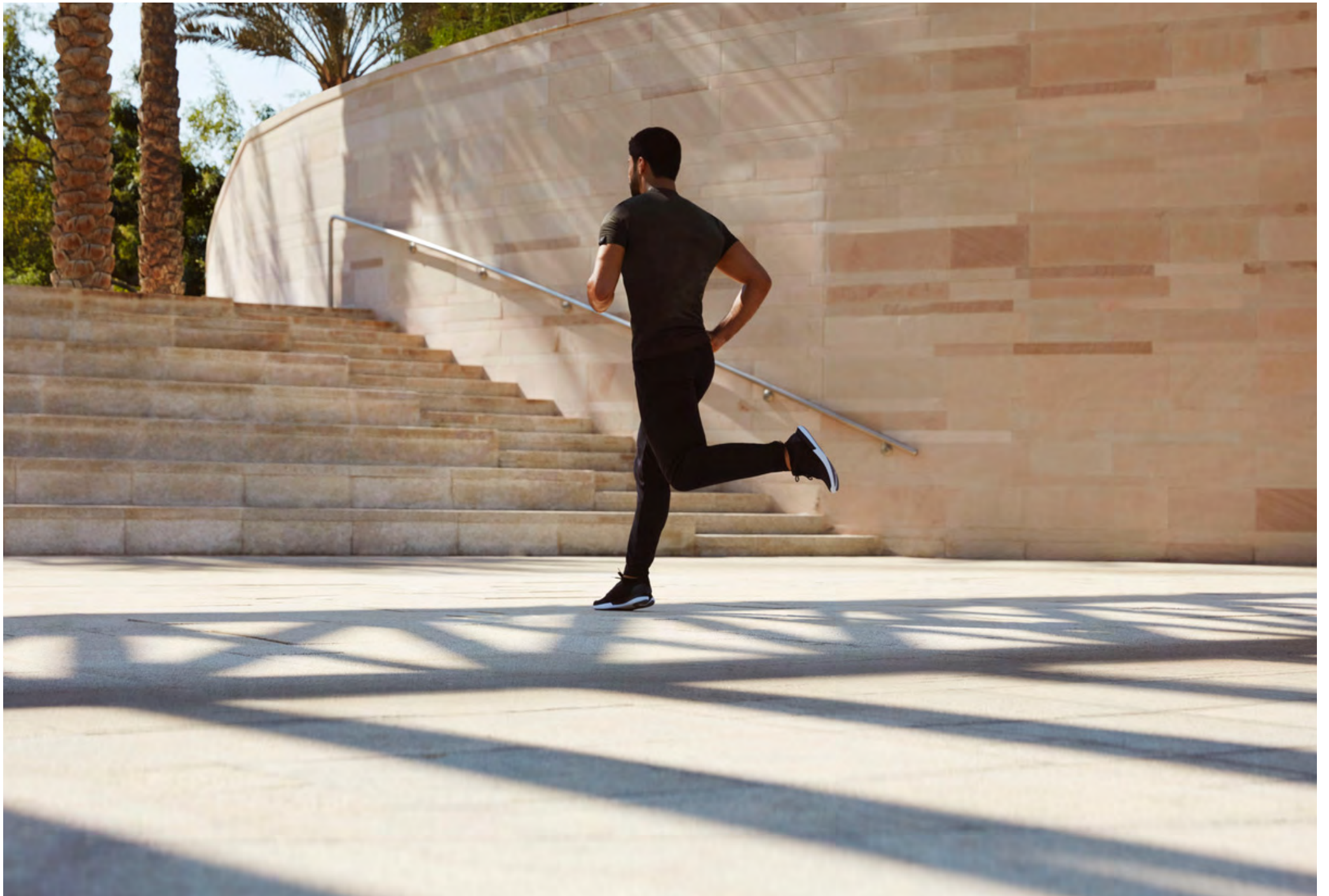




KEY USP_s

- A new and exciting lifestyle addition to suburban Abu Dhabi, open to Emirati Nationals and expats
- A contemporary, mixed-use master community offering a range of plot sizes
- Mid to low income product with the most attractive prices in Abu Dhabi and easy and affordable payment plans
- Exceptional facilities and amenities including parks, schools, retail and community centres
- Within close proximity to the best of Abu Dhabi including Abu Dhabi Airport, Capital District and Yas Island
- Great entry level option for first time home buyers and investors
- High potential for capital gains and lucrative investment returns





SPECIAL FEATURES

- Great location in Al Shamkha - bounded by E20 Sweihan - Abu Dhabi, Hwy E11 Gweifat - Dubai and 31 Street
- Strategically placed in the vicinity of Abu Dhabi Airport, Capital District, Masdar, Khalifa Port, Mafrqa Hospital, Zayed University, Falah & Bawabat Mall, Al Forsan and the world-renowned Yas Island attractions
- The bustling residential community boasts parks, walking and cycling routes, community facilities, schools (2 private, 1 public), a nursery, Civil Defense, a doctor's clinic, ADM (1 stop shop), a post office, sports facilities, mosques and convenience stores
- End users and investors will have the opportunity to build their villas and apartment within flexible design guidelines





VALUE PROPOSITION



OPPORTUNITY

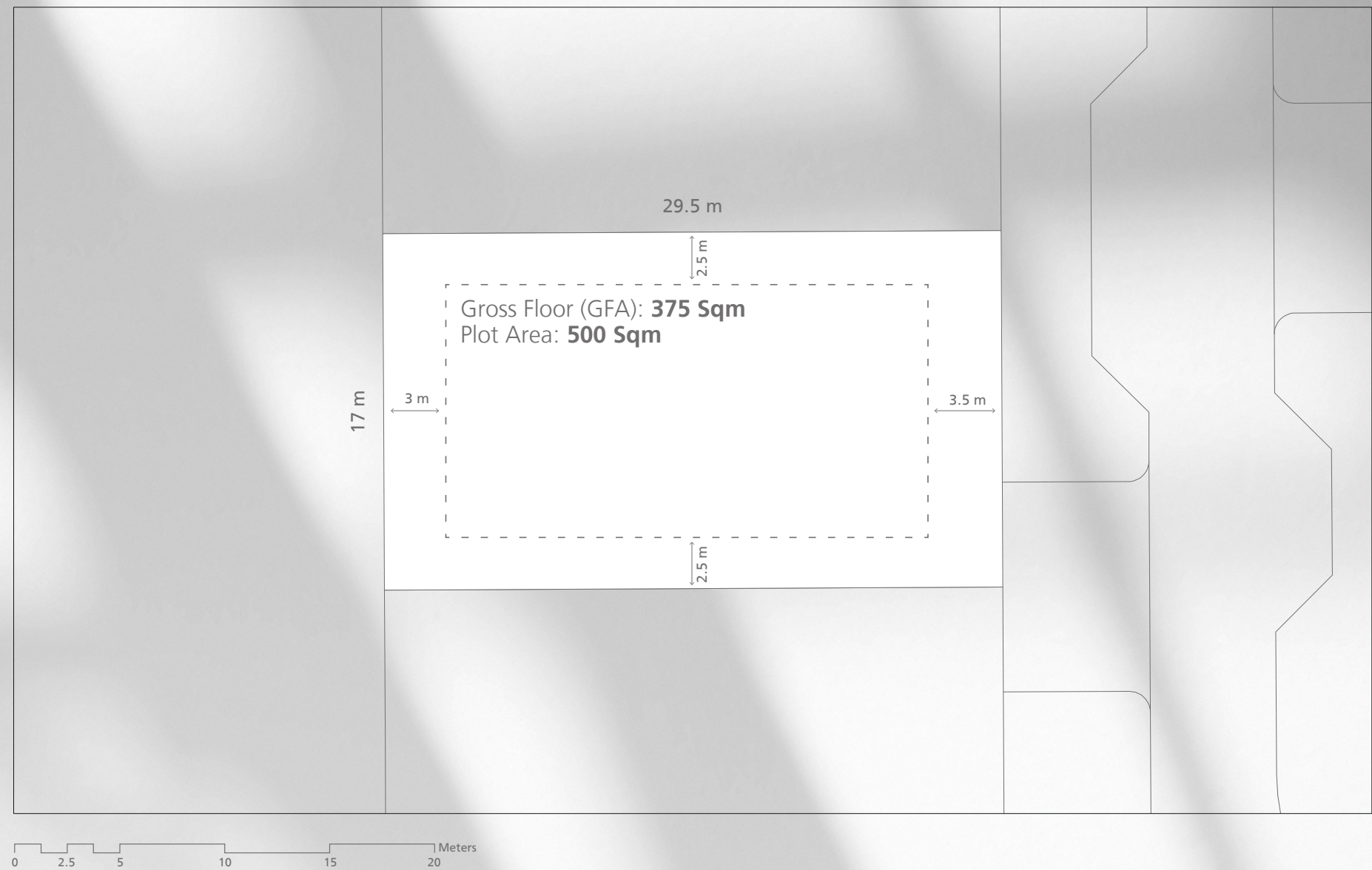
- Affordable land (starting from AED 690k) with only a 5% down payment
- The opportunity for significant rental yields
- Attractive 10% yield
- Get discounts in the alternative payment plan options
- Opportunity for first time buyers under 30 years old to enter the market
- 2018 oil averaged above \$70
- Abu Dhabi government reform initiatives
- AED 50B stimulus package provided to stimulate the real estate sector
- Open to all nationalities



ALREEMAN PLOT TYPES

RESIDENTIAL LAND

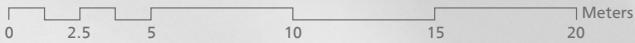
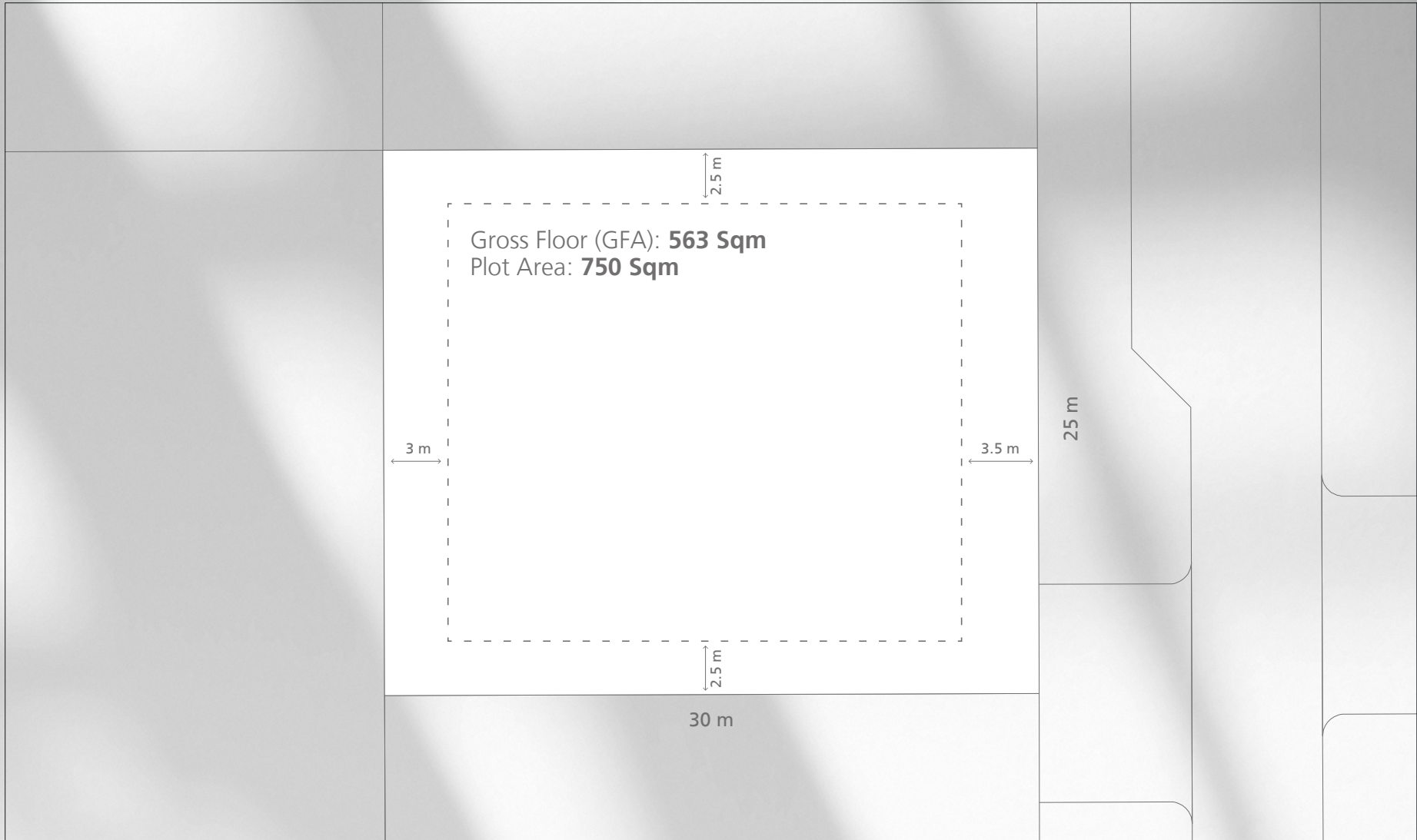
PLAN TYPE A



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RESIDENTIAL LAND

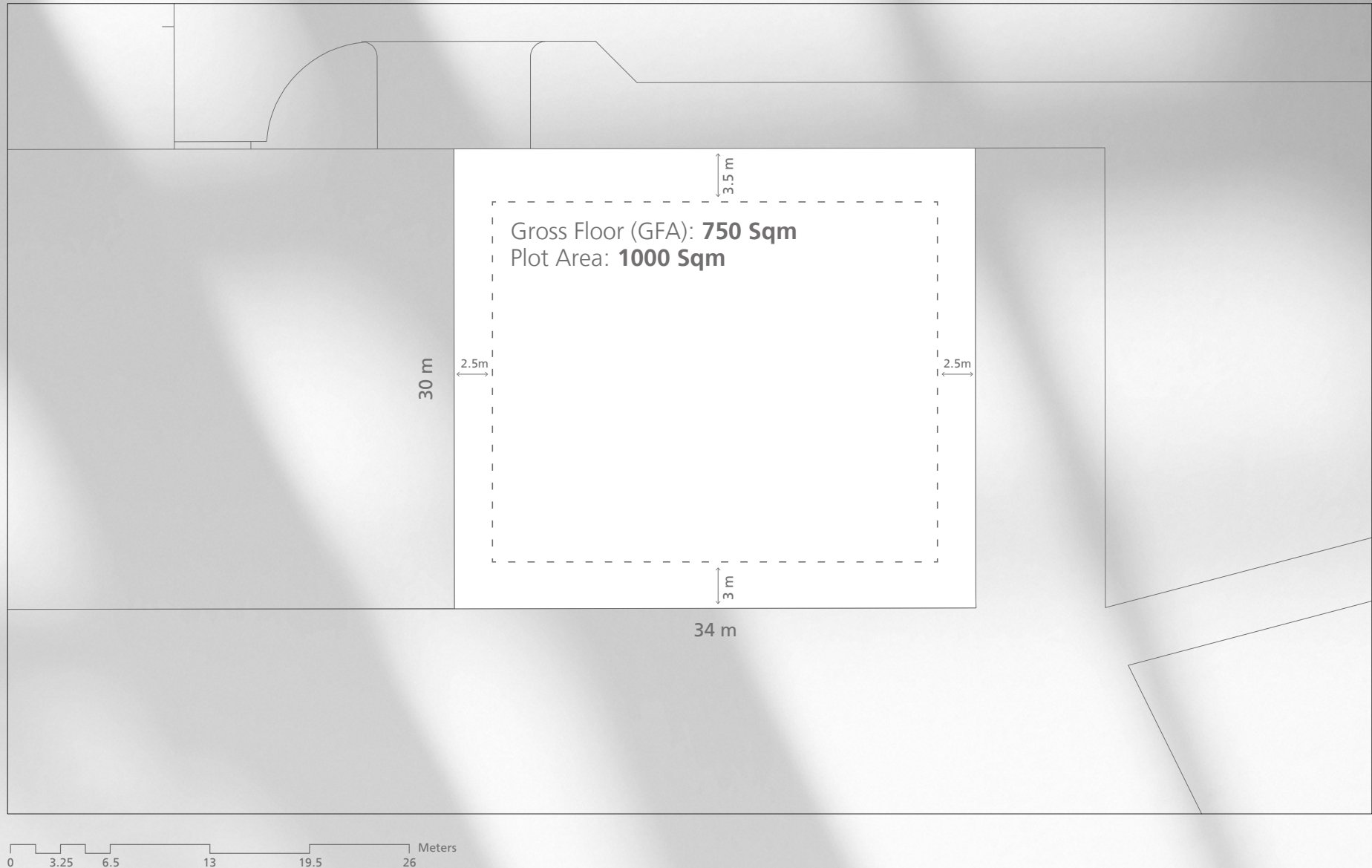
PLAN TYPE B



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RESIDENTIAL LAND

PLAN TYPE C



COMMERCIAL LAND

PLAN TYPE A



COMMERCIAL LAND

PLAN TYPE B



COMMERCIAL LAND

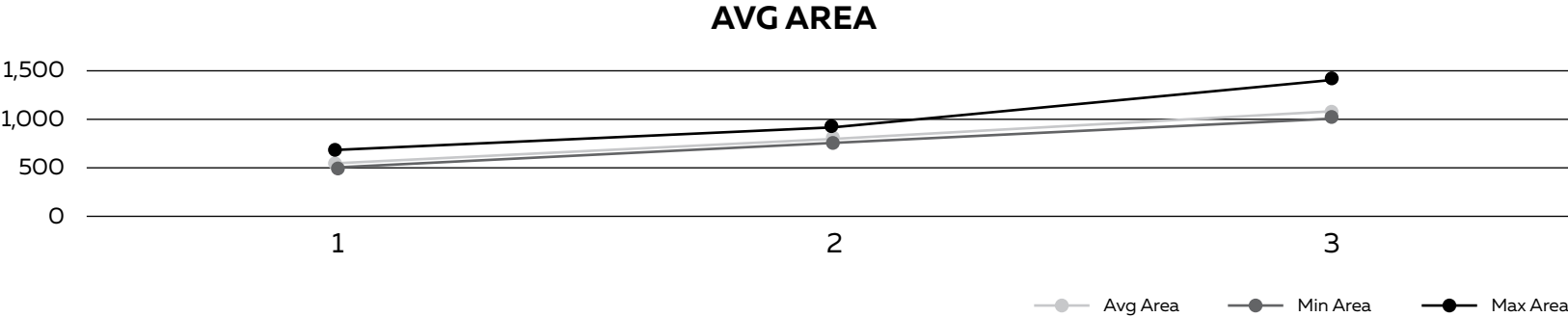
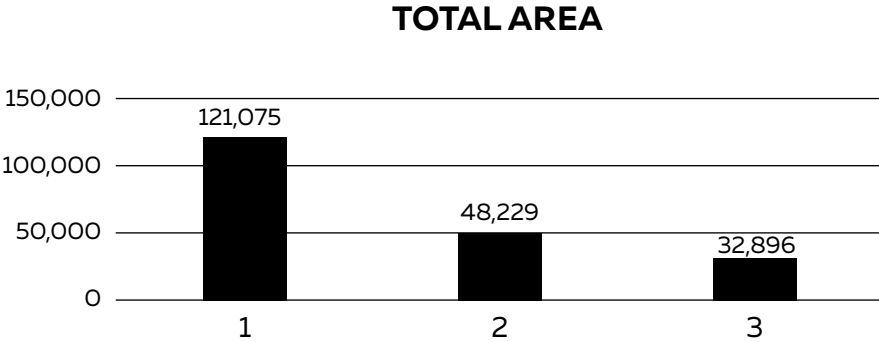
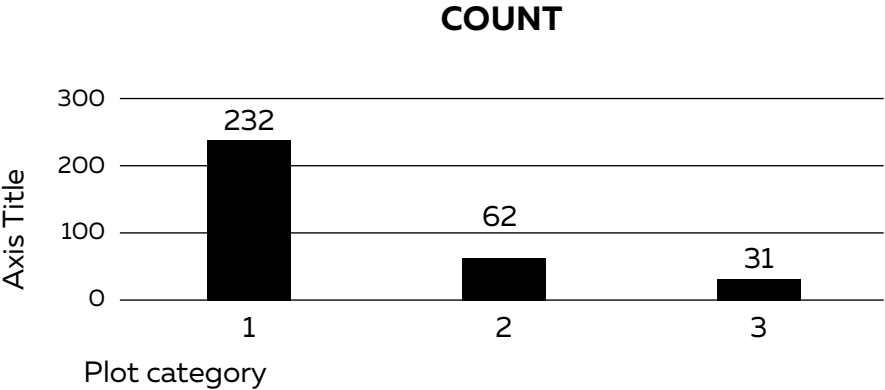
PLAN TYPE C



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OVERVIEW BY PRODUCT TYPE

Plot Category	Size (sqm)	Count	Total Area	Avg Area	Avg GFA	Min Size	Max Size
1	< 700	232	121,075	522	375	501	657
2	700-1000	62	48,229	778	563	750	900
3	1000+	31	32,896	1,061	750	1,004	1,390
TOTAL		325	202,200				



PAYMENT PLAN

MILESTONES	MONTHS	DATE	PAYMENT PLAN 1	PAYMENT PLAN 2	PAYMENT PLAN 3
Discount			-	3%	5%
Upon Signing	-	-	5%	50%	100%
Construction commencement	6	Jun-19	5%		
Completion of 50% of deep utilities	12	Dec-19	10%		
Completion of 100% of deep utilities	18	Jun-20	10%		
Completion of 100% of Shallow utilities	24	Dec-20	5%		
Roads wearing course completion	27	Mar-21	5%		
Handover	30	Jun-21	60%	50%	0%



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