

إمكان
I M K A N

pixel.

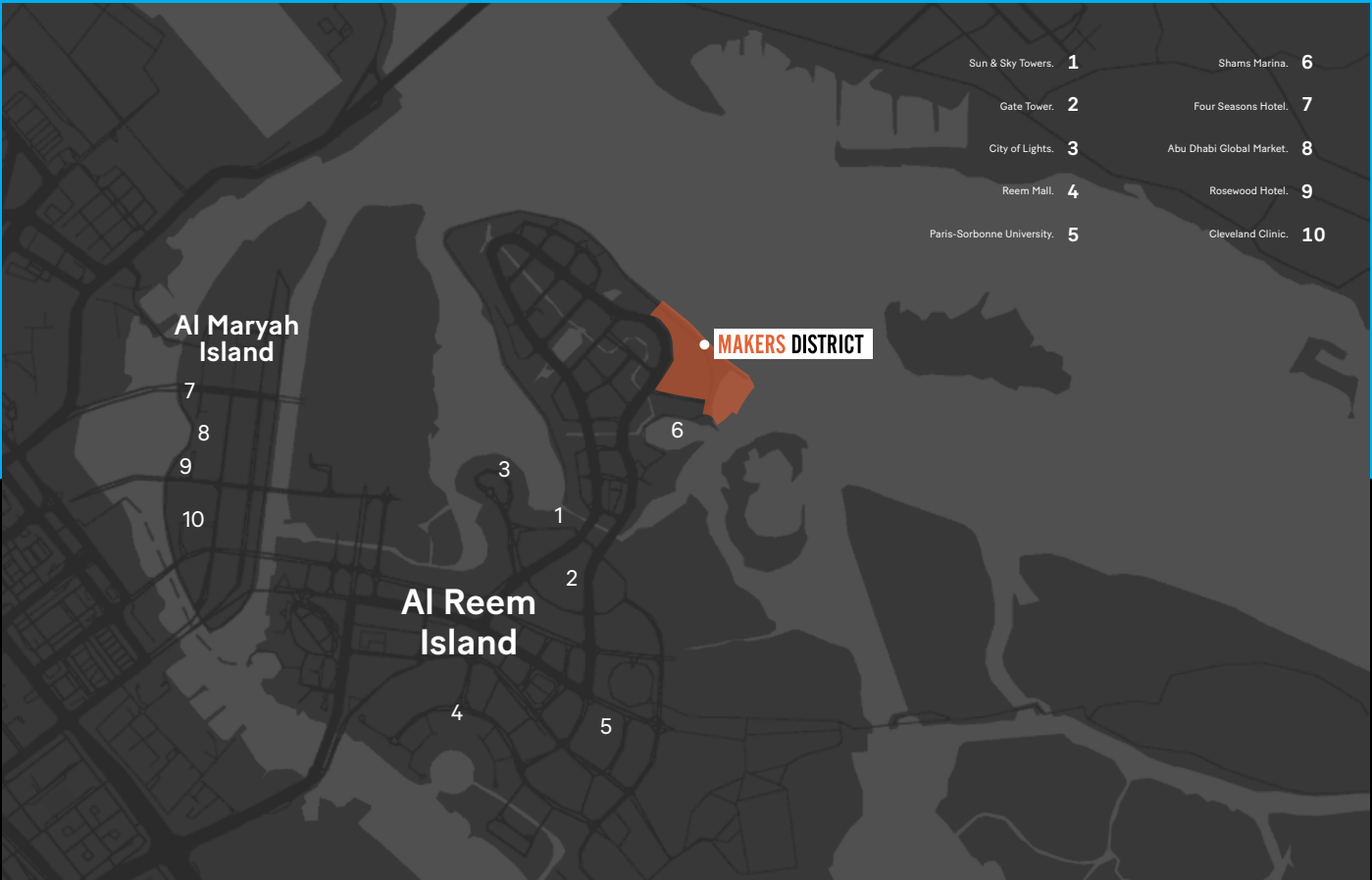
Experience
Forward Living.



Pixel is the first mixed-use community at Makers District, that offers its residents and visitors a unique space to enrich, collaborate and engage.

Designed as human-scale, the 7 mixed-use residential towers surrounded by quiet pocket gardens have been strategically arranged around a vibrant pedestrianized plaza. This plaza will include artisanal dining, offering homegrown restaurants and cafes, as well as co-working spaces, offices, shops and a signature water feature.

Pixel is the first and only residential community on Reem Island with beach access. Boasting a diverse selection of urban, modern-minimalist floorplans with studio 1, 2 and 3-bedroom units for sale.





Configuration

7 Mixed-use Residential Towers



Highest Building (Tower 4):
G+20



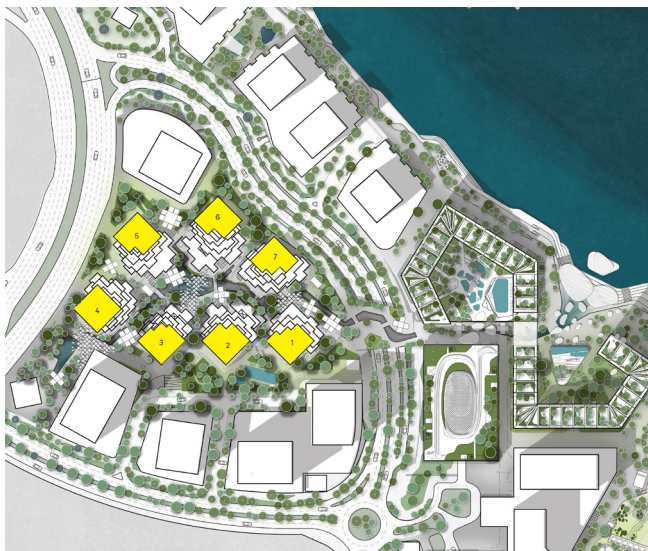
Pedestrian Plaza (Widest Point):
25m / 30m



Lowest Building (Tower 1):
G+10



Gross Floor Area:
85,000 sqm



Masterplan

The Masterplan includes 7 residential buildings flanking a highly active public central plaza.

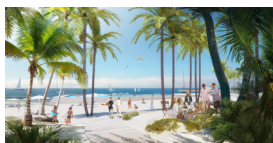
Cascading and intertwined private terraces spill down at lower levels over flexible retail and office space, driving home a human scale and sense of a true mixed use development and community. Pixelated architectural forms respond to the vibrant central hub of activity, contrasting with more uniform elevations and serene garden areas to the periphery.

- 525 residential apartments - Studio, 1, 2 and 3 bedroom units
- Studio Office Space starting from 50 sqm to 150 sqm
- Over 3,500 sqm of retail and F&B space

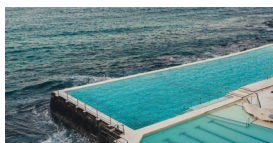
We have partnered with some of the world's best architects and designers in developing Pixel. MVRDV from Rotterdam, Netherlands, and award-winning architects BIG (Bjarke Ingels Group) from Copenhagen, Denmark.

Amenities within the project

Reem Island's first & only residential community with beach access



UAE's first sea pool (25m adult pool & a separate kids pool)



A pedestrian plaza with retail/f&b 4,500 sqm



An innovative landscaped public realm 12,000 sqm



Cutting edge office & co-working spaces 6,500 sqm



A fully equipped gym facility 600 sqm



A fully equipped medical centre



Kids creche 20 sqm



An enriching community centre



Early learning centre 800 sqm



Ownership

Freehold for GCC
Usufruct for Foreigners

Anticipated Completion Date

Q2 2021

Anticipated Service Charge

17 AED per square foot

Size Range per Unit Type

40–45m²

Studios

60–75m²

1 Bed

Most typical circa 60 m²

90–120m²

2 Beds

Most typical circa 60 m²

135–165m²

3 Beds

Most typical circa 60 m²



Location

5 mins	Drive to Repton British School and Paris Sorbonne
10 mins	Drive to Cleveland Clinic
15 mins	Drive to Cranleigh Abu Dhabi School and NYUAD
15 mins	Drive to Louvre Museum
15 mins	Drive to Corniche Beach
30 mins	Drive to Abu Dhabi International Airport

Parking

Basement Parking
2 Levels of parking dedicated to residents.

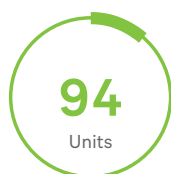
Total Number of Residential Units

525 Units across 7 towers.

Public Realm

12,000 sqm Innovative landscape public realm.

Percentage of Unit Types & Mix



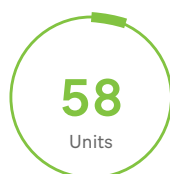
Studios



1 Beds



2 Beds



3 Beds



4 Beds Lower Floor
'Penthouses' (1%)

Starting Prices Per Unit

Studio
AED 619,777
45.67 SQM

1 Bedroom
AED 825,777
63.23 SQM

2 Bedroom
AED 1,245,777
124.38 SQM

3 Bedroom
AED 1,845,777
153.46 SQM

Payment Plan

5 Year Payment Plan



Signing SPA

5%



Until Construction Completion
(Over 4 Equal Semi-annual Instalments)

20%



On Construction
Completion (June 2021)

15%



Post Construction Completion
(Over 5 Equal Semi-annual Instalments)

60%

Documents needed to be able to purchase the property

For Emirati Nationals

- Family Book
- Valid Passport
- Valid Emirates ID

For other Nationalities

- Valid Passport
- Valid Emirates ID



Bank Details

TOWER 5&6 ESCROW ACCOUNT

Bank Name	First Abu Dhabi Bank
Bank Branch Name & Address	Abu Dhabi
Account Name	Pixel ESCROW
Account Number	7771221981121067
IBAN:	AE270357771221981121067
Swift Code	NBADAEAXXX

TOWER 1,2,3,4 & 7 ESCROW ACCOUNT

Bank Name	First Abu Dhabi Bank
Bank Branch Name & Address	Abu Dhabi
Account Name	Pixel 2 ESCROW
Account Number	7771221981121090
IBAN:	AE850357771221981121090
Swift Code	NBADAEAXXX

ADM REGISTRATION FEES

Bank Name	First Abu Dhabi Bank
Bank Branch Name & Address	Abu Dhabi
Account Name	IMKAN PROPERTIES LLC - PIXEL
Account Number	7771001981121027
IBAN:	AE460357771001981121027
Swift Code	NBADAEAXXX

Key Features

Mixed use

A dynamic development comprising of residential and commercial office spaces (grade A commercial office space and small makers space) with a focus on 'home-grown' retail and F&B.

Human Scale

Architecture and urban design which is articulated to respond to the human scale.

Public Realm

Landscaped spaces between the buildings to stimulate outdoor interactions.

Pedestrianised

An entirely walkable and accessible masterplan, where the pedestrian is put first.

Connected

Water transport drop off immediately next to the beach. Future LRT station with direct connectivity to the Makers District site, directly adjacent to Shams Marina.

Community

Urban design that features traditional courtyards, plazas, cascading terraces and balconies which are combined to promote a sense of sociability, community and belonging.

The Architects

MVRDV

MVRDV is a highly collaborative, research based architectural firm that create exemplary, outspoken buildings, urban plans and landscapes.

With over 150 architects, designers and urbanists, MVRDV develops projects in a multi-disciplinary, collaborative design process which involves rigorous technical and creative investigation. Their work has been exhibited and published worldwide and has received numerous international awards.

mvrdiv.nl

BIG

BIG is a Copenhagen, New York and London based group of architects, designers, urbanists, landscape professionals, interior and product designers, researchers and inventors. The office is currently involved in a large number of projects throughout Europe, North America, Asia and the Middle East. BIG's architecture emerges out of a careful analysis of how contemporary life constantly evolves and changes. Like a form of programmatic alchemy BIG creates architecture by mixing conventional ingredients such as living, leisure, working, parking and shopping. By hitting the fertile overlap between pragmatic and utopia, BIG finds the freedom to change the surface of our planet, to better fit contemporary life forms.

big.dk



I M K A N

IMKAN is more than just a real estate developer company; we are place-makers. From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects including residential, retail, hospitality and commercial, in various stages of development, that span over 30 million sqm across four continents. IMKAN is proud to pioneer a research-led approach which explores the social behaviors, habits, and unique characteristics of the members of our communities, and results in the creation of soulful places that enrich people's lives.

Disclaimer:
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