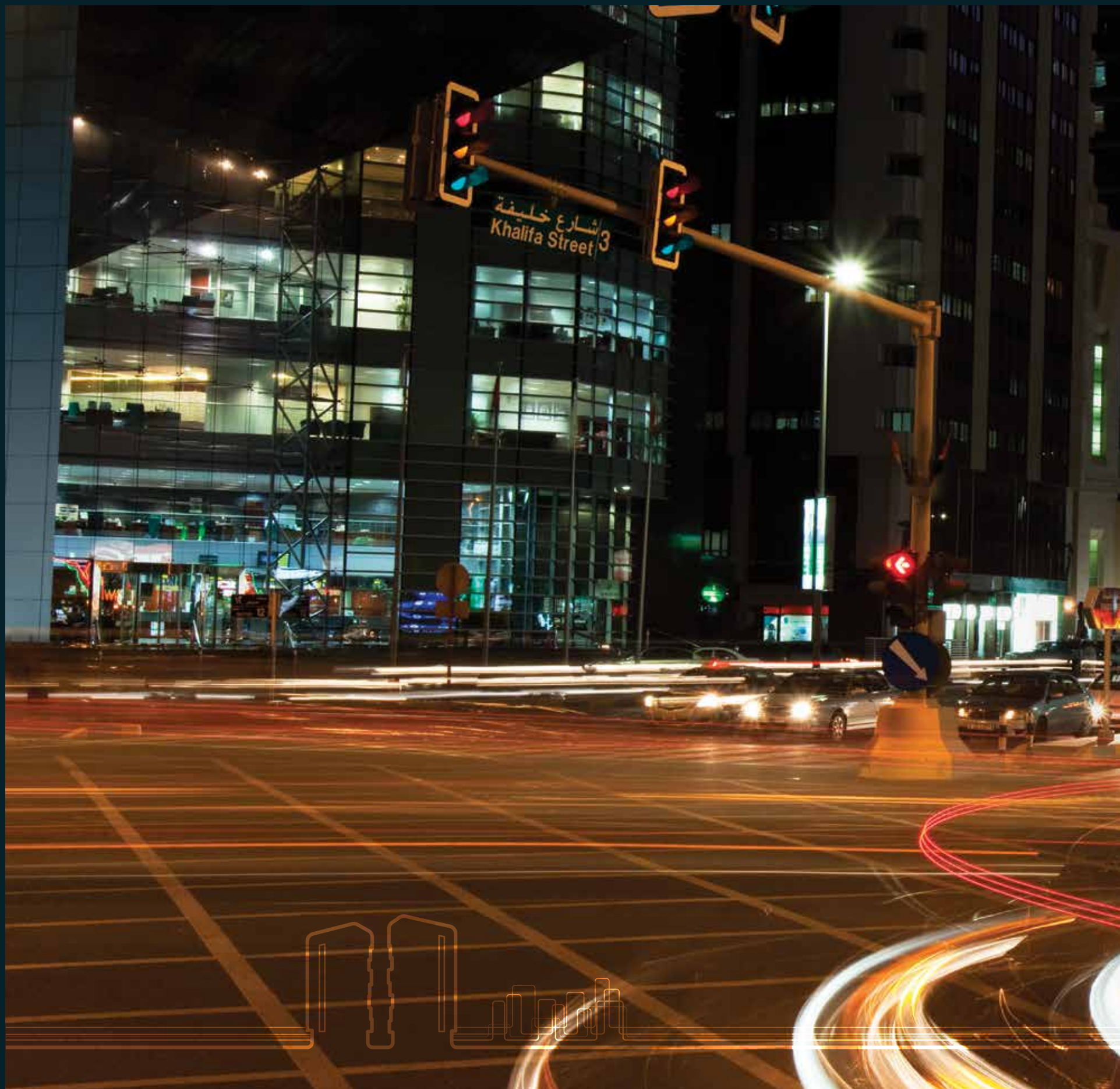


MEERA

Shams Abu Dhabi





A nighttime photograph of a city street in Abu Dhabi. The foreground is dominated by long-exposure light trails from cars, creating streaks of white and red light. In the background, tall buildings are visible, some with lights on, and a construction crane is visible against the dark sky. A traffic light on the right side of the frame is illuminated with a red light.

ABU DHABI 2030

A Visionary City

Plan Abu Dhabi 2030 sets out the developmental steps that will propel Abu Dhabi forward to become the most desirable place to live and to do business in the Middle East. Abu Dhabi has proved time and again that it is an emirate with a bold vision and an extraordinary capacity to deliver results.

Plan Abu Dhabi 2030 is an extension of this heritage and Aldar is one of the key driving forces behind it. Aldar is one of the largest and most respected developers in the UAE, with a very clear vision of the role it has to play in the development of Abu Dhabi's future and a commitment to preserve its valuable heritage for future generations.





ABOUT ALDAR

Since its inception in 2005, ALDAR properties has spearheaded numerous dynamic urban schemes for Abu Dhabi, creating world-class real estate developments across the emirate and announcing projects worth more than \$US70 billion. As part of its vision for the future, ALDAR aims to establish Abu Dhabi as the United Arab Emirates' most progressive and inventive real estate market by creating a unique and prestigious portfolio of properties.

Whilst dedicating itself to achieving new standards of innovation, excellence and value in urban design and sustainable development, one of ALDAR's key responsibilities is to recognize the needs of a modern, growing city whilst maintaining a strong awareness of important environmental issues.

With substantial financial resources, strong governmental support and over 400 highly trained staff, ALDAR is well placed to undertake large scale, market-driven projects and, in doing so, drive the emirate's property market into the future. ALDAR's office leasing team has over 50 years' combined experience in designing and leasing international grade A office buildings and will therefore deliver the very best office buildings to the Abu Dhabi market.



An aerial night-time photograph of the Shams Abu Dhabi development. The image shows a large, modern building with a distinctive facade of illuminated, rectangular panels. To the right, a large, dark, curved structure, likely the Shams Marina, is visible. The foreground features a wide, multi-lane road with a median strip planted with palm trees and other vegetation. Pedestrian walkways and small landscaped areas are also visible. The overall scene is illuminated by city lights, creating a vibrant and modern atmosphere.

SHAMS ABU DHABI

Shams Abu Dhabi is a rich and diverse place that offers the people of Abu Dhabi a definitive capital style.

Nestled between the landmarks of Saadiyat Island, Abu Dhabi Island and Yas Island, Shams Abu Dhabi radiates rich city living, bridging the gap between old and new. This new contemporary centre of Abu Dhabi will support a multitude of lifestyles by offering vibrant neighbourhoods, residential towers, high class retail and the stunning Shams Marina. It is also ideally positioned near to the Cleveland Clinic, the Sorbonne University, Repton School, Abu Dhabi Capital Markets and the capital's newest lifestyle and business hub, Al Mariyah Island.

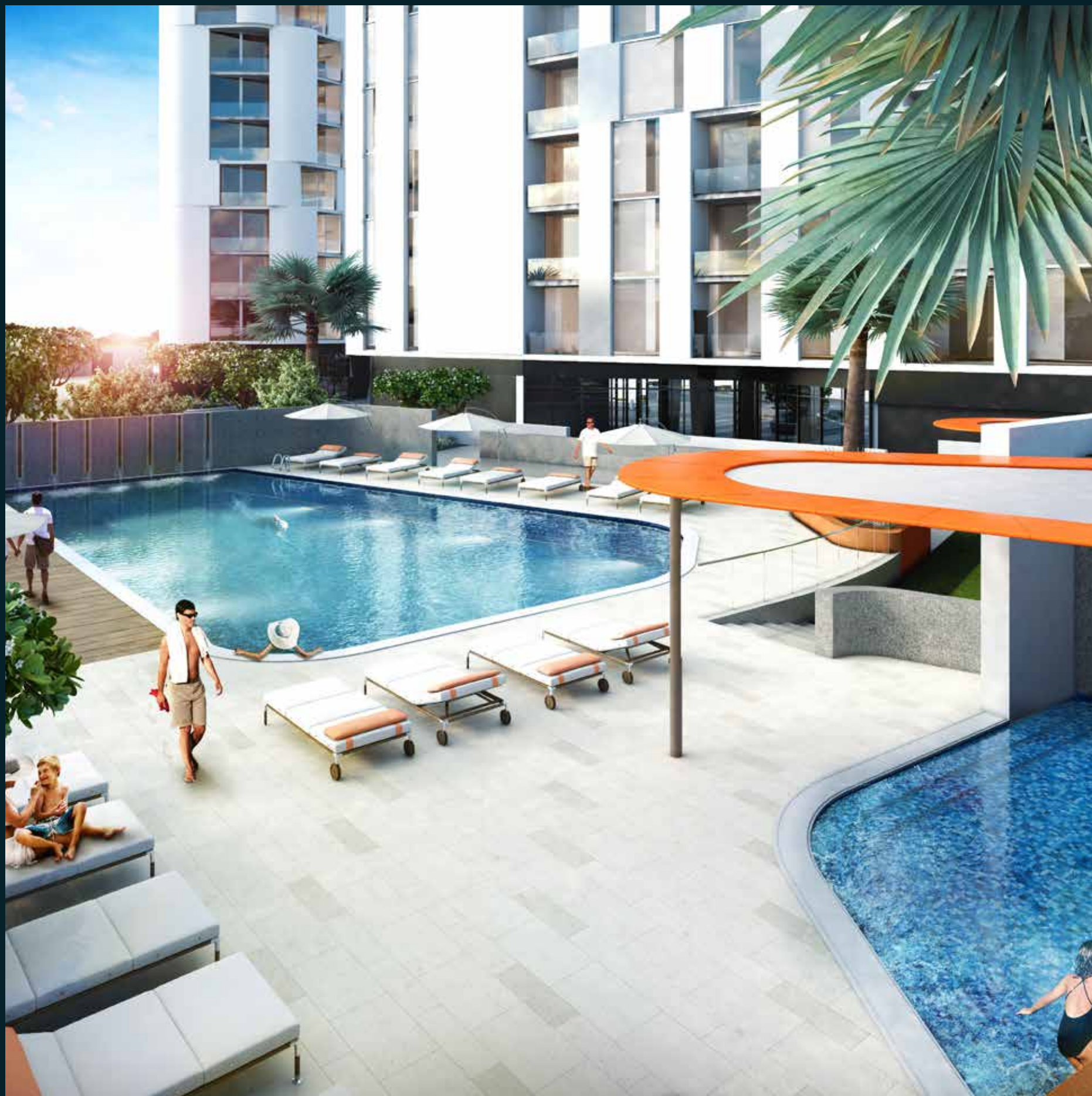


MEERA

AT SHAMS ABU DHABI.

Meera provides a fresh new way of living in the capital. The two towers offer a blend of contemporary style and bespoke living in a range of modern apartments, spread over 25 storeys. Spectacular views over the parks, Reem Island and the wider cityscape flood through large windows, making this one of the most attractive and affordable residential addresses in Abu Dhabi.

From the 400 plus units, ranging from 71m² to 125 m², owners may personalise their homes with light or dark finishes. The carefully considered design of the building creates distinct spaces to suit the various needs of residents, with the inclusion of convenient underground parking.



FACILITIES

AT MEERA.

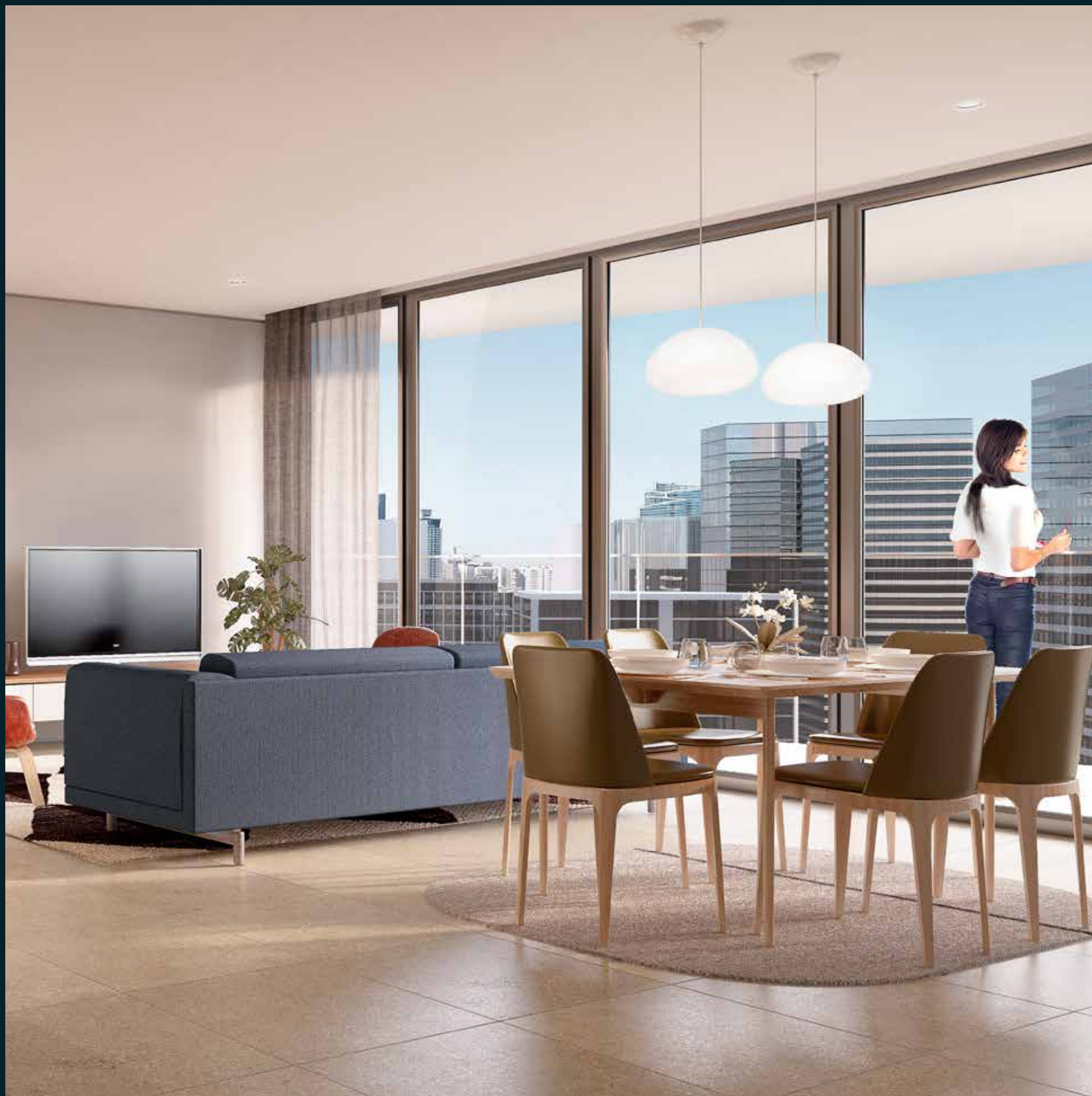
A sanctuary within the city, Meera will be surrounded by landscaped gardens with shaded walkways and areas to rest and play. The towers will enjoy well developed infrastructure with a hospital, fire station and convenient petrol station. For exceptional leisure time, just beyond the grounds will be the brand new Shams Marina, alive with bustling shops, cafés, a Beach Club, Yacht Club and luxury hotel with an array of fashionable restaurants and bars.

The neighbourhood is further enhanced by the award-winning Shams Gate development, the gateway to the greater district of Shams Abu Dhabi. Among its landmark buildings is The Arc – an innovative multipurpose development – and Gate Towers capped by an iconic penthouse bridge. A podium linking to the impressive Sky Tower and Sun Tower features Boutik, an upmarket shopping mall as well as a range of health and leisure facilities.

The wider Al Reem Island offers even more for an urban lifestyle, in close proximity to the Sorbonne University and Cleveland Clinic, as well as a wide selection of entertainment and shopping opportunities and six kilometres of nature walks, carefully created along the island's coastline.







FACILITIES

FOR YOUR COMFORT AND CONVENIENCE.

There are 25 levels of residential space at Meera comprising of more than 400 residential units featuring a choice of one, two and three-bedroom apartments with exceptional views.

Quality amenities abound at Meera, including children's play area and pool, swimming pool, community room for parties and events and extensive basement parking.

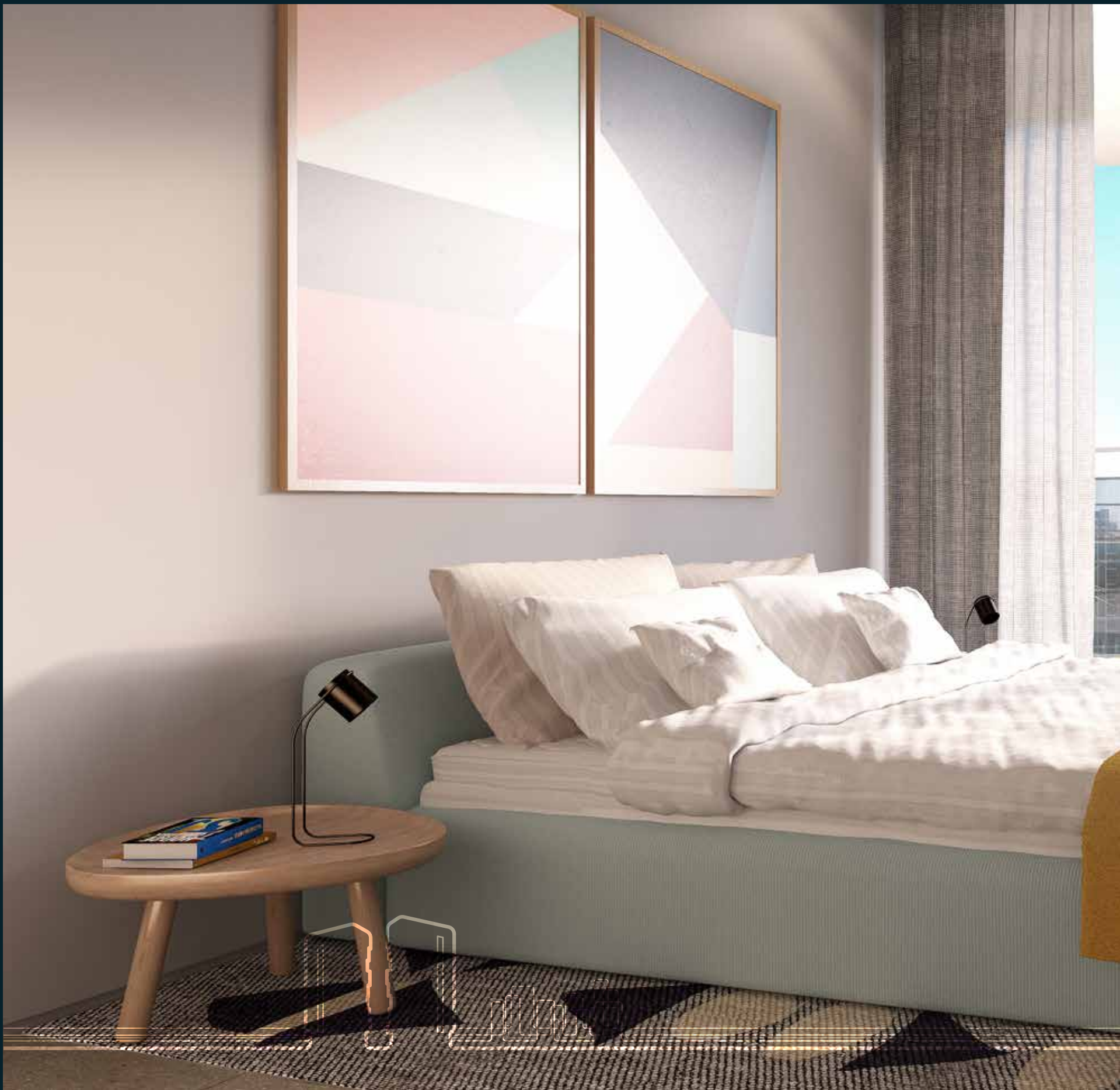
The enticing array of nearby shopping, hotel and dining options will provide the ideal living environment for singles, couples and small families - with the added advantage of Abu Dhabi's finest attractions easily accessed by one of four bridges connecting the island.

The finishes in the communal areas and bathrooms will complement your interior design and fit-out.



FEATURES

- Exceptional Common Areas
- Spacious Lobby Area
- Extensive covered parking
- High Speed Lifts
- Advanced HVAC Systems
- Building & Facilities management
- IBMS Security







IDEALLY POSITIONED

Meera occupies a prime location to the north of Al Reem Island with easy access Abu Dhabi City.

- 20 minutes from Yas Mall
- 20 minutes from Abu Dhabi International Airport
- 10 minutes from the Corniche
- 8 minutes from Abu Dhabi Capital Markets
- 5 minutes from BOUTIK Shopping Mall
- Walking distance to Public Beach





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