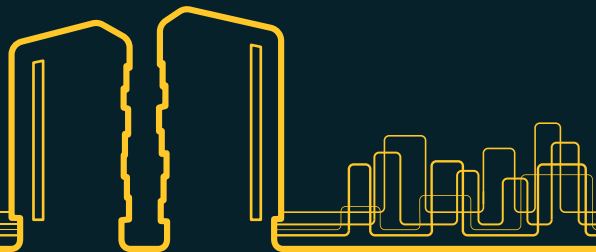
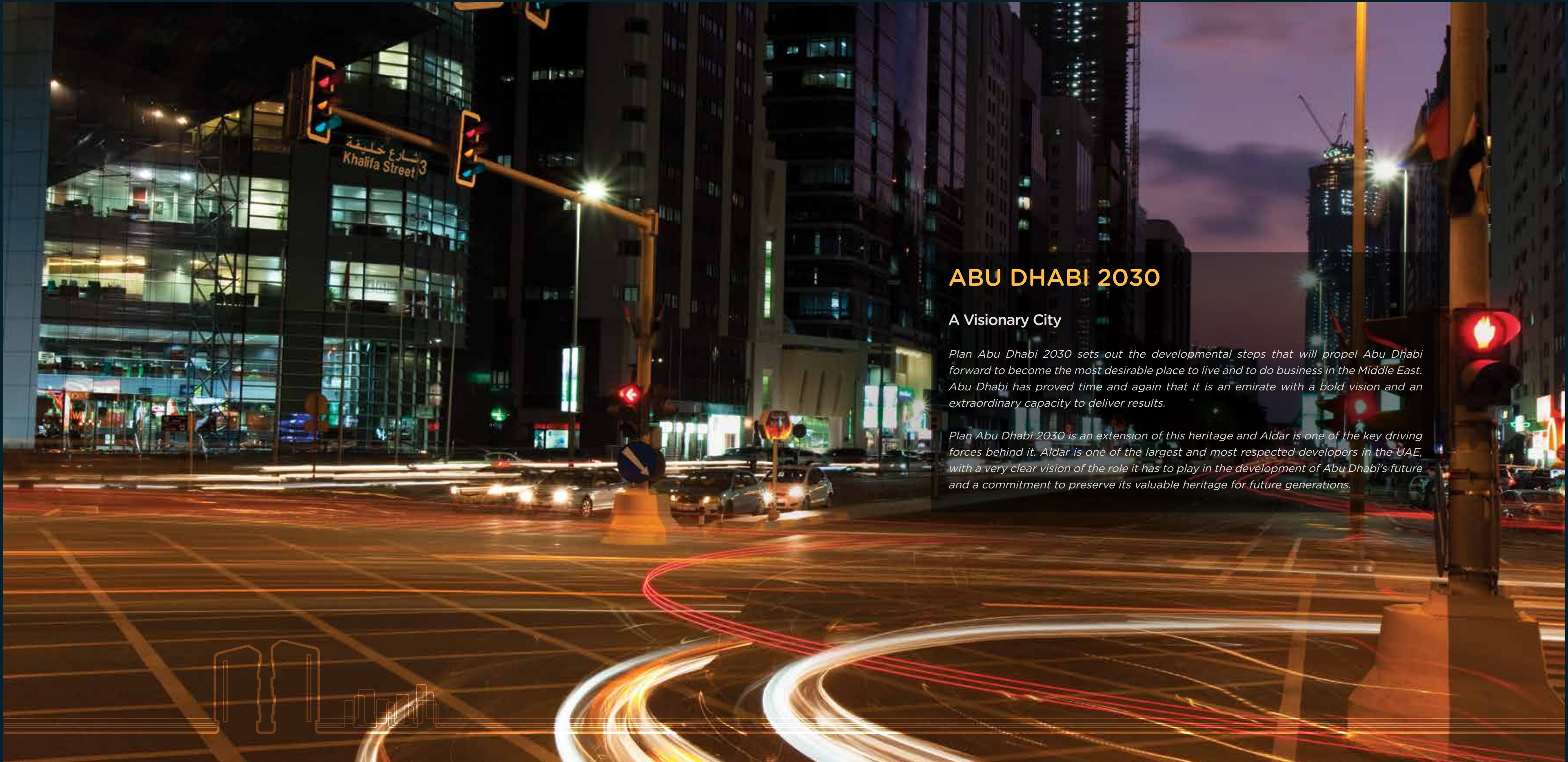


MEERA





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.

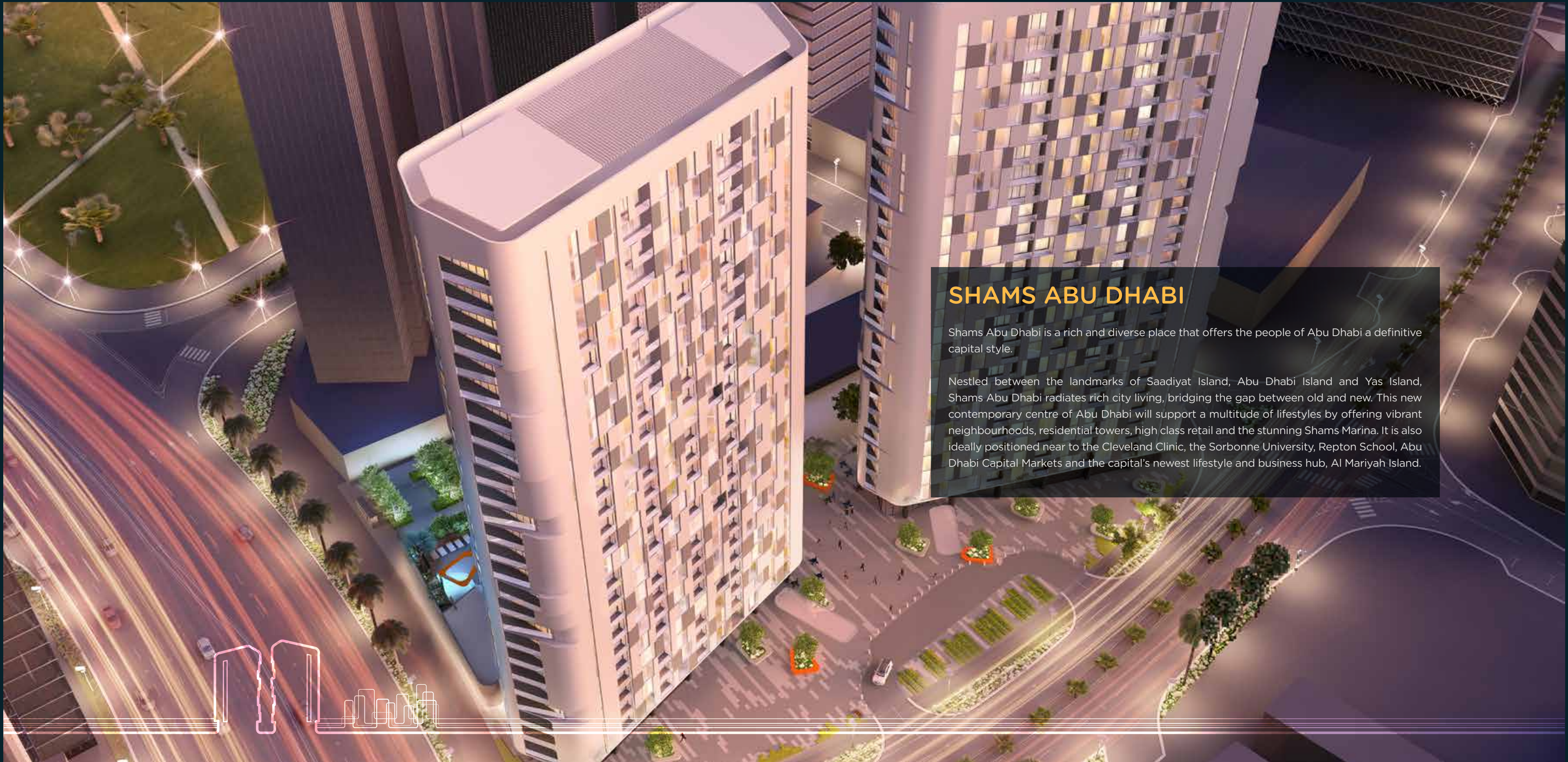


ABOUT ALDAR

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.



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 26 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 408 units, ranging from 63 m² to 166 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.



COMMUNITY

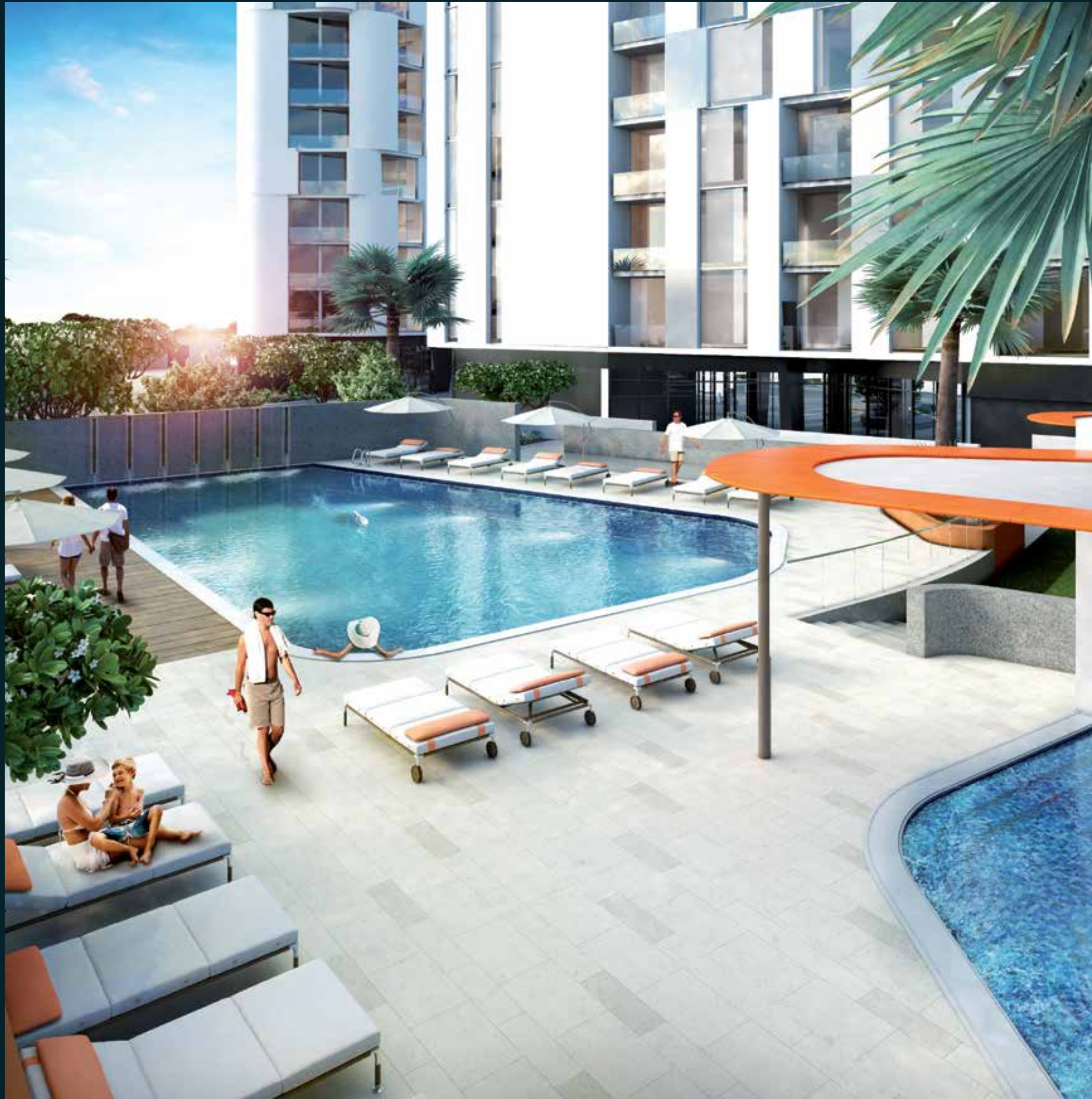
AT MEERA

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, beach club and a 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 Abu Dhabi Global Markets, 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 26 levels of residential space at Meera comprising of 408 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.

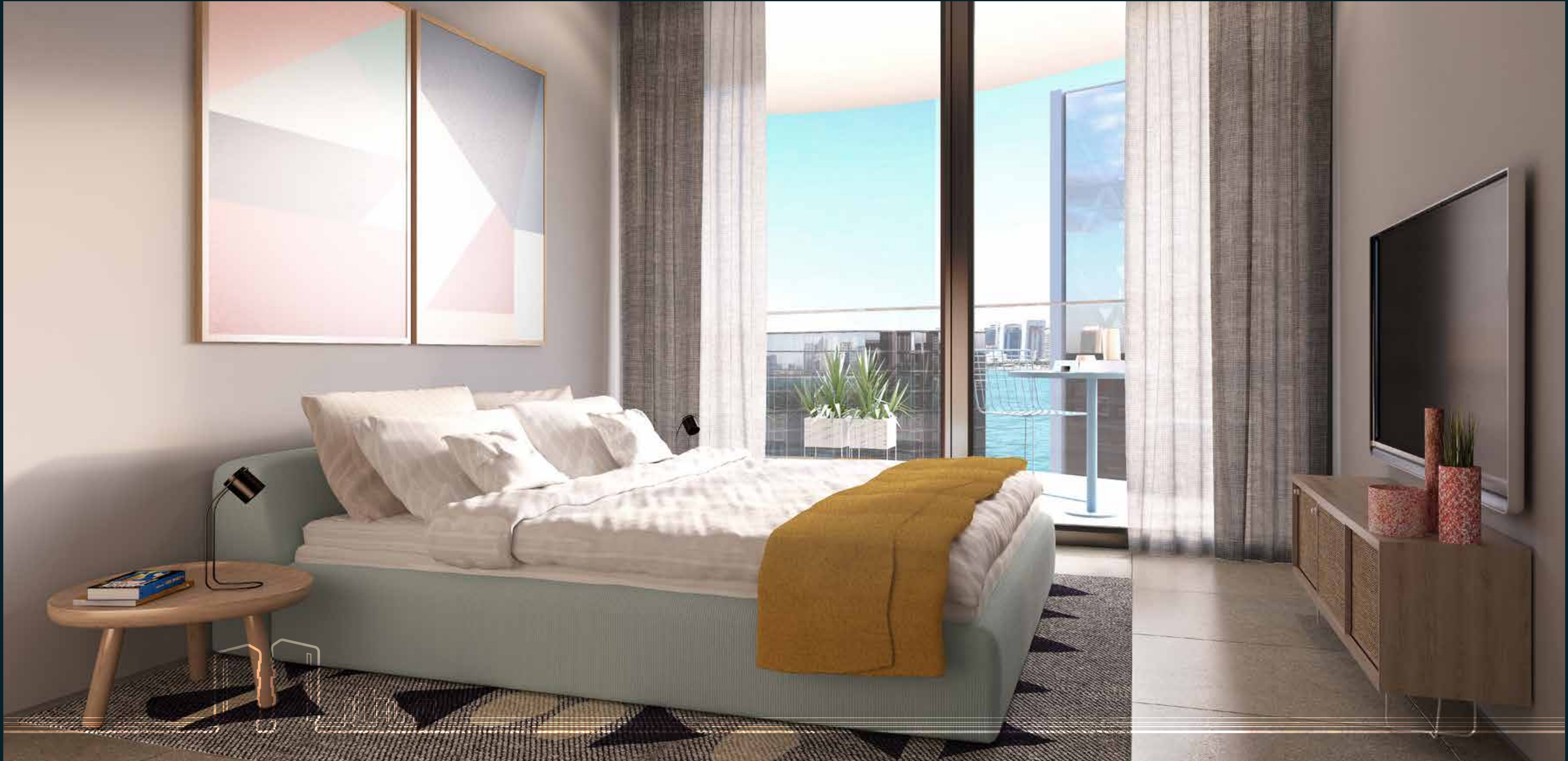
The enticing array of nearby shopping, hotel and dining options will provide the ideal living environment for singles, couples and small families – with the added advantage of Abu Dhabi's finest attractions easily accessed by one of four bridges connecting the island.

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 to Abu Dhabi City

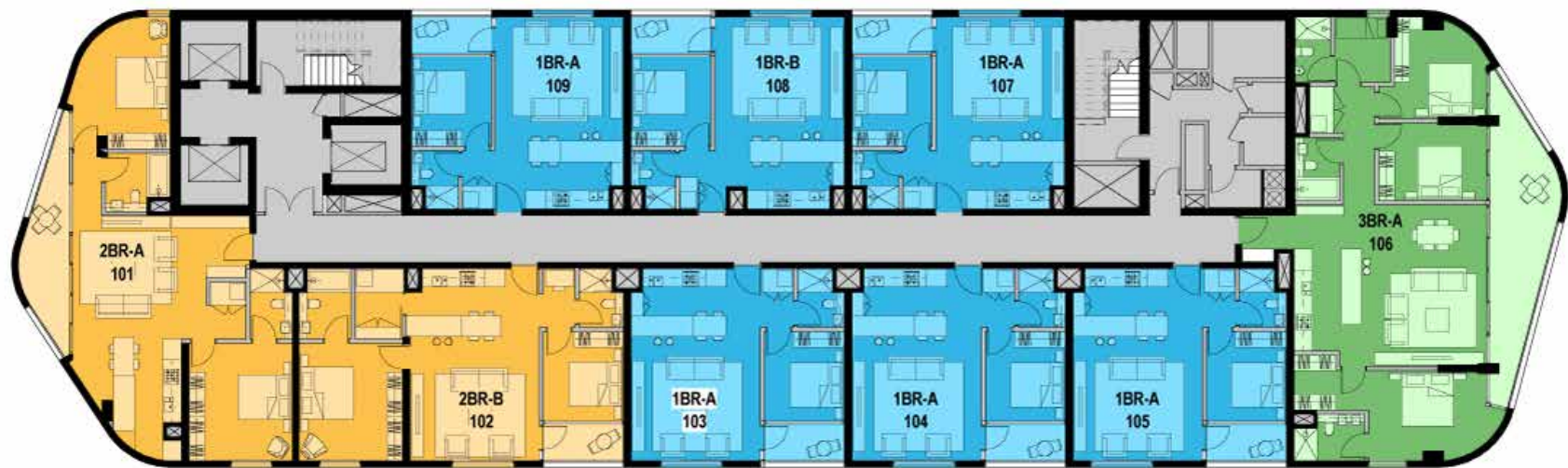
- 20 minutes from Yas Mall
- 20 minutes from Abu Dhabi International Airport
- 10 minutes from the Corniche
- 8 minutes from Abu Dhabi Global Markets
- 5 minutes from BOUTIK Shopping Mall
- Walking distance to Public Beach

FLOOR PLANS

FLOOR TYPE 01
BUILDING 1 - EAST



FLOOR TYPE 01
BUILDING 2 - WEST



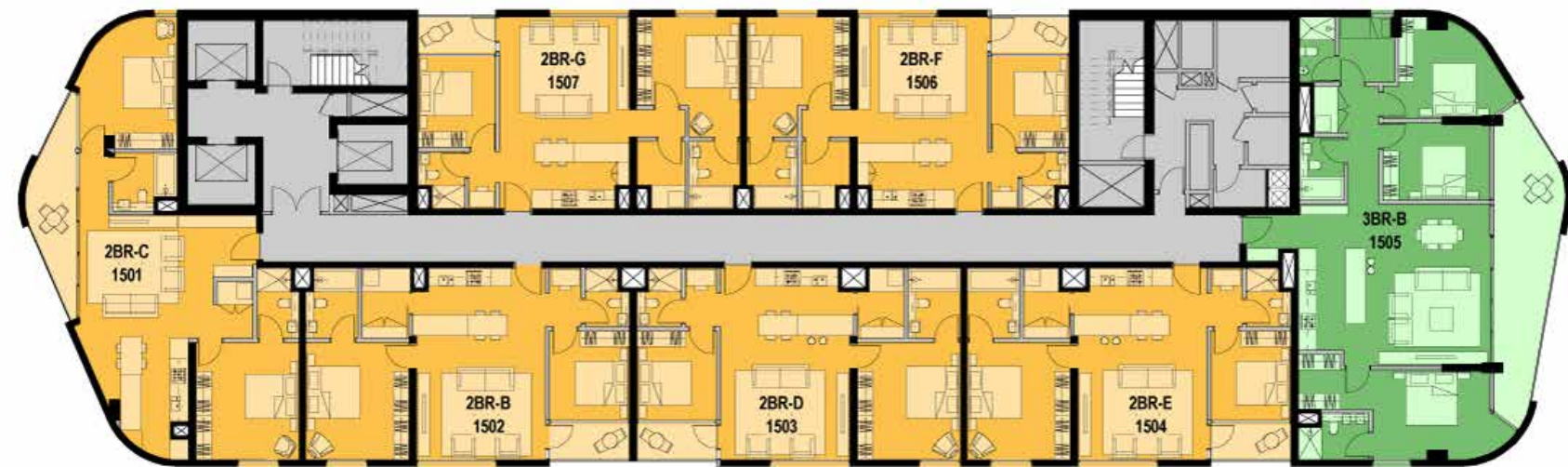
* Layout is indicative of spatial features.

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FLOOR TYPE 02
BUILDING 1 - EAST



FLOOR TYPE 02
BUILDING 2 - WEST



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FLOOR TYPE 03
BUILDING 1 - EAST



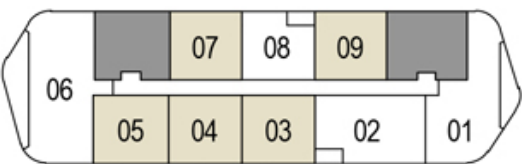
FLOOR TYPE 03
BUILDING 2 - WEST



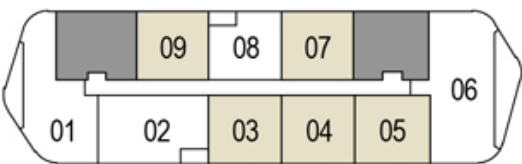
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1 BEDROOM
1 BR-A



BUILDING 1 - FLOOR TYPE 01



BUILDING 2 - FLOOR TYPE 01

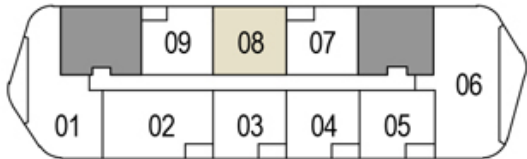
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1 BEDROOM
1 BR-B



BUILDING 1 - FLOOR TYPE 01

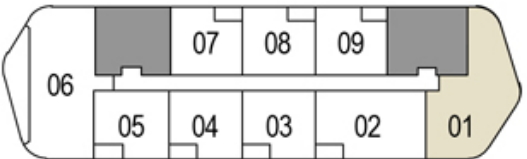


BUILDING 2 - FLOOR TYPE 01

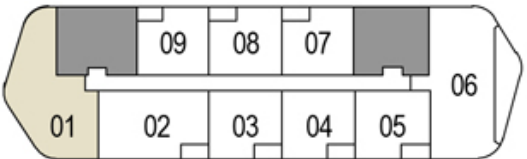
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2 BEDROOMS
2 BR-A



BUILDING 1 - FLOOR TYPE 01

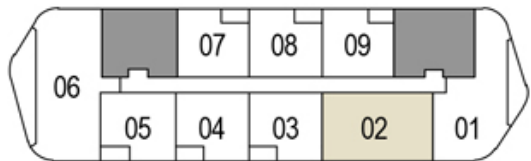


BUILDING 2 - FLOOR TYPE 01

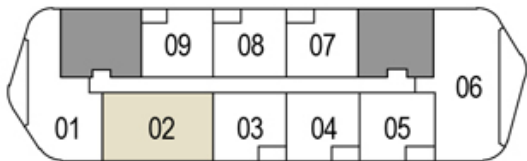
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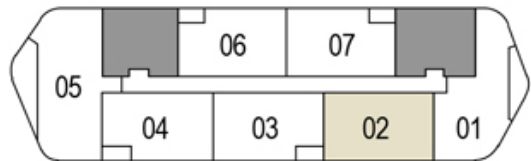
2 BEDROOMS
2 BR-B



BUILDING 1 - FLOOR TYPE 01



BUILDING 2 - FLOOR TYPE 01



BUILDING 1 - FLOOR TYPE 02



BUILDING 2 - FLOOR TYPE 02

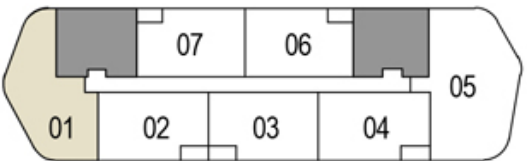
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2 BEDROOMS
2 BR-C



BUILDING 1 - FLOOR TYPE 02



BUILDING 2 - FLOOR TYPE 02

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2 BEDROOMS
2 BR-D



BUILDING 1 - FLOOR TYPE 02



BUILDING 2 - FLOOR TYPE 02

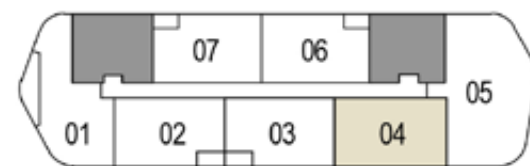
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2 BEDROOMS
2 BR-E



BUILDING 1 - FLOOR TYPE 02

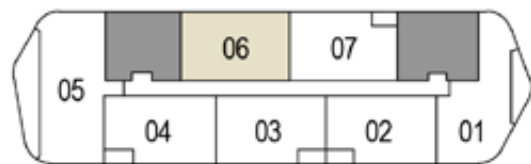


BUILDING 2 - FLOOR TYPE 02

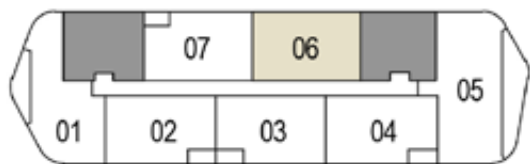
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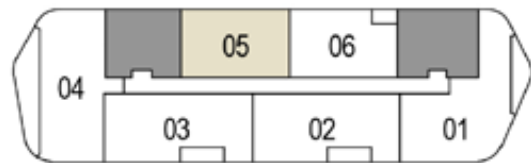
2 BEDROOMS
2 BR-F



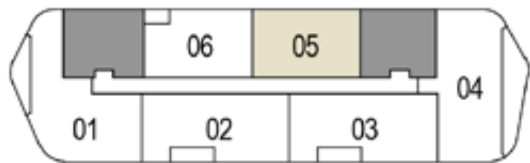
BUILDING 1 - FLOOR TYPE 02



BUILDING 2 - FLOOR TYPE 02



BUILDING 1 - FLOOR TYPE 03

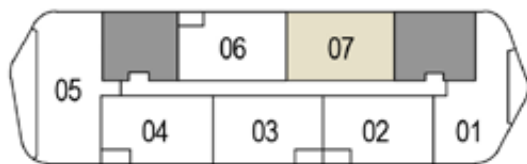


BUILDING 2 - FLOOR TYPE 03

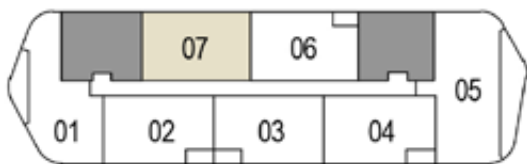
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2 BEDROOMS
2 BR-G



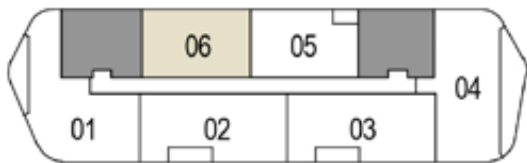
BUILDING 1 - FLOOR TYPE 02



BUILDING 2 - FLOOR TYPE 02



BUILDING 1 - FLOOR TYPE 03



BUILDING 2 - FLOOR TYPE 03

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3 BEDROOMS
3 BR-A



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3 BEDROOMS
3 BR-B



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3 BEDROOMS
3 BR-C



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3 BEDROOMS
3 BR-D

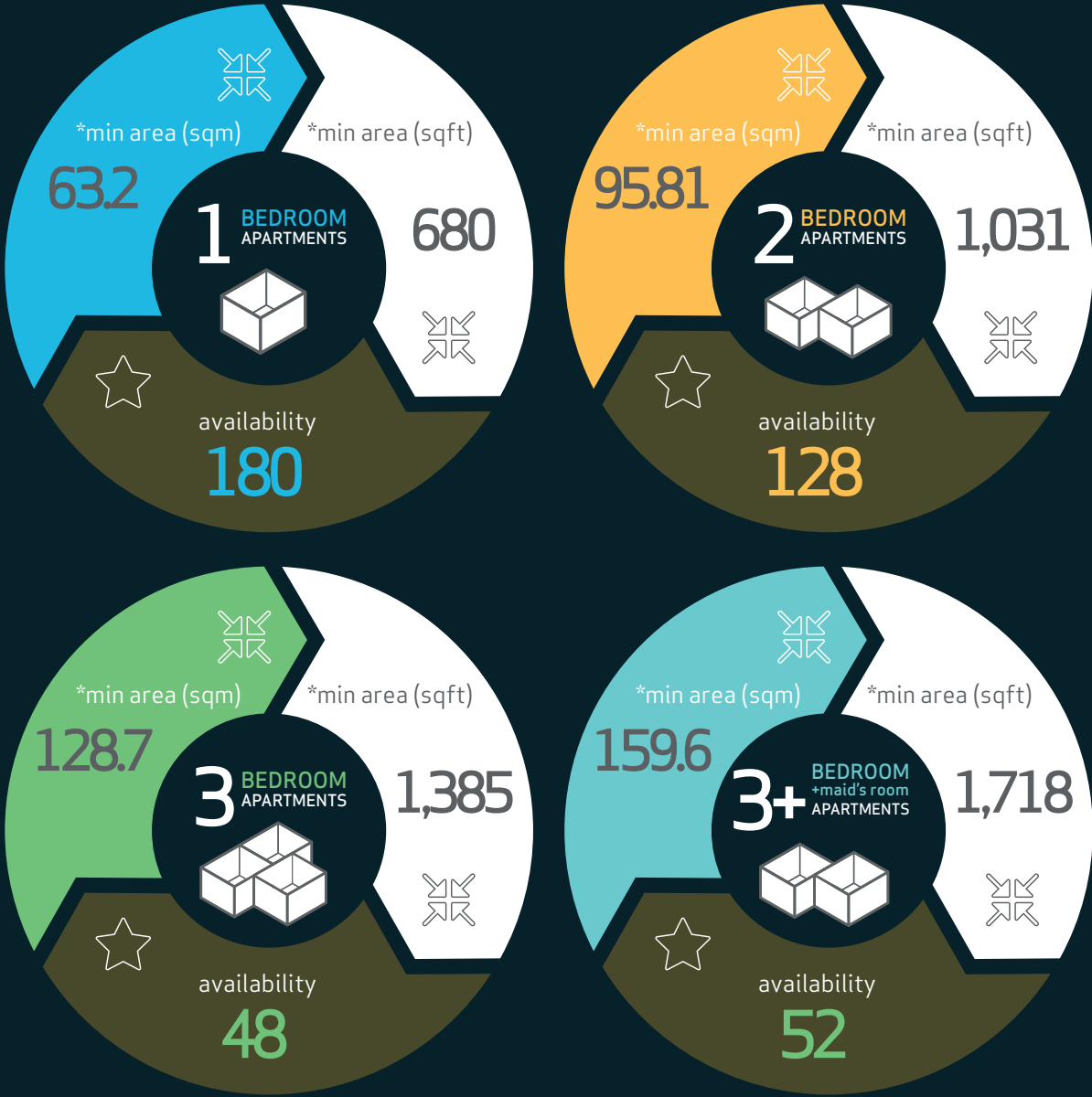


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INFOGRAPHICS

INVENTORY

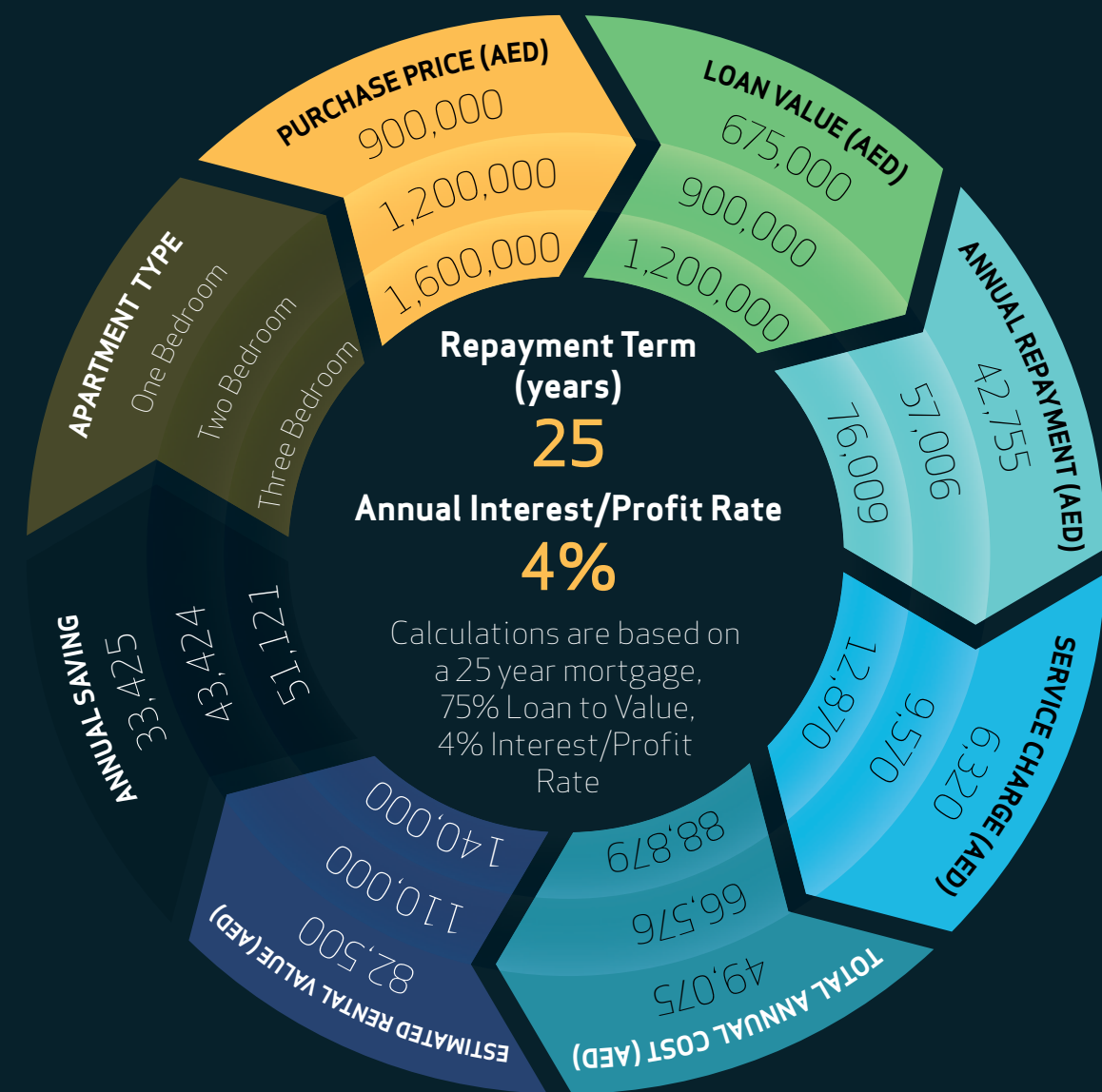


DETAILED

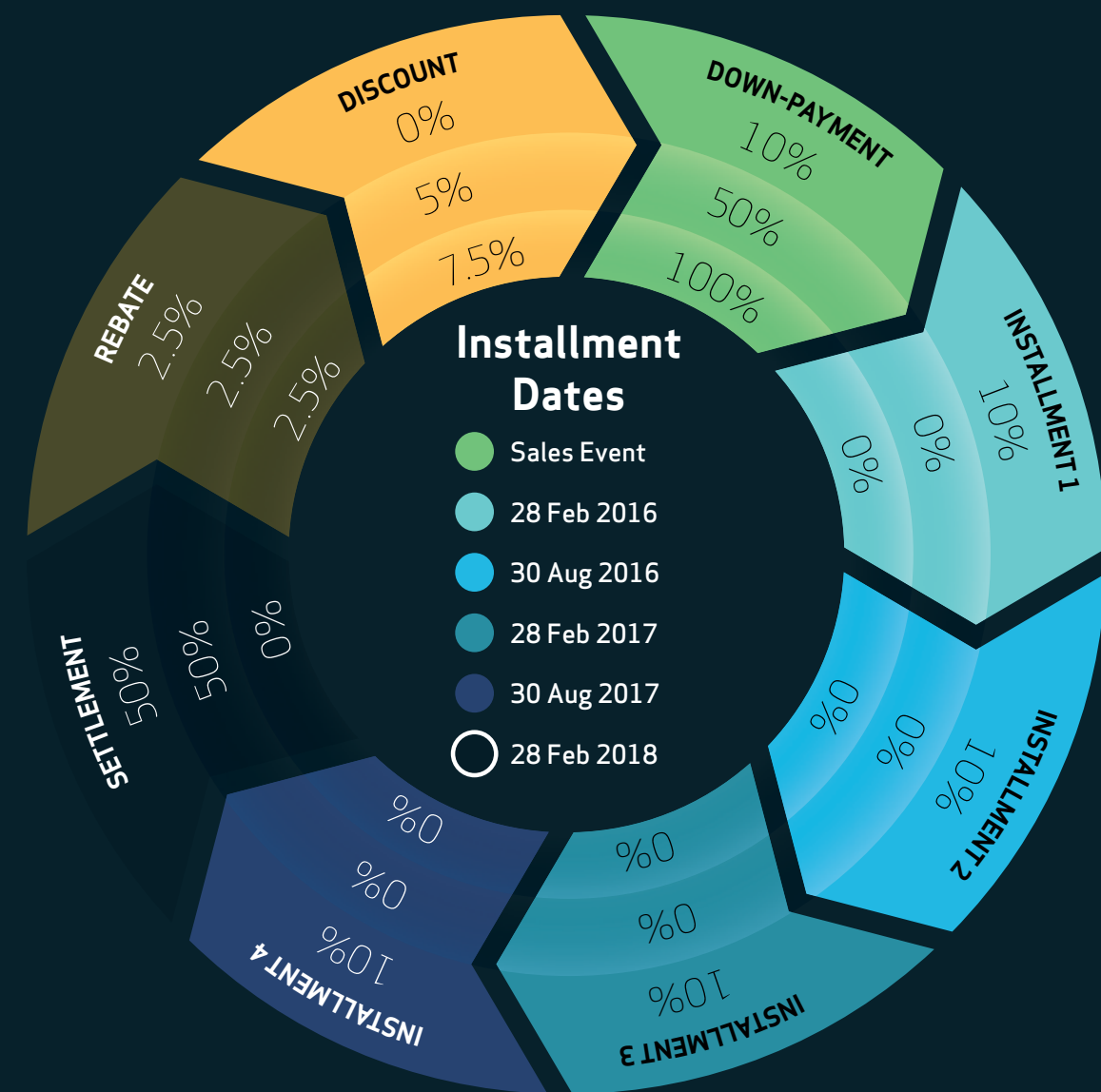
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS

CODE	AVAILABILITY	INTERNAL AREA (sqm)	EXTERNAL AREA (sqm)	TOTAL AREA (sqm)	MAIDROOM	BATHROOM	PARKING
1BR-A	150	59.50	4.44	63.94	No	1	1
1BR-B	30	58.80	4.40	63.20	No	1	1
2BR-A	30	106.60	12.40	119.00	No	2	1
2BR-B	36	92.20	4.40	96.60	No	2	1
2BR-C	6	106.30	11.50	117.80	No	2	1
2BR-D	6	92.00	4.40	96.40	No	2	1
2BR-E	6	92.10	4.40	96.50	No	2	1
2BR-F	22	91.50	4.38	95.88	No	2	1
2BR-G	22	91.43	4.38	95.81	No	2	1
3BR-A	30	136.00	23.60	159.60	Yes	3	1
3BR-B	22	137.97	26.10	164.07	Yes	3	1
3BR-C	16	138.90	11.60	150.50	No	3	1
3BR-D	32	121.30	7.40	128.70	No	3	1

AFFORDABILITY



PAYMENT PLAN



INSTALLMENT CALCULATOR



050 752 2578

enquiry@fcprop.net

02 445 5574

www.fcprop.net

FIRST
CHOICE PROPERTIES LLC

