

FIRST
CHOICE PROPERTIES LLC

الريمان ALREEMAN

RESIDENTIAL APARTMENT PLOTS





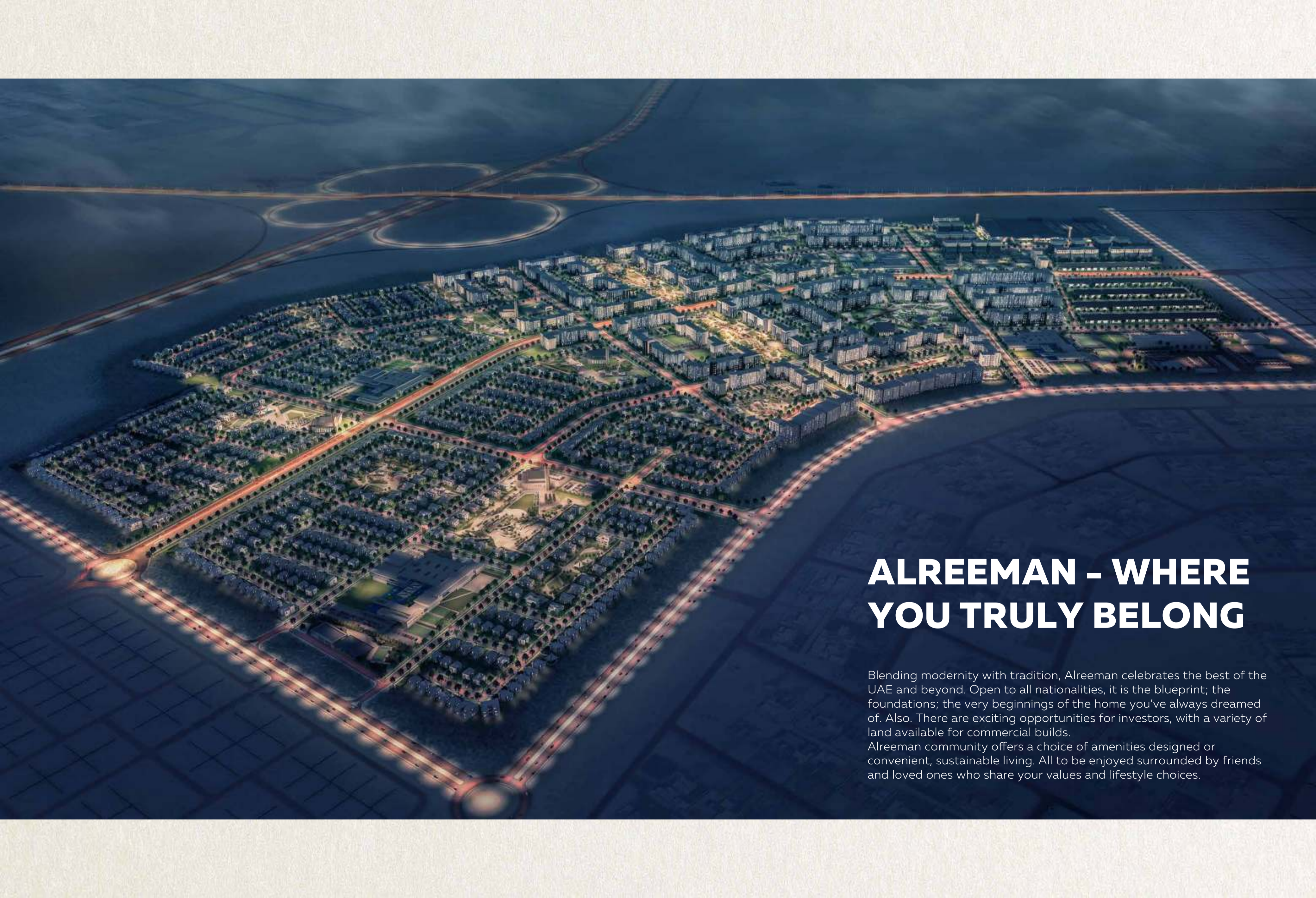
ALDAR PROPERTIES

We are one of the most trusted and recognised real estate lifestyle developers in the UAE. Our goal isn't simply to build properties. We strive to shape communities that people love to live in. Communities that become homes, brimming with life and everything we love. Because home isn't just a place, it's a feeling and that's what we promise to deliver to you every day.



LOCATION

Just off the highway, the Al Shamkha neighbourhood is the perfect base for a calm, convenient and contemporary lifestyle. It offers easy access to the bright lights and bustle of Abu Dhabi, thanks to a convenient network of roads (Al Mafraq, Al Ain, Mohammed Bin Rashid Street and Suwaihan). The drive to Abu Dhabi International Airport is also swift and scenic, so whether you're travelling for business or pleasure, you'll arrive at your terminal in a matter of minutes.



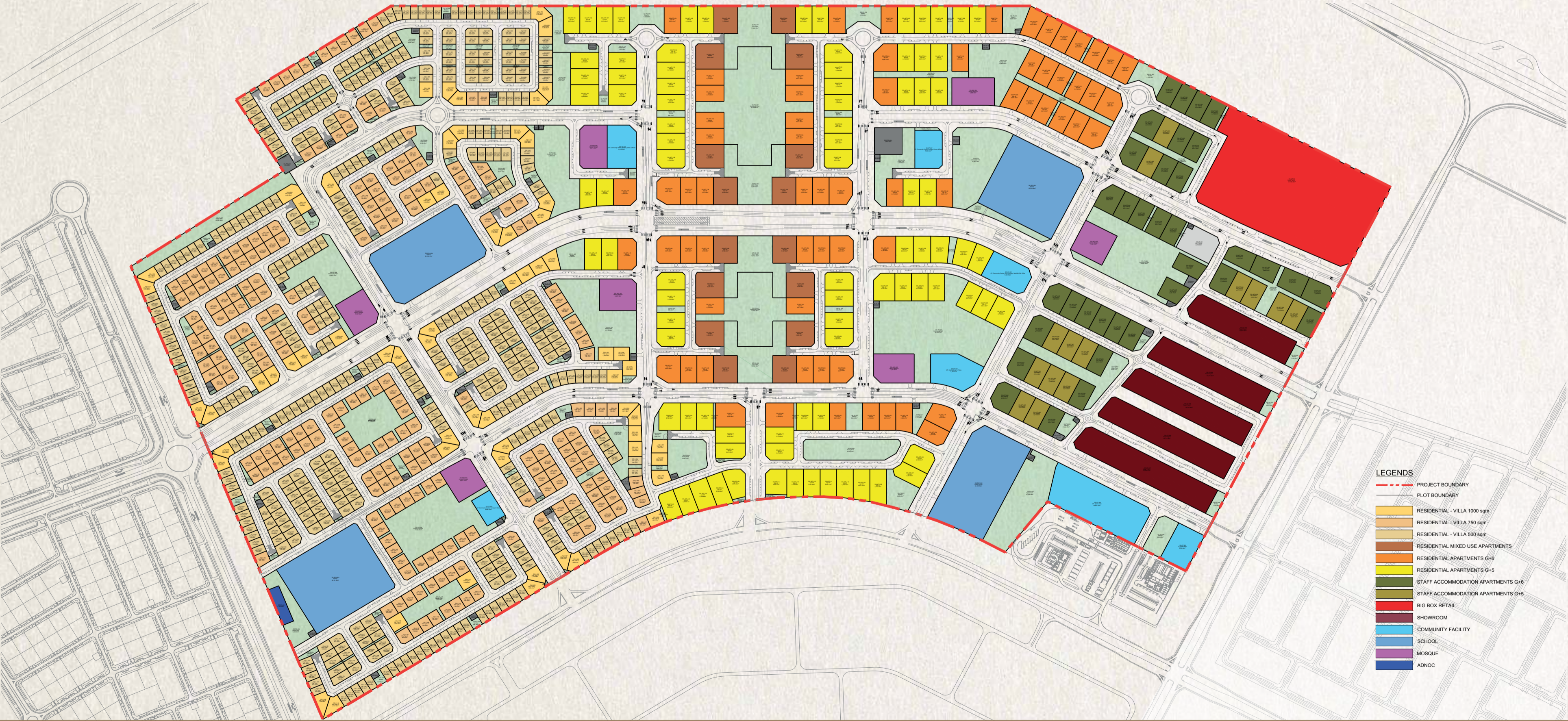
ALREEMAN - WHERE YOU TRULY BELONG

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. Also. There are exciting opportunities for investors, with a variety 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.

APARTMENT BUILDINGS - LAND SALES

Alreeman offers a great opportunity to invest within a master-planned apartment neighbourhood with central community facilities and dedicated parks.
A range of apartment plot sizes offering flexible mid-rise building design.
The compactness of the plot ensures optimum design efficiency.



APARTMENT BUILDING POSSIBLE DESIGNS

Some compatible examples with Alreeman vision



COMPREHENSIVE COMMUNITY FACILITIES ON YOUR DOORSTEP

A range of diverse community facilities distributed
throughout the development – all within walking distance



INTRODUCTION

- Ready enabled land for construction
- Post handover payment plan
- Investment zone for all nationalities
- Ability to build low rise building
- Affordable prices & attractive returns
- Ability to sell apartments upon completion

PLOT OVERVIEW			
Type	A	B	C
GFA (Gross floor area)	4,500	5,300	7,000
No of units	47	55	68
No of floors	G+5	G+6	G+7





UNIQUE SELLING POINTS

- Affordable apartment plots starting from only AED 4.69 million with a 10% down payment and an easy payment plan.
- Investment zone status open for both UAE and international investors (all nationalities).
- First opportunity to invest in Al Shamkha area for international investors.
- Opportunity for significant investment yields.
- GFA ranges from 4,500 to 7,000 sqm gross floor area, with allowable heights ranging from G+5 to G+7.
- First investment zone in Abu Dhabi targeting low to mid income developments.
- Integrated master planned community, providing residents with all amenities, including schools, retail and mosque.
- 10 minutes from Abu Dhabi Airport and other major employment nodes.
- Apartment plots with surface parking is permitted, basement parking is not mandatory.
- Plots fully-serviced by all infrastructure and public realm.
- No district cooling and ample community services.



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, Mafraq 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 apartment buildings within flexible design guidelines.

ALREEMAN PLOT TYPES

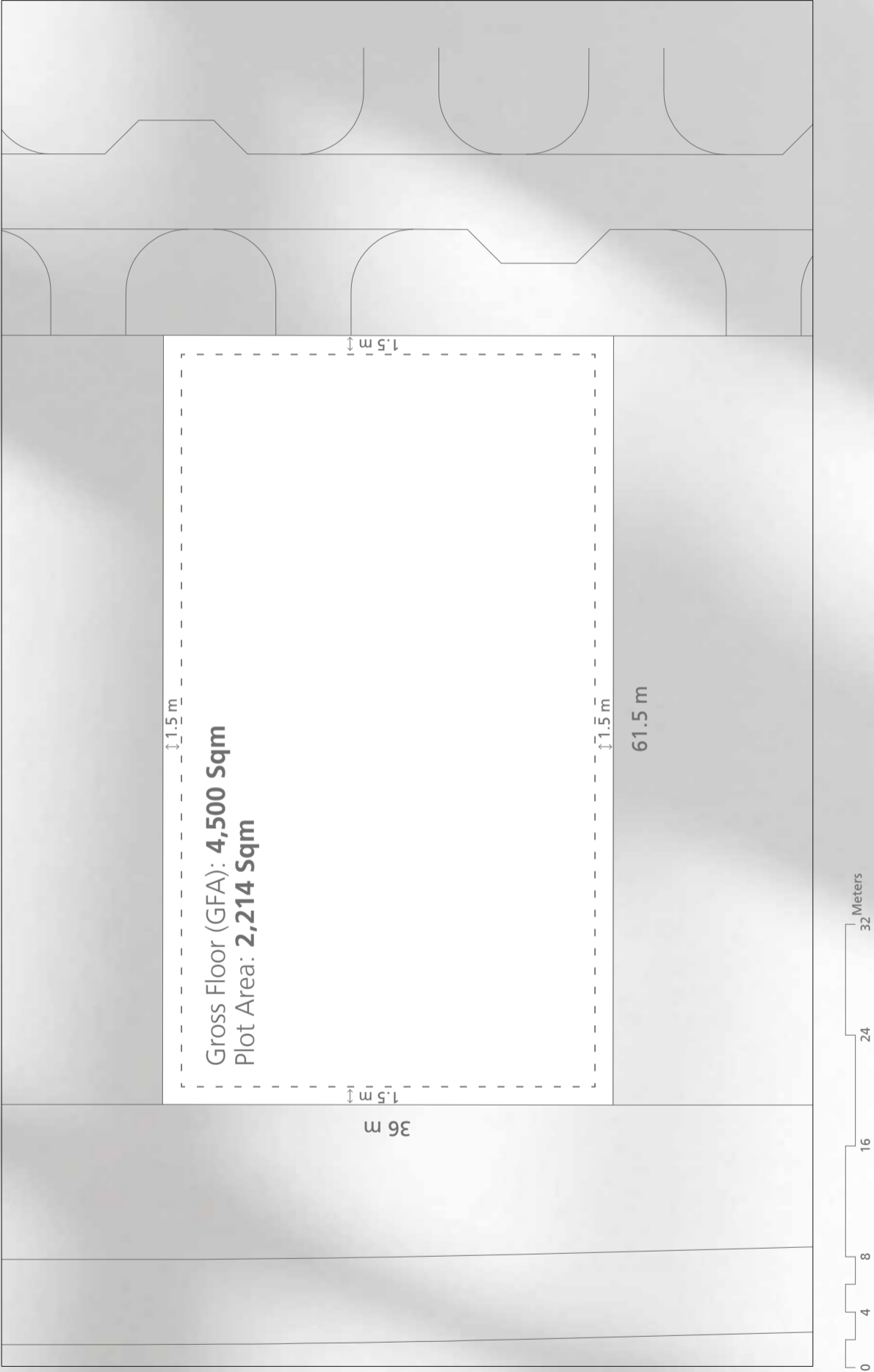


COMMERCIAL LAND

PLAN TYPE A



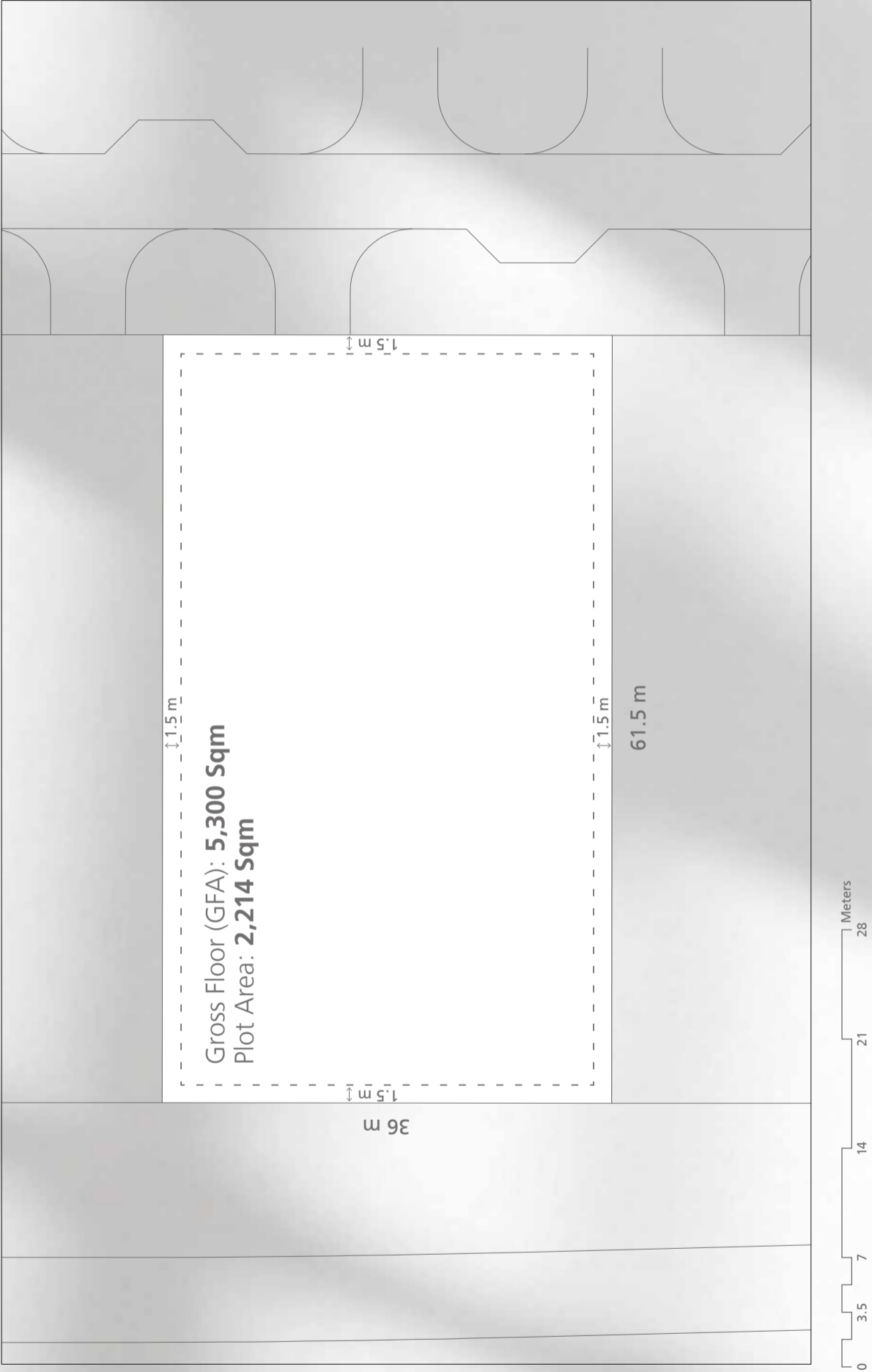
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COMMERCIAL LAND
PLAN TYPE B



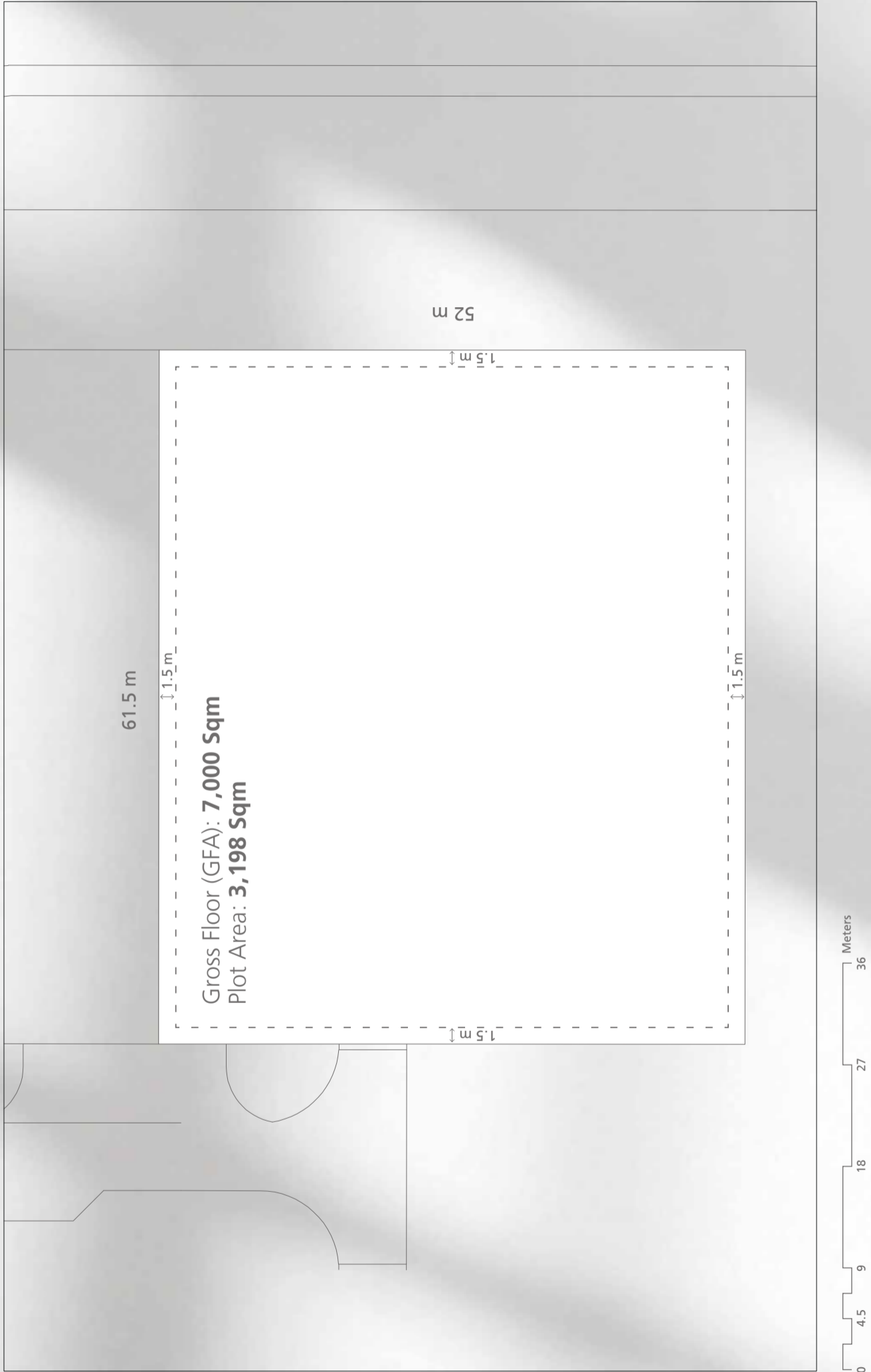
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COMMERCIAL LAND
PLAN TYPE C



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EXCLUSIVE PROMOTION

DISCOUNT UP TO
12%

PAYMENT PLAN
10/90

ADM WAIVER
2%

SERVICE
CHARGE WAIVER
2 YEARS

REBATE
2%
FOR THE G+5 PLOTS ONLY

READY
FOR CONSTRUCTION

BELOW ARE THE POST HANDOVER PAYMENT PLANS
AND UPDATED PROMOTION:

Option 1

No.	Milestones	%
1	Upon signing the SPA	10%
2	1 year from the date of signing the SPA	90%
Total		100%

DISCOUNT 8%
ADM WAIVER 2%

Option 2

No.	Milestones	%
1	Upon signing the SPA	50%
2	1 year from the date of signing the SPA	50%
Total		100%

DISCOUNT 10%
ADM WAIVER 2%

Option 3

No.	Milestones	%
1	Upon signing the SPA	100%

DISCOUNT 12%
ADM WAIVER 2%

**5% BROKER
COMMISSION**

MEET THE NEIGHBOURS



Abu Dhabi International Airport

The award-winning airport is your gateway to the world, and only five minutes from home.



Al Forsan International Sports Resort

From horse riding and water skiing, to archery and race car driving, there's something for every intrepid adventurer.



Mafraq Hospital

A specialised hospital in the fastest growing area of Abu Dhabi, with 451 beds and 2000 employees providing the very best care. This care has been recognized and presented the Sheikh Khalifa Excellence Award and the EFQM quality standard.



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