

Object 1

ALLA

RESIDENCE

Where Light Comes Home

OVERVIEW

Al Reem Island is an exclusive enclave where residential elegance, business convenience, and leisure living come together in perfect harmony. This vibrant island community offers residents a sophisticated lifestyle within a contemporary oasis, just minutes away from the city center.

Spanning over 6.5 million square meters, this natural island is seamlessly connected to the mainland by bridges and strategically nestled between Al Maryah and Saadiyat Islands — placing it at the very heart of Abu Dhabi's cultural, lifestyle, and investment hub.



PRIME LOCATION

Where the pulse of the city meets the calm of the sea — Al Reem Island is a destination of timeless luxury and inspired living.

 Culture	 Family Activities	 Education	 Transport Hubs	 Healthcare	 Shopping
15 MIN Sheikh Zayed Grand Mosque	1 MIN Gateway Park	1 MIN Sorbonne University Abu Dhabi	14 MIN Zayed Port	2 MIN Reem Hospital	5 MIN Reem Mall
22 MIN Qasr Al Watan	2 MIN Al Fay Park	3 MIN Repton School Abu Dhabi	25 MIN Zayed International Airport (AUH)	4 MIN Burjeel Day Surgery Center	9 MIN The Galleria Al Maryah Island
	5 MIN Reem Central Park	3 MIN Nord Anglia International School Abu Dhabi		10 MIN Cleveland Clinic	13 MIN Abu Dhabi Mall
	17 MIN Louvre Abu Dhabi, Saadiyat	5 MIN GEMS World Academy			30 MIN Yas Mall
	32 MIN Warner Bros. World Yas Island				
	32 MIN Ferrari World Yas Island				

A1LA

RESIDENCE

AL REEM ISLAND, ABU DHABI

A1LA RESIDENCE is a boutique sanctuary where modern luxury meets the quiet poetry of moonlit living, a boutique home for people who seek beauty that feels effortless, softness that feels powerful, and luxury that feels human.

Inspired by the meaning of “**Ayla**” — a soft celestial glow — the residence is defined by light, serenity, and refined femininity.

Building configuration: B+G+2P+17+R

Anticipated Completion: Q4 2028

1 BEDROOM	2 BEDROOM	3 BEDROOM	2 BEDROOM DUPLEX	3 BEDROOM DUPLEX	TOTAL
65	62	25	8	11	171



A1LA
RESIDENCE









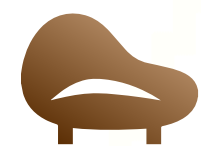
A1LA

RESIDENCE

Every detail is designed to feel effortless: architecture that breathes with openness, interiors that soothe with soft neutrals and natural textures, and curated spaces that invite both privacy and connection. A1LA is more than a place to live — it is a place to feel balanced, grounded, and beautifully at ease.

A1LA RESIDENCE — live in the glow.

AMENITIES



LOBBY



SWIMMING
POOL



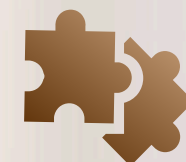
POOL DECK WITH
SUN LOUNGERS



KIDS POOL



KIDS PLAY
ROOM



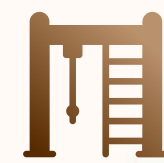
CLUBHOUSE



GYM



YOGA
& PILATES ROOM



OUTDOOR
SPORT



TABLE TENNIS



BBQ AREA



OUTDOOR
LOUNGE



SKY POOL



SKY TERRACE



CINEMA



GAME ROOM



2-STOREY
PARKING



DISABLED
PARKING





SWIMMING POOL

KIDS POOL



KIDS PLAY ROOM



KIDS PLAY ROOM



A1LA
RESIDENCE

CLUBHOUSE

GYM



YOGA & PILATES ROOM



OUTDOOR SPORT

OUTDOOR LOUNGE



SKY POOL



SKY TERRACE



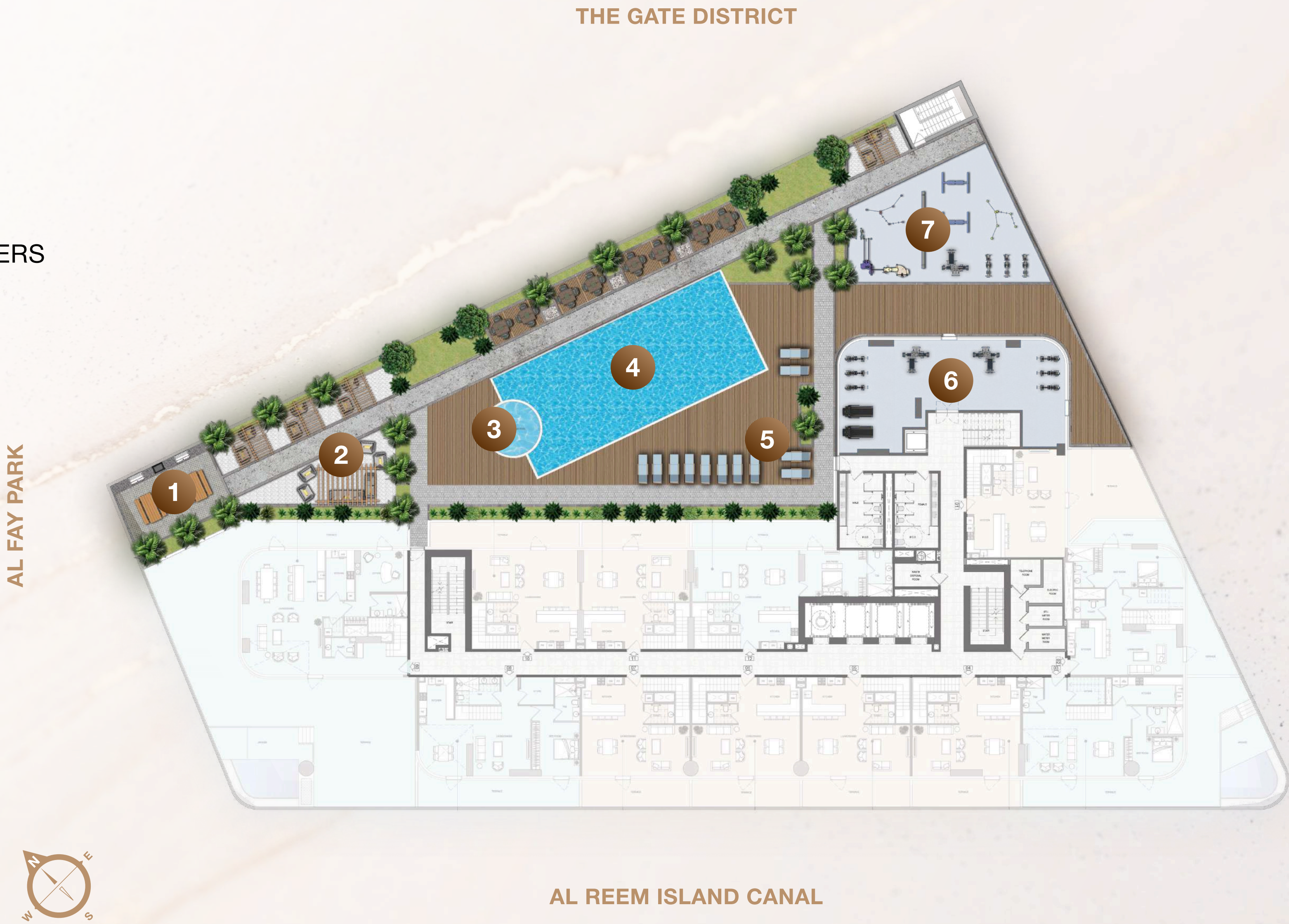
CINEMA



GAME ROOM

FLOOR 1

- 1 BBQ AREA
- 2 OUTDOOR LOUNGE
- 3 KIDS POOL
- 4 SWIMMING POOL
- 5 POOL DECK WITH SUN LOUNGERS
- 6 GYM
- 7 OUTDOOR SPORT



SORBONNE UNIVERSITY ABU DHABI

FLOOR 2

THE GATE DISTRICT

- 1 KIDS PLAY ROOM
- 2 CLUBHOUSE

AL FAY PARK

SORBONNE UNIVERSITY ABU DHABI



AL REEM ISLAND CANAL



FLOOR 17

THE GATE DISTRICT

- 1 CINEMA
- 2 GAME ROOM
- 3 YOGA & PILATES ROOM
- 4 SKY POOL
- 5 SKY TERRACE

AL FAY PARK

SORBONNE UNIVERSITY ABU DHABI



AL REEM ISLAND CANAL



APARTMENTS | 1 Bedroom













A1LA
RESIDENCE

APARTMENTS | DUPLEX 2 Bedroom



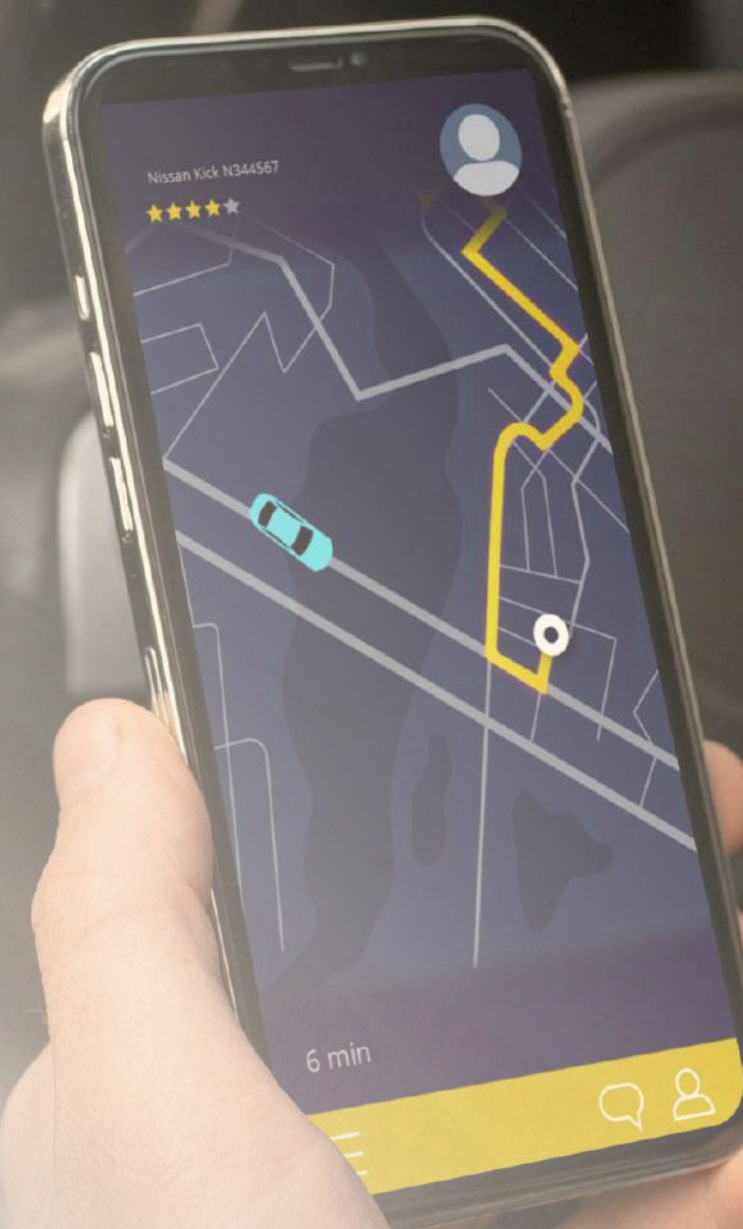


A1LA
RESIDENCE

SMART MOBILITY FOR A SMART CITY

Abu Dhabi is the first city in the region to introduce fully driverless taxis — a groundbreaking initiative operated by **WeRide**, in partnership with **Uber**. Autonomous vehicles are already in operation across **Al Reem Island** and **Al Maryah Island**, with the network rapidly expanding across the city.

For Al Reem Island residents, this marks a new era of **seamless convenience and sustainable mobility**, while for investors, it signals **enhanced property value** driven by the island's integration into Abu Dhabi's cutting-edge smart-city infrastructure.



INVESTMENT APPEAL



Al Reem Island consistently ranks among **Abu Dhabi's top three districts** for property return on investment (ROI).



With **average annual returns of 6–8%** for one- and two-bedroom apartments, the island offers strong rental demand driven by its proximity to Downtown and major business hubs.



Offering **lower entry costs** compared to Saadiyat or Al Maryah Islands — yet maintaining a comparable level of luxury and quality — Al Reem Island presents exceptional value for both residents and investors.



Supported by robust infrastructure, steady market growth, and investor-friendly policies such as the **Golden Visa program** and **0% income tax**, Al Reem Island stands out as a **secure, high-potential destination for long-term investment**.

KEY ADVANTAGE



Prime location – minutes away from Downtown and Saadiyat Island



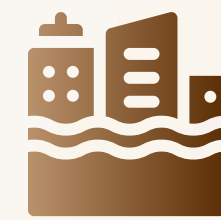
High property liquidity and rental demand



Premium infrastructure for residents and investors



Government-backed growth and sustainability initiatives



A rare blend of urban energy and seaside serenity