



🏠 178 m<sup>2</sup> 📄 Abu Dhabi, United Arab Emirates 📞 1 034 360 USD / 21 316 091 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |  |             |   |
|------------------------------------|--|-------------|---|
| Order number                       | <b>A1LA-3</b>                          | Price       | <b>1 034 360 USD / 21 316 091 CZK</b> The price may vary depending on the floor, orientation, and location of the unit in the building. |
| Address                            | <b>Abu Dhabi, United Arab Emirates</b> | Type        | <b>Apartments</b>   |
| Disposition                        | <b>4 + kitchenette</b>                 | Usable area | <b>178 m<sup>2</sup></b>  |
| Energy performance of the building | <b>G - Extremely uneconomical</b>      | Floor       | <b>4th floor</b>  |
| Device                             | <b>Yes</b>                             | Parking     | <b>Yes</b>  |
| Balcony                            | <b>Yes</b>                             | Lift        | <b>Yes</b>  |

## About real estate

We are offering for sale an exclusive 3-bedroom apartment 178,3 m<sup>2</sup> with a balcony in the prestigious A1LA residence on Al Reem Island in Abu Dhabi. Residents can enjoy relaxing by the infinity pool, spending time on the Sky Terrace with breathtaking views, exercising in the state-of-the-art wellness and fitness center, outdoor sports areas, and children's playgrounds. The common areas and clubhouse encourage friendly gatherings with family and friends. Every detail is designed for easy living: architecture full of openness, interiors with soft neutral tones and natural textures that create space for privacy and connection.

This vibrant island community offers a sophisticated lifestyle in a contemporary oasis, just minutes from the city center. Al Reem Island combines residential elegance and commercial convenience. Covering over 6.5 million square meters, the island is seamlessly connected to the mainland by bridges and strategically located between Al Maryah and Saadiyat Islands—at the heart of Abu Dhabi's cultural, lifestyle, and investment hub. Abu Dhabi is the first city in the region to have fully autonomous taxis operated by WeRide.

Al Reem Island is one of the three most profitable areas in Abu Dhabi with the highest return on investment (ROI), offering lower entry costs compared to Saadiyat or Al Maryah islands. Average annual returns are 6-8% for one- and two-bedroom apartments due to strong demand for rentals near the city center and business hubs. All this is supported by robust infrastructure, stable market growth, the Golden Visa program, and 0% income tax—ideal for long-term investments.

The project is scheduled for completion in the first quarter of 2028.

For more information or to arrange a viewing with a Czech-speaking broker, please do not hesitate to contact us.

| The order | Layout          | Floor     | Usable area        | Terrace / Balcony / Loggia | Garden | Price          |
|-----------|-----------------|-----------|--------------------|----------------------------|--------|----------------|
| A1LA-1    | 2 + kitchenette | 4th floor | 88 m <sup>2</sup>  | No / Yes / No              | No     | 11 779 945 CZK |
| A1LA-2    | 3 + kitchenette | 3rd floor | 108 m <sup>2</sup> | No / Yes / No              | No     | 14 584 694 CZK |
| A1LA-3    | 4 + kitchenette | 4th floor | 178 m <sup>2</sup> | No / Yes / No              | No     | 21 316 091 CZK |