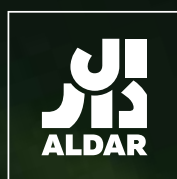


الديار

ALDEEM

TOWNHOMES





EVERYTHING WE DO COMES FROM THE HEART

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make Abu Dhabi feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people love to live, in homes that brim with everything they love.



ABU DHABI & YAS ISLAND

Abu Dhabi is a city that draws people from all over the world with its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. And at its heart is Yas Island; an electric destination home to Yas Mall, Yas Marina, Yas Waterworld Abu Dhabi and every activity under the sun.

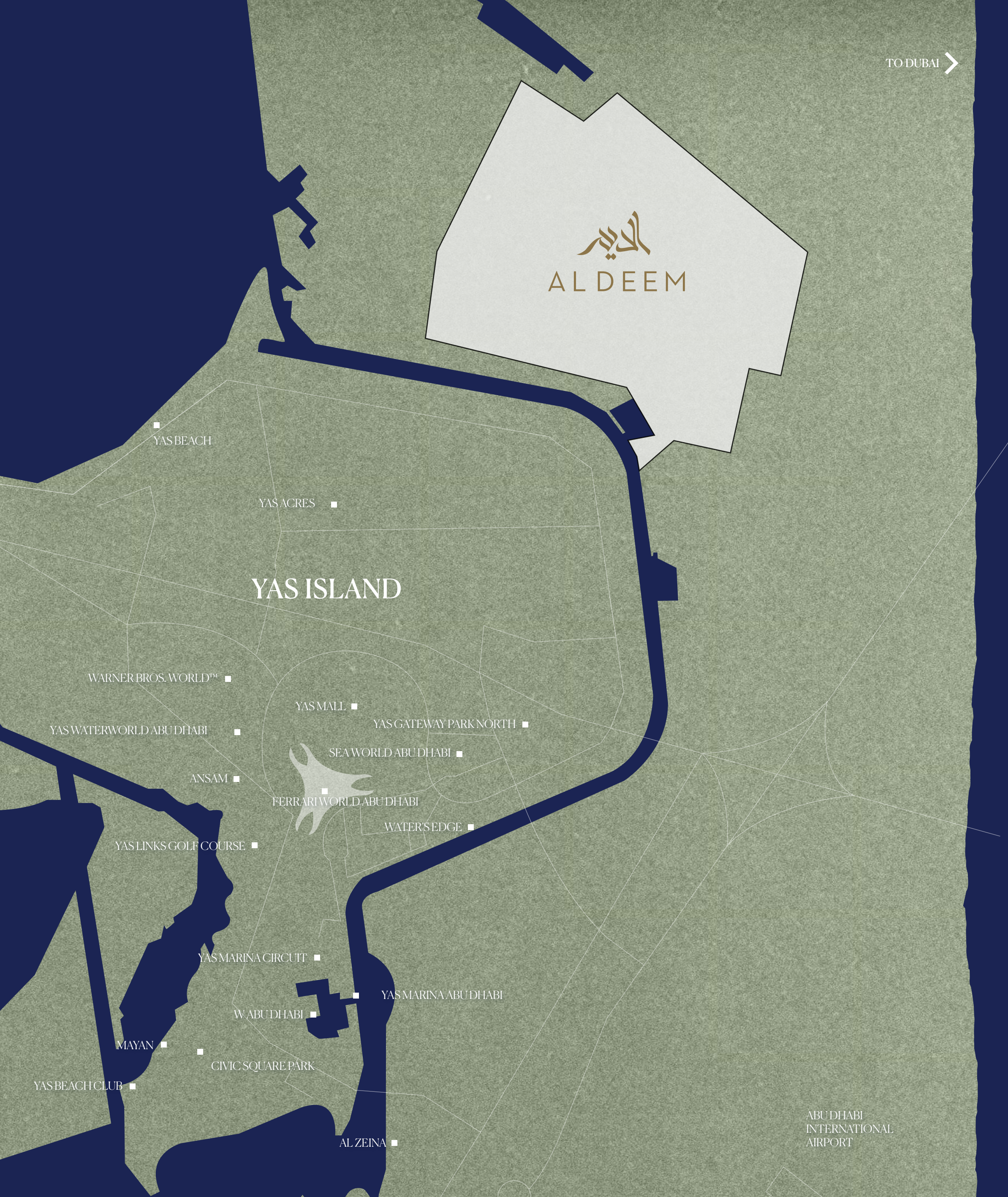
CLOSE TO THE BEST
OF YAS ISLAND





YOUR LEGACY YOUR CHOICE

Al Deem Townhomes is a first-of-its-kind vibrant community where every choice is yours to explore and every dream is made possible. Discover spacious townhomes close to new experiences and the best of Yas Island. Connected to everything that's important to you, it's your life to create.



TO DUBAI >

TWO EXCLUSIVE BRIDGES
CONNECTING TO THE
BEST OF YAS ISLAND

ABU DHABI
INTERNATIONAL
AIRPORT

A WORLD OF YOUR MAKING

Fill every day with new experiences, new hobbies and new memories made. Discover the green park or explore the farm, sports or equestrian centres right outside; a choice of amenities designed to help make your aspirations possible.



HOLD TREASURED
TRADITIONS CLOSE



SHARE THE THINGS
YOU LOVE WITH YOUR
LOVED ONES





EQUESTRIAN CENTRE

Novice or expert? Take to the saddle with riding lessons or private treks at the equestrian centre.

FIND KINDRED SPIRITS
AT EVERY TURN





GARDENS OF
BLOSSOMING WONDER



A COURT FOR CASUAL
DRIBBLES AND EPIC
SHOWDOWNS



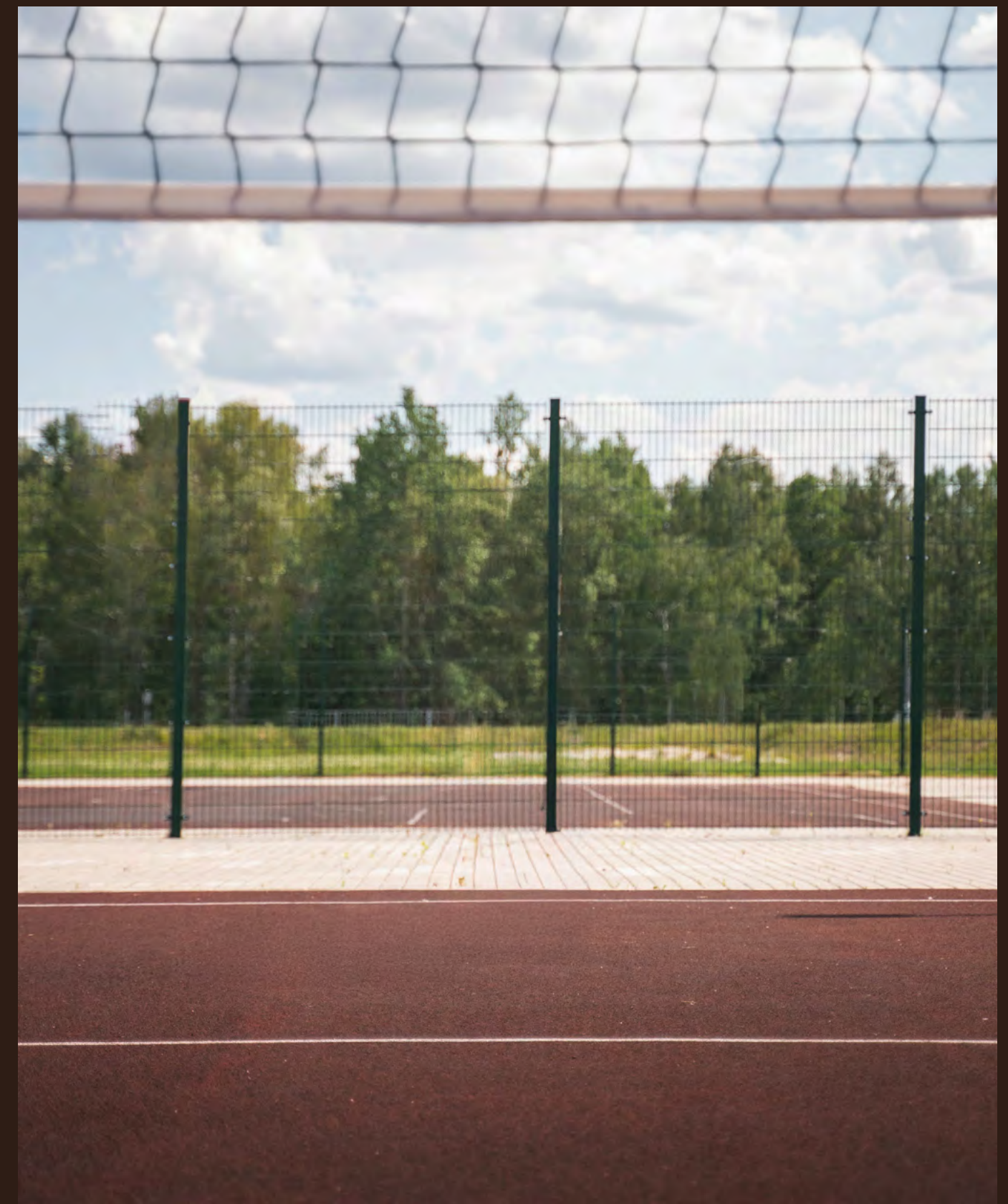


WHERE EVERY
SERVE IS A MEMORY
IN THE MAKING





CONNECTIONS ARE
MADE FROM SUNRISE
GAMES TO SUNSET WINS





THE BUSINESS OF LIVING

Introducing Live/Work townhomes, catering to modern, flexible lifestyles. Enjoy luxurious finishes, contemporary design, and a vibrant community at your doorstep. Live, work or play, the choice is yours.

Live/Work townhomes



LIVE/WORK TOWNHOMES

A space that grows with you – whether you're building a business or raising a family.



LIVE, WORK, AND PLAY

One perfect space for enterprises and experiences.

Live/Work townhomes



BUSINESS OR PASSION

The freedom to work from home while staying connected to a vibrant community.

Live/Work townhomes



GREEN PARK

Fresh air and open space.
Perfect for picnics, playtime or peace and quiet.



WHERE NEW GENERATIONS
OF STORIES WILL UNFOLD



A PERFECT PLACE TO
LIE DOWN AND GROW UP



ENJOY ACCESS TO AMENITIES TAILORED TO YOU

EQUESTRIAN CENTRE

ARTIST MARKET

COMMUNITY FARMS

GREEN SPINE

PLAY PARK

RETAIL, CAFES & RESTAURANTS

WEDDING HALL

SPORTS CENTRE

MEDICAL CLINIC

2 GAS STATIONS

3 JAME'E MOSQUES

2 SCHOOLS

CIVIL DEFENCE STATION

MAJLIS

COMMUNITY CENTER

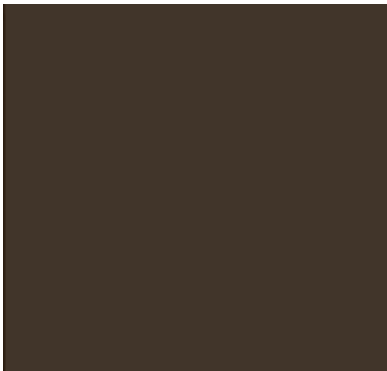
A HOME FOR LIFE

Choose between three different townhome designs with thoughtfully curated, interior colour schemes, all designed to complement your living space.

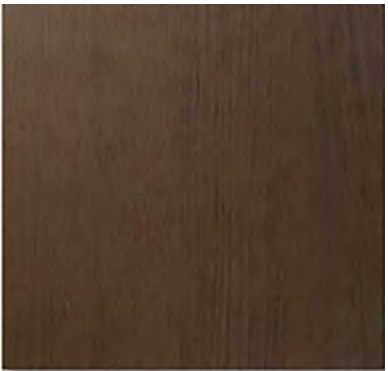




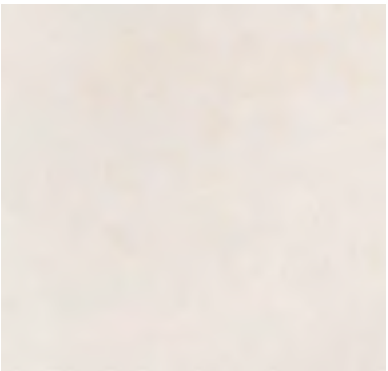
MATERIAL SELECTIONS



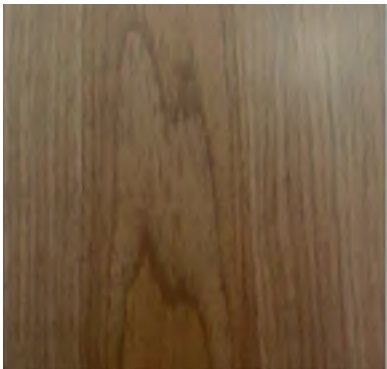
DOORS AND
WINDOWS PROFILES
ALUMINIUM



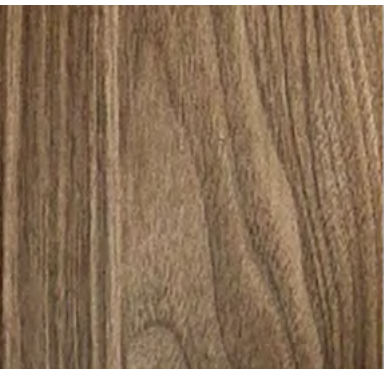
MAIN DOOR
**ALUMINIUM
WOOD FINISH**



GENERAL FLOORING
**FULL BODY PORCELAIN
60X60CM**



INTERNAL DOORS
VENEER



KITCHEN CABINETS
AND WARDROBES
MELAMINE



KITCHEN COUNTERTOP
QUARTZ



BATHROOM
VANITY COUNTERS
QUARTZ



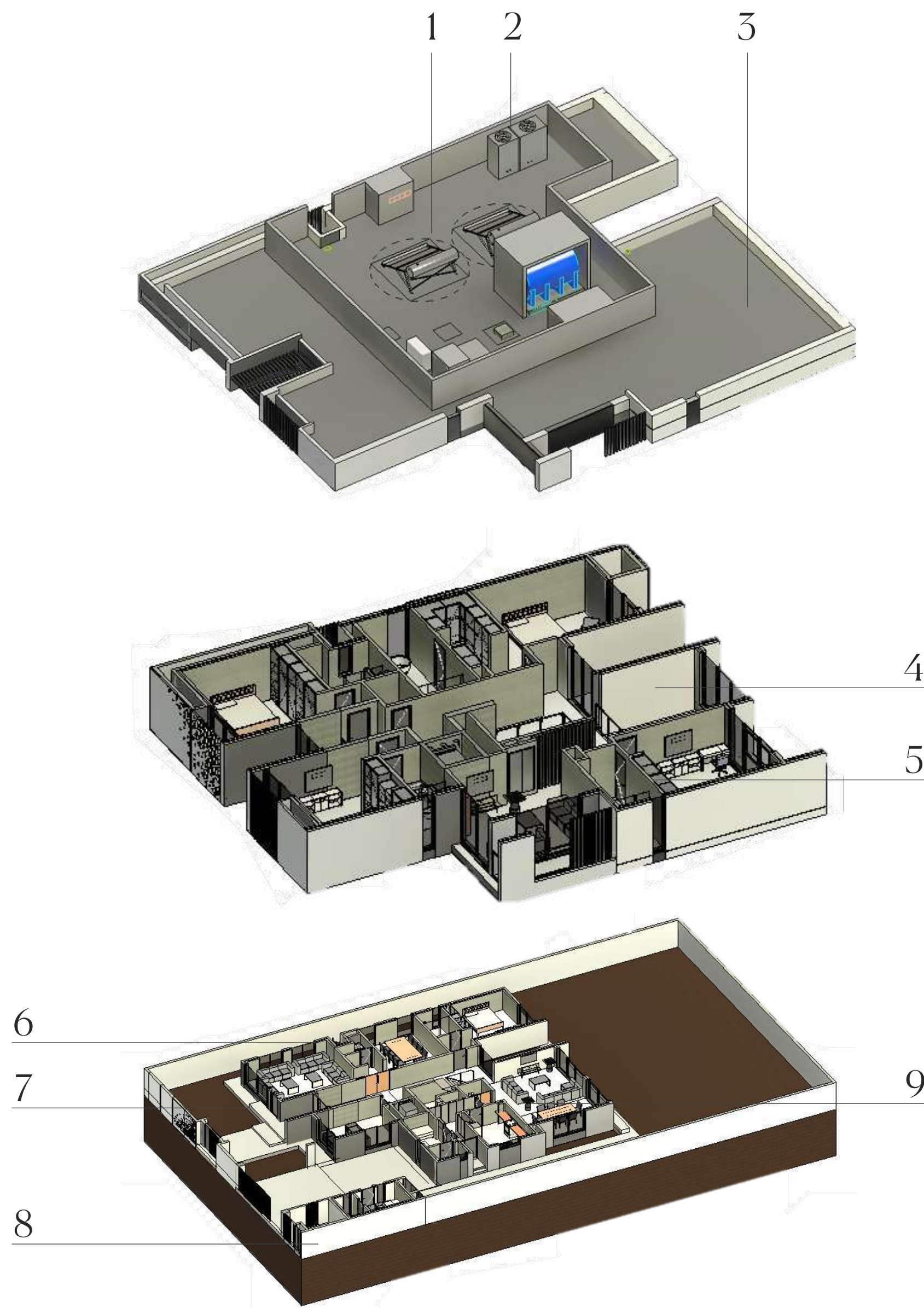
ACCENT WALL
**FULL BODY PORCELAIN
30X60CM**



YOUR FUTURE
BEGINS HERE



WHERE THE JOY
OF COMING HOME
NEVER FADES



DESIGNED FOR SUSTAINABLE LIVING

- 1 SOLAR HOT WATER
Efficient hot water system
- 2 AC SYSTEM
Ducted DX Units, high efficiency
inverter units
- 3 ROOFING MATERIAL
High solar reflectance material
to reduce heat absorption
- 4 BUILDING MATERIALS
Sourcing of local and recycled
material to minimise resource demand
- 5 INTERIOR WATER
42% reduction in water usage through
use of efficient fixtures
- 6 PAINT & ADHESIVES
Low VOC for occupant health
and well-being
- 7 INSULATION
Insulated envelope to reduce cooling
loads and energy demand
- 8 WASTE MANAGEMENT
Waste bins provided for recycling
- 9 LIGHTING
LED light fixtures, reduction in energy

STEP OUTSIDE AND INTO
YOUR PRIVATE OASIS



A HOME CONNECTED TO WHAT MATTERS

Choose from a 3 and 4-bedroom townhome or
Live/Work townhome and build the life you want,
surrounded by what's most important.



SPACE FOR LIFE
TO UNFOLD





ENJOY A SERENE
START TO THE DAY



DESIGN THAT
COMPLEMENTS
YOUR LIFESTYLE



A WARM AND
WELCOMING RETREAT



A COOL AND
CALMING HAVEN

A modern living room interior featuring a grey sectional sofa with brown cushions. The room has dark wood paneling on the left wall and a large abstract painting on the right wall. A black marble coffee table and two orange ottomans are in the center. A large window with sheer curtains is in the background. The ceiling has a modern light fixture with curved metal rods. The floor is made of large grey tiles.

FLOOR PLANS

3-BEDROOM
TOWNHOME

GROSS FLOOR AREA
306 SQM

PLOT AREA
378 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.



GROUND FLOOR
143.1 SQM



FIRST FLOOR
164.1 SQM

4-BEDROOM
TOWNHOME

GROSS FLOOR AREA
364 SQM

PLOT AREA
378 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.



GROUND FLOOR
156 SQM



FIRST FLOOR
208 SQM

3-BEDROOM LIVE/WORK
TOWNHOME

GROSS FLOOR AREA
234 SQM

PLOT AREA
308 SQM

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.



GROUND FLOOR
119.4 SQM



FIRST FLOOR
112.1 SQM