

Bloom
Arjaan
by Rotana
Saadiyat Island – Abu Dhabi



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جامعة نيويورك أبوظبي
NYU | ABU DHABI

Pura Eco Retreat
- Jubail Island

اللوفر أبوظبي
LOUVRE ABU DHABI

Saadiyat Beach
شاطئ
السعديات

Club Prive by Rixos
Saadiyat Island

NIRI Restaurant and Bar

Louvre Abu Dhabi
متحف اللوفر أبوظبي

Desert Shield Fitness

AL MINA
الميناء

Abu Dhabi Dates Market
سوق أبوظبي للتمور

Heritage Park
حديقة التراث

AL ZAHYAH
الزاهية

Reem
Central Park
حديقة ريم
سنتر

Al Reem

Manarat Al Saadiyat
منارة السعديات

CULTURAL
DISTRICT

Saadiyat Island
جزيرة
السعديات

New York University
Abu Dhabi

Bloom Arjaan
by Rotana

EGA Staff
Accommodation

ADNOC Service
Station (Temp. Skid) |...
Temporarily closed

Al Jubail
Island
جزيرة الجبيل

ACC Jubail
Project Site Office

Ramhan
رمحان

Seahorse
البحر

Island
جزيرة

Google

NYU Abu Dhabi at your doorstep

Due to its proximity to New York University Abu Dhabi, Bloom Arjaan by Rotana provides a premium service facility for students, professors, and staff. It is also a destination for visiting professionals and lecturers, as well as students' friends and family who are attending university related events, such as graduations.

An aerial photograph of a beach. The top half of the image shows clear, turquoise water with some small red buoys visible. The bottom half shows a wide, white sandy beach. The text is overlaid on the water portion.

Close to the **BEACH** and key **ATTRACTIONS**

Saadiyat Island in Abu Dhabi offers an enticing mix of things to do across arts, culture, sports and leisure. From museums curating centuries of history and art, to platforms that help contemporary culture thrive, the Island provides a hub for entertainment and enlightenment. It is also renowned for its 5-star accommodations and beachfront luxury.

جامعة نيويورك أبوظبي

 NYU | ABU DHABI

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Bloom Arjaan by Rotana is located in Bloom's prestigious Park View development and managed by Rotana Hotel Management Corporation (Rotana), which manages a diversified array of hotel properties across the region, including 70 operating properties in addition to 45 under development across its 6 brands.

Due to open in Q4 2024, Bloom Arjaan by Rotana features a variety of amenities and facilities along with 217 serviced hotel apartments ranging from studios to one bedroom and two-bedroom units with sizes spanning from 44 sqm to 114 sqm with.

Located in Bloom's prestigious Park View on Abu Dhabi's Saadiyat Island and managed by Rotana Hotel Management Corporation

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**PARK
VIEW**
SAADIYAT - ABU DHABI



Why invest in Bloom Arjaan by Rotana?

- 1 The project offers an opportunity up to 8% return on investment for five years with attractive prices and payment plan.
- 2 Bloom Arjaan by Rotana is part of the established and vibrant residential development, Park View.
- 3 The strategic location of Bloom Arjaan by Rotana, across the road from New York University Abu Dhabi, makes it a sought-after destination for thousands of university students, professors, and staff.
- 4 The project includes hotel apartments ranging from studios to one bedroom and two-bedroom units, sizes span from 44 sqm to 114 sqm with modern contemporary premium finishings and features a number of amenities and facilities including a floating infinity swimming pool, located thirty metres above ground.
- 5 Residents can enjoy a range of retail and Food & Beverage outlets, a state-of-the-art fitness centre and ample green spaces.
- 6 Close to Guggenheim Abu Dhabi, Louvre Abu Dhabi, Zayed National Museum, Saadiyat Beach Golf Club, waterfront restaurants and hotels, leisure and entertainment facilities, commercial and retail facilities.
- 7 Conveniently located 45 mins from Dubai and 20 mins to Abu Dhabi downtown

Unit Types, Prices, Sizes & Payment Terms

	Quantity	Size Range	Price Range	AED/Sq Ft.
Studio	44	373 - 576	800K - 1M	1,985
1 BHK	46	630 - 970	1.2M - 1.7M	1,904
2 BHK	4	1,221	2.1M	1,758
	94			1,940

%	Price Range
10%	Upon Contract Signing
10%	2 months from SPA signature
10%	2 months from last payment
10%	2 months from last payment
10%	2 months from last payment
10%	2 months from last payment
10%	2 months from last payment
30%	Upon Handover



Up to 8% Guaranteed Return on Investment over 5 Years

6% Minimum Guaranteed Return

Year 1	4% - Net Yield
Year 2	5% - Net Yield
Year 3	6% - Net Yield
Year 4	7% - Net Yield
Year 5	8% - Net Yield



A large, light blue, stylized letter 'A' graphic is centered in the background of the slide. It has a modern, geometric design with a slight shadow effect.

Hotel Apartments Public Areas



Disclaimer: Computer generated image is indicative only

Hotel Lobby Reception



Disclaimer: Computer generated image is indicative only

Hotel Lobby



Disclaimer: Computer generated image is indicative only

Meeting Rooms

Infinity Pool



Disclaimer: Computer generated image is indicative only

Pool Deck

A large, light blue, stylized letter 'A' graphic is centered in the background. It has a modern, geometric design with a slight curve in the left leg.

Guest Rooms



Disclaimer: Computer generated image is indicative only

Studio Apartment



Disclaimer: Computer generated image is indicative only

Studio Apartment with Kitchen

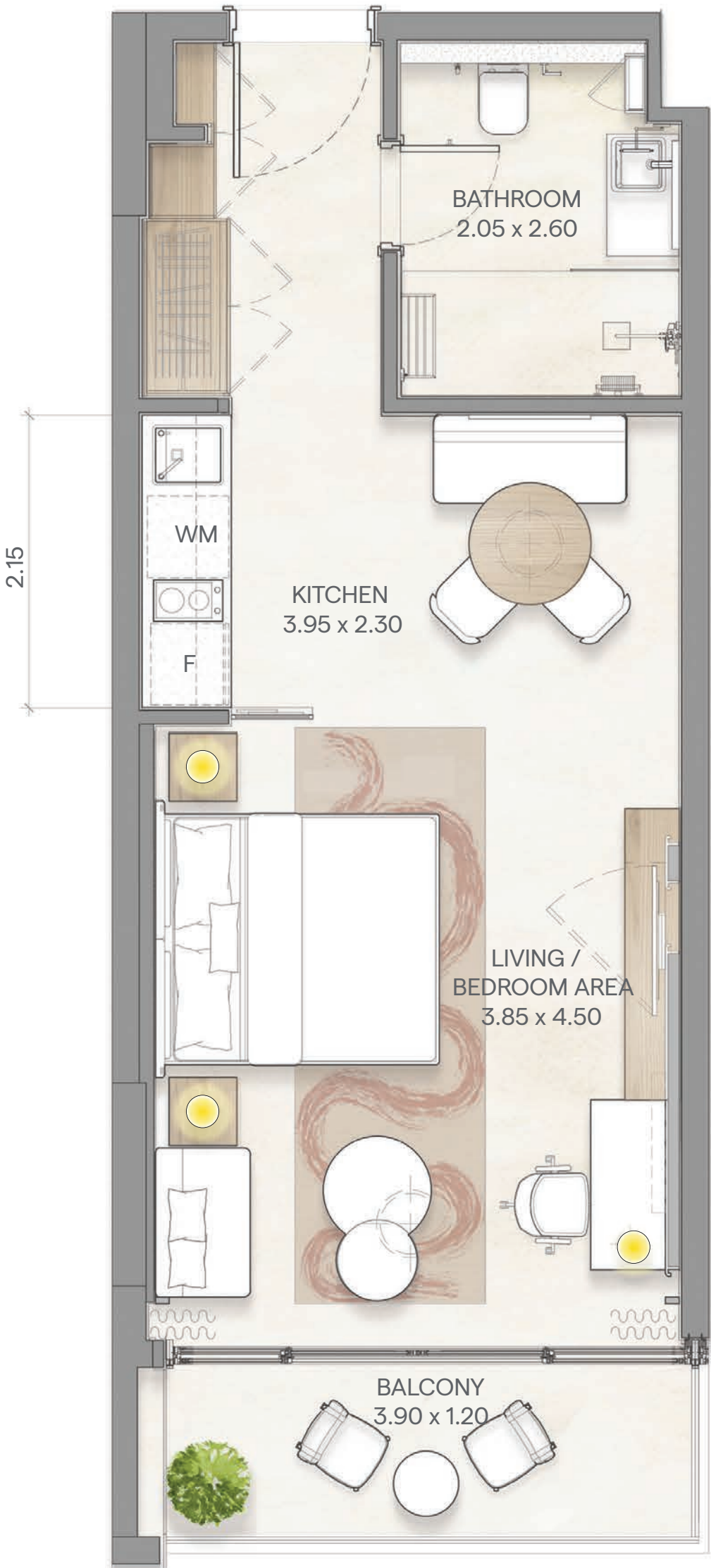


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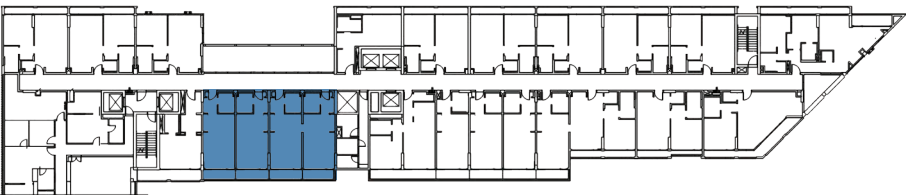
Bathroom

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STUDIO
TYPE A

Minimum Area	471 sqft.	44 sqm.
Maximum Area	477 sqft.	44 sqm.



6th to 9th Floor

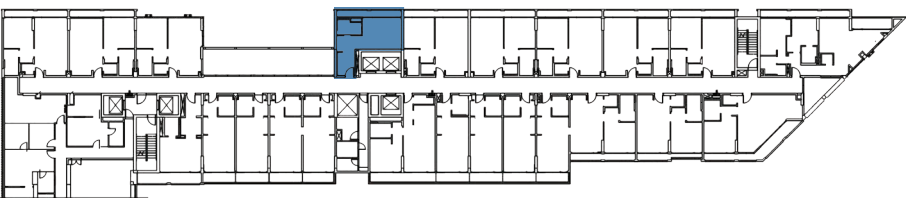
Bloom

All floor plans depicted herewith are not to scale, applied finishes and final unit areas are subject to change without prior notice at the discretion of Bloom Properties in line with the provision of contract of sale. Landscaping and interior design shown in the imagery including furniture, accessories and electronics are indicative only and will not be included, final offering may vary.

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STUDIO
TYPE B

Minimum Area	520 sqft.	48 sqm.
Maximum Area	520 sqft.	48 sqm.



6th to 9th Floor

Bloom

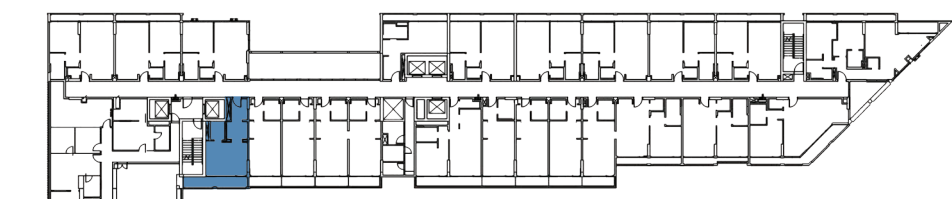


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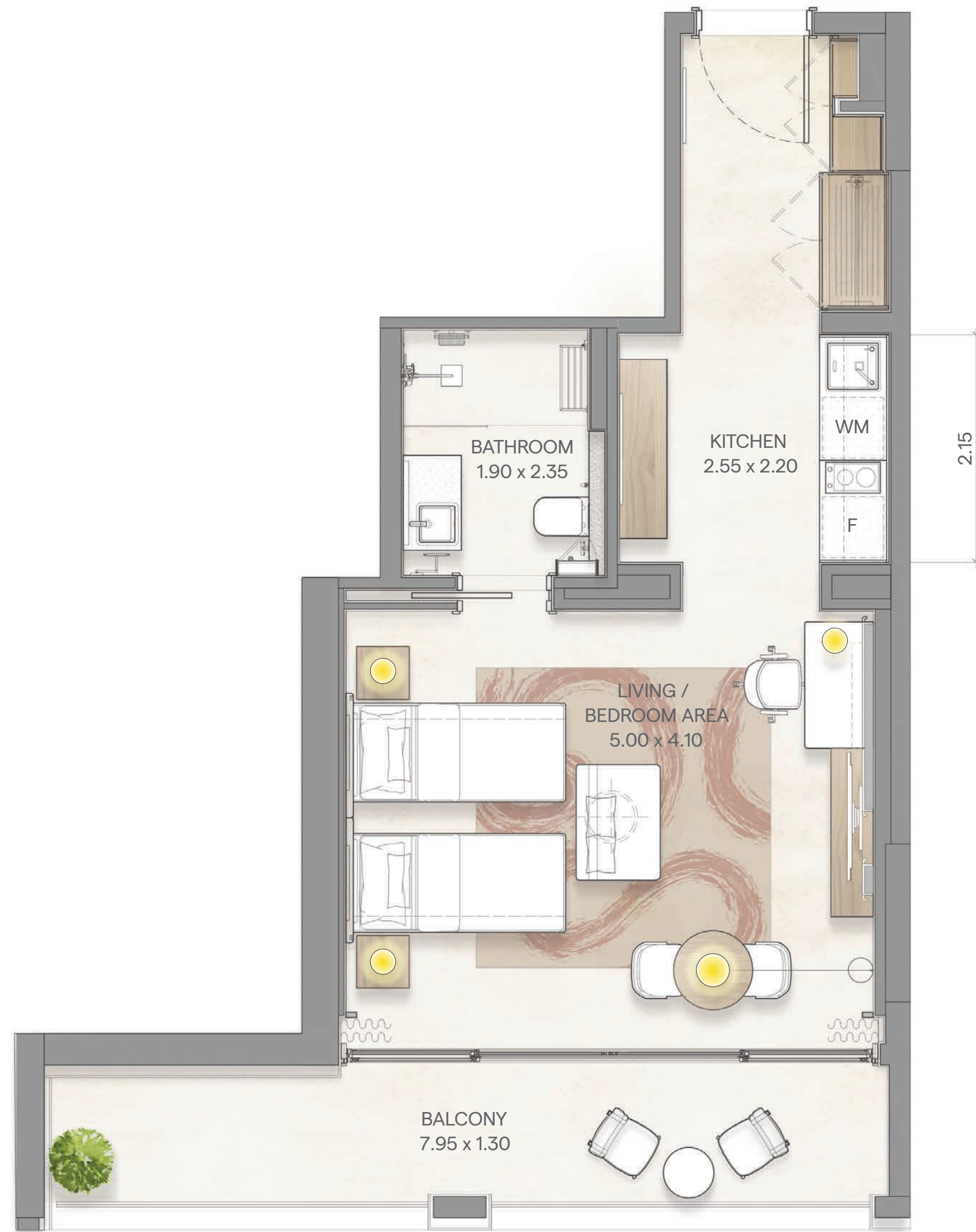
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STUDIO
TYPE C1

Minimum Area	555 sqft.	51 sqm.
Maximum Area	560 sqft.	52 sqm.



6th, 8th & 9th Floor



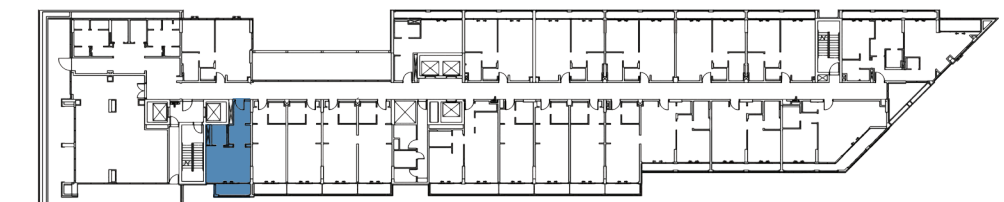
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STUDIO
TYPE C2

Area 502 sqft. 47 sqm.



7th Floor

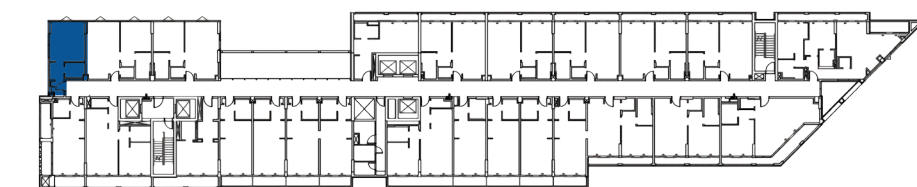
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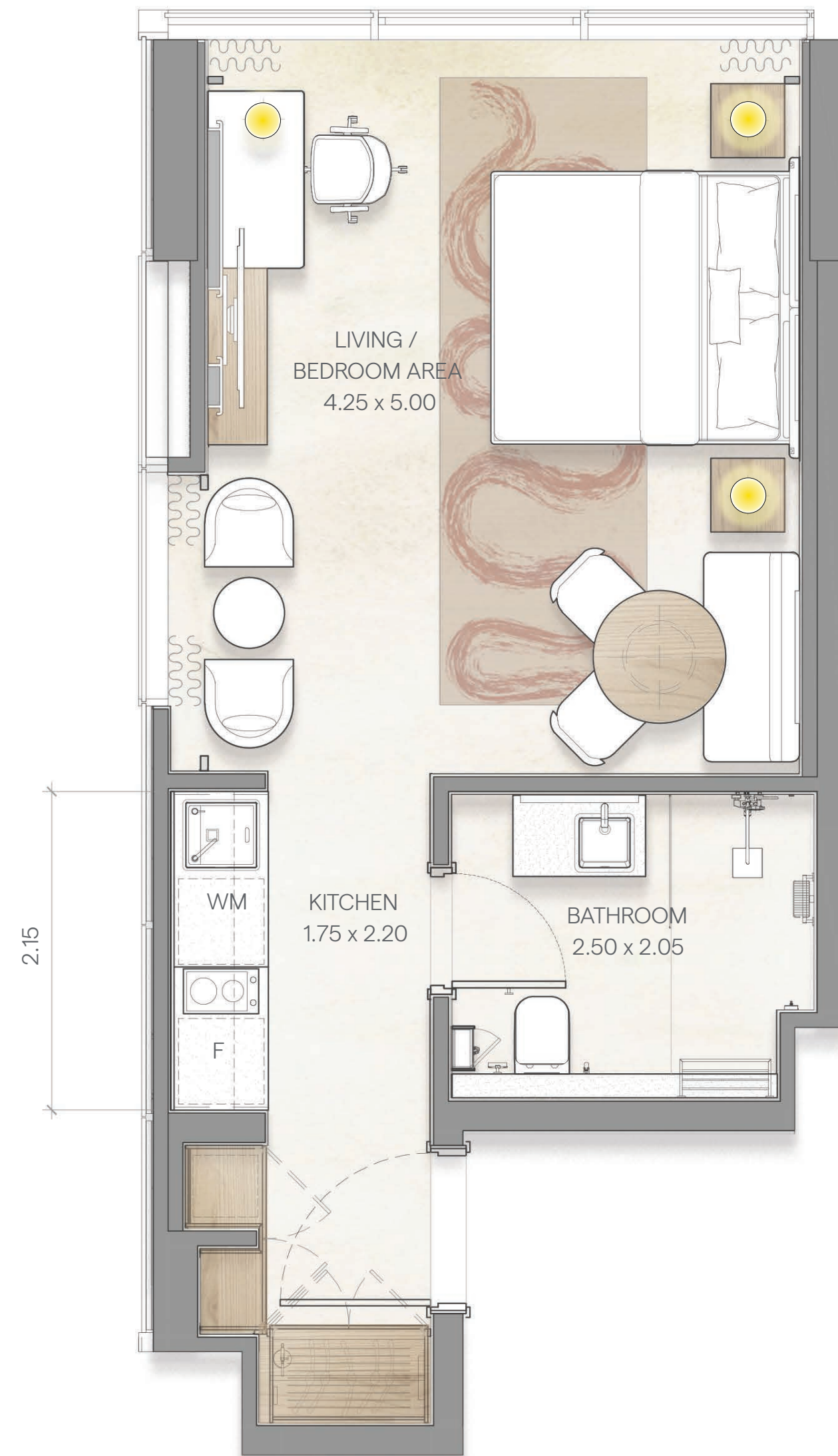
STUDIO
TYPE D

Area 395 sqft. 37 sqm.

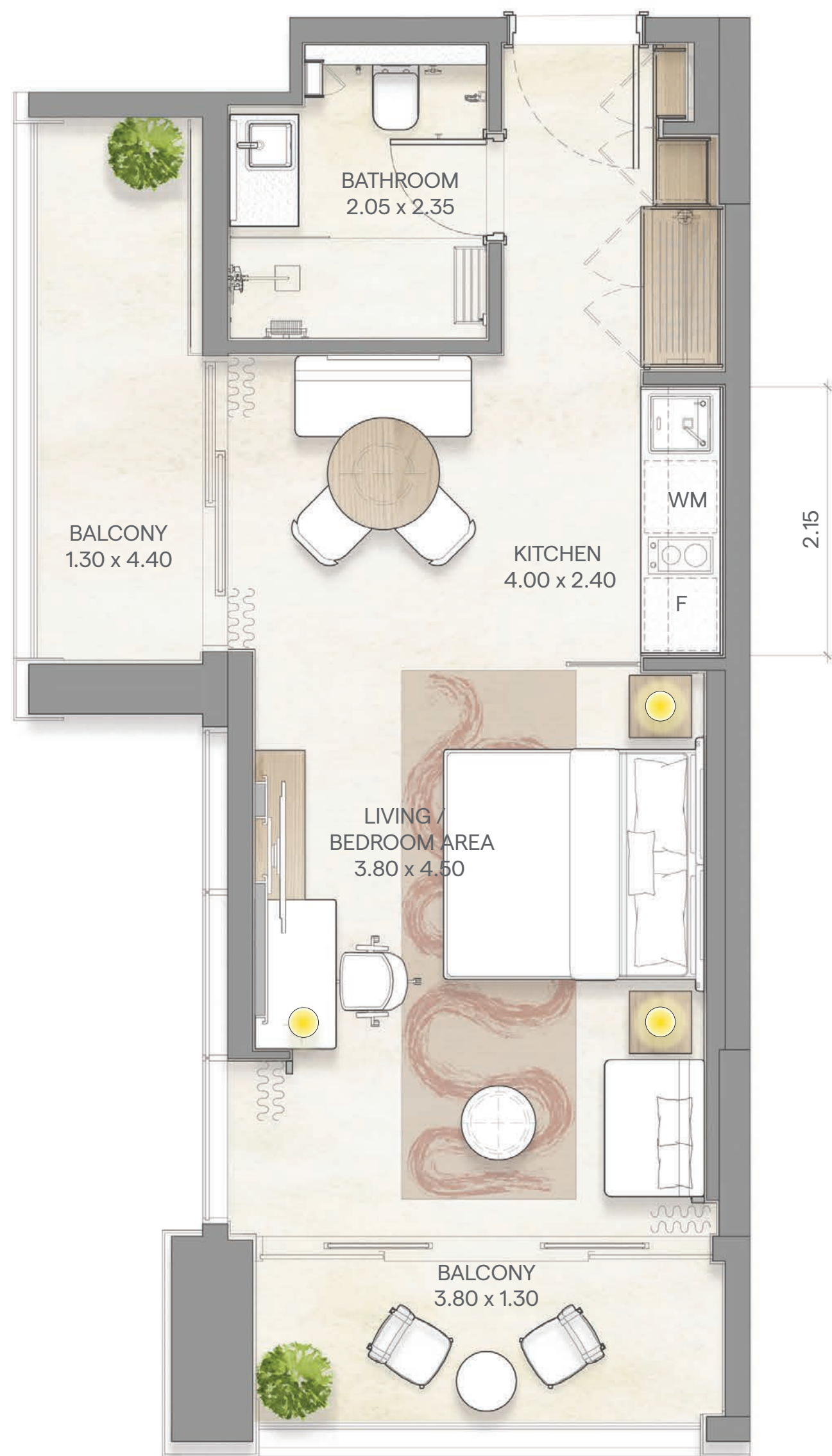


8th to 9th Floor

Bloom



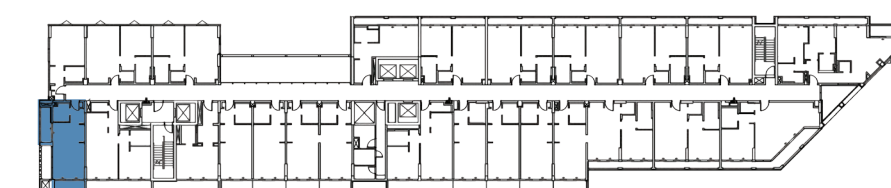
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STUDIO
TYPE E

Area 541 sqft. 50 sqm.



8th to 9th Floor

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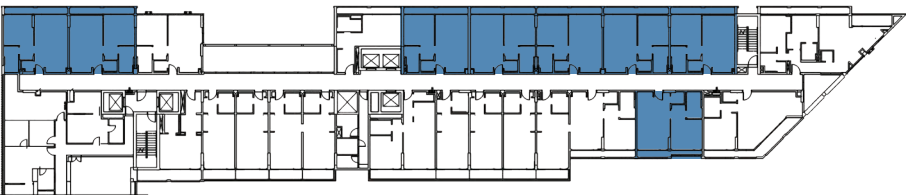
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One Bedroom Apartment

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1 BEDROOM
TYPE A1

Minimum Area	712 sqft.	66 sqm.
Maximum Area	727 sqft.	68 sqm.



6th Floor



7th to 9th Floor

Bloom

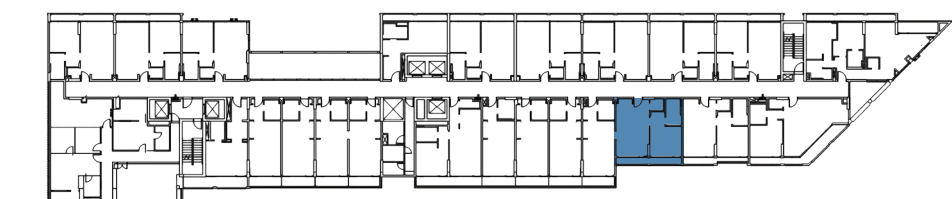


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1 BEDROOM
TYPE A2

Area 725 sqft. 67 sqm.



6th Floor

Bloom



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Bloom

Arjaan

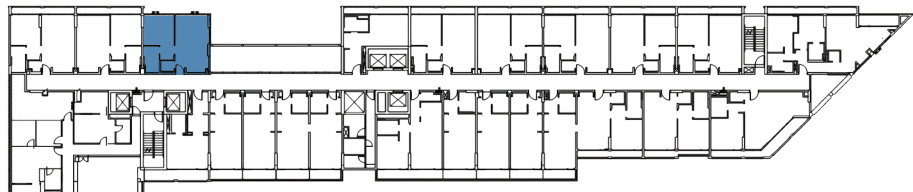
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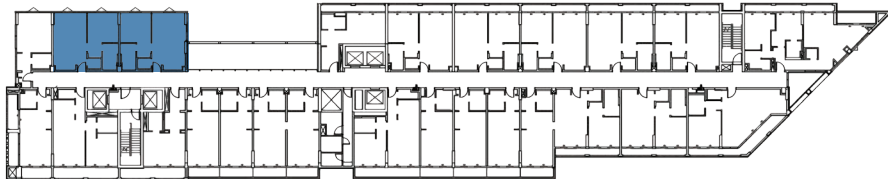
1 BEDROOM

TYPE A3

Minimum Area	648 sqft.	60 sqm.
Maximum Area	661 sqft.	61 sqm.



6th to 7th Floor



8th to 9th Floor



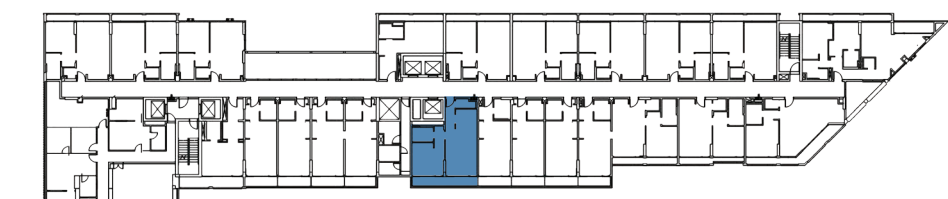
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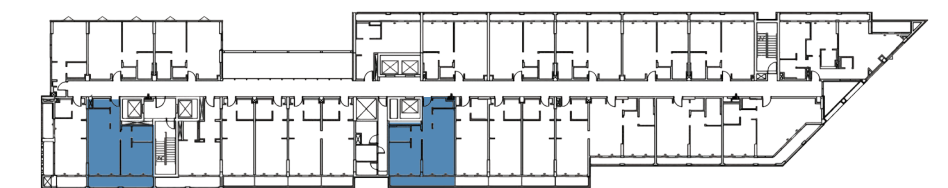
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1 BEDROOM
TYPE B

Minimum Area	815 sqft.	76 sqm.
Maximum Area	824 sqft.	77 sqm.



6th to 7th Floor



8th to 9th Floor

Bloom

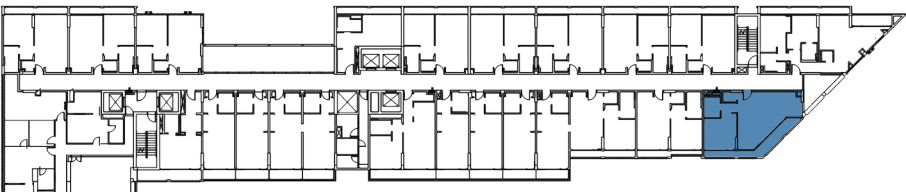


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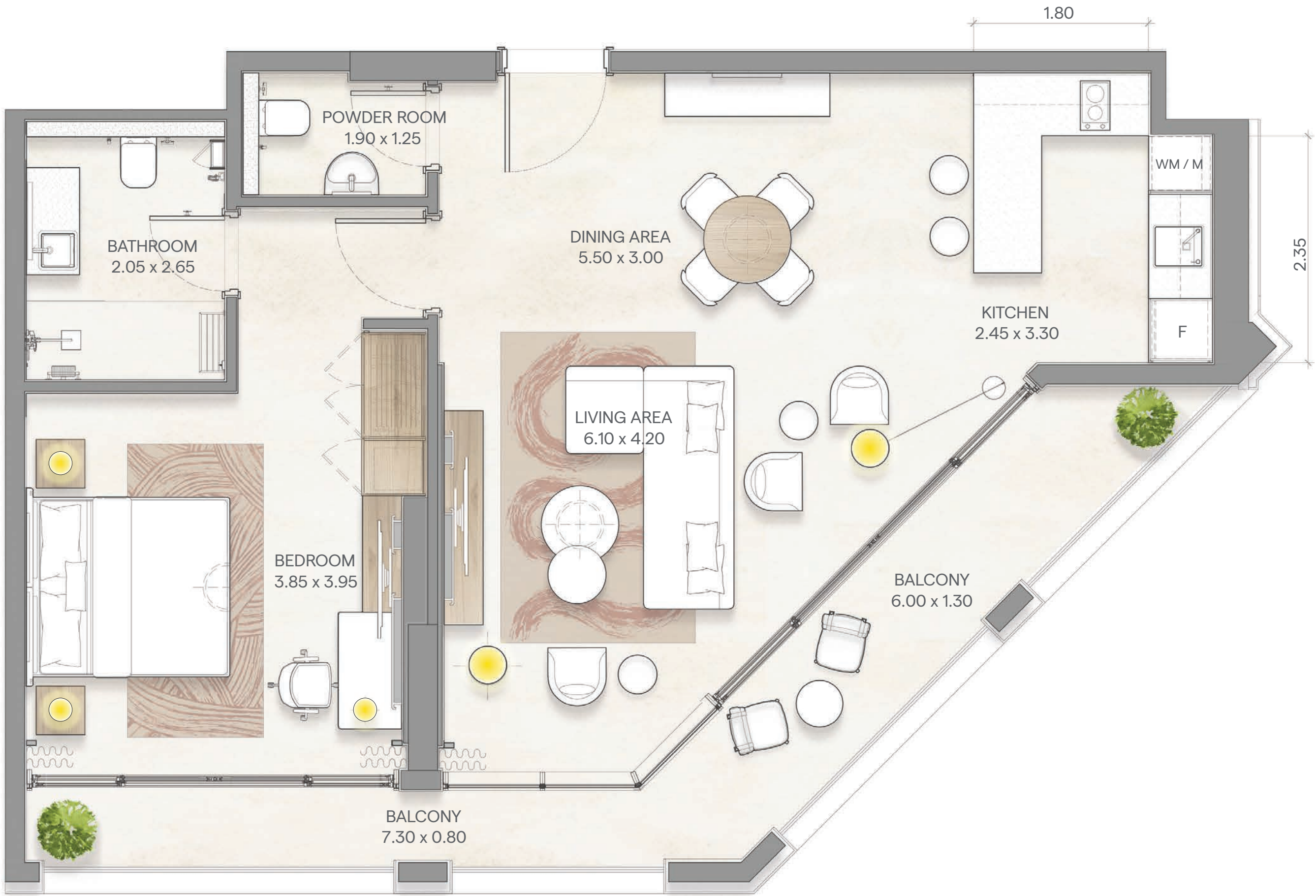
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1 BEDROOM
TYPE C

Area 949 sqft. 88 sqm.



6th to 9th Floor



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Bloom



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Two Bedroom Apartment

Bloom

Arjaan

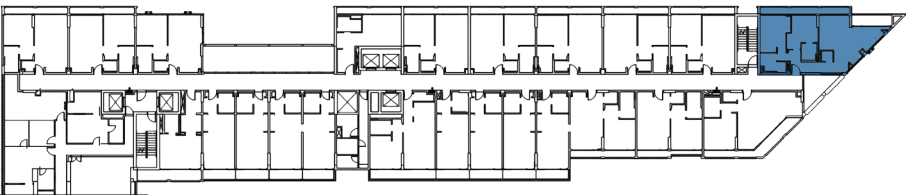
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2 BEDROOMS

Minimum Area	1225 sqft.	114 sqm.
Maximum Area	1225 sqft.	114 sqm.

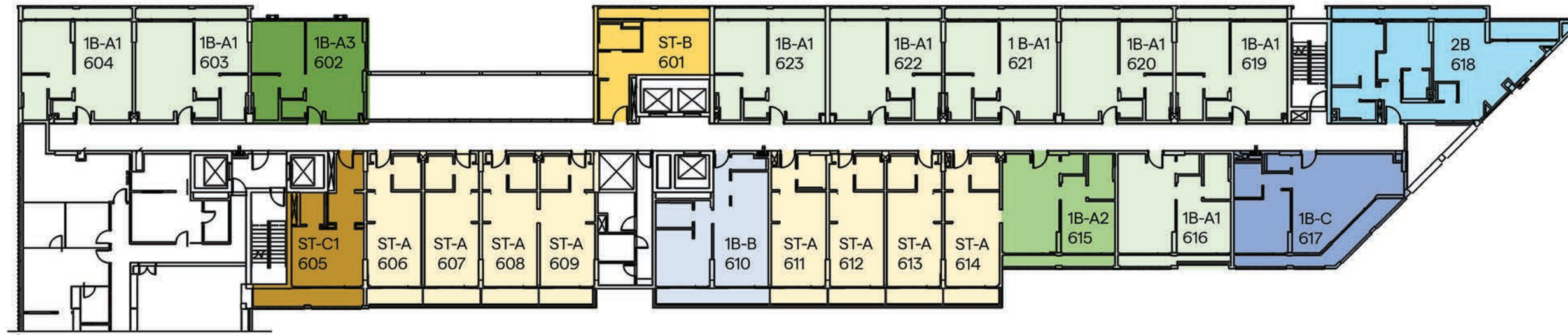


6th to 9th Floor

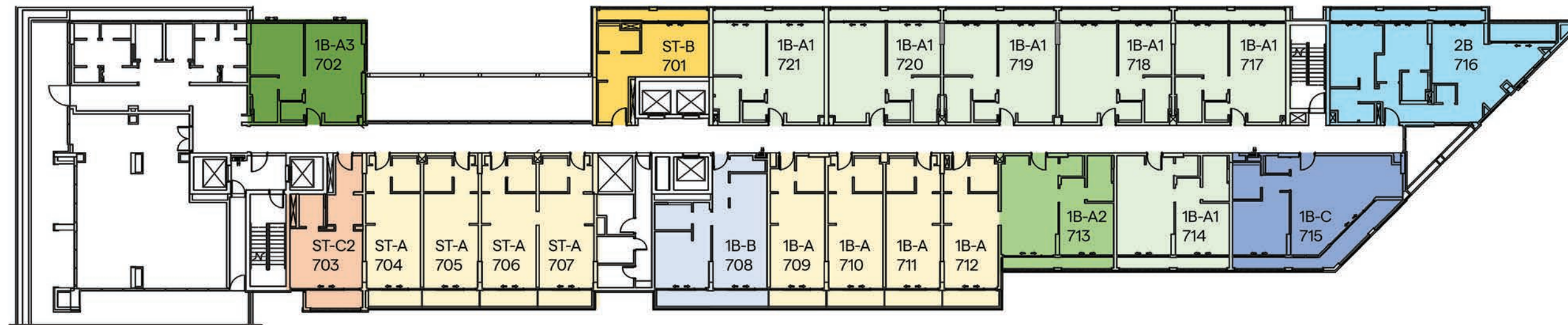
Bloom

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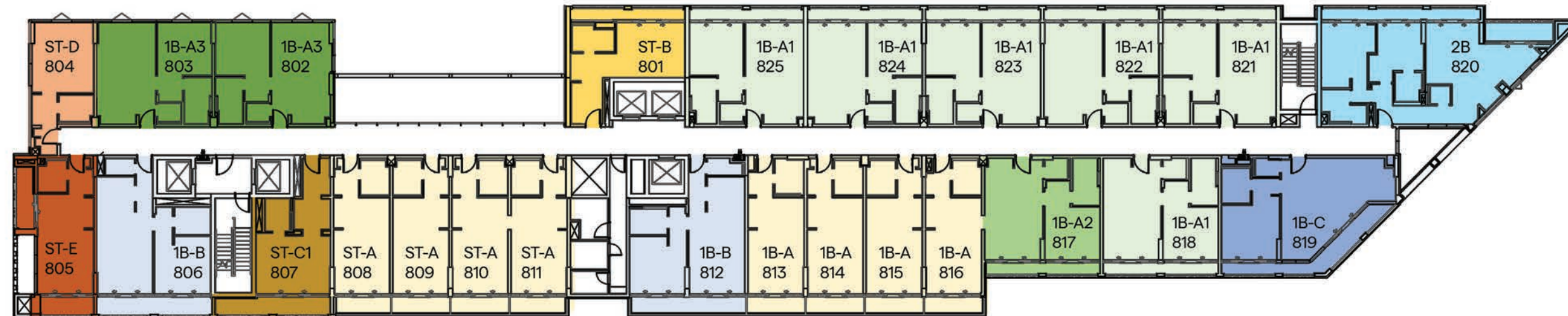
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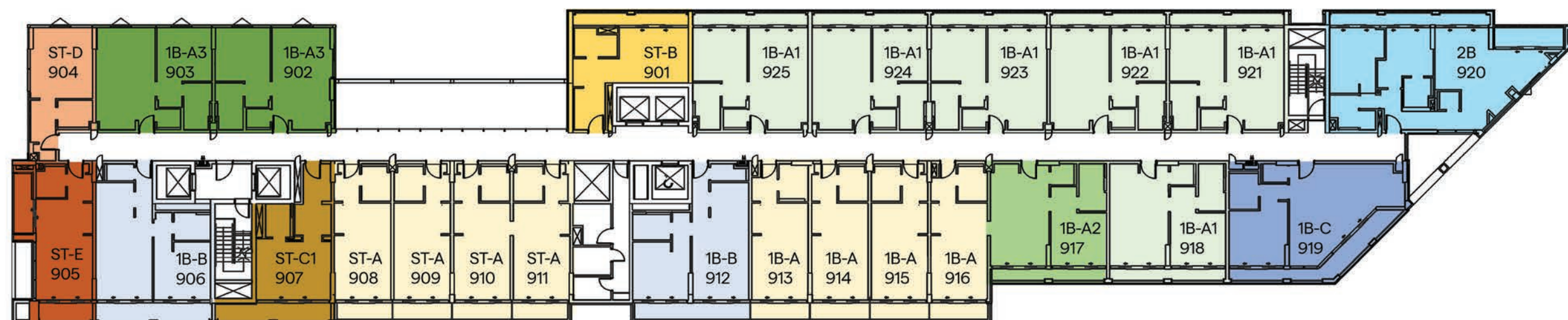
6 TH FLOOR



7 TH FLOOR



8 TH FLOOR



9 TH FLOOR

ST-A	Studio A
ST-B	Studio B
ST-C1	Studio C1
ST-C2	Studio C2
ST-D	Studio D
ST-E	Studio E
1B-A1	1 - Bed A1
1B-A2	1 - Bed A2
1B-A3	1 - Bed A3
1B-B	1 - Bed B
1B-C	1 - Bed C
2B	2 - Bed

Bloom

A large, light blue, stylized letter 'A' is centered in the background of the slide. It has a modern, geometric design with a slight curve in the left leg.

Restaurants & Cafes



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Distrikt: Cafe | Market | Deli



- FRESHLY SQUEEZED JUICES
- FRESH JUICE
 - THE DEFENDER
 - RED BOOSTER
 - TOMATO SMASH
 - DETOX
 - THE CURE
 - GOLDEN GLOW
 - POWER QUENCHER
 - GO GREEN
 - BERRY POP

Disclaimer: Computer generated image is indicative only

Distrikt: Cafe | Market | Deli



Disclaimer: Computer generated image is indicative only

Market Zone | Grab & Go



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Outdoor Terrace



Disclaimer: Computer generated image is indicative only

Outdoor Terrace