



DISCLAIMER

SCREENSHOTS OF THIS EVENT ARE NOT ALLOWED TO BE TAKEN OR
SHARED. KINDLY COMPLY.



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.

>
DUBAI
50 MINUTES

SAADIYAT
ISLAND

FAHID ISLAND

YAS ISLAND

الديم
AL DEEM
TOWNHOMES

<
DOWNTOWN ABU DHABI
25 MINUTES


**ZAYED
INTERNATIONAL
AIRPORT**

MASTER PLAN RESIDENTIAL PLAN

TYPE	UNITS	GFA	PLOT AREA
3BR Townhome	192	306 sqm	378 sqm
4BR Townhome	232	364 sqm	378 sqm
3BR Live\Work	26	234 sqm	308 sqm
TOTAL			450



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.



A HOME FOR LIFE

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



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.





BUSINESS OR PASSION

The freedom to work from home

LIVE/WORK TOWNHOMES



GREEN PARK

Fresh air and open space.

Perfect for picnics, playtime or peace and quiet.

SHARE THE THINGS
YOU LOVE WITH YOUR
LOVED ONES





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

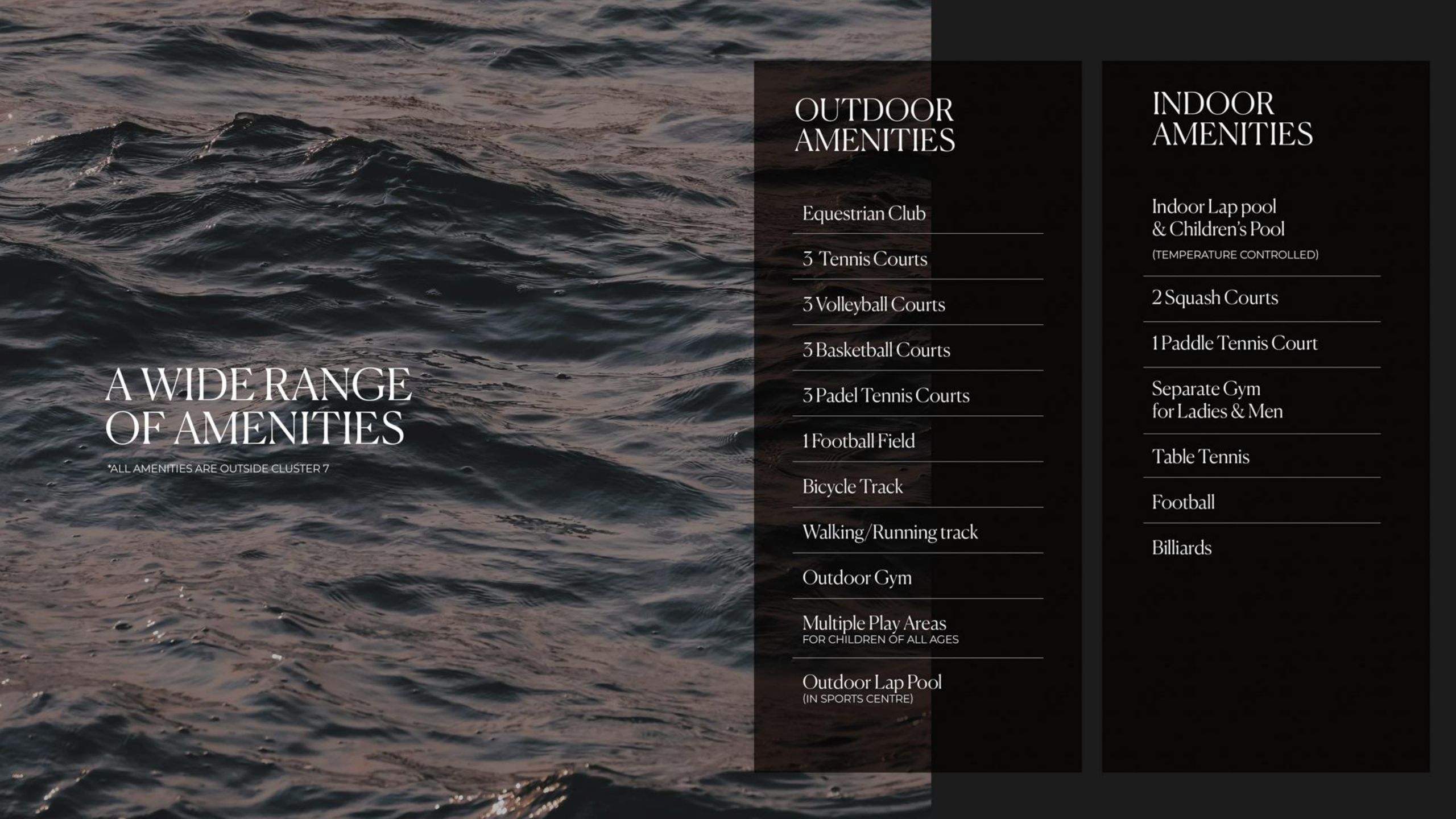
MEDICAL CLINIC

2 GAS STATIONS

3 JAME'E MOSQUES

2 SCHOOLS

CIVIL DEFENCE STATION



A WIDE RANGE OF AMENITIES

*ALL AMENITIES ARE OUTSIDE CLUSTER 7

OUTDOOR AMENITIES

Equestrian Club

3 Tennis Courts

3 Volleyball Courts

3 Basketball Courts

3 Padel Tennis Courts

1 Football Field

Bicycle Track

Walking/Running track

Outdoor Gym

Multiple Play Areas
FOR CHILDREN OF ALL AGES

Outdoor Lap Pool
(IN SPORTS CENTRE)

INDOOR AMENITIES

Indoor Lap pool
& Children's Pool
(TEMPERATURE CONTROLLED)

2 Squash Courts

1 Paddle Tennis Court

Separate Gym
for Ladies & Men

Table Tennis

Football

Billiards



WHERE THE JOY
OF COMING HOME
NEVER FADES

TOWNHOME | 3 BED



TOWNHOME | 3 BED

ENJOY A SERENE
START TO THE DAY



TOWNHOME | 3 BED



TOWNHOME | 3 BED

Gross Floor Area 306 sqm

Plot Area 378 sqm



GROUND FLOOR
143.1 sqm



FIRST FLOOR
164.1 sqm

TOWNHOME | 4 BED



TOWNHOME | 4 BED



TOWNHOME | 4 BED



TOWNHOME | 4 BED

Gross Floor Area	364 sqm
Plot Area	378 sqm



GROUND FLOOR
156 sqm



FIRST FLOOR
208 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.

LIVE/WORK TOWNHOME | 3 BED



LIVE/WORK TOWNHOME | 3 BED



LIVE/WORK TOWNHOME | 3 BED



LIVE/WORK TOWNHOME | 3 BED

Gross Floor Area	234 sqm
Plot Area	308 sqm



GROUND FLOOR
119.4 sqm



FIRST FLOOR
112.1 sqm

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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

POSSIBLE COMMERCIAL ACTIVITIES IN LIVE-WORK UNITS

(NON-EXHAUSTIVE)

EDUCATIONAL SERVICES

Tutoring Centers – Language Schools
Music Lessons – Art Classes – Cooking Classes

PERSONAL SERVICES

Hair Salons – Beauty Salons – Tailoring
Pet Grooming – Event Planning

COMMUNITY & SOCIAL SERVICES

Non-Profit Offices – Support Groups
Workshops – Local Clubs – Childcare Services

LIGHT MANUFACTURING & CRAFTS

Tailoring & Sewing – Jewelry Making
Candle Making – Soap Making

FOOD & BEVERAGE

Cafés – Bakeries – Catering
Home-Based Restaurants

PROFESSIONAL SERVICE

Consulting Firms – Legal Services – Accounting & Bookkeeping
Real Estate Agencies – Architectural & Design Studios

CREATIVE & ARTISTIC SERVICES

Art Studios & Photography Studios – Graphic Design
Dance & Music Studios – Craft Workshops

HEALTH & WELLNESS

Therapists & Counselors – Personal Trainers
Yoga & Pilates Studios – Nutritionists

RETAIL & E-COMMERCE

Boutiques – Bookstores – Art Galleries
Specialty Food Shops – E-Commerce

TECHNOLOGY & INNOVATION

Tech Startups – IT Services
Web & App Development



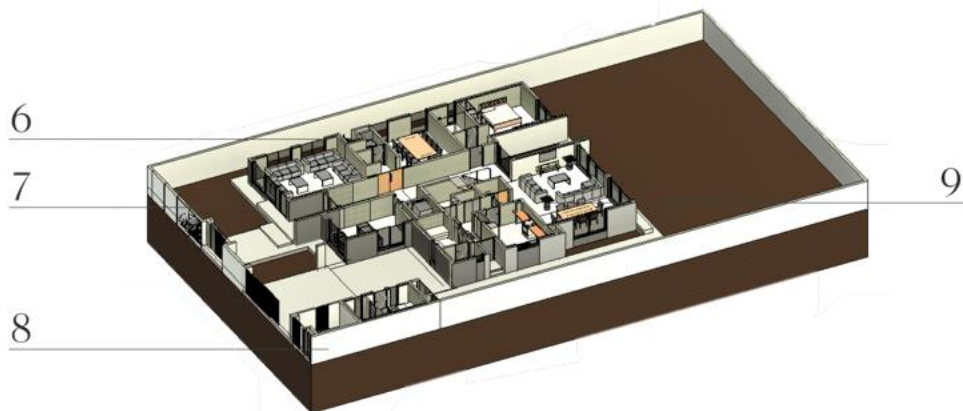
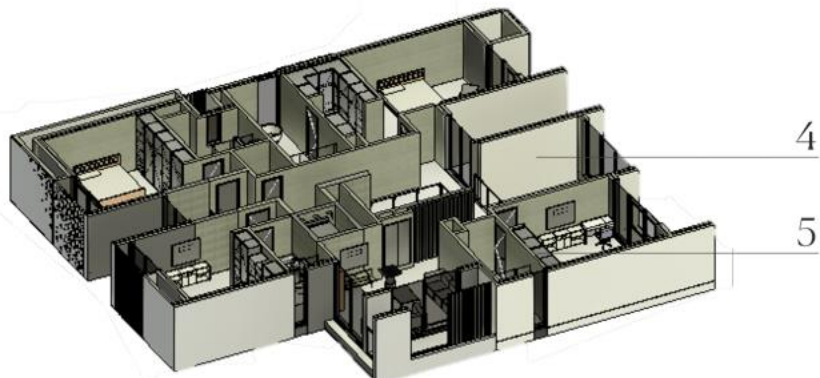
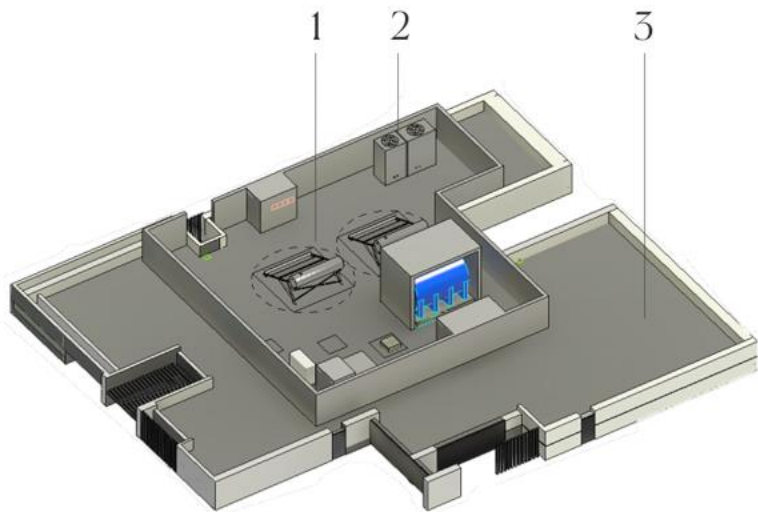
LIVE/WORK TOWNHOMES



LIVE, WORK, AND PLAY

One perfect space for enterprises and experiences.

Live/Work Townhomes



DESIGNED FOR SUSTAINABLE LIVING

- 1 SOLAR HOT WATER
Efficient hot water system
- 2 DX SYSTEM
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

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



AVAILABILITY

UNIT TYPE	TOTAL UNITS	AVERAGE INTERNAL AREA EXCL. RETAIL (sqm)	AVERAGE INTERNAL RETAIL AREA (sqm)	AVERAGE TERRACE AREA (sqm)	AVERAGE TOTAL AREA (sqm)
3BR LIVE/WORK TOWNHOME	26	176	45	4	225
3BR TOWNHOME	192	295	0	5	300
4BR TOWNHOME	232	354	0	7	361
GRAND TOTAL	450				





PRICING & PAYMENT PLAN

PRICES START FROM

3 BR LIVE WORK TOWNHOME

AED 3.1M

3 BR TOWNHOME

AED 3.7M

4 BR TOWNHOME

AED 4.3M

PAYMENT PLAN

40/60

5% DOWN PAYMENT



PAYMENT PLAN

MILESTONE	PAYMENT DATE	INSTALMENT #	40/6
PAYMENT 1	ON BOOKING	1	5%
PAYMENT 2	19-DEC-25	2	10%
PAYMENT 3	24-AUG-26	3	10%
PAYMENT 4	29-APR-27	4	15%
HANDOVER	31-DEC-27	5	60%
			100%

SERVICE CHARGE



3BR & 4BR TOWNHOME
AED 4.46/SQFT (48.1/SQM)

3BR LIVE/WORK TOWNHOME
AED 8.93/SQFT (96.1/SQM)



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ALDEEM

TOWNHOMES