

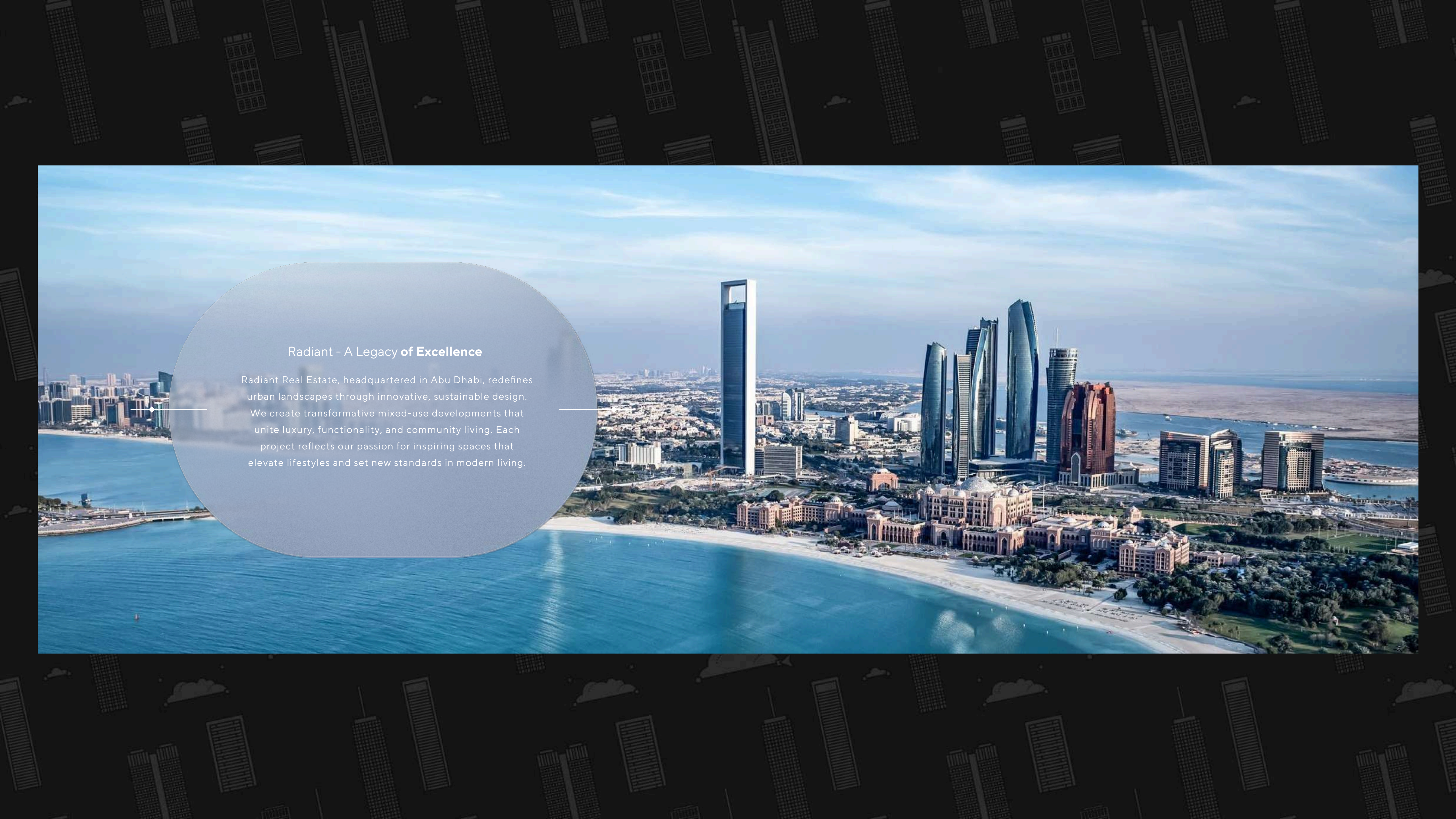
Radiant Atrium

 **RADIANT**
REAL ESTATE



R

Where Work Meets Living,
& Light Shapes Life

An aerial photograph of the Abu Dhabi skyline, featuring the Yas Viceroy Hotel and the Yas Viceroy Hotel. The image is framed by a dark border with a repeating pattern of stylized skyscrapers. A semi-transparent circle is overlaid on the left side of the image, containing text. A horizontal line with a diamond-shaped arrow points from the text to the skyline.

Radiant - A Legacy **of Excellence**

Radiant Real Estate, headquartered in Abu Dhabi, redefines urban landscapes through innovative, sustainable design. We create transformative mixed-use developments that unite luxury, functionality, and community living. Each project reflects our passion for inspiring spaces that elevate lifestyles and set new standards in modern living.



City of Lights at **Al Reem Island**

Al Reem Island is Abu Dhabi's modern waterfront canvas, where nature meets skyline. With parks, canals, top education, healthcare, retail, and culture, it offers families and professionals a balanced life-minutes from the city, yet surrounded by calm.



Between Water and City, Perfectly Placed

Radiant Atrium rises in the City of Lights, Al Reem Island's vibrant district where waters, streets, and modern design meet. Its Al Reem Street address offers direct access to Abu Dhabi's business core, while retail, education, healthcare, and leisure are all within walking distance-balancing connectivity with serene waterfront living.

05 Minutes

ShamsBoutik, Reem Mall,
Abu Dhabi Mall, Cleveland
Clinic, Galleria Mall

05 Minutes

Downtown Abu Dhabi,
with easy access to Al
Maryah Island

05 Minutes

Al Reem Central Park
& Al Fay Park

10 Minutes

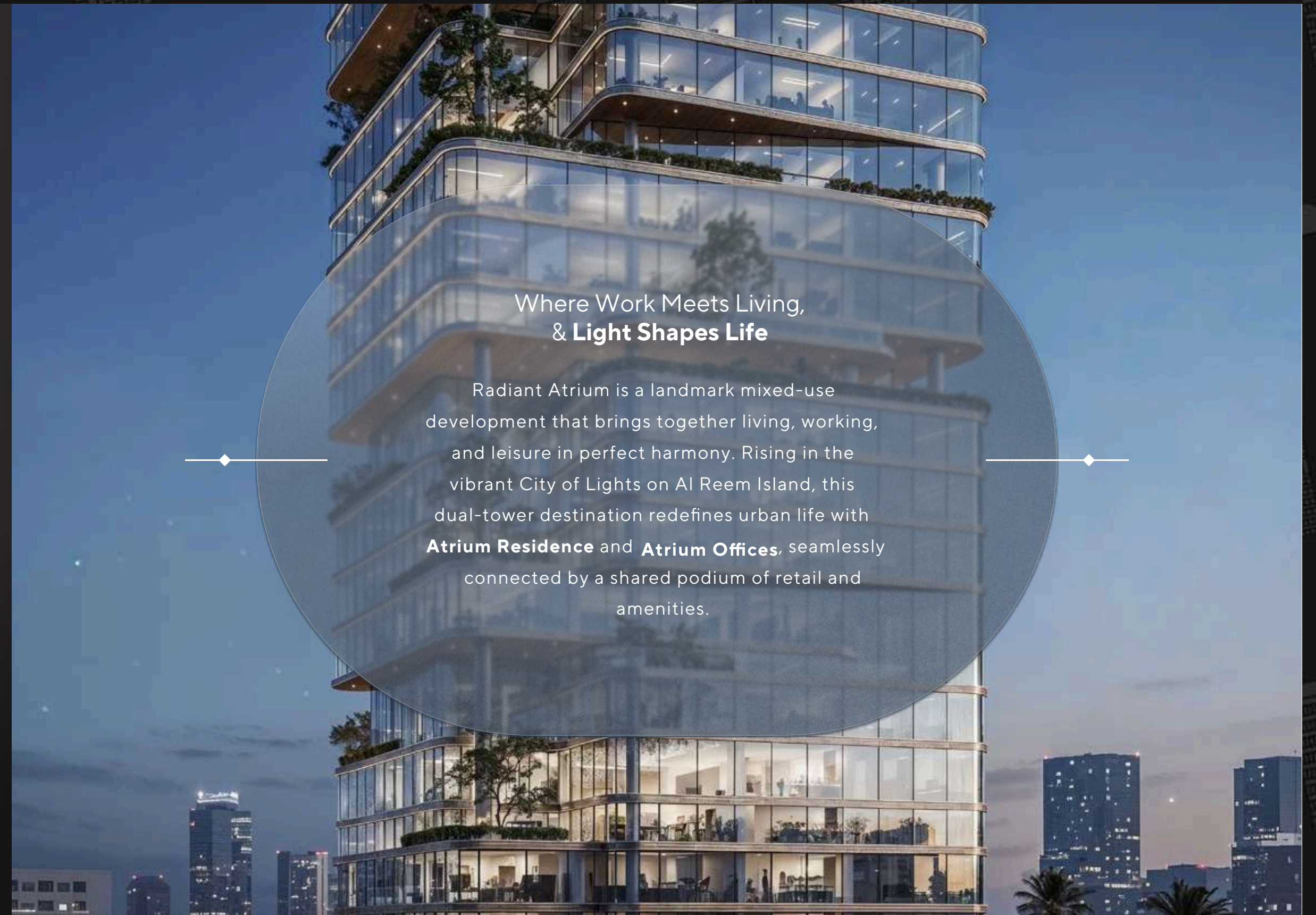
Saadiyat Island &
Mangrove Forest

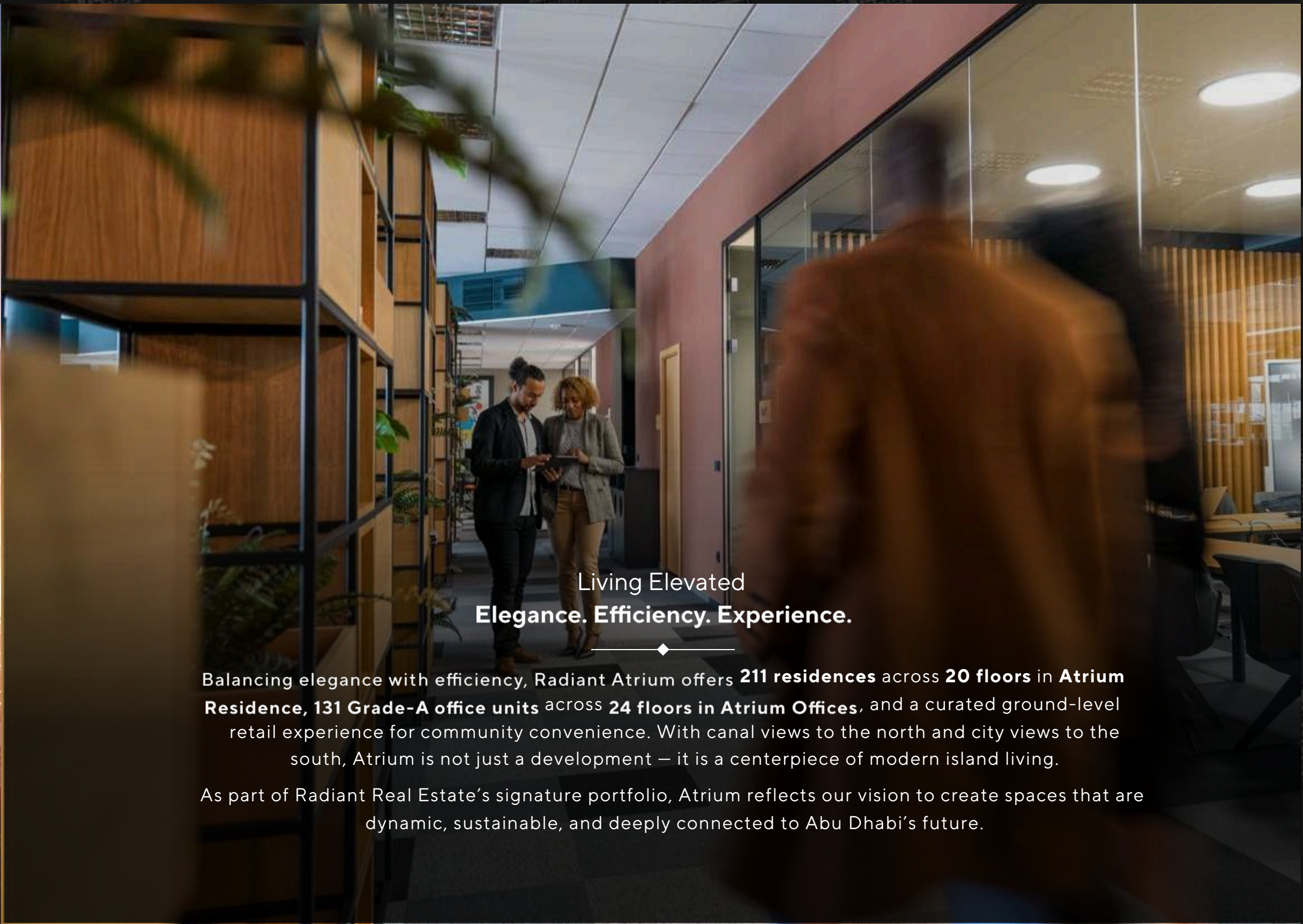
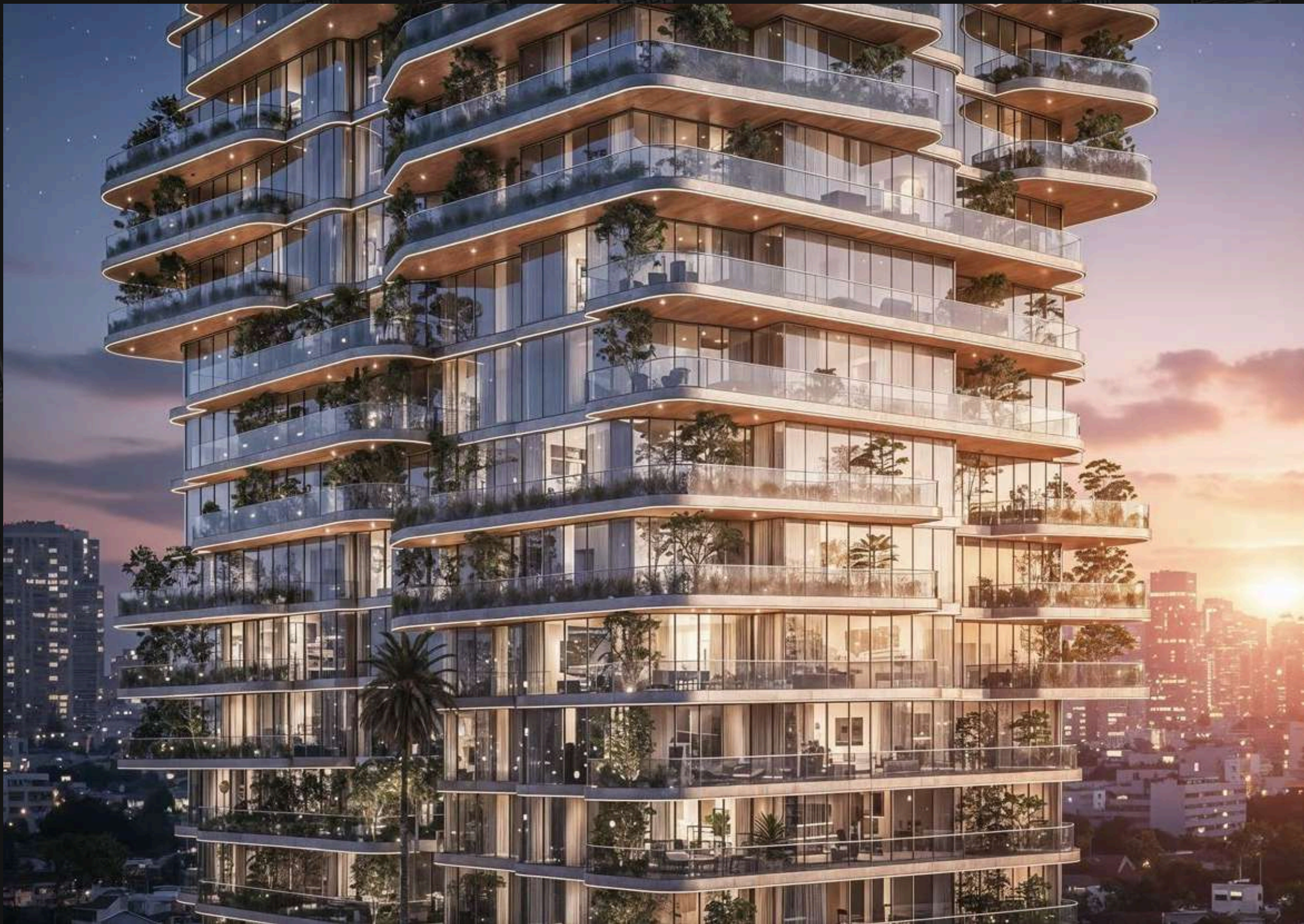


Radiant Atrium
Live. Work. Thrive.

Where Work Meets Living,
& **Light Shapes Life**

Radiant Atrium is a landmark mixed-use development that brings together living, working, and leisure in perfect harmony. Rising in the vibrant City of Lights on Al Reem Island, this dual-tower destination redefines urban life with **Atrium Residence** and **Atrium Offices**, seamlessly connected by a shared podium of retail and amenities.

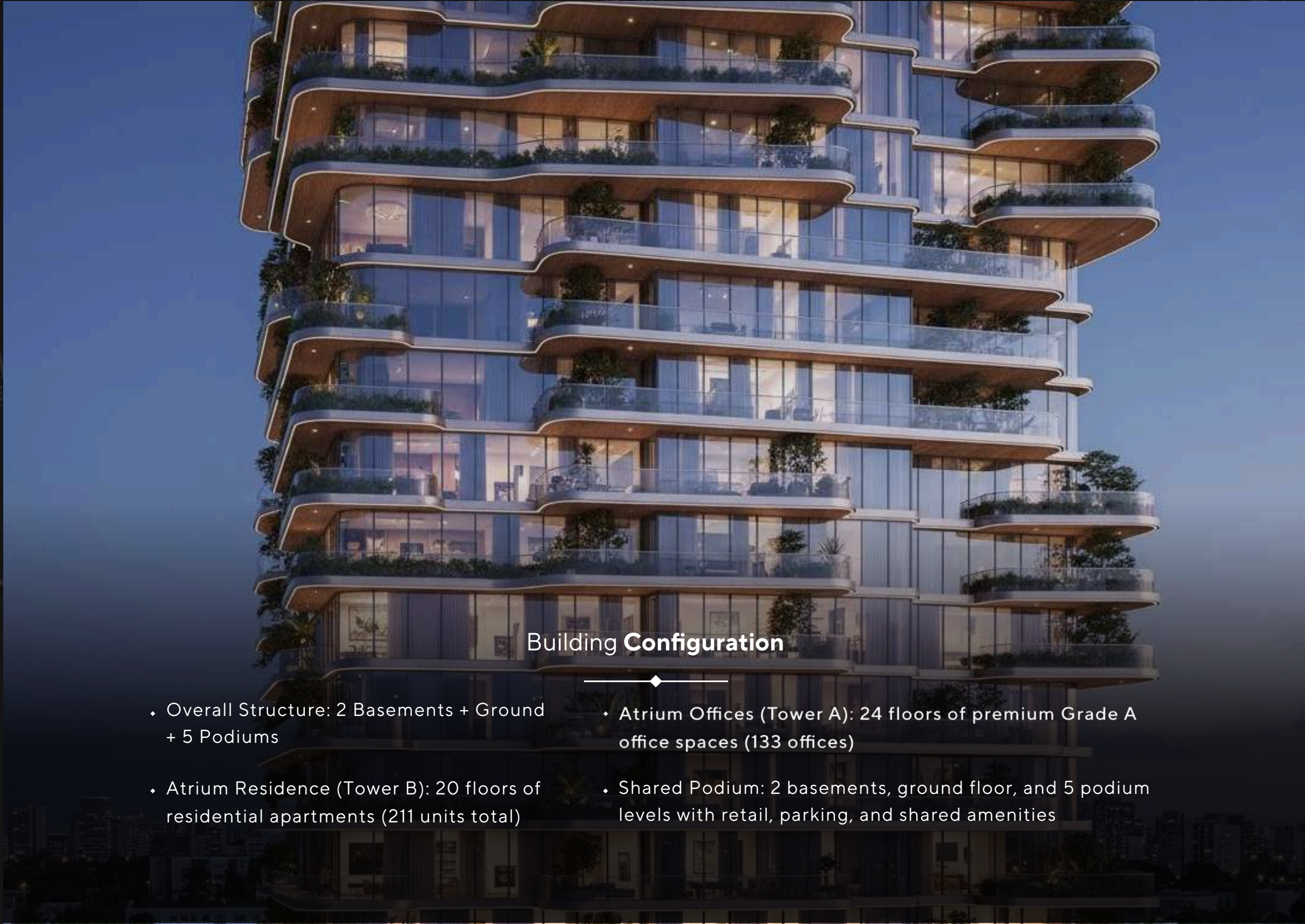




Living Elevated
Elegance. Efficiency. Experience.

Balancing elegance with efficiency, Radiant Atrium offers **211 residences** across **20 floors** in **Atrium Residence**, **131 Grade-A office units** across **24 floors** in **Atrium Offices**, and a curated ground-level retail experience for community convenience. With canal views to the north and city views to the south, Atrium is not just a development — it is a centerpiece of modern island living.

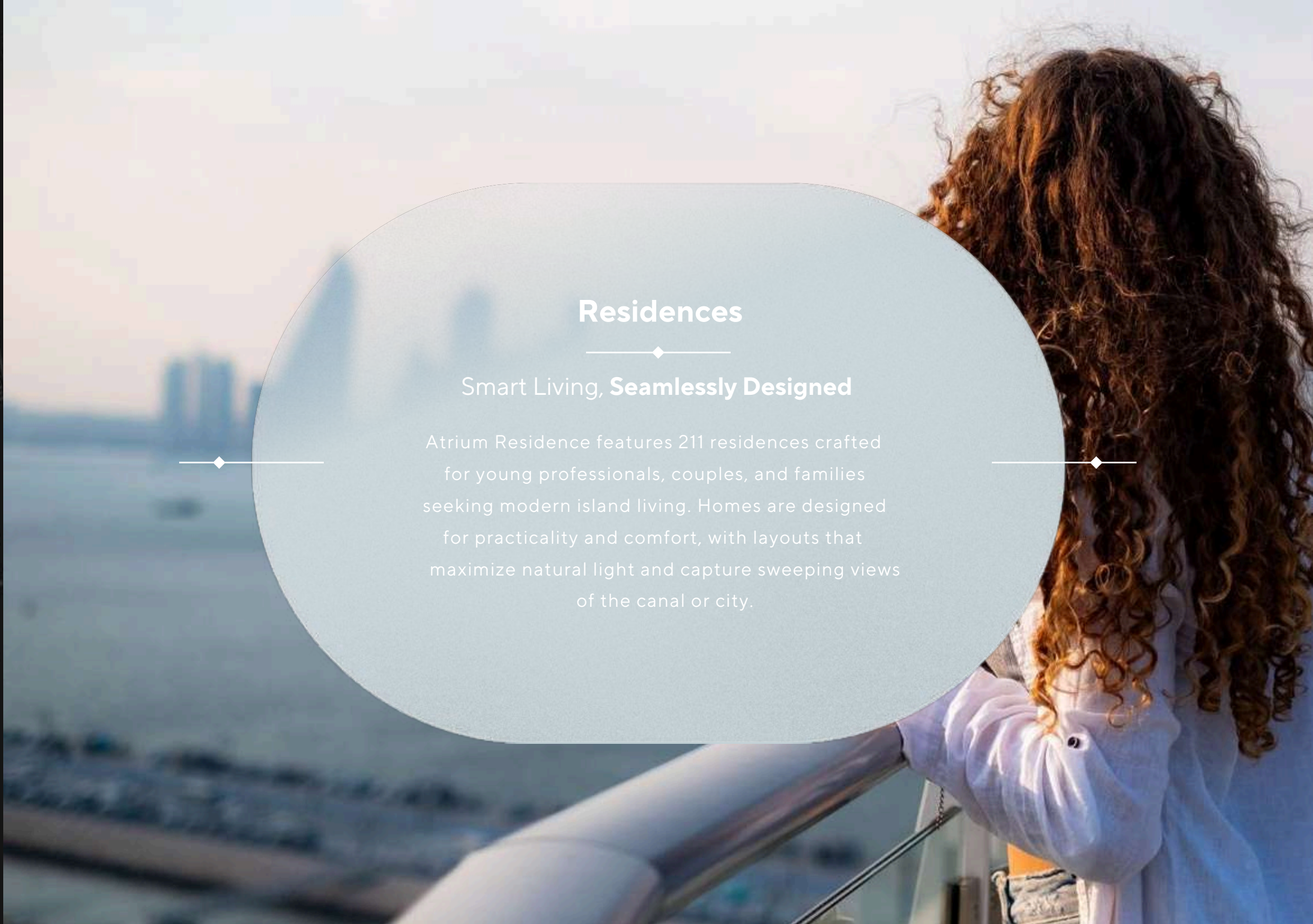
As part of Radiant Real Estate's signature portfolio, Atrium reflects our vision to create spaces that are dynamic, sustainable, and deeply connected to Abu Dhabi's future.



Building **Configuration**

- Overall Structure: 2 Basements + Ground + 5 Podiums
- Atrium Offices (Tower A): 24 floors of premium Grade A office spaces (133 offices)
- Atrium Residence (Tower B): 20 floors of residential apartments (211 units total)
- Shared Podium: 2 basements, ground floor, and 5 podium levels with retail, parking, and shared amenities



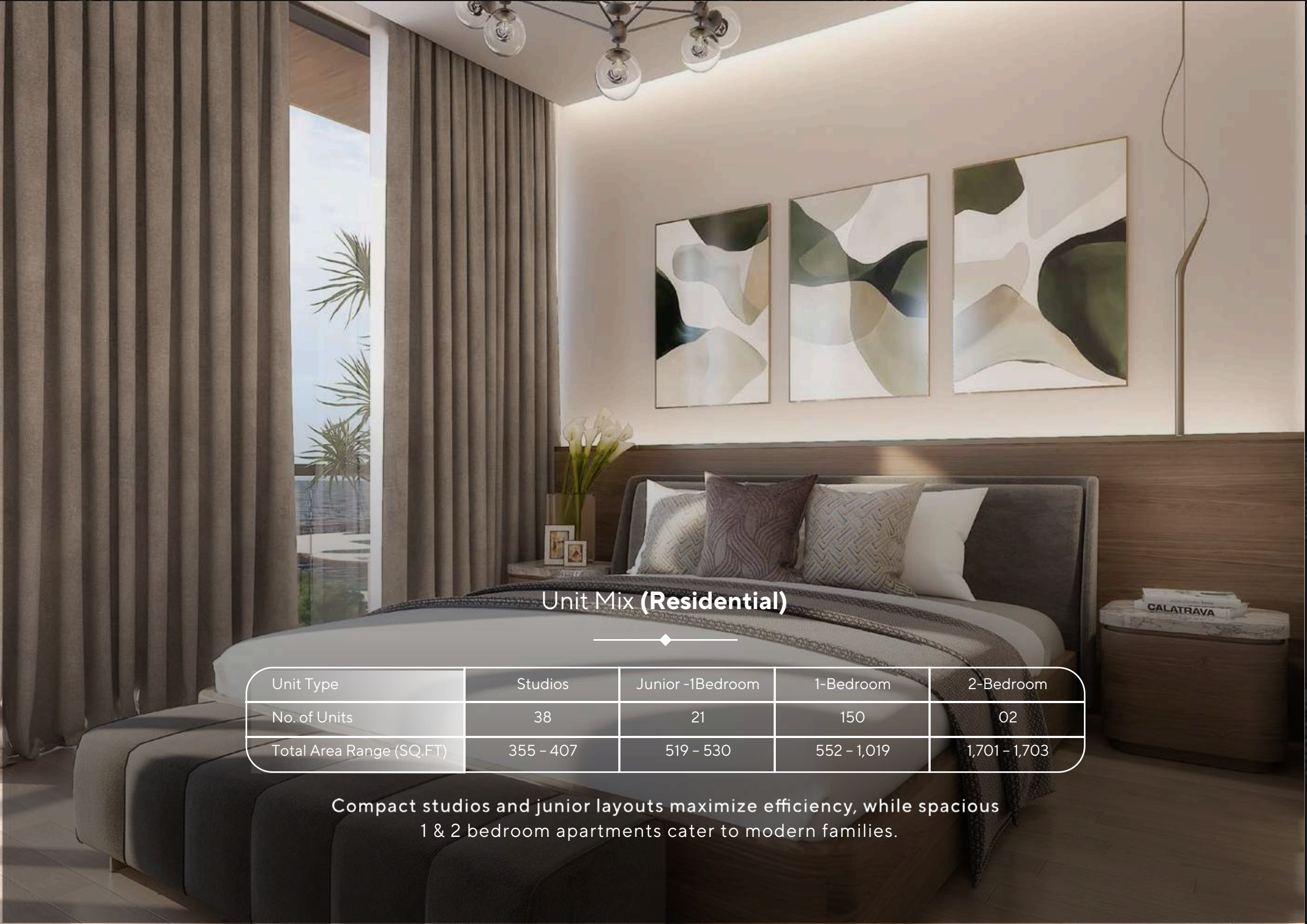
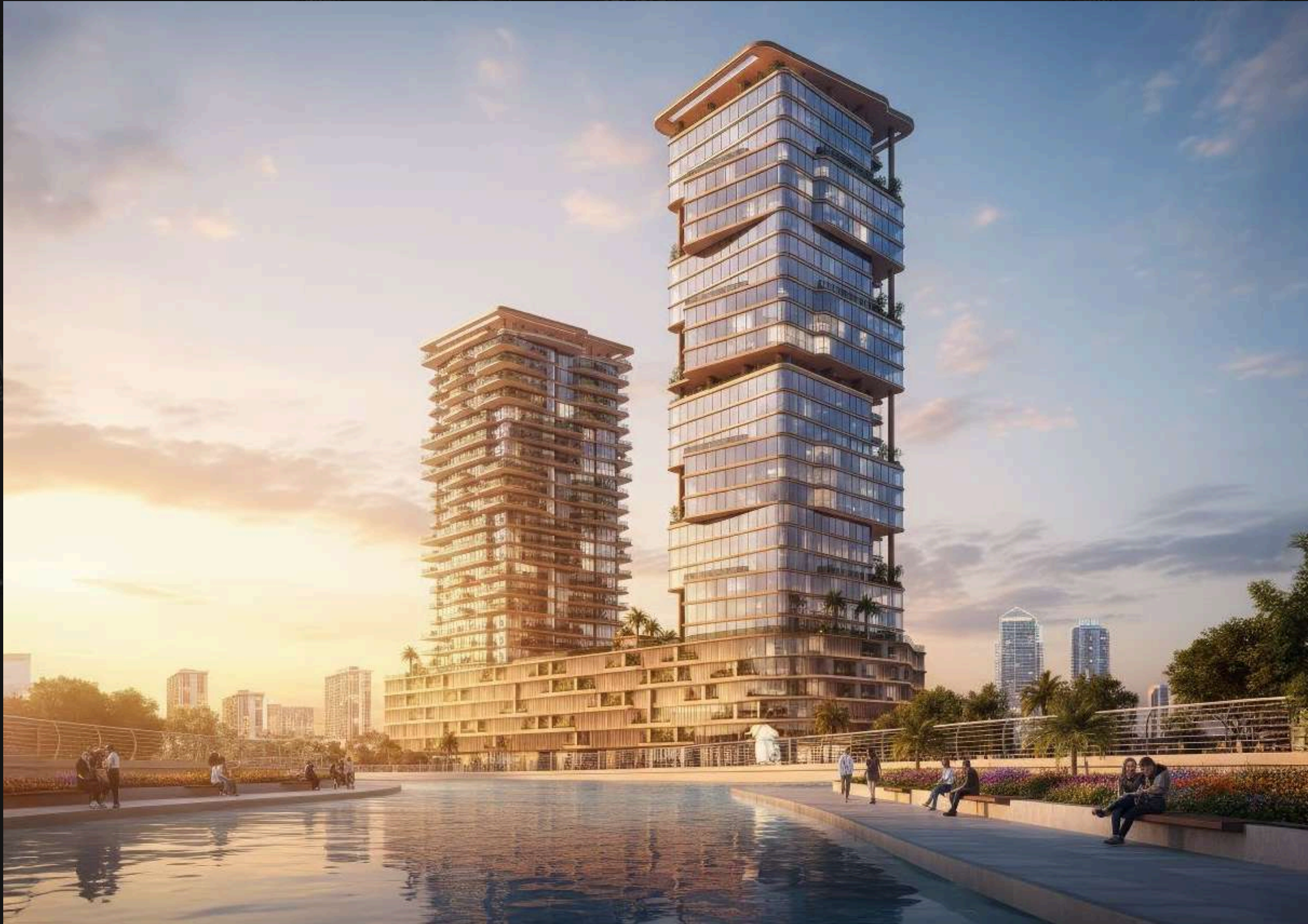


Residences

Smart Living, **Seamlessly Designed**

Atrium Residence features 211 residences crafted for young professionals, couples, and families seeking modern island living. Homes are designed for practicality and comfort, with layouts that maximize natural light and capture sweeping views of the canal or city.

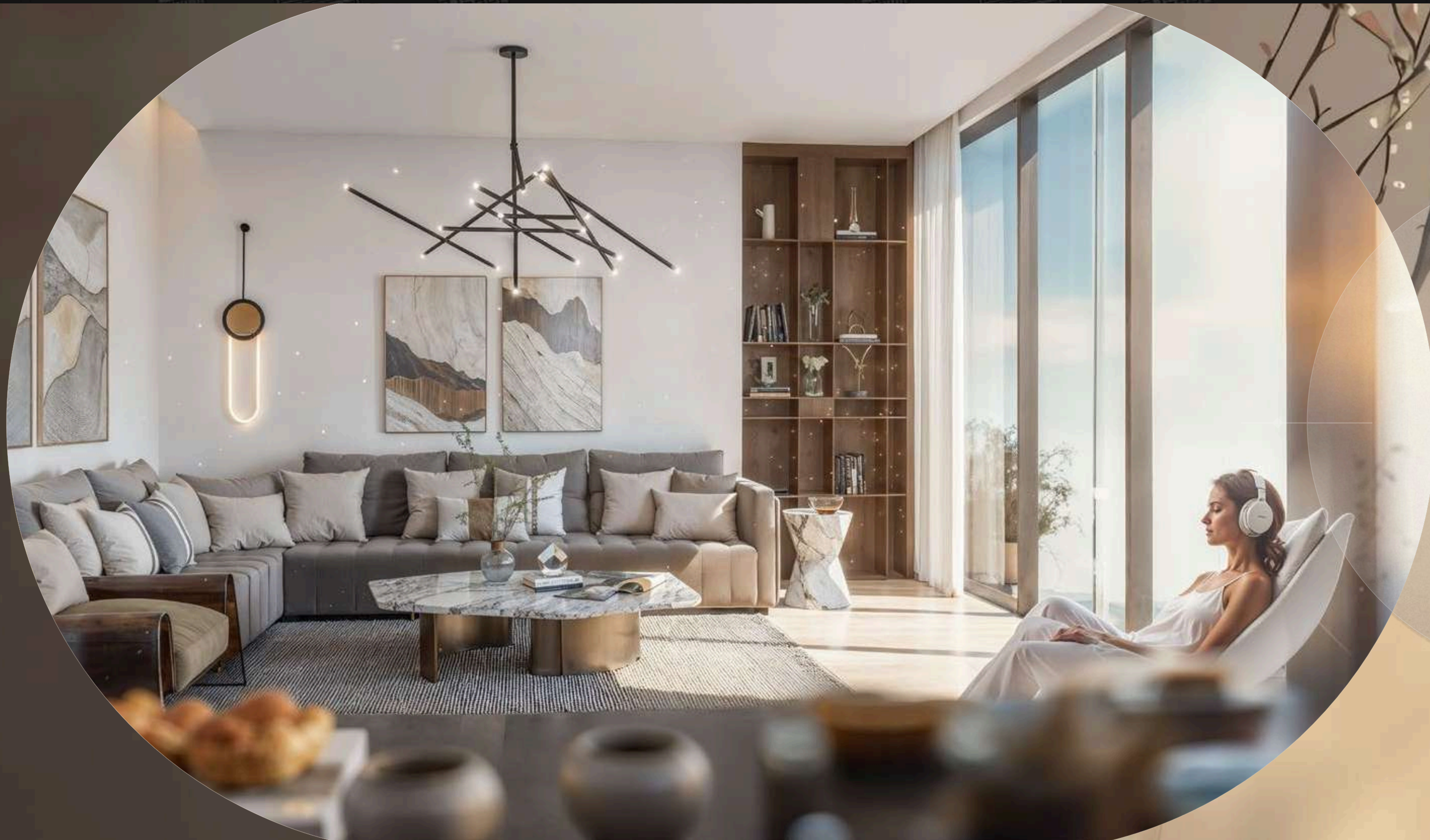




Unit Mix (Residential)

Unit Type	Studios	Junior -1Bedroom	1-Bedroom	2-Bedroom
No. of Units	38	21	150	02
Total Area Range (SQ.FT)	355 - 407	519 - 530	552 - 1,019	1,701 - 1,703

Compact studios and junior layouts maximize efficiency, while spacious 1 & 2 bedroom apartments cater to modern families.



Atrium **Residence**
(Residential Floorplans)

Typical Floor**Configurations**

1st Floor	2 × 2-Bedroom + Maid Units
2nd, 3rd, 8th, 9th, 10th, 15th & 16th Floors (Type-A)	2 × Studios, 1 × Junior 1-Bed, 8 × 1-Bedroom
5th-7th, 11th-13th & 17th-20th Floors (Type-B)	2 × Studios, 1 × Junior 1-Bed, 8 × 1-Bedroom
4th & 14th Floors (Type-C)	2 × Studios, 2 × Junior 1-Bed, 7 × 1-Bedroom

1st Floor Terrace Plan



Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.

TOWER-B
1st Floor

Unit Type	Unit Count
Studio Unit	-
Junior 1 Bed Unit	-
1 Bed Unit	-
2 Bed Unit	02
Total	02

Unit Number	Layout Type
101	2 Bedroom - Type A
102	2 Bedroom - Type B



101
1,703 sq.ft

102
1,701 sq.ft

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TOWER-B
Typ. Floor - Type A
(2nd, 3rd, 8th, 9th, 10th, 15th & 16th)

Unit Type	Unit Count
Studio Unit	14
Junior 1 Bed Unit	07
1 Bed Unit	56
2 Bed Unit	-
Total	77

Unit Number	Layout Type
#01	1 Bedroom - Type A
#02	1 Bedroom - Type B
#03	Studio - Type A
#04	Studio - Type B
#05	1 Bedroom - Type C
#06	1 Bedroom - Type D
#07	1 Bedroom - Type E
#08	1 Bedroom - Type F
#09	Jr. 1 Bedroom - Type A
#10	1 Bedroom - Type G
#11	1 Bedroom - Type H

= Floor Number

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#05
791 sq.ft

#04
358 sq.ft

#03
355 sq.ft

#02
881 sq.ft



#01
784 sq.ft

#11
629 sq.ft

#06
646 sq.ft

#07
956 sq.ft

#08
901 sq.ft

#09
530 sq.ft

#10
835 sq.ft

TOWER-B
Typ. Floor - Type B
(5th - 7th, 11th - 13th & 17th - 20th Floor)

Unit Type	Unit Count
Studio Unit	20
Junior 1 Bed Unit	10
1 Bed Unit	80
2 Bed Unit	-
Total	110

Unit Number	Layout Type
#01	1 Bedroom - Type A
#02	1 Bedroom - Type B
#03	Studio - Type A
#04	Studio - Type B
#05	1 Bedroom - Type C
#06	1 Bedroom - Type D
#07	1 Bedroom - Type E
#08	1 Bedroom - Type F
#09	Jr. 1 Bedroom - Type A
#10	1 Bedroom - Type G
#11	1 Bedroom - Type H

= Floor Number

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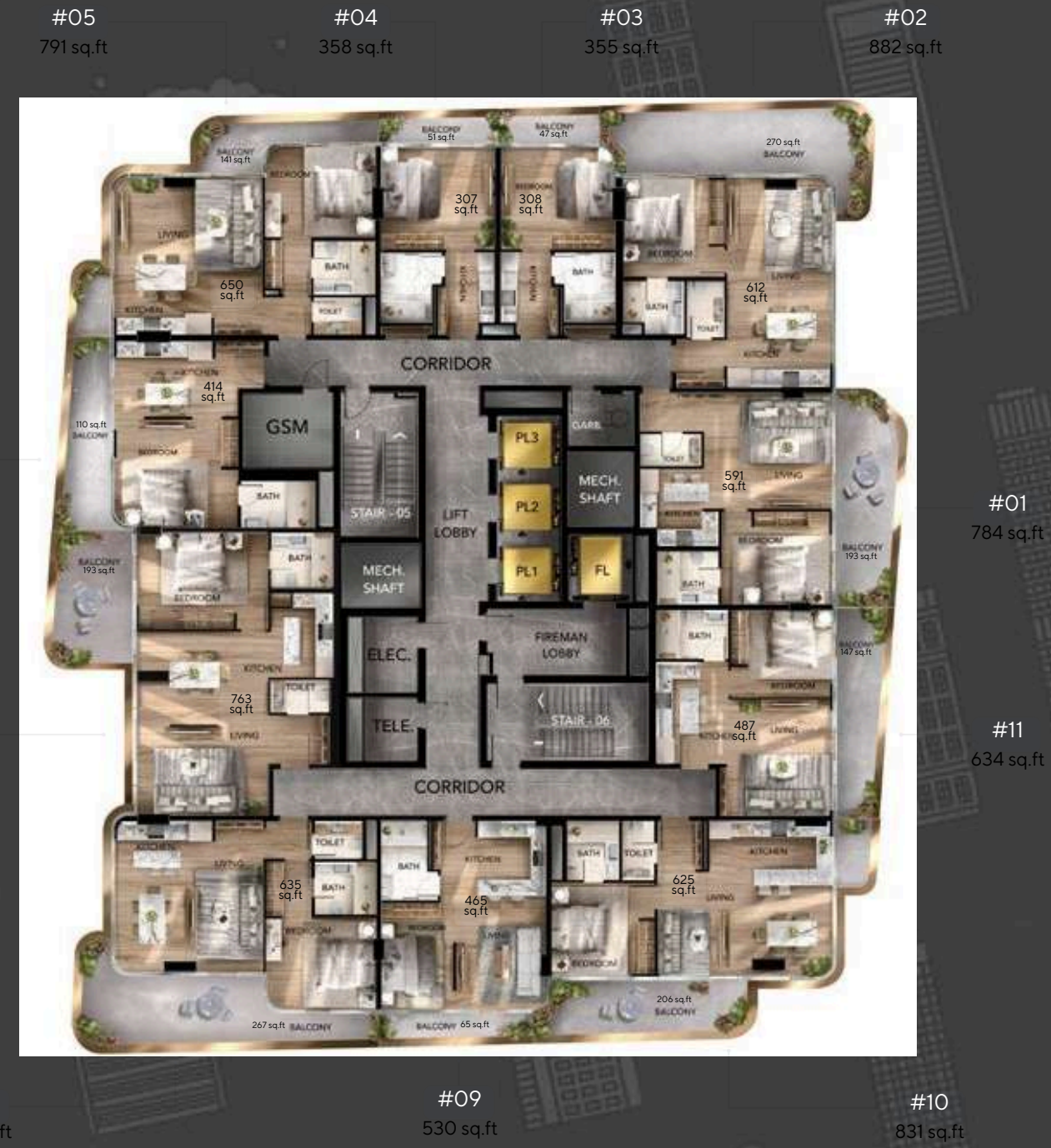
TOWER-B
Typ. Floor - Type B
(4th & 14th Floor)

Unit Type	Unit Count
Studio Unit	04
Junior 1 Bed Unit	04
1 Bed Unit	14
2 Bed Unit	-
Total	22

Unit Number	Layout Type
#01	1 Bedroom - Type A
#02	1 Bedroom - Type B
#03	Studio - Type A
#04	Studio - Type B
#05	1 Bedroom - Type C
#06	Jr. 1 Bedroom - Type B
#07	1 Bedroom - Type E
#08	1 Bedroom - Type F
#09	Jr. 1 Bedroom - Type A
#10	1 Bedroom - Type G
#11	1 Bedroom - Type H

= Floor Number

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Studio - Type A



355 sq.ft

Studio - Type B



358 sq.ft

Jr. 1 Bedroom - Type A



530 sq.ft

Jr. 1 Bedroom - Type B



524 sq.ft

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1 Bedroom - Type A



784 sq.ft

1 Bedroom - Type B



881 sq.ft

1 Bedroom - Type C



791 sq.ft

1 Bedroom - Type D



646 sq.ft

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1 Bedroom - Type E



956 sq.ft

1 Bedroom - Type F



901 sq.ft

1 Bedroom - Type G



835 sq.ft

1 Bedroom - Type H



629 sq.ft

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2 Bedroom - Type A



1,703 sq.ft

2 Bedroom - Type B



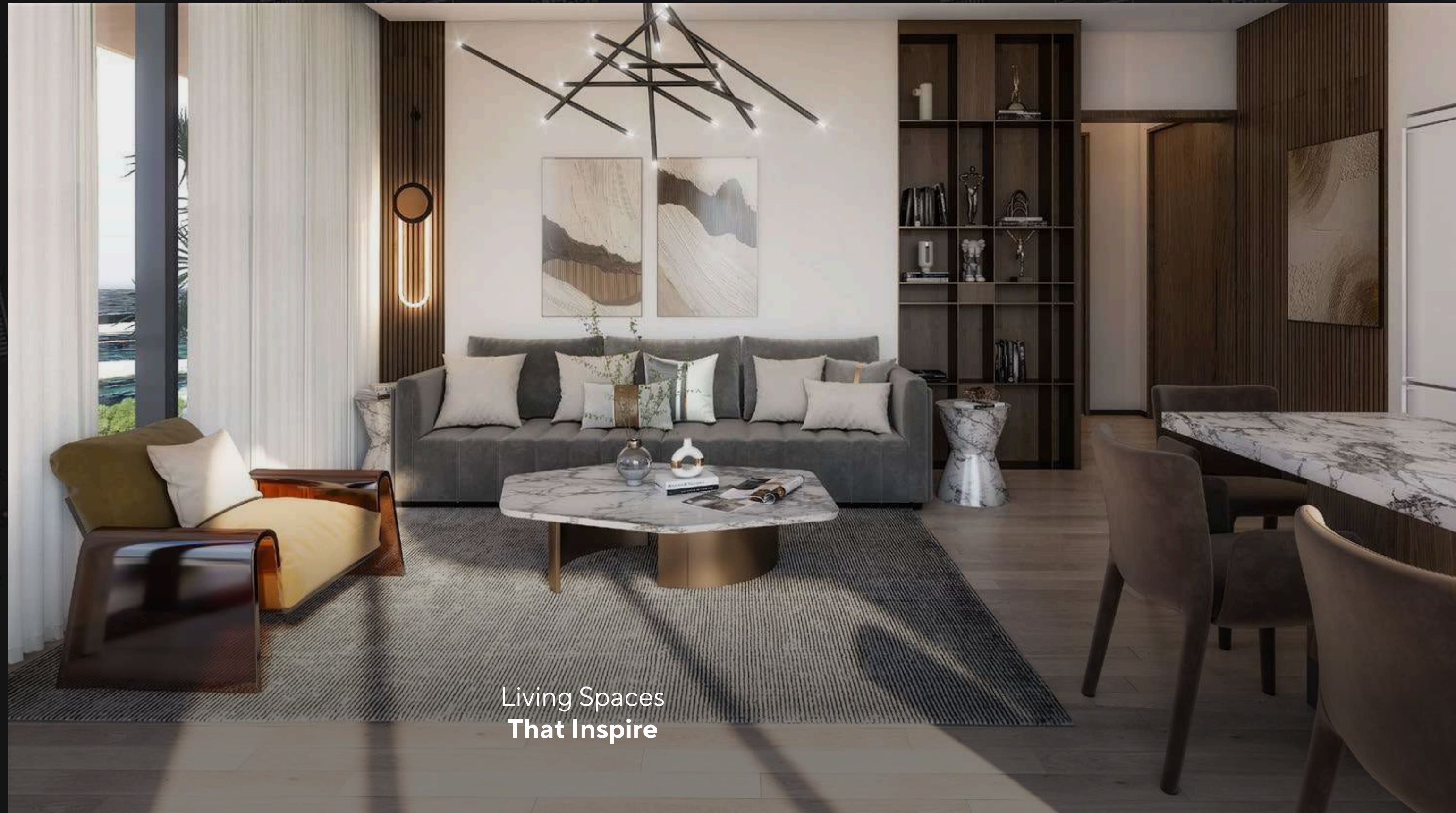
1,701 sq.ft

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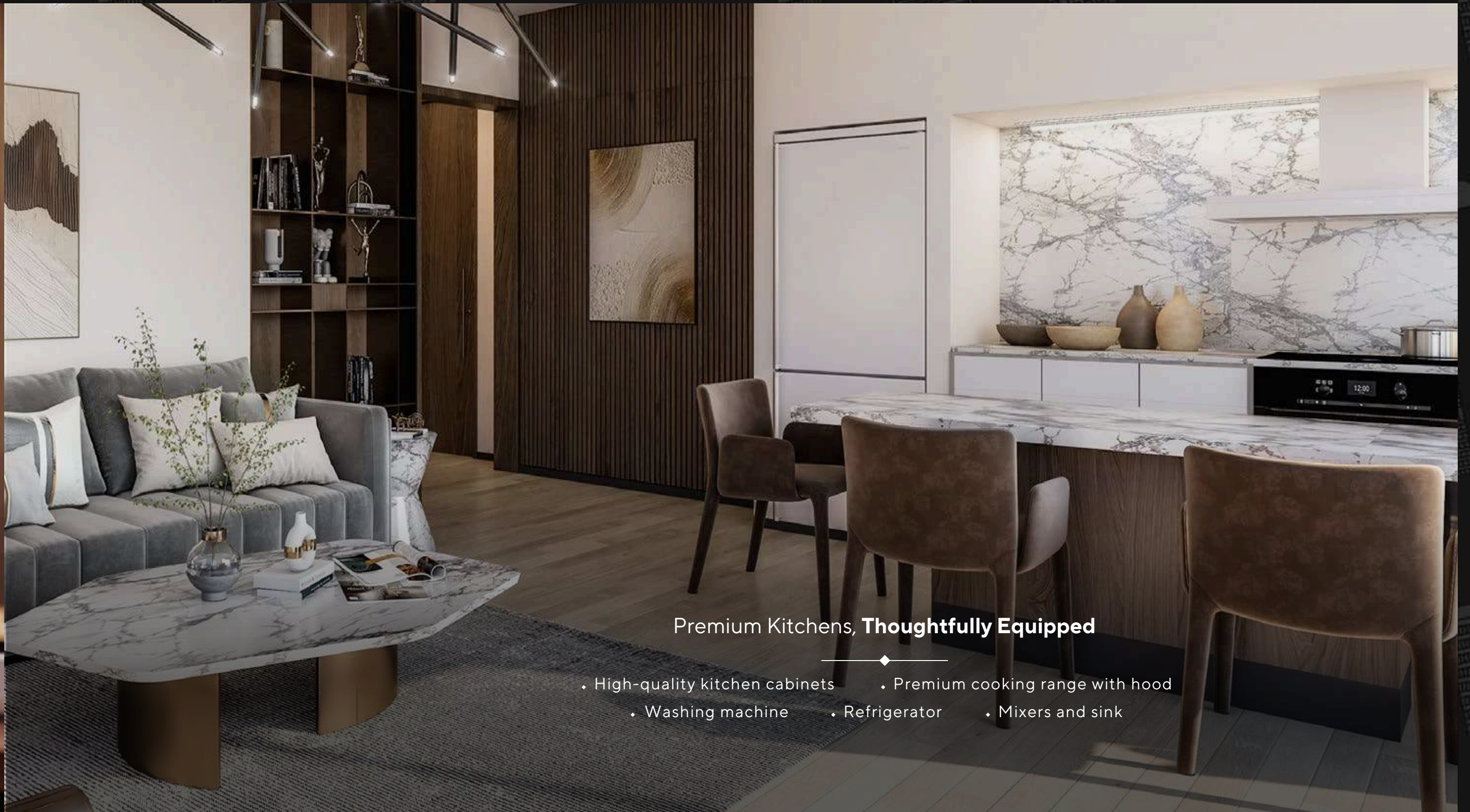






Living Spaces
That Inspire





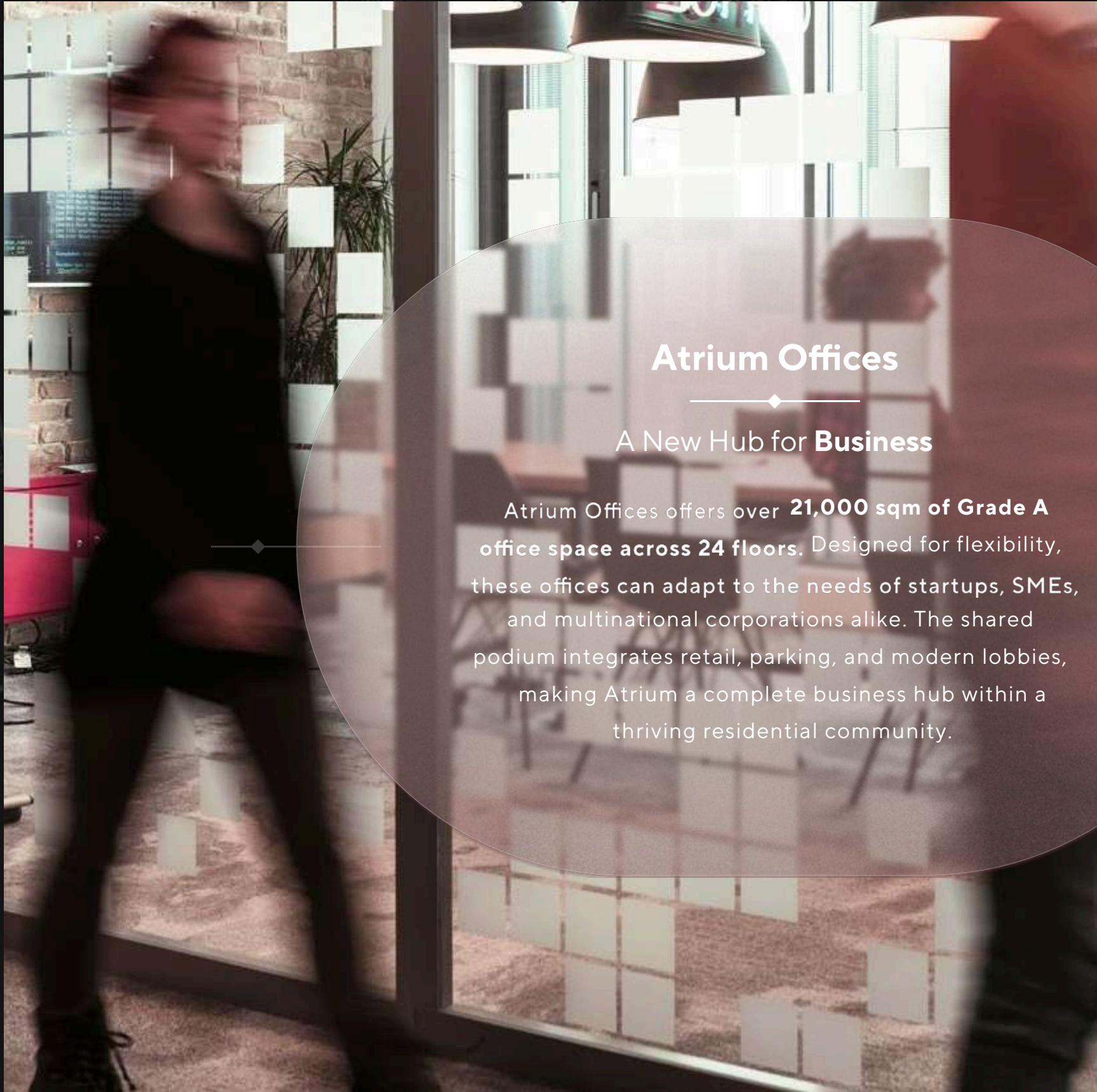
Premium Kitchens, **Thoughtfully Equipped**

- High-quality kitchen cabinets
- Premium cooking range with hood
- Washing machine
- Refrigerator
- Mixers and sink



Interiors Defined by **Elegance**

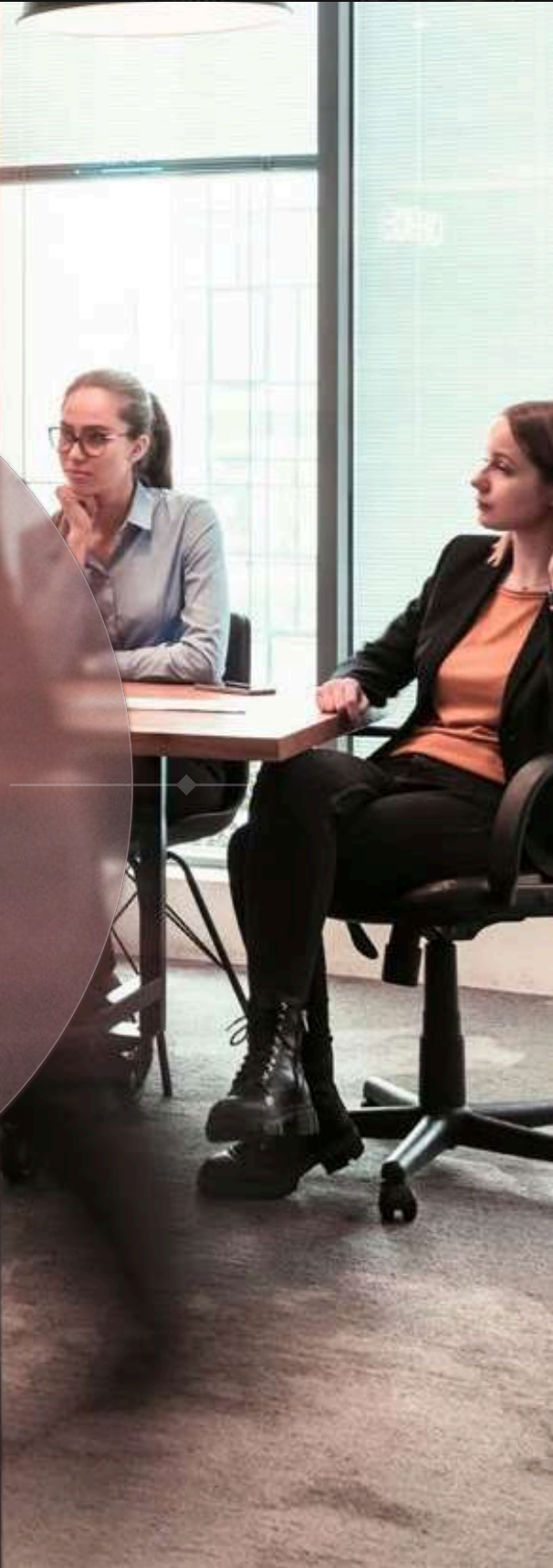
- Premium flooring throughout
- Premium bathroom fixtures and fittings



Atrium Offices

A New Hub for **Business**

Atrium Offices offers over **21,000 sqm of Grade A office space across 24 floors**. Designed for flexibility, these offices can adapt to the needs of startups, SMEs, and multinational corporations alike. The shared podium integrates retail, parking, and modern lobbies, making Atrium a complete business hub within a thriving residential community.





Unit Mix (Offices)

Category	Offices
No. of Units	133
Total Area Range (SQ.FT)	532 - 2,520

Flexible Grade A office spaces designed to accommodate startups, SMEs, and multinationals.

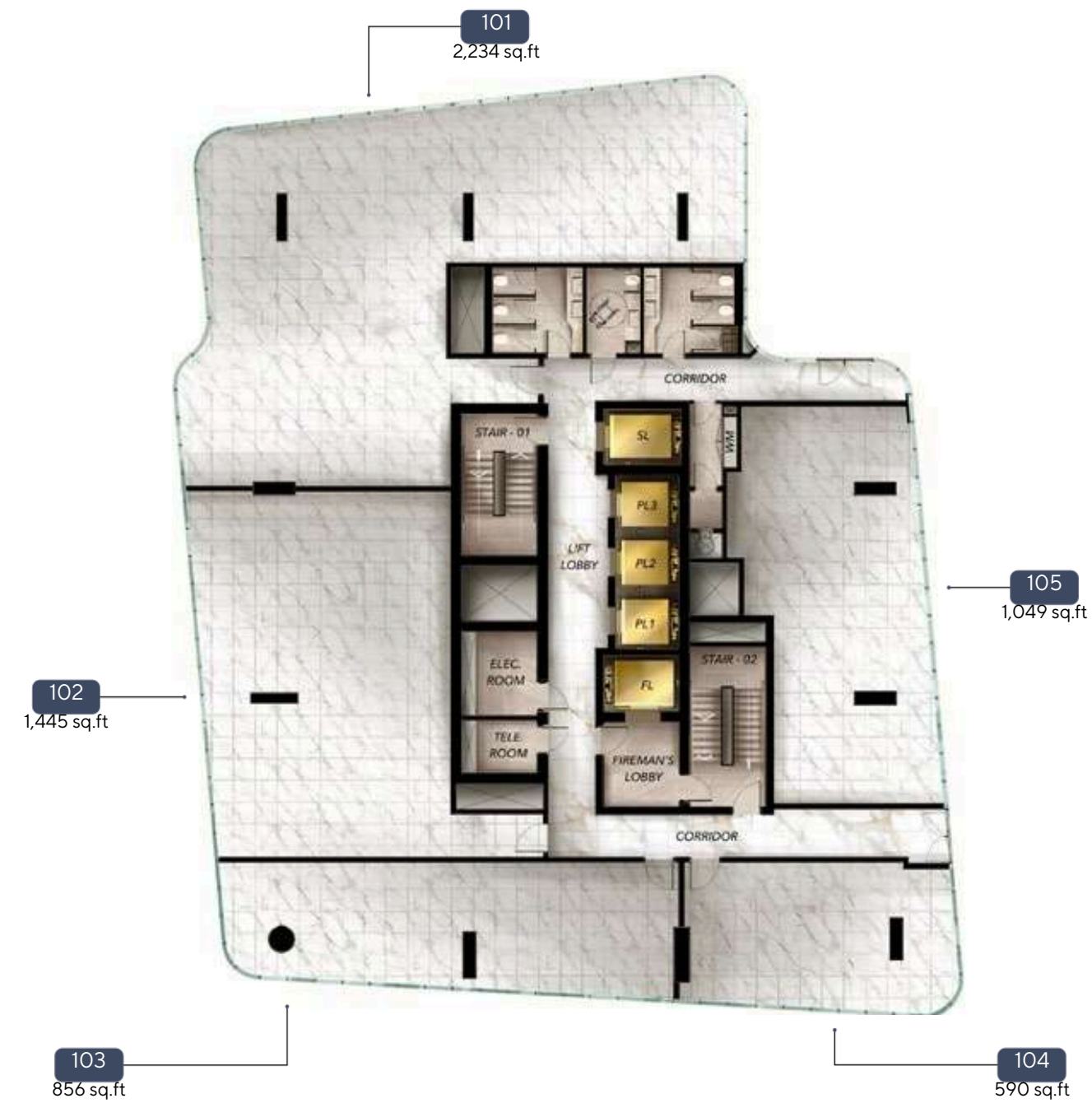




Office Floorplans

Typical Floor **Configurations**

1st Floor	5 Offices per floor
2nd, 3rd, 8th, 9th, 15th, 16th, 21st & 22nd Floors (Type-A)	6 Offices per floor
7th, 14th & 20th Floor (Type-A1)	6 Offices per floor
5th, 6th, 11th, 12th, 18th, 19th, 24th & 25th Floor (Type-B)	5 Offices per floor
4th, 10th, 17th & 23rd Floor (Type-B1)	5 Offices per floor



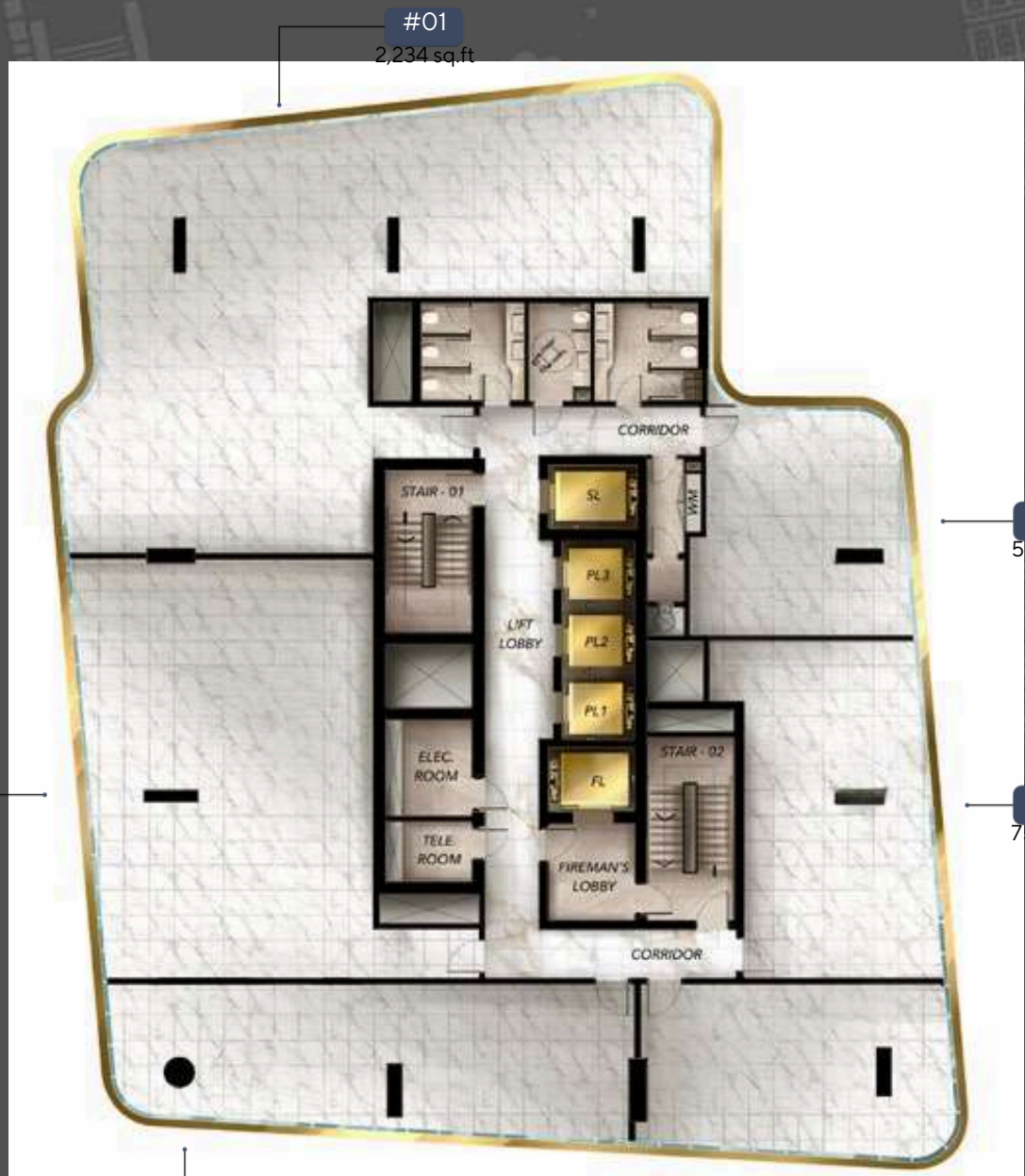
TOWER-A

1st Floor

Unit Type	Unit Count
Office	5
Total	5

Unit Number	Layout Type
101	Office - Type A
102	Office - Type B
103	Office - Type C
104	Office - Type D
105	Office - Type E

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TOWER-A
Typ. Floor - Type A
(2nd, 3rd, 8th, 9th, 15th, 16th, 21st & 22nd Floor)

Unit Type	Unit Count
Office	48
Total	48

Unit Number	Layout Type
#01	Office - Type A
#02	Office - Type B
#03	Office - Type C
#04	Office - Type D
#05	Office - Type F
#06	Office - Type G

= Floor Number



TOWER-A
Typ. Floor - Type A1
(7th, 14th & 20th Floor)

Unit Type	Unit Count
Office	18
Total	18

Unit Number	Layout Type
#01	Office - Type A
#02	Office - Type B
#03	Office - Type C
#04	Office - Type D
#05	Office - Type F
#06	Office - Type G

= Floor Number

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TOWER-A
Typ. Floor - Type B
(5th, 6th, 11th, 12th, 18th, 19th, 24th & 25th Floor)

Unit Type	Unit Count
Office	40
Total	40

Unit Number	Layout Type
#01	Office - Type H
#02	Office - Type I
#03	Office - Type J
#04	Office - Type K
#05	Office - Type L

= Floor Number

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TOWER-A
Typ. Floor - Type B1
(4th, 10th, 17th & 23rd Floor)

Unit Type	Unit Count
Office	20
Total	20

Unit Number	Layout Type
#01	Office - Type H
#02	Office - Type I
#03	Office - Type J
#04	Office - Type K
#05	Office - Type L

= Floor Number

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Office Type A



2,234 sq.ft

Office Type B



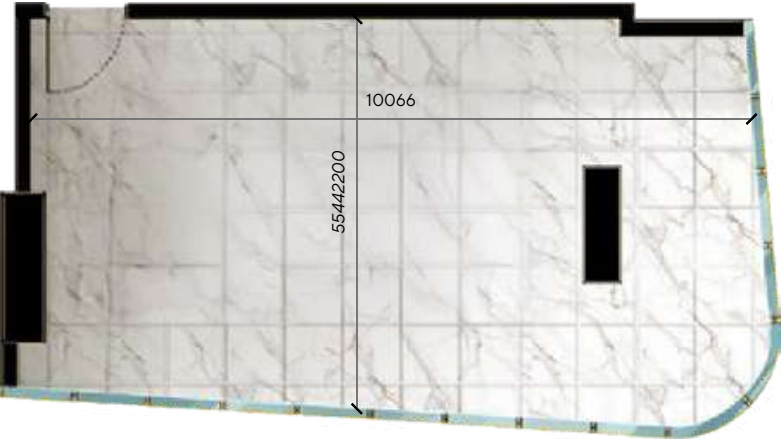
1,445 sq.ft

Office Type C



856 sq.ft

Office Type D



590 sq.ft

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Office Type G



532 sq.ft

Office Type H



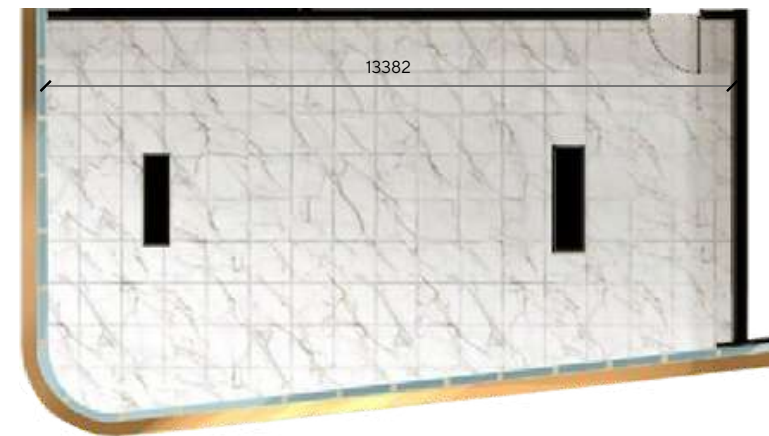
1,719 sq.ft

Office Type I



1,045 sq.ft

Office Type J



1,016 sq.ft

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Office Type K



1,342 sq.ft

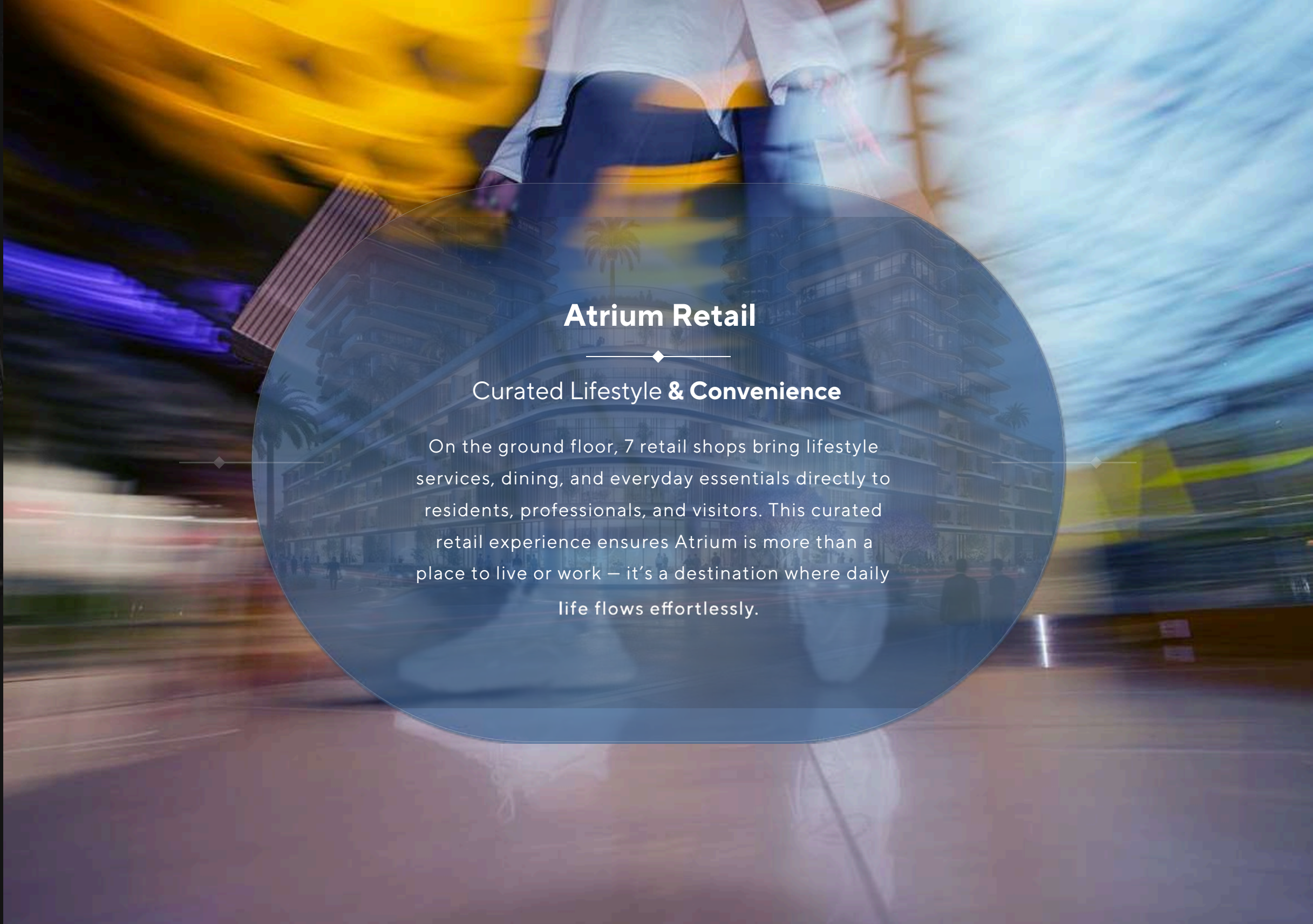
Office Type L



1,314 sq.ft

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Atrium Retail

Curated Lifestyle & Convenience

On the ground floor, 7 retail shops bring lifestyle services, dining, and everyday essentials directly to residents, professionals, and visitors. This curated retail experience ensures Atrium is more than a place to live or work — it's a destination where daily life flows effortlessly.





Amenities to Elevate
Your Lifestyle



Everyday Wellbeing, **Elevated**

- Landscaped podium areas
- Swimming pool & kids' pool (Atrium Residence, 1st Floor)
- Male & female fitness centers (Atrium Residence, 1st Floor)
- Dedicated lobbies for Atrium Residence & Atrium Offices
- Ample parking with 439 spaces across basements and podium levels



Serene Canal Views
Elevated Living.



Your Personal
Wellness Space.



where life, work, and
community connect

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