

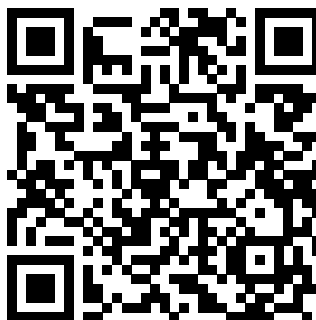


FAY ALREEMAN II

AED 3 500 000 - 4 900 000

PARAMETERS

City	Abu Dhabi
District	Al Shamkha
Type	Development
Bedrooms	4, 5, 6
To sea	28600 m
Completion date	I quarter, 2026



ABOUT FAY AL REEMAN II

Fay Al Reeman II is an off-plan residential project in Abu Dhabi that was launched in February 2023 by the developer Aldar Properties specializing in the construction of high-end properties in Abu Dhabi.

The complex will consist of 557 villas in the emerging residential community of Al Shamkha. The entire grounds will be landscaped with trees, shrubs, and green lawns, to make relaxation and doing sports as comfortable as possible.

The following facilities will also be built in this residential project:

- A school;
- A community centre with retail outlets;
- A mosque;
- Outdoor sports venues;
- Play areas with children's attractions.

PROPERTY FOR SALE IN FAY AL REEMAN II

You can currently purchase real estate in the off-plan project Fay Al Reeman II in Al Shamkha at a hefty discount from the developer. Buyers can choose from 3, 4, 5, or 6-bedroom villas with a total floor area of 304 to 495 m².

A 4-bedroom villa in the new complex costs AED 3.5 million (USD 953,000). 5 and 6-bedroom mansions sell for AED 4.2 million (USD 1.14 million) and AED 4.9 million (USD 1.33 million), respectively.

You can view current listings with prices in a separate catalogue on our website.

Interest-free instalment plans with no extra cost are available for villas in Fay Al Reeman II. You can choose various payment options. The 30/70 plan involves paying 30% of the amount during the construction and 70% once the building is commissioned. The down payment is only 5% in this case. The 60/40 plan means that 60% is paid throughout various

stages of construction and 40%, upon full completion. The down payment is 10% of the value.

LOCATION AND TRANSPORT ACCESSIBILITY

The district where the off-plan complex is located is called Al Shamkha. It is still emerging and has no extensive public transportation system yet. However, residents of the new community can always call a taxi or rent a car in Fay Al Reeman II.

The new residential project provides convenient access to major motorways, so residents will be able to quickly reach the most popular locations in Abu Dhabi.

For instance, it takes 25 minutes to drive to the famous Yas Island, home to the renowned Ferrari World Theme Park with the world's fastest roller coaster, the Warner Bros World, and the Yas Links Golf Club overlooking the sea.

SHOPPING MALLS AND SUPERMARKETS IN FAY AL REEMAN II

A community centre with retail outlets, cafés, restaurants, and a promenade boulevard will be built in Fay Al Reeman II. Shopping opportunities in Al Shamkha are numerous.

If you are looking for a large mall in Fay Al Reeman II, you will appreciate the Makani Mall Al Shamkhah, which offers a wide range of stores with clothing, children's goods, jewellery, and many other goods. A supermarket, a spa salon, a photo studio, and numerous restaurants and cafés are also available here. A drive from the residential project to this shopping mall takes 15 minutes.

The following retail outlets are also within a 15-minute drive from the villa community:

- The LuLu hypermarket;
- The Ain Al Shamkha Baqala grocery store;
- The Noor Al Izdihar supermarket;
- The Dilly Milly supermarket.

RESTAURANTS IN FAY AL REEMAN II

Good restaurants serving delicious foods from all over the world are available in the new residential complex. The nearest ones are:

- Qasir Al Walima;
- Burger Junction Al Shamkha;
- AlSiraj;
- House of Tea.

INVESTMENT IN FAY AL REEMAN II

A luxury villa in Fay Al Reeman II is a good investment asset in Abu Dhabi. Buying an off-plan property can save you up to 20% of its market value. Once the complex is commissioned, you can resell the villa at a profit because its price will have increased.

If you are planning long-term investment in real estate in Fay Al Reeman II in Al Shamkha, you should consider leasing your property. Rental homes in Al Shamkha can generate a return of up to 7% per annum.

PROPERTY FEATURES

LOCATION

- Close to the bus stop
- Close to the airport
- Close to schools
- Great location
- Suburb
- Street view
- Courtyard view

FEATURES

- Aluminium windows with double glass
- Interior doors
- Balcony doors
- Ceiling spotlights
- Spotlights
- LED lighting
- Heated towel rail
- Shower cabin in bathrooms

- Fitted sanitary ware
- Terrace
- Microwave oven
- Dishwasher
- Finished
- Utility room
- Full bathroom
- Internet
- Cooker hood
- Built-in kitchen
- Ready to move in
- Premium class
- Several bathrooms
- Washing machine
- Oven
- Flooring
- American kitchen
- Mortgage
- Balcony
- Fridge
- Cooker
- Ceramic tiles in bathroom
- Open-plan kitchen
- Low-rise buildings

INDOOR FACILITIES

- Child-friendly
- Private parking

OUTDOOR FEATURES

- Children's playground
- Footpaths
- Supermarket
- School
- Well-developed facilities
- Landscaped green area
- Sports ground
- Social and commercial facilities
- Shop

PHOTO GALLERY

