



## Stunning 2 Bedroom Apartment For Sale in Al Reem Island Abu



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
Name:  
Country: United Kingdom  
Experience since: 2002  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: USD 521,672.55

### Location

Country: United Arab Emirates  
Address: Al Shifa Bint Abdullah St Al Reem Island Abu Dhabi United Arab Emirates  
Posted: Oct 22, 2024

Description:  
Stunning 2 Bedroom Apartment For Sale in Al Reem Island Abu Dhabi

Esales Property ID: es5553331

### Property Location

Al Shifa Bint Abdullah St  
Al Reem Island  
Abu Dhabi  
United Arab Emirates

For Further Details contact the agent directly – [hayyan.khan@live.com](mailto:hayyan.khan@live.com)

This property has a sitting tenant with a guaranteed rental return of 24,000 USD per year

### Property Details



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With its beautiful beaches, historic sites and laid-back atmosphere, The UAE continues to be one of the most desirable places across the world to be. On offer here is a chance to invest into this mesmerising part of the world with this property.

Shams Meera is located in the center of Abu Dhabi, Al Reem Island and comprises of two symmetrical towers overlooking a landscaped park. The towers are intersected by a public garden and are in easy walking distance of Shams Park, Shams Beach, Shams Marina and the pedestrianized canal network.

Shams Meera is designed to utilize space efficiently and provide the purchaser with an environmentally sustainable and cost-effective property in one of the most sought after Investment Zone's in the capital. The international award-winning firm Woods Bagot created the sleek and futuristic architecture.

## ABOUT THE AREA

Reem Island is a natural island 600 metres off the coast of Abu Dhabi island. Located off the northeastern coast of Abu Dhabi city, it is a mixed purpose community with both residential, retail and commercial units.

Traditionally speaking, Abu Dhabi has not been built up as vertically as our neighbouring emirate. Take a drive along Sheikh Zayed Road to Dubai and immediately you're flanked with towering skyscrapers with the road carving its way through the peaks like a river in a valley.

The UAE capital does have its fair share of towering buildings, however, and among the most iconic are Reem Island's silver structures that can be seen from most vantage points in the city. Perhaps the most famous of which are Gate Towers, the trio of skyscrapers that are reminiscent of Singapore's Marina Bay Sands. Joined at the hip, down below you'll find Arc Towers and across the road there are Sun And Sky Towers, straddling Boutik Mall.

These skyscrapers are home to thousands of expats and locals businesses and offices but there are many more residential buildings scattered across the island, too.

Away from apartments there's plenty more going on. The huge Reem Central Park boasts a wide range of facilities to keep people busy, including sports courts, play parks, a skate park and water sports facilities. In Boutik Mall there are a number of stores and restaurants including Waitrose, Nandos, Starbucks and more. Reem Island is also home to Repton School Abu Dhabi, one of the leading schools in the emirate.

Things are set to get even more exciting in the coming months. Cove Beach will be opening on the island bringing the first licensed premises to the area, and a private beach club. Set to be completed this year, Reem Mall will be home to the world's largest indoor snow park as well as other shops, restaurants and attractions. Makers District, a mixed-use waterfront development with homes, places to eat and shop, as well as a big public square is also due to be completed soon.

## MAIN FEATURES:

- Beds: 2



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- Bathrooms 1
  - 110 m2 living space
  - Massive potential in the rental market
  - Stunning views
  - Close to essential amenities like such as supermarkets and pharmacies
  - Close to many excellent bars and restaurants
  - Great base from which to discover other fantastic areas of Abu Dhabi
  - Many excellent sports facilities, fishing, walking and cycling areas nearby

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### Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	110 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.195.096

