

The background is an abstract composition of wavy, horizontal lines in various shades of teal and turquoise, with occasional streaks of light pink or lavender. The lines have a hand-painted, textured appearance, giving the overall image a sense of movement and organic flow.

THE
ARTERY
RESIDENCES

ARTFUL LIVING.



BY THE SEA.

The background is an abstract watercolor composition. It features large, flowing shapes in various shades of teal and turquoise, which dominate the central and lower portions of the frame. Interspersed among these are areas of soft, pastel pink and light purple, particularly visible in the upper left and lower right corners. The edges of the color washes are soft and blended, creating a dreamy, ethereal atmosphere. In the center of the image, the text "ART WITHIN. SEA BEYOND. LIFE BETWEEN." is written in a clean, white, serif typeface. Below the text, there is a small, hand-drawn pink squiggle that resembles a stylized wave or a decorative flourish.

ART WITHIN. SEA BEYOND. LIFE BETWEEN.





A LIVING WORK OF ART

The Artery Residences is for those who want more from home. More creativity. More connection. More life.

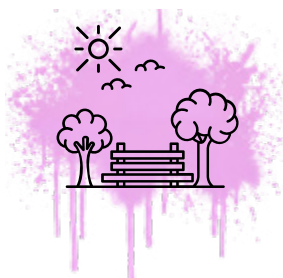
Artistic in form and dynamic in expression, the architecture stands apart on the Abu Dhabi waterfront: youthful and full of energy, yet warm and welcoming. The pulse of the city. The calm of the sea. Both always within reach.

Situated in the heart of Al Reem Island, within one of Abu Dhabi's most vibrant and sought-after waterfront communities. A connected, walkable, and lifestyle-driven environment where urban energy and coastal serenity coexist naturally.

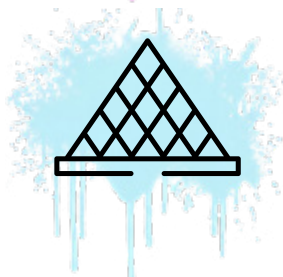




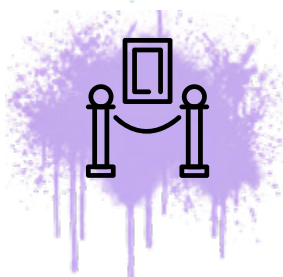
WHERE LIFE FLOWS IN EVERY DIRECTION



20 MINUTES
TO DOWNTOWN
ABU DHABI



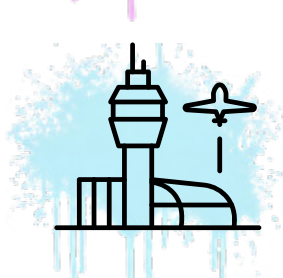
20 MINUTES
TO LOUVRE
ABU DHABI



20 MINUTES
TO ZAYED
MUSEUM



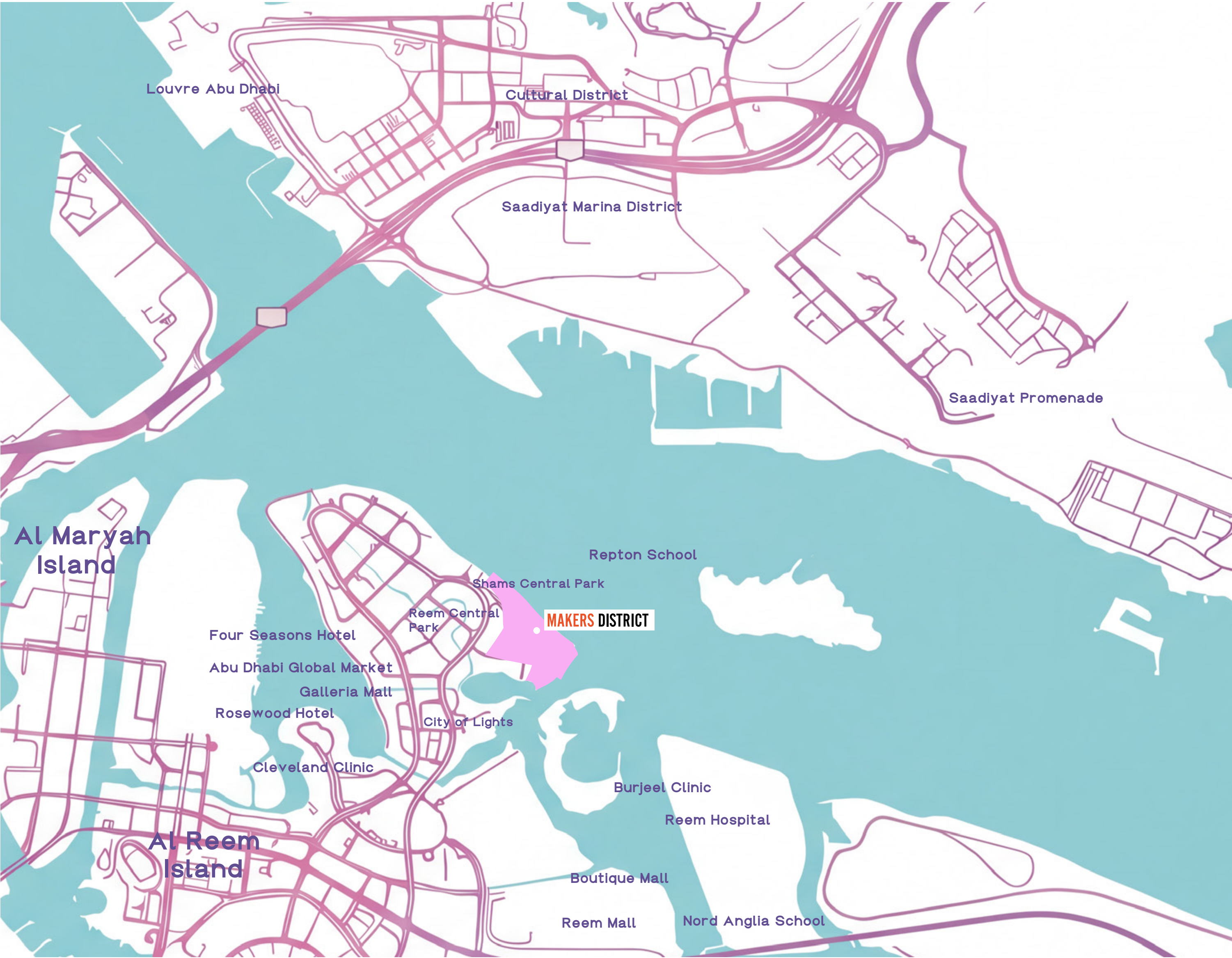
30 MINUTES
TO ABU DHABI
AIRPORT



50 MINUTES
TO AL MAKTOUM
INTERNATIONAL
AIRPORT



20 MINUTES
TO GUGGENHEM
MUSEUM







MAKERS DISTRICT

Makers District is a vibrant mixed-use waterfront community on Al Reem Island, Abu Dhabi, blending modern residential towers, premium single-floor and duplex townhouses, and dynamic retail and dining spaces. Designed with cost-effective, elegant architecture, the development maximises ocean and city views while fostering a creative, energetic atmosphere. Its residential offerings include innovative layouts such as live/work units and loft-style apartments, alongside exclusive townhouses with private entrances and direct access to the lively waterfront promenade. A curated mix of boutique retail, lifestyle outlets, and F&B venues activates the public realm, creating a thriving social hub for residents and visitors.





LIVE
BY
THE
SUN

LOVE
BY
THE
MOON



CORNICHE AL REEM

The Pulsing Heart of Makers District.

Corniche Al Reem is more than just a pathway. It is the vibrant soul of Makers District, where residents and visitors come together to connect, create, and belong. Stretching 1 kilometer along the breathtaking waterfront, it blends innovation, elegance, and natural splendour, linking urban vibrancy with serene beauty. As the city’s first climate-controlled promenade, it redefines outdoor living, offering year-round comfort whether strolling under the warmth of the sun or the gentle glow of twilight. Thoughtfully designed to encourage meaningful interactions with both the community and the space, Corniche Al Reem invites you to immerse yourself in its vibrant energy.





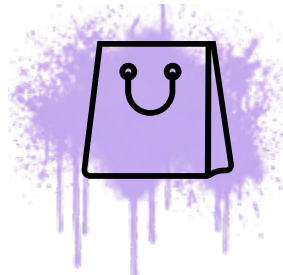




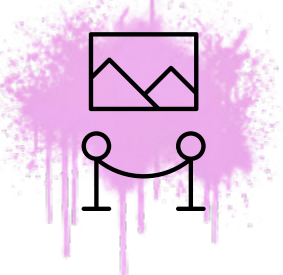


AN ELEGANT TAPESTRY OF EXPERIENCES

Corniche Al Reem weaves together a rich mosaic of moments, each crafted to elevate your everyday.



Over 100 outlets, from chic boutiques and gourmet restaurants to artisanal cafés.



Eclectic art installations and open-air galleries that spark creativity at every turn.



Serene, lush green spaces perfect for reflection, relaxation, and quiet escape.



Scenic cycling and walking paths that invite you to embrace active, outdoor living.

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THE ART OF LIVING WELL.
IN EVERY DETAIL.





FROM WELLNESS TO WONDER

Every space within the building has been curated with the same creative intent that shapes its architecture. Wellness, creativity, and community each run through the building like a current.

This is a building that understands how modern life is lived. And delivers it, in every detail.

INFINITY-EDGE POOL

Where the water meets the horizon and the city falls quiet.
The infinity-edge pool faces the waterfront, dissolving the line
between stillness and sea. Some views are meant to be swum toward.





FITNESS STUDIO

A space that meets your ambition. Thoughtfully equipped and purposefully designed, the fitness studio is where the day finds its shape and the body finds its strength.

YOGA & WELLNESS STUDIO

For the moments between. A dedicated space for stillness, breath, and the kind of restoration that only comes when the world is held at a distance.





SPA

A space of genuine restoration where steam, treatment, and silence do their quiet work. Some amenities refresh. This one renews.

PRIVATE CINEMA

Great stories deserve great settings. A curated space for those who believe in the full experience: sound, screen, and the particular pleasure of being completely transported.





PODCAST STUDIOS

For ideas that deserve more than a note on a phone. Designed for recording, producing, and sending your voice into the world. Where creativity becomes output.

GAMING ZONE

Some of the best moments in a building happen by accident. Designed for spontaneous play, friendly rivalry, and the particular energy that comes from letting go.





BBQ TERRACES

The best evenings begin without a plan. Spaces where food, conversation, and the night air combine into something that always lasts longer than expected.

CO-WORKING LOUNGES

A space that understands how creative people work. Comfortable, considered, and quietly inspiring. Where good ideas find the room to become great ones.





SKY GARDENS & SOCIAL TERRACES

Elevated gardens and social terraces bring nature into the vertical community: spaces to breathe, gather, and feel something growing above the city.



SOCIAL SPACES

Designed for the unplanned. Because the best communities don't just live beside each other. They gather. They share. They build something together.



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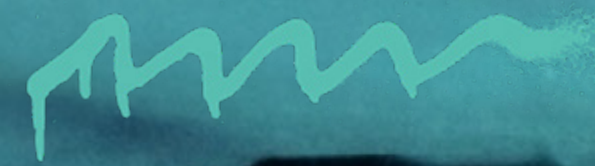
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A MASTERPIECE IN MOTION



DESIGNED WITH AN ARTIST'S EYE

Expansive glazing, generous terraces, and panoramic waterfront views create homes that feel open, elegant, and alive to everything beyond the glass. The artistic vision of the building flows into every residence: into the proportions, the indoor-outdoor connections, the relationship between space and sky.

Between the residential floors, a series of loft typologies adds a different dimension entirely. Double-height living areas and dynamic layouts. Spaces as expressive as the building that contains them.

Artful in vision. Refined in every detail.



A SPACE FOR EVERY STORY

A carefully considered range of residences accommodates every way of living. Studios and 1- bedroom homes for those at the start of their story. 2- bedroom residences for modern couples and growing families. And loft and duplex typologies that offer a different spatial vocabulary entirely: double-height, dynamic, and expressive of the same artistic spirit that shapes the building as a whole.





THE
ARTERY
MEMBERSHIP

- 12 RETAILSHOP
- FOOD
- 11 LOBBY LOUNGE
- GALA
- SPA

IMKAN

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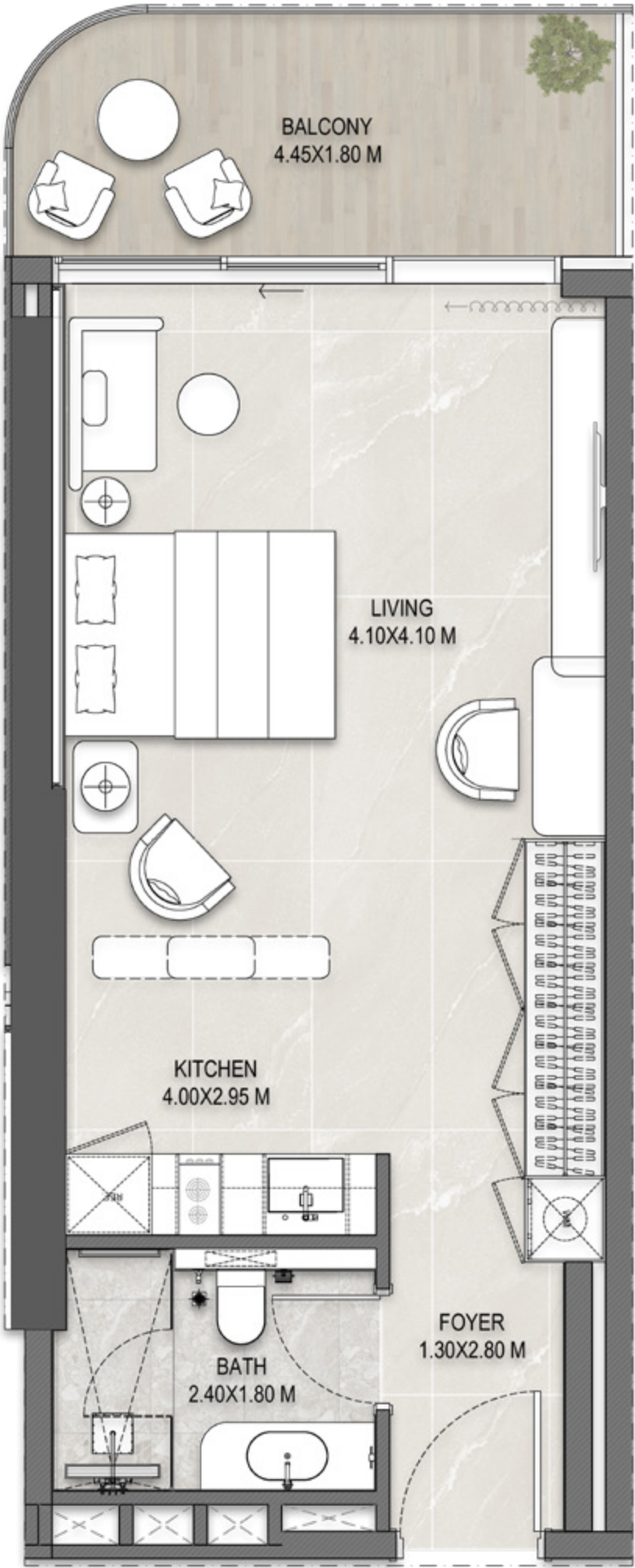
STUDIO APARTMENT











STUDIO

Type 1

Plot Area	SQM	SQFT
Suite area	36 m ²	388 ft ²
Balcony area	9 m ²	97 ft ²
Total Built-Up Area	45 m ²	484 ft ²

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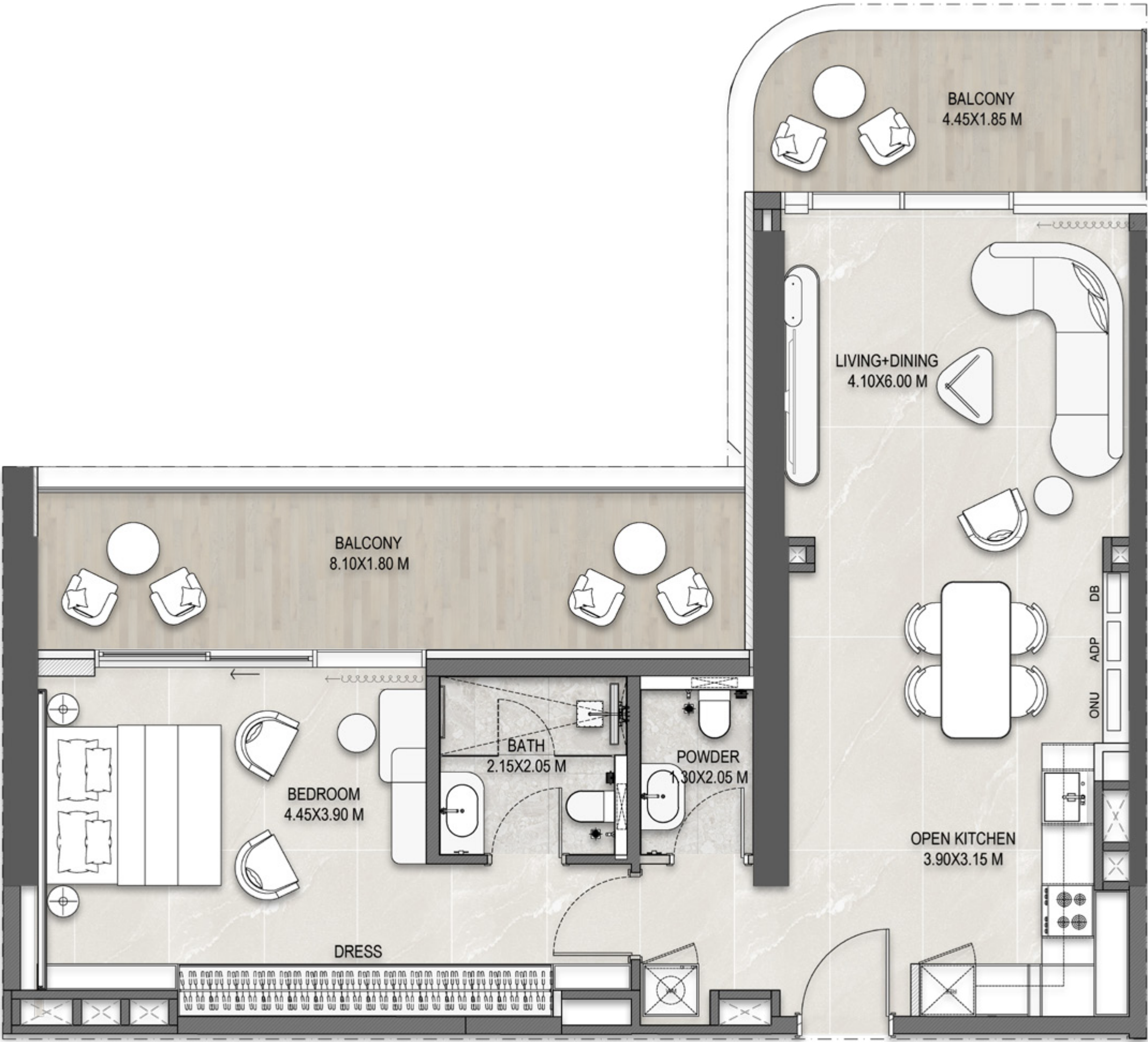
1- BEDROOM APARTMENT







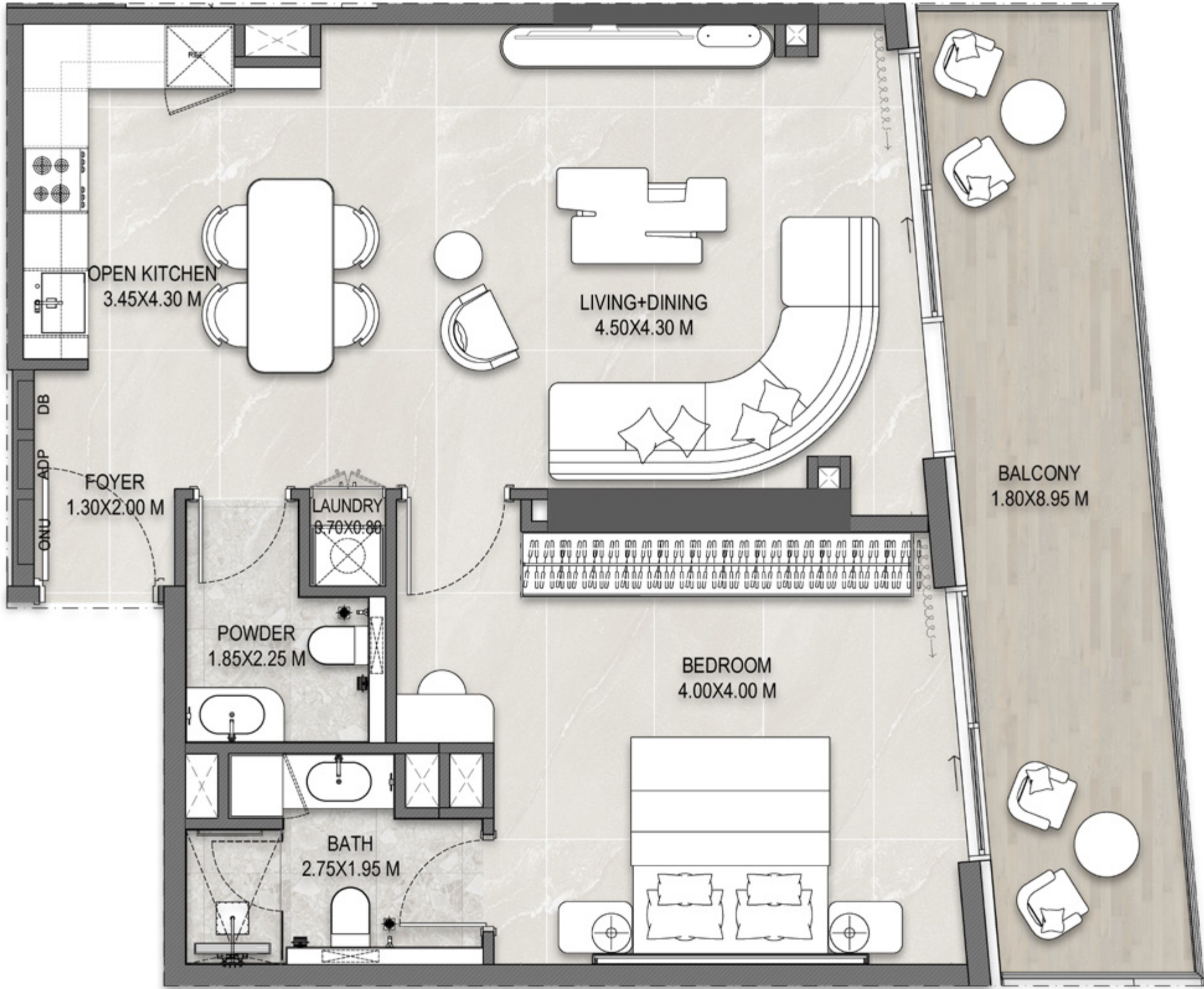




I-BEDROOM APARTMENT

Type 1

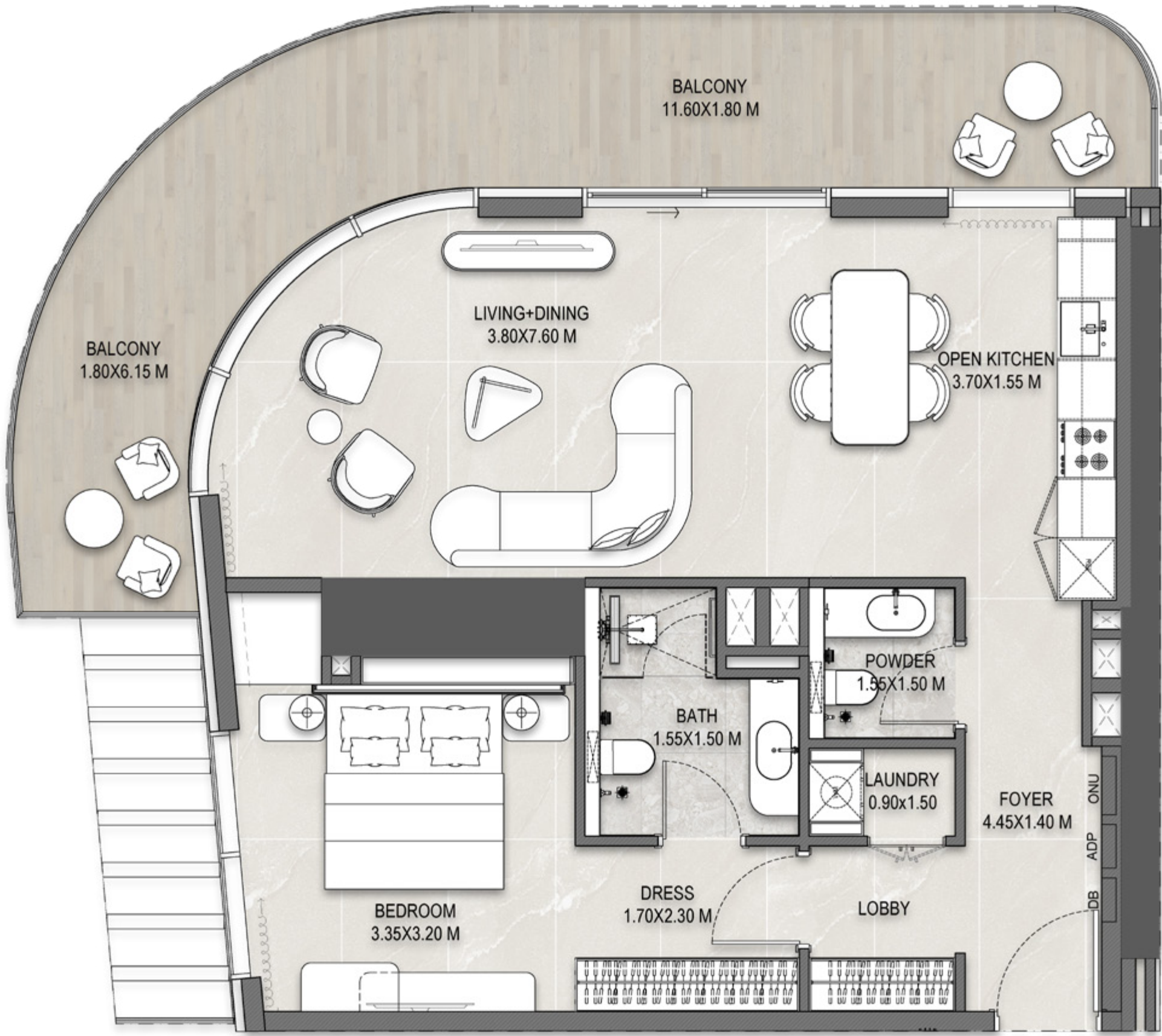
Plot Area	SQM	SQFT
Suite area	67 m ²	721 ft ²
Balcony area	27 m ²	291 ft ²
Total Built-Up Area	94 m ²	1012 ft ²



I-BEDROOM APARTMENT

Type 2

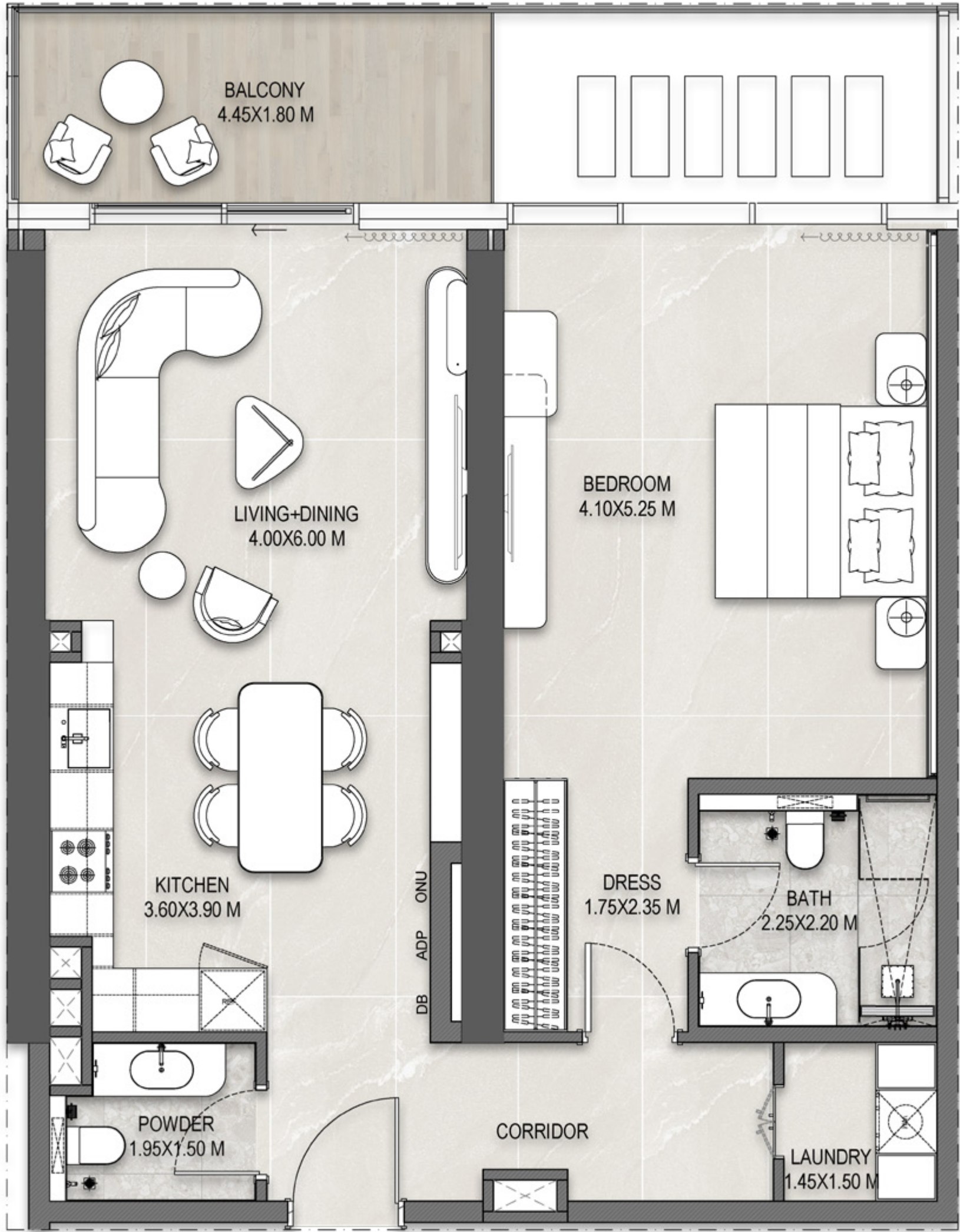
Plot Area	SQM	SQFT
Suite area	66 m ²	710 ft ²
Balcony area	20 m ²	215 ft ²
Total Built-Up Area	86 m ²	926 ft ²



I-BEDROOM APARTMENT

Type 3

Plot Area	SQM	SQFT
Suite area	71 m ²	764 ft ²
Balcony area	31 m ²	334 ft ²
Total Built-Up Area	101 m ²	1087 ft ²



I-BEDROOM APARTMENT

Type 4

Plot Area	SQM	SQFT
Suite area	77 m ²	829 ft ²
Balcony area	18 m ²	194 ft ²
Total Built-Up Area	95 m ²	1023 ft ²

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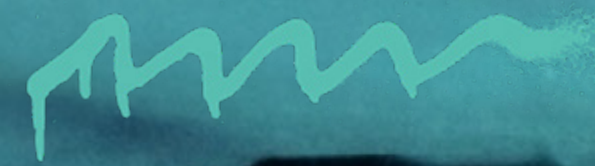
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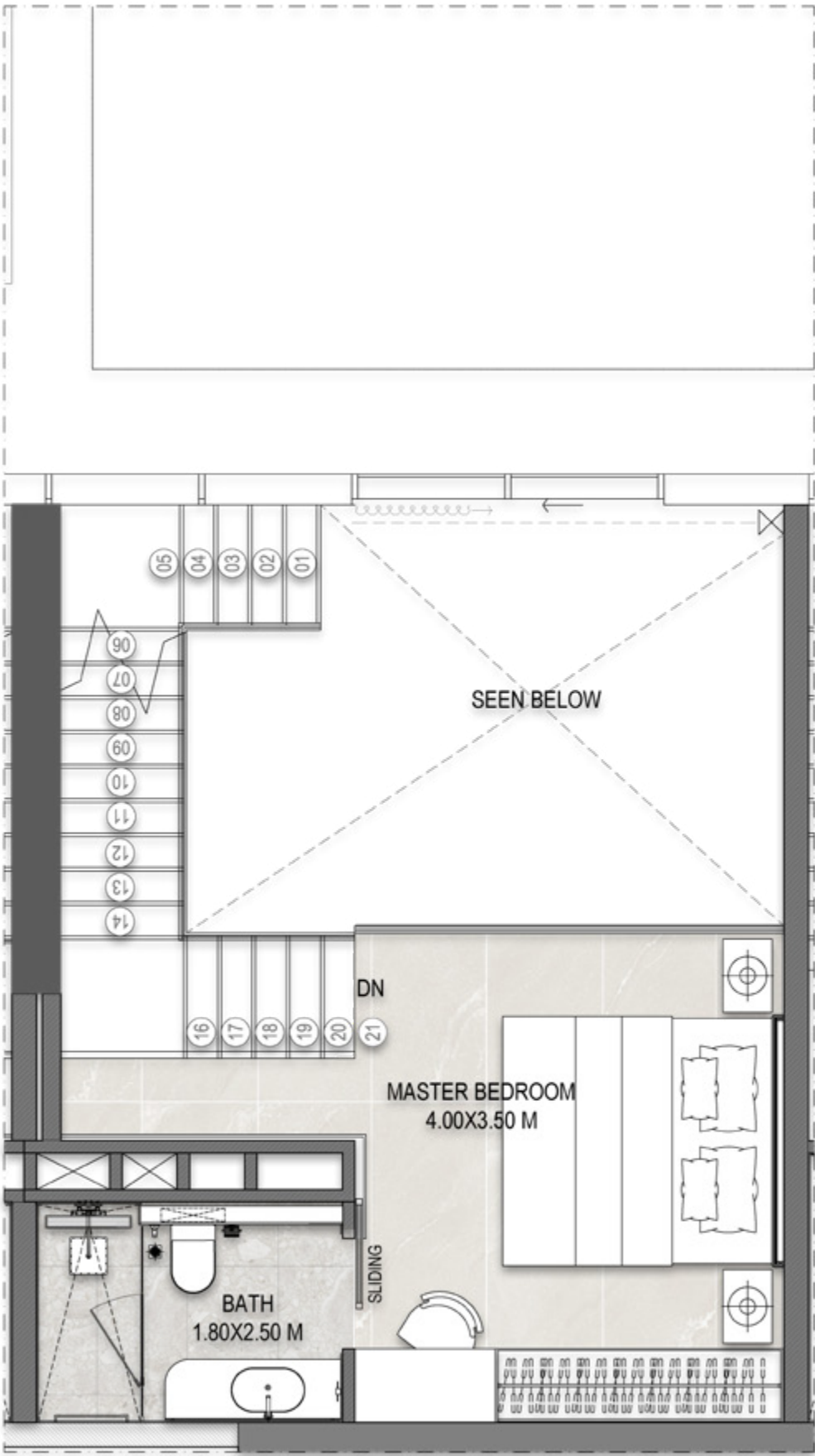
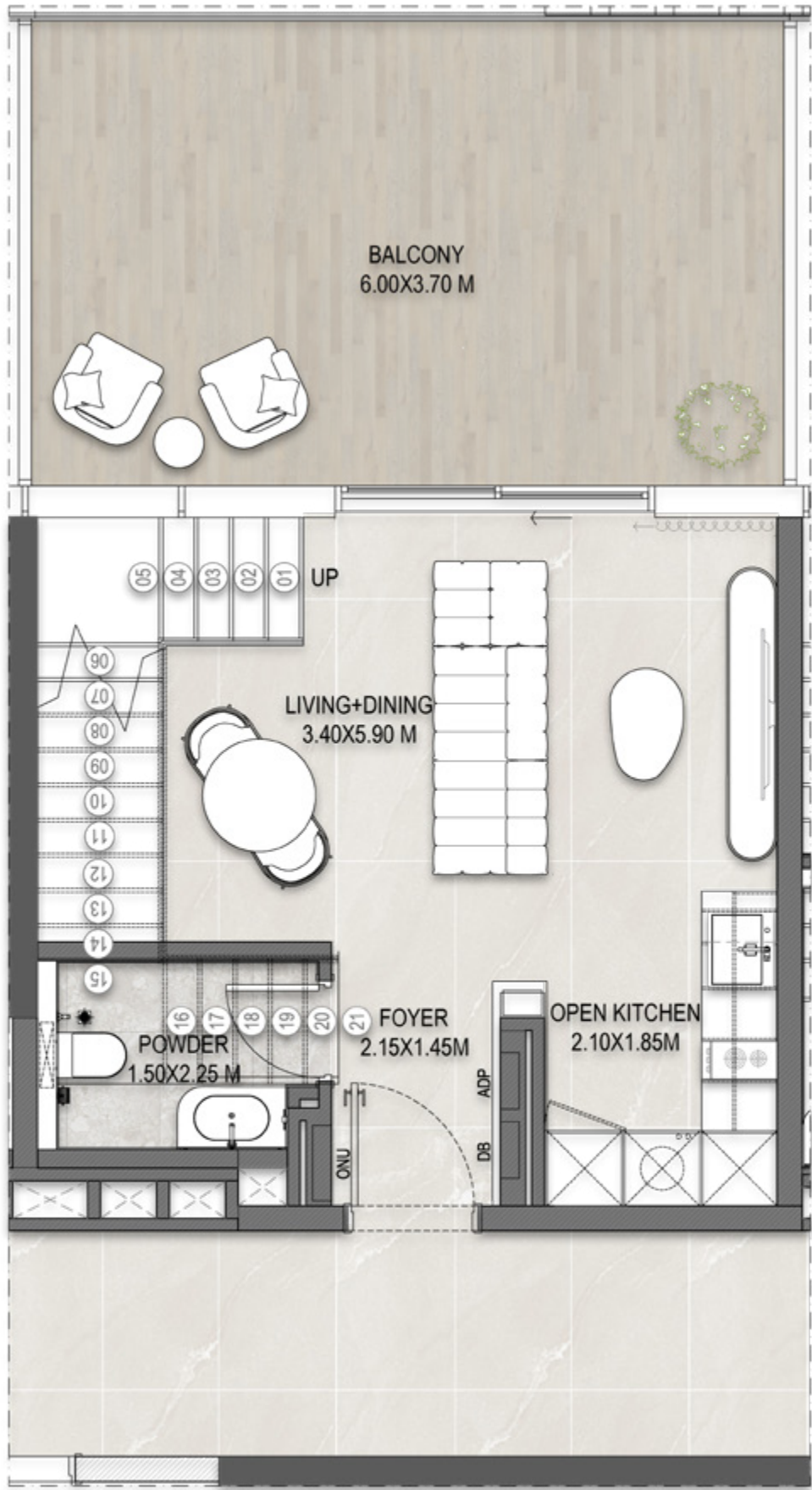
I- BEDROOM LOFT







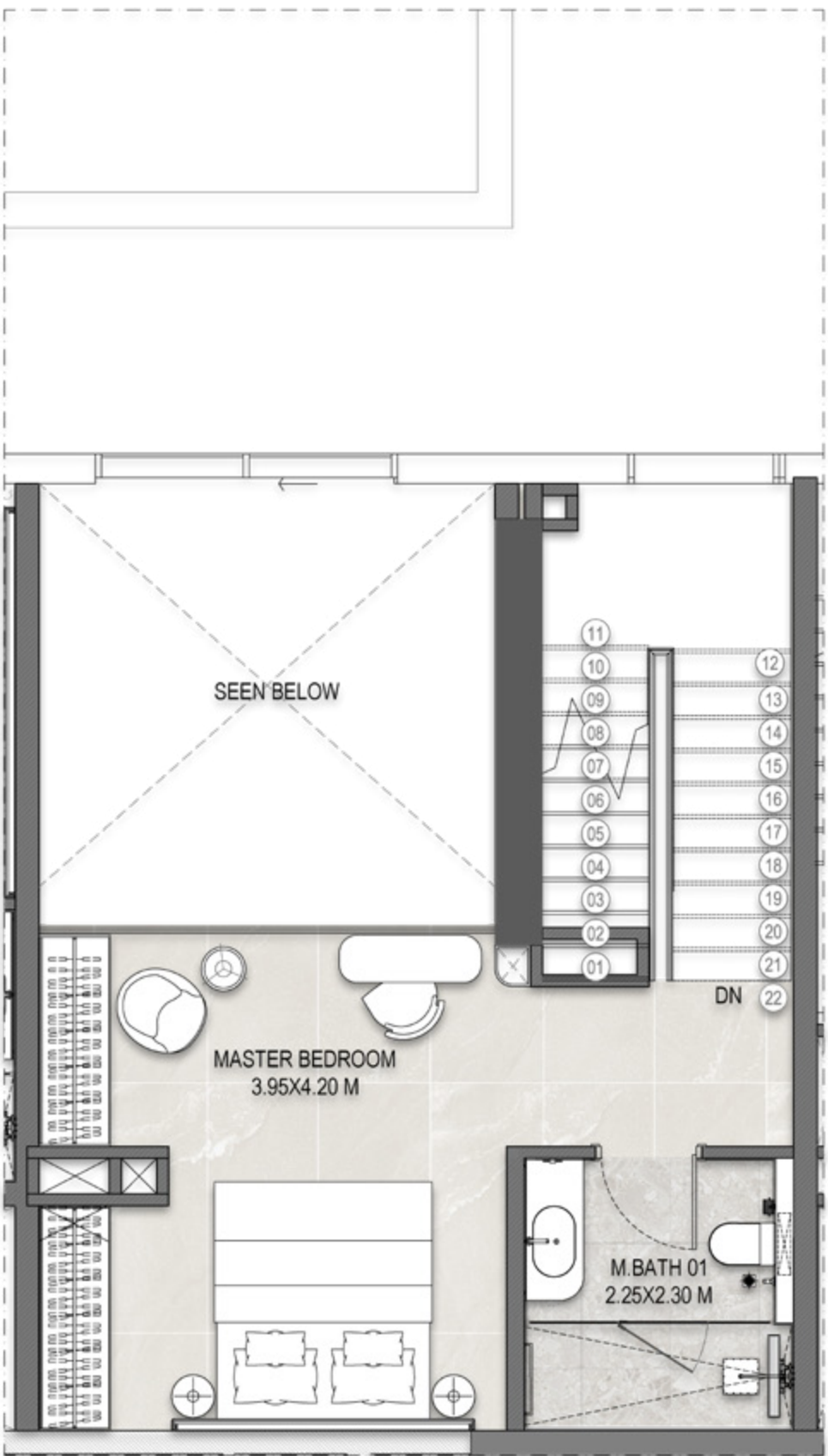




I-BEDROOM LOFT

Type 1

Plot Area	SQM	SQFT
Suite area	54 m ²	581 ft ²
Balcony area	21 m ²	226 ft ²
Total Built-Up Area	75 m ²	807 ft ²



I-BEDROOM LOFT

Type 2

Plot Area	SQM	SQFT
Suite area	66 m ²	710 ft ²
Balcony area	18 m ²	194 ft ²
Total Built-Up Area	84 m ²	904 ft ²

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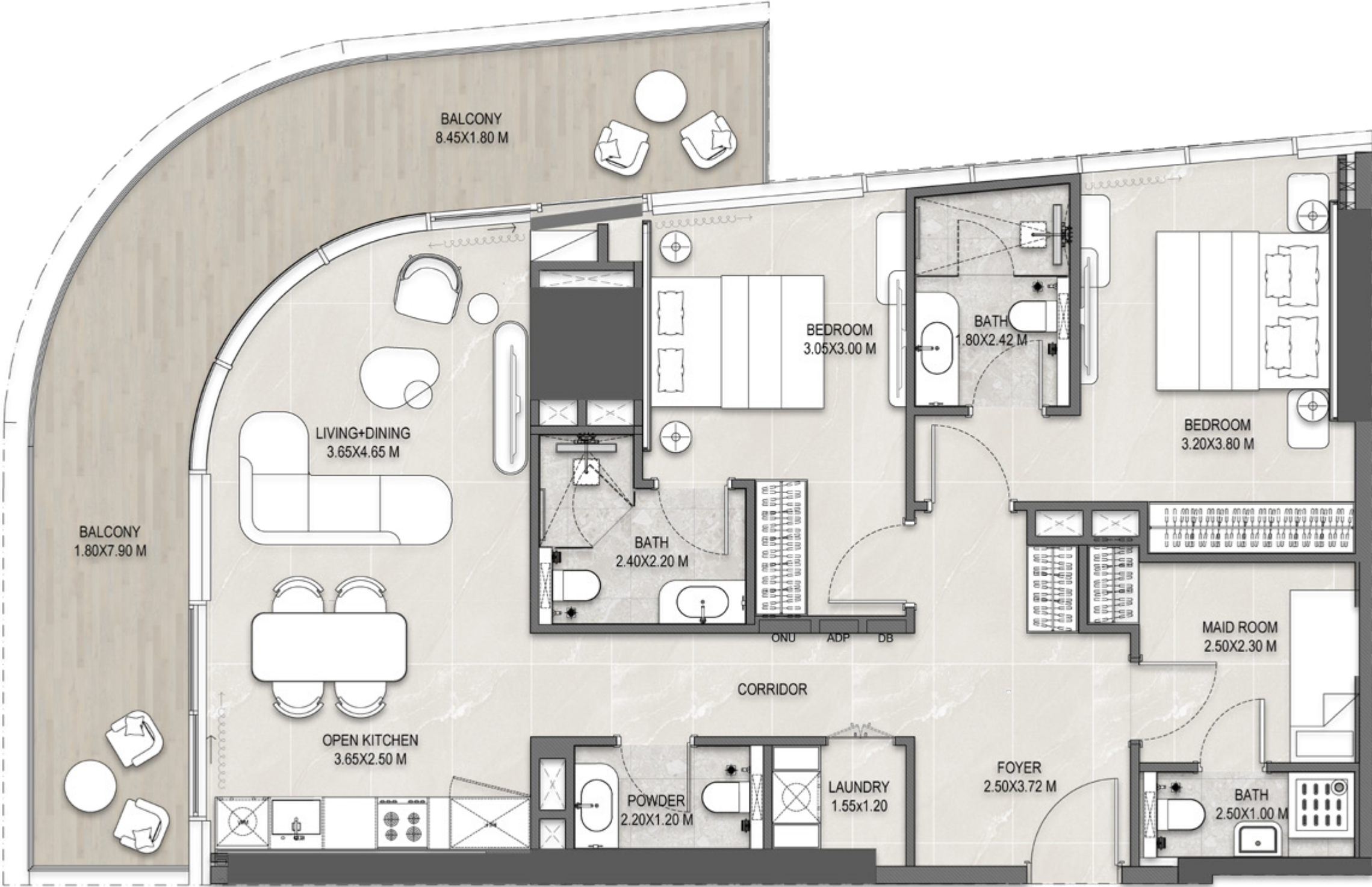
2- BEDROOM APARTMENT







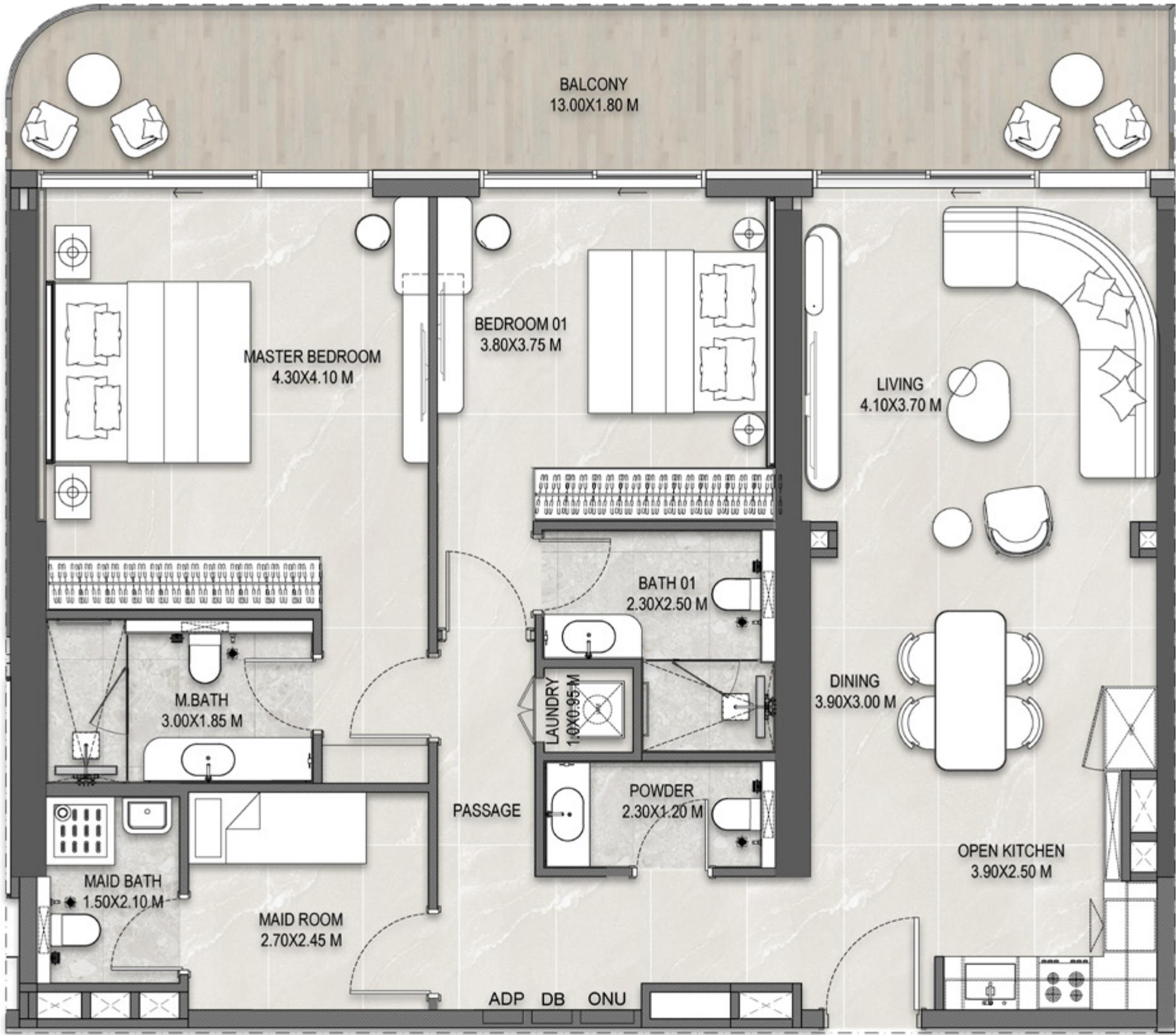




2-BEDROOM APARTMENT

Type 1

Plot Area	SQM	SQFT
Suite area	97 m ²	1044 ft ²
Balcony area	33 m ²	353 ft ²
Total Built-Up Area	129 m ²	1389 ft ²



2-BEDROOM APARTMENT

Type 2

Plot Area	SQM	SQFT
Suite area	114 m ²	1227 ft ²
Balcony area	27 m ²	291 ft ²
Total Built-Up Area	141 m ²	1518 ft ²

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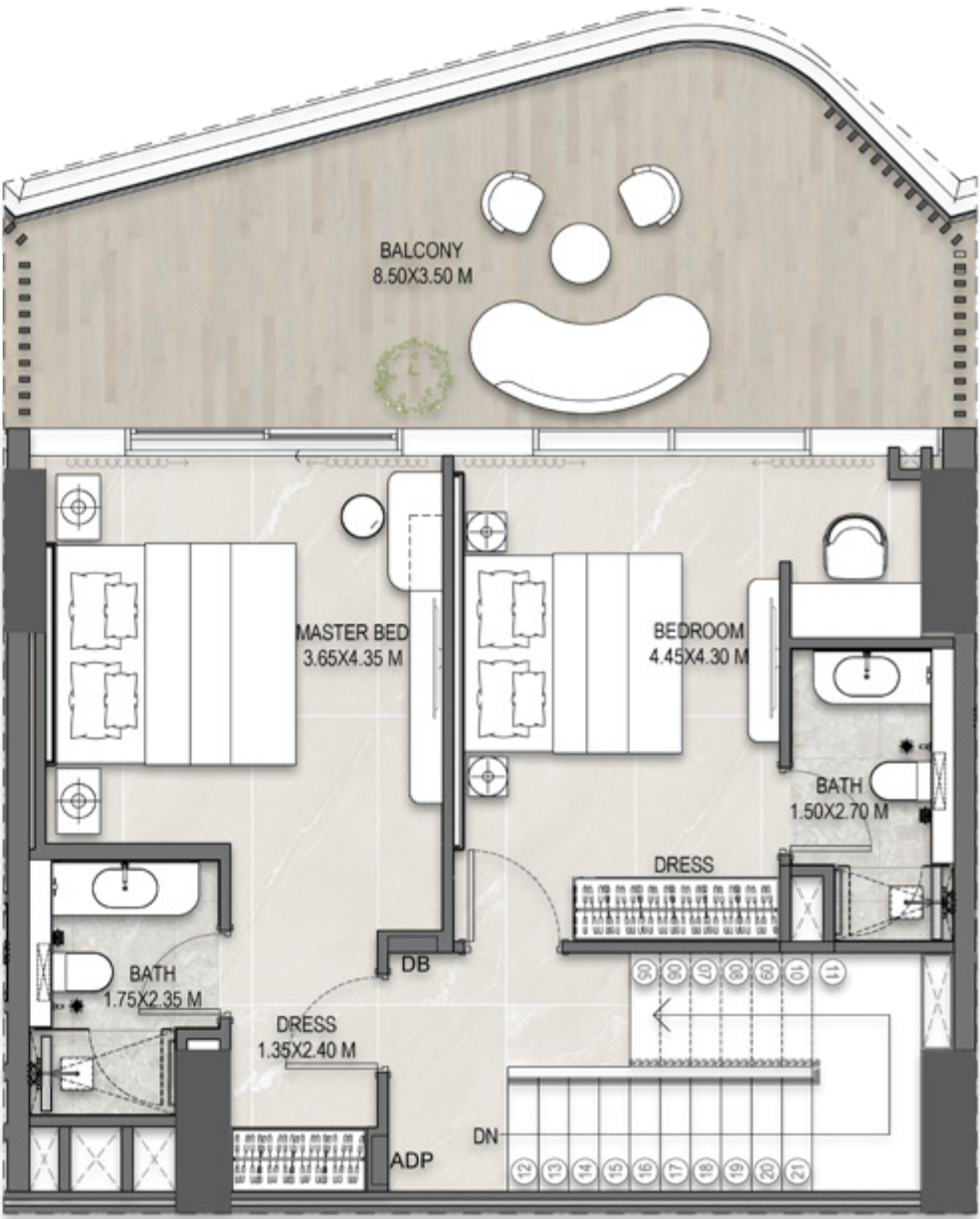
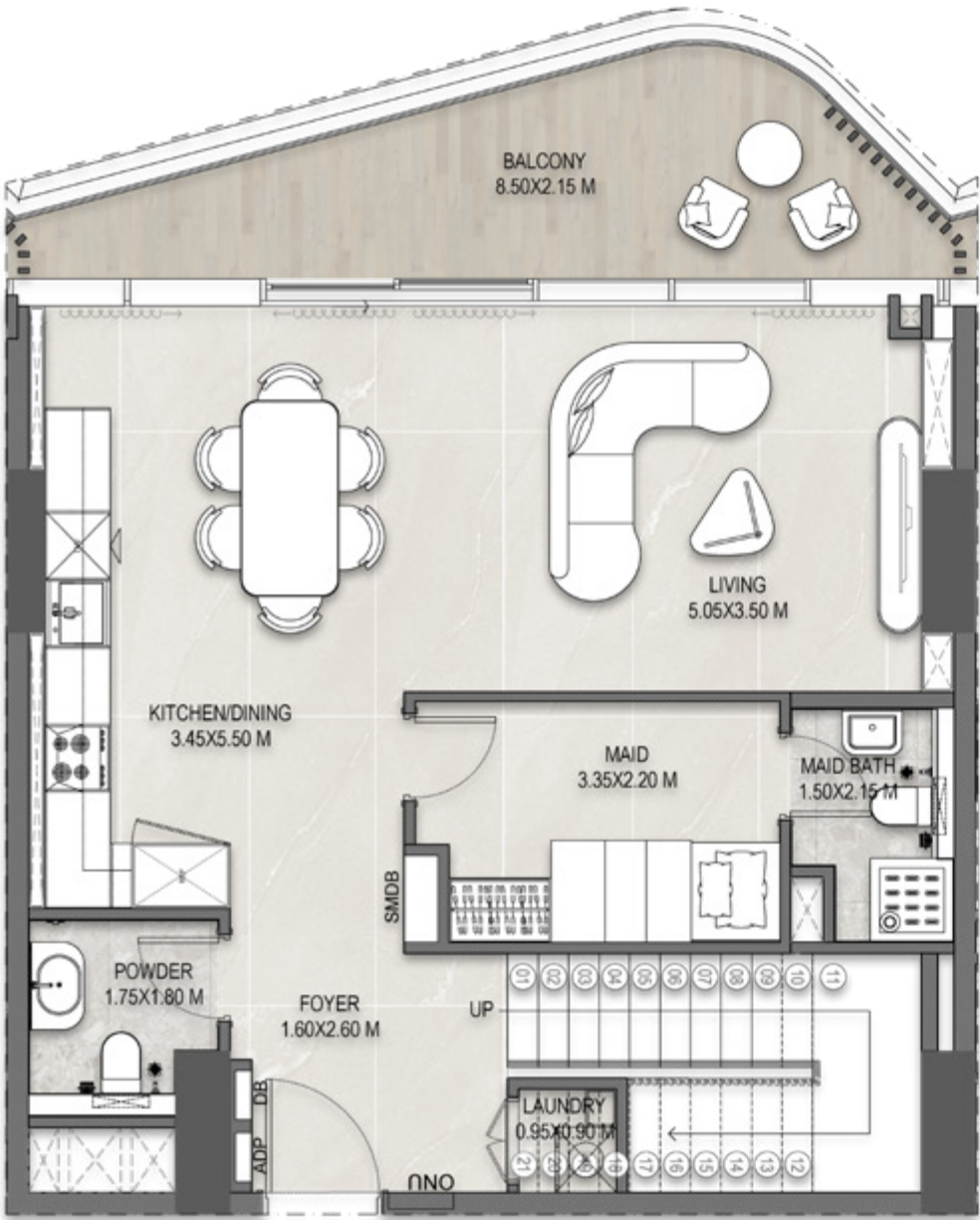
2- BEDROOM DUPLEX







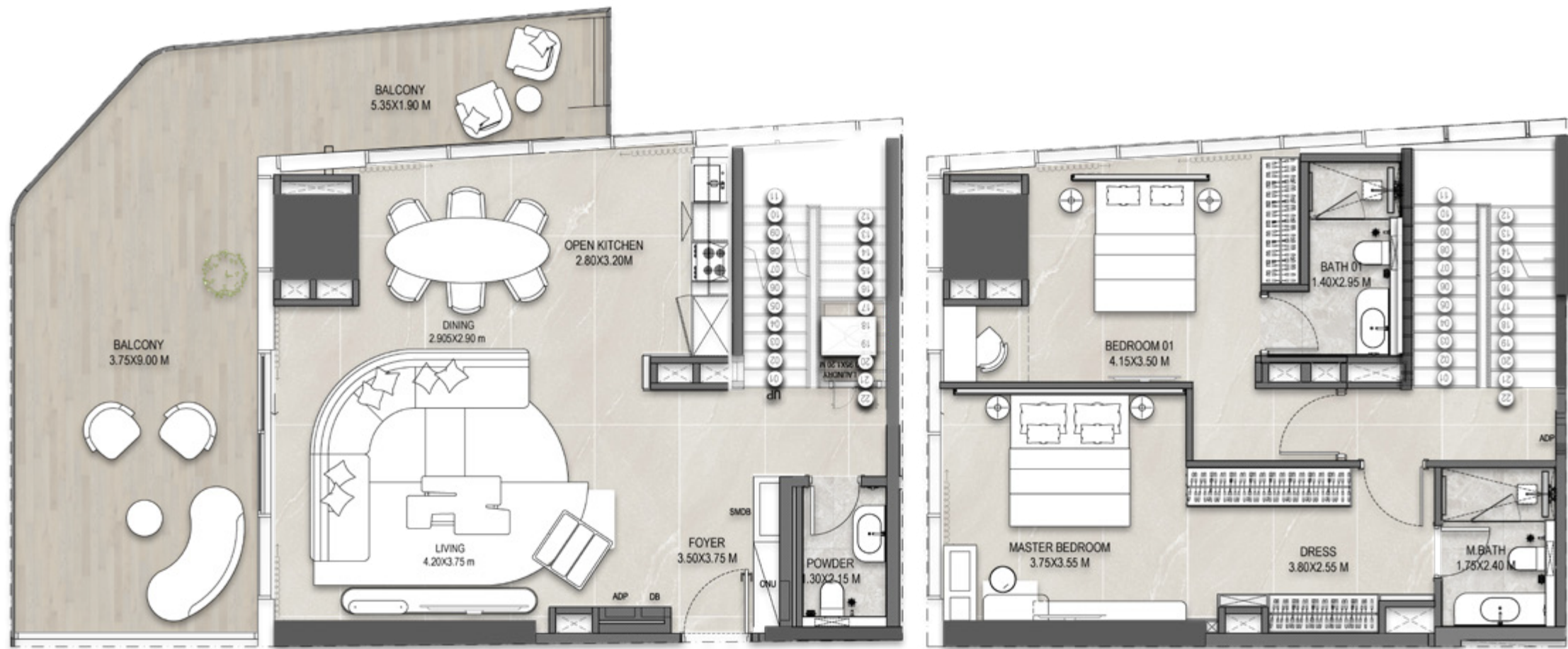




2-BEDROOM DUPLEX

Type 1

Plot Area	SQM	SQFT
Suite area	115 m ²	1238 ft ²
Balcony area	40 m ²	431 ft ²
Total Built-Up Area	155 m ²	1668 ft ²



2-BEDROOM DUPLEX

Type 2

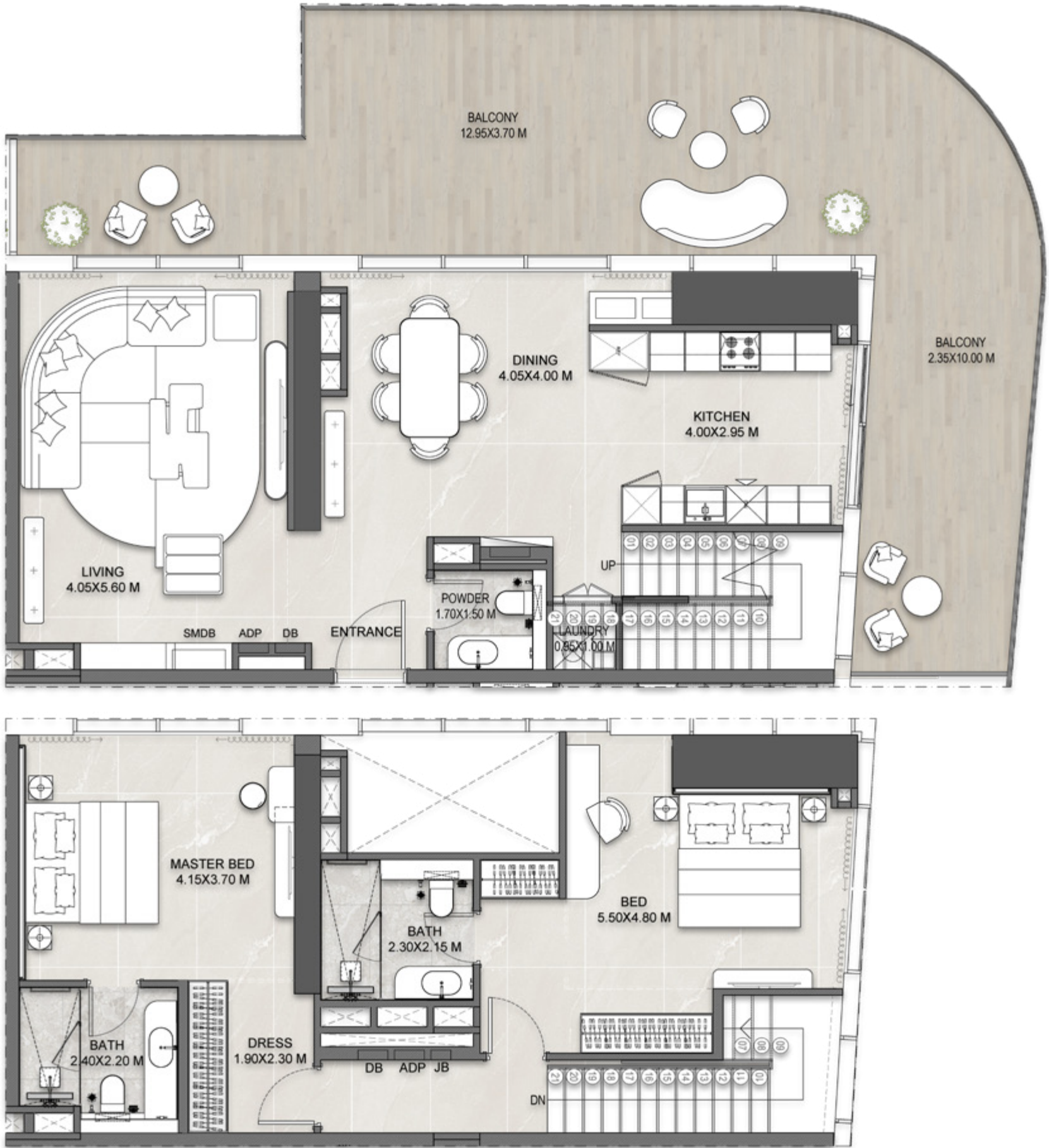
Plot Area	SQM	SQFT
Suite area	121 m ²	1302 ft ²
Balcony area	40 m ²	431 ft ²
Total Built-Up Area	161 m ²	1733 ft ²



2-BEDROOM DUPLEX

Type 3

Plot Area	SQM	SQFT
Suite area	80 m ²	861 ft ²
Balcony area	61 m ²	657 ft ²
Total Built-Up Area	141 m ²	1518 ft ²



2-BEDROOM DUPLEX

Type 4

Plot Area	SQM	SQFT
Suite area	129 m ²	1389 ft ²
Balcony area	71 m ²	764 ft ²
Total Built-Up Area	200 m ²	2153 ft ²

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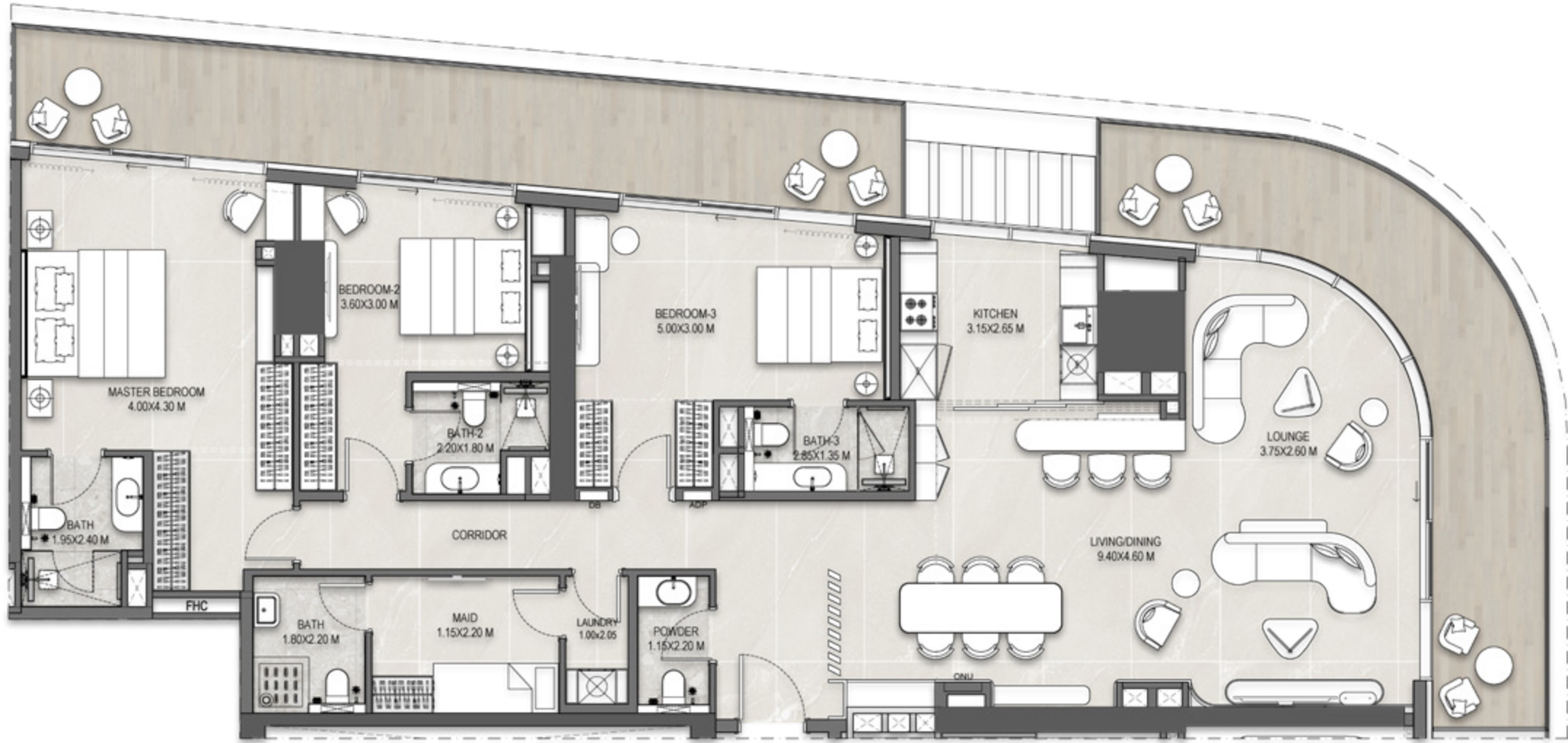
3- BEDROOM APARTMENT











3-BEDROOM APARTMENT

Type 1

Plot Area	SQM	SQFT
Suite area	165 m ²	1776 ft ²
Balcony area	56 m ²	603 ft ²
Total Built-Up Area	222 m ²	2390 ft ²

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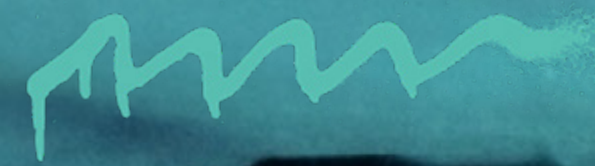
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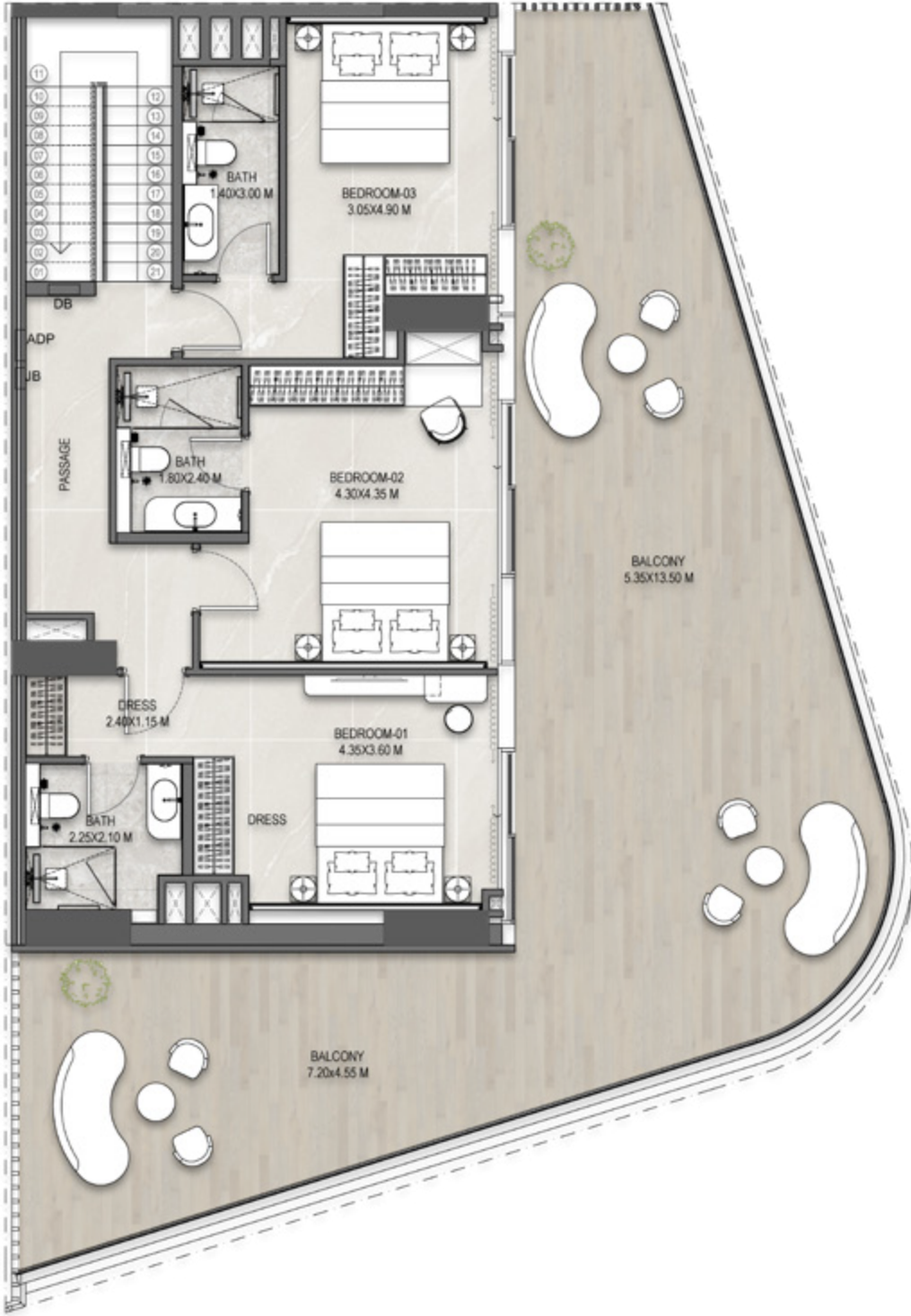
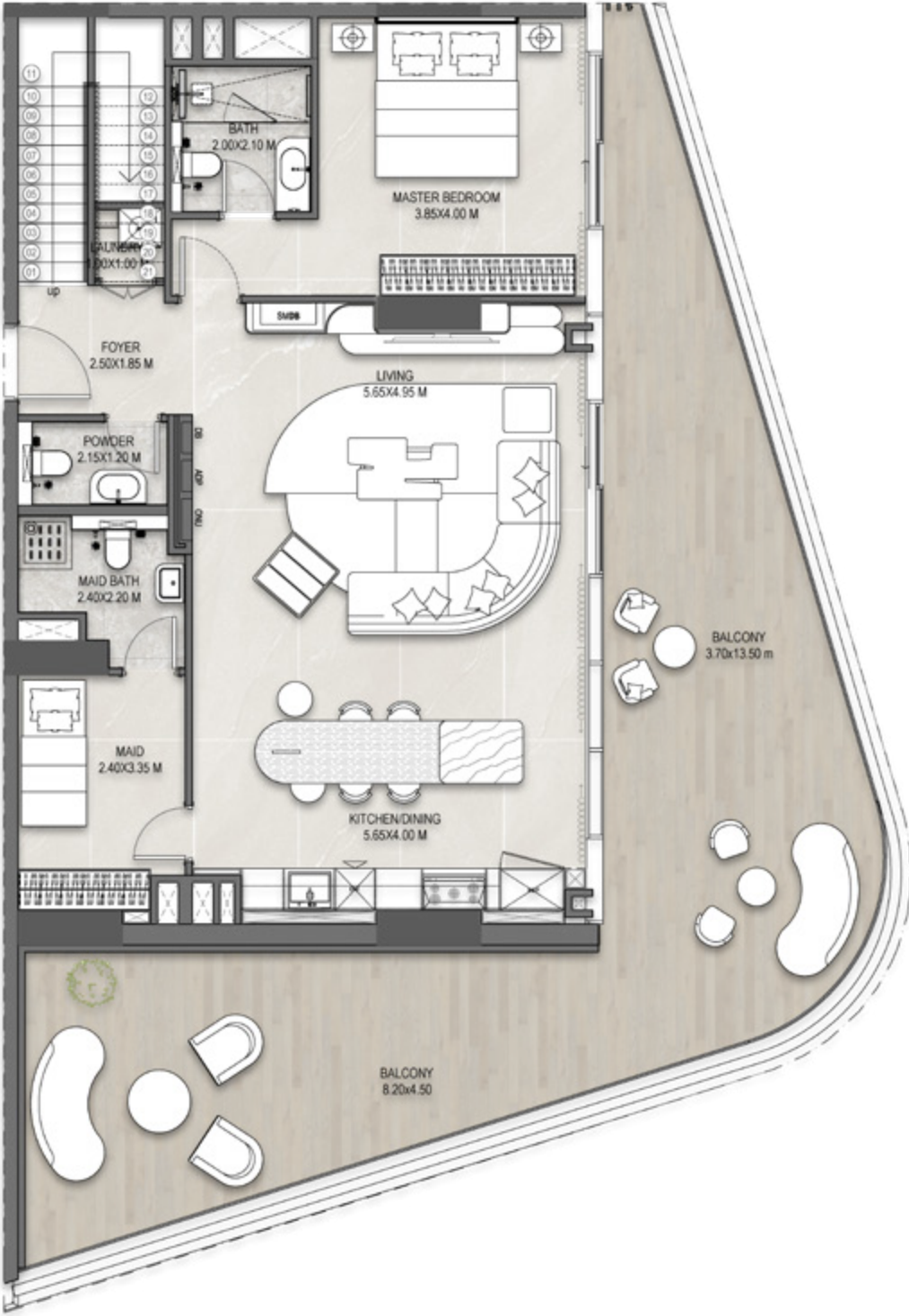
4- BEDROOM DUPLEX











4-BEDROOM DUPLEX

Type 1

Plot Area	SQM	SQFT
Suite area	179 m ²	1927 ft ²
Balcony area	166 m ²	1787 ft ²
Total Built-Up Area	344 m ²	3703 ft ²

MATERIAL FINISHING

- 01 - Decorative Paint Finish
- 02 - Wood Laminate
- 03 - Flooring
- 04 - Green Laminate
- 05 - Electroplated Stainless Steel
- 06 - Red Veneer
- 07 - Kitchen Laminate
- 08 - Wallpaper
- 09 - Tinted Mirror
- 10- Wallpaper
- 11 - Subway Tile in Mint



إمكان
I M K A N

I M K A N

Real Estate Developer

IMKAN is a real estate development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing spaces that foster a sense of community, well-being, and sustainability. IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including AlJurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterised by their commitment to creating holistic, human-centric environments.

GET IN TOUCH



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