



By
MÜDON

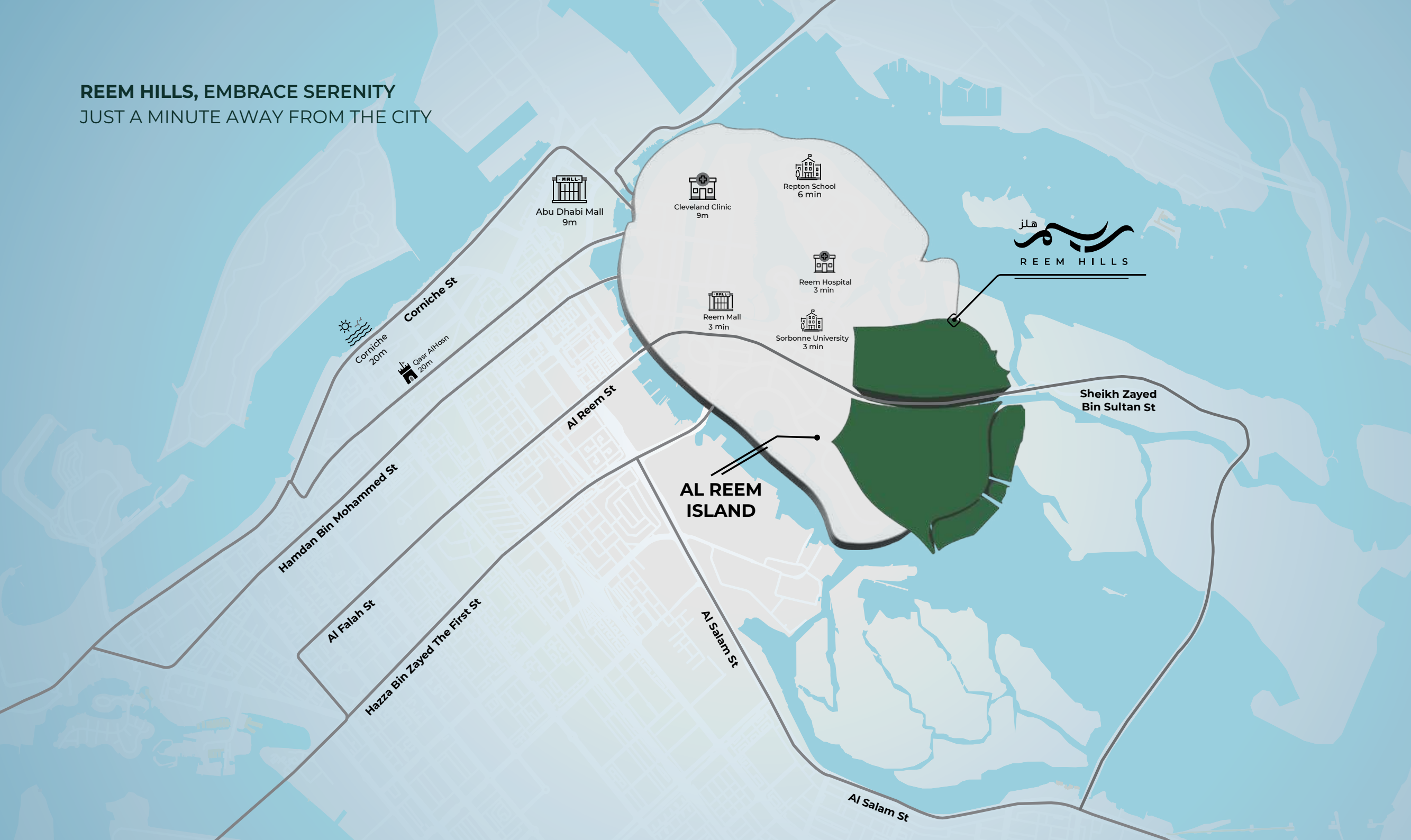


REEM HILLS NEW PHASE

PEAK LIVING IN THE HEART OF THE CAPITAL



REEM HILLS, EMBRACE SERENITY
JUST A MINUTE AWAY FROM THE CITY



Abu Dhabi Mall
9m

Cleveland Clinic
9m

Repton School
6 min

Reem Hospital
3 min

Sorbonne University
3 min

Reem Mall
3 min

Corniche
20m

Qasr Al Hosn
20m

هلز
REEM HILLS

Sheikh Zayed
Bin Sultan St

AL REEM
ISLAND

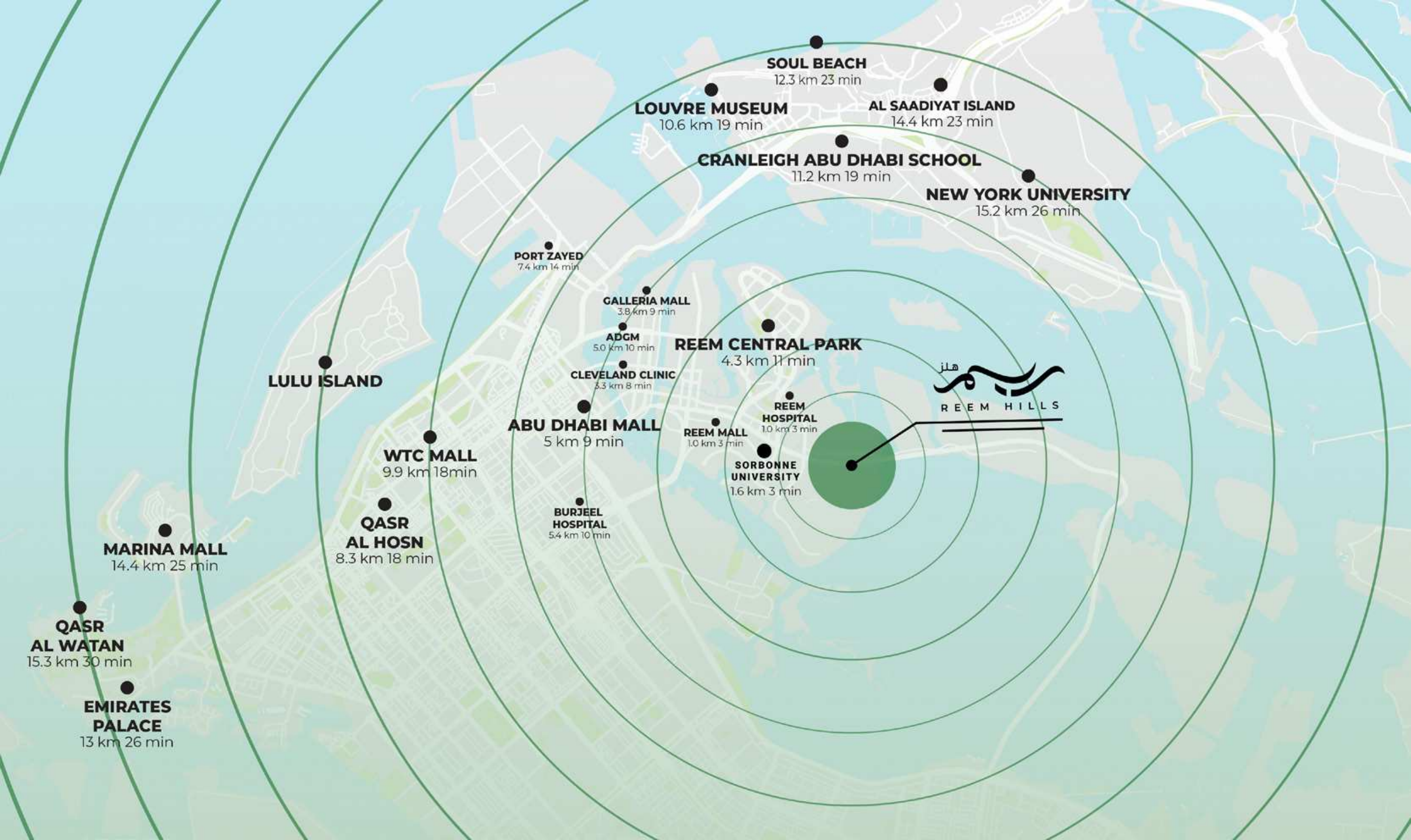
Al Salam St

Hamdan Bin Mohammed St

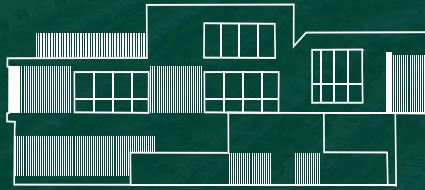
Al Falah St

Hazza Bin Zayed The First St

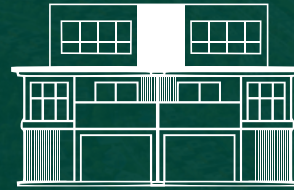
Al Reem St



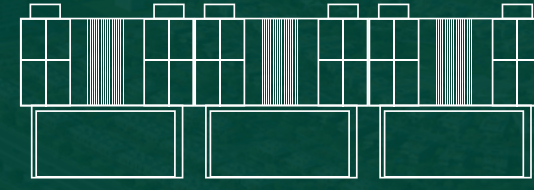
REEM HILLS IS THE BEGINNING OF EVERYTHING BEAUTIFUL



VILLAS
4 TO 7 BEDROOM



TWIN VILLAS
4 BEDROOM



TOWNHOUSES
3 BEDROOM

- An unparalleled first-gated community in the heart of the capital
- Expansive spaces
- Variety of designs & layouts
- Competitive prices
- Dominating proximity to the convenience of the capital
- Luxury and serenity in the heart of the capital

STEP INTO A WORLD OF OPULENT
COMFORT, TRANQUILLITY AND LUXURY



ENJOY THE BEAUTY OF NATURE





A LIFESTYLE THAT BRINGS YOU
MORE HAPPINESS AND COMFORT



FACILITIES AND BENEFITS AT YOUR DOORSTEP

AMENITIES & RECREATIONAL AREAS

- | | | | |
|---|-----------------------|---|--------------------------|
|  | GATED COMMUNITY |  | SANDY BEACHES |
|  | PRIVATE SCHOOL |  | CANAL PROMENADE |
|  | COMMUNITY CENTRE |  | RESTAURANTS & CAFES |
|  | EARLY LEARNING CENTRE |  | MEDICAL SERVICES |
|  | MOSQUES |  | CLUBHOUSES |
|  | RETAIL |  | JOGGING & CYCLING TRACKS |

PARKS

- | | |
|---|---------------------------------|
|  | NEIGHBORHOOD PARK |
|  | LINEAR PARK |
|  | POCKET PARK |
|  | LANDSCAPED HILL |
|  | COMMUNITY PARKS & PLAYING AREAS |
|  | SPORTS COURTS |
|  | SHADED SEATING AREAS |











THE NEW PHASE.. A PERFECT COMBINATION
OF LUXURY & SPACIOUSNESS







PARK VALLEY

NORTH BAY

GARDEN HOMES

COAST WAY

BEACH BAY



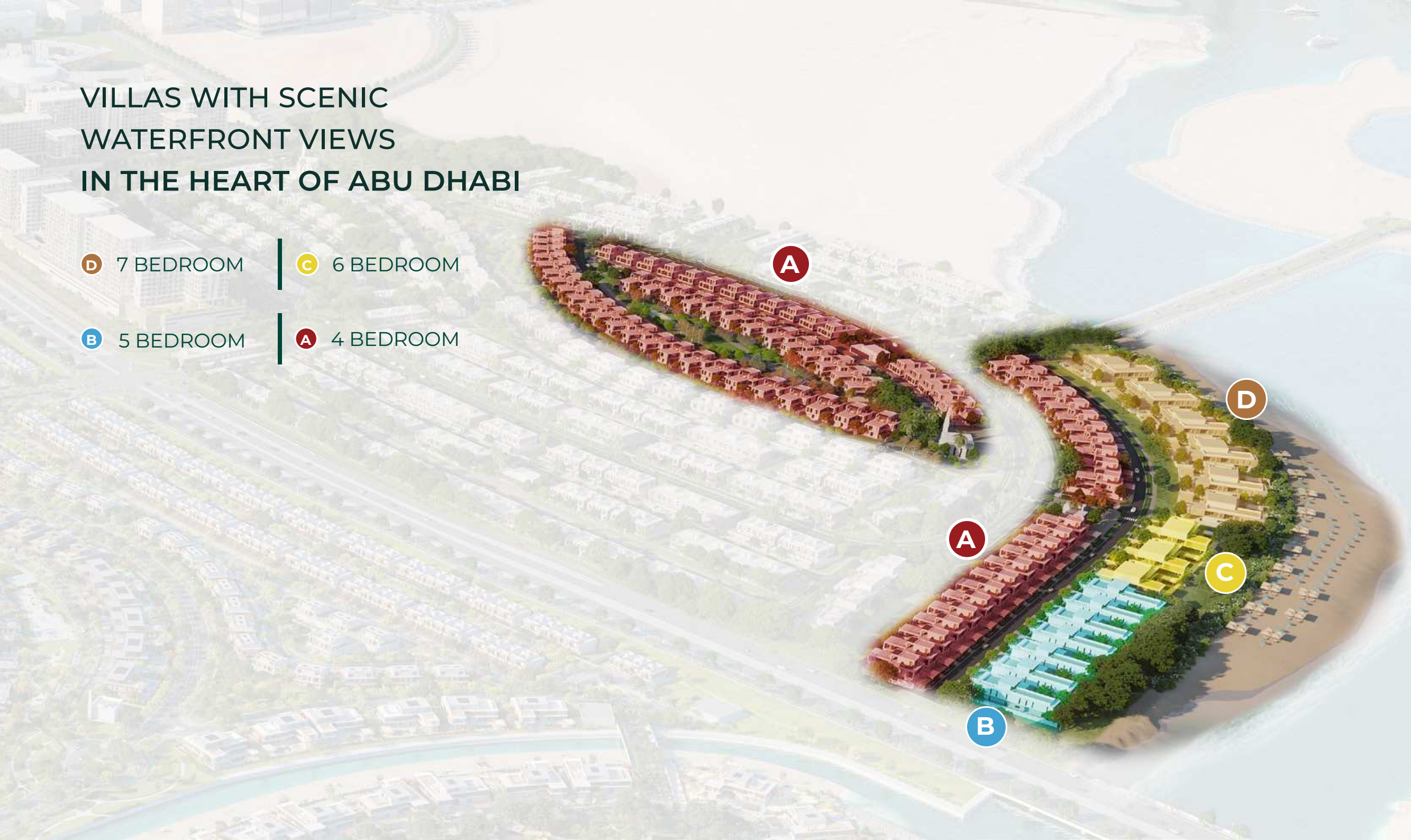
VILLAS WITH SCENIC WATERFRONT VIEWS IN THE HEART OF ABU DHABI

D 7 BEDROOM

C 6 BEDROOM

B 5 BEDROOM

A 4 BEDROOM



7 BEDROOM VILLA

MINIMAL DESIGN



A PLACE, WHICH BRINGS ALL
YOUR DREAMS TOGETHER

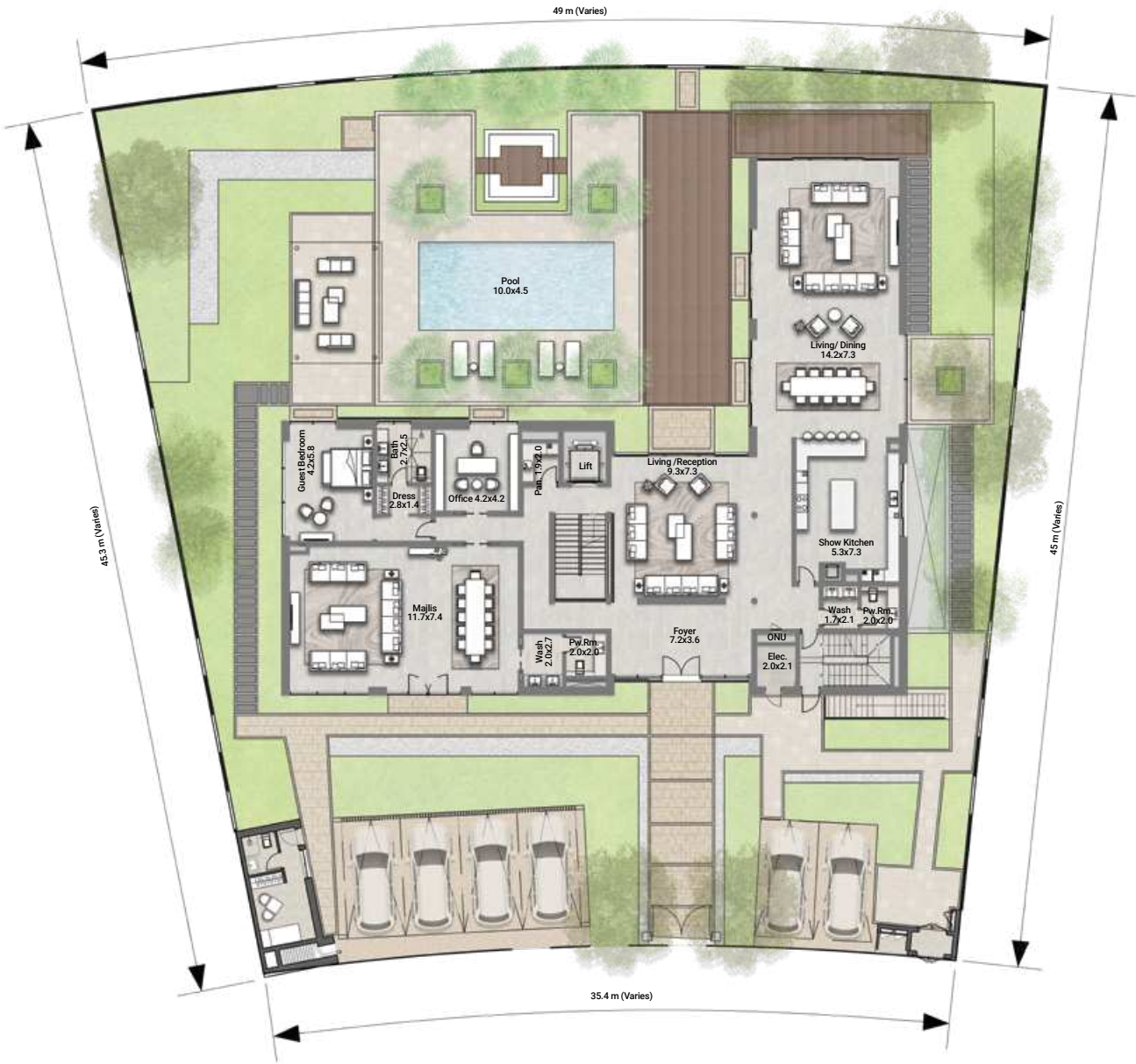




7 BEDROOM VILLA
MINIMAL DESIGN

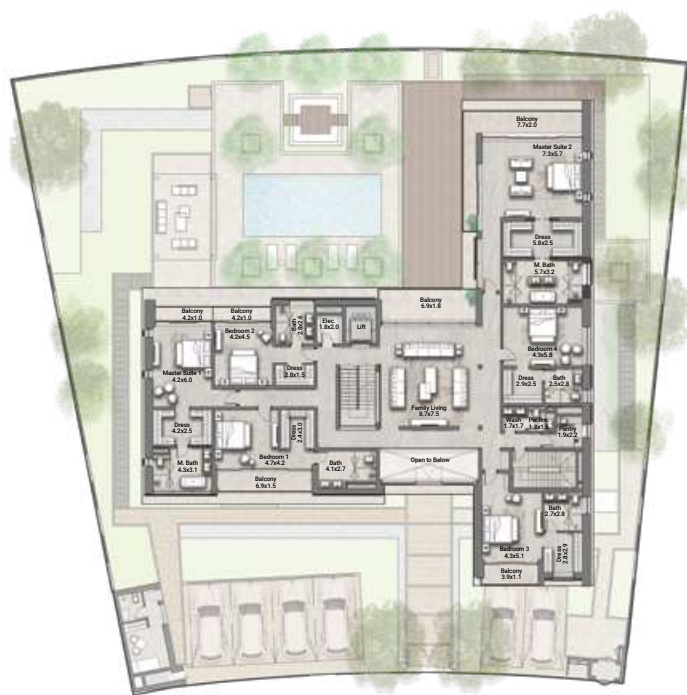
NO. OF BEDROOMS	07
FLOOR CONFIGURATION	B+G+1+Roof
TOTAL SALEABLE AREA	17,435 sqft
PLOT SIZE	20,082 sqft*

*Starting from

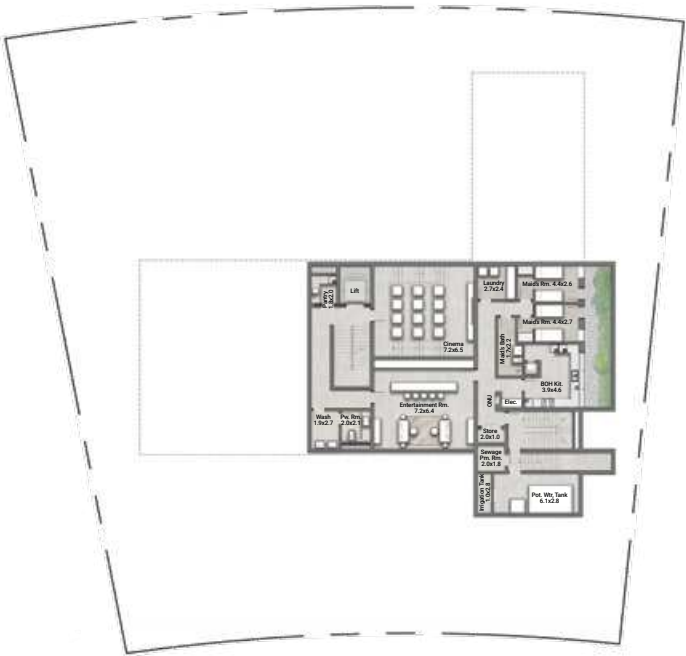


GROUND FLOOR

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FIRST FLOOR



BASEMENT



ROOF FLOOR

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6 BEDROOM VILLA

MINIMAL DESIGN



SERENITY LIVING
IN THE HEART OF THE CAPITAL

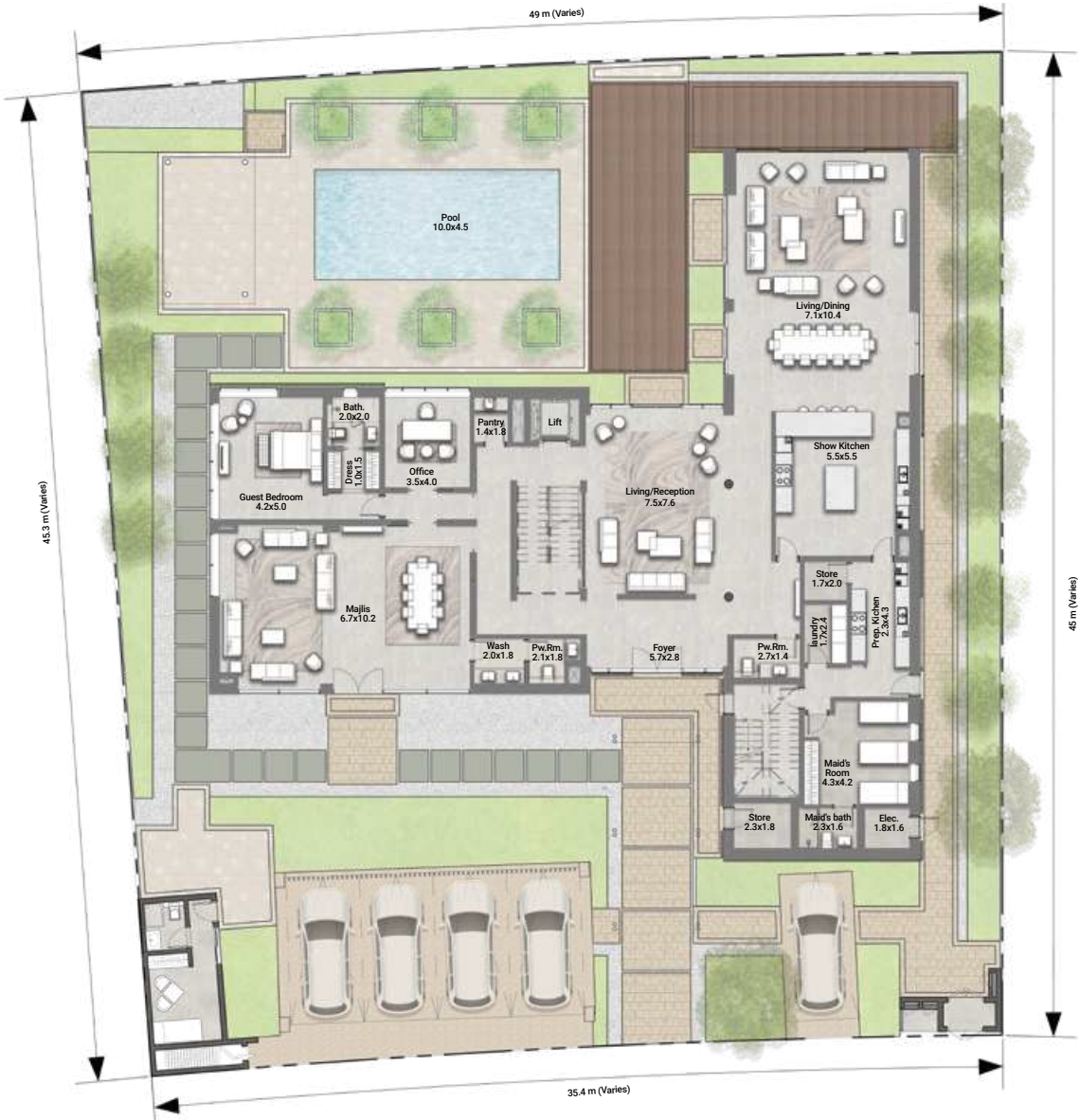




6 BEDROOM VILLA
MINIMAL DESIGN

NO. OF BEDROOMS	06
FLOOR CONFIGURATION	G+1+Roof
TOTAL SALEABLE AREA	13,108 sqft
PLOT SIZE	17,480 sqft*

*Starting from

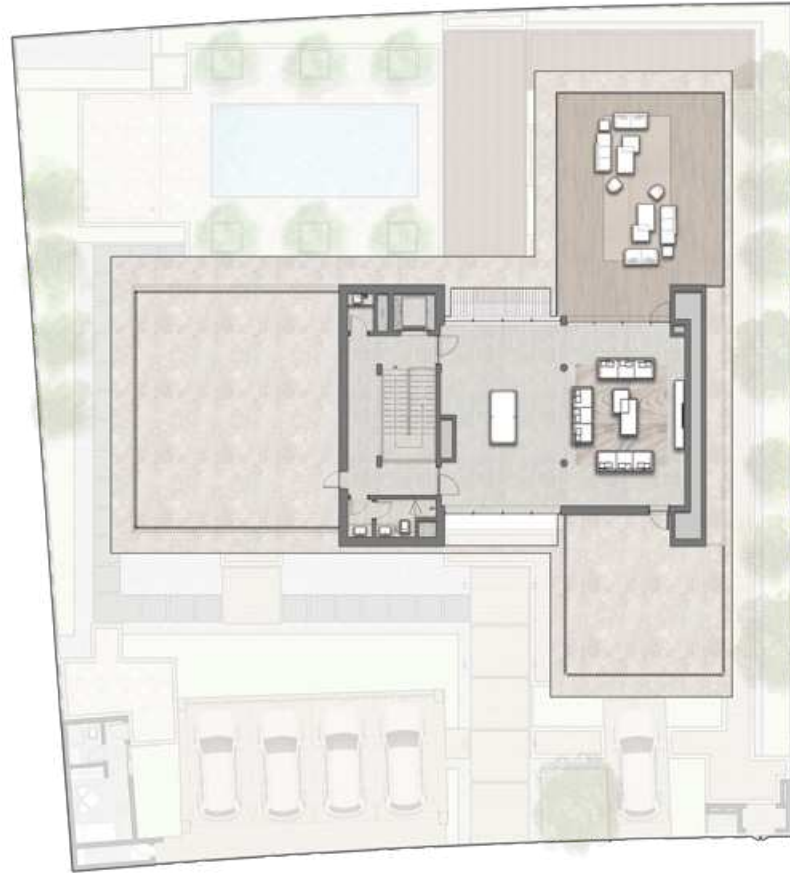


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5 BEDROOM VILLA

MINIMAL DESIGN



A VIEW OVERLOOKING THE POOL
AND THE PARK

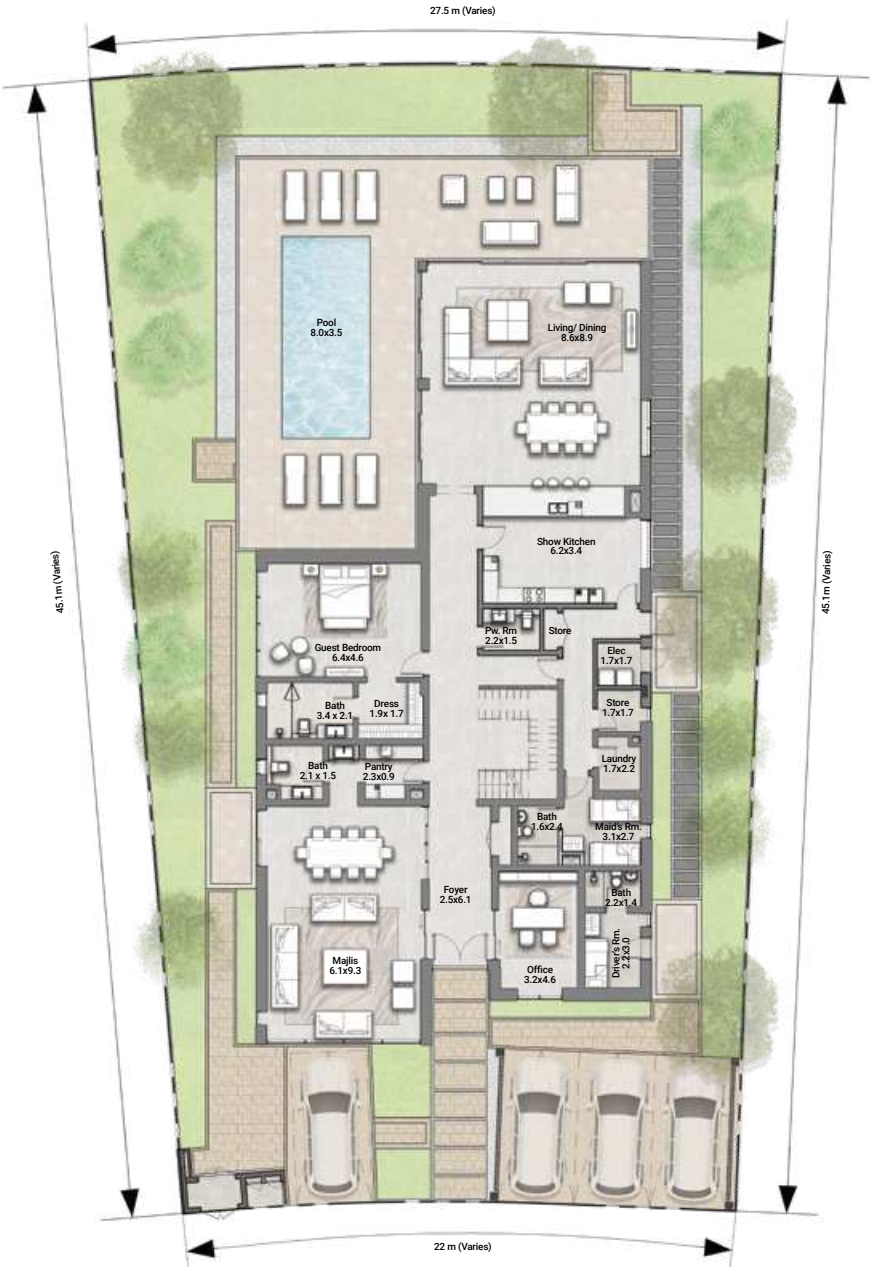




5 BEDROOM VILLA
MINIMAL DESIGN

NO. OF BEDROOMS	05
FLOOR CONFIGURATION	G+1+Roof
TOTAL SALEABLE AREA	10,487 sqft
PLOT SIZE	11,625 sqft*

*Starting from



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FIRST FLOOR



ROOF FLOOR

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A flowing red fabric, possibly silk or satin, is draped across the frame. The fabric has deep, natural-looking folds and highlights, giving it a sense of movement and texture. It is set against a solid, dark green background that provides a rich contrast to the vibrant red of the fabric. The lighting is soft, emphasizing the smooth surface of the material.

DESIGNS THAT MAKE YOU FEEL LIKE ROYALTY

INTERIORS FOR 7,6,5
BEDROOM VILLAS

COMES WITH THE FINEST LEVEL OF
DESIGN AND SUPERB FLOW



BRIGHT AND WARM LIVING ROOM



ENDURING VALUE AND TIMELESS SPACES









4 BEDROOM VILLA

MINIMAL DESIGN



YOUR BEST LIFE BEGINS WITH
A HOME THAT INSPIRES YOU





UNWIND IN PEACEFUL SURROUNDINGS WITH
TRANQUIL COURTYARD & PRIVATE SWIMMING POOL

ELEVATE YOUR STYLE WITH OUR EXQUISITELY
DESIGNED AND EFFORTLESSLY FLOWING LIVING SPACE





A modern, open-plan living and dining area. The kitchen features dark cabinetry and a marble countertop. The dining area has a dark table and green upholstered chairs. The living area has a large white sofa, a coffee table, and a rug. Large windows provide a view of a garden with trees and a patio.

EMBRACE THE BEST IN COMFORT AND EASE
WITH OUR LARGE SPACES



4 BEDROOM VILLA
MINIMAL DESIGN

NO. OF BEDROOMS	04
FLOOR CONFIGURATION	G+1+Roof
TOTAL SALEABLE AREA	6,036 sqft
PLOT SIZE	6,394 sqft*

*Starting from



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FIRST FLOOR



ROOF FLOOR

FEATURES

- ✓ 4 EN SUITE BEDROOMS
- ✓ LIVING AND DINING
- ✓ MAJLIS
- ✓ KITCHEN
- ✓ FAMILY LOUNGE
- ✓ OFFICE/ STUDY LOUNGE (WITH ROOF DECK)
- ✓ DRIVER'S ROOM
- ✓ MAID'S ROOM
- ✓ STORE ROOM

An aerial architectural rendering of a villa development in Abu Dhabi. The development is a long, narrow strip of land with a winding path. Two design options are highlighted: 'Chic Design' (green circles with 'A') and 'Minimal Design' (purple circles with 'B'). The background shows a cityscape with various buildings and a body of water on the right.

TWIN VILLAS AMIDST SERENE VIBES IN THE HEART OF ABU DHABI

A 4 BEDROOM TWIN VILLAS
CHIC DESIGN

B 4 BEDROOM TWIN VILLAS
MINIMAL DESIGN

4 BEDROOM TWIN VILLAS

MINIMAL DESIGN





STEP INTO A VISION OF INDIVIDUALIZED LUXURY AND
SOPHISTICATED LUSH INTERIORS

4 BEDROOM TWIN VILLAS

CHIC DESIGN





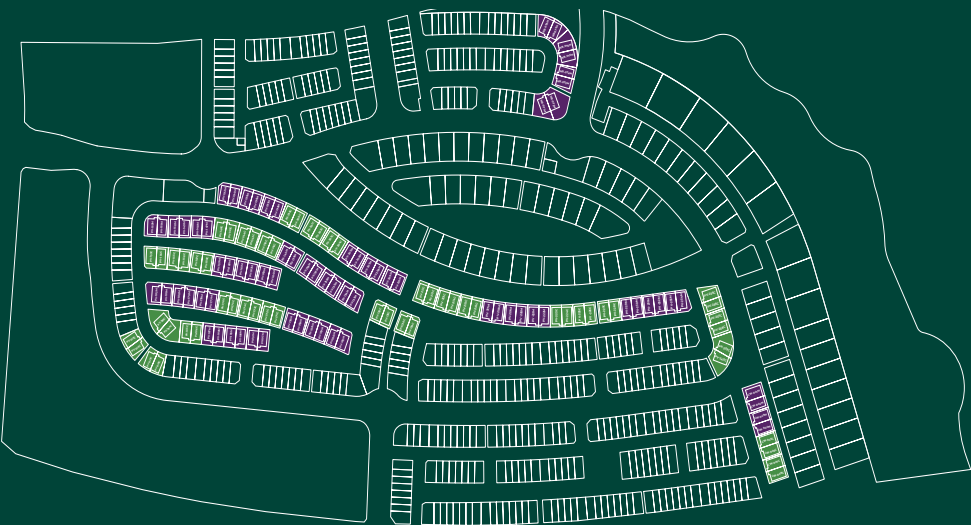
THE EPITOME OF COMFORTABLE LIVING

4 BEDROOM TWIN VILLAS
MINIMAL & CHIC DESIGNS

NO. OF BEDROOMS	04 + (OFFICE+FAMILY LOUNGE)
FLOOR CONFIGURATION	G+1+Roof
TOTAL SALEABLE AREA	3,887 sqft
PLOT SIZE	3,251 sqft*

*Starting from

- CHIC DESIGN
- MINIMAL DESIGN



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FIRST FLOOR



ROOF FLOOR

FEATURES

- ✓ 4 EN-SUITE BEDROOMS
- ✓ FAMILY LOUNGE
- ✓ STUDY ROOM/ OFFICE
- ✓ MAID'S ROOM
- ✓ STORE ROOM
- ✓ ROOF TERRACE
- ✓ LIVING & DINING
- ✓ SEMI CLOSED KITCHEN
- ✓ OUTDOOR GARDEN AREA
- ✓ 3 PARKINGS

An aerial architectural rendering of a townhouse development in Abu Dhabi. The image shows a large, rectangular plot of land with a grid-like layout of townhouses. The townhouses are arranged in rows, with some featuring balconies and others with flat roofs. The development is surrounded by a mix of greenery, including trees and shrubs, and is adjacent to a body of water on the right side. In the background, a city skyline is visible, with various buildings and structures. The overall scene is presented in a soft, illustrative style with a light blue and green color palette.

TOWNHOUSES AMIDST SERENE VIBES IN THE HEART OF ABU DHABI

A 3 BEDROOM TOWNHOUSES
MINIMAL DESIGN

B 3 BEDROOM TOWNHOUSES
CHIC DESIGN

3 BEDROOM TOWNHOUSE

MINIMAL DESIGN





3 BEDROOM TOWNHOUSES

CHIC DESIGN





3 BEDROOM TOWNHOUSES
MID-UNIT | TYPE RM

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	G+1
TOTAL SALEABLE AREA	2,377 sqft
PLOT SIZE	2,120 sqft*

*Starting from

- MINIMAL DESIGN
- CHIC DESIGN

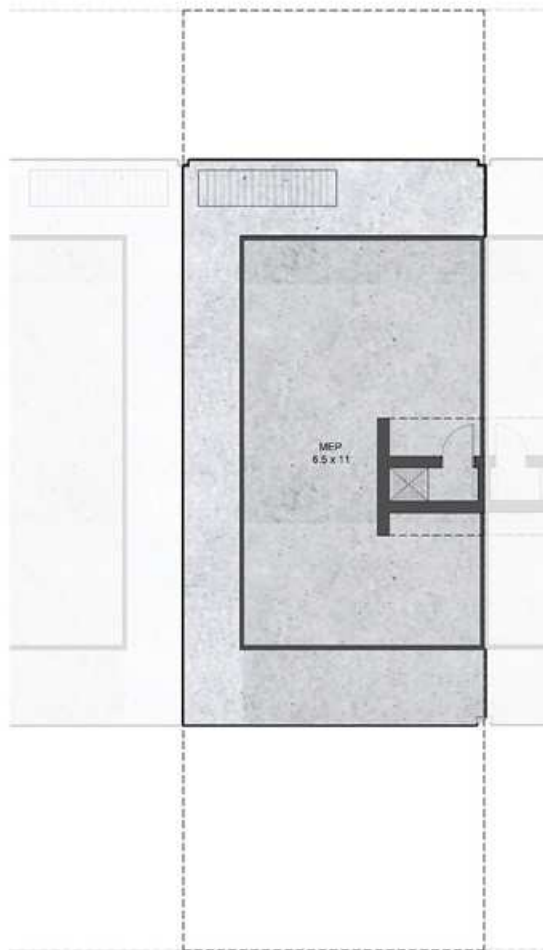


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FIRST FLOOR



ROOF FLOOR

FEATURES

- ✓ 3 EN-SUITE BEDROOMS
- ✓ FAMILY LOUNGE
- ✓ MAID'S ROOM
- ✓ STORE ROOM
- ✓ LIVING & DINING
- ✓ POWDER ROOM
- ✓ SEMI CLOSED KITCHEN
- ✓ OUTDOOR GARDEN
- ✓ 2 PARKINGS

3 BEDROOM TOWNHOUSES
CORNER-UNIT | TYPE RC

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	G+1
TOTAL SALEABLE AREA	2,377 sqft
PLOT SIZE	2,772 sqft*

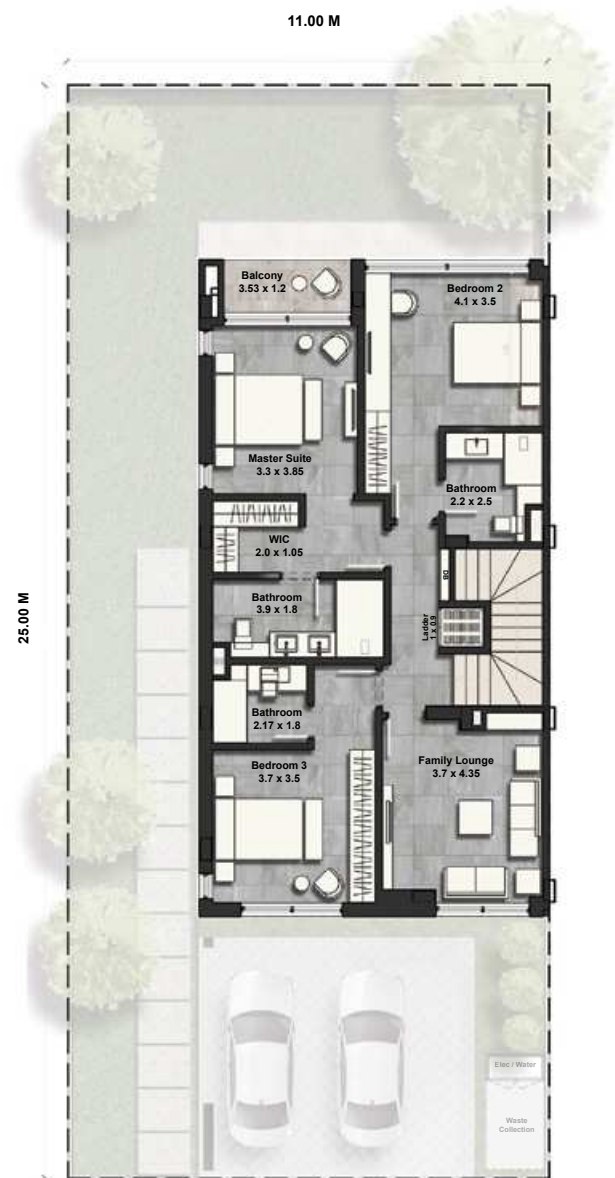
*Starting from

- MINIMAL DESIGN
- CHIC DESIGN

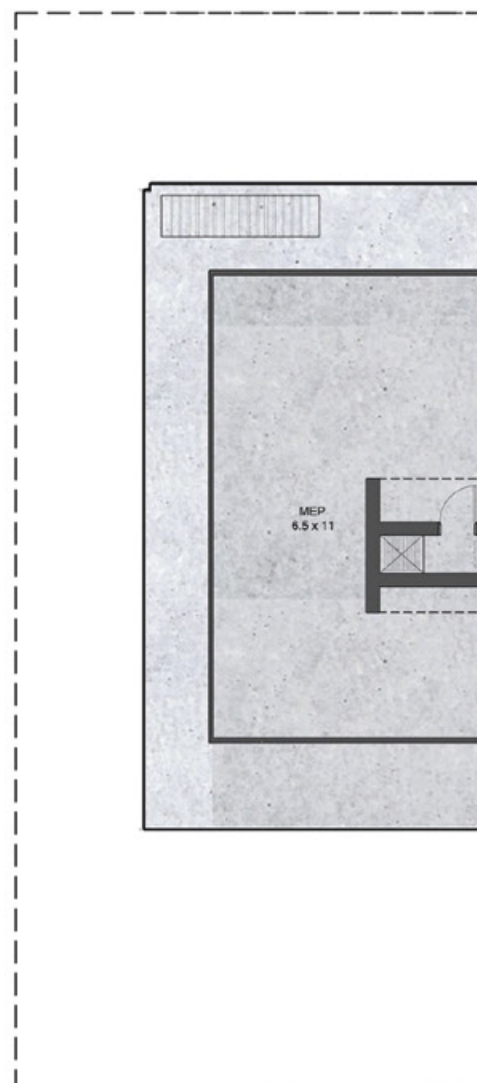


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FIRST FLOOR



ROOF FLOOR

FEATURES

- ✓ 3 EN-SUITE BEDROOMS
- ✓ FAMILY LOUNGE
- ✓ MAID'S ROOM
- ✓ STORE ROOM
- ✓ LIVING & DINING
- ✓ POWDER ROOM
- ✓ SEMI CLOSED KITCHEN
- ✓ OUTDOOR GARDEN
- ✓ 2 PARKINGS

A flowing red fabric, possibly silk or satin, is draped across the frame. It has a glossy texture and creates deep, soft folds. The background is a solid, dark green color. The overall composition is elegant and minimalist.

DESIGNS THAT INSPIRE YOU

INTERIORS FOR 3 & 4 BEDROOM
TOWNHOUSES AND TWIN VILLAS

IMPRESS YOUR FAMILY AND FRIENDS
WITH SPACIOUSNESS





A SPACE THAT OFFERS A FEELING OF
PEACE AND CONVENIENCE



CREATING SPACES THAT ARE BOTH
BEAUTIFUL AND FUNCTIONAL





An aerial photograph of a modern residential development. The scene is dominated by lush greenery, including numerous palm trees and other tropical plants. In the background, several multi-story modern buildings with large windows and balconies are visible. The ocean is in the distance under a clear blue sky with a few wispy clouds. The overall atmosphere is serene and upscale.

BE PART OF OUR EXCEPTIONAL COMMUNITY
AND BOOK YOUR DREAM HOME IN THE HEART OF THE CAPITAL



By
MODON

800 MODON
modon.com