

FAY
ALREEMAN
— II —



EVERYTHING WE DO COMES FROM THE HEART

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make Abu Dhabi feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people love to live, in homes that brim with everything they love.

REVENUE

AED 8.58BN
FY 2021

INVESTMENT PORTFOLIO INCREASE

AED 1BN
FY 2021

NET PROFIT

AED 2.33BN
FY 2020

REVENUE SALES

AED 7.2BN
FY 2021

NET PROFIT

AED 841 M
Q2 2022

NET PROFIT

AED 1.53 BN
H1 2022

GROUP SALES

AED 3.12 BN
Q2 2022





THIS IS ABU DHABI

The capital of the UAE, Abu Dhabi is a city with heart. A place that has drawn people from all over the world with its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. A place that people love to call home.



CONNECT TO THE WORLD FROM YOUR NEIGHBOURHOOD

Al Shamkha is a unique, self-sufficient residential neighbourhood, with easy access to the best of island and city living. Abu Dhabi International Airport lies just minutes from its driveways, while iconic destinations including Al Forsan International Sports Resort, Masdar City and Yas Island are only a short ride away.





YAS ISLAND ATTRACTIONS ARE WAITING

YAS LINKS GOLF CLUB, ABU DHABI

112 bunkers across an 18-hole course surrounded by mangroves; Yas Links is a beautiful waterfront challenge, whatever your handicap.

YAS MALL, ABU DHABI

Shopping is just the beginning at Yas Mall. It's easy to spend the whole day enjoying its huge selection of restaurants, cafés, play centres and cinemas.



W ABU DHABI, YAS MARINA

A luxury playground for the day or the weekend, right at the buzzing heart of Yas Island.

A person is water skiing, creating a large splash of water that is illuminated by the warm, golden light of a sunset. The skier is in the center-left of the frame, leaning forward. The background is a soft, hazy orange and yellow sky. The water surface is calm with some ripples.

AL FORSAN INTERNATIONAL SPORTS RESORT

From horse riding and water skiing, to archery and race car driving, there's something for every intrepid adventurer.



A COMMUNITY CREATED AROUND YOU

Alreeman at the heart of Al Shamkha is a community with personality. Live out your dream life, with courts and tracks for the more active residents. Parks, playgrounds and schools for growing families. As well as mosques, community centres and more, all designed to bring people together.



TAKE YOUR PLACE

A warm welcome to Fay Alreeman II. A community open to everyone. Start a family, bond with new friends, find a hobby, perfect a skill. With spacious homes, plenty of green space and all the entertainment and amenities you could need, it's the ideal place for life to unfold.

4-BED VILLA





EVERYTHING YOU LOVE, IN ONE COMMUNITY

ENTERTAIN THE NEIGHBOURHOOD
IN YOUR OWN BACKYARD



SPACE FOR ALL OF LIFE'S SPECIAL MOMENTS



COME TOGETHER
WITH LOVED ONES UNDER THE STARS





YOUR PLACE TO BELONG

People of every nationality, culture and belief are welcomed here; and their passions are too. Whether yours is a love of running, of shopping, of coffee, or of trying new things, the community caters to your every whim, with facilities and activities to suit all interests.

KIDS PLAY AREA

If it's fun you're after, head to the swings, slides, roundabouts and adventure of the park.



GREEN SPACES

Get together for a walk in nature, a picnic on the grass, or a friendly game of football on the green.

RUNNING & CYCLING TRACK

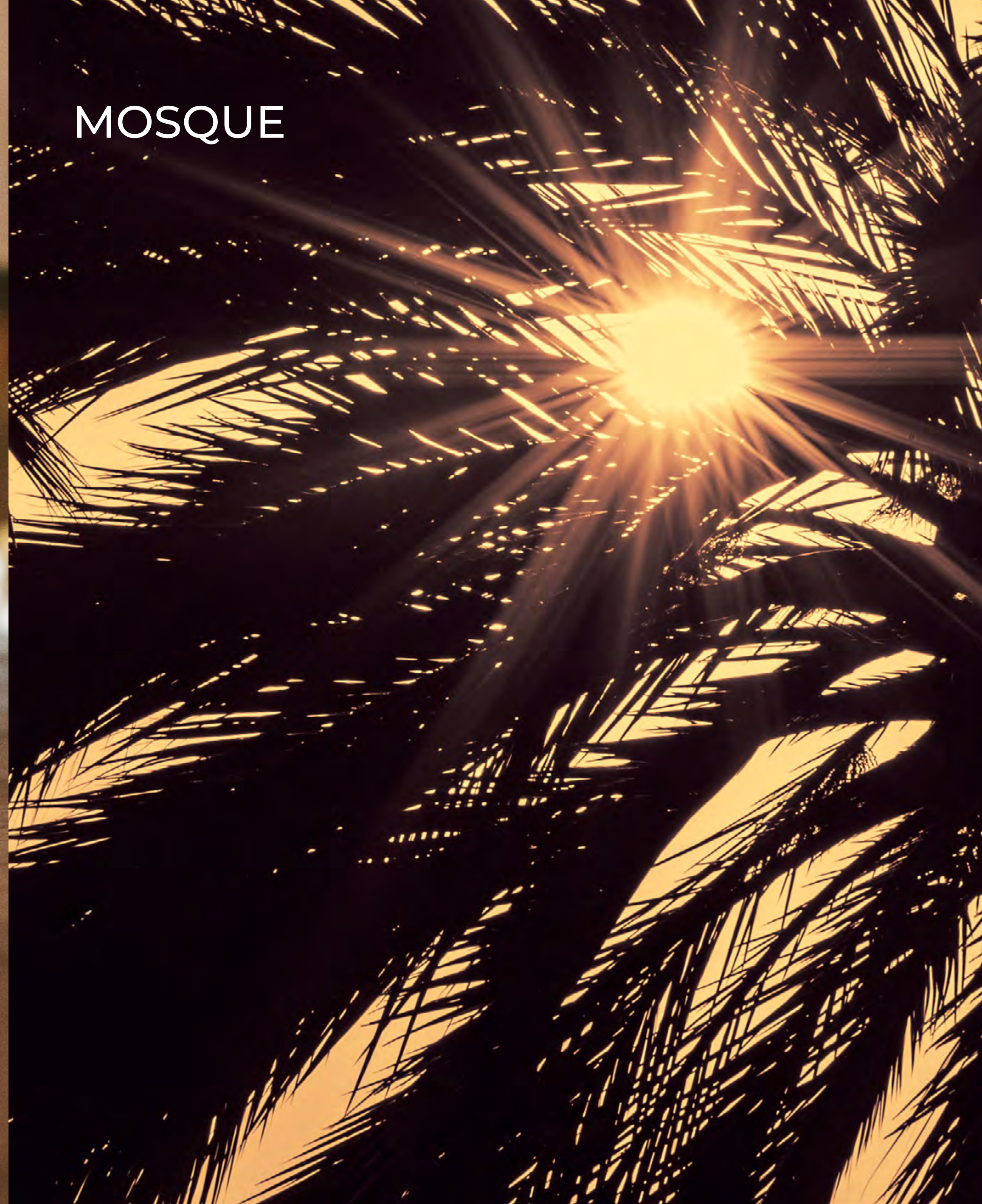
Explore the network of exercise tracks, perfect for powering up the legs or pumping the pedals.

RETAIL

Browse the retail outlet at the heart of the community.



MOSQUE



ENJOY EXCLUSIVE
ACCESS TO MODERN
AMENITIES

MULTIPURPOSE SPORTS COURTS

KIDS PLAY AREA

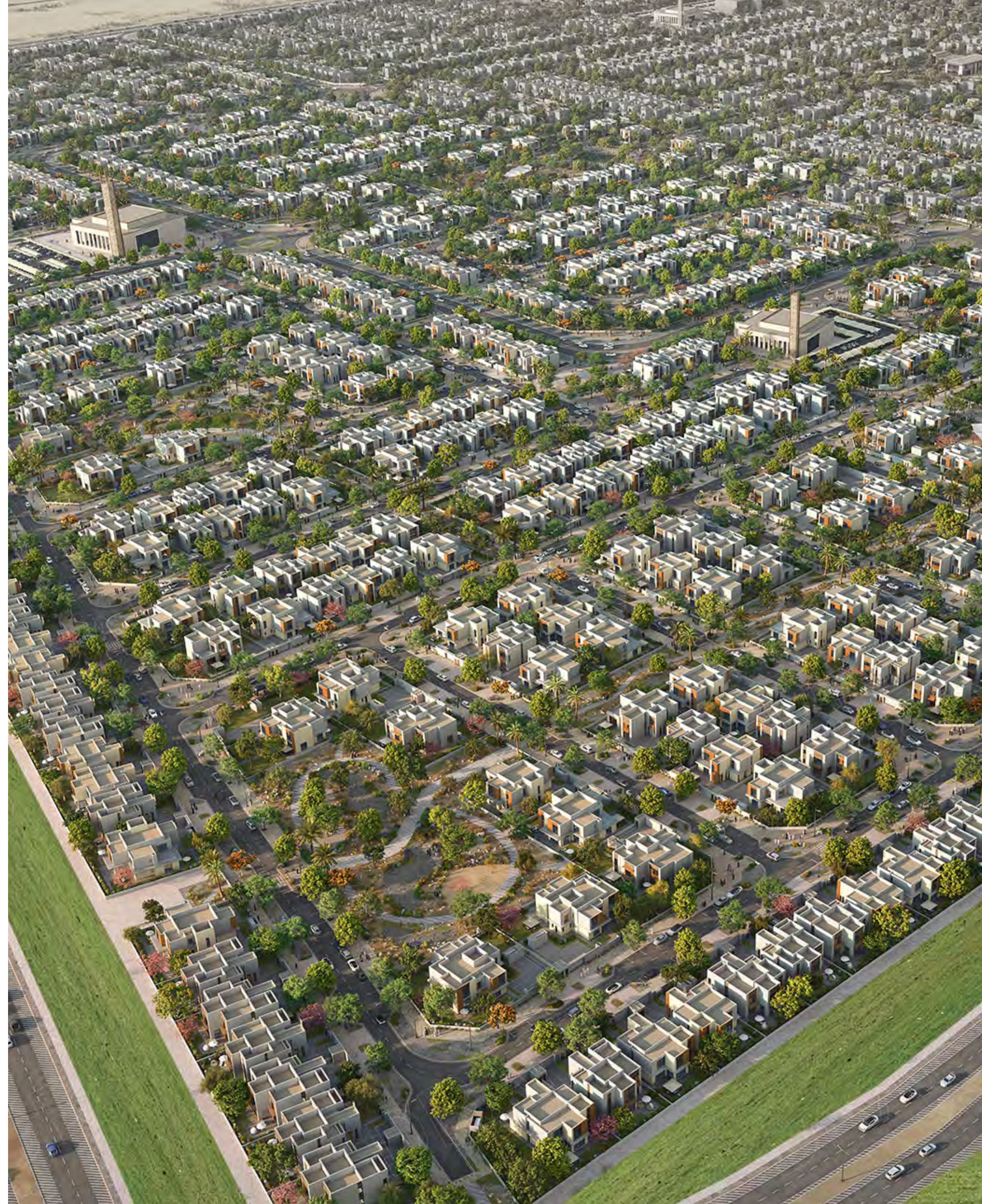
GREEN SPACES

COMMUNITY RETAIL OUTLET

RUNNING & CYCLING TRACK

MOSQUES

SCHOOL



THE PERFECT FIT

Own the home you'd always imagined, with a choice of villa facades, dark or light interior colour schemes and the option to upgrade to premium finishes. An indoor and an outdoor majlis, spacious rooms and friendly neighbours come as standard.





A HOME DESIGNED FOR YOU, BY YOU

STANDARD LIGHT



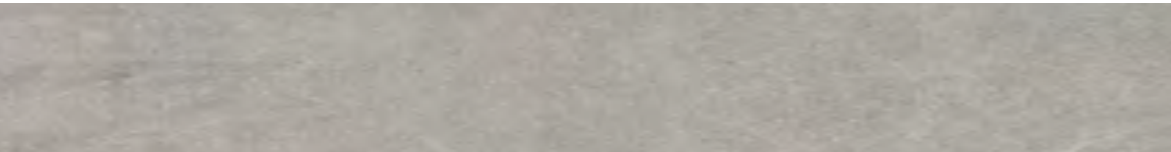
INTERIOR DOORS & WARDROBES

Wood Cladding



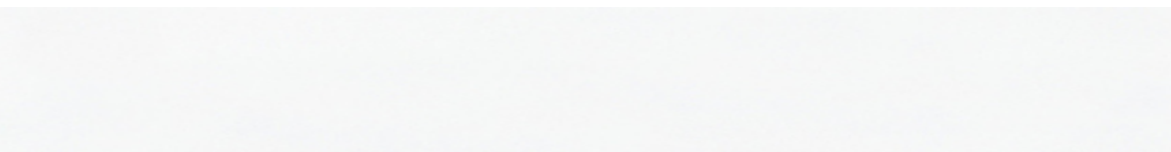
GENERAL FLOORING & STAIRS

Porcelain Tile



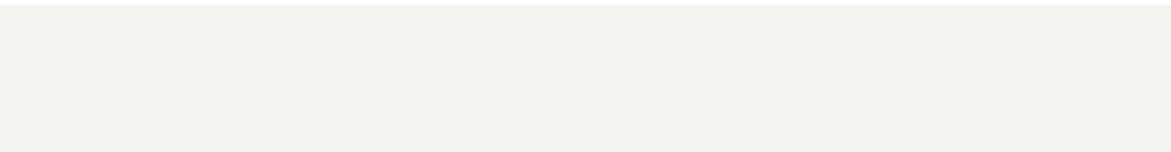
GENERAL PAINTING

Emulsion Paint



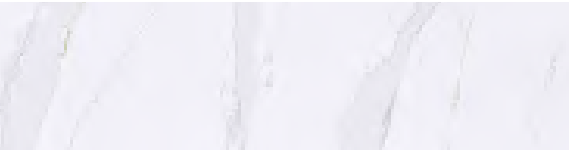
CEILING PAINTING

Emulsion Paint



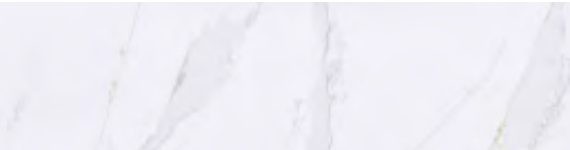
KITCHEN BACKSPLASH

Quartz



KITCHEN COUNTER TOP

Quartz



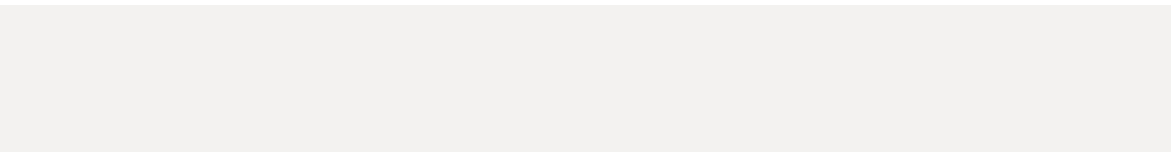
KITCHEN CABINETRY UPPER UNITS

Wood Melamine



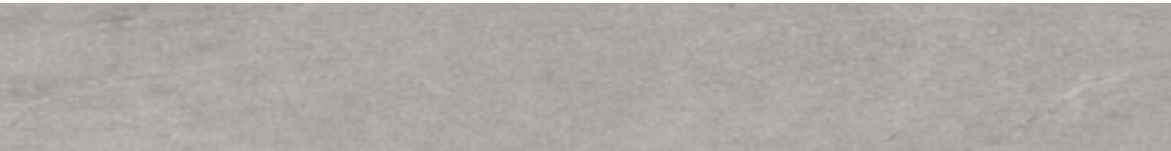
KITCHEN CABINETRY LOWER UNITS

Wood Melamine



KITCHEN FLOORING

Porcelain Tile



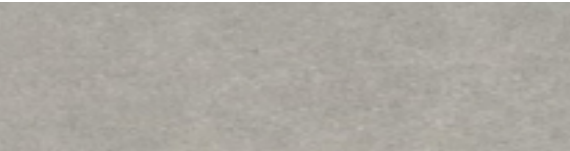
BATHROOM WALL

Porcelain Tile



BATHROOM FLOORING

Porcelain Tile



VANITY COUNTER TOP

Quartz



THROUGHOUT VILLA

KITCHEN & BATHROOMS

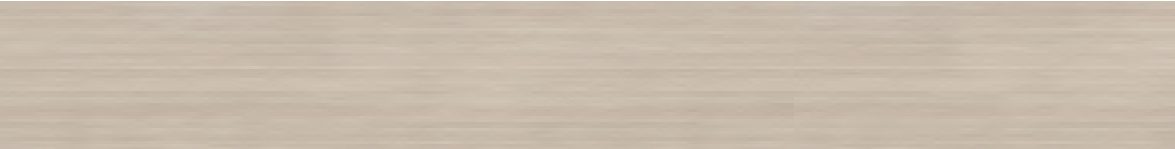


STANDARD DARK



INTERIOR DOORS & WARDROBES

Wood Melamine



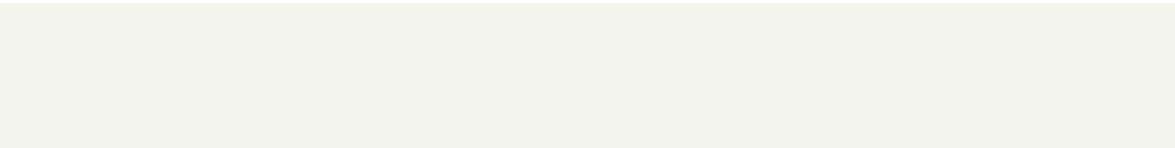
GENERAL FLOORING

Porcelain Tile



GENERAL PAINTING

Emulsion Paint



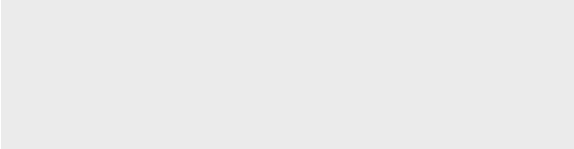
STAIRS

Porcelain Tile



WALL PAINTING

Emulsion Paint



KITCHEN BACKSPLASH

Quartz



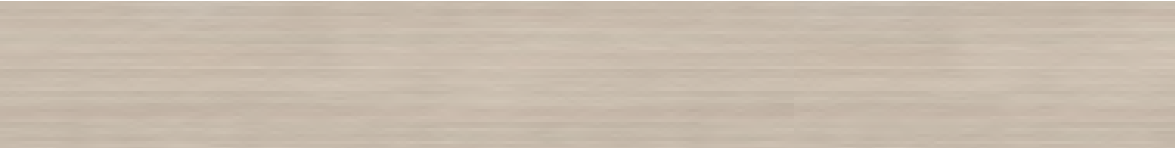
KITCHEN COUNTER TOP

Quartz



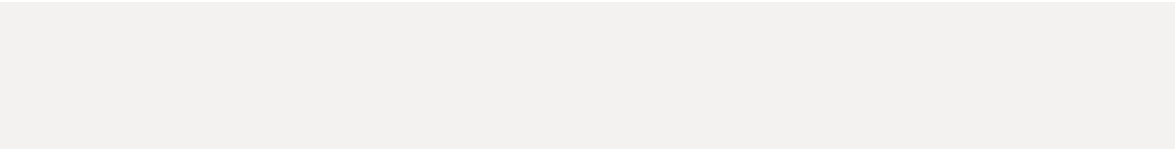
KITCHEN CABINETRY UPPER UNITS

Wood Melamine



KITCHEN CABINETRY LOWER UNITS

Wood Melamine



FLOORING

Porcelain Tile



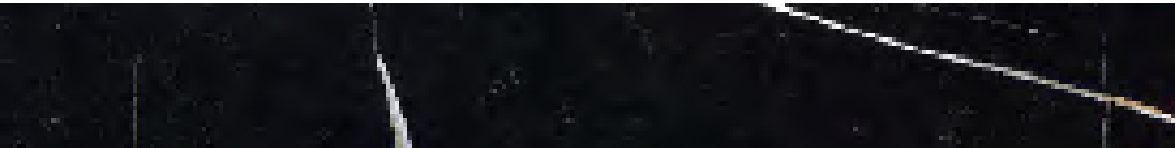
BATHROOM WALL & FLOORING

Porcelain Tile



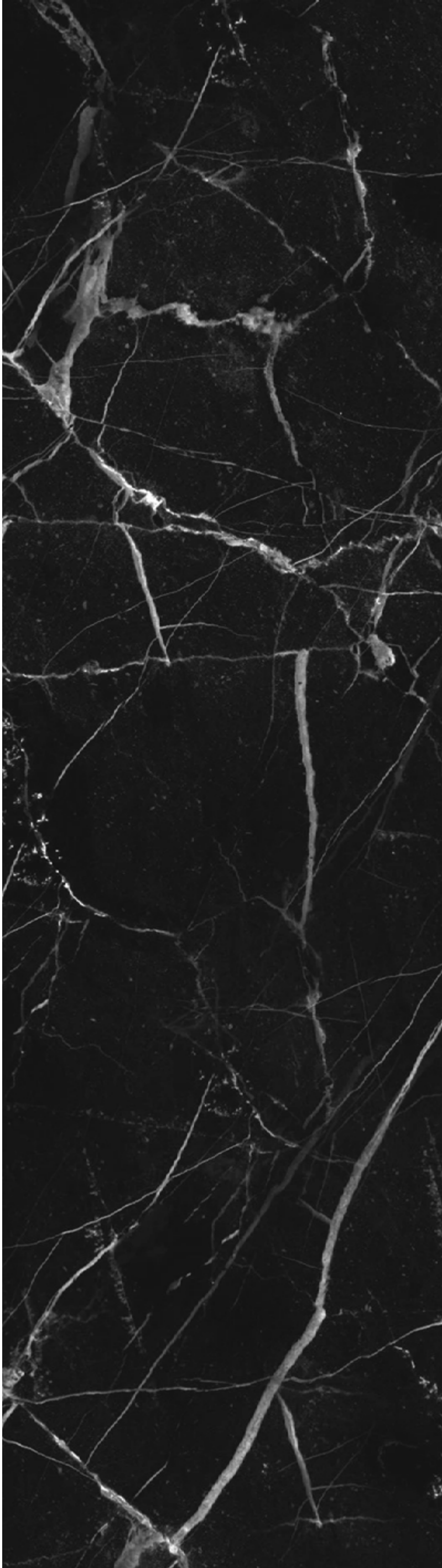
VANITY COUNTER TOP

Quartz



THROUGHOUT VILLA

KITCHEN & BATHROOMS



PREMIUM LIGHT



INTERIOR DOORS & WARDROBES

Wooden Veneer



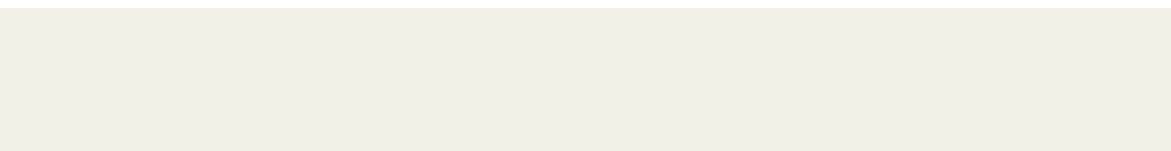
GENERAL FLOORING & STAIRS

Porcelain Tile



GENERAL PAINTING

Emulsion Paint

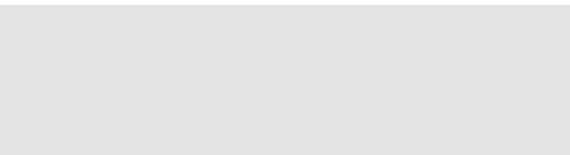


WALL PAINTING

Emulsion Paint

BEDROOM FLOORING

Engineered Parquet

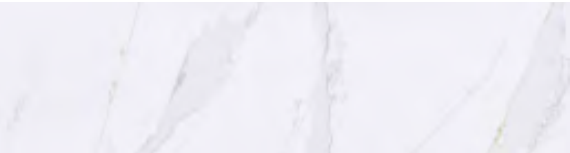


KITCHEN BACKSPLASH

Quartz

KITCHEN COUNTER TOP

Quartz



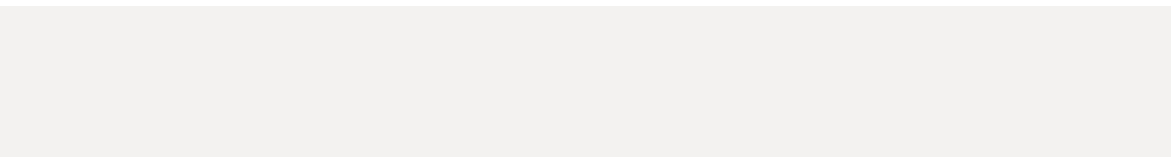
KITCHEN CABINETRY UPPER UNITS

Wood Melamine



KITCHEN CABINETRY LOWER UNITS

Wood Melamine



FLOORING

Porcelain Tile



BATHROOM WALL & FLOORING

Porcelain Tile



VANITY COUNTER TOP

Quartz

VANITY UNIT

Wood Veneer



THROUGHOUT VILLA

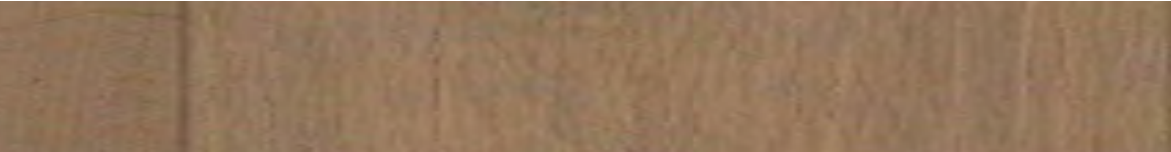
KITCHEN & BATHROOMS

PREMIUM DARK



INTERIOR DOORS & WARDROBES

Wood Veneer



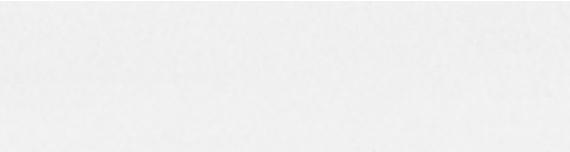
GENERAL FLOORING

Porcelain Tile



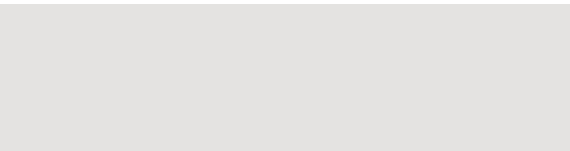
GENERAL PAINTING

Emulsion Paint



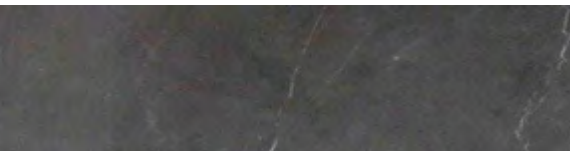
ACCENT WALL PAINTING

Emulsion Paint



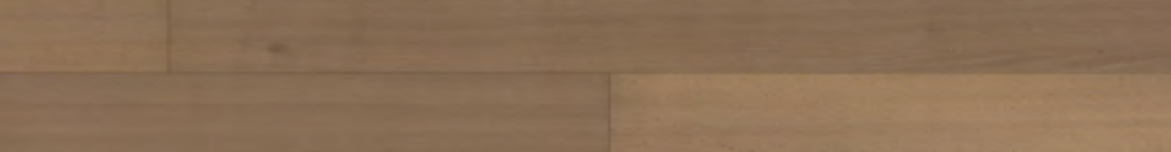
STAIRS

Marble



BEDROOM FLOORING

Engineered Parquet



KITCHEN BACKSPLASH

Quartz



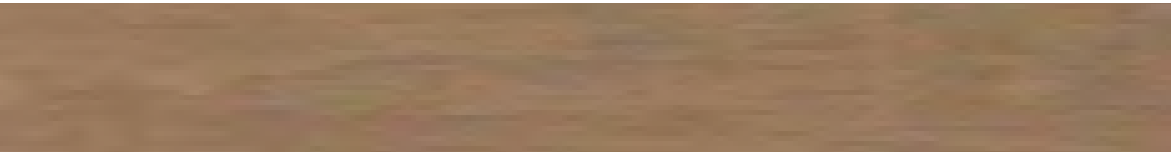
KITCHEN COUNTER TOP

Quartz



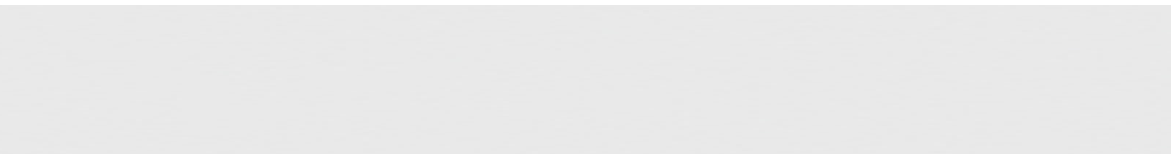
KITCHEN CABINETRY UPPER UNITS

Wooden Cladding



KITCHEN CABINETRY LOWER UNITS

Wooden Cladding



FLOORING

Porcelain Tile



BATHROOM WALL

Porcelain Tile



BATHROOM FLOORING

Porcelain Tile



VANITY COUNTER TOP

Quartz



VANITY UNIT

Wooden Cladding



THROUGHOUT VILLA

KITCHEN & BATHROOMS



UNWIND IN YOUR SOOTHING SANCTUARY



PROPERTY FEATURES



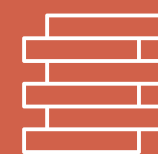
PREMIUM UPGRADE
PACKAGES



UNIQUE CHOICE
OF EXTERIOR FACADES



RANGE OF
INTERIOR FINISHES



SUSTAINABLE
CONSTRUCTION
MATERIALS



EFFICIENT
WATER FIXTURES



FAMILY
ORIENTED



ESTIDAMA
PEARL 2 RATING



FEEL RIGHT AT HOME

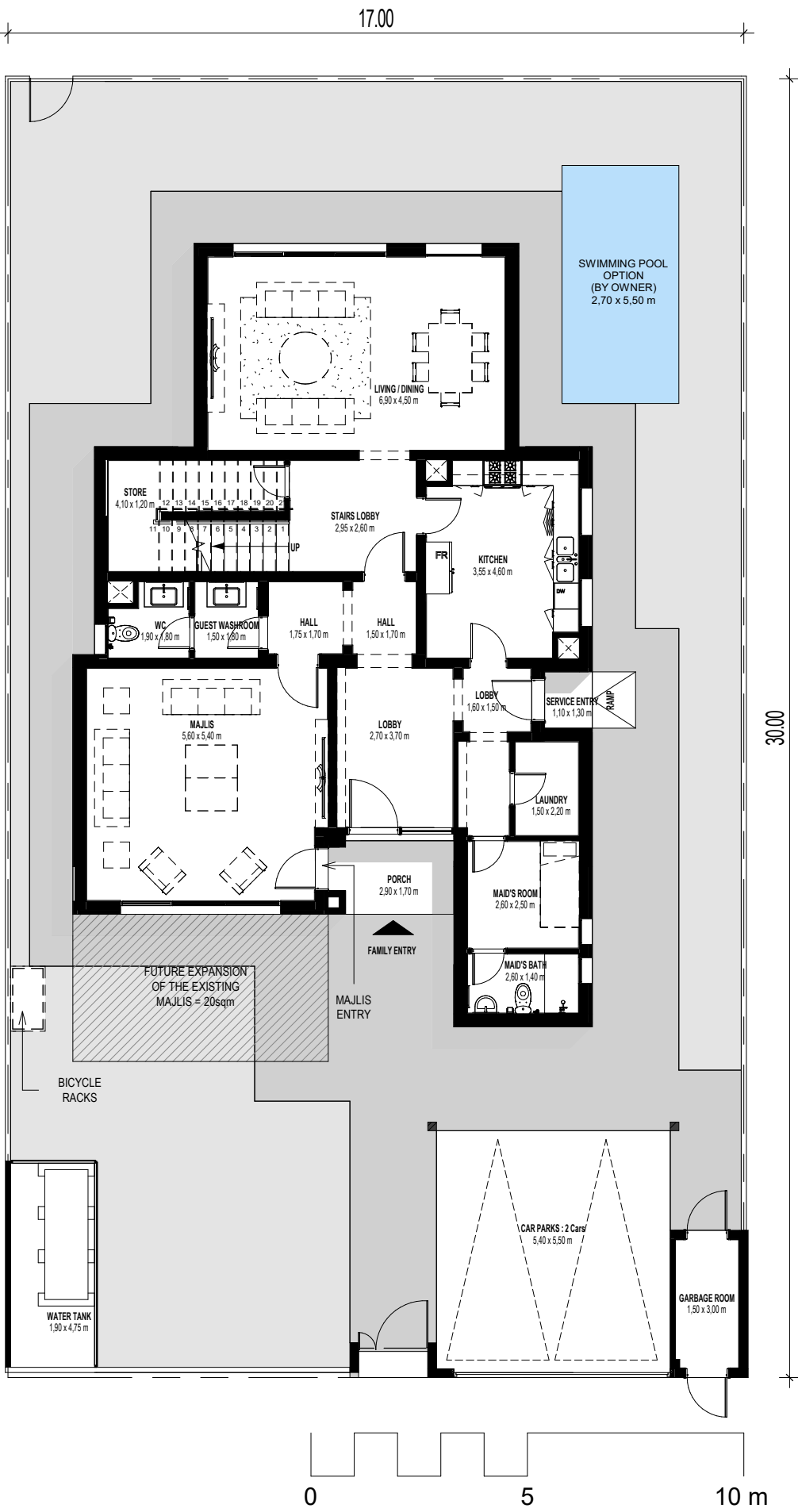
Choose from 3 to 6-bed villas with a choice of facades, and give your family all the space they need to grow and thrive.



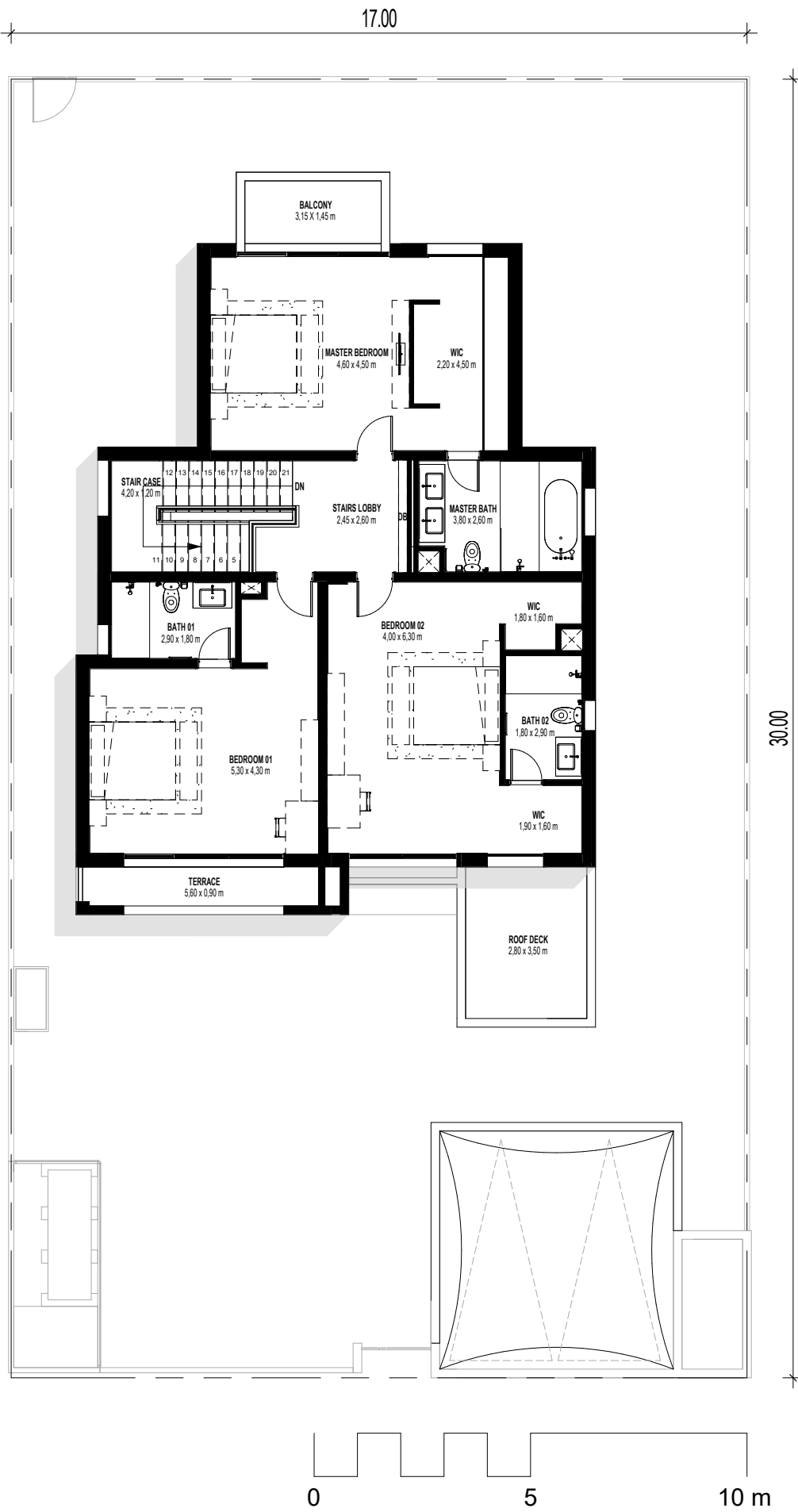
WHERE YOUR DREAM LIFE WILL UNFOLD



VILLA TYPE 1 / 3 BEDROOM



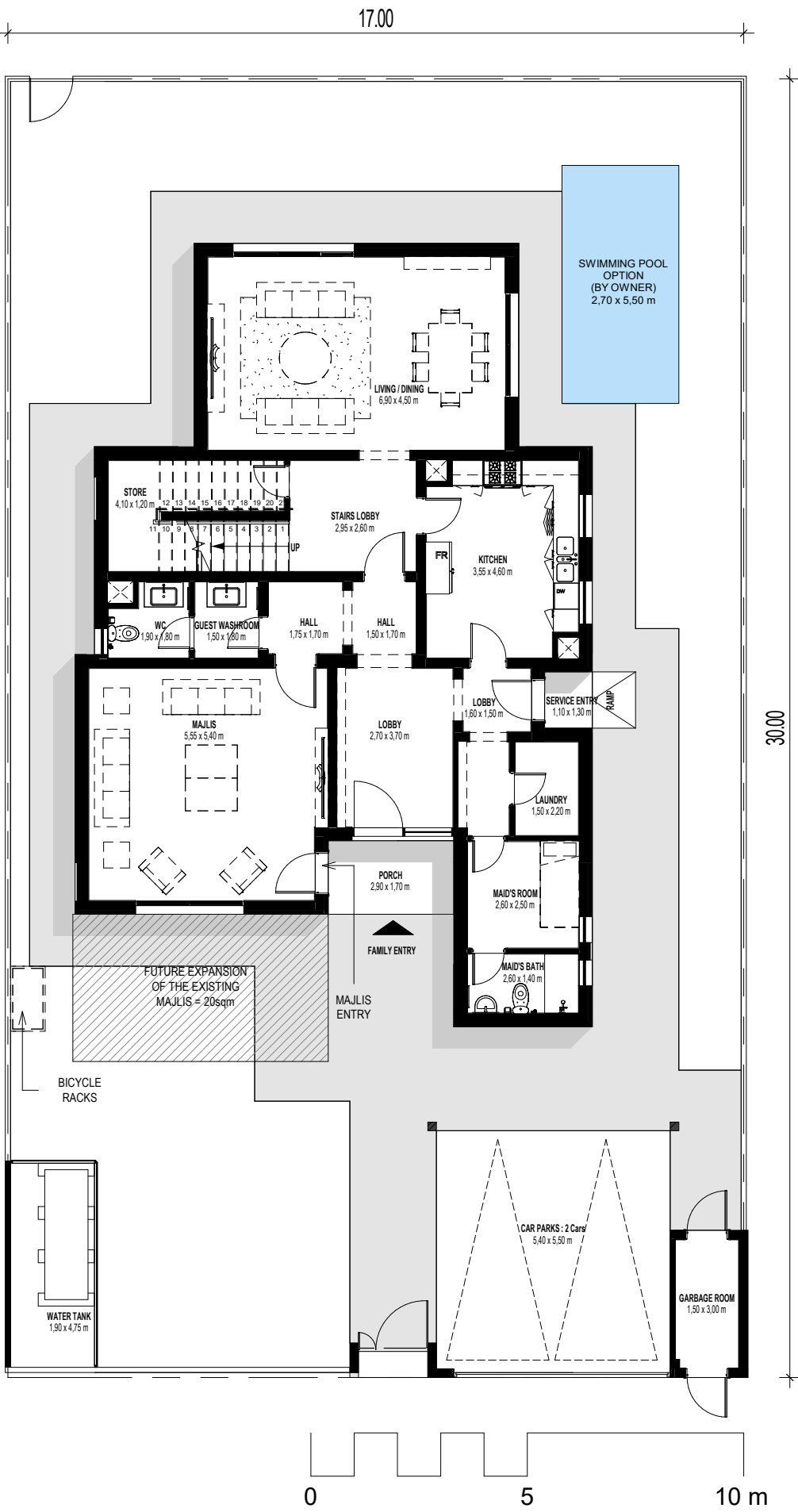
GROUND FLOOR



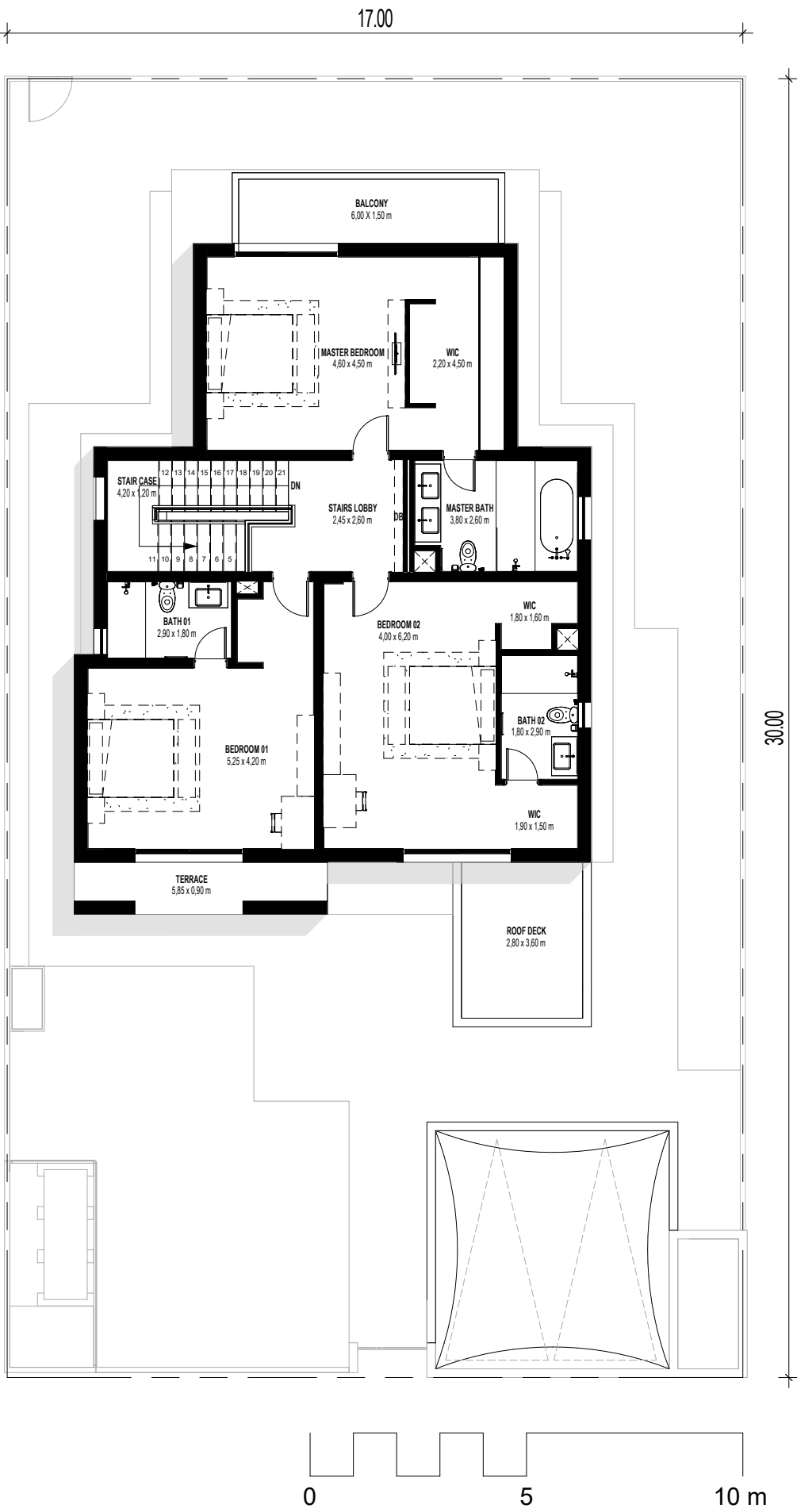
FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.

VILLA TYPE 2 / 3 BEDROOM



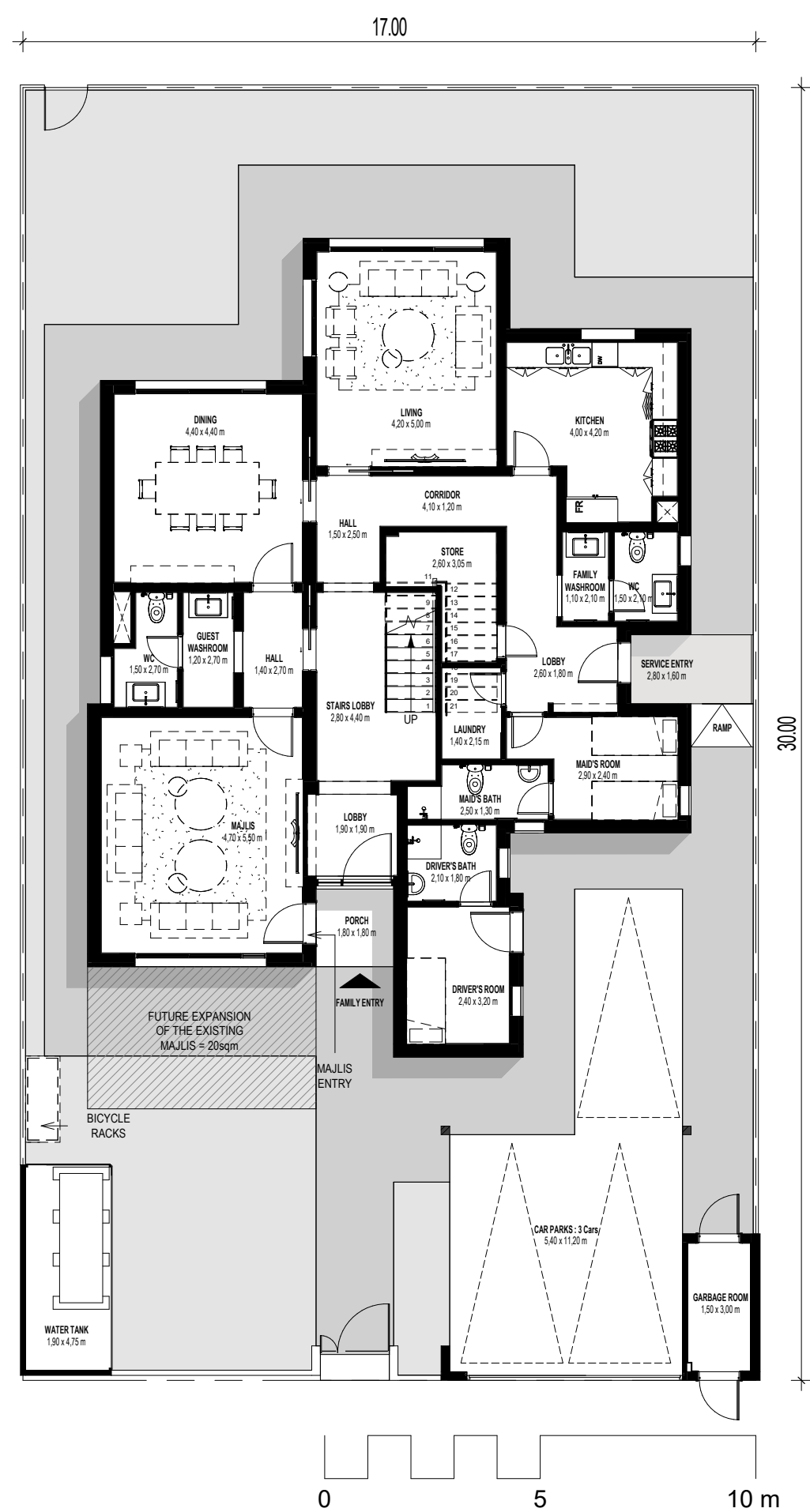
GROUND FLOOR



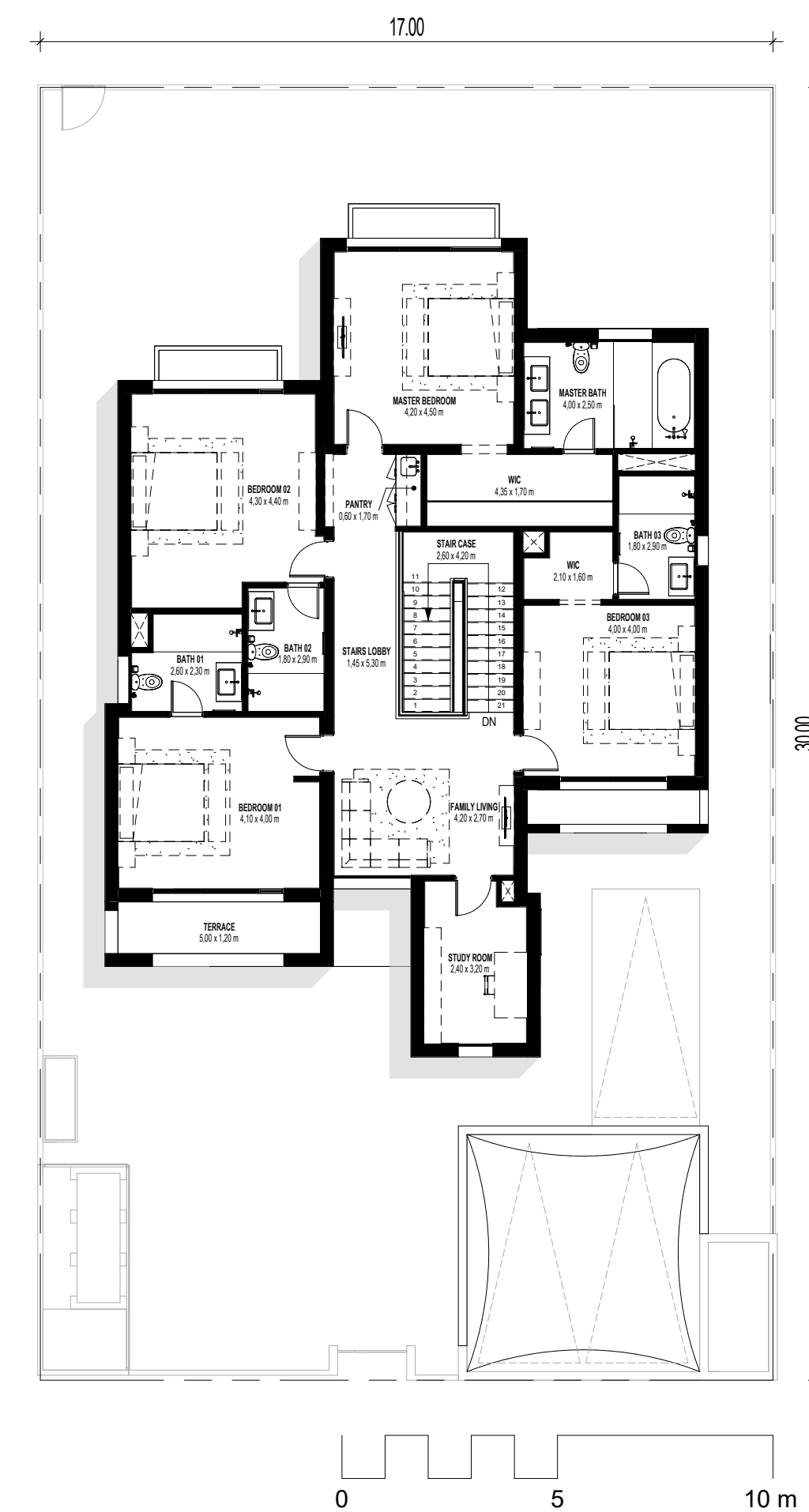
FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.

VILLA TYPE 1 / 4 BEDROOM



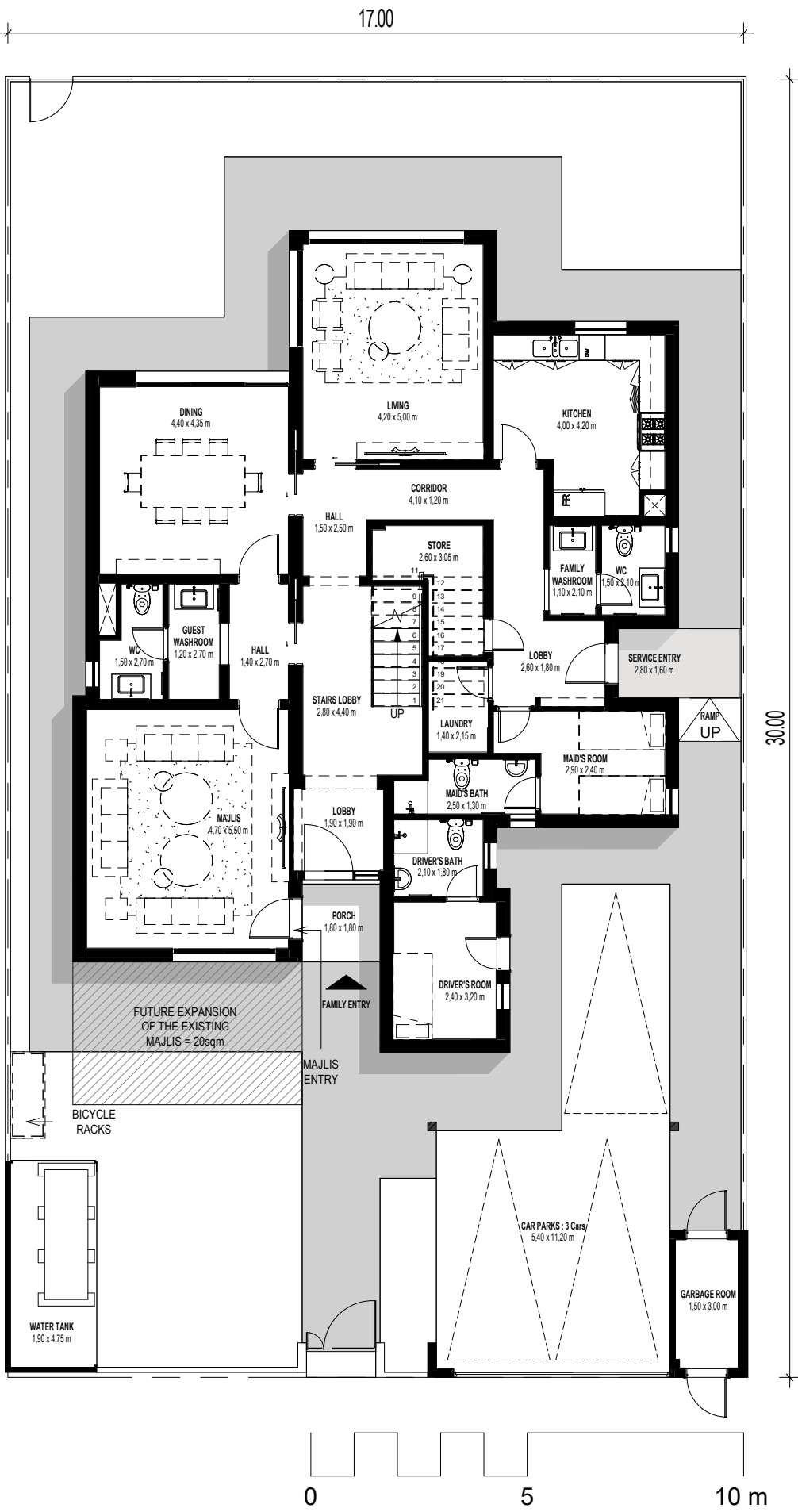
GROUND FLOOR



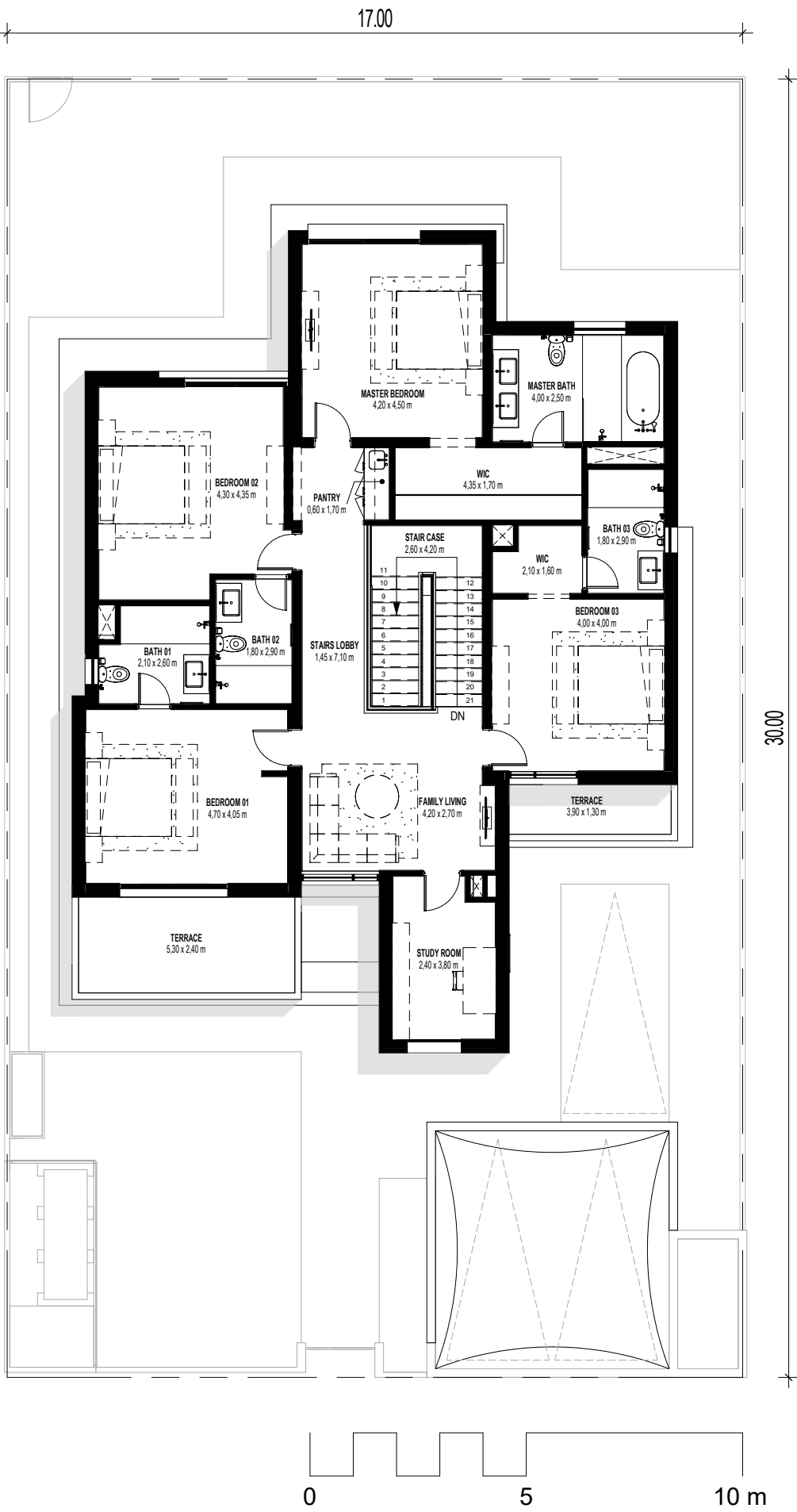
FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.

VILLA TYPE 2 / 4 BEDROOM



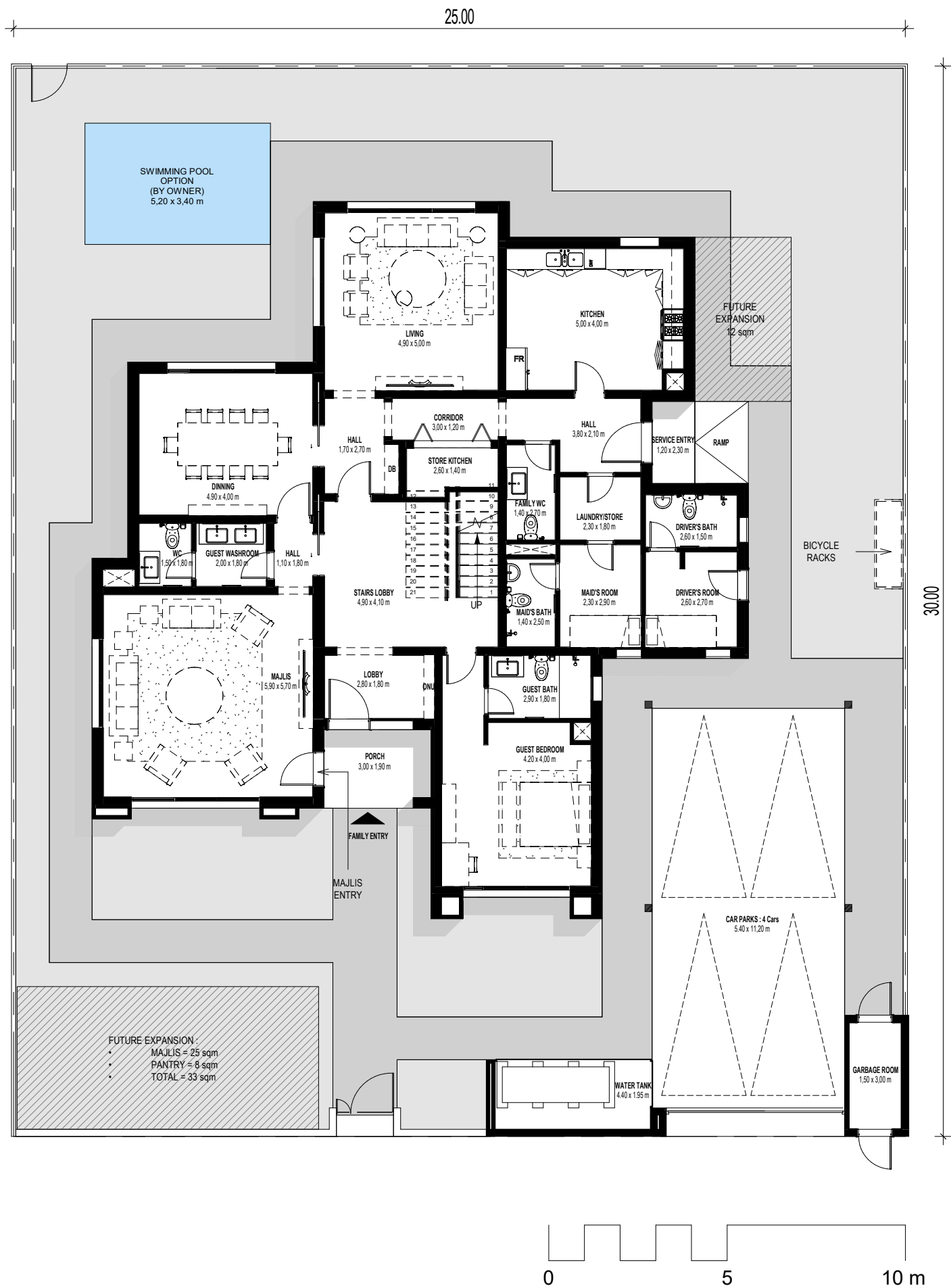
GROUND FLOOR



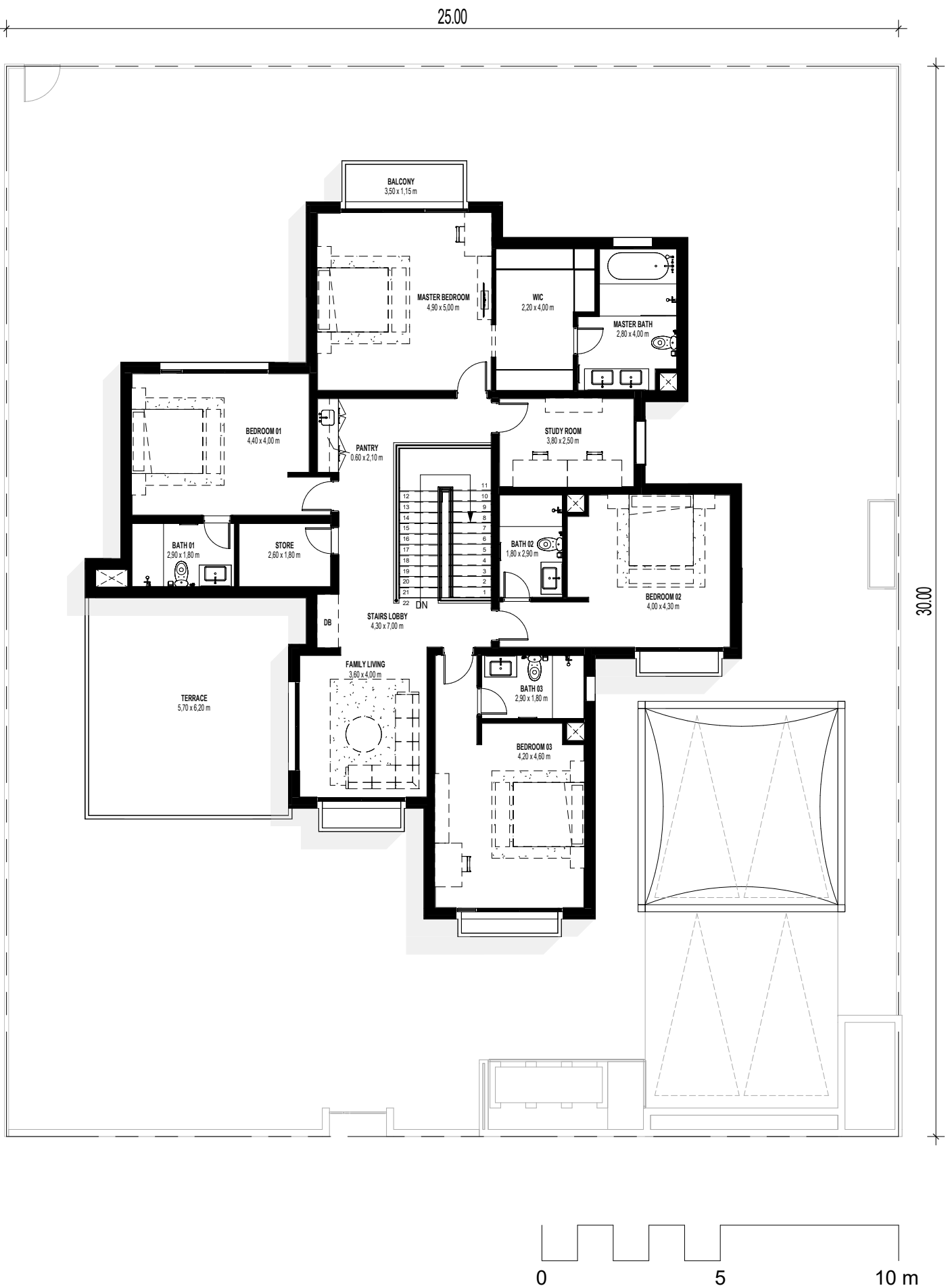
FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.

VILLA TYPE 1 / 5 BEDROOM



GROUND FLOOR



FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.

25.00

SWIMMING POOL
OPTION
(BY OWNER)
5.20 x 3.40 m

FUTURE EXPANSION
12 sqm

BICYCLE RACKS

30.00

10 m

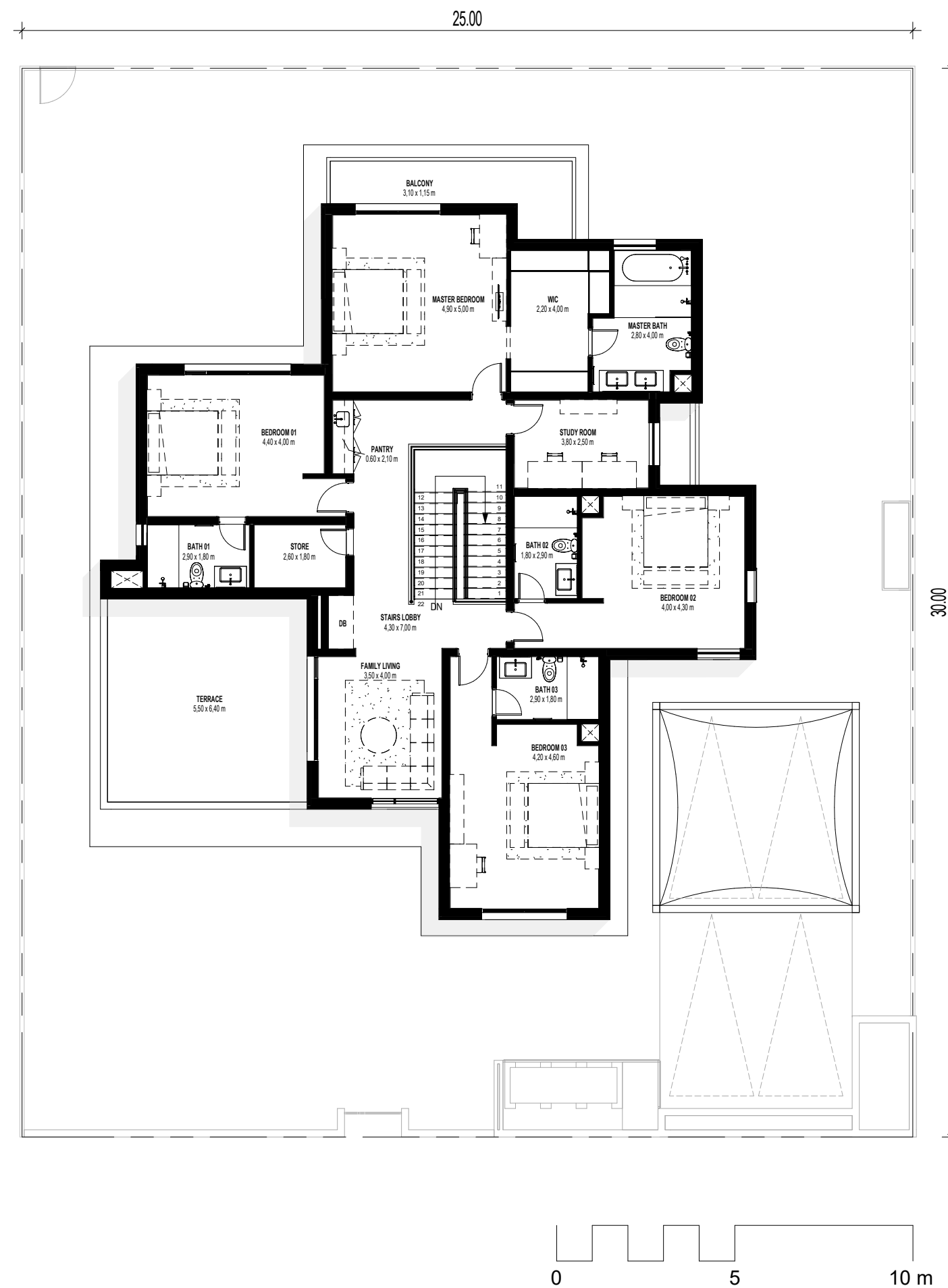
0 5

Rooms and Dimensions:

- LIVING: 4.50 x 5.00 m
- KITCHEN: 5.00 x 4.00 m
- DINING: 4.00 x 4.00 m
- STARS LOBBY: 4.50 x 4.00 m
- MAJLIS: 5.90 x 5.70 m
- LOBBY: 2.80 x 1.80 m
- PORCH: 3.00 x 1.50 m
- STORE KITCHEN: 2.90 x 1.40 m
- HALL: 1.70 x 2.70 m
- HALL: 1.70 x 1.50 m
- HALL: 3.80 x 2.70 m
- HALL: 3.80 x 1.80 m
- LAUNDRY/STORE: 2.30 x 1.80 m
- MAID'S ROOM: 2.30 x 2.90 m
- DRIVER'S ROOM: 2.60 x 2.70 m
- DRIVER'S BATH: 2.80 x 1.50 m
- MAID'S BATH: 1.40 x 2.50 m
- GUEST BEDROOM: 4.20 x 4.00 m
- GUEST BATH: 2.90 x 1.80 m
- WC: 1.50 x 1.00 m
- QUEST WASHROOM: 2.80 x 1.80 m
- QUEST BATH: 2.90 x 1.80 m
- WATER TANK: 4.40 x 1.50 m
- GARAGE ROOM: 1.50 x 3.00 m
- CAR PARKS: 4 Cars, 5.40 x 11.20 m

Future Expansion:

- MAJLIS = 25 sqm
- PANTRY = 6 sqm
- TOTAL = 33 sqm



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.

VILLA TYPE 1 / 6 BEDROOM



GROUND FLOOR



FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.

VILLA TYPE 2 / 6 BEDROOM



GROUND FLOOR



FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation of warranty in relation to any of the information shown.

ALDAR SQUARE

YAS ISLAND, NEXT TO YAS MALL, ABU DHABI

800 25327
SALES@ALDAR.COM

WORKING HOURS

MON-FRI
8:00 AM-4:00 PM

YAS SALES CENTRE

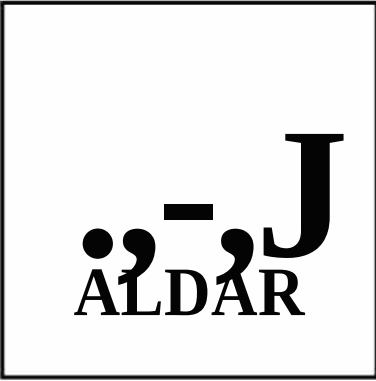
YAS ISLAND, NEXT TO YAS LINKS, ABU DHABI

800 25327
SALES@ALDAR.COM

WORKING HOURS

MON-FRI
8:00 AM-4:00 PM





800 ALDAR | ALDAR.COM