

الديار

ALDEEM

TOWNHOMES







# 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.





# ABU DHABI & YAS ISLAND

Abu Dhabi is a city that draws people from all over the world with its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. And at its heart is Yas Island; an electric destination home to Yas Mall, Yas Marina, Yas Waterworld Abu Dhabi and every activity under the sun.



# CLOSE TO THE BEST OF YAS ISLAND





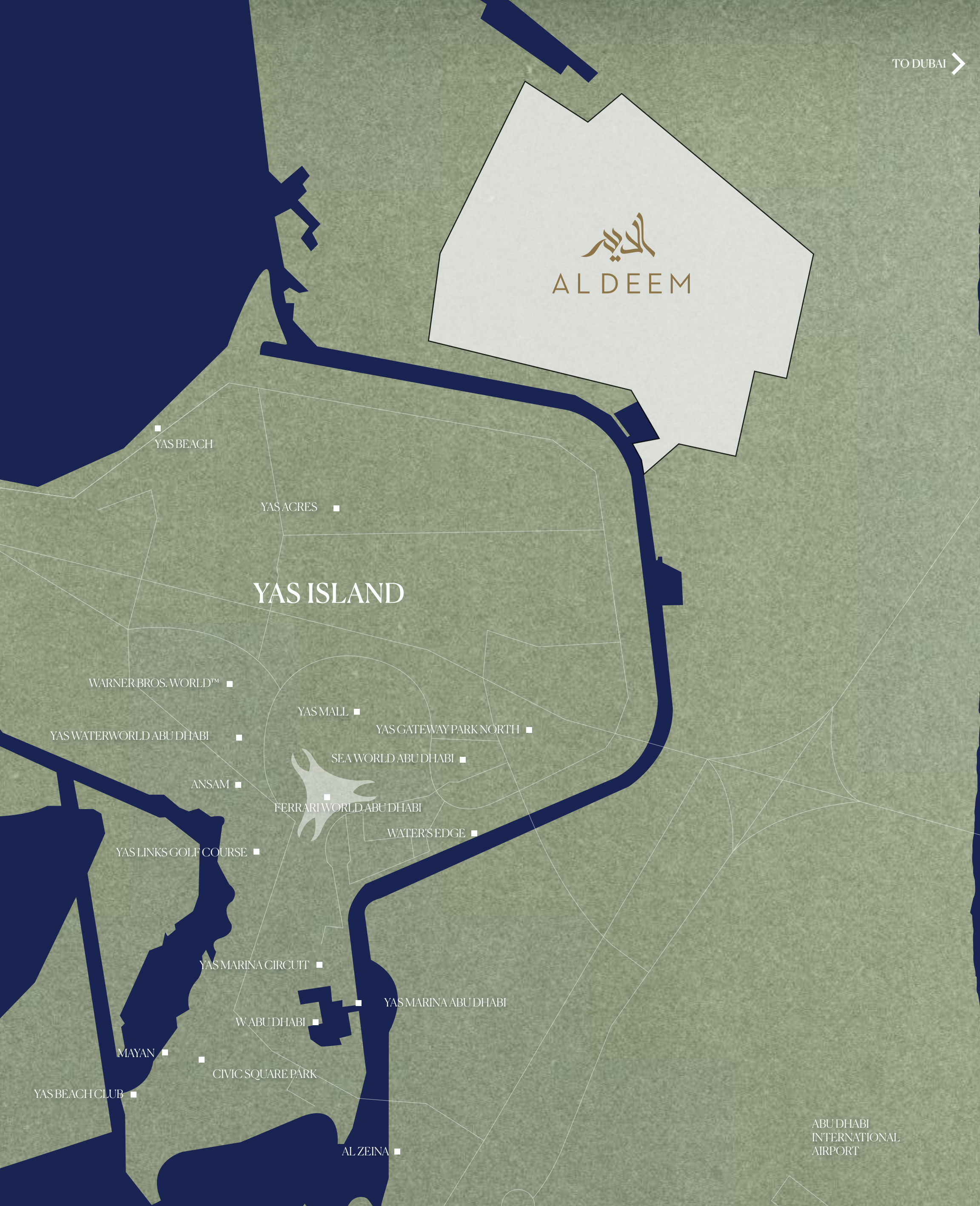


# YOUR LEGACY YOUR CHOICE

Al Deem Townhomes is a first-of-its-kind vibrant community where every choice is yours to explore and every dream is made possible. Discover spacious townhomes close to new experiences and the best of Yas Island. Connected to everything that's important to you, it's your life to create.







TO DUBAI >

الديم  
AL DEEM

YAS ISLAND

- YAS BEACH
- YAS ACRES
- WARNER BROS. WORLD™
- YAS WATERWORLD ABU DHABI
- ANSAM
- YAS LINKS GOLF COURSE
- YAS MALL
- YAS GATEWAY PARK NORTH
- SEA WORLD ABU DHABI
- FERRARI WORLD ABU DHABI
- WATER'S EDGE
- YAS MARINA CIRCUIT
- W ABU DHABI
- YAS MARINA ABU DHABI
- MAYAN
- CIVIC SQUARE PARK
- YAS BEACH CLUB
- AL ZEINA

ABU DHABI  
INTERNATIONAL  
AIRPORT

TWO EXCLUSIVE BRIDGES  
CONNECTING TO THE  
BEST OF YAS ISLAND



# A WORLD OF YOUR MAKING

Fill every day with new experiences, new hobbies and new memories made. Discover the green park or explore the farm, sports or equestrian centres right outside; a choice of amenities designed to help make your aspirations possible.





HOLD TREASURED  
TRADITIONS CLOSE





SHARE THE THINGS  
YOU LOVE WITH YOUR  
LOVED ONES







# EQUESTRIAN CENTRE

Novice or expert? Take to the saddle with riding lessons or private treks at the equestrian centre.



FIND KINDRED SPIRITS  
AT EVERY TURN





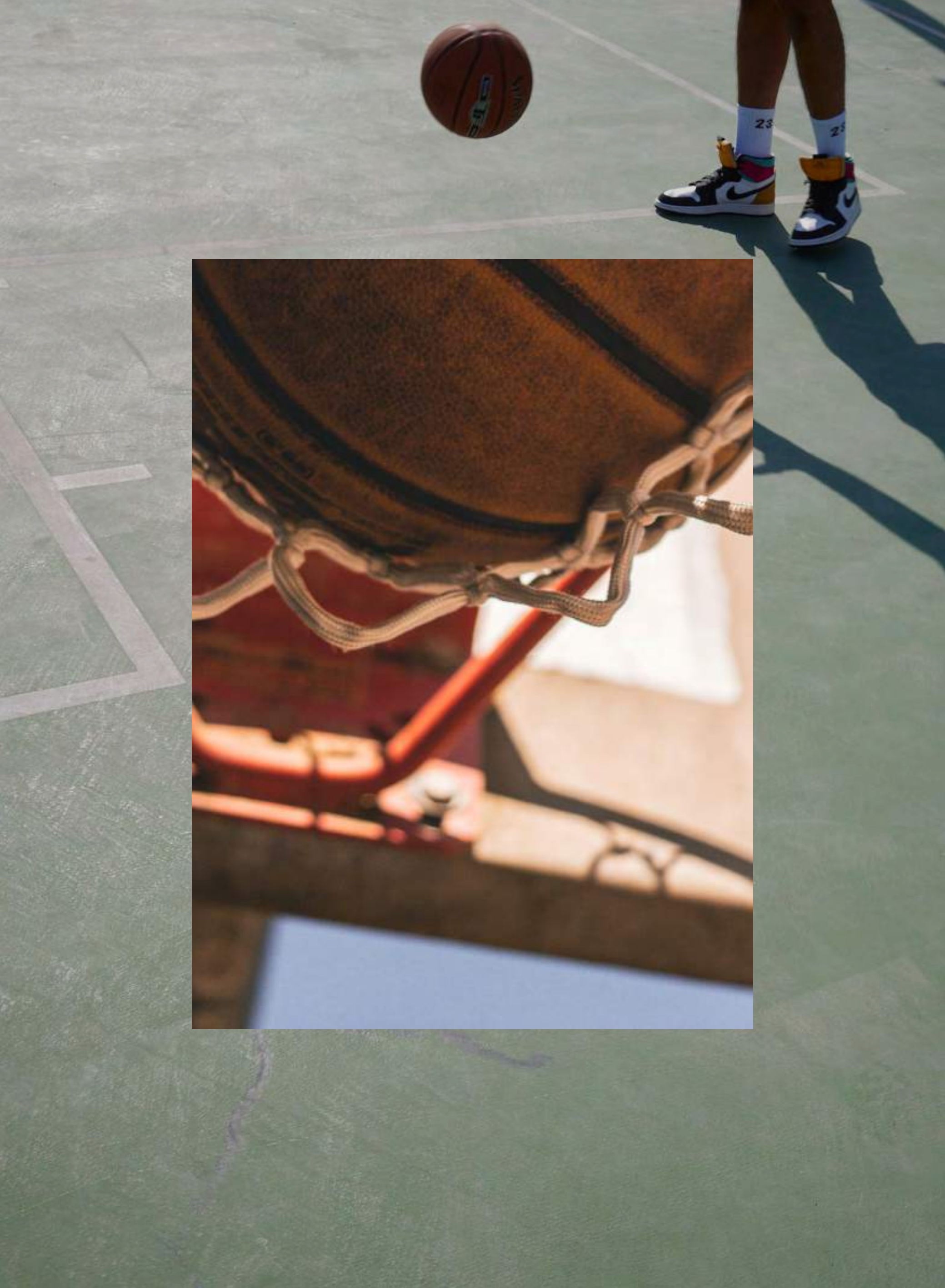


GARDENS OF  
BLOSSOMING WONDER





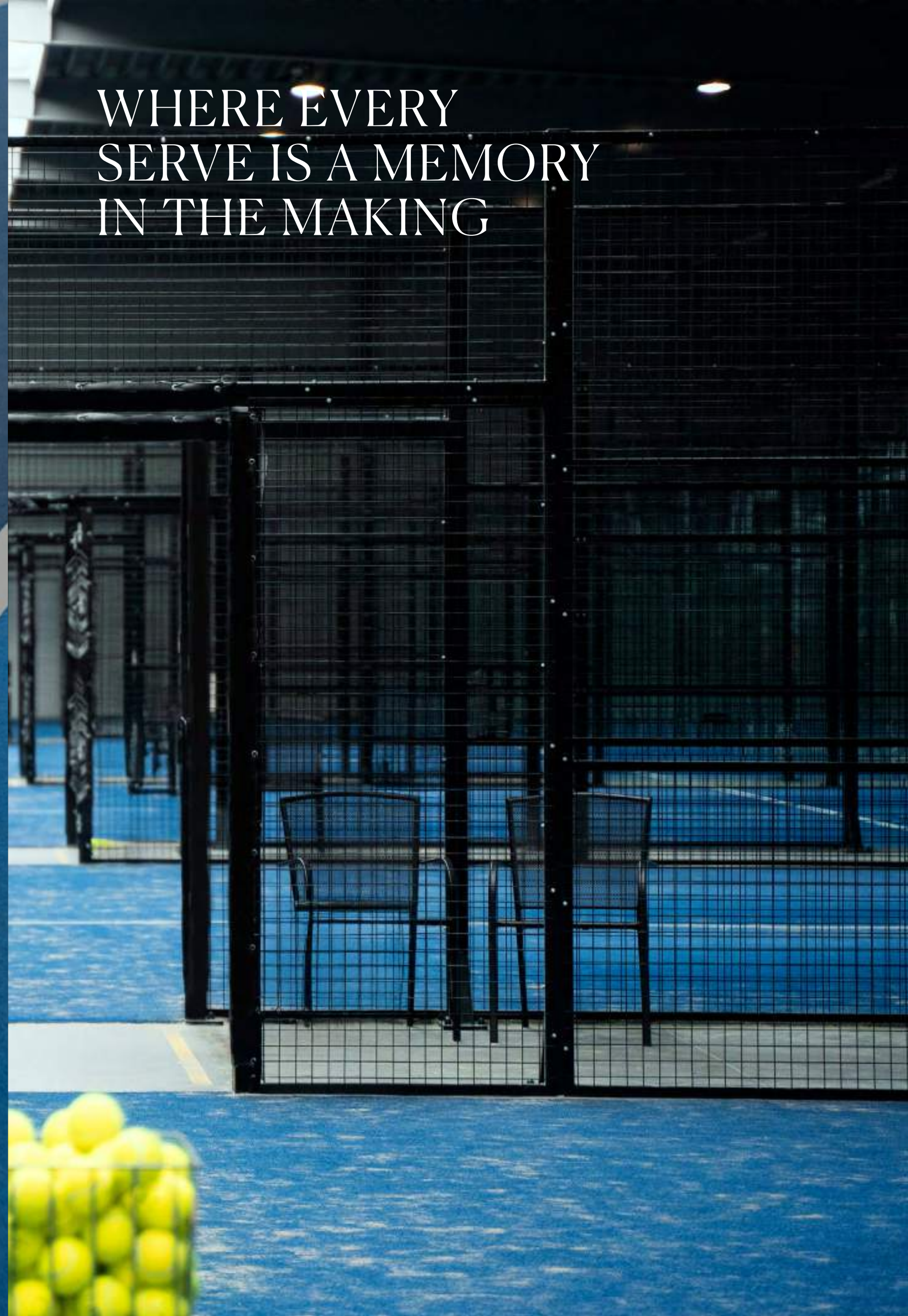
A COURT FOR CASUAL  
DRIBBLES AND EPIC  
SHOWDOWNS







WHERE EVERY  
SERVE IS A MEMORY  
IN THE MAKING







CONNECTIONS ARE  
MADE FROM SUNRISE  
GAMES TO SUNSET WINS







# THE BUSINESS OF LIVING

Introducing Live/Work townhomes, catering to modern, flexible lifestyles. Enjoy luxurious finishes, contemporary design, and a vibrant community at your doorstep. Live, work or play, the choice is yours.

Live/Work townhomes





# LIVE/WORK TOWNHOMES

A space that grows with you – whether you're building a business or raising a family.





LIVE, WORK, AND PLAY

One perfect space for enterprises and experiences.

Live/Work townhomes





# BUSINESS OR PASSION

The freedom to work from home while staying connected to a vibrant community.

Live/Work townhomes





## GREEN PARK

Fresh air and open space.  
Perfect for picnics, playtime or peace and quiet.





WHERE NEW GENERATIONS  
OF STORIES WILL UNFOLD





A PERFECT PLACE TO  
LIE DOWN AND GROW UP





# ENJOY ACCESS TO AMENITIES TAILORED TO YOU

EQUESTRIAN CENTRE

---

ARTIST MARKET

---

COMMUNITY FARMS

---

GREEN SPINE

---

PLAY PARK

---

RETAIL, CAFES & RESTAURANTS

---

WEDDING HALL

---

SPORTS CENTRE

---

MEDICAL CLINIC

---

2 GAS STATIONS

---

3 JAME'E MOSQUES

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2 SCHOOLS

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CIVIL DEFENCE STATION

---

MAJLIS

---

COMMUNITY CENTER

---



# A HOME FOR LIFE

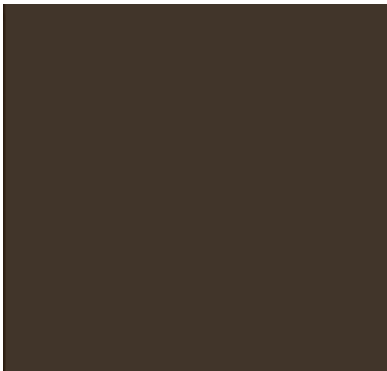
Choose between three different townhome designs with thoughtfully curated, interior colour schemes, all designed to complement your living space.







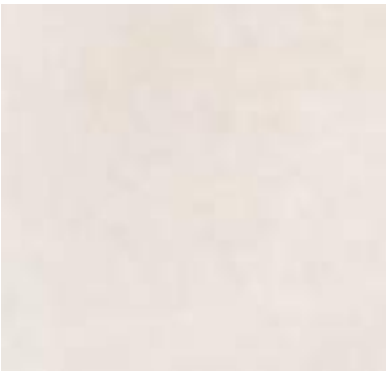
# MATERIAL SELECTIONS



DOORS AND  
WINDOWS PROFILES  
**ALUMINIUM**



MAIN DOOR  
**ALUMINIUM  
WOOD FINISH**



GENERAL FLOORING  
**FULL BODY PORCELAIN  
60X60CM**



INTERNAL DOORS  
**VENEER**



KITCHEN CABINETS  
AND WARDROBES  
**MELAMINE**



KITCHEN COUNTERTOP  
**QUARTZ**



BATHROOM  
VANITY COUNTERS  
**QUARTZ**



ACCENT WALL  
**FULL BODY PORCELAIN  
30X60CM**





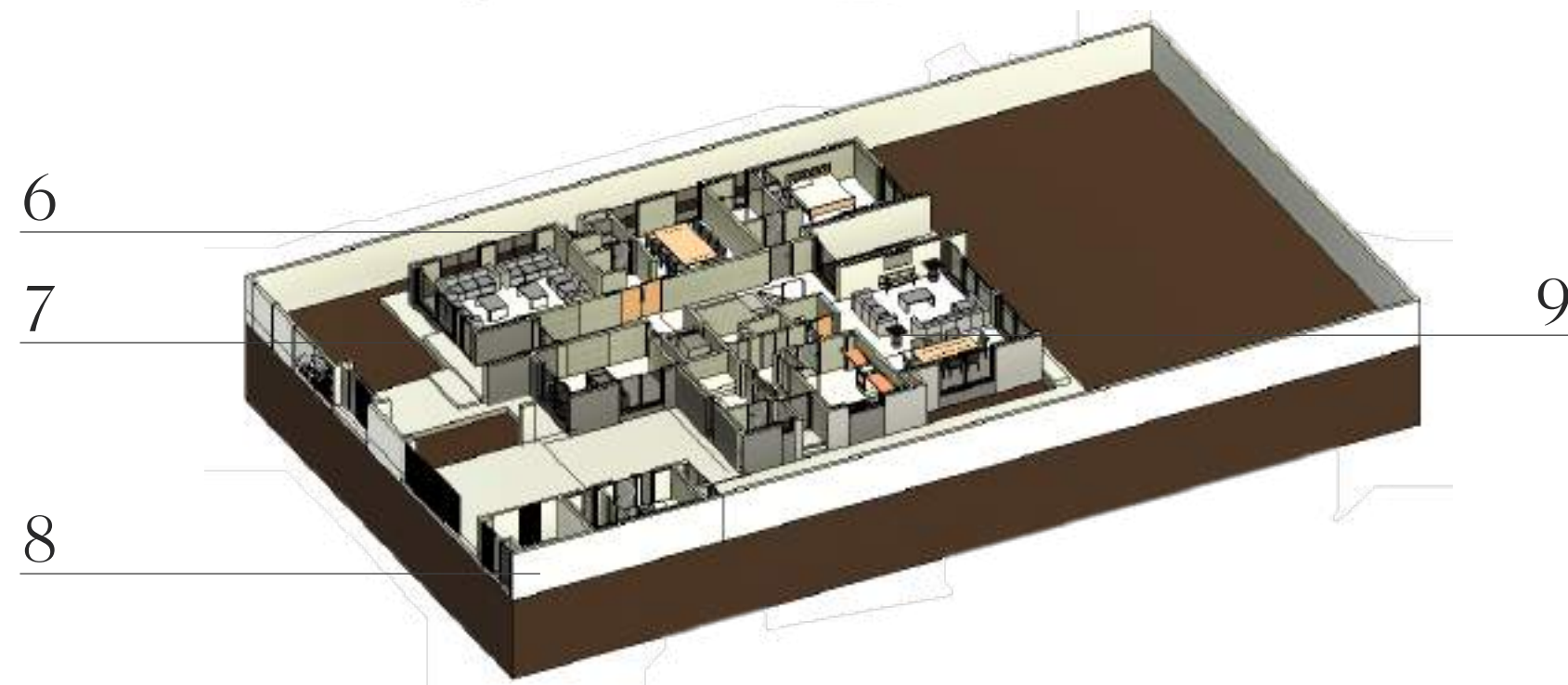
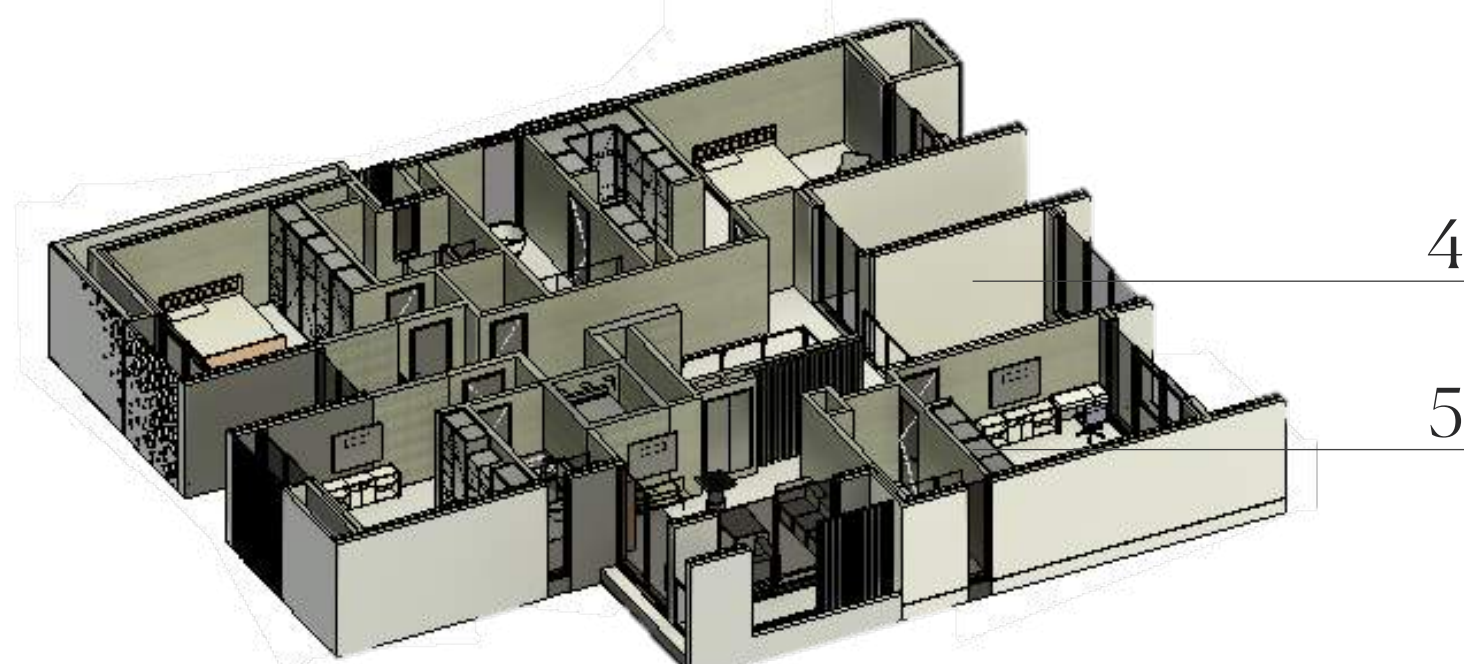
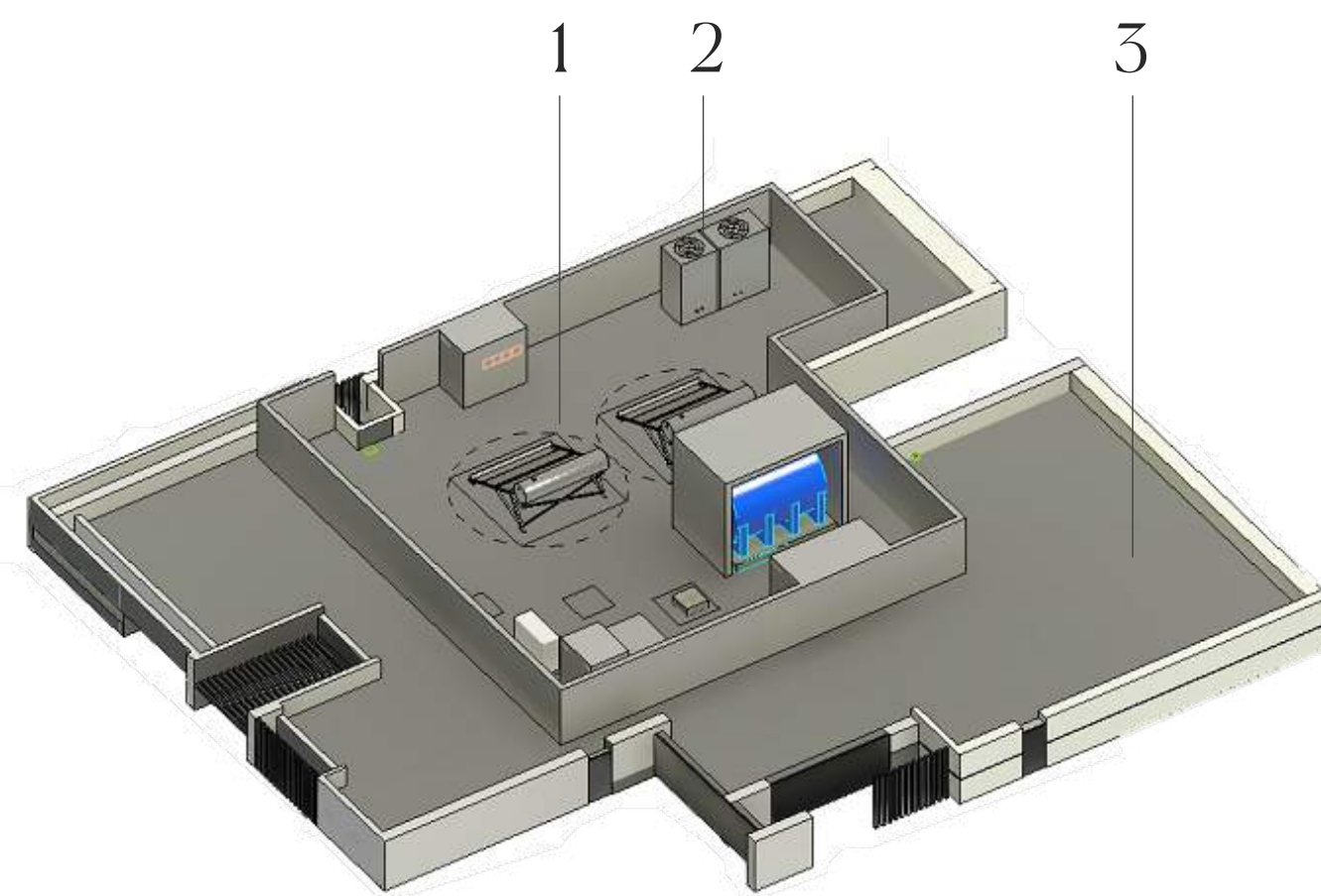
YOUR FUTURE  
BEGINS HERE





WHERE THE JOY  
OF COMING HOME  
NEVER FADES





# DESIGNED FOR SUSTAINABLE LIVING

- 1 SOLAR HOT WATER  
Efficient hot water system
- 2 AC SYSTEM  
Ducted DX Units, high efficiency  
inverter units
- 3 ROOFING MATERIAL  
High solar reflectance material  
to reduce heat absorption
- 4 BUILDING MATERIALS  
Sourcing of local and recycled  
material to minimise resource demand
- 5 INTERIOR WATER  
42% reduction in water usage through  
use of efficient fixtures
- 6 PAINT & ADHESIVES  
Low VOC for occupant health  
and well-being
- 7 INSULATION  
Insulated envelope to reduce cooling  
loads and energy demand
- 8 WASTE MANAGEMENT  
Waste bins provided for recycling
- 9 LIGHTING  
LED light fixtures, reduction in energy



STEP OUTSIDE AND INTO  
YOUR PRIVATE OASIS





# A HOME CONNECTED TO WHAT MATTERS

Choose from a 3 and 4-bedroom townhome or  
Live/Work townhome and build the life you want,  
surrounded by what's most important.





SPACE FOR LIFE  
TO UNFOLD







ENJOY A SERENE  
START TO THE DAY





DESIGN THAT  
COMPLEMENTS  
YOUR LIFESTYLE





A WARM AND  
WELCOMING RETREAT





A COOL AND  
CALMING HAVEN



