ريبورتاج العقارية
REPORTAGE PROPERTIES

OASIS

MASDAR CITY

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OASIS

MASDAR CITY

ABOUT OASIS_

YOUR WAY OF LIVING.

Ideally situated, this development takes pride of place on the 'green finger', a luscious landscaped area which carves through the center of the residential district of Masdar City. Situated between this green oasis and the shopping mall, the location lends itself to all the recreational and leisure facilities that Masdar City has to offer.

As with Leonardo Residences, this development prides itself on being awarded a 3 Pearl building rating for surpassing Estidama energy and sustainability regulations. One of the most highly regarded residential developments in the region, Oasis Residences are instantly recognizable, with the cantilever roof structure maximize shading and thereby reducing energy use, and consumption cost as a result.

With close proximity to Abu Dhabi International Airport and the leisure activities of Yas Island, the geographical location of Masdar City is equally desirable for residents and visitors to both Abu Dhabi city and Dubai. In addition to the attraction of neighboring destinations, Masdar City is also home to a number of multinational companies, including: Siemens, IRENA, General Electric and Mitsubishi.

This nine storey residential building consists of more than 600 apartments, including: studios, one, two and three-bedroom dwellings with ample parking for all residents and visitors.

LOCATED IN MASDAR CITY IN CLOSE PROXIMITY TO ABU DHABI CITY & DUBAI

UNIQUELY DESIGNED TOWNHOUSES & SKYHOMES

These exceptionally designed apartments feature a limited number of two-level duplexes showcasing an innovative design - the first of its kind in Abu Dhabi. Residents wishing to experience this multi-level design have a choice of townhouses, on the ground floor; and skyhomes on the upper floor, some of which have their own large private terrace and plunge pool.

The communal ground level features a landscaped recreational area with a swimming pool, gymnasium, children's playground and barbecue areas. Each apartment enjoys their own private terrace or balcony and a fully fitted kitchen. Construction is due to start in Q4 of 2017, with handover scheduled for the first quarter of 2021.

WIDE RANGE OF STUDIOS, ONE, TWO AND THREE-BEDROOM APARTMENTS

AWARDED 3 PEARL RATING FOR SUPRASSING ESTIDAMA ENERGY REGULATIONS

ABOUT MASDAR CITY_

In 2008, Masdar City broke ground and embarked on a daring journey to develop the world's most sustainable eco-city. Through smart investments, Masdar City is successfully pioneering a "greenprint" for how cities can accommodate rapid urbanization and dramatically reduce energy, water and waste.

The city, which combines ancient Arabic architectural techniques with modern technology and captures prevailing winds is naturally cooler and more comfortable during the high summer temperatures. But the sun is also a blessing. Harnessing the sun's rays, Masdar uses clean energy generated on site from rooftop solar technology and one of the largest photovoltaic installations in the Middle East.

At the city's core is an innovation engine. The city is growing its neighborhoods around the Masdar Institute, a research university dedicated to cuttingedge solutions in the fields of energy and sustainability.

The institute is Masdar City's nucleus, which enable's a spirit of innovation and entrepreneurship throughout the city. Companies can foster close ties with the university and develop a partnership to economic growth and accelerate breakthrough technologies to market.

With a few thousand people living and working in Masdar City, it is on its way to realizing its vision. But this is only the beginning. Masdar City continues to add new businesses, schools, restaurants, apartments and much more, creating the diversity of any major, modern city. When complete, 40,000 people will live in Masdar City, with an additional 50,000 commuting every day to work and study.

MASDAR CITY _

1. Raha Beach
2. Abu Dhabi Int. Airport
3. Masdar Institute
4. Oasis
5. Community Mall
6. IRENA building

CONNECTIVITY_

Oasis is just a 100m walk from the light train station connecting you to Abu Dhabi city centre

Conveniently 2-3 minutes away from:

- **Abu Dhabi International Airport**
- **Yas Island**
- **The motorway, connecting you to Abu Dhabi city centre within 10 minutes, and Dubai Marina Mall within 40 minutes.**

GEMS EDUCATION AND RYAN INTERNATIONAL SCHOOL ARE JUST A STONE'S THROW AWAY.

Finance Report
Summary
Summary
Summary
Summary

WHY MAKE OASIS YOUR NEW SANCTUARY_

- Masdar is an investment free-zone open to expats.
- Oasis is situated near the new Abu Dhabi International Airport, Yas Island, and is perfectly placed between Abu Dhabi and Dubai.
- Meticulous attention has been paid to maximizing spaces in each property, enhancing living and increasing investor profits.

OUR INVESTMENT PLAN

BECAME AN OWNER WITH ONLY AED 4,700 PER MONTH

1% a month for 36 months.
(64% at the handover with loan; 10% with the amount of the loan which can be easily covered with the rental income of the property.)

LEISURE ACTIVITIES AT YOUR FINGERTIPS

Enjoy a short 30m stroll down to Community Mall

SHAPING A THRIVING LIFESTYLE

LIVE RIGHT ON THE GREEN OASIS

FIRST OF ITS KIND IN ABU DHABI

OASIS - G04a

FINISHES AND SPECIFICATIONS

LIVING AND DINING ROOM
Large glazed doors and windows provide wide views and a peaceful sense of openness. Flooring is finished in high quality porcelain tiles while the proposed color scheme is a contrasting white/black with warm wooden accents.

KITCHEN
The kitchen design is elegant and modern, with white surfaces for the upper cabinets and backsplash, while a wooden texture sets off the lower cabinets and black tops. Kitchens are fully equipped and ready to use.

BEDROOMS
All bedrooms compliment the same color scheme as well as the living room with similar tiling and joinery finishes. Master bedrooms will have built-in closets, according to design specifications.

BATHROOMS
Flooring and walls are covered with porcelain tiles in greige stone textures, while the vanity tops and cabinets have a wooden texture. The WC itself has a concealed flush tank and all water fixtures are carefully selected offering a modern bathroom design.

WALL FINISHES
For a superior wall finish quality, white paint will be used for all the walls; while skirting in all the rooms will match the flooring

DOOR FINISHES AND IRONMONGERY
Main entrance doors will be fire rated and all doors will have a warm wooden textured finish

ELECTRICAL/DATA
Decorative recessed lighting will be housed in a false ceiling, offering a warm atmosphere. Telephone and data points with high speed connection and modern face plates are provided as well as all switches and sockets.

EXTERNAL ENVELOPE
The effective façade design provides efficient energy reduction while at the same time offers attractive and unique aesthetics. Quality insulation materials are used together with highly thermal resistant glass, and the finishing material is aluminum cladding in various harmonized gray colors. Balcony balustrades are made of tempered security glass providing seamless views to the scenic surroundings.

EXTERNAL AREAS AND LANDSCAPING
The welcoming courtyard includes a centrally located panoramic gym with direct views of the large pool and adjacent play and sitting areas. With a state-of-the-art cooling and heating system, the swimming pool offers year-round relaxation.

EXTERNAL LIGHTING
Special attention is dedicated toward external lighting which emphasizes the beauty of the building's façades and detailing. Using energy efficient lighting elements, energy consumption is at an absolute minimum.

SECURITY
The building will be under 24/7 video and audio security surveillance, and be supported by the presence of concierge and guard staff.

GREEN BUILDING
The development is set to be awarded a 3 Pearl rating as per the Estidama energy efficiency rating system. This grade is a promise of the high quality ecological living on offer at the development, ensuring low utility costs and a reduced impact on the environment.

EXCEPTIONALLY DESIGNED HOMES

EXTRAORDINARY FACILITIES THAT ARE YOURS TO ENJOY

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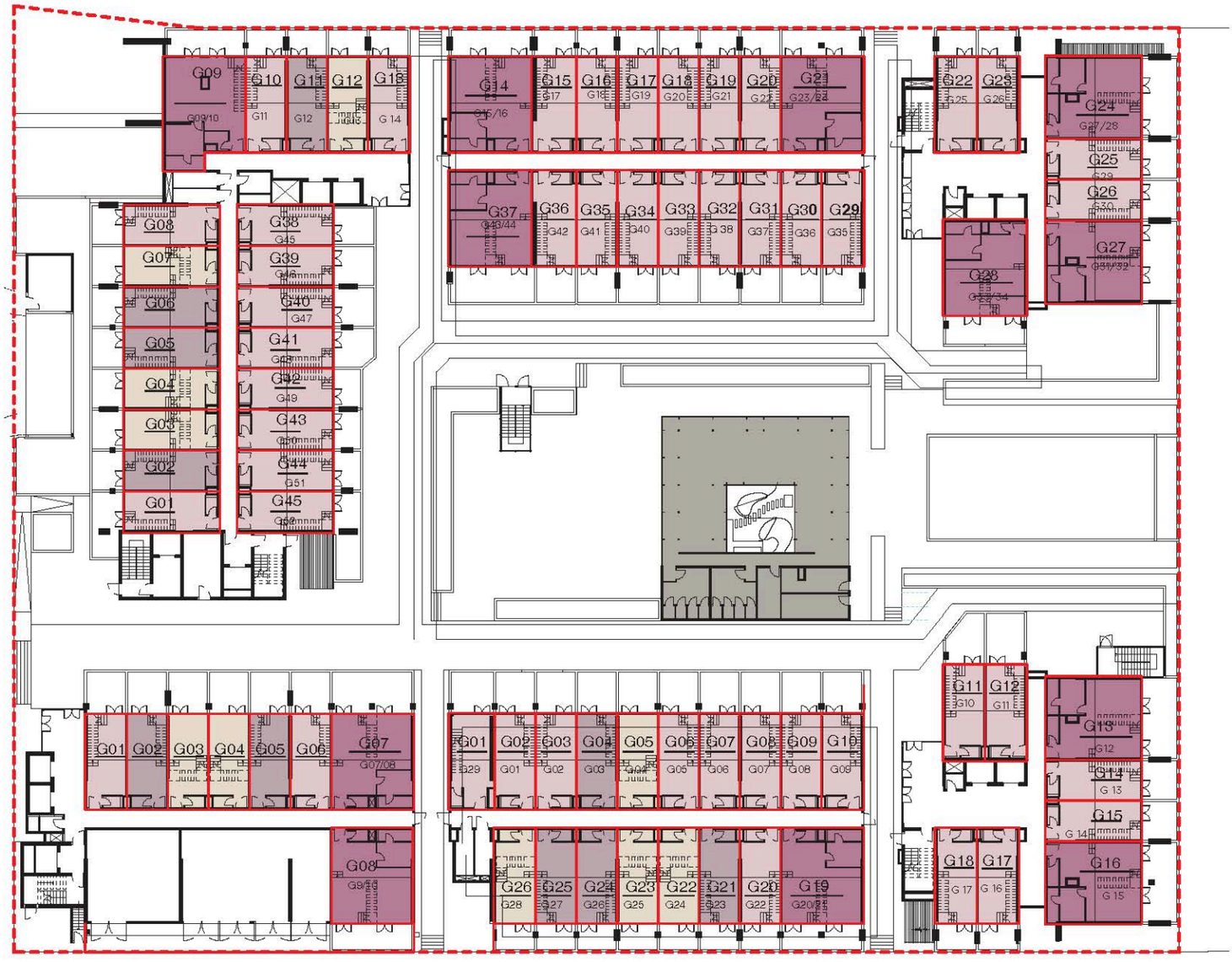
Ground Floor

BLOCK A



BLOCK B

BLOCK C

Unit types

- 3 Bedroom Townhouse plus Maid's room
- 1 Bedroom Loft
- Townhouse
- 2 Bedroom Duplex

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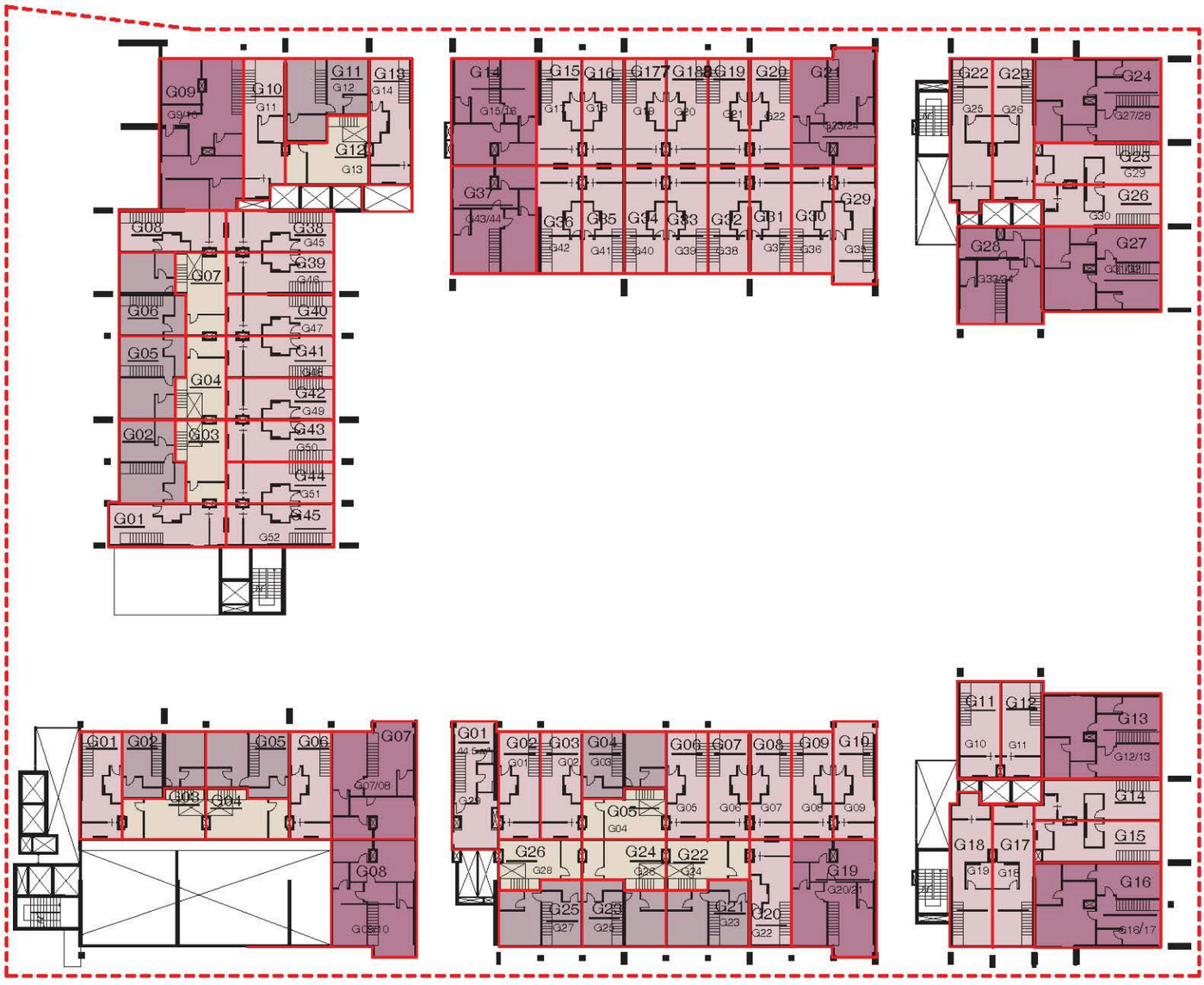
First Floor

BLOCK A



BLOCK B

BLOCK C

Unit types

- 3 Bedroom Townhouse plus Maid's room
- 1 Bedroom Loft
- Townhouse
- 2 Bedroom Duplex

Second Floor

BLOCK A

BLOCK B

BLOCK C

Unit types

- Executive studio
- 2 Bedroom
- 1 Bedroom
- 1 Bedroom

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Third Floor

BLOCK A

BLOCK B

BLOCK C

Unit types

- Executive studio
- 2 Bedroom
- 1 Bedroom
- 1 Bedroom

Fourth Floor

BLOCK A

BLOCK B

BLOCK C

Unit types

- Executive studio
- 2 Bedroom
- 1 Bedroom
- 1 Bedroom

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Fifth Floor

BLOCK A

BLOCK B

BLOCK C

Unit types

- Executive studio
- 2 Bedroom
- 1 Bedroom
- 1 Bedroom

Sixth Floor

BLOCK A

BLOCK B

BLOCK C

Unit types

- Executive studio
- 2 Bedroom
- 1 Bedroom
- 1 Bedroom

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Seventh Floor

BLOCK A

BLOCK B

BLOCK C

Unit types

- Executive studio
- 2 Bedroom
- Skyhome
- 3 Bedroom Penthouse
- 1 Bedroom
- 1 Bedroom
- 2 Bedroom Penthouse

Eight Floor

BLOCK A

BLOCK B

BLOCK C

Unit types

- 3 Bedroom Skyhome plus Roof
- Skyhome
- 3 Bedroom Skyhome plus Roof
- 3 Bedroom Penthouse
- 4 Bedroom Skyhome plus Maid's room

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Ninth Floor

BLOCK A

BLOCK B

BLOCK C

Unit types

- 3 Bedroom Skyhome plus Roof
- 4 Bedroom Skyhome plus Maid's room
- Skyhome
- 3 Bedroom Skyhome plus Roof

INNOVATIVE TWO LEVEL DUPLEXES

STUDIO-LIVING AT ITS FINEST

SUMPTUOUS TOWNHOUSES & SKYHOMES

Executive Studio

Suite	32.6 sqm
Balcony	3.5 sqm
Total	36.1 sqm

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1 Bedroom - Type A

Suite	51 sqm
Balcony	11.5 sqm
Total	62.5 sqm

2 Bedroom

Suite	76.4 sqm
Balcony	18.5 sqm
Total	94.9 sqm

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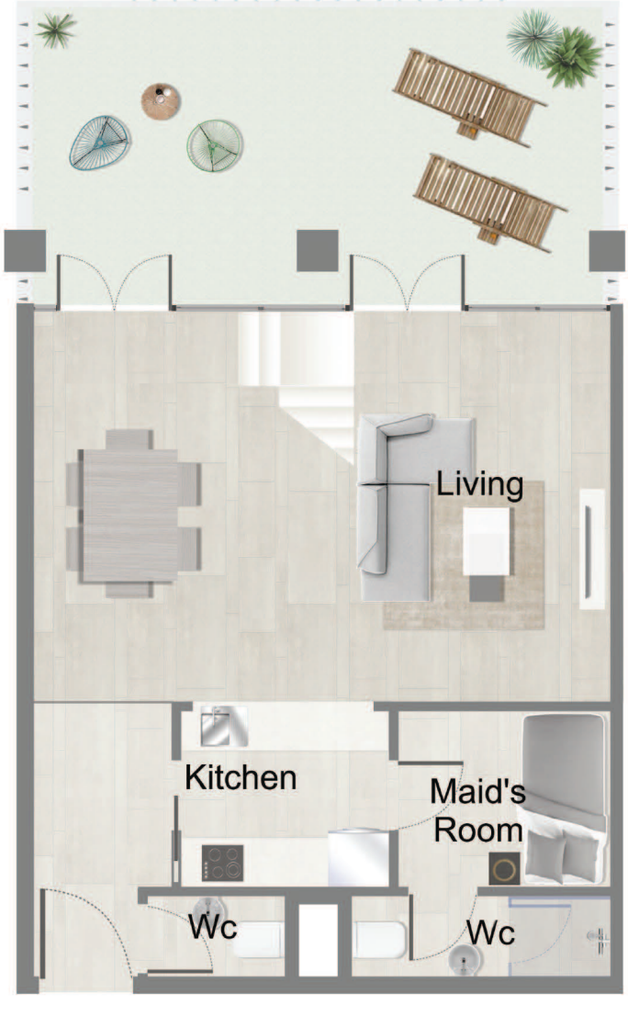
Townhouse - Type A

Suite	63.8 sqm
Balcony	10 sqm
Total	73.8 sqm



Townhouse 3 Bedroom Plus Maids Room

Suite	127.6sqm
Balcony	20.sqm
Total	147.6 sqm

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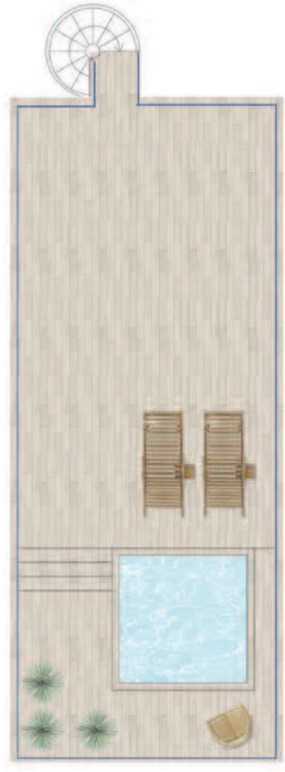

Skyhome

Suite	64.4 sqm
Balcony	14.2 sqm
Patio	3.1 sqm
Top Terrace Area	29.5 sqm
Total	111.2 sqm

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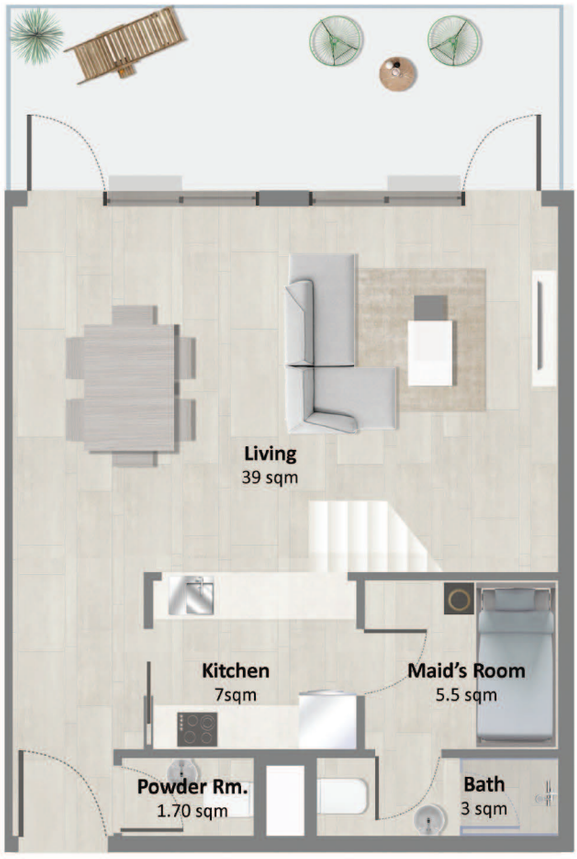

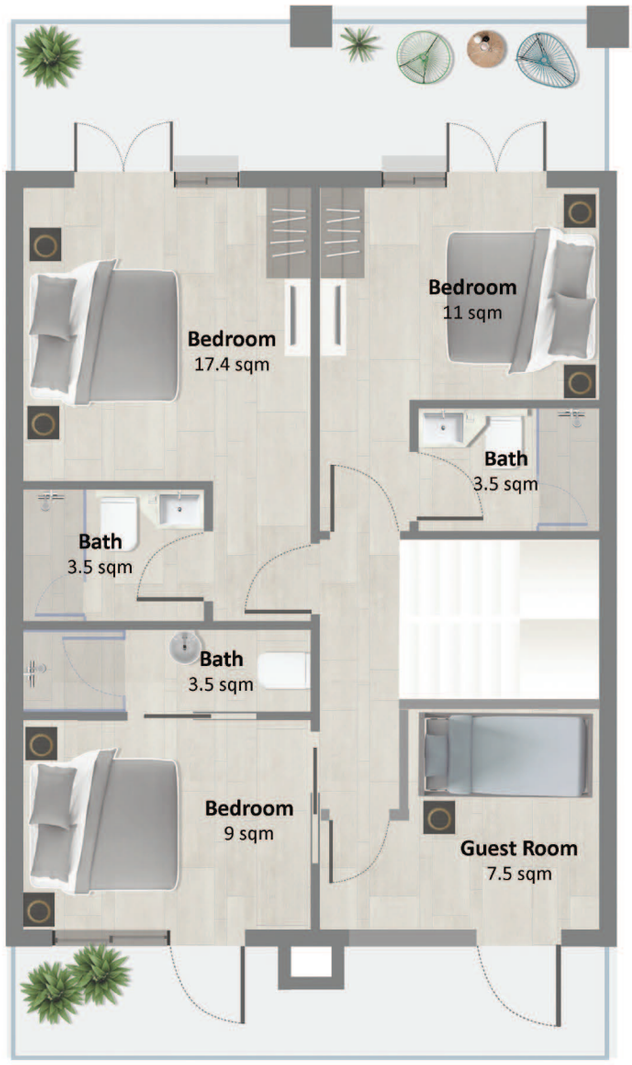

Skyhome 4 Bedroom Plus Maids room

Suite	128.8 sqm
Balcony	28.4 sqm
Patio	6.2sqm
Top Terrace Area	59 sqm
Total	222.40 sqm

OASIS
MASDAR CITY

NAME OF THE PROJECT:	OASIS RESIDENCES
LOCATION:	MASDAR CITY, ABU DHABI - UNITED ARAB EMIRATES (UAE)
PLOT AREA:	8.371 SQM
MASTER DEVELOPER:	**MASDAR CITY**
DEVELOPER:	**ELIGE REAL ESTATE L.L.C.**
DEVELOPMENT MANAGER:	**REPORTAGE REAL ESTATE** MARINA SQUARE, TAMOUH TOWER, 27TH FLOOR, P. O. BOX 111949, AL REEM ISLAND, ABU DHABI, UAE
MAIN-CONTRACTOR:	**DOGMA GENERAL CONTRACTING.** P.O. BOX 113145 - ABU DHABI, UAE
ARCHITECTURAL PROJECT:	**I BRIDGE ENGINEERING CONSULTANCY L.L.C.** MARINA SQUARE, TAMOUH TOWER, 27TH FLOOR, P. O. BOX 111949, AL REEM ISLAND, ABU DHABI, UAE
STRUCTURAL PROJECT:	**ALISHRAF AL MUTAMAYYEZ CONSULTANCY** ABU DHABI, UAE
MEP PROJECT:	**E.M. PROJECT** GEMA CENTER 10TH FLOOR, DBAYEH, P.O.BOX 577, JOUNIEH, LEBANON
ESTIDAMA PEARL QUALIFIED PROFESSIONAL:	**PLATINUM SUSTAINABLE DEVELOPMENT INTERNATIONAL** MASDAR CITY, P.O.BOX 135081, ABU DHABI, UAE