

Rotana

Residences – Al Reem Island



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Live Blissful Live Bright

Rotana Residences Al Reem Island is thoughtfully designed to offer a distinct living experience shaped by a philosophy of comfort, quality and modern design.

Rotana



Rotana is one of the region's leading hospitality companies, founded in Abu Dhabi in 1992. It manages a portfolio of over 120 properties in operation and under development across the Middle East, Africa, Eastern Europe, and Türkiye. Known for its commitment to quality and guest satisfaction, Rotana operates six distinct brands: Rotana Hotels & Resorts, Centro Hotels, Rayhaan Hotels & Resorts, Arjaan Hotel Apartments, Edge by Rotana, and The Residences by Rotana.



As a member of the Global Hotel Alliance (GHA), the world's largest alliance of independent hotel brands, Rotana is part of the GHA DISCOVERY loyalty program offering guests exclusive benefits at more than 950 hotels in 100 countries. With its brand promise of 'Treasured Time', Rotana continues to expand its presence across key markets while delivering trusted hospitality experiences.

For more information, please visit www.rotana.com





Abu Dhabi
Urban Energy, Coastal Calm.



Nestled along the Arabian coastline, Abu Dhabi blends cosmopolitan sophistication with serene leisure.

Home to over 200 nationalities and connected by direct flights to the world, the city balances natural beauty and

cultural heritage with world-class hospitality, curated experiences, and pristine beaches. A hub of innovation, business, and excellence, Abu Dhabi offers a lifestyle where ambition, elegance, and quality of life converge.

Rotana

Residences – Al Reem Island



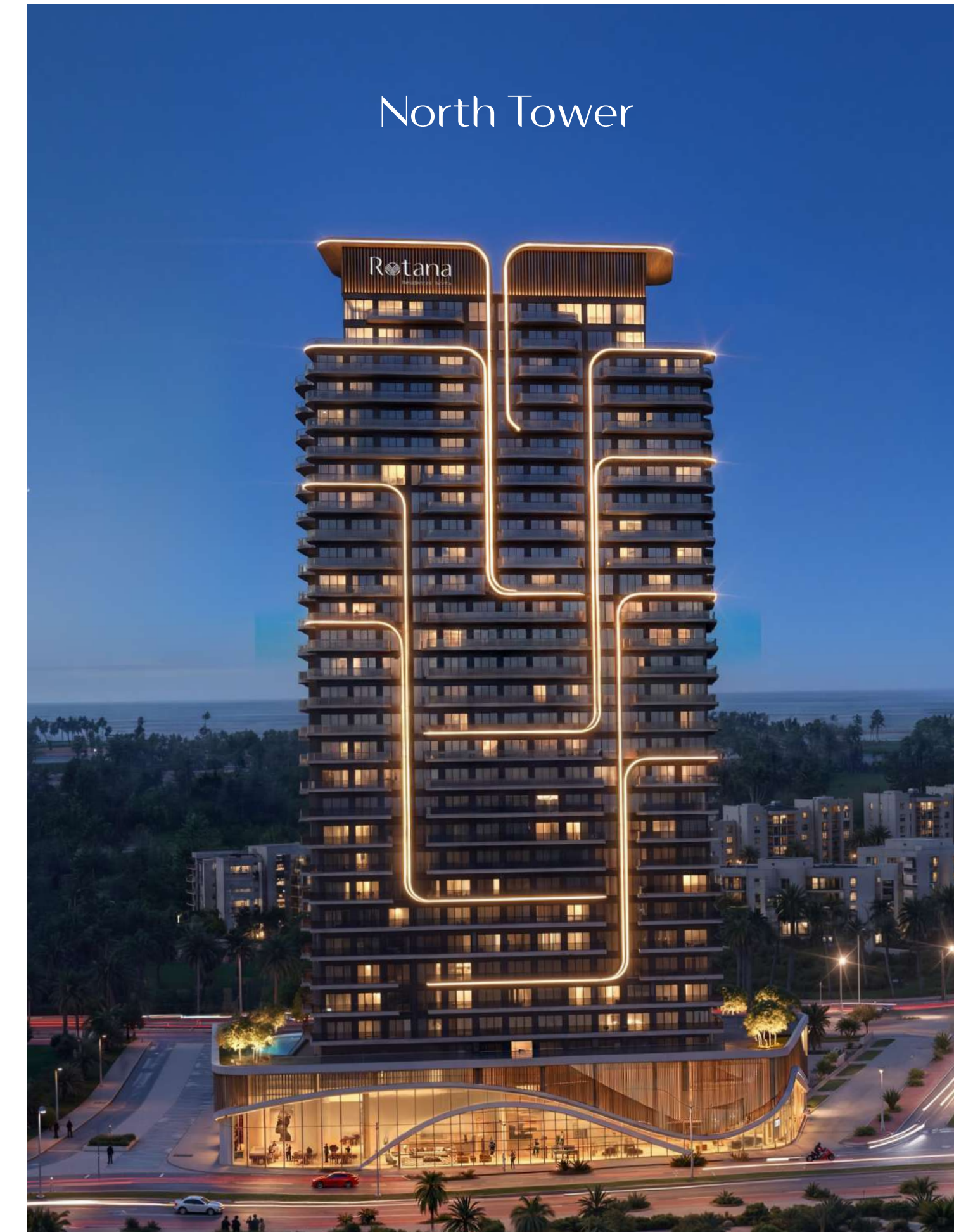
At the heart of Rotana Residences is a singular promise, the Promise of Treasured Time. It is a commitment to honour what matters most: moments that are meaningful, personal and truly curated for you.



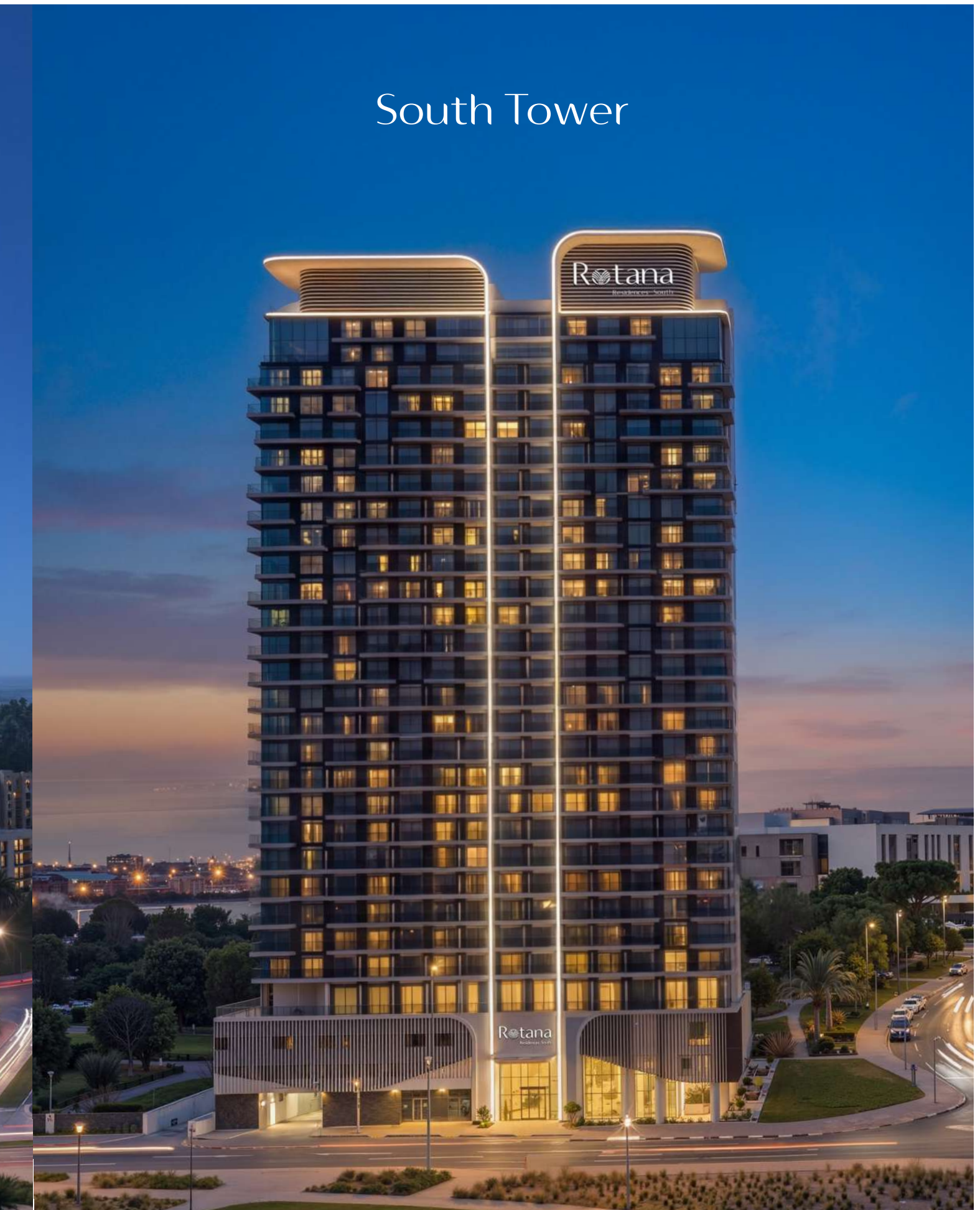
A Story of Two Towers. And Every Rhythm of Life.

On Al Reem Island, where the city's future is shaped by ideas and ambition, and nature offers space to pause and reflect, two towers rise - not as opposites, but as complements.

The Two Towers of Rotana Residences are a celebration of duality, of life lived in balance and time treasured, of energy and ease, curiosity and calm.



North Tower



South Tower

At the Centre of Everything that Matters

Located on Al Reem Island, Rotana Residences enjoys exceptional connectivity to Abu Dhabi's key destinations while remaining immersed in a vibrant residential community. From leading educational institutions, business hubs and

healthcare facilities to retail destinations, parks and cultural landmarks, everything is within easy reach, making everyday life effortless and well-balanced.

Key Location Highlights:

2 mins from Al Fay Park

3 mins from Sorbonne University

5 mins from Reem Mall

5 mins from Repton School

10 mins from Cleveland Clinic

12 mins from Abu Dhabi Global Market

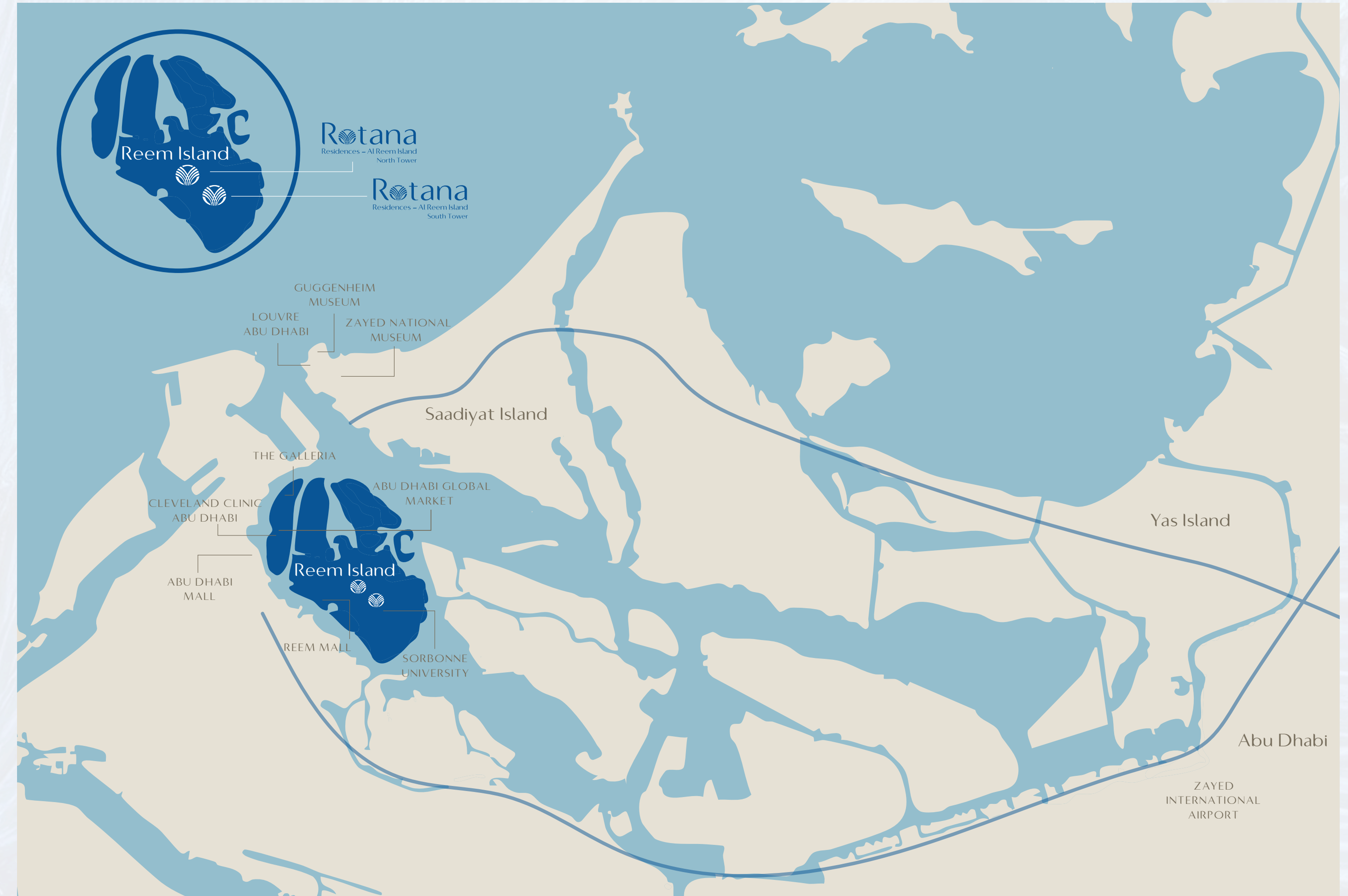
16 mins from Downtown Abu Dhabi

16 mins from Zayed Museum

18 mins from Louvre Abu Dhabi

20 mins from Guggenheim Museum

22 mins from Zayed International Airport





Rotana Residences Your Personal Sanctuary

Designed for Life.
Finished to Perfection.

Designed to enhance everyday living, Rotana Residences offer a seamless balance of convenience, leisure and community.

Thoughtfully curated spaces invite residents to unwind, recharge and connect; whether it's a refreshing swim, a morning workout, a relaxed evening outdoors or time spent with family and friends.



Rotana

Residences – Al Reem Island
North Tower

Set alongside the lush expanses of Al Fay Park, Rotana Residences North is defined by openness, nature, and a serene lifestyle. Thoughtfully planned amenities, including a dedicated multi purpose lounge and a range of family-friendly shared spaces, are designed to encourage interaction, comfort, and everyday ease. Anchored by Rotana’s renowned hospitality, North Tower brings together warm design, attentive service, and a welcoming sense of community; delivering a lifestyle shaped by care, quality and long-term value.



North Tower

Residence Types Overview

Rotana
Residences North

197 Units

195 Apartments & 2 Penthouses

26 Floors

Ground + 2 Podiums + 26 Floors

UNIT TYPE	SIZE RANGE
1 BEDROOM	1057-1118 SQFT
2 BEDROOM	1400-1667 SQFT
3 BEDROOM	2092-2253 SQFT
4 BEDROOM DUPLEX PENTHOUSE	4922-5260 SQFT



Reception Lounge



Residents' Lounge



A World
of Possibilities



Fully Equipped
Fitness Center



Kids
Play Area



Changing
Rooms



Outdoor
Swimming Pool



Landscaped
Outdoor Areas



Jogging
Track



Padel
Court



Lawn
Areas



Residents'
Lounge



Kids
Pool



BBQ
Area



Fitness Center



Rotana
Residences – Al Reem Island
North Tower

Floor Plans

Updated Floor
Plans needed



1 Bedroom Unit Layouts

1 BEDROOM TYPE 1BR-1

No. of BR	1
Total Area	1057 Sq ft *

(*)Starting from



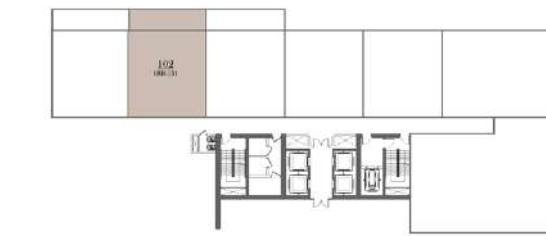
RN - LEVEL 1



1 BEDROOM TYPE 1BR-1M

No. of BR	1
Total Area	1057 Sq ft *

(*)Starting from



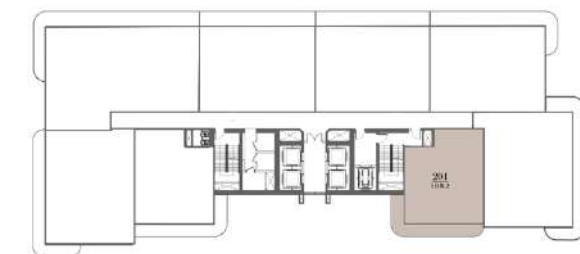
RN - LEVEL 1



1 BEDROOM TYPE 1BR-2

No. of BR	1
Total Area	1112 Sq ft *

(*)Starting from



RN - LEVEL 2 - 25



1 BEDROOM TYPE 1BR-2M

No. of BR	1
Total Area	1118 Sq ft *

(*)Starting from



RN - LEVEL 2 - 25



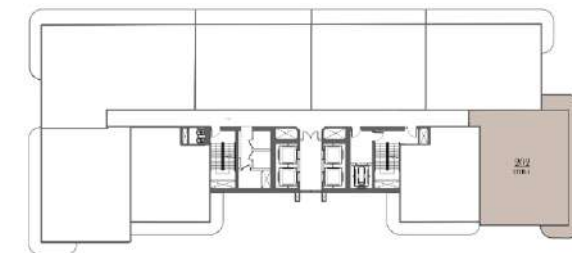


2 Bedroom Unit Layouts

2 BEDROOM TYPE 2BR-1

No. of BR	2
Total Area	1667 Sq ft *

(*)Starting from



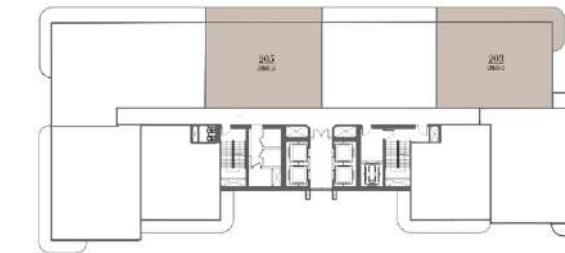
RN - LEVEL 2 - 25



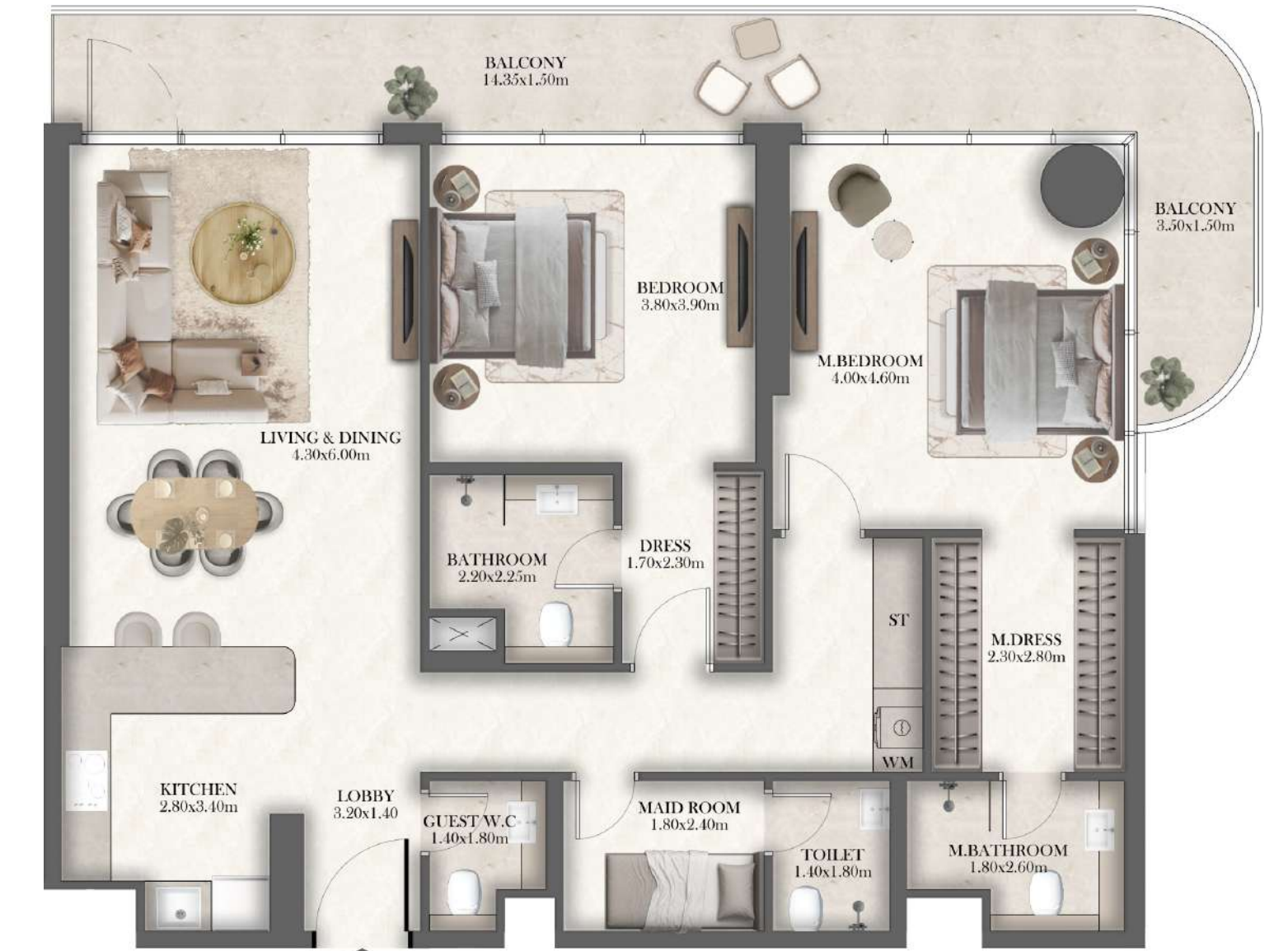
2 BEDROOM TYPE 2BR-2

No. of BR	2
Total Area	1400 Sq ft *

(*)Starting from



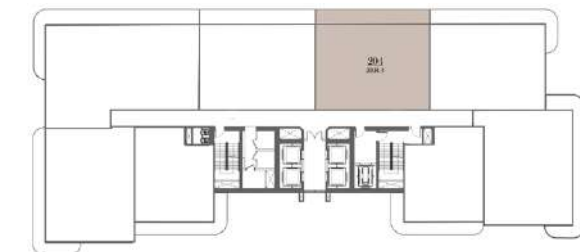
RN - LEVEL 2 - 25



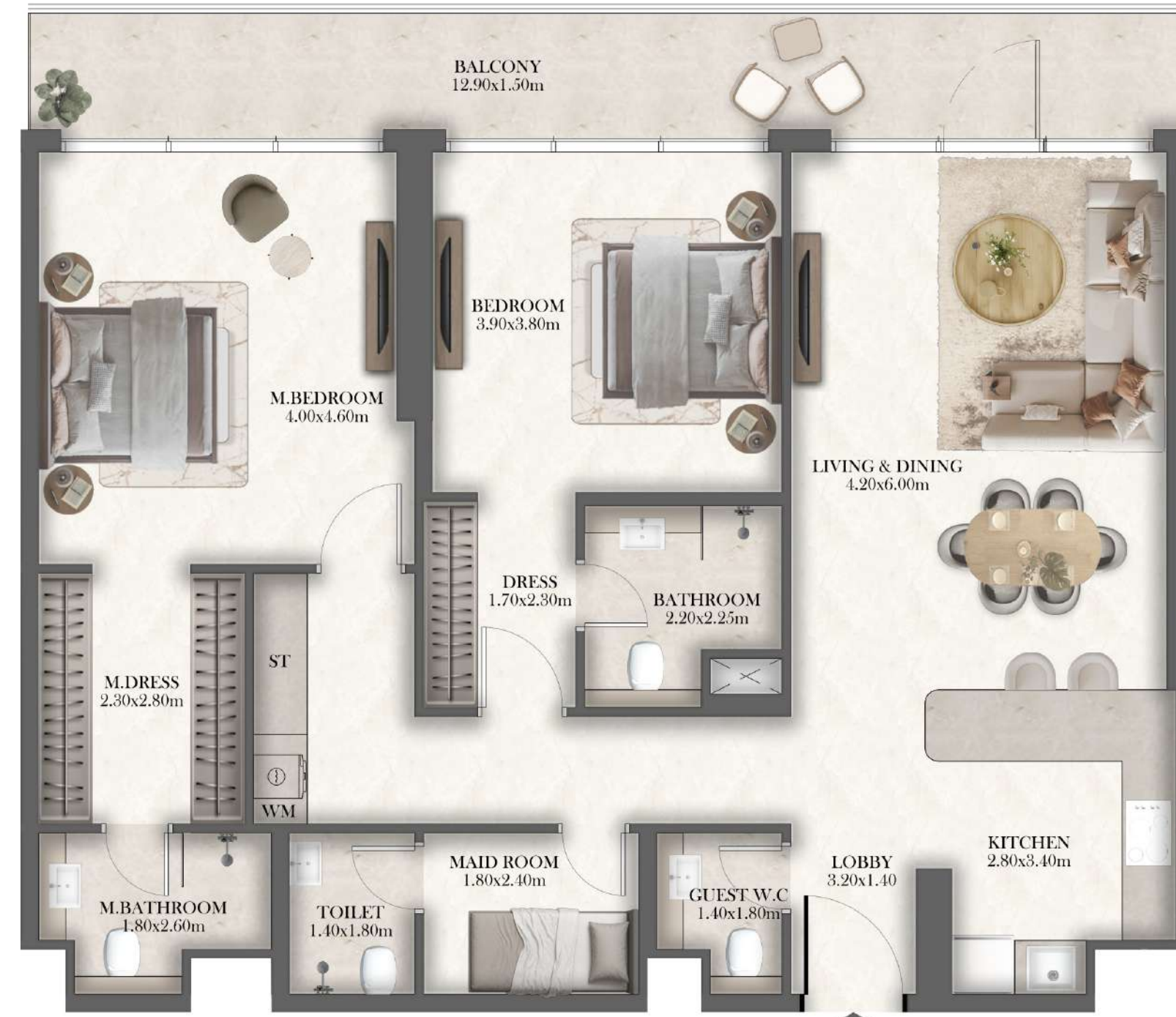
2 BEDROOM TYPE 2BR-2M

No. of BR	2
Total Area	1401 Sq ft *

(*)Starting from



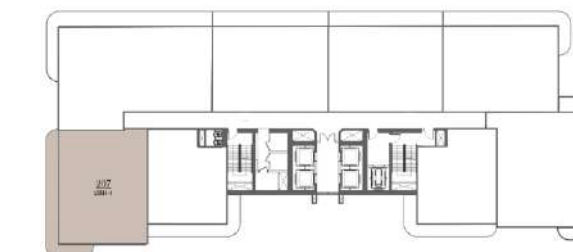
RN - LEVEL 2 - 25



2 BEDROOM TYPE 2BR-3

No. of BR	2
Total Area	1578 Sq ft *

(*)Starting from



RN - LEVEL 2 - 25



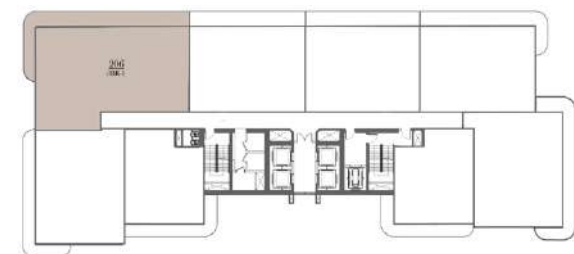


3 Bedroom Unit Layouts

3 BEDROOM TYPE 3BR-1

No. of BR	3
Total Area	2092 Sq ft *

(*Starting from



RN – LEVEL 2 – 25





3 Bedroom Duplex Penthouse Unit Layouts

**Updated Unit Plans
needed**



Rotana

Residences – Al Reem Island
South Tower

Rotana Residences South enjoys a prime position near Sorbonne University, immersed in a lively and culturally rich district. Shaped by contemporary design and a vibrant urban rhythm, the tower blends thoughtfully planned homes with lifestyle-oriented amenities. Anchored by Rotana's signature hospitality and attentive service, South Tower offers a refined residential experience where energy, elegance and ease come together naturally.





South Tower

Residence Types Overview

Rotana
Residences South

242 Units

240 Apartments & 2 Penthouses

26 Floors

1 Basement + Ground + 2 Parking + 26 Floors

UNIT TYPE	SIZE RANGE
STUDIO	433 SQFT - 503 SQFT
1 BEDROOM	876 SQFT - 1060 SQFT
2 BEDROOM	1433 SQFT - 2206 SQFT
3 BEDROOM	2548 SQFT - 2769 SQFT
3 BEDROOM DUPLEX	3350 SQFT - 3350 SQFT



Reception Lounge



Residents' Lounge



A World
of Possibilities



Fully Equipped
Fitness Center



Kids
Play Area



Changing
Rooms



Outdoor
Swimming Pool



Landscaped
Outdoor Areas



Jogging
Track



Padel
Court



Lawn
Areas



Residents'
Lounge



Kids
Pool



BBQ
Area



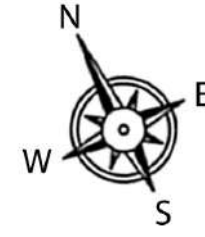
Fitness Center



Rotana
Residences – Al Reem Island
South Tower

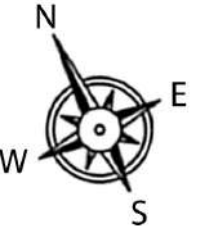
Floor Plans

GROUND FLOOR PLAN



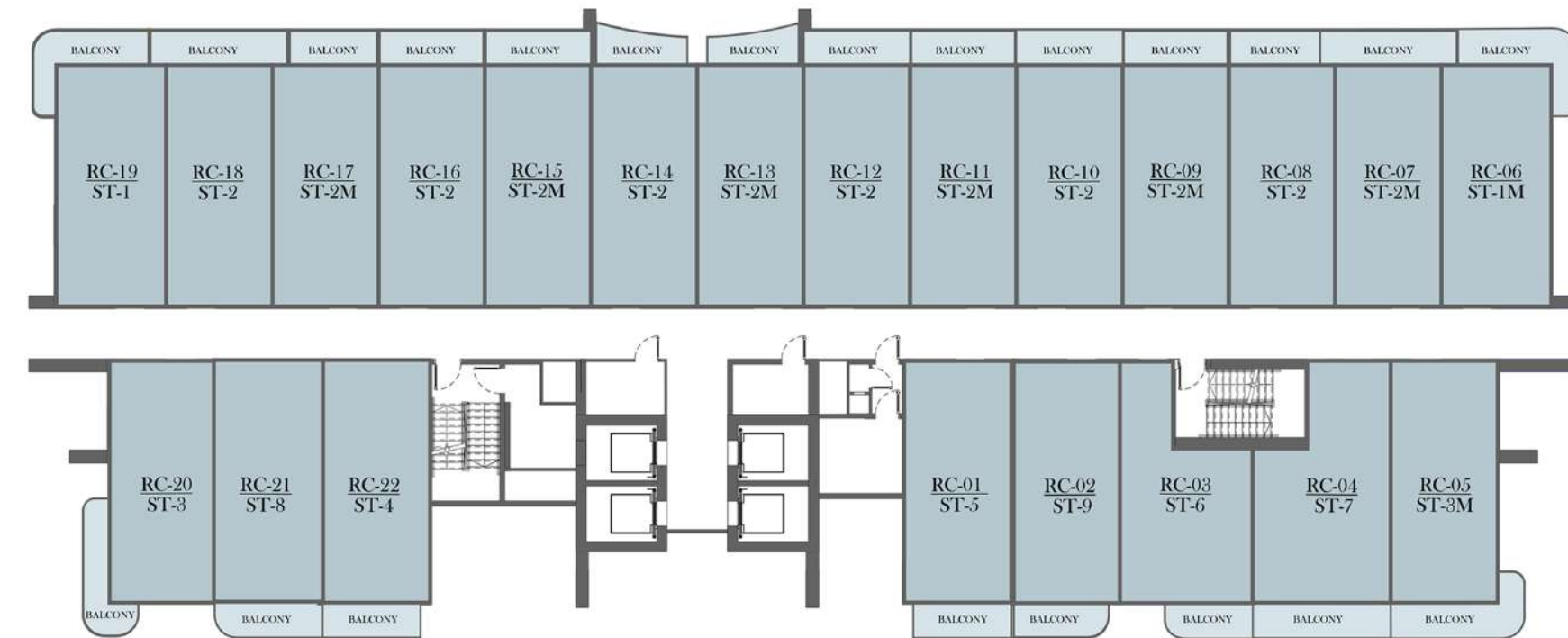
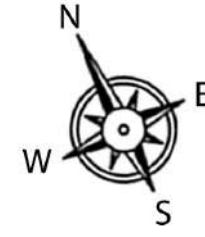
LEGEND ■ RETAIL

1ST FLOOR PLAN



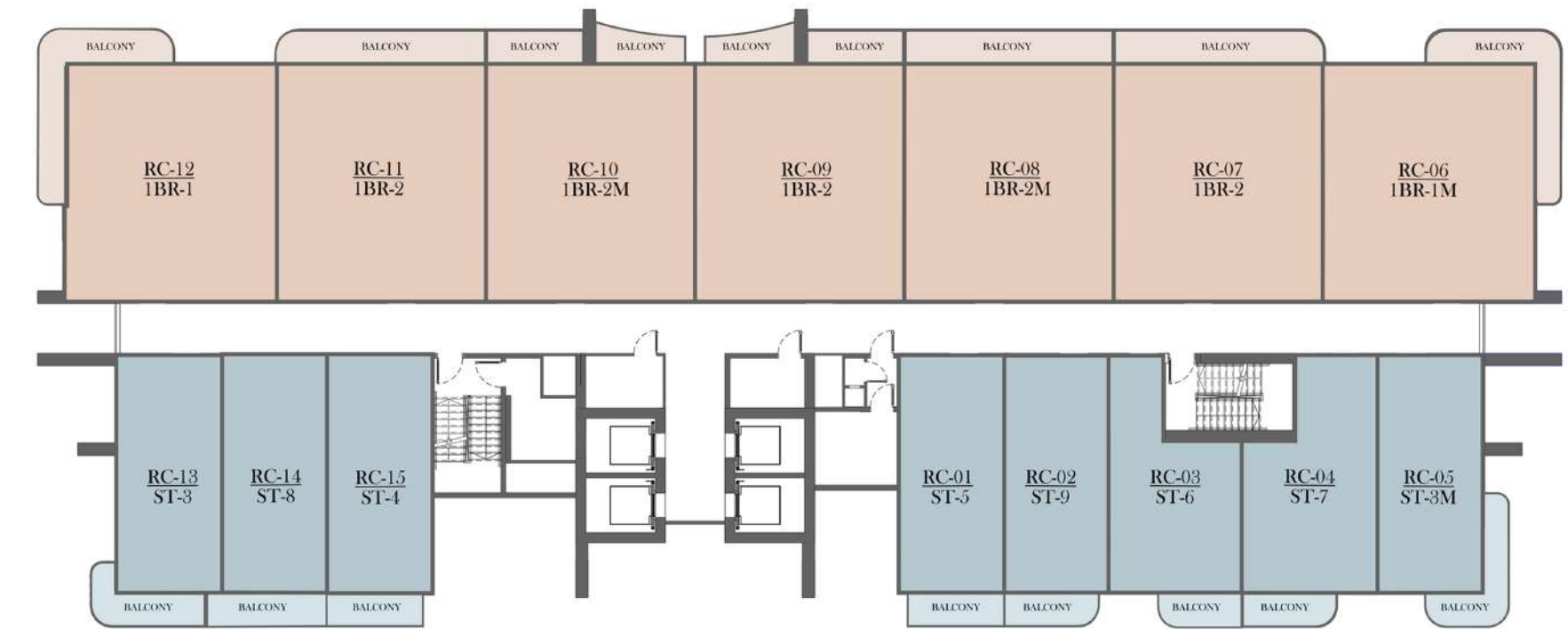
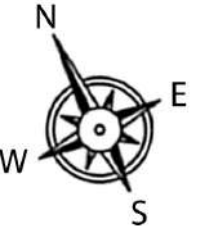
LEGEND ■ STUDIO ■ AMENITIES

2ND FLOOR PLAN



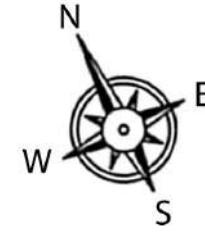
LEGEND ■ STUDIO

3RD-4TH TYPICAL FLOOR PLAN



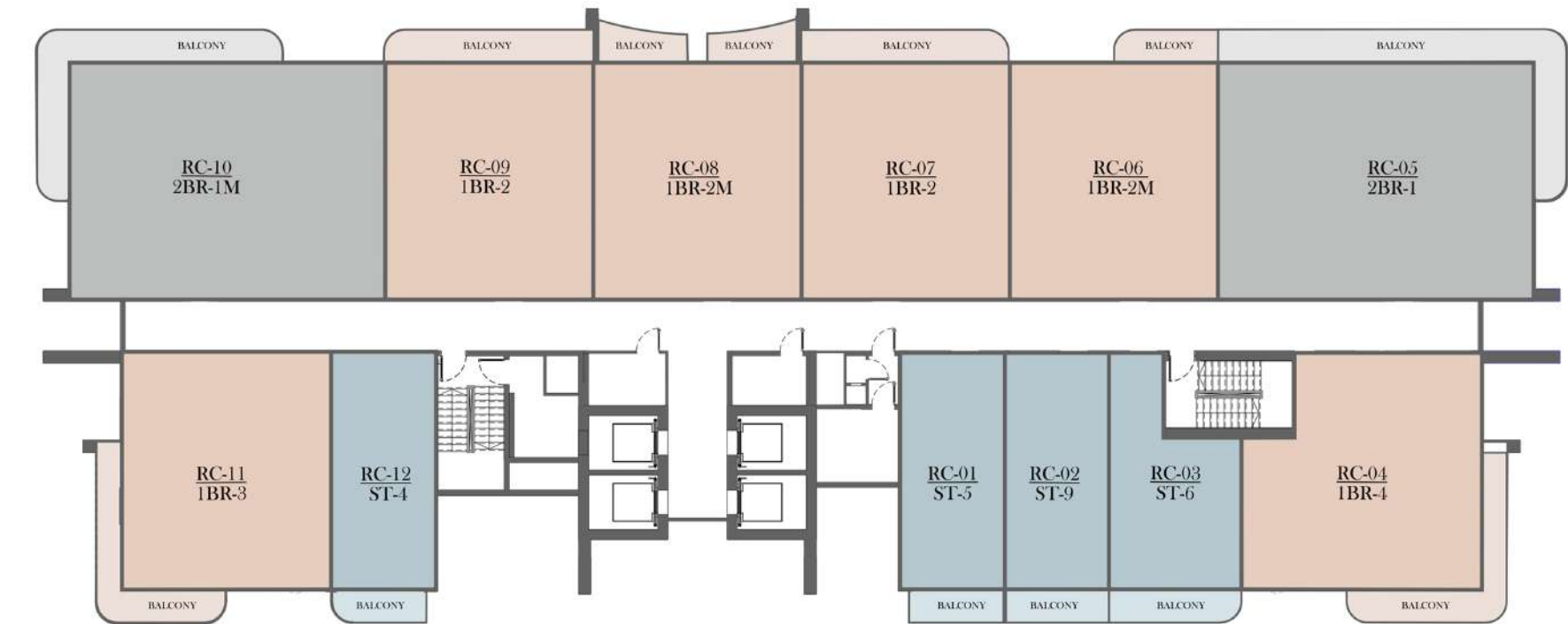
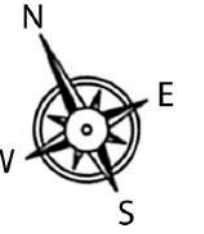
LEGEND ■ STUDIO ■ 1 BEDROOM

5TH-10TH TYPICAL FLOOR PLAN



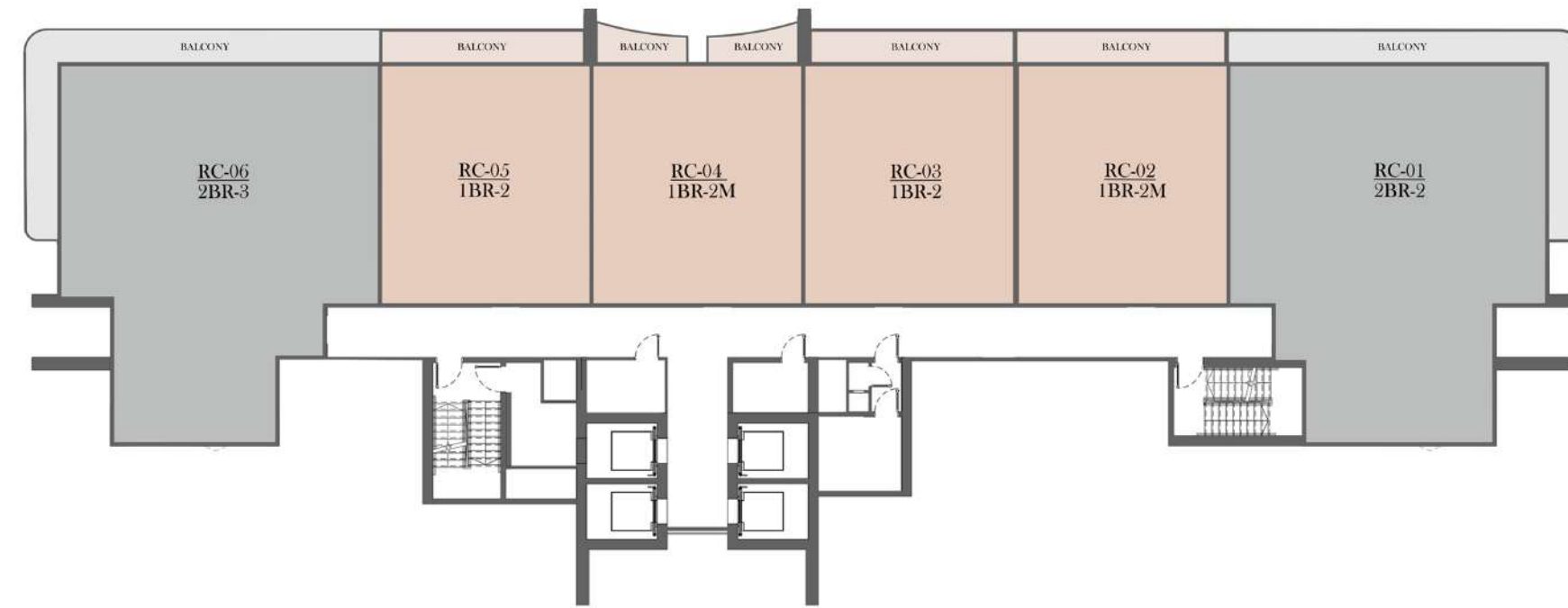
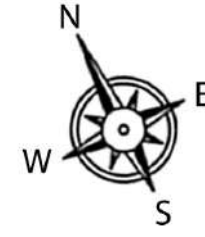
LEGEND ■ STUDIO ■ 1 BEDROOM

11TH-14TH TYPICAL FLOOR PLAN



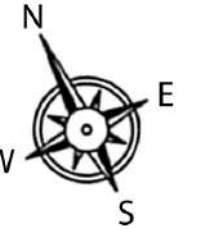
LEGEND ■ STUDIO ■ 1 BEDROOM ■ 2 BEDROOM

15TH-19TH TYPICAL FLOOR PLAN



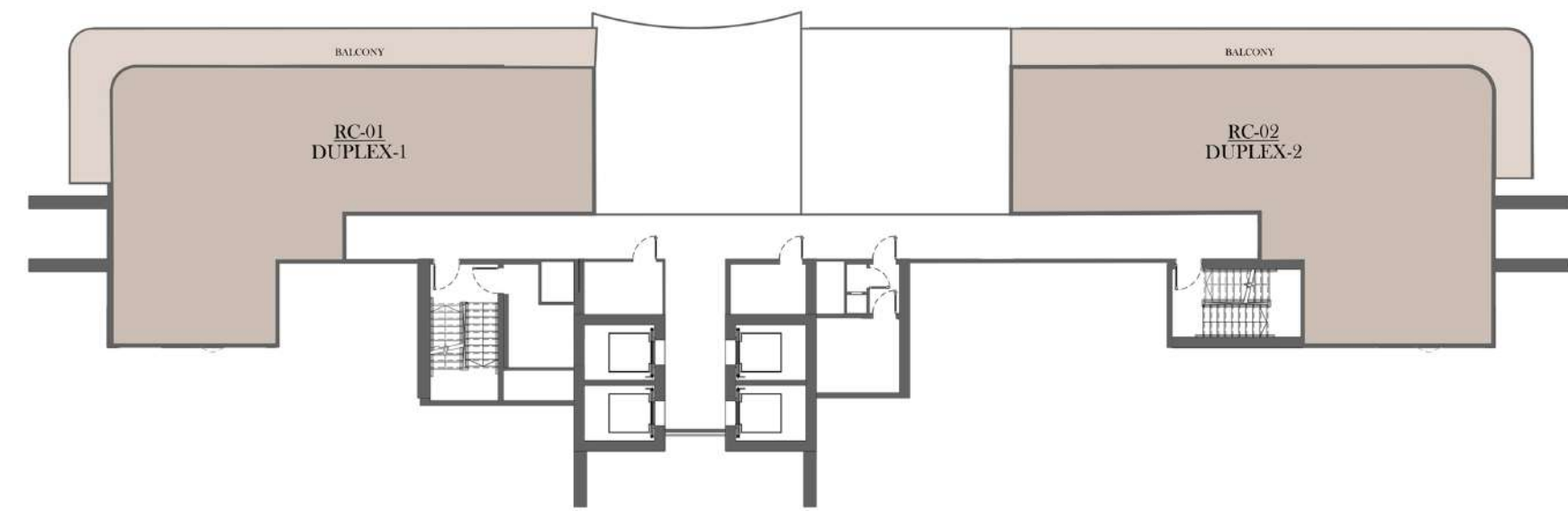
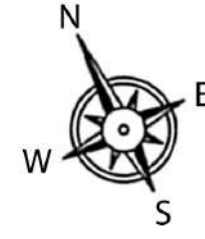
LEGEND 1 BEDROOM 2 BEDROOM

20TH-21TH TYPICAL FLOOR PLAN



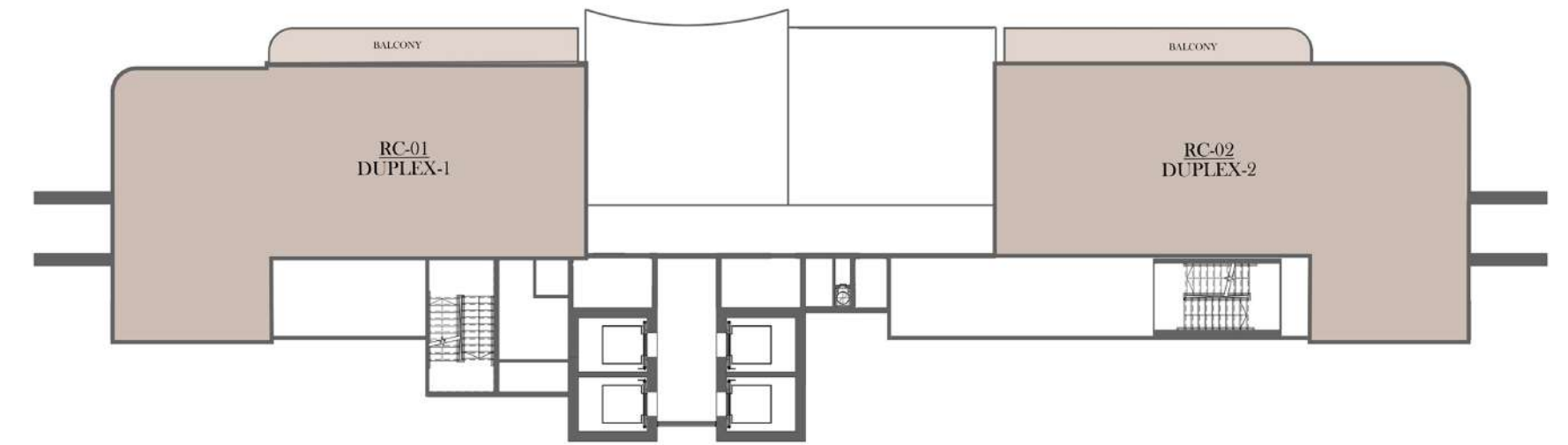
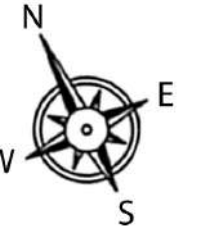
LEGEND 2 BEDROOM 3 BEDROOM

25TH FLOOR PLAN



LEGEND ■ PENTHOUSE

26TH FLOOR PLAN



LEGEND ■ PENTHOUSE



Rotana
Residences – Al Reem Island
South Tower

Unit Layouts

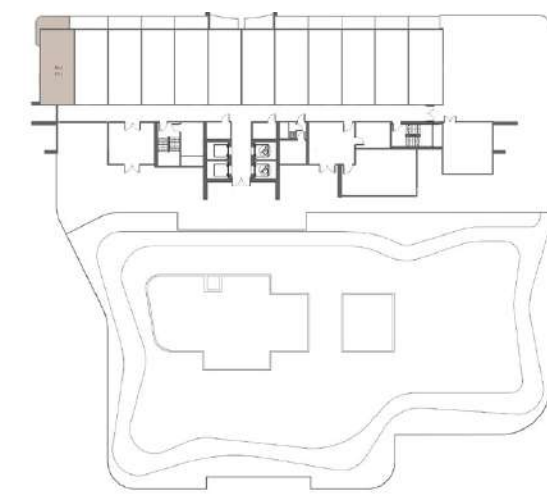


Studio Unit Layouts

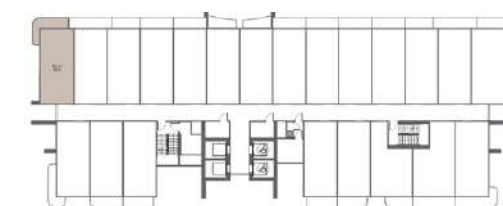
STUDIO TYPE ST-1

No. of BR	0
Total Area	409 Sq ft *

(*)Starting from



LEVEL 1



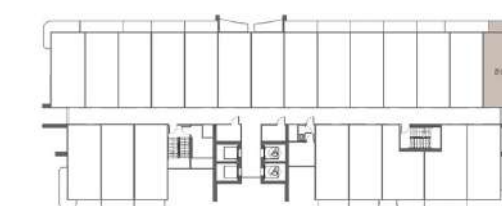
LEVEL 2



STUDIO TYPE ST-1M

No. of BR	0
Total Area	431 Sq ft *

(*)Starting from



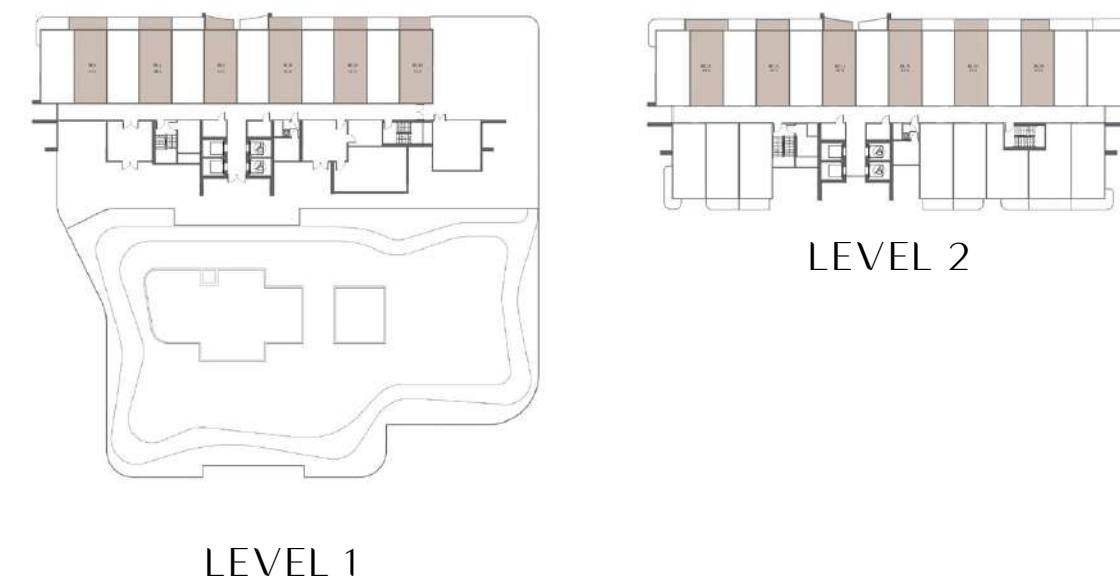
LEVEL 2



STUDIO TYPE ST-2

No. of BR	0
Total Area	425 Sq ft *

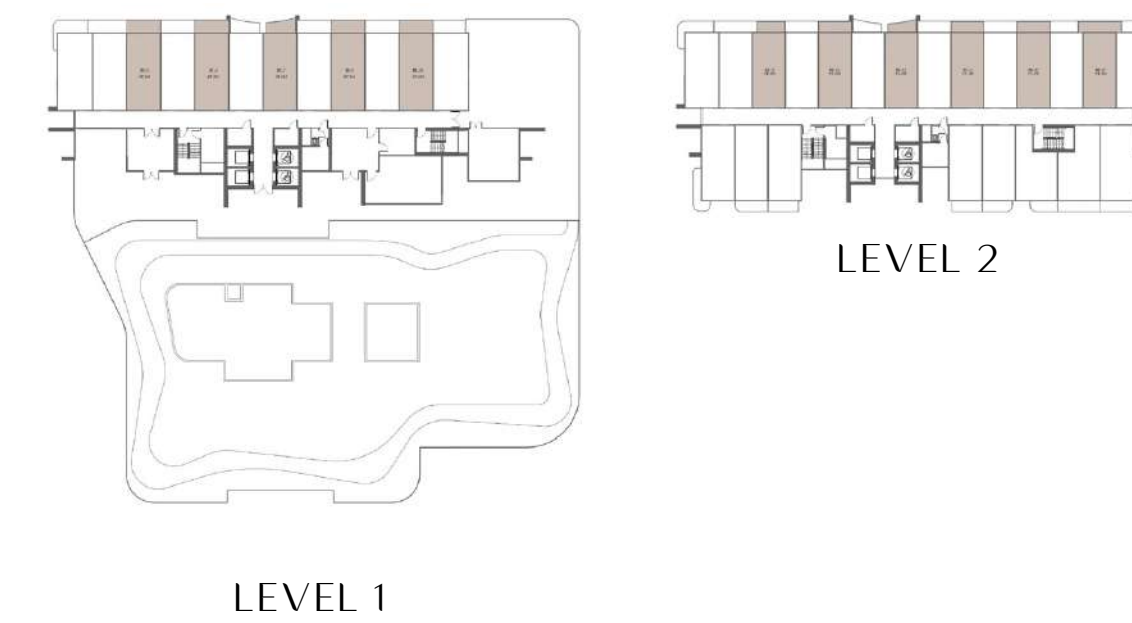
(*)Starting from



STUDIO TYPE ST-2M

No. of BR	0
Total Area	432 Sq ft *

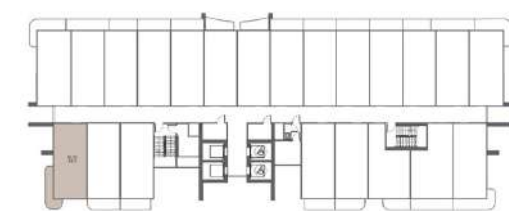
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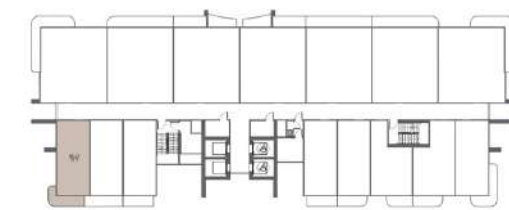
STUDIO TYPE ST-3

No. of BR	0
Total Area	437 Sq ft *

(*)Starting from



LEVEL 2



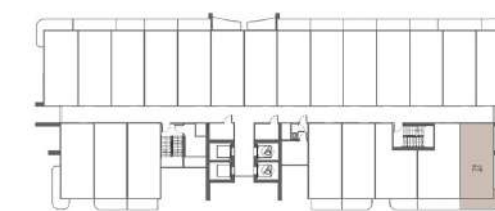
LEVEL 3



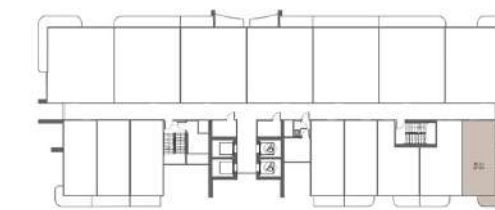
STUDIO TYPE ST-3M

No. of BR	0
Total Area	425 Sq ft *

(*)Starting from



LEVEL 2



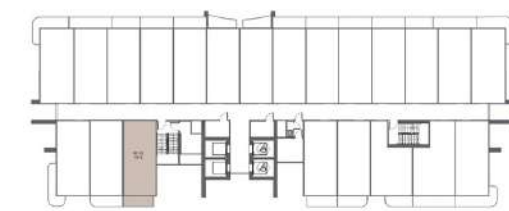
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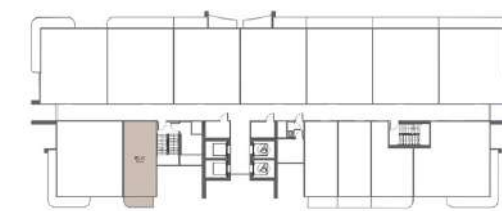
STUDIO TYPE ST-4

No. of BR	0
Total Area	425 Sq ft *

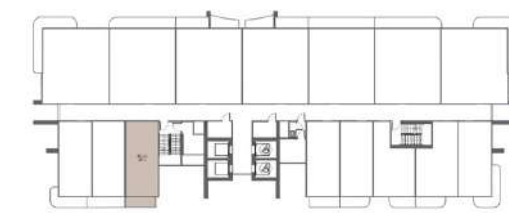
(*)Starting from



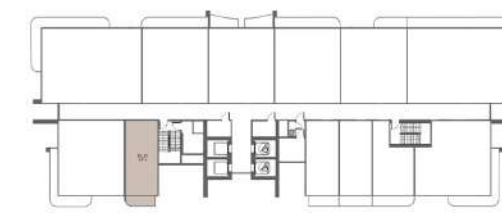
LEVEL 2



LEVEL 5



LEVEL 3



LEVEL 11



STUDIO TYPE ST-5

No. of BR	0
Total Area	409 Sq ft *

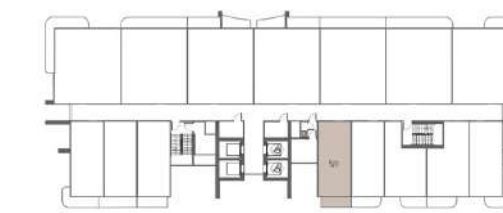
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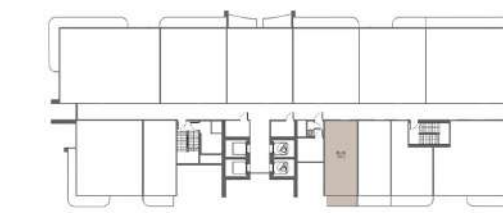
LEVEL 2



LEVEL 5



LEVEL 3



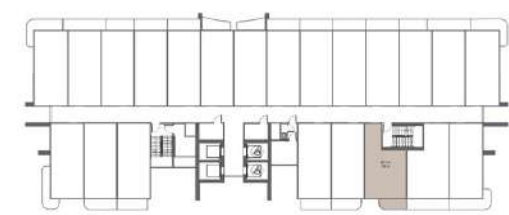
LEVEL 11



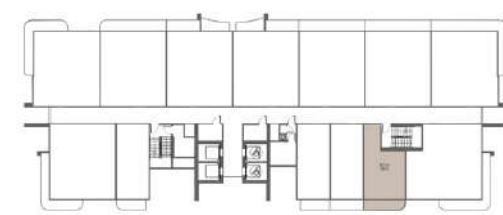
STUDIO TYPE ST-6

No. of BR	0
Total Area	447 Sq ft *

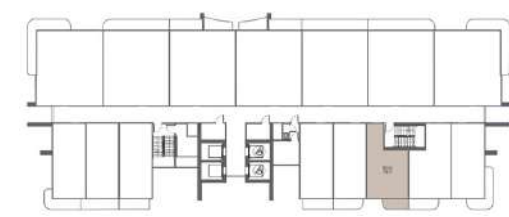
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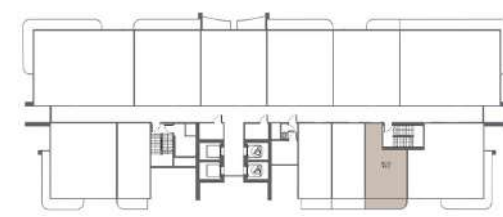
LEVEL 2



LEVEL 5



LEVEL 3



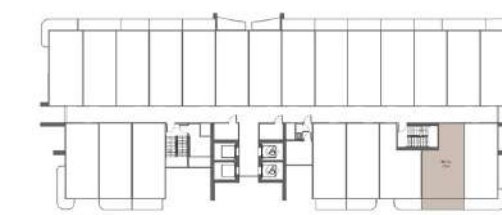
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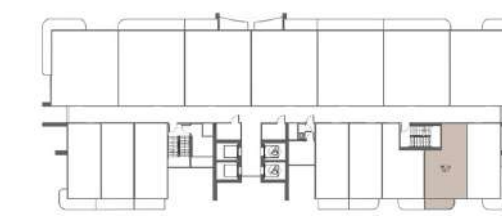
STUDIO TYPE ST-7

No. of BR	0
Total Area	442 Sq ft *

(*)Starting from



LEVEL 2



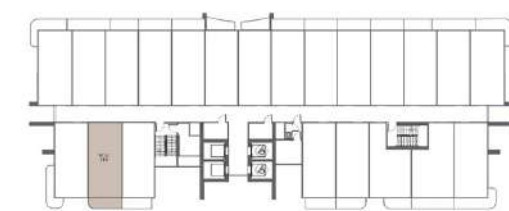
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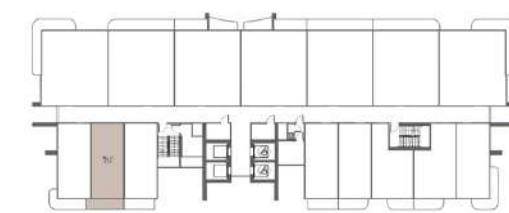
STUDIO TYPE ST-8

No. of BR	0
Total Area	436 Sq ft *

(*)Starting from



LEVEL 2



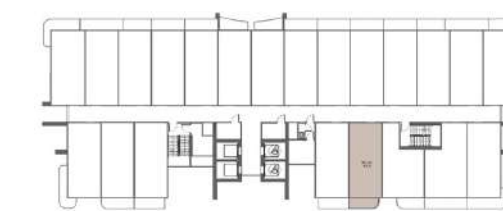
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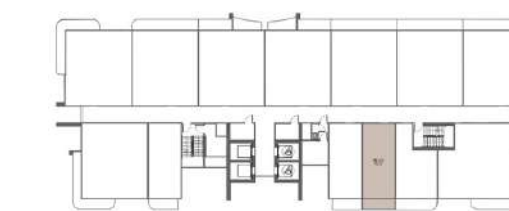
STUDIO TYPE ST-9

No. of BR	0
Total Area	425 Sq ft *

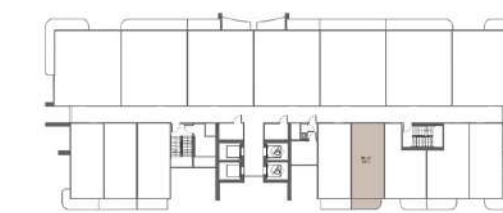
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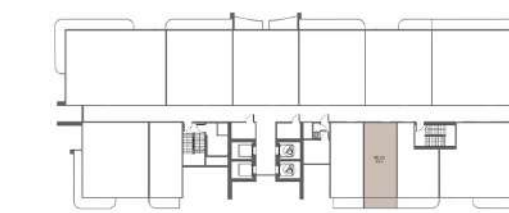
LEVEL 2



LEVEL 5



LEVEL 3



LEVEL 11



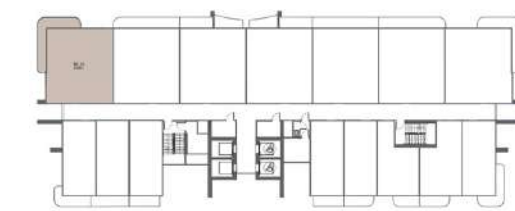


1 Bedroom Unit Layouts

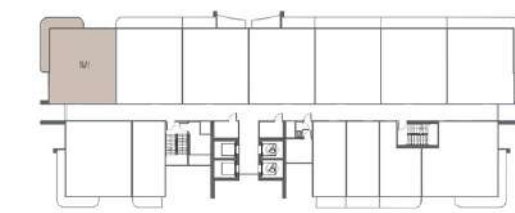
1 BEDROOM TYPE 1BR-1

No. of BR	1
Total Area	948 Sq ft *

(*)Starting from



LEVEL 3



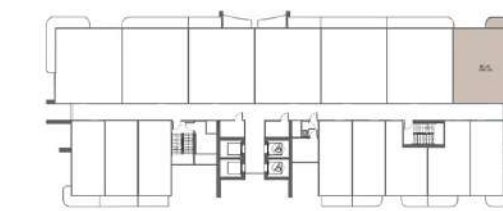
LEVEL 5



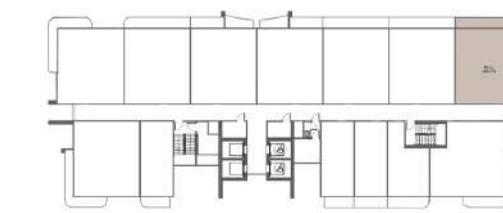
1 BEDROOM TYPE 1BR-1M

No. of BR	1
Total Area	950 Sq ft *

(*)Starting from



LEVEL 3



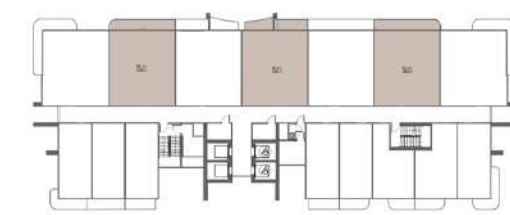
LEVEL 5



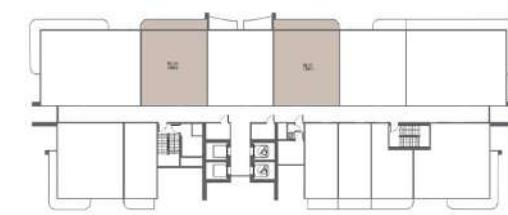
1 BEDROOM TYPE 1BR-2

No. of BR	1
Total Area	917 Sq ft *

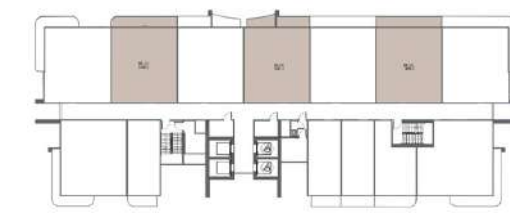
(*)Starting from



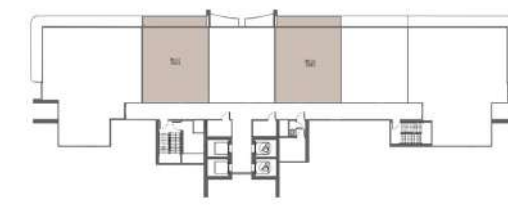
LEVEL 3



LEVEL 11



LEVEL 5



LEVEL 15



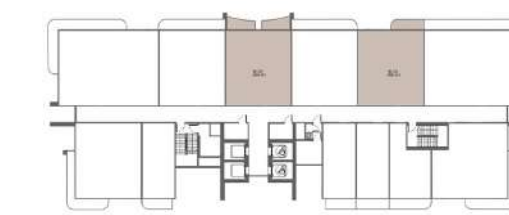
1 BEDROOM TYPE 1BR-2M

No. of BR	1
Total Area	851 Sq ft *

(*)Starting from



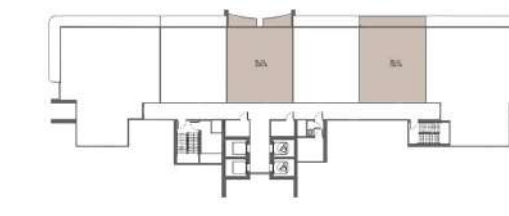
LEVEL 3



LEVEL 11



LEVEL 5



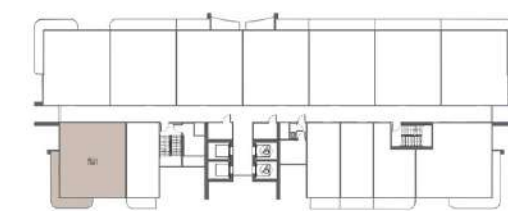
LEVEL 15



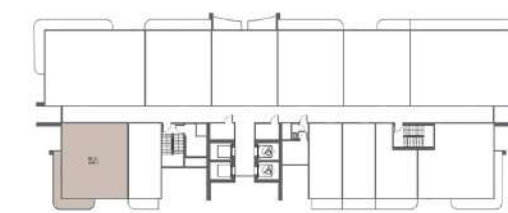
1 BEDROOM TYPE 1BR-3

No. of BR	1
Total Area	931 Sq ft *

(*)Starting from



LEVEL 5



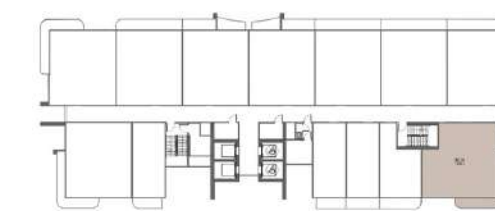
LEVEL 11



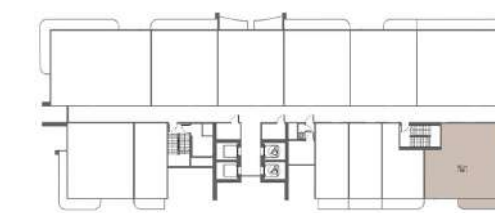
1 BEDROOM TYPE 1BR-4

No. of BR	1
Total Area	976 Sq ft *

(*)Starting from



LEVEL 5



LEVEL 11



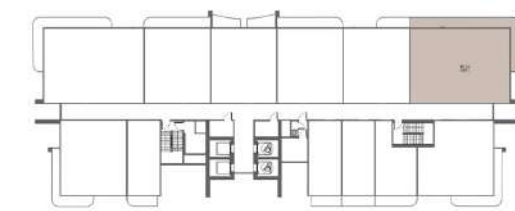


2 Bedroom Unit Layouts

2 BEDROOM TYPE 2BR-1

No. of BR	2
Total Area	1455 Sq ft *

(*)Starting from



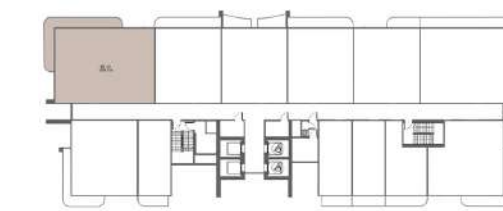
LEVEL 11



2 BEDROOM TYPE 2BR-1M

No. of BR	2
Total Area	1455 Sq ft *

(*)Starting from



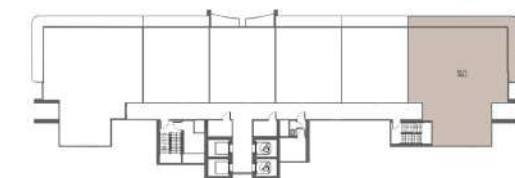
LEVEL 11



2 BEDROOM TYPE 2BR-2

No. of BR	2
Total Area	1960 Sq ft *

(*)Starting from



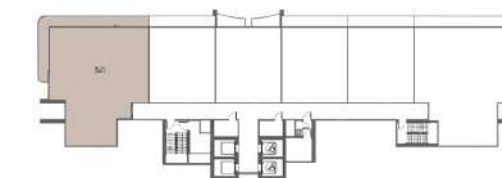
LEVEL 15



2 BEDROOM TYPE 2BR-3

No. of BR	2
Total Area	1919 Sq ft *

(*)Starting from



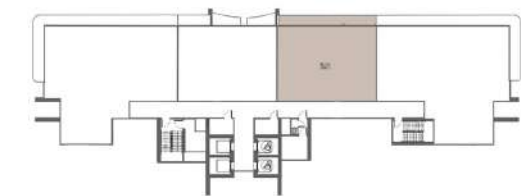
LEVEL 15



2 BEDROOM TYPE 2BR-4

No. of BR	2
Total Area	1396 Sq ft *

(*)Starting from



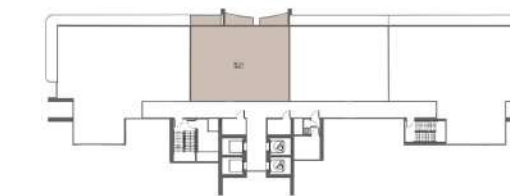
LEVEL 20



2 BEDROOM TYPE 2BR-5

No. of BR	2
Total Area	1396 Sq ft *

(*)Starting from



LEVEL 20



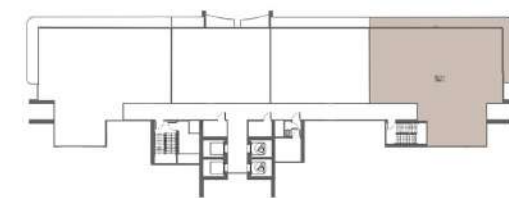


3 Bedroom Unit Layouts

3 BEDROOM TYPE 3BR-1

No. of BR	3
Total Area	2435 Sq ft *

(*)Starting from



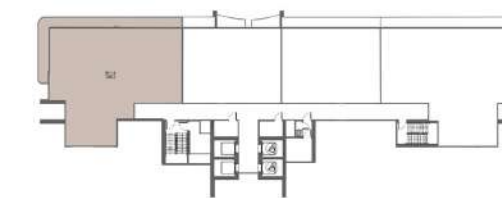
LEVEL 20



3 BEDROOM TYPE 3BR-2

No. of BR	3
Total Area	2435 Sq ft *

(*)Starting from



LEVEL 20





3 Bedroom Duplex Penthouse Unit Layouts

3 BEDROOM DUPLEX PENTHOUSE TYPE 1

No. of BR	3
Total Area	3071 Sq ft *

(*)Starting from



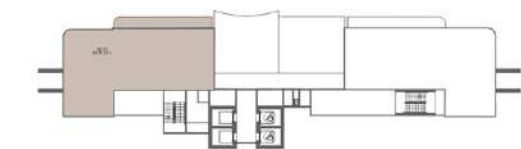
3 BEDROOM DUPLEX PENTHOUSE TYPE 2

No. of BR	3
Total Area	3072 Sq ft *

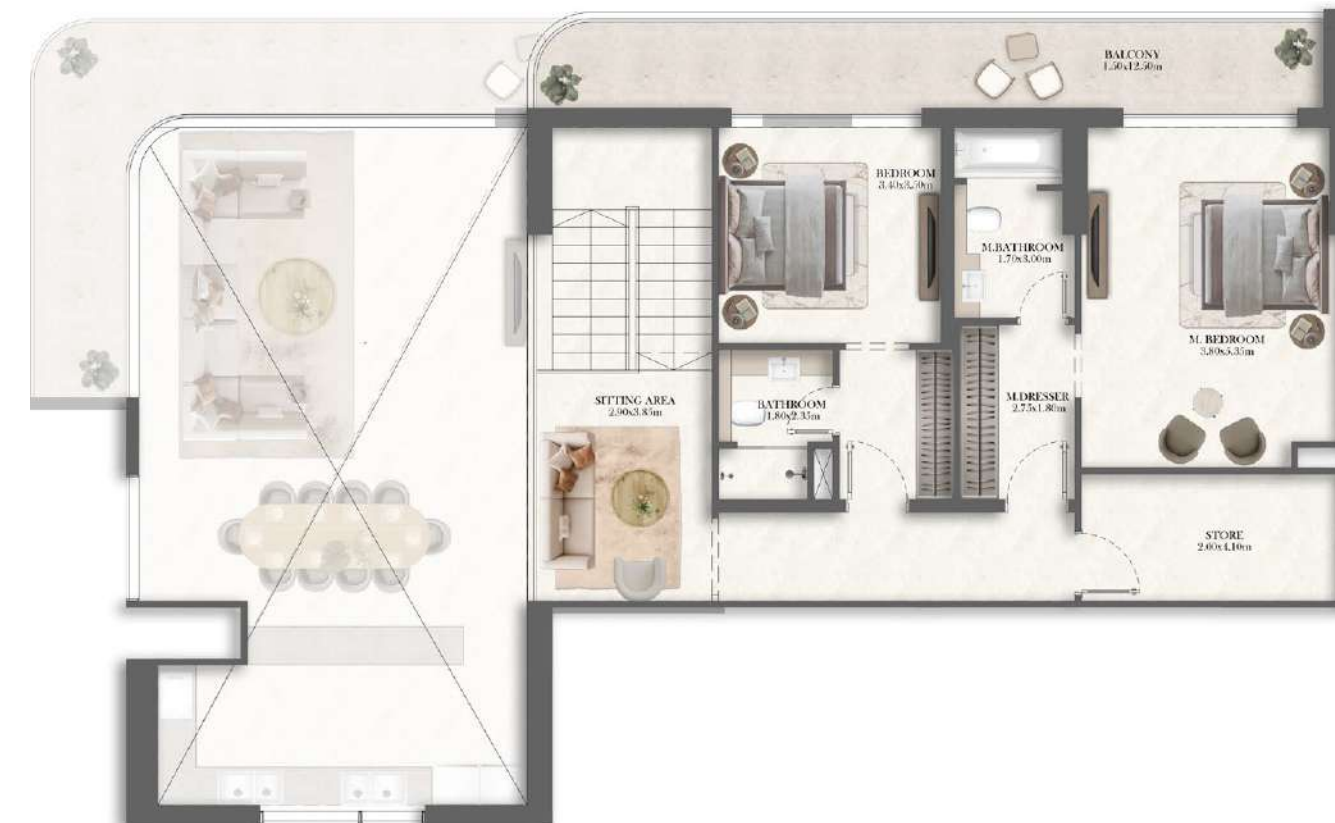
(*)Starting from



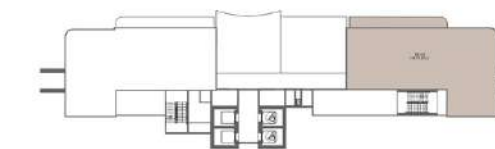
LEVEL 25



LEVEL 26



LEVEL 25



LEVEL 26





Exclusive Platinum Privileges, Reserved for Homeowners

As a homeowner at Rotana Residences, you are welcomed into a world of elevated privileges with complimentary Rotana Rewards Platinum membership. Designed to enhance every stay, Platinum status unlocks exclusive savings, priority services, and personalised touches across Rotana hotels worldwide, ensuring every moment is rewarded with comfort, recognition and care. Because at Rotana, treasured time deserves exceptional privileges.



FOR THE REST OF THE BUYERS

FOR PENTHOUSE BUYERS ONLY



PLATINUM

TITANIUM

TABLE OF BENEFITS	PLATINUM CARD	TITANIUM CARD
EARN D\$ ON ELIGIBLE PURCHASES*	6%	7%
SPEND D\$ ON ELIGIBLE PURCHASES*	■	■
MEMBER RATES - SAVE 10% OR MORE**	■	■
EXCLUSIVE OFFERS	■	■
ROOM UPGRADE***	■	DOUBLE
WELCOME AMENITY	■	■
EARLY CHECK-IN***	-	11AM
LATE CHECK-OUT***	3PM	4PM
GUARANTEED ROOM AVAILABILITY 48HRS PRIOR***	-	■
AMOUNT REQUIRED TO QUALIFY IF NOT A UNIT BUYER	US\$5,000 SPEND/10 NIGHTS STAY	US\$5,000 SPEND/10 NIGHTS STAY

*Terms & Conditions Apply

**At Participating Hotels

***Subject To Availability

Rotana Rewards Exclusive Membership Benefits

Enhanced Guest Privileges

Late check-out until 18:00 (subject to availability and room type) at participating resorts.

Preferential Pricing

Access to exclusive member rates on accommodation, subject to availability and applicable terms.

Dining Benefits

Dining discounts at participating Food & Beverage outlets (with defined exclusions and blackout dates).

Complimentary dining certificate valued at AED 250, valid for one year.

Rewards Program Value

Accrual of Rotana Rewards Points on eligible stays and spending.

Double points earning on accommodation stays.

Points valid for three years, supporting guest retention and repeat business.

Digital Enablement

Membership benefits are accessible and managed via the Rotana Rewards website and mobile application.

Defined Validity & Governance

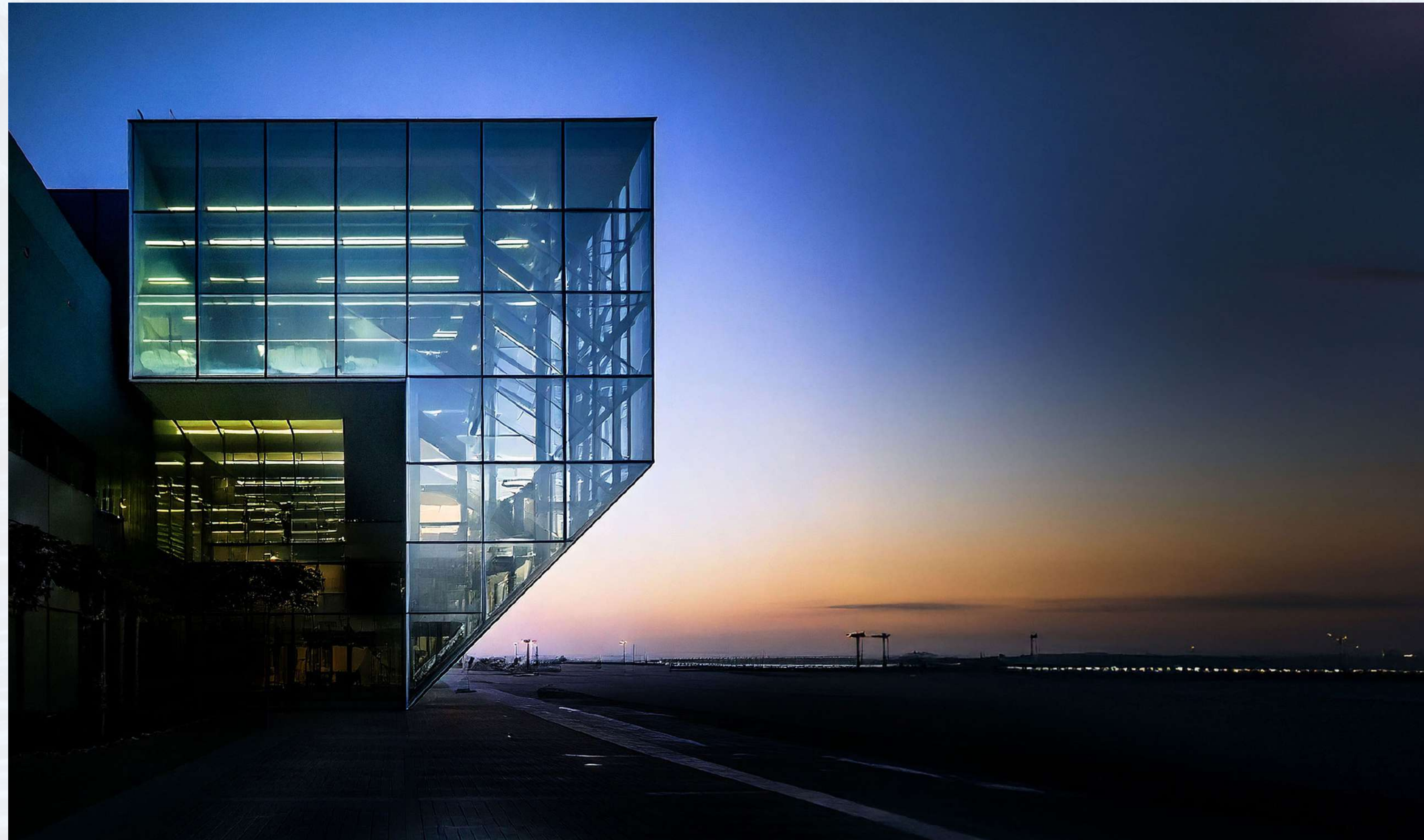
Membership and dining certificates are valid for one year from issuance.

Clear usage rules, exclusions, and compliance framework to protect commercial integrity.

Brand & Revenue Protection

Benefits structured to avoid stacking with other discounts.

Rotana retains full discretion over program modifications to align with business objectives and market conditions.



Building the Future with Royal Development Holding

Royal Development Holding is a forward-looking real estate holding company headquartered in the UAE. As part of Emirates Stallions Group (ADX: ESG) under the International Holding Company (IHC), Royal Development Holding builds upon the robust heritage, proven expertise, and global footprint of its subsidiary, Royal Development Company.

Through this solid foundation, Royal Development Holding integrates Royal Development Company's legacy of managing more than 60 transformative projects across 15+ countries and AED 10.2 billion in sales, into its own mandate to shape the future of real estate. Boasting a team of over 100 professionals from diverse international backgrounds, Royal Development Company provides end-to-end solutions covering Development Management, Hospitality Development & Strategy, Investment Property & Finance Management, and Sales, Marketing and CRM.

In addition to Royal Development Company, Royal Development Holding has several other

companies under its umbrella that expand its offering in the real estate industry. This includes Royal Architects Project Management (RAPM) - a leading firm specialising in architecture and project management, Abu Dhabi Land General Contracting L.L.C - experts in construction management, marine works, and infrastructure since 2006, ESG Hospitality - a reputable leader in both regional and global hospitality, Royal Dunes Real Estate Development - a prominent Dubai-based construction company, Royal Harbor - a boutique real estate developer, and Royal Luxury Hotel Management - specialising in the management of luxury hotels in the UAE and beyond.

With innovation, adaptability, and design excellence at its core, Royal Development Holding curates lifestyle-centric communities that go beyond construction to deliver value, well-being, and long-term impact, with a promise to evolve spaces and elevate lives. It redefines urban living across local and international markets, positioning itself as a trusted force in sustainable development and visionary growth.

Developer



Disclaimer

1. For Promotional Materials Generally

1.1 Royal Development Holding, being the current owner and developer of Rotana Residences Al Reem Island Abu Dhabi, is solely responsible for the development, marketing, and sale of the Residences. The Residences are not owned, developed, or sold by Rotana or any of their affiliates (collectively, "Rotana"). There exists no joint venture, partnership, ownership, or similar relationship between Royal Development Holding and Rotana.

1.2 Royal Development Holding, at its sole discretion, may make alterations to the internal design of the Residences as Rotana Residences Al Reem Island Abu Dhabi (the "Residential Project" and individually a "Residence") that may differ from that shown and/or represented in any marketing materials and/or on any website. Without limitation, any advertising, marketing, and/or sales concerns or programmes or materials or any other content to be posted on any website maintained by Royal Development Holding. Residence designs and materials presented herein are representative of the intended end product. Actual constructed Residences may vary in materials and furnishings.

1.3 The usage of the name "Rotana" and related marks is strictly governed by certain agreements between Royal Development Holding and Rotana. The "Rotana" name,

design, logomarks, trademarks, and related marks are exclusive properties of Rotana. The purchasers or owners of the Residences shall acquire no interest of any kind or nature in the "Rotana" name, design, logomarks, trademarks, or related marks and may use the "Rotana" name solely for the limited purpose of identifying the location of the Residences. Rotana's role as licensor of the "Rotana" name is not in perpetuity and may end at any time without notice to or consent of purchasers or owners of the Residences, in which event the "Rotana" brand will be disassociated from the Residential Project and the Residences and no reference to the "Rotana" brand shall be applied to the Residential Project or the Residences.

1.4 In addition, by consenting to Royal Development Holding's limited use of Rotana's trade and logo marks, Rotana does not make any representation or warranty, express or implied, as to the accuracy, currency, or completeness of the information in this document, and Rotana is not responsible or liable in any way whatsoever for any claim, loss, or damage arising out of or related to the information set out in this document.

1.5 All backgrounds, views, and visual elements depicted in renders and images are for illustrative purposes only and may vary depending on the actual unit location.



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