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BLOOM LIVING



OLVERA

Harmonious Community Living in Abu Dhabi

Bloom

Living Moments... Making Memories

Bloom Living is a fully integrated community with over 4,500 homes, including villas, townhouses, and apartments.

It offers uninterrupted and interconnected parks, walkways, and cycling tracks. Residents can enjoy their time at the main Clubhouse with access to pools and recreational facilities. The Town Center provides restaurants, cafés, retail options, and services like a medical clinic and supermarket. There are also places of worship and two international schools.

The focal point at Bloom Living will be a large lake offers trails for walking, running, and cycling. For gatherings and leisure, the community has multi-purpose amphitheaters and Sunset & Sunrise Plazas with spectacular views.



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Bloom Living Location

Bloom Living is located in Zayed City and close to Abu Dhabi airport.

The location of Bloom Living presents a significant opportunity for Bloom Properties to create an iconic gateway community into Abu Dhabi and gives it easy access to local, regional, and international destinations.



Bloom Living Masterplan

Bloom's flagship development

2.2 million m² plot close to
Abu Dhabi Airport

Master-planned community
catering for over 17,000 population
and totaling 2.3 million m² of Built-
Up Area

Over 4,500 residential units (villas,
townhouses and apartments)

Community Facilities including:
Healthcare, Education,
Recreational, Retail and F&B.



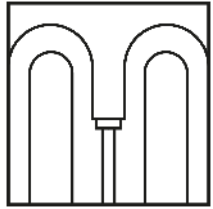
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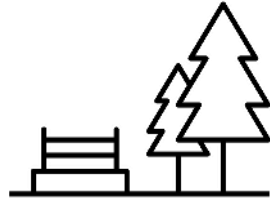
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Development Features



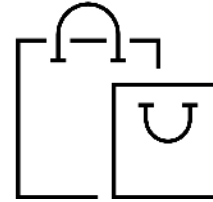
Mediterranean inspired architecture: villas, townhouses & apartments



Multiple uninterrupted, interconnected parks: Dog park, yoga park, linear park, pool and other greenbelt parks & trails interconnected



Leisure and entertainment facilities: lake, pools & recreation centres, swim club, lagoon pool club



Retail and F&B outlets



Outstanding international schools



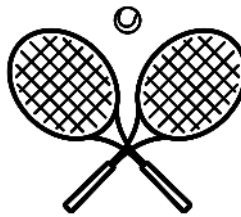
Self-sufficient and walkable community



Pet-friendly community



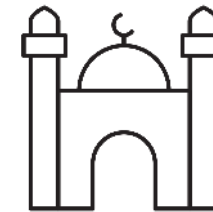
Town center with sunset and sunrise plaza



Tennis and all purpose sport courts



Wellness center / sports club



Worship places



Cycling tracks

Unique USPs



Self-sufficient walkable community



'low density' suburb location



Outdoor space for healthy active living



Attractive and competitive prices



Multi-generational appeal and product mix

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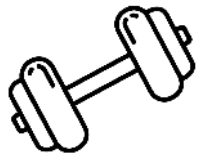
Phase 6 | Bloom Living

Olvera Facilities



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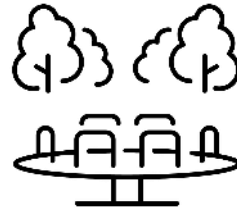
The sixth phase of Bloom Living offers high-quality residential units that provide residents with spectacular lake views, top-class amenities, and a premium community living experience.



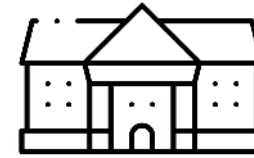
State-of-the-art gymnasium with sauna



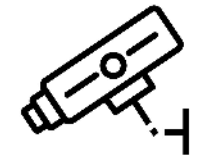
Swimming pools with kids' areas



Kids' outdoor and indoor play area



Community center with F&B and retail outlet



Gated community 24 hour security Service



Parking space



Central lake with abundant greenery



Worship places



Walking and jogging tracks



Cycling tracks

Key Facts



No. of units	288
Typology	2 and 3-Bedrooms Townhouses
Anticipated Completion Date	Q3 2027
Private Launch Date (Direct)	16 th – 28 th April 2024
Pre-Launch Release Date (Top 5)	29 – 30 th April
Public Launch	1 – 2 May 2024



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CASARES



GRANADA



SEVILLE



CORDOBA



TOLEDO

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Typology, Price & Size Ranges



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Typology	Sellable Areas From	Plot Areas From	Prices From	Average Price
Townhouses				
2 Bedrooms – Middle 1 (<i>no balconies</i>)	1,296 sq ft	1,736 sq ft	AED 1,825,000	AED 1,820,114
2 Bedrooms – End (<i>no balconies</i>)	1,322 sq ft	2,429 sq ft	AED 1,980,000	AED 2,026,240
2 Bedrooms – Middle	1,388 sq ft	1,736 sq ft	AED 1,800,000	AED 1,850,540
3 Bedroom - Middle	1,629 sq ft	1,770 sq ft	AED 2,200,000	AED 2,353,685
3 Bedrooms - End	1,844 sq ft	2,445 sq ft	AED 2,683,000	AED 2,838,154

Payment Plan and Incentives



	Option I (50/30/20)	Option II (50/50)	Option III (70/30)
Installments	5% - Upon Contract Signing	5% - Upon Contract Signing	10% - Upon Contract Signing
	10% - 5 months from signing	10% - 5 months from signing	10% - 5 months from signing
	10% - 5 months from last payment	5% - 5 months from last payment	10% - 5 months from last payment
	5% - 5 months from last payment	10% - 5 months from last payment	10% - 5 months from last payment
	10% - 5 months from last payment	5% - 5 months from last payment	10% - 5 months from last payment
	10% - 5 months from last payment	10% - 5 months from last payment	10% - 5 months from last payment
	30% - (Upon Completion – Q3 2027)	5% - 5 months from last payment	10% - 5 months from last payment
	5% - Every Quarter	50% - (Upon Completion – Q3 2027)	30% - (Upon Completion – Q3 2027)
	5% - Every Quarter		
	5% - Every Quarter		
	5% - Every Quarter		
Incentives	*2% rebate on early settlement of outstanding PHPP Subject to no defaults or payment deferrals	2% ADM Waiver (limited period)	2% ADM Waiver (limited period)
		No Rebate	2% Discount

Bulk Payment Plans & Incentives



	Option II (50/50)	Option III (70/30)
Installments	5% - Upon Contract Signing	10% - Upon Contract Signing
	10% - 5 months from signing	10% - 5 months from signing
	5% - 5 months from last payment	10% - 5 months from last payment
	10% - 5 months from last payment	10% - 5 months from last payment
	5% - 5 months from last payment	10% - 5 months from last payment
	10% - 5 months from last payment	10% - 5 months from last payment
	5% - 5 months from last payment	10% - 5 months from last payment
	50% - (Upon Completion – Q3 2027)	30% - (Upon Completion – Q3 2027)
5 to 9 units	2% Discount	3% Discount
10 units & above	4% Discount	5% Discount

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Renders and Floor Plans

2 Bedroom Townhouse - Front



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2 Bedroom Townhouse - Back



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TYPE 2M Two Beds Middle TOWNHOUSE

GROUND FLOOR	743 sqft.	69 sqm.
FIRST FLOOR	603 sqft.	56 sqm.
TOTAL SELLABLE AREA	1346 sqft.	125 sqm.



GROUND FLOOR



FIRST FLOOR

All floor plans depicted here with are not to scale, applied finishes and final unit areas are subject to change without prior notice at the discretion of Bloom Properties in line with the provision of contract of sale. Landscaping and interior design shown in the imagery including furniture, accessories and electronics are indicative only and will not be included within the offering.

جميع مخططات الوحدات السكنية الموضحة هي إرشادية ولا تعد قياسية، التشطيبات والقياسات عرضة للتغيير والتعديل دون إشعار مسبق وفقاً لتقدير بلوم العقارية بما يتماشى مع أحكام عقد البيع، وكذلك تنسيق الحدائق والأجهزة الإلكترونية والأثاث والاكسسوارات هي إرشادية وغير مشمولة أيضاً.



OLVERA

TYPE 2M-1 Two Beds Middle 1 TOWNHOUSE

GROUND FLOOR	743 sqft.	69 sqm.
FIRST FLOOR	560 sqft.	52 sqm.
TOTAL SELLABLE AREA	1303 sqft.	121 sqm.



GROUND FLOOR



FIRST FLOOR

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TYPE 2E Two Beds End TOWNHOUSE

GROUND FLOOR	764 sqft.	71 sqm.
FIRST FLOOR	570 sqft.	53 sqm.
TOTAL SELLABLE AREA	1334 sqft.	124 sqm.



GROUND FLOOR



FIRST FLOOR

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3 Bedroom Townhouse - Front



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3 Bedroom Townhouse - Back



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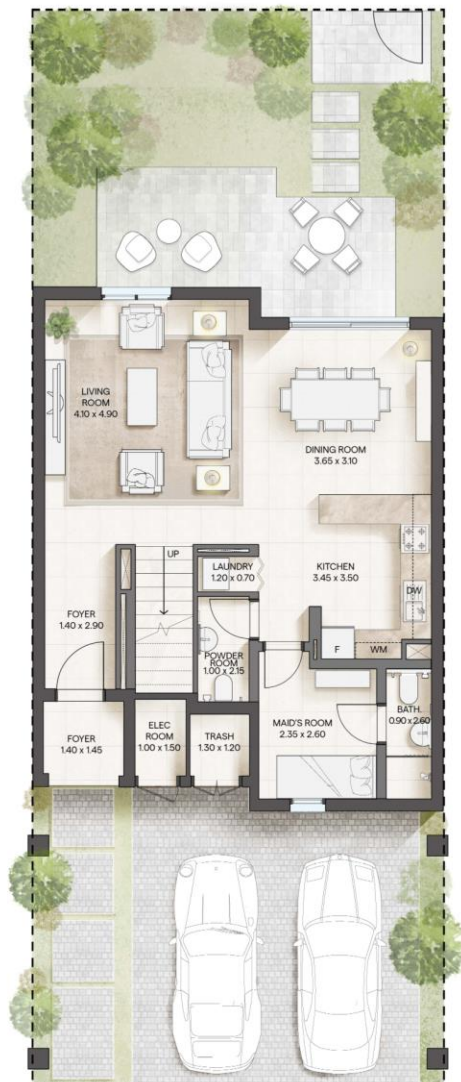
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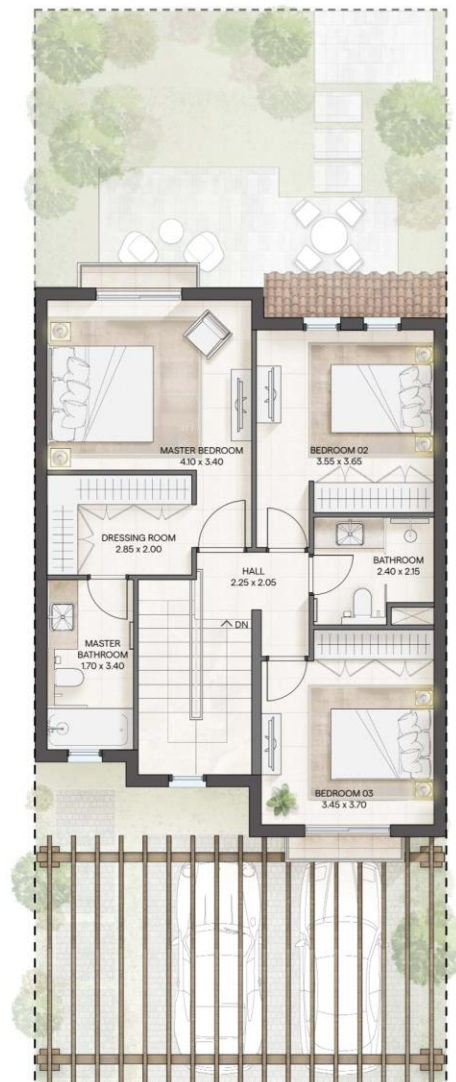
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TYPE 3M Three Beds Middle TOWNHOUSE

GROUND FLOOR	829 sqft.	77 sqm.
FIRST FLOOR	797 sqft.	74 sqm.
TOTAL SELLABLE AREA	1626 sqft.	151 sqm.



GROUND FLOOR



FIRST FLOOR

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TYPE 3E Three Beds End. TOWNHOUSE

GROUND FLOOR	958 sqft.	89 sqm.
FIRST FLOOR	883 sqft.	82 sqm.
TOTAL SELLABLE AREA	1841 sqft.	171 sqm.



GROUND FLOOR



FIRST FLOOR

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Interiors



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Townhouse – Living & Dining



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Townhouse – Dining & Kitchen



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Townhouse – Master Bedroom



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Townhouse – Bedroom



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Townhouse – Kitchen



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Townhouse – Bathroom

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Community Centre View



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General Street View



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General Community View



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General Exterior View



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Patio View