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Property Description:



2 Beds Villas

Villa for sale Al Reef Villa, Abu Dhabi, 2 bedroom, 1832 square feet, contemporary, town house, phase 4, payment plan has been attached, Original Price: 1,071,955 AED, Premium To Seller: 178,045 AED, Agency Fee (Buyer): 25,000 AED, Transfer Fee (Buyer): 21,440 AED.

- **Type** Villa
- **Status** Property Unavailable
- **Bedrooms** 2
- **Price** 1,250,000 AED
- **Area** 1,832 Sq. Ft.
- **Location** UAE » Abu Dhabi » Al Reef Villas » Al Reef Villas - Arabic Community

Contact Details:

- **Name** Mohammed Yasin
- **Phone** +971 4 3967227
- **Fax**
- **Cell**
- **Address**

Property Features:

Main Features

- 24 Hours Concierge
- Balcony or Terrace
- Central Air-Con
- Completion Year 2009
- Double Glazed Windows
- Electricity Backup
- Lobby in Building
- Other Main Features Shops retail area, education facilities and a medical clinic.
- Parking Spaces
- Waste Disposal

Business and Communication

- Broadband Internet
- Intercom
- Satellite/Cable TV

Healthcare and Recreation Facilities

- Barbeque Area
- Gym or Health Club
- Jacuzzi
- Kids Play Area
- Lawn or Garden
- Other Facilities Shared communal shopping, recreational, commercial and social facilities are always within close walking distance.
- Sauna
- Steam Room
- Swimming Pool

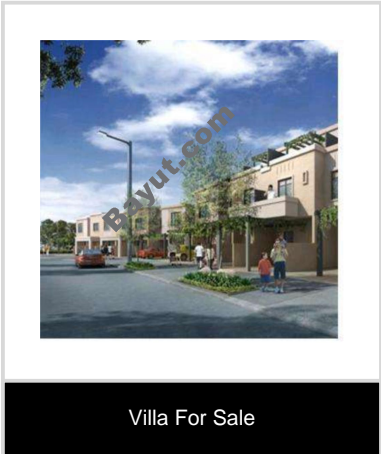
Healthcare and Recreation Facilities in Building

- Barbeque Area
- Gym or Health Club

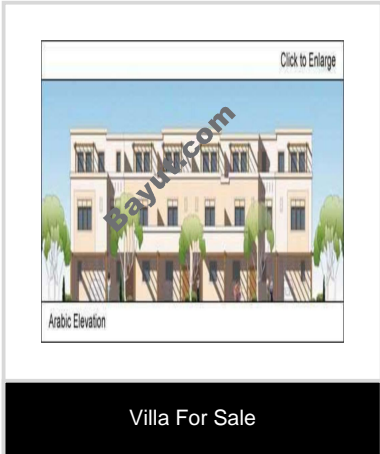
Other Facilities

- Cafeteria or Canteen
- CCTV Security
- Facilities for Disabled
- Maintenance Staff
- Other Facilities 24-hour gated security and high-tech equipment to secure your villa or apartment, catering to the needs of the development's guests and residents alike, ample public parking.
- Security Staff

Image Gallery:



Villa For Sale



Villa For Sale

4. Purchase Price: 1,071,955/-
 AED

5. Payment Schedule:

Percentage of Purchase Price	Instalment Date	Amount
5%	Book	53,597.75
10%	01/02/2009	107,195.50
10%	01/04/2009	107,195.50
10%	01/10/2009	107,195.50
10%	01/01/2009	107,195.50
15%	01/10/2009	160,793.25
40%	Completion	428,782.00

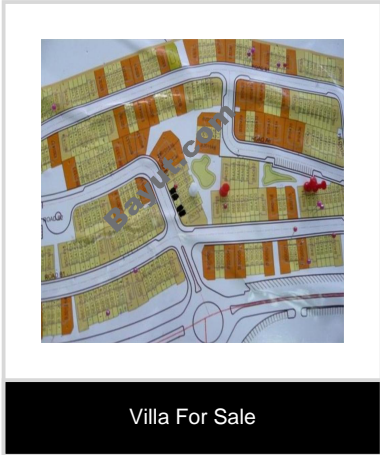
6. Anticipated Completion Date: Please Tick:

Phase I & II: December 2009

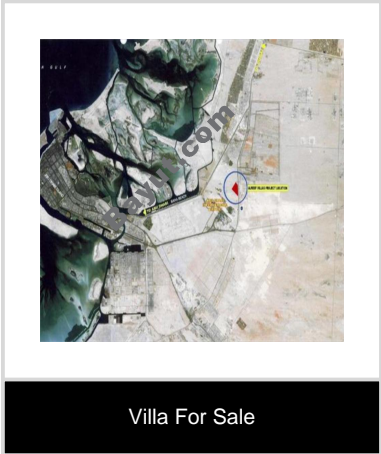
Phase III: September 2010

Phase IV: December 2010

Villa For Sale



Villa For Sale



Villa For Sale



Villa For Sale

For larger view click link below
http://www.bayut.com/uae_abu_dhabi_villas/al_reef_villas_arabic_community_villa_for_sale-389033.html

Floorplans:



For larger view click link below

http://www.bayut.com/uae_abu_dhabi_villas/al_reef_villas_arabic_community_villa_for_sale-389033.html

Information About Al Reef Villas - Arabic Community:



Al Reef Villas is a refreshingly different place to live. As the first planned community in the UAE exclusively for the middle-income tier of the population, it provides an environment of style and sophistication, with a range of exciting lifestyle options that integrate living, shopping and relaxing all in one location. With its prime location near Al Raha beach, a 10 minute drive to Abu Dhabi Island, Al Reef offers elegant, affordable villas in four different themes Mediterranean, Desert, Contemporary and Arabic, plus signature villas, as well as modern apartments in a range of sizes and styles. This leasehold residential sanctuary effortlessly combines modern amenities with traditional values to create a tranquil environment for you and your whole family. At Al Reef Villas, home is truly where the heart is. Designed with convenience and community values in mind, Al Reef residents will have easy access to both life's necessities and luxuries.

From verdant public parks, serene swimming pools and lush landscaped gardens, to unparalleled health clubs, shops retail area, education facilities and a medical clinic, this development allows you to escape the hustle of city life to a enjoy how life was meant to be. With its tree-lined streets winding through a community packed with a comprehensive range of first-rate facilities, Al Reef creates an ideal environment that makes this integrated residential community both a smart investment and a great place to live. Villas in the Arabic Community are inspired by regional motifs, applying the art of simplicity and moderation. The rooftop terraces offer the chance to enjoy a traditional Arabian sunset, and give your gatherings the unique flavour of the local culture, while surrounded by timber pergolas and handrails. The Middle East has never been as vivid as in your own Arabic villa.



Al Reef Villas - Arabic Community Image Gallery:



Exterior View 1



Community View 1

For larger view click link below

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