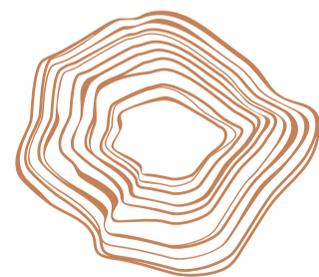




FIRST
CHOICE PROPERTIES LLC



الغدير
alghadeer





Abu Dhabi

Abu Dhabi, the capital of the UAE, has become home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.

Everything we do comes from the heart

We are one of the most trusted and recognised real estate lifestyle developers in the UAE. Our goal isn't simply to build properties. We strive to shape communities that people love to live in. Communities that become homes, brimming with life and everything we love. Home isn't just a place, it's a feeling and that's what we promise to deliver to you every day.





Embrace nature
and the best
of two cities

There's a unique lifestyle that awaits in Abu Dhabi, just minutes from Expo 2020 Dubai. A destination designed for people who want a healthy and smart way of living, while still enjoying easy access to city life.



Alghadeer

In the newest residential development phase of Alghadeer, a choice of maisonettes, townhouses and villas means there's a property for everyone. And with fresh air, open spaces, lakes, gardens and greenhouses to explore, plus smart living initiatives and all the modern conveniences, residents can enjoy an entirely self-sufficient lifestyle.



AUH
50 minutes

REEM ISLAND

SAADIYAT ISLAND

YAS ISLAND
30 minutes

ABU DHABI INTERNATIONAL AIRPORT
35 minutes

KHALIFA PORT

CHANTOOT
10 minutes

KIZAD
25 minutes

ALGHADEER

DUBAI INDUSTRIAL CITY
14 minutes

DUBAI WHOLESALE CITY
15 minutes

AL MAKTOUM INTERNATIONAL AIRPORT-DWC
16 minutes

JEBEL ALI
16 minutes

DUBAI PARKS & RESORTS
12 minutes

DUBAI INVESTMENT PARK
24 minutes

EXPO 2020
20 minutes

DUBAI MEDIA PRODUCTION ZONE
30 minutes

IBN BATTUTA MALL
20 minutes

DUBAI MARINA & JBR
25 minutes

PALM JUMEIRAH
35 minutes

DXB
45 minutes

TO DUBAI INTERNATIONAL AIRPORT
50 minutes

NORTH





DARA
CERODIM
JOY

BRAGA
CHAY
JOY

IKKA

JOY



The great outdoors

Connected by shaded walkways and landscaped gardens, the Alghadeer community is designed with residents at its heart. Weekends can be spent cycling along bike tracks, planting seeds at the farm, relaxing by the lake or meeting new neighbours at the riding stables. There's plenty to do inside too, with a residents' country club, an art centre, a selection of gymnasiums, fitness classes and sports courts, as well as shops and cafes serving locally produced food. Just a short walk away is Harvest, a multi-purpose farm and recreational centre that welcomes residents and visitors alike.





هـارڤست
HARVEST
AT ALGHADEER



On common ground

Much more than just a farm, Harvest will be a destination for relaxation, recreation, exercise, entertainment and learning. A place that reconnects us with nature.

The Studio at Harvest will hold educational workshops and training programmes designed to teach budding farmers about planting, nurturing and growing their own produce. They'll then be able to put their learnings to the test at The Field where they can practice various farming activities.

The Shed will stock a selection of farming tools and materials. While The Market will give visitors and residents a spot to buy and sell their own organic produce; everything from fresh fruit and vegetables, to honey, preserves and handmade goods.

At the Hub, ingredients picked fresh from the farm will be transformed into delicious dishes and served at a selection of artisan cafes.





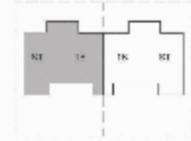


Lay of
the land

The interconnected community
is made up of maisonettes,
townhouses and villas.



Studio+1 Bedroom Maisonette



Key Plan

STUDIO MAISONETTE AREA GF: 37 m²
MAISONETTE AREA FF: 37 m²

1 BED MAISONETTE AREA GF: 55 m²
MAISONETTE AREA FF: 56 m²

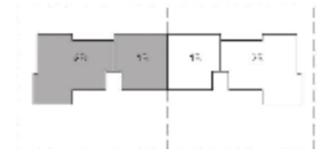


Ground Floor



First Floor

1+2 Bedroom Maisonette



Key Plan

1 BED MAISONETTE AREA GF: 55 m²
MAISONETTE AREA FF: 68 m²

2 BED MAISONETTE AREA GF: 86 m²
MAISONETTE AREA FF: 98 m²



Ground Floor



First Floor

DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of sale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.



2 Bedroom Maisonette



Key Plan

MAISONETTE AREA GF: 85 m²
MAISONETTE AREA FF: 96 m²



Ground Floor



First Floor

3 Bedroom Maisonette

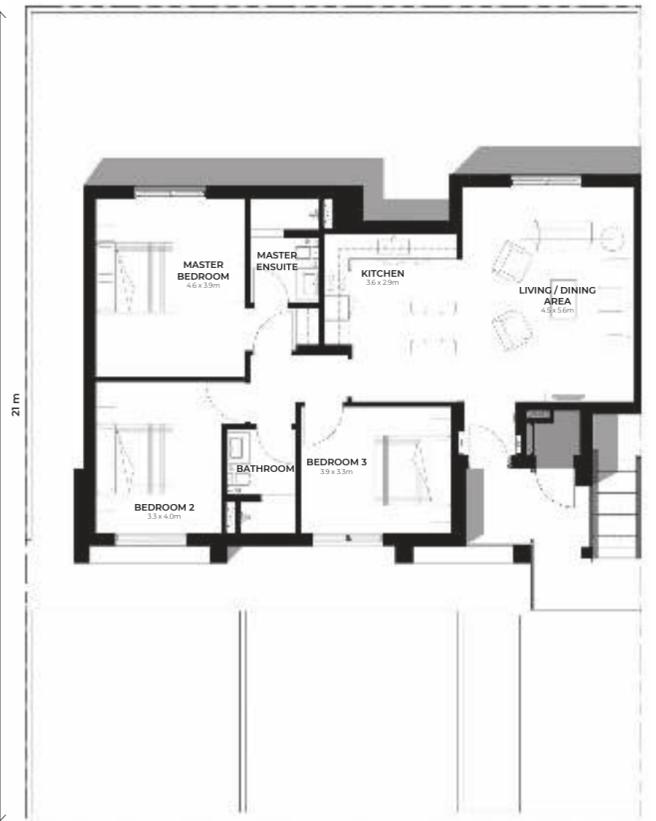


Key Plan

MAISONETTE AREA GF: 106 m²
MAISONETTE AREA FF: 106 m²



Ground Floor



First Floor

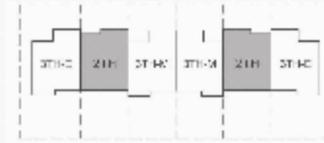
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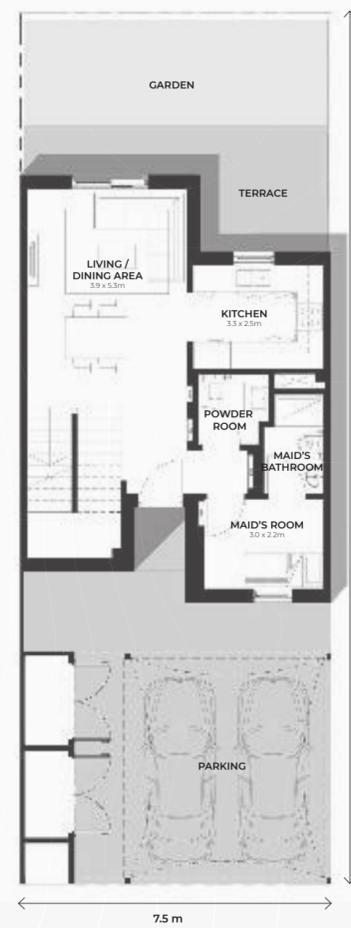


2 Bedroom Townhouse



Key Plan

TOWNHOUSE AREA: 125 m²

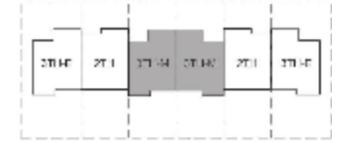


Ground Floor



First Floor

3 Bedroom Townhouse (Mid Unit)



Key Plan

TOWNHOUSE AREA: 152 m²

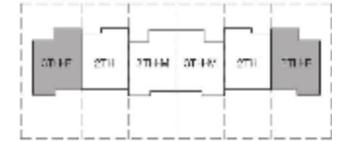


Ground Floor



First Floor

3 Bedroom Townhouse (End Unit)



Key Plan

TOWNHOUSE AREA: 155 m²



Ground Floor



First Floor

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4 Bedroom Villa (Detached)



Key Plan

VILLA AREA: 206 m²



Ground Floor



First Floor

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Out and about





1 AL MAKTOUM INTERNATIONAL AIRPORT

16 minutes from Alghadeer
Business or pleasure? Either way, the journey will be a smooth one.

2 LAST EXIT

5 minutes from Alghadeer
Drive in and pull up to a selection of themed food trucks serving fresh and authentic street food, from Mexico to India.

3 DUBAI PARKS AND RESORTS

12 minutes from Alghadeer
Five world-renowned theme parks in one place. There's never a dull moment.

4 THE OUTLET VILLAGE

19 minutes from Alghadeer
Paradise for the sartorially-inclined. In this high-end mall, you'll find the most iconic fashion brands at the lowest prices.

5 SAADIYAT BEACH CLUB

40 minutes from Alghadeer
Beach lounge, poolside cabana or table al fresco? The choice is yours at this exclusive beach club on the exquisite Saadiyat Island.

6 BANAN BEACH

20 minutes from Alghadeer
The rustic choice. Camp overnight in a tent or chalet, wake with an oceanfront yoga class, and spend the day sampling the 12 watersports on offer.

7 YAS ISLAND

30 minutes from Alghadeer
A million wonders in one destination. Go for a day, stay for a week.

8 IBN BATTUTA MALL

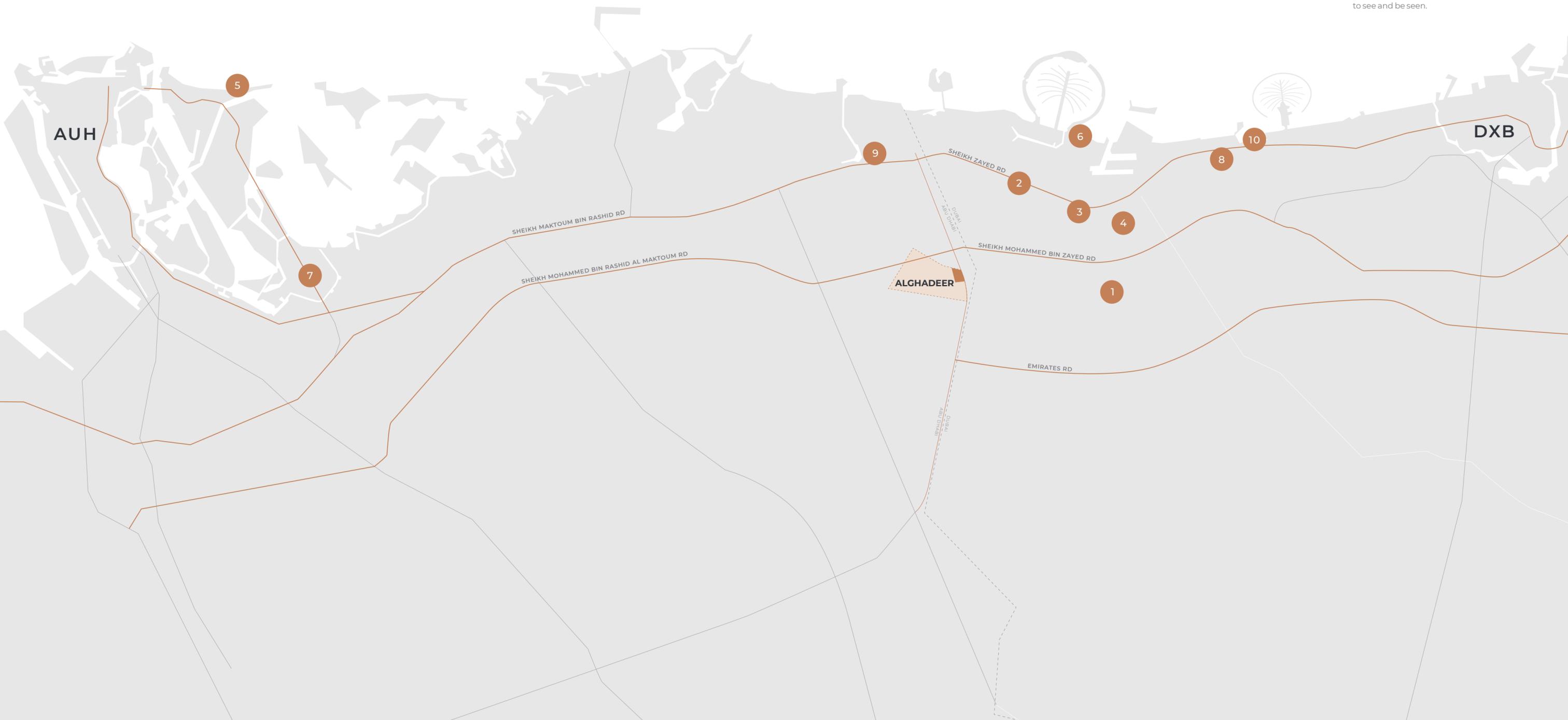
20 minutes from Alghadeer
Six courts inspired by six countries, each packed with your favourite shops and restaurants.

9 GHANTOOT RACING AND POLO CLUB

12 minutes from Alghadeer
Rub elbows with the best, at one of the most prestigious polo and equestrian clubs in the world.

10 DUBAI MARINA

25 minutes from Alghadeer
Smart cafés, sandy stretches, super yachts. The bustling Marina is the place to see and be seen.





Explore the Natural Gems of the UAE

The deep wadis, undulating dunes, sprawling mountains and clear waters of the UAE are ideal for exploring by foot, bike, buggy or boat. Leave the city behind and get back in touch with nature.

HORSE-RIDING

Take the reins at the Abu Dhabi Equestrian Club – the home of horse racing in the capital. The club has instructors ready to teach the principles of horsemanship to riders of all levels. The more adventurous may prefer the Sir Bani Yas Stables. Hack across the exotic landscapes of the Arabian Wildlife Park, where you'll spot free roaming animals from your lofty perch.

KAYAKING

A peaceful lake surrounded by breathtaking mountains, the Hatta Dam is the ultimate spot for kayaking. Under two hour's drive from Dubai, the entire journey is picture-perfect.

HIKING AND MOUNTAIN BIKING

Pack up the car and head to Wadi Bih in Ras Al Khaimah. Otherwise known as the Grand Canyon of the UAE, this deep ravine stretches 1km and is perfect for hiking or mountain biking. For the more experienced hiker, Jebel Hafeet in Al Ain is the third highest mountain in the UAE, just an hour and a half from Abu Dhabi. A challenging climb that's best tackled in time for sunset.

DESERT CAMPING

The Moreeb Dune in Abu Dhabi sets the perfect backdrop for a night sleeping under the stars. At over 300 feet, it's one of the tallest dunes in the world, making it popular for dune bashers and campers alike.



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