

Rotana

Residences – Al Reem Island
Abu Dhabi



ROYAL
DEVELOPMENT HOLDING
AN ESG COMPANY



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.



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.

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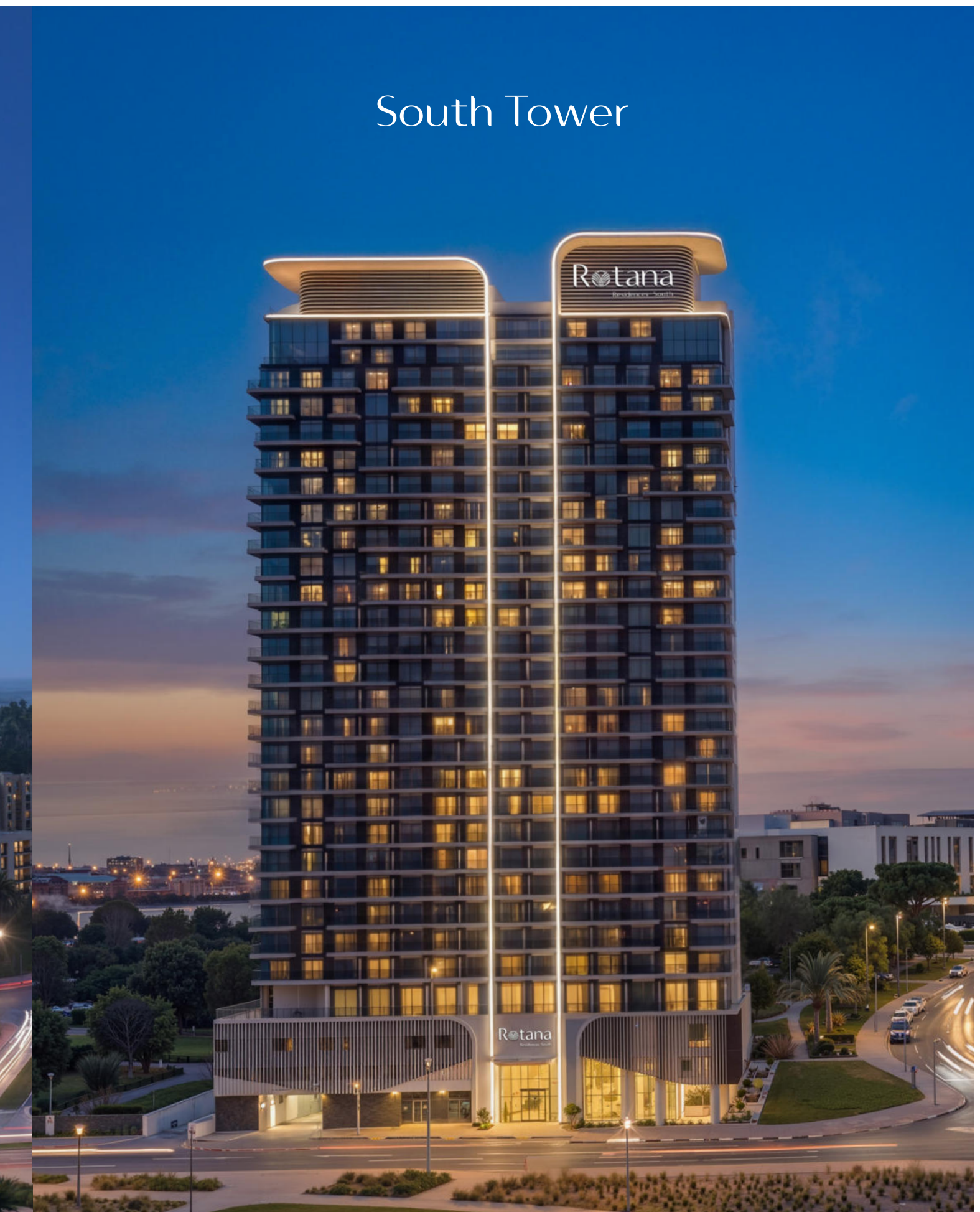


At the heart of Rotana Residences is a singular promise, the Promise of Treasured Time. It is a commitment to honour what matters most: moments that are meaningful, personal and truly curated for you.

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.



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

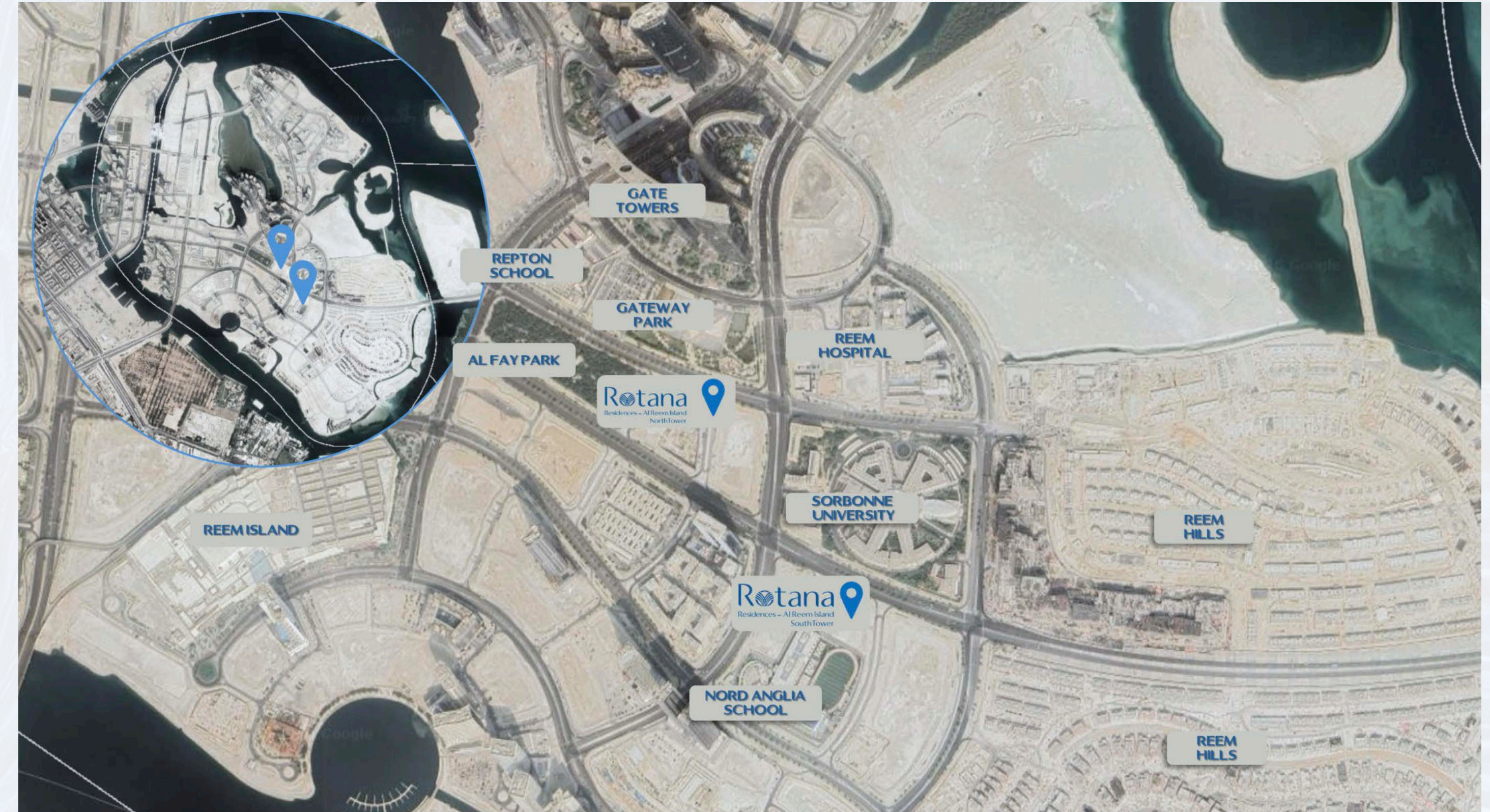
16 mins from Downtown Abu Dhabi

16 mins from Zayed Museum

18 mins from Louvre Abu Dhabi

20 mins from Guggenheim Museum

22 mins from Zayed International Airport





Rotana

Residences – 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 Podiums + 26 Floors

UNIT TYPE	SIZE RANGE
STUDIO	408-460 SQFT
1 BEDROOM	849-950 SQFT
2 BEDROOM	1389-1959 SQFT
3 BEDROOM	2154 SQFT
3 BEDROOM DUPLICATE PENTHOUSE	3055 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



Outdoor Amenities



Rotana
Residences – Al Reem Island
South Tower

Floor Plans



Rotana
Residences – Al Reem Island
South Tower

Unit Layouts



Studio
Unit Layouts



1 Bedroom Unit Layouts



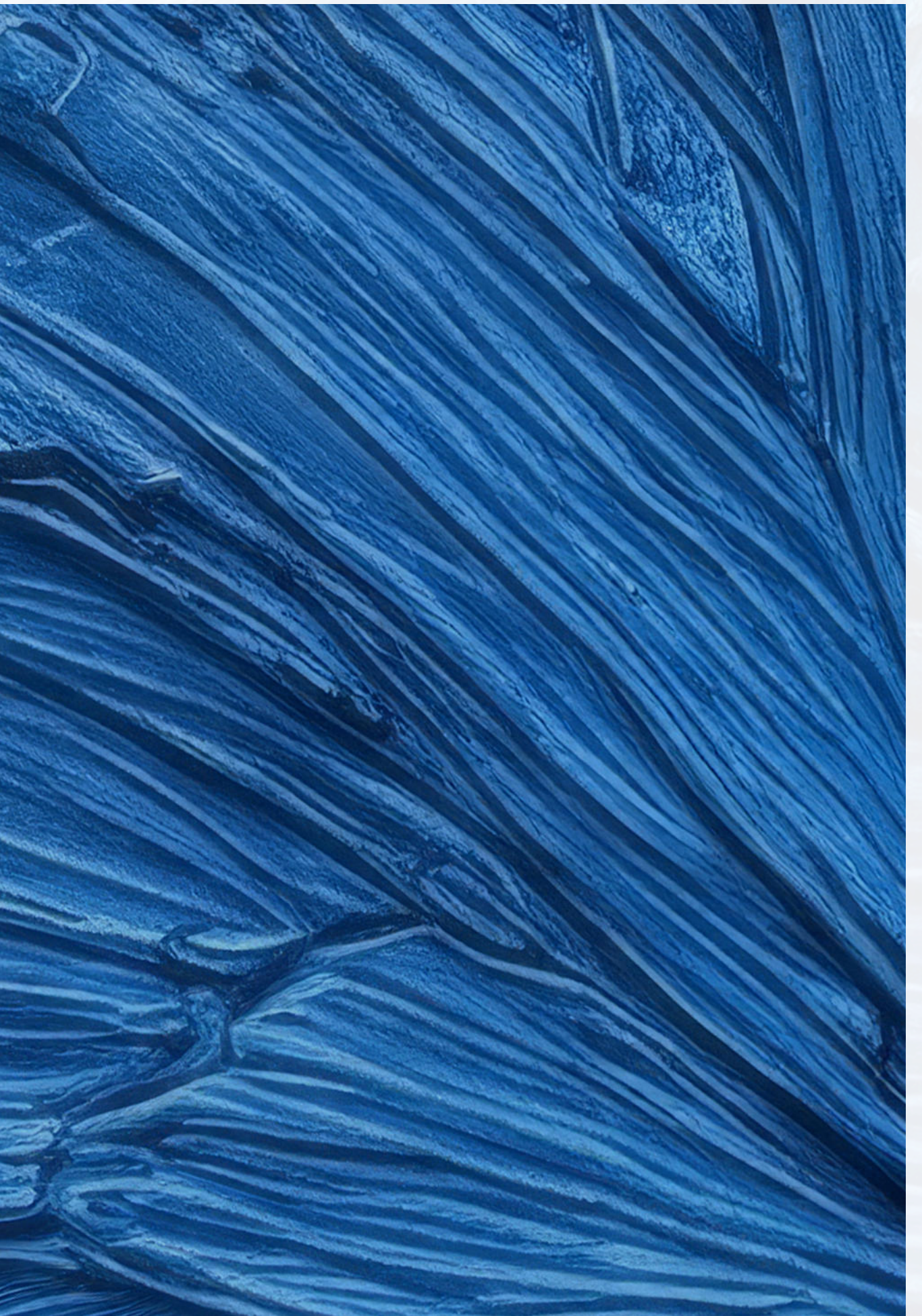
2 Bedroom Unit Layouts



3 Bedroom Unit Layouts



3 Bedroom
Duplex Penthouse
Unit Layouts





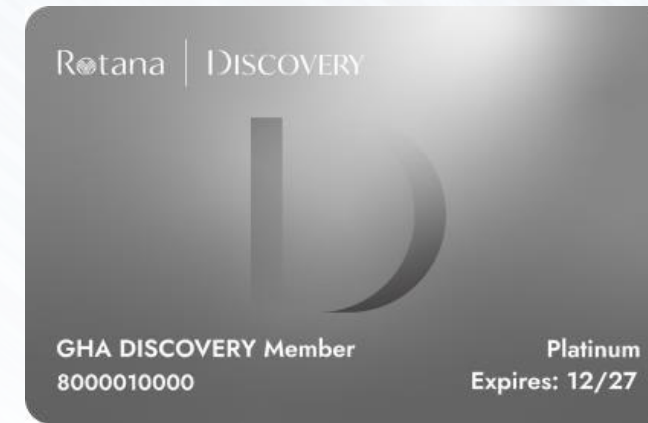
Exclusive Platinum Privileges Reserved for Homeowners

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.

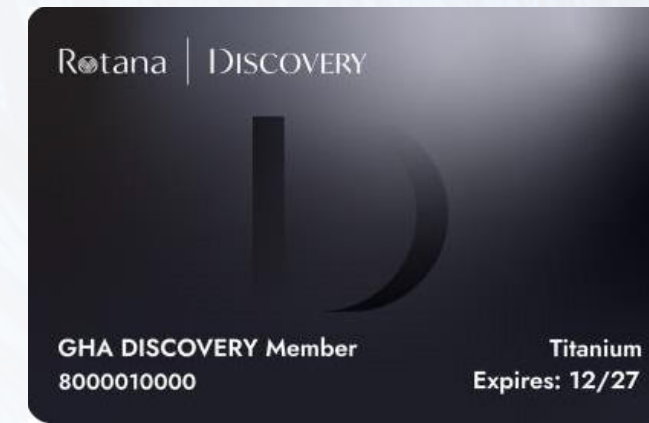


FOR THE REST OF THE BUYERS

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
 1. All home buyers will receive Platinum Tier status with Rotana Rewards.
 2. Penthouse homeowners enjoy an elevated experience with Titanium Tier status granted upon purchase.
 All benefits are subject to Rotana Rewards terms, conditions, and programme policies.

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

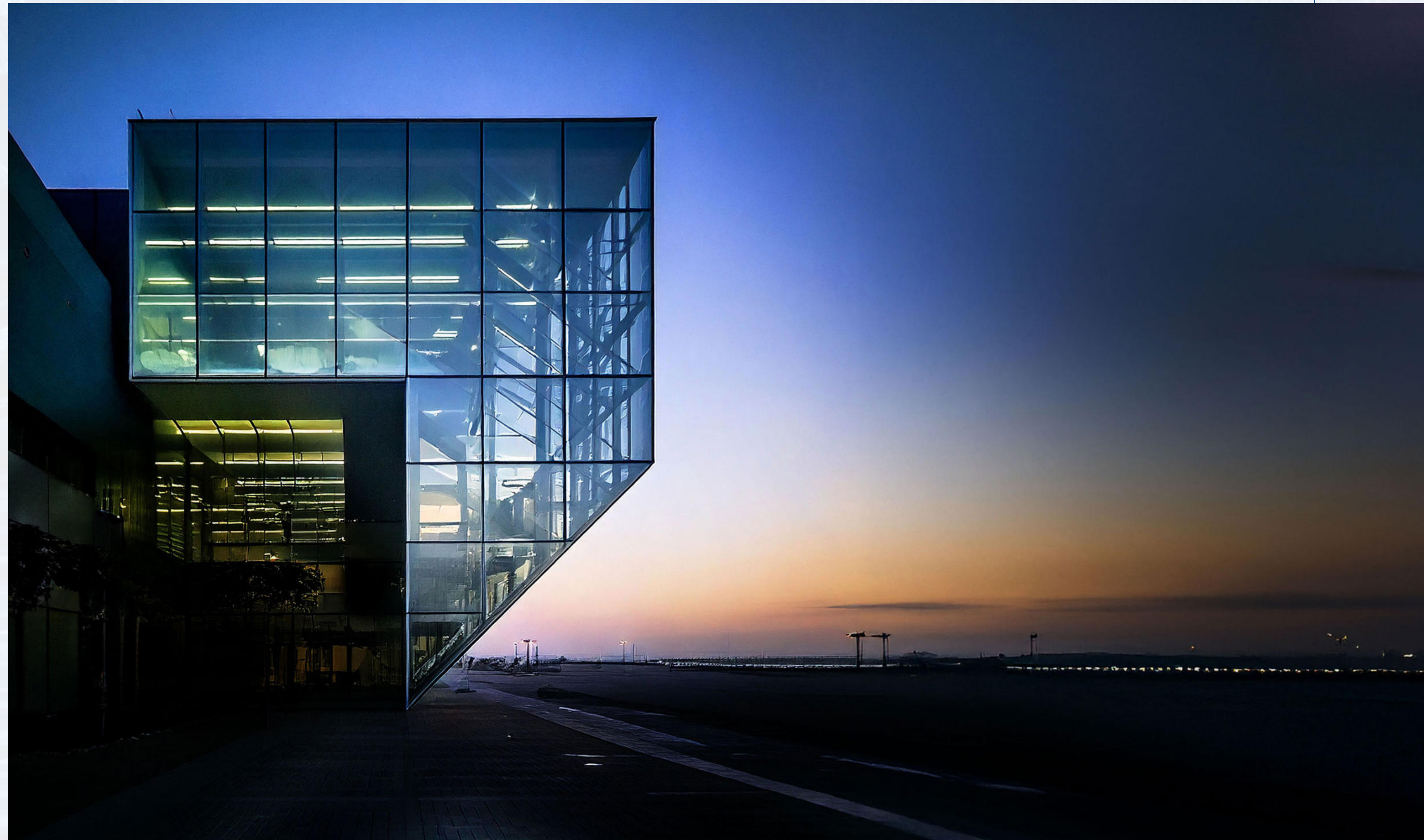
Membership and dining certificates are valid for one year from issuance.

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

