



**OCEAN SCAPE**

ABU DHABI





## *Land of the gazelle*

The capital of the UAE, Abu Dhabi, has transformed from its original simple island settlement, to today's modern business, leisure and tourism hub. Set across several islands and famous for its pristine corniche, the emirate also represents a great investment destination too.





## *Al Reem Island*

Occupying a prime seafront location and just 300 metres away from the centre of the city, Al Reem Island, Abu Dhabi, is an extraordinary development with business / residential towers, shopping centres, restaurants and cafés – set against a stunning backdrop of spectacular views. Master planned by renowned international architects, town planners and designers, the community offers a unique level of balance and harmony.

The island is just 20 minutes from Abu Dhabi International Airport, within easy reach of Dubai, and presents residents and guests with environmentally-conscious features such as open parkland, playgrounds and cycle paths.





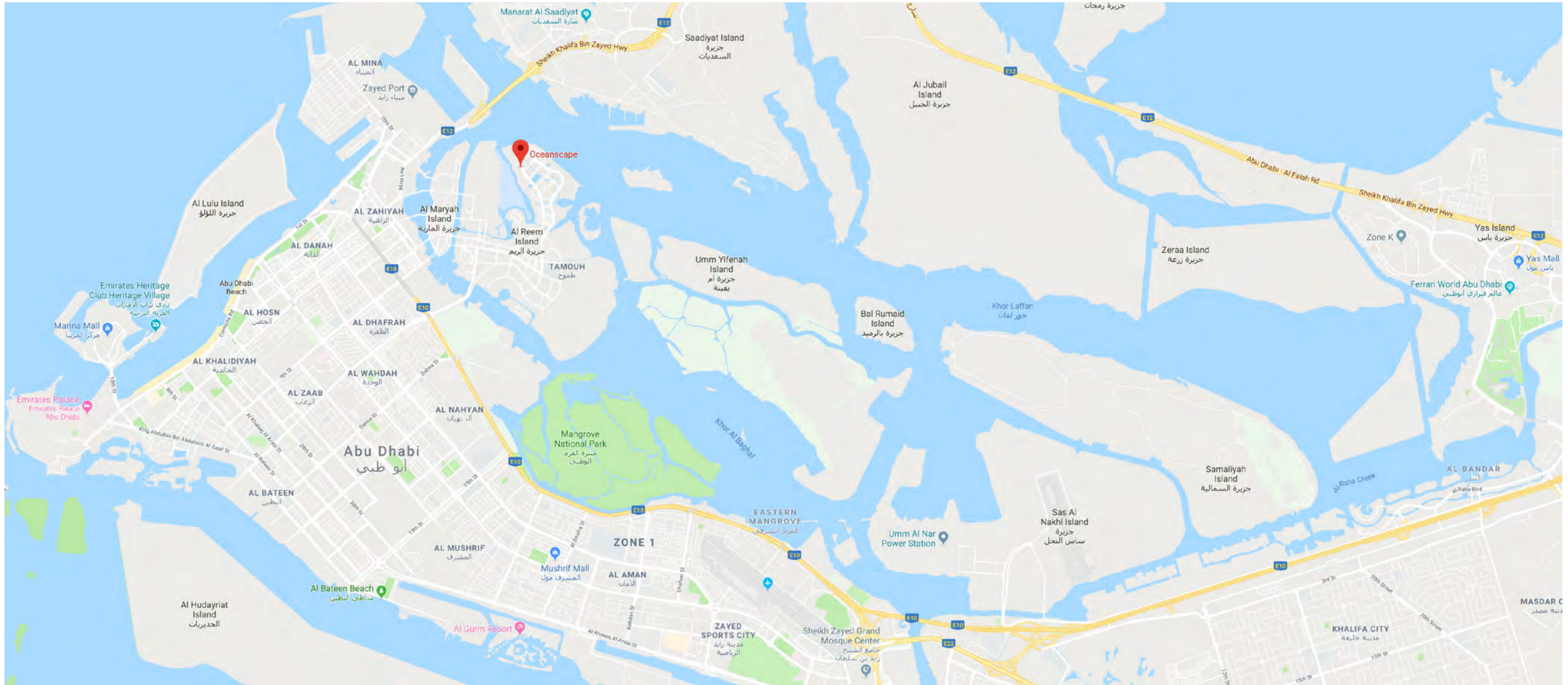
## *For contemporary lifestyles*

Sleek and stylish, Oceanscape is three-tier mixed-use development with a selection of apartments, townhouses and boutique retail space, that represent three wonderful investment choices.

This is the most prestigious address in Al Shams, Abu Dhabi.

- Spectacular 32-floor waterfront residential towers
- Exclusive sea-facing townhouses above the podium
- Boutique retail space on three levels
- Grand reception area with double height lobby and guest lounge
- Lift lobby with multiple smart elevators
- Interior designed common hallways and corridors
- Beautiful landscaping
- Camera-supervised covered parking on ground, first and second floors
- Concierge service and 24-hour residents' services

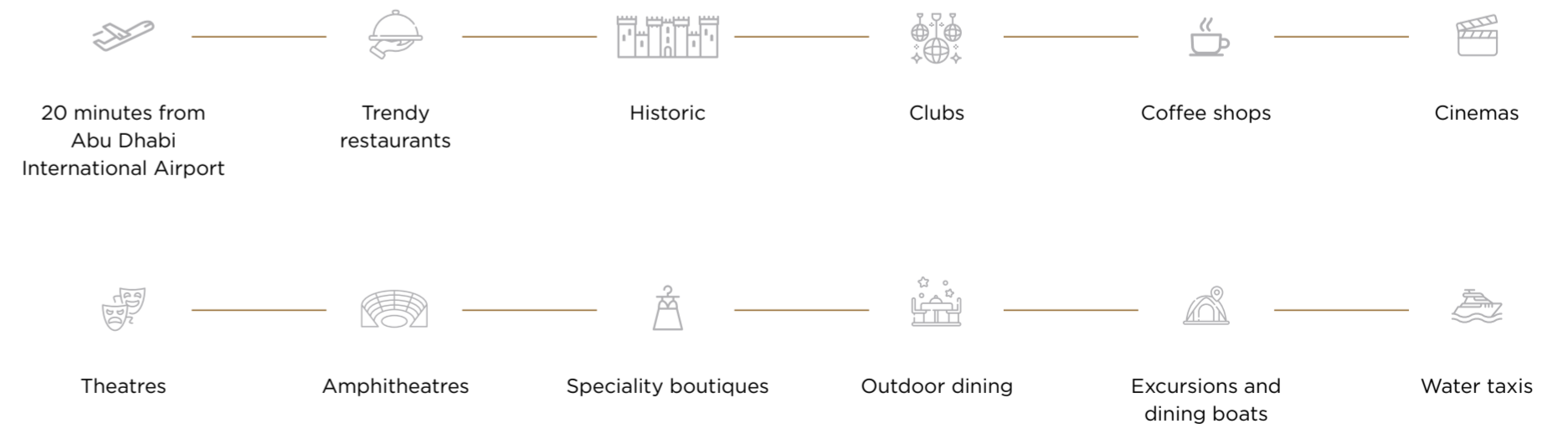




## *An exotic location*

Al Shams is a self-contained 10-district development on Al Reem Island, with lush mangroves on one side and extensive waterfront on the other. With a canal system reminiscent of Venice and the Riverwalk in San Antonio, it's the perfect setting in which to live, work, relax and play.

Residents can enjoy uninterrupted seaviews as well as the superb amenities of this vibrant district. Oceanscape takes pride of place in Al Shams.





*Where the ocean  
is your neighbour*



## **TOWNHOUSES**

Enter a world away from everything else with our collection of separate, individual sea-view townhouses.

- Luxury two, three and four bedroom townhouses on two levels
- All sea-facing
- Private swimming pool for each townhouse
- Smart home technology
- Health club
- Steam and sauna rooms
- Relaxation and massage room

## **APARTMENTS**

Choose from a collection of stunning 32-floor towers in the centre of the development, all with Gulf views as far as the eye can see.

- One, two and three bedroom apartments
- Infinity pool overlooking the mangroves and the sea
- Smart home technology with electronic access system
- Children's play room and audio visual entertainment centre
- Adults' recreation and games room
- Steam and sauna rooms
- Relaxation and massage room





## *A premium address for high-end brands*

### **RETAIL**

Occupying three levels and spanning the entire development is a vast retail space, that will enjoy the captive high net-worth residents of Oceanscape along with a discerning clientele from the neighbourhood.

- Boutique retail space on ground, first and second floors
- Multi-level parking
- Landscaped surroundings
- Restaurants, cafés and speciality retail located within the building



# TOWNHOUSES

// TYPICAL FLOOR PLAN

**4 BEDROOM**



UPPER FLOOR



LOWER FLOOR

# APARTMENTS

// TYPICAL FLOOR PLAN



2 BEDROOM FLOOR PLAN



3 BEDROOM FLOOR PLAN



# APARTMENTS

// TYPICAL FLOOR PLAN

1 BEDROOM



# BUILDING SPECIFICATIONS

Structure	Reinforced concrete
Roof	Reinforced concrete flat roof
Wall construction	Block work and concrete walls
Ceiling finishes	Skim coat and paint / fibrous plaster
Windows	Aluminium framed glass windows and doors

## MAIN ENTRANCE

Internal and all bathrooms	Fire-rated wood door
Balcony	Aluminium framed glass door
Maid's bathroom	PVC door
Ironmongery	Quality locksets

## FLOOR FINISHES

Living / dining	Marble or high-quality ceramic flooring
All bedrooms	Hardwood flooring or high-quality ceramic flooring
Master bathroom	Marble or high-quality ceramic flooring
Common bathroom	Ceramic flooring
Kitchen	Marble or high-quality ceramic flooring
Balcony, yard, utility and maid's bathroom	Ceramic flooring

## WALL FINISHES

Kitchen	Ceramic wall tiles
Master bathroom	Marble or high-quality ceramic tiles
Common bathroom	Ceramic wall tiles
Powder room	Marble or high-quality ceramic tiles
Maid's bathroom	Ceramic wall tiles
Others	Plaster and paint

## SANITARY WARE

Master bathroom	Granite vanity top with wash basin, basin mirror, mirror, long bath and water closet
Powder room	Granite vanity top with wash basin, mirror and water closet
Maid's bathroom	Wall-hung wash basin, wall-mounted shower and water closet

## DRY KITCHEN

Kitchen cabinet with solid worktop, cooker hood, hob and stainless steel sink

## WATER HEATER

Hot water system to all bathrooms, kitchen, powder room and maid's bathroom



# DAMAC PROPERTIES / LIVE THE LUXURY

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, Oman and the United Kingdom. Since then, the Company has delivered over 21,700 homes, with a development portfolio of more than 40,000 at various stages of planning and progress. This includes 10,000 hotel rooms, serviced hotel apartments and hotel villas, managed by its wholly-owned DAMAC Hotels & Resorts.\*

Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course by Tiger Woods Design, managed by The Trump Organization, and luxury homes in association

with Versace, Fendi, Just Cavalli, and Paramount Hotels & Resorts. With a consistent vision, and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living.

DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani - DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman Hussain Sajwani, is supporting the One Million Arab Coders Initiative. The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.

\*30th June 2018.

## LUXURY BY APPOINTMENT

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 DAMAC Properties

VAT: Commercial properties (including hotel rooms, hotel apartments, retail and office spaces, plus parking and storage areas if sold separately) are subject to Value Added Tax (VAT) at a rate of 5%. To date, residential property remains free of VAT.

All project information is correct as at the time of printing but may be subject to change without notice.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



***DAMAC***

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