

An architectural rendering of a residential development. The scene features a central courtyard with a paved area, surrounded by multi-story, light-colored buildings with Mediterranean-style architecture, including arched windows and balconies. Several palm trees are scattered throughout the scene, some in the foreground and others in the background. A blue SUV is parked on the left, and a blue sedan is parked on the right. A few people are visible, including a child in a white dress pointing towards the blue car. The sky is clear and blue. A semi-transparent white rectangular overlay is centered in the image, containing the text 'Bloom Living Bloom'.

B

BLOOM LIVING

Bloom

BLOOM LIVING

A fully integrated and all-inclusive community in Abu Dhabi.

Built over an area of 2.2 million sqm, the iconic gated community features more than 4,000 homes, including a selection of villas, townhouses, and apartments to suit the unique needs of residents of all generations. Bloom Living's architecture is inspired by the rustic vibe of the Mediterranean and seamlessly fuses traditional Spanish design with contemporary finishings.



BLOOM LIVING



LIVING MOMENTS... MAKING MEMORIES

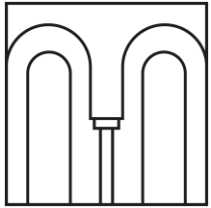
Bloom Living will bring together residents of all ages, cultures, and ethnicities, to deliver a superior living experience that promotes genuine human connection. The development's focal point will be a large lake which will represent a community meeting point, around which residents can walk, run, and cycle, and makes it an ideal community for those seeking a peaceful life. The use of water, in addition to the community's beautiful flora, aims to create calm and serene surroundings that reinforce Bloom Living's commitment to promoting health and wellbeing.



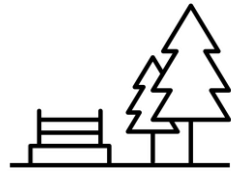
BLOOM LIVING



DEVELOPMENT FEATURES



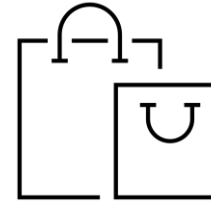
Mediterranean inspired architecture: villas, townhouses & apartments



Wide range of parks: Agro park, dog park, yoga park, linear park, pool parks & kids play area and other greenbelt parks & trails



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



Retail and F&B outlets



Outstanding international schools



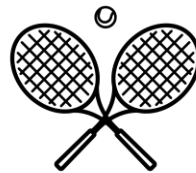
Self-sufficient and walkable community



Pet-friendly community



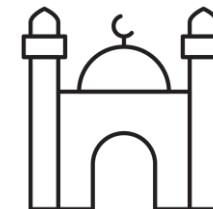
Neighbourhood retail center



Tennis and all purpose sport courts



Wellness center / sports club



Mosques

BLOOM LIVING LOCATION

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

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



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



BLOOM LIVING



CORDOBA

Phase 1 | Bloom Living

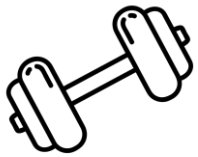
NEIGHBORHOOD FACILITIES



CORDOBA

A Wide Array of Amenities

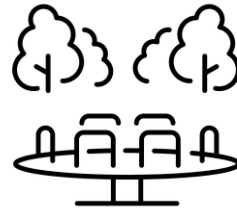
Residents of Cordoba, Phase one of Bloom Living have several leisure and entertainment activities to choose from:



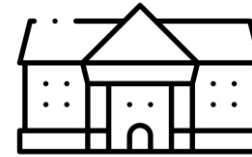
State-of-the-art gymnasium



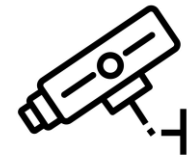
Swimming pool with kids' area



Play area



Community clubhouse



24 hour security Service



Parking space



Barbecue area



Male & female praying halls



Walking pathways



Cycling tracks

KEY FACTS



CORDOBA

No. of units	257
Unit Types	Villas and Townhouses
Construction Start Date	Q4 2022
Anticipated Handover Date	Q4 2024



BLOOM LIVING



CORDOBA MASTER PLAN



CORDOBA



PRICING SUMMARY



CORDOBA

Average 1,160 AED/Sq Ft.	Approx. Sellable Area Range	Approx. Plot Area Range	Price Range (AED)
2 Bed Townhouse	1,298- 1,340	1,615 – 2,260	1.5M
3 Bed Townhouse	1,617 - 1,848	1,722 – 2,368	1.9M
3 Bed Villa	2,730	4036	2.8M
4 Bed Villa	3,412	4,796 – 5,472	3.9M
5 Bed Villa	4,608	6,792 – 8,298	5.2M
6 Bed Villa	5,538	8,266 – 9,619	6.4M



BLOOM LIVING

PAYMENT PLAN AND INCENTIVES



CORDOBA

Option 1

30/40/30

- 10% Down payment
- 20% Construction Period
- 40% Handover
- 30% Two-years Post Handover
- (Not Discounted)

Option 2

50/50

- 20% Down payment
- 30% Construction Period
- 50% Handover
- (*3% Discount)

Option 3

70/30

- 40% Down payment
- 30% Construction Period
- 30% Handover
- (*5% Discount)

INCENTIVES



2% ADM Waiver



FREE 1 Year
Home Maintenance



FREE 1 Year
Service Charge

PAYMENT PLAN AND INCENTIVES



Category	Milestone	Option I 30/40/30	Option II 50/50	Option III 70/30
Payment Terms	SPA Sign Date	10%	20%	40%
	Construction Start	10%	10%	10%
	20% Completion	10%	10%	10%
	40% Completion	0%	10%	10%
	Handover	40%	50%	30%
	1YR PHO (4 installments)	15%	-	-
	2YR PHO (4 installments)	15%	-	-
Discounts	For single purchase	0%	3%	5%





CORDOBA

Renders and Floor Plans

Townhouse | Cluster 4 | 2 Bedroom | Front View



Townhouse | Cluster 4 | 2 Bedroom | Back View



Townhouse | Cluster 6 | 2 Bedroom | Front View



Townhouse | Cluster 6 | 2 Bedroom | Back View





BLOOM LIVING



CORDOBA

Townhouse
2 Bedroom Type 2E

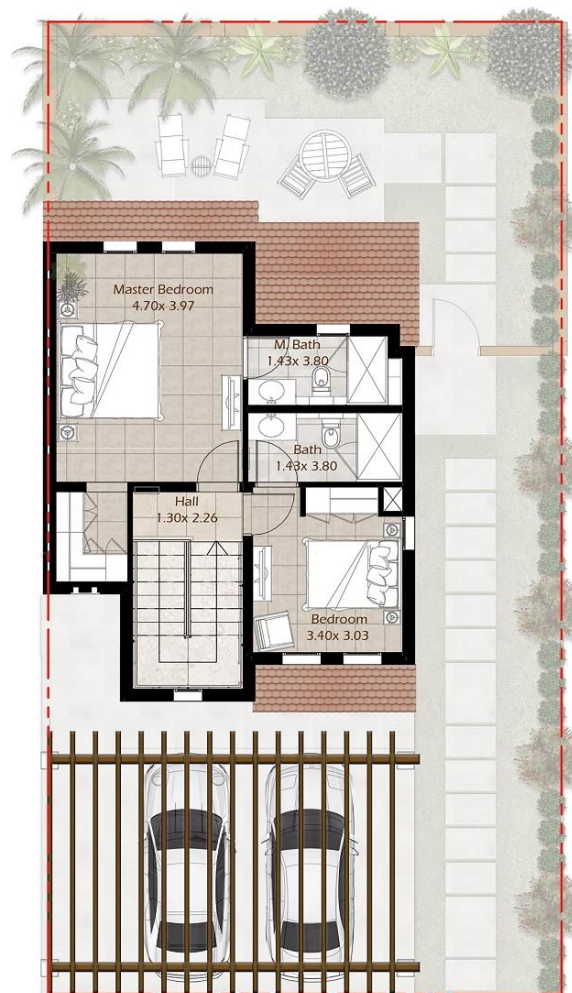
Ground Floor:
761 sqft
71 sqm

First Floor:
564 sqft
52 sqm

Total Sellable Area:
1325 sqft
123 sqm



Ground Floor



First Floor

All floor plans depicted herewith 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.



BLOOM LIVING



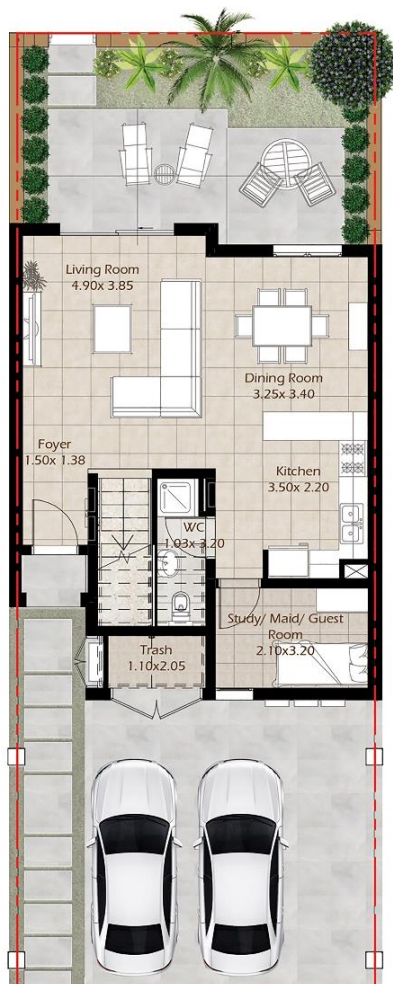
CORDOBA

Townhouse
2 Bedroom Type 2M

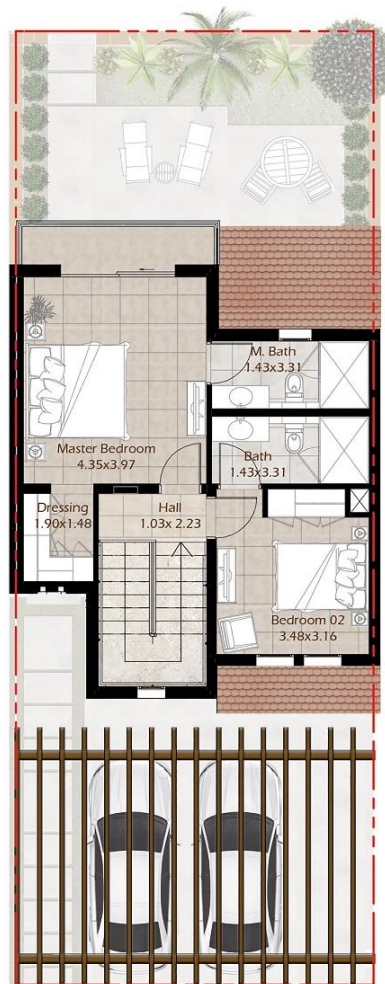
Ground Floor:
745 sqft
69 sqm

First Floor:
595 sqft
55 sqm

Total Sellable Area:
1340 sqft
124 sqm

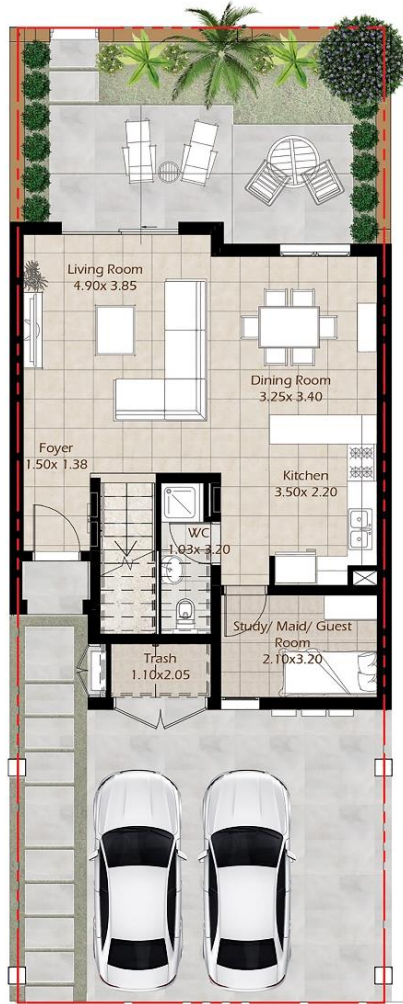


Ground Floor

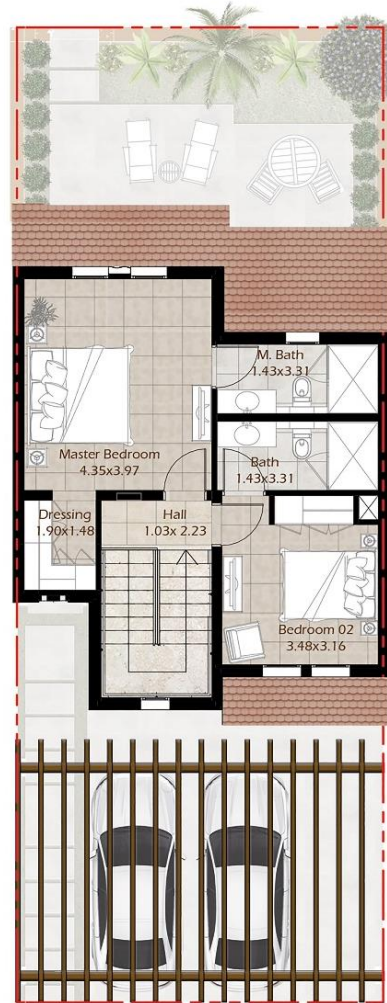


First Floor

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Ground Floor



First Floor

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BLOOM LIVING



CORDOBA

Townhouse
2 Bedroom Type 2M1

Ground Floor:
745 sqft
69 sqm

First Floor:
553 sqft
51 sqm

Total Sellable Area:
1298 sqft
120 sqm

Townhouse | Cluster 4 | 3 Bedroom | Front View



Townhouse | Cluster 4 | 3 Bedroom | Back View



Townhouse | Cluster 6 | 3 Bedroom | Front View



Townhouse | Cluster 6 | 3 Bedroom | Back View





BLOOM LIVING



CORDOBA

Townhouse
3 Bedroom Type 3E

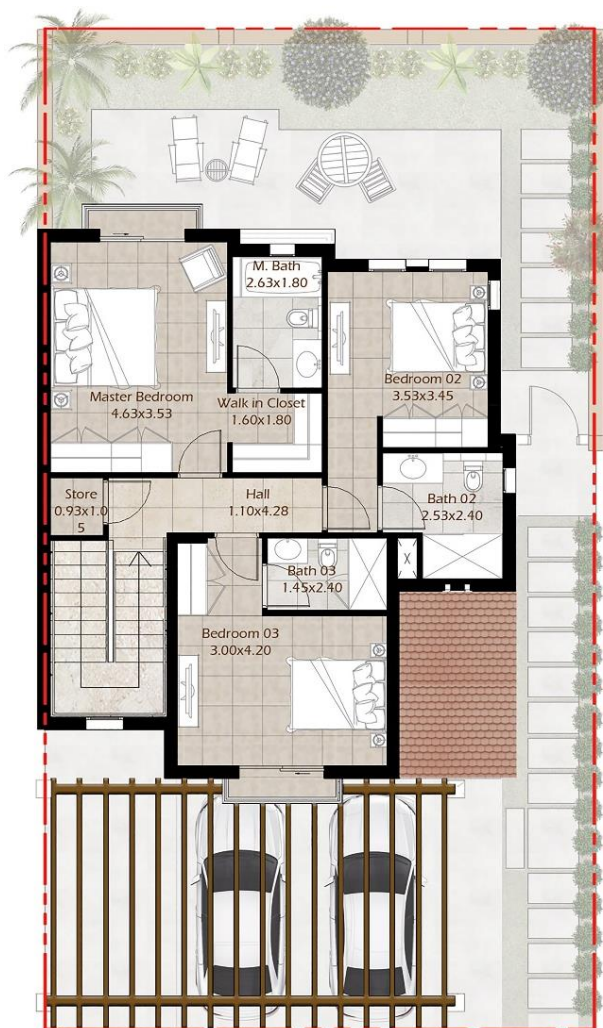
Ground Floor:
959 sqft
89 sqm

First Floor:
889 sqft
83 sqm

Total Sellable Area:
1848 sqft
172 sqm

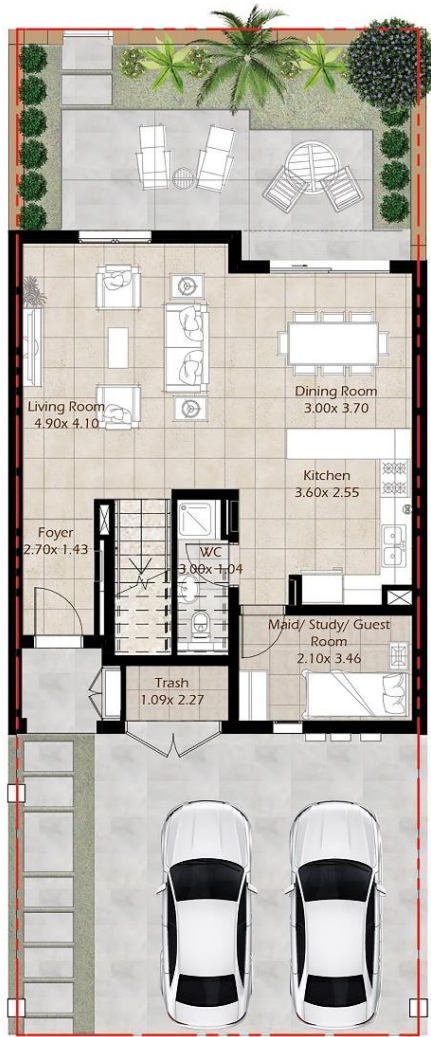


Ground Floor

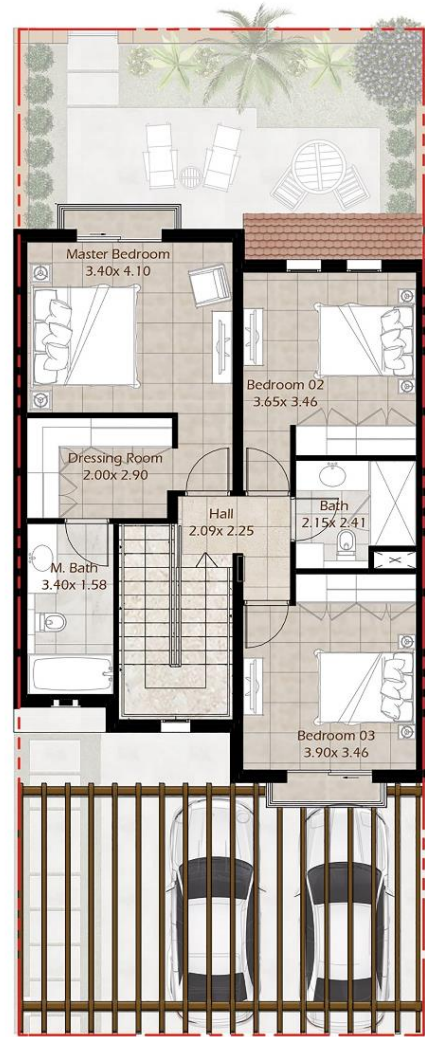


First Floor

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Ground Floor



First Floor



BLOOM LIVING



CORDOBA

Townhouse
3 Bedroom Type 3M

Ground Floor:
810 sqft
75 sqm

First Floor:
808 sqft
75 sqm

Total Sellable Area:
1618 sqft
150 sqm

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Villa | 3 Bedroom | Front View



Villa | 3 Bedroom | Back View





BLOOM LIVING



CORDOBA

Villa 3 Bedroom

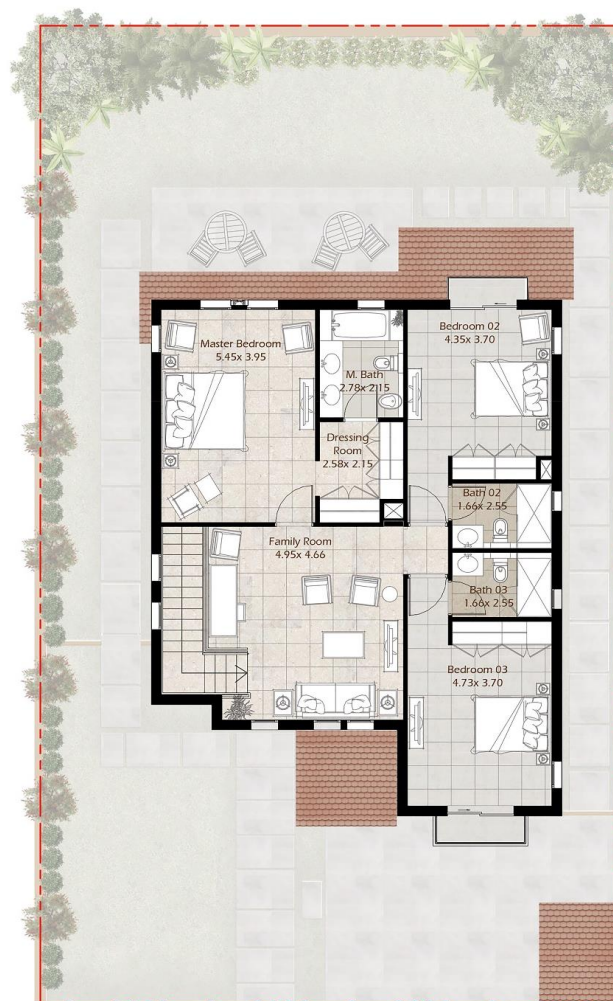
Ground Floor:
1436 sqft
133 sqm

First Floor:
1295 sqft.
120 sqm

Total Sellable Area:
2731 sqft
253 sqm



Ground Floor



First Floor

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Villa | 4 Bedroom | Front View

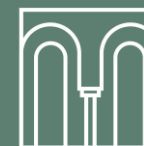


Villa | 4 Bedroom | Back View





BLOOM LIVING



CORDOBA

Villa 4 Bedroom

Ground Floor:
1891 sqft
176 sqm

First Floor:
1521 sqft
141 sqm

Total Sellable Area:
3412 sqft
317 sqm



Ground Floor



First Floor

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Villa | 5 Bedroom | Front View



Villa | 5 Bedroom | Back View





BLOOM LIVING



CORDOBA

Villa 5 Bedroom

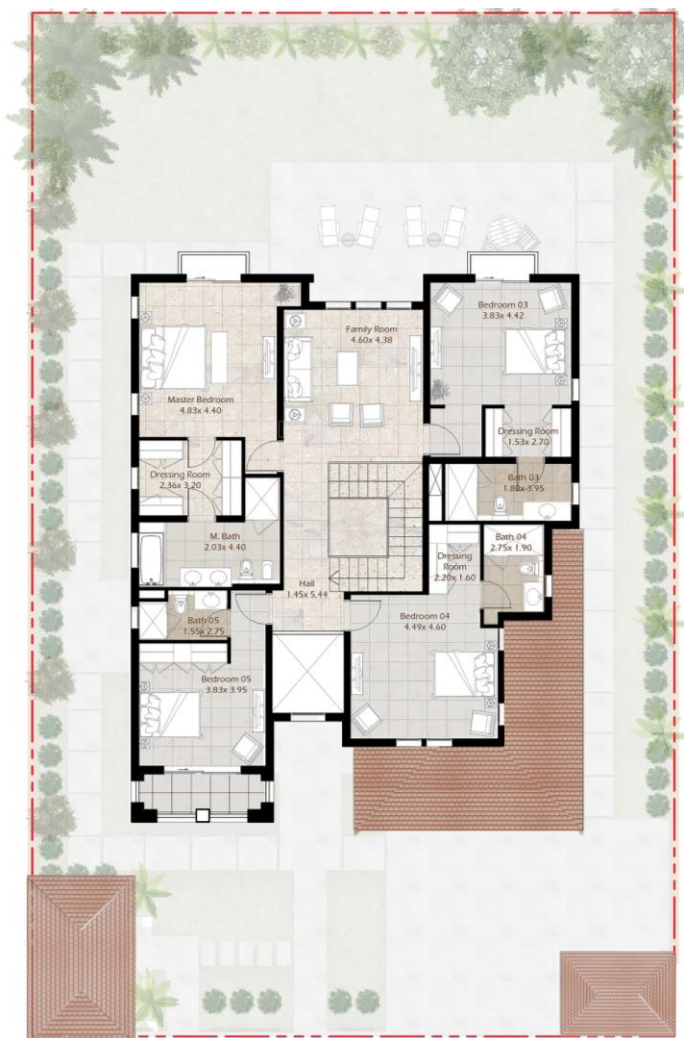
Ground Floor:
2604 sqft
242 sqm

First Floor:
2004 sqft.
186 sqm

Total Sellable Area:
4608 sqft
428 sqm



Ground Floor



First Floor

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Villa | 6 Bedroom | Front View



Villa | 6 Bedroom | Back View





BLOOM LIVING



CORDOBA

Villa 6 Bedroom

Ground Floor:
2985 sqft
278 sqm

First Floor:
2553 sqft
237 sqm

Total Sellable Area:
5538 sqft
515 sqm



Ground Floor



First Floor

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