



SUNSET VALLEY



PEAK LIVING IN THE CAPITAL

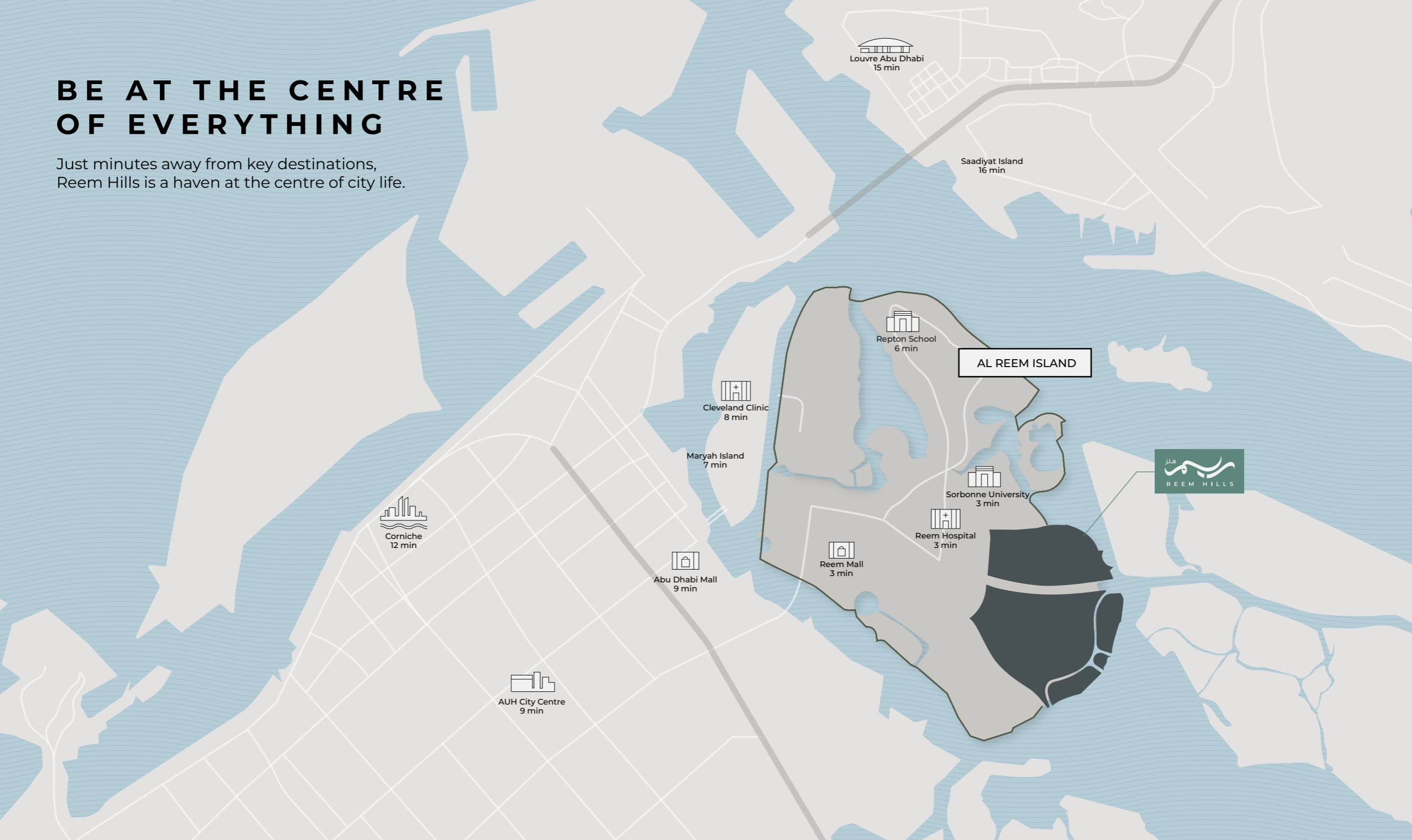
WHERE HILLS MEET THE BEACH

The best of all worlds awaits you in the gated community of Reem Hills, where a luxurious life of leisure, serenity, healthy living, and an unmatched diverse community overlooking man-made hills, beaches and a canal are yours for the taking.



BE AT THE CENTRE OF EVERYTHING

Just minutes away from key destinations,
Reem Hills is a haven at the centre of city life.



Louvre Abu Dhabi
15 min

Saadiyat Island
16 min

AL REEM ISLAND

Repton School
6 min

Cleveland Clinic
8 min

Maryah Island
7 min

Sorbonne University
3 min

Reem Hospital
3 min

Reem Mall
3 min

Abu Dhabi Mall
9 min

Corniche
12 min

AUH City Centre
9 min





REEM AVENUE

SUNSET VALLEY

CANAL PROMENADE

SIERRA VIEWS

CANAL SIDE

ISLAND LIVING

ISLAND BAY







AMENITIES AT YOUR DOORSTEP

The amenities you'll find at Reem Hills cover the spectrum of all your needs, so that you can experience tranquility and a life well lived.

AMENITIES

-  GATED COMMUNITY
-  PRIVATE SCHOOL
-  COMMUNITY CENTRE
-  EARLY LEARNING CENTRE
-  MOSQUES
-  RETAIL
-  RESTAURANTS & CAFES
-  MEDICAL SERVICES
-  CLUBHOUSES

PARKS

-  NEIGHBORHOOD PARK
-  LINEAR PARK
-  POCKET PARK
-  LANDSCAPED HILL
-  COMMUNITY PARK
-  JOGGING & CYCLING TRACKS
-  SPORTS COURTS
-  SHADED SEATING AREAS

RECREATIONAL AREAS

-  SANDY BEACHES
-  CANAL PROMENADE



WITHIN YOUR REACH





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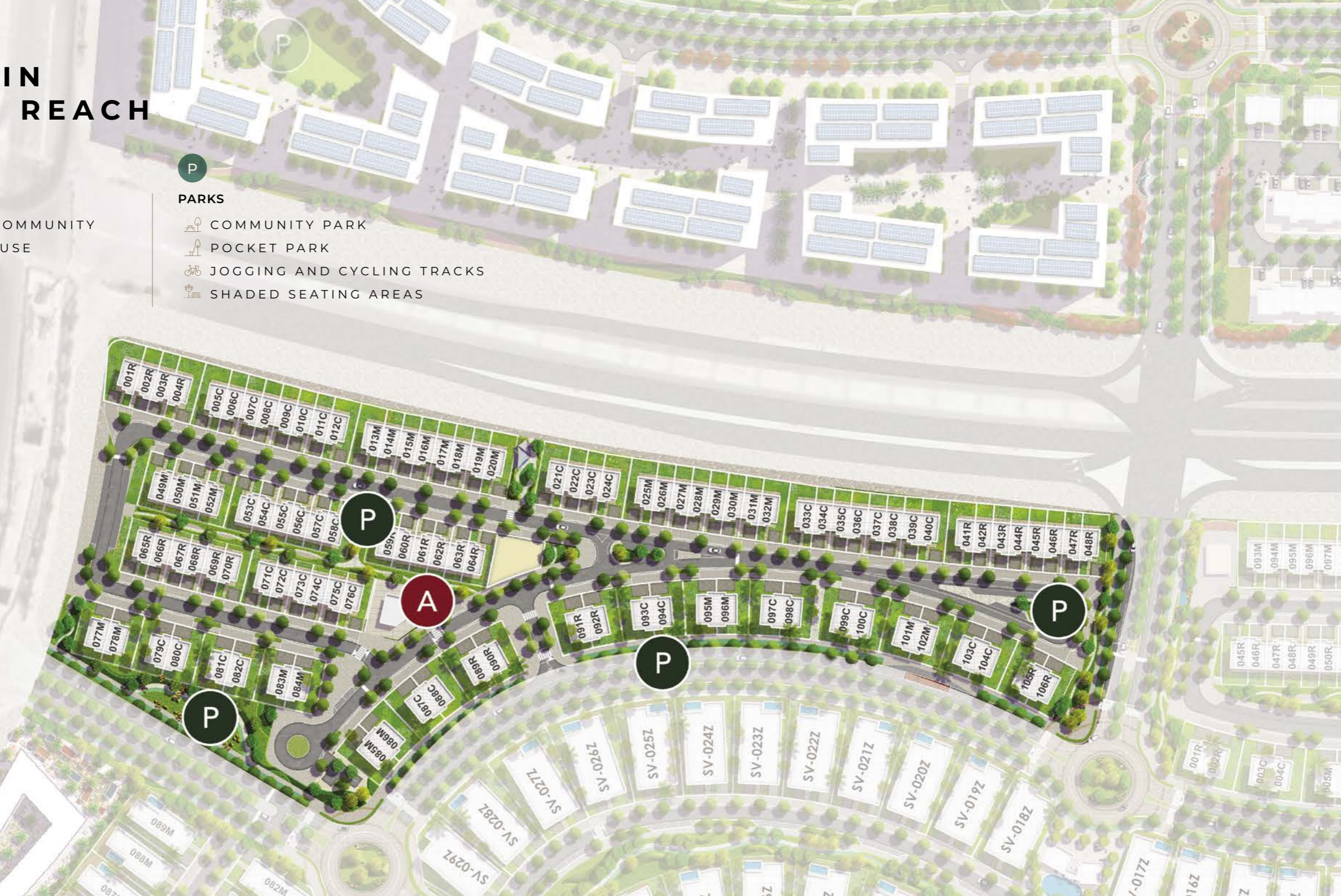
AMENITIES

-  GATED COMMUNITY
-  CLUBHOUSE

P

PARKS

-  COMMUNITY PARK
-  POCKET PARK
-  JOGGING AND CYCLING TRACKS
-  SHADED SEATING AREAS



WELCOME
TO THE BEAUTY
OF SUNSET VALLEY



LUXURIATE IN THE
EMBRACE OF NATURE




WHERE SOPHISTICATED
AND RELAXATION ARE A
WAY OF LIFE



ENJOY SPACIOUSNESS INSIDE OUT

With breathtaking views of the hill and wide-open green areas all around, Sunset Valley offers residents tranquility in spacious homes spread across suburban neighborhoods ideal for well-being and a harmonious communal lifestyle.



A man and a woman are sitting on a modern balcony. The woman, on the left, has long blonde hair and is wearing a white long-sleeved shirt and red pants. She is sitting on a wooden ledge, leaning forward and talking to the man. The man, on the right, has short brown hair and is wearing a dark grey button-down shirt and light-colored shorts. He is sitting on the floor, holding a glass of water in both hands, and looking at the woman. The balcony has a wooden railing with a black metal mesh infill. The floor is made of large, light-colored stone tiles. In the background, there is a lush green lawn and a building with a grey roof.

**LET TRUE HAPPINESS GROW
IN SPACIOUS LUXURY**

From the moment you wake up to the moment you drift to sleep, this is where the epitome of luxury and relaxation come together, for both you and your loved ones.

HOMES BUILT FOR THE
HEART, MIND AND SOUL



SUNSET VALLEY

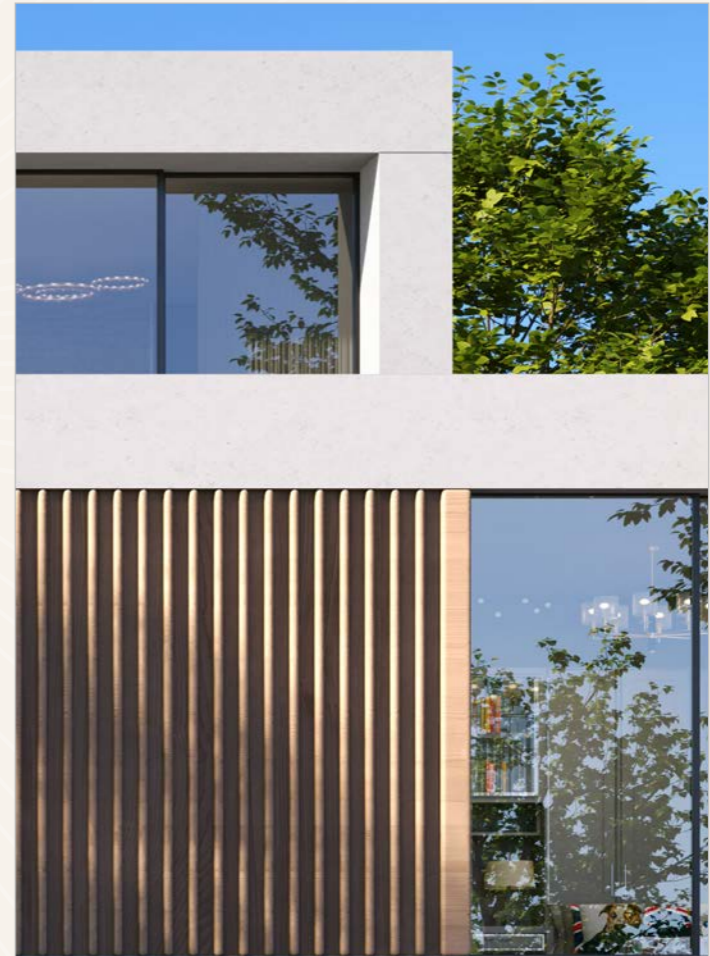
4 BEDROOM TWIN VILLAS
3 BEDROOM TOWNHOUSES TO MATCH YOUR STYLE



CHIC



RHYTHM



MINIMAL





CHIC DESIGN

Modernity combines with sophistication, bringing you Chic townhouses that personify the zenith of contemporary life while in the embrace of nature.



CHIC
DESIGN



CHIC
DESIGN



MINIMAL DESIGN

For those with a preference for minimalism, Reem Hills offers townhouses that exude laid-back luxury on all levels, and that open outwards into spacious views.



MINIMAL
DESIGN



MINIMAL
DESIGN



RHYTHM DESIGN

Reem Hills' Rhythm townhouses are set in the wide-open outdoors, with harmoniously inspired lines that flow and intertwine into luxurious homes.



**RHYTHM
DESIGN**



RHYTHM
DESIGN



**INCOMPARABLY ROOMY AND
ELEGANT INTERIORS**



WHERE SPACIOUSNESS AND
SERENITY COME TOGETHER

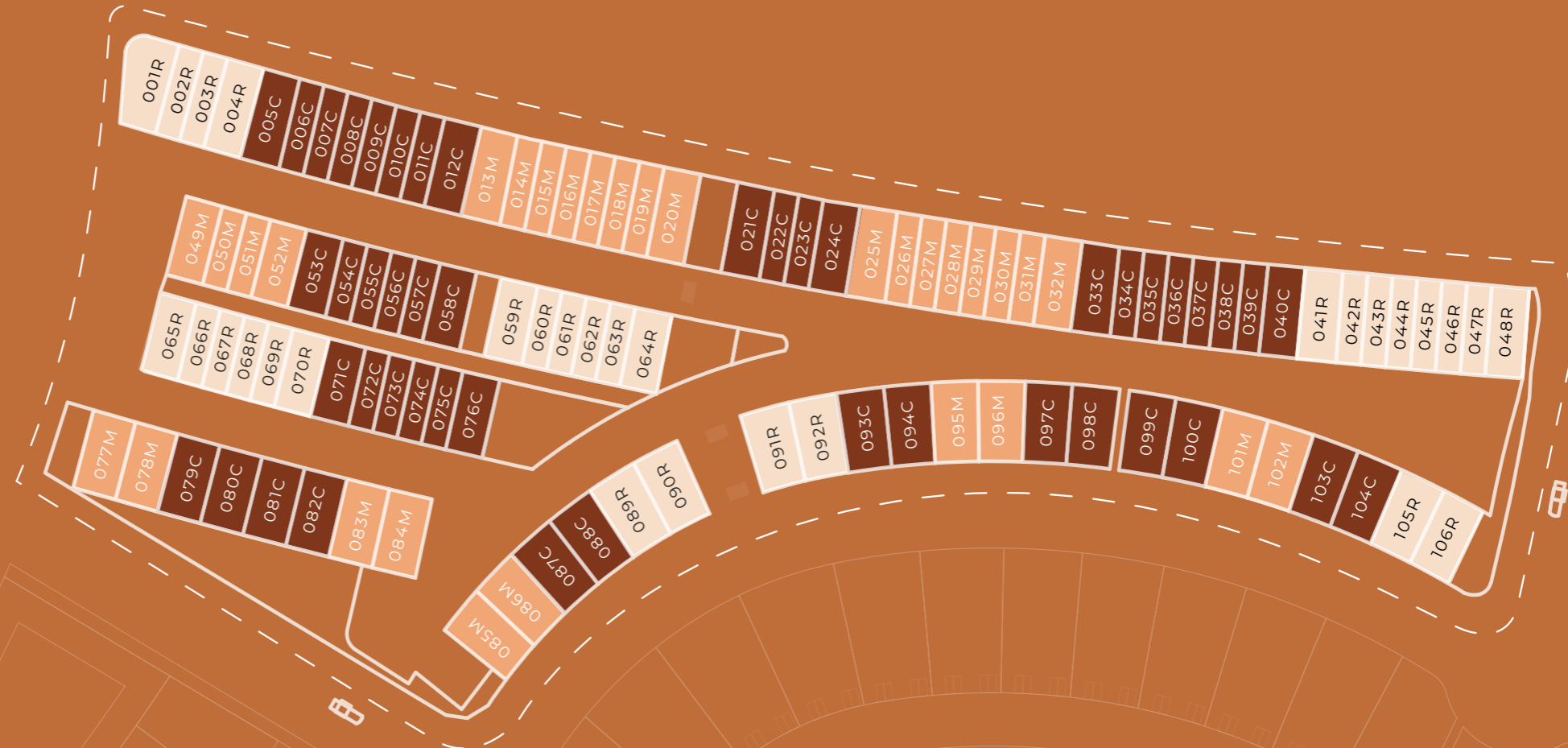




WHERE A HOUSE
BECOMES A HOME

TOWNHOUSES & TWIN VILLAS KEY PLAN

Locate your dream home
in Sunset Valley

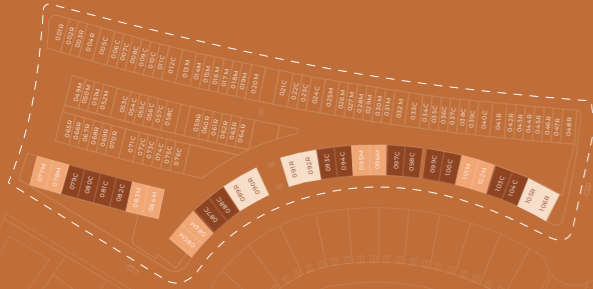


- CHIC THEME
- MINIMAL THEME
- RHYTHM THEME

All materials, dimensions, and drawings are approximate only, including actual areas. / Information is subject to change at developer's discretion, without notice, and developer reserves the right to make revisions without liability. / All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

TWIN VILLAS 4 BEDROOM

3,887 SQFT



FEATURES

- 4 EN-SUITE BEDROOMS
- MAID'S ROOM
- LIVING & DINING
- FAMILY LOUNGE
- STORE ROOM
- SEMI CLOSED KITCHEN
- STUDY ROOM/ OFFICE
- ROOF TERRACE
- OUTDOOR GARDEN AREA
- 3 PARKINGS



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	04 + (OFFICE+FAMILY LOUNGE)
FLOOR CONFIGURATION	G+1+Roof
TOTAL SELLABLE AREA	3,887 sqft
PLOT SIZE	3,705 sqft*

*Starting from

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TOWNHOUSES 3 BEDROOM

MID-UNIT | TYPE SM | 2,378 SQFT

FEATURES

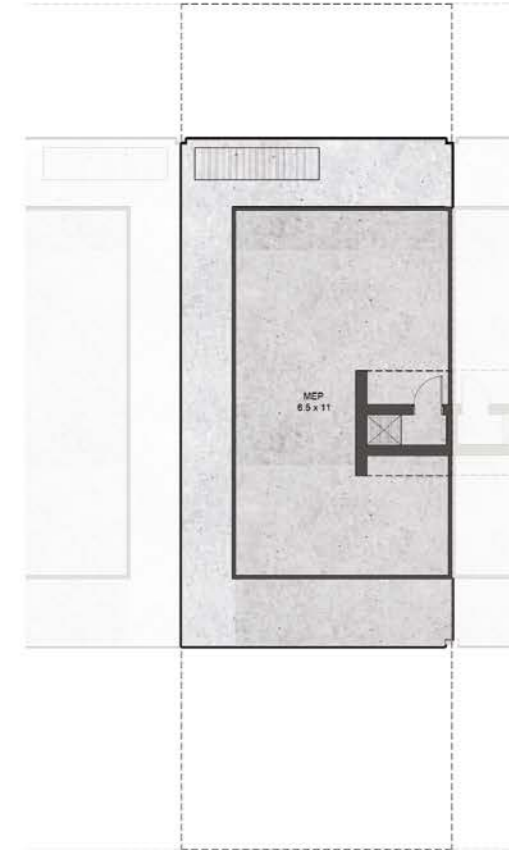
- 3 EN-SUITE BEDROOMS
- STORE ROOM
- OUTDOOR GARDEN
- FAMILY LOUNGE
- LIVING & DINING
- 2 PARKINGS
- MAID'S ROOM
- SEMI CLOSED KITCHEN



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	G+1
TOTAL SELLABLE AREA	2,378 sqft
PLOT SIZE	2,104 sqft*

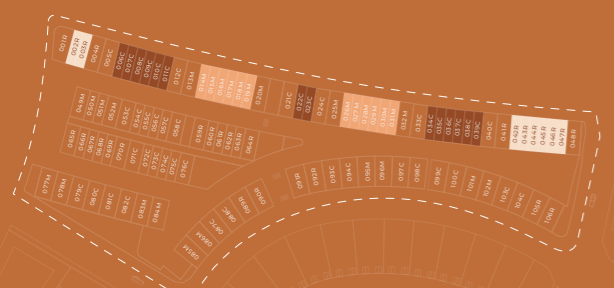
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- CHIC THEME
- MINIMAL THEME
- RHYTHM THEME

TOWNHOUSES 3 BEDROOM

MID-UNIT | TYPE DM | 2,770 SQFT



FEATURES

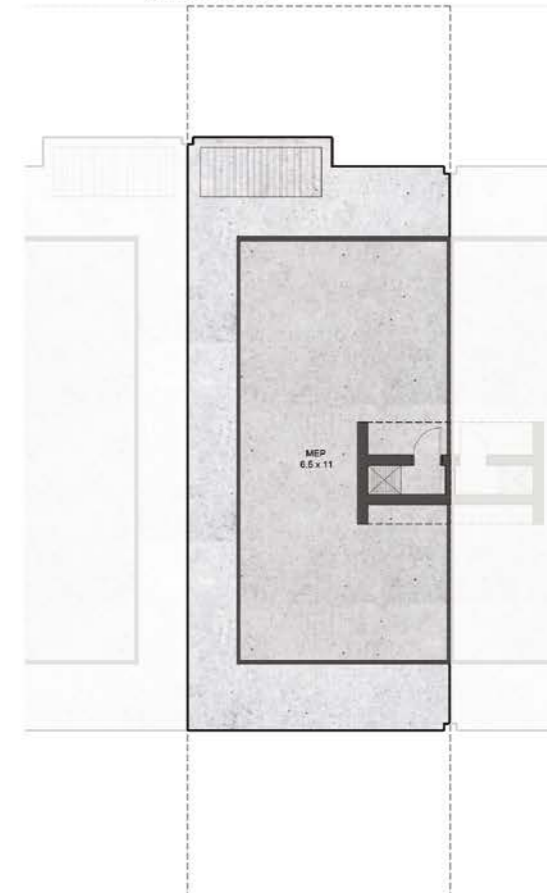
- 3 EN-SUITE BEDROOMS
- STORE ROOM
- OUTDOOR GARDEN
- FAMILY LOUNGE
- LIVING & DINING
- 2 PARKINGS
- MAID'S ROOM
- SEMI CLOSED KITCHEN



Ground Floor



First Floor



Roof Floor

- CHIC THEME
- MINIMAL THEME
- RHYTHM THEME

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	G+1
TOTAL SELLABLE AREA	2,770 sqft
PLOT SIZE	2,393 sqft*

* Starting from

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TOWNHOUSES 3 BEDROOM

MID-UNIT | TYPE SE/SC | 2,667 SQMT

FEATURES

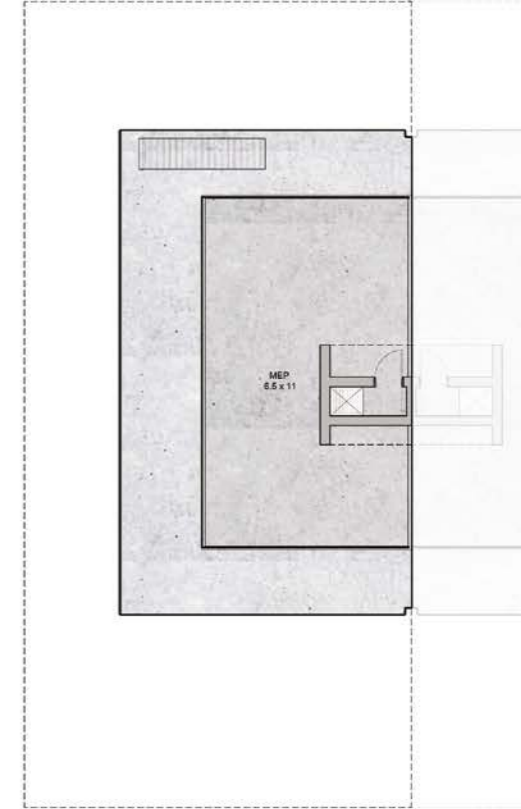
- 3 EN-SUITE BEDROOMS
- STORE ROOM
- OUTDOOR GARDEN
- FAMILY LOUNGE
- LIVING & DINING
- 2 PARKINGS
- MAID'S ROOM
- SEMI CLOSED KITCHEN



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	G+1
TOTAL SELLABLE AREA	2,667 sqmt
PLOT SIZE	3,062 sqmt*

*Starting from

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- CHIC THEME
- MINIMAL THEME
- RHYTHM THEME

TOWNHOUSE 3 BEDROOM

MID-UNIT | TYPE DE/DC | 3,113 SQFT



FEATURES

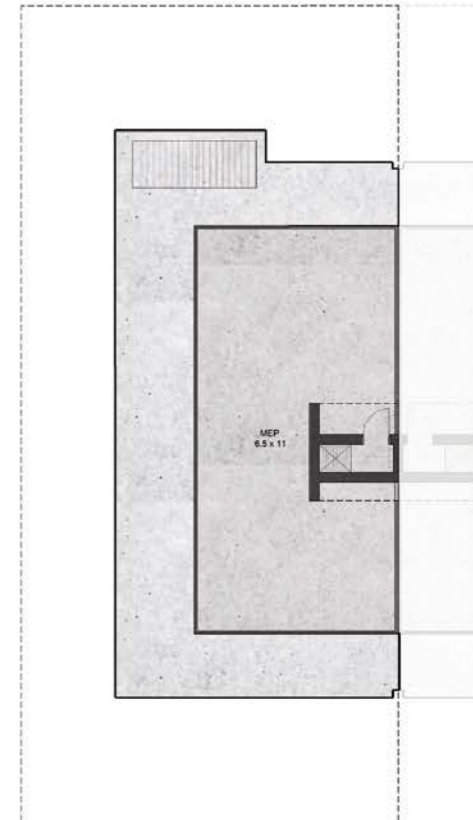
- 3 EN-SUITE BEDROOMS
- STORE ROOM
- OUTDOOR GARDEN
- FAMILY LOUNGE
- LIVING & DINING
- 2 PARKINGS
- MAID'S ROOM
- SEMI CLOSED KITCHEN



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	G+1
TOTAL SELLABLE AREA	3,113 sqft
PLOT SIZE	3,619 sqft*

* Starting from

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- CHIC THEME
- MINIMAL THEME
- RHYTHM THEME

**JOIN THE COMMUNITY YOU
HAVE ALWAYS DREAMT OF**



**AND LIVE IN A GATED COMMUNITY ON
AL REEM ISLAND WHERE SERENITY THRIVES**





Q Properties is an integrated part of Q Holding, in which the company aspires to be a leading real estate & high quality project developer & asset management company based in the Emirate of Abu Dhabi with a portfolio that aims to deliver diverse range of luxury residential, commercial and leisure properties across the region, setting new standards for design and iconic quality lifestyle communities.

Q Properties is keen on creativity and continuous innovation in its quality projects in order to provide high-end and distinguished residential and commercial properties that meet the diverse tastes and needs of our clients and become prominent landmarks of the city. We provide unique destinations to form thriving integrated communities with an exceptional lifestyle. Focusing on environment sustainability, Q Properties encourages the implementation of green initiatives through applying environmental solutions that improves our client's life quality and wellbeing and ultimately leads to personal fulfilment.

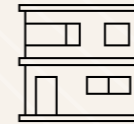
Q Properties strives to create sustainable growth to all its stakeholders and contributes to the economic development through facilitating investment strategies and partnerships to support its future plan to become a leading developer in the field of real estate investment.



80% of Reem Island Land
(Master Developer)



+15 Towers & Buildings in
Abu Dhabi City and Reem Island



+5000 Villas in Al Ain City