

Bloom  
**Arjaan**  
by Rotana  
Saadiyat Island – Abu Dhabi





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جامعة نيويورك أبوظبي  
NYU | ABU DHABI

Pura Eco Retreat  
- Jubail Island

اللوفا أبوظبي  
LOUVRE ABU DHABI

Saadiyat Beach  
شاطئ  
السعديات

Club Prive by Rixos  
Saadiyat Island

NIRI Restaurant and Bar

Louvre Abu Dhabi  
متحف اللوفر أبوظبي

Desert Shield Fitness

AL MINA  
الميناء

Abu Dhabi Dates Market  
سوق أبوظبي للتمور

Heritage Park  
حديقة التراث

AL ZAHYAH  
الزاهية

Reem  
Central Park  
حديقة ريم  
سنتر

Al Reem

Manarat Al Saadiyat  
منارة السعديات

CULTURAL  
DISTRICT

Saadiyat Island  
جزيرة  
السعديات

New York University  
Abu Dhabi

Bloom Arjaan  
by Rotana

EGA Staff  
Accommodation

ADNOC Service  
Station (Temp. Skid) |...  
Temporarily closed

Al Jubail  
Island  
جزيرة الجبيل

ACC Jubail  
Project Site Office

Ramhan  
رمحان

Seahorse  
البحر

Island  
جزيرة

Google



# NYU Abu Dhabi at your doorstep

Due to its proximity to New York University Abu Dhabi, Bloom Arjaan by Rotana provides a premium service facility for students, professors, and staff. It is also a destination for visiting professionals and lecturers, as well as students' friends and family who are attending university related events, such as graduations.



An aerial photograph of a beach. The top half of the image shows clear, turquoise water with some small red buoys visible. The bottom half shows a wide, white sandy beach. The text is overlaid on the water portion.

# Close to the **BEACH** and key **ATTRACTIONS**

Saadiyat Island in Abu Dhabi offers an enticing mix of things to do across arts, culture, sports and leisure. From museums curating centuries of history and art, to platforms that help contemporary culture thrive, the Island provides a hub for entertainment and enlightenment. It is also renowned for its 5-star accommodations and beachfront luxury.



جامعة نيويورك أبوظبي

NYU | ABU DHABI

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Bloom Arjaan by Rotana is located in Bloom's prestigious Park View development and managed by Rotana Hotel Management Corporation (Rotana), which manages a diversified array of hotel properties across the region, including 70 operating properties in addition to 45 under development across its 6 brands.

Due to open in Q4 2024, Bloom Arjaan by Rotana features a variety of amenities and facilities along with 217 serviced hotel apartments ranging from studios to one bedroom and two-bedroom units with sizes spanning from 44 sqm to 114 sqm with.



Located in Bloom's prestigious Park View on Abu Dhabi's Saadiyat Island and managed by Rotana Hotel Management Corporation

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**PARK  
VIEW**  
SAADIYAT - ABU DHABI





# Why invest in Bloom Arjaan by Rotana?

- 1** The project offers an opportunity up to 8% return on investment for five years with attractive prices and payment plan.
- 2** Bloom Arjaan by Rotana is part of the established and vibrant residential development, Park View.
- 3** The strategic location of Bloom Arjaan by Rotana, across the road from New York University Abu Dhabi, makes it a sought-after destination for thousands of university students, professors, and staff.
- 4** The project includes hotel apartments ranging from studios to one bedroom and two-bedroom units, sizes span from 44 sqm to 114 sqm with modern contemporary premium finishings and features a number of amenities and facilities including a floating infinity swimming pool, located thirty metres above ground.
- 5** Residents can enjoy a range of retail and Food & Beverage outlets, a state-of-the-art fitness centre and ample green spaces.
- 6** Close to Guggenheim Abu Dhabi, Louvre Abu Dhabi, Zayed National Museum, Saadiyat Beach Golf Club, waterfront restaurants and hotels, leisure and entertainment facilities, commercial and retail facilities.
- 7** Conveniently located 45 mins from Dubai and 20 mins to Abu Dhabi downtown



# Unit Types, Prices, Sizes & Payment Terms

	Quantity	Size Range	Price Range	AED/Sq Ft.
Studio	44	373 - 576	800K - 1M	1,985
1 BHK	46	630 - 970	1.2M - 1.7M	1,904
2 BHK	4	1,221	2.1M	1,758
	94			1,940

%	Price Range
10%	Upon Contract Signing
10%	2 months from SPA signature
10%	2 months from last payment
10%	2 months from last payment
10%	2 months from last payment
10%	2 months from last payment
10%	2 months from last payment
30%	Upon Handover





# Up to 8% Guaranteed Return on Investment over 5 Years

## 6% Minimum Guaranteed Return

Year 1	4% - Net Yield
Year 2	5% - Net Yield
Year 3	6% - Net Yield
Year 4	7% - Net Yield
Year 5	8% - Net Yield





A large, light blue, stylized letter 'A' graphic is centered in the background of the slide. It has a modern, geometric design with a slight shadow effect.

# Hotel Apartments Public Areas





Disclaimer: Computer generated image is indicative only

Hotel Lobby Reception





Disclaimer: Computer generated image is indicative only

Hotel Lobby





Disclaimer: Computer generated image is indicative only

Meeting Rooms



# Infinity Pool



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Pool Deck



A large, light blue, stylized letter 'A' graphic is centered in the background. It has a modern, geometric design with a slight curve in the left leg.

Guest Rooms





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Studio Apartment





Disclaimer: Computer generated image is indicative only

Studio Apartment with Kitchen





Disclaimer: Computer generated image is indicative only



Bathroom





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One Bedroom Apartment





Disclaimer: Computer generated image is indicative only

Two Bedroom Apartment



A large, light blue, stylized letter 'A' is centered in the background of the slide. It has a modern, geometric design with a slight curve in the left leg.

Restaurants & Cafes





Disclaimer: Computer generated image is indicative only

Distrikt: Cafe | Market | Deli





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Distrikt: Cafe | Market | Deli





Disclaimer: Computer generated image is indicative only

Market Zone | Grab & Go





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Outdoor Terrace





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Outdoor Terrace