

# Bloom Arjaan

by Rotana  
Saadiyat Island – Abu Dhabi



جامعة نيويورك أبوظبي  
NYU | ABU DHABI

Pura Eco Retreat  
- Jubail Island

اللوغر أبوظبي  
LOUVRE ABU DHABI

Saadiyat Beach  
شاطئ  
السعديات

Club Prive by Rixos  
Saadiyat Island

AL SAADIYAT  
ISLAND  
جزيرة  
السعديات

Jubail Mangrove Park  
حديقة قرقم الجبيل

Jubail Mangrove  
Walking Park

NIRI Restaurant and Bar

Manarat Al Saadiyat  
منارة السعديات

Louvre Abu Dhabi  
متحف اللوفر أبوظبي

CULTURAL  
DISTRICT

Saadiyat Island  
جزيرة  
السعديات

Desert Shield Fitness

New York University  
Abu Dhabi

Bloom Arjaan  
by Rotana

AL MINA  
الميناء

Abu Dhabi Dates Market  
سوق أبوظبي للتمور

E12

Al Jubail  
Island  
جزيرة الجبيل

ACC Jubail  
Project Site Office

Reem  
Central Park  
حديقة ريم  
سنتر

EGA Staff  
Accommodation

ADNOC Service  
Station (Temp. Skid) |  
Temporarily closed

Heritage Park  
حديقة التراث

AL ZAHYAH  
الزاهية

Al Reem

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.



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

Bloom  
Arjaan  
by Rotana

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

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

**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
	<b>94</b>			<b>1,940</b>

%	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%	<b>Upon Handover</b>



# 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. 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



Disclaimer: Computer generated image is indicative only

Pool Deck

A large, light blue, stylized letter 'A' graphic is centered on the page. It has a modern, geometric design with a slight curve at the base.

Guest Rooms



Disclaimer: Computer generated image is indicative only

Studio Apartment



Disclaimer: Computer generated image is indicative only

Studio Apartment with Kitchen



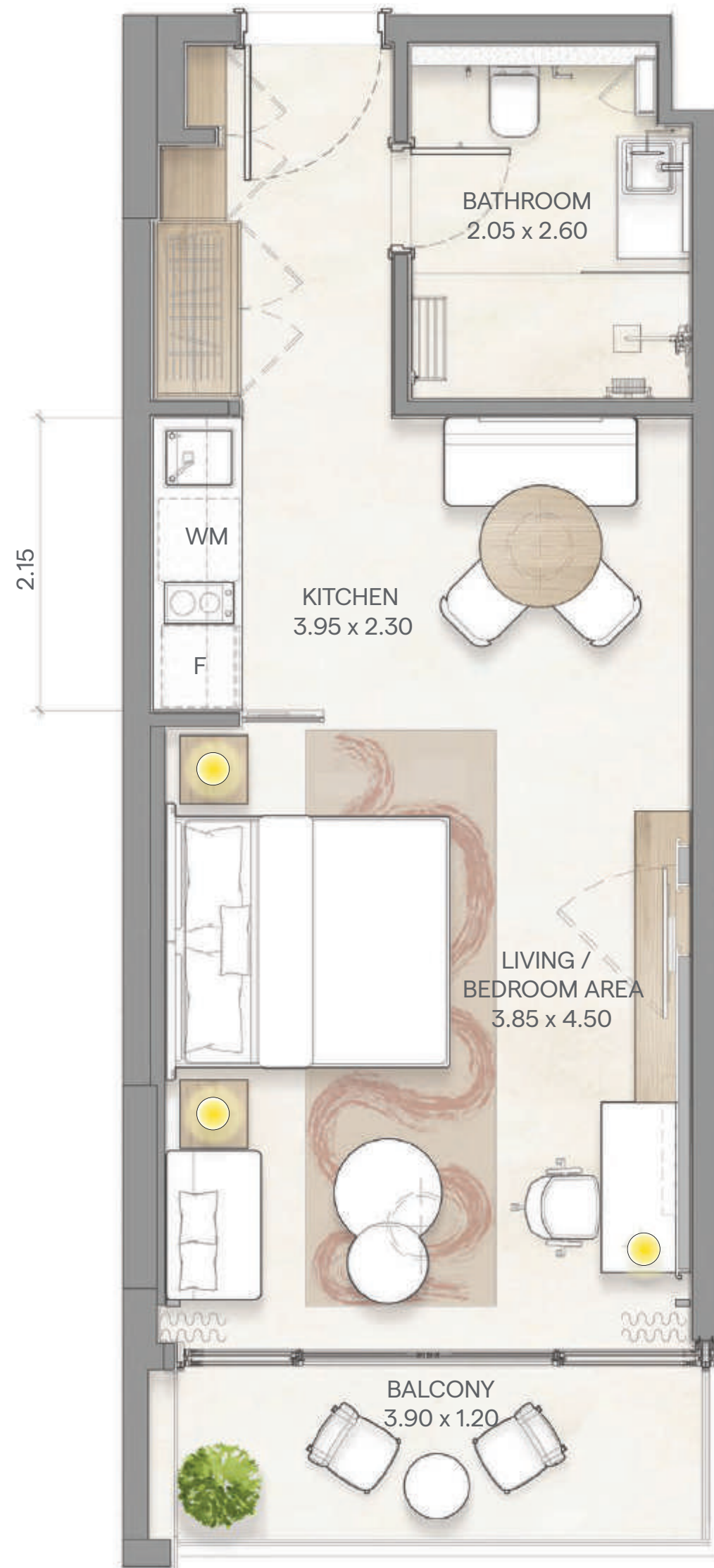


Disclaimer: Computer generated image is indicative only



Bathroom

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




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**STUDIO**  
**TYPE A**

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Minimum Area	471 sqft.	44 sqm.
Maximum Area	477 sqft.	44 sqm.



6<sup>th</sup> to 9<sup>th</sup> Floor

**Bloom**

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, final offering may vary.

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 by Rotana  
 Saadiyat Island – Abu Dhabi

**STUDIO  
 TYPE B**

Minimum Area	520 sqft.	48 sqm.
Maximum Area	520 sqft.	48 sqm.



6<sup>th</sup> to 9<sup>th</sup> Floor



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**Bloom**

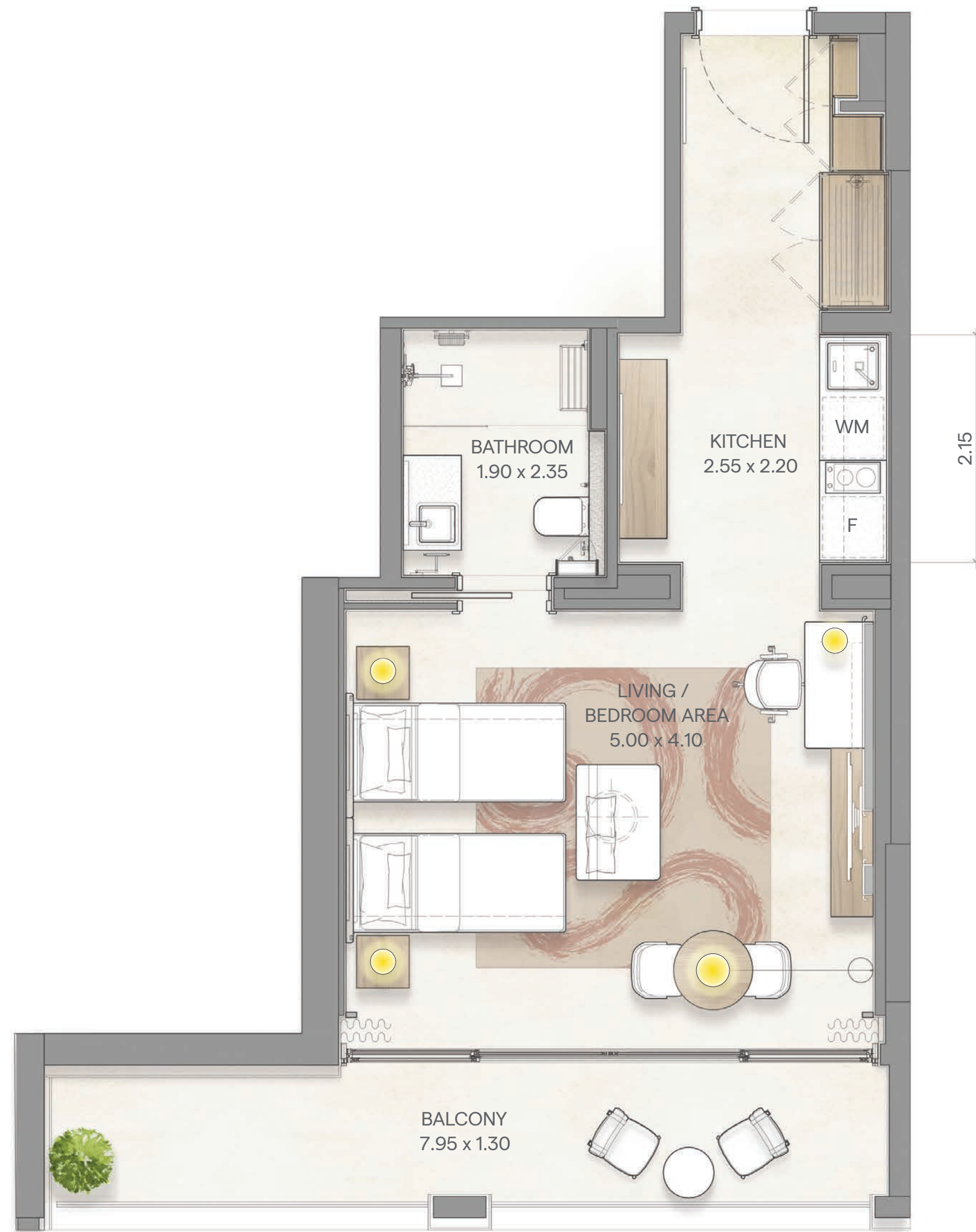
Bloom  
**Arjaan**  
 by Rotana  
 Saadiyat Island – Abu Dhabi

**STUDIO  
 TYPE C1**

Minimum Area	555 sqft.	51 sqm.
Maximum Area	560 sqft.	52 sqm.



6<sup>th</sup>, 8<sup>th</sup> & 9<sup>th</sup> Floor



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**Bloom**

Bloom  
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 by Rotana  
 Saadiyat Island – Abu Dhabi

**STUDIO  
 TYPE C2**

Area 502 sqft. 47 sqm.



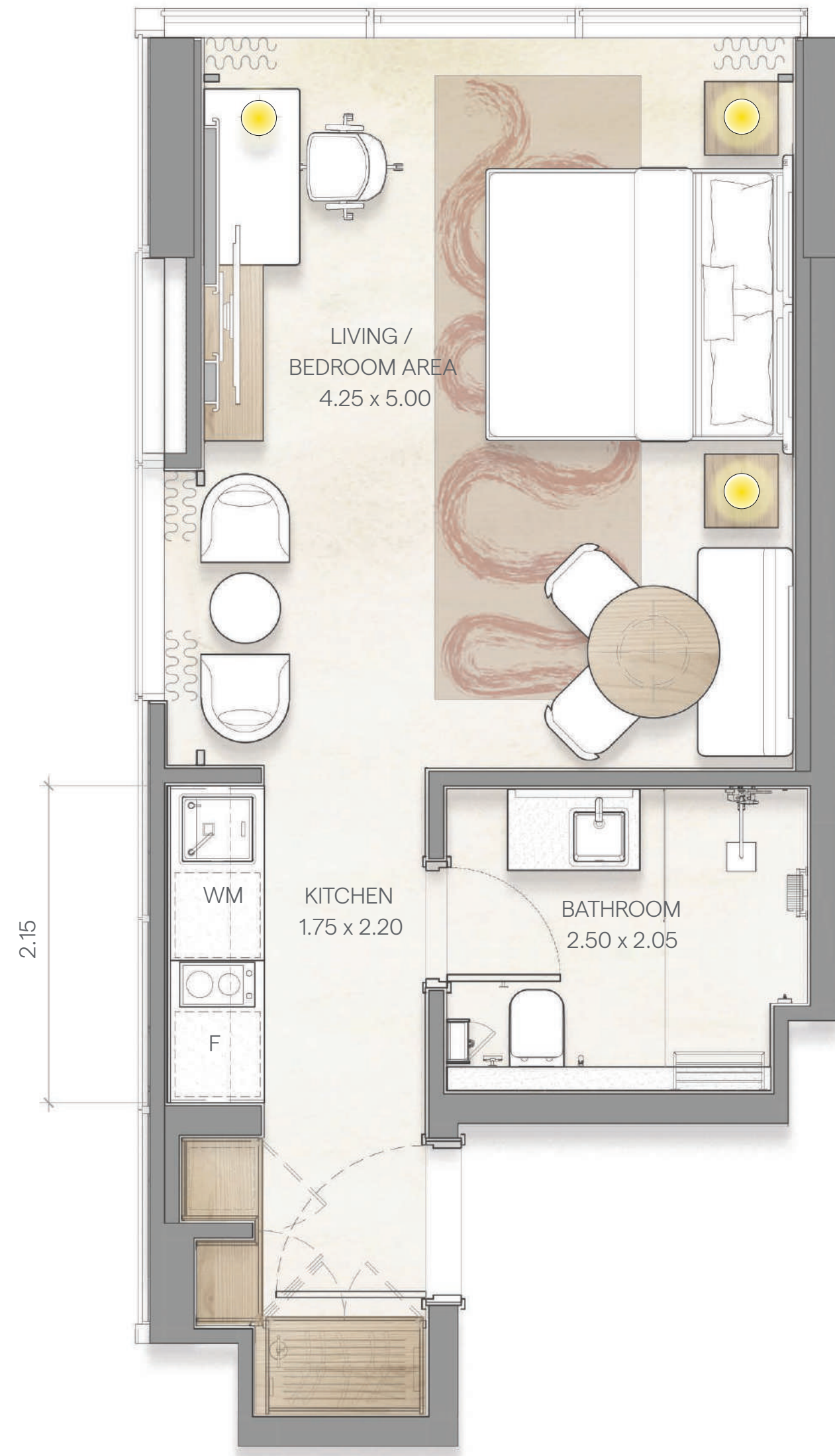
7<sup>th</sup> Floor



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**Bloom**

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**Arjaan**  
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Saadiyat Island – Abu Dhabi



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**STUDIO  
TYPE D**

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Area 395 sqft. 37 sqm.

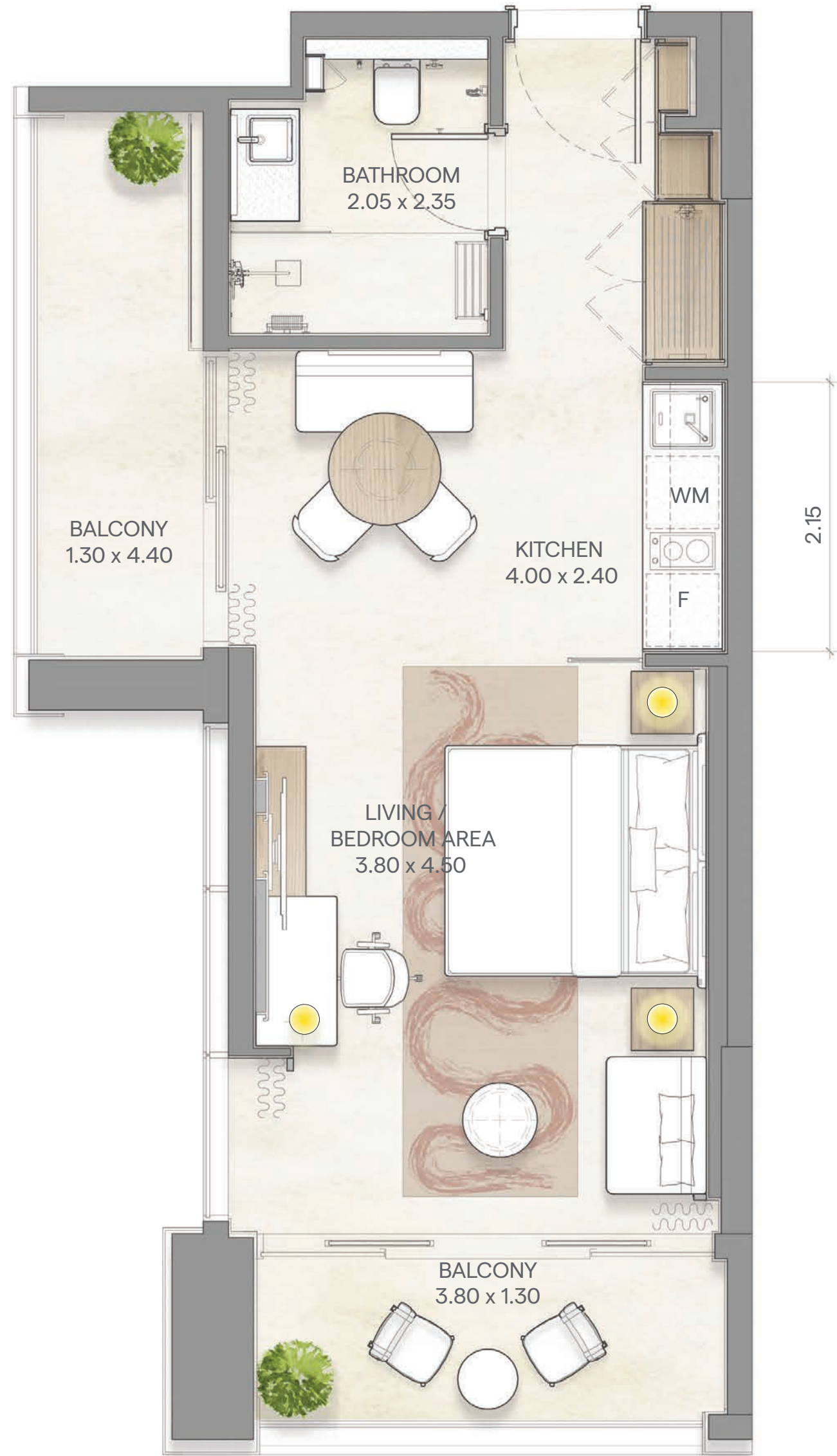


8<sup>th</sup> to 9<sup>th</sup> Floor

**Bloom**

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 Saadiyat Island – Abu Dhabi




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**STUDIO**  
**TYPE E**

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Area                      541 sqft.     50 sqm.



8<sup>th</sup> to 9<sup>th</sup> Floor

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روتانا  
Rotana

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One Bedroom Apartment



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**1 BEDROOM  
 TYPE A1**

Minimum Area	712 sqft.	66 sqm.
Maximum Area	727 sqft.	68 sqm.



6<sup>th</sup> Floor



7<sup>th</sup> to 9<sup>th</sup> Floor



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**1 BEDROOM  
 TYPE A2**

Area 725 sqft. 67 sqm.



6<sup>th</sup> Floor



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**Bloom**

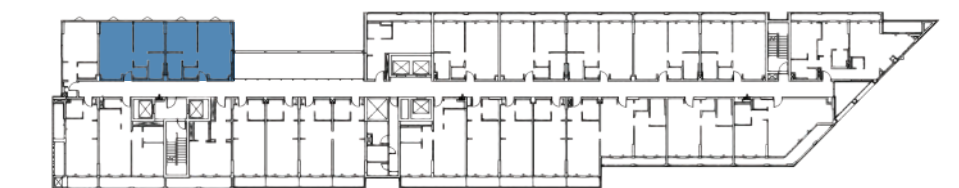
Bloom  
**Arjaan**  
 by Rotana  
 Saadiyat Island – Abu Dhabi

**1 BEDROOM  
 TYPE A3**

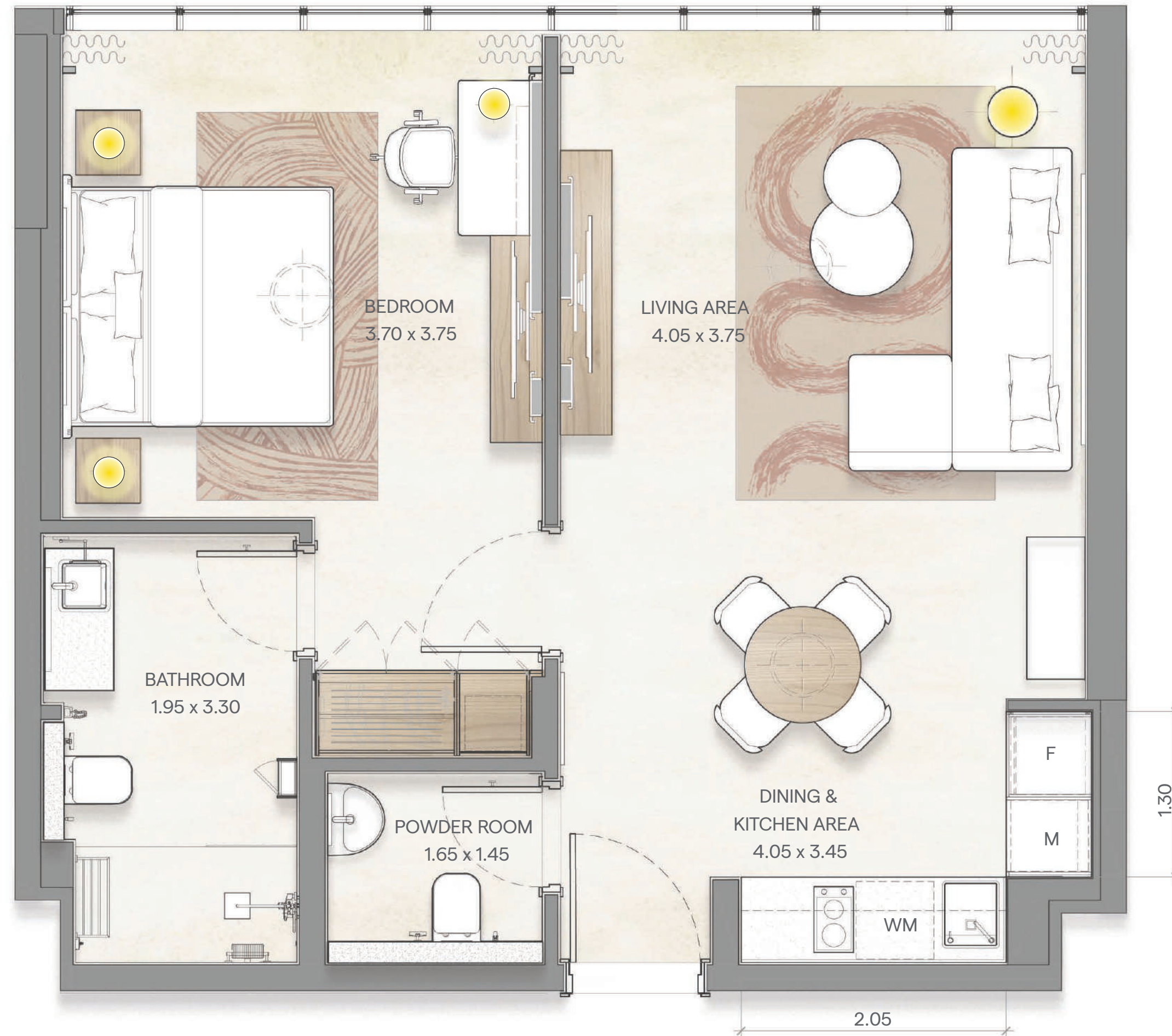
Minimum Area	648 sqft.	60 sqm.
Maximum Area	661 sqft.	61 sqm.



6<sup>th</sup> to 7<sup>th</sup> Floor



8<sup>th</sup> to 9<sup>th</sup> Floor



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**1 BEDROOM  
 TYPE B**

Minimum Area	815 sqft.	76 sqm.
Maximum Area	824 sqft.	77 sqm.



6<sup>th</sup> to 7<sup>th</sup> Floor



8<sup>th</sup> to 9<sup>th</sup> Floor



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**Bloom**

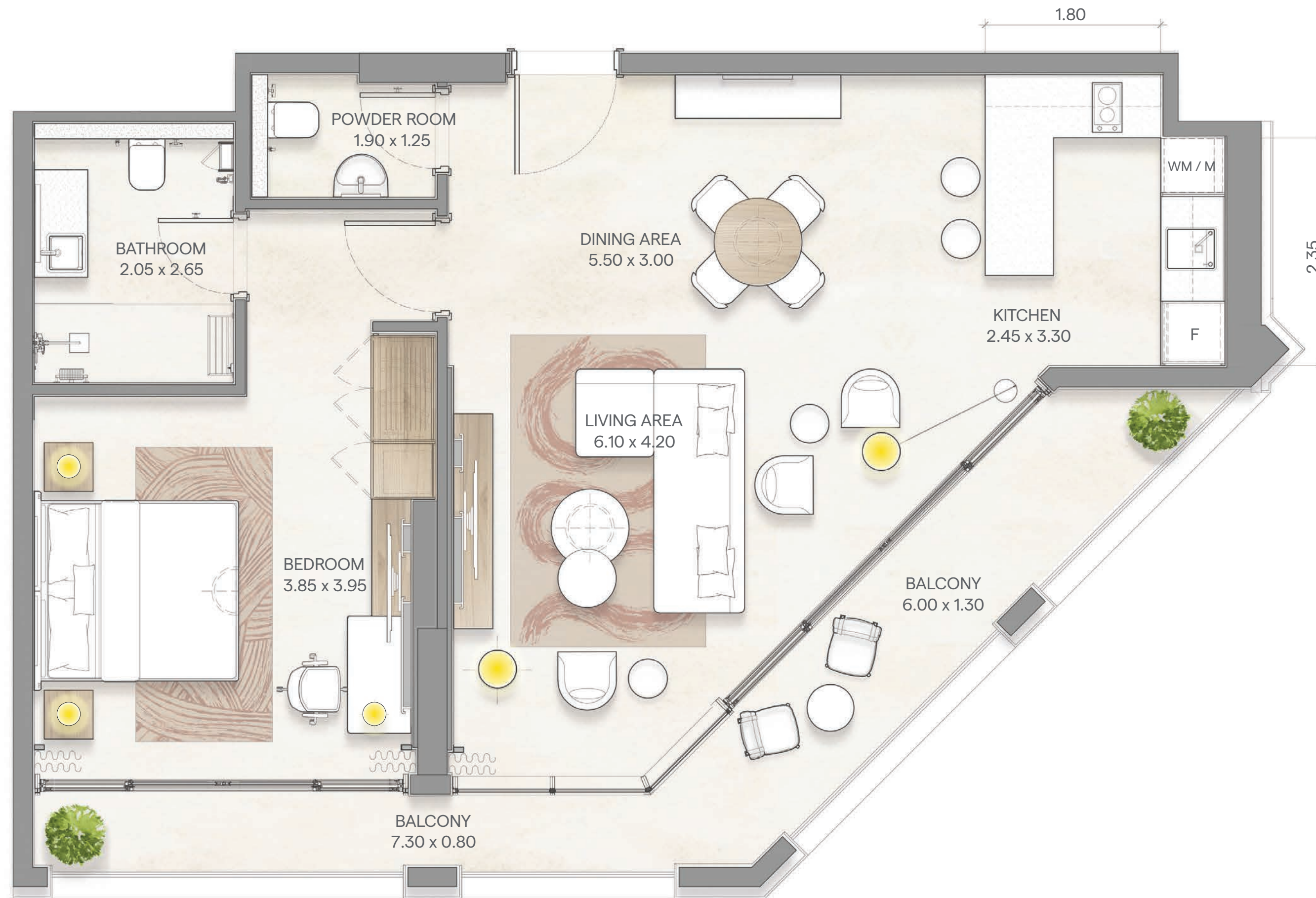
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**1 BEDROOM  
 TYPE C**

Area 949 sqft. 88 sqm.



6<sup>th</sup> to 9<sup>th</sup> Floor



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**Bloom**



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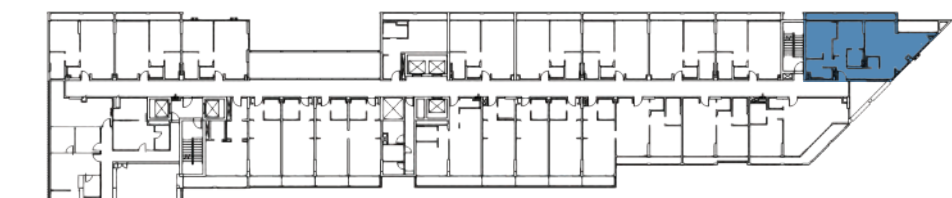
Two Bedroom Apartment

Bloom  
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 Saadiyat Island – Abu Dhabi



## 2 BEDROOMS

Minimum Area	1225 sqft.	114 sqm.
Maximum Area	1225 sqft.	114 sqm.

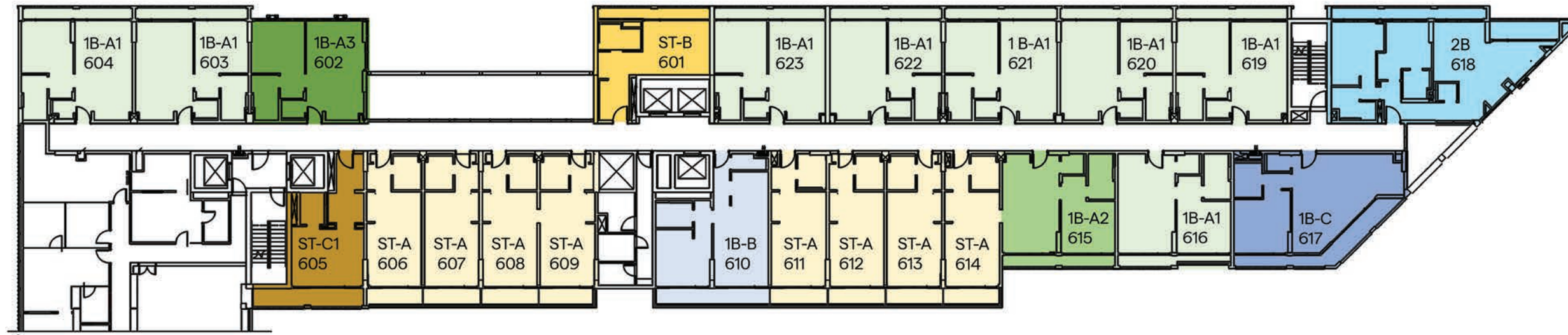


6<sup>th</sup> to 9<sup>th</sup> Floor

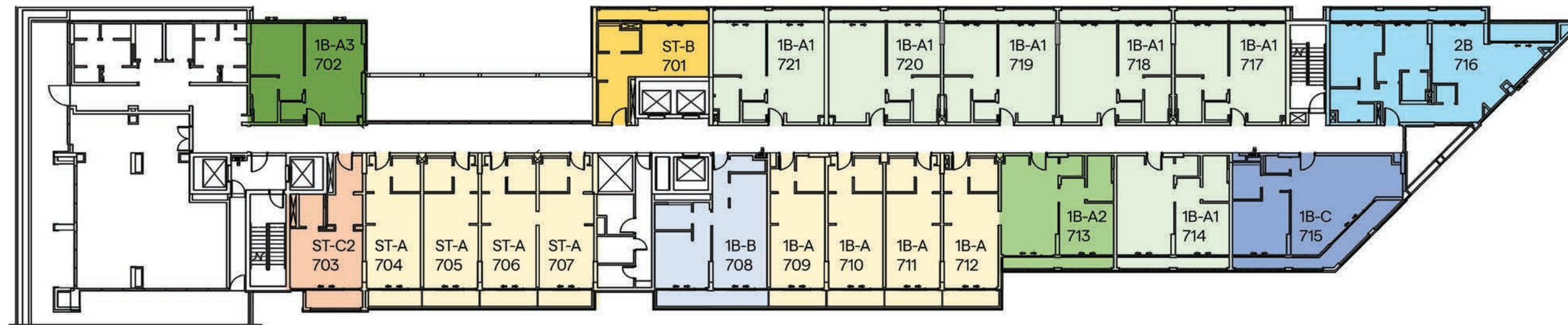
**Bloom**

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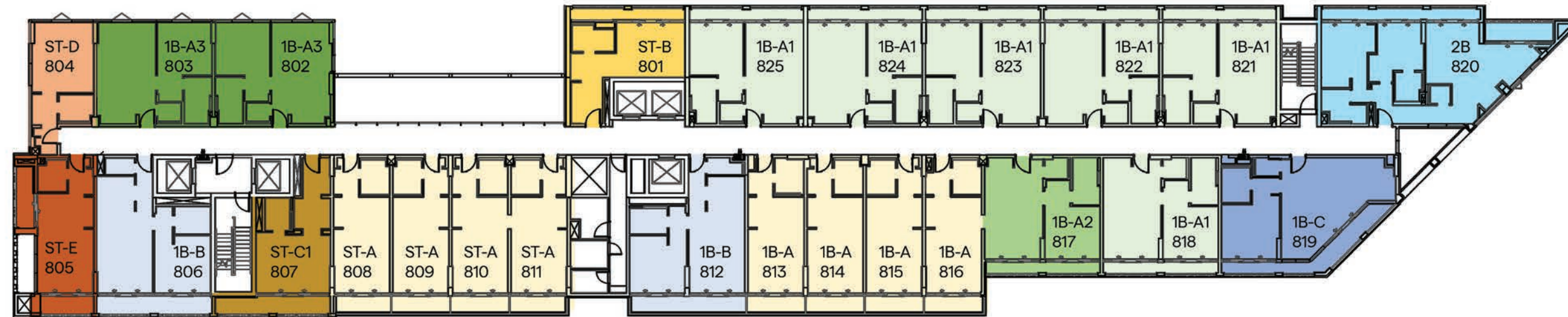
Bloom  
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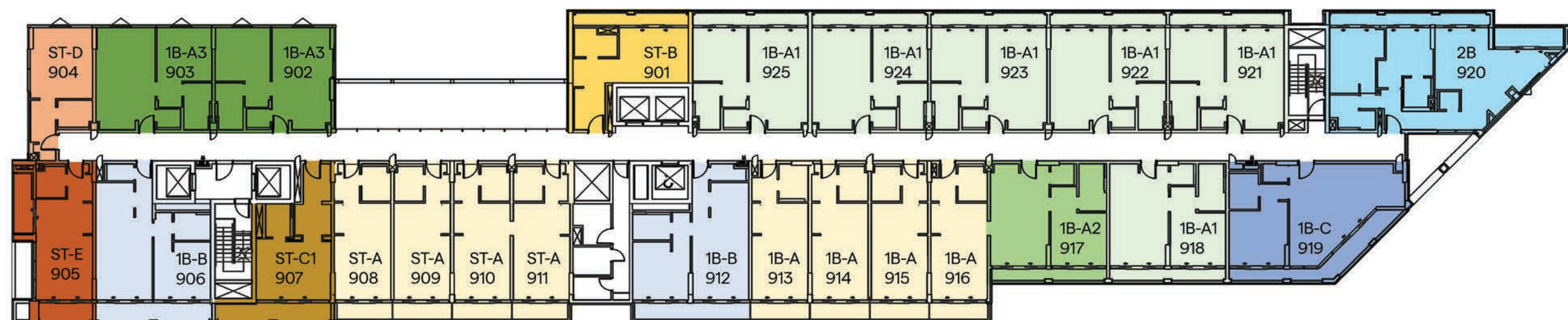
6 TH FLOOR



7 TH FLOOR



8 TH FLOOR



9 TH FLOOR

- ST-A Studio A
- ST-B Studio B
- ST-C1 Studio C1
- ST-C2 Studio C2
- ST-D Studio D
- ST-E Studio E
- 1B-A1 1 - Bed A1
- 1B-A2 1 - Bed A2
- 1B-A3 1 - Bed A3
- 1B-B 1 - Bed B
- 1B-C 1 - Bed C
- 2B 2 - Bed

**Bloom**





Restaurants & Cafes



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Distrikt: Cafe | Market | Deli



- FRESHLY SQUEEZED JUICES
- FRESH JUICE
  - THE DEFENDER
  - RED BOOSTER
  - TOMATO SMASH
  - DETOX
  - THE CURE
  - GOLDEN GLOW
  - POWER QUENCHER
  - GO GREEN
  - BERRY POP

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Distrikt: Cafe | Market | Deli



TODAY  
IS A  
good  
DAY

Disclaimer: Computer generated image is indicative only

Market Zone | Grab & Go



Disclaimer: Computer generated image is indicative only

Outdoor Terrace



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Outdoor Terrace