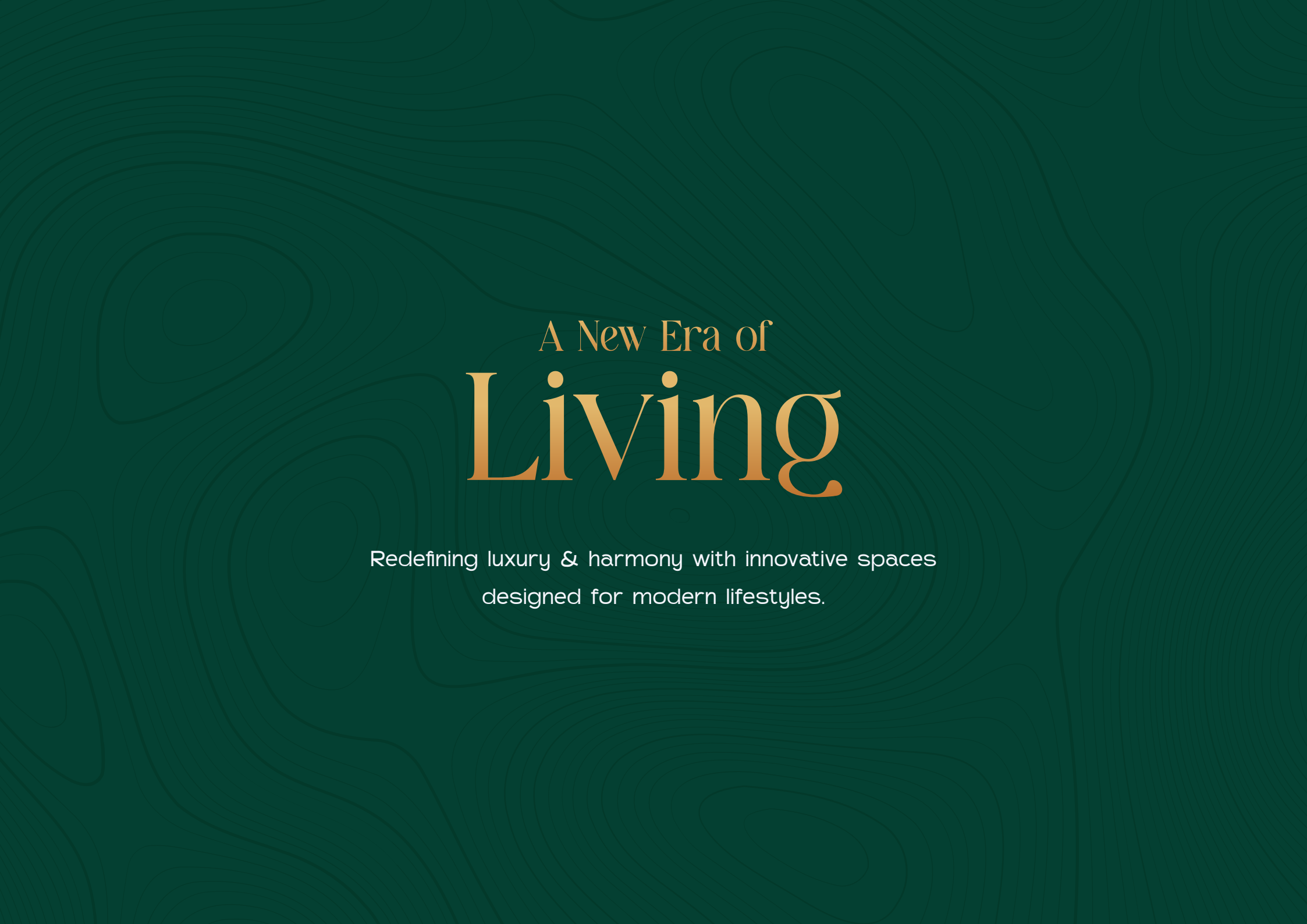


Radiant Garden





g



A New Era of Living

Redefining luxury & harmony with innovative spaces
designed for modern lifestyles.





1 About Radiant

2 Location & Connectivity

3 Radiant Garden: A New Vision of Luxury

4 Premium Specifications

5 Floor Plans & Unit Specifications

6 Unit Types

Table of Contents

About Radiant



Radiant Real Estate
A Legacy of Excellence

Radiant Real Estate is a visionary development company headquartered in Abu Dhabi, UAE, redefining urban landscapes with cutting-edge design, sustainability, and innovation. With a steadfast commitment to excellence, we craft transformative mixed-use developments that seamlessly blend luxury, functionality, and community living. Every project we undertake is a testament to our passion for creating spaces that inspire, enhance lifestyles, and set new benchmarks in modern living.

Location & Connectivity



In the Heart of Al Reem Island

Al Reem Island is a natural island off the northeastern coast of Abu Dhabi, seamlessly connected to the city center by bridges. This vibrant, mixed-use community harmoniously blends residential, commercial, and retail spaces, offering a unique waterfront lifestyle. The island is also known for its beautifully landscaped parks and lush green spaces, providing residents and visitors with serene natural retreats amidst the urban setting.





HERITAGE
PARK
15 MINUTES

BEACH
ROTAN
ABU
MA

Your Gateway to Connectivity

Strategically positioned on Al Reem Island, Radiant Garden Towers offers unparalleled connectivity to Abu Dhabi's key destinations:

Prime Location: Adjacent to Al Fay Park and Gateway Park, with the prestigious Sorbonne University Abu Dhabi as your neighbor

Healthcare: Minutes away from Reem Hospital and Burjeel Day Surgery Center

Education: Proximity to Playhouse Nursery, Redwood Nursery & Ripton School

Retail & Entertainment: Easy access to Reem Mall

Conveniently Located

10 mins

from Downtown
Abu Dhabi

16 mins

from Louvre
Abu Dhabi

18 mins

from Sheikh Zayed
Grand Mosque

25 mins

from Abu Dhabi
International Airport

AL MARYAH ISLAND



THE GALLERIA
(HIGH END FASHION)
8 MINUTES

ROSEWOOD HOTEL
ABU DHABI

CLEVELAND
CLINIC

SOWWAH
SQUARE

MANGROVES



REPTON
SCHOOL
7 MINUTE



SHAMS
PARK
6 MINUTE



RADIANT
MARINA TOWERS

MARINA



SHAMS
BEACH
5 MINUTES



RADIANT
SQUARE

CITY OF
LIGHTS

BOUTIK
MALL

SUN & SKY
TOWERS



GATE
TOWERS
3 MINUTES

Radiant
Garden



SORBONNE ABU DHABI
UNIVERSITY
2 MINUTES

AL REEM ISLAND

Radiant Garden

A New Vision of Luxury

Rising gracefully in the heart of Al Reem Island, Radiant Garden Towers is a true masterpiece of contemporary design and lifestyle innovation. Developed by Radiant Real Estate, this iconic 27-story tower seamlessly blends elegant architecture with state-of-the-art amenities, offering a unique living experience.









Where Modern Living Meets
Urban Serenity



Residences

Radiant Garden Towers offers 185 thoughtfully designed units, each tailored to meet diverse lifestyle needs. Every residence is an oasis of luxury and functionality, featuring open-plan layouts, high ceilings, and premium finishes.

Unit Mix

38 Studios

Perfect for professionals seeking modern, compact living spaces.

08 Junior 1 - BR Apartments

A perfect balance between a studio and a full 1-bedroom.

77 1 - BR Apartments

Spacious layouts ideal for singles or couples.

38 2 - BR Apartments

Perfect for families needing extra space.

22 3 - BR Apartments

Designed for ultimate family comfort and luxury.

02 1 - BR Duplex Apartments

Exclusive residences offering unparalleled privacy and elegance.



In Harmony with Nature



Radiant Garden Towers

Architectural Excellence

The 27-story masterpiece showcases:

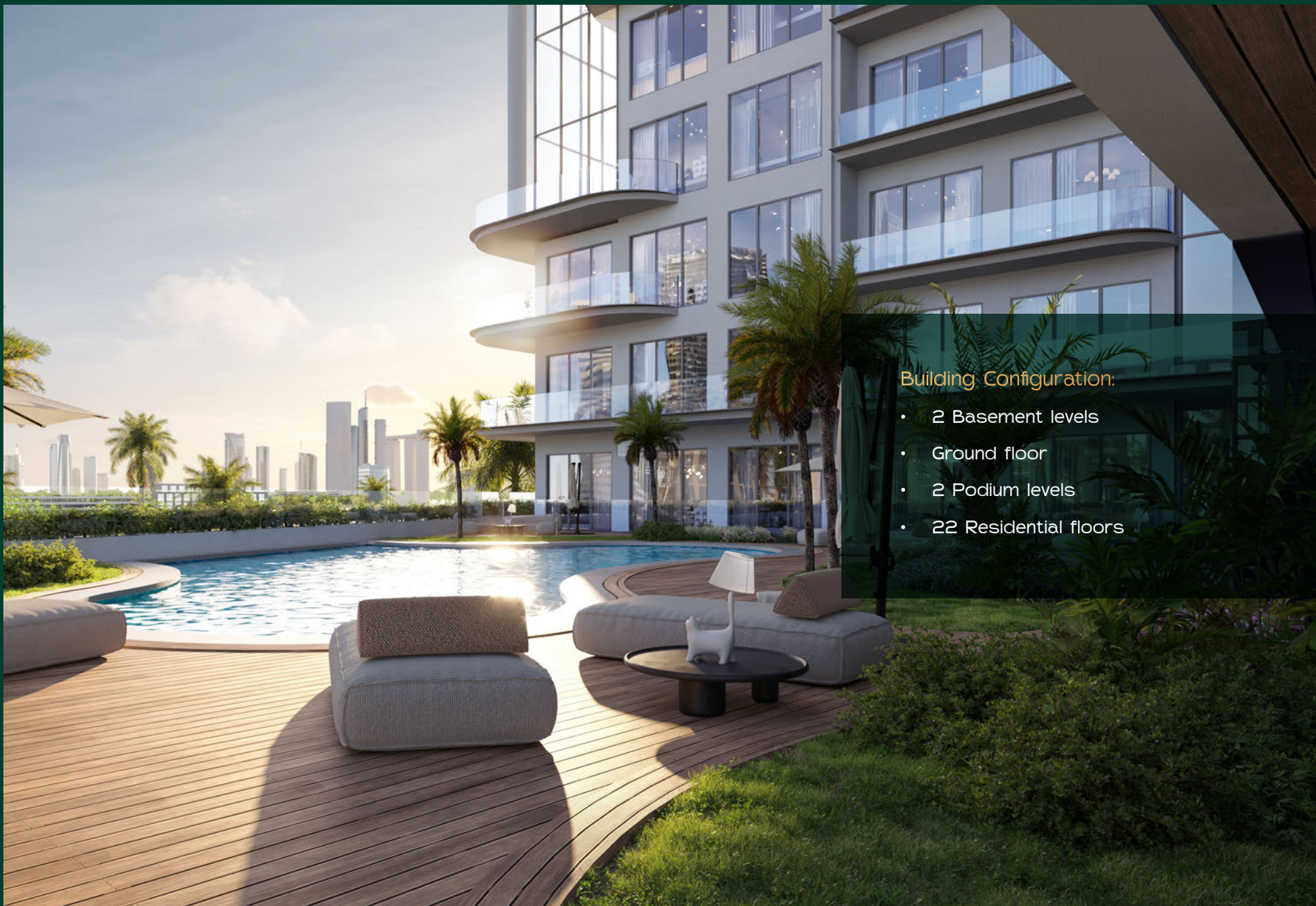
- A striking modern façade with floor-to-ceiling windows.
- Cascading terraces with integrated greenery.
- Three spectacular sky gardens on floors 1, 9, and 14.
- Innovative use of glass and steel creating a distinctive silhouette.
- Contemporary design that maximizes natural light and views.





A Place like
No Other





Building Configuration:

- 2 Basement levels
- Ground floor
- 2 Podium levels
- 22 Residential floors

Development Overview



Elevated Lifestyle Amenities

Radiant Garden Towers offers a curated selection of premium amenities designed to enhance your lifestyle.

Ground Floor Hub:

- A state-of-the-art gym with the latest equipment.
- Swimming pool with lounge seating and modern changing rooms.
- Landscaped outdoor spaces for relaxation and leisure.

Sky Gardens:

- Level 1: A wellness zone with recreational facilities.
- Level 9: Social terrace with green spaces for residents.
- Level 14: A garden retreat with breathtaking views.

Luxury Living, Redefined



Unwind in Nature's Embrace





Experience Heights of Comfort





Designed for Elegance,
Built for Comfort

Premium Specifications



Kitchen

Full suite of high-quality appliances including:

- Built-In Refrigerator
- Cooking Range with Hood
- Washing Machine
- Premium Oven
- Cooker Hob



Neolith Mont Blanc & Ocean Blue Travertine

Eucalyptus Veneer Fumed & Figured

Lacquered Wood



Unit Finishing

Interior Finishes

- Premium flooring throughout
- High-quality bathroom fixtures
- Elegant door and window frames
- Contemporary lighting fixtures
- Spacious built-in wardrobes



Floor Plans & Unit Specifications



Studio Apartments: 38 Units

- Size Range: 335 - 604 sqft
- Features: Open-plan design, modern kitchenette, large windows, balcony.

Junior 1-Bedroom Apartments: 8 Units

- Size Range: 428 - 522 sqft
- Features: A perfect balance between a studio and a full 1-bedroom.

1-Bedroom Apartments: 77 Units

- Size Range: 654 - 957 sqft
- Features: En-suite bedroom, living/dining area, balcony, high-end finishes.

2-Bedroom Apartments: 38 Units

- Size Range: 979 - 1,178 sqft
- Features: Master en-suite bedroom, guest room, spacious living/dining area, fully fitted kitchen.

3-Bedroom Apartments: 22 Units

- Size Range: 1,492 - 1,961 sqft
- Features: Large en-suite bedrooms, maid's room, expansive living spaces, panoramic views.

Duplex Units: 2 Units

- Size Range: 956 - 957 sqft
- Features: Split-level design, grand living spaces, private terrace.





1st Floor



Unit Type	Unit Count
Studio Unit	02
Junior 1 Bed Unit	01
Duplex Unit	-
1 Bed Unit	-
2 Bed Unit	02
3 Bed Unit	02
Total	07

Unit Number	Layout Type
101	3 Bed - Type B
102	Studio - Type A
103	Junior - 1 Bed
104	2 Bed - Type B + Maid
105	2 Bed - Type A
106	3 Bed - Type A
107	Studio - Type A

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.



2nd – 6th Floor

Unit Type	Unit Count
Studio Unit	02
Junior 1 Bed Unit	01
Duplex Unit	-
1 Bed Unit	06
2 Bed Unit	02
3 Bed Unit	02
Total	13

Unit Number	Layout Type
201	3-Bed - Type A
202	Studio - Type A
203	Junior - 1 Bed
204	2 Bed - Type B + Maid
205	2 Bed - Type A
206	3 Bed - Type A
207	Studio - Type A
208	1 Bed - Type A
209	1 Bed - Type A
210	1 Bed - Type B
211	1 Bed - Type B
212	1 Bed - Type A
213	1 Bed - Type A

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.

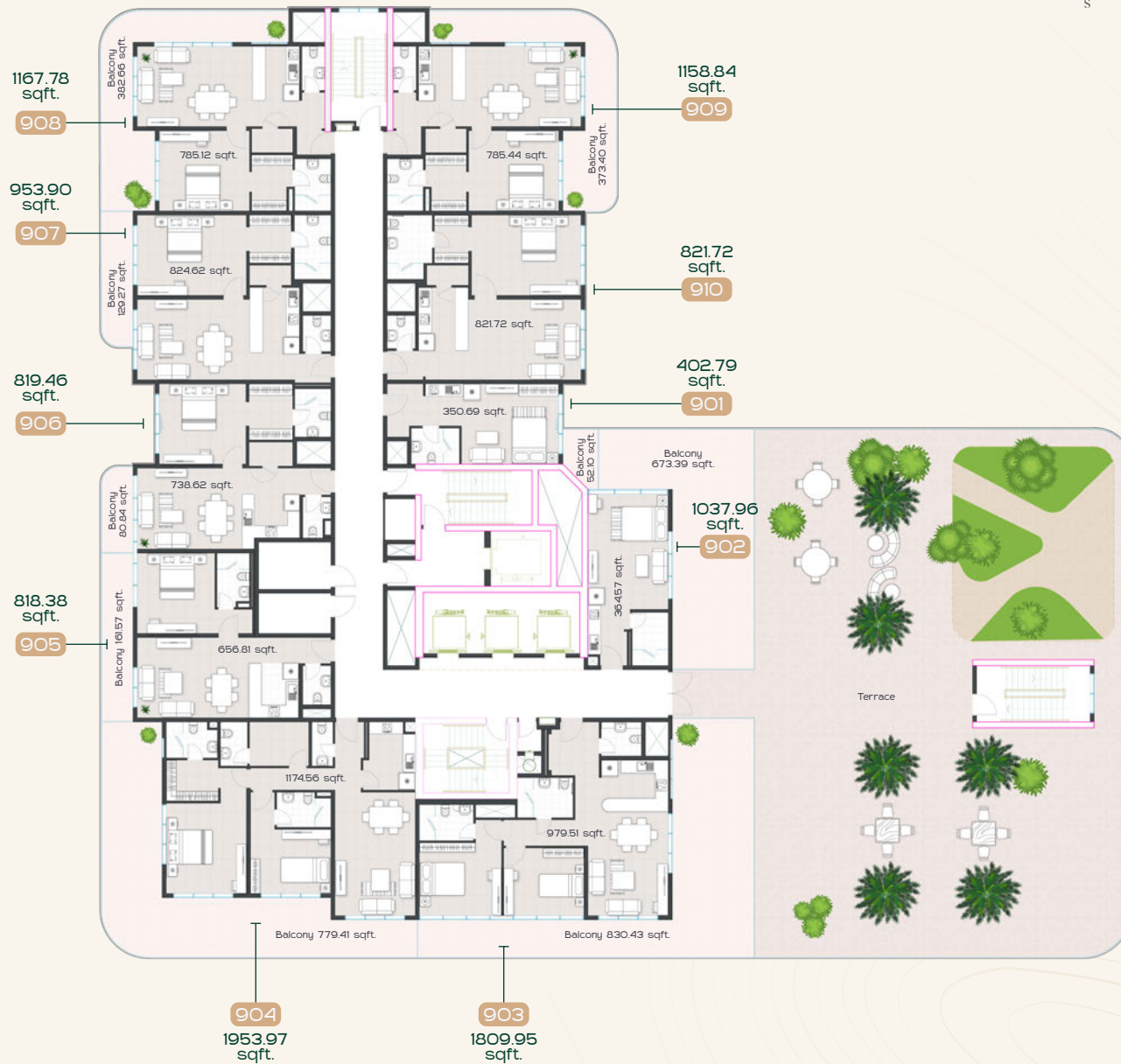


7th & 8th Floor

Unit Type	Unit Count
Studio Unit	04
Junior 1 Bed Unit	01
Duplex Unit	-
1 Bed Unit	04
2 Bed Unit	02
3 Bed Unit	02
Total	13

Unit Number	Layout Type
701	3 Bed - Type-A
702	Studio - Type A
703	Junior - 1 Bed
704	2 Bed - Type B + Maid
705	2 Bed - Type A
706	3 Bed - Type A
707	Studio - Type A
708	1 Bed - Type A
709	1 Bed - Type A
710	Studio - Type C
711	Studio - Type C
712	1 Bed - Type A
713	1 Bed - Type A

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.



9th Floor

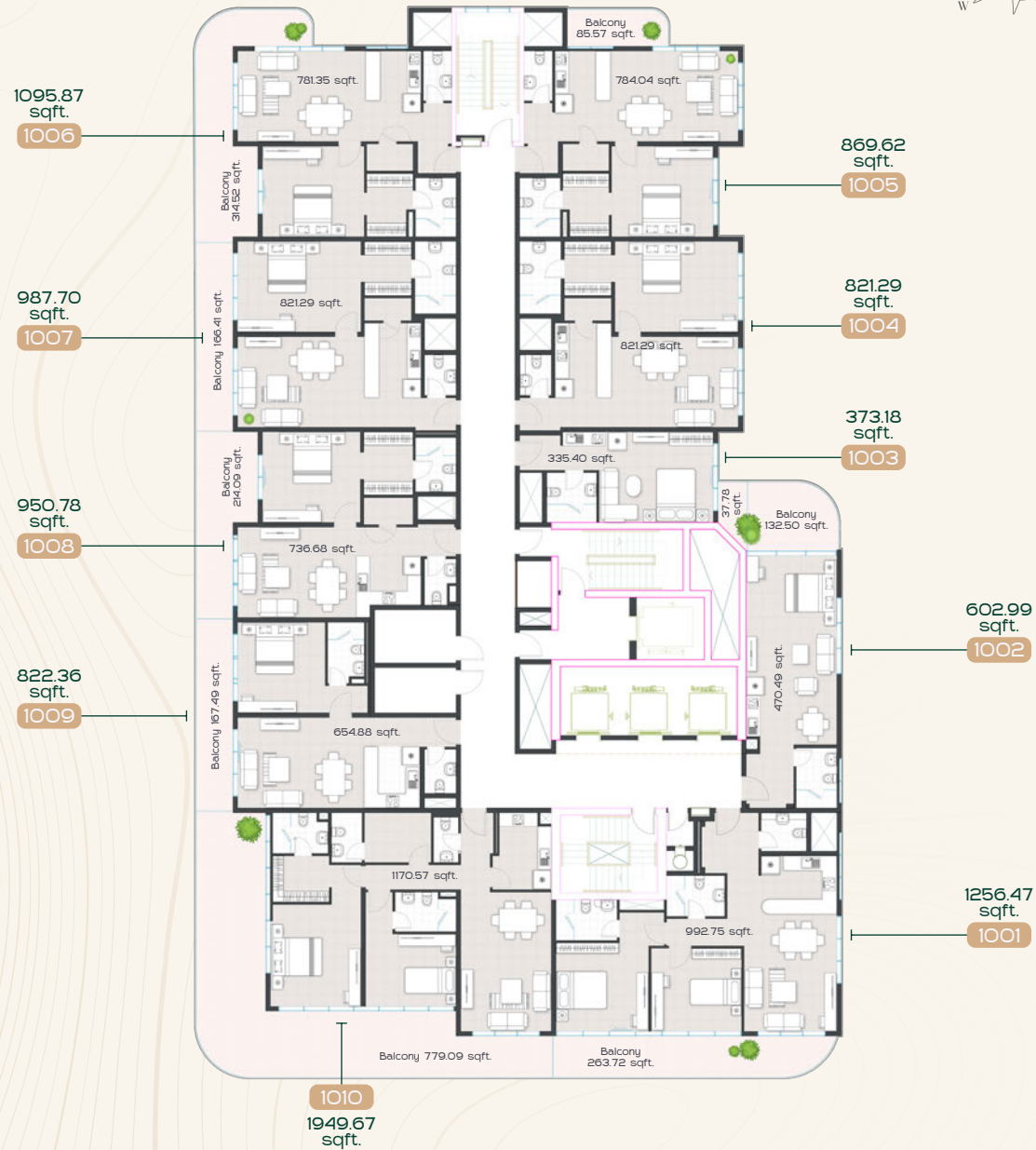
Unit Type	Unit Count
Studio Unit	02
Junior 1 Bed Unit	-
Duplex Unit	-
1 Bed Unit	06
2 Bed Unit	02
3 Bed Unit	-
Total	10

Unit Number	Layout Type
901	Studio - Type E
902	Studio - Type A
903	2-Bed - Type C
904	2 Bed - Type B + Maid
905	1 Bed - Type D
906	1 Bed - Type E
907	1 Bed - Type C
908	1 Bed - Type A
909	1 Bed - Type A
910	1 Bed - Type F

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.



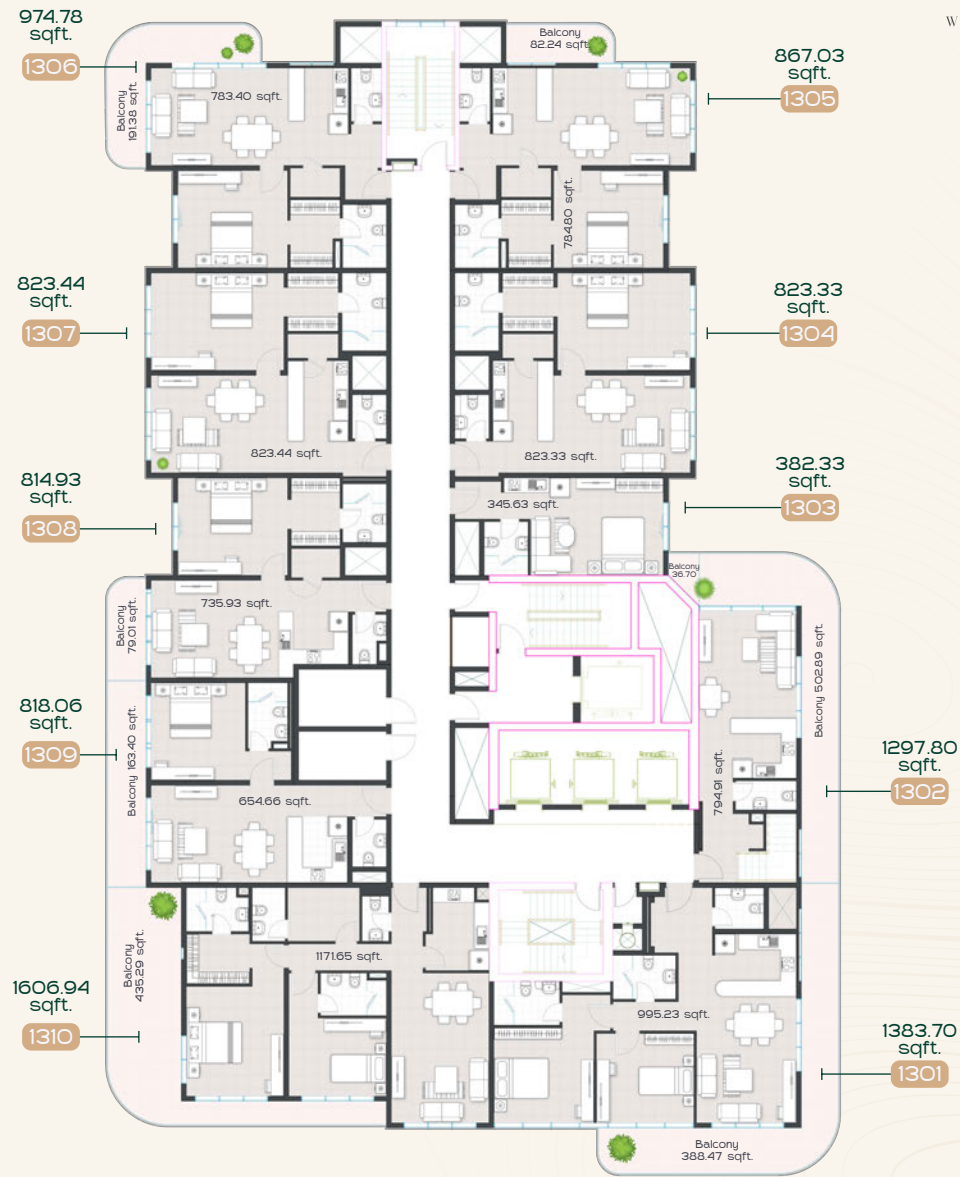
10th – 12th Floor



Unit Type	Unit Count
Studio Unit	02
Junior 1 Bed Unit	-
Duplex Unit	-
1 Bed Unit	06
2 Bed Unit	02
3 Bed Unit	-
Total	10

Unit Number	Layout Type
1001	2-Bed - Type D
1002	Studio - Type F
1003	Studio - Type E
1004	1 Bed - Type C
1005	1 Bed - Type A
1006	1 Bed - Type A
1007	1 Bed - Type C
1008	1 Bed - Type E
1009	1 Bed - Type D
1010	2 Bed - Type B + Maid

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.

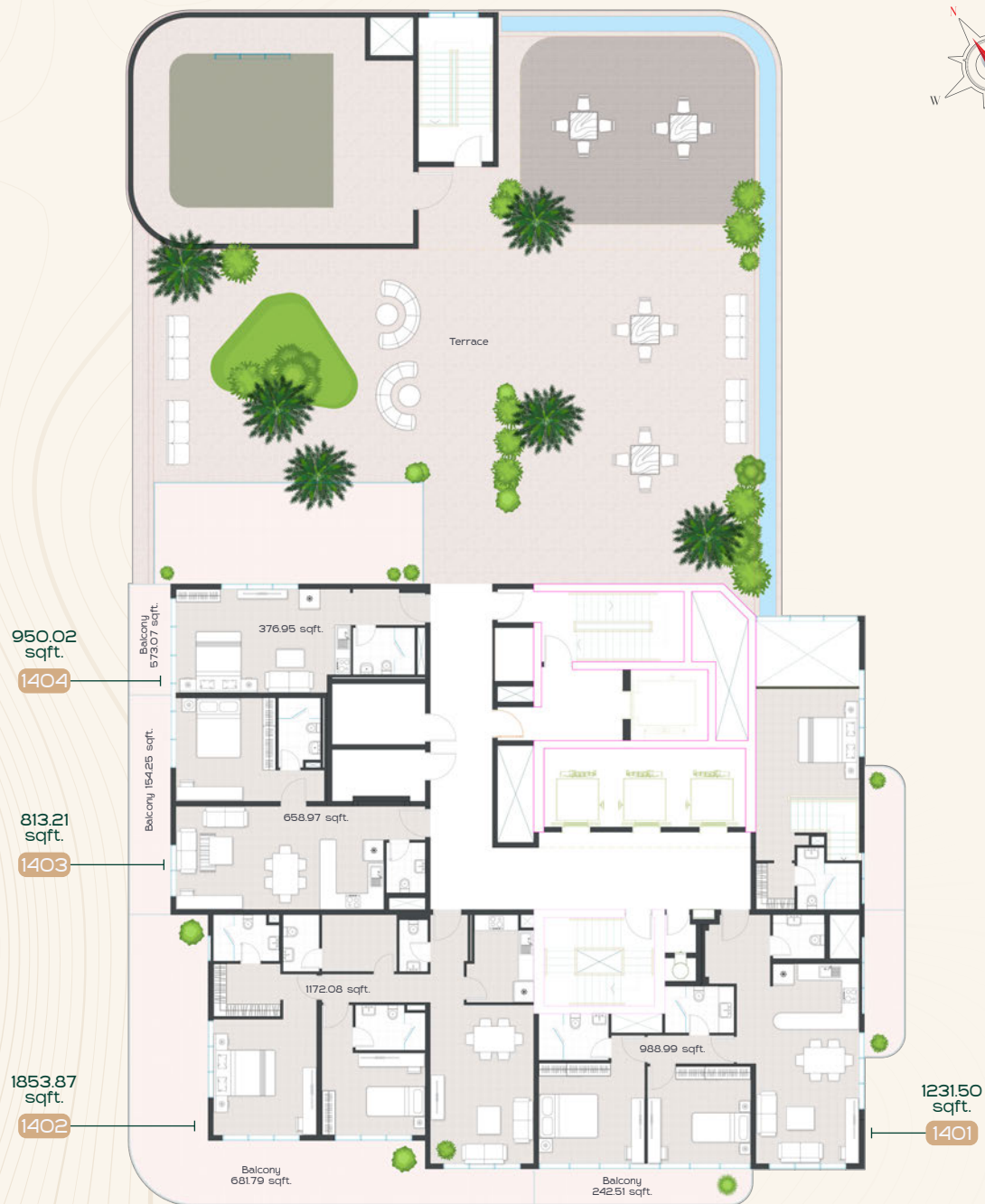


13th Floor

Unit Type	Unit Count
Studio Unit	01
Junior 1 Bed Unit	-
Duplex Unit	01
1 Bed Unit	06
2 Bed Unit	02
3 Bed Unit	-
Total	10

Unit Number	Layout Type
1301	2 Bed - Type D
1302	1 Bed - Duplex Type A
1303	Studio - Type E
1304	1 Bed - Type C
1305	1 Bed - Type A
1306	1 Bed - Type A
1307	1 Bed - Type C
1308	1 Bed - Type E
1309	1 Bed - Type D
1310	2 Bed - Type B + Maid

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.



14th & 16th Floor

Unit Type	Unit Count
Studio Unit	01
Junior 1 Bed Unit	-
Duplex Unit	-
1 Bed Unit	01
2 Bed Unit	02
3 Bed Unit	-
Total	04

Unit Number	Layout Type
1401	2 Bed - Type D
1402	2 Bed - Type B + Maid
1403	1 Bed - Type D
1404	Studio - Type G

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.



15th Floor

Unit Type	Unit Count
Studio Unit	01
Junior 1 Bed Unit	-
Duplex Unit	01
1 Bed Unit	01
2 Bed Unit	02
3 Bed Unit	-
Total	05

Unit Number	Layout Type
1501	2 Bed - Type D
1502	2 Bed - Type B + Maid
1503	1 Bed - Type D
1504	Studio - Type G
1505	1 Bed - Duplex Type A

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.



17th – 22nd Floor



Unit Type	Unit Count
Studio Unit	01
Junior 1 Bed Unit	-
Duplex Unit	-
1 Bed Unit	-
2 Bed Unit	02
3 Bed Unit	01
Total	04

Unit Number	Layout Type
1701	3 Bed - Type C
1702	2 Bed - Type B + Maid
1703	2 Bed - Type D
1704	Studio - Type G

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.



Unit Types

TYPE A - Studio



Junior 1 Bedroom



TYPE A - Studio

- Internal area 32,85 sqm
- Balconies area 29,44sqm
- Total area 53,29sqm

TYPE A - 1 Bedroom



TYPE A - 1 Bedroom

- Internal area 70.55 sqm
- Balconies area 21.58sqm
- Total area 92.13sqm

TYPE B - 2 Bedroom



TYPE B - 2 Bedroom

- Internal area 107.99 sqm
- Balconies area 77.35sqm
- Total area 185.34sqm

TYPE A - 3 Bedroom



TYPE A - 3 Bedroom

- Internal area 181.76 sqm
- Balconies area 83.97sqm
- Total area 265.73sqm



Views That Inspire

Wake up to stunning vistas every day:

- Panoramic cityscapes of Al Reem Island.
- Picturesque views of Sorbonne University and Al Fay Park.
- Serene green landscapes and urban skylines.

An aerial photograph of a dense, lush green forest. A narrow, light-colored dirt path or clearing runs vertically through the left side of the image. The trees are thick and vibrant green, filling the rest of the frame.

Timeless Luxury, Inspired by Nature

Legal Disclaimer: This brochure may not be reproduced, distributed, delivered, or furnished to any person without the prior written approval of Radiant Real Estate. No representation or warranty (expressed or implied) is made or can be given with respect to the accuracy or completeness of the information herein, or that any future offer of units or apartments in the project will conform to the terms described herein. Nothing in this leaflet should be constructed as financial, legal, tax or regulatory advice. All accessories such as electronics, furniture, white goods, decorative elements and so forth included in this brochure are not part of the standard unit and used for illustration purposes only. All plans, layouts, pictures, renderings, information 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 final designs of the project and regulatory approvals and planning permissions.



www.radiantrealstate.ae

For more information, contact us on:

Phone: +971 2 666 4431

Al Sahel Towers - Al Bateen - W12

Abu Dhabi, United Arab Emirates