



## 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.



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



# 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



## AMENITIES

- GATED COMMUNITY
- CLUBHOUSE

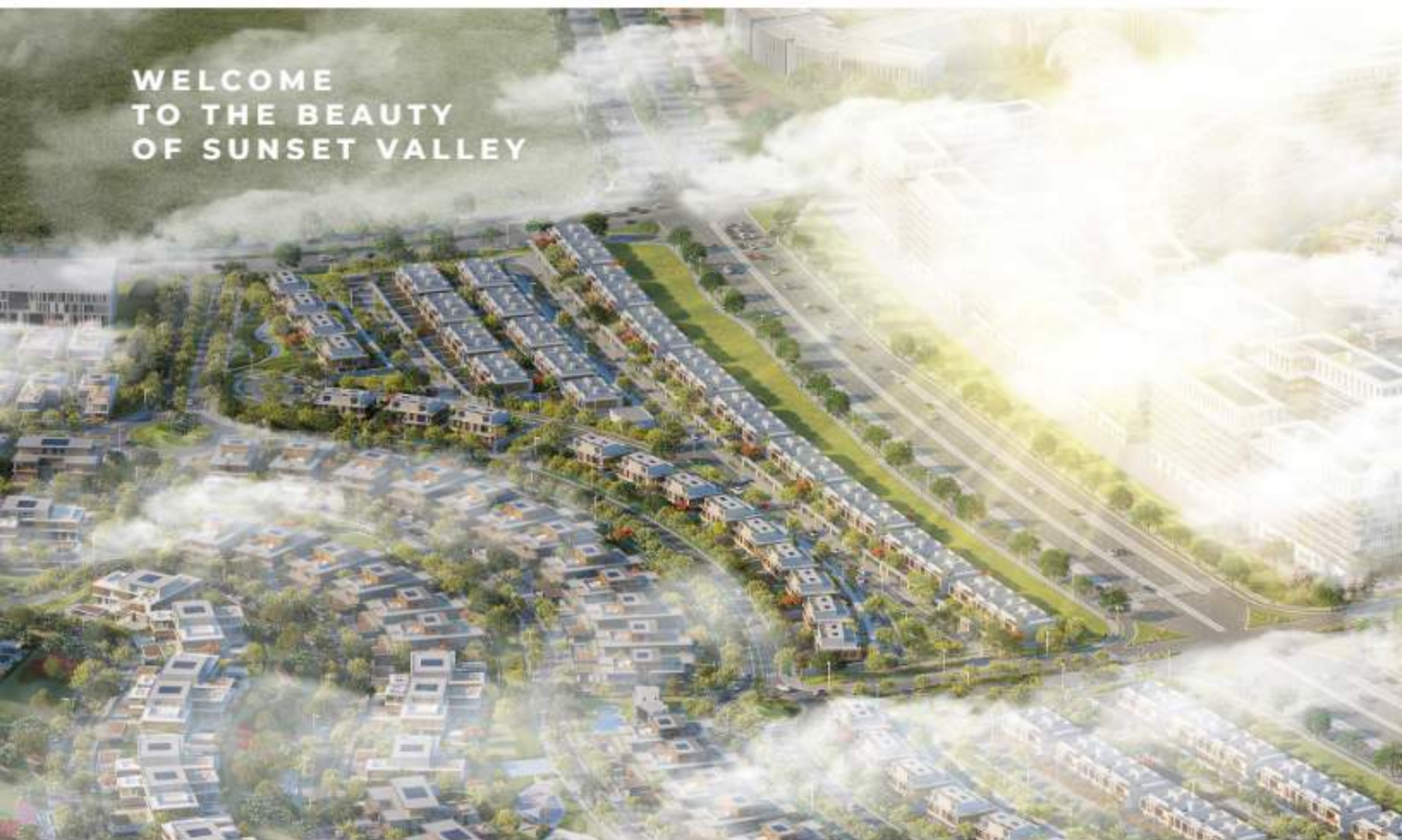


## PARKS

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



**WELCOME  
TO THE BEAUTY  
OF SUNSET VALLEY**



**LUXURIATE IN THE  
EMBRACE OF NATURE**



WHERE SOPHISTICATION  
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.





## 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



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# TWIN VILLAS 4 BEDROOM

3,887 SQFT

## FEATURES

- 4 EN-SUITE BEDROOMS
- FAMILY LOUNGE
- STUDY ROOM/OFFICE
- MASTERS ROOM
- STORE ROOM
- HOOP TERRACE
- LIVING & DINING
- HEMI CLOSED KITCHEN
- OUTDOOR GARDEN AREA
- 3 TERRACES



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	04 + (OFFICE+FAMILY LOUNGE)
FLOOR CONFIGURATION	04+Roof
TOTAL SELLABLE AREA	3887 sqft
PLOT SIZE	3700 sqft

\*Starting from

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# TOWNHOUSES 3 BEDROOM

MID-UNIT | TYPE SM | 2,378 SQFT

## FEATURES

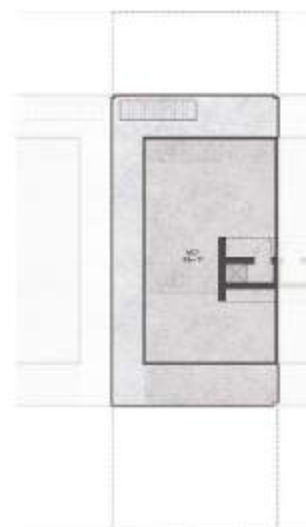
- 3 EN-SUITE BEDROOMS
- FAMILY LOUNGE
- MASTERS ROOM
- STUDY ROOM
- LIVING & DINING
- HOOP TERRACE
- OUTDOOR GARDEN
- 7 TERRACES



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	04
TOTAL SELLABLE AREA	2378 sqft
PLOT SIZE	2104 sqft

\*Starting from

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# TOWNHOUSES 3 BEDROOM

MID-UNIT | TYPE DM | 2,770 SQFT

## FEATURES

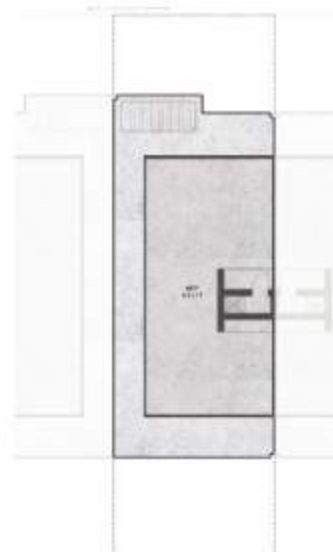
+31 IN-SUIT 10 CLOSETS	+STORY ROOM	+OUTDOOR GARAGE
+1 FAMILY LOUNGE	+LIVING & DINING	+7 PATIOES
+MASTERS BEDROOM	+12 METER (20) SKILLION N	



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	C4
TOTAL SELLABLE AREA	2,770 sqft
PLOT SIZE	2,000 sqm

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# TOWNHOUSES 3 BEDROOM

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

## FEATURES

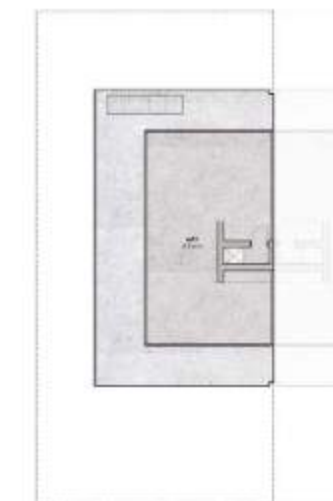
+31 IN-SUIT 10 CLOSETS	+STORY ROOM	+OUTDOOR GARAGE
+1 FAMILY LOUNGE	+LIVING & DINING	+7 PATIOES
+MASTERS BEDROOM	+12 METER (20) SKILLION N	



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	03 + (FAMILY LOUNGE)
FLOOR CONFIGURATION	C4
TOTAL SELLABLE AREA	2,667 sqm
PLOT SIZE	2,000 sqm

\*Starting from

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# TOWNHOUSE 3 BEDROOM

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

## FEATURES

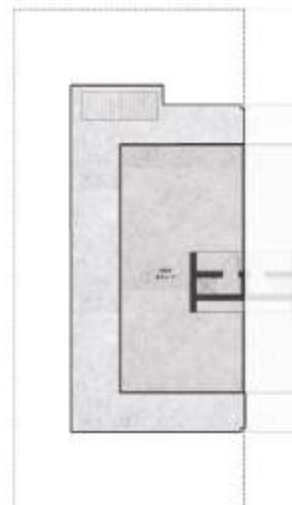
+ 31 SQUARE METERS + 330 SQ. FT. + OUTDOOR GARAGE  
+ FAMILY LOUNGE + DINING & KITCHEN + 7111 SQ. FT.  
+ MASTER BEDROOM + 12 METERS 12 METERS



Ground Floor



First Floor



Roof Floor

NO. OF BEDROOMS	DE + (FAMILY LOUNGE)
FLOOR CONFIGURATION	CH
TOTAL SELLABLE AREA	3113 sqft
PLOT SIZE	3.65 sqft

\*Starting from

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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