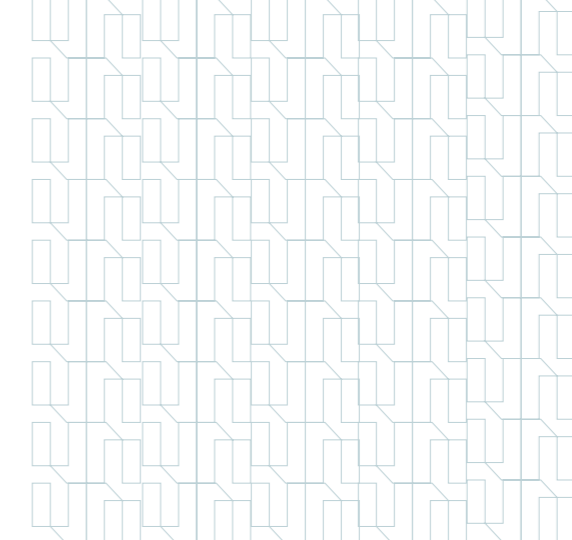




ICONA RESIDENCE

Iconic living in Al Reeman
Al Shamkha, Abu Dhabi



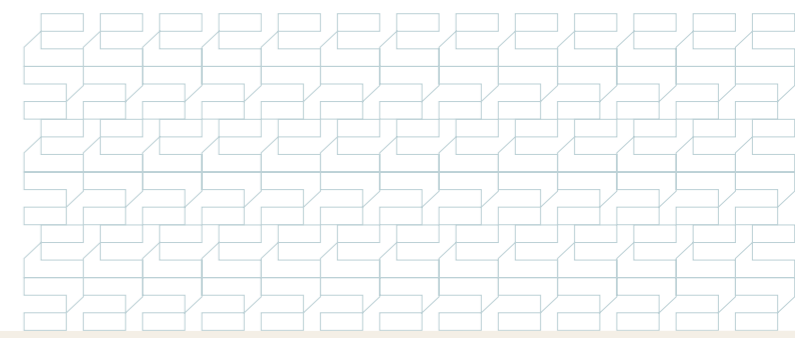
About Castor Real Estate

Castor is an Abu Dhabi-based real estate development company with around 20 years in the construction industry.

We deliver high quality, expertly planned projects that enhance everyday living, creating exceptional value for residents, investors and partners alike.

We build trust through:

- Strong Governance
- Disciplined Financial Structuring
- Strategic Global Partnerships



Our Promise

Castor is committed to delivering desirable, high-quality developments through disciplined planning, transparent governance and trustworthy partnerships.

Discover Al Reeman

- Dynamic, master-planned community within Al Shamkha, Abu Dhabi
- Residential villas and buildings
- Green spaces and parks
- Modern infrastructure and easy connectivity
- Family-friendly environment, close to schools, retail and services
- Just minutes away from major roads and the city's key destinations
- Balanced lifestyle of community comfort and real-world convenience



A neighborhood you can call home.





Al Reeman Key Highlights



5 mins to

- > Schools
- > Hospitals and Medical Centers
- > Malls and Shopping Facilities



20 mins to

- > Yas Island and key attractions including Yas Mall, Ferrari World, Warner Bros. World Abu Dhabi, SeaWorld Abu Dhabi, Yas Marina & F1, Yas Links Golf Club, and others



10 mins to

- > Shakhbout Medical City



- > Sheikh Zayed Grand Mosque and Abu Dhabi Mainland



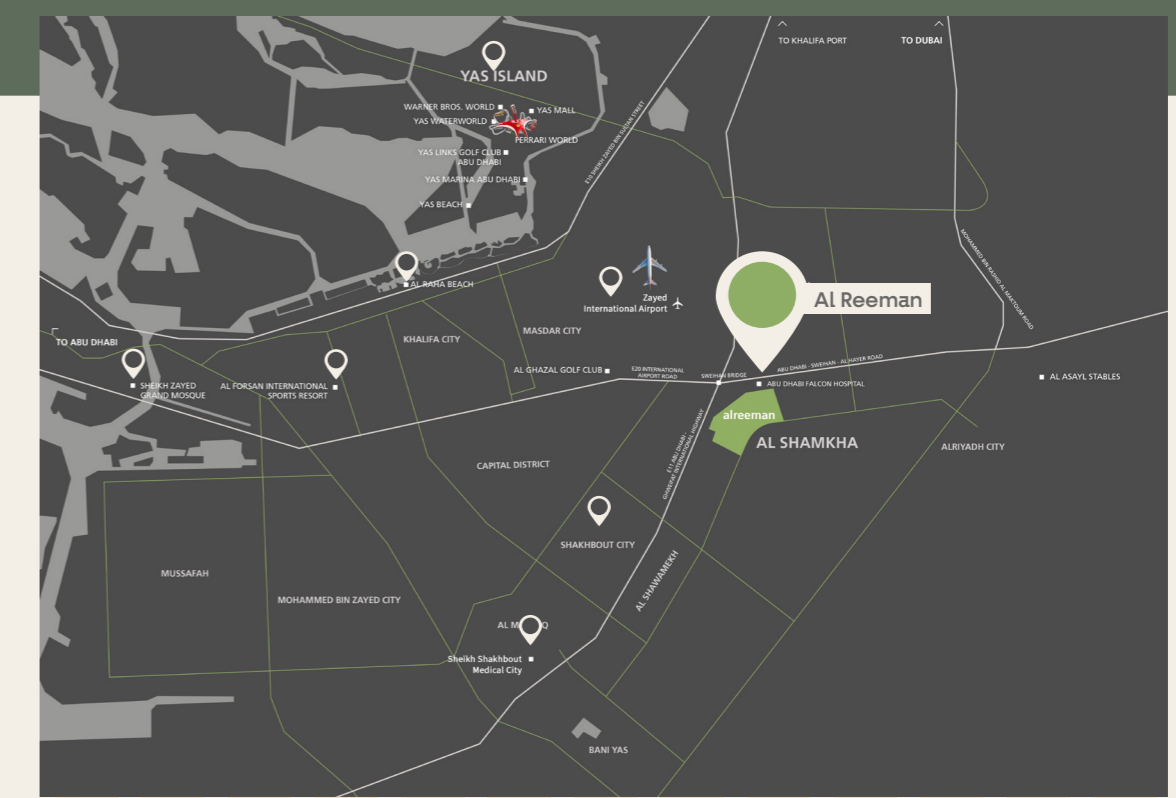
15 mins to

- > Zayed International Airport
- > Al Forsan International Sports Resort



40 mins to

- > Dubai Parks and Resorts
- > Motiengate Dubai





ICONA Residence

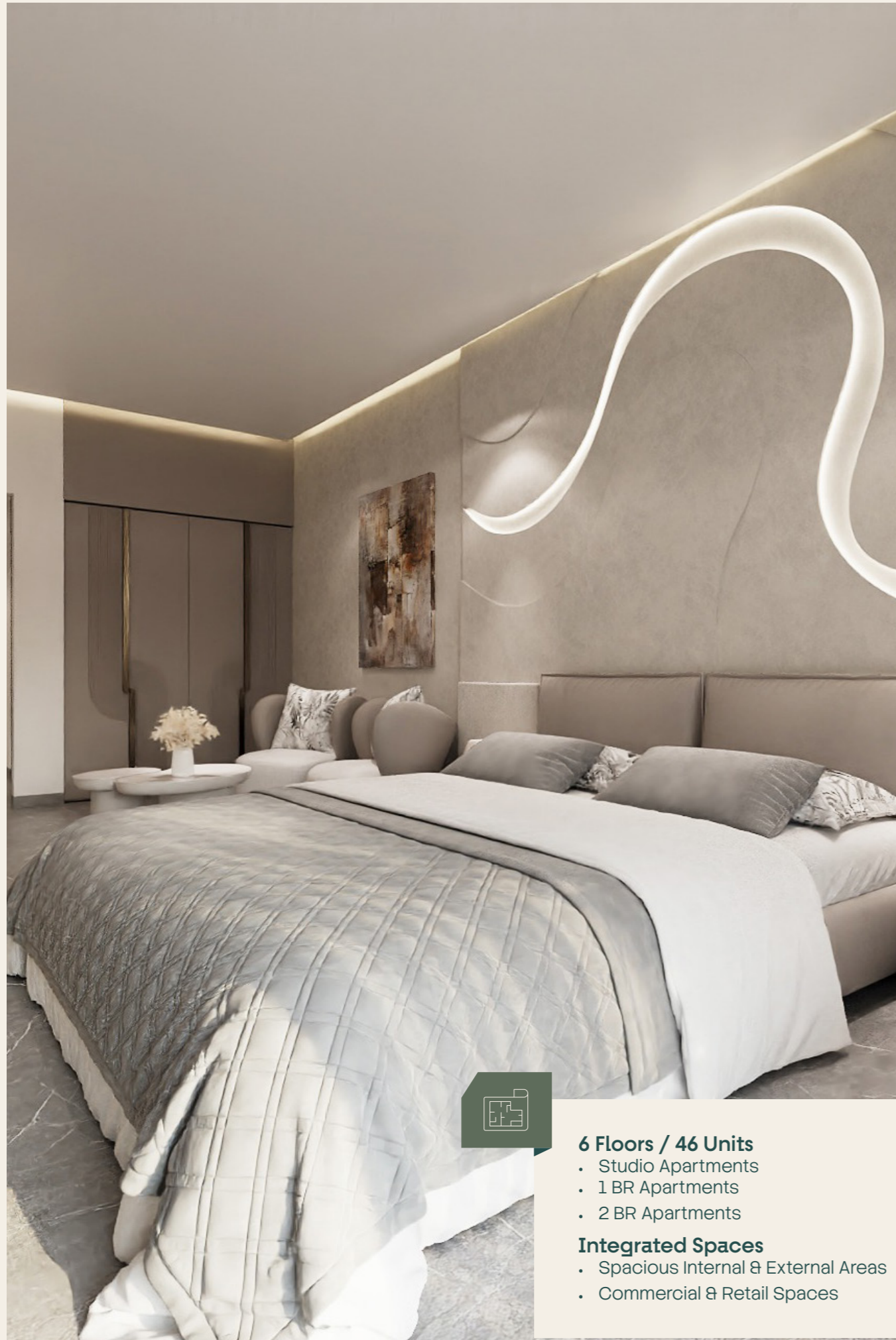
About ICONA Residence

- Sophisticated contemporary architecture
- Exceptional quality design and construction
- Remarkably spacious, family-centric dwellings
- Expansive balconies, direct access to green community spaces

Designed to maximize space, light and quality of life, ICONA offers a rare sense of tranquility in the heart of the thriving, dynamic and growing community of Al Reeman.



*All designs and illustrations included in this brochure are indicative and subject to change.

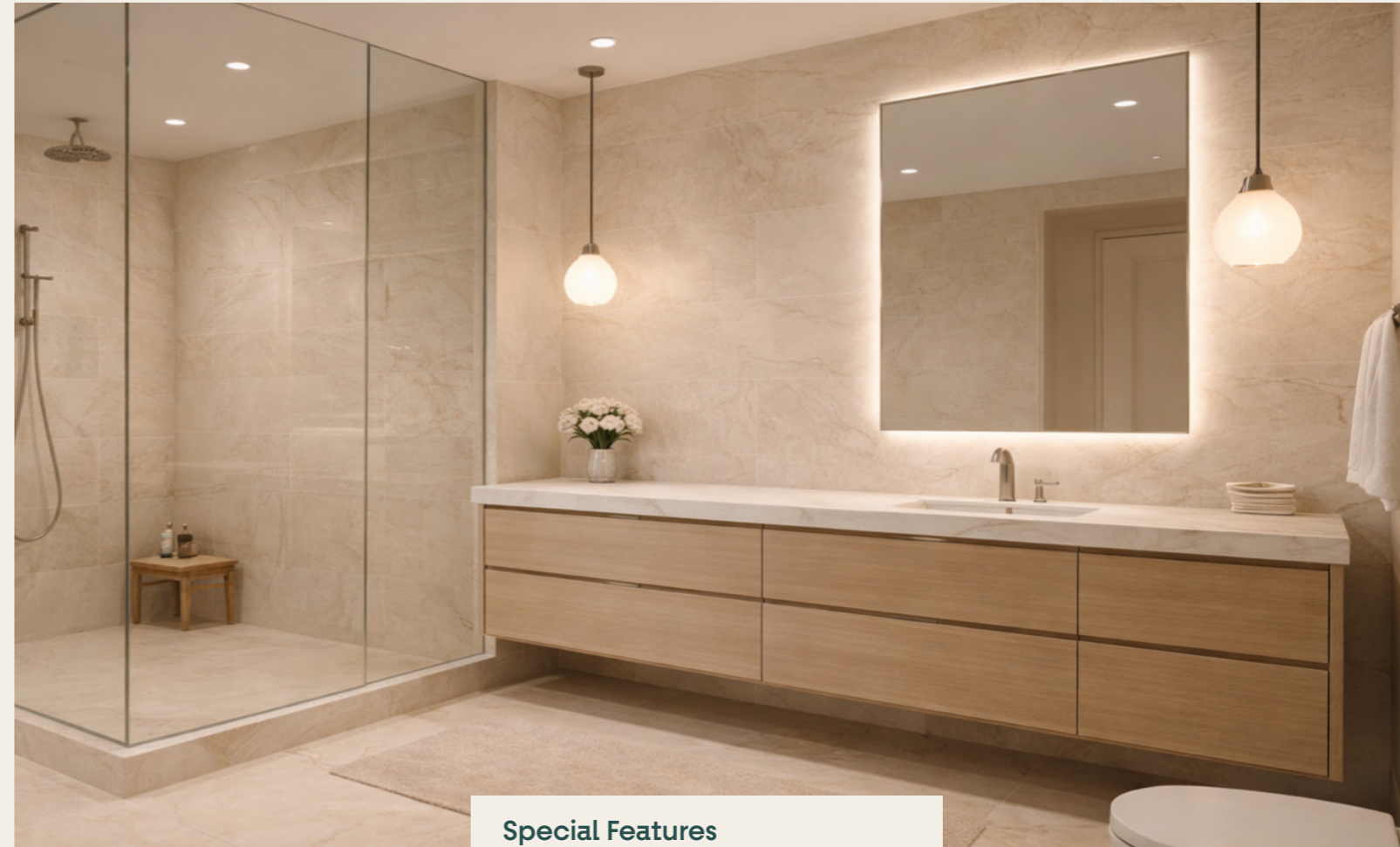


6 Floors / 46 Units

- Studio Apartments
- 1 BR Apartments
- 2 BR Apartments

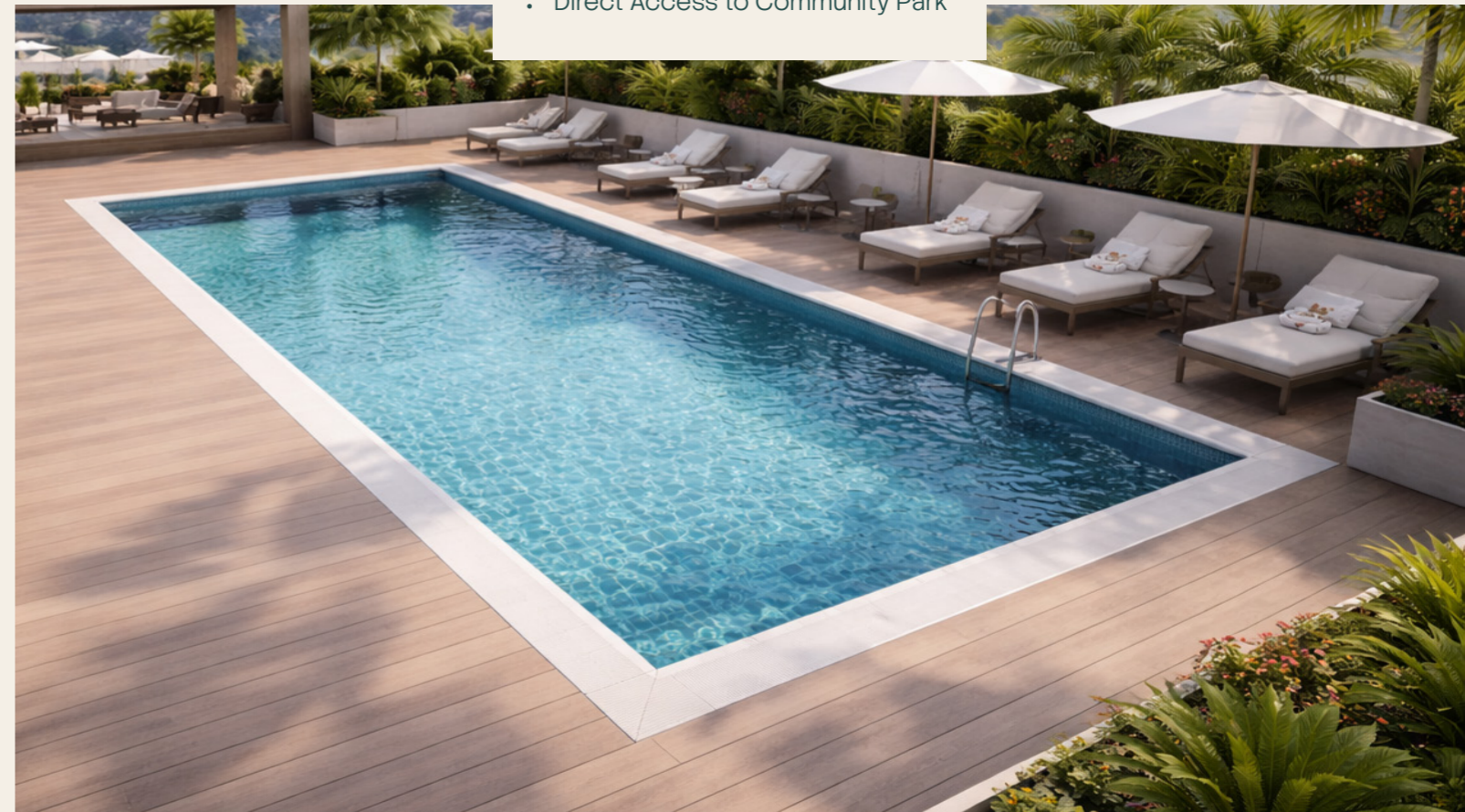
Integrated Spaces

- Spacious Internal & External Areas
- Commercial & Retail Spaces



Special Features

- Maids' Rooms
- Laundry Rooms
- Dining Rooms
- Closed Kitchens
- Park & Community Views
- Gym & Swimming Pool
- Terraces & Balconies
- Covered Parking
- Direct Access to Community Park



Payment Plan

Payment Schedule	40/60
January 2026	10%
April 2026	5%
July 2026	5%
October 2026	5%
January 2027	5%
April 2027	5%
July 2027	5%
Handover	60%



Construction start date: Q4 2025
Construction completion date: Q4 2027



Unit Mix

Unit Type	Total Count	Area (sqft)	Starting Price (AED)
Studio	8	511 - 567	654,530
1 BR	20	818 - 1,069	879,219
1 BR + 1 (Typical 2 BR+)	12	1,204 - 1,335	1,259,034
2 BR + M (Typical 3 BR layout)	6	1,280 - 1,638	1,423,988

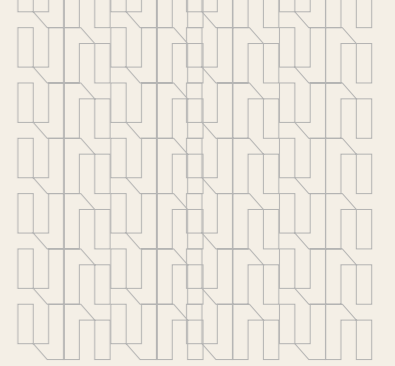
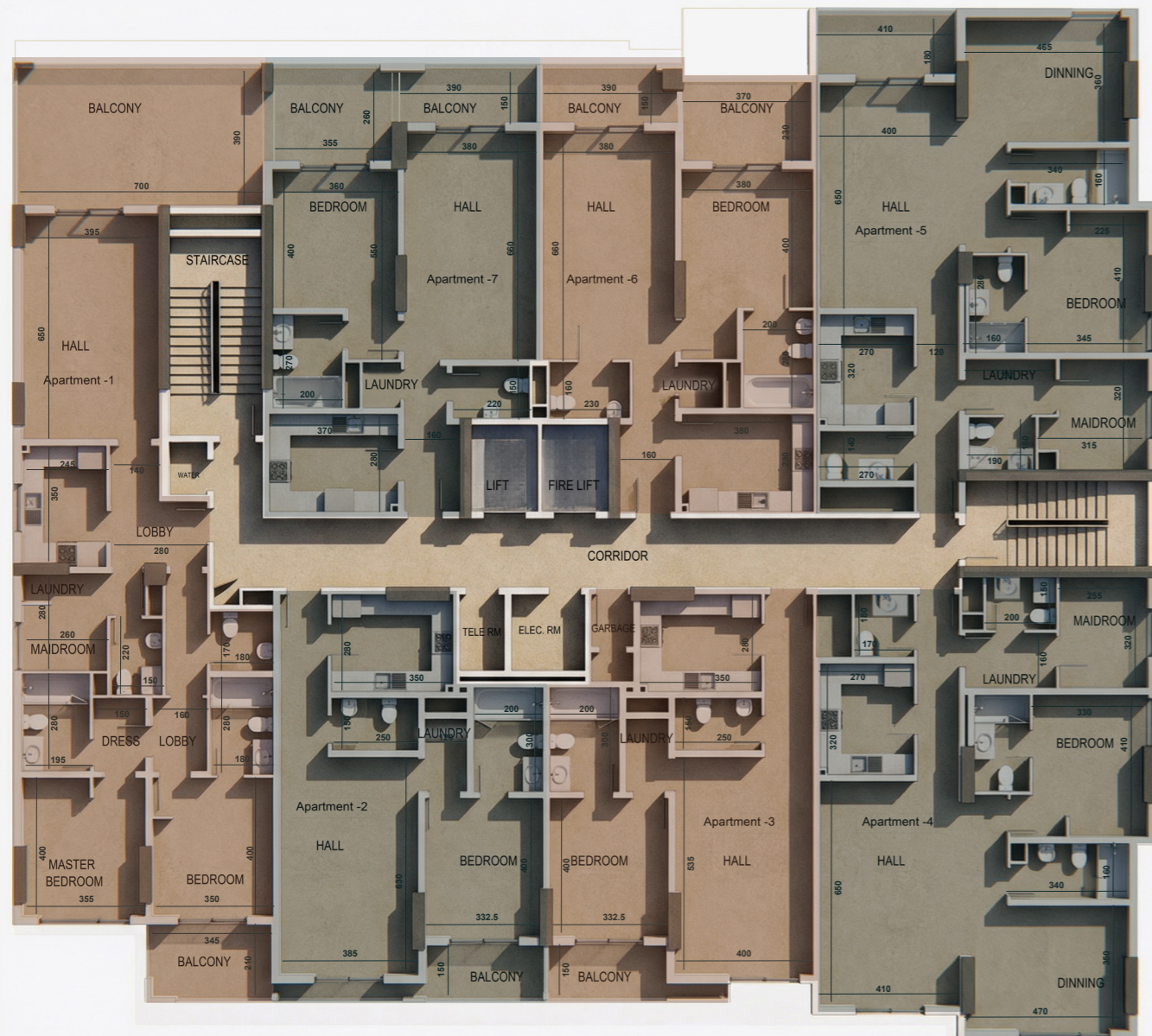


Overall Floor Plans

- Central corridor for optimal unit access
- Natural light penetration to all units
- Privacy-focused unit placement
- Optimized unit proportions



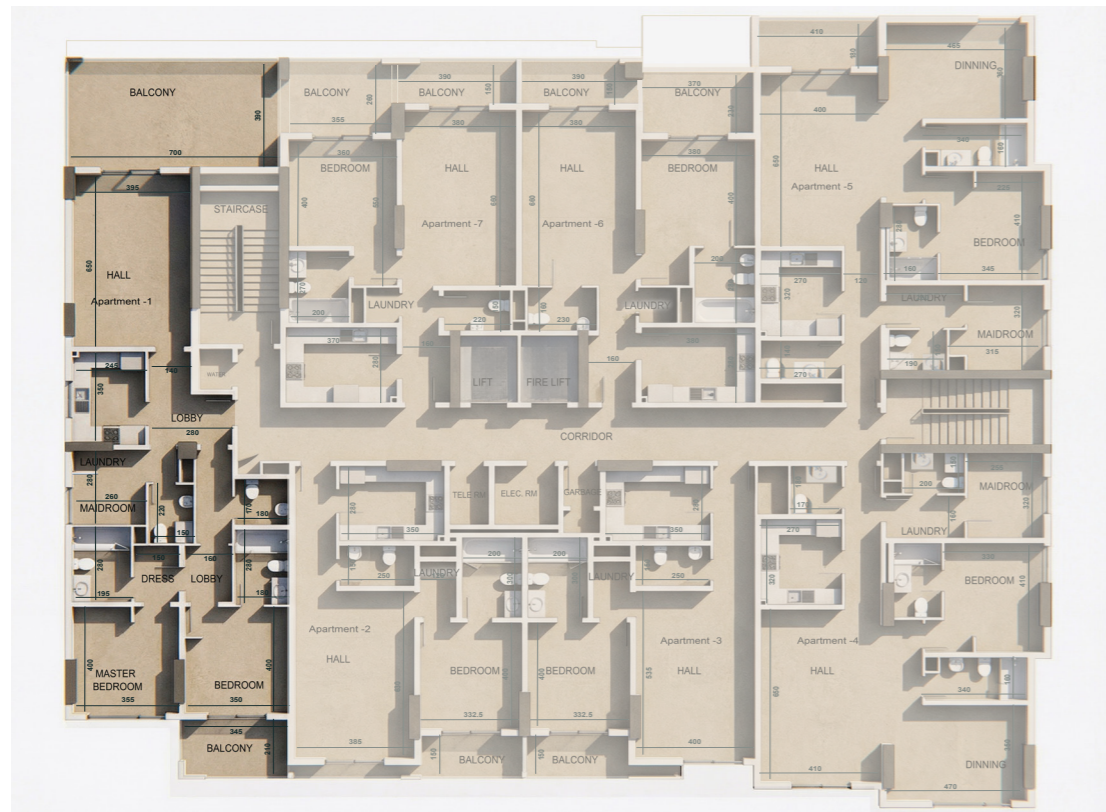
LEVELS 1-4



LEVELS 5-6

2 Bedrooms + Maid

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
101	Double (Community+Park)	1,214	424	1,638
201	Double (Community+Park)	1,214	162	1,376
301	Double (Community+Park)	1,214	66	1,280
401	Double (Community+Park)	1,214	66	1,280
501	Double (Community+Park)	1,214	145	1,359
601	Double (Community+Park)	1,214	147	1,361

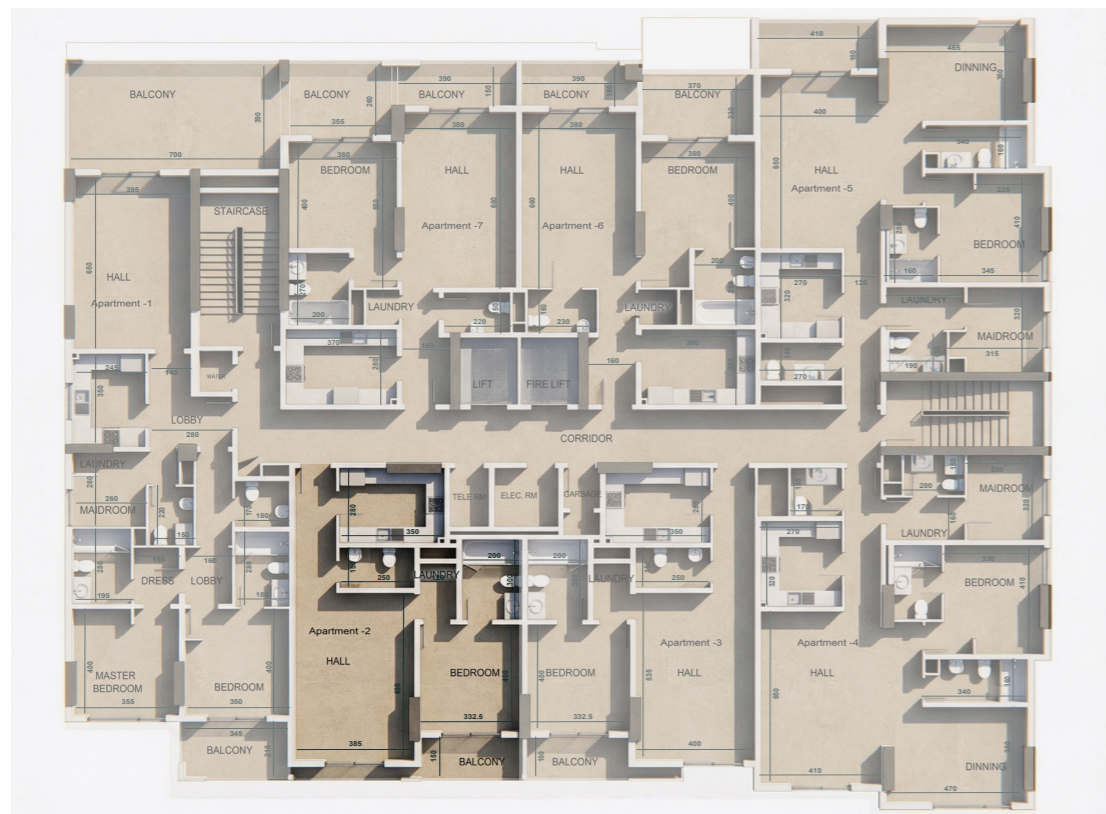


Type 01

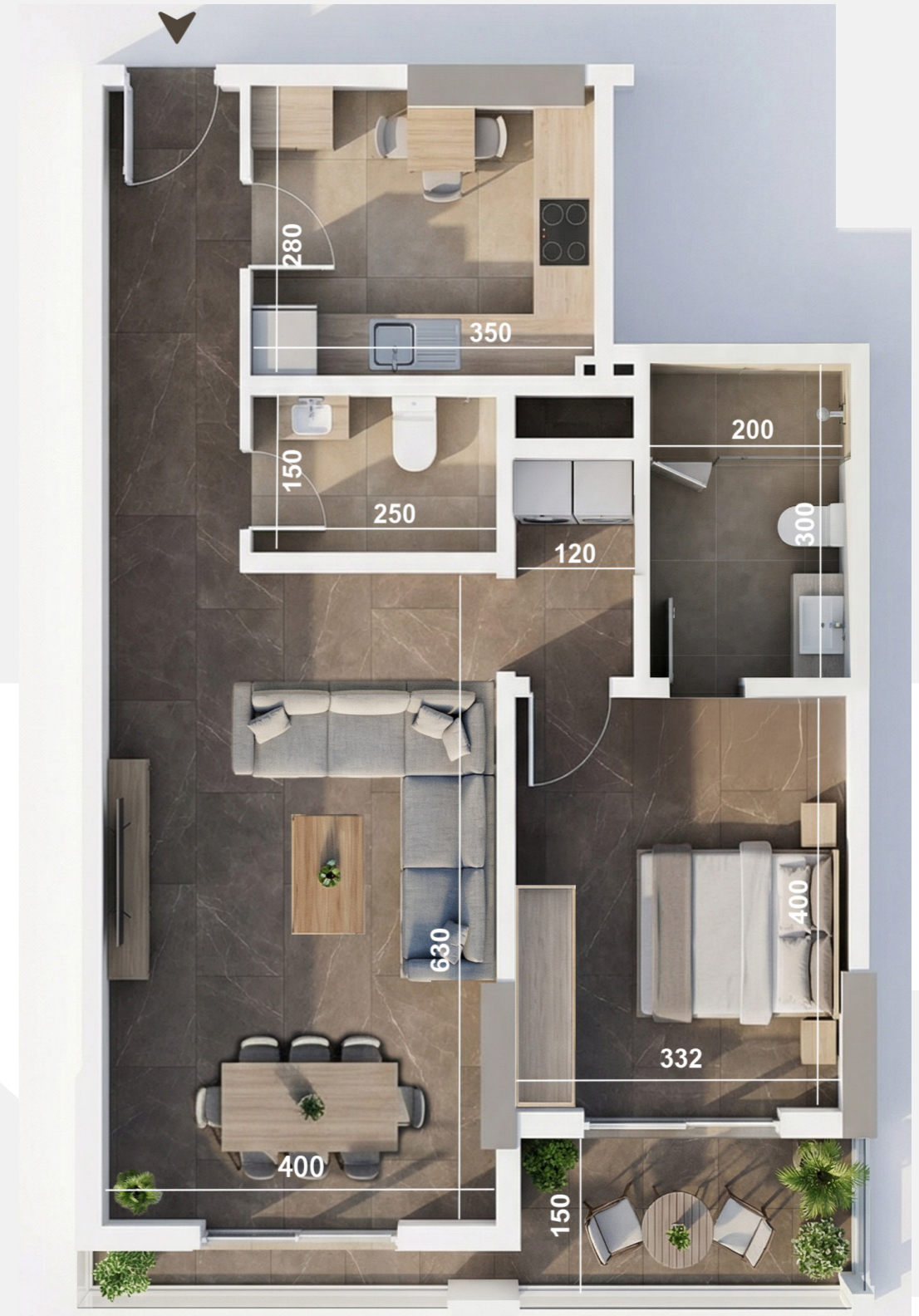


1 Bedroom

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
102	Community	761	105	866
202	Community	761	106	867
302	Community	761	224	985
402	Community	761	211	972
502	Community	761	114	875
602	Community	761	57	818

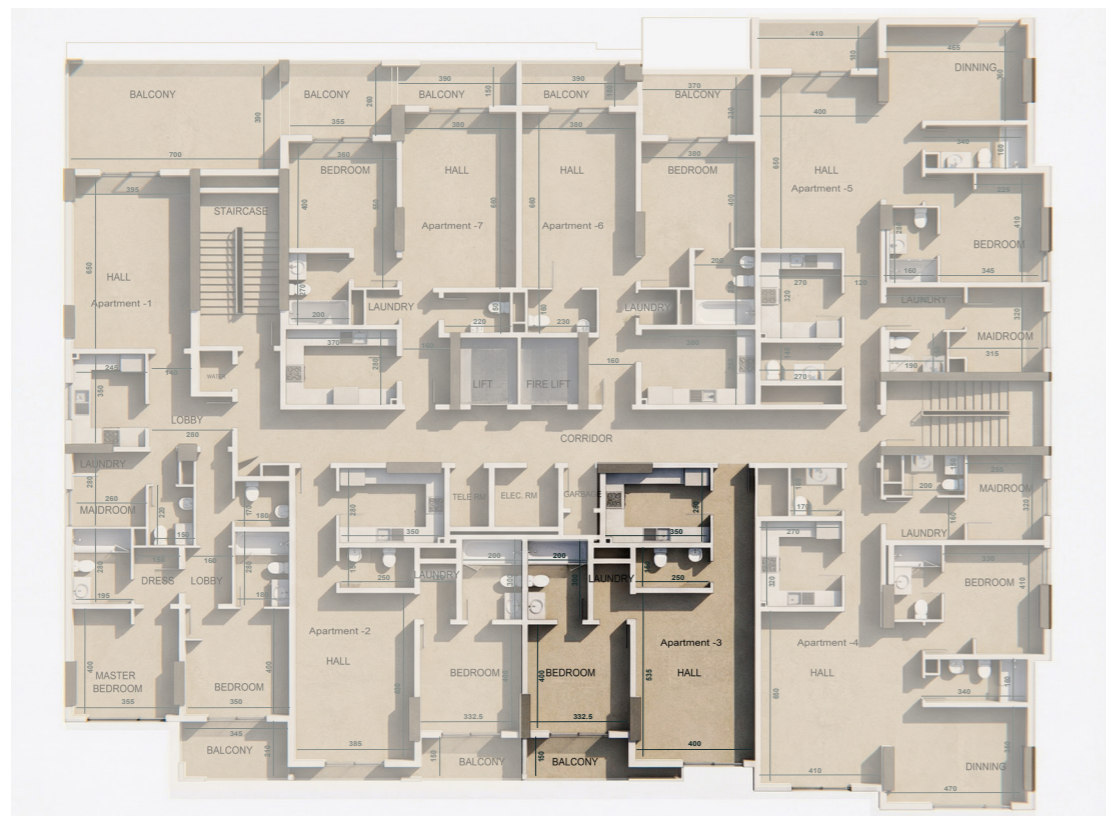


Type 02



1 Bedroom

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
103	Community	762	83	845
203	Community	762	204	966
303	Community	762	217	979
403	Community	762	207	969
503	Community	762	181	943
603	Community	762	199	961

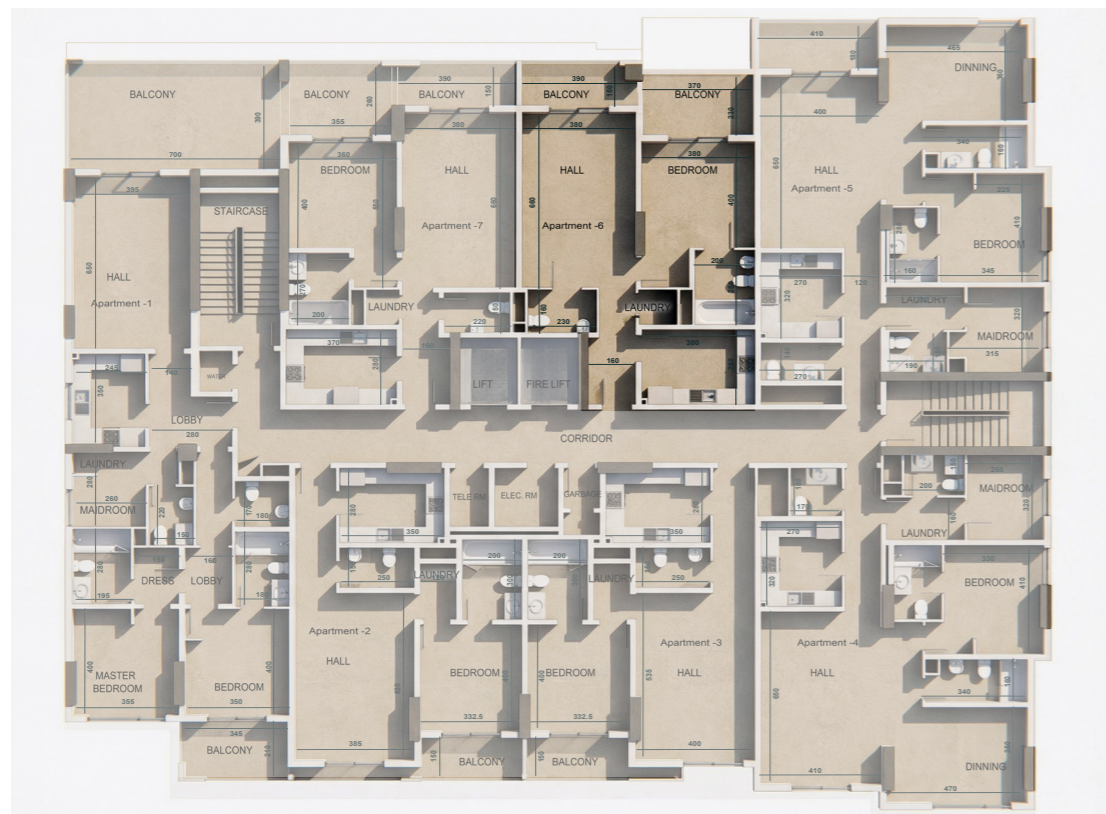


Type 03

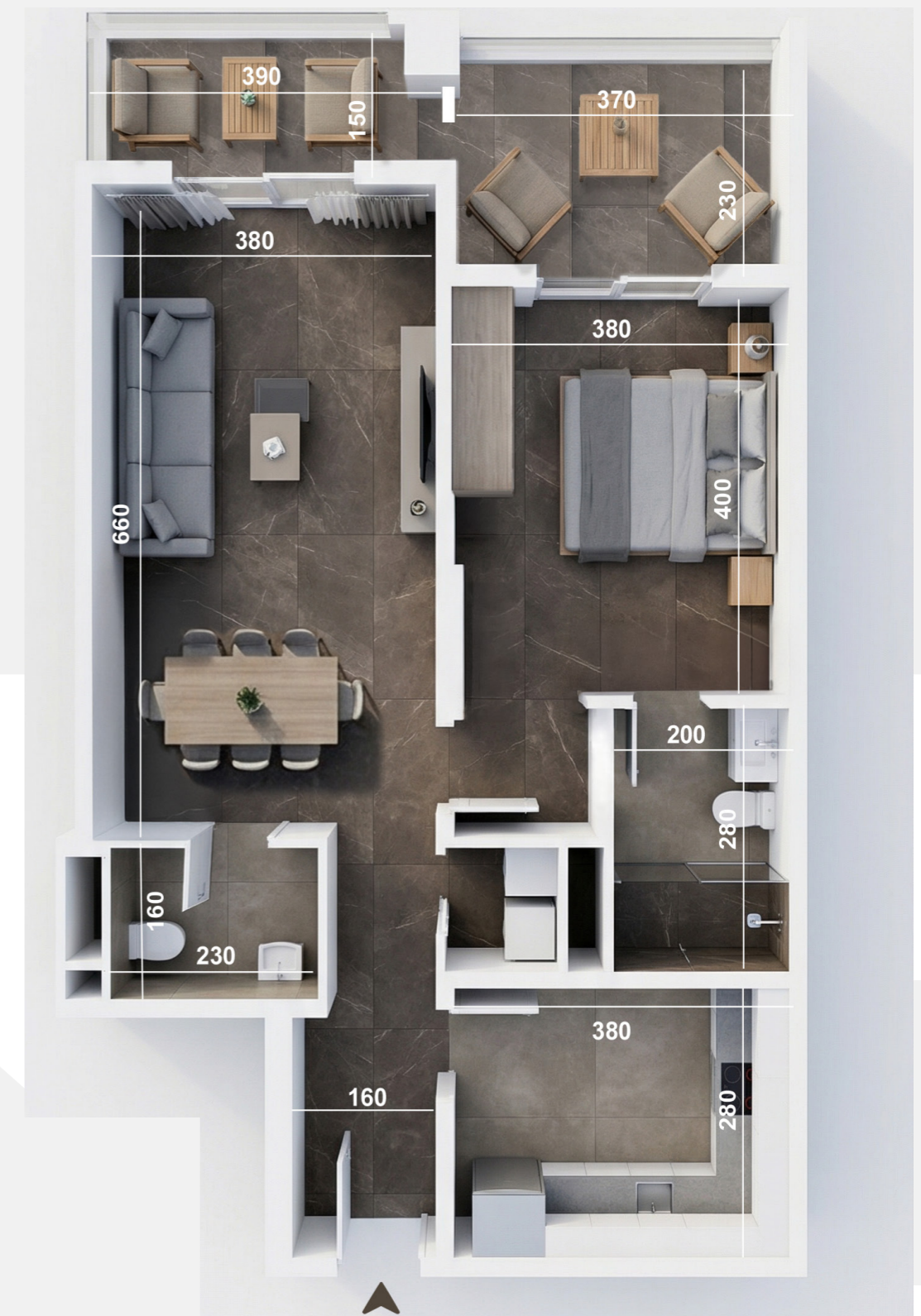


1 Bedroom

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
106	Park	802	191	993
206	Park	802	192	994
306	Park	802	188	990
406	Park	802	267	1,069

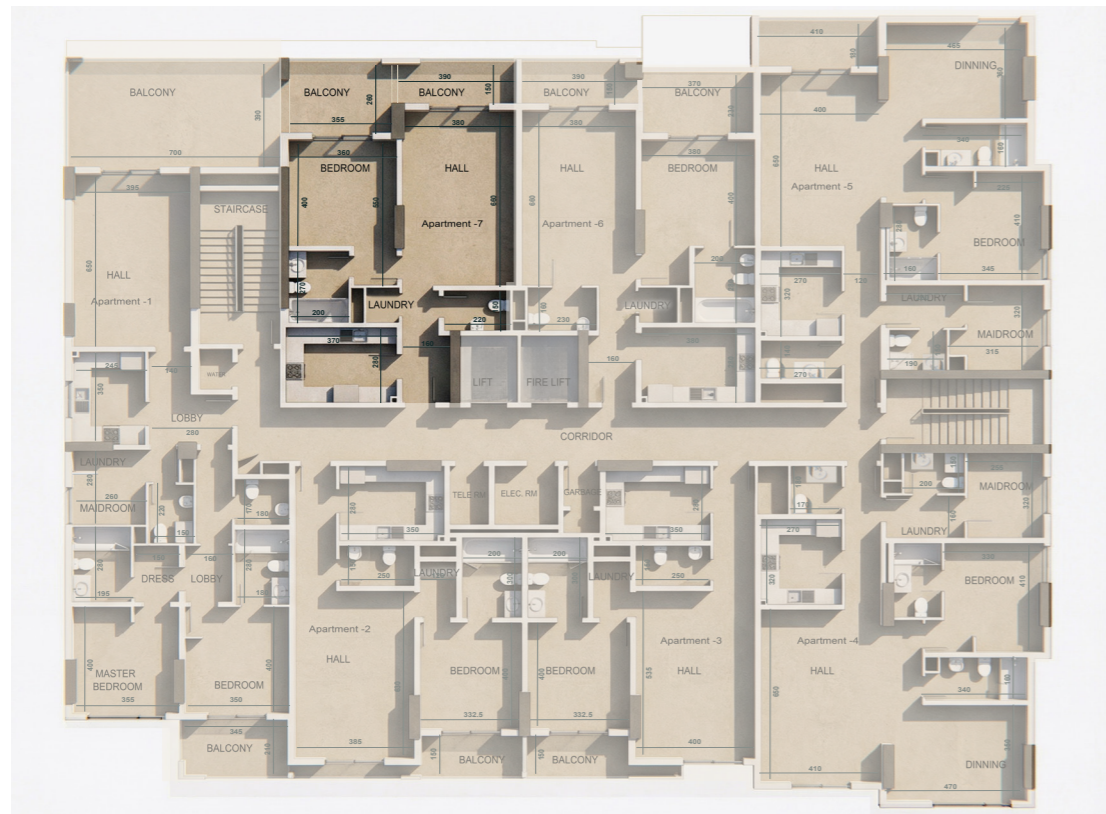


Type 06

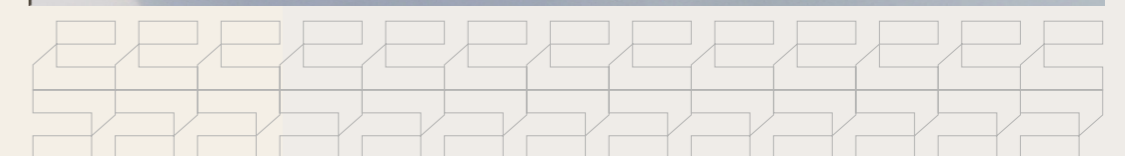


1 Bedroom

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
107	Park	783	205	988
207	Park	783	208	991
307	Park	783	207	990
407	Park	783	283	1,066

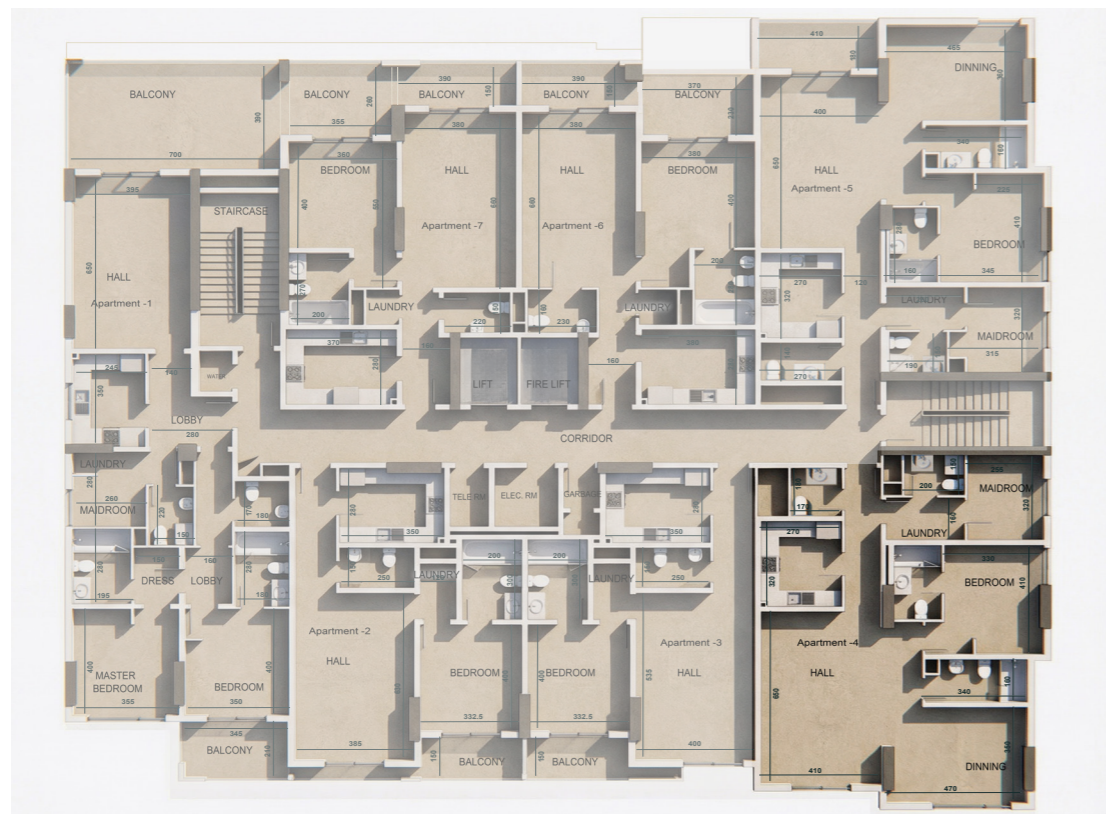


Type 07



1 Bedroom + (Dining + Maid + Laundry)

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
104	Community	1,204	-	1,204
204	Community	1,211	52	1,263
304	Community	1,204	57	1,261
404	Community	1,211	51	1,262
504	Community	1,204	44	1,248
604	Community	1,211	51	1,262

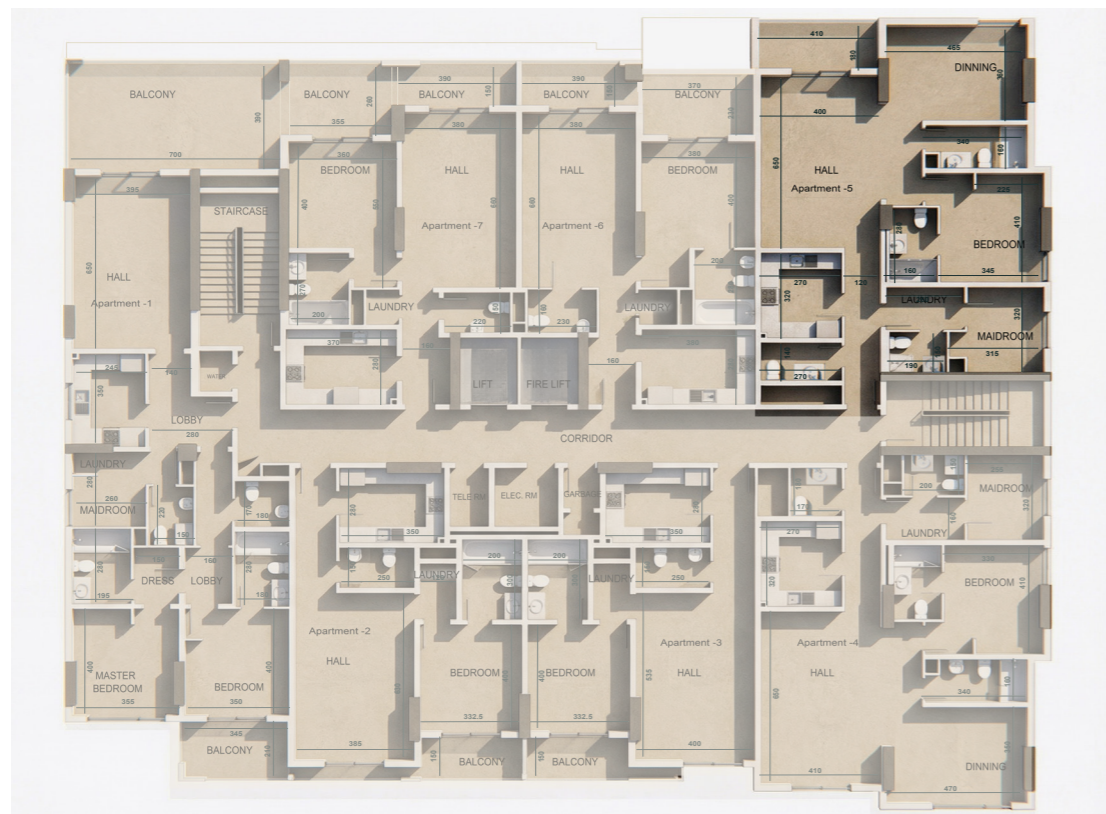


Type 04



1 Bedroom + (Dining + Maid + Laundry)

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
105	Park	1,227	99	1,326
205	Park	1,227	101	1,328
305	Park	1,227	101	1,328
405	Park	1,227	101	1,328
505	Park	1,227	98	1,325
605	Park	1,227	108	1,335



Type 05

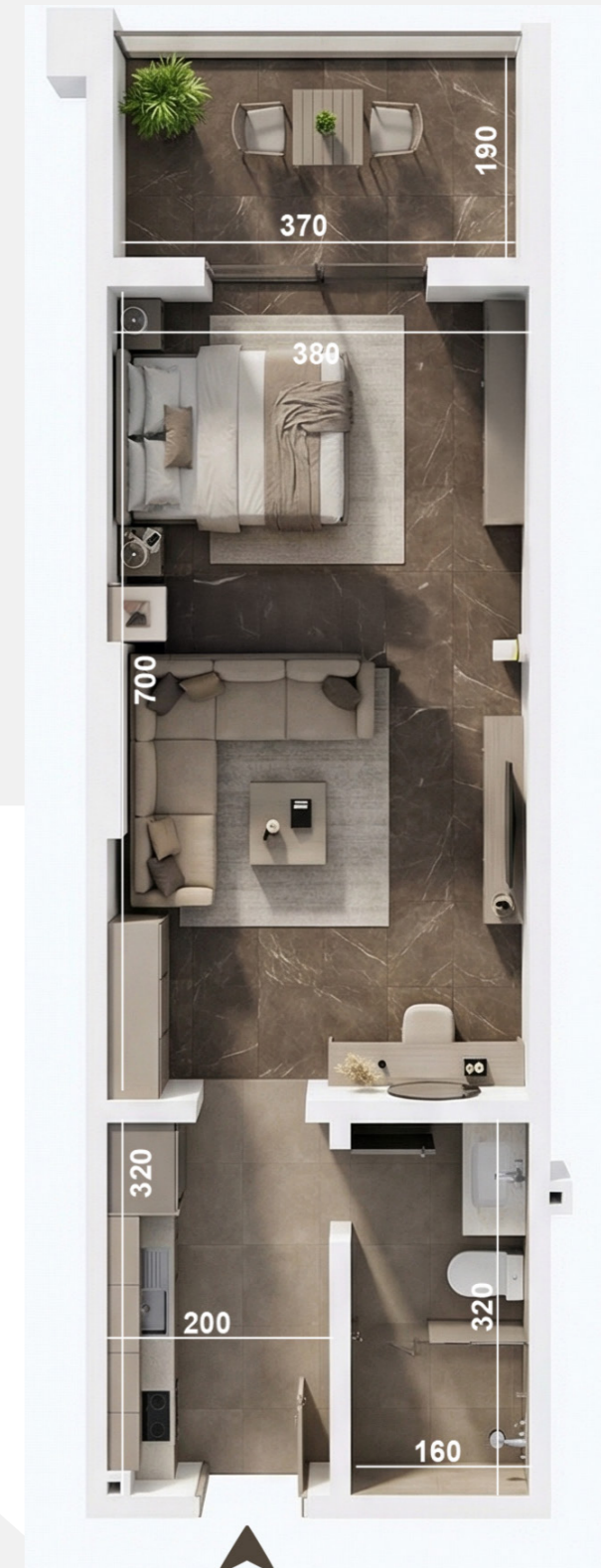


Studio

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
506	Park	423	88	511
509	Park	396	163	559
606	Park	423	88	511
609	Park	398	169	567

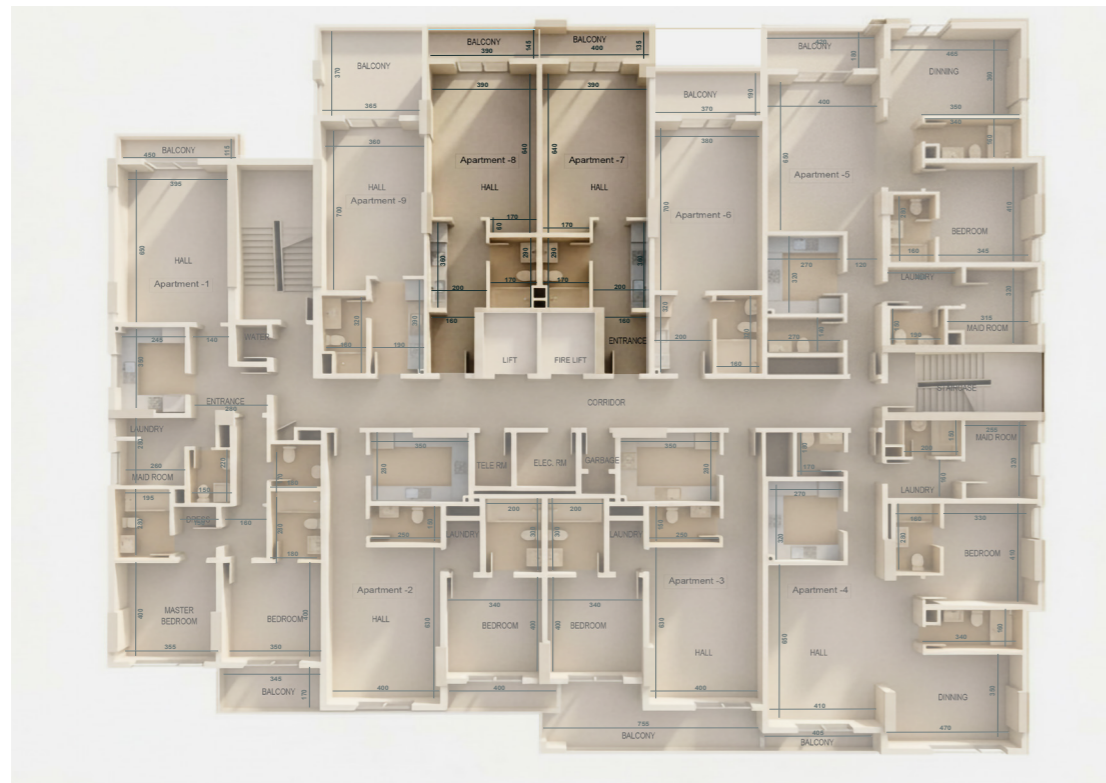


Type 06-09



Studio

NO.	View	Internal Area (sqft)	External Area (sqft)	Total Area (sqft)
507	Park	455	77	532
508	Park	456	77	533
607	Park	455	78	533
608	Park	456	73	529



Type 07-08



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unit now.



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