

Compounds

As at summer 2011. Prices might have changed since then, in some cases downwards...

Sas Al Nakl

Run by Khidhma

<http://www.uae2let.com/community-1/sas-al-nakhl-abu-dhabi>

Mr Hosam 055 600 90 50

Website claims 4 BR @ 220k AED, but this should be negotiable down – lots of vacancy.



Al Reef

Beyond airport

Pink Property advertise 4BR at
AED150k.

A long way out from Abu Dhabi, but quite a lot of that is fast motorway. Felt a bit desolate when we visited. But one of the cheapest compounds, has a good community spirit. Many villas have pools.



Al Raha Gardens

4BR over 3 floors 190k

4BR over 2 floors 180k

Not a bad feel, no compound pool yet.
Next door to Khalifa A.

You will pay an agency fee whoever
you go through, so can use a firm such
as betterhomes to do the legwork for
you (won't increase your overall fee, as
they split it)



Al Dhafra

Green Emirates, Manuela 050 813 3103

If you go through an agent the commission gets split between agent and Green Emirates, so does not cost more.

Next to Kharama compound (orange villas) .

Large rooms, plenty of space, next to zero terrace space (other than roof).

Adequate compound facilities, small pool, nothing grand.

4BR now at AED200k

Where we will live!



Al Maqtaa Compound

Khalifa Park

Private only

Al Dhabi Compound Khalifa Park

Orange and Grey villas

All 5BR? Brochure implies 4BR plus
maids

300kAED negotiable (Apr 11)

Health club, mini market, swimming
pool

Office: 02 666 4433

Ms Samah 050 811 1970

Ms Nisreen 050 783 2444



Al Seef Khalifa Park

1, 2 3BR

3BR: 170kAED incl water, electricity
and kitchen appliances (Apr 11)

3 per building

Too small for us unless we downsize
somewhat

Betterhomes

<http://www.thenational.ae/lifestyle/house-home/on-the-market-a-new-compound-and-flats-with-plenty-of-promise>

Al Bustan

Khalifa Park

4BR (all ensuite)+ maids

195kAED (Apr 11)

Looked rather local, rather scruffy (but not old buildings)

No garden

No pools etc (apparently a children's play area, but not seen)

Al Quram Khalifa Park

Green Emirates

050 813 3103

4-6 Bedrooms

Looked nice, green (trees, flowers)

5BR 300kAED approx (Apr 11)

Lots of expensive cars

[http://www.expatswoman.com/forum/
messages.aspx?TopicID=85525](http://www.expatswoman.com/forum/messages.aspx?TopicID=85525)

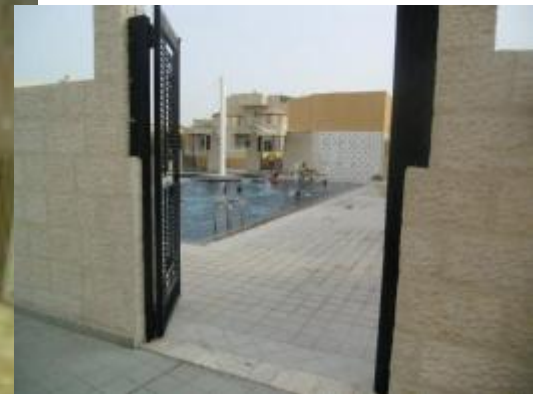
Mushrif Gardens

3BR, but has upstairs sitting room which would be fine as a 4th BR.

Currently, only one villa free, which is right next door to mosque and small minaret – NOISY. Owner wants AED220k. This villa has been empty for at least 1 year, maybe longer, but owner was still not prepared to drop price when I inquired.

Excellent shared compound facilities: pool, tennis court, café, sauna, massage.

Good compound location.



Old Mushrif Compound

On 24th St.

4BR, AED200k. 026333333, Said.

A little tired and old.

2 medium/large BR, 2 smallish ones.

Not really any garden space.

Reasonable compound facilities – pool and squash court, not sure about a gym.

Location (as e-mailed to me):

It's parallel with 24th between 15 and 13 going into town. He has to look for the blue gate and barrier entry. It's not up on 24 but parallel in same side road as the Diwan just after the roundabout at 15th-right hand side going into town.



Kharama Compound

24th St, near 13th St.

<http://alkaramacomplex.com/main.aspx>

Nice looking compound, but very cramped streets, and smallish villas.

4BR, some availability.

About 220k for 4BR, but guess this will drop soon.

Not as large villas as Al Dhafra, which is immediately next door, AND not on main road, AND currently cheaper.



Al Qurm Gardens (Burooj)

Khalifa Park

5BR + maids 250kAED (abudhabiwoman says 220k)

Big ground floor, no garden

Looked quite nice

2 small roof terraces

Good quality finishing, pool and gym on site, quiet compound, easy to get taxis now due to all of the new offices and Ministries that are in Khalifa Park, also on 56 bus route and easy access to Salam Street or Maqta Bridge. 10 mins to Carrefour, 5 mins to Coop and also Coopers! Water feature inside front gate, visible from road

Burooj Property, Masud Tower, Nissan Showroom bldg, 1st floor leasing dept (tel 02 610 0252 but "not often answered"! Or 02 6100 100)

<http://www.abudhabiwoman.com/index.php?showtopic=20507>



Al Qurm versus Al Qurum

<http://www.expatswoman.com/forum/messages.aspx?TopicID=85525>

- I thought I lived in Al Qurum compound! 24 white villas between Al Bateen airport and 8th st (Al Salam). Pool, gym, no tennis courts or shop. I have seen Al Qurum listed on our documents.
- Our villas: kitchen, powder room, laundry, small alcove, dining and living room downstairs. Garden with grass and room for outdoor furniture. Upstairs- 4 beds, 2 with en-suite, 3rd bath, sitting room. Upstairs small tiled area, not sure what its for, we use it as storage. All the villas are the same, some have slightly larger gardens. The pool and gym complex has just been redone and the villas are maintained by the management company.
- Al Qurm Compound (it's all in the extra U, I guess).
- Minnie Mouse - if it's my compound, then there are different style houses. We are in the smallest, C villa, which has lounge, diningroom, guest room en suite, kitchen, laundry, maid's room and guest loo downstairs, first level has 3 beds, main ensuite, bathroom and a study and then there is a top level with a large room excellent for teenagers but impossible to furnish due to lack of access! The gardens are tiny, we have managed to squeeze a 8ft trampoline in ours, and have the outdoor furniture and bbq on the patios. The bigger houses have bigger gardens and more entertainment areas as well as an extra bedroom, I think.
- 87 Villas. It is nice, has a pool, tennis court, small gym, a little shop. It has a good atmosphere, lots of trees etc and maintenance is fairly good. Oh, we have a bookclub and there is judo for the kids in the community hall.

Demaar Compound Khalifa Park

Orange cubic shaped buildings

No facilities, no gardens

4BR 160kAED

055 777 888 5 – Abu Zaid

6mx7m living room

Large kitchen

Larger than normal maids room

Small downstairs loo

2 large doubles

2 normal doubles

A few cupboards



ADCB Compound Khalifa Park

02 40 67444 till end Jun 11

Then ABS Holdings: 02 645 9917

Abs_holdings@emirates.net

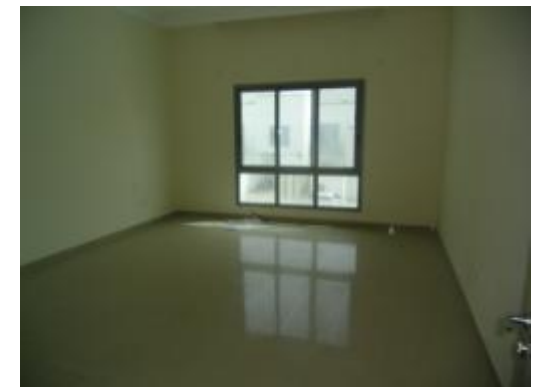
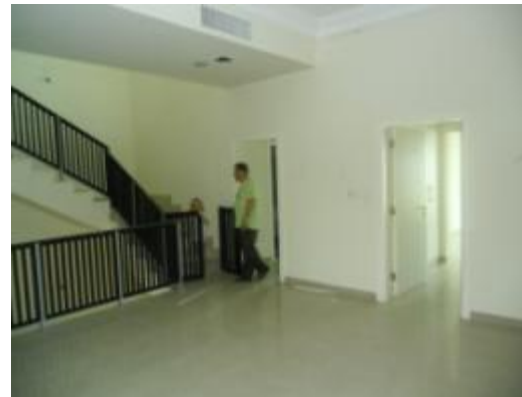
White villas

Pool, gym

BIG villa, large front terrace, small rear garden

4BR + maid, 260kAED (or 280k?)

Second visit, said 200-250?



Al Reem Compound

Khalifa Park

Very small compound, no details to be seen

Try web?

Al Maha Complex Khalifa Park, near 4th St

050 6179 499 Mr Hesham

4 and 5BR

Told me would accept AED230k for 4BR.

Looked a very nice compound.

Indoor large pool, gym, playground

The villas are spacious and finishings are pretty decent. Large rooms, huge kitchen, reasonable location.

A good option if within budget.

Between Bateen airport, 4th/Muroor Rd, near Carrefour.



Al Reif Compound
SE end of 24th St, near 33rd St
NOT Al Reef by airport!!!

4BR

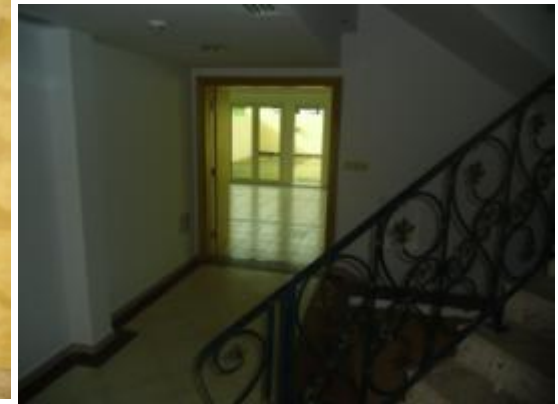
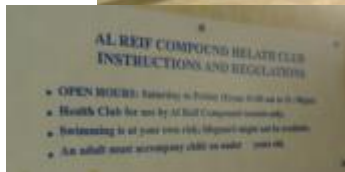
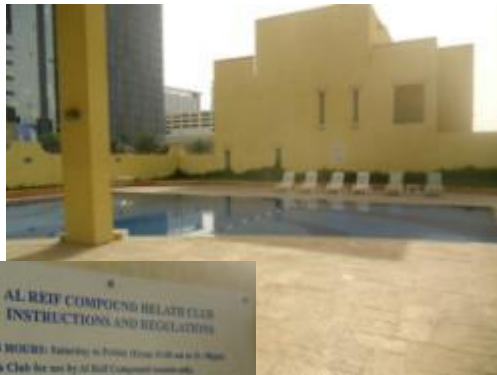
Pool, gym

Reasonable garden

250kAED or less

02 681 0000 Ahamed Ajouri

Or Mr Ahmed Turki 050 620 2692



Sheikh Suroor Complex

4BR + maid

235kAED approx

02 6 333 333 Mr Sayed

Gym, no pool

Near western ring road (visible from road, as it bends around to north)

Currently full?



Al Yasat Compound Karamah

5BR only

Pool, tennis, gym, shop, restaurant

Looks too expensive

050 81 33 103 Manuela (Green
Emirates)

<http://www.abudhabiwoman.com/index.php?showtopic=23946>

Link above says 350kAED?

Fortress Compound

Green Emirates:

Manuela 050 813 3103

4 and 5 BR.

Over AED250k??

Nice looking compound, close to
Eastern Ring Rd (Al Salam St).

Has pool, indoor gym, communal BBQ
area.

Seashore Compound

Bottom end of island, next door to very nice but expensive Mangrove Village compound

3BR AED220k.

Have reasonably large rooms, and large 1st floor landing area which is easily big enough to be an open study or childrens play area.

Reasonable facilities (though someone told me you need to pay extra for these????)

Various agents deal with these – betterhomes showed me around.

Small gardens



Between the Bridges

I saw various compounds in the Between the Bridges area.

Most were at or below AED190k. Very few had facilities, but most were quite large villas.

Try Dubizzle.



Al Nahyan area

Right next door to current KP offices:

I have a 3 Bedroom Unit in an executive compound located inside the island... the area is Al Nahyan.

3 Bedroom (1 master bedroom with bathroom, 2 bedrooms with shared bathroom)

Maid's Room with shower room (the maid's room is big enough to make as another bedroom)

Big Hall or Living Room

Private Garden

Free spacious parking

Inside a well maintained compound

All rooms have built-in wardrobe, except for the maid's room

Big kitchen

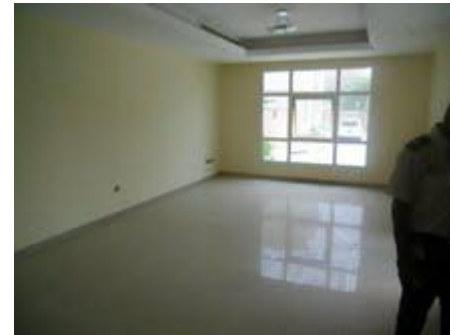
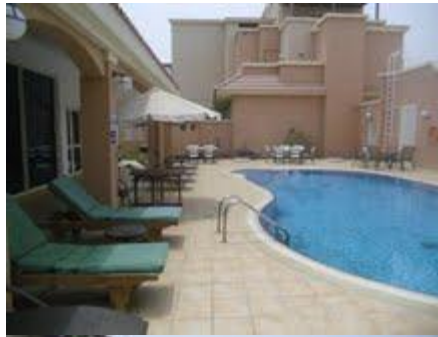
Courtyard (or open space at the back of the flat)

Central a/c

Shared gym and swimming pool

Rental price per year is AED 200K and payable in 3 checks (4-months, almost 67K only per cheque)

Thanks,
Jenny



Agents

Betterhomes – check internet

Areca: Imran 050 576 1116 – I used him, was OK and did the legwork for water and electricity connections.