



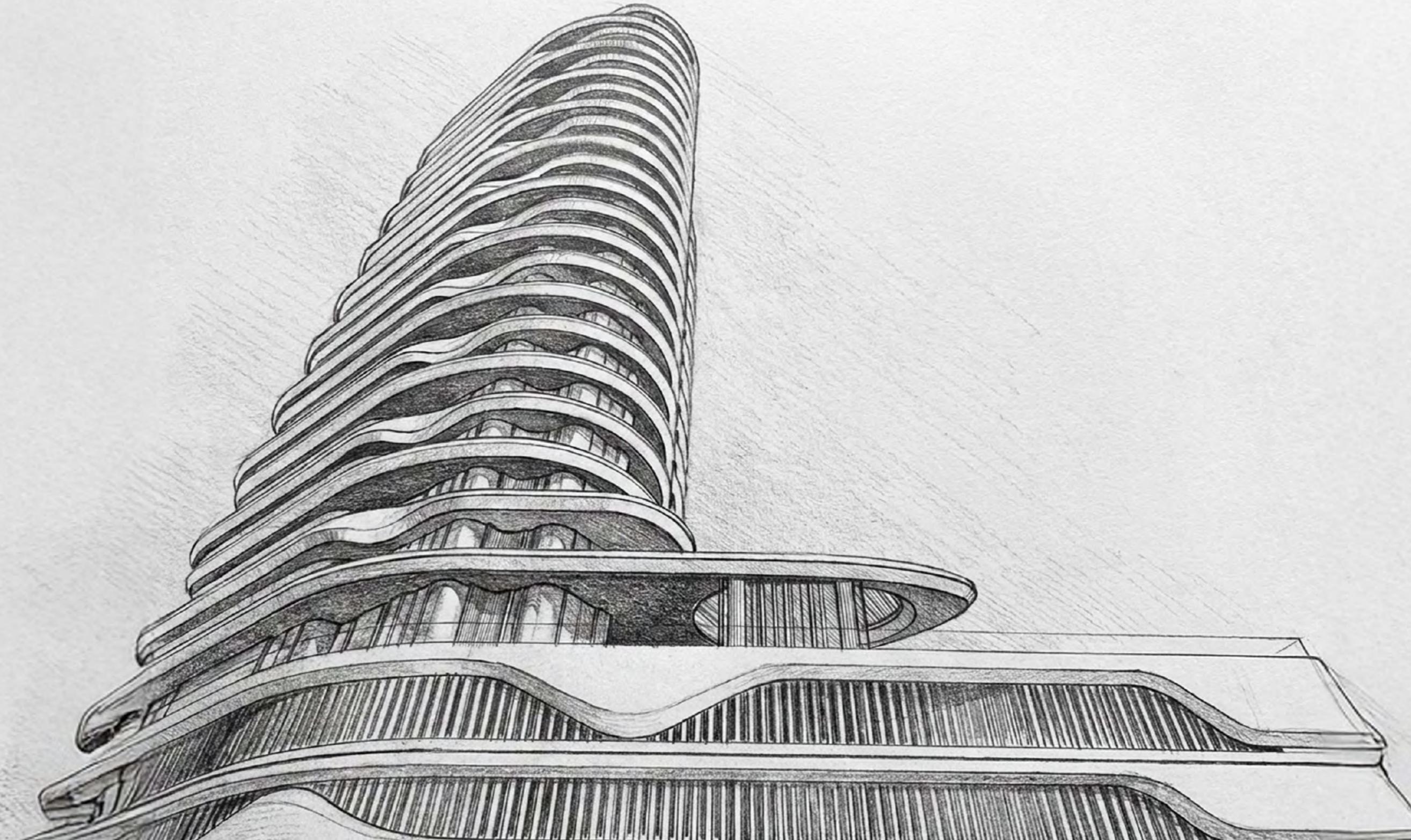
Live the Symphony of Life

Developed by

**GAF**

PROPERTY • L.L.C •





Signature Design

Flow25 introduces a new expression of contemporary living, defined by soft architectural lines, generous outdoor spaces, and a natural rhythm that carries through every detail. Thoughtfully shaped for comfort and connection, it offers a calm, refined environment where design, light, and greenery come together with effortless balance.





Flow25 is brought to life by GAF Property LLC, an Abu Dhabi based developer dedicated to creating spaces that enrich everyday living through thoughtful design and timeless architectural detail.

GAF Property LLC developments are built around three pillars; nature, innovation and community, ensuring that every home is not only beautifully designed but naturally enduring, smart, and rooted in a sense of belonging.

## Architecture that Breathes, Moves and Connects

Flow25 is a new architectural landmark... bold, fluid, and effortlessly contemporary. Every curve is intentional, sculpted to guide light, enhance shade, and shape living spaces that feel open, rhythmic, and naturally cool.

Deep terraces extend the home outward, creating shaded outdoor rooms designed for comfort throughout the year. Select balconies feature cooling-enhanced seating zones, allowing residents to enjoy outdoor living even in warmer seasons.

Inside, smart-room systems elevate convenience, offering seamless control over comfort, lighting, temperature, and privacy.



## Everyday Life is Connected to Nature

The podium at Flow25 becomes a living landscape. A place where families gather, friends meet, and moments unfold naturally. Native planting enhances the environment with cooling shade, while biophilic elements create spaces that feel harmonious and restorative.

Shaded walking paths, green pockets, and cooled seating areas offer residents a chance to slow down, connect, and enjoy the outdoors throughout the year.





## Abu Dhabi: The Art of Balanced Luxury

Abu Dhabi is a dynamic capital that combines modern urban living with rich cultural landmarks and scenic waterfronts.

Al Reem Island, at the heart of the city, offers a well-connected urban environment where everyone can enjoy a balance of city convenience, green spaces, and waterfront living, all within easy reach of Abu Dhabi's key destinations.

# Flow Effortlessly Through the City

Prime location in Abu Dhabi, Flow25 has an easy access to Al Reem Island, Saadiyat Island, central Abu Dhabi, and Zayed International Airport.



7 Minutes  
Reem Mall



10 Minutes  
The Galleria Mall,  
Al Maryah Island



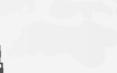
15 Minutes  
Saadiyat Island



27 Minutes  
Yas Island



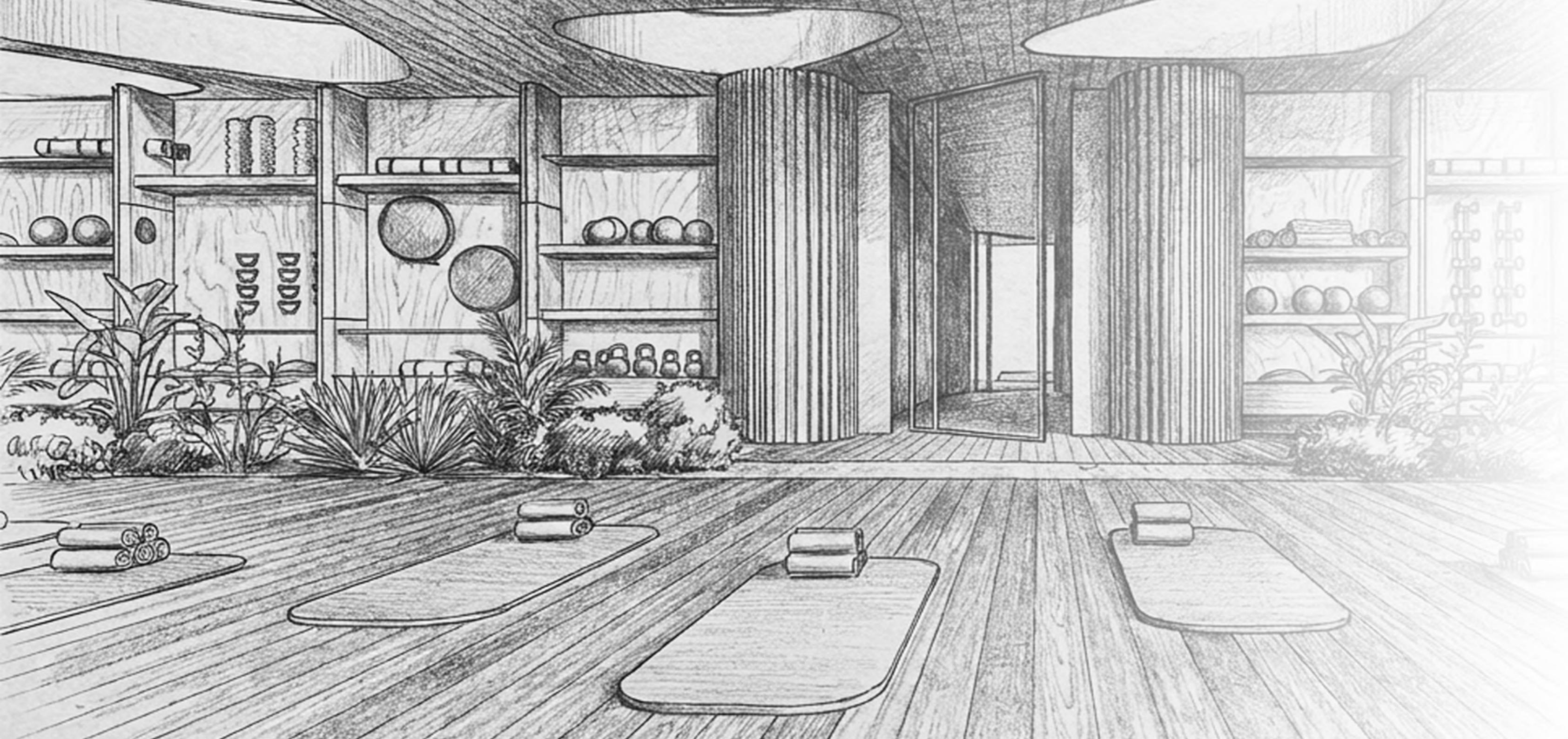
27 Minutes  
Zayed  
International  
Airport



55 Minutes  
Dubai







Amenities & Services



Fitness Center



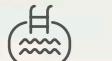
Rooftop Yoga Pavilion



Holistic Wellness Spa



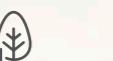
Residents Lounge



Adults & Kids  
Outdoor Swimming Pools



Cinema Room



Biophilic  
Landscaped  
Areas



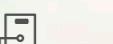
Outdoor Kids  
Play Area



Sky View  
Lounge



Concierge Service



Smart Home  
System



Year-round  
Cooled  
Outdoor Seating



Building  
Management



Retail Podium

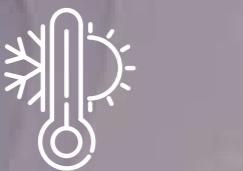


Dining  
Terrace



Resident Parking

Cooling System



# Fitness Center



# Rooftop Yoga Pavilion





Cinema Room



## Outdoor Yoga Area





Residents Lounge





# Sky View Lounge

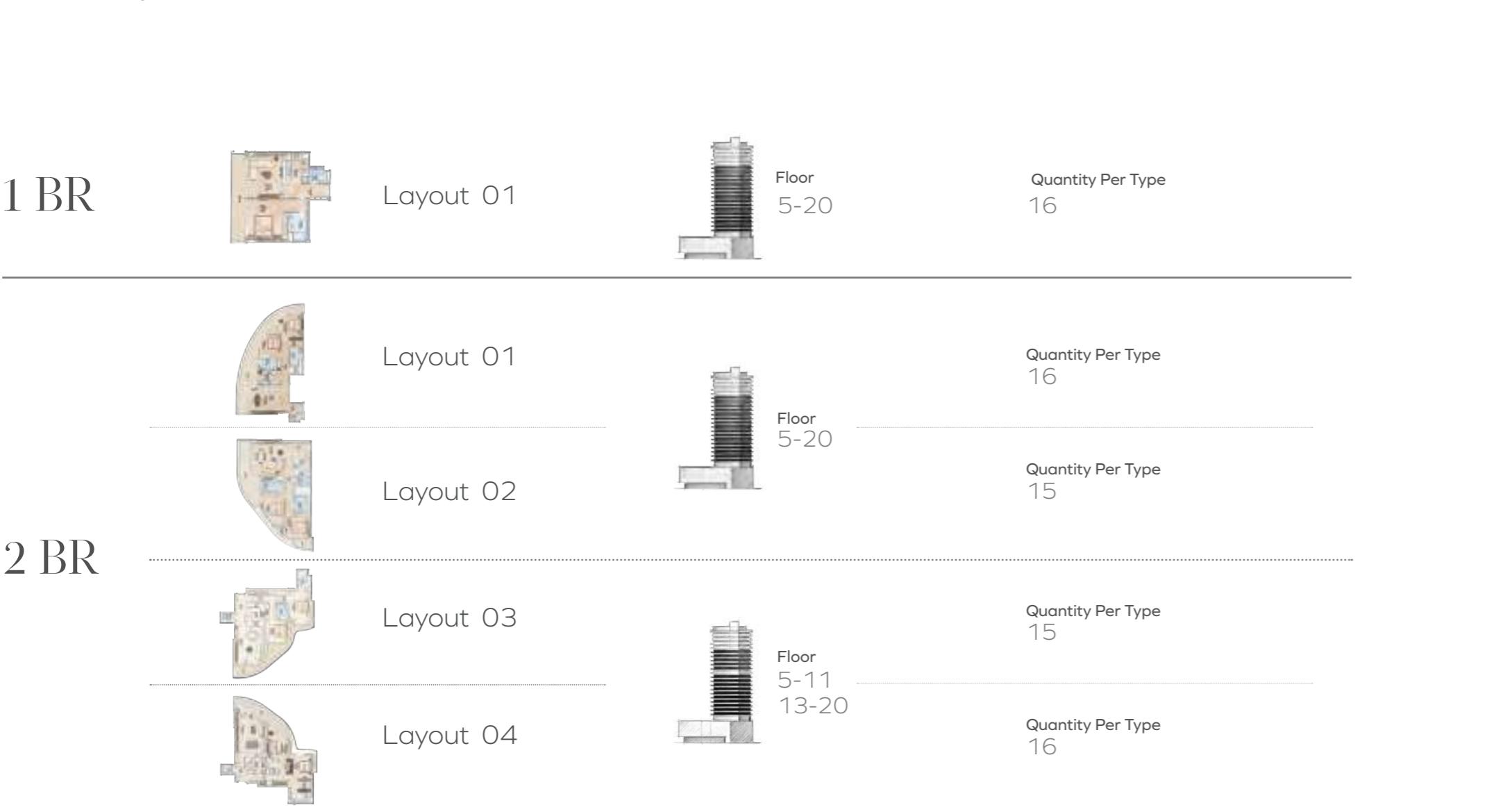
Elevated for stunning sea and city views, letting residents unwind, entertain, and soak in Al Reem Island's vibrant atmosphere.



Unit Type



# Unit Type Overview



## Living Room





Kitchen

## Dining Room





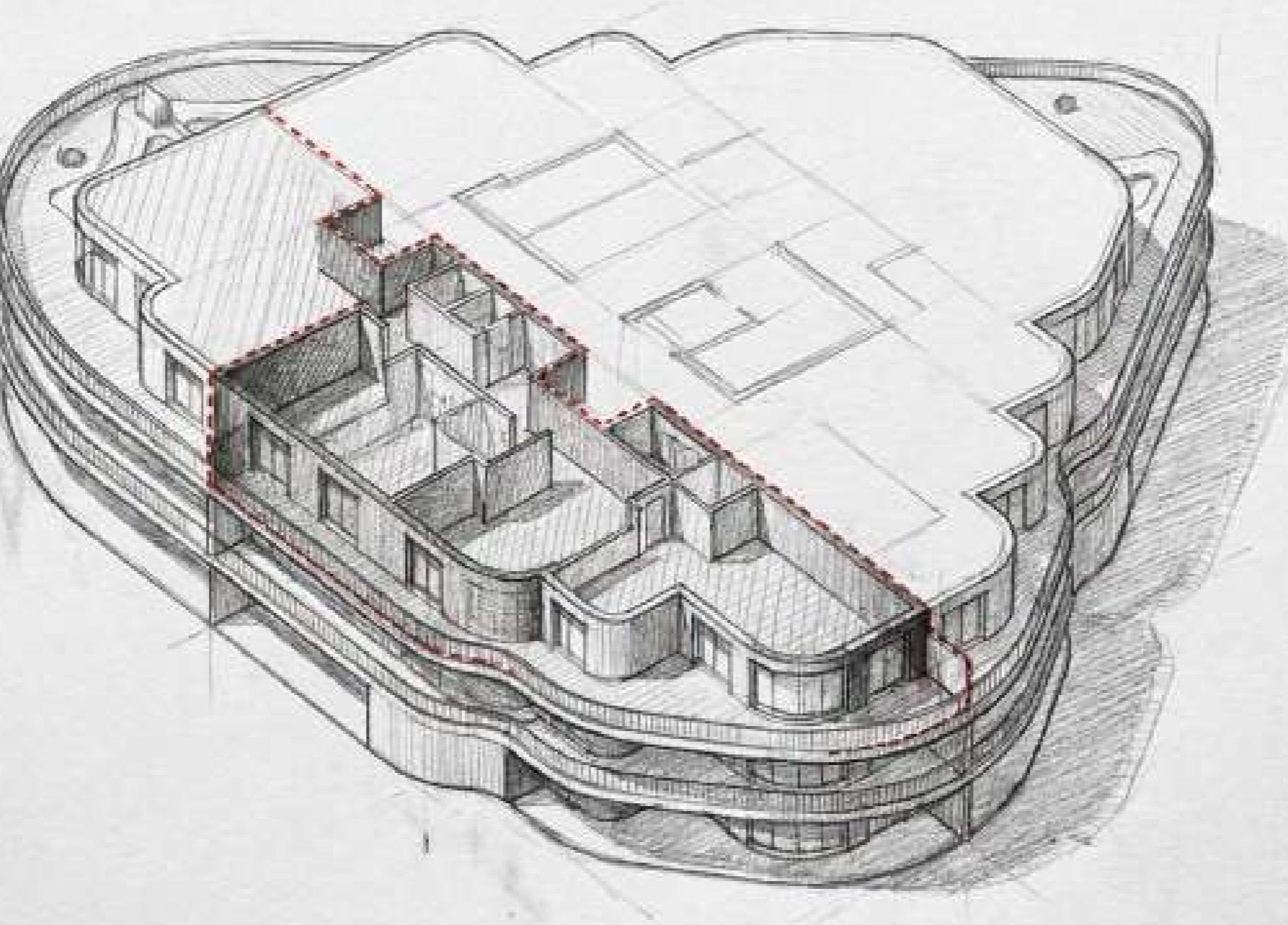
Master Bedroom

# Bathroom



Balcony





Floor Plans



## Floor Plans

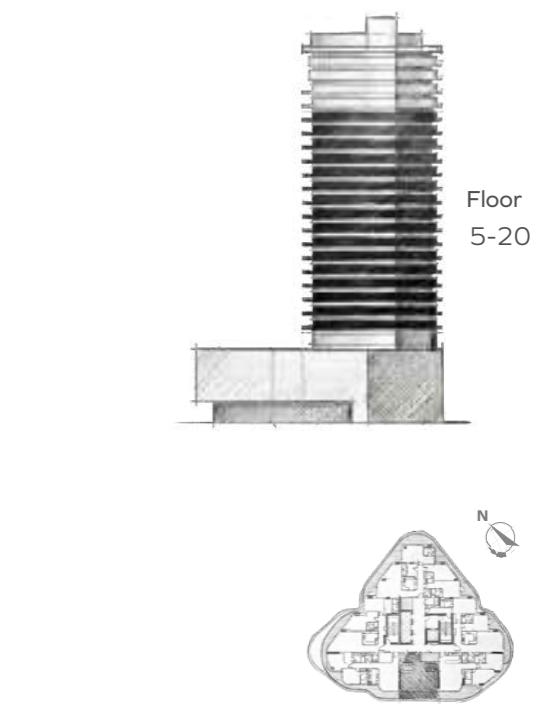
One Bedroom Units





One Bedroom Type 1

Unit Type	Total Area Sqft
1BR layout 10 (Series 4)	814.62



Disclaimer: Dimensions, apartments areas & layouts are indicative and may differ slightly during subsequent design development stages. Furnishings shown is for illustrative purposes only.

# Floor Plans

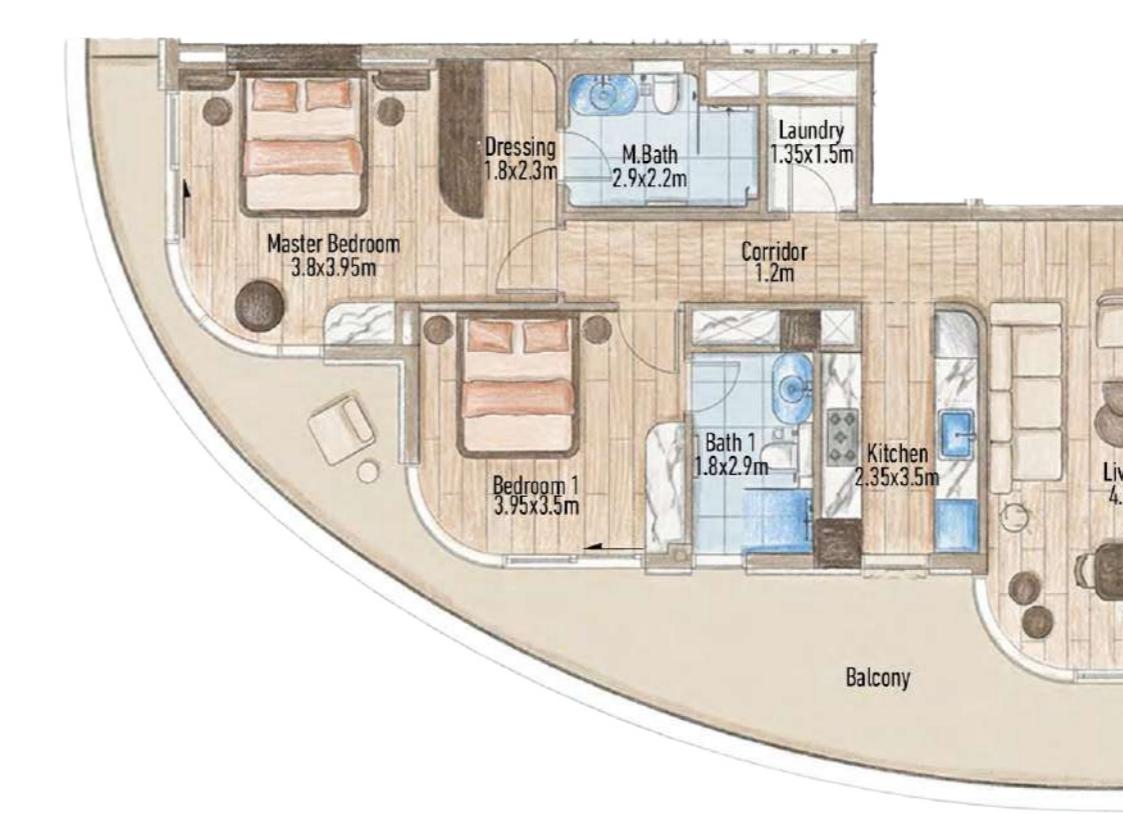
Two Bedroom Units







Two Bedroom Type 1



Unit Type	Total Area Sqft
2 BR Layout 01 - A (Series 3)	152.81
2 BR Layout 01 - B (Series 3)	149.07
2 BR Layout 01 - C (Series 3)	152.95
2 BR Layout 01 - D (Series 3)	147.12

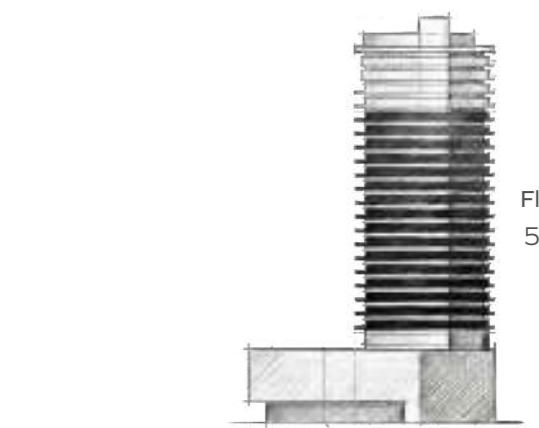


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Two Bedroom Type 2

Unit Type	Total Area Sqft
2BR Layout 02-A (Series 5)	1033.31
2BR Layout 02-B (Series 5)	1366.60

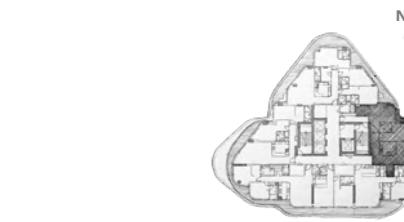
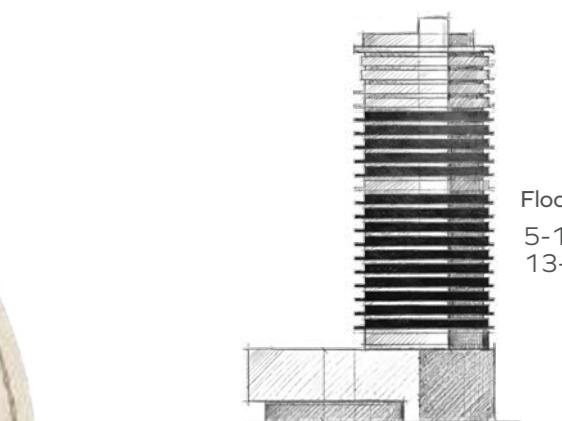


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Two Bedroom Type 3

Unit Type	Total Area Sqft
2BR Layout 03 (Series 6)	1322.30

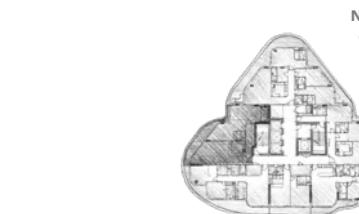
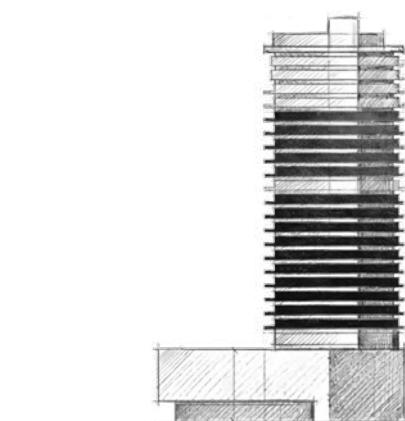


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## Two Bedroom Type 4

<b>Unit Type</b>	<b>Total Area Sqft</b>
2 BR layout 04 - A (Series 2)	1520.95
2 BR layout 04 - B (Series 2)	1529.78

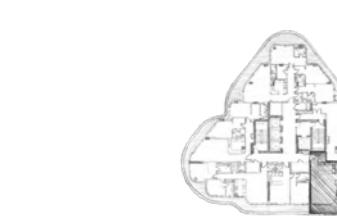
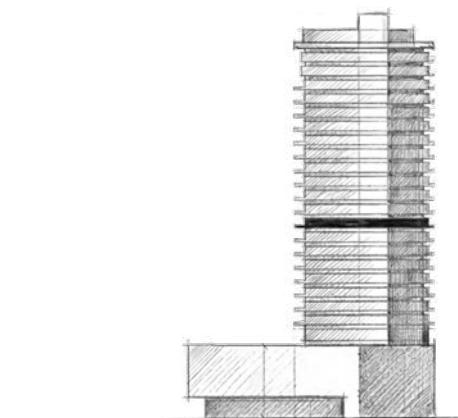


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Two Bedroom Type 5

Unit Type	Total Area Sqft
2BR layout 5 (Series 120)	1633.65



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# Floor Plans

Three Bedroom Units

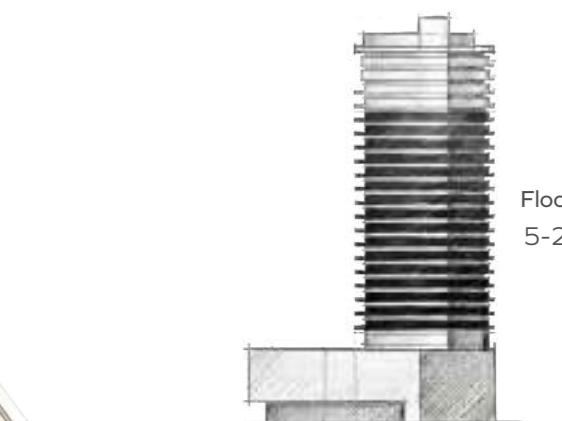






Three Bedroom Type1

Unit Type	Total Area Sqft
3 BR layout 01-A (Series 1)	2521.79
3 BR layout 01-B (Series 1)	2521.79



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# Floor Plans

Four Bedroom Penthouse

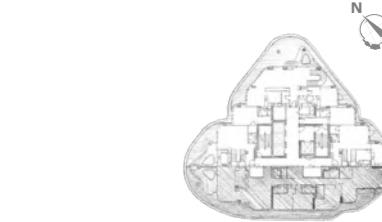
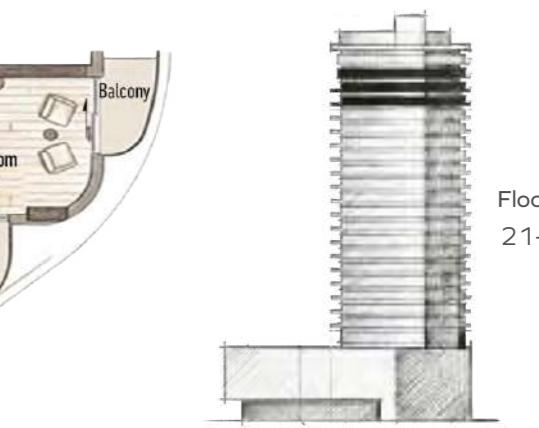
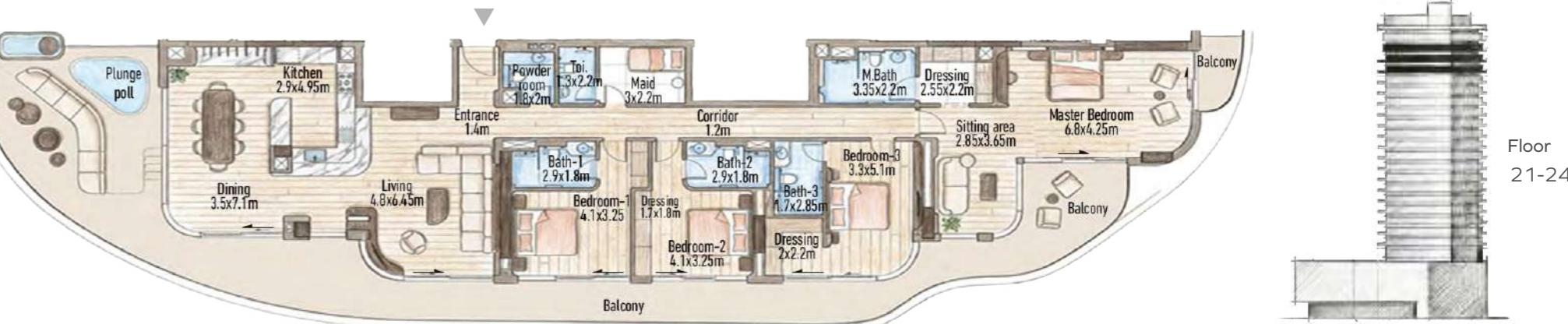






## Four Bedroom Penthouse

Unit Type	Total Area Sqft
4B Layout 01-A (Unit 203)	3814.65
4B Layout 01-B (Unit 201, 2401)	3814.44
4B Layout 01-C (Unit 203)	3814.65



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# Floor Plans

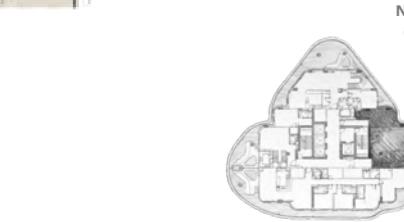
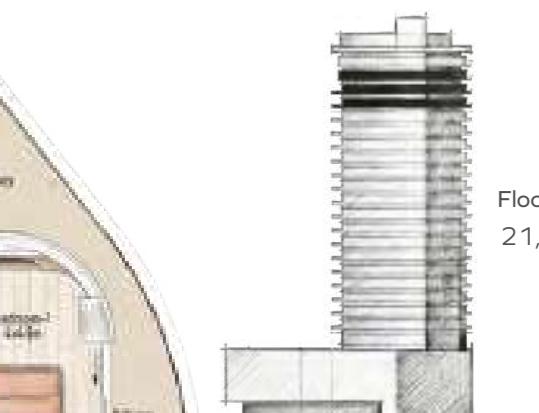
Four Bedroom Sky Villa





Four Bedroom SkyVilla Type 1

Unit Type	Total Area Sqft
4 B/RD Layout 1-A (Unit 204)	2337.38
4 B/RD Layout 1-B (Unit 2304)	2337.38



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Four Bedroom SkyVilla Type 2

Unit Type	Total Area Sqft:
4 BDR Layout 02-A (Unit 2102)	289.80
4 BDR Layout 02-B (Unit 2302)	280.55

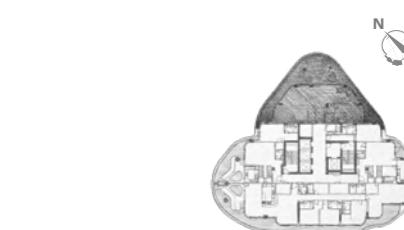
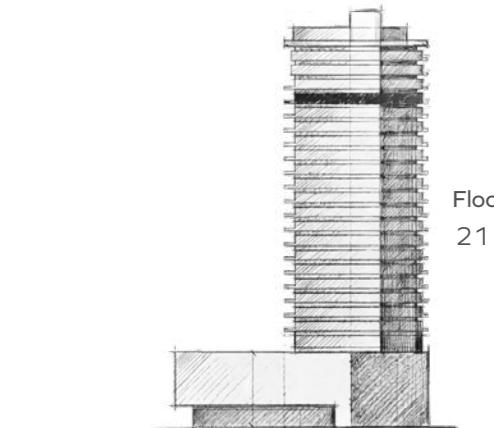
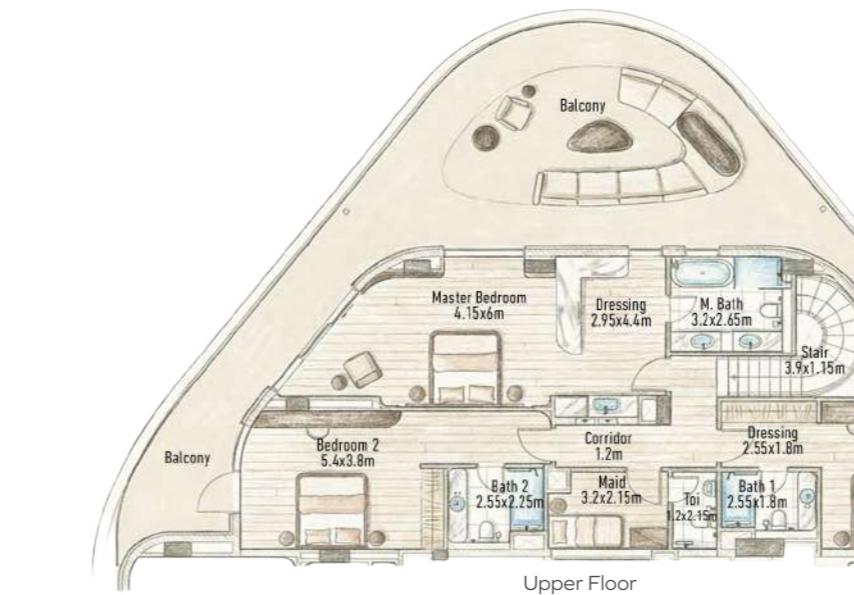


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Four Bedroom SkyVilla Type 3

Unit Type	Total Area Sqft
4BR DX layout 03 (Unit 2101)	4399.49



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# GAF

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