



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

1 BR



Layout 01



Floor  
5-20

Quantity Per Type  
16

2 BR



Layout 01



Layout 02



Layout 03



Layout 04



Floor  
5-20

Quantity Per Type  
15



Floor  
5-11  
13-20

Quantity Per Type  
15

Quantity Per Type  
16

2 BR



Layout 05



Floor  
12

Quantity Per Type  
1

3 BR



Layout 01



Floor  
5-20

Quantity Per Type  
16

4 BR

Penthouses



Layout 01



Floor  
21-24

Quantity Per Type  
4

4 BR

Sky Villa



Layout 01



Layout 02

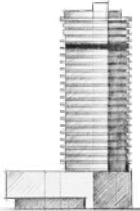


Layout 03



Floor  
21,23

Quantity Per Type  
2



Floor  
21

Quantity Per Type  
1



## Living Room





Kitchen



## Dining Room





Master Bedroom



## Bathroom

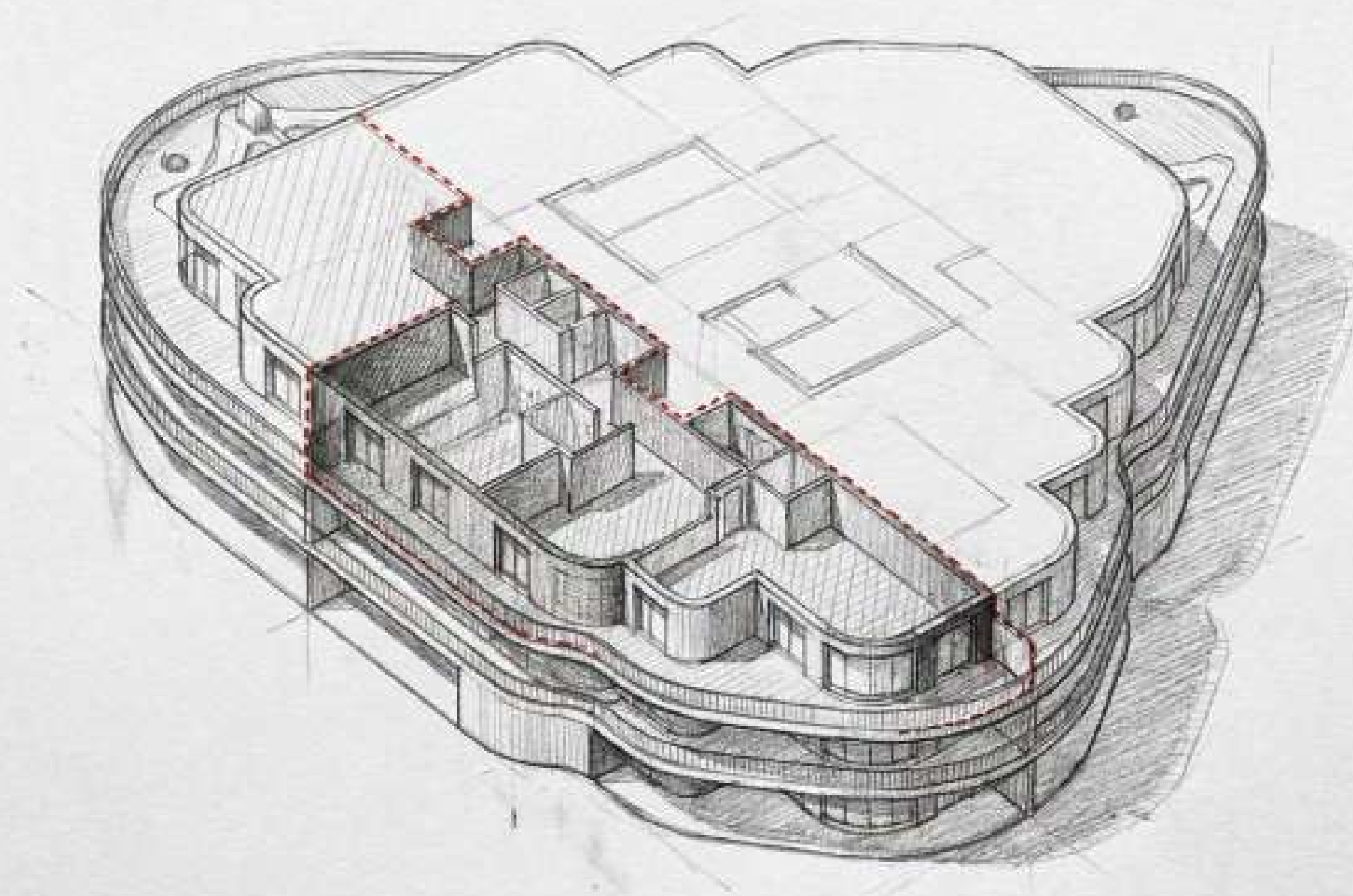




Balcony







Floor Plans



# Floor Plans

One Bedroom Units



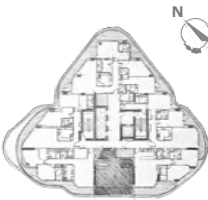
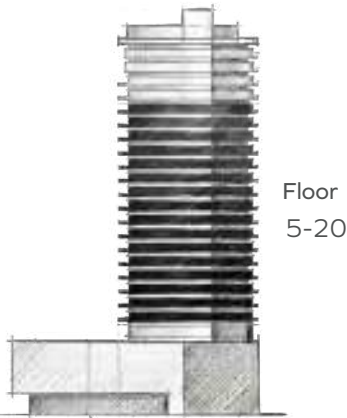
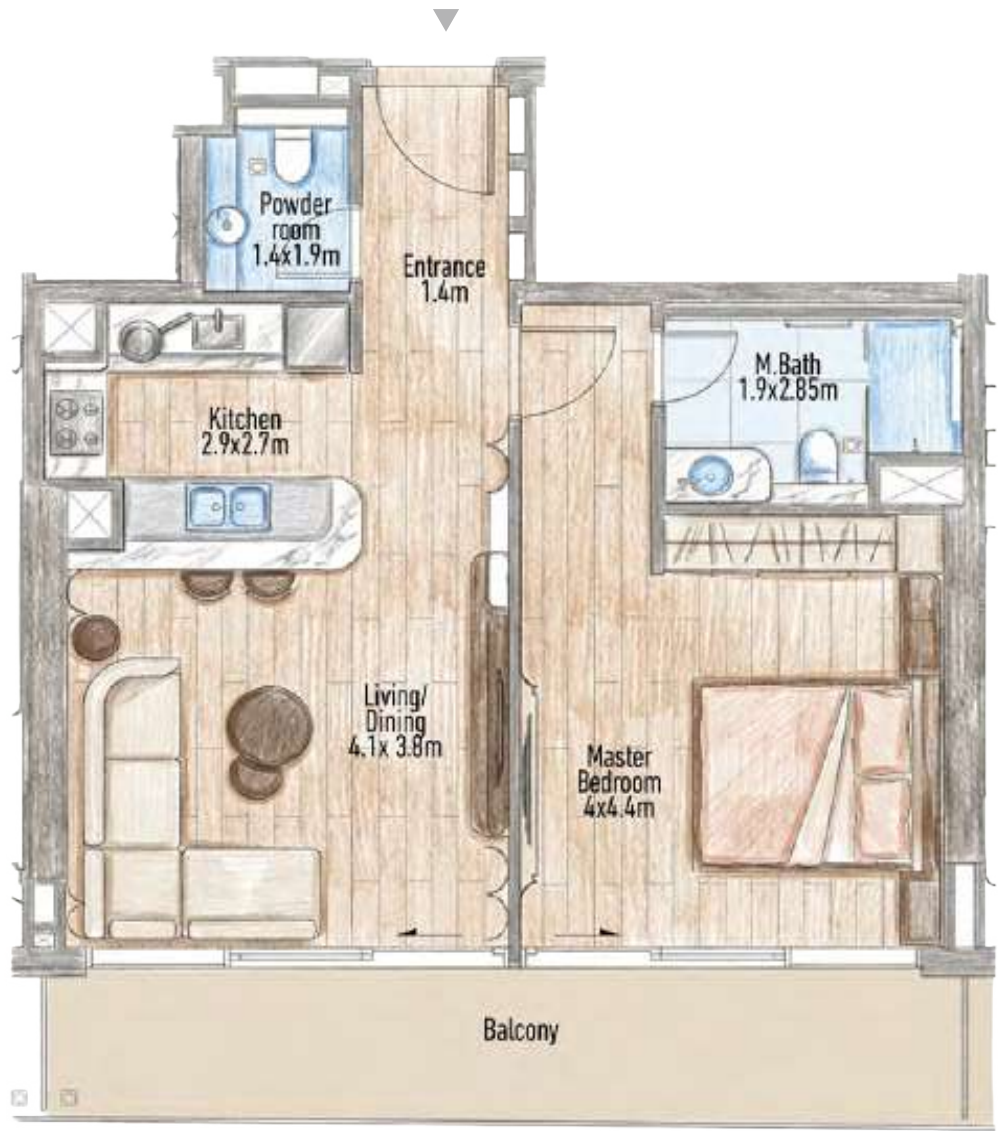






One Bedroom Type 1

Unit Type	Total Area Sqft
1 BR layout 01 (Series 4)	814.62



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

# Floor Plans

Two Bedroom Units



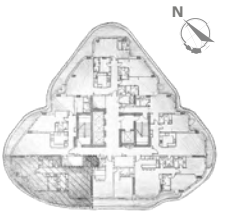
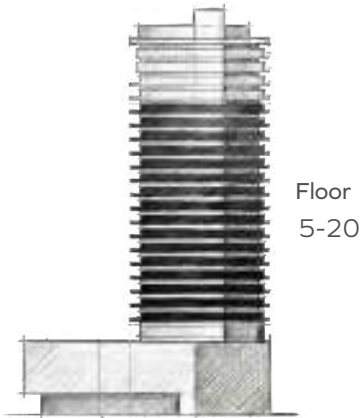






Two Bedroom Type 1

Unit Type	Total Area Sqft
2 BR layout 01 - A (Series 3)	1528.17
2 BR layout 01 - B (Series 3)	1469.07
2 BR layout 01 - C (Series 3)	1529.56
2 BR layout 01 - D (Series 3)	1471.22



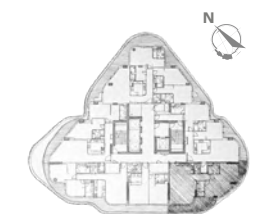
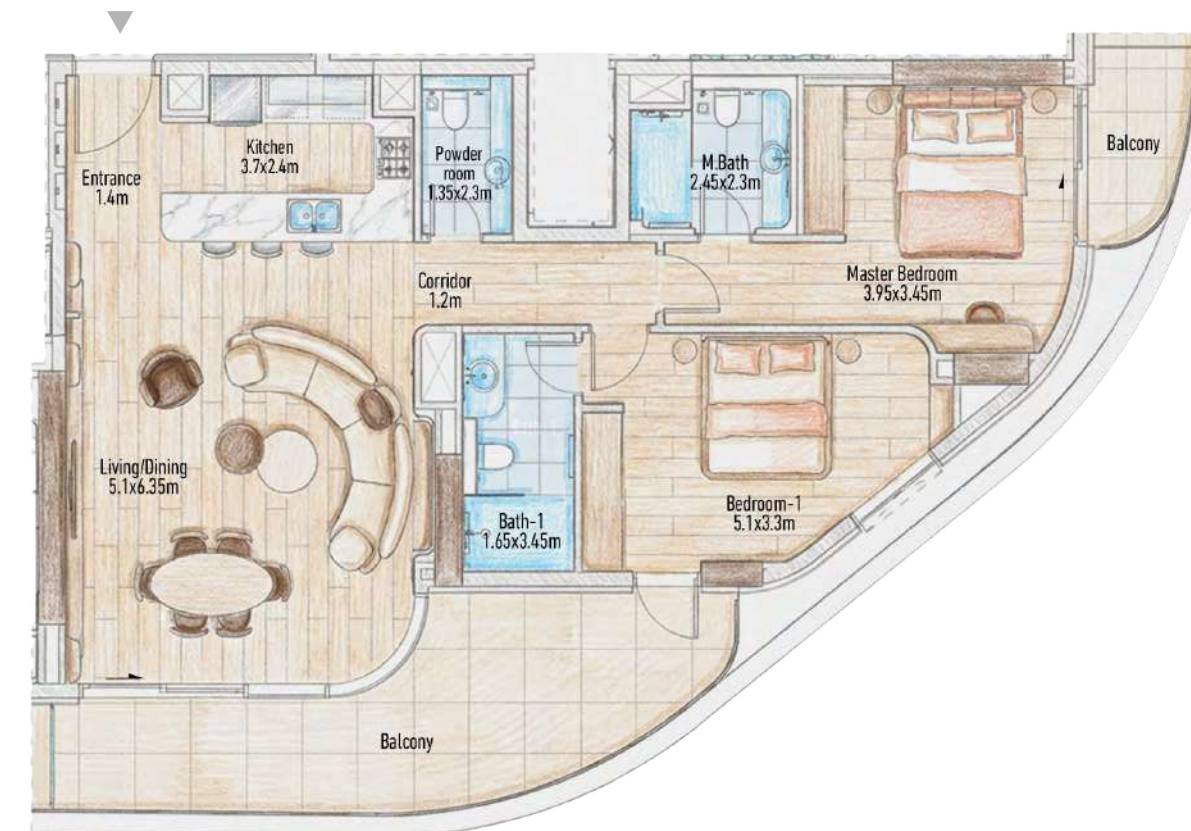
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## Two Bedroom Type 2

Unit Type	Total Area Sqft
2 BR layout 02 - A (Series 5)	1303.31
2 BR layout 02 - B (Series 5)	1366.60

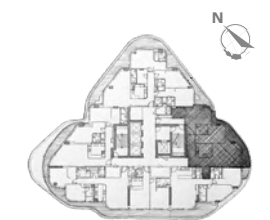
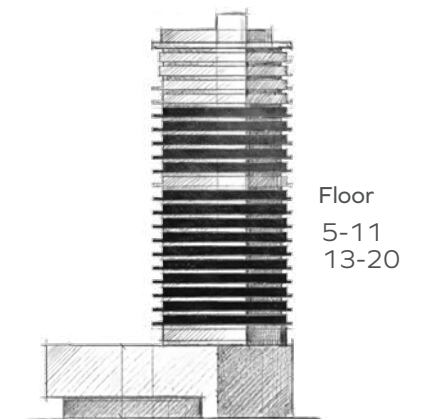


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## Two Bedroom Type 3

Unit Type	Total Area Sqft
2 BR layout 03 (Series 6)	1372.30



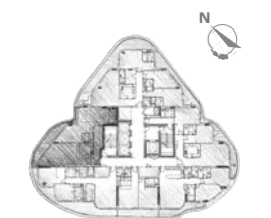
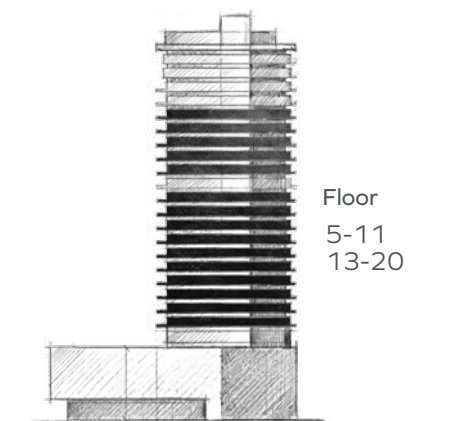
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## Two Bedroom Type 4

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

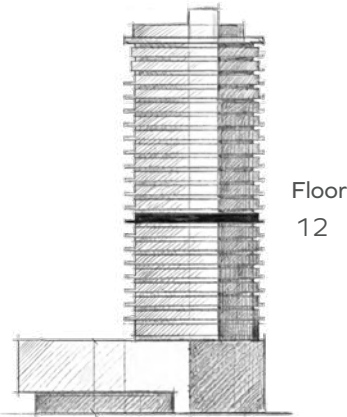


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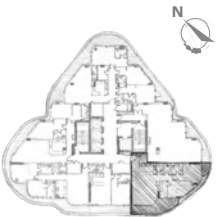


Two Bedroom Type 5

Unit Type	Total Area Sqft
2 BR layout 05 (Series 1205)	1633.65



Floor 12



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# Floor Plans

Three Bedroom Units



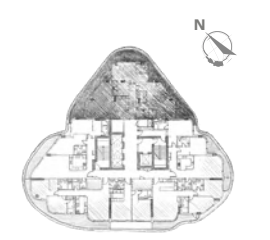
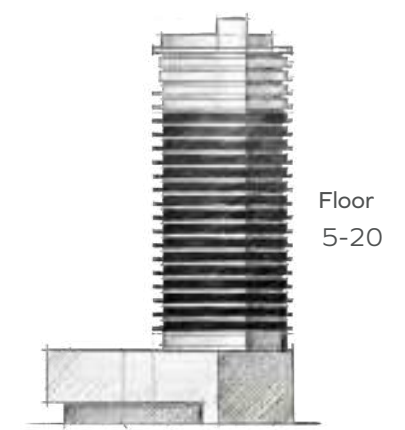
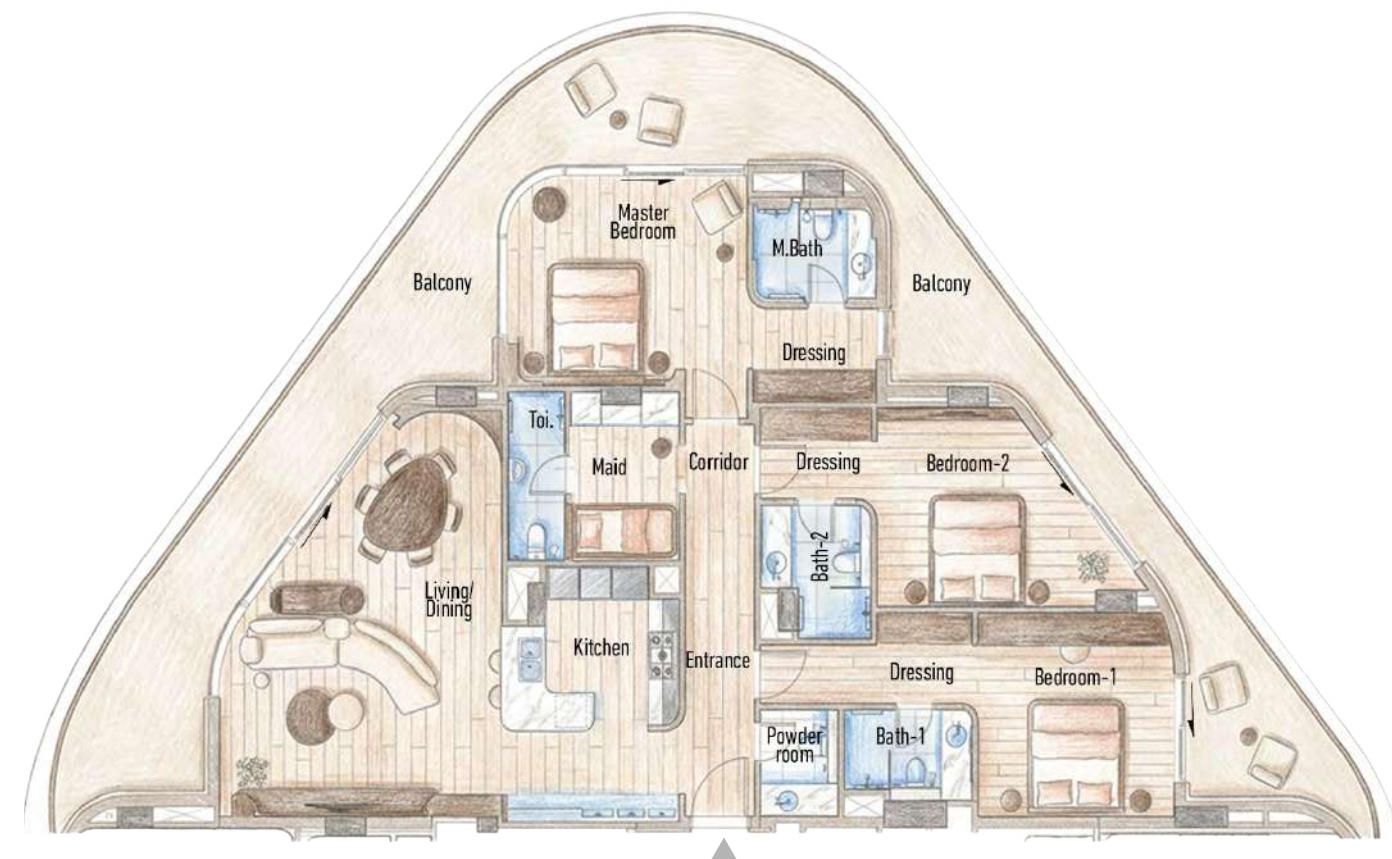






## Three Bedroom Type 1

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



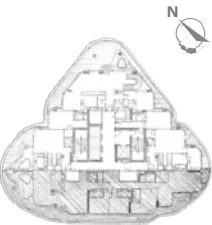
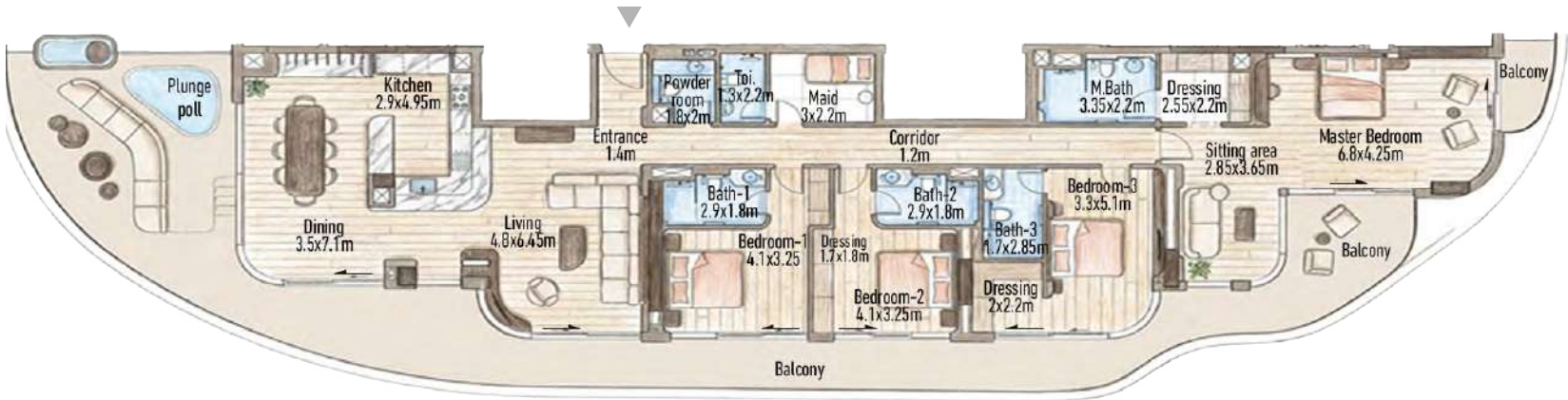






# Four Bedroom Penthouse

Unit Type	Total Area Sqft
4 BR layout 01 - A (Unit 2103)	3814.65
4 BR layout 01 - B (Unit 2201, 2401)	3821.44
4 BR layout 01 - C (Unit 2303)	3814.65



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# Floor Plans

Four Bedroom Sky Villa





Four Bedroom Sky Villa Type 1

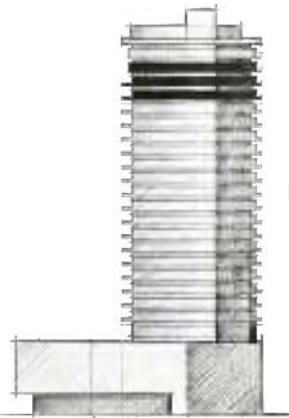
Unit Type	Total Area Sqft
4 BR DX layout 01 - A (Unit 2104)	2637.18
4 BR DX layout 01 - B (Unit 2304)	2637.18



Lower Floor



Upper Floor



Floor 21,23



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Four Bedroom Sky Villa Type 2

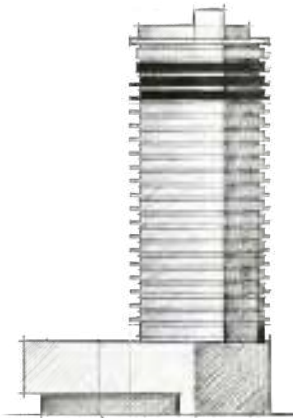
Unit Type	Total Area Sqft
4 BR DX layout 02 - A (Unit 2102)	2879.80
4 BR DX layout 02 - B (Unit 2302)	2880.55



Lower Floor



Upper Floor



Floor 21,23

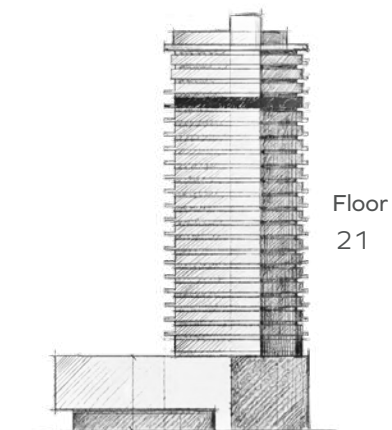
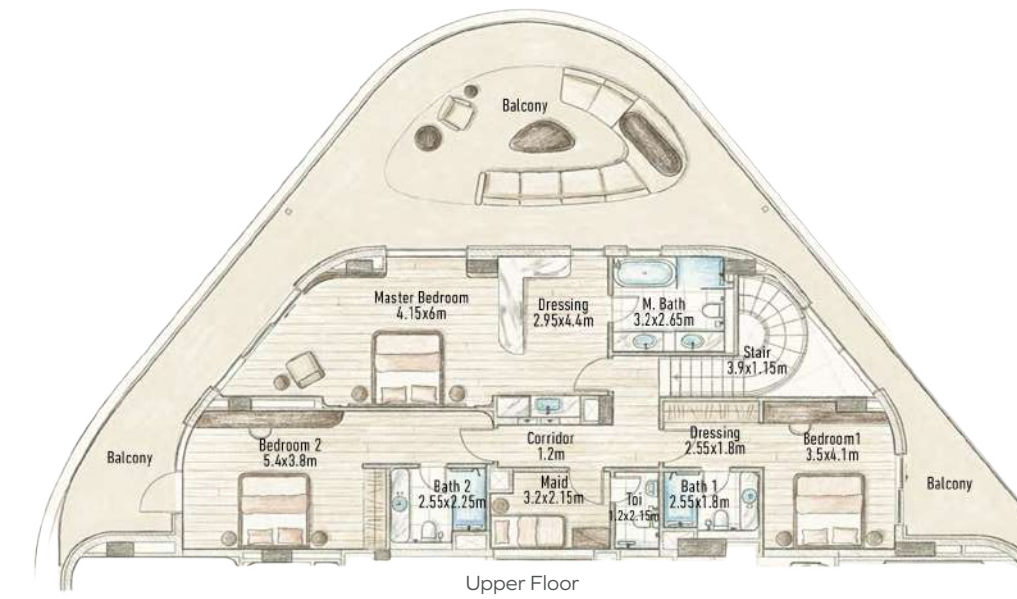


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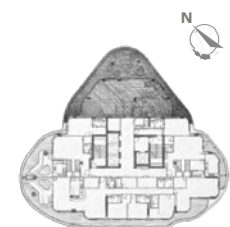


## Four Bedroom Sky Villa Type 3

Unit Type	Total Area Sqft
4 BR DX layout 03 (Unit 2101)	4939.49



Floor  
21



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