



Prop971

Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.

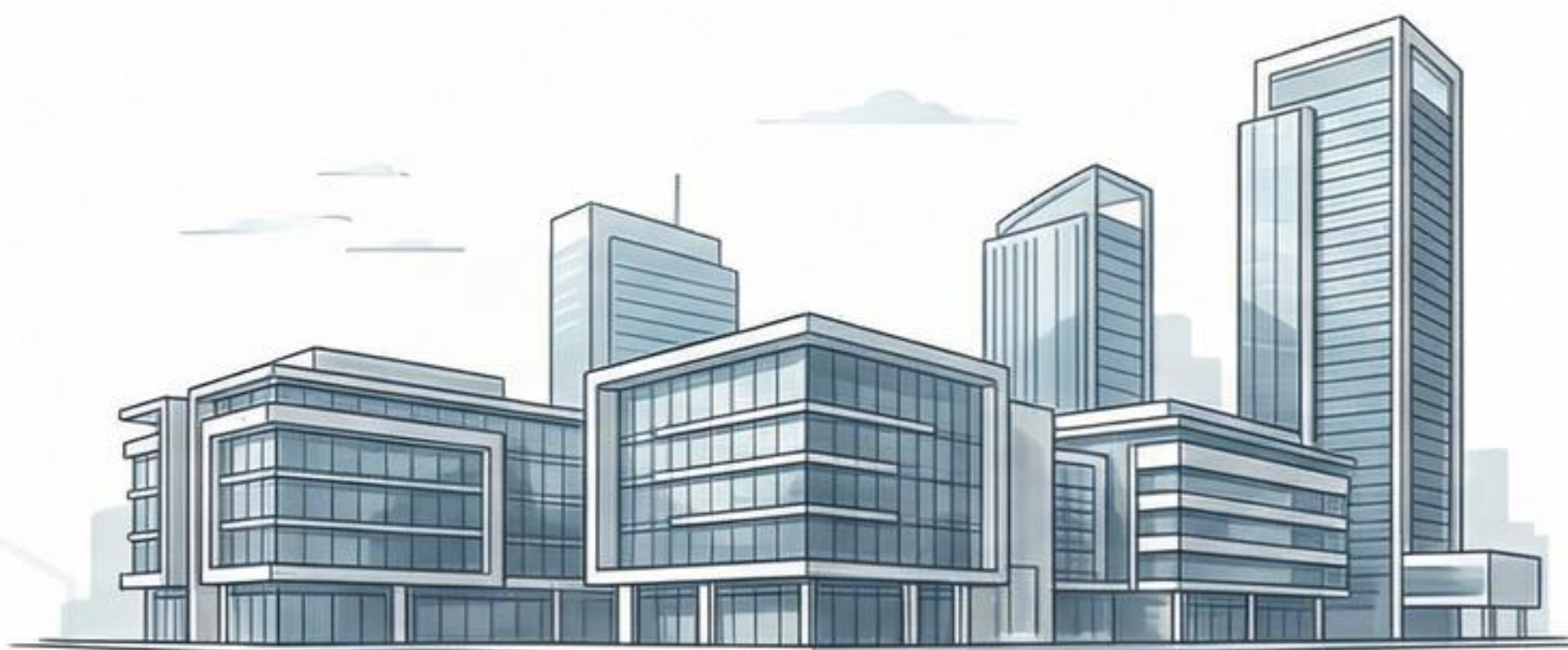


- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.





LEAF *TOWER*

Inspired by nature. Designed for life.



MAKE IT
HAPPEN



*Innovative & sustainable
development*

LIVE CONNECTED
STAY INSPIRED

Leaf Tower brings together everything you love about city life — with calm, green surroundings designed for balance and comfort.

Located on Al Reem Island, the vibrant heart of Abu Dhabi, this landmark blends contemporary design with sustainable thinking and everyday convenience.

Enjoy the rhythm of the capital and the serenity of island living — all in one address.



WHERE CITY ENERGY
MEETS ISLAND CALM

Prime Al Reem Island location, minutes from
downtown Abu Dhabi

Contemporary architecture
inspired by nature

Brand-new, move-in-ready furnished apartments



ABOUT THE *MAAM GROUP*

MAAM Group owns, develops, and manages a diverse portfolio of properties across Abu Dhabi.

The company's mission is simple — to deliver “total value” real estate: from concept and construction to property management and long-term care.

Focused on quality, practicality, and comfort, MAAM builds places designed to last and to make everyday living effortless.

AL REEM ISLAND

WHERE ABU DHABI BREATHES



Al Reem Island is a natural island situated off the north-eastern coast of Abu Dhabi, seamlessly connected by three bridges to the city proper. Packed with plenty of residential, retail, and commercial developments, Al Reem Island has been one of the most in-demand locations in Abu Dhabi in a short time.

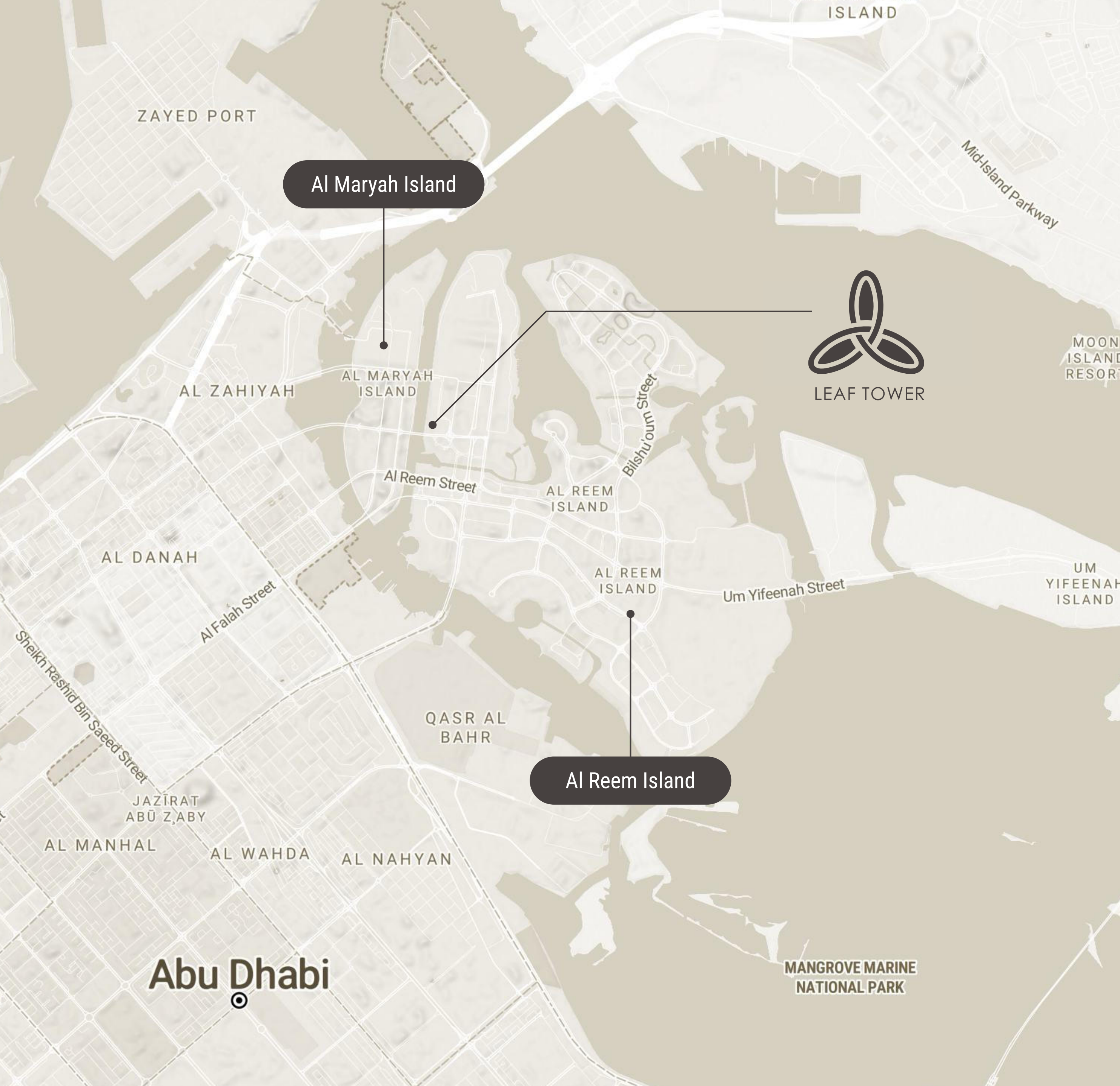
Until now, it remains a popular choice of residence and getaway for both residents and tourists due to its close proximity to Abu Dhabi downtown. Residents who are looking to disconnect from the hustle and bustle of city life tend to move to Al Reem Island as it boasts amazing views, a serene environment, and a lavish lifestyle.

Highlights

Parklands, waterways & shaded walkways for daily walks

Easy access to the Saadiyat and Maryah Islands

Schools, clinics, cafés, and shops are already in place



LOCATION

2 minutes from **The Galleria Mall THE GALLERIA**

4 minutes from **Rosewood Abu Dhabi**

5 minutes from **Cleveland Clinic Abu Dhabi**

6 minutes from **Reem Mall**

7 minutes from **ADGM**

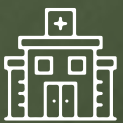
8 minutes from **Sorbonne University Abu Dhabi**

10 minutes from **Downtown Abu Dhabi**

10 minutes from **Louvre Abu Dhabi**

25 minutes from **Abu Dhabi Airport**

Also Nearby



Hospitals & Healthcare Facilities



Malls



Schools & Nurseries



Parks

Stable & Sustainable Growth

A thriving capital with long-term urban planning and a focus on green development.



Tax-Free Environment

No income or property tax — your returns stay fully yours.

Residency & Golden Visa

Property investments from AED 2M+ qualify for long-term residency.

High Rental Yields

Strong end-user demand ensures consistent ROI, often exceeding 7%.

Safe, Smart, and Livable

Ranked among the safest cities worldwide, with a strong emphasis on comfort and community living.

*WHY
ABU DHABI?*

ABOUT THE *PROJECT*

Leaf Tower is a 56-storey tower built with a focus on sustainable design. From energy-efficient systems to panoramic glazing that maximises daylight, every detail supports comfort and environmental awareness.

Its design takes cues from nature, symbolising growth, harmony, and renewal – a reflection of the city's forward-thinking spirit.

*Luxury and comfort with
sustainability in mind*





ELEGANT SPACES

DESIGNED FOR LIVING WELL

The fully furnished 1, 2 , and 3-bedroom apartments at Leaf Tower combine clean, modern design with a warm, natural feel. Large windows frame open city and sea views, while spacious layouts create a bright and inviting atmosphere.

Each home features built-in wardrobes, high-quality finishes, stylish bathrooms, and fully equipped kitchens – all made for comfort, function, and timeless appeal.

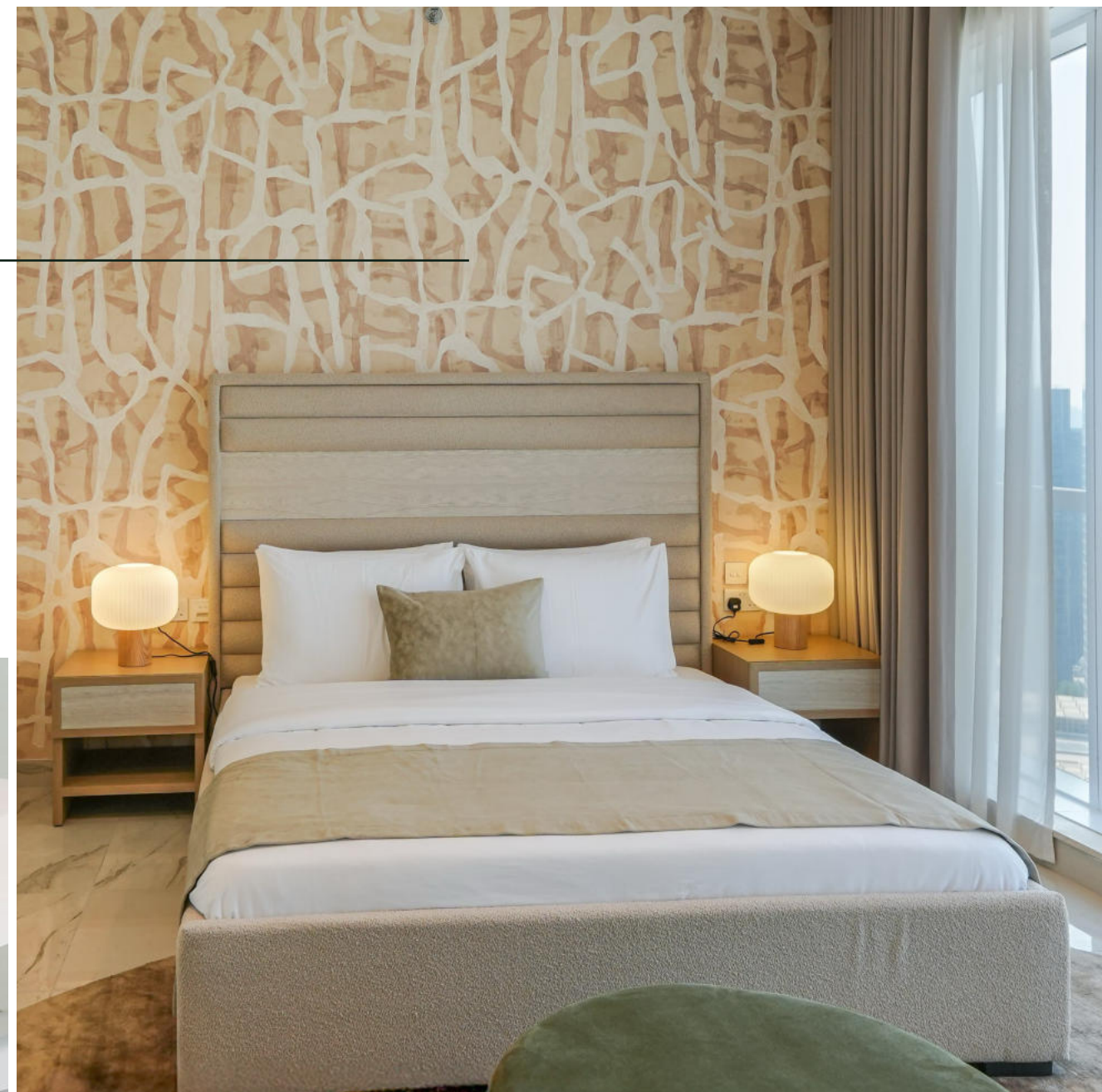


Elegant Interior



Innovative Exterior

APARTMENT *1 BEDROOM*





APARTMENT
2 BEDROOM



APARTMENT *3 BEDROOM*

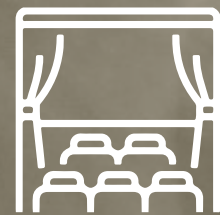


AMENITIES

*World-class facilities for adults
and children*



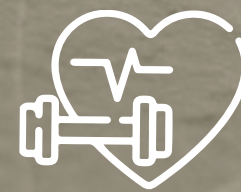
Swimming Pool



Entertainment Area



Tennis Court



Fitness Center



Children's Play Area



Prayer Rooms



Garden

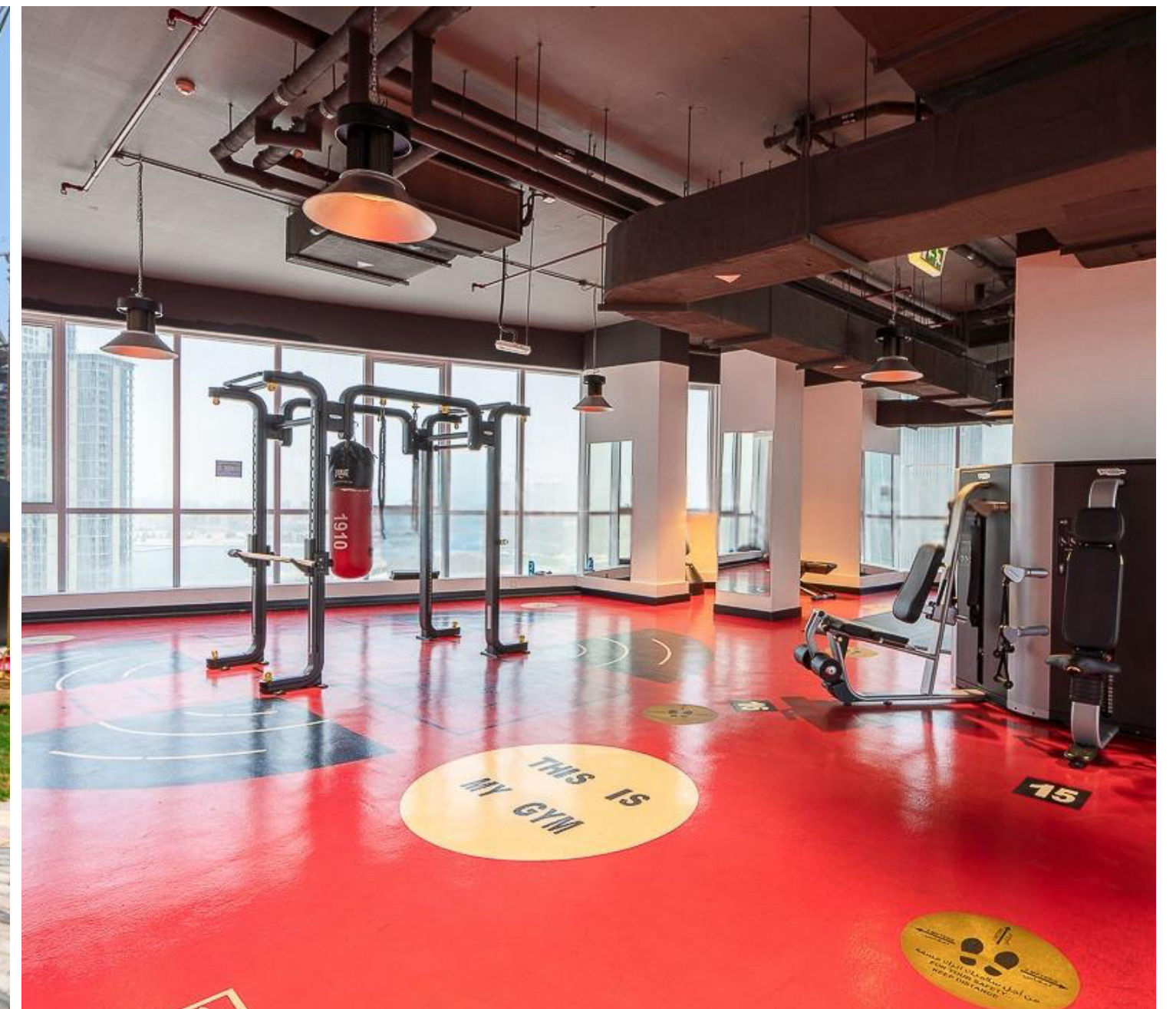


Lounge Area

Retail and Commercial Establishments in Leaf Tower

Avenue Steakhouse
Brothers Cafe
Catania Restaurant
Al Maya Supermarket
Al Tayeb Meat
Rizq Art Gallery
Nine Yard Real Estate Development
Lily's Laundry
The Pet Shop
True Smile Clinic
Golden Gate Travel & Holidays
BH Capital







BUILDING

All apartments are brand new and fully furnished, featuring high-quality finishes, modern appliances, and panoramic city or sea views.

56

Floors

13

apartments per floor

Ready

to move in

Handover

Ready / Immediate move-in

Sizes & Prices

Type	Size (from)	Price (from)
1BR Apartment	885.44 sq. ft	AED 2,066,726
2BR Apartment	961.54 sq. ft	AED 2,278,162
3BR Apartment Primary	1,226.76 sq. ft	AED 2,703,793
3BR Apartment Standard	1,309 sq. ft	AED 2,868,796
3BR Apartment Delux	1,793.16 sq. ft	AED 3,872,875

WHY BUY AT
LEAF TOWER

Ready to Move In

Own a brand-new, fully furnished home today

No Commission

Buy directly from the developer, with full transparency

Freehold Ownership

Available for both UAE nationals and international buyers

Golden Visa Eligibility

Available for both UAE nationals and international buyers



LEAF *TOWER*

by MAAM Group

Developed by **MAAM Group**

Presented in partnership with
Metropolitan Group