



FLOW 25

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



Saadiyat Island



The Galleria Mall

Reem Mall

Yas Island

Zayed International Airport





## Amenities & Services



Fitness Center



Rooftop Yoga Pavilion



Holistic Wellness Spa



Residents Lounge



Outdoor Swimming Pools



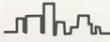
Cinema Room



Biophilic Landscaped Areas



Outdoor Kids Play Area



Sky View Lounge



Concierge Service



Smart Home System



Year-round Cooled Outdoor Seating



Building Management



Retail Podium



Dinning Terrace



Resident Parking



Cooling System



Fitness Center



Holistic Wellness Spa



Cinema Room



Rooftop Yoga Pavilion



Residents Lounge



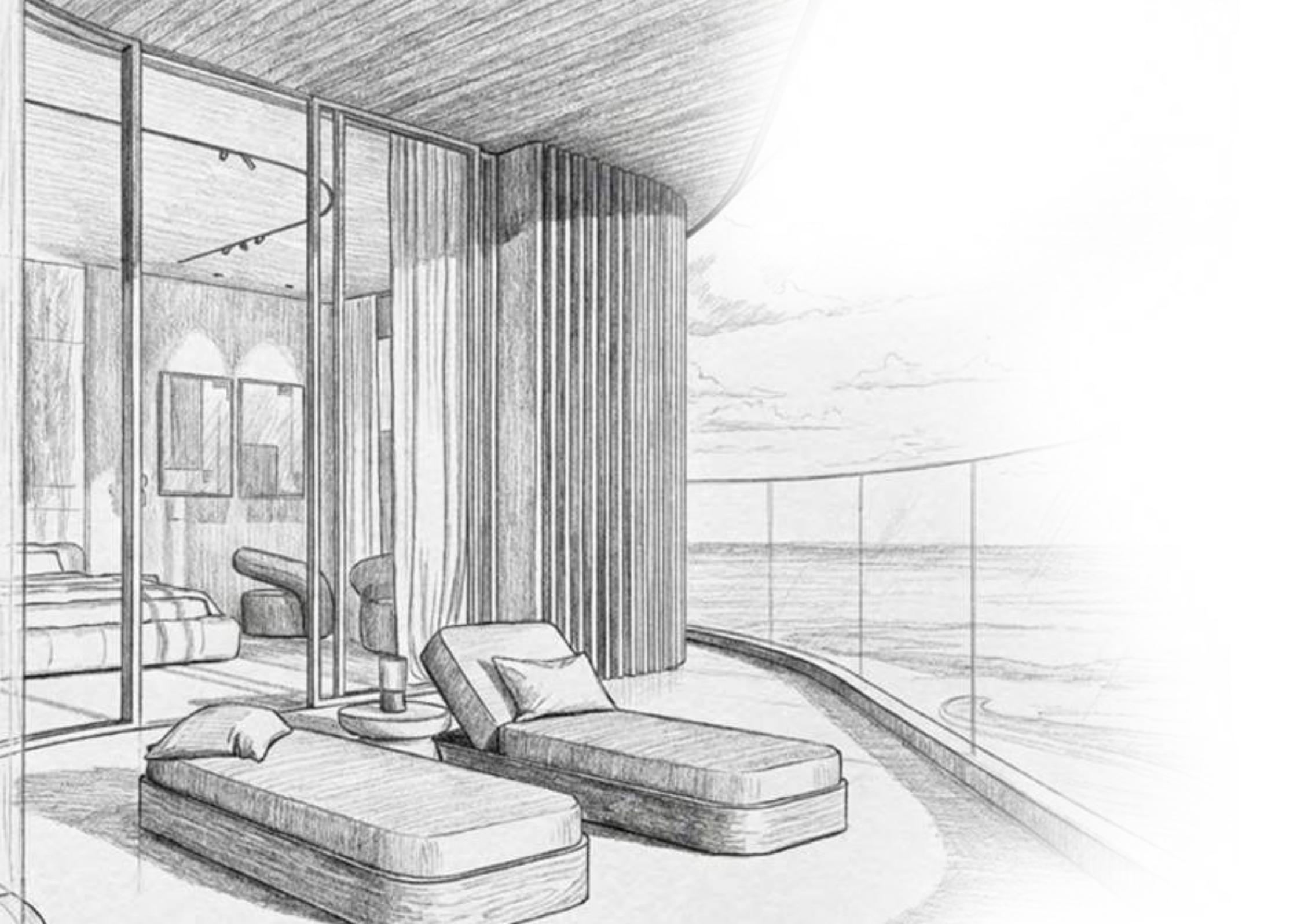


## Sky View Lounge

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



Floor  
5-20

Quantity Per Type  
16



Layout 02

Quantity Per Type  
15



Layout 03



Floor  
5-11  
13-20

Quantity Per Type  
15



Layout 04

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



Floor  
21,23

Quantity Per Type  
2



Layout 02



Layout 03



Floor  
21

Quantity Per Type  
1

Living Room





Kitchen

Dining Room





Master Bedroom

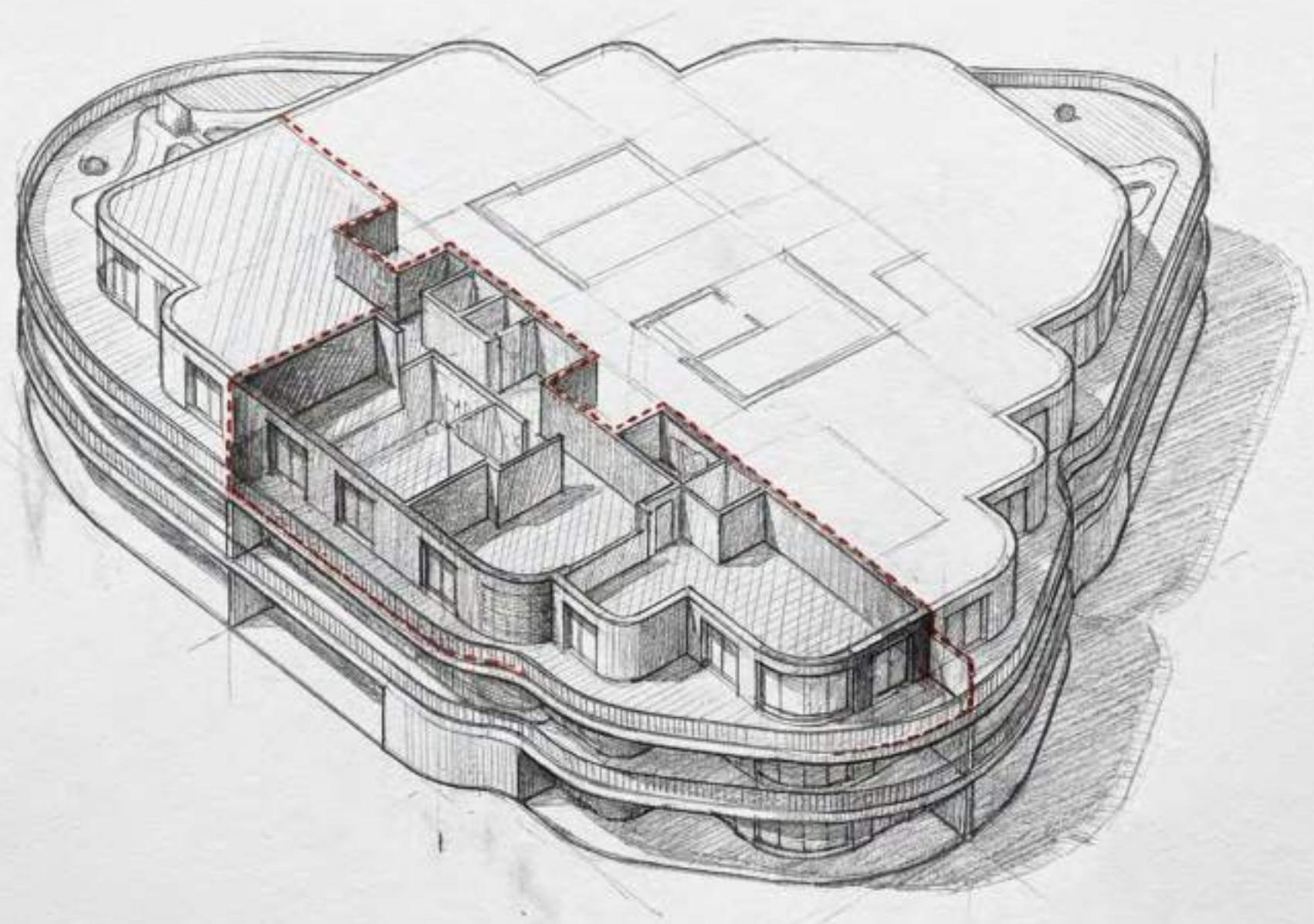
Bathroom





Balcony





Floor Plans

Floor Plans  
One Bedroom Units





Floor Plans  
Two Bedroom Units







Floor Plans  
Three Bedroom Units



Floor Plans  
Four Bedroom Penthouse





Floor Plans  
Four Bedroom Sky Villa





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