



REEM IV

UMM SUQEIM 3, DUBAI



صديقي للعقارات
SEDDIQI PROPERTIES



LUXURY REDEFINED

REEM IV is the embodiment of true luxury living, with a focus on functional quality in every detail. The community is located in the heart of Umm Suqeim 3 and is in close proximity to key attractions including Burj al Arab, Wild Wadi Waterpark and the sandy beaches of Jumeirah, making it ideal for family living.

The community comprises a collection of 9 luxury semi-attached villas with a modern, minimalistic design. The spacious properties encompass four-bedrooms, a maid's room, a double enclosed garage and a private garden.

With state-of-the-art fully fitted kitchens, fitted wardrobes and round the clock maintenance, residents of REEM IV enjoy easy access to the best in leisure and amenities.

OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

Property Amenities

- Private garden
- Fully fitted kitchen
- Garage parking spaces for 2 cars per villa
- 24/7 maintenance helpdesk support
- Pet friendly property*

*T&Cs apply

Included in the rent

- Maintenance
- Managed by Seddiqi Properties

Proximity to Landmarks

- Easy access to malls, schools, hospitals, mosques, five star hotels, parks, restaurants and beaches
- Conveniently located within proximity to Healthbay Clinics, Umm Suqeim 3 Park, Raffles World Acedemy, Consulate of Thailand, and Basketball Academy of Dubai



FLOOR PLANS

TYPE 4A

4 bedrooms + maid's room duplex corner villas in reem IV with a community view of Umm Suqeim 3

Floor Plan Type 4A

- 4 bedrooms + maid's room
- Size: 4,304 sqft
- Villas: 1-5 & 9

Overview of unit

- 4 bedrooms
- 5 bathrooms

Ground Floor

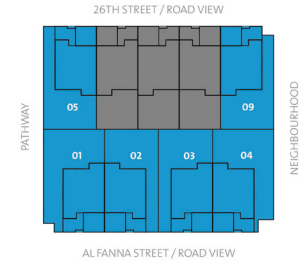
- Large living & dining area
- Large kitchen with dining area
- Laundry room
- Guest toilet
- Storage room
- Office room
- En suite maid's room with built-in wardrobe
- Large private garden (partial wrap around)
- Terrace
- Garage parking for 2 cars

1st Floor

- Large en suite master bedroom with walk-in closet and balcony
- En suite 2nd, 3rd & 4th bedroom with built-in wardrobe
- Family area

Appliances

- Fridge
- Cooker and cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer



TYPE 4B

4 bedrooms + maid's room duplex villas in reem IV with a community view of Umm Suqeim 3

Floor Plan Type 4B

- 4 bedrooms + maid's room
- Size: 4,304 sqft
- Villas: 6-8

Overview of unit

- 4 bedrooms
- 5 bathrooms

Ground Floor

- Large living & dining area
- Large kitchen with dining area
- Laundry room
- Guest toilet
- Storage room
- Office room
- En suite maid's room with built-in wardrobe
- Private garden
- Terrace
- Garage parking for 2 cars

1st Floor

- Large en suite master bedroom with walk-in closet and balcony
- En suite 2nd, 3rd & 4th bedroom with built-in wardrobe
- Family area

Appliances

- Fridge
- Cooker and cooker hood
- Microwave
- Dishwasher
- Washing machine
- Dryer





DOCUMENTS & PAYMENT INFORMATION

Leasing Documents and Payment Details:

- Payable up to 12 cheques*
- Booking form
- Passport, visa & EID of all occupants
- Salary certificate
- Marriage certificate (for couples)

*T&cs apply

Fee:

- Rental amount (divided equally into number of cheques)
- Security Deposit - 5% of annual rent or minimum AED 5,000
- Ejari Fee – AED 210

Garden Services:

- Not included in the rent
(Payable by tenant to preferred landlord supplier)

Contact Information:

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