

Radiant
Atrium



R

Where Work Meets Living,
& Light Shapes Life

An aerial photograph of the Abu Dhabi skyline, featuring the Yas Viceroy Hotel and the Yas Viceroy Hotel. The image is overlaid with a semi-transparent circular graphic containing text. The background shows the city's architecture, including the Yas Viceroy Hotel and the Yas Viceroy Hotel, set against a clear blue sky and the Arabian Gulf.

Radiant - A Legacy of Excellence

Radiant Real Estate, headquartered in Abu Dhabi, redefines urban landscapes through innovative, sustainable design. We create transformative mixed-use developments that unite luxury, functionality, and community living. Each project reflects our passion for inspiring spaces that elevate lifestyles and set new standards in modern living.



City of Lights at Al Reem Island

Al Reem Island is Abu Dhabi's modern waterfront canvas, where nature meets skyline. With parks, canals, top education, healthcare, retail, and culture, it offers families and professionals a balanced life-minutes from the city, yet surrounded by calm.



Between Water and City, Perfectly Placed

Radiant Atrium rises in the City of Lights, Al Reem Island's vibrant district where waters, streets, and modern design meet. Its Al Reem Street address offers direct access to Abu Dhabi's business core, while retail, education, healthcare, and leisure are all within walking distance-balancing connectivity with serene waterfront living.

05 Minutes

Shams Boutik, Reem Mall, Abu Dhabi Mall, Cleveland Clinic, Galleria Mall

05 Minutes

Downtown Abu Dhabi, with easy access to Al Maryyah Island

05 Minutes

Al Reem Central Park & Al Fay Park

10 Minutes

Saadiyat Island & Mangrove Forest



AL MARYAH ISLAND

THE GALLERIA
5 MINUTES

ROSEWOOD HOTEL
ABU DHABI

CLEVELAND
CLINIC

SOWWAH
SQUARE

BEACH
ROTANA

ABU DHABI
MALL

MARINA
SQUARE

Radiant
Atrium

Radiant
Square

CITY OF
LIGHTS

SUN & SKY
TOWERS

SHAMS
BOUTIK
5 MINUTES

GATE
TOWERS
5 MINUTES

Radiant
Garden

SORBONNE ABU DHABI
UNIVERSITY
5 MINUTES

REPTON
SCHOOL
3 MINUTE

REEM
CENTRAL
PARK
1 MINUTE

Radiant
Elite Tower

Radiant
Marina Towers

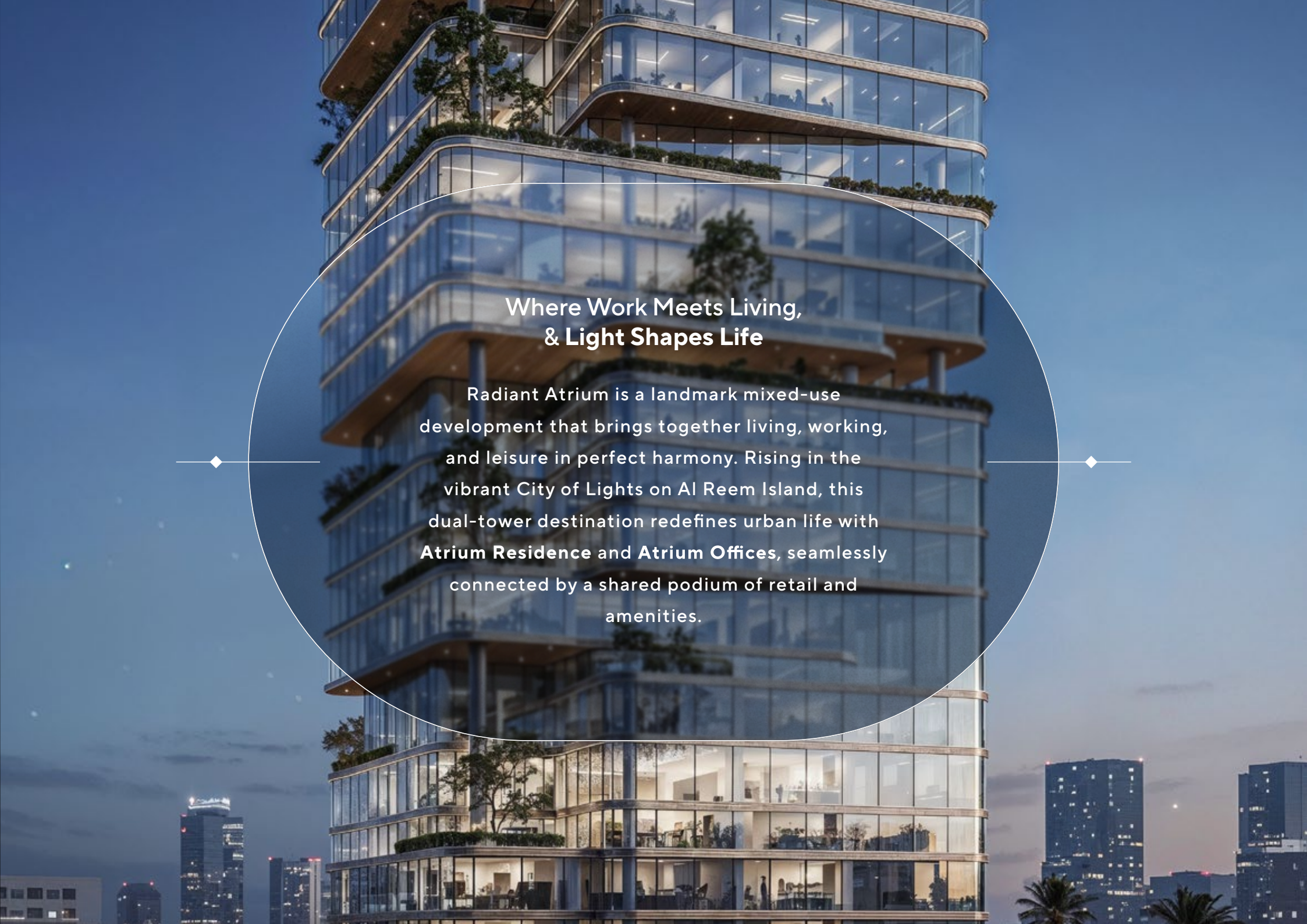
MANGROVES

SHAMS
BEACH
3 MINUTES

MARINA

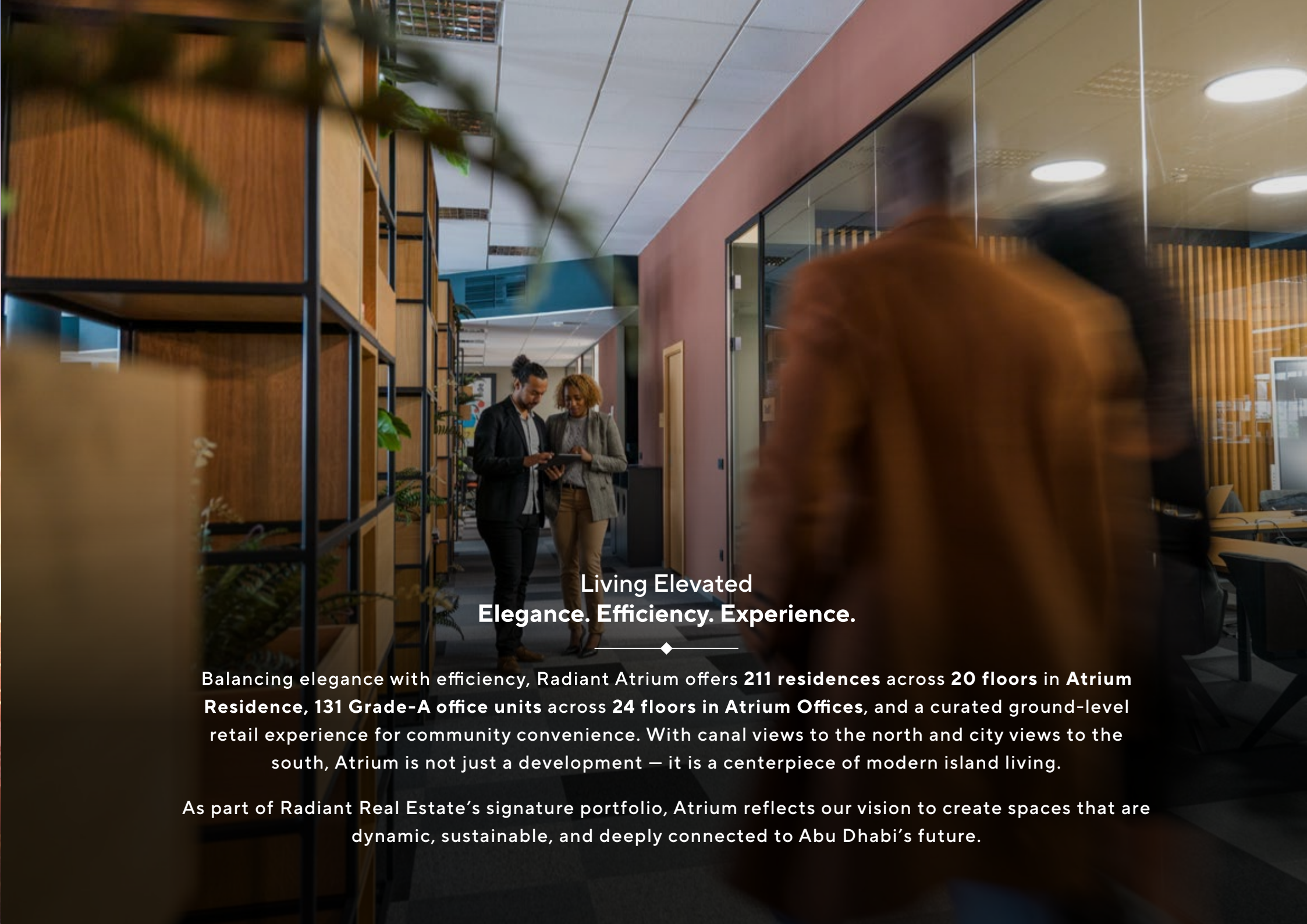


Radiant Atrium
Live. Work. Thrive.



Where Work Meets Living,
& Light Shapes Life

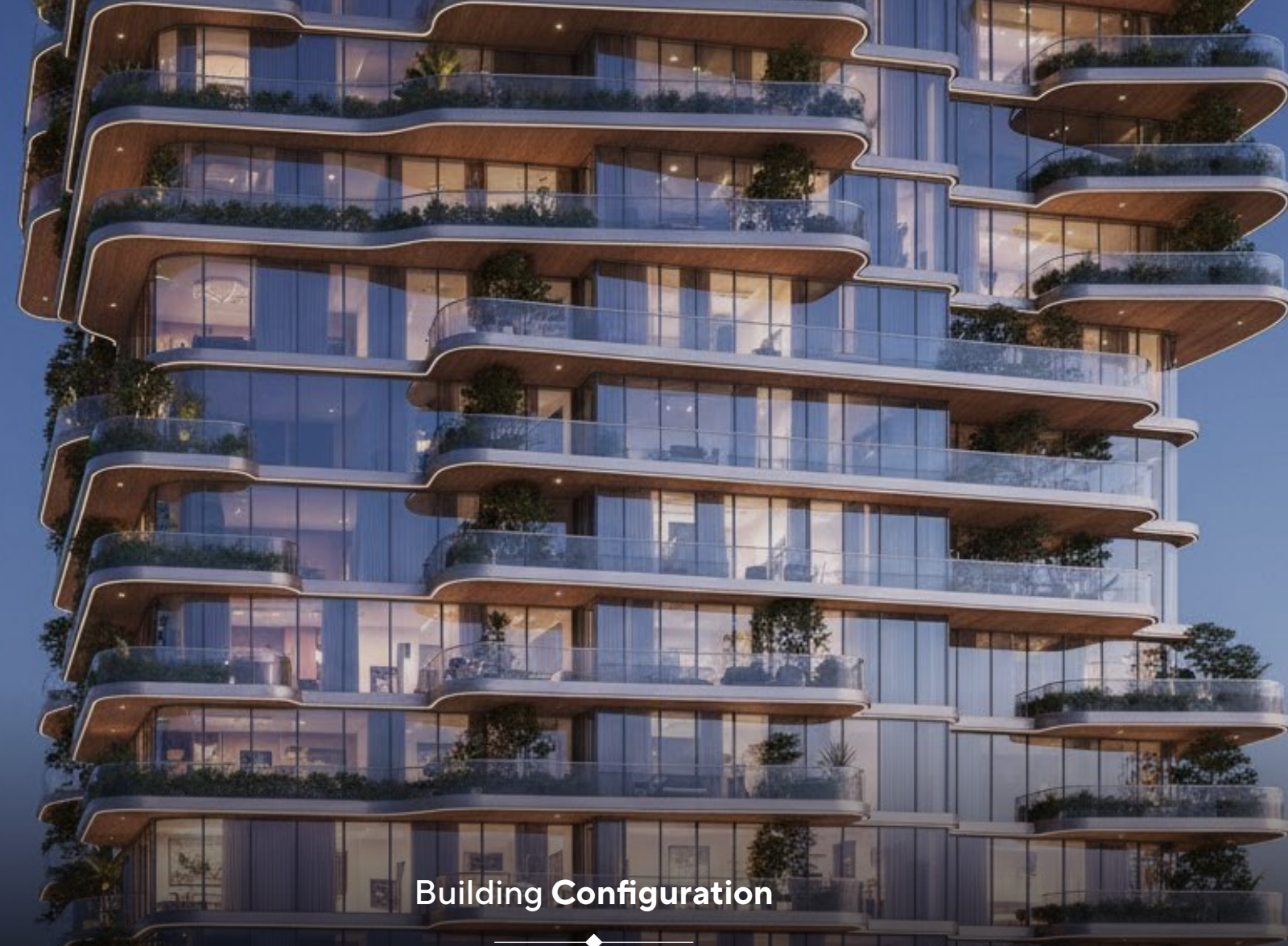
Radiant Atrium is a landmark mixed-use development that brings together living, working, and leisure in perfect harmony. Rising in the vibrant City of Lights on Al Reem Island, this dual-tower destination redefines urban life with **Atrium Residence** and **Atrium Offices**, seamlessly connected by a shared podium of retail and amenities.



Living Elevated
Elegance. Efficiency. Experience.

Balancing elegance with efficiency, Radiant Atrium offers **211 residences across 20 floors in Atrium Residence**, **131 Grade-A office units across 24 floors in Atrium Offices**, and a curated ground-level retail experience for community convenience. With canal views to the north and city views to the south, Atrium is not just a development — it is a centerpiece of modern island living.

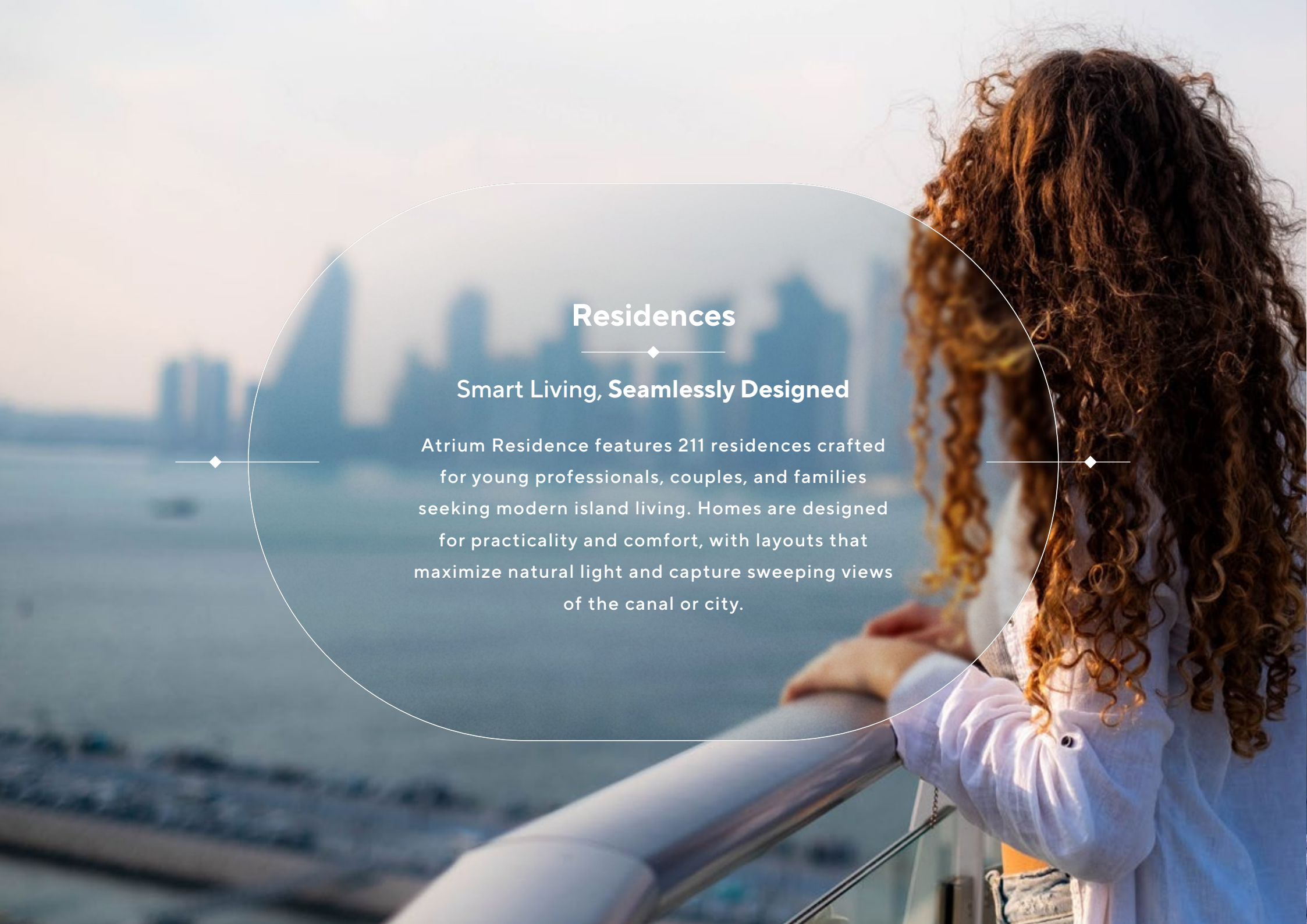
As part of Radiant Real Estate's signature portfolio, Atrium reflects our vision to create spaces that are dynamic, sustainable, and deeply connected to Abu Dhabi's future.



Building Configuration

- Overall Structure: 2 Basements + Ground + 5 Podiums
- Atrium Offices (Tower A): 24 floors of premium Grade A office spaces (133 offices)
- Atrium Residence (Tower B): 20 floors of residential apartments (211 units total)
- Shared Podium: 2 basements, ground floor, and 5 podium levels with retail, parking, and shared amenities





Residences

Smart Living, Seamlessly Designed

Atrium Residence features 211 residences crafted for young professionals, couples, and families seeking modern island living. Homes are designed for practicality and comfort, with layouts that maximize natural light and capture sweeping views of the canal or city.





Unit Mix (Residential)

Unit Type	Studios	Junior -1Bedroom	1-Bedroom	2-Bedroom
No. of Units	38	21	150	02
Total Area Range (SQ.FT)	355 – 407	519 – 530	552 – 1,019	1,701 – 1,703

Compact studios and junior layouts maximize efficiency, while spacious 1 & 2 bedroom apartments cater to modern families.



Atrium Residence
(Residential Floorplans)

Typical Floor Configurations

1st Floor	2 × 2-Bedroom + Maid Units
2nd, 3rd, 8th, 9th, 10th, 15th & 16th Floors (Type-A)	2 × Studios, 1 × Junior 1-Bed, 8 × 1-Bedroom
5th–7th, 11th–13th & 17th–20th Floors (Type-B)	2 × Studios, 1 × Junior 1-Bed, 8 × 1-Bedroom
4th & 14th Floors (Type-C)	2 × Studios, 2 × Junior 1-Bed, 7 × 1-Bedroom

1st Floor Terrace Plan



Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.

TOWER-B
1st Floor

Unit Type	Unit Count
Studio Unit	-
Junior 1 Bed Unit	-
1 Bed Unit	-
2 Bed Unit	02
Total	02

Unit Number	Layout Type
101	2 Bedroom - Type A
102	2 Bedroom - Type B



TOWER-B
Typ. Floor - Type A
(2nd, 3rd, 8th, 9th, 10th, 15th & 16th)

Unit Type	Unit Count
Studio Unit	14
Junior 1 Bed Unit	07
1 Bed Unit	56
2 Bed Unit	-
Total	77

Unit Number	Layout Type
#01	1 Bedroom - Type A
#02	1 Bedroom - Type B
#03	Studio - Type A
#04	Studio - Type B
#05	1 Bedroom - Type C
#06	1 Bedroom - Type D
#07	1 Bedroom - Type E
#08	1 Bedroom - Type F
#09	Jr. 1 Bedroom - Type A
#10	1 Bedroom - Type G
#11	1 Bedroom - Type H

*# = Floor Number

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TOWER-B

Typ. Floor - Type B

(5th - 7th, 11th - 13th & 17th - 20th Floor)

Unit Type	Unit Count
Studio Unit	20
Junior 1 Bed Unit	10
1 Bed Unit	80
2 Bed Unit	-
Total	110

Unit Number	Layout Type
#01	1 Bedroom - Type A
#02	1 Bedroom - Type B
#03	Studio - Type A
#04	Studio - Type B
#05	1 Bedroom - Type C
#06	1 Bedroom - Type D
#07	1 Bedroom - Type E
#08	1 Bedroom - Type F
#09	Jr. 1 Bedroom - Type A
#10	1 Bedroom - Type G
#11	1 Bedroom - Type H

*# = Floor Number

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TOWER-B

Typ. Floor - Type B

(4th & 14th Floor)

Unit Type	Unit Count
Studio Unit	04
Junior 1 Bed Unit	04
1 Bed Unit	14
2 Bed Unit	-
Total	22

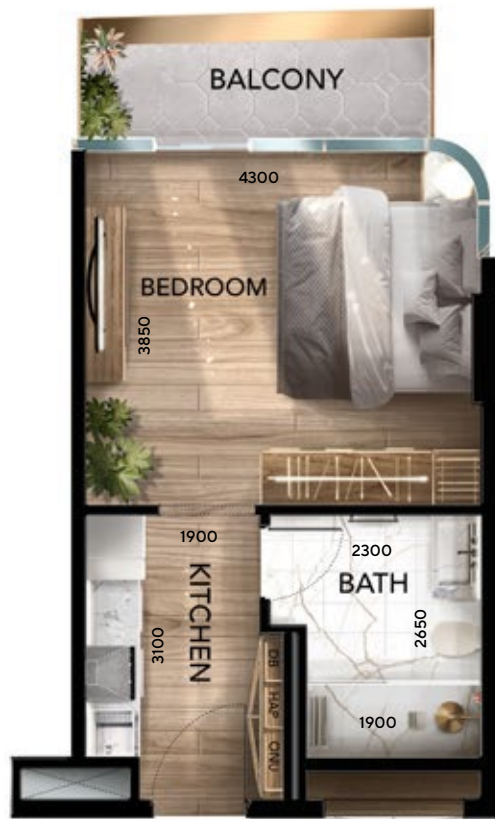
Unit Number	Layout Type
#01	1 Bedroom - Type A
#02	1 Bedroom - Type B
#03	Studio - Type A
#04	Studio - Type B
#05	1 Bedroom - Type C
#06	Jr. 1 Bedroom - Type B
#07	1 Bedroom - Type E
#08	1 Bedroom - Type F
#09	Jr. 1 Bedroom - Type A
#10	1 Bedroom - Type G
#11	1 Bedroom - Type H

*# = Floor Number

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Studio - Type A



355 sq.ft

Studio - Type B



358 sq.ft

Jr. 1 Bedroom - Type A



530 sq.ft

Jr. 1 Bedroom - Type B



524 sq.ft

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1 Bedroom - Type A



784 sq.ft

1 Bedroom - Type B



881 sq.ft

1 Bedroom - Type C



791 sq.ft

1 Bedroom - Type D



646 sq.ft

1 Bedroom - Type E



956 sq.ft

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1 Bedroom - Type F



901 sq.ft

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1 Bedroom - Type G



835 sq.ft

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1 Bedroom - Type H



629 sq.ft

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2 Bedroom - Type A



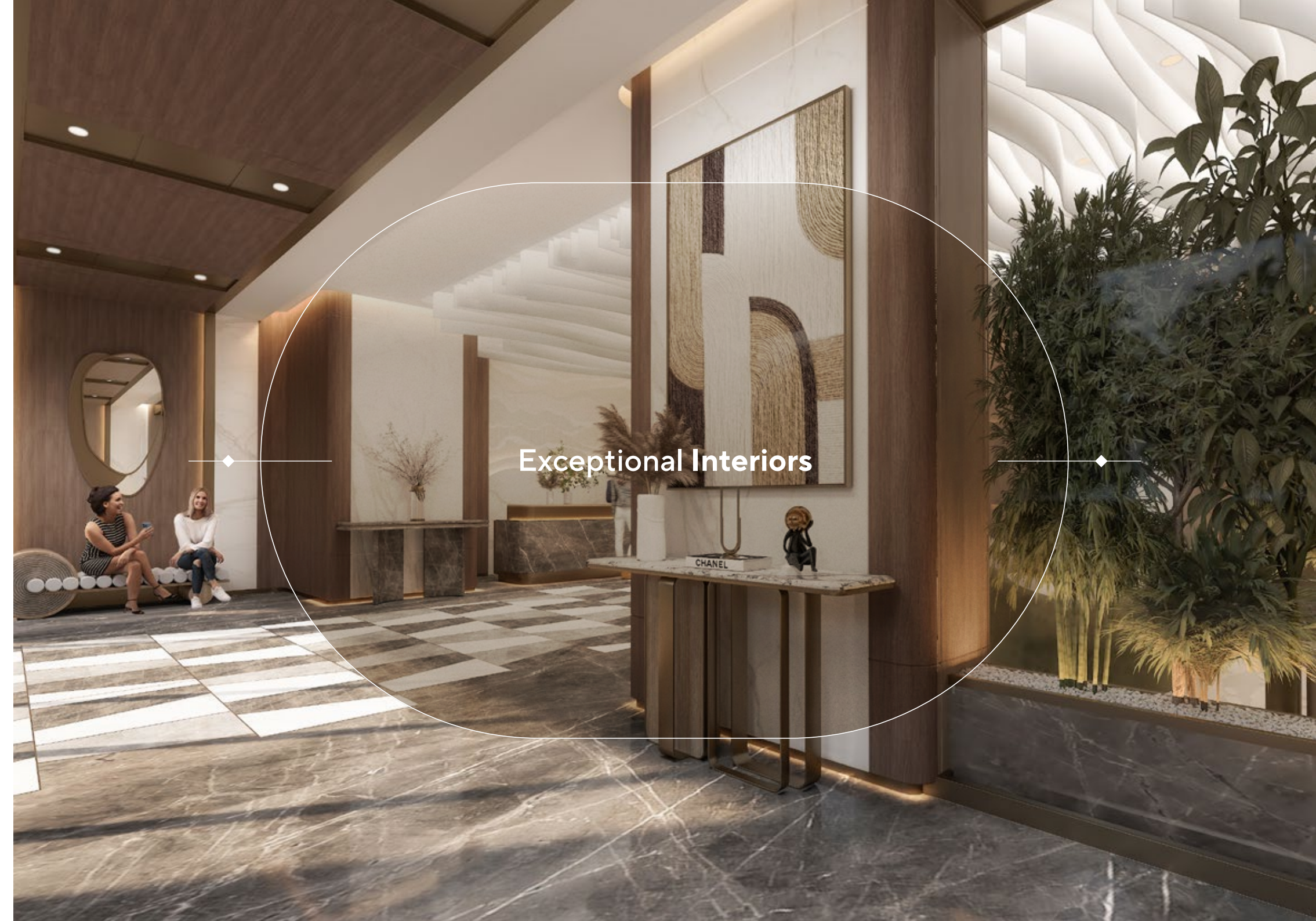
1,703 sq.ft

2 Bedroom - Type B



1,701 sq.ft

Legal Disclaimer: Floorplans are for illustrative and preview purposes only. Balcony layouts may vary across typical floors, while internal apartment layouts remain the same.



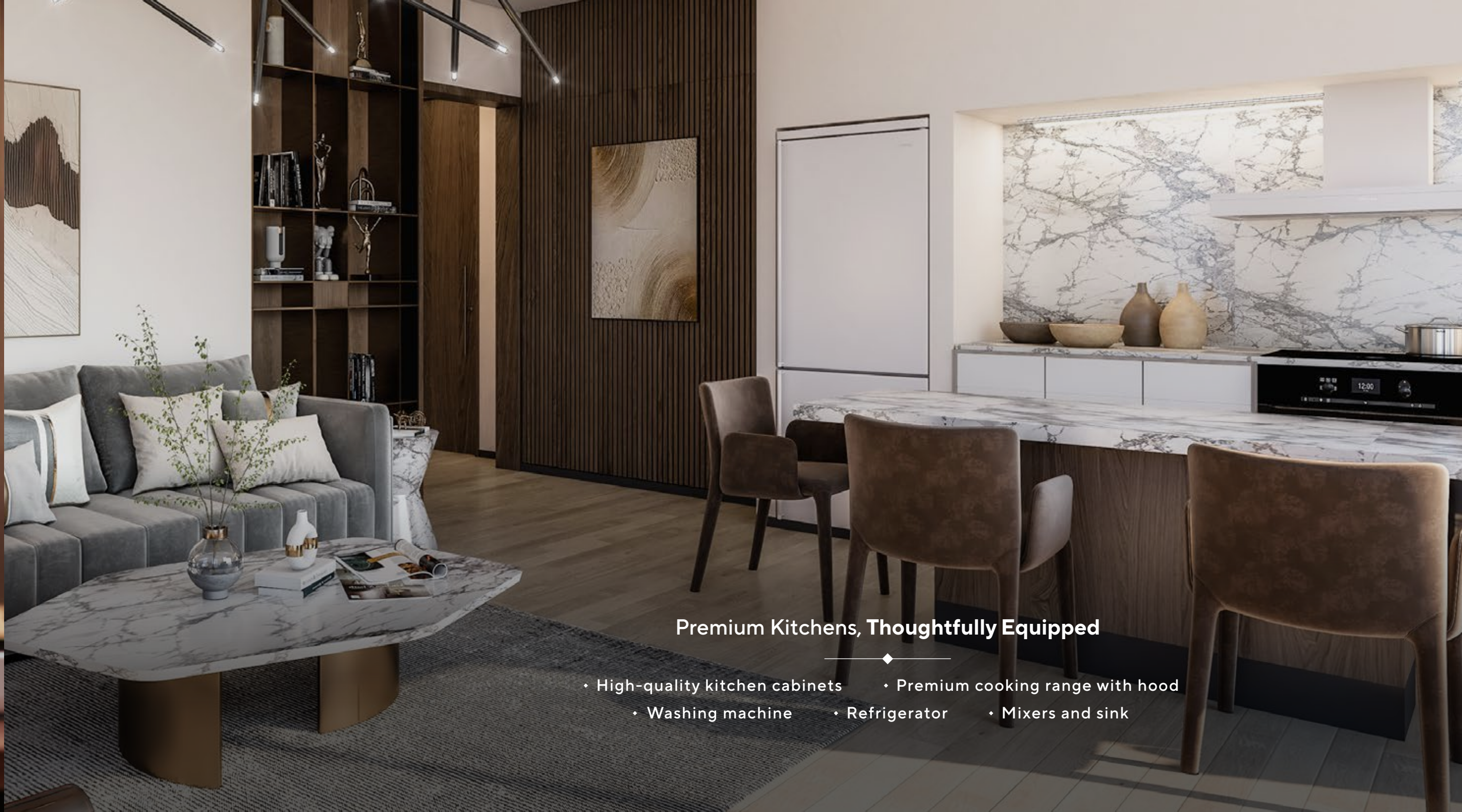


The Heart of
Atrium's Hospitality









Premium Kitchens, Thoughtfully Equipped

- High-quality kitchen cabinets
- Premium cooking range with hood
- Washing machine
- Refrigerator
- Mixers and sink



Interiors Defined by Elegance

- Premium flooring throughout
- Premium bathroom fixtures and fittings

A modern office interior with large windows and people working. The scene is captured through a circular frame, showing two women sitting at a desk, looking out the window. The office has a contemporary design with glass partitions and modern furniture.

Atrium Offices

A New Hub for Business

Atrium Offices offers over **21,000 sqm of Grade A office space across 24 floors**. Designed for flexibility, these offices can adapt to the needs of startups, SMEs, and multinational corporations alike. The shared podium integrates retail, parking, and modern lobbies, making Atrium a complete business hub within a thriving residential community.





Unit Mix (Offices)

Category	Offices
No. of Units	133
Total Area Range (SQ. FT)	532 – 2,520

Flexible Grade A office spaces designed to accommodate startups, SMEs, and multinationals.





Office Floorplans

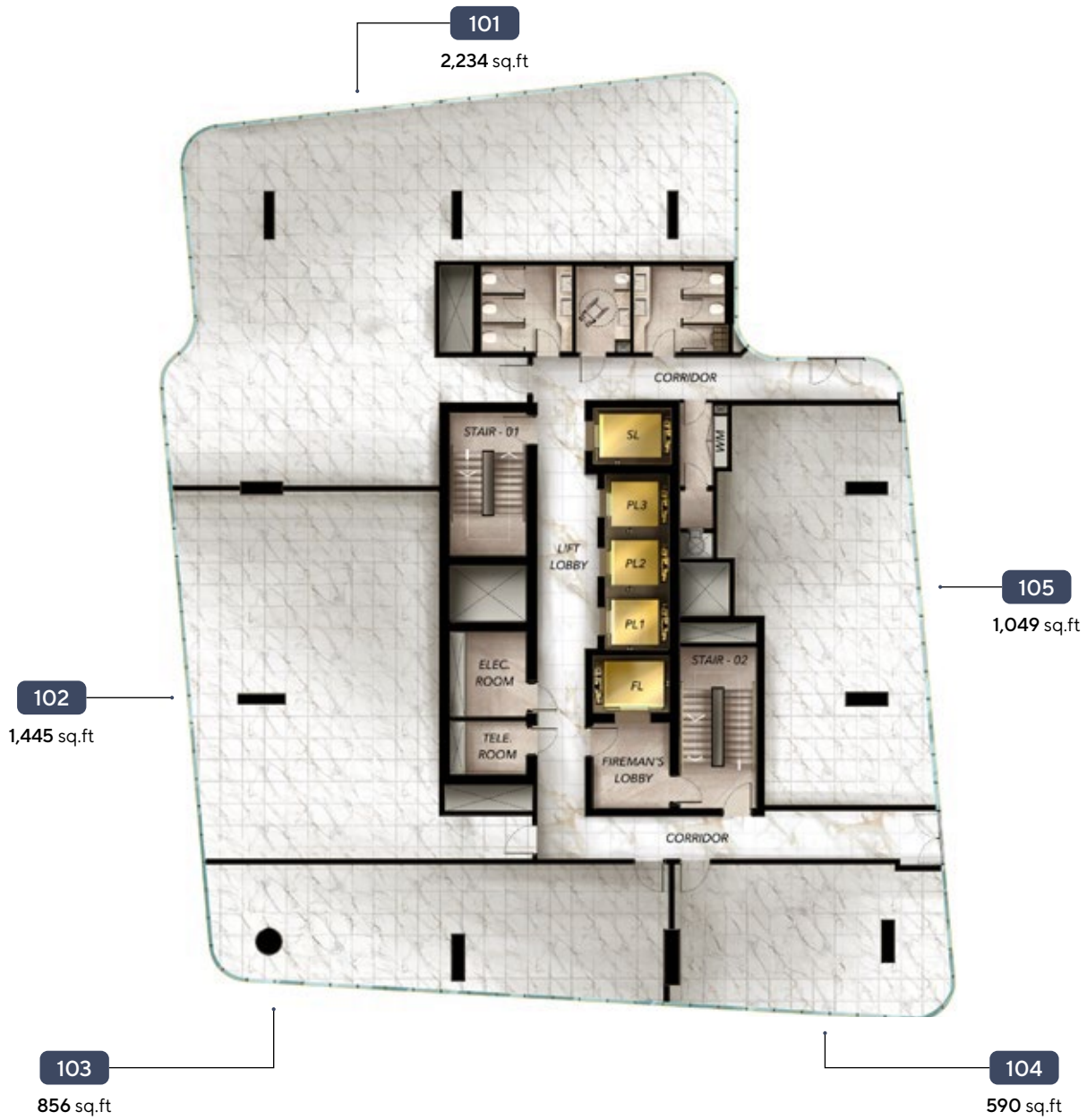
Typical Floor Configurations

1st Floor	5 Offices per floor
2nd, 3rd, 8th, 9th, 15th, 16th, 21st & 22nd Floors (Type-A)	6 Offices per floor
7th, 14th & 20th Floor (Type-A1)	6 Offices per floor
5th, 6th, 11th, 12th, 18th, 19th, 24th & 25th Floor (Type-B)	5 Offices per floor
4th, 10th, 17th & 23rd Floor (Type-B1)	5 Offices per floor

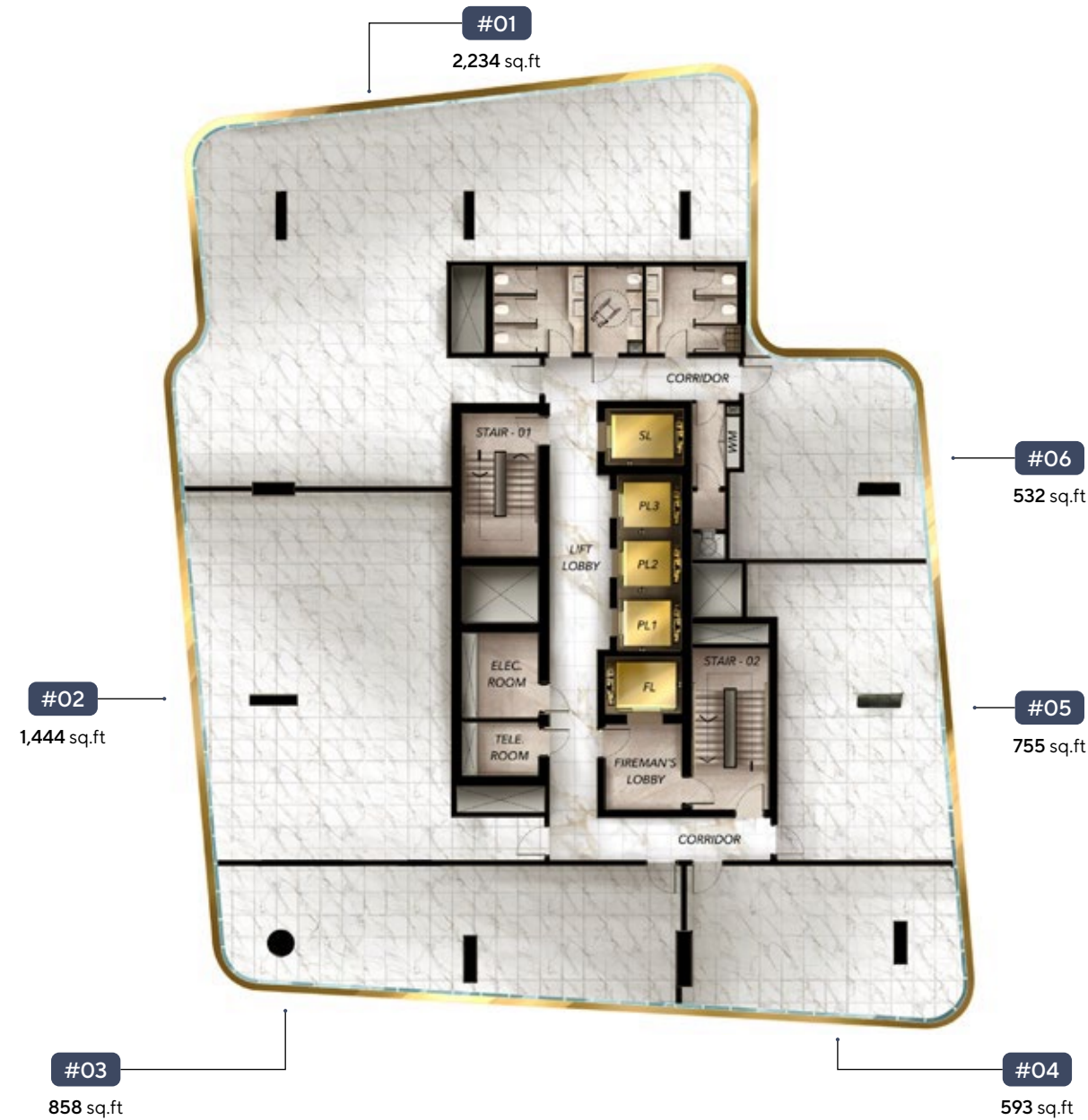
TOWER-A
1st Floor

Unit Type	Unit Count
Office	5
Total	5

Unit Number	Layout Type
101	Office - Type A
102	Office - Type B
103	Office - Type C
104	Office - Type D
105	Office - Type E



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TOWER-A

Typ. Floor - Type A

(2nd, 3rd, 8th, 9th, 15th, 16th, 21st & 22nd Floor)

Unit Type	Unit Count
Office	48
Total	48

Unit Number	Layout Type
#01	Office - Type A
#02	Office - Type B
#03	Office - Type C
#04	Office - Type D
#05	Office - Type F
#06	Office - Type G

*# = Floor Numbear

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TOWER-A

Typ. Floor - Type A1

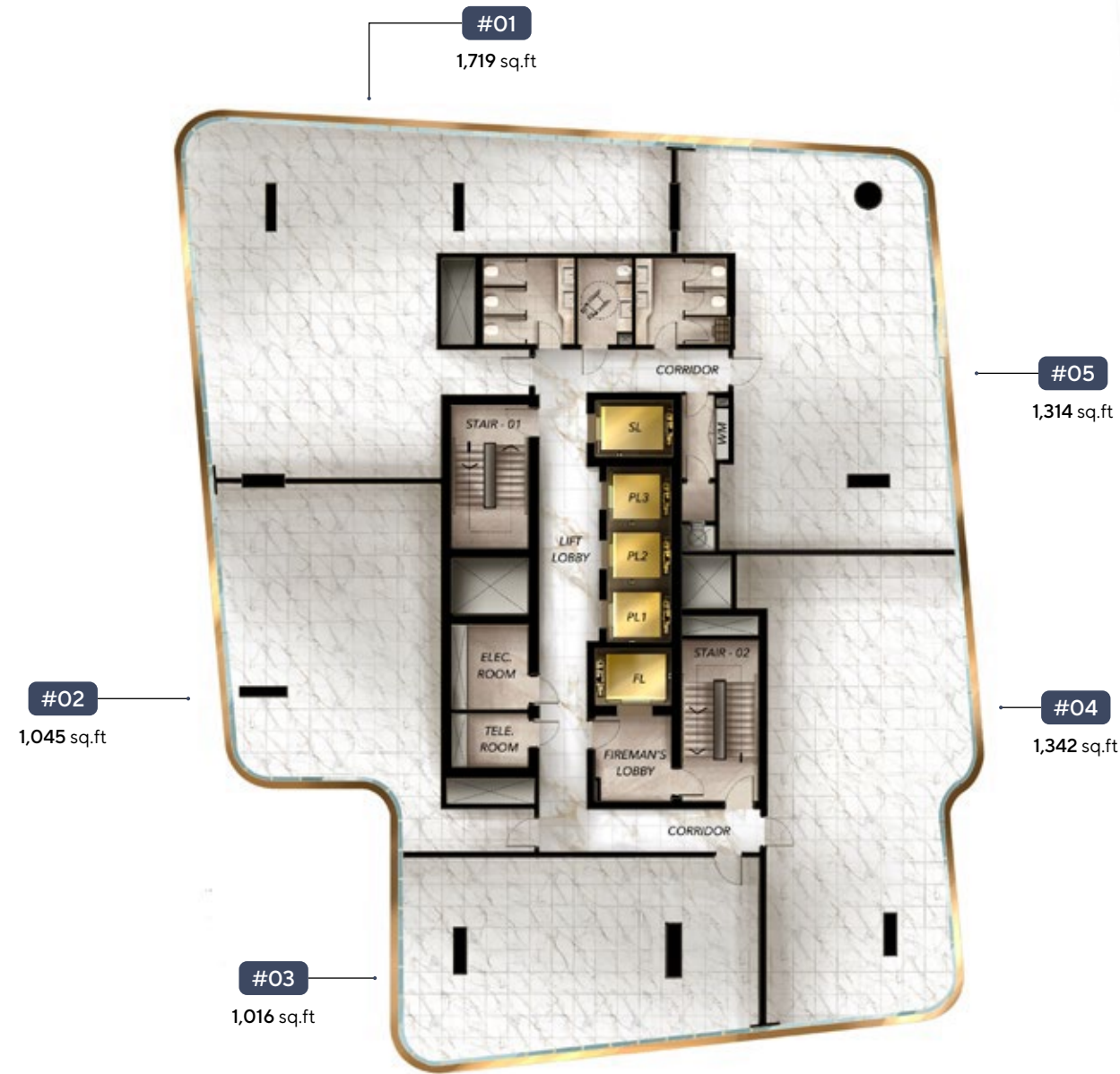
(7th, 14th & 20th Floor)

Unit Type	Unit Count
Office	18
Total	18

Unit Number	Layout Type
#01	Office - Type A
#02	Office - Type B
#03	Office - Type C
#04	Office - Type D
#05	Office - Type F
#06	Office - Type G

*# = Floor Number

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TOWER-A
Typ. Floor - Type B
(5th, 6th, 11th, 12th, 18th, 19th, 24th & 25th Floor)

Unit Type	Unit Count
Office	40
Total	40

Unit Number	Layout Type
#01	Office - Type H
#02	Office - Type I
#03	Office - Type J
#04	Office - Type K
#05	Office - Type L

*# = Floor Number

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TOWER-A
Typ. Floor - Type B1
(4th, 10th, 17th & 23rd Floor)

Unit Type	Unit Count
Office	20
Total	20

Unit Number	Layout Type
#01	Office - Type H
#02	Office - Type I
#03	Office - Type J
#04	Office - Type K
#05	Office - Type L

*# = Floor Number

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Office - Type A



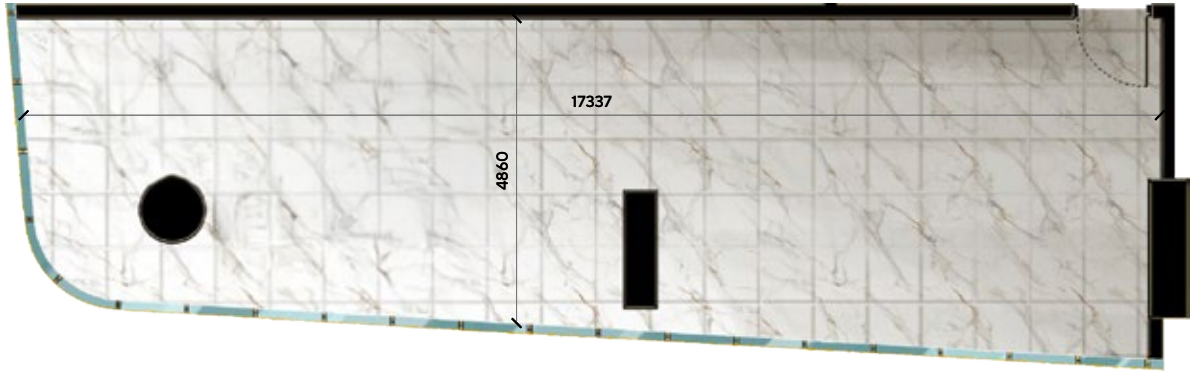
2,234 sq.ft

Office - Type B



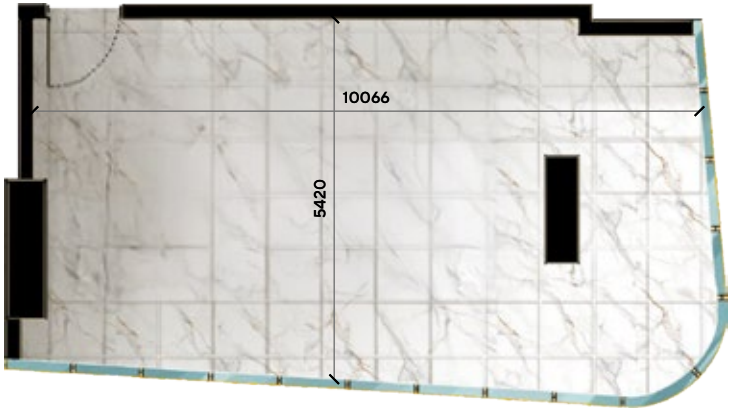
1,445 sq.ft

Office - Type C



856 sq.ft

Office - Type D



590 sq.ft

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Office - Type G



532 sq.ft

Office - Type H



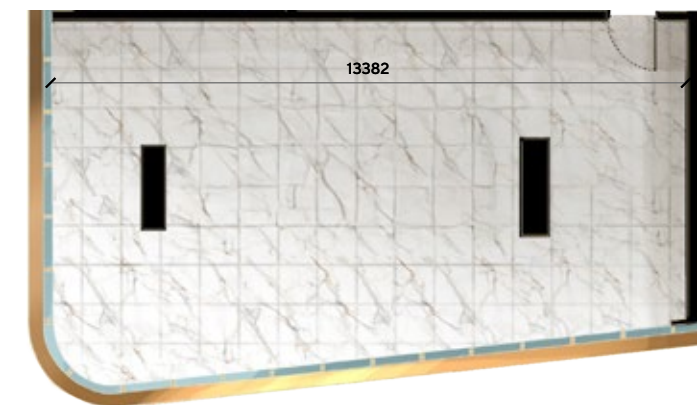
1,719 sq.ft

Office - Type I



1,045 sq.ft

Office - Type J



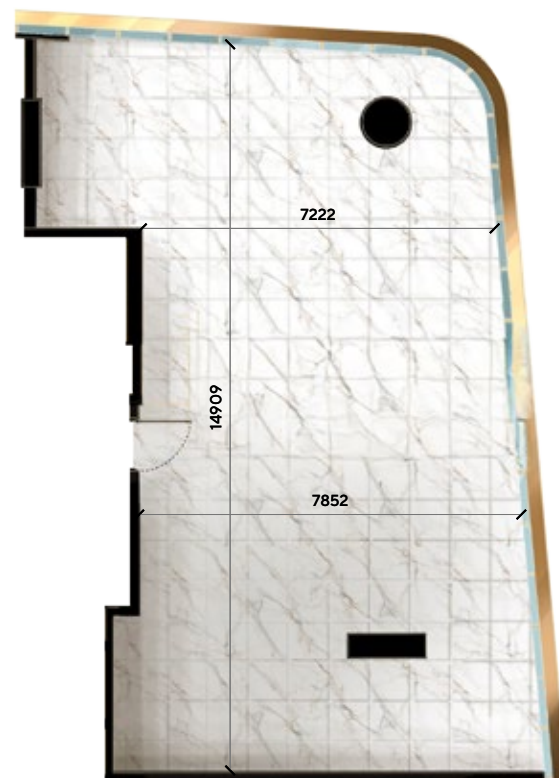
1,016 sq.ft

Office - Type K



1,342 sq.ft

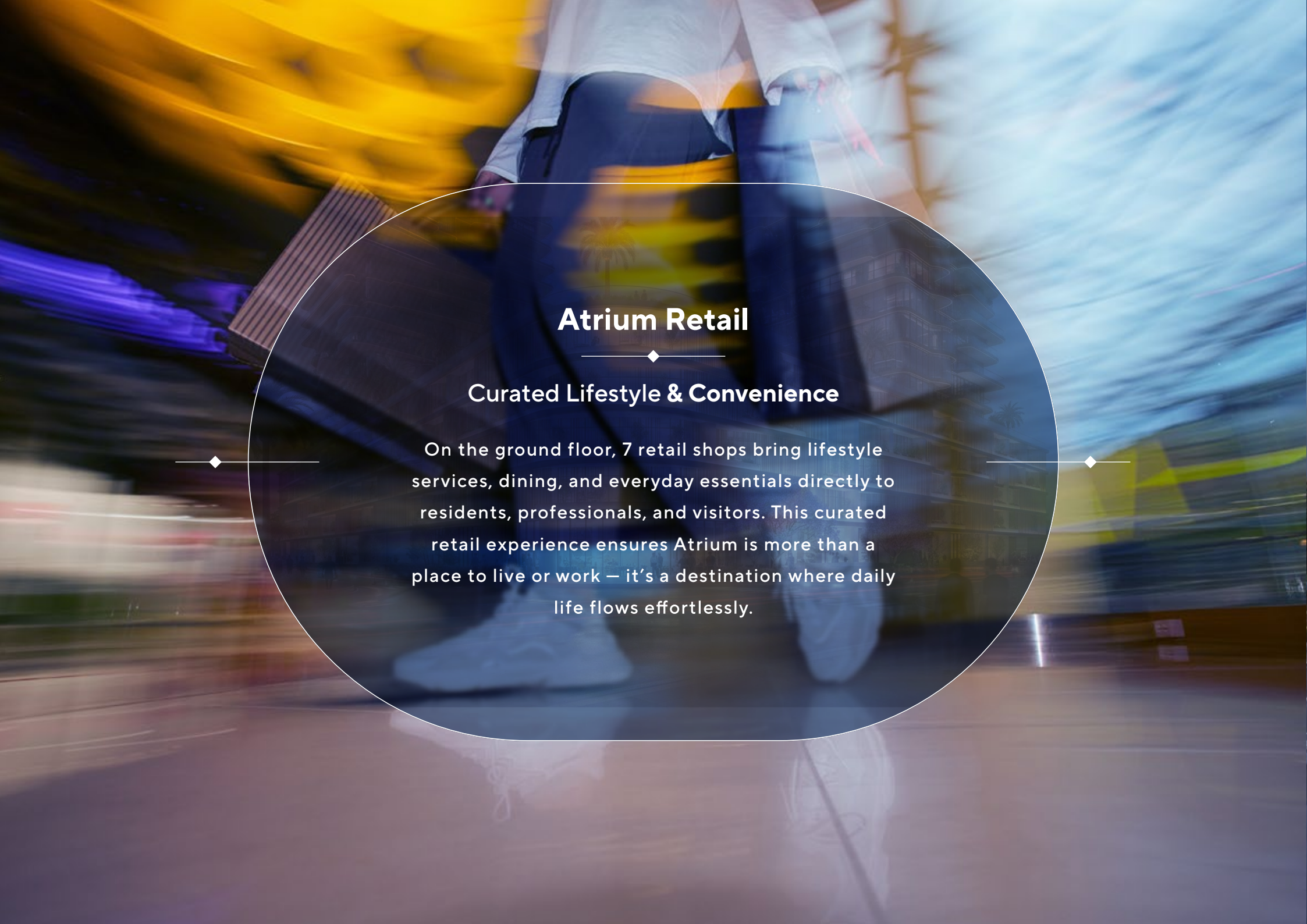
Office - Type L



1,314 sq.ft

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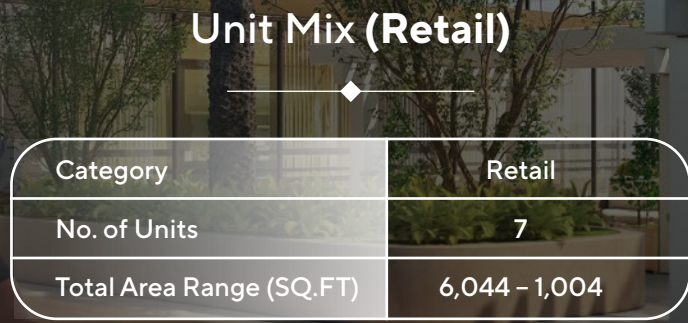


Atrium Retail

Curated Lifestyle & Convenience

On the ground floor, 7 retail shops bring lifestyle services, dining, and everyday essentials directly to residents, professionals, and visitors. This curated retail experience ensures Atrium is more than a place to live or work — it's a destination where daily life flows effortlessly.





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The architectural floor plan illustrates the layout of the first floor, featuring several retail units and support spaces. The plan includes the following labeled areas and their respective square footages:

- RO2**: 2,173 sq.ft.
- RO1**: 1,004 sq.ft.
- RO7**: 2,782 sq.ft.
- RETAIL -02**
- RETAIL -01**
- TRUCKS LOADING/UNLOADING**
- GARAGE ROOM**
- TO 1st PODIUM FROM 1st PODIUM**
- TO BASEMENT 01 FROM BASEMENT 01**
- GENERATOR ROOM**
- TRANSFORMER ROOM**
- HV ROOM**
- MAIN TEL. RM.**
- GSM ROOM**
- FIRE PUMP ROOM**
- RETAIL -07**
- RETAIL -05**
- RETAIL -06**
- RETAIL -03**
- RETAIL -04**
- ETC ROOM**
- TOUR (A) TENANTS ENTRANCE**
- TOUR (B) TENANTS ENTRANCE**
- RO3**: 2,620 sq.ft.
- RO4**: 1,472 sq.ft.
- RO5**: 3,819 sq.ft.
- RO6**: 6,044 sq.ft.



Amenities to Elevate
Your Lifestyle



Everyday Wellbeing, **Elevated**

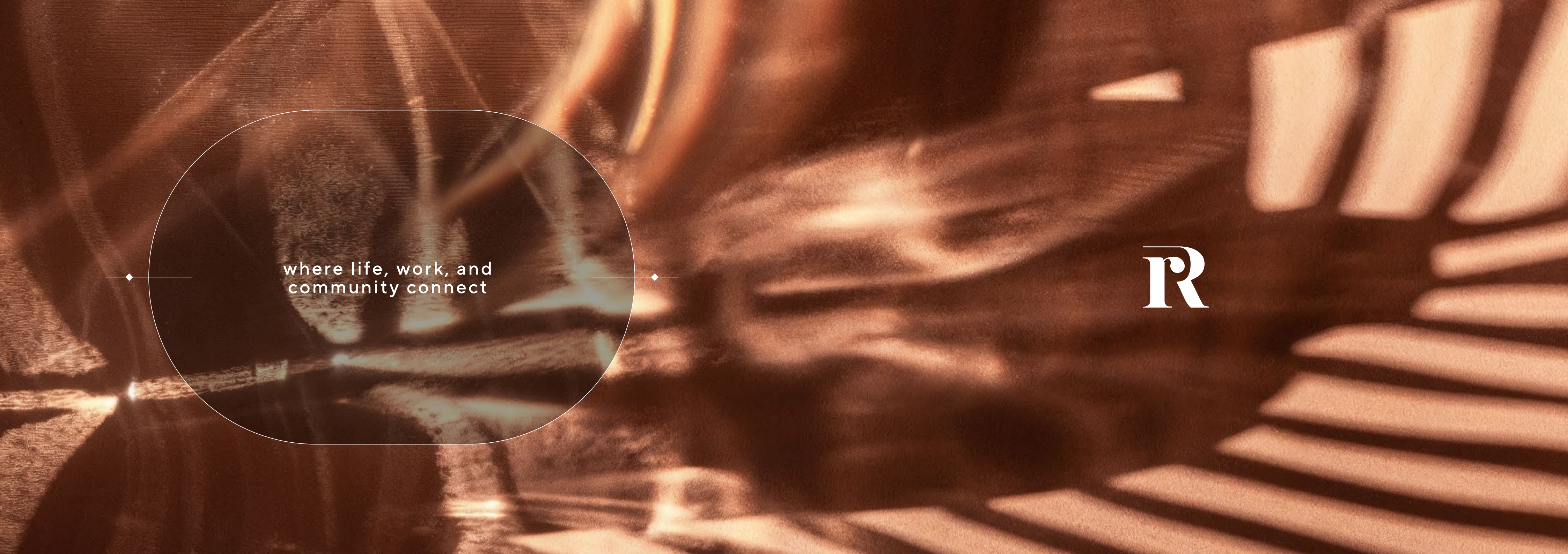
- ◆
- Landscaped podium areas
- Swimming pool & kids' pool (Atrium Residence, 1st Floor)
- Male & female fitness centers (Atrium Residence, 1st Floor)
- Dedicated lobbies for Atrium Residence & Atrium Offices
- Ample parking with 439 spaces across basements and podium levels



Serene Canal Views
Elevated Living.



Your Personal
Wellness Space.



where life, work, and
community connect

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Pst.

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