
FLOW 25

Live the Symphony of Life

Developed by

GAF

PROPERTY · LLC ·





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

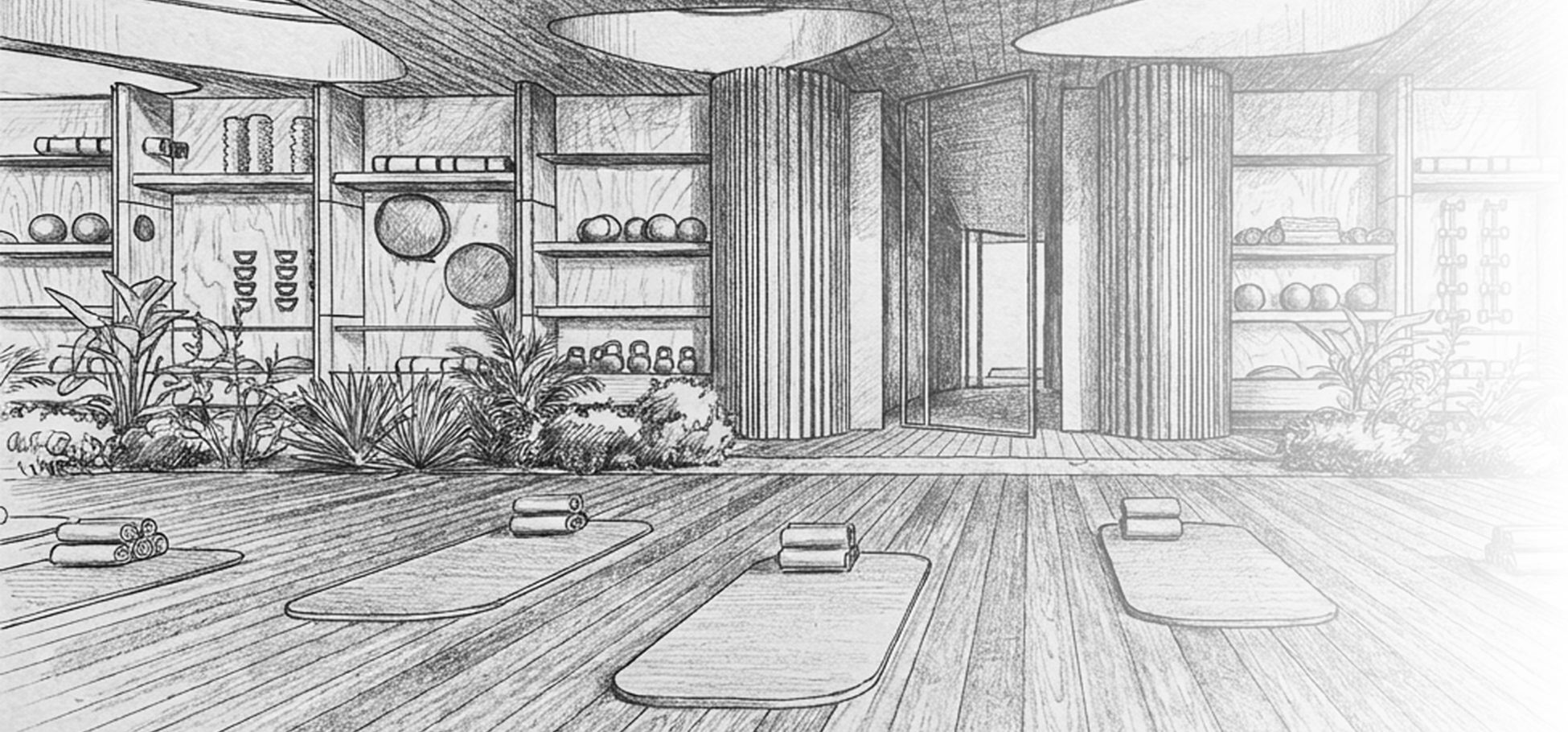
**15 Minutes**
Saadiyat Island

**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
Dinning Terrace
Resident Parking

Cooling System

Fitness Center





Rooftop Yoga Pavilion

Cinema Room



Outdoor Yoga Area



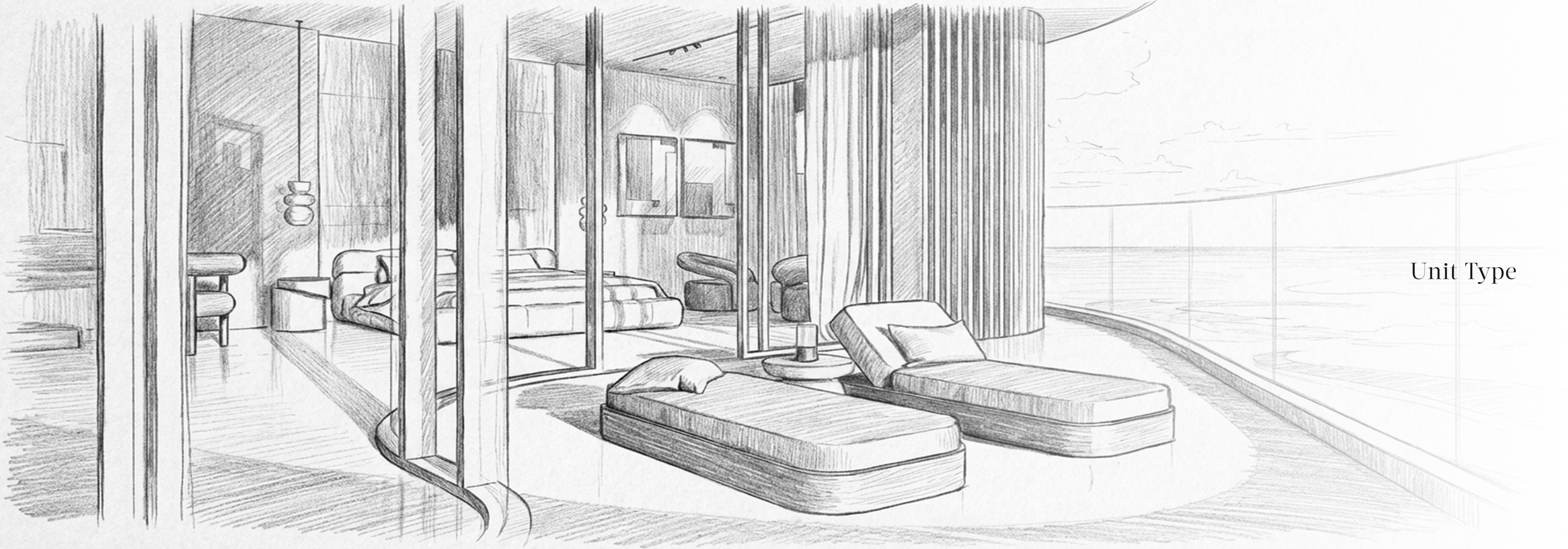

Residents Lounge



# 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 |  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

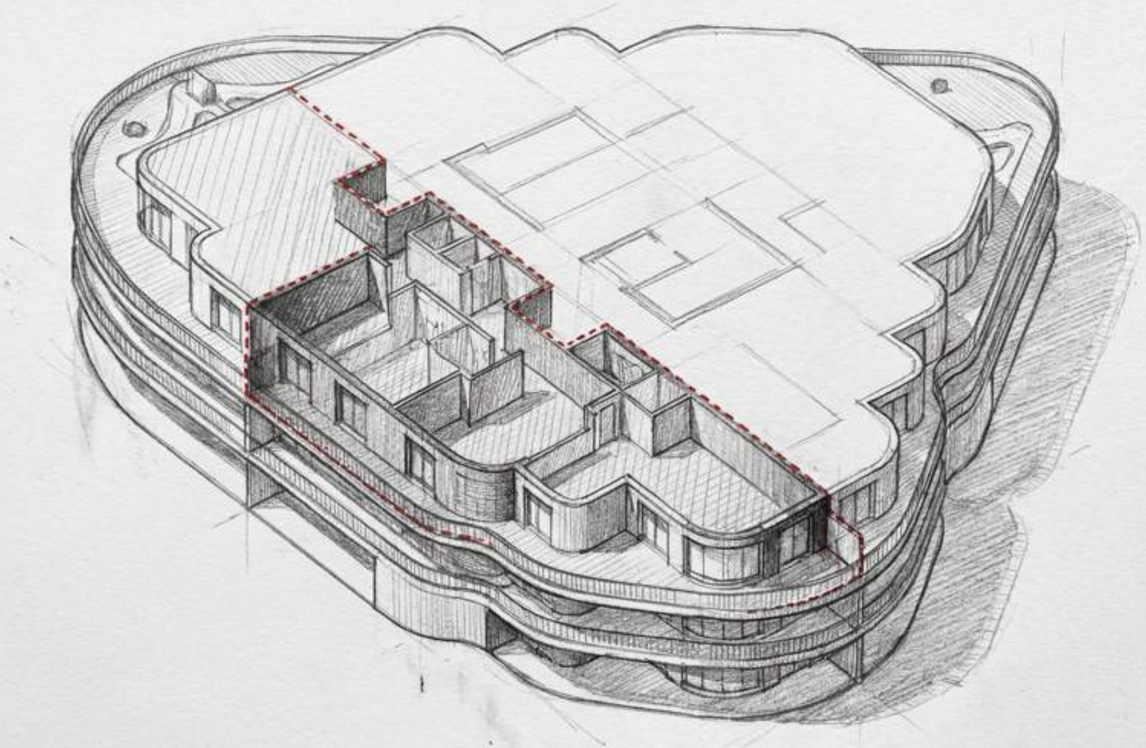
Bathroom





Balcony





Floor Plans

# Floor Plans

One Bedroom Units



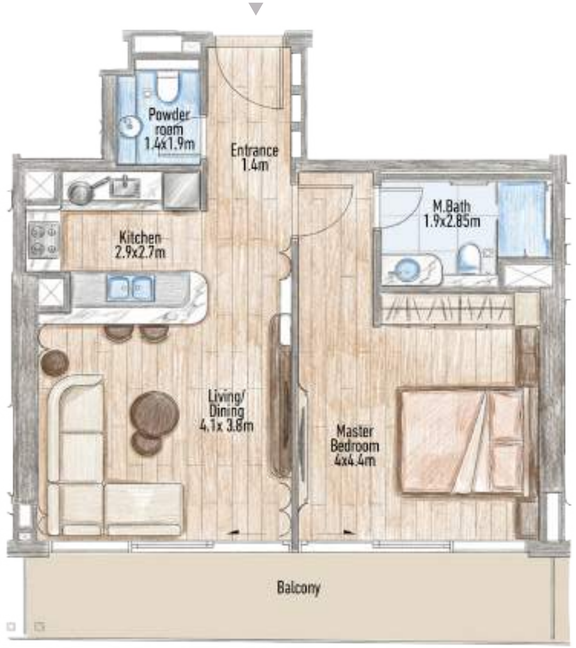


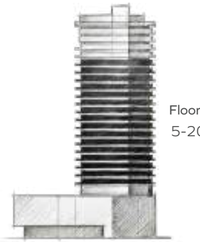




# One Bedroom Type 1

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



Floor
5-20




Disclaimer: Dimensions, apartments areas & layouts are indicative and may differ slightly during subsequent design developement 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 |






Floor
5-20




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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 |






Floor
5-20




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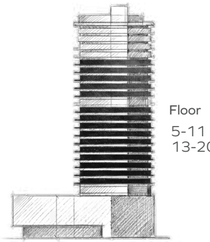




# Two Bedroom Type 3

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



Floor
5-11
13-20




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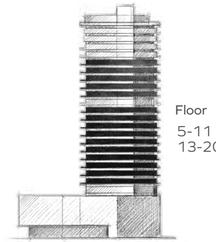




# Two Bedroom Type 4

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



Floor
5-11
13-20



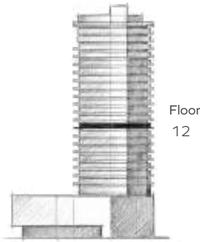

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# Two Bedroom Type 5

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



Floor
12




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# Floor Plans

Three Bedroom Units





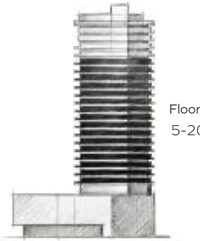




# Three Bedroom Type 1

| Unit Type | Total Area Sqft |
|---|---|
| 3 BR layout 01 - A (Series 1) | 2521.79 |
| 3 BR layout 01 - B (Series 1) | 2521.79 |



Floor
5-20




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# Floor Plans

Four Bedroom Penthouse



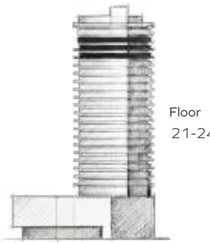




# Four Bedroom Penthouse

| 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 |



Floor
21-24




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# Floor Plans

Four Bedroom Sky Villa







# Four Bedroom Sky Villa Type 1

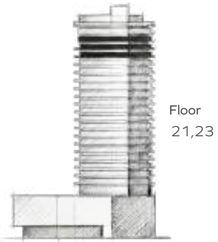
| Unit Type | Total Area Sqft |
|---|---|
| 4 BR DX layout 01 - A (Unit 2104 | 2637.18 |
| 4 BR DX layout 01 - B (Unit 2304) | 2637.18 |




Lower Floor




Upper Floor



Floor
21,23




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# Four Bedroom Sky Villa Type 2

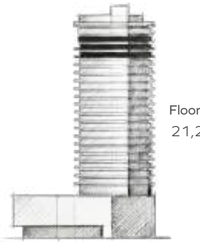
| Unit Type | Total Area Sqft |
|---|---|
| 4 BR DX layout 02 - A (Unit 2102) | 2879.80 |
| 4 BR DX layout 02 - B (Unit 2302) | 2880.55 |




Lower Floor




Upper Floor



Floor
21,23




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# Four Bedroom Sky Villa Type 3

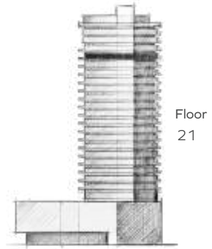
| Unit Type | Total Area Sqft |
|---|---|
| 4 BR DX layout 03 (Unit 2101) | 4939.49 |




Upper Floor




Lower Floor



Floor
21




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Live the Symphony of Life

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