

AREA WATCH

# Khalifa City A

►Your insider's guide to life in different UAE neighbourhoods.

Sarah Alphanso, sub editor / Map: Guillermo F. Munro/ANP

If you are looking for a calm and quiet lifestyle, one of the options available in Abu Dhabi is Khalifa City A. This residential community, off the main island, is part of the Madinat Khalifa City suburb, which has Khalifa City B and the upcoming Khalifa City C as its other segments.

Along with new residential communities such as Al Raha Gardens and Golf Gardens bordering it, this is a family favourite, especially due to the abundance of schools and nurseries in the area. Khalifa City A comprises over 2000 villas in different shapes, colours and sizes.

Located 30km from Abu Dhabi Corniche, the community lies adjacent to the main highway to Dubai and is close to the Abu Dhabi International Airport.

However, with limited retail — except for The Pink Shops, a popular retail stretch — and lack of leisure facilities, most residents prefer to shop at Al Raha Mall, Etihad Plaza and Carrefour on Airport Road or head to the adjacent Abu Dhabi Golf Club or Yas Island for leisure pursuits. 🇦🇪

- residential (Number details: Page 34)
- retail
- schools

POSITIVE

- + Villas are huge and feature individual designs, colourful exteriors and spacious living spaces
- + A peaceful area for those who want to avoid the daily hustle and bustle
- + Abundance of schools and nurseries in the vicinity, making it ideal for families
- + Proximity to Dubai highway is an attractive feature

NEGATIVE

- Expats can only rent a property here as ownership is restricted to Emiratis
- A drive to Abu Dhabi main island could take at least 30 to 40 minutes
- Nothing is within walking distance, you need to drive everywhere
- No parks or recreational facilities, night life totally non-existent
- Streets have no pavements, making it hazardous for walkers, joggers and runners



CURRENT RENTAL PRICES

Khalifa City A:	Dh140,000 – Dh280,000 p.a
Golf Gardens:	Dh250,000 – Dh550,000 p.a
Al Raha Gardens:	Dh200,000 – Dh350,000 p.a

Source: LLJ Property (Khalifa City A and Al Raha Gardens); Khidmah (Golf Gardens)

AVERAGE RENTAL DECLINE

Khalifa City A:	20%-25% (from Dec 2010 to Jan 2011)
Golf Gardens:	20% (towards Dec 2010)
Al Raha Gardens:	15% (from Dec 2010 to Jan 2011)

Source: Better Homes



Your say...

LEASING EXPERT

■ The Khalifa area, encompassing Al Raha Gardens and Golf Gardens, continues to grow in popularity as the area develops and additional services and facilities are provided. Rental rates have remained steady over the past three months. The appeal of Yas Island hospitality and the surrounding Golf courses will continue to enhance the attractiveness of this neighbourhood over the coming months and years.

**Andrea Menown, leasing manager LLJ Property, Abu Dhabi**



■ Due to timely advice to our clients on prevailing market conditions and changing rental rates, we are able to maintain full occupancy rate in Golf Gardens. In addition, Khidmah, also offers tailor-made facilities management – Khadamati – services to facilitate domestic and day-to-day needs of residents.

**Shelley Jenkins, property management director, Khidmah**



RESIDENTS

■ The opening of the new bridge near Sas Al Nakhl leading into Salam Street and the new Saadiyat Island route, has made it more convenient to travel into Abu Dhabi. Between the Shangri-La, Traders and the Fairmont hotels and the Souq we now have an enormous range of fabulous restaurants within our reach.

**Lea Arnold-Phillips, Australian, housewife — Khalifa City A**



■ Golf Gardens is a lovely development with lots of friendly faces around. We spend a lot of time at Souq Qaryat Al Beri at Shangri-La Hotel or at the hotel on Yas Island. On weekends we go to the Abu Dhabi Golf Club which offers nice views, a good menu and is within walking distance.

**Claire Langham, British, housewife — Golf Gardens**



**How to get there:** From Abu Dhabi take Maqtaa bridge on to E22, take Airport Road, exit Khalifa City North towards Al Raha Beach on to

16th Street; From Dubai: Take Shaikh Zayed Road towards Abu Dhabi, exit highway after signs for Khalifa City, take roundabout on to 3rd Street



**1 KHALIFA CITY A (KCA)**

**What**  
Ideal for families, Khalifa City A (KCA) boasts spacious colourful villas ranging from two- to six-bedroom units situated independently or within compounds comprising a group of four to six homes.

**Unit size**  
Average four-bedroom villas vary in sizes starting from 3,229 square feet with generous plot areas.

**Amenities and facilities**  
Most villas come with private pools, front and backyard gardens. There isn't much of retail in the immediate vicinity except for a few outlets in the Pink Shops stretch that meet the residents' basic requirements.

**Rentals**

2-bed villas.....	Dh140,000
3-bed villas.....	Dh160,000
4-bed villas.....	Dh180,000
5-bed villas.....	Dh200,000
6-bed villas.....	Dh220,000
5 to 6-bed villas with pools.....	Dh250,000–Dh280,000

**Resident's tips**  
Lea, who lives in a five-bedroom villa with a private pool says, "While newcomers may find it appealing to live within a community such as Al Raha Gardens or Golf Gardens, the villas in KCA offer much better value and more space. The main cause for concern is that there are no bike paths or footpaths in the area. The only footpaths are along the main roads that run along either sides of Al Raha Gardens and I know there have been many incidents of people being hit by cars and trucks while running or riding bikes."

**Property's verdict**  
KCA is ideal for a suburban lifestyle. However, residents need to drive as nothing is available close by. With most streets lacking speed bumps, the roads are often used as a race track. Often associated with the phrase 'not much to do', residents have something to cheer with cafés such as Miss J Café and Le Broiche already set up and plans to bring Beyond Fitness, a fully serviced gym in the pipeline.

By Sarah Alphanso, sub editor; Source: Rental rates provided by LLJ Property for Khalifa City A and Al Raha Gardens; Khidmah for Golf Gardens



**2 GOLF GARDENS**

**What**  
Adjacent to Abu Dhabi Golf Course (ADGC), this family-friendly community set amid lush gardens offers four- to six-bed villas with private pools and three- to four-bed town houses. Both type of units come with two carports while a few villas boast golf course views.

**Unit size**  
Villas with pools: 4,349 to 7,276 square feet  
Town houses: 3,380 to 3,681 square feet

**Amenities and facilities**  
Residents can access the community club that houses a swimming pool, squash and tennis courts, cafés and children's play areas. The development also provides on-site security, a prompt housekeeping team and a retail zone, while Etisalat is the telecom service provider for homes. Pets are allowed, with strict policies though.

**Rentals**

4-bed villas with pools.....	Dh330,000
5-bed villas with pools.....	Dh350,000 – Dh400,000
6-bed villas with pools.....	Dh400,000 – Dh550,000
3-bed town house.....	Dh250,000
4-bed town house.....	Dh270,000

**Resident's tips**  
"The villas stand alone and aren't too close to each other. Here we have wide streets, and the houses look out on to the street. Golf Gardens offers a community feel and also houses Dukkan, a well stocked supermarket. However, for my shopping I tend to go to Carrefour and Spinneys at Al Bandar or Abela (all ten minutes drive away). A great location, as the island is easily accessible, five minutes to Al Yasmina School which is highly regarded in the area", says Claire Langham, who lives in a five-bed villa.

**Property's verdict**  
The homes display spacious layouts with quality finishes. It is evident that the Gardens Club with its facilities is the centre of all activities, including Halloween, Christmas or just pool parties. Rentals are on the higher side compared to other developments but this, we feel, is proportionate to the location, the community spirit and the facilities on site. After all, the more you pay, the more you get!



**3 AL RAHA GARDENS**

**What**  
Popular with families, Al Raha Gardens is a gated development featuring villas and town houses that come with carports. Echoing traditional Arabesque design, the homes range from three-bed town houses to five-bed villas that feature pools and gardens.

**Unit size**  
Villas: 2,723 to 4,489 square feet  
Town houses: 2,530 to 2,756 square feet

**Amenities and facilities**  
The homes feature spacious, modern interiors, quality finishes and provide for Etisalat connectivity. Residents are allowed to keep one pet. Opening this month, the community retail centre — Gardens Plaza — will house Al Safa supermarket, Jones the Grocer and many other outlets that will add to the residents' convenience.

**Rentals**

4-bed villas with pools.....	Dh280,000
5-bed villas with pools.....	Dh350,000
3-bed town house.....	Dh200,000
4-bed town house.....	Dh220,000

**Resident's tips**  
Becky, a British housewife who lives in a four-bedroom town house says, "It is a lovely community for a family to live in with pathways, cycle tracks and gates manned 24/7. I also frequent the Pink Shops' Abu Ali's Fruit and Vegetables and Titanic Dry Cleaning, which are very friendly. For family weekends, Yas Island and Souq Qaryat Al Beri is just a ten-minute drive away with its yummy selection of restaurants and bars! However, in terms of rents they are reasonable now than in 2008."

**Property's verdict**  
Al Raha Gardens provides playgrounds and walkways that one misses in Khalifa City A. However, some villas are located pretty close to each other and lack privacy. It is adjacent to the Abu Dhabi–Dubai highway and close to Al Raha Mall, Al Yasmina and Al Raha International schools. With so many conveniences at your door step, the homes are ideal for families, but those with extra cash. 🇦🇪

images: ANM archives/Silvia Baron; Gulf News archives/Alex Wescott

# Khalifa City A

›Your guide to services and retail options available in the neighbourhood.



Al Yasmina School, near Al Raha Gardens

**SCHOOLS AND NURSERIES**

**Al Raha International School**  
Where: Area 135, Al Raha Beach Gardens  
How: 02 556 1567  
What: IB curriculum

**Al Yasmina School**  
Where: Near Al Raha Gardens  
How: 02 501 4888  
What: National curriculum of England

**Canadian International School**  
Where: 26th Street, Khalifa City A  
How: 02 556 4206  
What: Alberta Programme of Study

**Gems American Academy**  
Where: Intersection of 3rd and 16th Street, Khalifa City A  
How: 02 641 6333  
What: American curriculum

**Horizon Private School**  
Where: 20th Street  
How: 02 556 0811  
What: IB curriculum

**Humpty Dumpty Nursery**  
Where: 16th Street  
How: 02 556 1068  
What: With a focus on learning through play, Humpty Dumpty accepts kids from 12 months to four years.

**International School of Choueifat**  
Where: Street 15, near Etisalat  
How: 02 556 2555  
What: SABIS curriculum

**Little Smarties Nursery**  
Where: 21st Street, Near Pink Shops  
How: 02 556 5500  
What: Where learning is fun, the nursery offers a safe environment for age groups 12 months to four years.

**Stepping Stones Nursery**  
Where: On 26th Street  
How: 02 556 5991  
What: Modern Montessori education for children from 18 months to four years.

**Teddy Bear American Nursery**  
Where: 33rd Street  
How: 02 556 8566  
What: Nursery programmes for children aged between one and four years.

**HEALTH CARE**  
**SEHA Ambulatory Care**  
Where: 16th Street  
When: Sun to Thu, 7am to 3pm  
How: 02 556 1695  
What: SEHA offers a range of medical services including an out-patient facility, a comprehensive laboratory and modern diagnostic facilities.

**Bin Sina Pharmacy**  
Where: Pink Shops, Khalifa City A  
When: Sat to Thu, 8am to 12am, Fri 2pm to 12am  
How: 02 556 2140

**BANKS**  
**Al Hilal Bank**  
Where: Villa 6, Opp Khalifa Clinic

When: Sat to Thu, 8am to 3pm  
How: 800 66 6666

**Union National Bank**  
Where: Al Qubaisi Compound, Near SEHA  
When Sat to Thu, 8am to 2pm  
How: 600 566 665

**National Bank of Abu Dhabi**  
Where: Etihad Airways HO, Khalifa City A  
When: Sun to Thu, 8am to 1:30pm, Sat 8am to 12pm  
How: 02 556 2998

**SUPERMARKETS**  
**Abu Ali Vegetables and Fruits**  
Where: 16th Street, Pink Shops  
How: 02 556 2327

**Ali Al Saadi Supermarket**  
Where: Street 16, Near the Fire Station  
How: 02 556 2757  
What: Offers home delivery

**Abela Supermarket**  
Where: Etihad Plaza  
When: Daily 8am to 11pm  
How: 02 556 1061

**RESTAURANTS**  
Bu Tafish  
Where: Pink Shops, Khalifa City A  
When: Daily 10am to 1am  
How: 02 556 5477  
What: For seafood lovers, this could be the place to be. Specialising in seafood and grills, Bu Tafish also offers home delivery services and takeaways.

■ ■ ■  
An abundance of schools and nurseries in the neighbourhood makes Khalifa City A an ideal place for families to settle in.

**La Brioché**  
Where: Street 16, Near Khalifa City Market  
When: 6am to 11pm daily  
How: 02 556 7076  
What: The French style café and patisserie serves a healthy breakfast menu, fresh juices, cakes, pastries and breads.

**Miss J Cafe**  
Where: Pink Shops, Khalifa City A  
When: Daily 7am to 12am  
How: 02 556 8541  
What: A café offering a wide variety of breakfast items, soups, sandwiches, sweet and savoury crêpes, pastries and cakes.

**LEISURE**  
**Abu Dhabi Golf Club**  
Where: Sas Al Nakhl  
How: 02 558 8990

**Al Raha Mall**  
Where: Abu Dhabi-Dubai highway  
How: 02 556 2229

**MISCELLANEOUS**  
**German Veterinary Clinic**  
Where: Street 39, Khalifa City A  
How: 02 556 2024  
When: Sun to Thu, 8am to 7pm; Sat 9am to 5pm. Consultation by appointment only.  
What: A clinic offering medical and surgical care for pets.

**Pure White Cleaners**  
Where: 16th Street, Pink Shops  
How: 02 556 2422

**Sharani Wellness Spa**  
Where: Corner of 35th and 62nd Street  
How: 02 556 2601  
What: Look and feel good with Sharani's range of beauty treatments, yoga and dancing classes all under one roof. 🇦🇪  
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**Property recommends:** 16th Street in Khalifa City A, especially the stores in the Pink Shops buildings. A strip of low-rise buildings,

the Pink Shops feature restaurants, cafés, pharmacies and stationery stores that meet the day-to-day needs of residents.