

Al Metlaa buyer summary

Prepared by Knownable. Sources checked 15 October 2026. Developer facts and broker observations are identified separately.

An Al Ain villa community developed with Abu Dhabi Housing Authority and Abu Dhabi Projects and Infrastructure Centre for Emirati families.

Three to six bedroom courtyard villas. The brochure distinguishes gross floor area from plot area; the published options below use gross floor area in square metres.

Bedroom range: 3 to 6

Published sizes: See the type specific published areas below

3 bedroom villa: From 482.82 sq m; published from AED 1,618,560

4 bedroom villa: From 532.97 sq m; published from AED 1,789,560

5 bedroom villa: From 609.55 sq m; published from AED 2,106,468

6 bedroom villa: From 685.42 sq m; published from AED 2,411,313

Planned villa count: 2,247

Development partners: ADHA, ADPIC and Bloom Holding

The developer describes housing for Emirati families. Confirm eligibility and allocation or sale procedures with the responsible authority.

Location: Al Ain.

The brochure is linked by the official Al Metlaa page but its map uses Tilal Al Nabbagh. Confirm the legal project name and allocation details with the housing authority.

Published type prices: The home table records starting prices displayed on the official unit pages on 15 October 2026. These are not verified available units, transaction prices or a dated quotation.

The linked brochure's location drawing uses the name Tilal Al Nabbagh. Confirm the current legal project name, plot and address with the housing authority.

A published villa price does not establish eligibility or open market resale rights.

Documents and details still needed

Verified delivery date or handover record

Current unit quotation and available inventory

Approved service charge schedule and included services

Sources and documents

Bloom Holding: Al Metlaa

Al Metlaa brochure

3 bedroom villa layouts and published terms

4 bedroom villa layouts and published terms

5 bedroom villa layouts and published terms

6 bedroom villa layouts and published terms