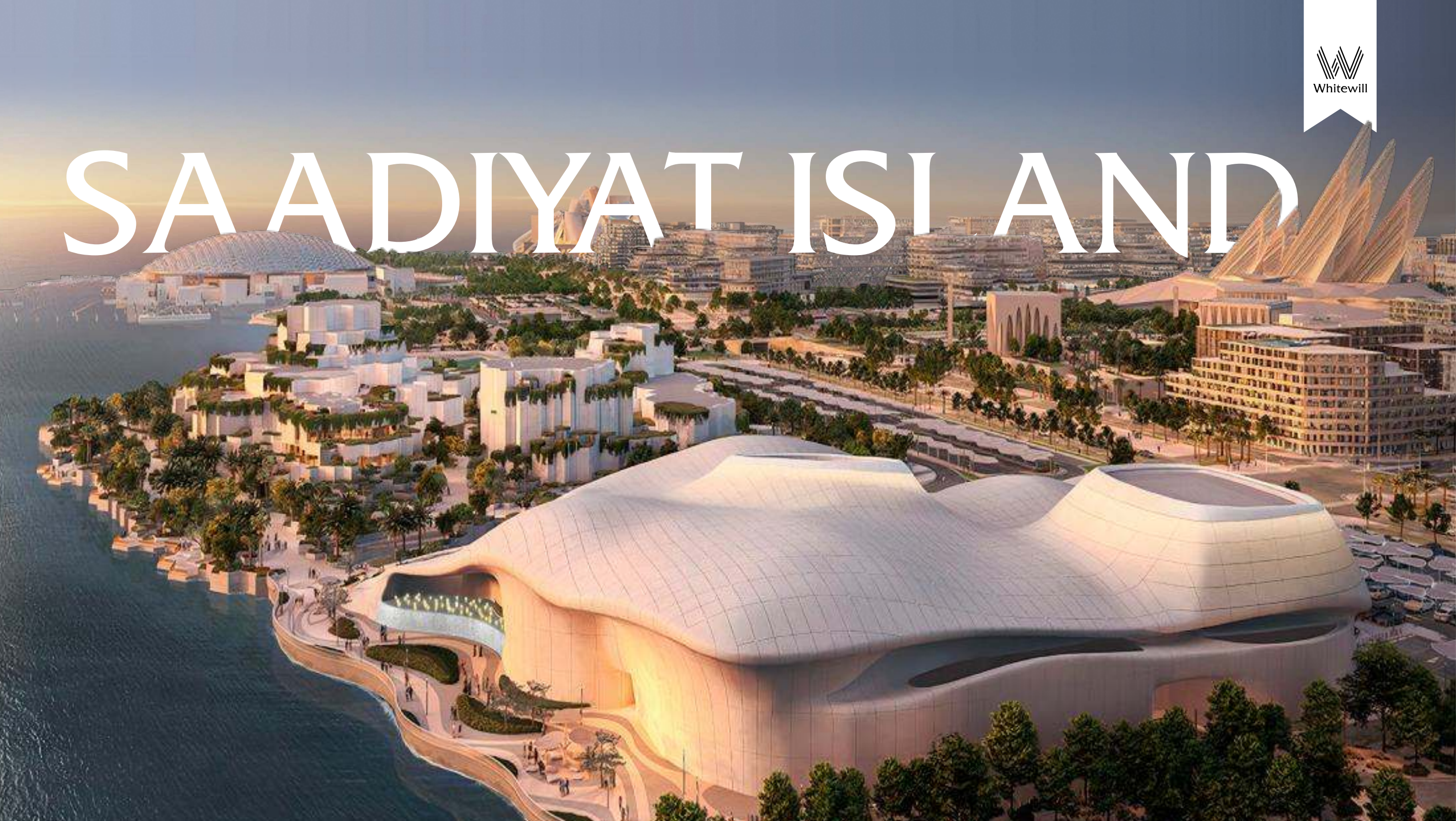


SAADIYAT ISI AND



Saadiyat Island

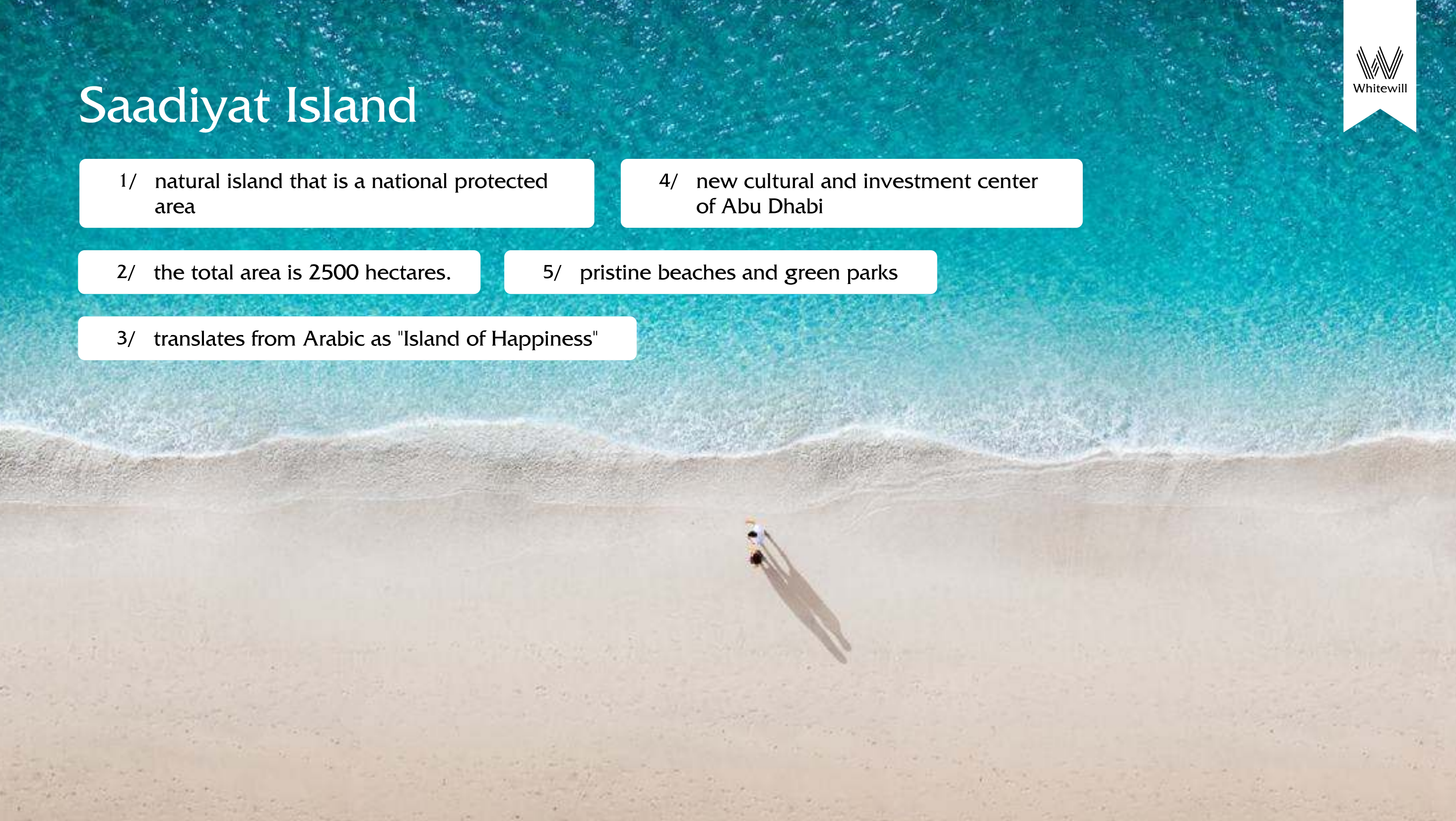
1/ natural island that is a national protected area


4/ new cultural and investment center of Abu Dhabi

2/ the total area is 2500 hectares.

5/ pristine beaches and green parks

3/ translates from Arabic as "Island of Happiness"



An aerial architectural rendering of Saadiyat Island, showing a mix of modern buildings, green spaces, and a coastline with a sandy beach and turquoise water. The island is connected to the mainland by a bridge. The sky is blue with scattered clouds.

Sandy beaches and mangrove forests, luxurious hotels and golf courses, amazing museums and fantastic skyscrapers. All this is paradise Saadiyat Island. The tourist island offers a variety of entertainment – from observing wildlife to exploring high art.

Location

1/ The island is located 600 meters from the center of Abu Dhabi

2/ Saadiyat Island is connected to the mainland by the Sheikh Khalifa Bridge, which has a 10-lane high-speed highway.

2/ There are 7 districts on the island, each of which has its own specifics: Saadiyat Marina, Saadiyat Promenade, Saadiyat Lagoons, Cultural District.

Saadiyat Island



The background of the slide features a stylized map. Saadiyat Island is depicted in a dark blue color, extending from the mainland. The mainland and other islands in the region are shown in a light yellow color. The surrounding water is represented by a light blue color. The map is oriented with the island's coastline facing right.

Here, you can find the best beaches in the Emirates and extensive green areas

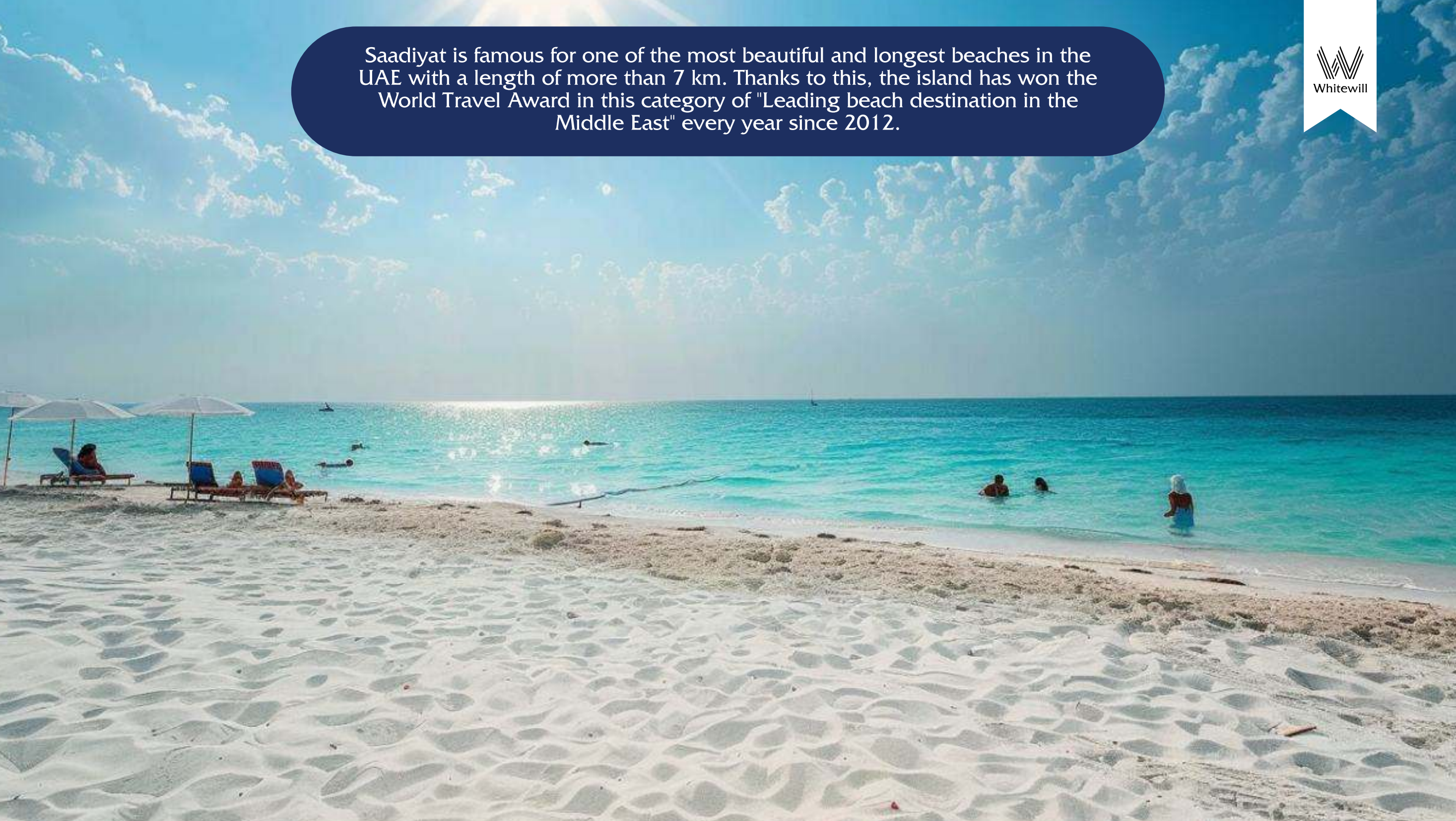


Saadiyat Beach



Mamsha Beach

Saadiyat is famous for one of the most beautiful and longest beaches in the UAE with a length of more than 7 km. Thanks to this, the island has won the World Travel Award in this category of "Leading beach destination in the Middle East" every year since 2012.



Luxury hotels



Rotana



Rixos Premium



Park Hyatt



St. Regis

Prestigious educational institutions



The only NYU's campus in the Middle East



Cranleigh, the prestigious British school, will soon open its second campus within the premium-class Saadiyat Lagoons project

The Cultural District is an area with world-renowned museum complexes, some of which are already operational, while others are in the process of being established

The only Louvre branch in the world

Historical Museum of Sheikh Zayed, the founder of the UAE

Guggenheim Museum of Modern Art

Abraham's Family House - Temple of Three Religions

Natural History Museum

TeamLab digital work gallery



NEW PROJECTS



Manarat Living

Q1 2026

apartments

from \$280 500

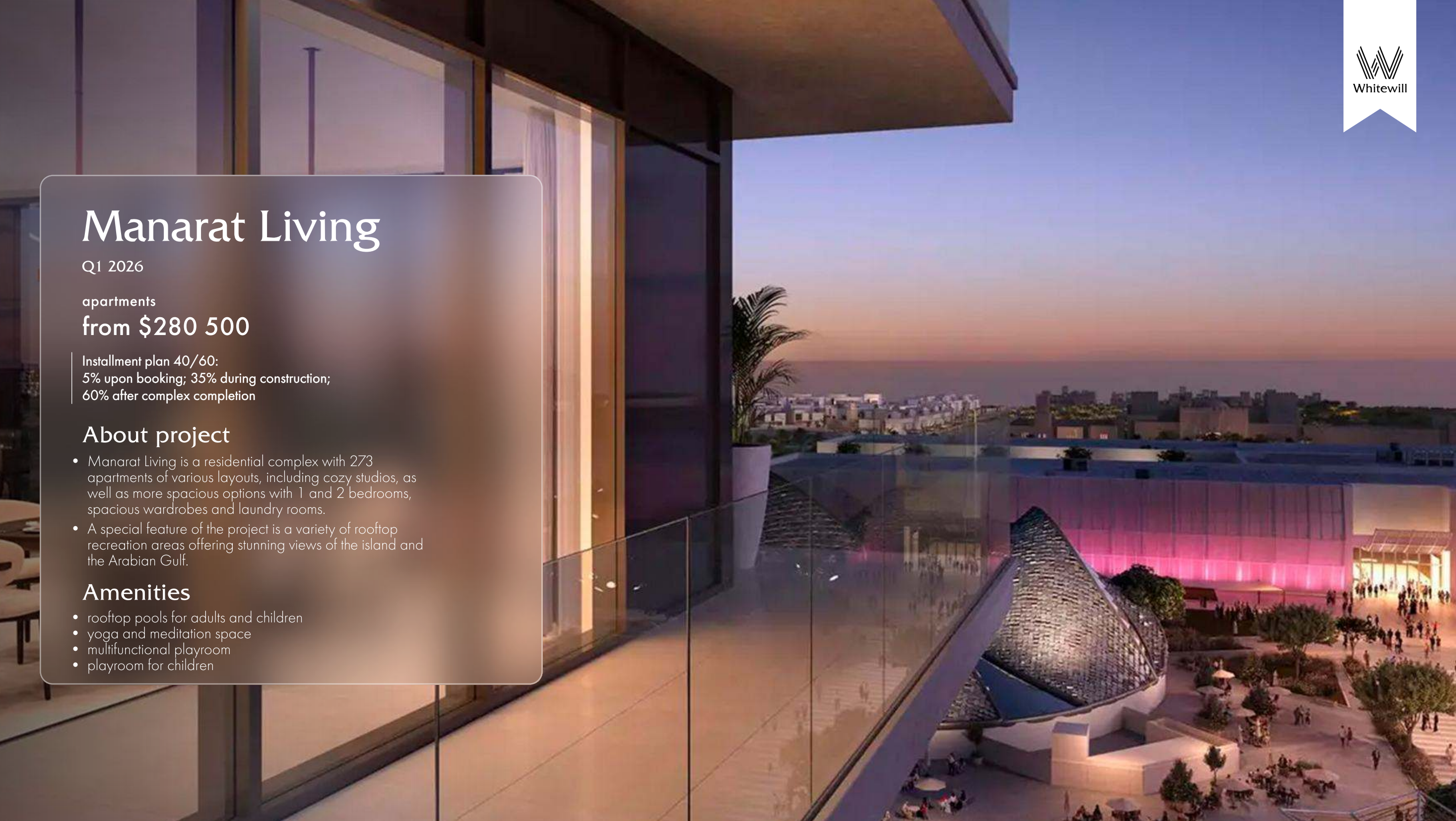
Installment plan 40/60:
5% upon booking; 35% during construction;
60% after complex completion

About project

- Manarat Living is a residential complex with 273 apartments of various layouts, including cozy studios, as well as more spacious options with 1 and 2 bedrooms, spacious wardrobes and laundry rooms.
- A special feature of the project is a variety of rooftop recreation areas offering stunning views of the island and the Arabian Gulf.

Amenities

- rooftop pools for adults and children
- yoga and meditation space
- multifunctional playroom
- playroom for children



Saadiyat Grove

Q2 2025

apartments

from \$375 000

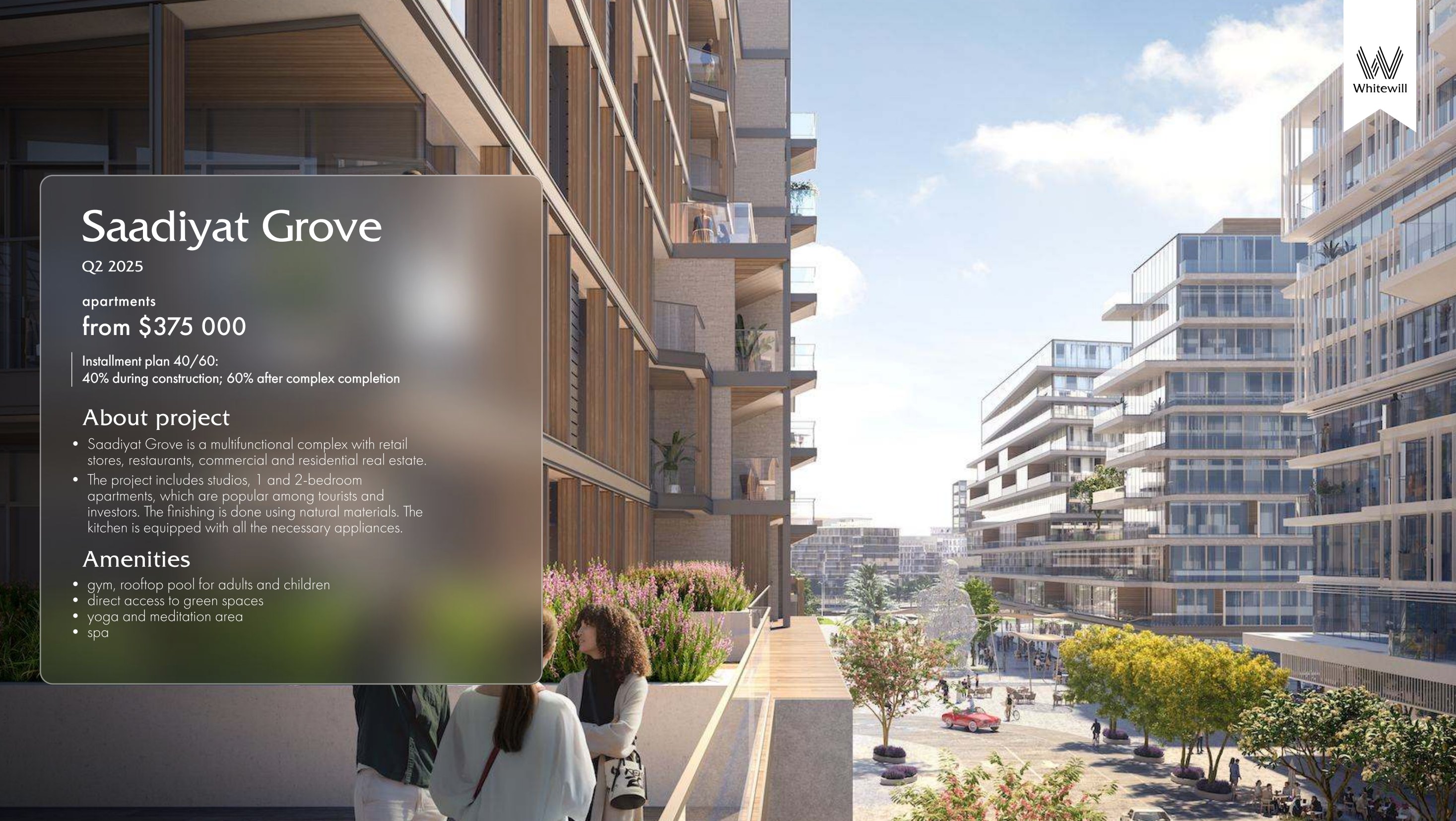
Installment plan 40/60:
40% during construction; 60% after complex completion

About project

- Saadiyat Grove is a multifunctional complex with retail stores, restaurants, commercial and residential real estate.
- The project includes studios, 1 and 2-bedroom apartments, which are popular among tourists and investors. The finishing is done using natural materials. The kitchen is equipped with all the necessary appliances.

Amenities

- gym, rooftop pool for adults and children
- direct access to green spaces
- yoga and meditation area
- spa



Louvre Abu Dhabi

Q1 2025

apartments
from \$460 000

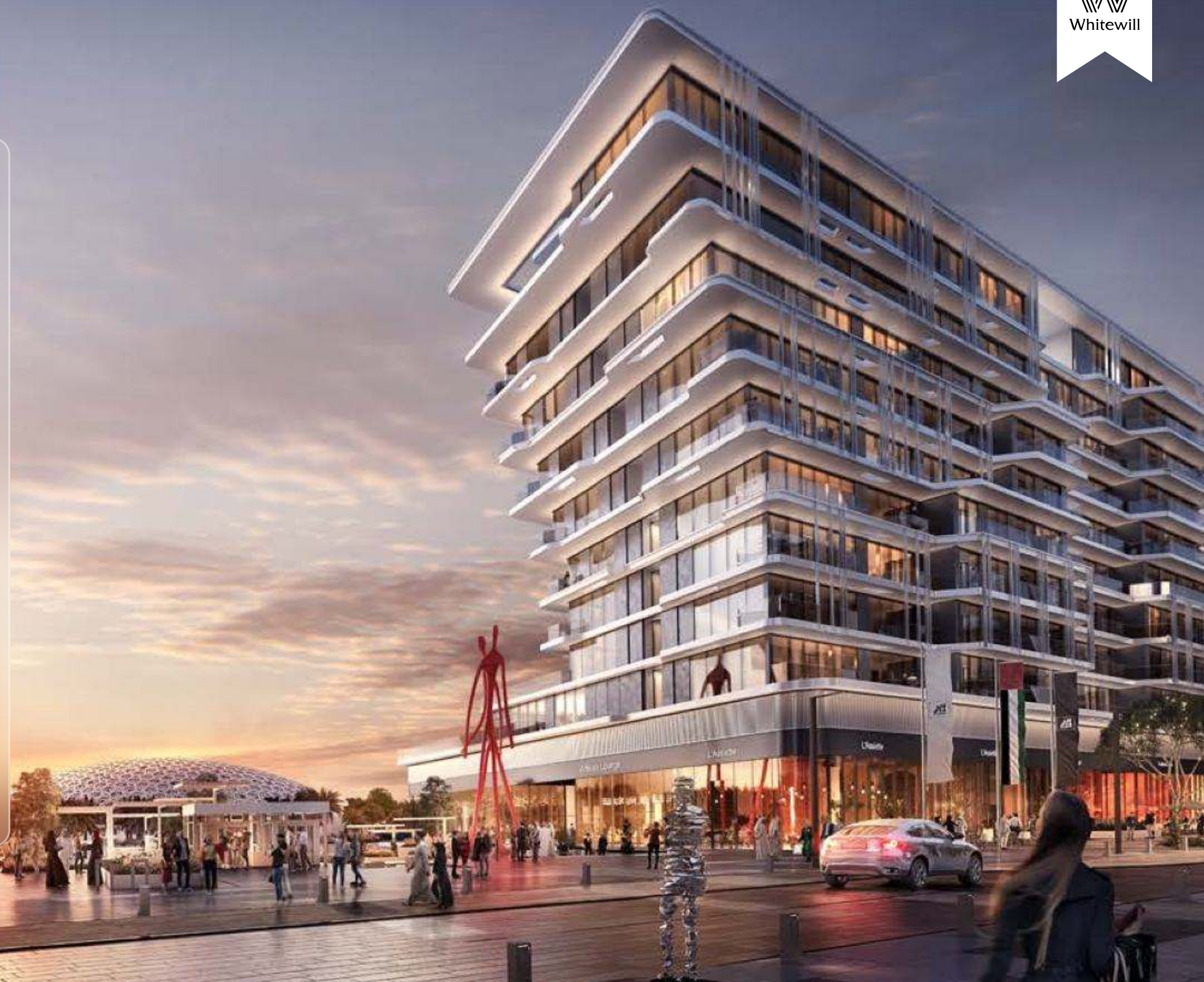
Installment plan 40/60:
40% during construction; 60% after complex completion

About project

- Louvre Abu Dhabi Residences is a 10-story premium complex with 400 apartments. The complex cooperates with the world-famous Louvre of Abu Dhabi to create the first residences in the world under the museum brand.
- The decoration is made using eco-friendly materials, all necessary household appliances are installed. The design of the apartments is complemented by elements of works of art.

Amenities

- infinity pool with views of the mesmerizing Louvre Abu Dhabi
- wellness area with gym and sauna
- 5-star cinema
- 24-hour concierge service, doorman, messenger services
- indoor children's play area



The Source

Q3 2026

apartments
from \$776 000

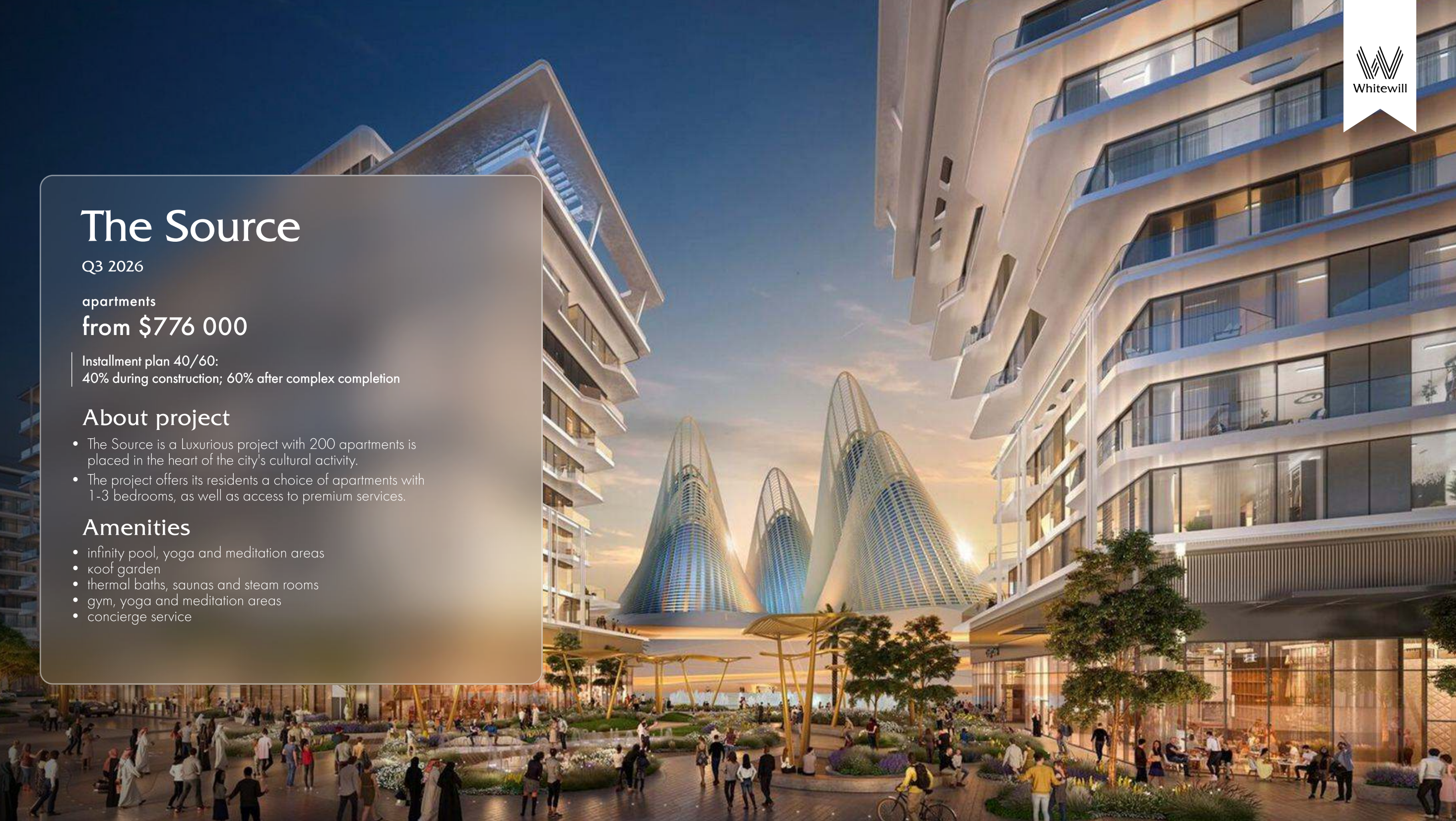
Installment plan 40/60:
40% during construction; 60% after complex completion

About project

- The Source is a luxurious project with 200 apartments is placed in the heart of the city's cultural activity.
- The project offers its residents a choice of apartments with 1-3 bedrooms, as well as access to premium services.

Amenities

- infinity pool, yoga and meditation areas
- roof garden
- thermal baths, saunas and steam rooms
- gym, yoga and meditation areas
- concierge service



Solea Residences

Q2 2028

apartments

from \$1 000 000

Installment plan 60/40:
10% upon booking; 50% during construction;
40% after complex completion

About project

- Solea Residences is a complex of four low-rise buildings, united by a coastal architectural concept.
- The project offers a selection of cozy residences with 1-4 bedrooms. The warm color palette of the interiors, combined with open-plan layouts, is inspired by the golden hour at sunset.

Amenities

- swimming pool surrounded by a garden
- equipped gym
- open-air cinema
- playgrounds, paddle tennis court
- walking and jogging paths, bike paths



Mandarin Oriental Residences

Q3 2028

apartments

from \$1 800 000

Installment plan 65/35:
10% upon booking; 55% during construction;
35% after complex completion

About project

- Mandarin Oriental Residences is the first complex in Abu Dhabi under the brand of the Mandarin Oriental hotel group.
- The project includes residences with 1, 2, 3, 4 bedrooms and penthouses with 5 bedrooms. All apartments are fully furnished and were designed by the famous designer Lilian Wu.

Amenities

- indoor and outdoor swimming pools
- beauty salon and spa
- gym and fitness center, squash court
- children's room



Mamsha Garden

Q2 2028

apartments, townhouses

from \$1 900 000

Installment plan 65/35:
10% upon booking; 55% during construction;
35% after complex completion

About project

- Mamsha Gardens is a multi-building apartment complex. The project offers apartments with 1, 2 and 3 bedrooms, as well as townhouses.
- The apartments feature a neutral palette with natural wood, white marble-effect tiles, and porcelain stoneware.

Amenities

- outdoor pool on the podium
- modern fitness center
- landscaped park with playgrounds
- co-working area
- beauty salon



Nobu Residences

2027

apartments
from \$2 150 000

Installment plan 50/50:
5% upon booking; 45% during construction;
50% after complex completion

About project

- Nobu Residences is an 88-apartment complex on the shore of Persian Gulf.
- The premium residences are part of a large-scale project that will open a 5-star 125-room hotel and Nobu Restaurant under the management of the Nobu Hospitality restaurant and hotel chain.

Amenities

- private beach overlooking the architecture of the Guggenheim Museum
- gym, tennis court, basketball court
- jogging and walking paths among the greenery
- zen garden with spa
- rooftop bar



Saadiyat Lagoons

Q1 2026

villas

from \$2 200 000

Installment plan 30/75:
5% upon booking; 25% during construction;
70% after complex completion

About project

- Saadiyat Lagoons is a community of 4-6 bedroom villas surrounded by nature.
- Future homeowners can choose between Standard or Premium interior designs, featuring warm or cool tones. Owners of Premium villas with additional furniture and a room can create a home office or gaming space.

Amenities

- private courtyard with a swimming pool
- cozy outdoor cinema
- lush lawns for leisure in nature
- skate park for extreme sports enthusiasts
- farmers market with fresh produce



Mamsha Palm

Q1 2028

apartments

from \$3 050 000

Installment plan 65/35:
10% upon booking; 55% during construction;
35% after complex completion

About project

- Mamsha Palm is an apartment complex by the developer Aldar. The project offers units with 1-4 bedrooms.
- The apartments are finished predominantly in light tones, using high-quality materials.

Amenities

- outdoor pools
- gym
- beauty salon, spa with sauna and cold plunge
- retail area
- concierge service, apartment cleaning services, food delivery



The Arthouse

Q2 2028

apartments

from \$3 800 000

Installment plan 65/35:
10% upon booking; 55% during construction;
35% after complex completion

About project

- The Arthouse Saadiyat Grove is a complex of three residential tower, which offers apartments with 1, 2 and 3 bedrooms, as well as exclusive duplex sky villa residences with 5 bedrooms.
- Residents will be able to complement the calm interiors of the residences to their taste. Отделка выполнена в тёплых оттенках, на полу — ламинат и плитка под камень.

Amenities

- outdoor swimming pool
- cinema and game rooms
- gym with yoga and pilates area, tennis court, spa
- tropical rooftop garden
- variety of services



READY TO MOVE-IN PROJECTS



Mamsha Al Saadiyat

apartments and townhouses
from \$1 061 900

Medium-rise residential complex on the northwestern coast of Saadiyat Island in the Arabian Gulf

About project

- Mamsha Al Saadiyat is a residential complex of 9 mid-rise buildings with apartments, townhouses, and penthouses with 1–5 bedrooms with a variety of layout solutions.
- The interiors are adorned with sparkling pastel hues, providing a serene oasis. Snow-white marble floors reflect the azure expanse, while fully-equipped kitchens offer convenience from the moment you move in.

Amenities

- private beach
- outdoor pool
- children's playground
- fitness club with gym
- bike paths



Hidd Al Saadiyat

villas
from \$3 539 800

Closed villa complex with designer renovation and modern planning solutions

About project

- Hidd Al Saadiyat is a private residential community of 464 exclusive villas in the northern part of Saadiyat Island.
- Just steps away from your home is one of the UAE's finest and most beautiful beaches, with more than 7 km of pristine white sand.

Amenities

- scenic promenade for leisurely walks in a resort atmosphere
- private swimming pools for relaxation after a day's work
- fitness club
- bike track for active leisure



Saadiyat Beach Villas

villas and townhouses
from \$1 769 900

Cozy community with infrastructure for the whole family,
located along the shore of a picturesque island

About project

- Saadiyat Beach Villas is a beachfront collection of two-story villas and townhouses. The community is designed in three architectural styles: Arabic, Modern and Mediterranean.
- Step onto the private terrace and marvel at the island's natural beauty, the lush mangrove groves, and the shimmering azure waters of the Persian Gulf.

Amenities

- private pools
- children's playgrounds
- bbq areas surrounded by greenery
- modern gym



Ajwan Towers

apartments
from \$551 100

| Futuristic residential trio on Al Saadiyat Island

About project

- Ajwan Towers is a coastal residential complex consisting of three buildings, which are interconnected with walkways and open terraces.
- The future resident can choose from cosy apartments with 1, 2 or 3 bedrooms.

Amenities

- outdoor pool with terrace
- landscaped walking areas
- skate park
- gym
- playground
- concierge service



The benefits of investing in Abu Dhabi

1/ no taxes for physical persons

2/ 2% ADM fee

3/ Golden visa by purchasing real estate worth at least 2 million dirhams and opening a bank account.

4/ The deal can be done remotely




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