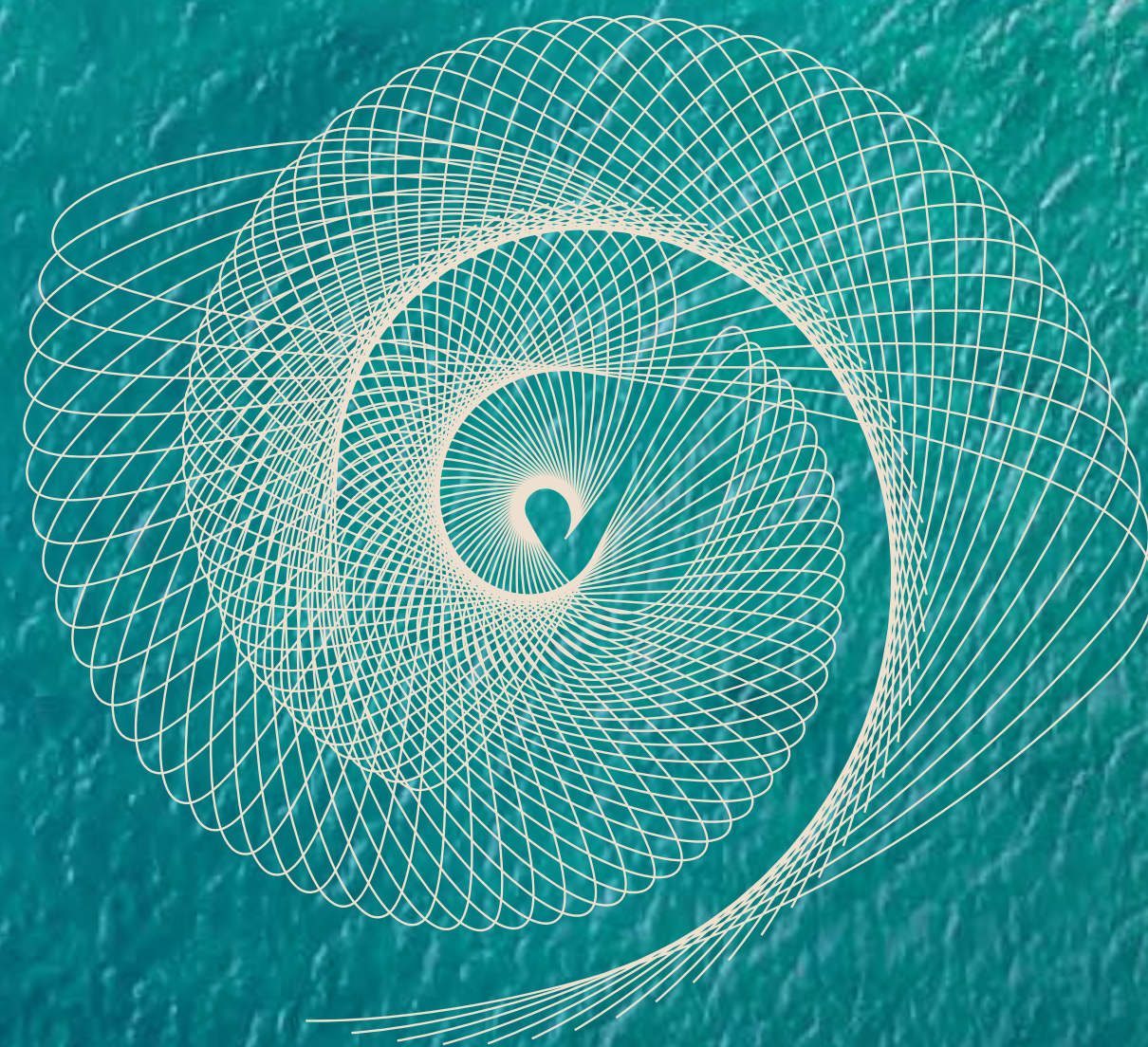




S A A D I Y A T
LAGOONS

EVERYTHING WE DO COMES FROM THE HEART

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make Abu Dhabi feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people love to live, in homes that brim with everything they love.

REVENUE

AED 8.58 BN
FY 2021

NET PROFIT

AED 2.33 BN
FY 2021

INVESTMENT PORTFOLIO INCREASE

AED 1.0 BN
FY 2021

REVENUE SALES

AED 7.2 BN
FY 2021

NET PROFIT

AED 841 M
Q2 2022

NET PROFIT

AED 1.53 BN
H1 2022

GROUP SALES

AED 3.12 BN
Q2 2022





THIS IS ABU DHABI

The capital of the UAE, Abu Dhabi is a city with heart. A place that has drawn people from all over the world with its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. A place that people love to call home.

SAADIYAT ISLAND LIVING

Beyond the rich, tangled mangroves and spotless white sand of the coastline, the island's beauty runs deeper still. Because at its heart waits the Capital's inspiring Cultural District; home to Zayed National Museum, Guggenheim Abu Dhabi, Louvre Abu Dhabi and Saadiyat Grove. A lifestyle destination that is redefining the UAE's role in global culture.



An aerial night-time rendering of the Saadiyat Grove development. The image shows a cluster of modern, multi-story buildings with illuminated windows and facades. A prominent feature is a large, illuminated fountain or water feature in the center, with two tall, slender, illuminated structures rising from it. The development is surrounded by lush greenery, including palm trees and other tropical plants. A winding road or path runs along the edge of the development, and a body of water is visible on the left side. The overall atmosphere is one of a vibrant, modern urban environment.

A GROVE LIKE NO OTHER

An ever-evolving, ever-invigorating destination at the heart of the island, Saadiyat Grove makes pedigreed art and culture a part of life. Interactive artworks and digital murals surround you, while exquisite style is reflected through every window. And the food is an experience in and of itself.

SAADIYAT
GROVE

CRANLEIGH
ABU DHABI



NEW YORK
UNIVERSITY
ABU DHABI



LOUVRE ABU DHABI

An architectural masterpiece and international icon,
where treasures from near and far, past, present and
future, are admired together under a rain of light.



IMAGE COURTESY OF DEPARTMENT OF CULTURE AND TOURISM – ABU DHABI AND JEAN NOUVEL

THE ABRAHAMIC FAMILY HOUSE

The first ever interfaith community in the UAE, where three religious spaces are connected, to encourage acceptance between Christianity, Islam and Judaism.



IMAGE COURTESY OF ADJAYE ASSOCIATES

NATURAL HISTORY MUSEUM ABU DHABI

This is where the history of life on Earth is told through unique collections and exhibitions, while scientists tackle some of the biggest challenges facing the world today.



IMAGE COURTESY OF DEPARTMENT OF CULTURE AND TOURISM – ABU DHABI

S O U L B E A C H , M A M S H A A L S A A D I Y A T

A new private beach facility on Abu Dhabi's stunning Saadiyat island. Soul beach is a 1km stretch of prime Saadiyat coastline, travel brochure views, and mesmerising blues.



ZAYED NATIONAL MUSEUM

The magnificent centrepiece of the Cultural District celebrates the life of our founding father and tells the story of the UAE. A precious link between ancient past and modern day.



IMAGE COURTESY OF ZAYED NATIONAL MUSEUM AND FOSTER + PARTNERS

GUGGENHEIM ABU DHABI

The first museum of its kind in the region, with a vision to spark interest in contemporary art, and provide a powerful new creative platform for artists around the world.



IMAGE COURTESY OF GEHRY PARTNERS, LLP

M A K E N A T U R E



Y O U R N E I G H B O U R

MASTER PLANS

An aerial architectural rendering of a coastal master plan. The scene shows a large body of water on the left, with a long, winding waterfront trail that runs along the shoreline. To the right of the trail is a dense residential development with many small, uniform houses. The area is lush with greenery, including palm trees and other tropical plants. In the water, a large flock of white birds is flying in a V-formation, and several small boats are visible. The overall atmosphere is serene and modern.

5 KM
WATERFRONT TRAIL

NATURE IS FOR EVERYONE

This is your chance to own a home amongst the mangroves, in a Saadiyat Island community now welcoming all nationalities. Explore the heritage and adventure parks, wander the winding eco-corniche, soak in unparalleled cultural experiences, and reignite your relationship with the great outdoors.







LIFE AMONG
THE MANGROVES



▪ SAADIYAT BEACH CLUB

▪ SAADIYAT BEACH GOLF CLUB

GUGGENHEIM ABU DHABI ▪

▪ MAMSHA AL SAADIYAT

▪ SAADIYAT GROVE

▪ JAWAHER SAADIYAT

LOUVRE ABU DHABI ▪

▪ ZAYED NATIONAL MUSEUM

▪ MANARAT AL SAADIYAT

SAADIYAT LAGOONS

CULTURAL DISTRICT

SAADIYAT ISLAND

MARINA DISTRICT

▪ NYU ABU DHABI

▪ SARAYA

AL MARYAH ISLAND

▪ THE BRIDGES

▪ REEM CENTRAL PARK

▪ MEERA

▪ BURJ MOHAMMED BIN RASHID

▪ THE GATE & ARC TOWERS

▪ WORLD TRADE CENTER

REEM ISLAND

SUSTAINABLY
DESIGNED &
BEAUTIFULLY
FINISHED



A COMMUNITY ON NATURE'S DOORSTEP

Start your day exploring the mangroves, spotting wildlife along the way. Pick up lunch from the farmer's market for a picnic on the green. Spend the afternoon adventuring at the playground or skate park, before winding down with a movie under the stars. There's an enriching experience to suit every mood and every family member.



An aerial photograph of a modern linear park. A winding wooden boardwalk with a metal railing runs through the center, flanked by lush greenery, palm trees, and various park features. To the right, a large white ring-shaped sculpture stands prominently. In the background, a colorful playground and a paved area with people are visible. The entire scene is set against a backdrop of dense tropical vegetation.

LINEAR PARK

LUSCIOUS GREEN SPACE THAT STRETCHES AS FAR AS THE EYE CAN SEE,
PERFECT FOR PICNICS, PLAY TIME AND GETTING BACK TO NATURE.



ECO CORNICHE

WIND THROUGH THE MANGROVES AND GET CLOSER TO
THE FASCINATING ECOSYSTEM THAT SURROUNDS YOU.

OUTDOOR CINEMA

WATCH A MOVIE FROM THE COMFORT
OF YOUR COMMUNITY, ON A BIG SCREEN
SHOWING SOMETHING FOR EVERYONE.





CULTURAL SPINE

ALL ALONG THE PROMENADE, YOU'LL DISCOVER
ART, MUSIC, FOOD, AND A SENSE OF BELONGING.



ADVENTURE PARK

SLIDE, SWING AND CLIMB INTO ACTION, WITH AN
EXCITING PLAYPARK COMPLETE WITH CLIMBING WALL.

FARMER'S MARKET

FRESHLY PICKED, CAUGHT OR COOKED;
FIND EVERYTHING YOU NEED FOR A LUNCH
THAT'S DIRECTLY FROM FARM TO FORK.



A vibrant, modern skate park with colorful ramps in shades of red, orange, and yellow. In the foreground, a young boy wearing a black helmet, a white t-shirt, and black knee pads is performing a trick on a ramp. In the background, other children are playing on the park's features, including a half pipe and a set of stairs. The park is surrounded by lush green trees and a clear blue sky. A long, colorful banner hangs across the top of the park.

SKATE PARK

AN EXCITING PARK FULL OF RAMPS AND HALF PIPES,
WHERE THE UPS AND DOWNS ARE ALL PART OF THE FUN.



SPORTS COURTS

BASKETBALL, TENNIS OR PADDLE.
THERE'S A COURT FOR EVERY BUDDING ATHLETE.



WALKING PATHS & BIKE TRACKS

FOLLOW YOUR FEET THROUGH
A FEATURE-FILLED COMMUNITY.



RETAIL

EXPLORE RETAIL + F&B HUBS, NURSERIES,
A MULTIPURPOSE HALL, AND MORE.



MOSQUE



ENJOY EXCLUSIVE ACCESS TO MODERN AMENITIES



LAGOONS COMMON
ADVENTURE PARK
SKATE PARK
FARMER'S MARKET
ECO CORNICHE
OUTDOOR CINEMA
RETAIL + F&B HUBS
PICNIC & BBQ AREA
ART INSTALLATIONS
CULTURAL SPINE

CULTURAL SPINE
PURPOSE EVENT HALL
SPORT COURTS
SCHOOLS
NURSERIES
GROCERY STORES
HEALTH CLINIC
MOSQUES
COMMUNITY MAJLIS





AN ELEGANT ENTRANCE
TO YOUR NATURAL HABITAT.



LIVE IN HARMONY
WITH THE ISLAND.

HOMES THAT WELCOME
THE OUTSIDE IN.



DETAILS THAT MAKE ALL THE DIFFERENCE



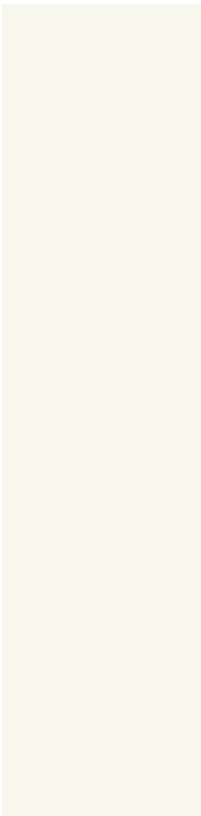
Give your home a personal touch, with a selection of high-end customisations. Choose from tastefully warm or refreshingly cool colour schemes, and from standard or premium finishes, as you make your villa your own. You can also opt to have a private pod in the garden; the perfect space for a sumptuous majlis or modern home office.

DESIGNS INSPIRED
BY NATURE.

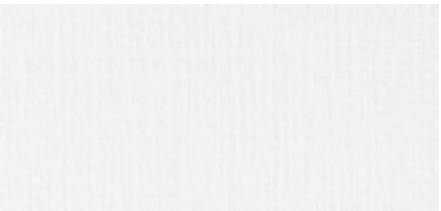




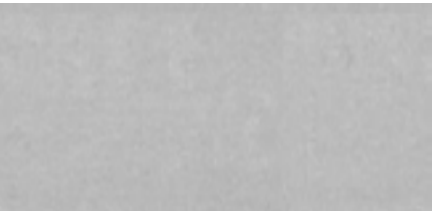
THROUGHOUT THE VILLA

Interior Doors & Wardrobes	Stairs	General Flooring	General Walls	General Trim
				
Laminate	Marble	Porcelain	Paint	Brass

KITCHEN

Show Kitchen Upper Units	Wet Kitchen
	
Laminate	Laminate
Backsplash and Countertop	
	
Reconstituted Stone	Reconstituted Stone
Lower Units	
	
Laminate	Laminate

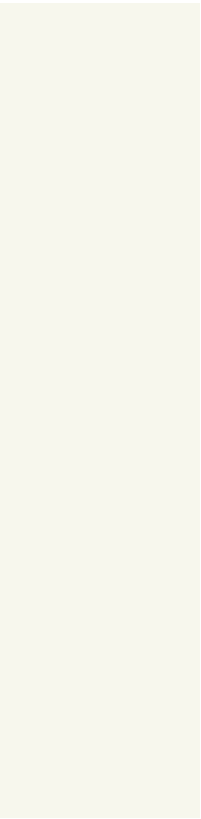
BATHROOM

Secondary Bathroom and Powder Room Walls	Bathroom Flooring
	
Porcelain	Porcelain
Master Bathroom Walls	Vanity Countertop
	
Porcelain	Reconstituted Stone
Master Bathroom Accent Wall	Vanity Unit
	
Porcelain	Laminate

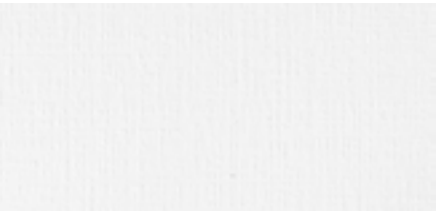




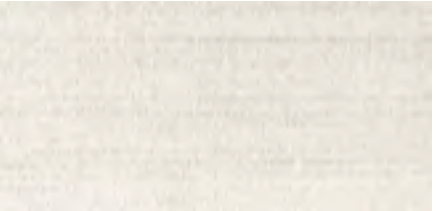
THROUGHOUT THE VILLA

Interior Doors & Wardrobes	Stairs	General Flooring	General Walls	General Trim
				
Laminate	Marble	Porcelain	Paint	Brass

KITCHEN

Show Kitchen Upper Units	Wet Kitchen
	
Laminate	Laminate
Backsplash and Countertop	
	
Reconstituted Stone	Reconstituted Stone
Lower Units	
	
Laminate	Laminate

BATHROOM

Secondary Bathroom and Powder Room Walls	Bathroom Flooring
	
Porcelain	Porcelain
Master Bathroom Walls	Vanity Countertop
	
Porcelain	Reconstituted Stone
Master Bathroom Accent Wall	Vanity Unit
	
Porcelain	Laminate





THROUGHOUT THE VILLA

Interior
Doors &
Wardrobes



Wooden
Veneer

General
Flooring
& Stairs



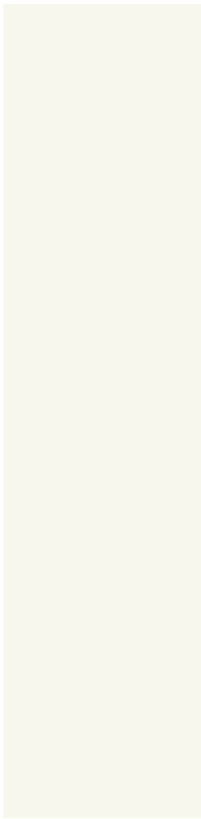
Marble

Back of House
Flooring



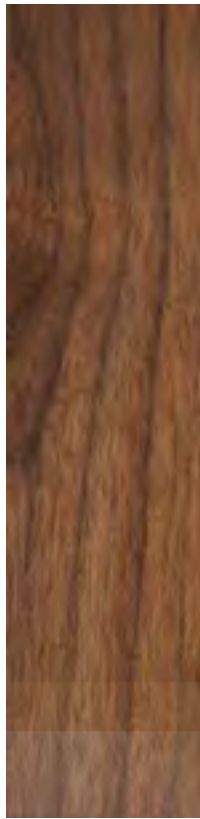
Porcelain

General
Walls



Paint

Bedrooms
Flooring



Engineered
Parquet

General
Trim



Brass

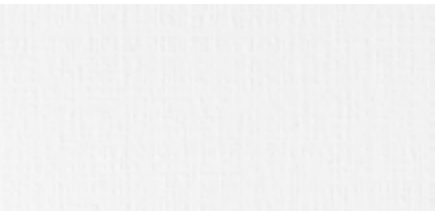
KITCHEN

Show Kitchen



Wooden Veneer

Wet Kitchen



Laminate

Backsplash and Countertop

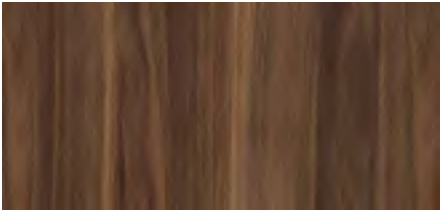


Reconstituted Stone



Reconstituted Stone

Lower Units



Wooden Veneer



Laminate

BATHROOM

Bathroom Walls & Flooring



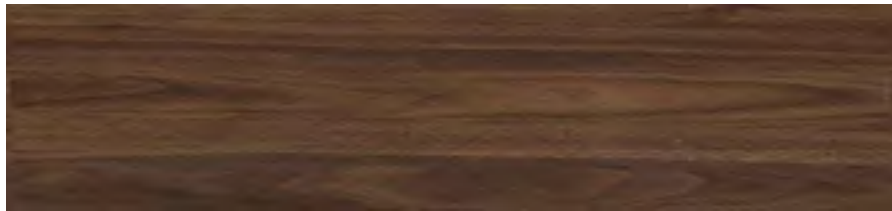
Marble

Vanity Countertop



Marble

Vanity Unit

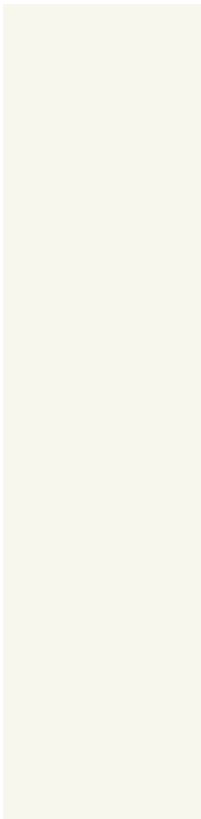
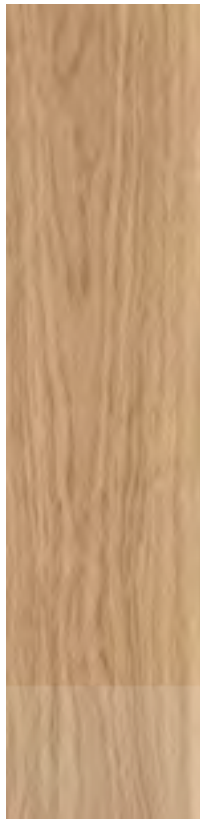


Wooden Veneer

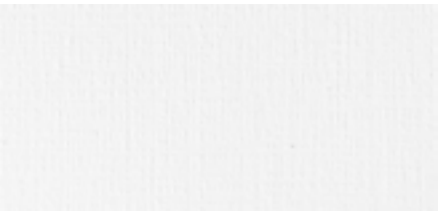




THROUGHOUT THE VILLA

Interior Doors & Wardrobes	General Flooring & Stairs	Back of House Flooring	General Walls	Bedrooms Flooring	General Trim
					
Wooden Veneer	Marble	Porcelain	Paint	Engineered Parquet	Brass

KITCHEN

Show Kitchen	Wet Kitchen
Upper Units	
	
Wooden Veneer	Laminate
Backsplash and Countertop	
	
Reconstituted Stone	Reconstituted Stone
Lower Units	
	
Wooden Veneer	Laminate

BATHROOM

Bathroom Walls & Flooring

Marble
Vanity Countertop

Marble
Vanity Unit

Wooden Veneer



STANDARD

Porcelain

Porcelain Tiles

Laminate on MDF

Quartz

Reconstituted Stone

Provisions Only

DIFFERENCES

All Flooring
(Except Bedroom & Staircase)

All Bedrooms
(Inc. Walk-in Closet) Flooring

Show Kitchen / Wardrobe Joinery

Wet Kitchen Countertop

Guest & Family Washroom /
All Bathrooms' Countertop

Smart Home Features

PREMIUM

Marble

Engineered Wood Flooring

Timber Veneer on MDF

Reconstituted Stone

Marble

Smart Home Package Provided:
2 External Security Cameras
1 Main Door Key-pad Entry with Key
1 Doorbell with Camera

STANDARD

Semi Solid Wooden Door with Laminate Finish



- Standard Line - Built-in Oven
- Standard Line - Built-in Cooktop
- Standard Line - Built-in Hood
- Standard Line - Built-in Microwave
- Standard Line - Built-in Fridge



DIFFERENCES

Internal Doors

Light Fittings

White Goods – Show Kitchen

White Goods – Wet Kitchen

PREMIUM

Semi Solid Wooden Door with Timber Veneer Finish

Additional:

- Concealed Linear LED Strips for Coves
- Concealed Below Cabinets Linear LED Strips for Kitchen Counter Tops

- Premium Line - Built-in Oven
- Premium Line - Built-in Cooktop
- Premium Line - Built-in Hood
- Premium Line - Built-in Microwave
- Premium Line - Built-in Fridge

Additional:

- Oven
- Cooktop
- Hood
- Dishwasher
- Fridge

AN ENRICHING LIFE STARTS HERE

Choose from a 4, 5 or 6-bed family villa, and start building a life in a home that connects nature to culture to you.

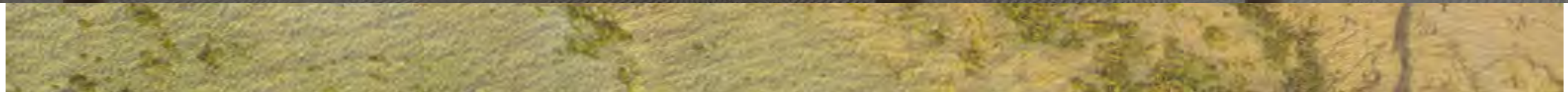


WHERE LIFE
BLOOMS.





WAKE TO THE
DAWN CHORUS.



ENJOY THE FRESH
FEEL OF NATURE
ALL AROUND.



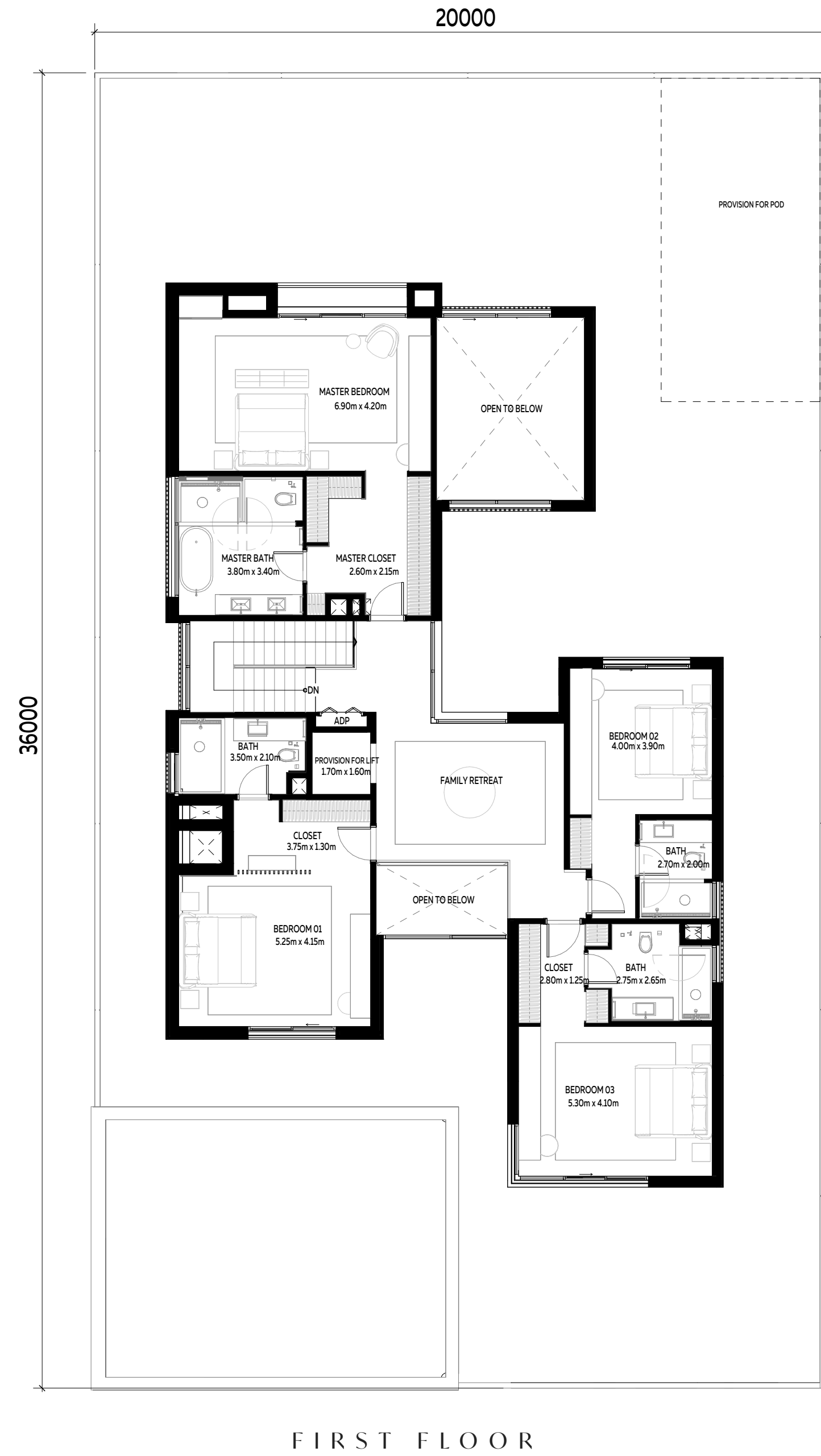
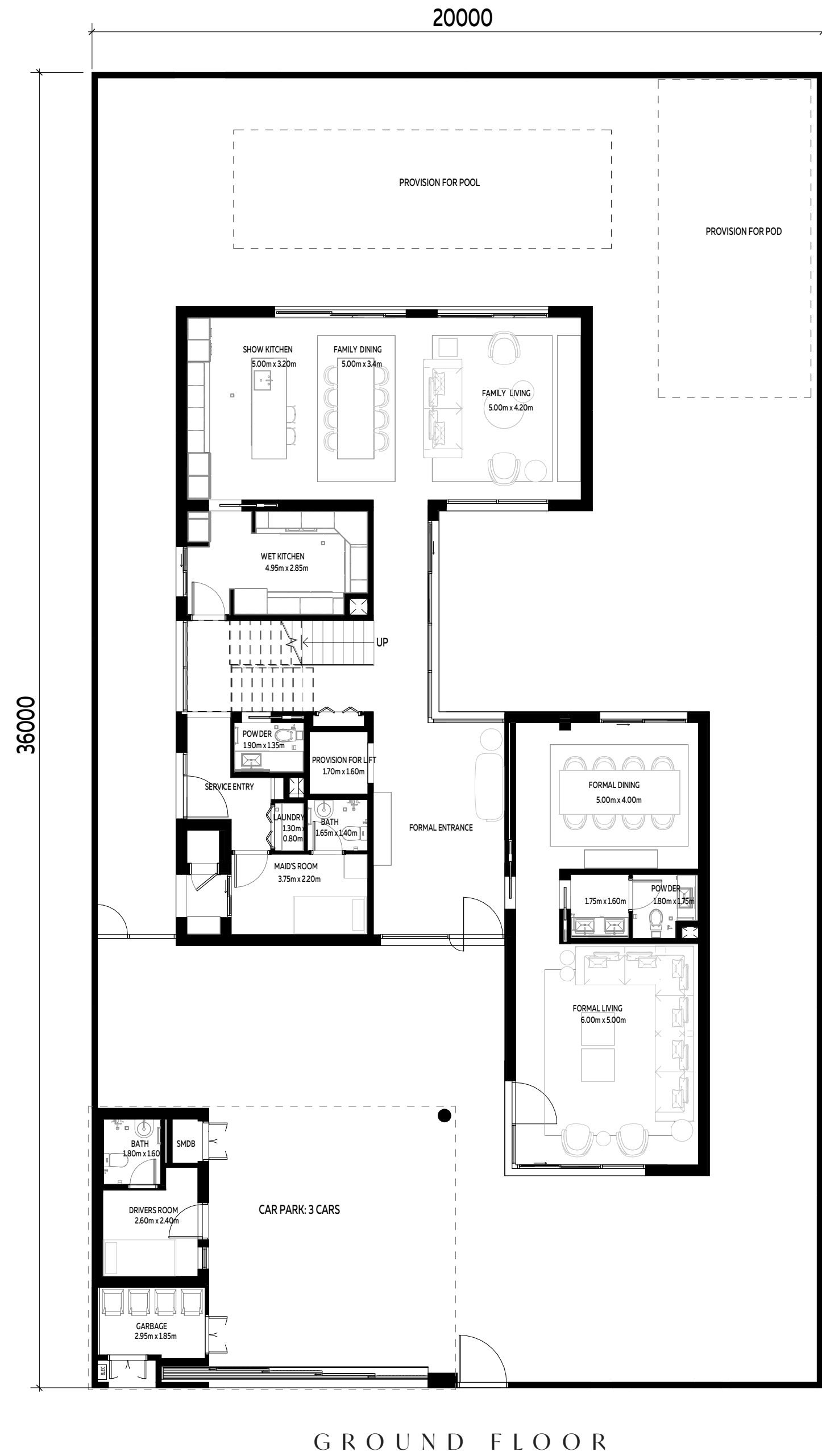


AN ELEGANT ENTRANCE TO
YOUR NATURAL HABITAT.

4 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 464.7 SQM

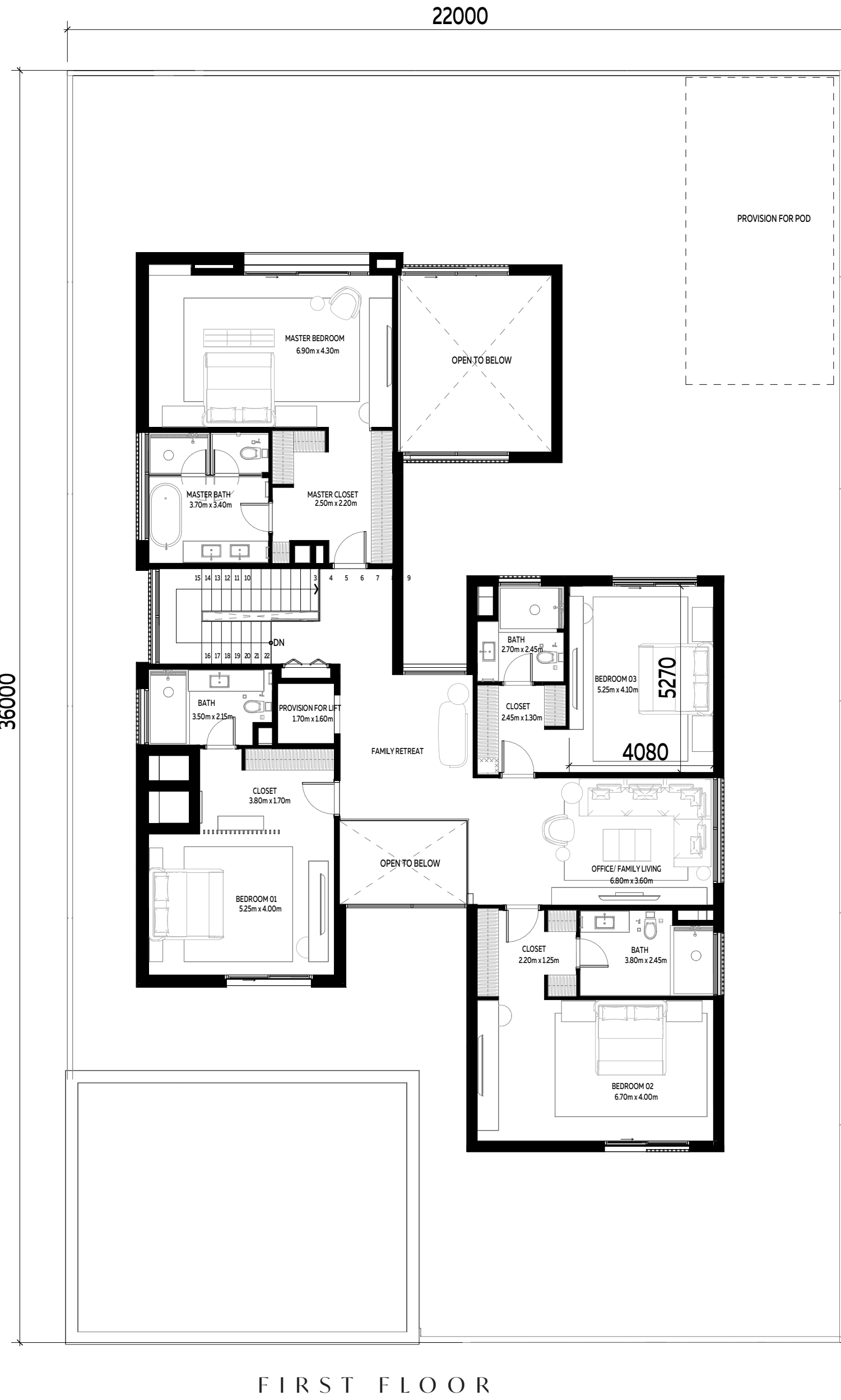
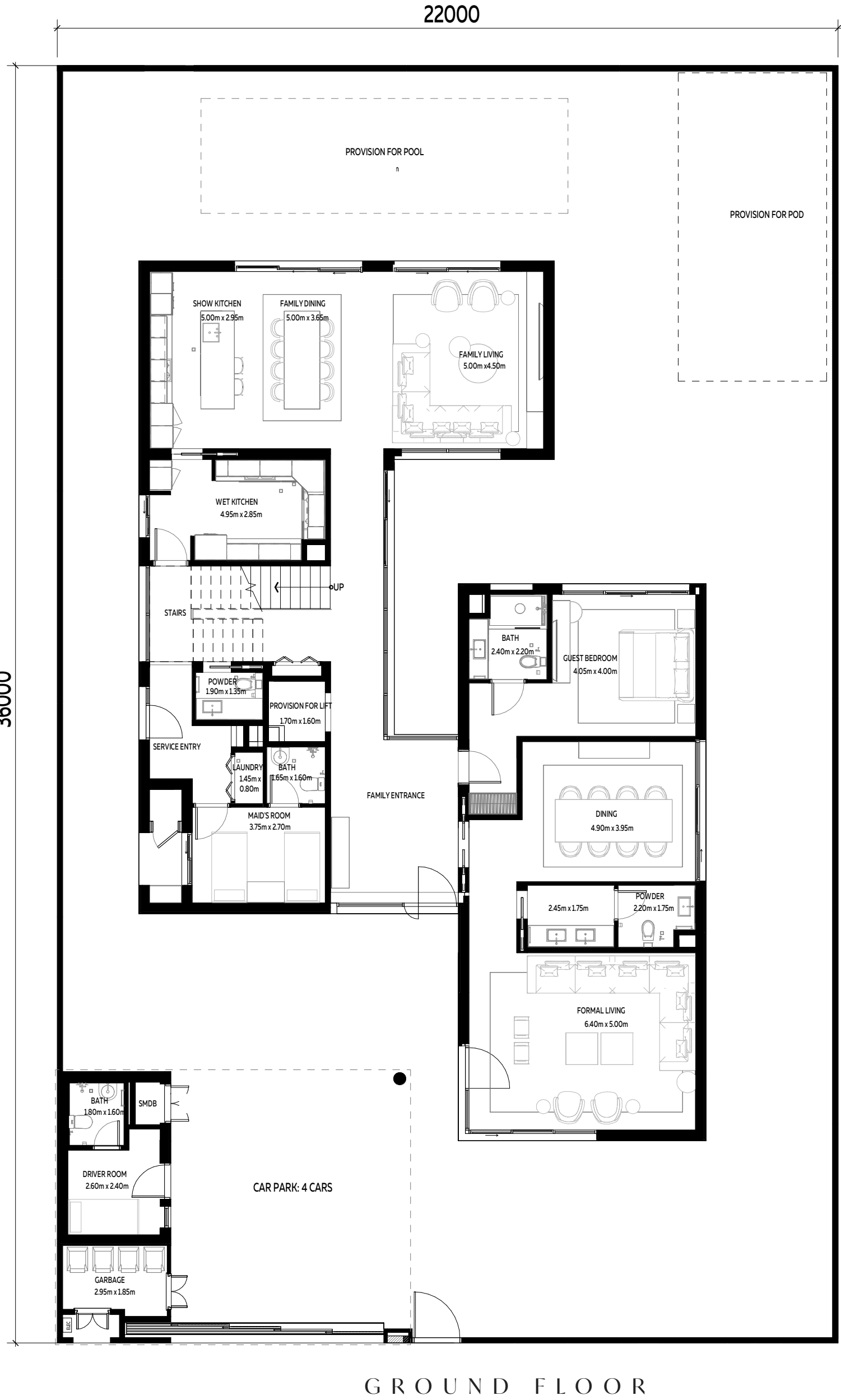
Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Aldar makes no representation of warranty in relation to any of the information shown. Please note that the pool, the pod, and the elevator are additional elements that are not included in the initial price.



5 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 544.6 SQM

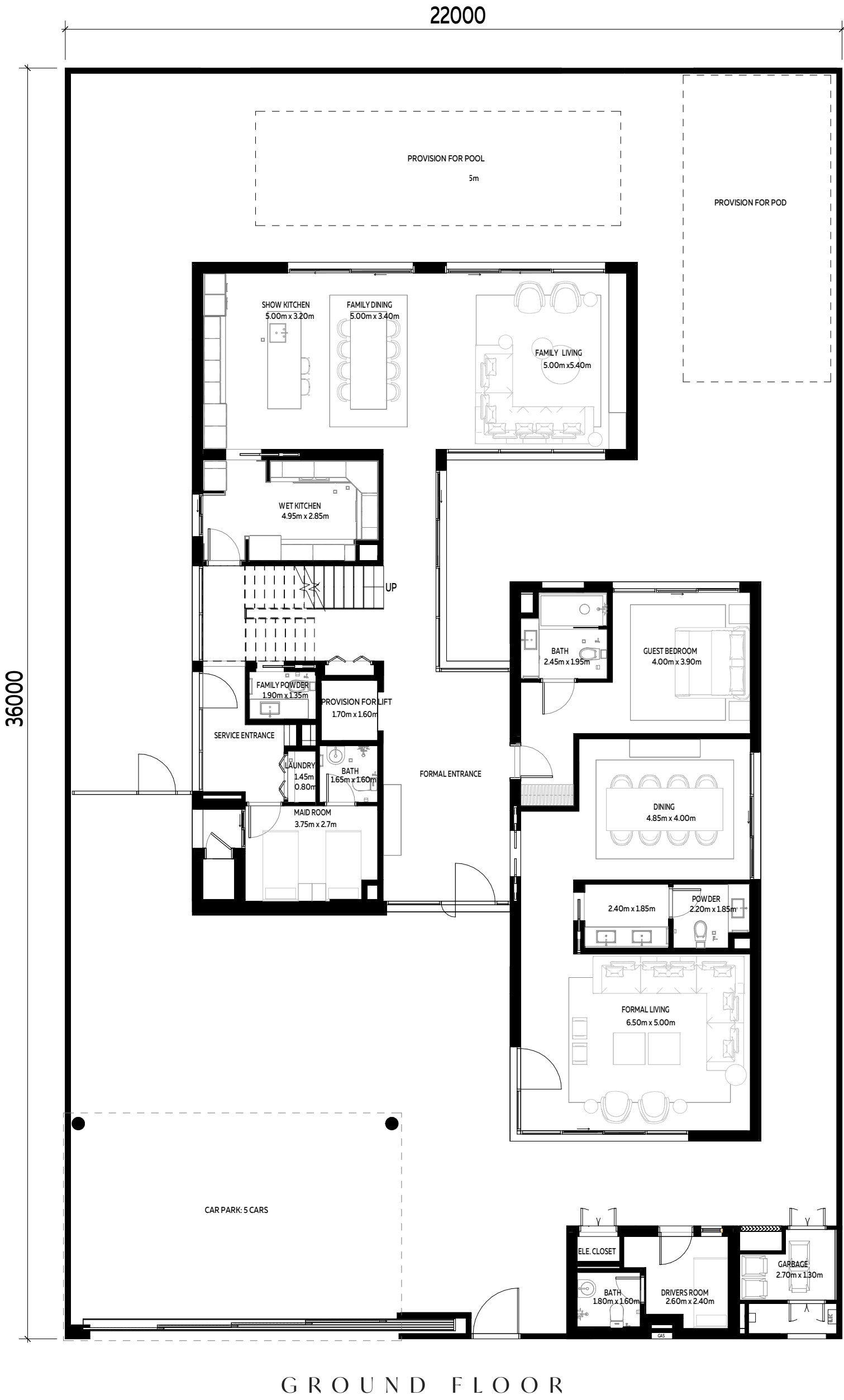
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6 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 591.4 SQM

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ENJOY THE FRESH
FEEL OF NATURE
ALL AROUND.

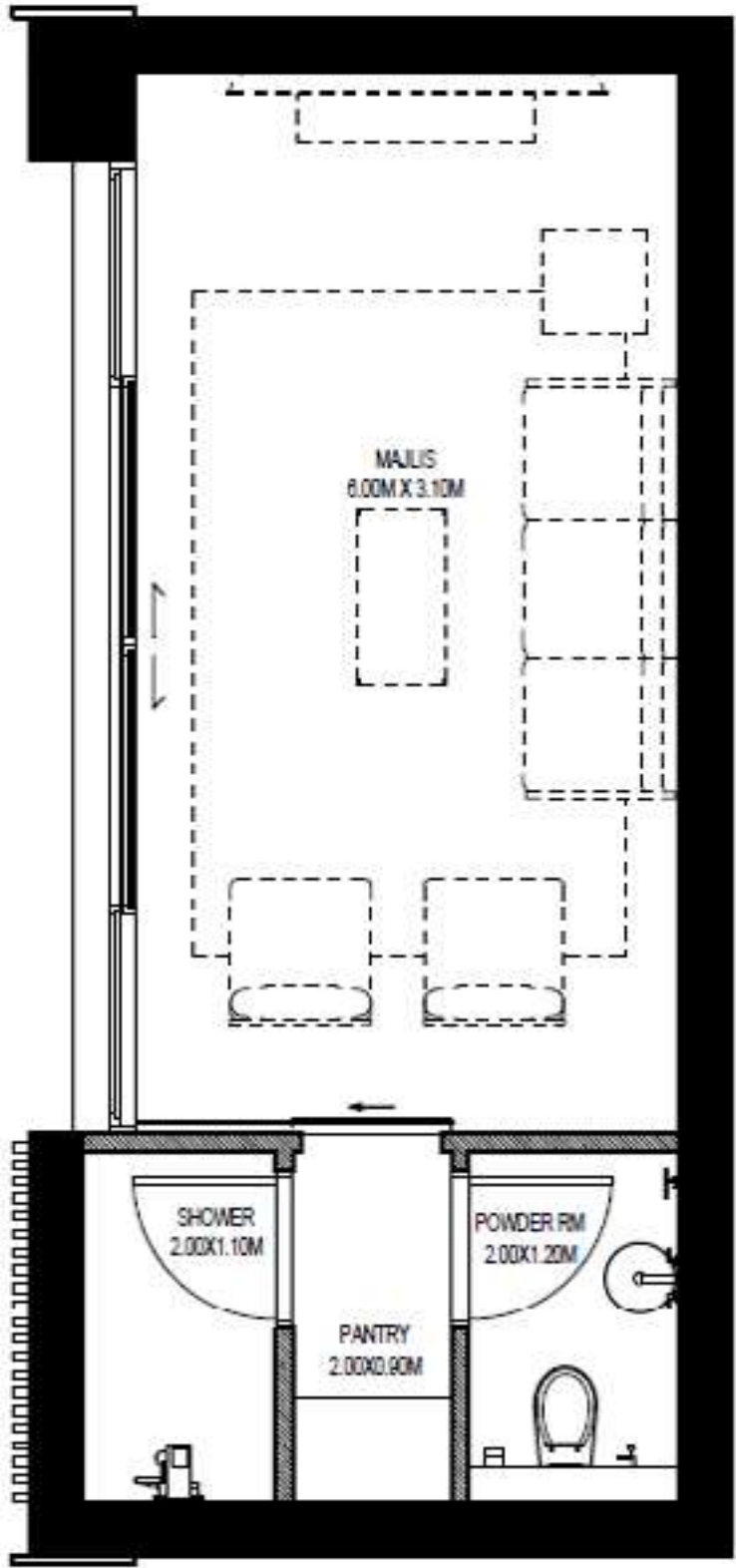


OPTION TO ADD
A MULTIPURPOSE
SPACE (POD)

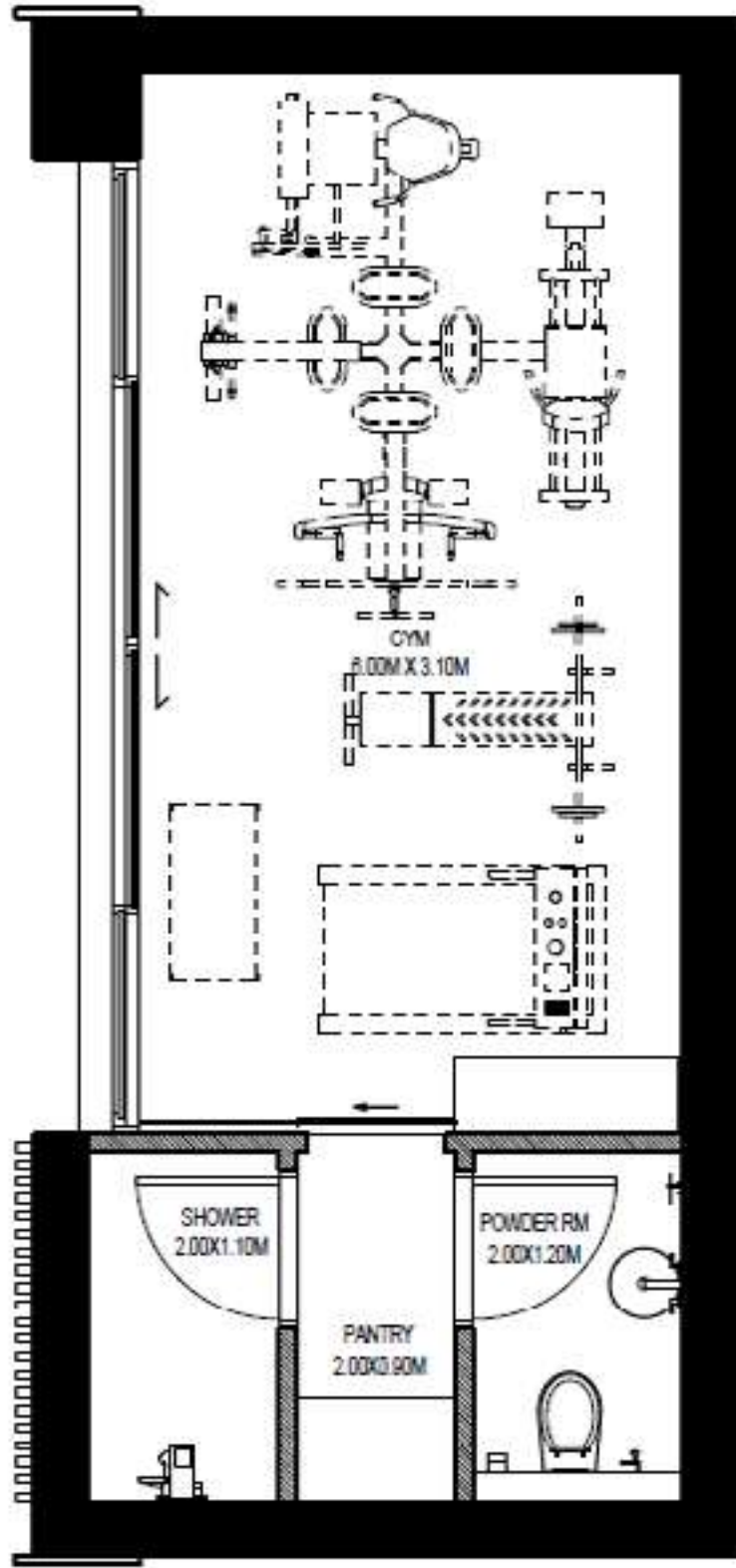
GSA – 35 SQM

POD TYPE 1

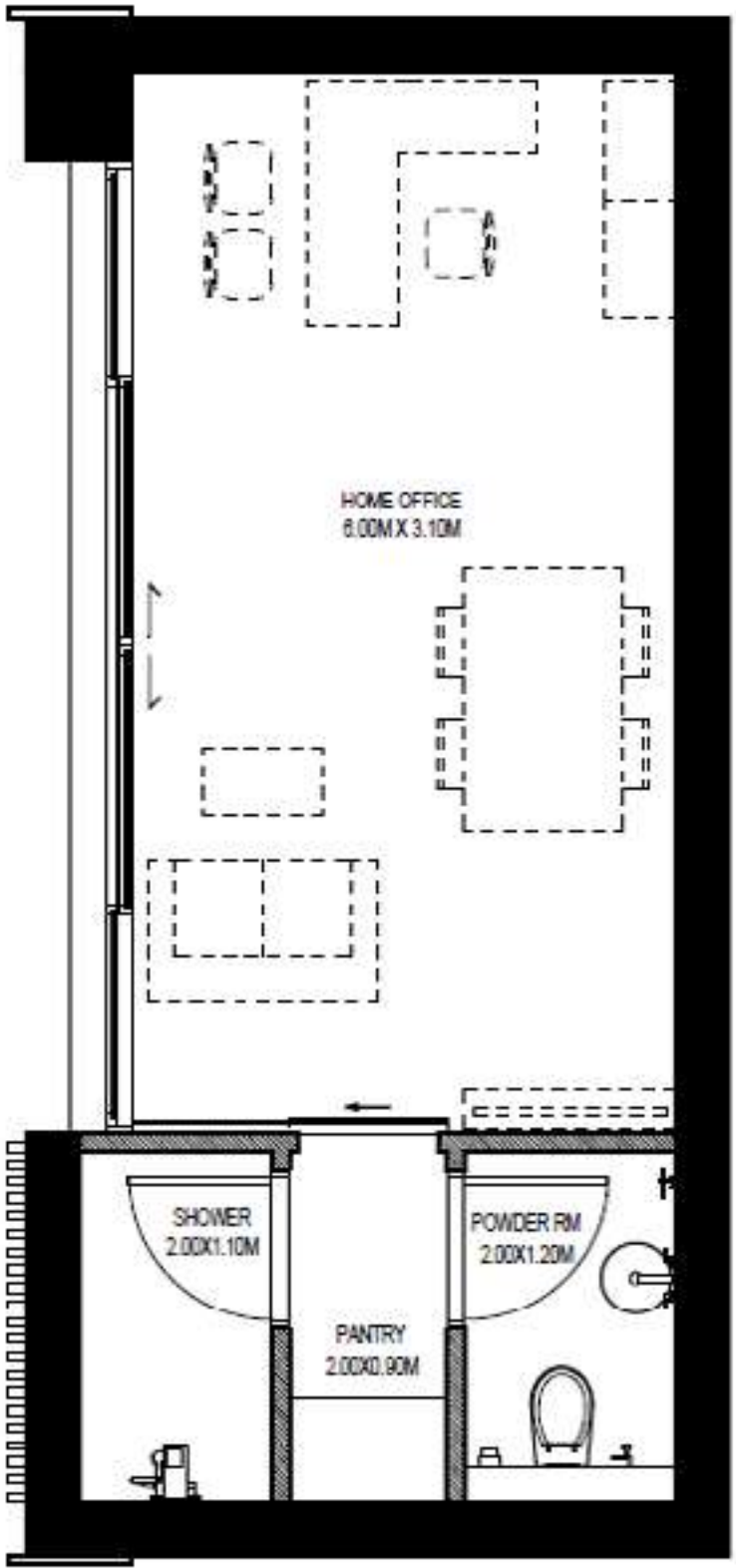
MULTIPURPOSE SPACE - POTENTIAL USES
GSA - 35 SQM



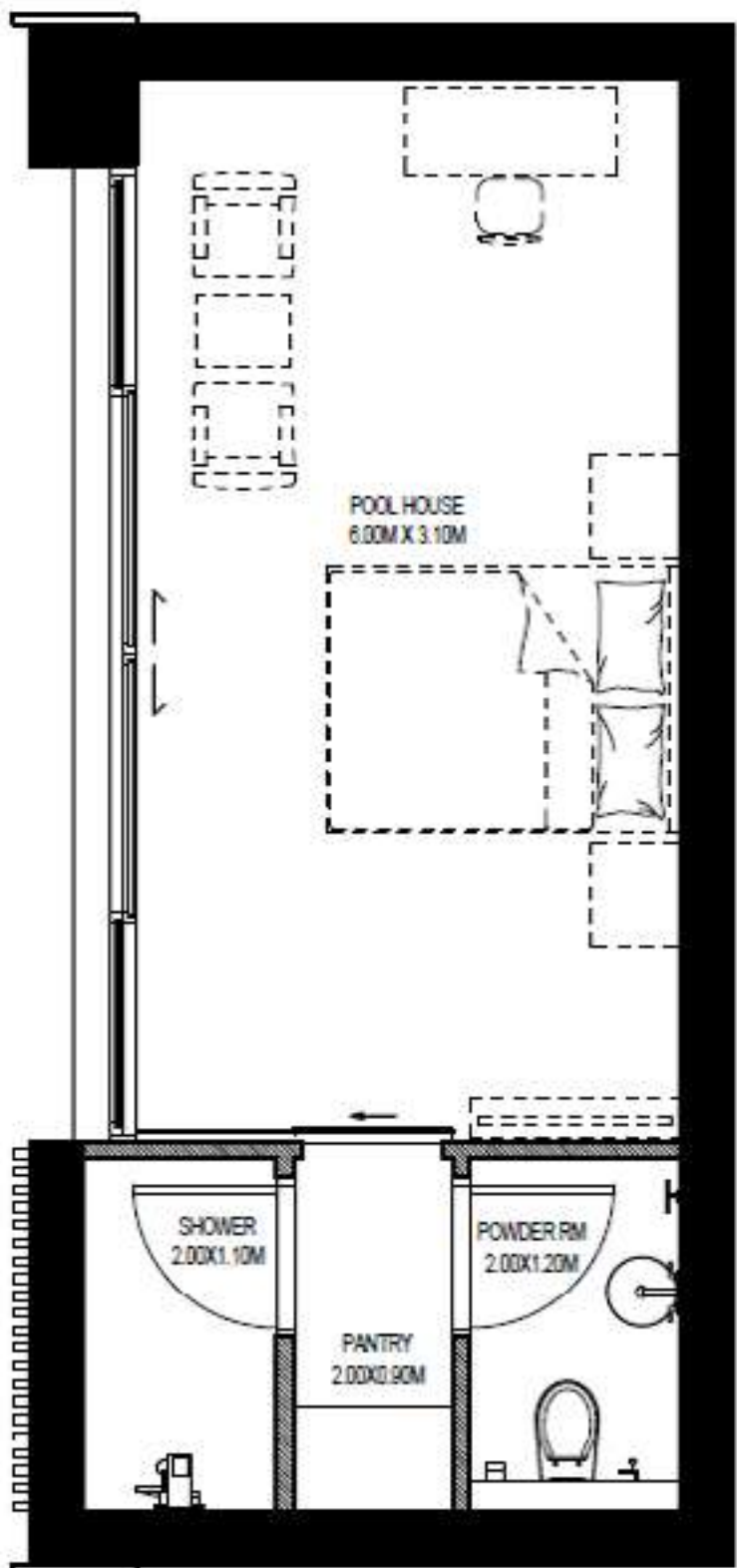
MAJLIS LAYOUT



GYM LAYOUT



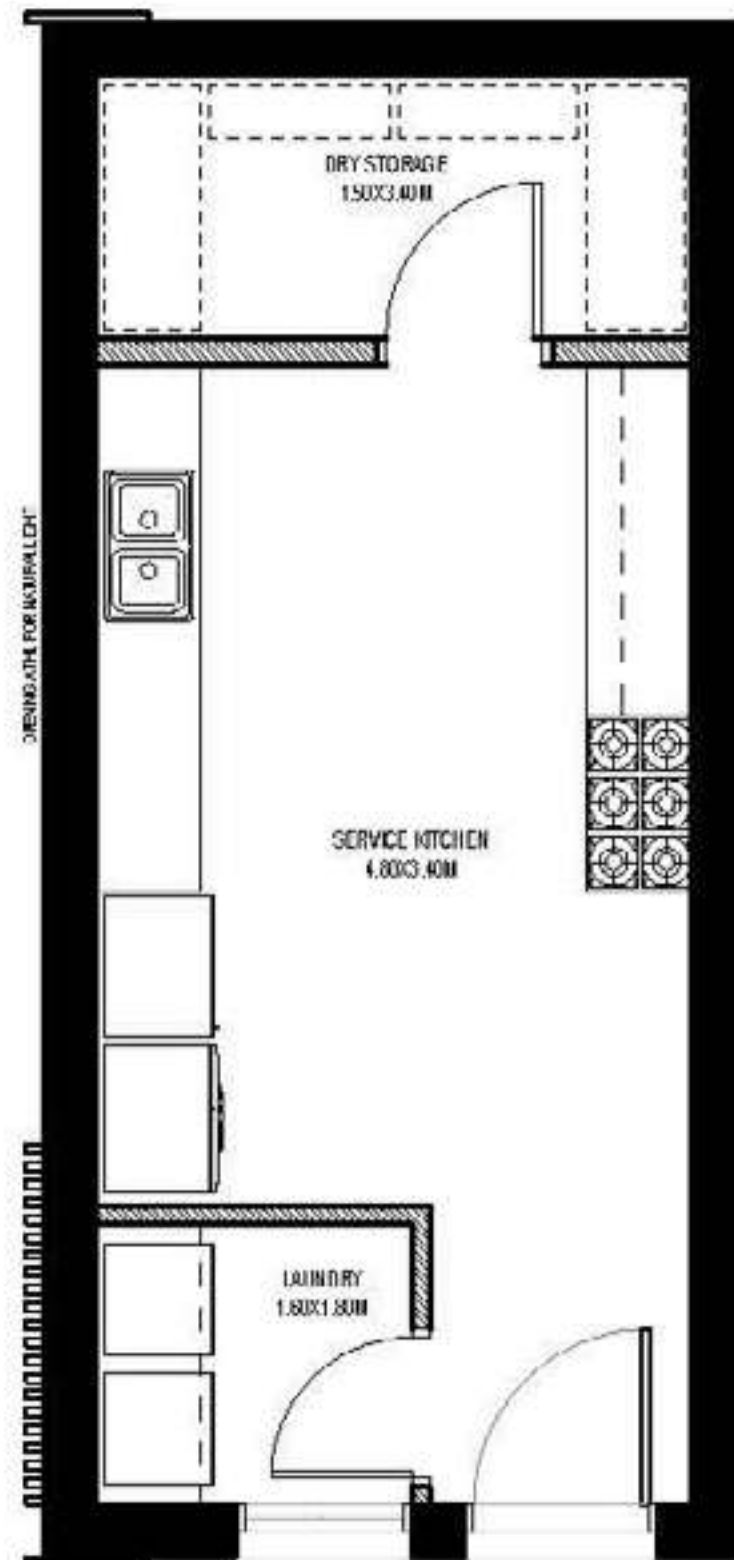
HOME OFFICE



POOL HOUSE

POD TYPE 2

KITCHEN
GSA - 35 SQM



KITCHEN POD

KITCHEN POD DON'T INCLUDE WHITE GOODS

