



MANDARIN ORIENTAL

THE RESIDENCES

SAADIYAT CULTURAL DISTRICT ABU DHABI



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SAADIYAT CULTURAL DISTRICT - WHERE LUXURY MEETS LEGACY

Experience a unique blend of culture and luxury at Abu Dhabi's most prestigious address. Mandarin Oriental Residences is a masterpiece in the Saadiyat Cultural District, surrounded by world-class museums like the Louvre and the upcoming Guggenheim Abu Dhabi.

SAADIYAT CULTURAL DISTRICT

THE HEART OF CULTURE

01



LOUVRE
ABU
DHABI

02

ZAYED
NATIONAL
MUSEUM



03



GUGGENHEI
M
ABU DHABI

04

THE
ABRAHAMIC
FAMILY HOUSE



05



NATURAL
HISTORY
MUSEUM ABU
DHABI

06

TEAMLAB
PHENOMENA
ABU DHABI





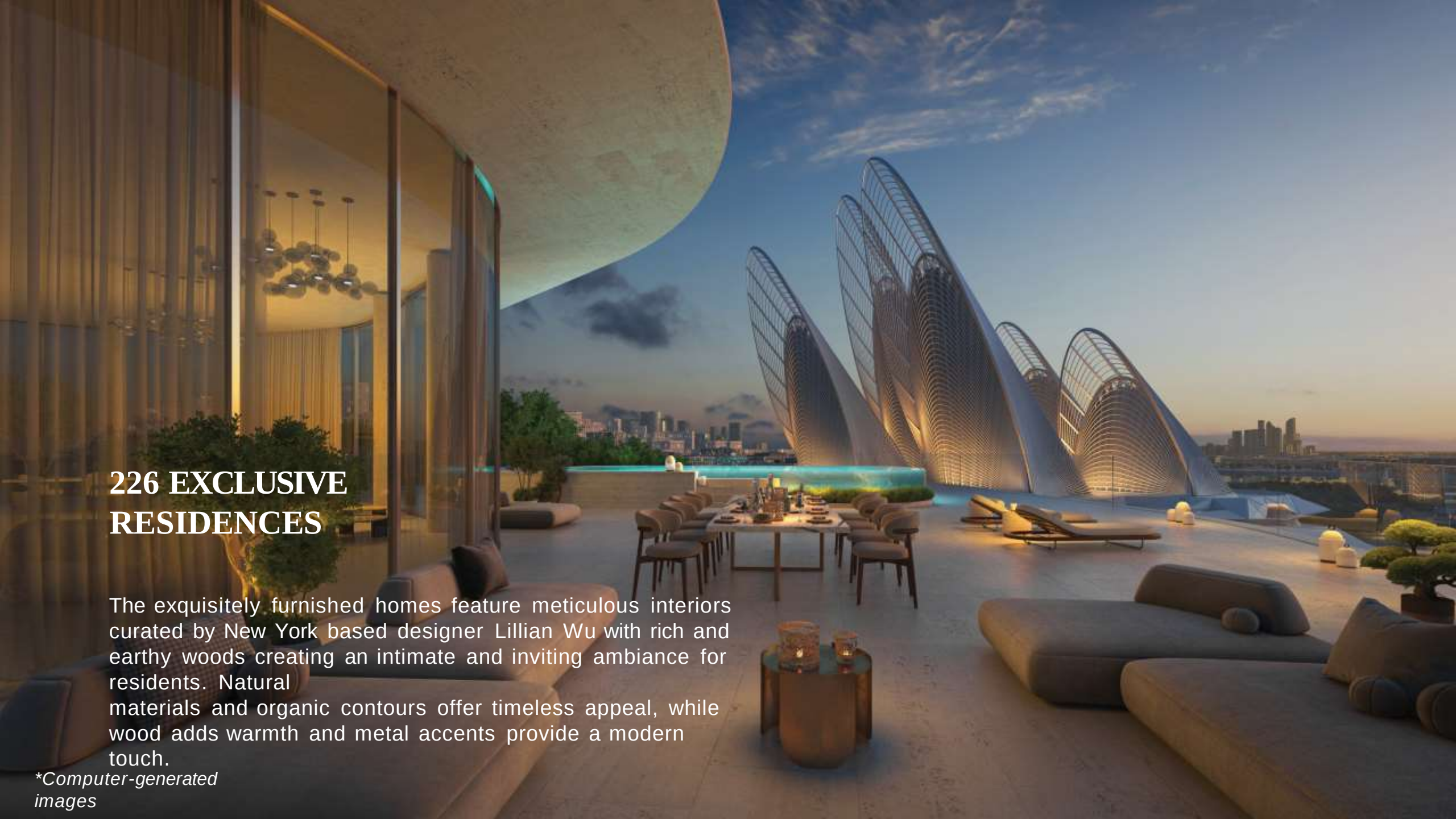
A NEW WAY OF LIVING

Mandarin Oriental Residences in Saadiyat Cultural District is set to be one of Abu Dhabi's most sought-after addresses, offering luxury living with direct access to iconic cultural landmarks. Residents will experience the legendary service and sophistication Mandarin Oriental is known for, in the city's most vibrant neighbourhood.

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226 EXCLUSIVE RESIDENCES

The exquisitely furnished homes feature meticulous interiors curated by New York based designer Lillian Wu with rich and earthy woods creating an intimate and inviting ambiance for residents. Natural materials and organic contours offer timeless appeal, while wood adds warmth and metal accents provide a modern touch.

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KEY FACTS

TYPES OF UNITS

1-4 BR RESIDENCES
5 BR PENTHOUSE

NO. OF UNITS

226 UNITS

STATUS

AVAILABLE FOR SALE

HANDOVER

EXPECTED COMPLETION Q3,
2028

LOCATION MAP



Located in Saadiyat Cultural District, Saadiyat Island



Close to Zayed National Museum



Close to Soul Beach and Mamsha promenade





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AMENITIES

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FACILITIES AND AMENITIES:

Mandarin Oriental Residences, Saadiyat Cultural District, Abu Dhabi (The Residences) is centrally situated within the cultural district, offering views of the Sheikh Zayed National Museum and a comprehensive array of amenities, detailed below:

- | | |
|---------------------------|--------------------------|
| • Licensed Outlets | • Indoor & Outdoor Pools |
| • Communal working spaces | • Kids Pools |
| • Squash Courts | • Indoor Gyms |
| • Concierges | • Male & Female Salons |
| • Conference Rooms | • Spas |
| • Pet Grooming Rooms | • Fitness Studios |
| • Cinemas | • Residents Lounges |
| • Indoor Kids Clubs | • Opulent Hotel-Style |
| • Lobbies | |
| • Game Rooms | • Estidama Pearl |
| • Private Dining Rooms | |

**These amenities are provisional and subject to future adjustments*



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SERVICES:

- Private Dining & Catering*
- Tailored Home Design Services*
- Housekeeping & Laundry Services*
- 24/7 Security*
- Concierge Services*
- Event Planning With Access To Event Spaces*
- Private Chef
- Travel Planning*
- Private Yoga & Meditation Classes*
- Luxury Transportation*
- Children's Programs*

**À la carte services, available upon request for an additional fee*



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FLOOR PLANS

**Computer-generated
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1-BR



UNIT TYPE LAYOUTS MAY VARY BY DESIGN
CATEGORY

2-BR+ MAID



UNIT TYPE LAYOUTS MAY VARY BY DESIGN
CATEGORY

3-BR + MAID



UNIT TYPE LAYOUTS MAY VARY BY DESIGN
CATEGORY

FLOOR PLATES



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TOWER1
LEVEL 03 GA PLAN



- 1BED
- 2 BED
- 2 BED+ MAID
- 3 BED
- 3 BED+ MAID
- 3 BED+ MAID+ STUD
- 4BED+MAID
- PENTHOUSE

TOWER2
LEVEL 03 GA PLAN



- 1BED
- 2 BED
- 2 BED+ MAID
- 3 BED
- 3 BED+ MAID
- 3 BED+ MAID+ STUD
- 4BED+MAID
- PENTHOUSE

A modern bedroom interior featuring a large bed with a textured headboard, a desk with a chair, and a large window overlooking a city skyline. The room is decorated with a patterned rug, a chandelier, and various lamps. The overall aesthetic is contemporary and sophisticated.

FINISHES

Throughout the development, natural materials blended with organic contours create a timeless appeal where light flows beautifully, and natural woods add warmth and character alongside metal accents offering a modern flair to the surroundings.

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LIGHT SCHEME



LIVING & KITCHEN AREA



BEDROOM



BATHROOM



GENERAL WALL & CEILING PAINT



GENERAL LIVING ROOM FLOOR WOOD LOOK PORCELAIN TILE



GENERAL BEDROOM FEATURE BRUSHED BRASS



GENERAL KITCHEN WOOD VENEER



MAIN DOOR WOOD VENEER



KITCHEN EXTERIOR MELAMINE



KITCHEN INTERIOR LAMINATE



KITCHEN & WARDROBE KITCHEN METAL



BATHROOM PARTITION FLUTED GLASS



INTERIOR DOOR & WARDROBE WOOD VENEER & AGED BRONZE



WARDROBE DOOR BIRCH LEATHER



WARDROBE INTERIOR MELAMINE



WARDROBE DRAWER INTERIOR LEATHER



WARDROBE GLASS ETCHED STOPPER GLASS



WARDROBE SHELF WOOD VENEER



GENERAL BEDROOM FLOOR ENGINEERED WOOD



BATHROOM COUNTER & SPLASH ENGINEERED STONE



KITCHEN & BATHROOM COUNTER NATURAL MARBLE

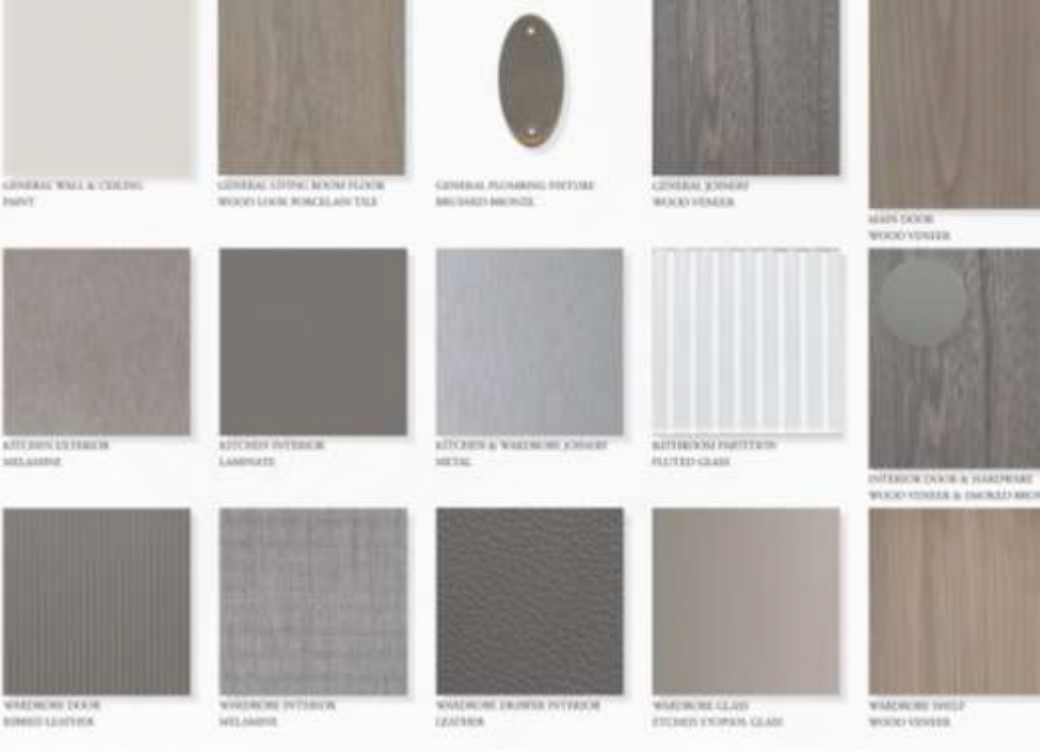


BATHROOM TUB, WALL & FLOOR NATURAL STONE



BATHROOM FEATURE WALL NATURAL STONE

DARK SCHEME



PAYMENT PLAN

Milestone	Payment Date	Instalment #	65/35
Payment 1	On Booking	1	10%
Payment 2	05-Jul-25	2	10%
Payment 3	05-Feb-26	3	15%
Payment 4	05-Sep-26	4	10%
Payment 5	05-Apr-27	5	10%
Payment 6	05-Nov-27	6	10%
Handover	Q3 2028	7	35%
			100%



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AVAILABILITY

Unit Model	Total Units	Average Area (sqm)	Avg Balcony Area (sqm)
1 Bed	102	103	22
2 Bed	20	204	58
2 Bed + M	64	215	55
3 Bed + M	22	249	52
3 Bed + M Large - with pool	14	576	300
4 Bed + M - with pool	2	644	356
5 Bed + M - Penthouse with pool	2	2,026	1,190
Total	226		

PRICING

Unit Model	Average Price (M AED)
1 Bed	6.2
2 Bed	12.2
2 Bed + M	16.6
3 Bed + M	25.2
3 Bed + M Large - with pool	42.1
4 Bed + M - with pool	TBC
5 Bed + M - Penthouse with pool	TBC



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