
SAADIYAT
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 841 M
Q2 2022

NET PROFIT
AED 2.33 BN
FY 2021

NET PROFIT
AED 1.53 BN
H1 2022

INVESTMENT PORTFOLIO INCREASE
AED 1.0 BN
FY 2021

GROUP SALES
AED 3.12 BN
Q2 2022

REVENUE SALES
AED 7.2 BN
FY 2021



THIS IS ABU DHABI

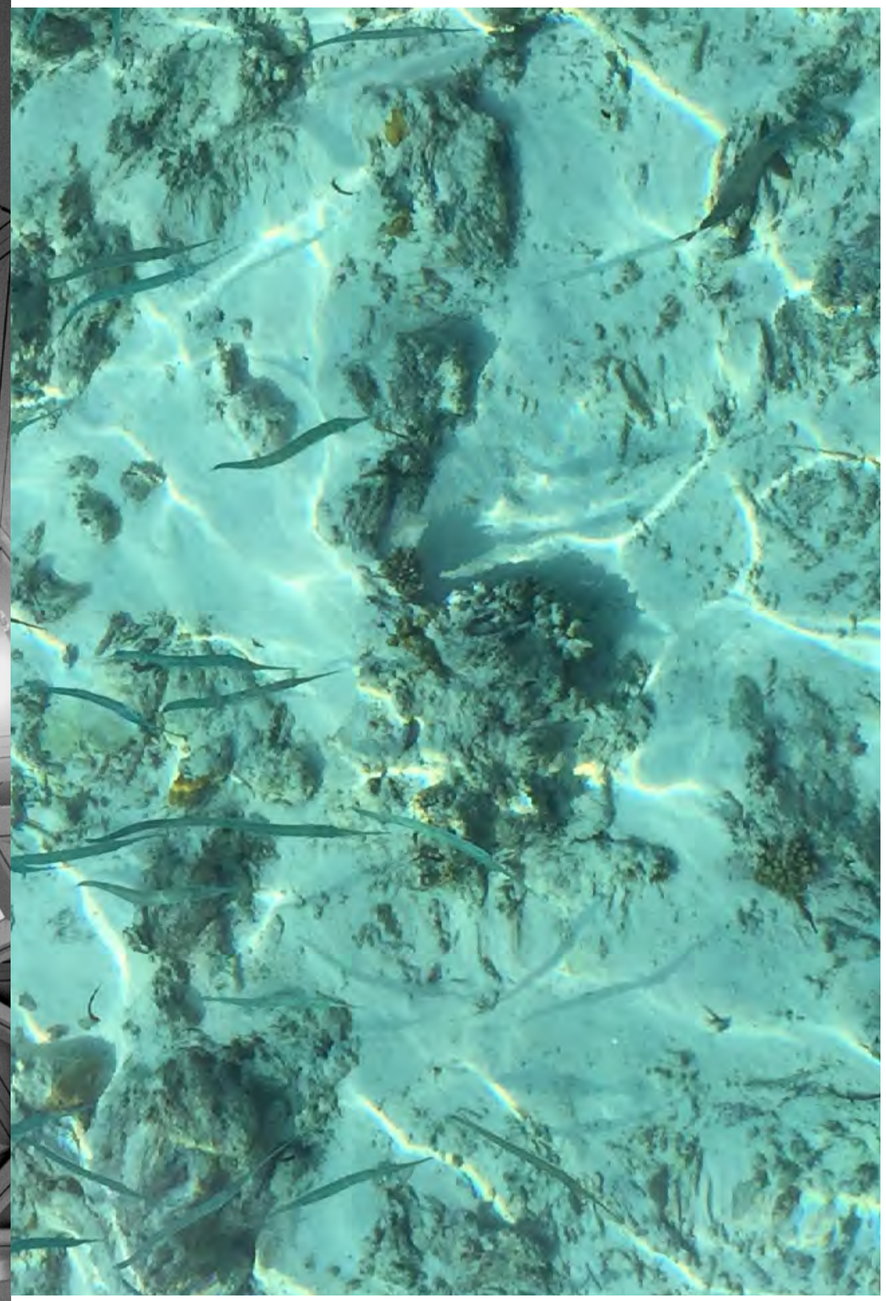


The capital of the UAE, Abu Dhabi is a city with heart. A place that has drawn people from all over the world with its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. A place that people love to call home.

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.





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

SOUL BEACH, MAMSHA AL SAADIYAT

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

MAKE NATURE



YOUR NEIGHBOUR

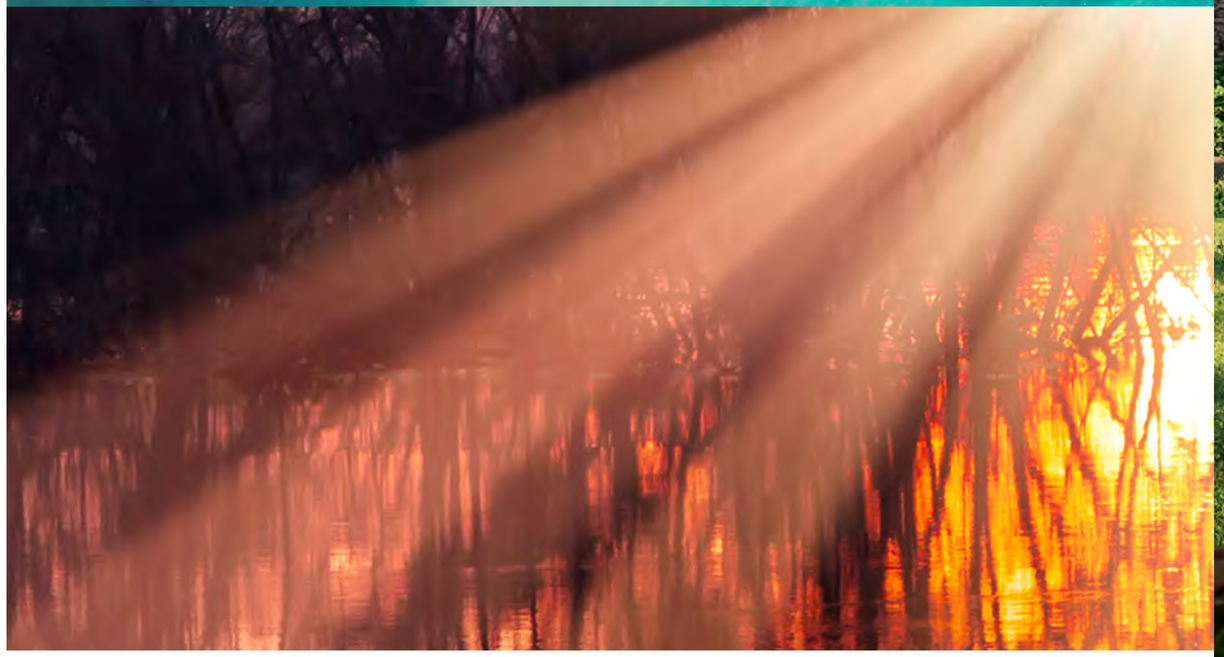
MASTER PLANS



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
THE BRIDGES
SARAYA
AL MARYAH
ISLAND
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.





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.





SKATE PARK

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



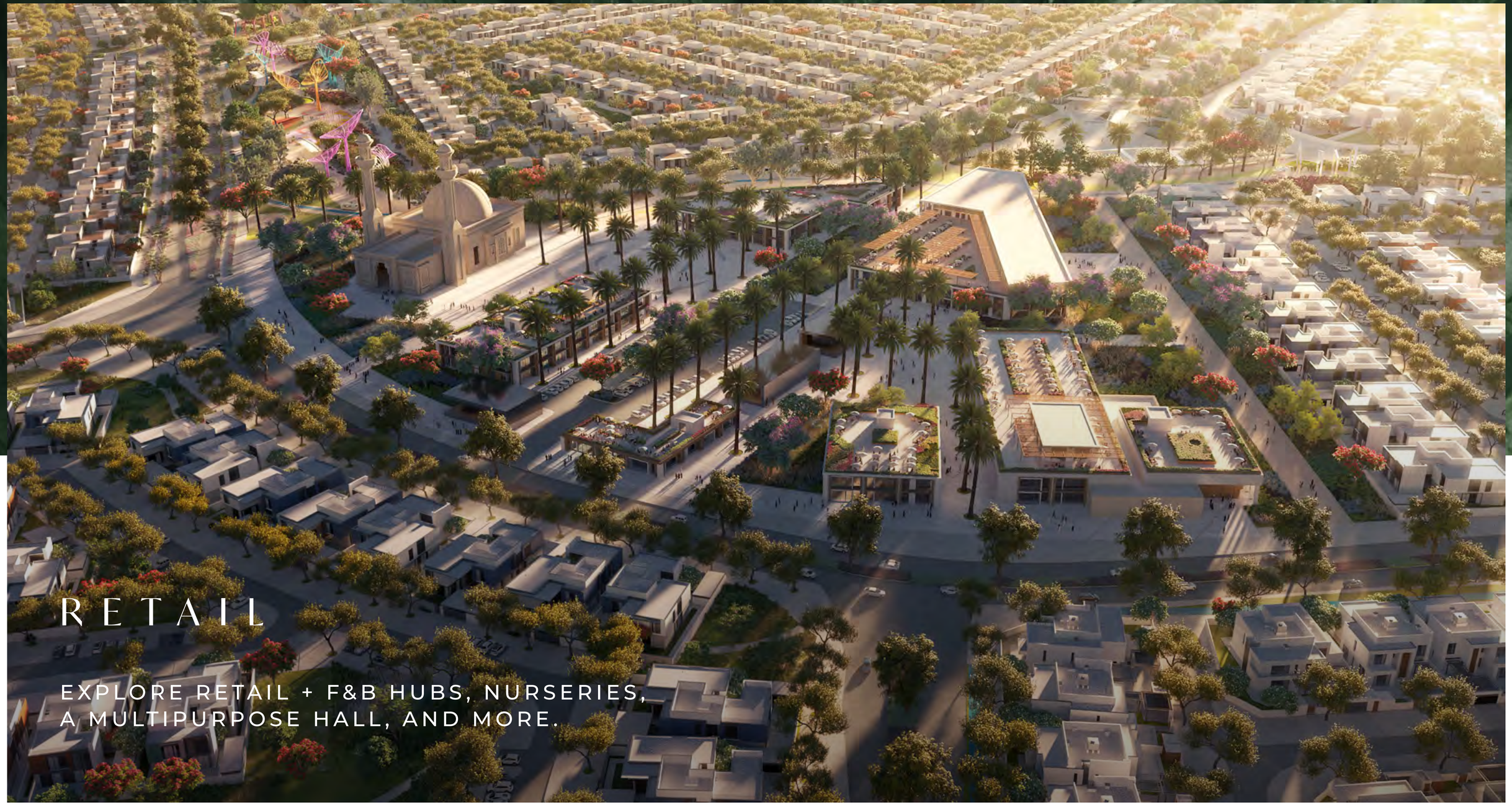
SPORTS COURTS

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.



STANDARD COOL

THROUGHOUT THE VILLA

Interior Doors & Wardrobes



Laminate

Stairs



Marble

General Flooring



Porcelain

General Walls

Paint

General Trim



Brass

KITCHEN

Show Kitchen

Upper Units



Laminate

Wet Kitchen

Upper Units

Laminate

Backsplash and Countertop



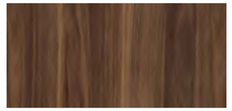
Reconstituted Stone

Backsplash and Countertop



Reconstituted Stone

Lower Units



Laminate

Lower Units



Laminate

BATHROOM

Secondary Bathroom and Powder Room Walls



Porcelain

Bathroom Flooring



Porcelain

Master Bathroom Walls



Porcelain

Vanity Countertop

Reconstituted Stone

Master Bathroom Accent Wall



Porcelain

Vanity Unit



Laminate





STANDARD WARM

THROUGHOUT THE VILLA

Interior Doors & Wardrobes



Laminate

Stairs

Marble

General Flooring

Porcelain

General Walls

Paint

General Trim



Brass

KITCHEN

Show Kitchen

Upper Units



Laminate

Wet Kitchen

Laminate

Backsplash and Countertop



Reconstitued Stone



Reconstituted Stone

Lower Units



Laminate



Laminate

BATHROOM

Secondary Bathroom and Powder Room Walls

Porcelain

Bathroom Flooring

Porcelain

Master Bathroom Walls

Porcelain

Vanity Countertop



Reconstituted Stone

Master Bathroom Accent Wall



Porcelain

Vanity Unit



Laminate





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

Upper Units



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

Upper Units

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



STANDARD	DIFFERENCES	PREMIUM
Porcelain	All Flooring (Except Bedroom & Staircase)	Marble
Porcelain Tiles	All Bedrooms (Inc. Walk-in Closet) Flooring	Engineered Wood Flooring
Laminate on MDF	Show Kitchen / Wardrobe Joinery	Timber Veneer on MDF
Quartz	Wet Kitchen Countertop	Reconstituted Stone
Reconstituted Stone	Guest & Family Washroom / All Bathrooms' Countertop	Marble
Provisions Only	Smart Home Features	**Smart Home Package Provided:** 2 External Security Cameras 1 Main Door Key-pad Entry with Key 1 Doorbell with Camera

STANDARD	DIFFERENCES	PREMIUM
Semi Solid Wooden Door with Laminate Finish	Internal Doors	Semi Solid Wooden Door with Timber Veneer Finish
	Light Fittings	**Additional:** • Concealed Linear LED Strips for Coves • Concealed Below Cabinets Linear LED Strips for Kitchen Counter Tops
• 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	White Goods – Show Kitchen	• 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
	White Goods – Wet Kitchen	**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.

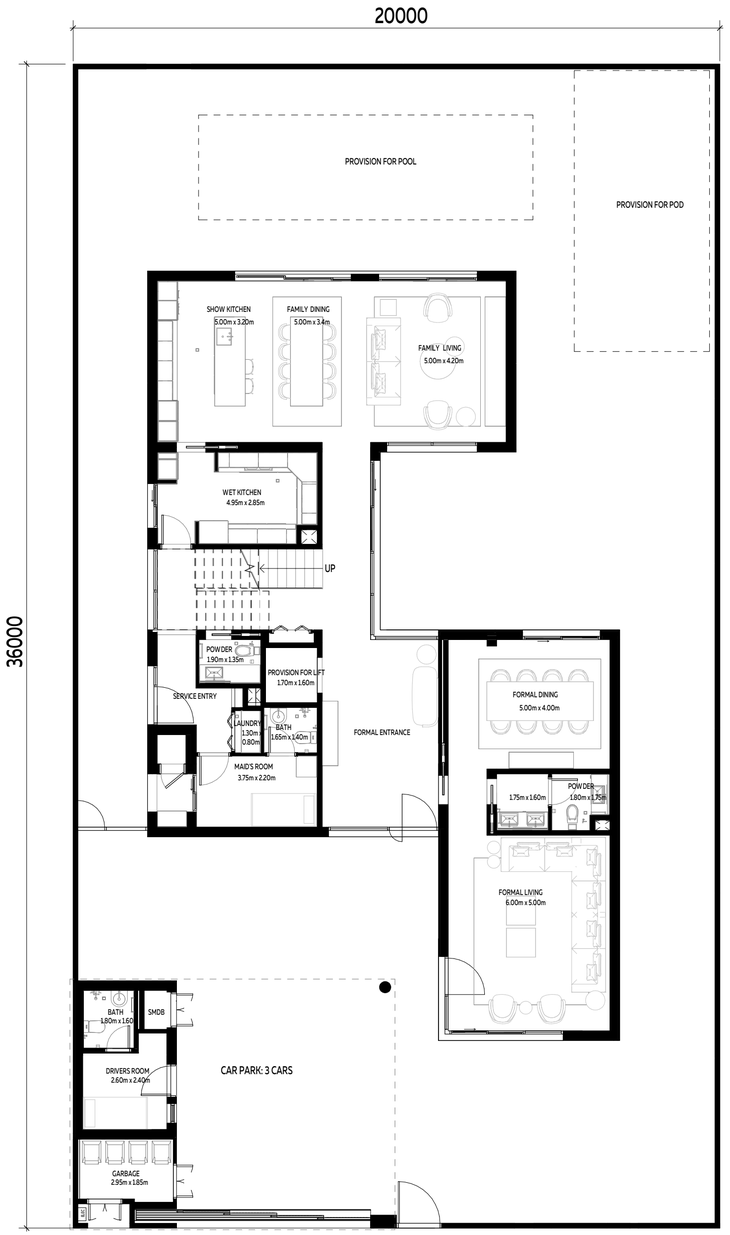

ENJOY THE FRESH
FEEL OF NATURE
ALL AROUND.



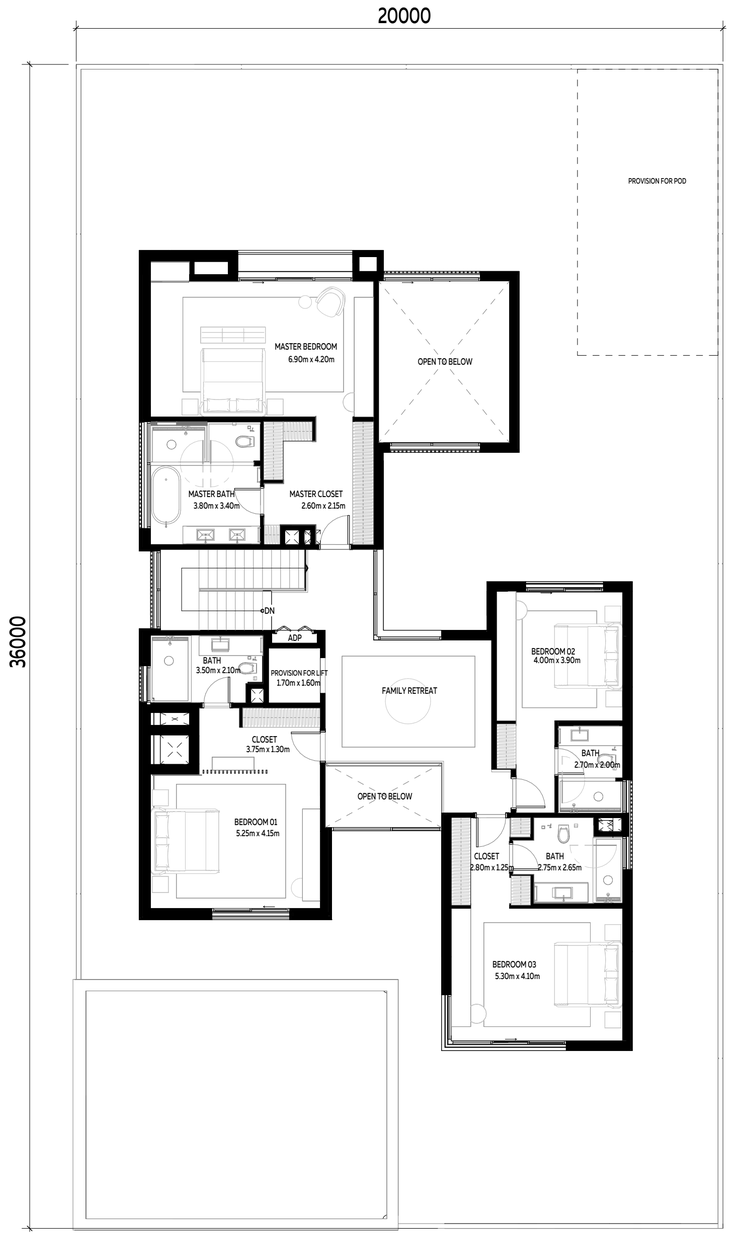
AN ELEGANT ENTRANCE TO
YOUR NATURAL HABITAT.

4 BEDROOMS VILLA
+ MAID'S ROOM

INTERNAL SELLABLE AREA: 464.7 SQM



GROUND FLOOR

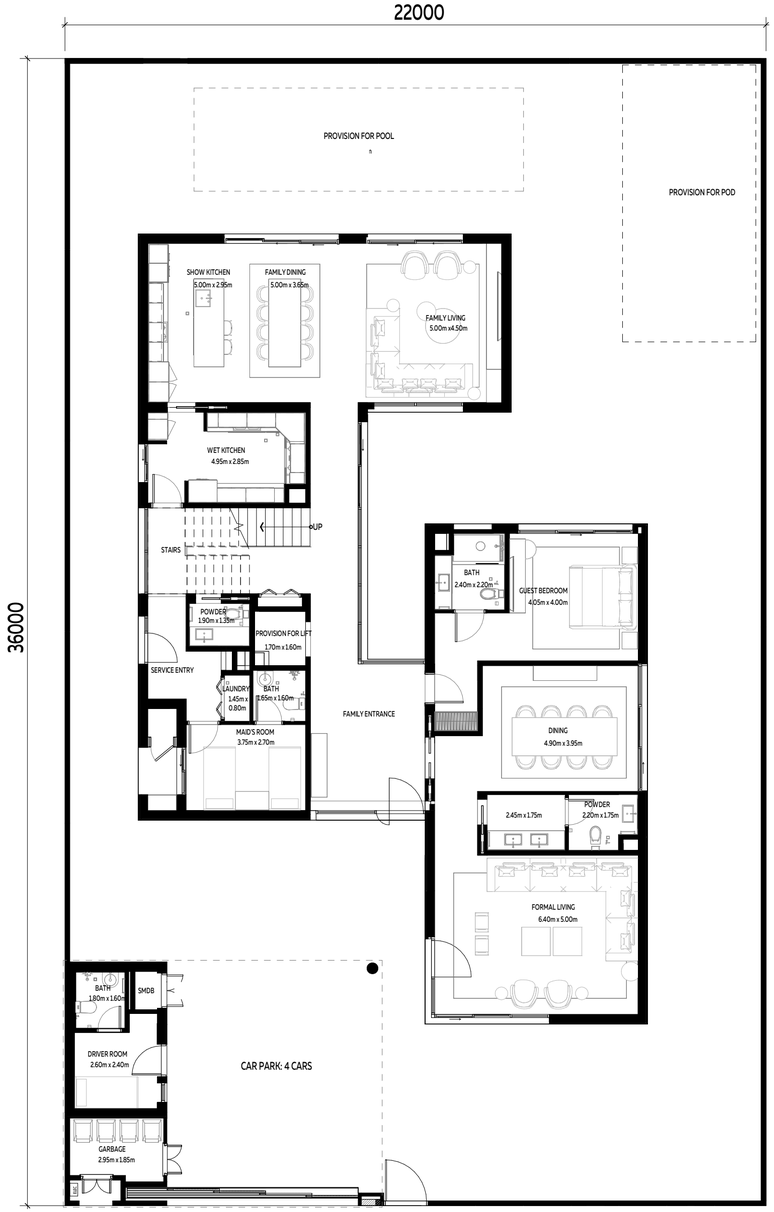


FIRST FLOOR

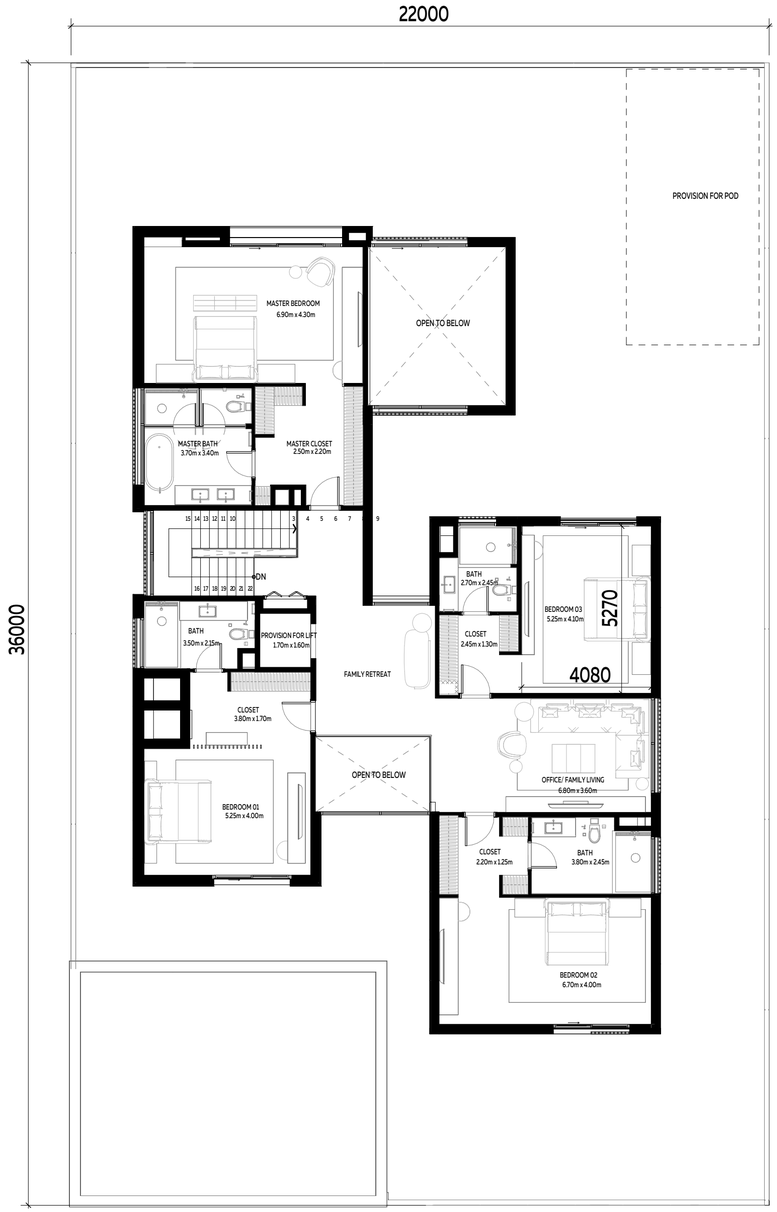
Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Aldar makes no representation of warranty in relation to any of the information shown. Please note that the pool, the pod, and the elevator are additional elements that are not included in the initial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

5 BEDROOMS VILLA
+ MAID'S ROOM

INTERNAL SELLABLE AREA: 544.6 SQM



GROUND FLOOR

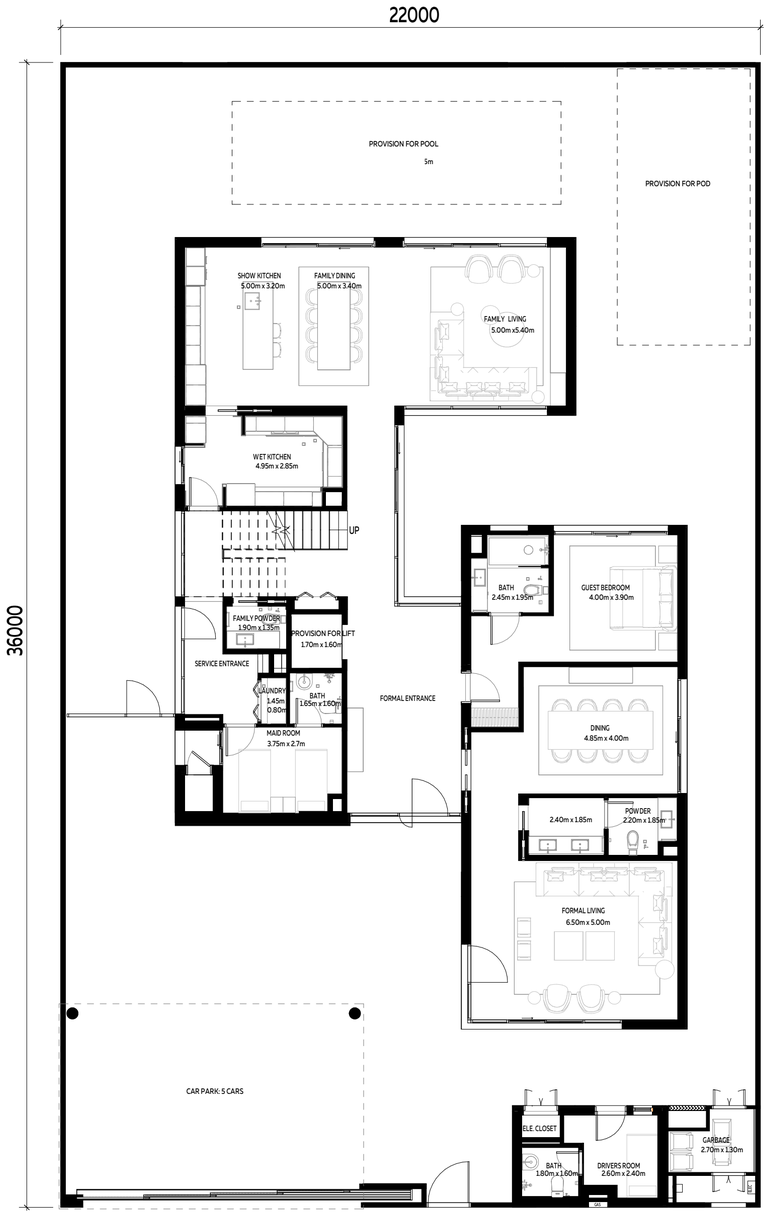


FIRST FLOOR

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6 BEDROOMS VILLA
+ MAID'S ROOM

INTERNAL SELLABLE AREA: 591.4 SQM



GROUND FLOOR



FIRST FLOOR

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ENJOY THE FRESH
FEEL OF NATURE
ALL AROUND.



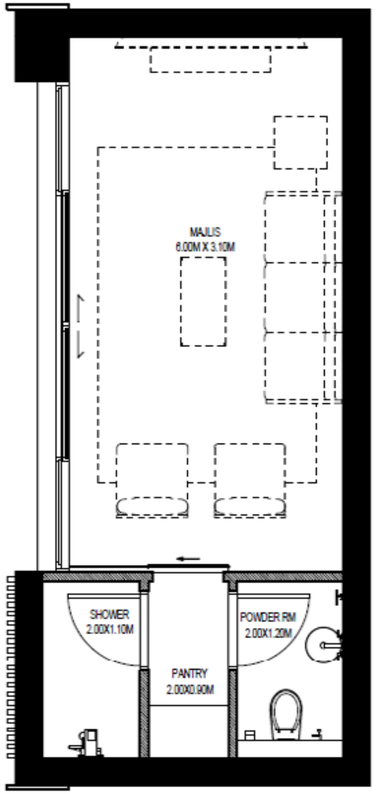
OPTION TO ADD A MULTIPURPOSE SPACE (POD)

GSA – 35 SQM

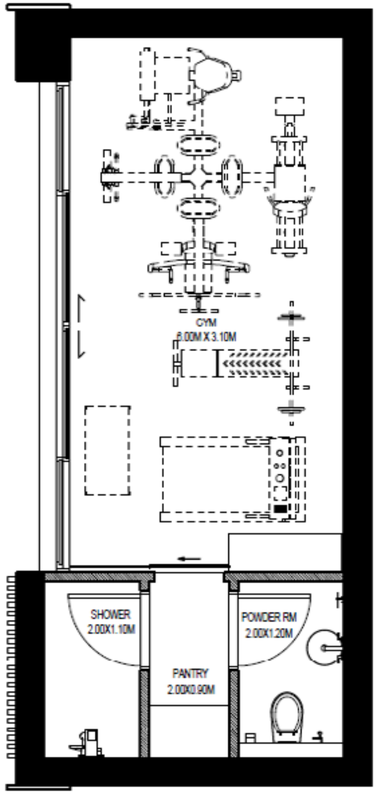
POD TYPE 1

MULTIPURPOSE SPACE - POTENTIAL USES

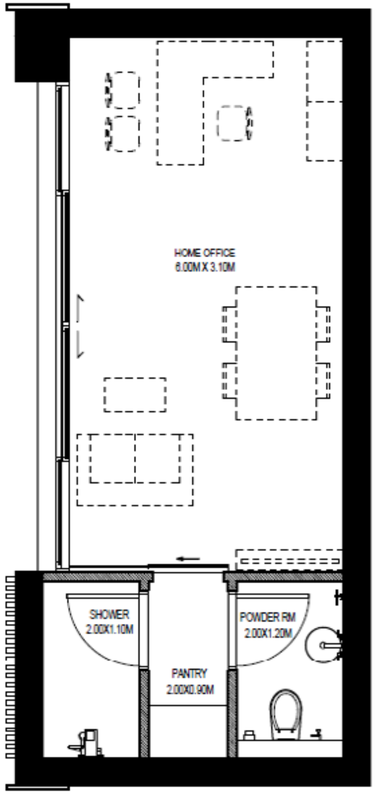
GSA – 35 SQM



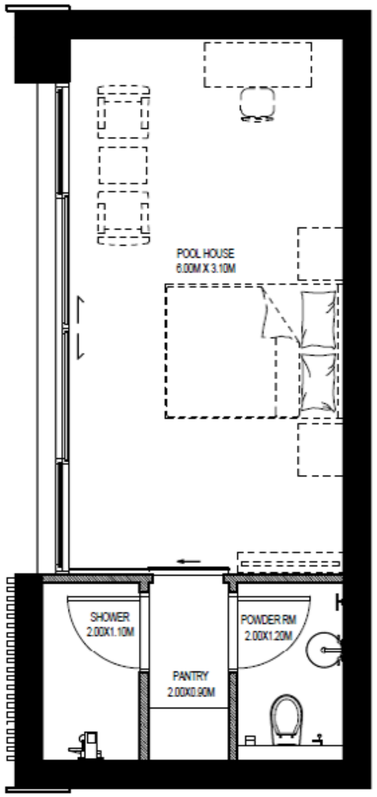
MAJLIS LAYOUT



GYM LAYOUT



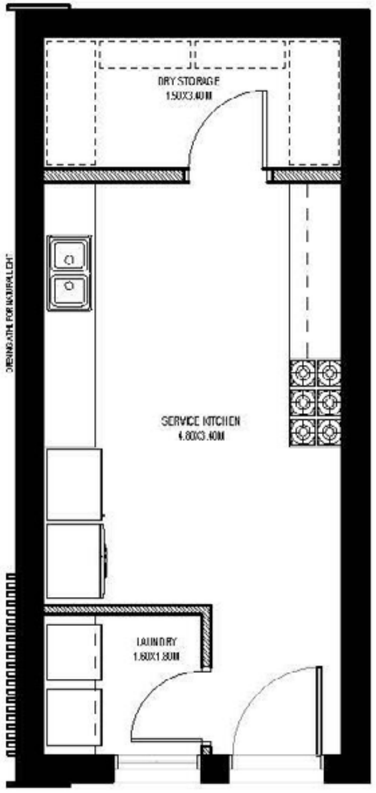
HOME OFFICE



POOL HOUSE

POD TYPE 2

KITCHEN
GSA – 35 SQM



KITCHEN POD

KITCHEN POD DON'T INCLUDE WHITE GOODS



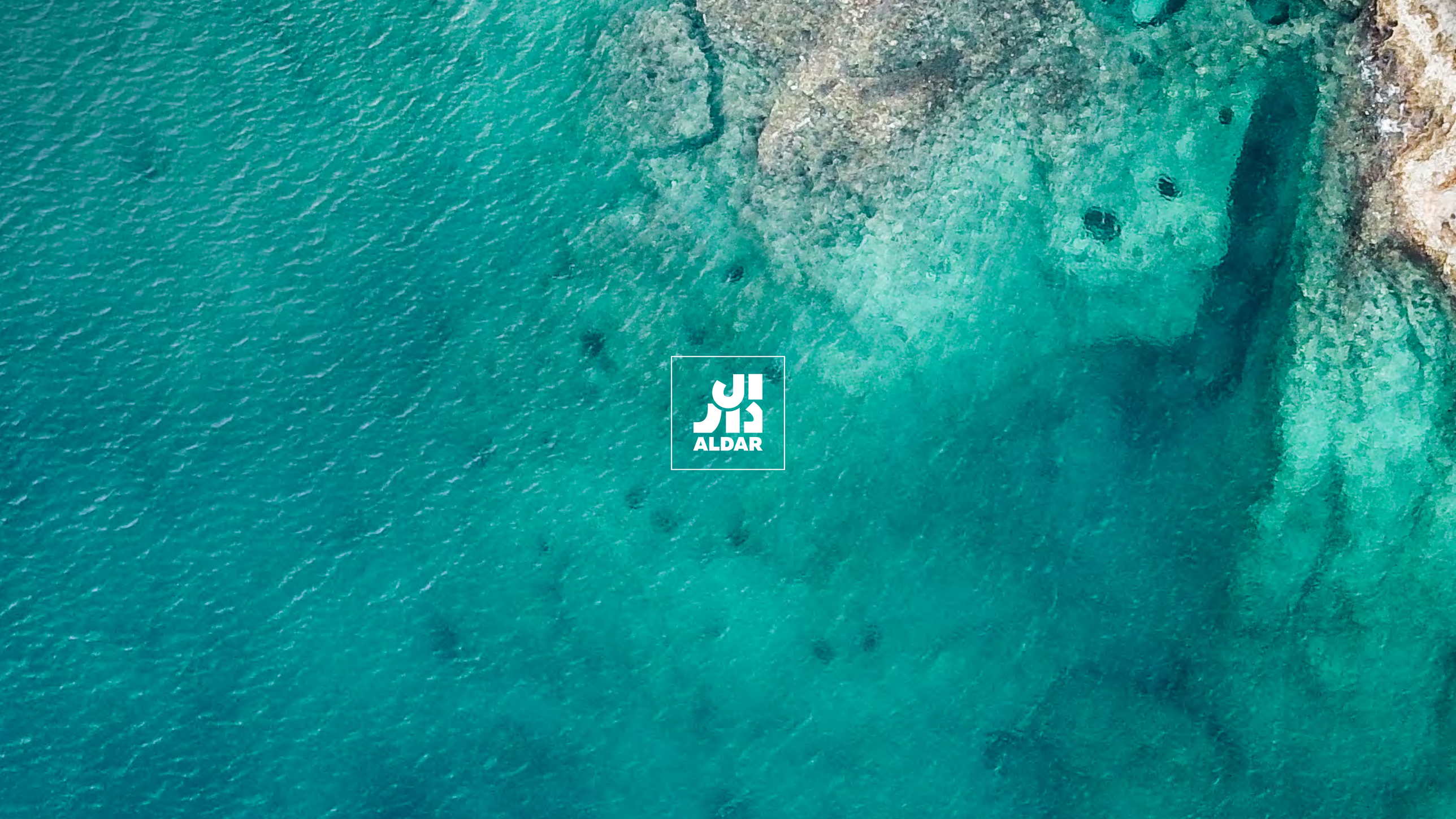
DESIGNED FOR SUSTAINABLE LIVING

Built from recycled materials and fitted with the latest sustainable features, your home will allow you to live lightly and make a positive impact on the environment.

VILLA SUSTAINABILITY FEATURES

- HIGH SOLAR REFLECTANCE ROOF MATERIAL
- LED LIGHT FIXTURES
- SOLAR HOT WATER
- LOW VOC PAINT
- LOCALLY SOURCED MATERIALS
- HIGHLY EFFICIENT GLAZING AND INSULATION
- LOW-FLOW FIXTURES




ALDAR