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

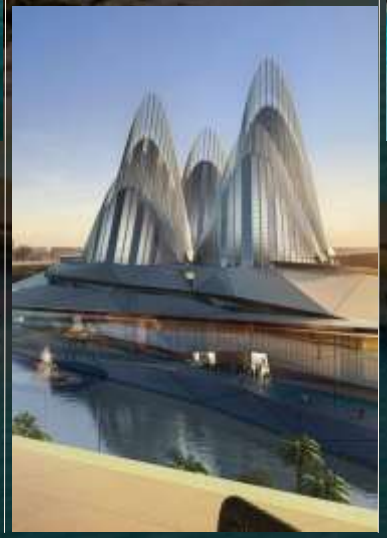
01



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





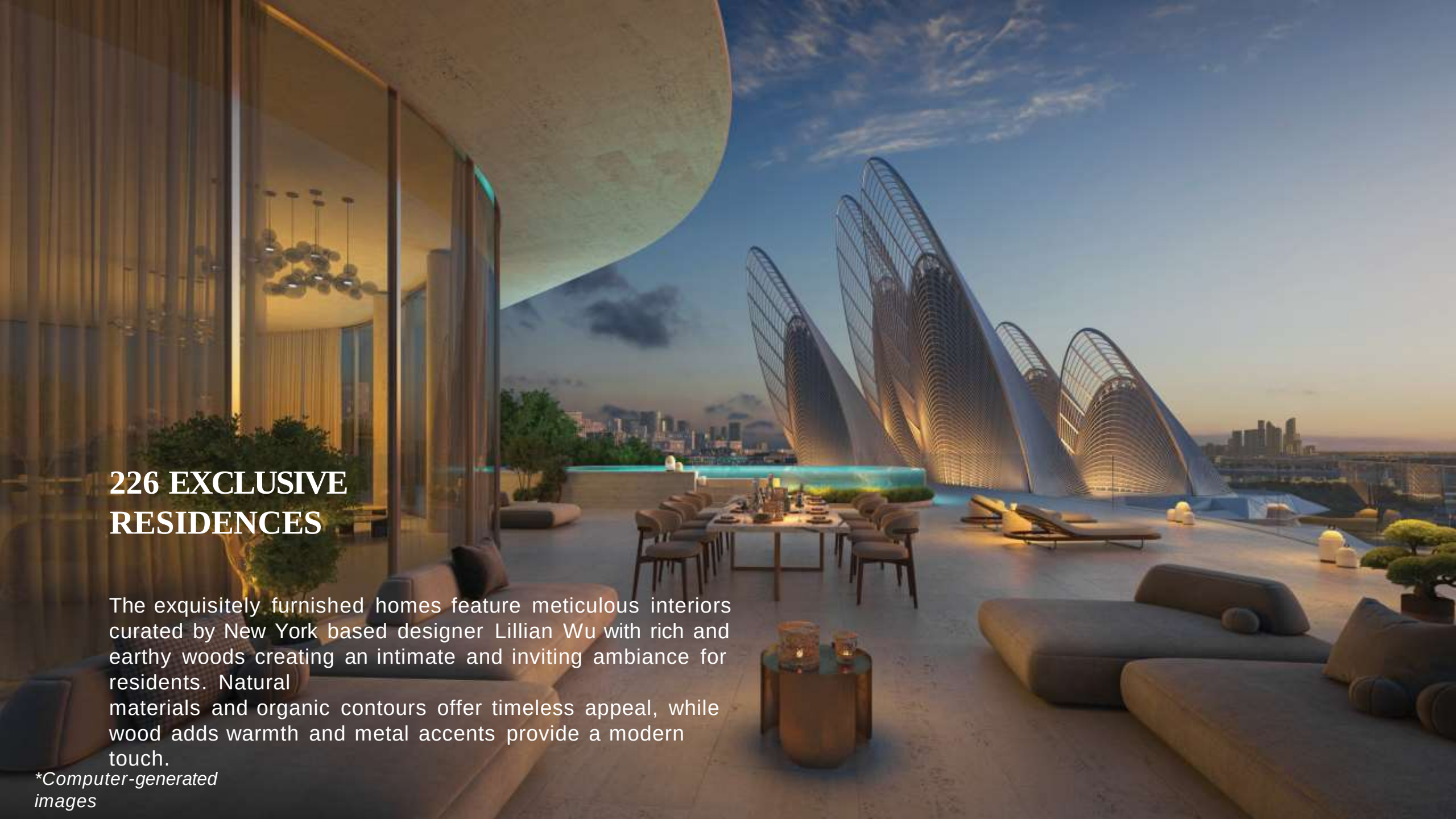
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A NEW WAY OF LIVING

Mandarin Oriental Residences in Saadi- yat 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.

**Computer-generated images*



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

*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*



**Computer-generated images*



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*Computer-generated images

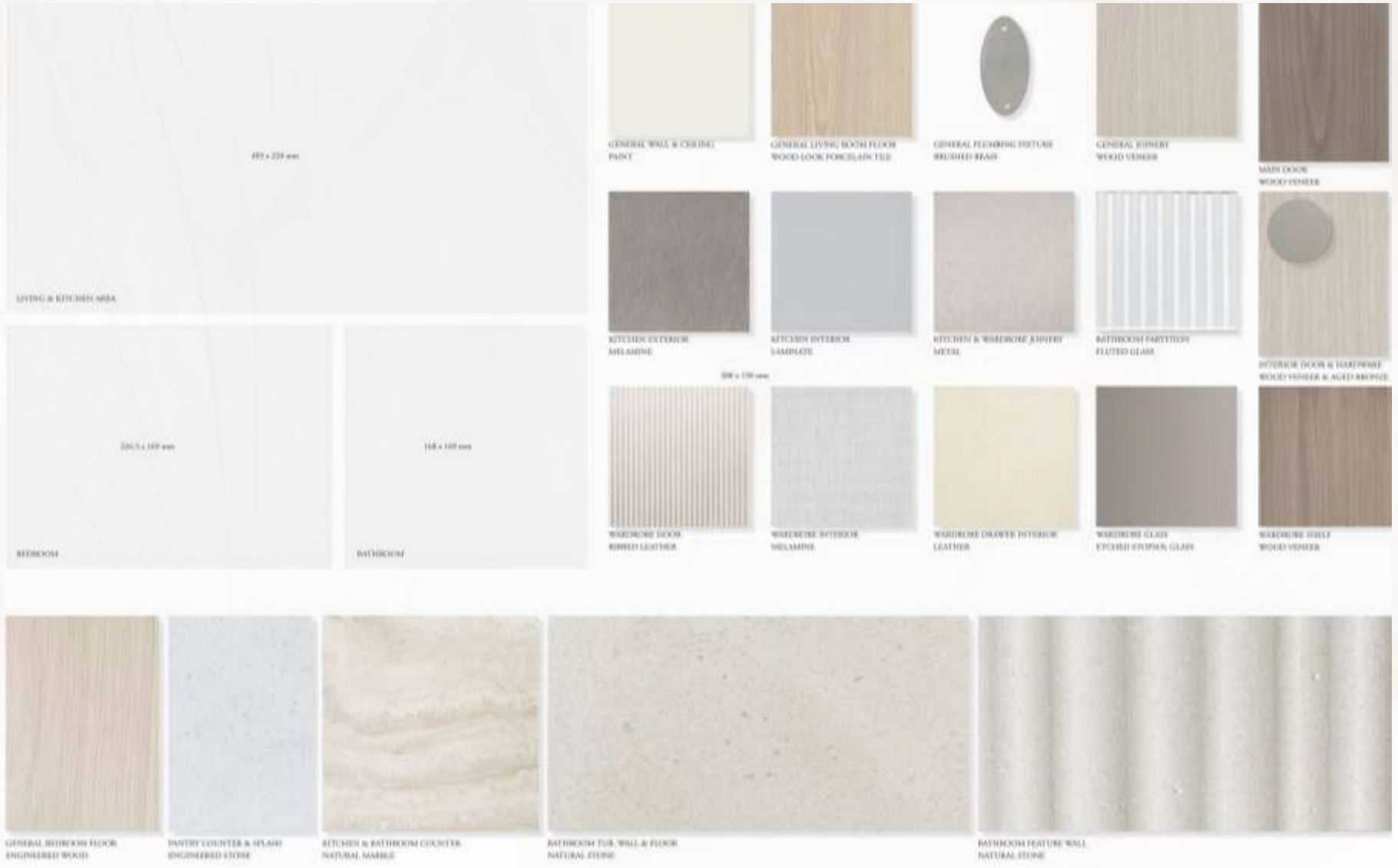


FINISHES

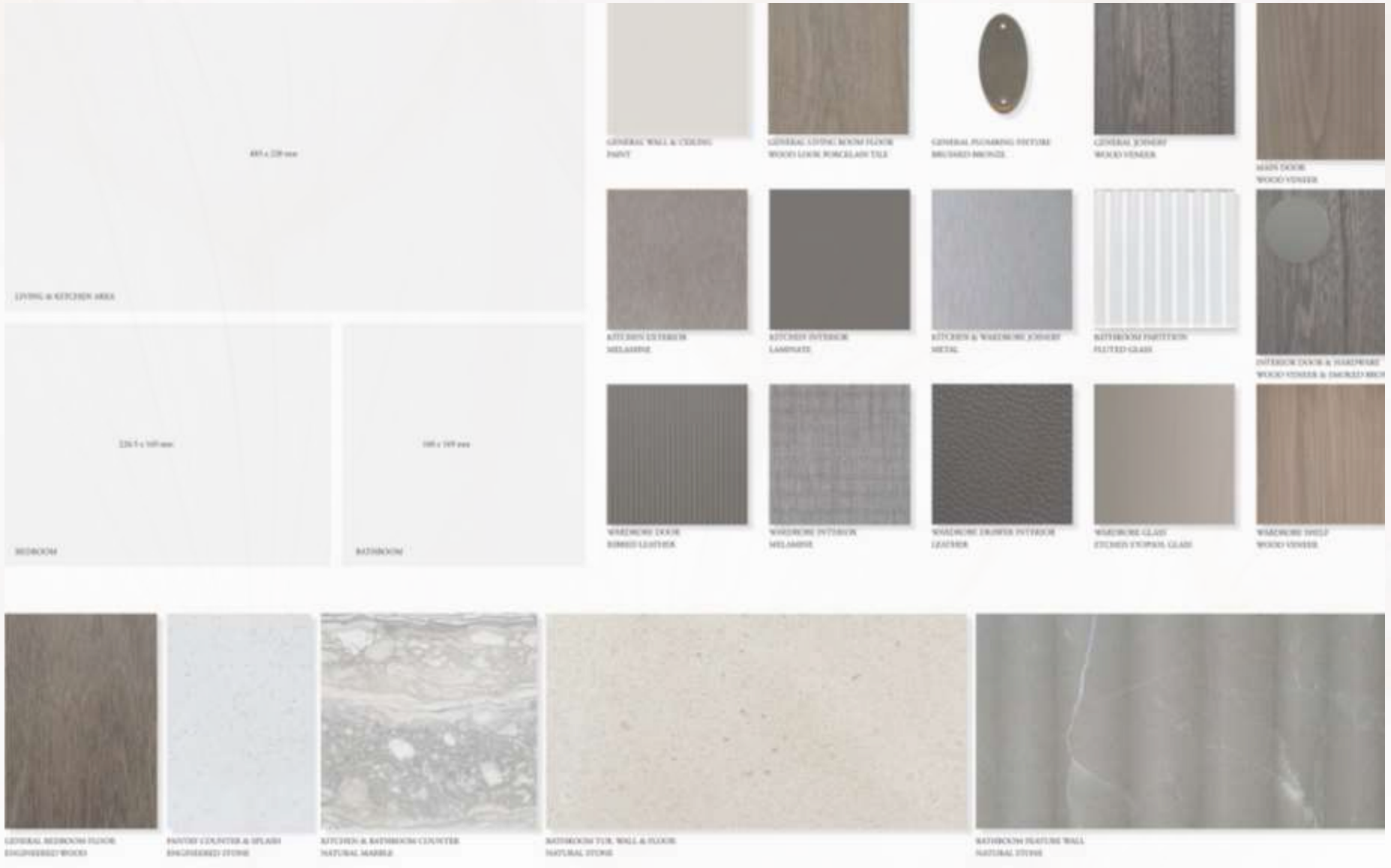
Throughout the development, natural materials blended with organic contours create a timeless appeal where light flows beautifully, and natural woods add warmth and character alongside metal accents offering a modern flair to the surroundings.

**Computer-generated images*

LIGHT SCHEME



DARK SCHEME





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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		


ALDAR