

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 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





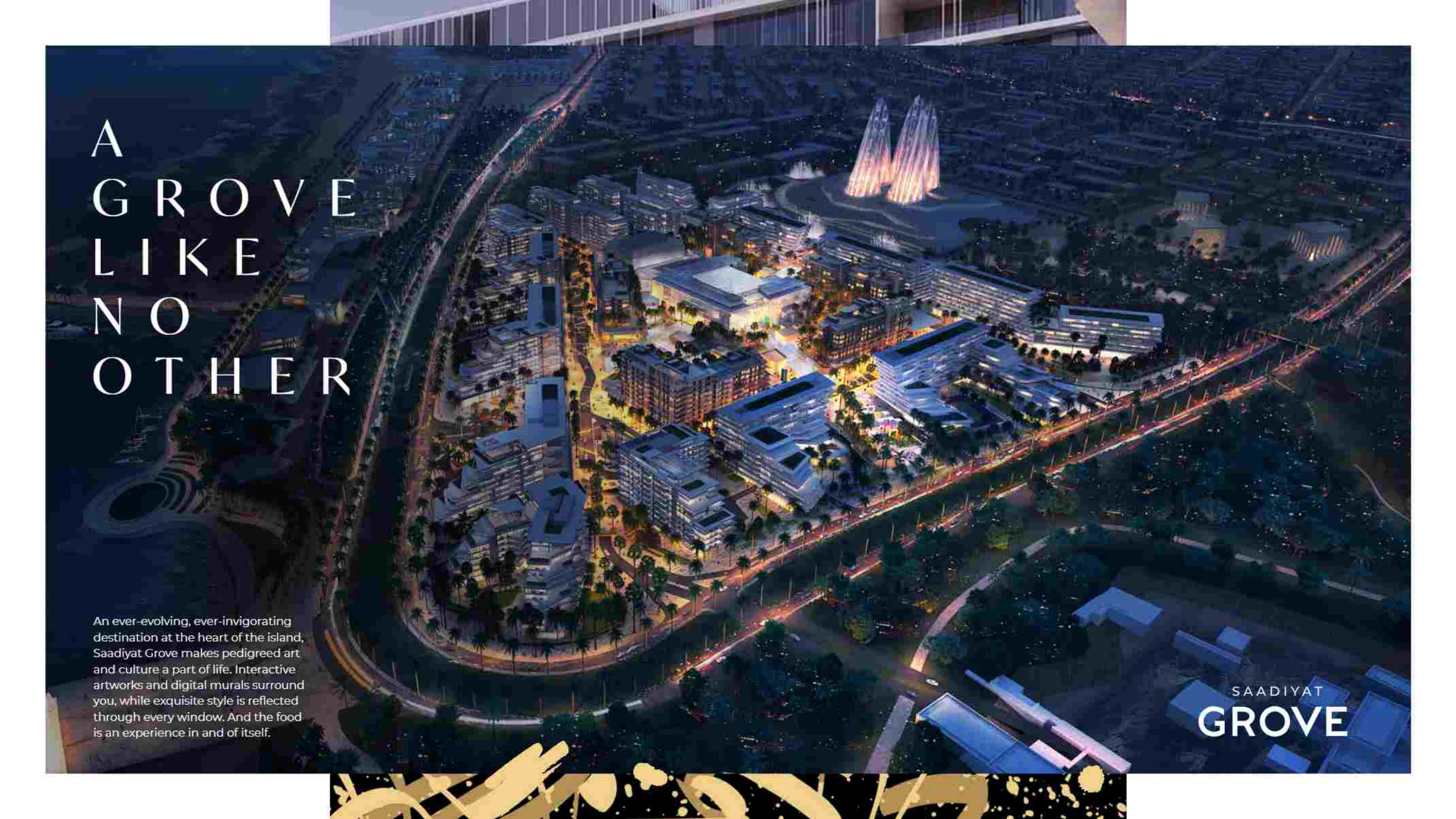
THIS IS ABU DHABI

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.

An aerial night-time photograph of the Saadiyat Grove development in Abu Dhabi. The image shows a cluster of modern, multi-story buildings with illuminated facades and flat roofs. The development is surrounded by lush greenery, including palm trees and landscaped gardens. In the background, the iconic twin towers of the Louvre Abu Dhabi are visible, their spires glowing with light. The overall scene is a vibrant mix of urban architecture and natural elements, captured under the dark sky of the night.

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

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.

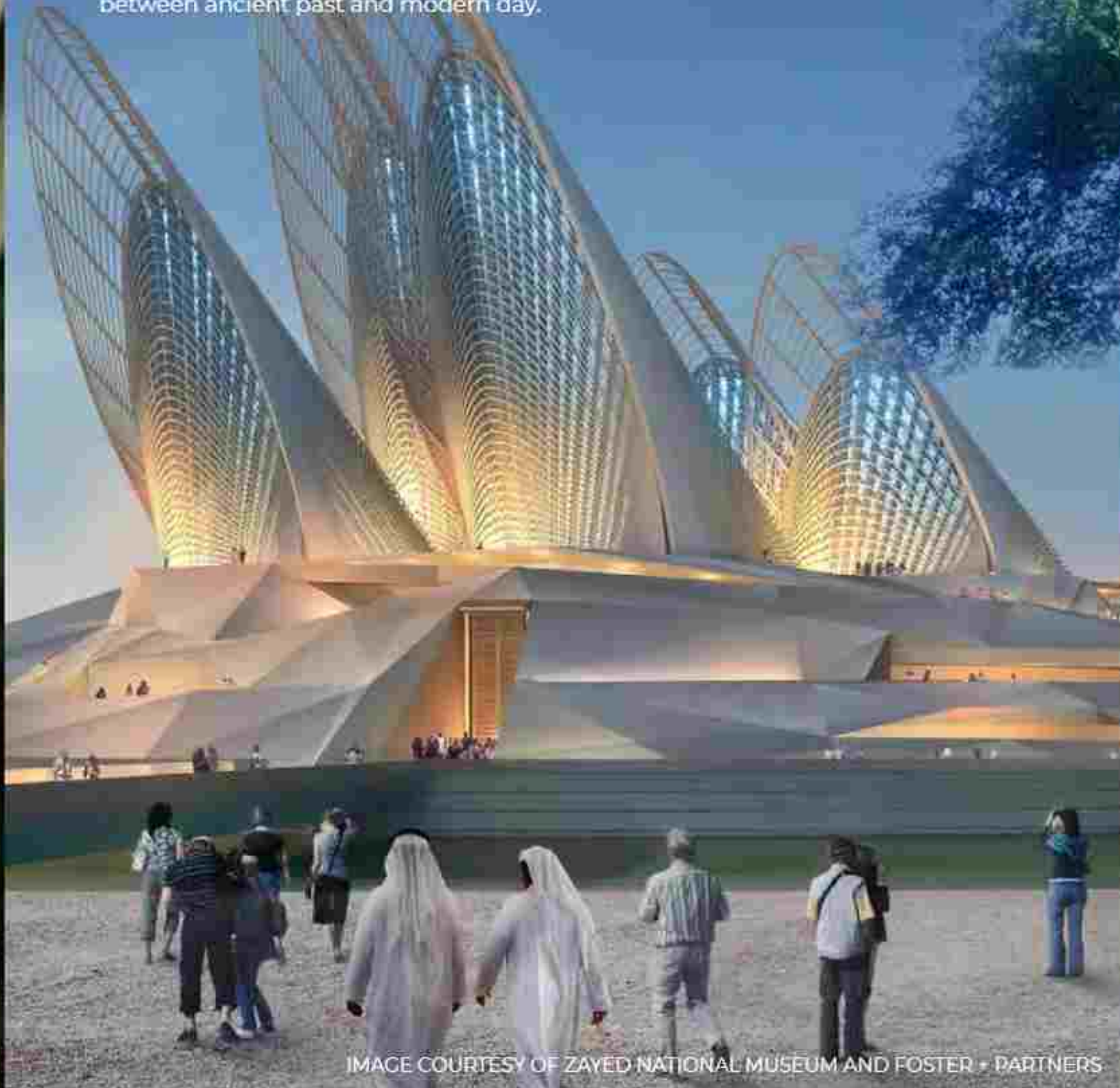


IMAGE COURTESY OF ZAYED NATIONAL MUSEUM AND FOSTER + PARTNERS

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

A photograph of the Louvre Abu Dhabi dome, featuring a complex, white, geometric lattice pattern. The dome is set against a sky with large, white, billowing clouds. In the foreground, there are dark, thin branches with small, reddish-brown leaves. The overall mood is serene and architectural.

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.



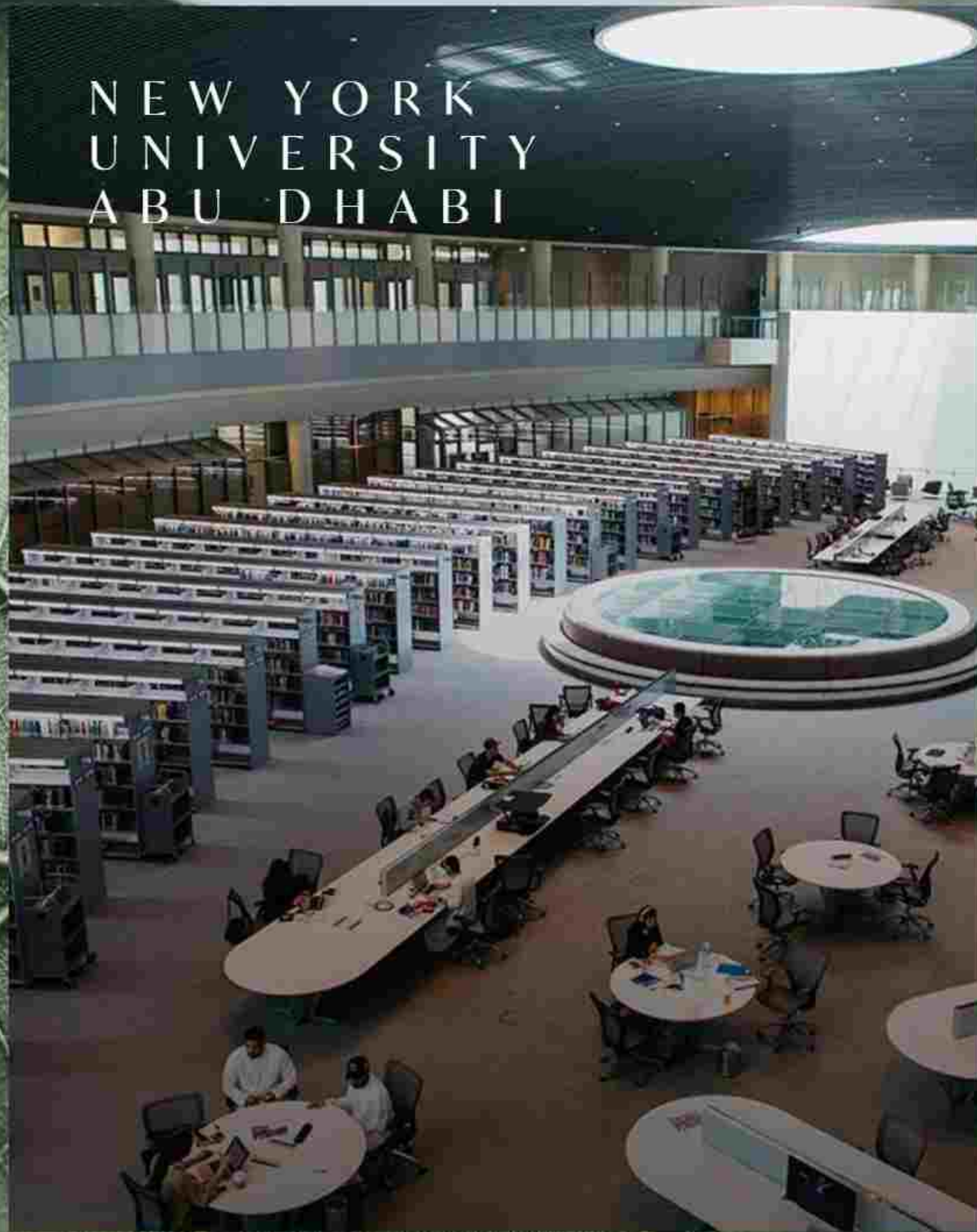
IMAGE COURTESY OF DEPARTMENT OF CULTURE AND TOURISM - ABU DHABI

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.



NEW YORK
UNIVERSITY
ABU DHABI




CRANLEIGH
ABU DHABI



M A K E N A T U R E



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

A woman wearing a black abaya is sitting on the edge of a wooden boat in a lagoon. To her left, a large pink flamingo stands in the shallow water. In the background, there are modern, multi-story villas with white and orange accents, surrounded by lush greenery and palm trees. The sky is blue with some clouds. The overall scene is peaceful and scenic, highlighting the natural beauty and modern amenities of Saadiyat Island.

Live immersed in the beauty of Saadiyat Island, at Saadiyat Lagoons. Sustainably designed mangrove villas, surrounded by over 900,000m² of protected wilderness. Close to world-class education, world-renowned culture and Saadiyat Grove retail that's out of this world, this is a community that connects culture to convenience, and nature to people.

An aerial perspective rendering of a coastal development master plan. The image shows a large body of water on the left, with a curved shoreline and a 5 km waterfront trail highlighted in green. The land is densely packed with residential buildings, mostly with reddish-brown roofs, and interspersed with greenery and palm trees. A winding road or path runs along the waterfront. In the upper left, the words "MASTER PLAN" are written in a large, white, serif font. In the lower left, the text "5 KM WATERFRONT TRAIL" is written in a smaller, white, sans-serif font. The overall scene is bathed in a warm, golden light, suggesting a sunset or sunrise. The water is a mix of dark blue and green, with some white birds or seagulls flying over it. The land area is divided into various plots and zones, with some areas appearing more developed than others. The overall impression is one of a well-planned, modern coastal community.

MASTER PLAN

5 KM WATERFRONT TRAIL



WELCOME TO SAADIYAT LAGOONS,

The exclusive first community for UAE Nationals is to be released at the heart of the development of Saadiyat Lagoons. Nestled between the bustling Cultural Spine lined with food, art and music, and the tranquil Eco Corniche alive with wildlife, homes here offer the best of culture and nature right outside the front door.



LIFE AMONG
THE MANGROVES



▪ SAADIYAT
BEACH CLUB

▪ SAADIYAT BEACH GOLF CLUB

GUGGENHEIM
ABU DHABI

▪ MAMSHA AL SAADIYAT

JAWAHER
▪ SAADIYAT

LOUVRE ABU DHABI

▪ SAADIYAT GROVE

▪ 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

▪ THE GATE &
ARC TOWERS

REEM ISLAND

▪ BURJ
MOHAMMED
BIN RASHID

▪ WORLD
TRADE CENTER



SUSTAINABLY
DESIGNED &
BEAUTIFULLY
FINISHED

An aerial photograph showing three dolphins swimming in clear, turquoise water. The dolphins are dark grey and their tails are visible above the surface. The water has a vibrant greenish-blue hue.

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 perspective of a modern linear park. A winding wooden boardwalk with a metal railing runs through the center, flanked by lush tropical landscaping including palm trees and various green plants. To the right of the boardwalk is a wide, paved pedestrian path with colorful vertical banners. Further right is a large, open green lawn area. In the background, there are playground structures, including a large blue slide and a red slide, and a few people are visible walking and playing. The overall atmosphere is bright and sunny, with shadows cast by the trees and structures.

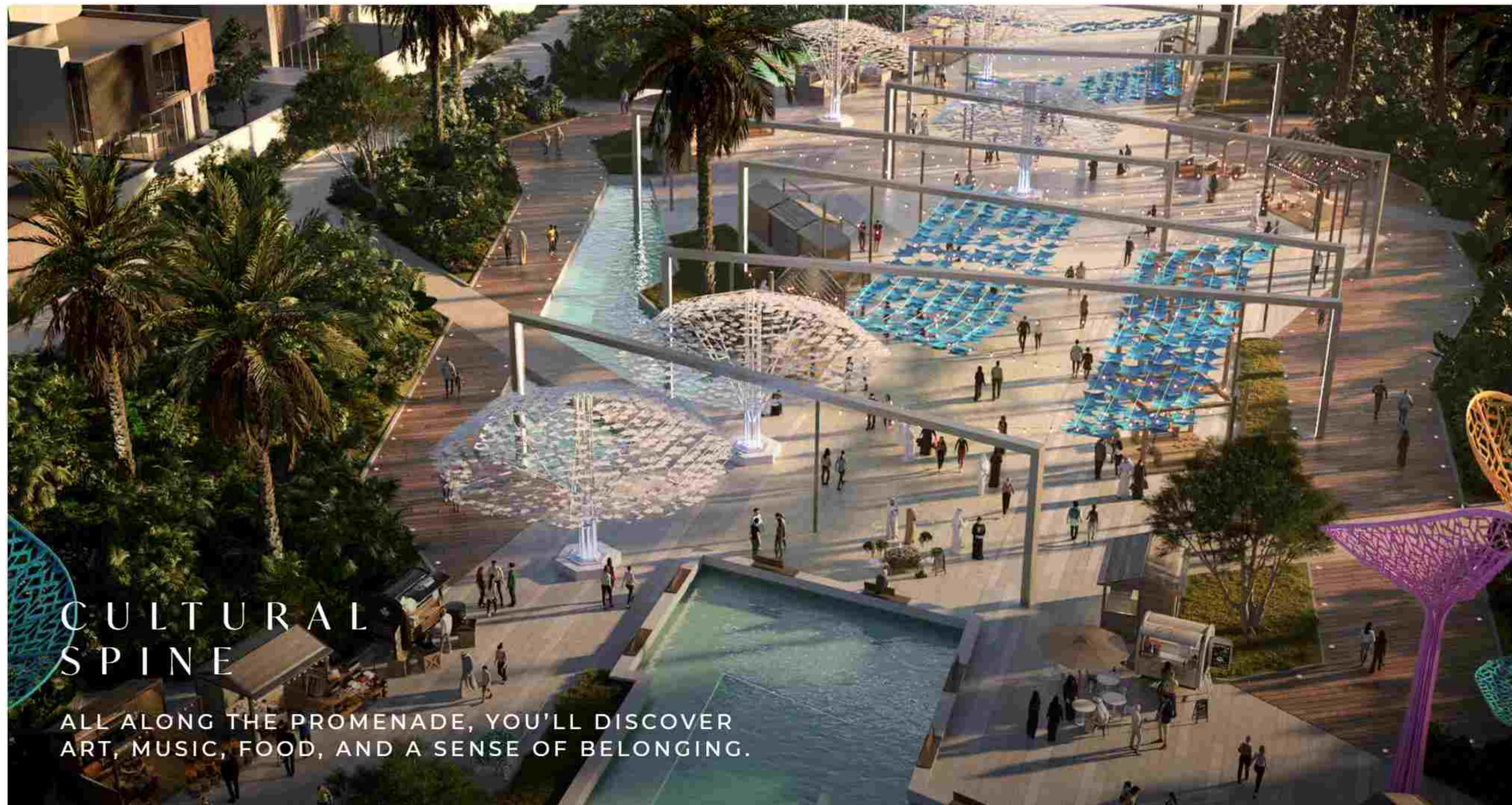
LINEAR PARK

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.



CULTURAL SPINE

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

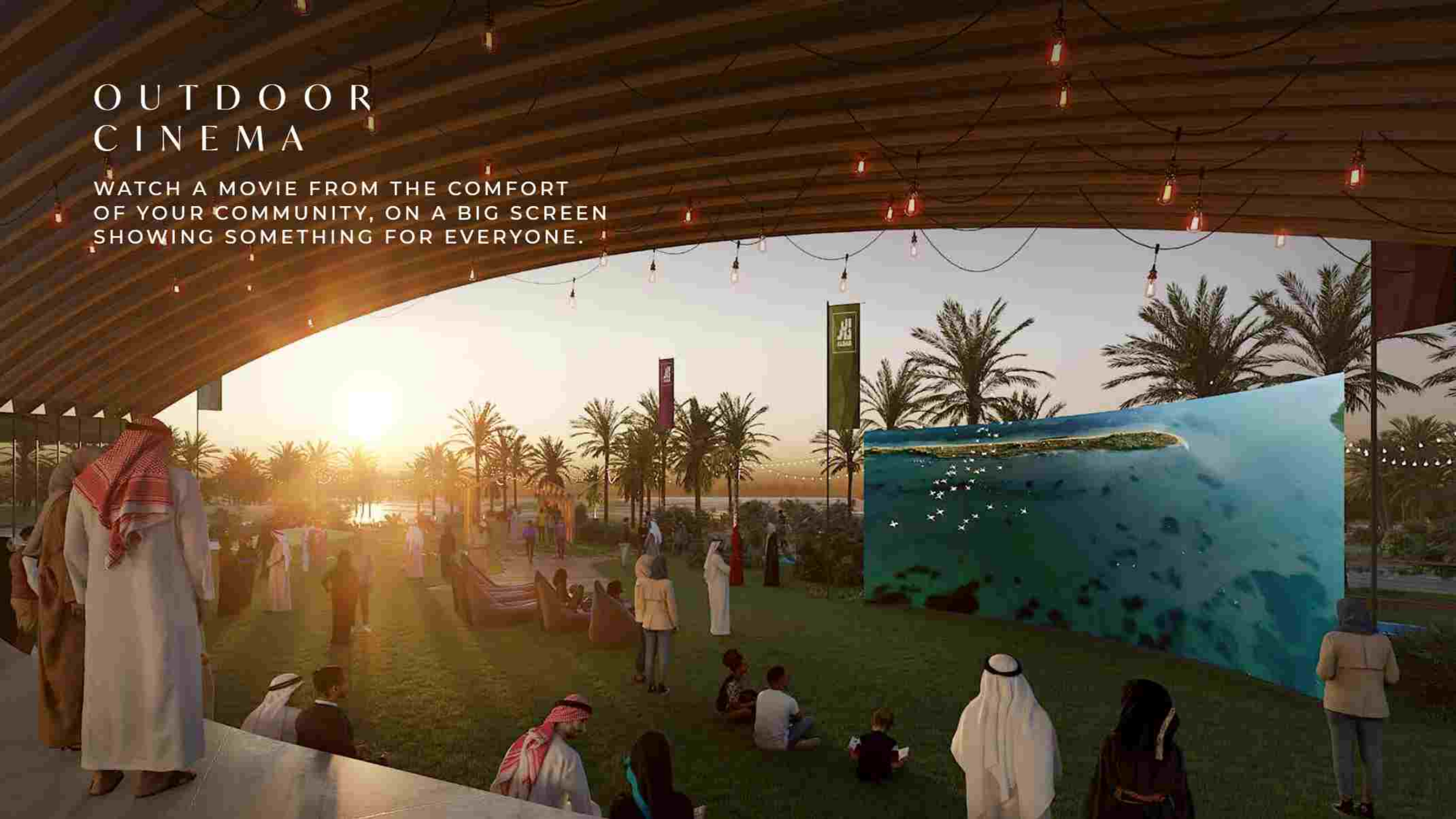


ADVENTURE PARK

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

OUTDOOR CINEMA

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



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. A young child in the foreground is wearing a black helmet, a white t-shirt, and protective gear, performing a trick on a ramp. In the background, other children are playing on the park's features, including a half pipe and a ramp with a striped canopy. The park is surrounded by lush greenery and palm trees under a clear blue sky.

SKATE PARK

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



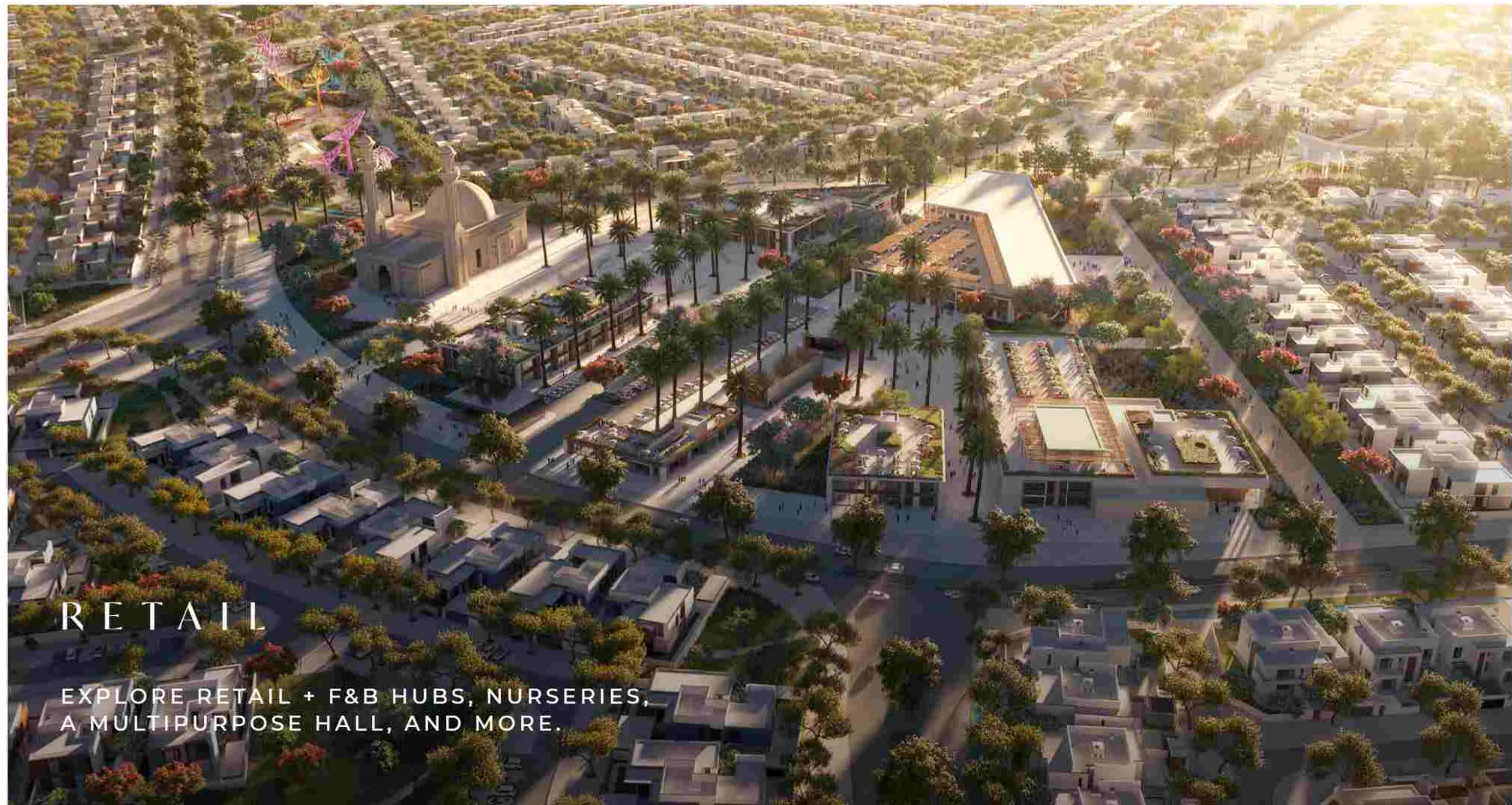
SPORTS COURTS

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

A vibrant park scene featuring a blue bike track and a paved walking path. In the background, three large, colorful, mushroom-shaped structures in blue, purple, and yellow stand prominently. The park is filled with lush greenery, including palm trees and various plants. People are seen walking and cycling, creating a sense of community and activity. The sky is clear and blue, suggesting a sunny day.

WALKING PATHS & BIKE TRACKS

FOLLOW YOUR FEET THROUGH
A FEATURE - FILLED COMMUNITY.

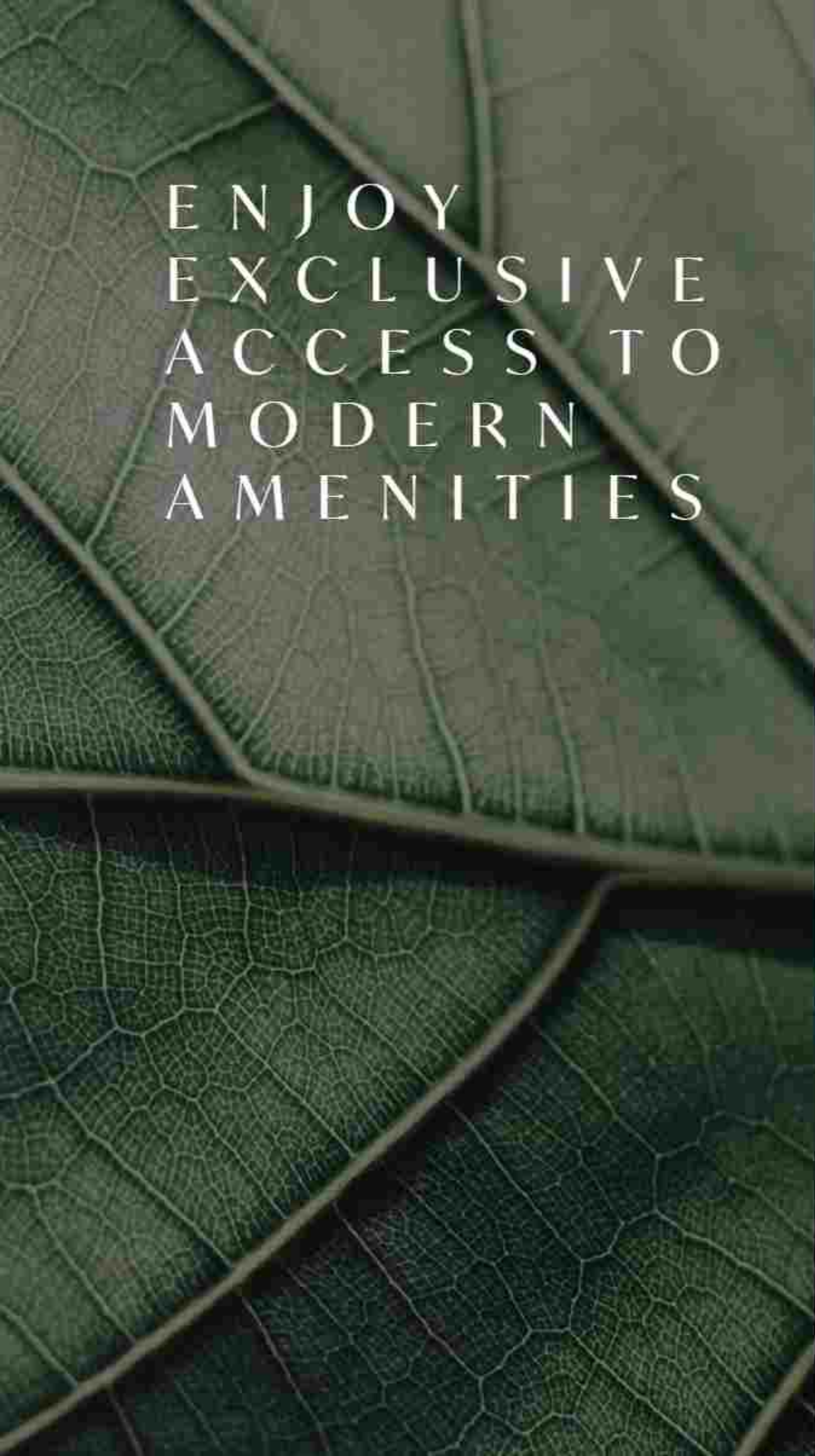


RETAIL


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



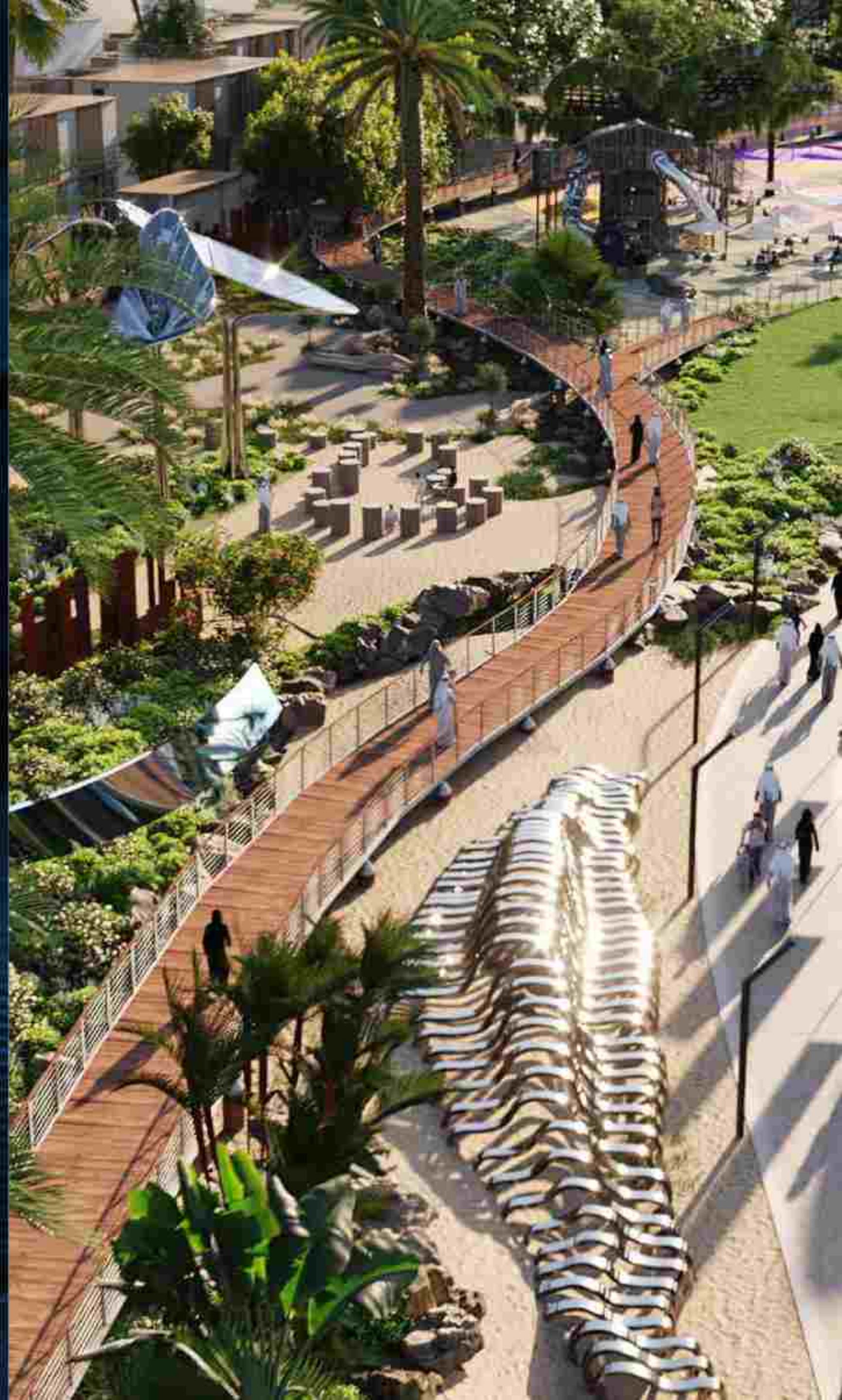
MOSQUE



ENJOY EXCLUSIVE ACCESS TO MODERN AMENITIES



- ADVENTURE PARK
- SKATE PARK
- FARMER'S MARKET
- ECO CORNICHE
- OUTDOOR CINEMA
- RETAIL + F&B HUBS
- PICNIC & BBQ AREA
- ART INSTALLATIONS
- CULTURAL SPINE
- PURPOSE EVENT HALL
- SPORT COURTS
- SCHOOL & EARLY LEARNING CENTRE
- HEALTH CLINIC
- GROCERY STORES
- MOSQUES
- COMMUNITY MAJLIS'





AN ELEGANT ENTRANCE TO
YOUR NATURAL HABITAT.



LIVE IN HARMONY
WITH THE ISLAND.

TREE-LINED
STREETS LEADING TO
THE GREAT OUTDOORS.



HOMES THAT WELCOME
THE OUTSIDE IN.



DETAILS THAT MAKE ALL THE DIFFERENCE

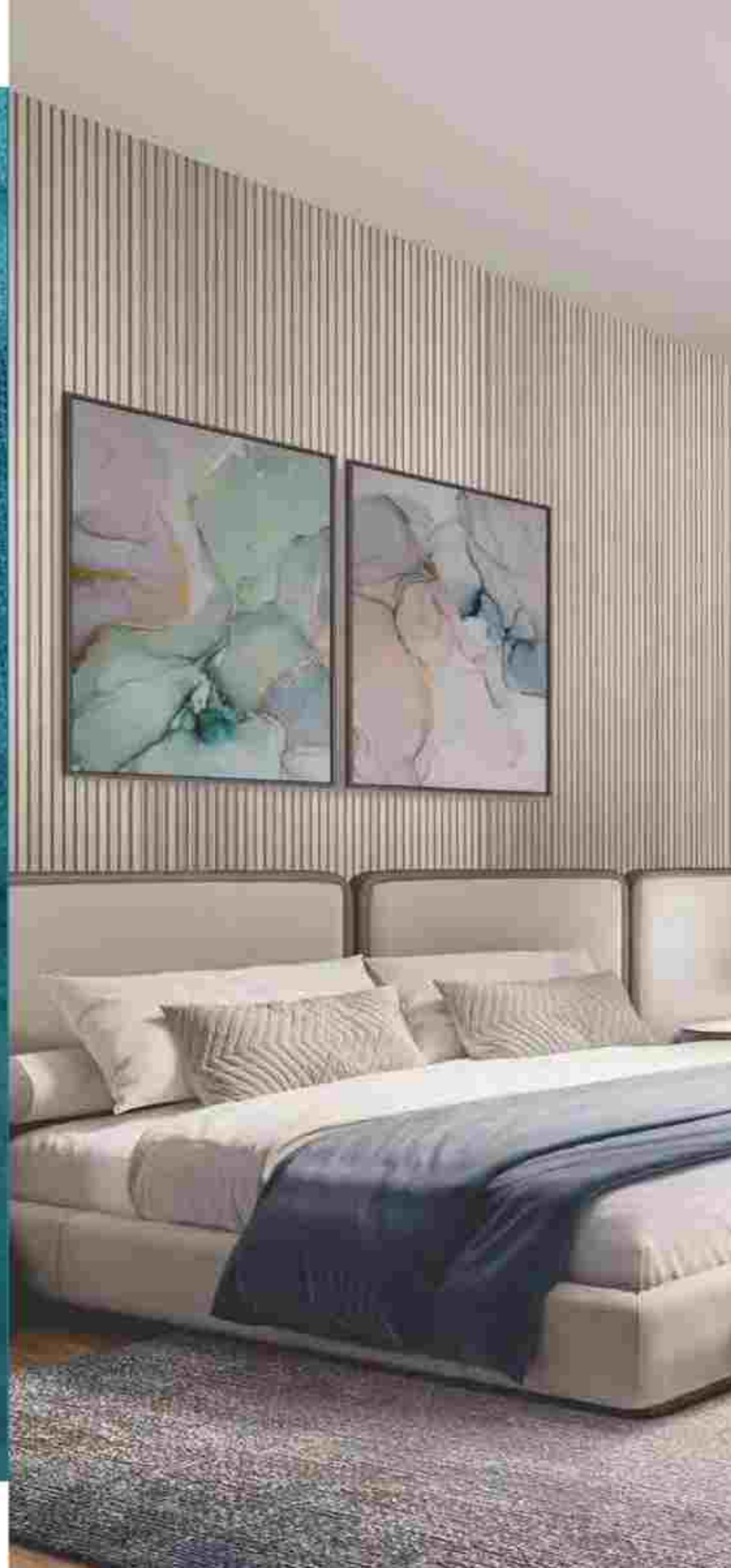


Give your home a personal touch, with a selection of high-end customisations. Choose from tastefully warm or refreshingly cool colour schemes, and from standard or premium finishes, as you make your villa your own. You can also opt to have a private pod in the garden; the perfect space for a sumptuous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



Laminate

Wet Kitchen
Upper Units



Laminate

Backsplash and Countertop



Reconstituted 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

STANDARD WARM



THROUGHOUT THE VILLA

Interior
Doors &
Wardrobes



Laminate

Stairs



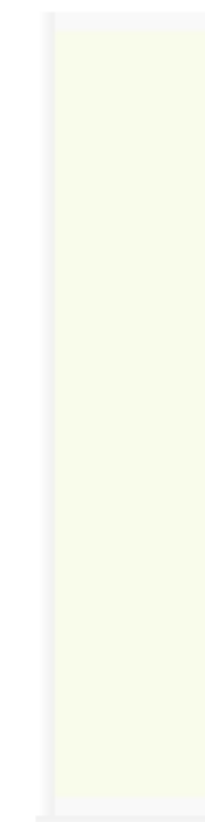
Marble

General
Flooring



Porcelain

General
Walls



Paint

General
Trim



Brass

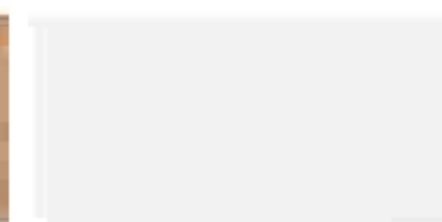
KITCHEN

Show Kitchen



Laminate

Wet Kitchen
Upper Units



Laminate

Backsplash and Countertop



Reconstituted 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

PREMIUM COOL



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

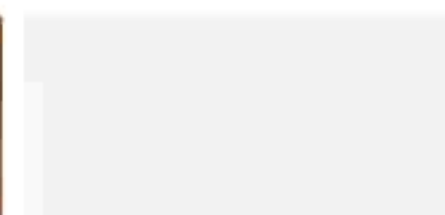
Show Kitchen

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

PREMIUM
WARM



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

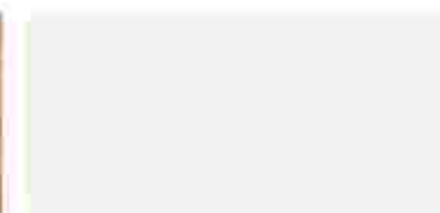
KITCHEN

Show Kitchen



Wooden Veneer

Upper Units



Laminate

Wet Kitchen

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



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.





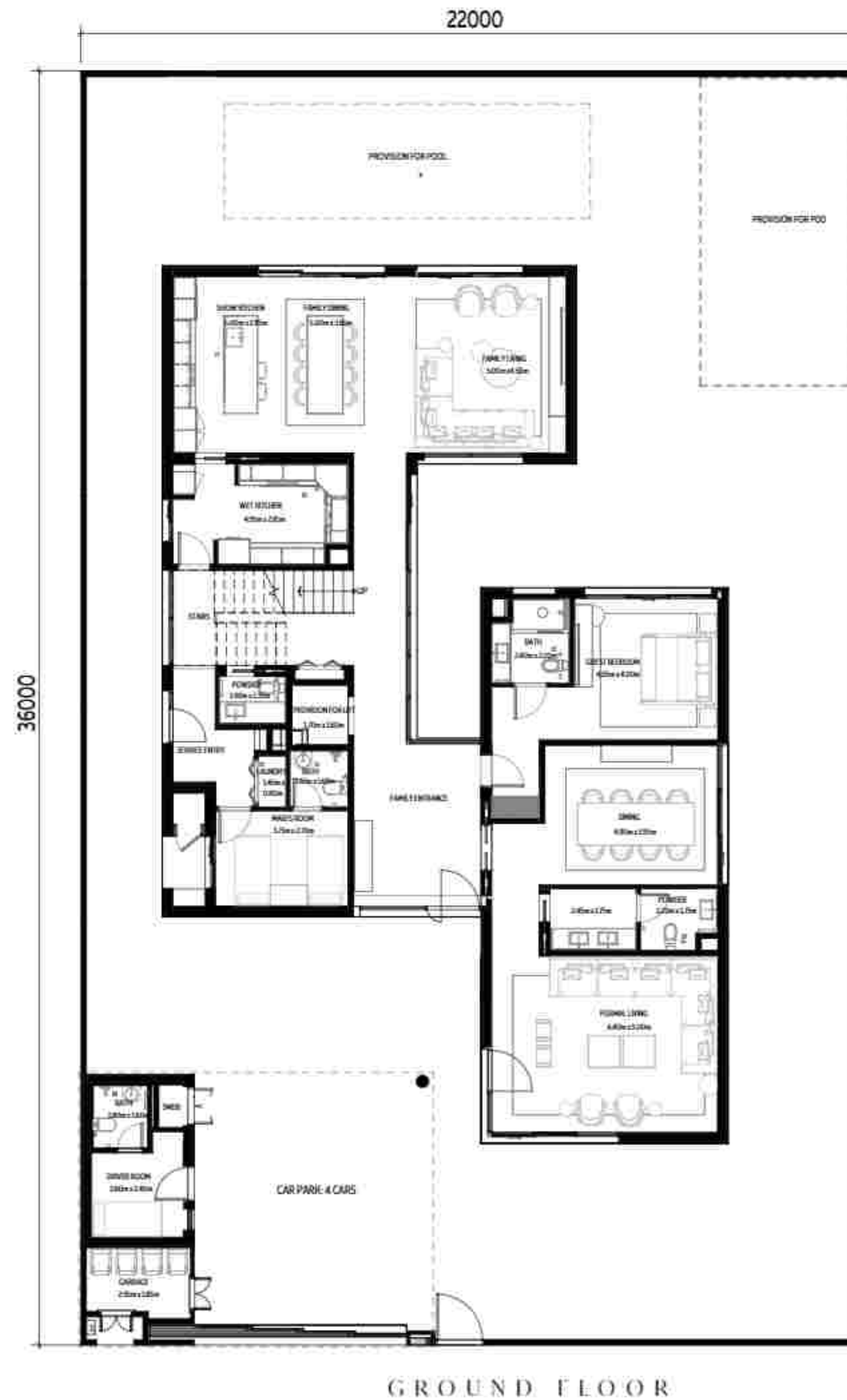
WAKE TO THE
DAWN CHORUS



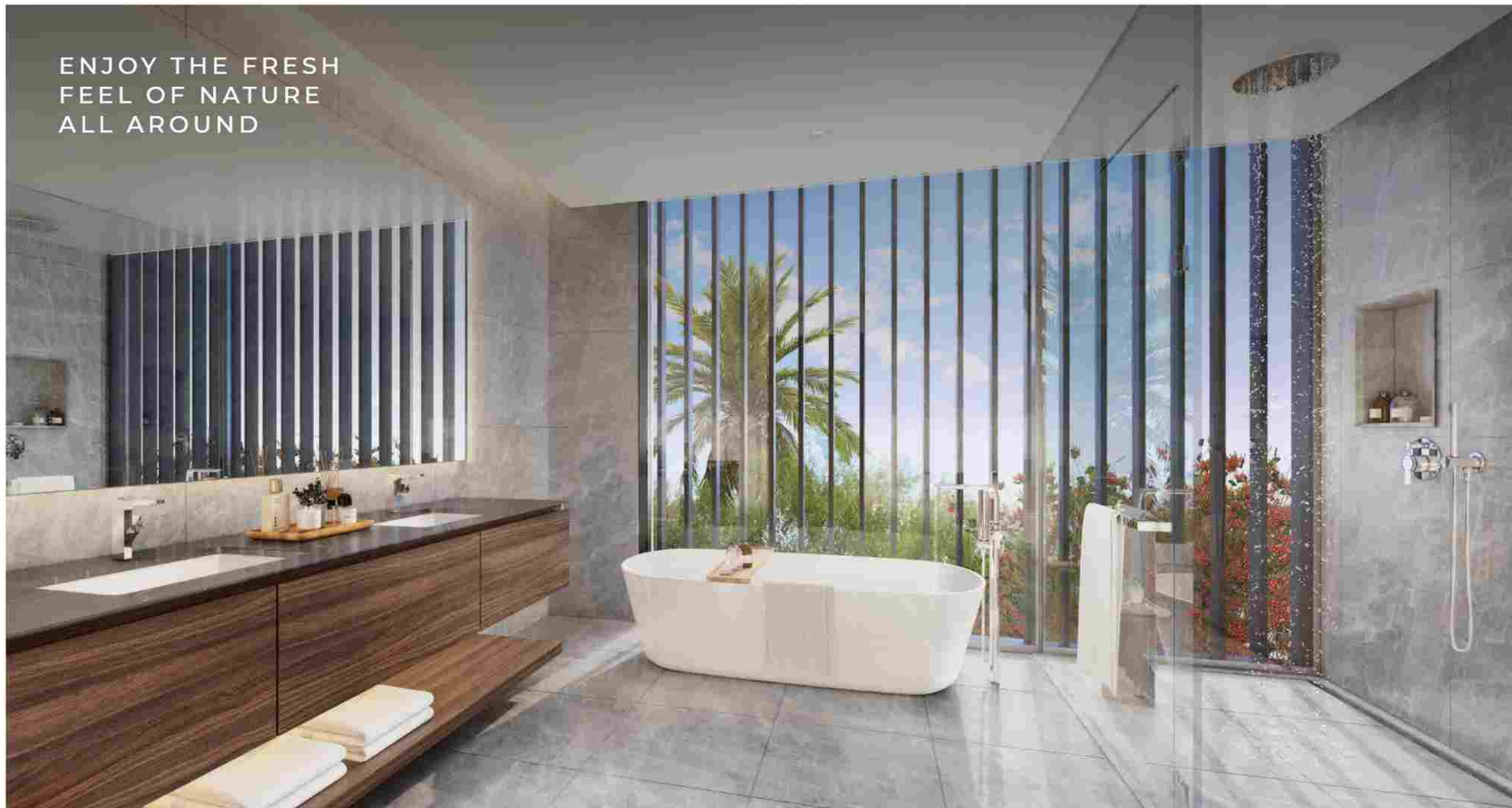
5 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 544.6 SQM

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ENJOY THE FRESH
FEEL OF NATURE
ALL AROUND



6 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 591.4 SQM

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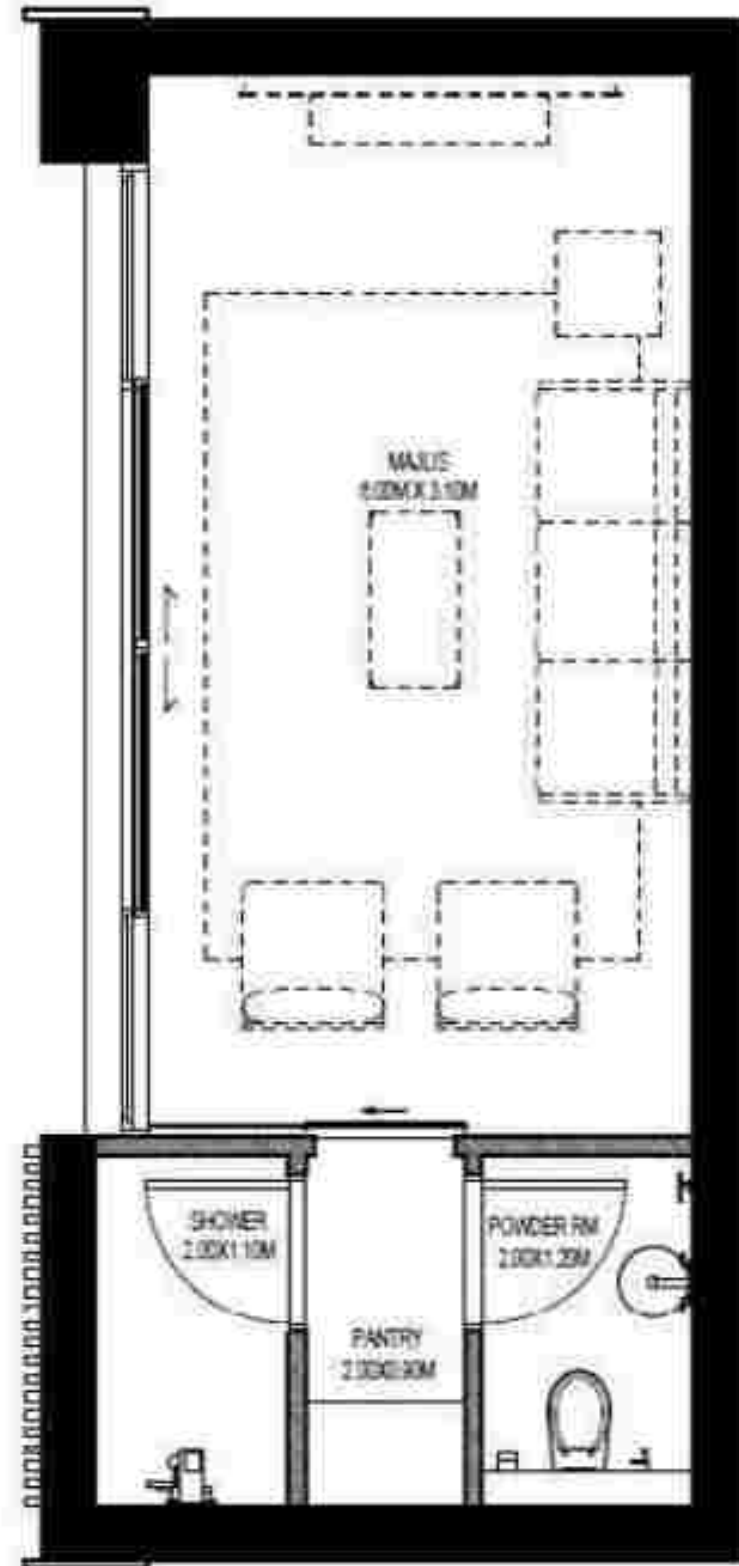
OPTION TO ADD
A MULTIPURPOSE
SPACE (POD)

GSA - 35 SQM

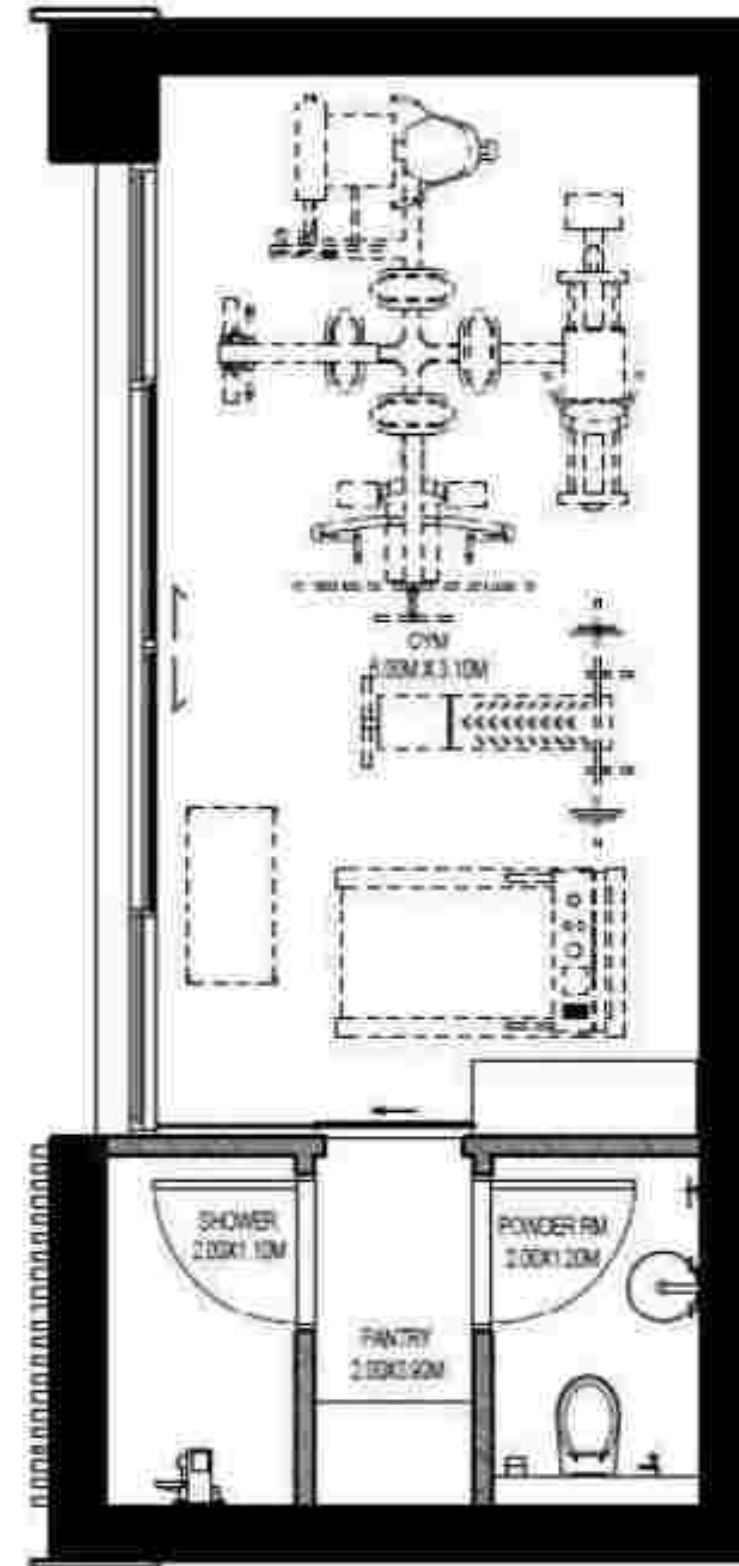


POD TYPE 1 : MULTIPURPOSE SPACE - POTENTIAL USES

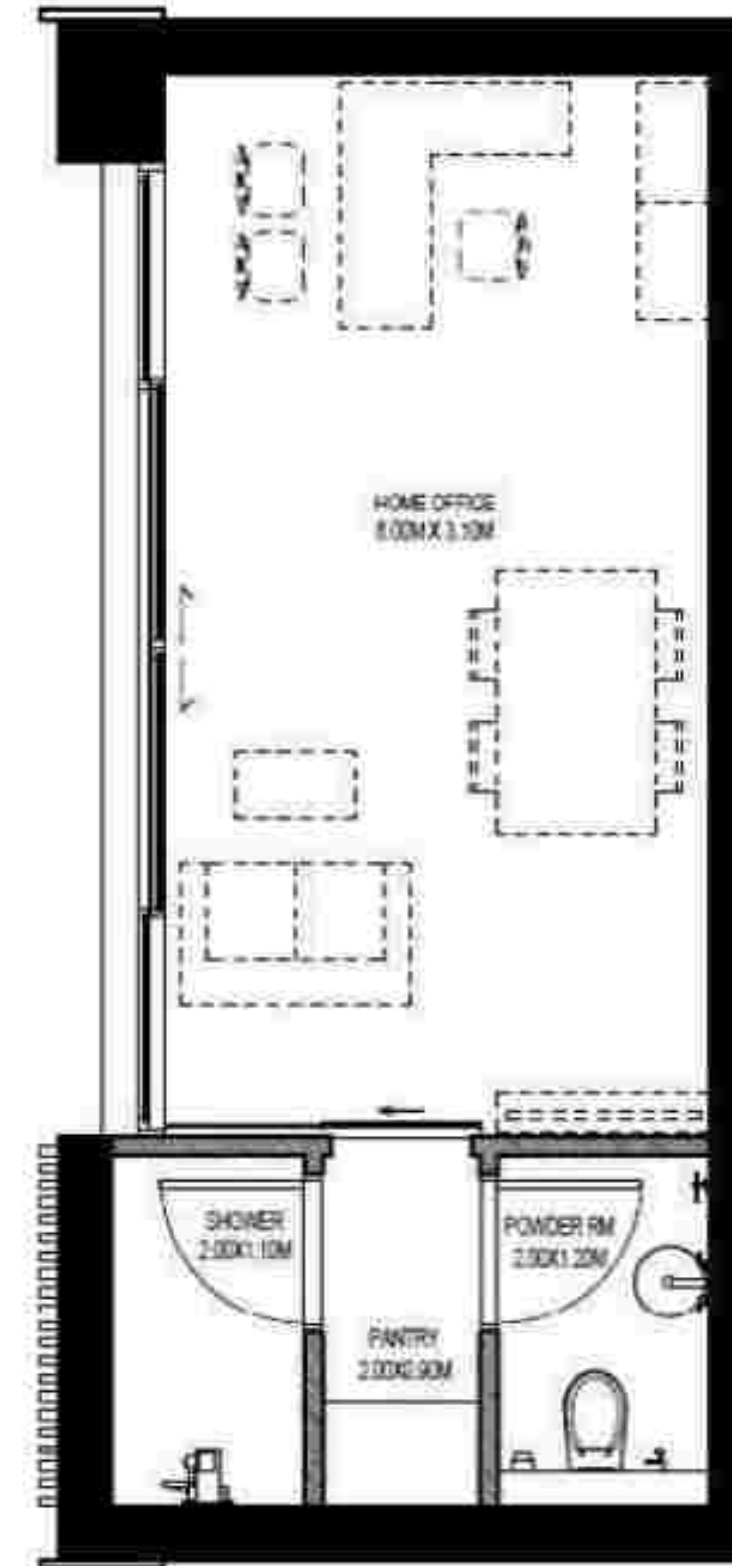
GSA 35 SQM



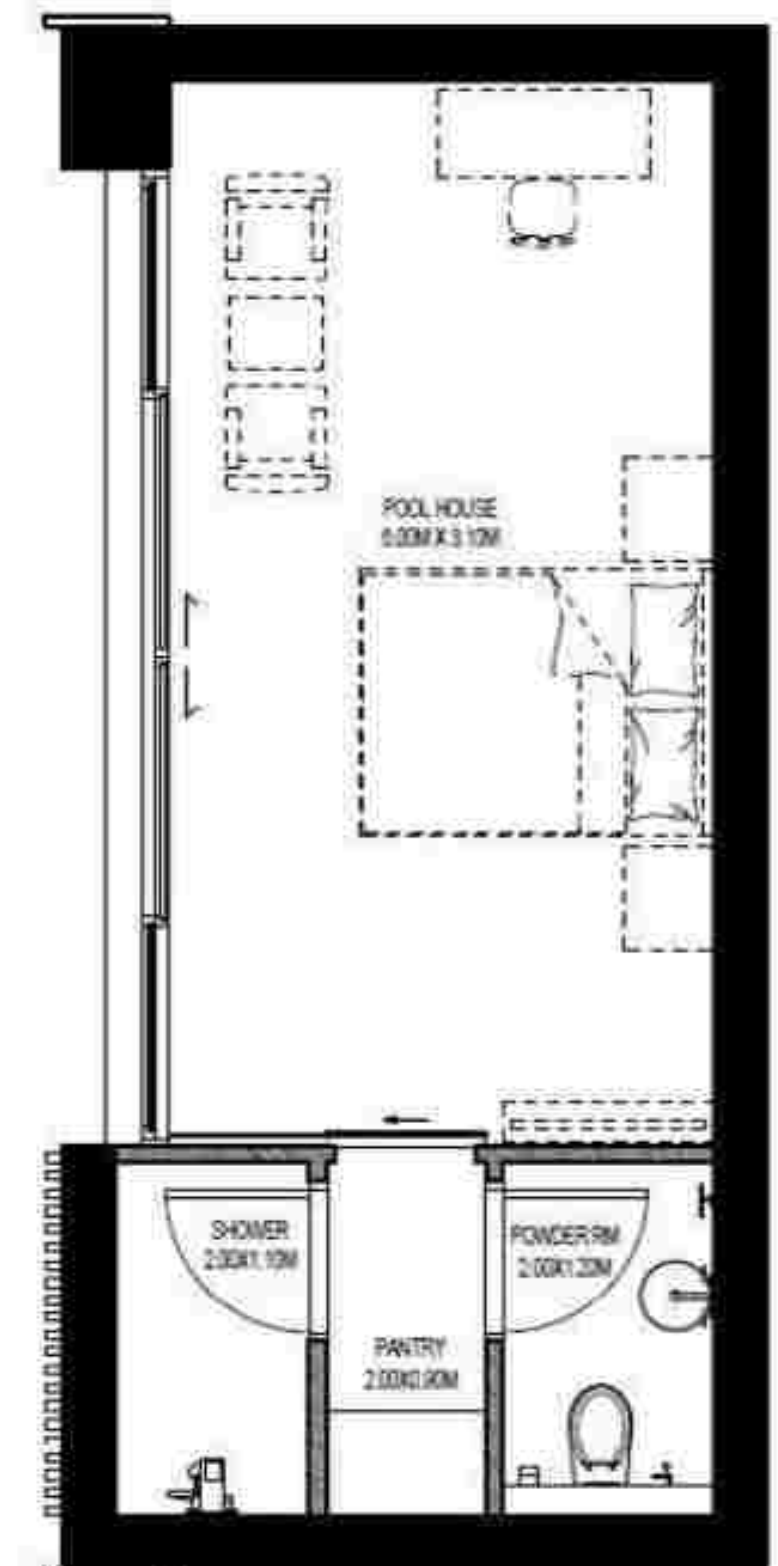
MAJLIS LAYOUT



GYM LAYOUT



HOME OFFICE

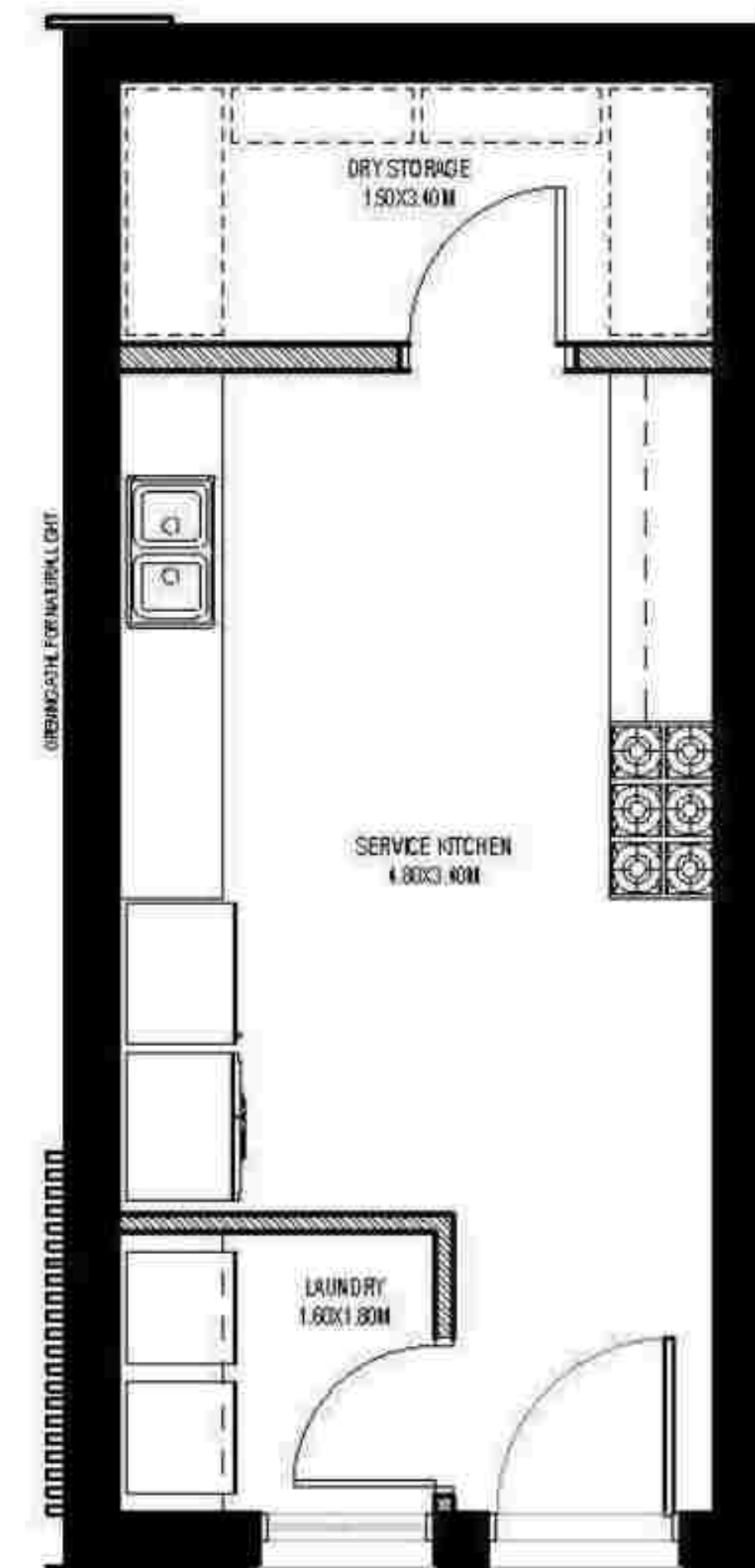


POOL HOUSE



POD TYPE 2 : KITCHEN

GSA 35 SQM



KITCHEN POD



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

*All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described here.



ALDAR SQUARE

Next to Yas Mall, Abu Dhabi

800 25327

International: **+971 2 810 6400**
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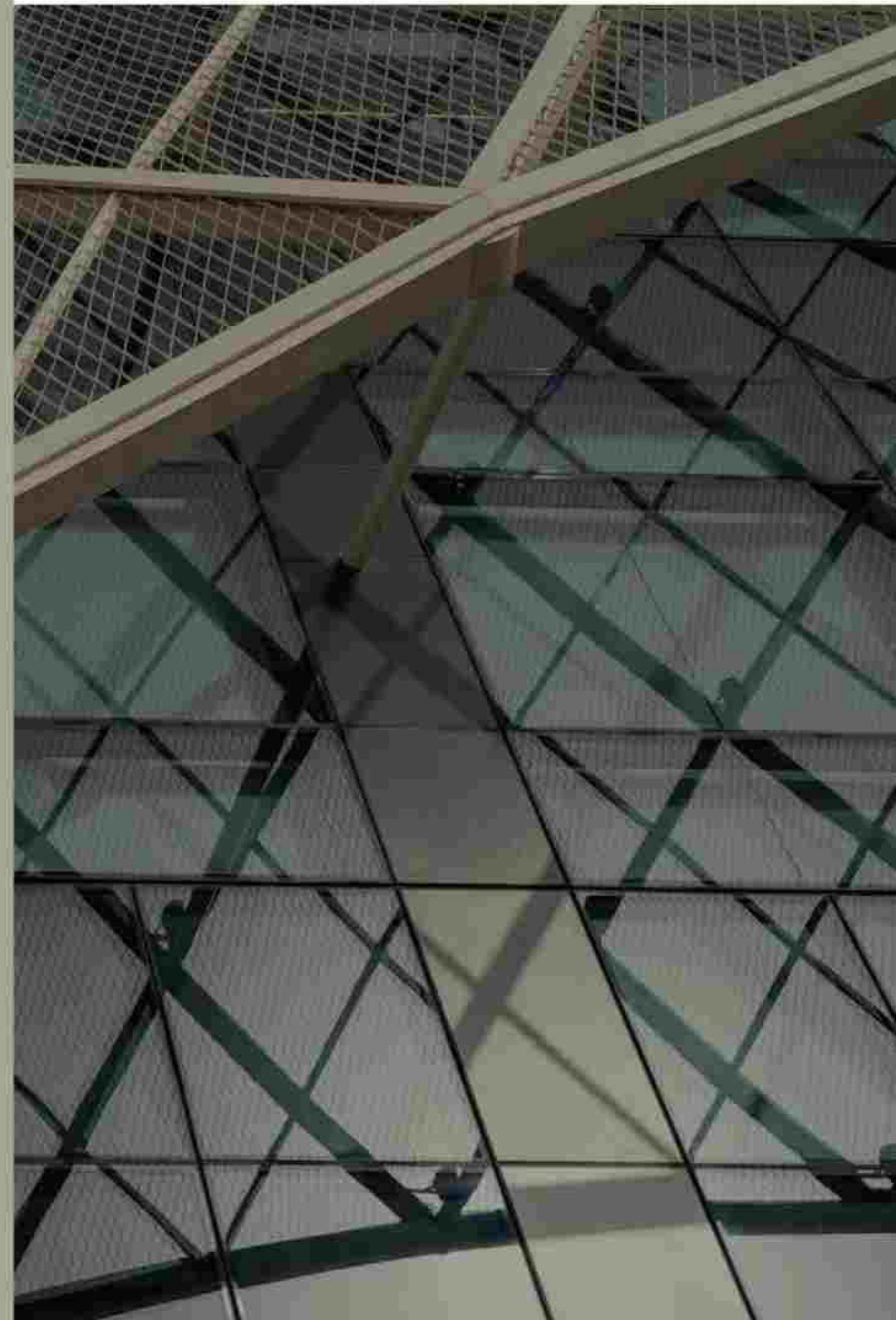
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