



FOUR SEASONS

PRIVATE RESIDENCES

ABU DHABI AT SAADIYAT BEACH

A DEVELOPMENT BY ALAIN



CONTENTS

| | |
|--------------|----|
| INTRODUCTION | 05 |
| LOCATION | 19 |
| DESIGN | 30 |
| AMENITIES | 47 |
| HOMES | 87 |





INTRODUCTION



A SANCTUARY DESIGNED IN HARMONY WITH NATURE

Discover a place where nature, culture, design
and luxury come together in perfect harmony.

Begin your story in a sanctuary sculpted by sea and sunlight. At Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, coastal elegance meets curated living – an invitation to embrace beauty, ease, and belonging in one of the world’s most inspiring settings.





DESIGNED IN HARMONY BUILT WITH GRACE



At Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, every feature is shaped by nature's quiet rhythm. Architecture, landscaping, and interiors flow seamlessly – guided by soft lines and organic tones that echo the coastline's serene beauty.



A SYMPHONY WRITTEN BY NATURE

Just beyond the shoreline, life moves in gentle harmony. Turtles drift through clear waters and the sea stirs with quiet motion. This is a sanctuary shaped by its environment, composed with care, and defined by rare natural beauty.

NATURE UNMATCHED, LIFE UNINTERRUPTED

Mornings on the sand. Afternoons by the palms. Evenings wrapped in the hush of the sea. Life here is a rhythm, not a routine – whether you're walking a tree-lined trail, listening to birdsong, or simply breathing with the tides.





LOCATION



A CULTURAL PULSE ON SAADIYAT BEACH

Alongside its stunning natural attractions,
Saadiyat Island is celebrated for its exclusive cultural district.

Alongside its stunning natural attractions, Saadiyat Island is celebrated for its exclusive cultural district. Home to world-class museums, iconic galleries, and a renowned golf course, it offers an exceptional lifestyle for art, music, and golf enthusiasts alike.



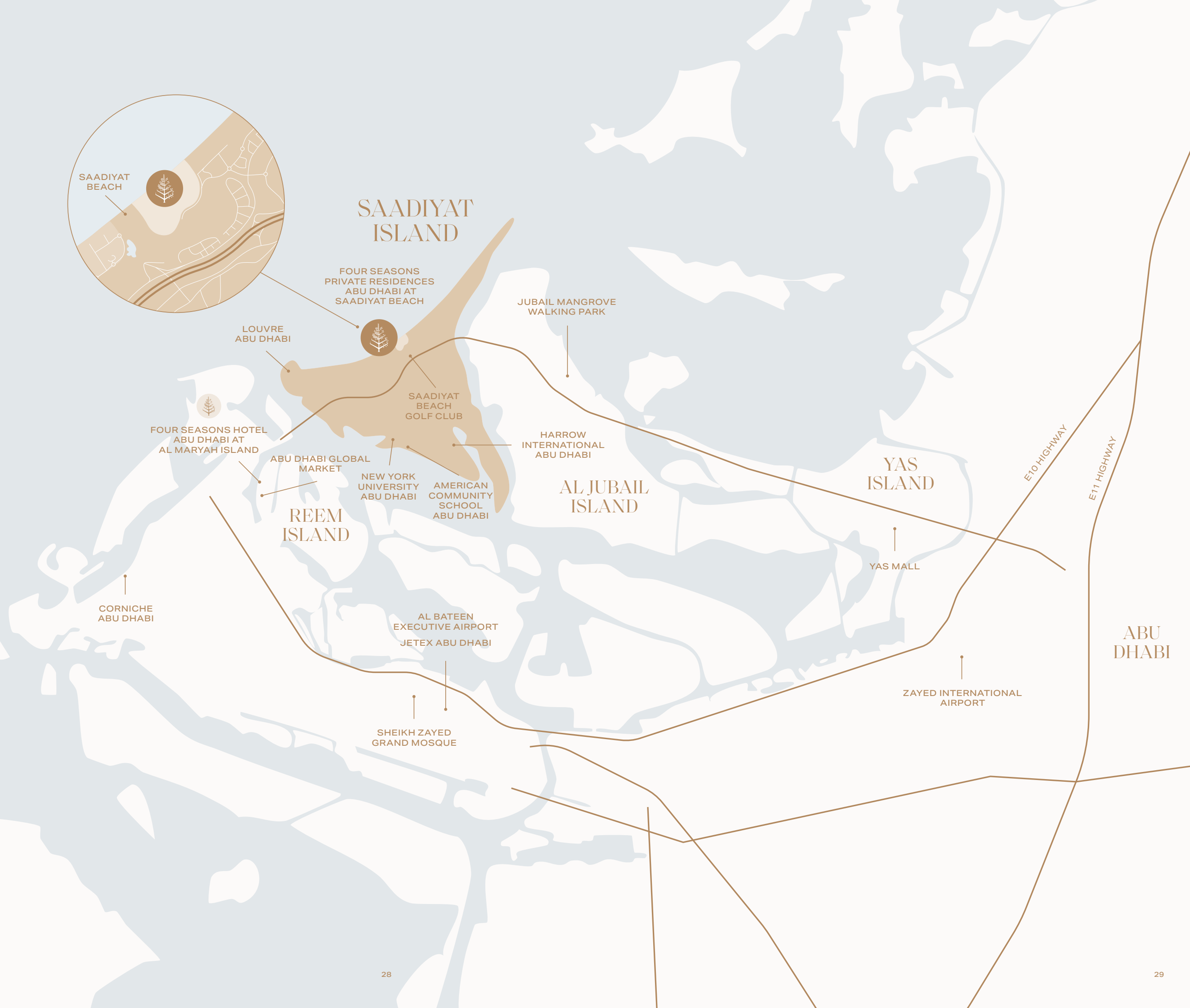


WHERE BEAUTY, LUXURY AND CULTURE COMBINE



Just beyond Abu Dhabi, Saadiyat Island's cultural district tells the stories of the United Arab Emirates, the world and the connections that have shaped them. Offering extraordinary experiences at every turn, this public sphere is a uniquely welcoming space that celebrates art, music, science and culture.





MINUTES AWAY

5 MINS

SAADIYAT BEACH GOLF CLUB

10 MINS

GUGGENHEIM MUSEUM ABU DHABI
LOUVRE ABU DHABI

15 MINS

NEW YORK UNIVERSITY ABU DHABI
HARROW INTERNATIONAL ABU DHABI

20 MINS

YAS ISLAND
ADGM AL MARYAH ISLAND

25 MINS

ZAYED INTERNATIONAL AIRPORT
AL BATEEN EXECUTIVE AIRPORT
JETEX ABU DHABI

60 MINS

AL MAKTOUM INTERNATIONAL AIRPORT

The background is a soft, abstract watercolor wash. It features a mix of light blue and teal colors, with darker, more saturated teal areas interspersed with lighter, almost white areas. The texture is fluid and organic, with visible brushstrokes and color blending. The overall effect is a calm, artistic backdrop.

DESIGN



A QUIET CHORÉOGRAPHY OF FORM AND FUNCTION

Inspired by the natural contours of Saadiyat Beach
and the rhythmic beauty of a symphony.



This uniquely private haven is brought to life by Killa Design – the visionary, award-winning architecture studio behind some of the region’s most iconic landmarks. Renowned for pushing the boundaries of innovation and sustainable design, their creative mastery adds a powerful sense of purpose, form, and prestige to this exceptional address.

DESIGN THAT LISTENS TO NATURE

The residences' façades curve in gentle lines that echo the undulating waves lapping the shore. Drawing inspiration from the sand tones of the island, the smooth marble and softly burnished metals of the residences integrate seamlessly into the landscape.







GRACE
IN
EVERY
GESTURE,
COMFORT
IN
EVERY
DETAIL

With private terraces and unparalleled views over the shoreline of the island, Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, connects you to their beautiful setting, creating a rare and cherished sense of serenity.







AMENITIES



THE ART OF LIVING WELL

Spaces and services designed to enrich everyday
with effortless comfort and timeless elegance.





EVERY DETAIL CONSIDERED, EVERY MOMENT PERSONAL

Whether you're celebrating with family and friends, relaxing poolside, or working out in the gym, Four Seasons Private Residences Abu Dhabi at Saadiyat Beach is designed to ease and enhance every experience. We're here to help make life feel effortless.







LIFE WITH MORE

Let all the cares of the world drift away, our amenities and exceptional services are always at your fingertips.

Amenities include: direct access to the beach, pavilion, residents' lounge, pools, poolside bar, tennis & padel court, spa & treatment rooms, yoga & meditation studio, fitness center and studio, children's play areas with an internal play room and outdoor playground, concierge, residents' cinema, games room, meeting room, private event facilities, cigar lounge, golf simulator room and pet grooming station.





A SIGNATURE OF CARE



A home here means you have a dedicated team on call, taking care of everything and providing exceptional service whenever you need it, all delivered with the legendary Four Seasons touch.



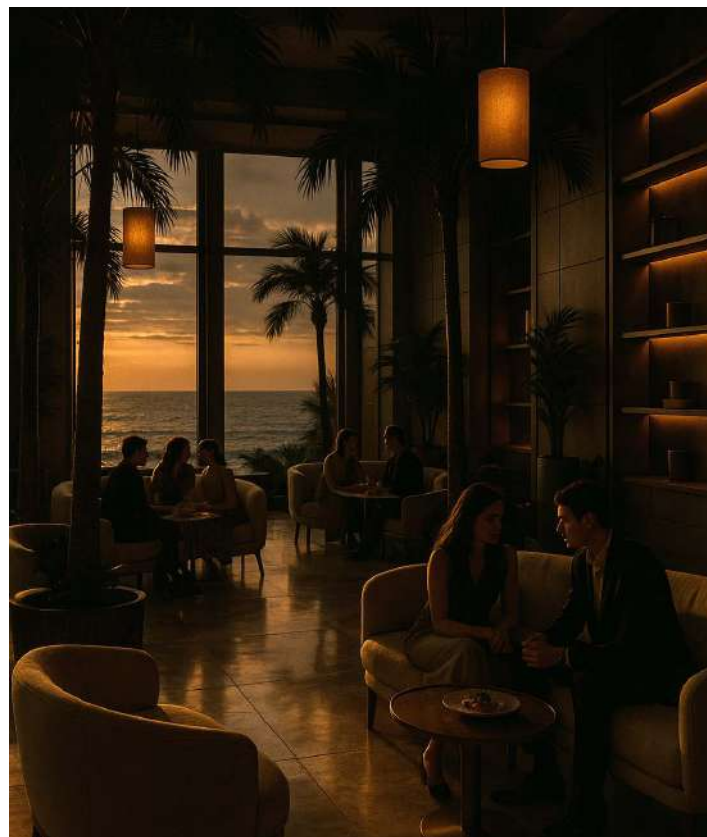




WHERE IMAGINATION ROAMS FREELY

Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, is a place for every member of the family. Our bright, playful and fun-filled children's area and pool are designed to free their imaginations and provide a safe space to play and make new friends.

REST & RELAX



LOUNGES

With its chic ambiance and exceptional service, the Residents Lounge offers an inviting retreat to enjoy refreshing drinks, specialty teas, aromatic coffees and a curated selection of light bites – perfect for any moment of the day.



SPACES

Framed by lush greenery and azure blue water, the light-filled spaces of Four Seasons Private Residences Abu Dhabi at Saadiyat Beach flow seamlessly into each other, creating serene private areas where residents can relax, read, work or simply take in the spectacular views.

ENERGIZE & RESTORE



FITNESS

The state-of-the-art fitness center features a studio, spacious gym, swimming pool, padel court and outdoor tennis court. For a personalized program, our team can connect you with trusted personal trainers.



WELLBEING

When you want to disconnect from the world, our yoga and meditation studio and spa offers a beautiful space to focus and recharge. Tailored, expert-led experiences are thoughtfully delivered, creating a mental, physical and emotional environment that revitalizes and restores clarity.





RESIDENCE MANAGEMENT SERVICES

COMMON AREAS AND FACILITIES

Let our world-class amenities, legendary service, and attentive expertise evoke a sense of joyful homecoming – whether you’re arriving at your private suite or spacious villa. Each residence is overseen by our experienced Director of Residences and an expertly trained team, delivering the highest standard of personalized service.

| | |
|--|--|
| Dedicated Residences General Manager | Swimming pool cleaning and maintenance |
| Concierge | Valet parking |
| Reception services | Property inspections |
| 24-hour, 7 days per week security oversight for common areas | Elevator servicing and maintenance in common areas |
| Bell / Door attendant* | Refuse collection |
| High-speed Internet in common areas and facilities | PBX – one or two extension lines per Private Residence |
| Common area cleaning, engineering, maintenance and landscaping | Operational oversight and management of any common area facilities |
| Exterior window cleaning of common areas and facilities** | Homeowners Association administration and budgeting |
| Exterior landscaping of common areas and facilities | Maintenance of infrastructure (including central plant, HVAC) |
| Cable or satellite television in common areas | Fire Alarm system monitoring and maintenance |
| Utilities expenses for common areas and facilities | Interior and exterior common areas pest control |
| Courier and mail services | |

* Hours of operation to be confirmed
** Windows of the apartment building façade and not apartment balcony doors

RESIDENCE MANAGEMENT SERVICES

INDIVIDUAL PRIVATE RESIDENCES

| |
|--|
| Balcony inspection of the Private Residence |
| Elevator maintenance within the Private Residence (villa and apartments) |
| Engineering inspection, cleaning, and maintenance of HVAC systems in the Private Residence (villa) |
| Exterior landscaping of the Private Residence* |
| Exterior window cleaning of the Private Residence** |
| Facade cleaning of the Private Residence (villa) |
| Interior/Exterior pest control of the Private Residence |
| Swimming pool cleaning and maintenance |
| Elevator servicing and maintenance in common areas |
| PBX – one or two extension lines per Private Residence |
| Pool cleaning and maintenance for the Private Residence plunge pools or swimming pools if applicable (villa) |

* Grass cutting; trimming and pruning of shrubs; fertilization; weeding; minor replacement of small plant material, subject to change by Operator
** Villa and apartment balcony doors





À-LA-CARTE SERVICES

Enjoying a seamless lifestyle means knowing that every moment is taken care of. From dog walking to carpet cleaning, we can arrange any service through trusted and trained third parties who meet our impeccable Four Seasons standards. Whatever you need we'll make it happen.***

| |
|--------------------------------------|
| Housekeeping |
| Interior window and terrace cleaning |
| Laundry and dry cleaning* |
| Vehicle cleaning |
| Appliance Inspection |
| Plant Care and Gardening |
| Carpet cleaning |
| Deep cleaning |

| |
|--|
| Residential Maintenance** |
| In-residence spa and beauty treatments |
| In-residence dining |
| Grocery stocking |
| In- residence catering |
| Childcare |
| Pet grooming and care |
| Health and Wellness coordination |

* Pick-up and drop off to your residence, performed by our sister Four Seasons property
** Examples include repairs, scheduled maintenance, furniture cleaning and repairs, IT
*** Where applicable. All Services are in development and might be subject to change

A PALETTE OF UNDERSTATED OPULENCE

The architecture of Four Seasons Private Residences Abu Dhabi at Saadiyat Beach epitomizes modern coastal elegance. Thoughtfully curated to reflect the refined design concept, the materials used throughout embody this sleek sophistication, with a natural palette that evokes depth, rhythm and shade in every space.

INDICATIVE SPECIFICATIONS*

| | |
|-----------|---|
| KITCHEN | Chef’s kitchens by Molteni, fitted with Gaggenau appliances including a built-in coffee machine, oven, cooktop, fridge/freezer, hood, and microwave |
| | Secondary kitchens by Fabal Casa or Nolte, fully equipped with Miele appliances |
| BATHROOMS | Elegant fittings by Gessi with sculptural Agape bathtubs and basins |
| | WC units by Toto combining technology and comfort |
| WARDROBES | Custom-designed wardrobes by Molteni and MisuraEmme in principal bedrooms, tailored for functionality and timeless appeal |
| FLOORING | Travertine stone in living areas, dining rooms, and terraces |
| | Wood flooring in bedrooms |
| | Durable porcelain in service areas |
| LIGHTING | Smart lighting by Lutron with intuitive controls and customizable ambience across key zones |
| | Lasvit lighting featured in key areas |
| ADDITIONS | Safe provided in each principal bedroom |

* All specifications, finishes, furnishings, materials, and brands listed are subject to change without notice at the developer’s sole discretion. Any substitutions will be of equal or superior options. The developer makes no representation or warranty regarding the final design, layout, or materials. No liability shall be accepted for any variation from the information provided.





CALM AND CONTEMPORARY LIGHT PALETTE

Two curated interior palettes – Light and Semi-Dark – bring depth and refinement to each residence. From natural stone and warm timber to textured fabrics and subtle metallic accents, every finish has been thoughtfully selected to elevate the living experience.*

| | |
|-----------------------------------|---|
| SURFACES & STONework | Travertine flooring in living spaces |
| | Chevron timber flooring in bedrooms |
| | Engineered stone countertops |
| | Accent tiles in bathrooms |
| JOINERY & CABINetry | Wood veneer detailing throughout |
| | Fluted decorative glass for cabinetry |
| TEXTILES & SOFT LAYERS | Upholstery in light, natural-toned fabrics |
| | Accent fabrics in soft neutrals |
| | Decorative rugs selected for tone and texture |
| DETAILS & FINISHING TOUCHES | Bronze accent metals and sanitaryware |
| | Walls finished in warm, neutral paint tones |

* All specifications, finishes, furnishings, materials, and brands listed are subject to change without notice at the developer's sole discretion. Any substitutions will be of equal or superior options. The developer makes no representation or warranty regarding the final design, layout, or materials. No liability shall be accepted for any variation from the information provided.

REFINED AND CONTRASTING SEMI-DARK PALETTE

| | |
|-----------------------------------|---------------------------------------|
| SURFACES & STONework | Calacatta flooring in living spaces |
| | Chevron timber flooring in bedrooms |
| | Engineered stone countertops |
| | Accent tiles in bathrooms |
| JOINERY & CABINETRY | Wood veneer detailing throughout |
| | Fluted decorative glass for cabinetry |
| TEXTILES & SOFT LAYERS | Upholstery in deeper, richer tones |
| | Accent fabrics with added contrast |
| | Decorative rugs to enhance depth |
| DETAILS & FINISHING TOUCHES | Bronze accent metals and sanitaryware |
| | Walls finished in muted tones |

* All specifications, finishes, furnishings, materials, and brands listed are subject to change without notice at the developer's sole discretion. Any substitutions will be of equal or superior options. The developer makes no representation or warranty regarding the final design, layout, or materials. No liability shall be accepted for any variation from the information provided.





HOMES



LUXURY LIVED IN QUIET SERENITY

Enjoy a life of intuitive and timeless care at
Four Seasons Private Residences Abu Dhabi at Saadiyat Beach.







ELEVATES EVERYDAY LIVING INTO THE EXTRAORDINARY



Blending creativity and functionality, each Four Seasons home features spacious rooms finished with bespoke details and beautiful touches inspired by their island surroundings. Every element has been thoughtfully considered to create a sanctuary that elevates everyday living into an extraordinary experience.

















AN ARCHITECTURAL STATEMENT SHAPED BY THE LANDSCAPE

Drawing inspiration from the meditative rhythm of the sea and infinite textures of the shoreline, its softly curving lines celebrate and reflect the timeless beauty of the coast.

From the artful elegance of the entrance lobby to serene spaces shaped for connection or solitude, each setting captures the spirit of Saadiyat. Within the residences, sunlight filters through linen sheers, casting serene patterns across organic textures. Natural materials combine with crafted finishes, bringing texture and warmth to every element.

The palate is balanced and grounded, integrating seamlessly with the landscape. Here, serenity is not only seen but felt, and every surface tells a story of quiet coastal elegance.

































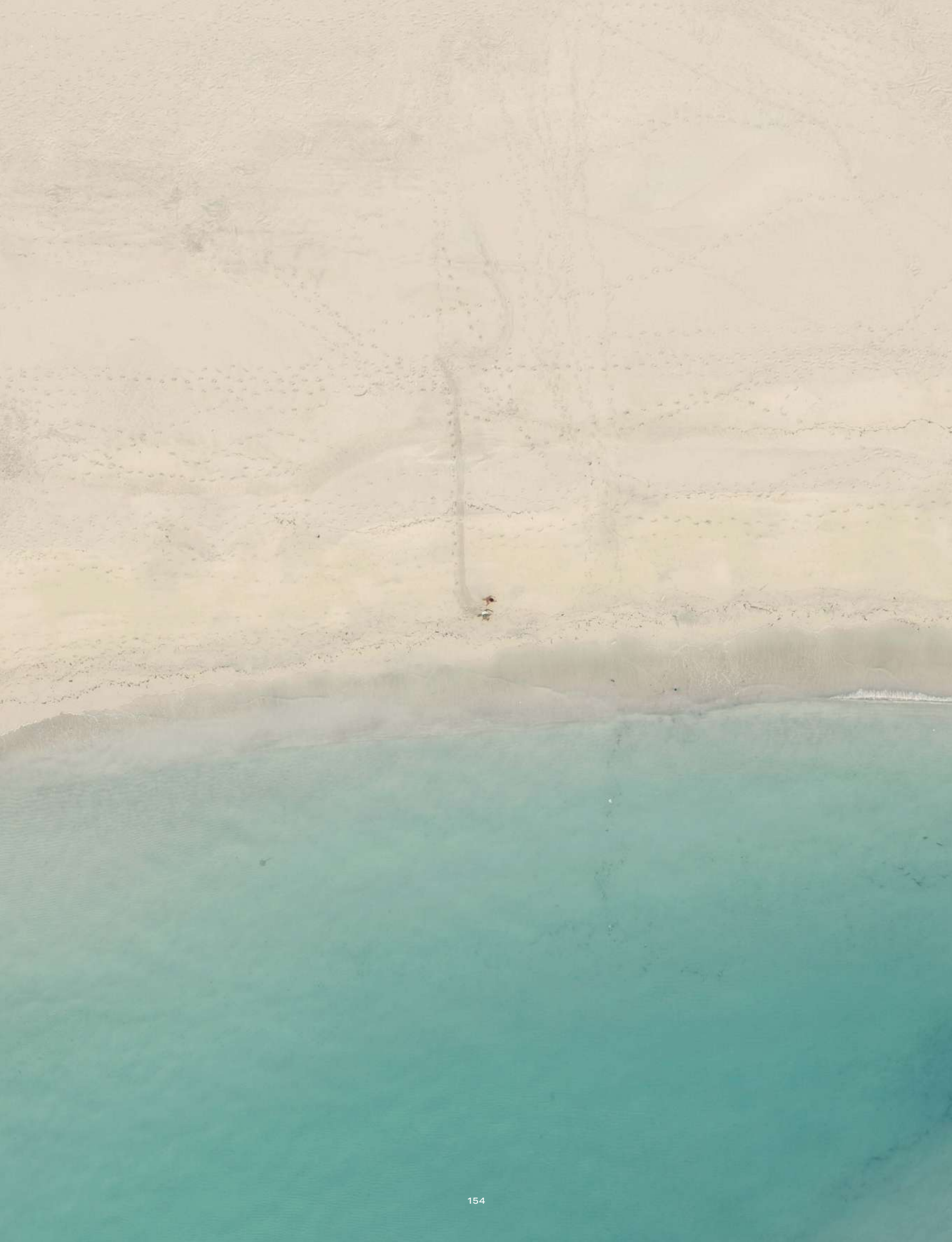












INSPIRED LIVING

Four Seasons Private Residences Abu Dhabi at Saadiyat Beach is more than a collection of homes, it is a thoughtfully curated community – where every aspect is designed to inspire, connect, and elevate daily living. A place where refined luxury meets the warmth of belonging.

Since 1996, ALAIN has shaped the future of the UAE through purposeful investments in real estate, hospitality, education, and capital. Guided by integrity and a long-term vision, we remain committed to creating sustainable spaces that enrich lives and foster enduring value for generations to come.

Together, Four Seasons and ALAIN bring unmatched quality and a new benchmark for inspired living.



FOUR SEASONS

PRIVATE RESIDENCES

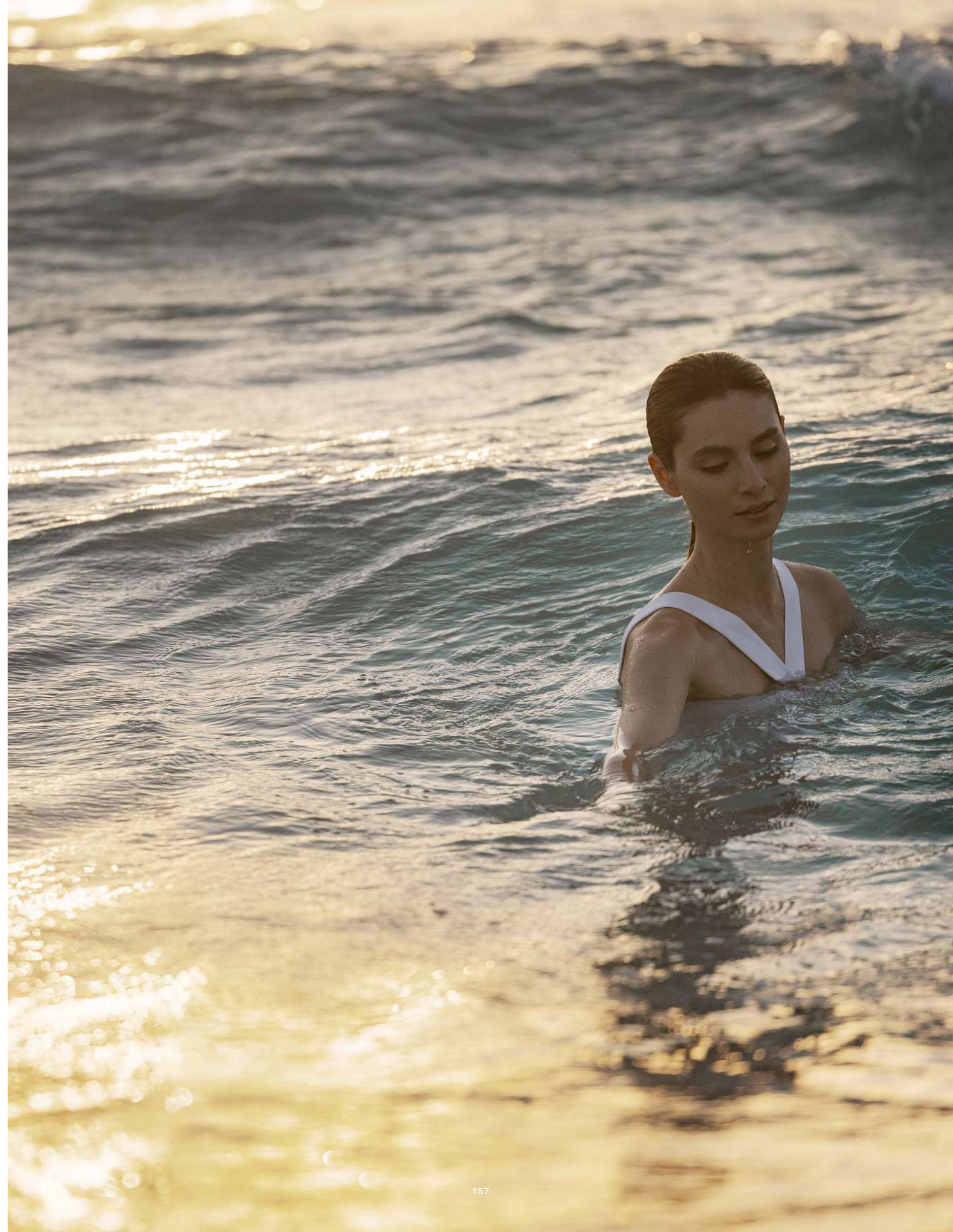
ABU DHABI AT SAADIYAT BEACH

A DEVELOPMENT BY ALAIN

A LIVING MASTERPIECE, COMPOSED BY NATURE

Brand Licensing Notice:
Four Seasons Private Residences Abu Dhabi at Saadiyat Beach are not owned, developed or sold by Four Seasons Hotels Limited or its affiliates (Four Seasons). The developer, Al Ain Asset Management LLC SPC or its affiliates, uses the Four Seasons trademarks and tradenames under a license from Four Seasons Hotels Limited. The marks "FOUR SEASONS," "FOUR SEASONS HOTELS AND RESORTS," any combination thereof and the Tree Design are registered trademarks of Four Seasons Hotels Limited in Canada and U.S.A. and of Four Seasons Hotels (Netherlands) B.V. elsewhere.

BROCHURE_FSPR_2025XXXX_V1



ALAIN

