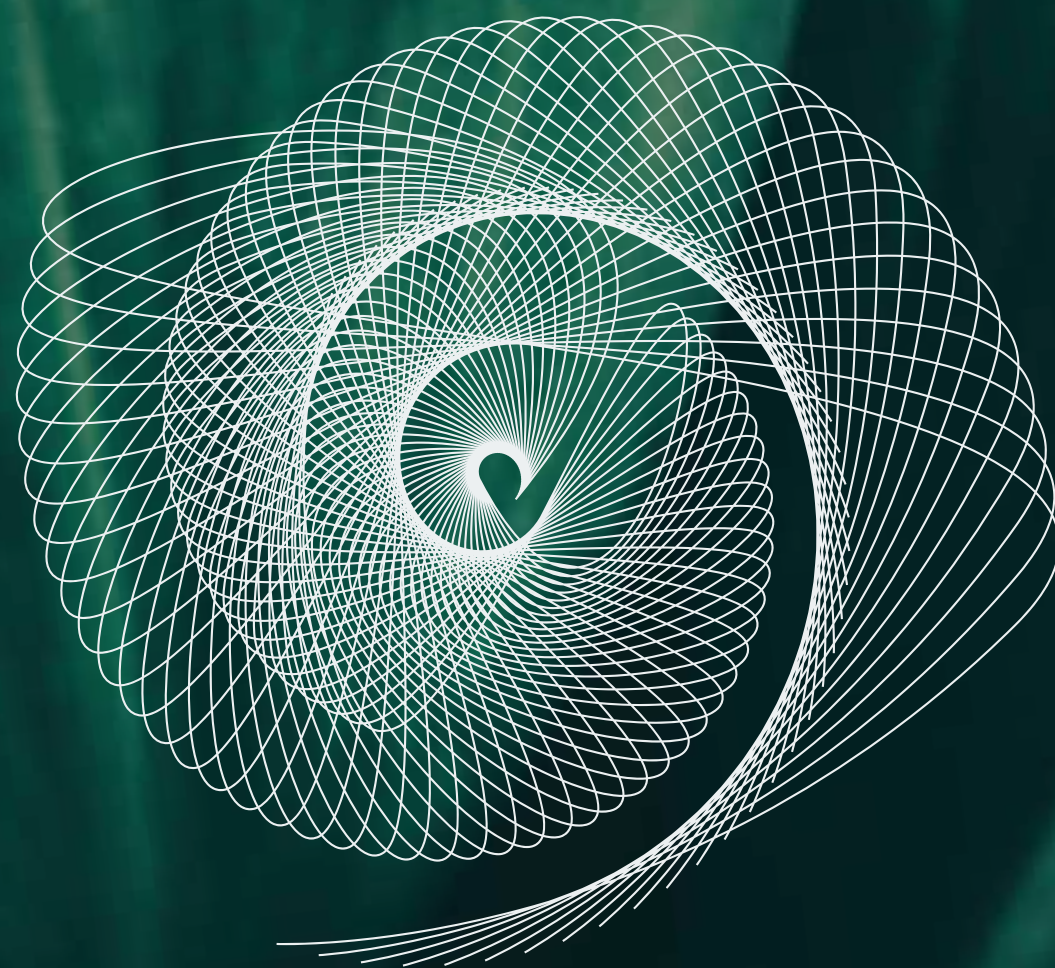




S A A D I Y A T  
LAGOONS

# 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 2.33 BN**  
FY 2021

INVESTMENT PORTFOLIO INCREASE

**AED 1.0 BN**  
FY 2021

REVENUE SALES

**AED 7.2 BN**  
FY 2021

NET PROFIT

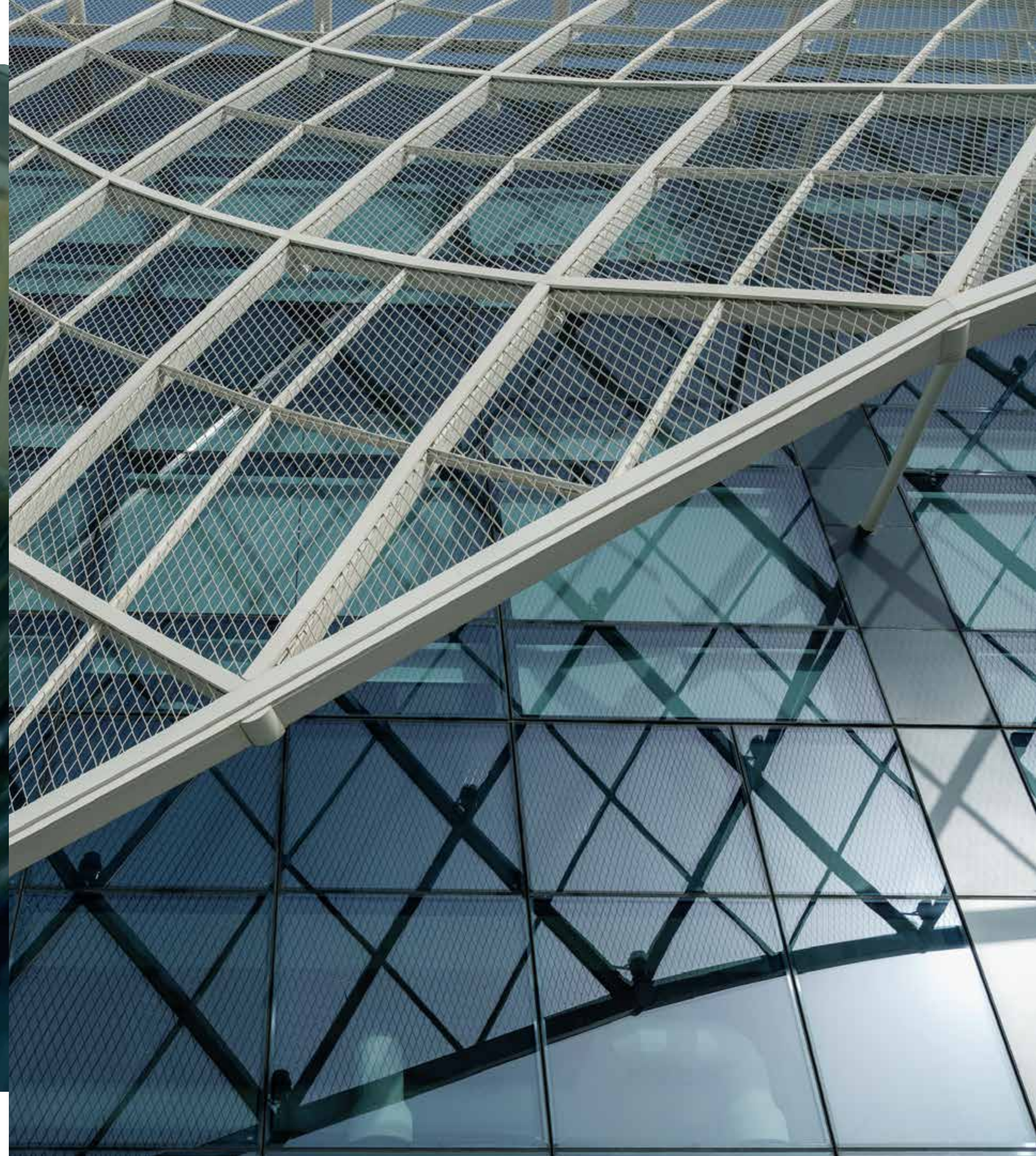
**AED 841 M**  
Q2 2022

NET PROFIT

**AED 1.53 BN**  
H1 2022

GROUP SALES

**AED 3.12 BN**  
Q2 2022



# 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**

# 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

# 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

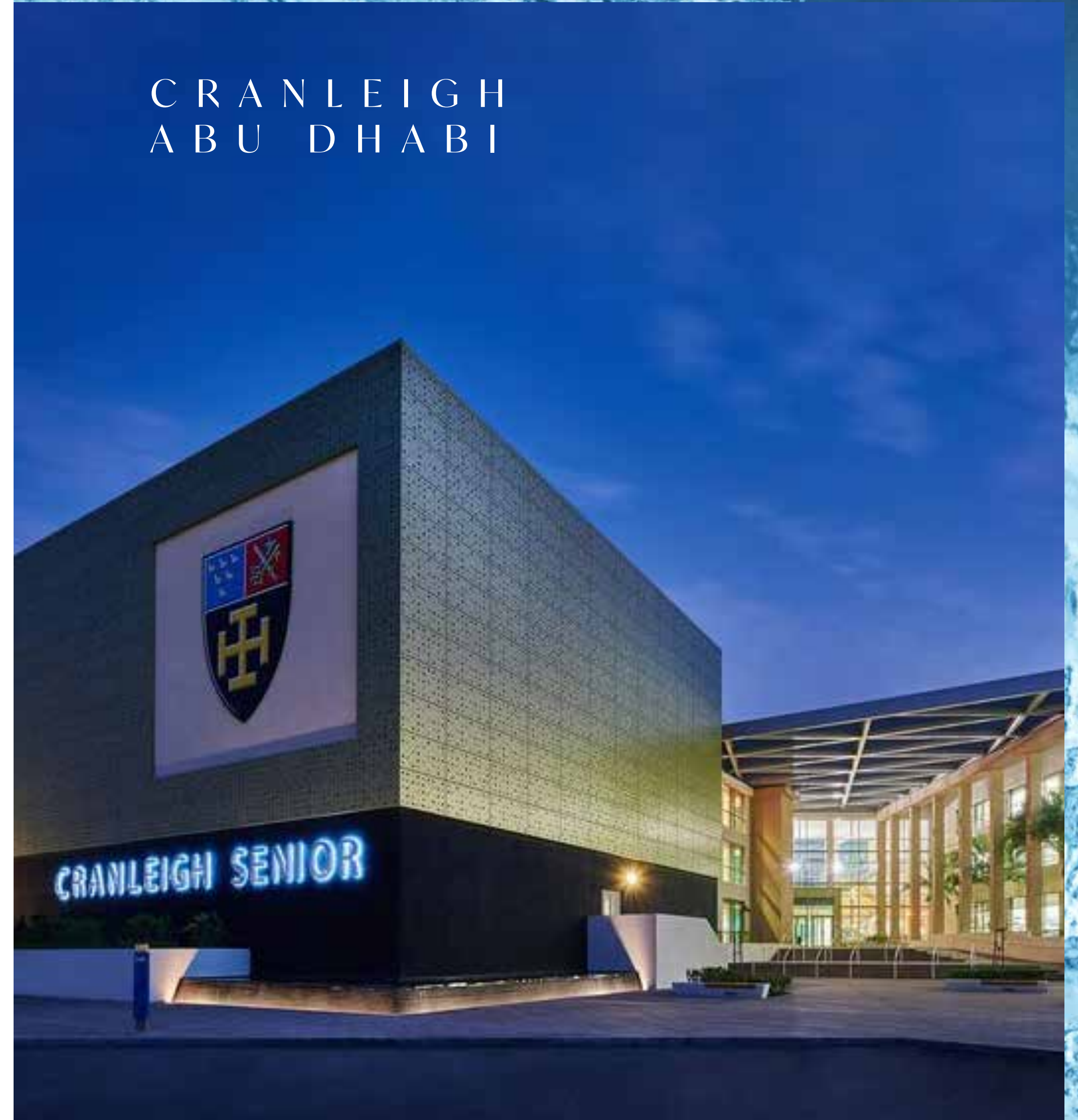
A new private beach facility on Abu Dhabi's stunning Saadiyat island. Soul beach is a 1km stretch of prime Saadiyat coastline, travel brochure views, and mesmerising blues.



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



Live immersed in the beauty of Saadiyat Island, at Saadiyat Lagoons. Sustainably designed mangrove villas, surrounded by over 900,000m<sup>2</sup> 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.

# MASTER PLAN

70K residents Home for  
km waterfront Trail 5

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  
■

■ SAADIYAT GROVE

■ ZAYED NATIONAL  
MUSEUM

■ MANARAT AL SAADIYAT

LOUVRE ABU DHABI  
■

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.



# 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. In the foreground, a young boy wearing a black helmet, a white t-shirt, and black knee pads is performing a trick on a ramp. He is leaning forward, holding his skateboard. In the background, other children are playing on the park's features, including a boy standing on a ramp and a girl on a scooter. The park is surrounded by lush green trees and a clear blue sky. A long, colorful striped canopy runs across the top of the park.

# SKATE PARK

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

An aerial view of a modern sports park. In the center is a large basketball court with a blue and red design. To the right is a smaller court. The park is surrounded by palm trees and greenery. In the foreground, there is a yellow and purple decorative railing. People are seen walking and playing on the courts.

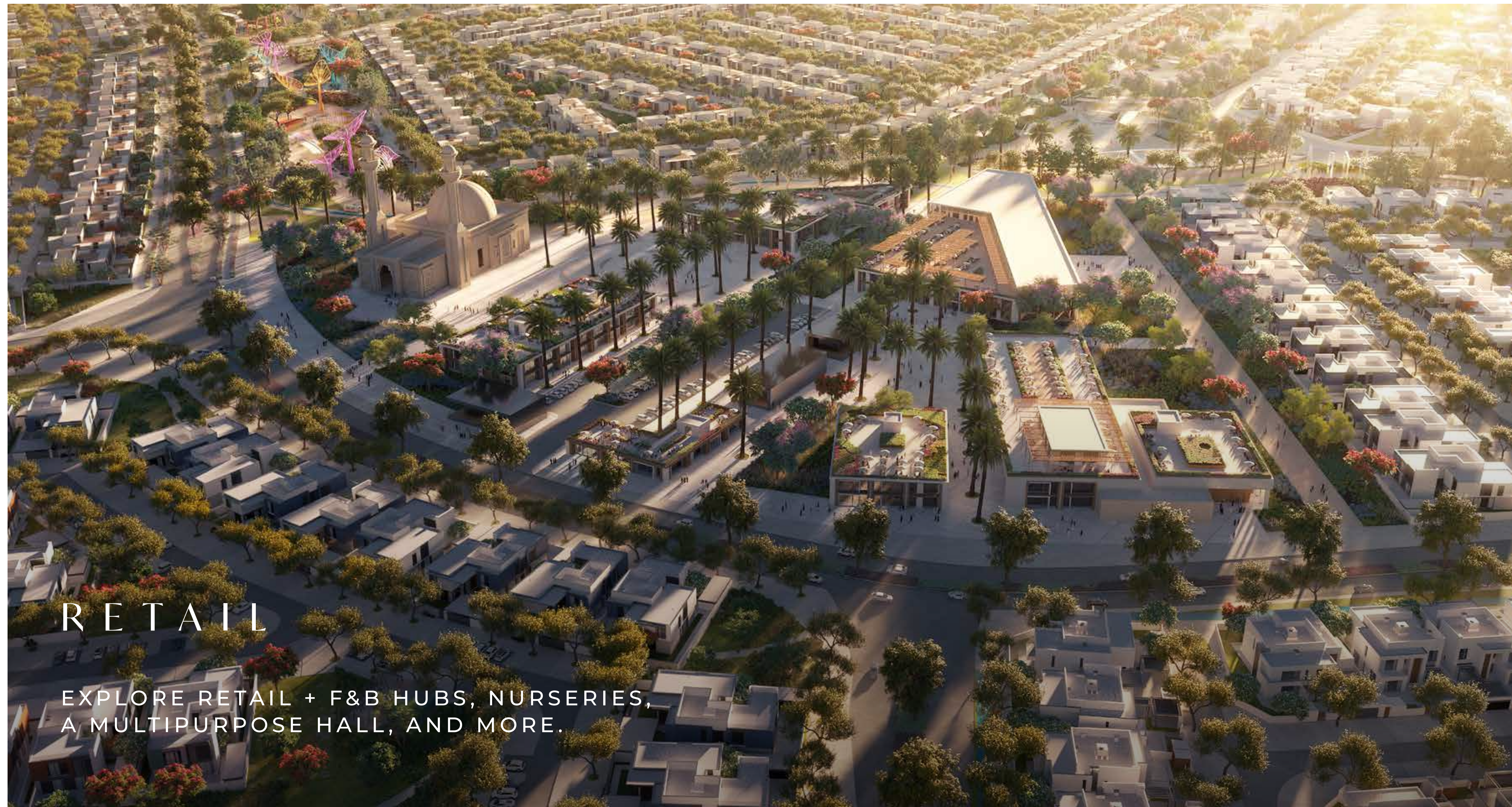
# SPORTS COURTS

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

A vibrant park scene featuring a blue bike track and a grey walking path. In the background, three large, colorful, mushroom-shaped structures in teal, purple, and yellow stand out against a blue sky with palm trees. People are seen walking and cycling, including a man in a white thobe and a woman in a black abaya in the foreground. The scene is framed by a modern, curved metal structure on the left and right.

# WALKING PATHS & BIKE TRACKS

FOLLOW YOUR FEET THROUGH  
A FEATURE - FILLED COMMUNITY.



# RETAIL

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



M O S Q U E

# 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.





THROUGHOUT THE VILLA

Interior  
Doors &  
Wardrobes



Laminate

Stairs



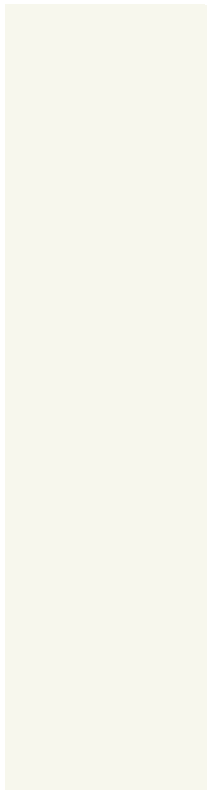
Marble

General  
Flooring



Porcelain

General  
Walls



Paint

General  
Trim



Brass

KITCHEN

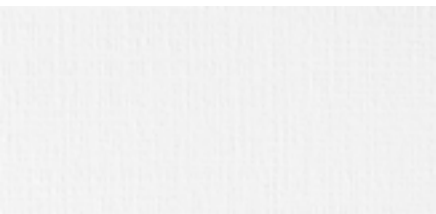
Show Kitchen



Laminate

Wet Kitchen

Upper Units



Laminate

Backsplash and Countertop



Reconstituted Stone



Reconstituted Stone

Lower Units



Laminate



Laminate

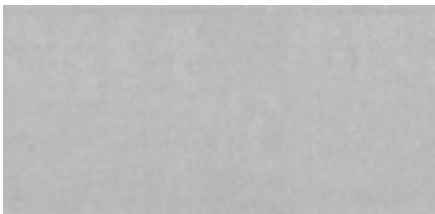
BATHROOM

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



THROUGHOUT THE VILLA

Interior  
Doors &  
Wardrobes



Laminate

Stairs



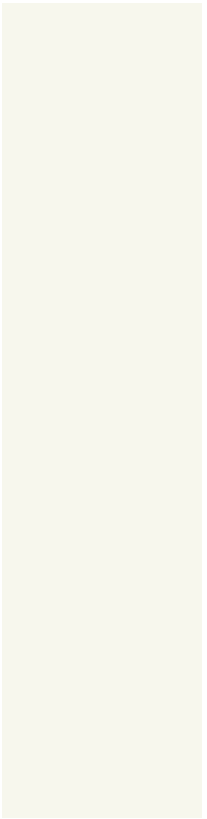
Marble

General  
Flooring



Porcelain

General  
Walls



Paint

General  
Trim



Brass

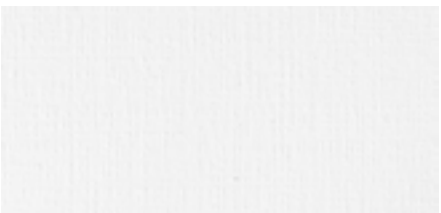
KITCHEN

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

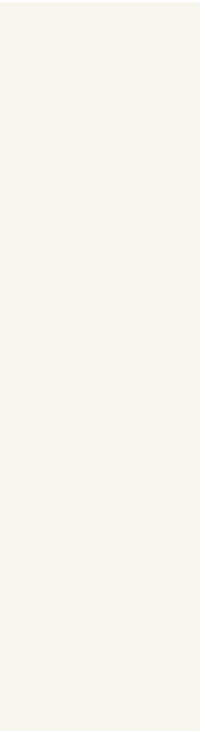
Vanity Unit



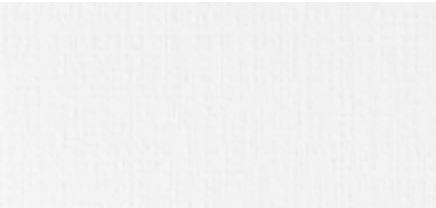
Laminate



THROUGHOUT THE VILLA

|                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Interior<br>Doors &<br>Wardrobes                                                    | General<br>Flooring<br>& Stairs                                                     | Back of House<br>Flooring                                                           | General<br>Walls                                                                    | Bedrooms<br>Flooring                                                                | General<br>Trim                                                                     |
|  |  |  |  |  |  |
| Wooden<br>Veneer                                                                    | Marble                                                                              | Porcelain                                                                           | Paint                                                                               | Engineered<br>Parquet                                                               | Brass                                                                               |

KITCHEN

|                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Show Kitchen<br>Upper Units                                                           | Wet Kitchen                                                                           |
|  |  |
| Wooden Veneer                                                                         | Laminate                                                                              |
| Backsplash and Countertop                                                             |                                                                                       |
|  |  |
| Reconstituted Stone                                                                   | Reconstituted Stone                                                                   |
| Lower Units                                                                           |                                                                                       |
|  |  |
| Wooden Veneer                                                                         | Laminate                                                                              |

BATHROOM

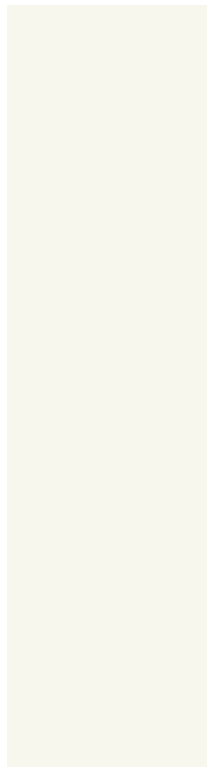
|                                                                                       |
|---------------------------------------------------------------------------------------|
| Bathroom Walls & Flooring                                                             |
|  |
| Marble                                                                                |
| Vanity Countertop                                                                     |
|  |
| Marble                                                                                |
| Vanity Unit                                                                           |
|  |
| Wooden Veneer                                                                         |



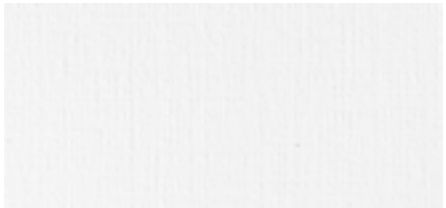
PREMIUM  
WARM



THROUGHOUT THE VILLA

|                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Interior<br>Doors &<br>Wardrobes                                                    | General<br>Flooring<br>& Stairs                                                     | Back of House<br>Flooring                                                           | General<br>Walls                                                                    | Bedrooms<br>Flooring                                                                | General<br>Trim                                                                     |
|  |  |  |  |  |  |
| Wooden<br>Veneer                                                                    | Marble                                                                              | Porcelain                                                                           | Paint                                                                               | Engineered<br>Parquet                                                               | Brass                                                                               |

KITCHEN

|                                                                                       |                                                                                       |             |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------|
| Show Kitchen                                                                          | Upper Units                                                                           | Wet Kitchen |
|  |  |             |
| Wooden Veneer                                                                         | 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

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

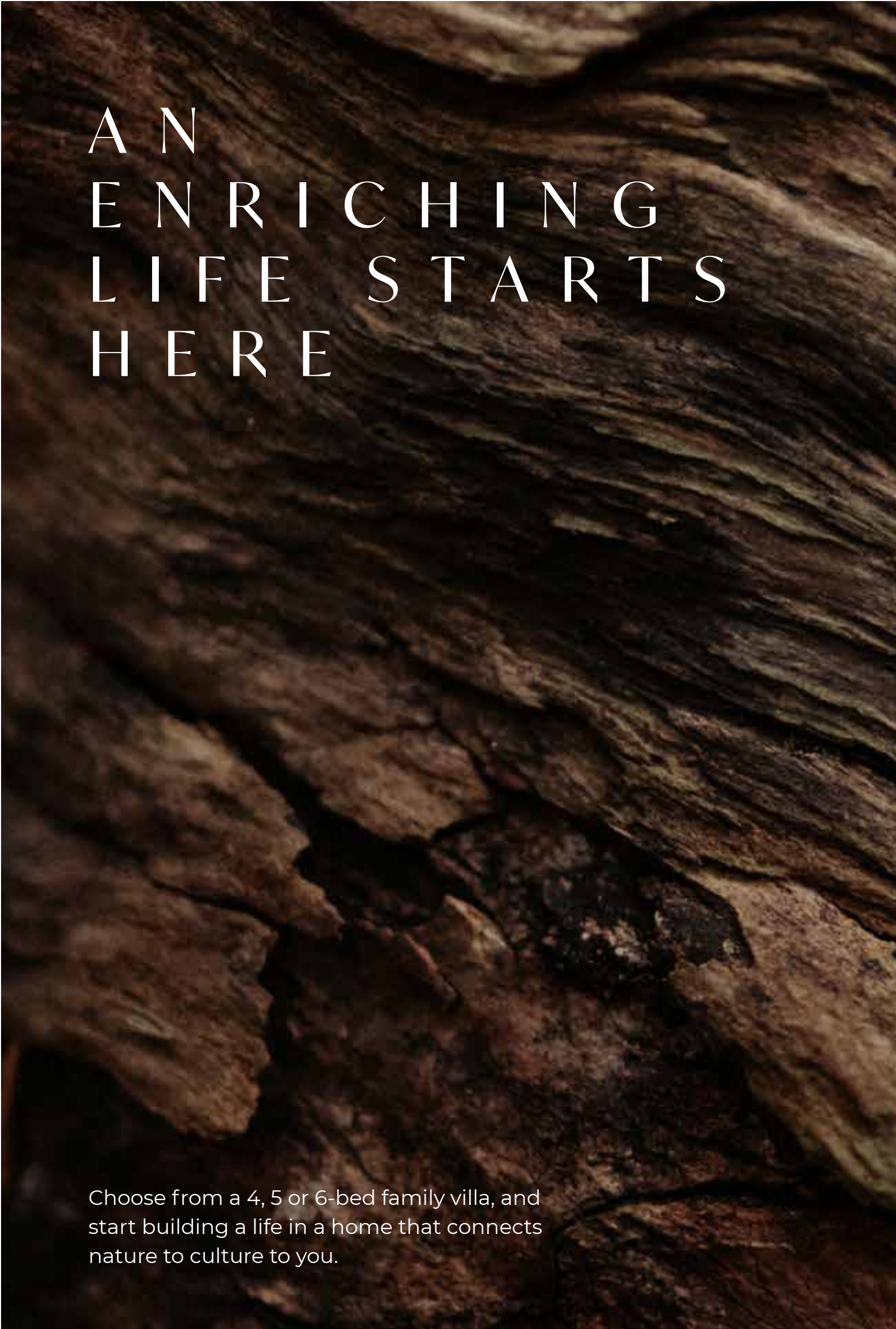
**Additional:**

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





WAKE TO THE  
DAWN CHORUS



ENJOY THE FRESH  
FEEL OF NATURE  
ALL AROUND



OPTION TO ADD  
A MULTIPURPOSE  
SPACE (POD)

GSA – 35 SQM





# 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



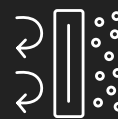
SOLAR  
HOT WATER



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.



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### **ALDAR SQUARE**

Next to Yas Mall, Abu Dhabi

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International: **+971 2 810 6400**

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Working Hours

**Mon – Sat**

**9:00 AM – 7:00 PM**

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**9:00 AM – 7:00 PM**

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