

YOU ARE A GUIDE TO THE WORLD OF LUXURY

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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

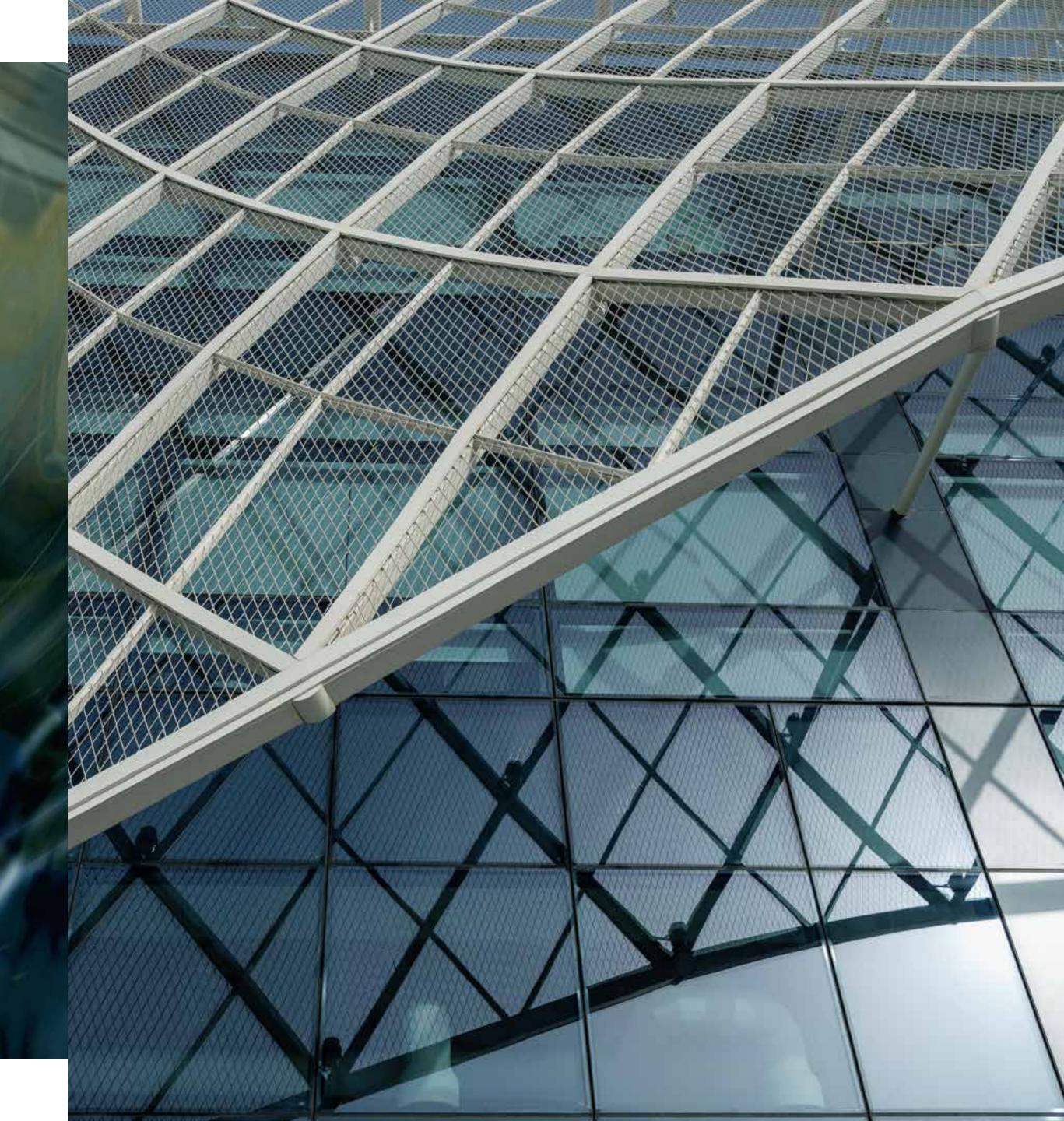
INVESTMENT PORTFOLIO INCREASE

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 HI 2022

GROUP SALES AED 3.12 BN 92 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.

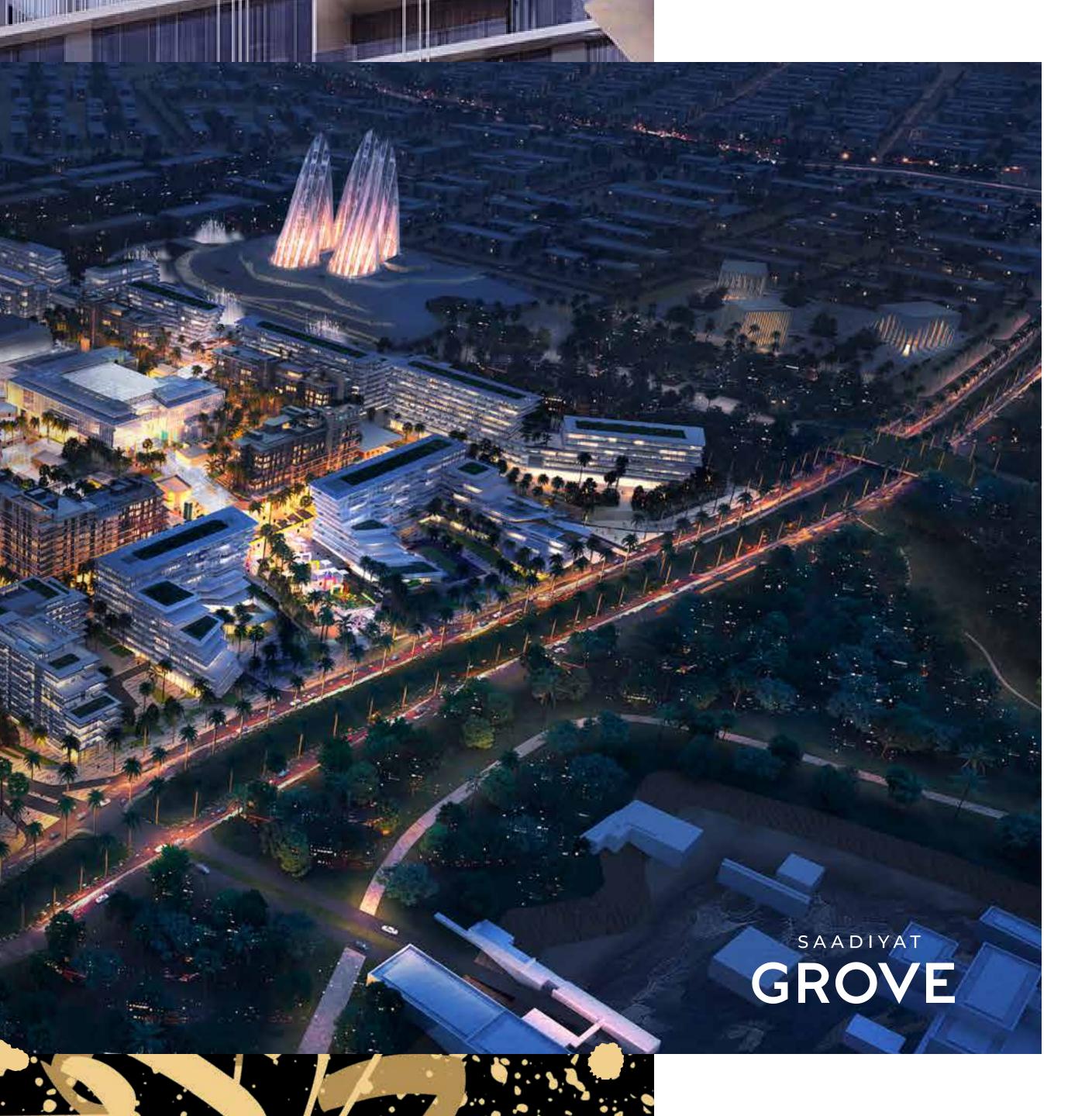




A G R O V E L I K E N O O T H E R

. . . .

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.



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.







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

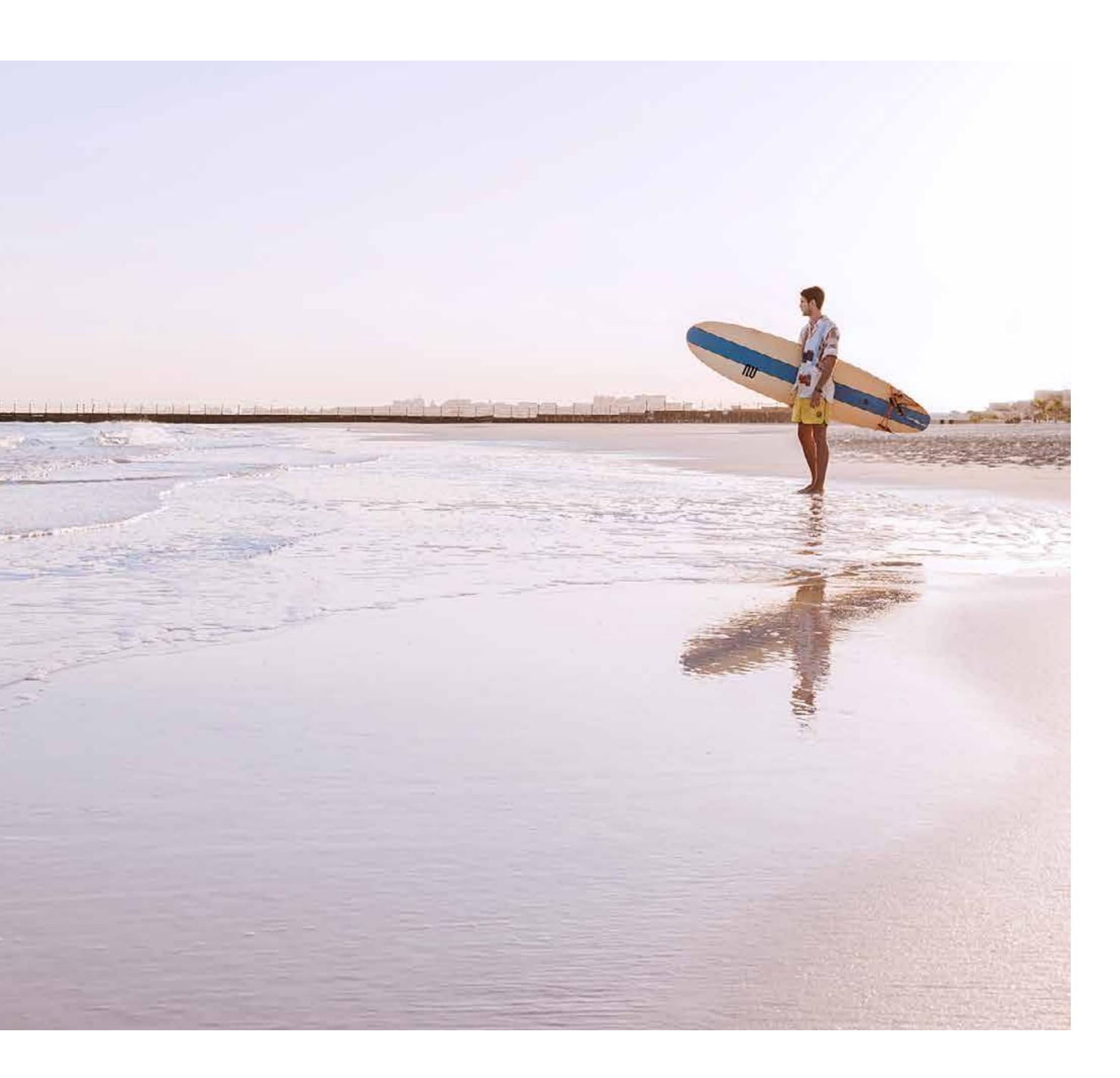
This is where the history of life on Earth is told through unique collections and exhibitions, while scientists tackle some of the biggest challenges facing the world today.

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.



NEWYORK UNIVERSITY ABU DHABI

ANA LIGATIAL

C R A N L E I G H A B U D H A B I









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 worldclass 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

4 Y

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.





GUGGENHEIM ABU DHABI

LOUVRE ABU DHABI

■ SARAYA

■ BURJ MOHAMMED **BIN RASHID**

WORLD TRADE CENTER

AL MARYAH

REEM ISLAND

SAADIYAT BEACH CLUB

SAADIYAT BEACH COLF CLUB

S A A D I Y A T

LAGOONS

MAMSHA AL SAADIYAT

■ SAADIYAT GROVE

ZAYED NATIONAL MUSEUM

JAWAHER SAADIYAT

SAADIYAT ISLAND

MANARAT AL SAADIYA

CULTURAL DISTRICT

MARINA DISTRICT

NYU ABU DHABI

THE BRIDGES

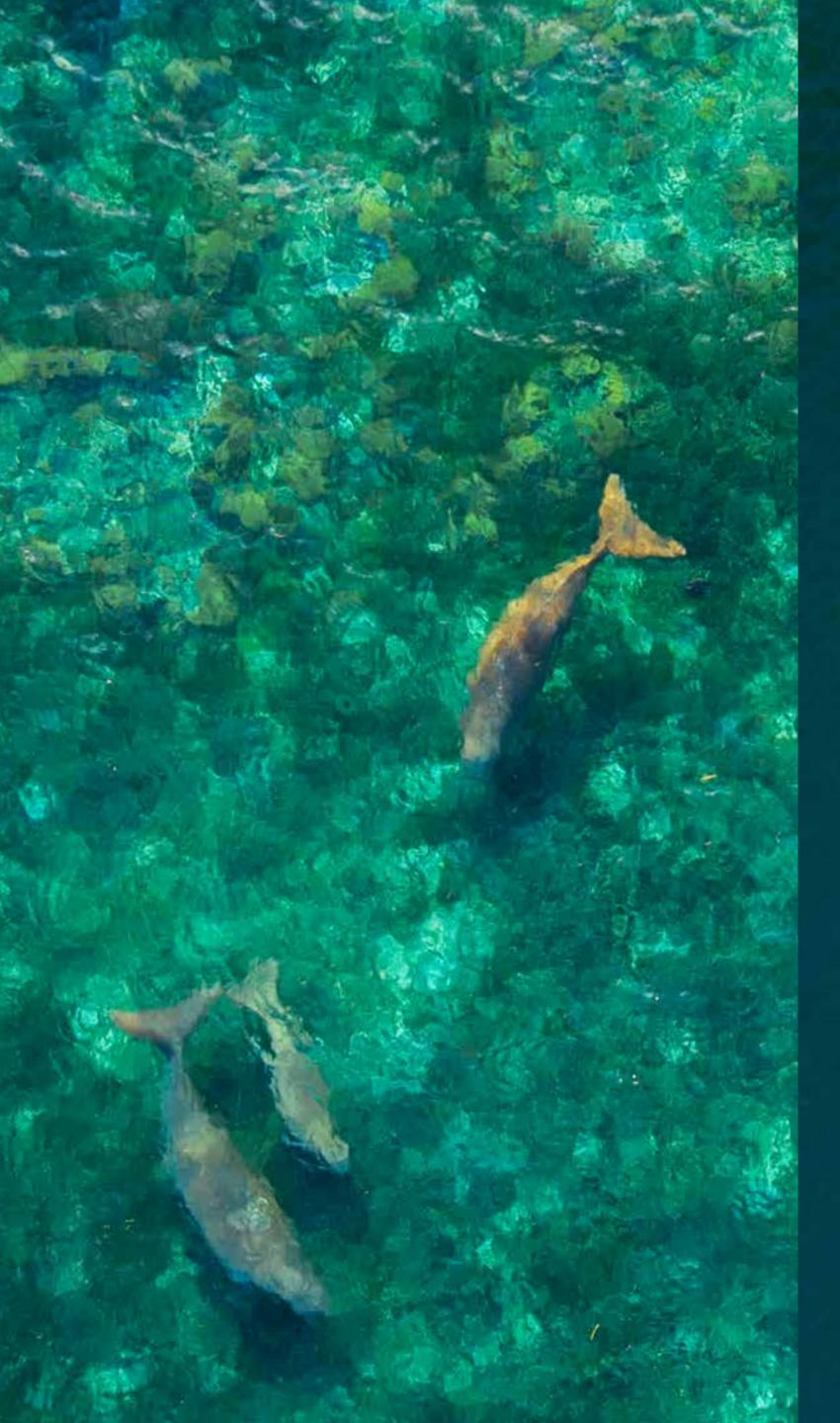
REEM CENTRAL PARK

THE GATE & ARC TOWERS

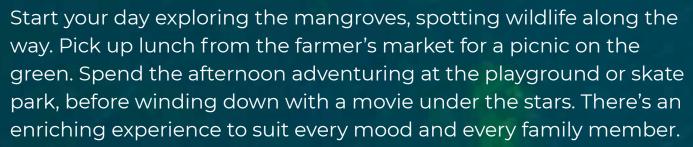


SUSTAINABLY DESIGNED& BEAUTIFULLY FINISHED





A COMMUNITY ON NATURE'S DOORSTEP





LINEAR PARK

LUSCIOUS GREEN SPACE THAT STRETCHES AS FAR AS THE EYE CAN SEE, PERFECT FOR PICNICS, PLAY TIME AND GETTING BACK TO NATURE.

ALC: NO



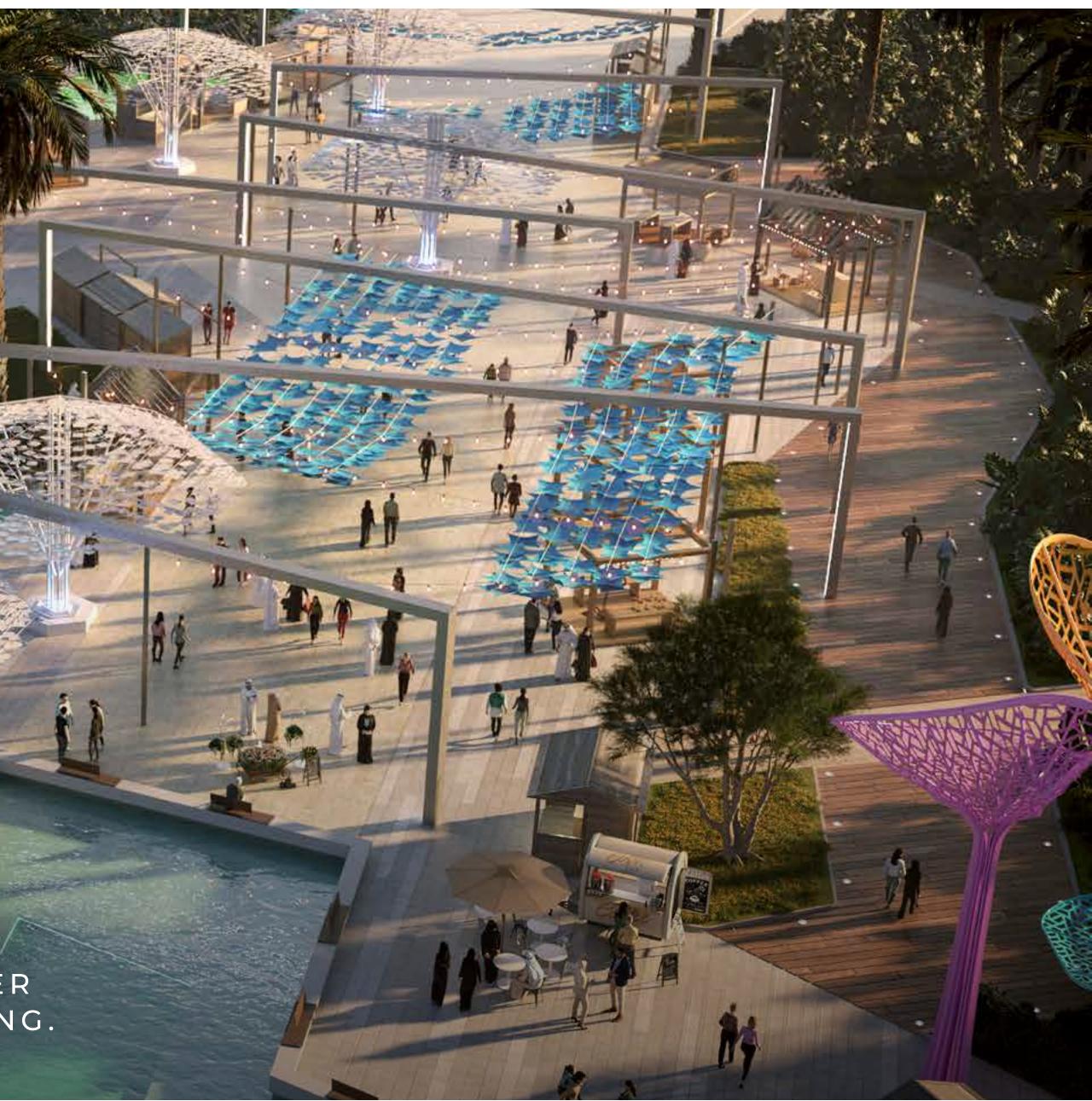
ECO CORNICHE

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.



S K A T E P A R K

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





S P O R T S C O U R T S

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.





ENJOY EXCLUSIVE ACCESS TO MODERN AMENITIES

ADVENTURE PA SKATE PARK FARMER'S MAR ECO CORNICHE OUTDOOR CINE RETAIL + F&B F PICNIC & BBQ ART INSTALLAT CULTURAL SPIN PURPOSE EVEN SPORT COURTS SCHOOL & EARLY LEARNING CENTRE HEALTH CLINIC GROCERY STORES MOSQUES COMMUNITY MAJLIS'

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TREE-LINED STREETS LEADING TO THE GREAT OUTDOORS.



HOMES THAT WELCOME THE OUTSIDE IN.

1.1

-340



D E T A I L S T H A T M A K E A L L T H E D I F F E R E N C E



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.



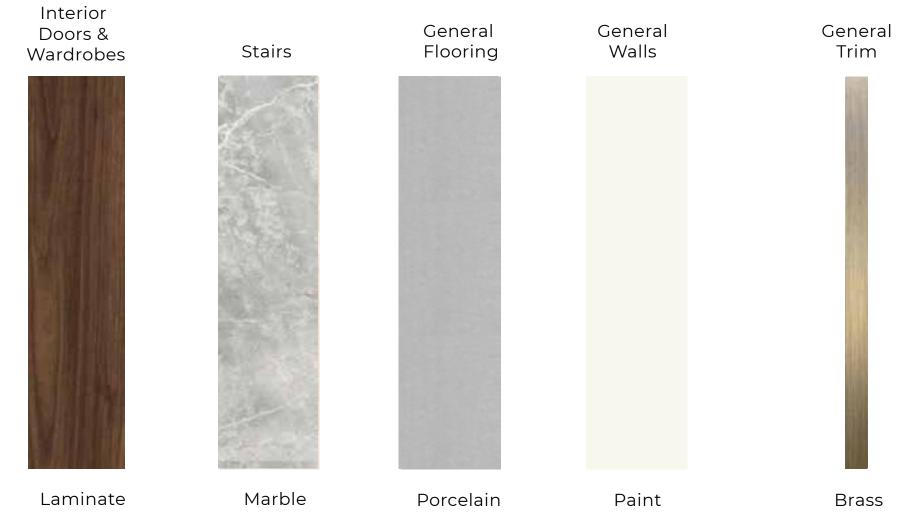
DESIGNS INSPIRED BY NATURE.



STANDARD COOL



THROUGHOUT THE VILLA



KITCHEN

Show Kitchen Wet Kitchen Upper Units



Laminate



Laminate

Backsplash and Countertop



Reconstituted Stone

Lower Units



BATHROOM



Laminate

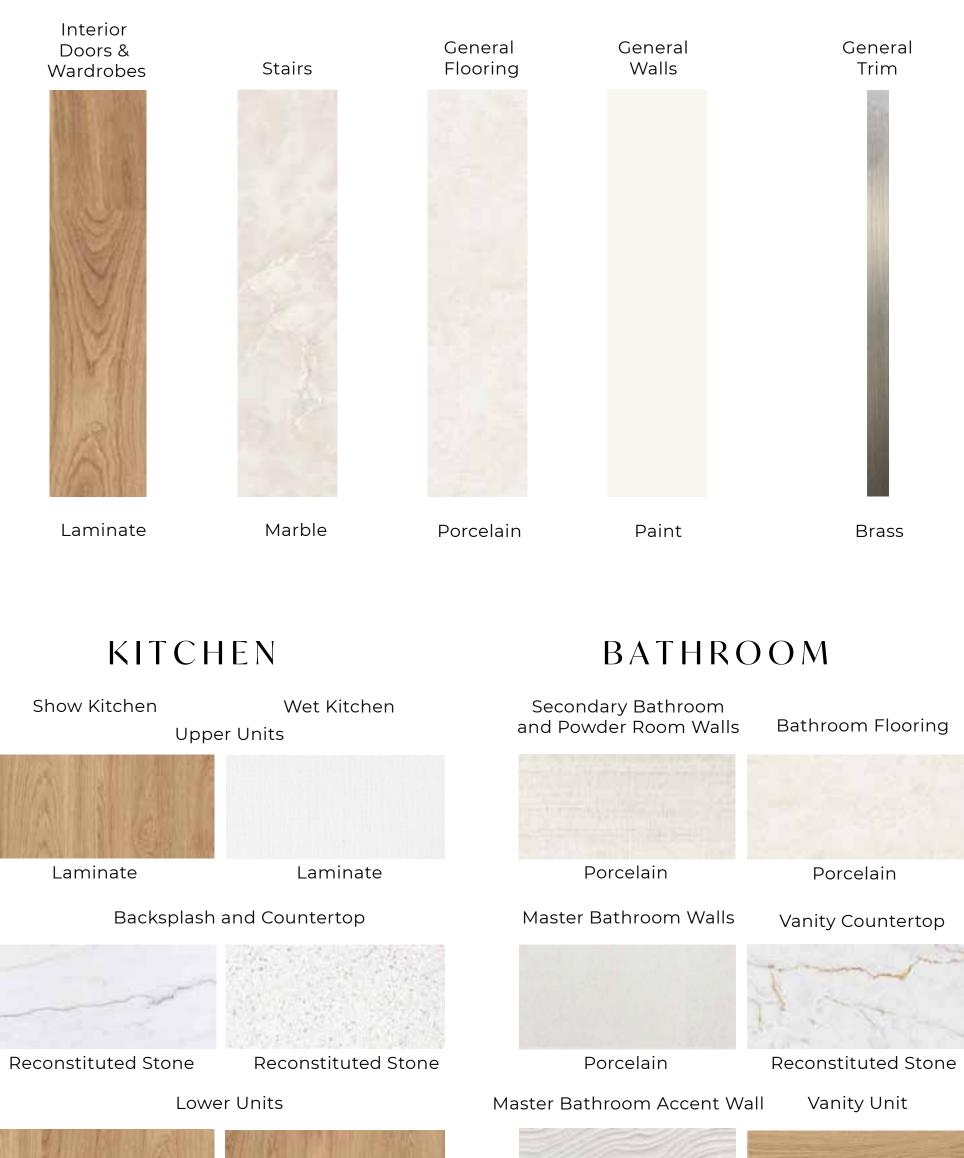
Laminate

Porcelain

Laminate

STANDARD WARM

THROUGHOUT THE VILLA





Laminate

Laminate

Porcelain

Laminate

NY 20



PREMIUM COOL



THROUGHOUT THE VILLA









Wooden Veneer

Laminate

Backsplash and Countertop





Lower Units





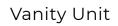


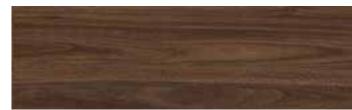
Marble

Vanity Countertop









Wooden Veneer

Laminate

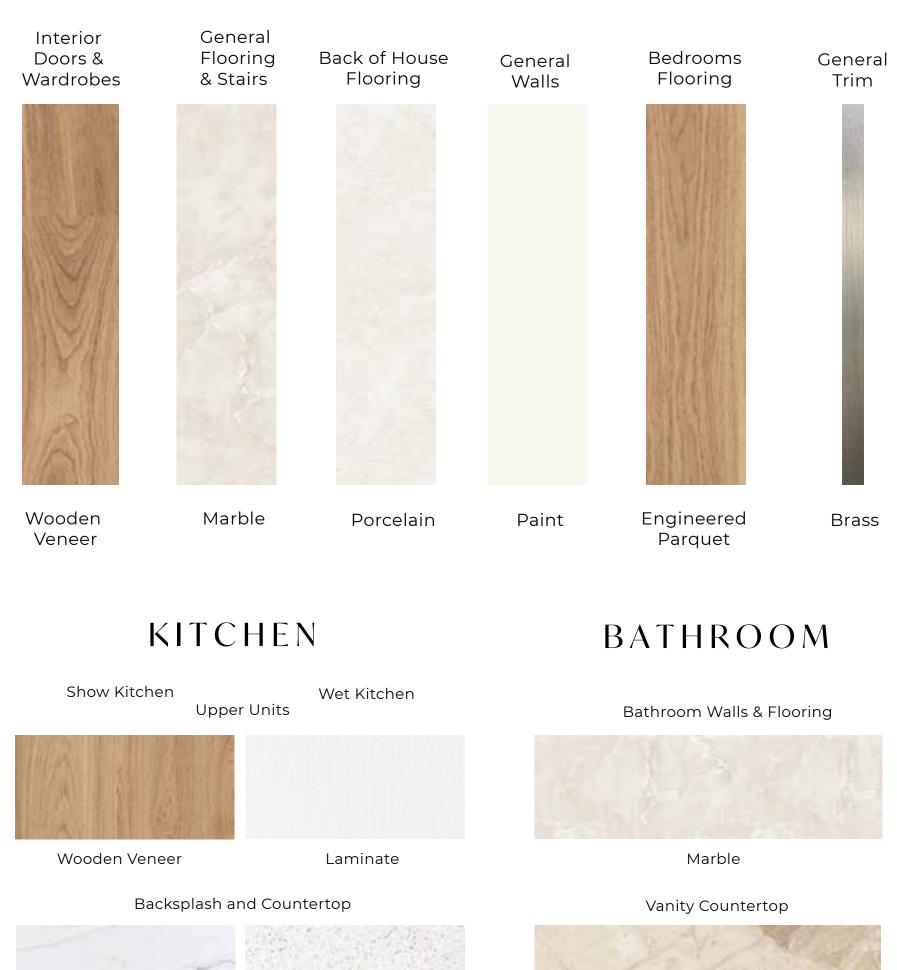
Wooden Veneer



PREMIUM WARM



THROUGHOUT THE VILLA







Lower Units



Wooden Veneer



Wooden Veneer











Marble



TANDARD DI	FFE
Porcelain All Floor	ring (exce
Porcelain tiles All bedre	ooms (in
Laminate on MDF	ow kitche
Quartz	Wet kitc
econstituted stone	family wa Co
Provisions only	Smart

ERENCES

cept bedroom & staircase)

nc. Walk in closet) flooring

nen/wardrobejoinery

tchen countertop

vashroom/ All bathrooms' countertop

t 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

White Goods – Show Kitchen

White Goods - Wet Kitchen

DIFFERENCES

Internal doors

Light Fittings

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



A N E N R I C H I N G L I F E S T A R T S H E R E

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

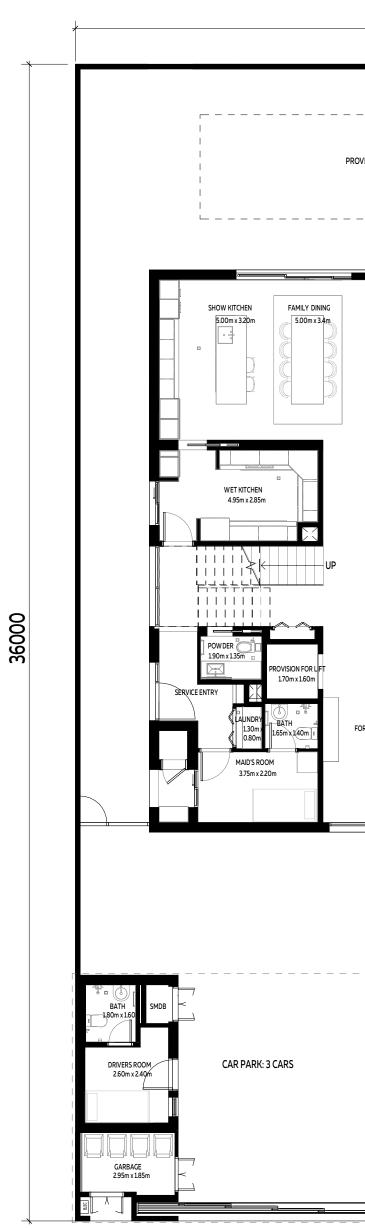
The second second



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.





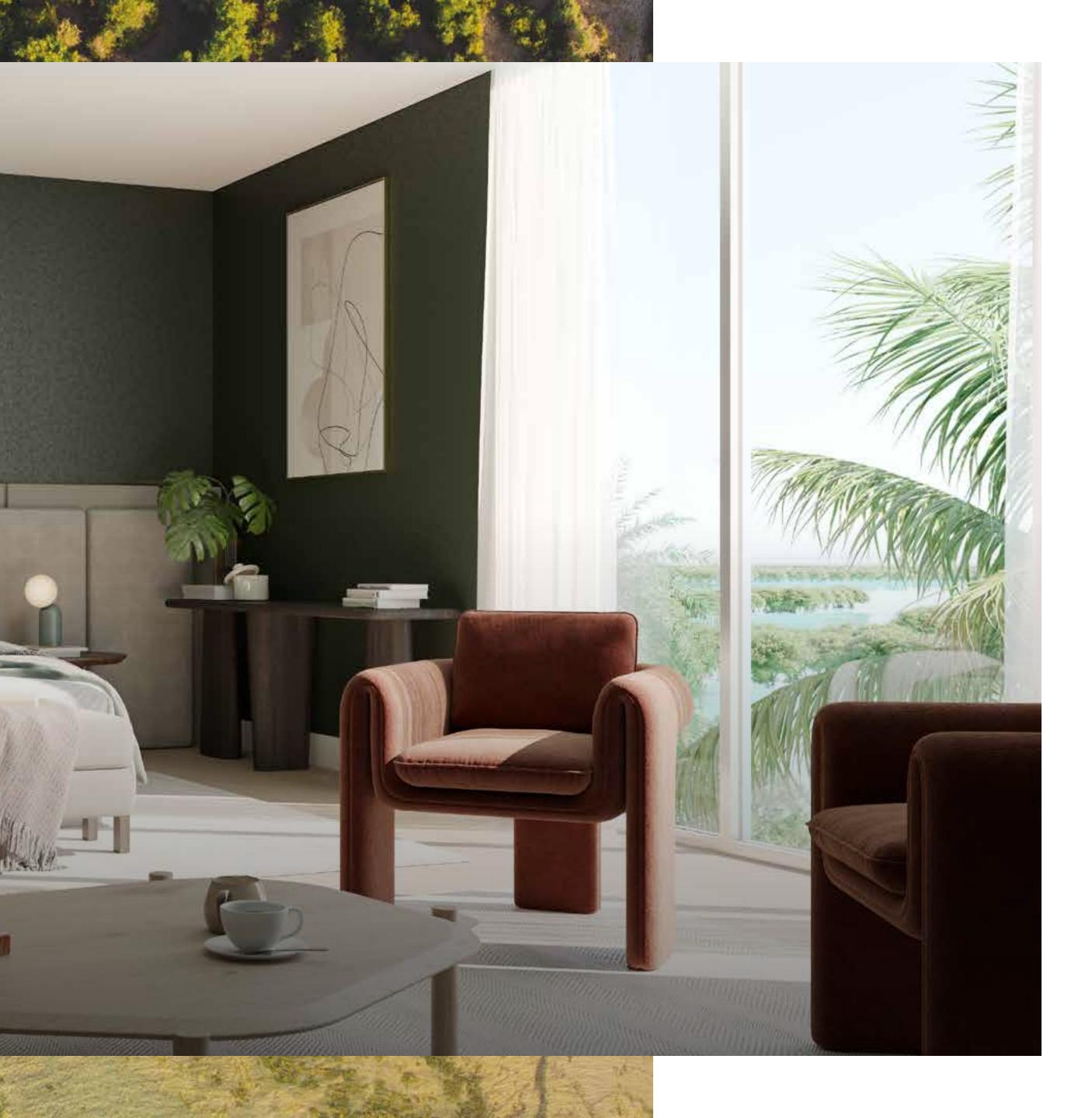
GROUND FLOOR

FIRST FLOOR



WAKE TO THE DAWN CHORUS

the second second



5 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 544.6 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.



36000

GROUND FLOOR

FIRST FLOOR



ENJOY THE FRESH FEEL OF NATURE ALL AROUND

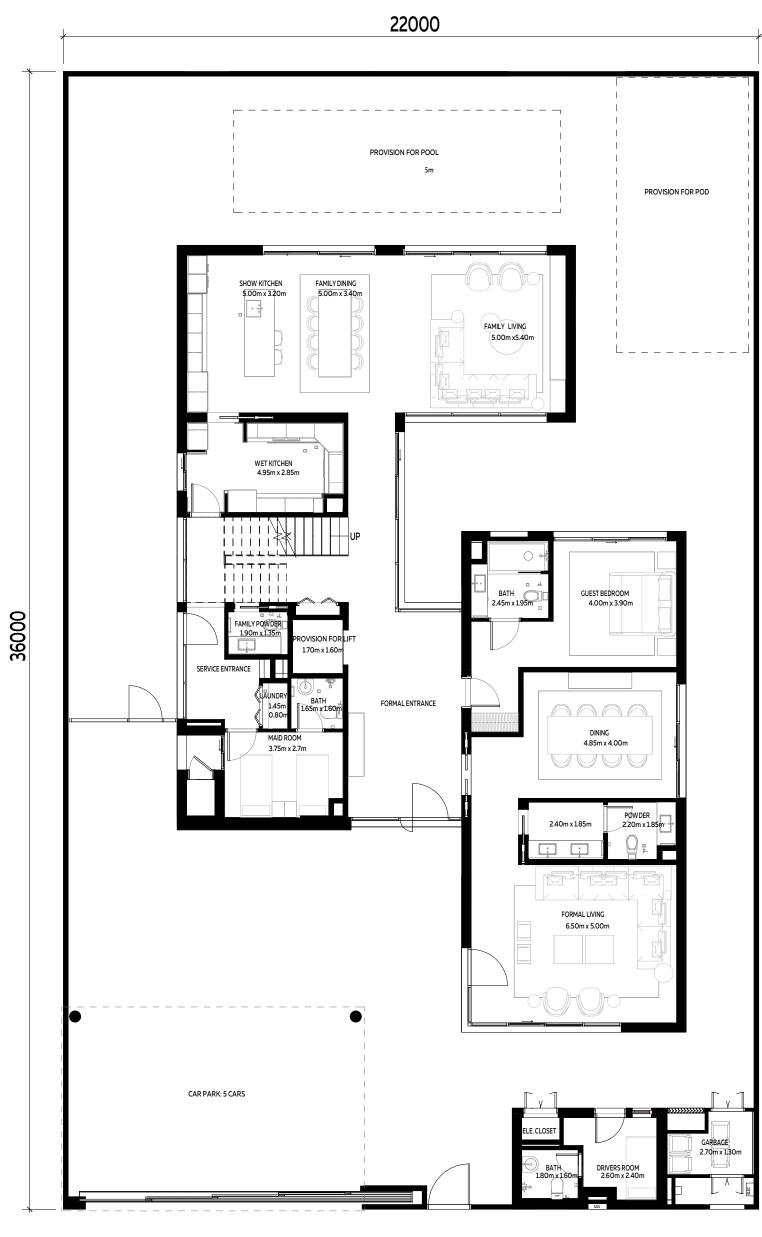
after the



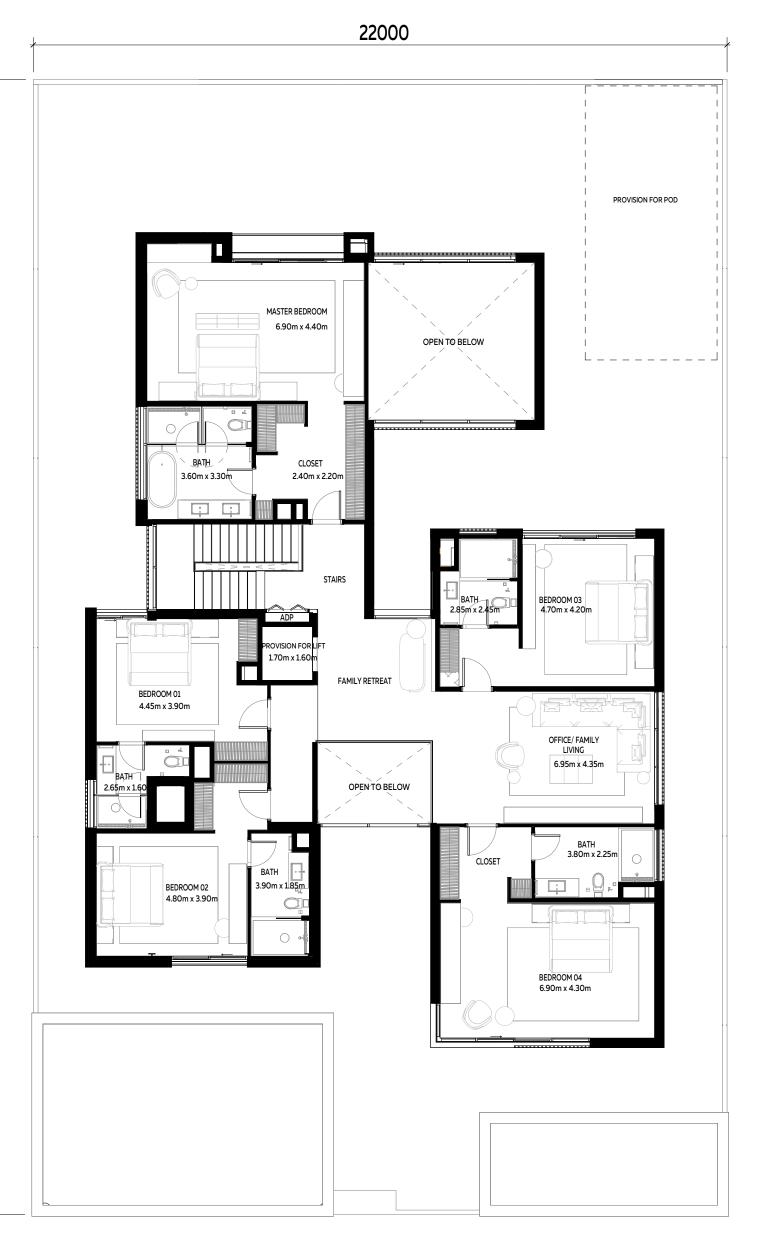
6 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 591.4 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.



GROUND FLOOR



36000

FIRST FLOOR



OPTION TO ADD A MULTIPURPOSE PACE (POD)

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THE REAL PROPERTY.

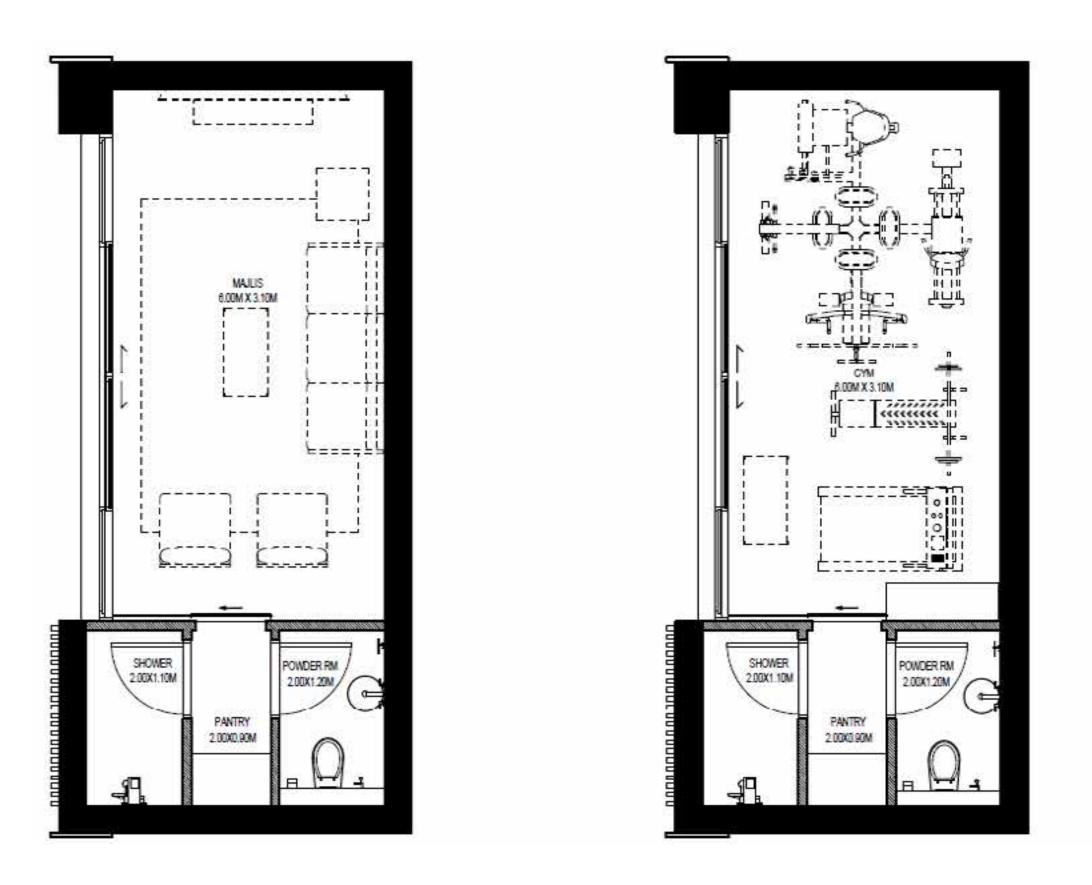
GSA - 35 SQM

1555

Hildefert hat a see.



POD TYPE 1 : MULTIPURPOSE SPACE - POTENTIAL USES GSA 35 SQM



MAJLIS LAYOUT

GYM LAYOUT



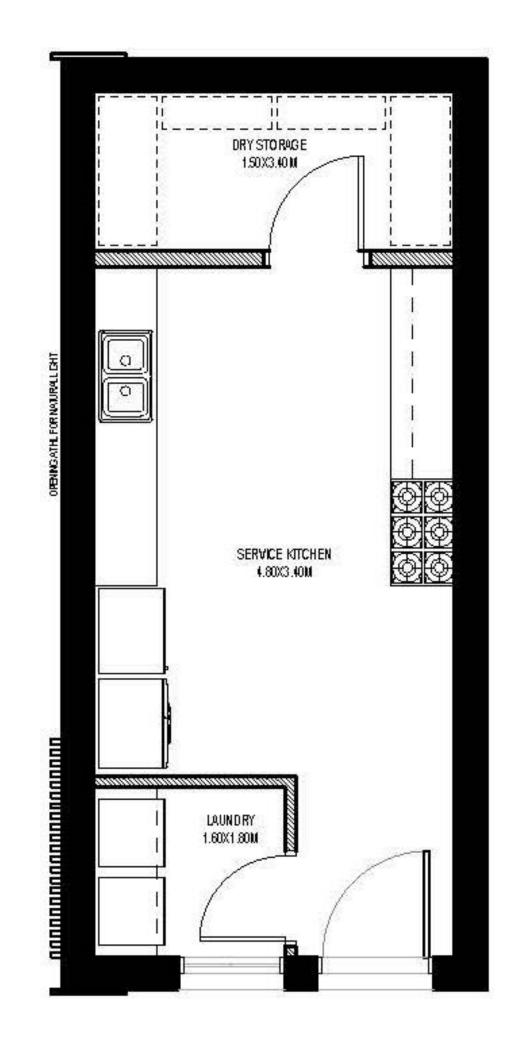
HOME OFFICE

POOL HOUSE





POD TYPE 2 : KITCHEN GSA 35 SQM



KITCHEN POD

ESIGNED 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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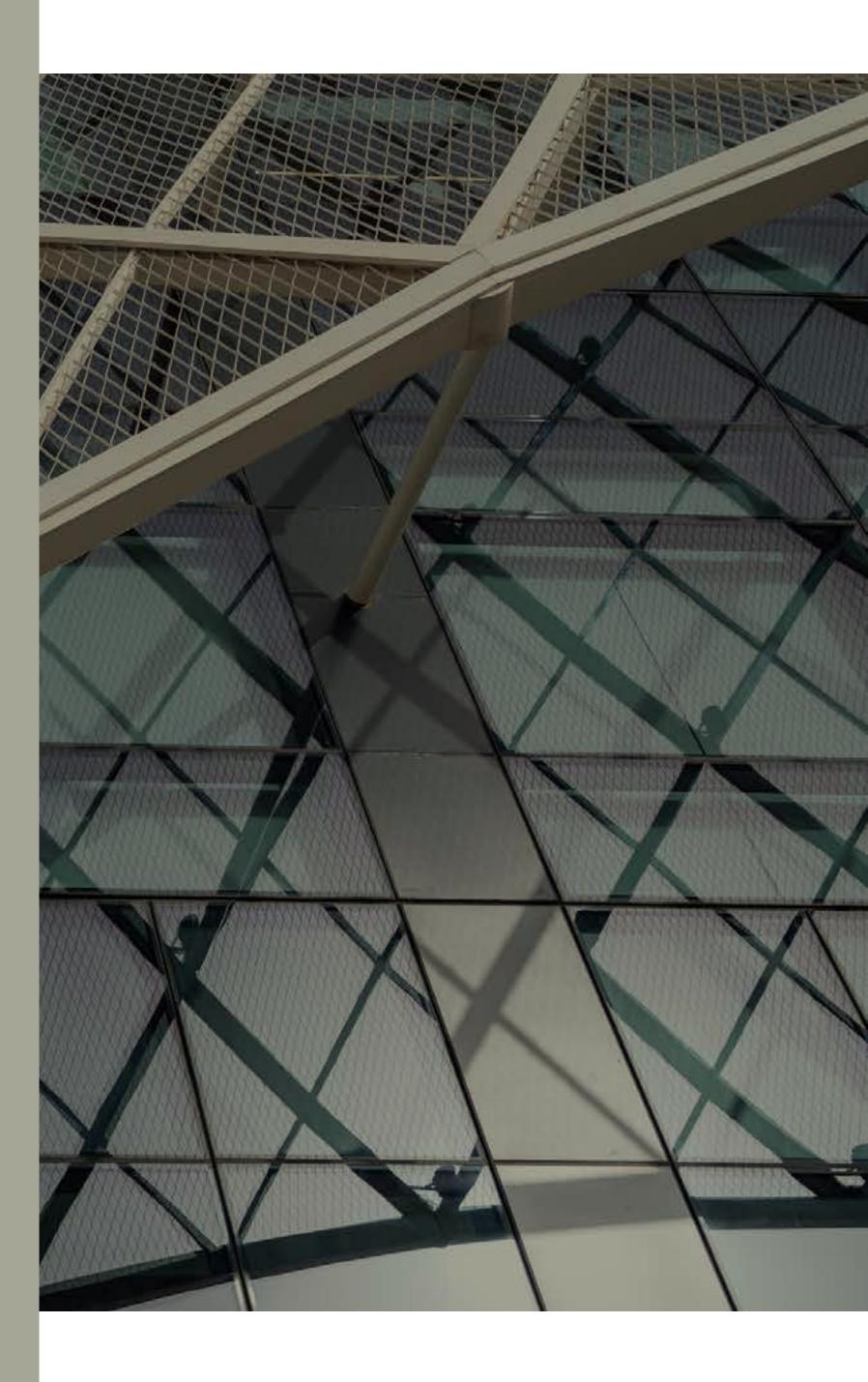
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