

THE RESIDENCES
SAADIYAT CULTURAL DISTRICT ABU DHABI





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 04 06 ZAYED THE **TEAMLAB ABRAHAMIC NATIONAL** PHENOMENA MUSEUM **FAMILY HOUSE ABU DHABI** LOUVRE **GUGGENHEI** NATURAL HISTORY MUSEUM ABU DHABI ABU DHABI **ABU DHABI**



A NEW WAY OF LIVING

Mandarin Oriental Residences in Saadi- yat Cultural District is set to be one of Abu Dhabi's most soughtafter 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.







KEY FACTS

TYPES OF UNITS

1-4 BR RESIDENCES5 BR PENTHOUSE

NO. OF UNITS

226 UNITS

STATUS

AVAILABLE FOR SALE

HANDOVER

EXPECTED COMPLETION Q3, 2028

LOCATION MAP

9

Located in Saadiyat Cultural District, Saadiyat Island



Close to Zayed National Museum



Close to Soul Beach and Mamsha promenade

■ WORLD

TRADE

CENTER







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

- Private Dining Rooms
- *These amenities are provisional and subject to future adjustments



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



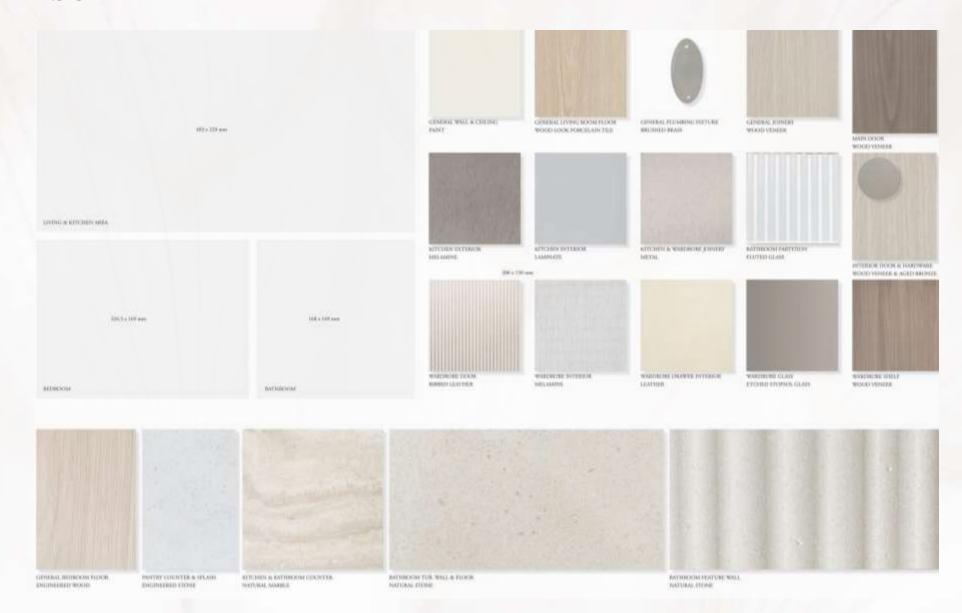


*Computer-generated images

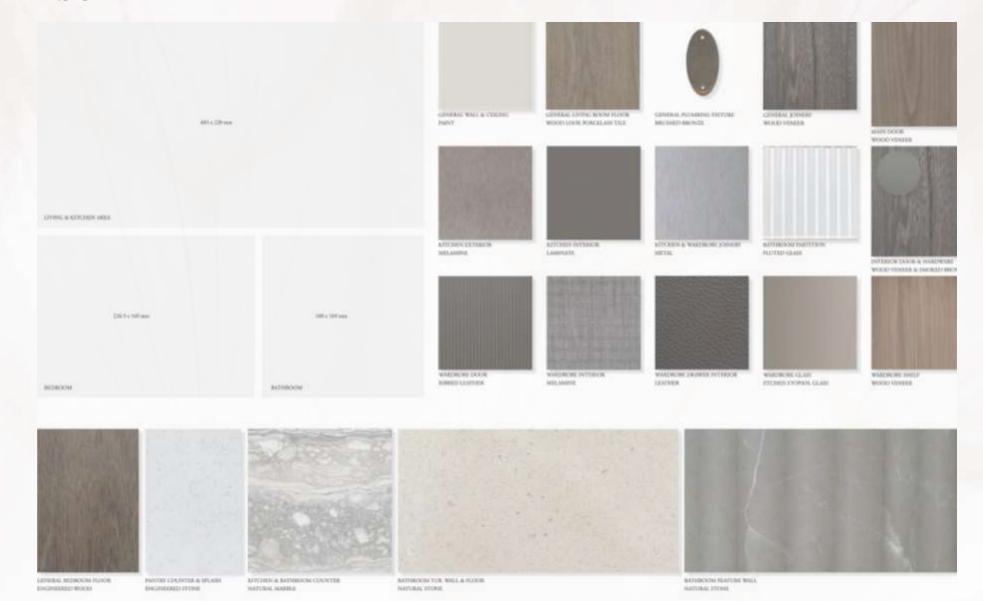




LIGHT SCHEME



DARK SCHEME



PAYMENT PLAN

Milestone	Payment Date	Instalment #	65/35
Payment 1	On Booking	1	10%
Payment 2	05-Jul-25	2	10%
Payment 3	05-Feb-26	3	15%
Payment 4	05-Sep-26	4	10%
Payment 5	05-Apr-27	5	10%
Payment 6	05-Nov-27	6	10%
Handover	Q3 2028	7	35%
			100%





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	22 6		

PRICING

Unit Model	Average Price (M AED)
1 Bed	6. 2
2 Bed	12. 2
2 Bed +	16. 6
3 Bed + M	25. 2
3 Bed + M Large - with pool	42. 1
4 Bed + M - with pool	TBC
5 Bed + M - Penthouse with pool	TBC

