SAADIYAT
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.

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.

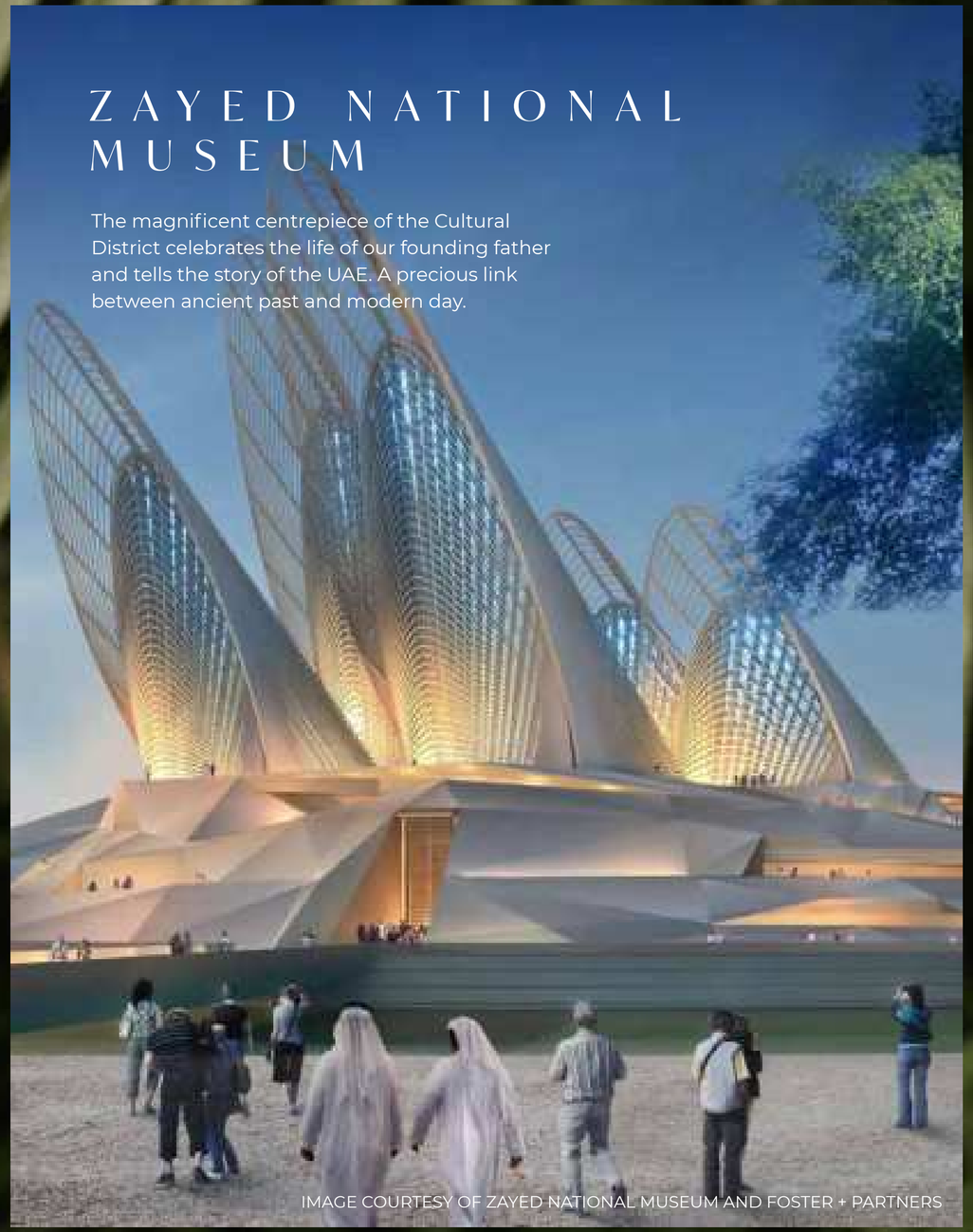


IMAGE COURTESY OF ZAYED NATIONAL MUSEUM AND FOSTER + PARTNERS

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.

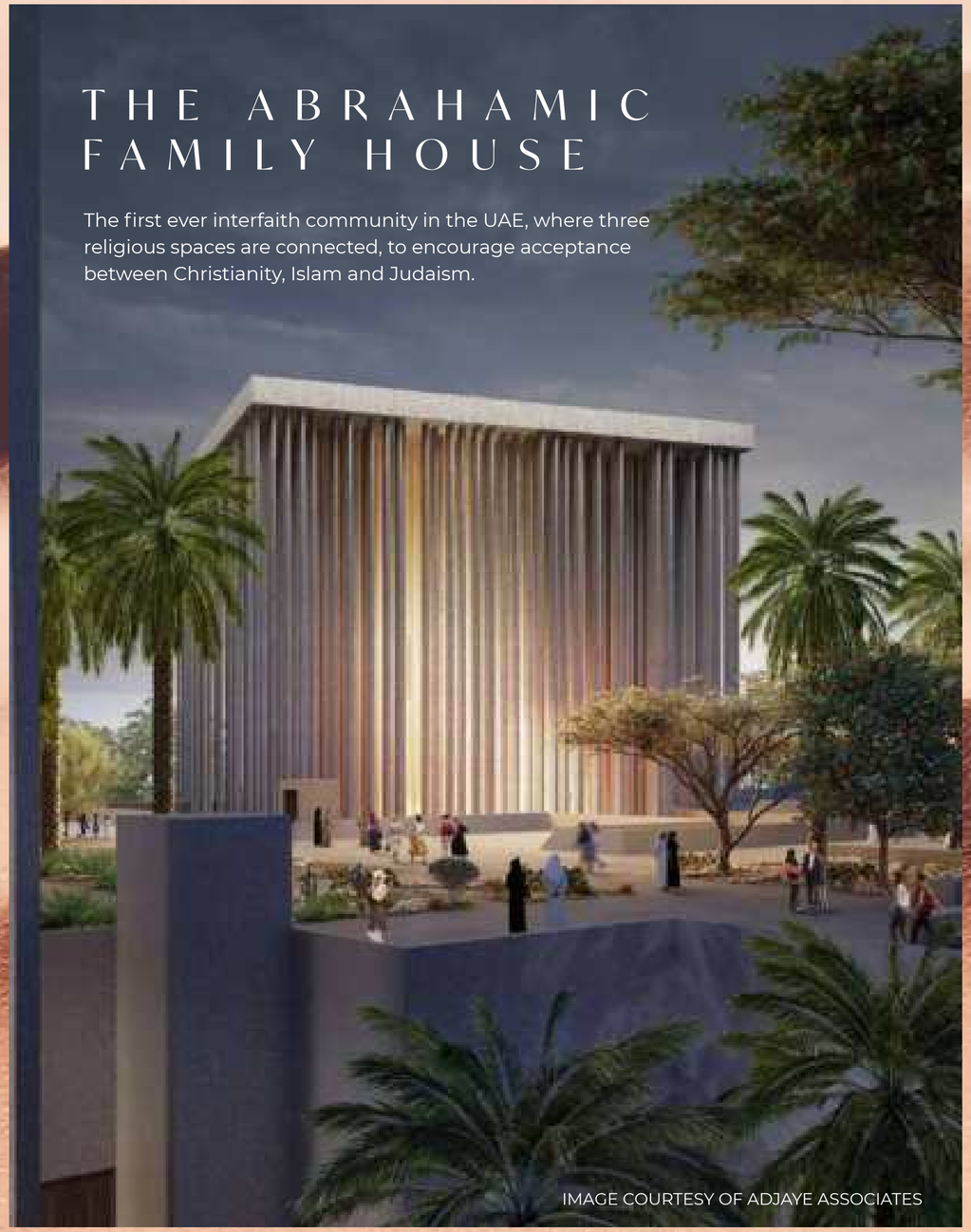


IMAGE COURTESY OF ADJAYE ASSOCIATES

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.

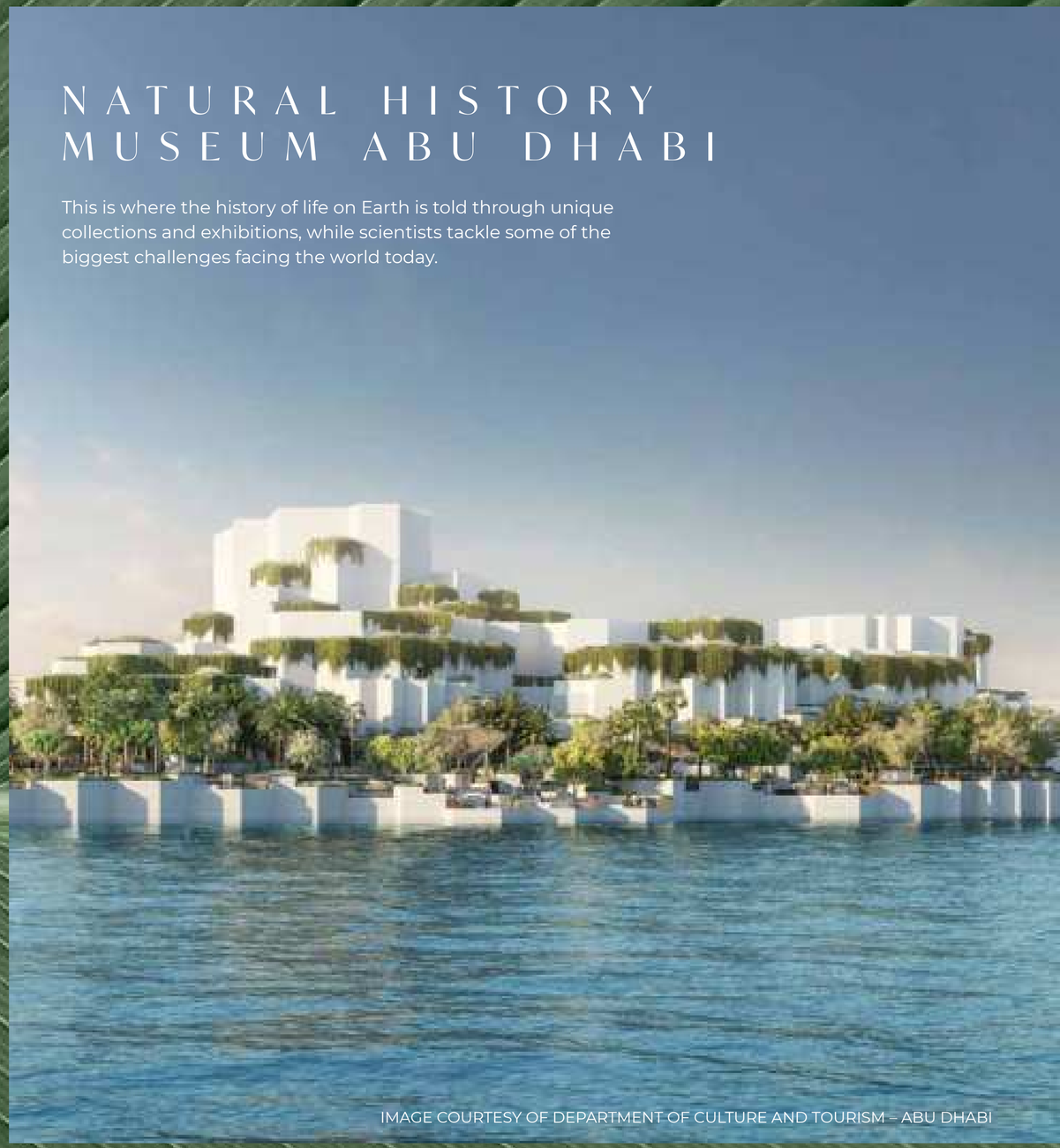
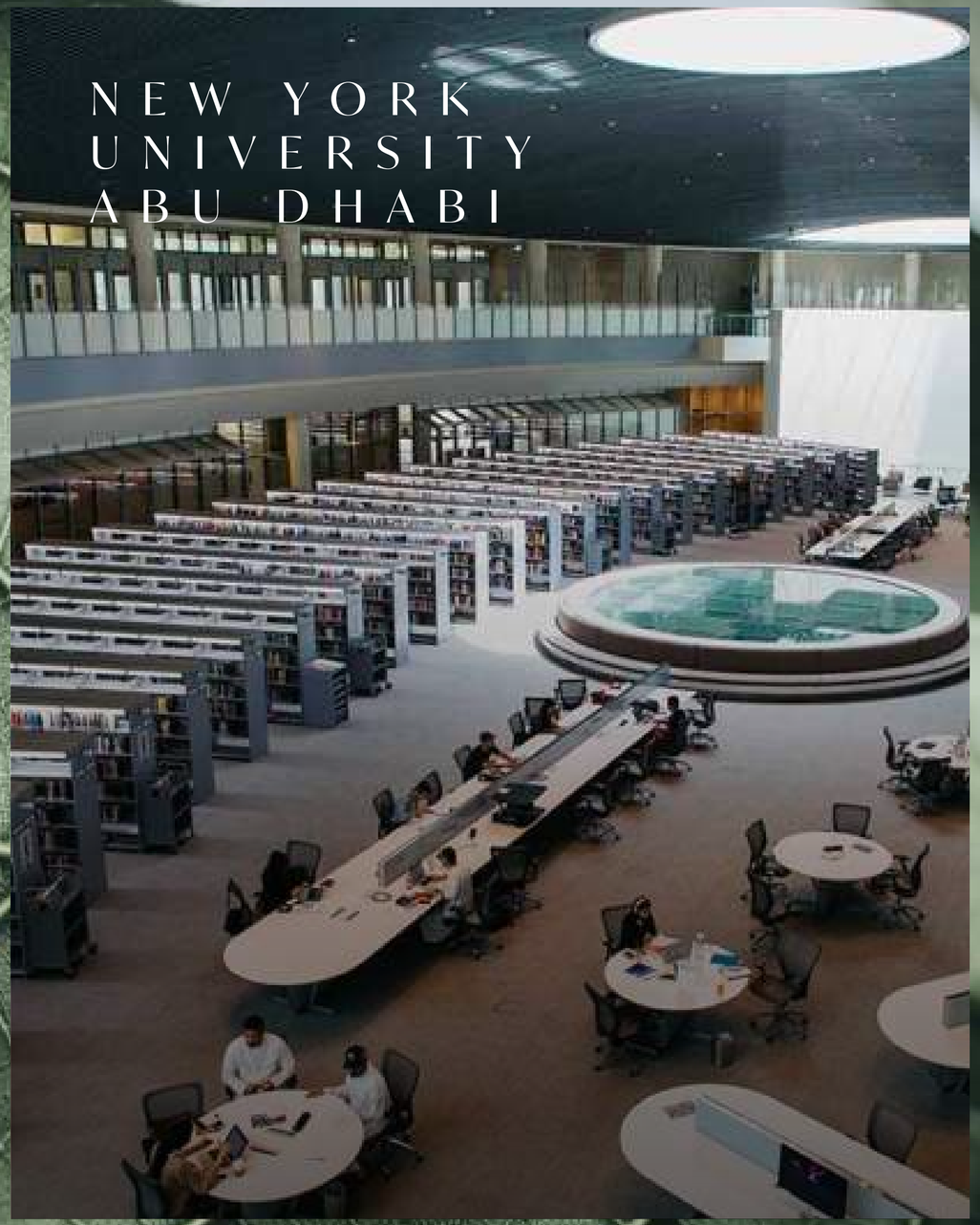


IMAGE COURTESY OF DEPARTMENT OF CULTURE AND TOURISM – ABU DHABI

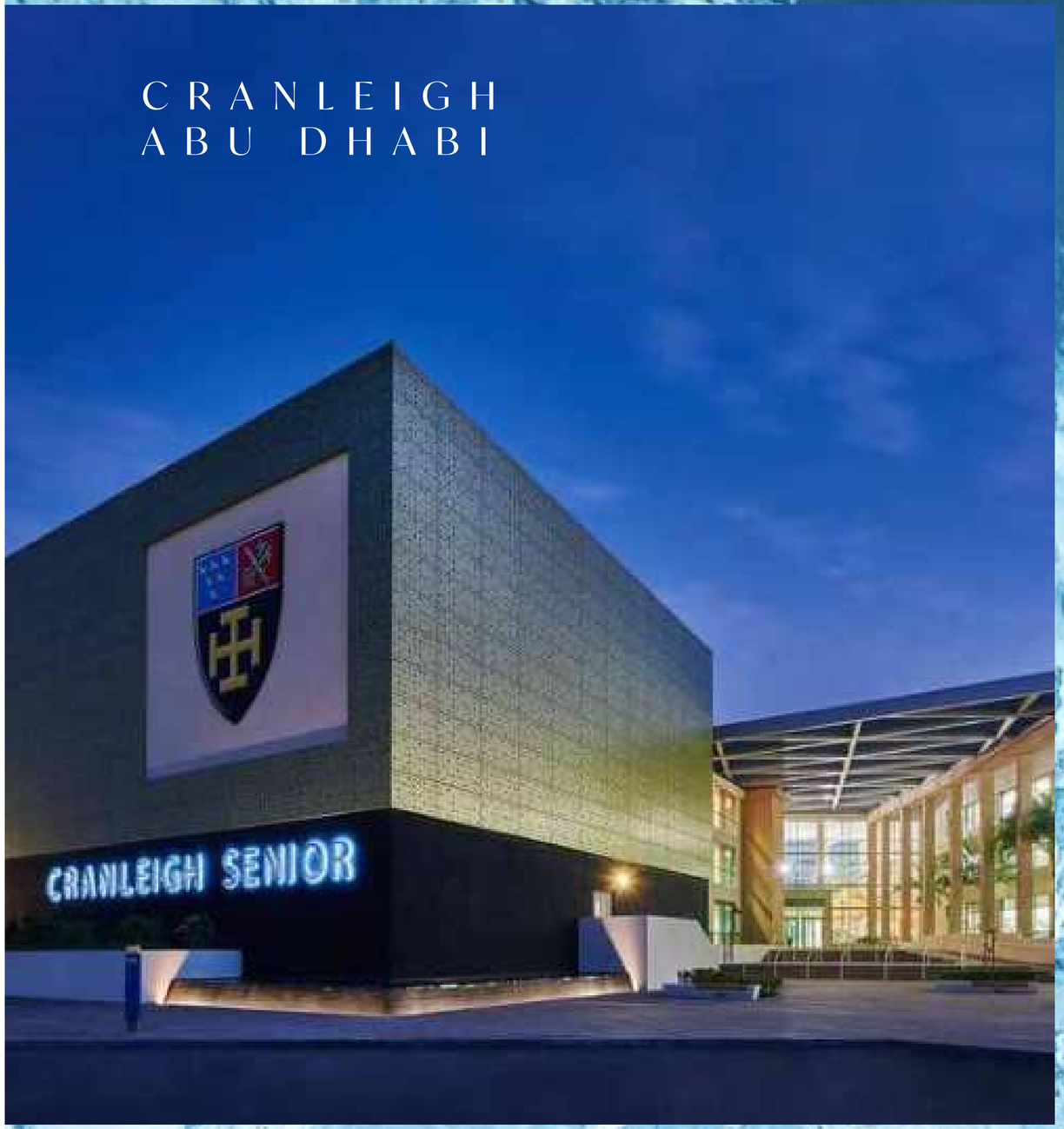
SOUL BEACH, MAMSHA AL SAADIYAT

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



MAKE NATURE

YOUR NEIGHBOUR

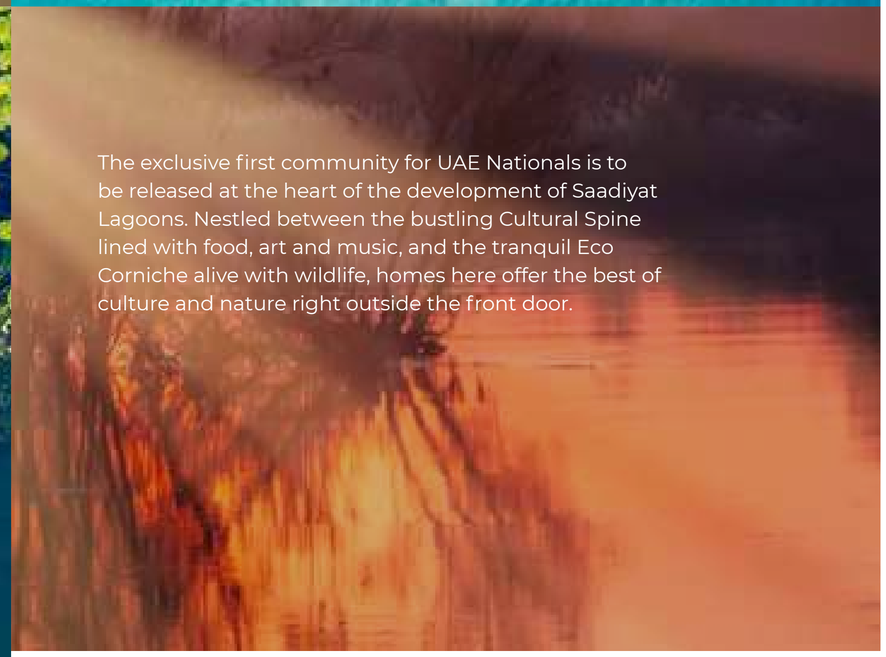
Live immersed in the beauty of Saadiyat Island, at Saadiyat Lagoons. Sustainably designed mangrove villas, surrounded by over 900,000m^2 of protected wilderness. Close to world-class education, world-renowned culture and Saadiyat Grove retail that's out of this world, this is a community that connects culture to convenience, and nature to people.

MASTER PLAN

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
SAADIYAT LAGOONS
ZAYED NATIONAL MUSEUM
LOUVRE ABU DHABI
MANARAT AL SAADIYAT
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.

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.

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

Upper Units

Laminate

Wet Kitchen

Upper Units

Laminate

Backsplash and Countertop

Reconstituted Stone

Backsplash and Countertop

Reconstituted Stone

Lower Units

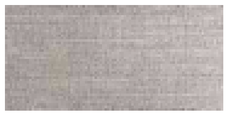
Laminate

Lower Units

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

Upper Units

Laminate

Wet Kitchen

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	General Flooring & Stairs	Back of House Flooring	General Walls	Bedrooms Flooring	General Trim
Wooden Veneer	Marble	Porcelain	Paint	Engineered Parquet	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	General Flooring & Stairs	Back of House Flooring	General Walls	Bedrooms Flooring	General Trim
Wooden Veneer	Marble	Porcelain	Paint	Engineered Parquet	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

STANDARD	DIFFERENCES	PREMIUM
Porcelain	All Flooring (except bedroom & staircase)	Marble
Porcelain tiles	All bedrooms (inc. Walk in closet) flooring	Engineered wood flooring
Laminate on MDF	Show kitchen/ wardrobe joinery	Timber Veneer on MDF
Quartz	Wet kitchen countertop	Reconstituted Stone
Reconstituted stone	Guest & family washroom/ All bathrooms' - countertop	**Marble**
Provisions only	Smart Home Features	Smart home package provided: 2 external security cameras 1 main door key-pad entry with key 1 Doorbell with camera

STANDARD	DIFFERENCES	PREMIUM
Semi solid wooden door with laminate finish	Internal doors	Semi solid wooden door with timber veneer finish
-	Light Fittings	**Additional:** Concealed Linear LED strips for coves Concealed below cabinets linear LED strips for kitchen counter tops.
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	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
-	White Goods – Wet Kitchen	**Additional:** Oven Cooktop Hood Dishwasher Fridge

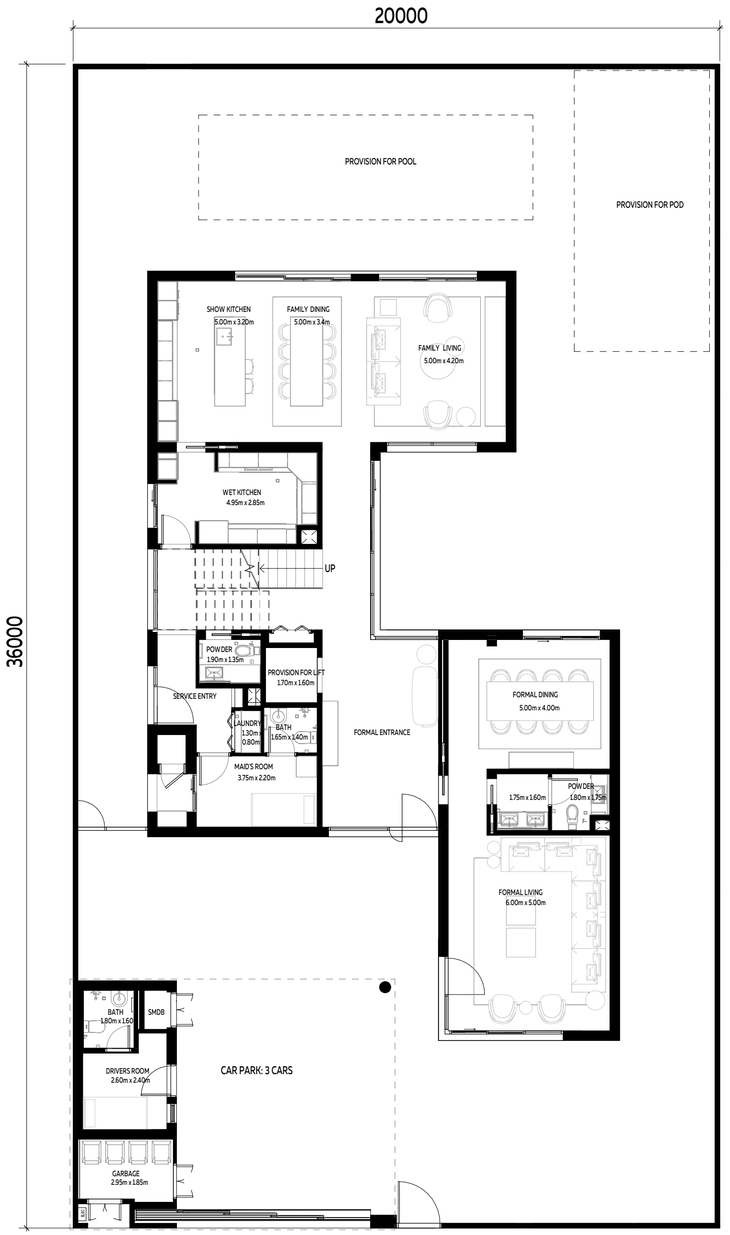
AN ENRICHING LIFE STARTS HERE

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.

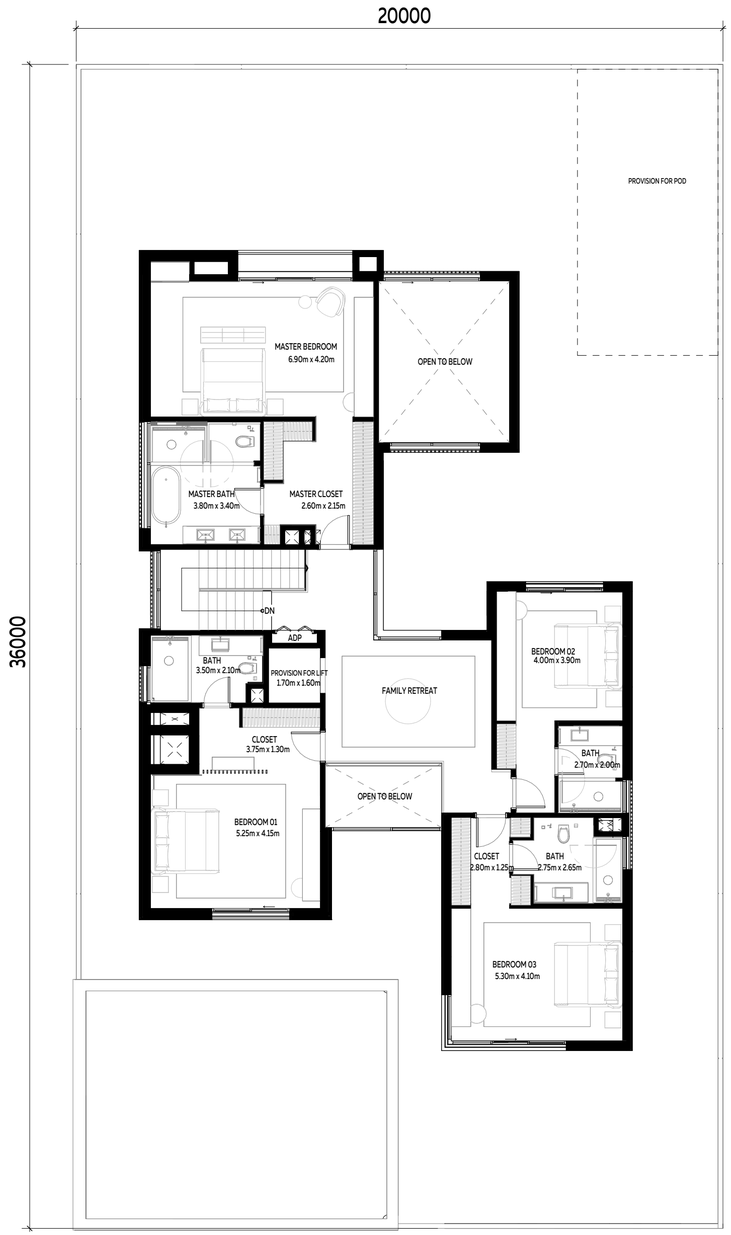
WHERE LIFE
BLOOMS

4 BEDROOMS VILLA
+ MAID'S ROOM

INTERNAL SELLABLE AREA: 464.7 SQM



GROUND FLOOR



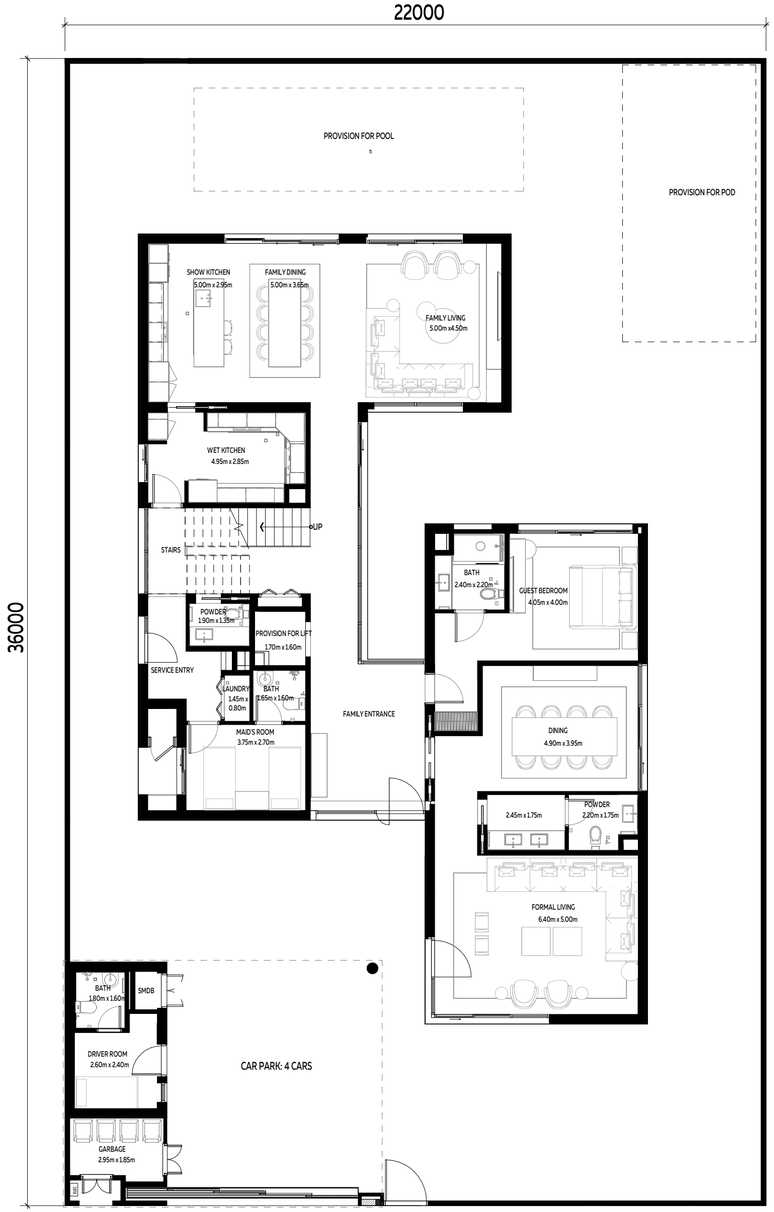
FIRST FLOOR

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.

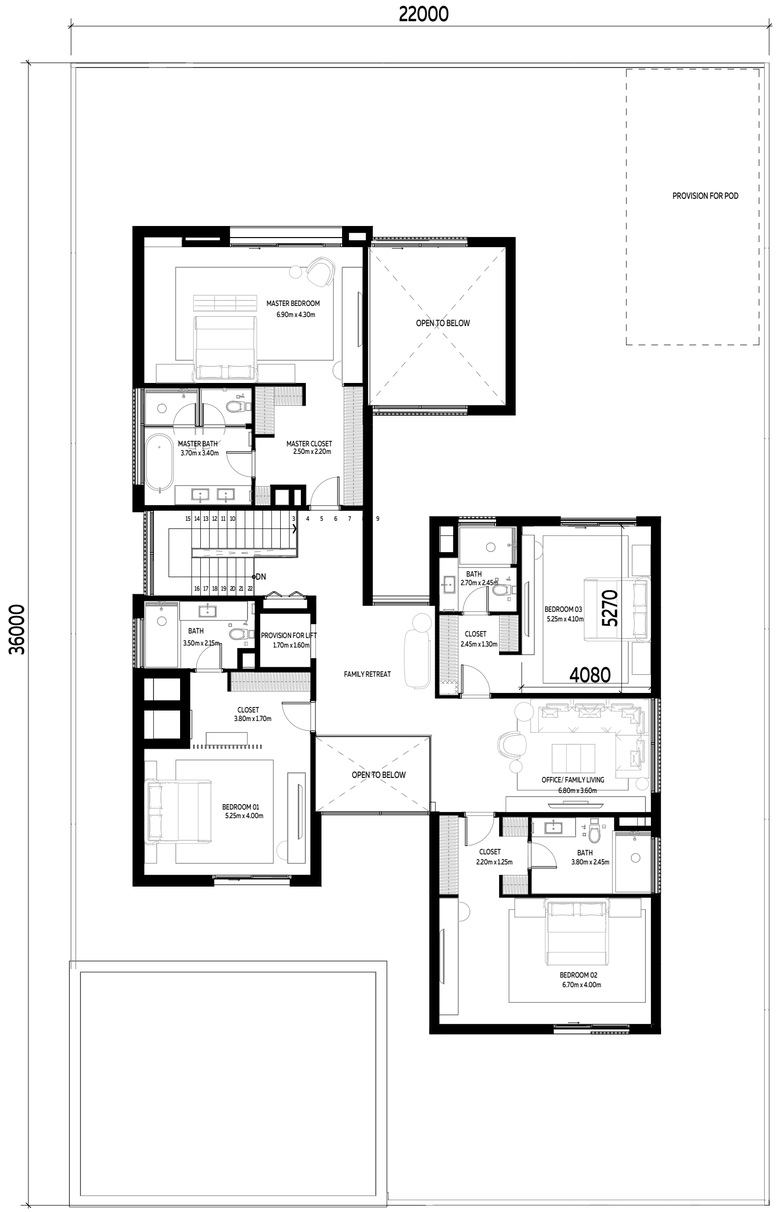
WAKE TO THE
DAWN CHORUS

5 BEDROOMS VILLA
+ MAID'S ROOM

INTERNAL SELLABLE AREA: 544.6 SQM



GROUND FLOOR



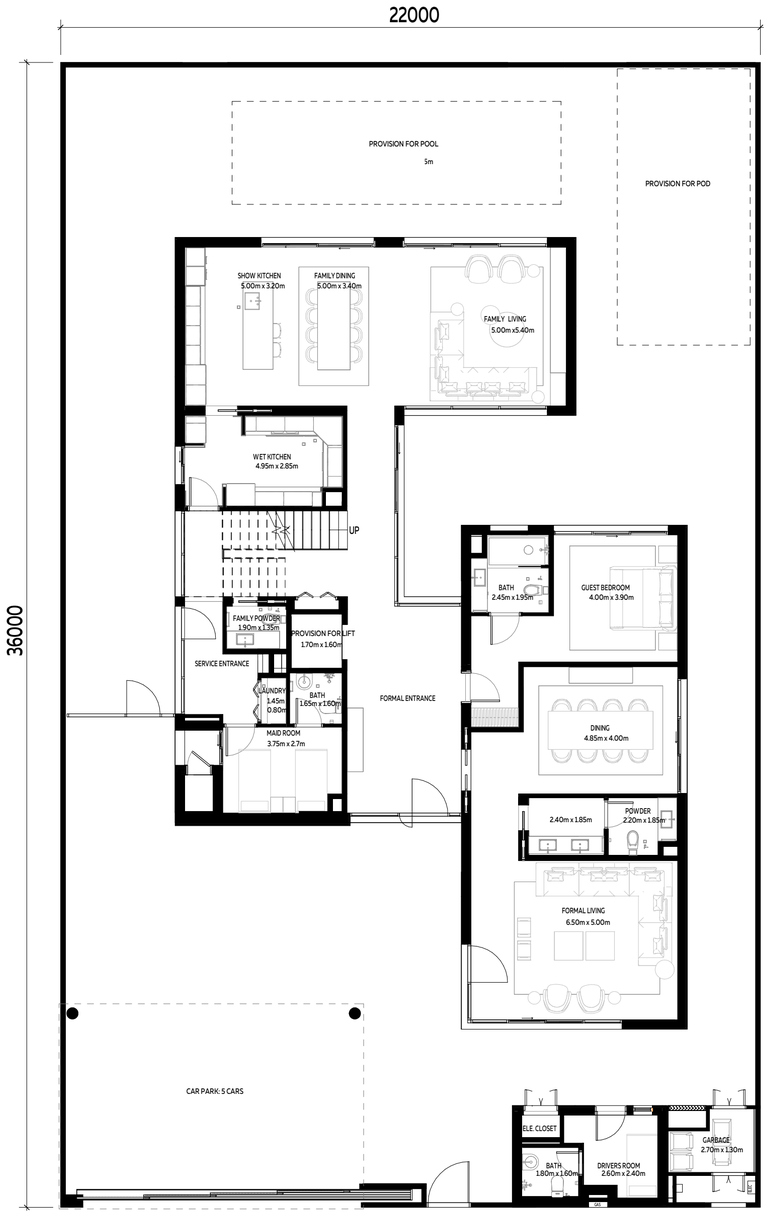
FIRST FLOOR

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.

ENJOY THE FRESH
FEEL OF NATURE
ALL AROUND

6 BEDROOMS VILLA
+ MAID'S ROOM

INTERNAL SELLABLE AREA: 591.4 SQM



GROUND FLOOR

FIRST FLOOR

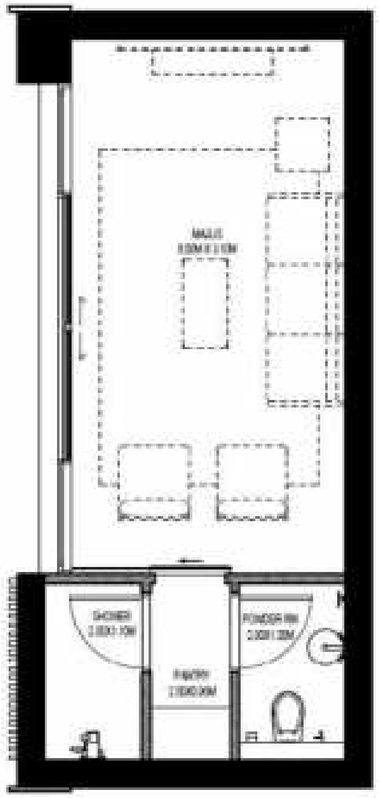
Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Aldar makes no representation of warranty in relation to any of the information shown. Please note that the pool, the pod, and the elevator are additional elements that are not included in the initial price.

OPTION TO ADD A MULTIPURPOSE SPACE (POD)

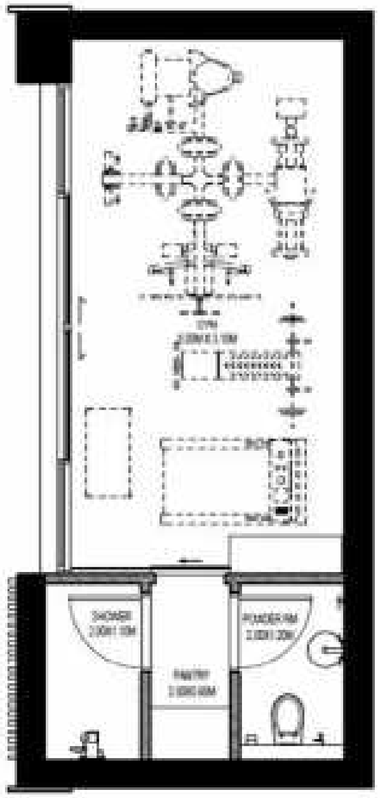
GSA – 35 SQM

POD TYPE 1 : MULTIPURPOSE SPACE - POTENTIAL USES

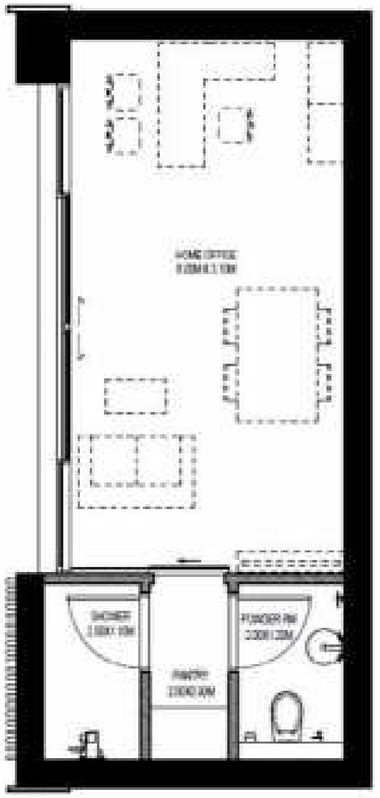
GSA 35 SQM



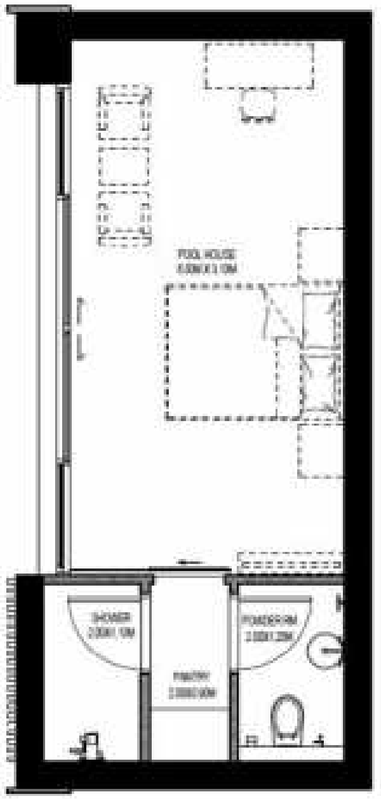
MAJLIS LAYOUT



GYM LAYOUT



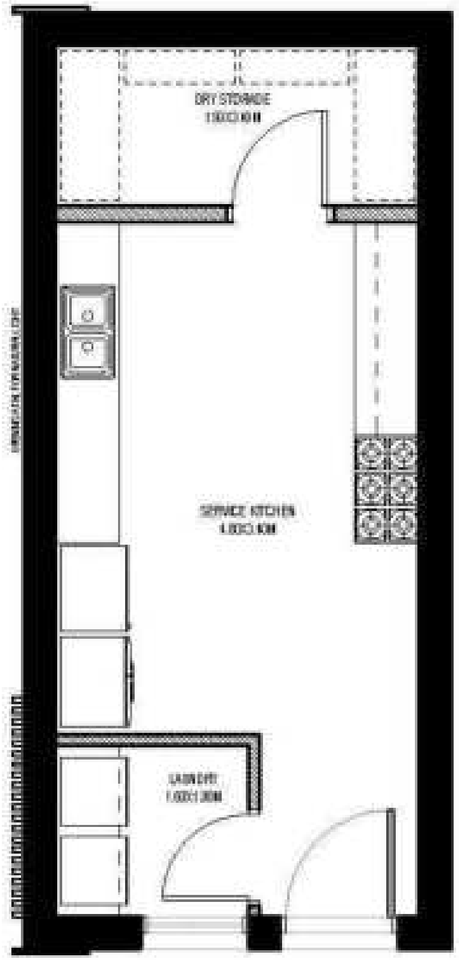
HOME OFFICE



POOL HOUSE

POD TYPE 2 : KITCHEN

GSA 35 SQM



KITCHEN POD

KITCHEN POD DON'T INCLUDE WHITE GOODS

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**
sales@aldar.com

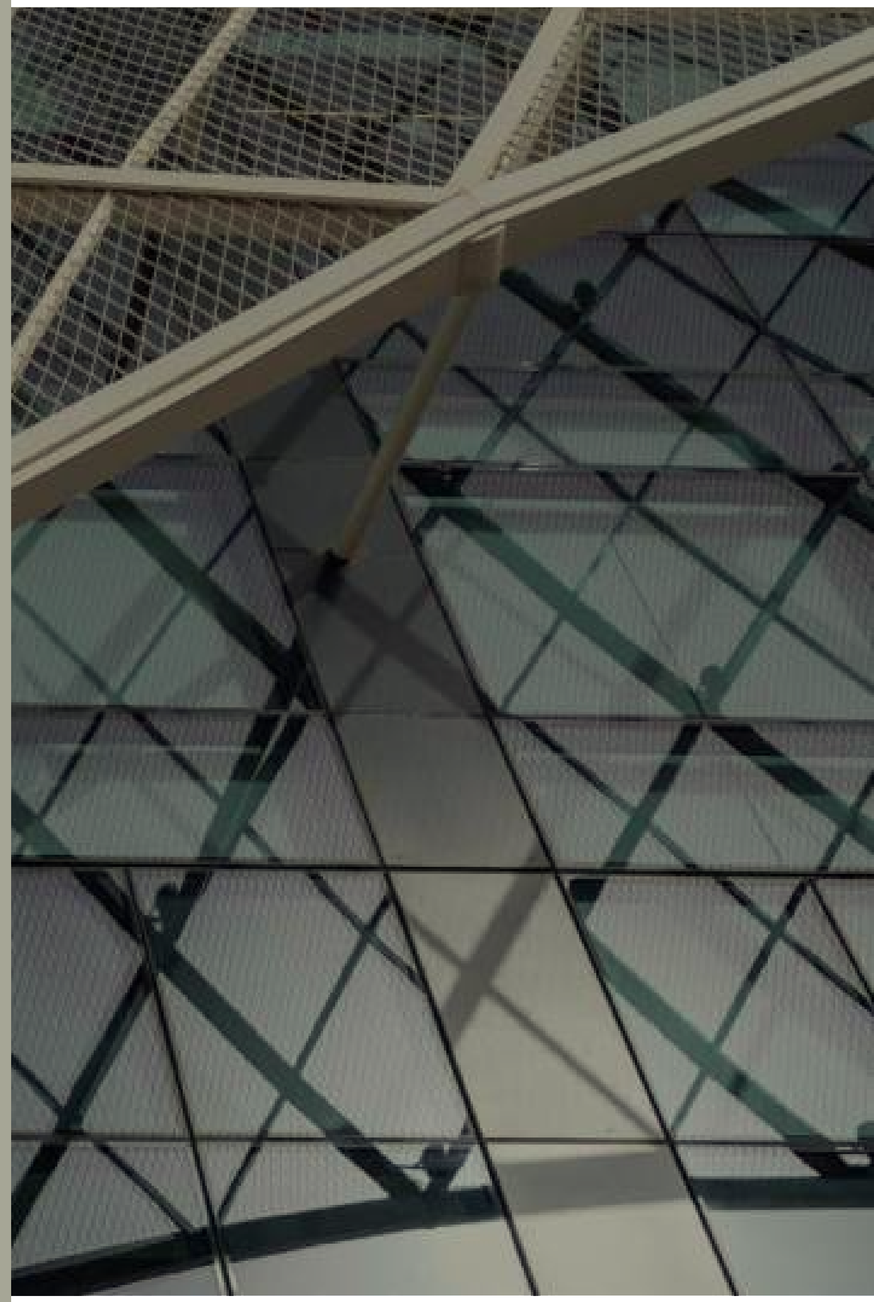
Working Hours
Mon – Sat
9:00 AM – 7:00 PM

DUBAI SALES CENTRE

Al Manara, Sheikh Zayed Road, Dubai

800 25327
International: **+971 2 810 6400**
sales@aldar.com

Working Hours
Mon – Sat
9:00 AM – 7:00 PM



ALDAR.COM
800 ALDAR