



THE RESIDENCES
SAADIYAT CULTURAL DISTRICT ABU DHABI

DISCLAIMER: SCREENSHOTS OF THIS EVENT ARE NOT ALLOWED TO BE TAKEN OR SHARED. KINDLY COMPLY.



A LANDMARK PARTNERSHIP

Mandarin Oriental is the award-winning owner and operator of some of the world's most luxurious hotels, resorts and residences. Renowned for creating outstanding properties, each destination reflects the Group's dual Asian heritage, local culture and unique design. The Group now operates 41 hotels, 12 residences and 24 exclusive homes in 26 countries and territories with many more projects under development.





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.





A NEW WAY OF LIVING

Mandarin Oriental Residences in Saadiyat Cultural District is set to be one of Abu Dhabi's most sought-after 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



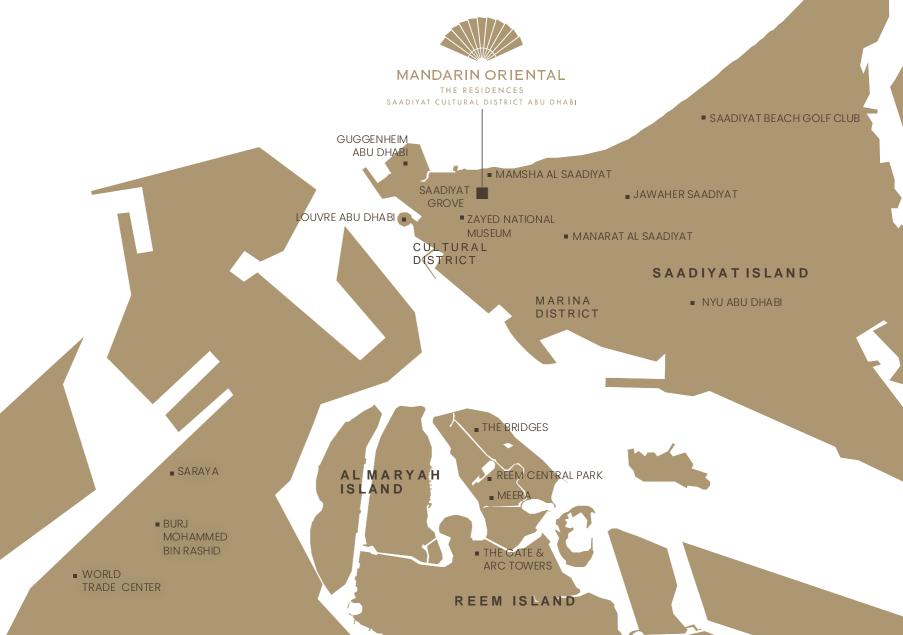
Located in Saadiyat Cultural District, Saadiyat Island



Close to Zayed National Museum



Close to Soul Beach and Mamsha promenade







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	Opulent Hotel-Style Lobbies
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*





1-BR



UNIT TYPE LAYOUTS MAY VARY BY DESIGN CATEGORY

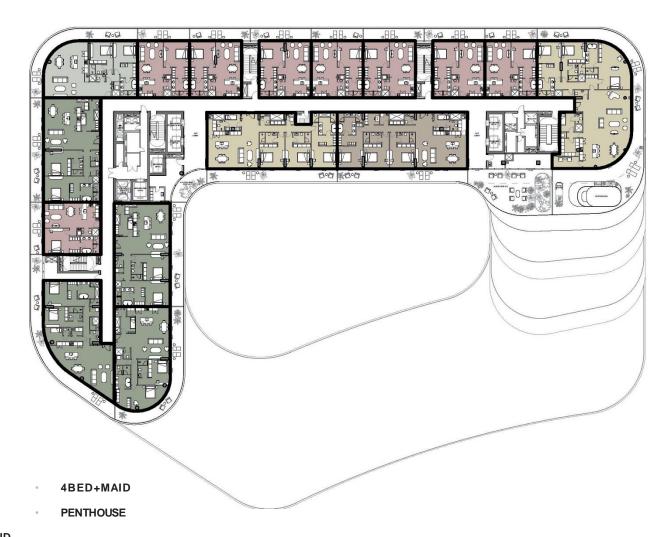
2-BR+ MAID



3-BR + MAID







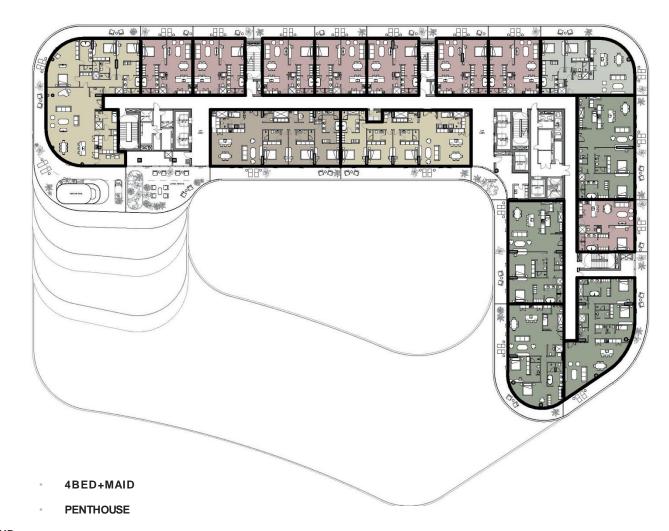
2 BED+ MAID
 3 BED+ MAID+ STUD

3 BED

3 BED+ MAID

1BED

2 BED



• 2 BED+ MAID • 3 BED+ MAID+ STUD

3 BED

3 BED+ MAID

1BED

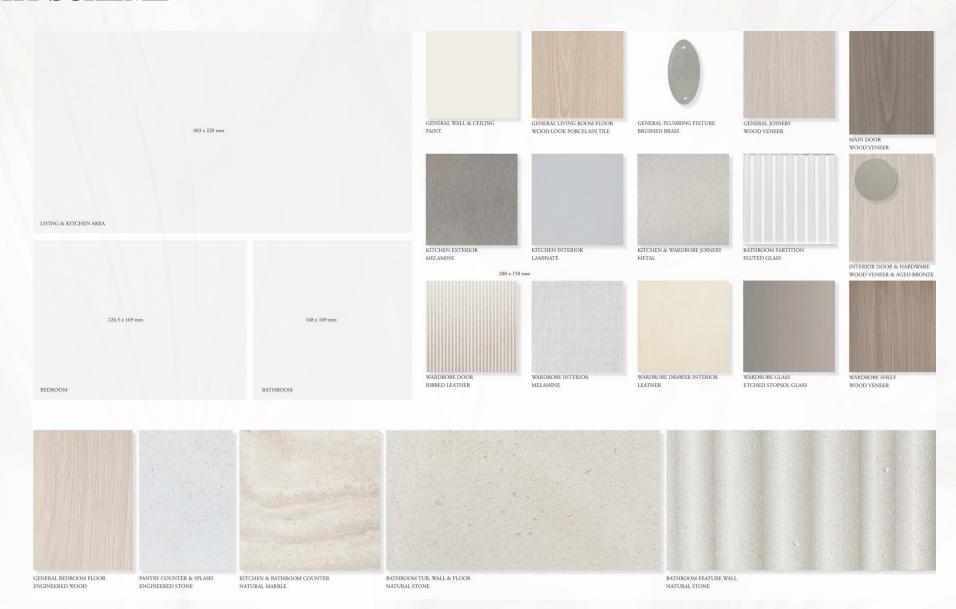
2 BED



FINISHES

Throughout the development, natural materials blended with organic contours create a timeless appeal **where** light flows beautifully, and natural woods add warmth and character alongside metal accents offering a modern flair to the surroundings.

LIGHT SCHEME







DARK SCHEME

GENERAL BEDROOM FLOOR

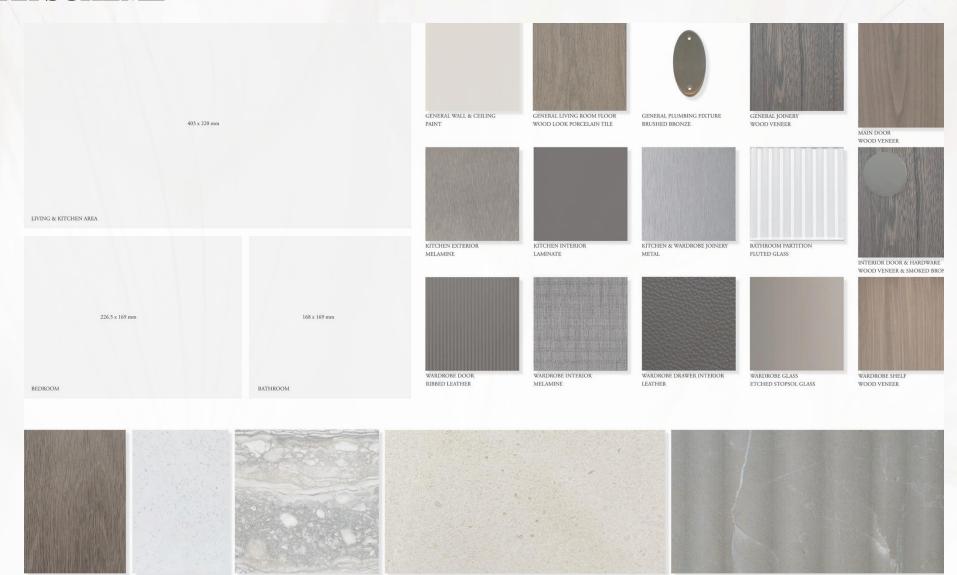
ENGINEERED WOOD

PANTRY COUNTER & SPLASH

ENGINEERED STONE

KITCHEN & BATHROOM COUNTER

NATURAL MARBLE



BATHROOM TUB, WALL & FLOOR

NATURAL STONE

BATHROOM FEATURE WALL

NATURAL STONE





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%
**	THE PARTY OF STREET		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	226		

PRICING

Unit Model	Average Price (M AED)
1 Bed	6.2
2 Bed	12.2
2 Bed + M	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	ТВС





DISCLAIMER

Mandarin Oriental Residences, Saadiyat Cultural District, Abu Dhabi (The Residences) are not developed, sponsored, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guaranty of any kind regarding The Residences. The developers and owners of The Residences use the Mandarin Oriental name and trademarks subject to the terms of revocable licenses from MOHG which may expire or be terminated.

Q&A

