



**MANDARIN ORIENTAL**

THE RESIDENCES

SAADIYAT CULTURAL DISTRICT ABU DHABI

**Presented by**

**Canaletto Sky Real Estate LLC**



**MANDARIN ORIENTAL**  
THE RESIDENCES  
SAADIYAT CULTURAL DISTRICT ABU DHABI

*\*Computer-generated images*

# IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHSBERATUNG IN DUBAI



**ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER**



  
MANDARIN ORIENTAL  
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.

# SAADIYATCULTURALDISTRICT THE HEART OF CULTURE

0  
1



LOUVRE  
ABU  
DHABI

02

ZAYED  
NATIONAL  
MUSEUM



03

GUGGENHEIM  
ABU DHABI



GUGGENHEIM  
ABU DHABI

04

THE  
ABRAHAMIC  
FAMILY HOUSE



05

NATURAL  
HISTORY  
MUSEUM ABU  
DHABI



NATURAL  
HISTORY  
MUSEUM ABU  
DHABI

06

TEAMLAB  
PHENOMENA  
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.

*\*Computer-generated  
images*



*\*Computer-generated images*

A modern rooftop terrace at dusk. The scene is illuminated by warm interior lights from a large glass-walled building on the left and ambient outdoor lighting. In the foreground, there is a large, light-colored modular sofa with dark cushions. In the middle ground, a dining table is set with chairs, and a small round table holds drinks. The terrace overlooks a city skyline and several futuristic, curved buildings with illuminated facades. The sky is a deep blue with some clouds.

## 226 EXCLUSIVE RESIDENCES

The exquisitely furnished homes feature meticulous interiors curated by New York based designer Lillian Wu with rich and earthy woods creating an intimate and inviting ambiance for residents. Natural materials and organic contours offer timeless appeal, while wood adds warmth and metal accents provide a modern touch.





\*Computer-generated images

# LOCATION MAP



Located in Saadiyat Cultural District, Saadiyat Island



Close to Zayed National Museum



Close to Soul Beach and Mamsha promenade





*\*Computer-generated images*

# AMENITIES



\*Computer-generated images

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

\*These amenities are provisional and subject to future adjustments



*\*Computer-generated  
images*

# 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*



## FLOOR PLANS

*\*Computer-generated  
images*

# 1-BR



UNITTYPELAYOUTS MAYVARYBYDESIGN  
CATEGORY



# 2-BR+MAID



UNITTYPE LAYOUTS MAY VARY BY DESIGN  
CATEGORY

# 3-BR + MAID



UNITTYPELAYOUTS MAYVARYBYDESIGN  
CATEGORY

# FLOOR PLATES



*\*Computer-generated  
images*

**TOWER1**  
**LEVEL 03 GA PLAN**



- 1BED
- 2BED
- 2 BED+ MAID
- 3BED
- 3 BED+ MAID
- 3 BED+ MAID+ STUD
- 4BED+MAID
- PENTHOUSE

**TOWER 2**  
**LEVEL 03 GA PLAN**



- 1BED
- 2BED
- 2 BED+ MAID
- 3BED
- 3 BED+ MAID
- 3 BED+ MAID+ STUD
- 4BED+MAID
- PENTHOUSE



## 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.

*\*Computer-generated images*

# IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:  
**KONTENLOSES ERSTGESPRÄCH**

  
CANALETTO SKY  
REAL ESTATE

Hier gehts zu unserer Website:  
**CANALETTO SKY REAL ESTATE LLC**

[dubai@canalettosky.com](mailto:dubai@canalettosky.com)

+971 586 589 1112

*\*Computer-generated  
images*