

T H E
R O W
S A A D I Y A T



Presented by Canaletto Sky Real Estate LLC

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI !



ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER



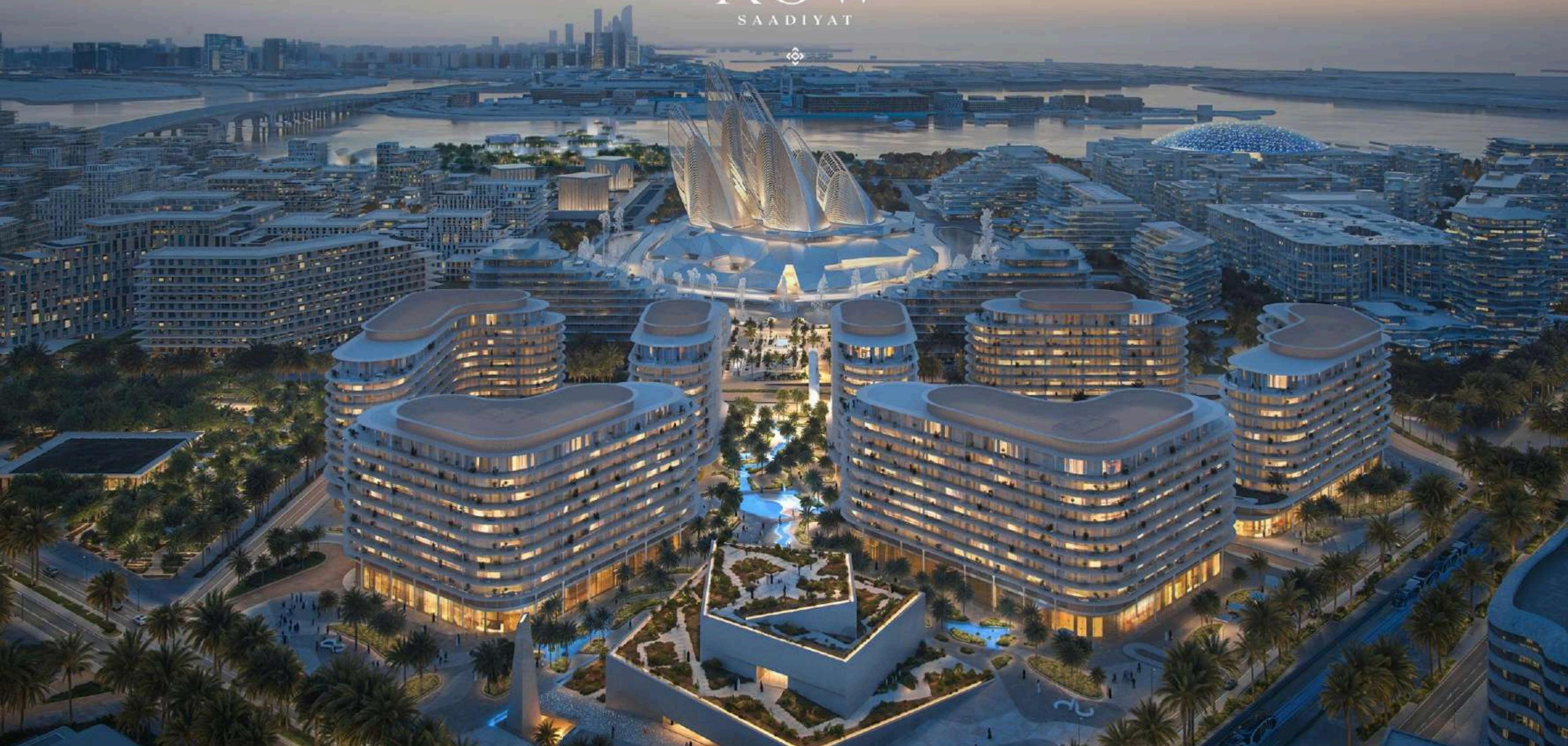
CANALETTO SKY
REAL ESTATE

A photograph of a couple walking away from the camera through a modern architectural space. The space features large glass walls and a curved, illuminated metal structure. Numerous palm trees are scattered throughout the area, their fronds reaching towards the sky. The couple, a man in a dark suit and a woman in a light-colored dress, are seen from behind, moving towards a bright opening in the distance where sunlight is streaming in.

THE ROW

SAADIYAT

THE
ROW
SAADIYAT





THE
ROW
SAADIYAT

FRONT ROW IN SAADIYAT'S
CULTURAL HEART

The Row Saadiyat is within Saadiyat Cultural District – home to world-class museums and cultural institutions like Louvre Abu Dhabi, Berklee Abu Dhabi, and teamLab Phenomena Abu Dhabi, soon joined by Zayed National Museum, Guggenheim Abu Dhabi, and the Natural History Museum.

LIVE FRONT ROW

The Row Saadiyat is more than an address - it's access. Front row to a boutique village lifestyle with cafés, bookstores, florists, and wellness clubs at your door. Front row to global-first brands, vibrant social energy, and world-class culture from museums and cultural institutions to beaches. Designed for the ambitious and the seen, The Row is where life takes centre stage.

A photograph of a modern, curved residential building at dusk. The building features a light-colored, ribbed facade and multiple levels of balconies. In the foreground, there is a landscaped area with several palm trees and a circular water feature. A white SUV is parked near the entrance, which has large glass doors. The sky is clear with a few clouds.

THE ROW SAADIYAT



THE
ROW
SAADIYAT





A NEW LANDMARK IN SAADIYAT

Seven striking buildings where form meets feeling in a boutique village lifestyle. Designed by **Bjarke Ingels Group (BIG Architects)**, the architecture flows between indoors and out, blending greenery, shade, and light. Each one- to three-bedroom residence is sophisticated yet playful, urban yet connected.

THE ROW 1

THE ROW 2

THE ROW 4

THE ROW 3

THE ROW 5

THE ROW 6

THE ROW 7

MOMENTS AWAY FROM WORLD-CLASS LANDMARKS

THE
ROW
SAADIYAT

GUGGENHEIM
ABU DHABI

1.1 KM
13 MINUTES

MAMSHA AL SAADIYAT

360 M
4 MINUTES

SHEIKH ZAYED
NATIONAL MUSEUM

600 M
7 MINUTES

NATURAL HISTORY
MUSEUM

1 KM
12 MINUTES

LOUVRE ABU DHABI

1.1 KM
13 MINUTES

TEAMLAB

1 KM
12 MINUTES

SEAMLESS NETWORK OF SHADED AND COOLED PATHS



LIFE AT THE ROW SAADIYAT

CAFÉS, CULTURE, AND COMMUNITY MEET

Global lifestyle brands and experiences come together to create a boutique village, with fine dining, concept cafés, retail, and wellness amenities shaping a home like no other.



aliah



LIFE AT THE ROW SAADIYAT
EFFORTLESS
YEAR-ROUND ACCESS

Stroll through innovative, climate controlled pathways that link you to dining, culture, and leisure – inviting you to explore in comfort, all year round.

LIFE AT THE ROW SAADIYAT
WHERE LIFE FINDS
ITS BALANCE

Discover a place where life finds its balance.
Below, vibrant cafés, boutiques, and galleries
connect you with culture and community.
Above, tranquil residences offer a private
sanctuary to pause and recharge.



02

AMENITIES

CRAFTED TO ENRICH YOUR EVERY DAY



AMENITIES

THE OTHER SPACE

THE ART OF GATHERING





AMENITIES
CURATED KIDS' CLUBS
A PLAYGROUND FOR IMAGINATION

AMENITIES

THE WELLNESS POD

THE QUIET LUXURY OF PAUSE



AMENITIES

CURATED FOR
EVERYDAY LIVING

PET SPA AND GROOMING

CO-WORKING LOUNGES

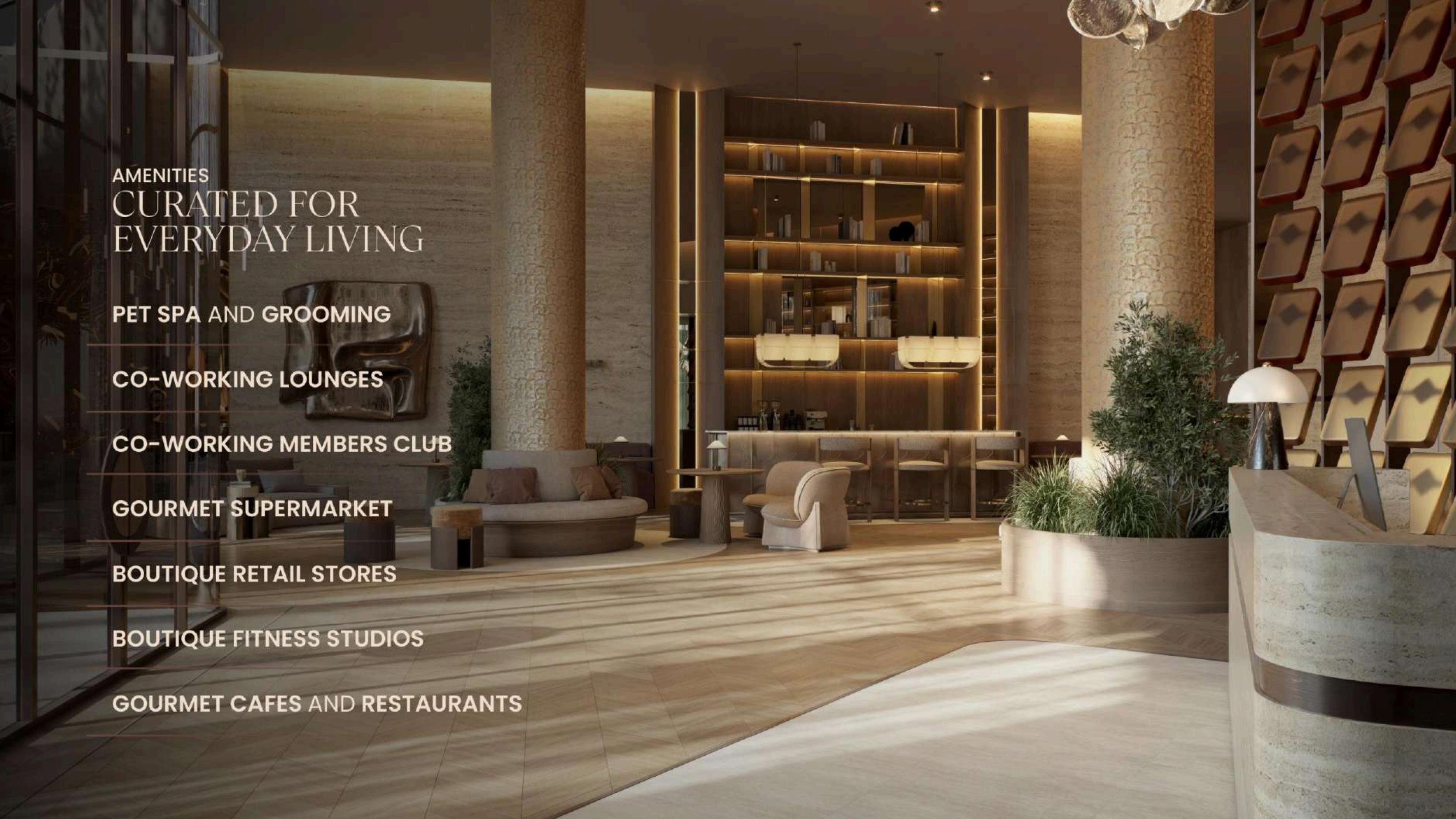
CO-WORKING MEMBERS CLUB

GOURMET SUPERMARKET

BOUTIQUE RETAIL STORES

BOUTIQUE FITNESS STUDIOS

GOURMET CAFES AND RESTAURANTS



APARTMENT DESIGN

HOMES THAT REFLECT YOUR RHYTHM

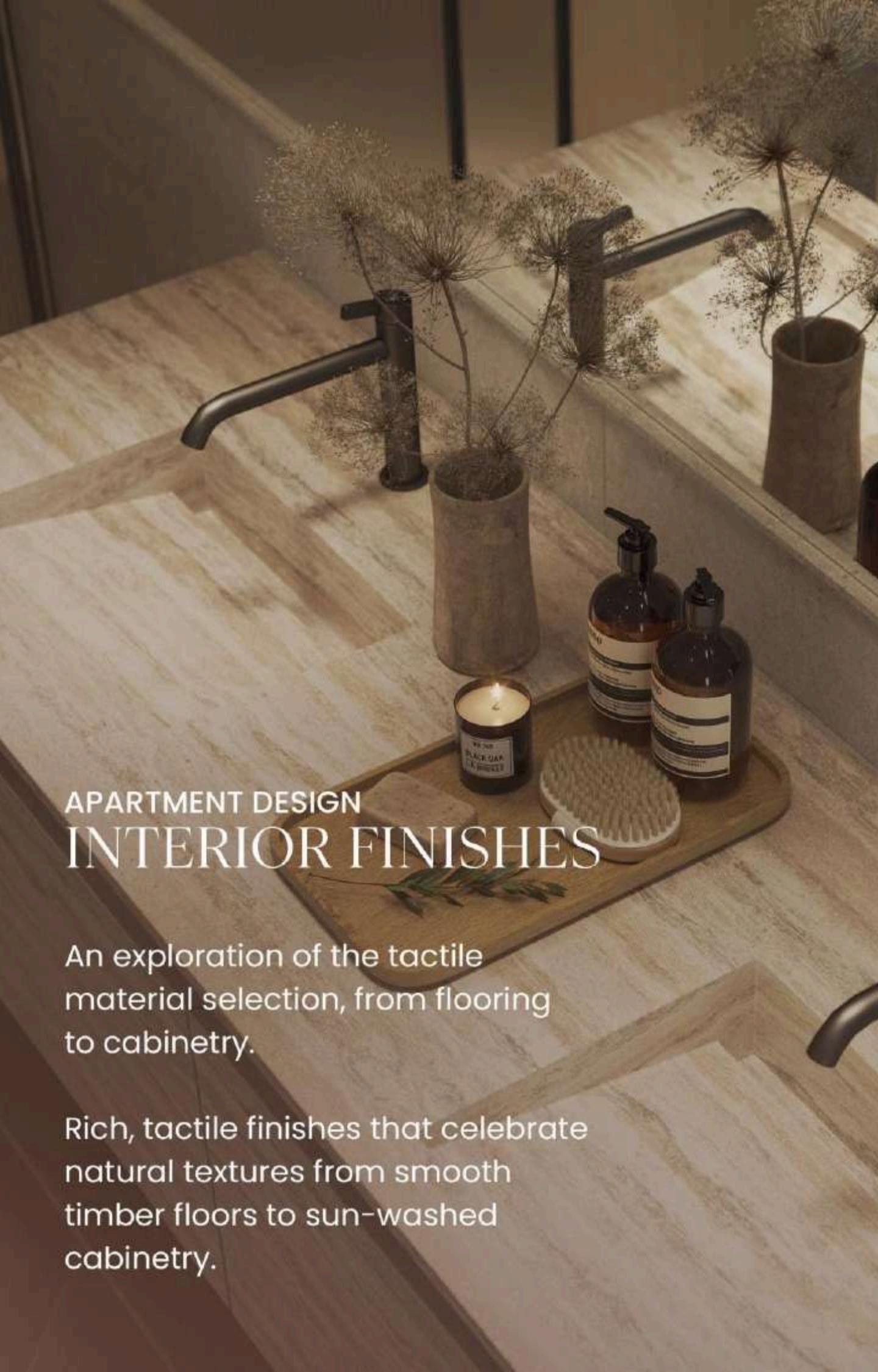
A harmony of warm tones, curated
to bring calm, and timeless
elegance to every space.



APARTMENT DESIGN INTERIORS WITH INTENTION

Interiors by **Kettle Collective** bring artistry and purpose to everyday life. Each space balances elegance, function, and ease, with materials, textures, and light composed in harmony to create a grounded yet uplifting home.





APARTMENT DESIGN INTERIOR FINISHES

An exploration of the tactile material selection, from flooring to cabinetry.

Rich, tactile finishes that celebrate natural textures from smooth timber floors to sun-washed cabinetry.



WASH BASIN
CERAMIC



SANITARYWARE
MATT GUN METAL



GENERAL FLOOR
PORCELAIN TILE HERRINGBONE



BEDROOM FLOOR
ENGINEERED WOOD



ENTRANCE DOOR
VENEER



INTERNAL DOOR
LAMINATE



BATHROOM FLOORING &
WALLS
PORCELAIN TILE



BATHROOM FEATURE WALL
CERAMIC TILE



KITCHEN CABINET &
WARDROBE
LAMINATE



WALLS & CEILING
PAINT



SHOWER, WARDROBE &
KITCHEN CABINETS - TINTED
GLASS



KITCHEN ISLAND & VANITY
ENGINEERED STONE

APARTMENT DESIGN KITCHEN

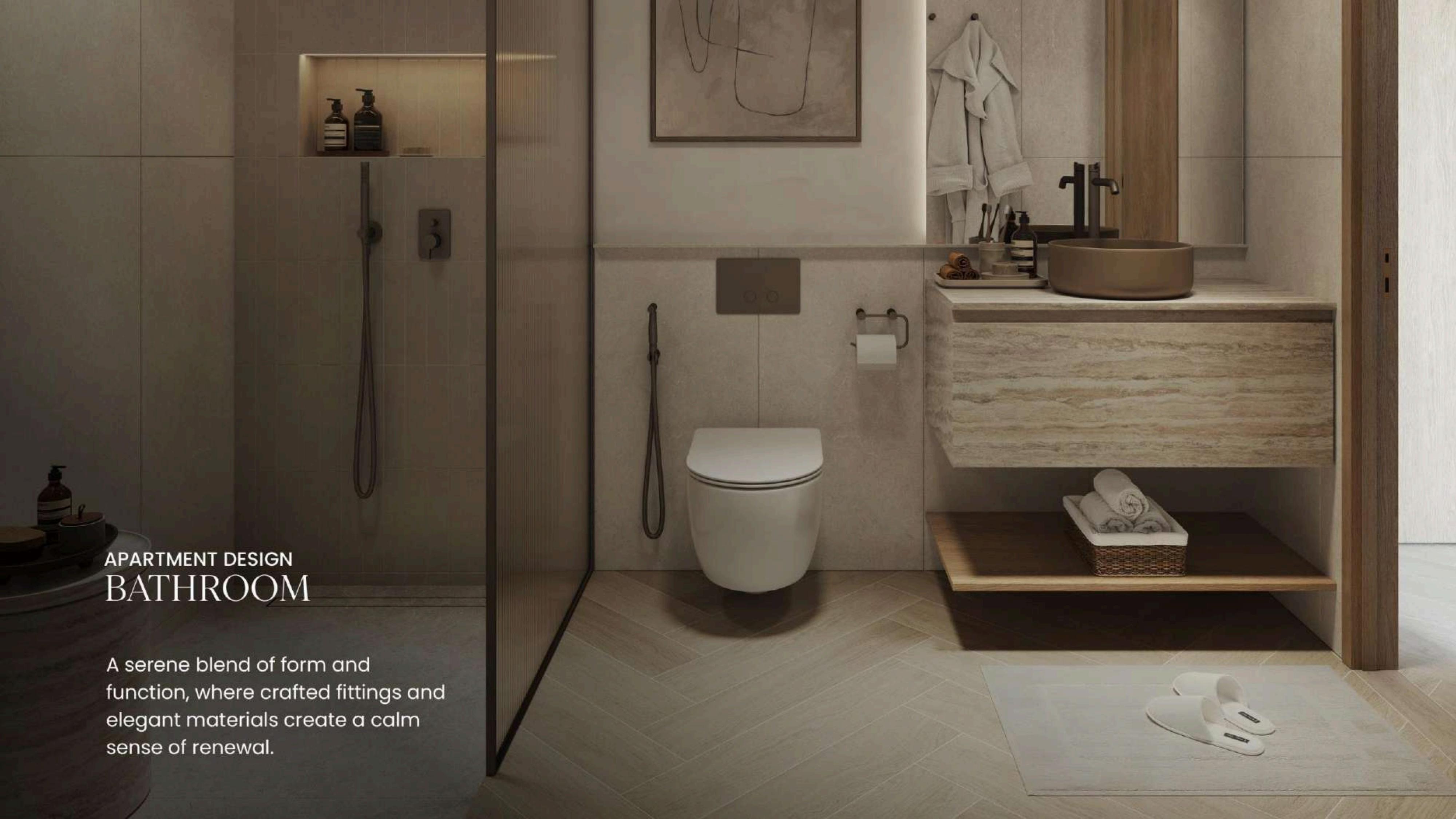
Thoughtfully designed with intelligent storage, premium built-ins, and refined details that make every daily ritual feel effortless.



APARTMENT DESIGN BEDROOM

A space of quiet sophistication,
featuring subtle lighting that elevates
comfort with considered elegance.





APARTMENT DESIGN BATHROOM

A serene blend of form and function, where crafted fittings and elegant materials create a calm sense of renewal.

FLOORPLANS

THOUGHTFULLY PLANNED TO ENHANCE DAILY LIVING



ONE BEDROOM FLOOR PLAN

AVERAGE GSA
89 SQM



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.



TWO BEDROOM FLOOR PLAN

AVERAGE GSA
139 SQM

**TWO BEDROOM + MAID
FLOOR PLAN**

AVERAGE GSA
208 SQM



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.



TWO BEDROOM + MAID + STUDY FLOOR PLAN

AVERAGE GSA
230 SQM

THREE BEDROOM +
MAID + STUDY
FLOOR PLAN

AVERAGE GSA
269 SQM





**THREE BEDROOM +
MAID + STUDY (LARGE)
FLOOR PLAN**

AVERAGE GSA
446 SQM

AVAILABILITY

UNIT MODEL	TOTAL UNITS	AVERAGE AREA GSA SQM	AVERAGE BALCONY AREA SQM
1 BED	243	89	19
2 BED	225	139	31
2 BED + M	81	208	64
2 BED + M + STUDY	58	230	64
3 BED + M + STUDY	96	269	71
3 BED + M + STUDY LARGE	14	446	202
TOTAL	717		

PRICING

UNIT MODEL	STARTING PRICE M AED
1 BED	3.7
2 BED	5.8
2 BED + M	7.8
2 BED + M + ST	8.5
3 BED + M + ST	11.5
3 BED + M + ST LARGE	16



PAYMENT PLAN

MILESTONE	PAYMENT DATE	INSTALMENT #	PP1 - 65/35
1 PAYMENT	ON BOOKING	1	5%
2 PAYMENT	31-MAY-2026	2	5%
3 PAYMENT	31-JAN-2027	3	10%
4 PAYMENT	31-AUG-2027	4	15%
5 PAYMENT	30-APR-2028	5	15%
6 PAYMENT	30-NOV-2028	6	15%
HANOVER	29-JAN-2030	7	35%
			100%

T H E
R O W
S A A D I Y A T



IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:

KOSTENLOSES ERSTGESPRÄCH



CANALETTO SKY
REAL ESTATE

Hier geht's zu unserer Webseite:
[CANALETTO SKY REAL ESTATE LLC](#)

dubai@canalettesky.com
+971 56 589 1112