



CREATE SOMETHING UNFORGETTABLE

EVERYTHING YOU NEED TO TELL THE MARSA AL SAADIYAT STORY

MARSA AL SAADIYAT PRESENTS
THE UNFORGETTABLE



UNRIVALLED
VIEWS



PRISTINE
COASTLINE



WATERFRONT
HOMES





THE LAST CHAPTER ON SAADIYAT ISLAND



مرسا

MARSA

AL SAADIYAT

MORNINGS BY THE 8KM COASTLINE. EVENINGS ALONG THE PROMENADE.
FROM ABU DHABI'S LARGEST MARINA TO ICONIC CULTURAL INSTITUTIONS,
LEADING SCHOOLS AND WATERFRONT HOMES. THIS IS MARSA AL SAADIYAT.
THE UNFORGETTABLE.

744^{HA}
TOTAL SITE AREA

8^{KM}
WATERFRONT

3.8M^{SQM}
TOTAL GFA

129^{HA}
GREEN OPEN SPACE

+18^K
RESIDENCES

GUGGENHEIM
ABU DHABI

ZAYED NATIONAL
MUSEUM

مسح
MARSA
AL SAADIYAT

NATURAL HISTORY
MUSEUM ABU DHABI

REEM
ISLAND

LOUVRE
ABU DHABI

SAADIYAT ISLAND

MOMENTS AWAY FROM ABU DHABI'S CENTRE OF CULTURE

A group of six people are seated around a large wooden dining table outdoors, likely on a pool deck. The scene is captured during the "golden hour" of sunset, with warm, low-angle light creating a romantic and sophisticated atmosphere. The table is elegantly set with white plates, silverware, and glasses, and is laden with a variety of gourmet dishes, including what appears to be pasta, seafood, and small bites. The diners, dressed in semi-formal attire, are engaged in conversation and enjoying their meal. In the background, a swimming pool with blue water is visible, and a large green plant is in the foreground on the left. The overall mood is one of luxury and high-quality living.

CRAFTED FOR AN
UNFORGETTABLE LIFE

A man and a woman in traditional Emirati clothing stand on a balcony overlooking a vast, modern marina. The woman is wearing a blue abaya and a matching headscarf, while the man is in a white thobe and ghutra. They are both looking out over the water, which is filled with numerous white yachts and sailboats. In the background, a city skyline is visible, featuring modern buildings and a prominent sail-shaped structure. The sky is clear and blue.

THE LARGEST MARINA IN ABU DHABI

A **177,000SQM** MARINA WITH OVER **350 BERTHS** FROM SAILING BOATS
TO SUPERYACHTS, ALONGSIDE WATERFRONT RESTAURANTS.



DAR AL FUNOON ABU DHABI

DESIGNED BY LATE FRANK GEHRY, DAR AL FUNOON ABU DHABI
IS A **6,000+ SEAT** VENUE FOR MUSICALS, LIVE PRODUCTIONS
AND INTERNATIONAL PERFORMANCES.



WATERFRONT PROMENADE

STRETCHING ACROSS **8KM OF COASTLINE**, IT FEATURES
A **1KM PROMENADE** LINED WITH VIBRANT RESTAURANTS
AND LEISURE EXPERIENCES.



WORLD-CLASS EDUCATION

HOME TO **2 PRIVATE SCHOOLS**, **1 PUBLIC SCHOOL** AND **6 NURSERIES**, AND AT A CLOSE PROXIMITY TO SAADIYAT'S **NYU ABU DHABI** AND **5 RENOWNED SCHOOLS**, INCLUDING **CRANLEIGH ABU DHABI**.



CONNECTED LIVING

AN INTEGRATED MOBILITY NETWORK WITH **46 KM** OF CYCLING TRACKS,
140 KM OF WALKING TRAILS AND A FUTURE **ETIHAD RAIL STATION**
CONNECTING ABU DHABI AND BEYOND.



RESIDENTIAL COMMUNITIES

A COLLECTION OF PRIVATE MANSIONS, LUXURY VILLAS,
WATERFRONT APARTMENTS AND BRANDED RESIDENCES.



COMMUNITY FACILITIES

FROM NEIGHBOURHOOD PARKS AND RESORT-STYLE POOLS
TO SPORTS COURTS AND FAMILY GATHERING SPACES,
MARSA AL SAADIYAT IS DESIGNED TO BRING PEOPLE TOGETHER.



ABU DHABI'S RICH BIODIVERSITY

SURROUNDED BY NATIVE LANDSCAPES AND WILDLIFE,
MARSA AL SAADIYAT OFFERS A RARE OPPORTUNITY
TO LIVE CLOSER TO THE ISLAND'S NATURAL BEAUTY.



SUSTAINABILITY, NATURALLY

FROM GREEN SPACES AND SUSTAINABLE MOBILITY TO THOUGHTFUL
COMMUNITY PLANNING, IT IS A DESTINATION DESIGNED TO CREATE
LASTING VALUE FOR GENERATIONS TO COME.



GREEN SPACES

AT THE HEART OF THE DESTINATION, THE **73,800 SQM** CENTRAL PARK
IS COMPLEMENTED BY AN EXTENSIVE NETWORK OF **NEIGHBOURHOOD PARKS**
AND **LANDSCAPED GREEN CORRIDORS**, BRINGING NATURE INTO EVERYDAY LIFE.

A wide-angle photograph of a modern, infinity-style swimming pool at night. The pool's surface reflects the city lights and the sky. In the foreground, a man and a woman are sitting on a lounge chair, looking out at the pool. To their right, there are more lounge chairs and a small table with fruit. In the background, a city skyline is visible across a body of water, with several tall buildings illuminated. Palm trees are planted around the pool area, and there are some small, glowing lights on the deck. The overall atmosphere is serene and luxurious.

WATERFRONT WELLNESS CLUB

DESIGNED FOR ACTIVE AND BALANCED LIVING, THE CLUB OFFERS
CURATED **WELLNESS EXPERIENCES**, **FITNESS**, **A WATERFRONT POOL**,
PRIVATE CABANAS, **SIGNATURE DINING** AND **SOCIAL SPACES**.

FIVE-STAR
HOSPITALITY

01



CULTURAL
LANDMARKS

02



GREEN
SPACES

03



RAIL AND
TRANSIT HUB

04



WORLD-CLASS
EDUCATION

05



COMMUNITY
FACILITIES

11



DAR
AL FUNOON
ABU DHABI

06



WATERFRONT
PROMENADE

07



YACHT
CLUB

08



WELLNESS
CLUB

09



WALKING
& CYCLING
TRACKS

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