



MANDARIN ORIENTAL

THE RESIDENCES

SAADIYAT CULTURAL DISTRICT ABU DHABI



*\*Computer-generated images*



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## 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.

# SAADIYAT CULTURAL DISTRICT THE HEART OF CULTURE

01



LOUVRE  
ABU  
DHABI

02

ZAYED  
NATIONAL  
MUSEUM



03



GUGGENHEI  
M  
ABU DHABI

04

THE  
ABRAHAMIC  
FAMILY HOUSE



05



NATURAL  
HISTORY  
MUSEUM ABU  
DHABI

06

TEAMLAB  
PHENOMENA  
ABU DHABI





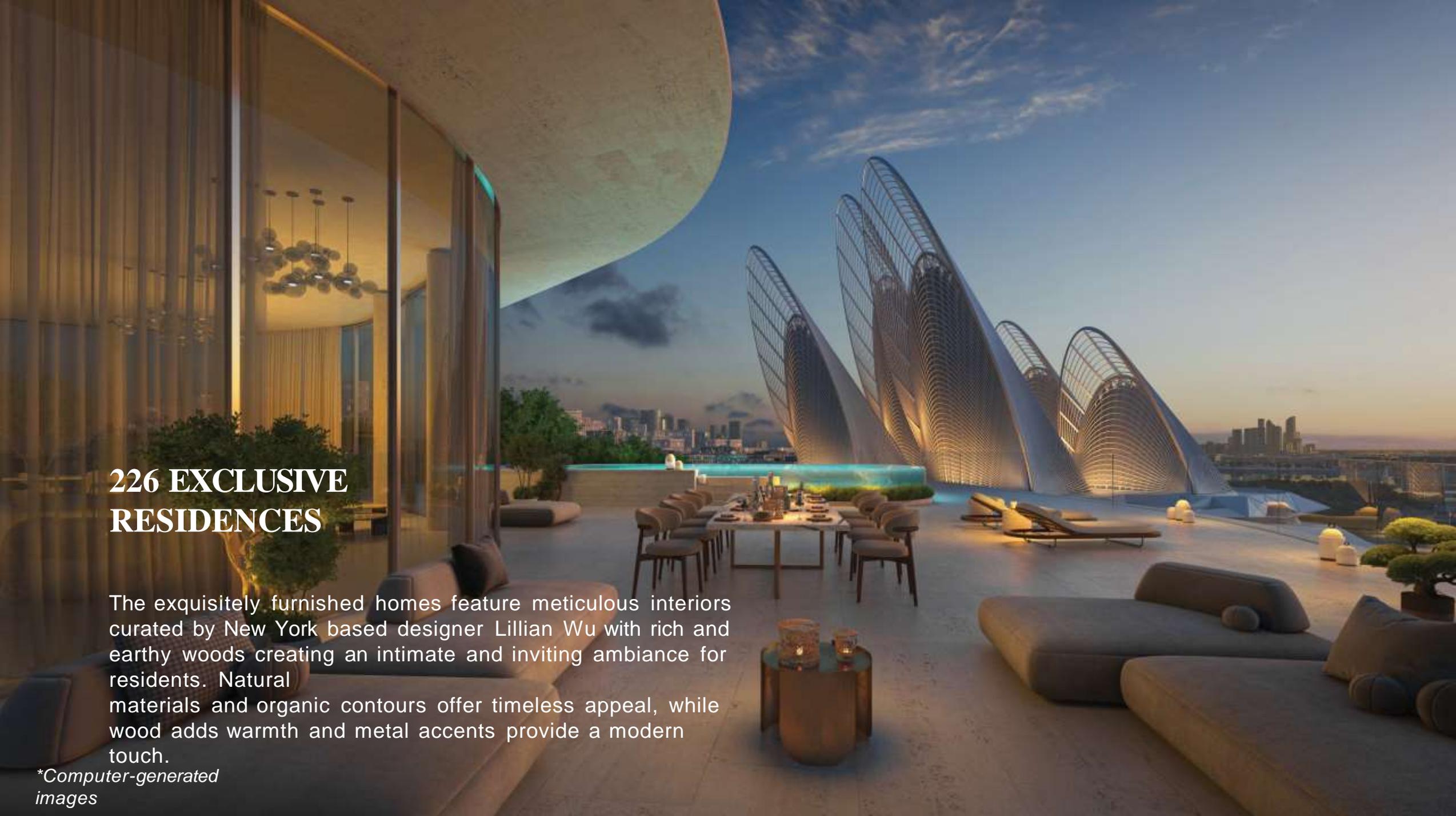
## A NEW WAY OF LIVING

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*



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images*

A computer-generated image of a modern rooftop terrace at dusk. The terrace is furnished with a dining table and chairs, lounge sofas, and a small table with drinks. In the background, there are several futuristic, curved skyscrapers with illuminated facades, set against a twilight sky. The terrace is enclosed by a glass railing, and the interior of a building is visible through the glass.

## 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*



*\*Computer-generated  
images*

## KEY FACTS

### TYPES OF UNITS

1-4 BR RESIDENCES  
5 BR PENTHOUSE

### NO. OF UNITS

226 UNITS

### STATUS

AVAILABLE FOR SALE

### HANDOVER

EXPECTED COMPLETION Q3,  
2028

# LOCATION MAP



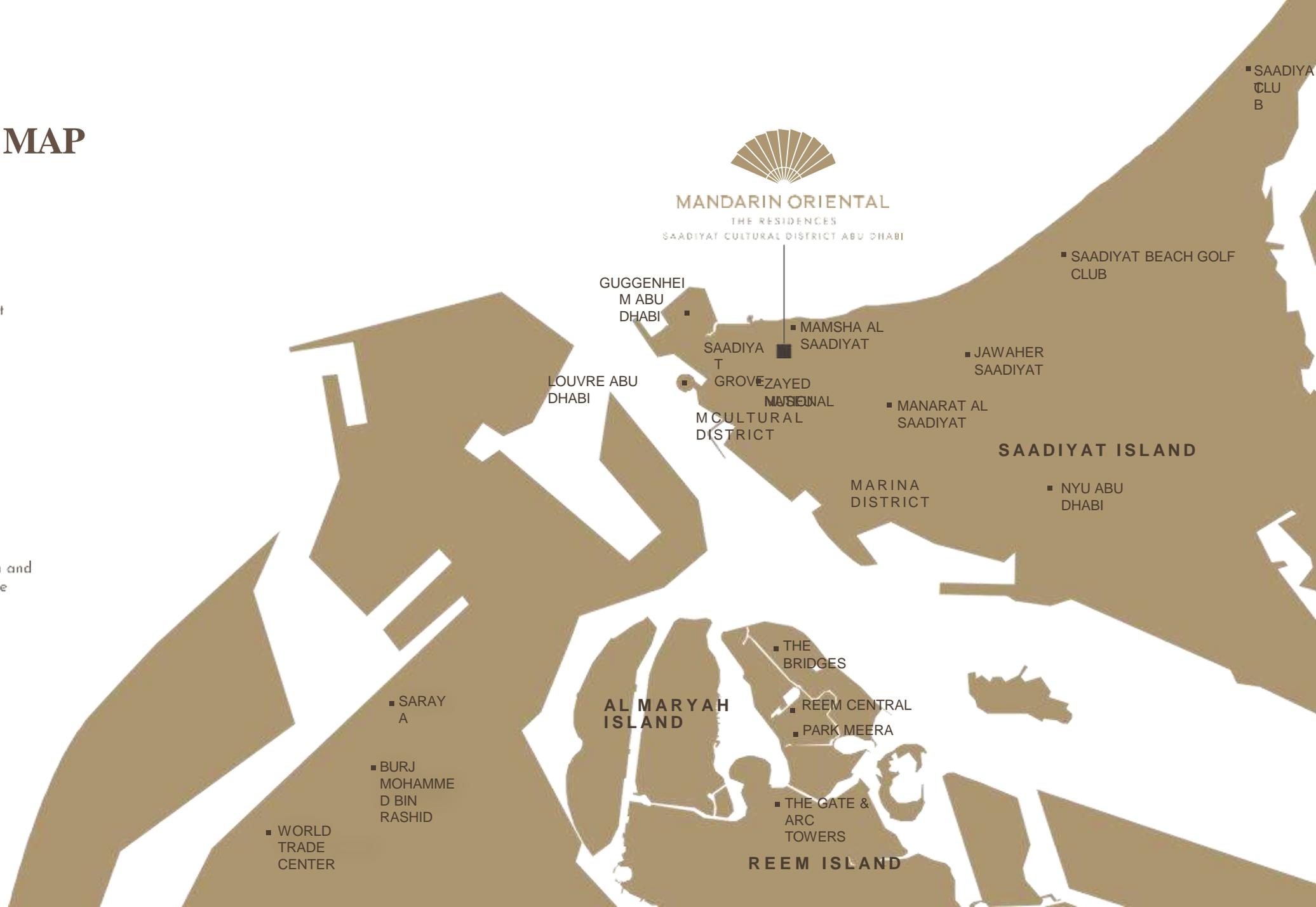
Located in Saadiyat Cultural District, Saadiyat Island



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
- 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*



*\*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



UNIT TYPE LAYOUTS MAY VARY BY DESIGN  
CATEGORY

## 2-BR+ MAID



UNIT TYPE LAYOUTS MAY VARY BY DESIGN  
CATEGORY

## 3-BR + MAID



UNIT TYPE LAYOUTS MAY VARY BY DESIGN  
CATEGORY

# FLOOR PLATES



*\*Computer-generated  
images*

**TOWER1**  
LEVEL 03 GA PLAN

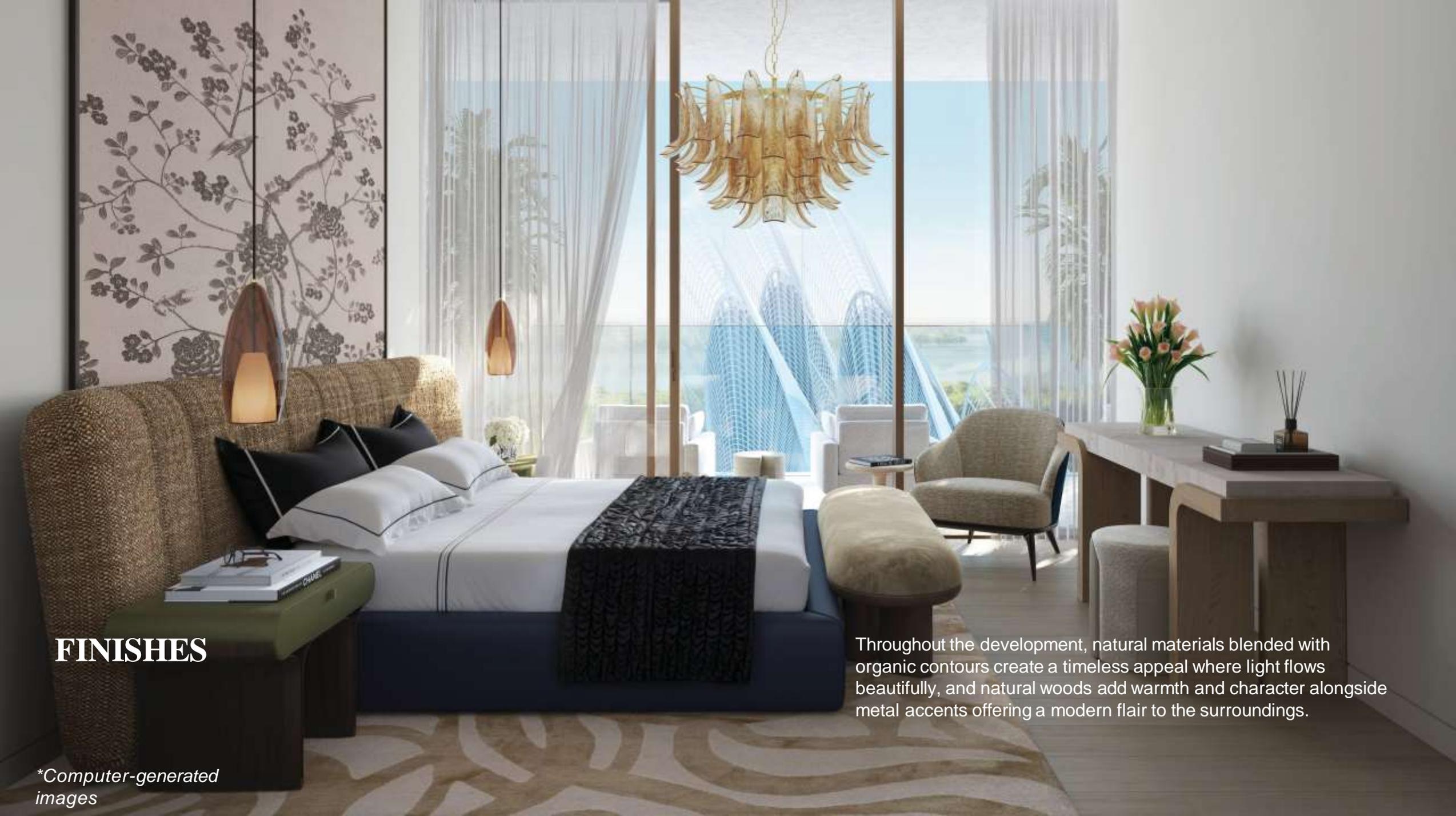


- 1BED
- 2 BED
- 2 BED+ MAID
- 3 BED
- 3 BED+ MAID
- 3 BED+ MAID+ STUD
- 4BED+MAID
- PENTHOUSE

**TOWER2**  
LEVEL 03 GA PLAN



- 1BED
- 2 BED
- 2 BED+ MAID
- 3 BED
- 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*

# LIGHT SCHEME



GENERAL WALL & CEILING PAINT



GENERAL LIVING ROOM FLOOR WOOD LOOK PORCELAIN TILE



GENERAL FEEDING FIXTURE BRUSHED BRASS



GENERAL KITCHEN WOOD VENEER



MAIN DOOR WOOD VENEER



KITCHEN EXTERIOR MELAMINE



KITCHEN INTERIOR LAMINATE



KITCHEN & WARDROBE JOINERY METAL



BATHROOM PARTITION FLUTED GLASS



INTERIOR DOOR & WARDROBE WOOD VENEER & AGED BRONZE



WARDROBE DOOR RIBBED LEATHER



WARDROBE INTERIOR MELAMINE



WARDROBE DRAWER INTERIOR LEATHER



WARDROBE GLASS ETCHED FROSTED GLASS



WARDROBE SHELF WOOD VENEER



GENERAL BEDROOM FLOOR ENGINEERED WOOD



VANITY COUNTER & SPLASH ENGINEERED STONE



KITCHEN & BATHROOM COUNTER NATURAL MARBLE



BATHROOM TUB, WALL & FLOOR NATURAL STONE



BATHROOM FEATURE WALL NATURAL STONE

# DARK SCHEME



GENERAL WALL & CEILING PAINT



GENERAL LIVING ROOM FLOOR WOOD GRAIN PORCELAIN TILE



GENERAL DINING ROOM TABLE MUSTARD BRONZE



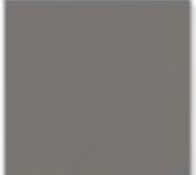
GENERAL KITCHEN WALL VENEER



MAIN DOOR WOOD VENEER



KITCHEN ISLAND MELANGE



KITCHEN ISLAND LAMINATE



KITCHEN & BATHROOM CABINET METAL



BATHROOM PARTITION SLATTED GLASS



OUTDOOR TABLE & CHAIRS WOOD VENEER & DARKER WOOD



WASHING TABLE BIRCH LEATHER



WASHING TABLE MELANGE



WASHING TABLE FABRIC LEATHER



WASHING TABLE KITCHEN TOP PANEL GLASS



WASHING TABLE WOOD VENEER



GENERAL BEDROOM FLOOR ENGINEERED WOOD



BATHROOM VANITY & SPLASH ENGINEERED STONE



KITCHEN & BATHROOM CABINET NATURAL MARBLE



BATHROOM TILE WALL & FLOOR NATURAL STONE



BATHROOM VANITY 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%
			100%



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## 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	TBC





## HOMESTEAD REAL ESTATE

ABU DHABI

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