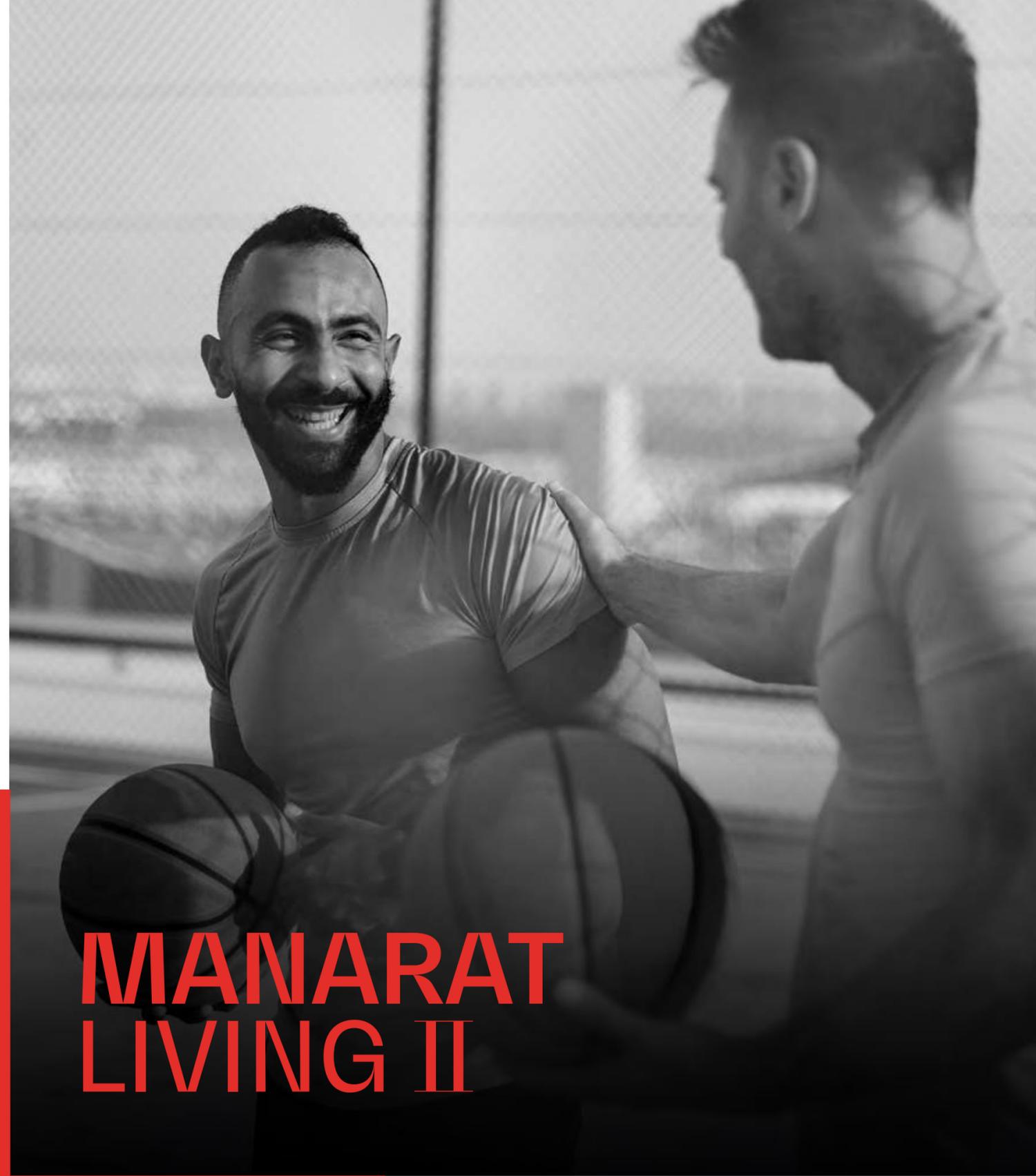
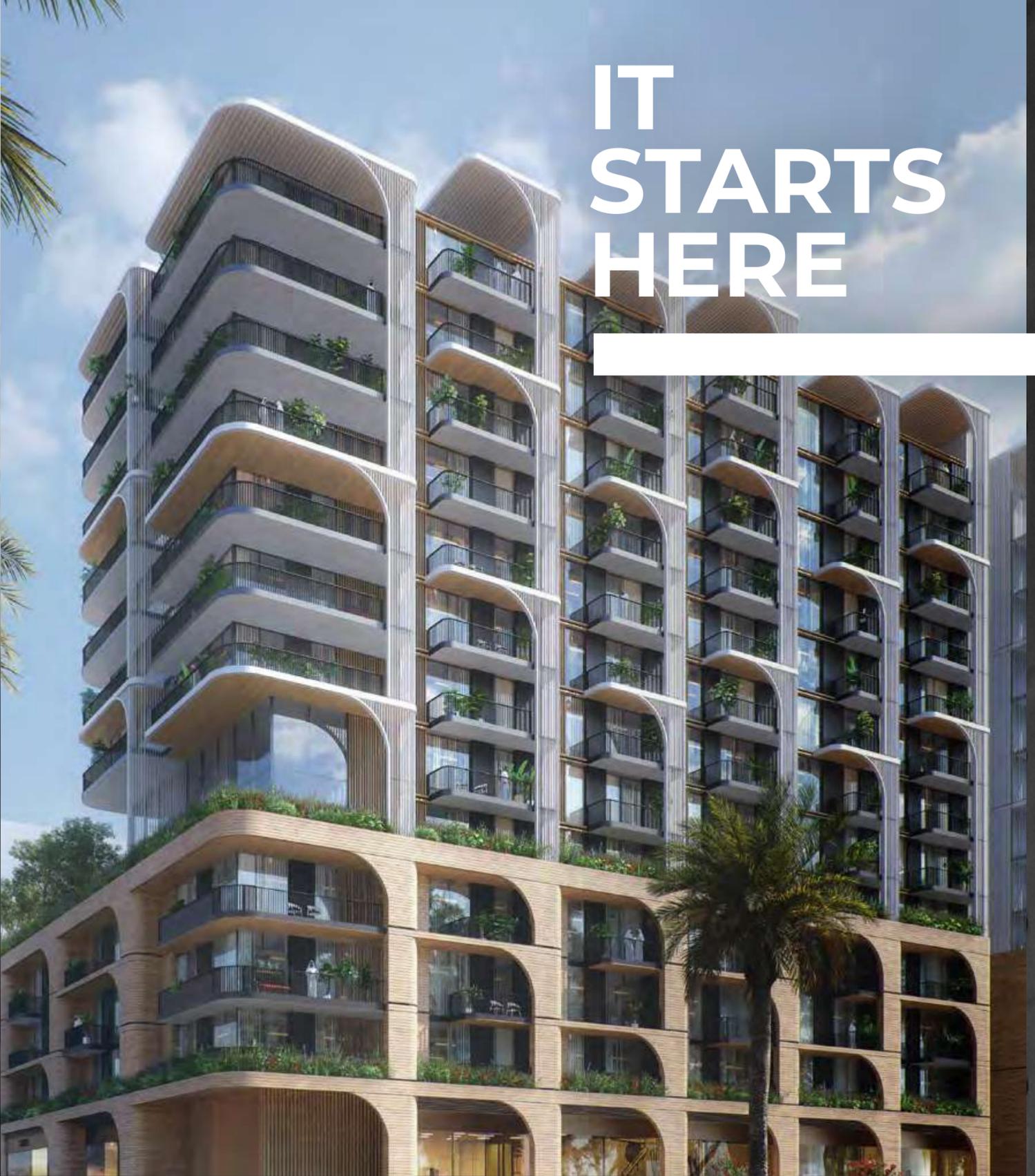


**IT
STARTS
HERE**

**MANARAT
LIVING II**



A **FIRST-OF-ITS-KIND** CONCEPT

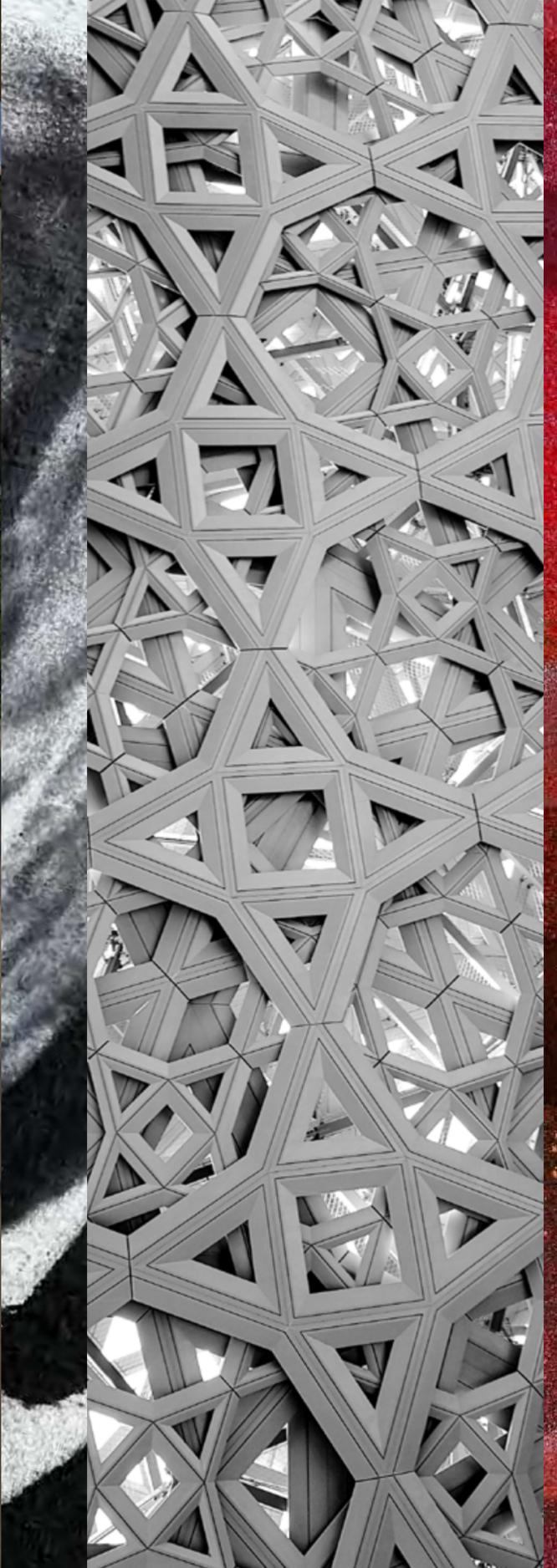


Aldar's Living Brand is a unique design concept for people who live without compromise. These are bold new communities that allow you to create your perfect home, with access to inspiring spaces, modern amenities and distinctive styling. Be part of the next exciting release of homes at Manarat Living on Saadiyat Island.

BROUGHT TO YOU BY ALDAR

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make this country feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people like to live, in homes that brim with everything they love.





THIS IS ABU DHABI

Abu Dhabi is a city with a difference. Its natural beauty, inspiring heritage, and dynamic business landscape are complemented by a bold and buzzing cultural scene that draws people from all over the world. Art, design, style, and creativity—it all starts here.



SAADIYAT ISLAND LIVING

If you were to design the ultimate lifestyle, Saadiyat Island's exquisite coastline and inspiring Cultural District would exceed expectation. Home to white-sand beaches, as well as the Zayed National Museum, Guggenheim Abu Dhabi, Louvre Abu Dhabi and Saadiyat Grove; this is a lifestyle destination that's redefining the UAE's role in global culture, creativity and natural beauty.





SAADIYAT
GROVE

A GROVE LIKE NO OTHER

Experience something different every day at Saadiyat Grove. It's an ever-evolving, ever-invigorating destination at the heart of the island that makes inspiring art and culture a part of life. Interactive artworks and digital murals surround you, exquisite style is reflected in every window, and the food is an experience in and of itself.

ZAYED NATIONAL MUSEUM

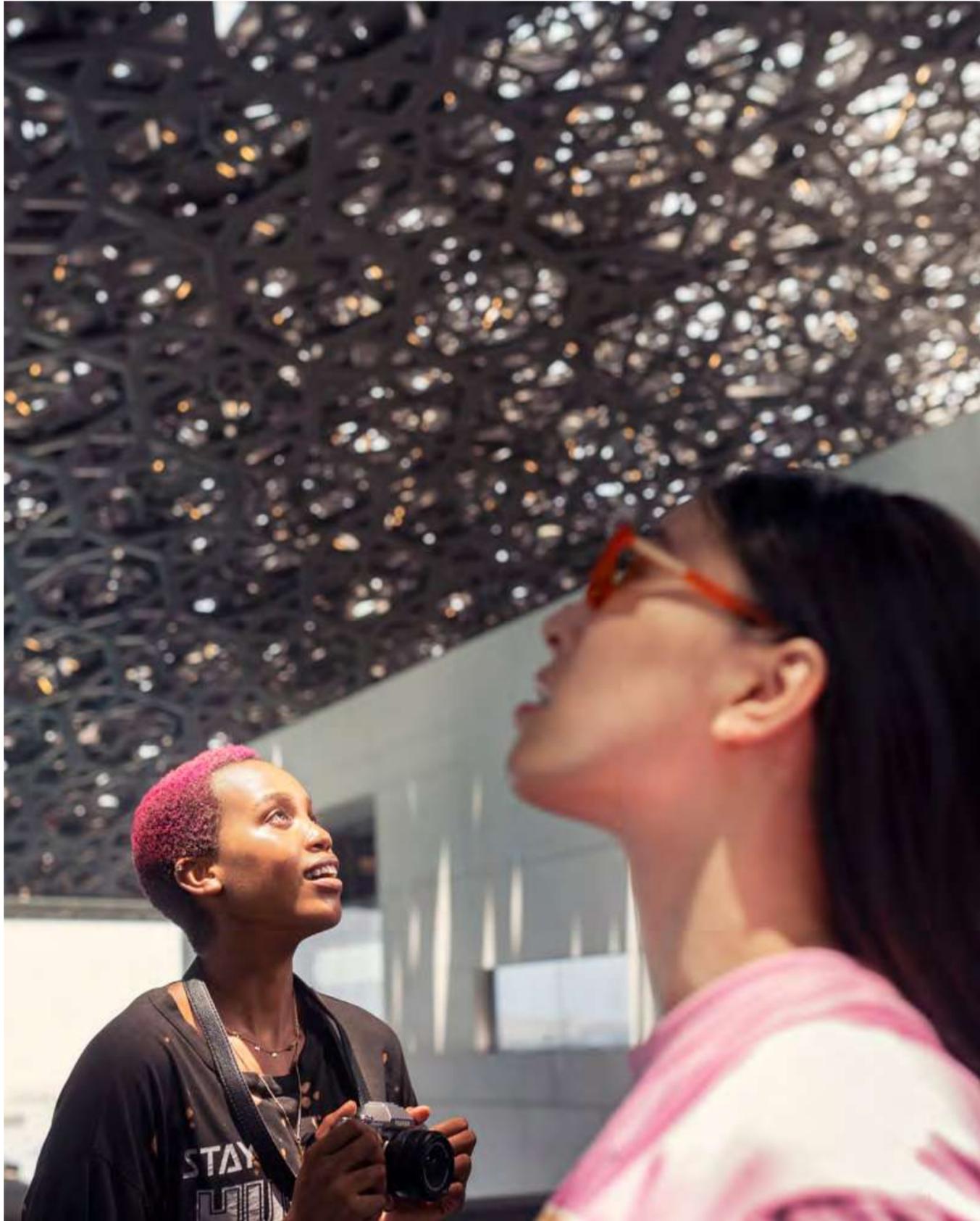
The magnificent centrepiece of the Cultural District celebrates the life of our founding father and tells the story of the UAE. A precious link between ancient past and modern day.



GUGGENHEIM ABU DHABI

The first museum of its kind in the region, with a vision to spark interest in contemporary art, and provide a powerful new creative platform for artists around the world.

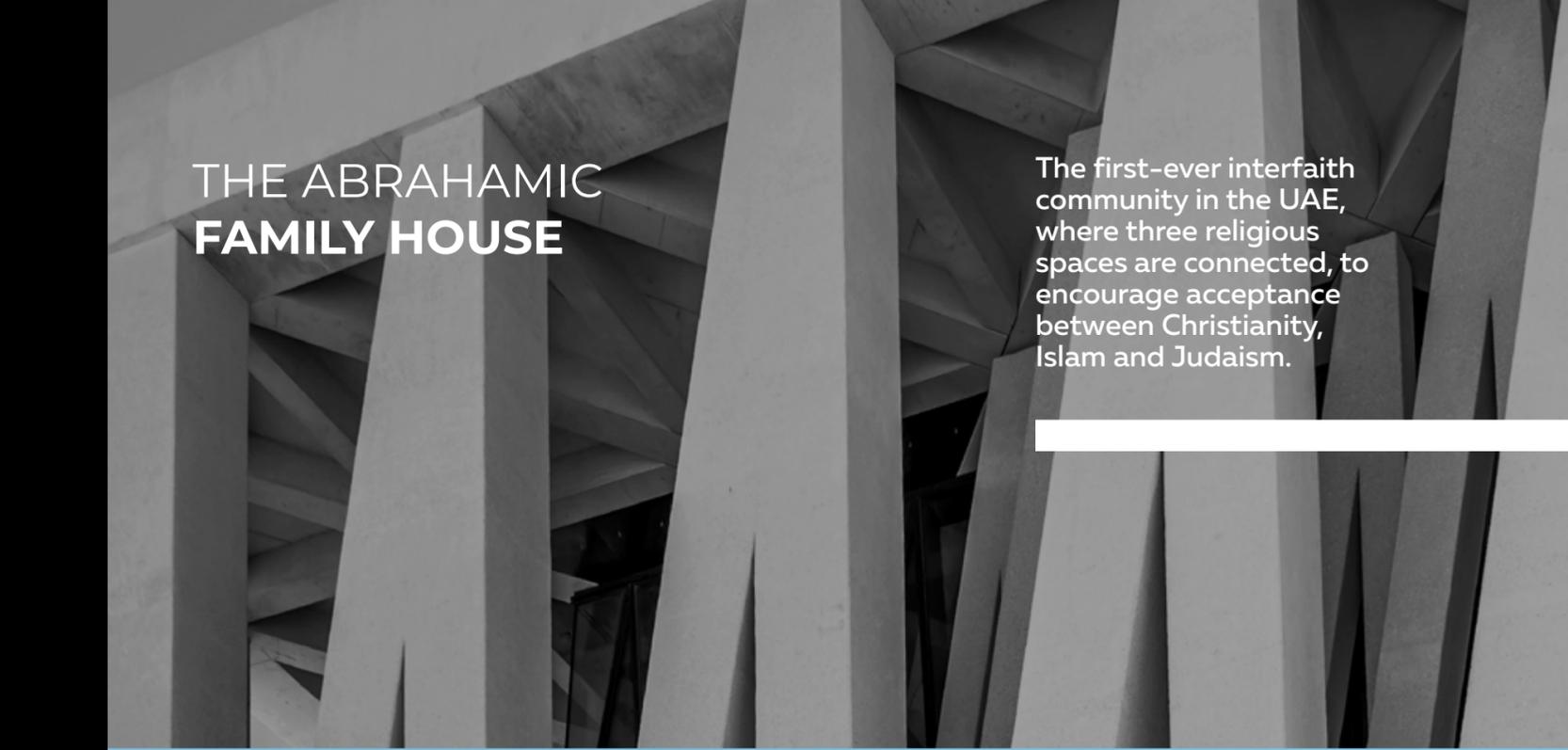




LOUVRE ABU DHABI

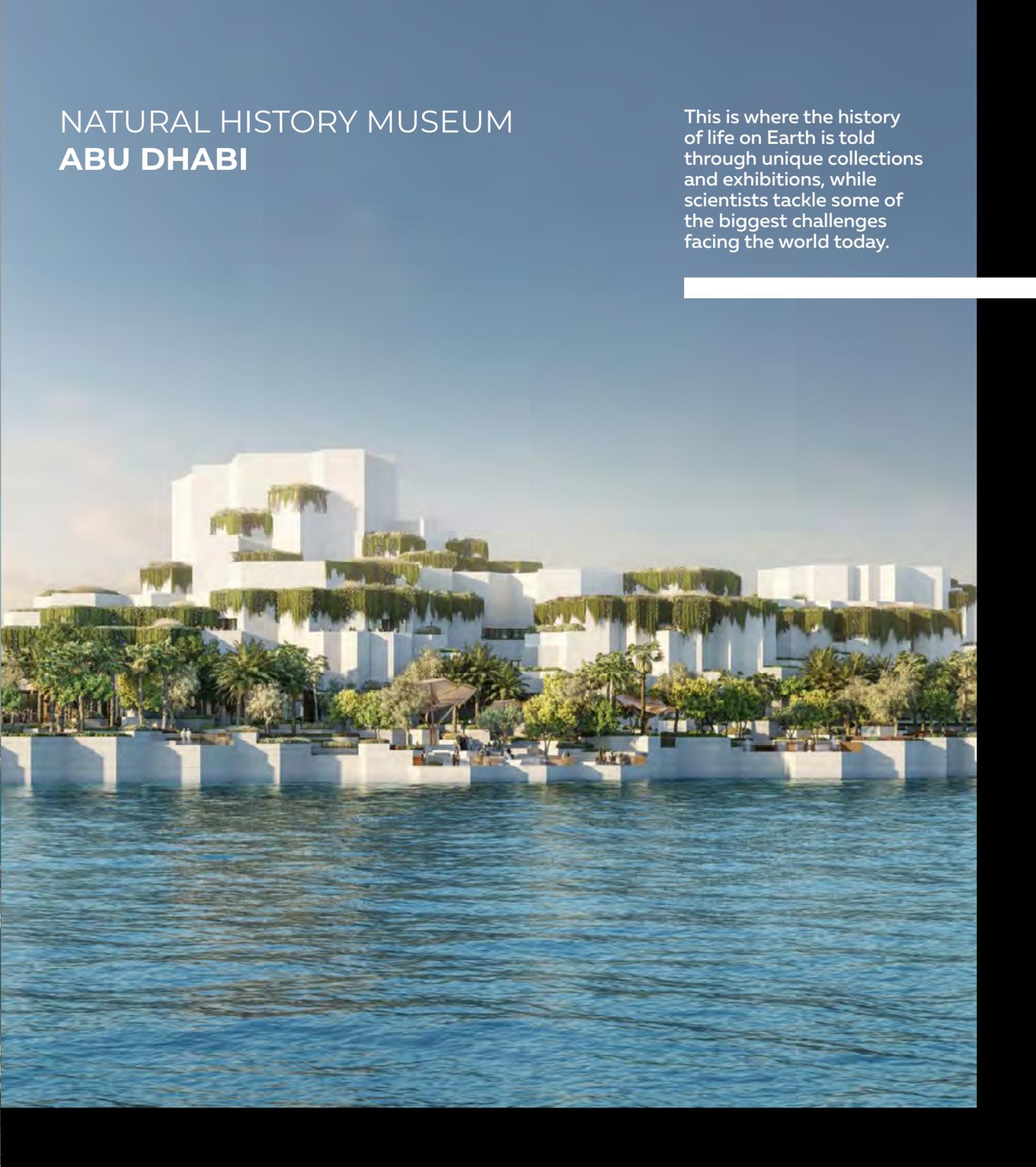
An architectural masterpiece and international icon, where treasures from near and far, past, present and future, are admired together under a rain of light.





THE ABRAHAMIC FAMILY HOUSE

The first-ever interfaith community in the UAE, where three religious spaces are connected, to encourage acceptance between Christianity, Islam and Judaism.



NATURAL HISTORY MUSEUM ABU DHABI

This is where the history of life on Earth is told through unique collections and exhibitions, while scientists tackle some of the biggest challenges facing the world today.

TEAMLAB
PHENOMENA ABU DHABI

An immersive journey through 17,000sqm of environmental installations, each designed to ignite curiosity, spark imagination and offer a new perspective on the world around us.



SOUL BEACH
MAMSHA AL SAADIYAT

A new private beach facility on Abu Dhabi's stunning Saadiyat island. Soul Beach is a 1km stretch of prime Saadiyat coastline, travel brochure views, and mesmerising blues.





CREATIVE LIVING IS BACK AT **MANARAT**

Own an apartment on Saadiyat Island in the second phase of Aldar's urban development: Manarat Living II. Don't miss this chance to live on your own terms, in an apartment that invites you to choose your colour, add your flavour and let your personality shine through in every detail.

BE PART OF AN EXCITING NEIGHBOURHOOD

BERKLEE
SCHOOL OF MUSIC



You'll never be short of inspiration. Homes overlook the buzzing Manarat Al Saadiyat, the dune-like architecture of the prestigious Berklee School of Music, and the island's natural white-sand beaches just beyond.

MANARAT
AL SAADIYAT



INSPIRATION STARTS HERE

Be part of Saadiyat Island's most creative community, where your every need, want and wish is catered to with a choice of amenities. Take a minute in the Zen Garden, lose yourself in the Cinema Space or win a tournament in the Games Den.





LOBBY LOUNGE

Make an entrance, every day, in the industrial-styled lobby space.

POWER ROOM

Prioritising your health and fitness made easy,
with access to a state-of-the-art gym.



POOL

Soak up the views from a rooftop pool that overlooks the icons of the Cultural District.



GAMES DEN

Find your game in the community lounge;
on the screen, board or ping pong table.







IMAGINARIUM

A space for little ones to grow their minds and discover their talents.

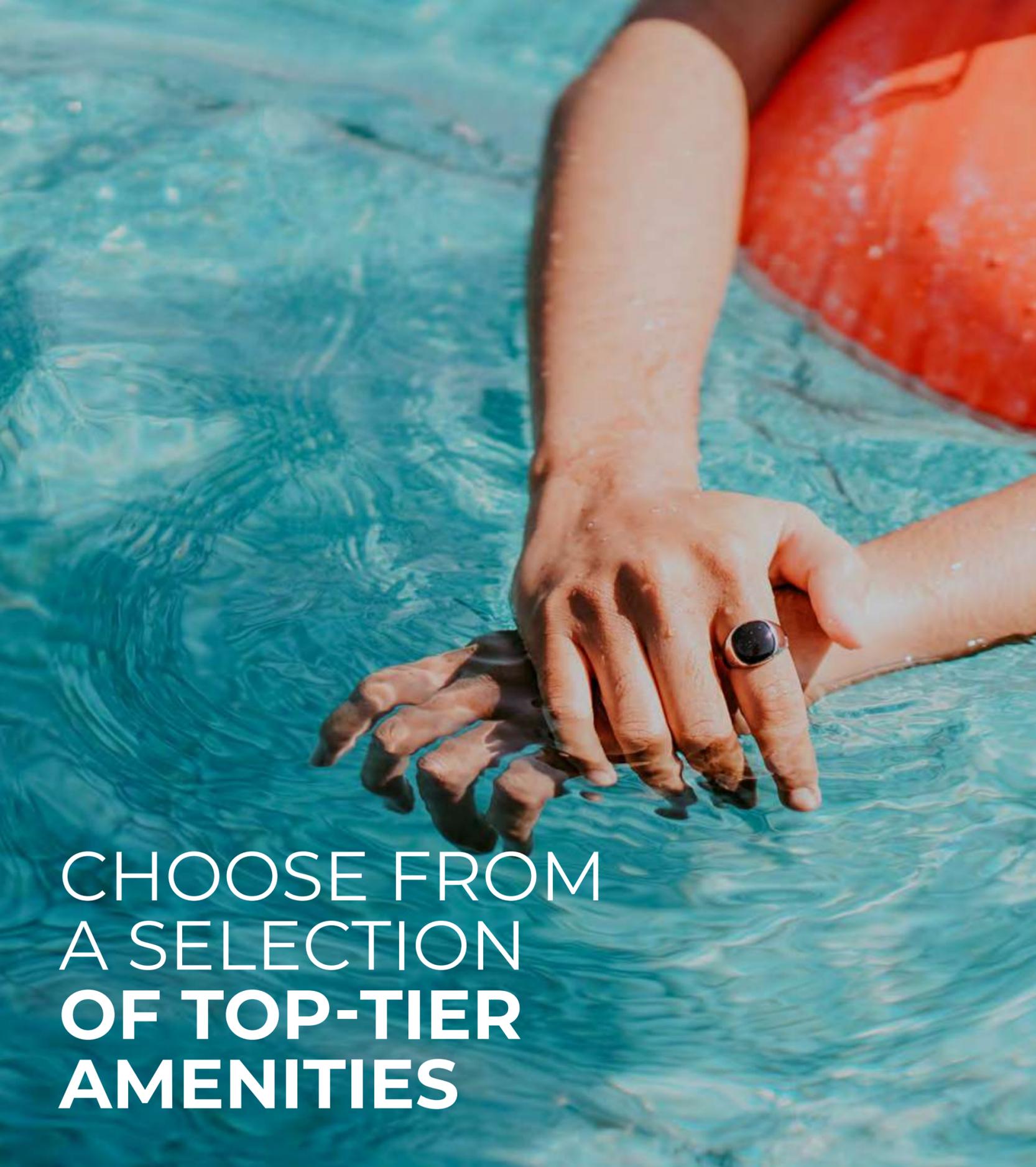
KW KW KW

CINEMA SPACE

Feel nothing but good vibes in front of your private silver screen. Simply reserve your seat to enjoy a timeless classic or modern blockbuster.

good
vibes





CHOOSE FROM
A SELECTION
OF **TOP-TIER**
AMENITIES

EXCLUSIVE TO
MANARAT LIVING II

POOL

CINEMA SPACE

ZEN GARDEN

LOBBY LOUNGE

GAMES DEN

IMAGINARIUM PLAYROOM

OUTDOOR PLAY PARK

POWER ROOM

PARKING SPACE

SHARED COMMUNITY
AMENITIES

ART HUB

ROOFTOP POOLS

VERTICAL RUNNING TRACK

CYCLE RACKS

YOGA SPACES



HOME STARTS WITH YOU

Choose a studio, 1, 2, or 3-bedroom apartment and turn the space into a place that reflects your energy.

LEVEL 1



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.

LEVEL 2



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.

LEVEL 3



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.

LEVEL 4



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.

LEVEL 5



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.

LEVEL 6



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.

LEVEL 7



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.

LEVEL 8



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.

LEVEL 9



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.

LEVEL 10



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.

LEVEL 11



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.

LEVEL 12



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.



REFRESH THE WAY
YOU WAKE UP



FEEL THE DESIGN IN **EVERYTHING**

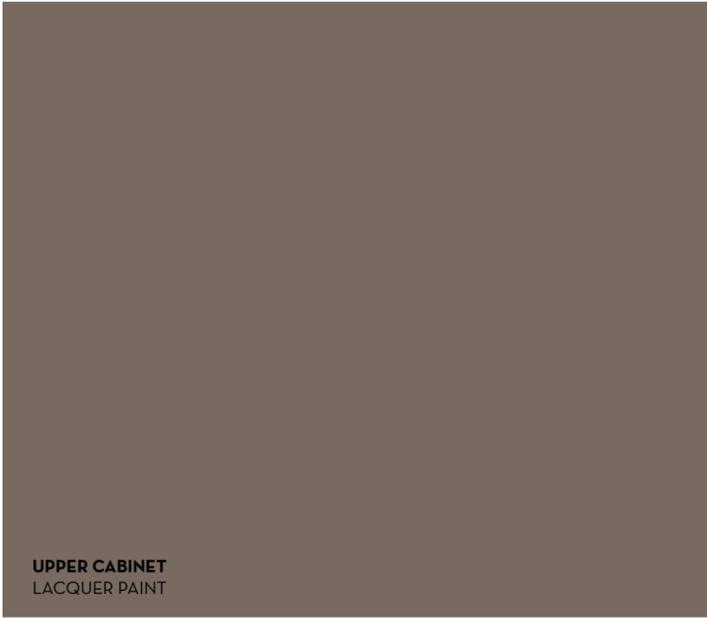
Put your own stamp on your design-led space. Choose between light or dark interior themes, and decide on a layout that complements your everyday life.





UNIQUE DESIGN MEETS
UNMATCHED VIEWS

LIGHT SCHEME



FINISHES

DARK SCHEME

FINISHES



APARTMENT FLOOR
PORCELAIN TILE



BEDROOM FLOOR
PORCELAIN TILE



MASTER BEDROOM



BATHROOM FLOOR
PORCELAIN TILE



LIVING ROOM/KITCHEN AREA



MASTER BATHROOM



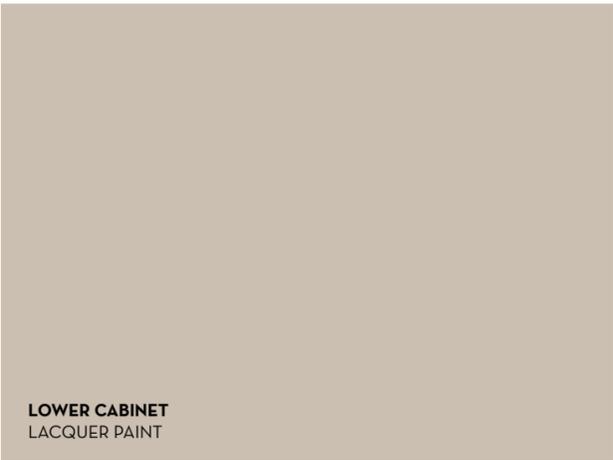
SHOWER WALL
PORCELAIN TILE



BACKSPLASH
PORCELAIN TILE



COUNTERTOP
QUARTZ



LOWER CABINET
LACQUER PAINT



UPPER CABINET
LACQUER PAINT



DOORS, WARDROBES & VANITY
LAMINATE



BATHROOM WALL
PORCELAIN TILE



SUSTAINABILITY FEATURES

HIGH SOLAR REFLECTANCE COOL ROOFS

DISTRICT COOLING

LOW-VOC PAINTS & ADHESIVES

EFFICIENT WATER FIXTURES (LOW-FLOW)

ECOLOGICAL ENHANCEMENT

ENVELOPE ENHANCEMENTS

WASTE MANAGEMENT

SMART WATER & ENERGY METERS

INDOOR NOISE REDUCTION (ACOUSTIC SOLUTIONS)

OUTDOOR THERMAL COMFORT FEATURES

ENERGY-EFFICIENT LIGHTING (LED/CFL)

PREFERRED PARKING WITH CHARGING STATIONS



HOMESTEAD REAL ESTATE

ABU DHABI



+971 5561 127 08

+971 5228 096 12

+971 5223 392 69



info@homestead-ae.com

www.homestead-ae.com



Al Gaith tower - Hamdan Bin Mohammed St
Abu Dhabi - United Arab Emirates

