

 **ROYAL**
DEVELOPMENT HOLDING
AN ESG COMPANY

ساسة
SAAS

BETWEEN

Seamont

AUTOGRAPH COLLECTION®
RESIDENCES

SEA & SKY

Seamont

AUTOGRAPH COLLECTION®
RESIDENCES

 **ROYAL**
DEVELOPMENT HOLDING
AN ESG COMPANY

ساس
SAAS



THE SEAMONT STORY:
A LIFE IN
flow

A serene sunset scene over a calm body of water. The sky transitions from a deep blue at the top to a warm orange and pink near the horizon. The water reflects the colors of the sky, creating a peaceful and tranquil atmosphere. The text is centered in the upper half of the image.

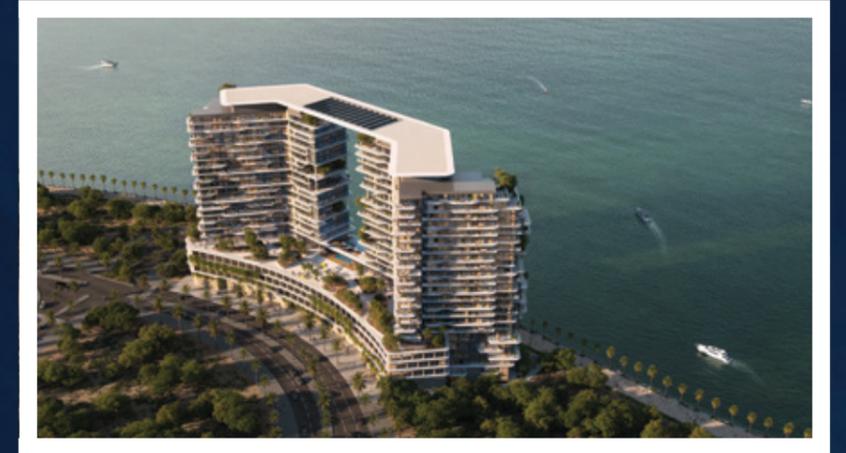
FROM THE GRACE
OF NAUTICAL
LIVING



At the rare meeting point of sea and sky stands Seamont, Autograph Collection Residences, a sanctuary of balance, beauty, and quiet power. Set along the tranquil coast of Shams Al Reem Island, this is more than a residence, it is a return to rhythm, presence, and peace.

This visionary development is a collaboration between Royal Development Holding and SAAS Properties, blending innovation, trust, and design empathy. Seamont Residences rises as a refined coastal sanctuary shaped by the calm of nature and the prestige of Autograph Collection living, where the elegance of maritime heritage meets contemporary serenity.

PRIME WATERFRONT PLOT ON AL REEM ISLAND — ABU DHABI



Seamont Autograph Collection Residences

IN THE HEART OF IT ALL



5 Minutes
Downtown Reem Island



7 Minutes
Maryah Island



5 Minutes
Saadiyat Beach Club



30 Minutes
Yas Island



15 Minutes
Louvre Abu Dhabi



25 Minutes
Abu Dhabi International Airport

Set on the edge of **Shams, Al Reem Island, Seamont Autograph Collection** occupies a rare position where serenity meets connectivity. With the Arabian Gulf at your doorstep and Abu Dhabi's most vibrant destinations just minutes away, every day begins in calm and ends in possibility.

From morning walks by the sea to evenings immersed in culture or cuisine, **Seamont Residences** places you at the center of it all, yet gently removed from the noise.



WATERFRONT
LIVING
experience

ARCHITECTURE FLOWS LIKE THE SEA ITSELF

Two elegantly sculpted towers rising from a shared podium, seamlessly connected to the promenade and panoramic ocean views.

Balconies ripple like waves. Curved silhouettes echo the horizon. Every detail is guided by the rhythms of nature.

H O M E W I T H T H E G R A C E O F H O T E L L I V I N G

L I F E S T Y L E P R O M I S E

As part of Marriott International's Autograph Collection, Seamont promises elevated living at home, with every residence thoughtfully composed for calm, clarity, and curated luxury.

P R I V I L E G E S & S E R V I C E S

Each unit includes elevated Marriott Bonvoy Membership, unlocking personalized concierge services, valet parking, à la carte amenities, wellness services, and a hospitality standard that carries into every detail.

D A Y - T O - D A Y L I V I N G

From seamless service to tranquil design, every aspect of daily life at Seamont, Autograph Collection Residences is composed for presence, wellness, and ease—the truest form of premium living.



KEY FEATURES



Adult & Kids Outdoor
Swimming Pools



Gymnasium



Steam &
Sauna Rooms



Outdoor &
Indoor Yoga



Indoor Kids Club &
Outdoor Kids
Play Area



À la Carte
Services



Outdoor Seating
and Landscape
Areas



BBQ
Area



Outdoor Fitness
Area



Media/Cinema
Room



Business Lounge &
Boardroom



Concierge
Service



Residents
Lounge



Padel
Court



Games
Room



Marriott Bonvoy
Membership upgraded
to Gold Elite





AMENITIES

Where design soothes, light flows, and every experience is crafted with care. At Seamont Residences, amenities are not just features, they are rituals of daily life, each space reflects a philosophy of quiet inspiration, where hospitality meets intention, and everyday moments are elevated.

PRIVATE
CINEMA
SUITE

A personal theatre beneath the stars,
where curated film nights unfold in plush,
acoustically tuned comfort. Designed for
small gatherings, shared stories, and
quiet escapes.



THE SERENITY LOUNGE

Your quiet retreat above the tide. Step into a calming space curated for slow living where soft textures, warm tones, and ocean views cradle conversation or stillness. Ideal for reading, catching up, or simply being.





ELEVATED FITNESS CENTER

Flooded with natural light and equipped with state-of-the-art features, the gym is designed to support both movement and mindset. Whether for focused training or quiet restoration, it's a place to reconnect with your body and elevate your routine.

CHILDREN'S DISCOVERY ZONE

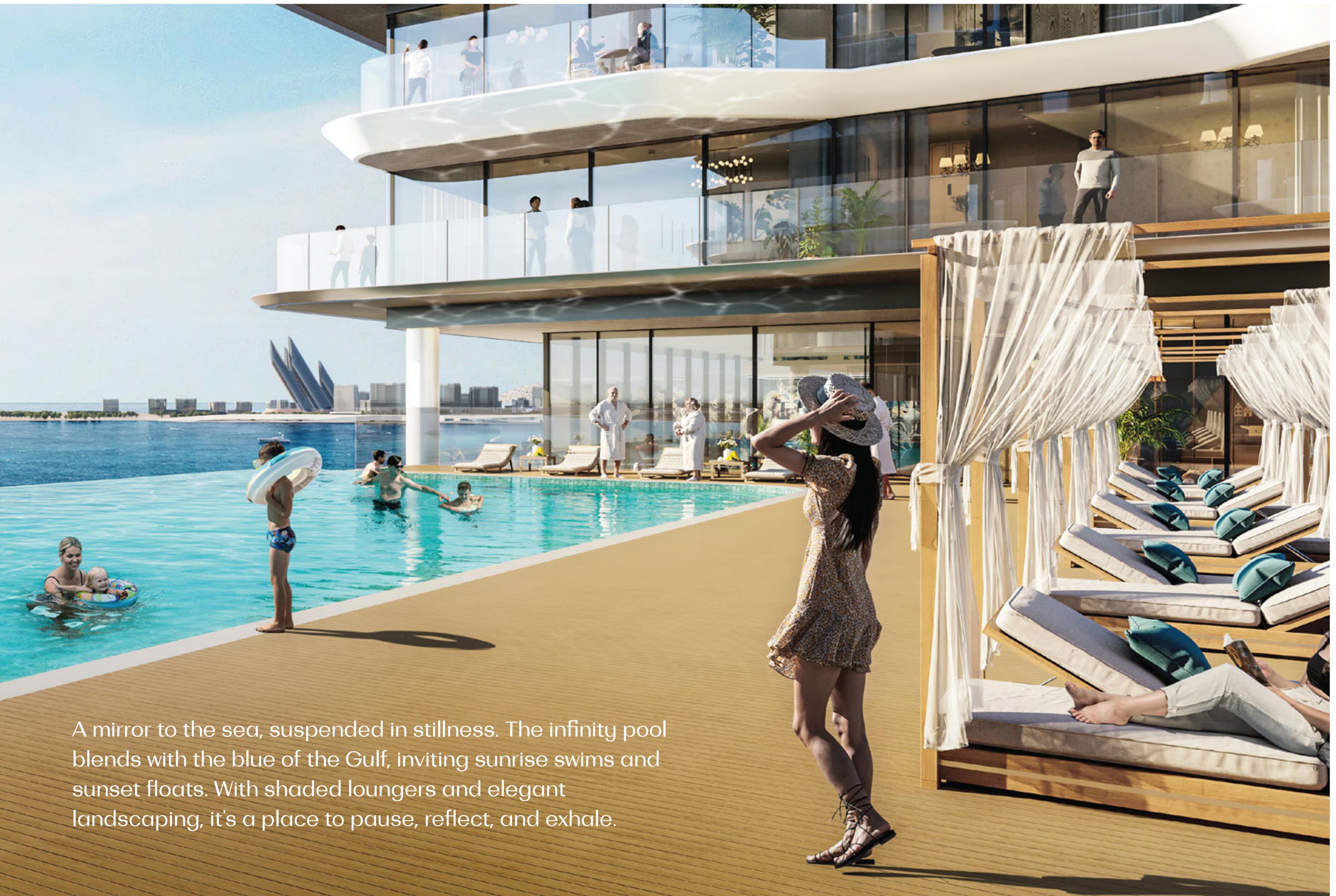
The play area of Seamont Residences is crafted with natural light, soft materials, and purposeful design, a safe, joyful space where young minds explore freely.

Every element is considered to spark creativity, comfort, and a sense of wonder.



INFINITY POOL WITH HORIZON VIEWS





A mirror to the sea, suspended in stillness. The infinity pool blends with the blue of the Gulf, inviting sunrise swims and sunset floats. With shaded loungers and elegant landscaping, it's a place to pause, reflect, and exhale.

SEAMONT INTERIORS



Each residence at Seamont is more than a space, it's an experience of light, flow, and calm. Inspired by the natural rhythm of sea and sky, the interiors are shaped by soft materials, curated tones, and panoramic openness. Every detail, from textures underfoot to views that stretch horizon to horizon, is composed for ease, stillness, and quiet luxury. This is design you feel before you even notice it.



A SANCTUARY
in the sky

MASTER BEDROOM

A private retreat of calm and clarity.

Thoughtfully proportioned and wrapped in soft light, the master bedroom offers a space to slow down, recharge, and reconnect, with views that greet you each morning and design that soothes at night.









DINING ROOM

Where meals become memories.

Refined and welcoming, the dining area bridges functionality with intimacy. Whether it's a gathering of many or a dinner for two, its openness and elegance set the tone.

LIVING ROOM

The heart of home and horizon.

Open yet grounded, the living room invites flow and connection, a space where natural light, ocean views, and quiet textures shape moments both shared and personal.







A modern dining and kitchen area. In the foreground, a round white table is surrounded by wooden chairs with light-colored seats. A dark blue cabinet with a textured surface holds decorative items like a white vase and a plant. In the background, a kitchen island with a dark blue marble countertop and wooden cabinetry is visible. The wall behind the cabinet has a light blue and white marbled texture.

DINING & KITCHEN

Distinct in purpose, united in refinement.

The kitchen is a space of clarity and craft, streamlined, efficient, and quietly elevated for daily rituals. Just steps away, the dining room offers a more grounded rhythm, inviting warmth, conversation, and the simple elegance of shared meals. Together, they reflect a lifestyle that values both precision and presence.

MASTER BATHROOM

Elevated in every detail.

From elegant surfaces to seamless functionality, the master bathroom is crafted for comfort and refinement, a space where materials, mood, and design come together effortlessly.





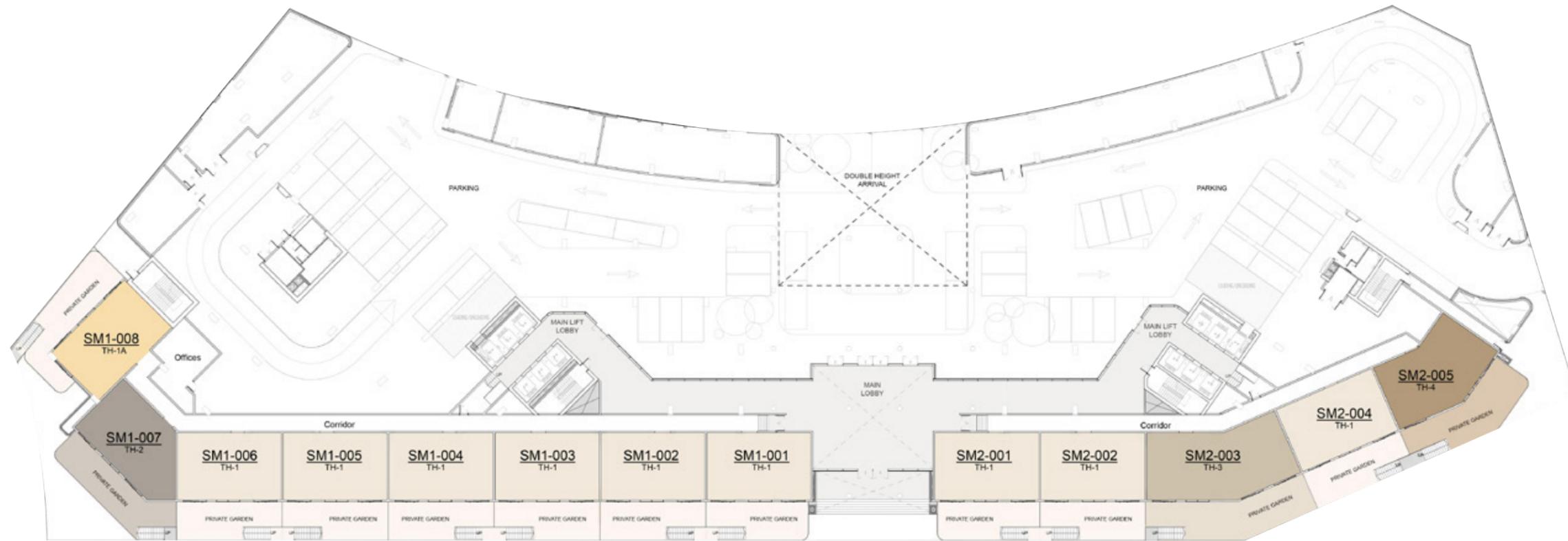
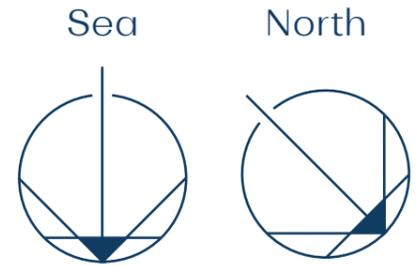
The background of the entire page is an aerial photograph of a vast, deep blue ocean. The horizon line is visible in the middle of the frame, separating the dark blue water from a lighter blue sky filled with soft, white clouds. The text is overlaid on the upper portion of the image.

FOUNDATIONS OF QUIET LIVING

Each floor plan begins as a quiet gesture, a line, a curve. Crafted to hold the rhythm of daily life. Proportions are generous yet precise, flowing with natural light and intention. These are not just plans on paper, but quiet foundations for a life of rhythm and ease—spaces to move through gently and dwell in deeply.



GROUND FLOOR PLAN



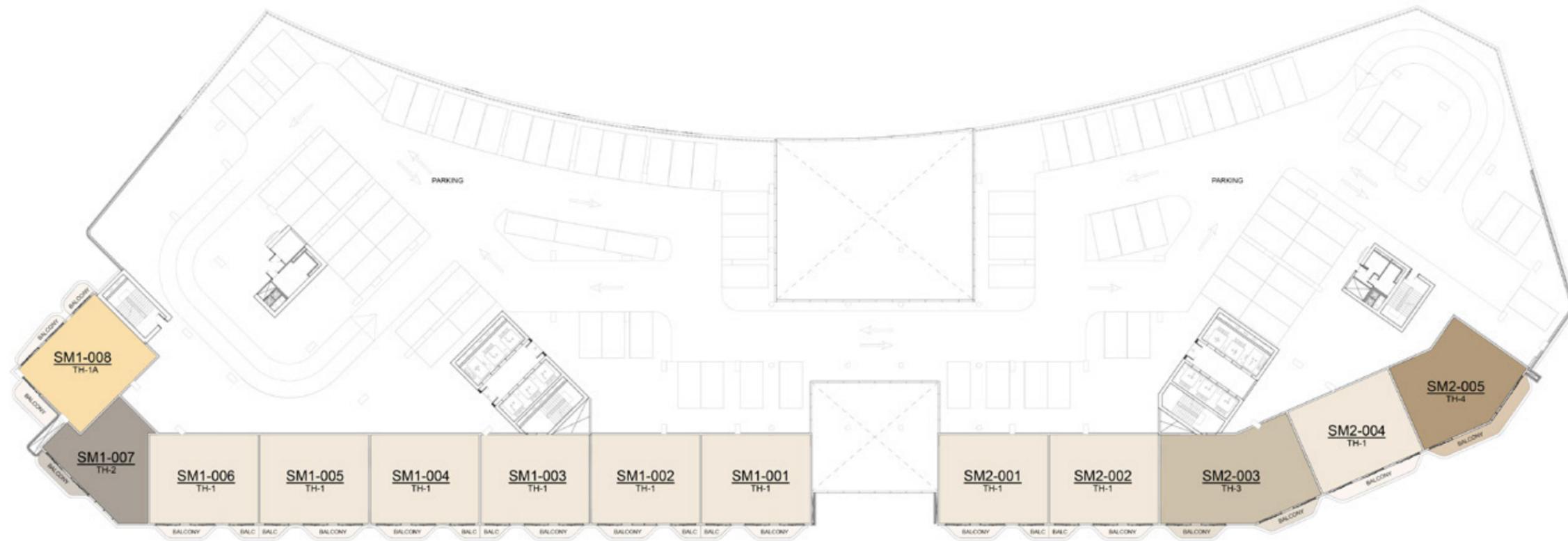
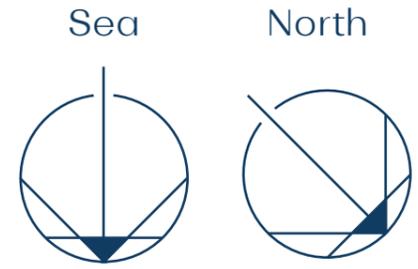
DESCRIPTION

- TH - TYPE 1
- TH - TYPE 1A
- TH - TYPE 2
- TH - TYPE 3
- TH - TYPE 4

TH: Duplex Townhouse **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

1ST PODIUM FLOOR PLAN



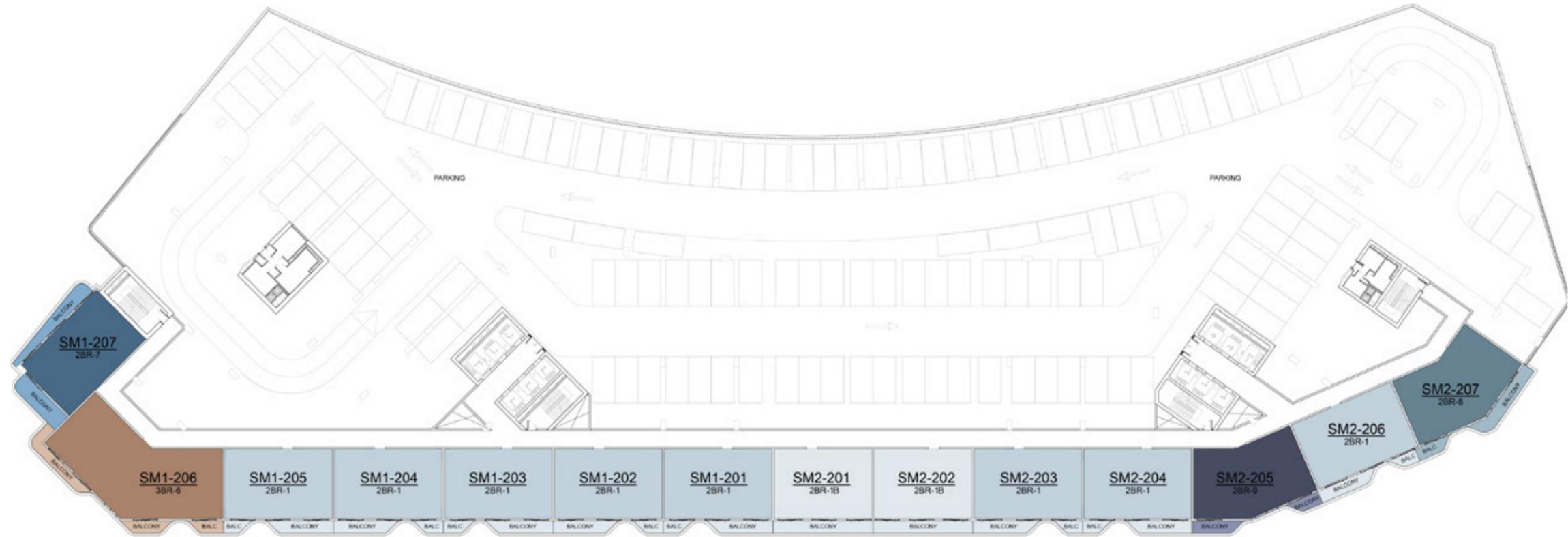
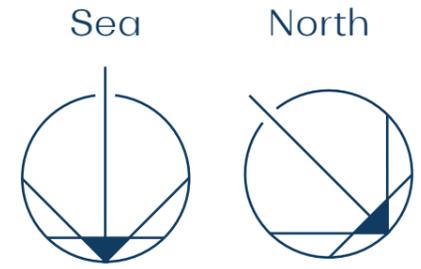
DESCRIPTION

- TH - TYPE 1
- TH - TYPE 1A
- TH - TYPE 2
- TH - TYPE 3
- TH - TYPE 4

TH: Duplex Townhouse **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

2ND TO 4TH PODIUM FLOOR PLAN



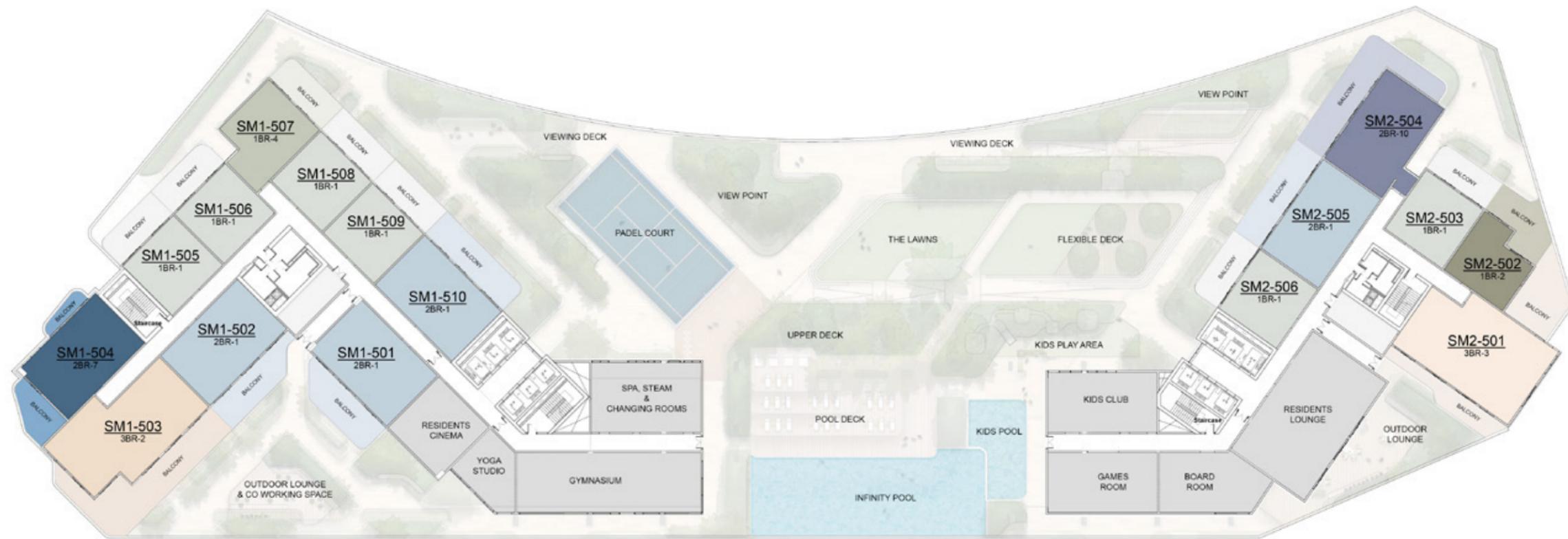
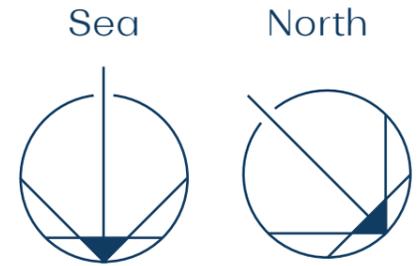
DESCRIPTION

- 2BR – TYPE 1
- 2BR – TYPE 1B
- 2BR – TYPE 7
- 2BR – TYPE 8
- 2BR – TYPE 9
- 3BR – TYPE 6

TH: Duplex Townhouse **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

5TH FLOOR PLAN



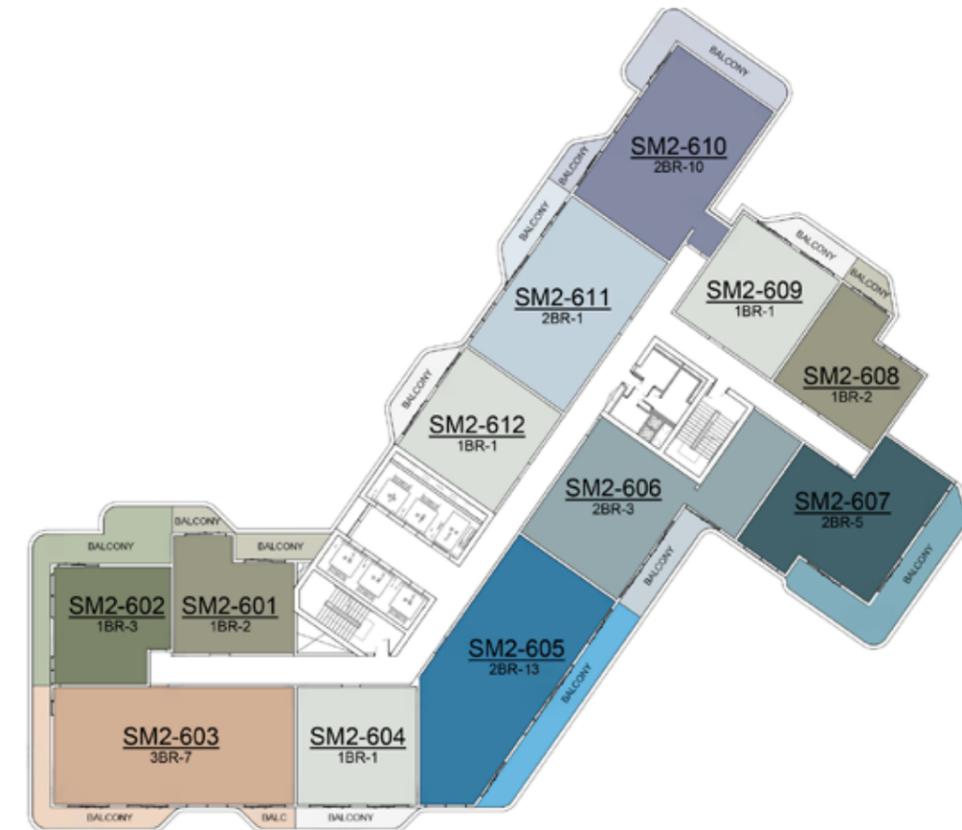
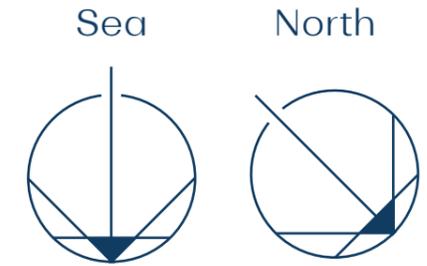
DESCRIPTION

 1BR – TYPE 1	 2BR – TYPE 7
 1BR – TYPE 2	 2BR – TYPE 10
 1BR – TYPE 4	 3BR – TYPE 2
 2BR – TYPE 1	 3BR – TYPE 3

TH: Duplex Townhouse **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

6TH TO 10TH FLOOR PLAN



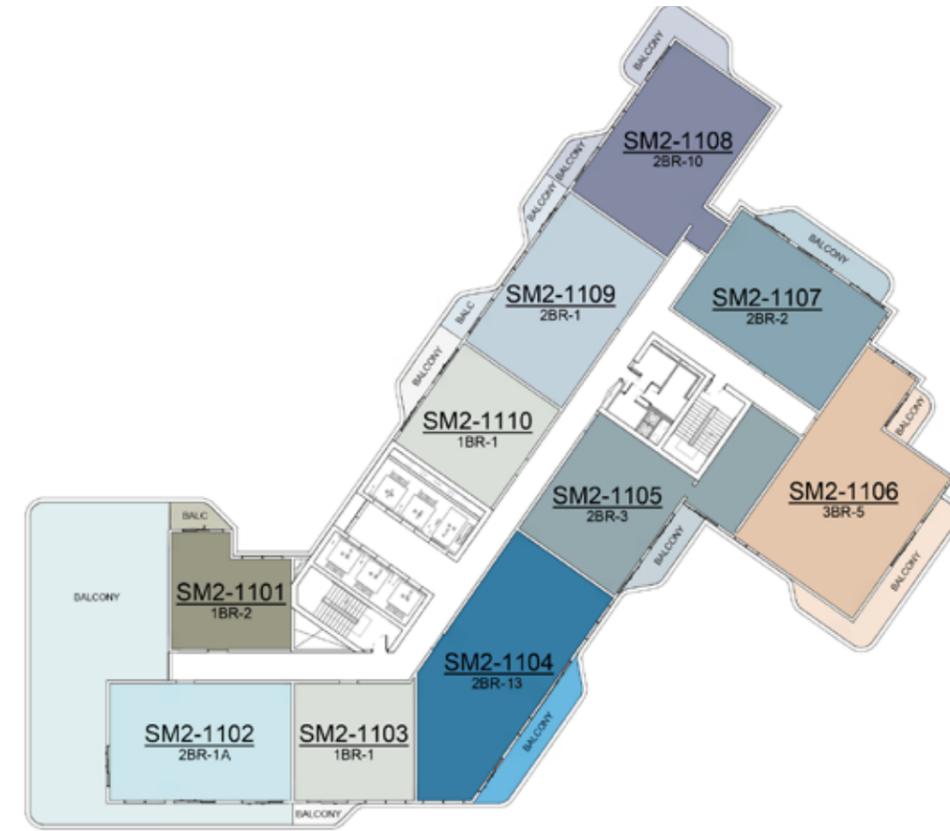
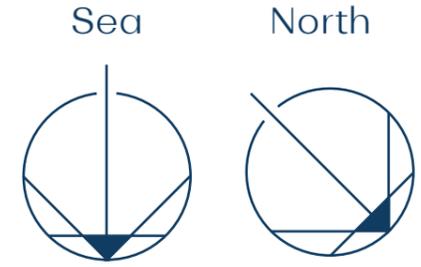
DESCRIPTION

1BR - TYPE 1	2BR - TYPE 1	2BR - TYPE 6	2BR - TYPE 13
1BR - TYPE 2	2BR - TYPE 3	2BR - TYPE 7	3BR - TYPE 7
1BR - TYPE 3	2BR - TYPE 4	2BR - TYPE 10	
1BR - TYPE 4	2BR - TYPE 5	2BR - TYPE 12	

TH: Duplex Townhouse PH: Duplex Penthouse
 1BR: One Bedroom 2BR: Two Bedroom 3BR: Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

11TH TO 12TH FLOOR PLAN



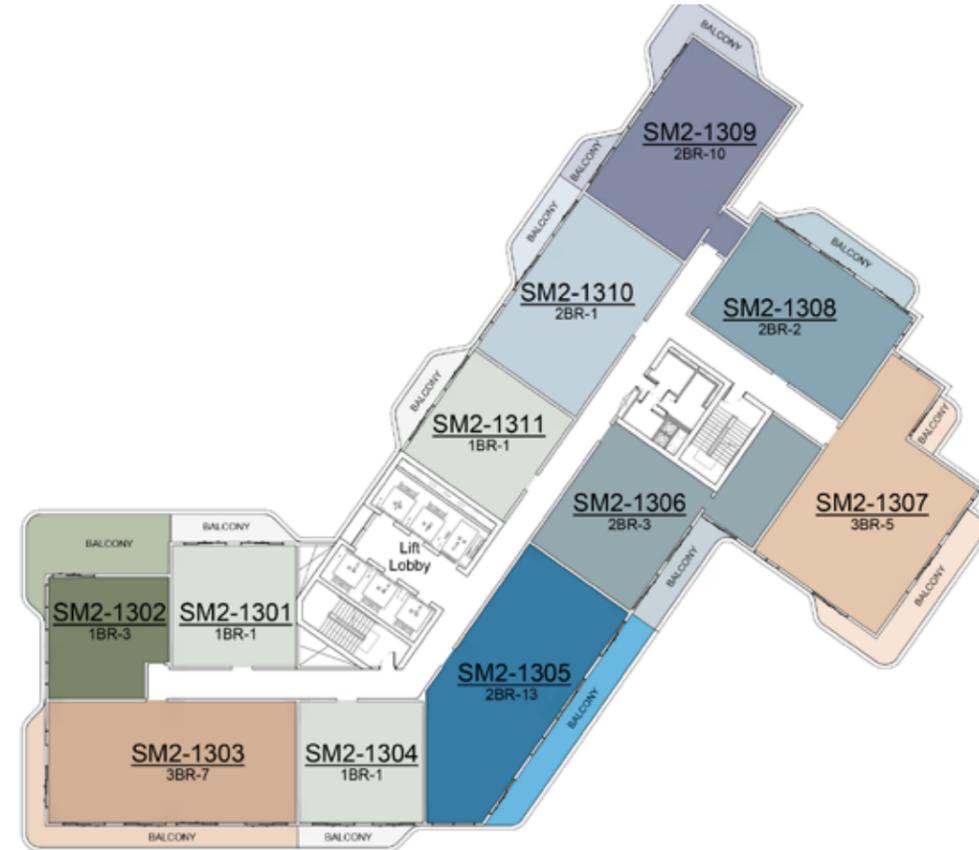
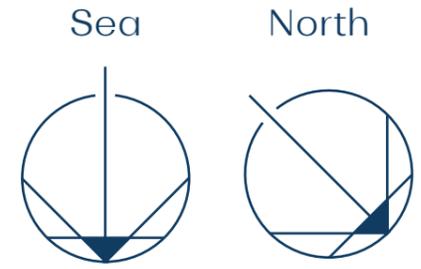
DESCRIPTION

1BR – TYPE 1	2BR – TYPE 2	2BR – TYPE 10	3BR – TYPE 7
1BR – TYPE 2	2BR – TYPE 3	2BR – TYPE 13	
2BR – TYPE 1	2BR – TYPE 4	3BR – TYPE 4	
2BR – TYPE 1A	2BR – TYPE 7	3BR – TYPE 5	

TH: Duplex Townhouse PH: Duplex Penthouse
 1BR: One Bedroom 2BR: Two Bedroom 3BR: Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

13TH TO 20TH FLOOR PLAN



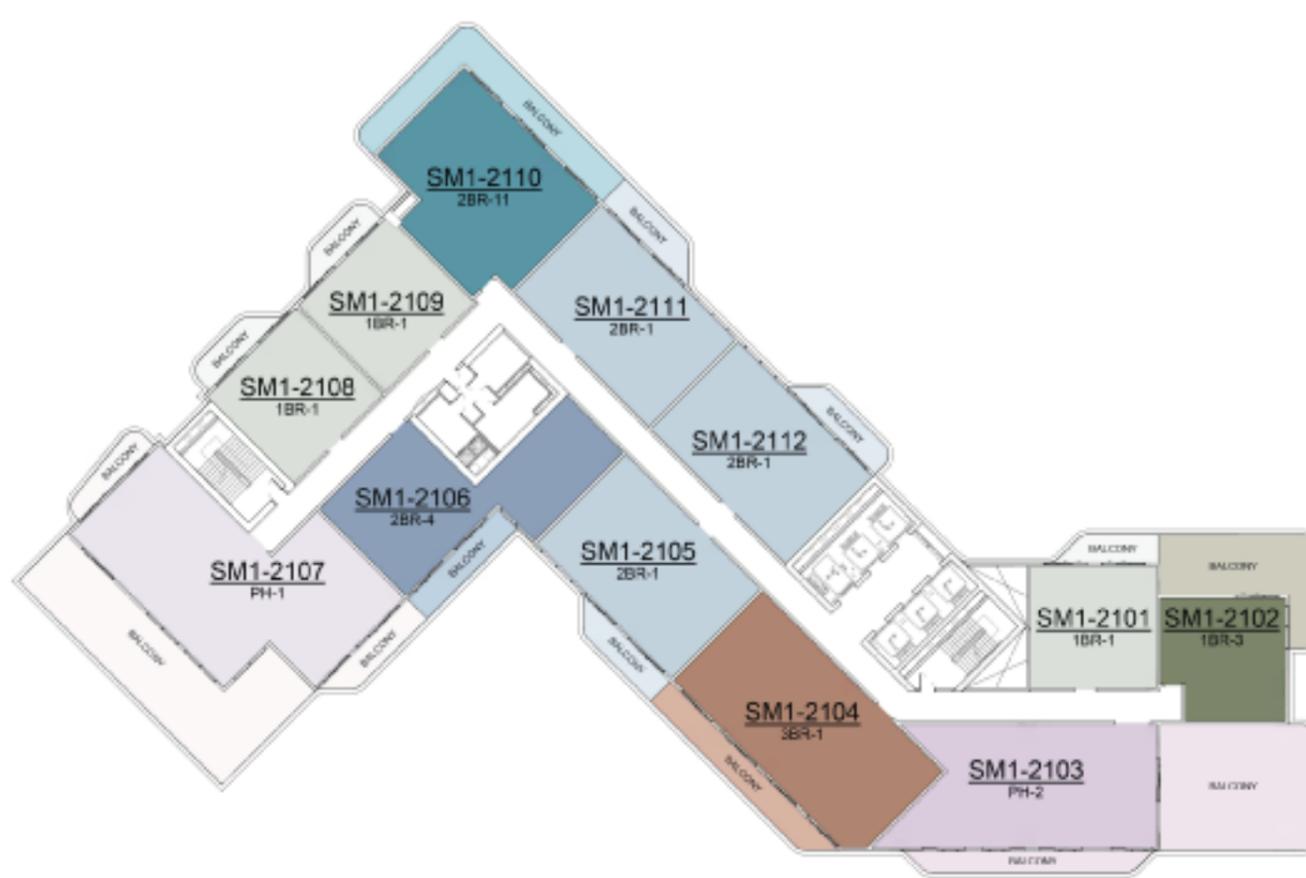
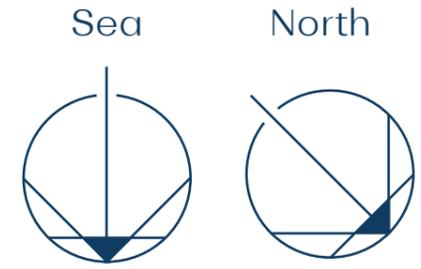
DESCRIPTION

1BR - TYPE 1	2BR - TYPE 3	2BR - TYPE 11	3BR - TYPE 7
1BR - TYPE 3	2BR - TYPE 4	2BR - TYPE 12	
2BR - TYPE 1	2BR - TYPE 7	2BR - TYPE 13	
2BR - TYPE 2	2BR - TYPE 10	2BR - TYPE 12	

TH: Duplex Townhouse PH: Duplex Penthouse
 1BR: One Bedroom 2BR: Two Bedroom 3BR: Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.

21ST TO 22ND FLOOR PLAN



DESCRIPTION

1BR – TYPE 1	2BR – TYPE 4	PH – TYPE 1
1BR – TYPE 1A	2BR – TYPE 10	PH – TYPE 2
1BR – TYPE 3	2BR – TYPE 11	PH – TYPE 3
2BR – TYPE 1	3BR – TYPE 1	

TH: Duplex Townhouse **PH:** Duplex Penthouse
1BR: One Bedroom **2BR:** Two Bedroom **3BR:** Three Bedroom

Disclaimer: Floor layouts must only be referred for locating the unit type on a floor. Balcony profiles may differ slightly during subsequent design development stages.



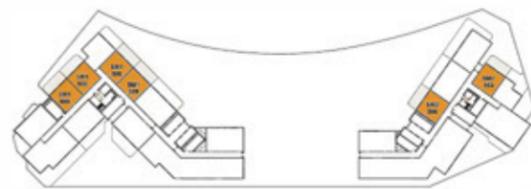
BUILT FOR BALANCE

Layouts are the foundation of a well-lived home, defining the rhythm of space, flow, and light, and guiding how life unfolds from room to room. Thoughtfully arranged yet effortlessly functional, they shape how mornings ease in and evenings wind down. Every detail, every transition, is intentional—balancing practicality with quiet elegance. These aren't just schematics, they're the spatial blueprint for comfort, clarity, and presence.

ONE (TYPE 1) BEDROOM

Total Area: 808 Sq. FT*

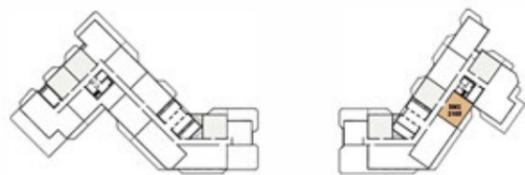
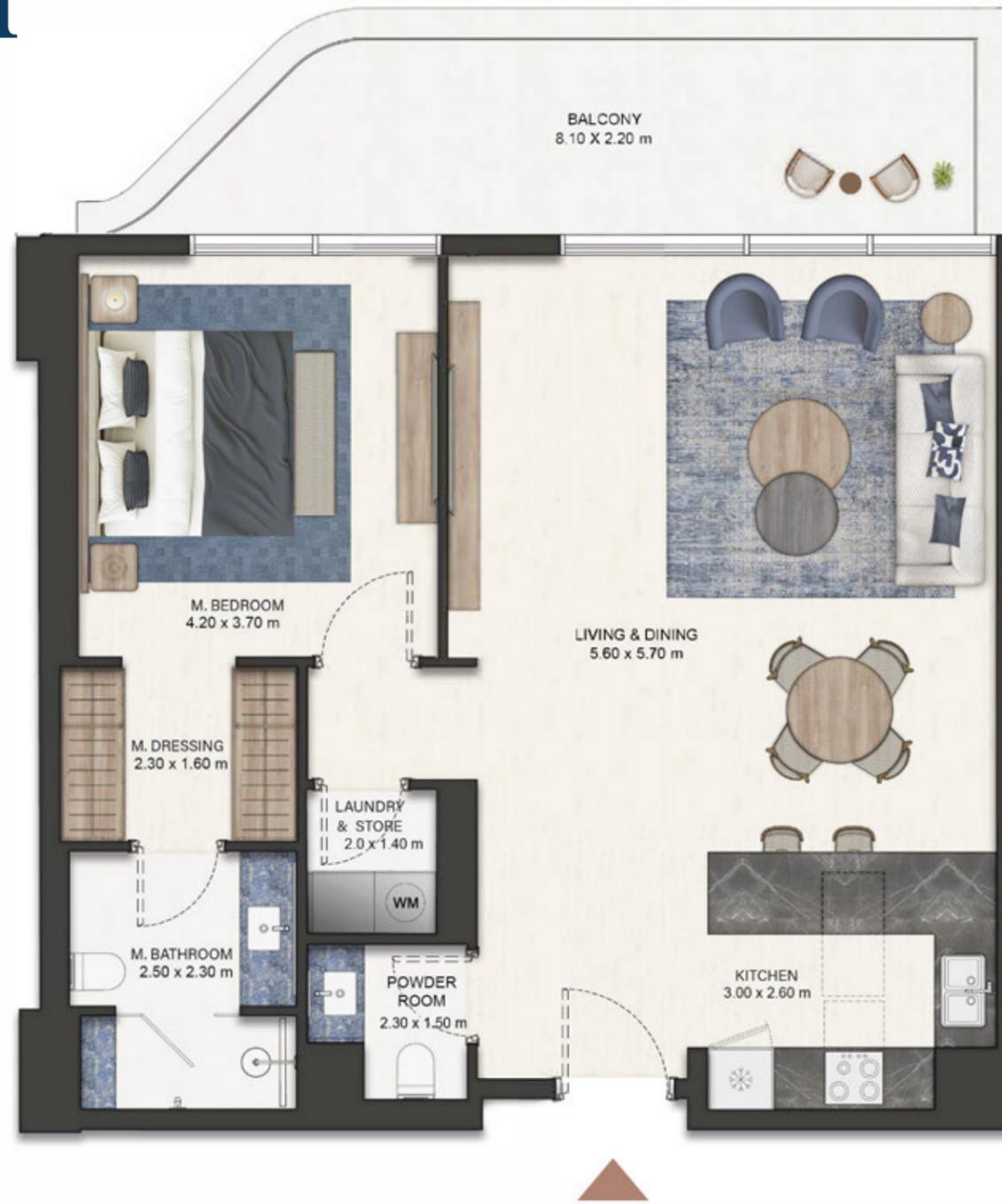
(*) Starting from



Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

ONE (TYPE 1A) BEDROOM

Total Area: 1,038 Sq. FT*
(*) Starting from



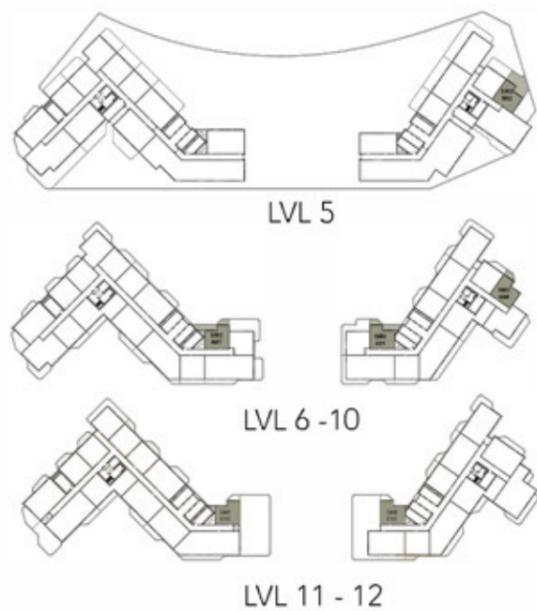
LVL 21 - 22

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

ONE (TYPE 2) BEDROOM

Total Area: 731 Sq. FT*

(* Starting from

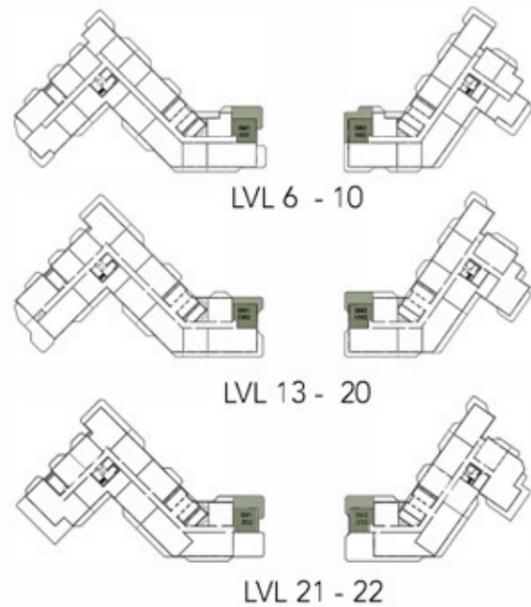
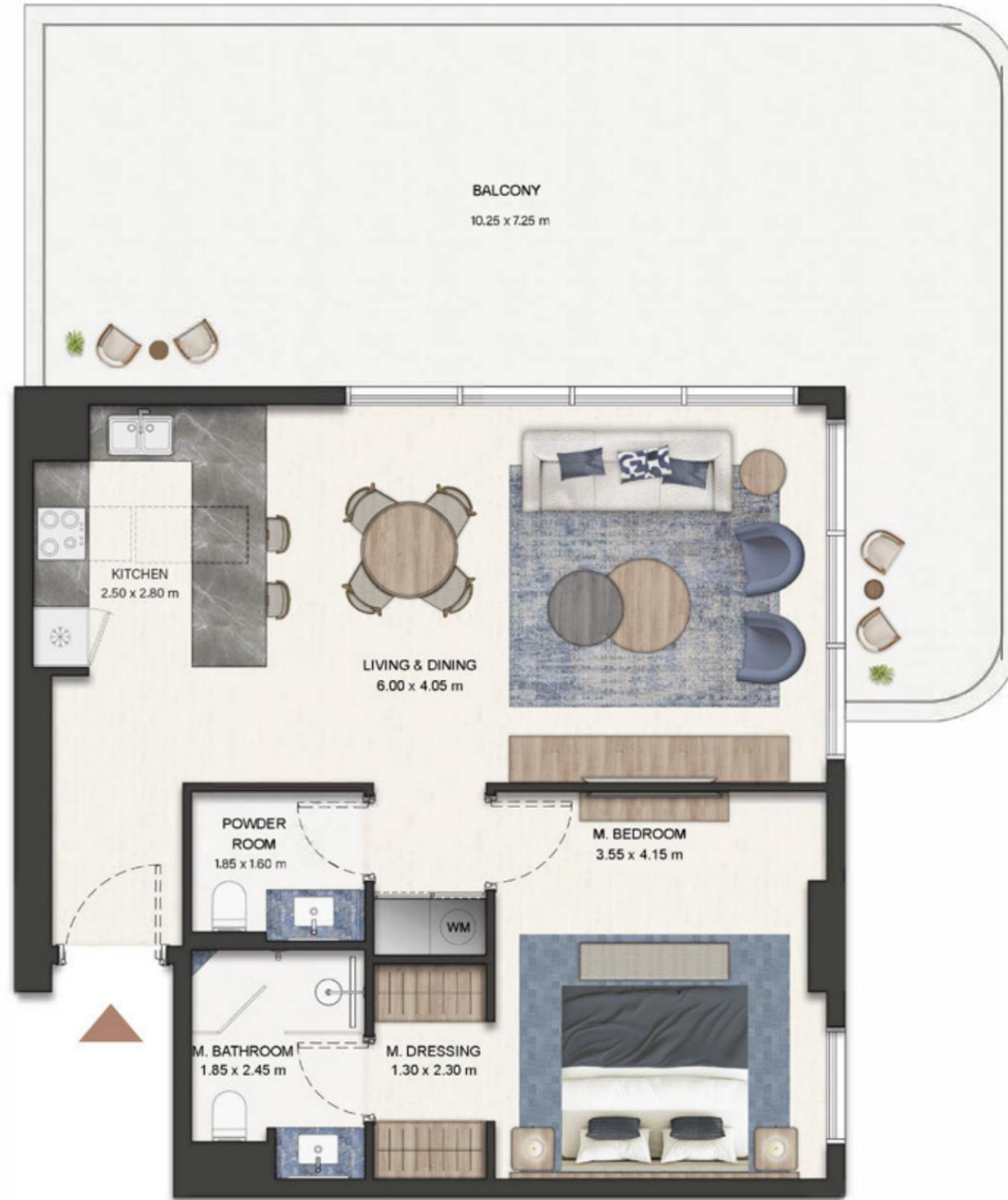


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ONE (TYPE 3) BEDROOM

Total Area: 1,020 Sq. FT*

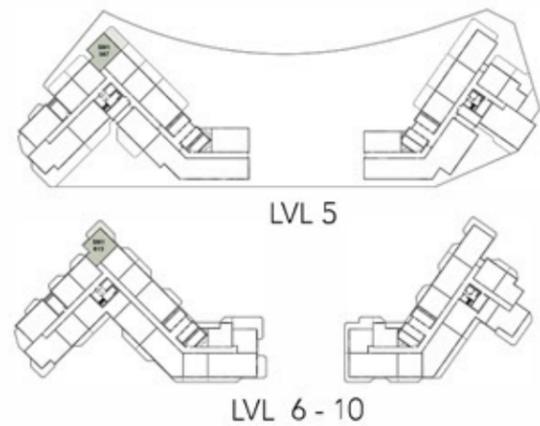
(* Starting from



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ONE (TYPE 4) BEDROOM

Total Area: 1,157 Sq. FT*
(*) Starting from

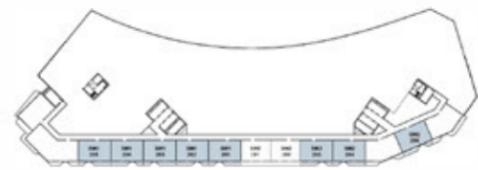


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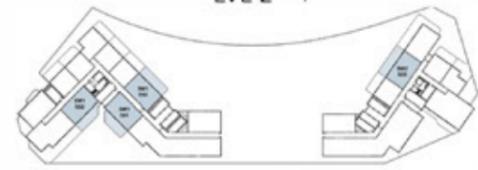
TWO (TYPE 1) BEDROOM

Total Area: 1,273.Sq. FT*

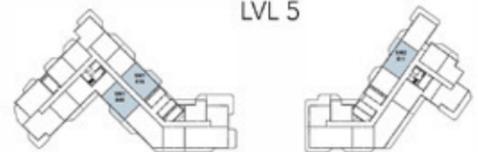
(*) Starting from



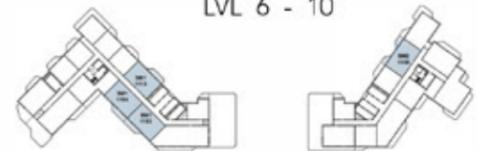
LVL 2 - 4



LVL 5



LVL 6 - 10



LVL 11 - 12



LVL 13 - 20



LVL 21 - 22

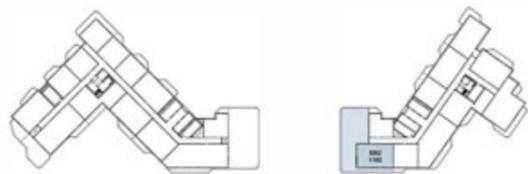


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TWO (TYPE 1A) BEDROOM

Total Area: 3,311 Sq. FT*

(* Starting from



LVL 11-12

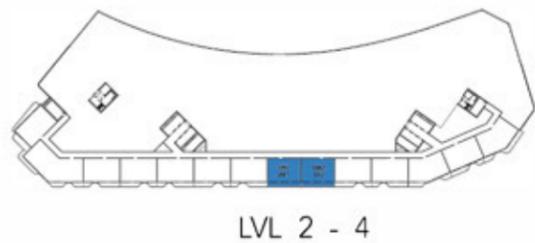


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TWO (TYPE 1B) BEDROOM

Total Area: 1,237 Sq. FT*

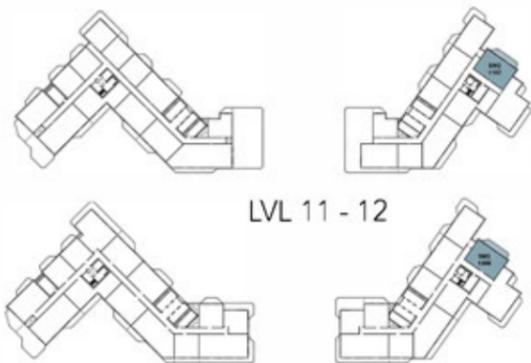
(*) Starting from



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TWO (TYPE 2) BEDROOM

Total Area: 1,284 Sq. FT*
(*) Starting from



LVL 11 - 12

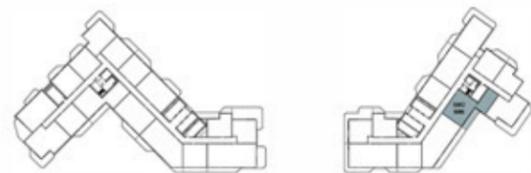
LVL 13 - 20

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 3) BEDROOM

Total Area: 1,326 Sq. FT*

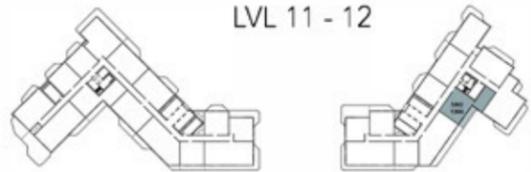
(* Starting from



LVL 6 - 10



LVL 11 - 12

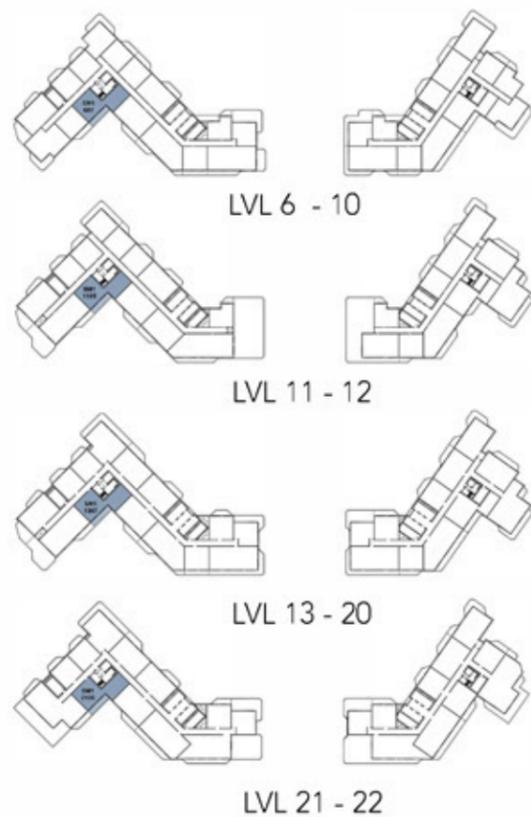


LVL 13 - 20

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 4) BEDROOM

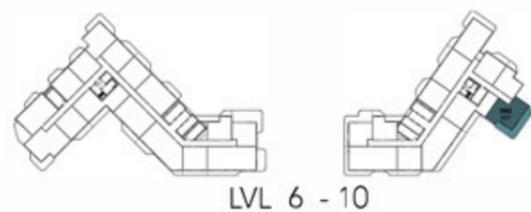
Total Area: 1,428 Sq.
(* Starting from



Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 5) BEDROOM

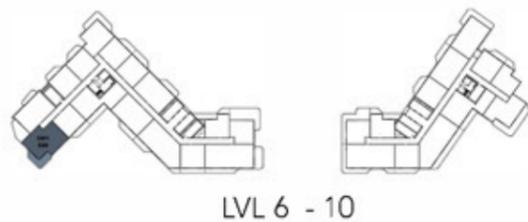
Total Area: 1,488 Sq. FT*
(* Starting from



Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 6) BEDROOM

Total Area: 1,499 Sq. FT*
(*) Starting from

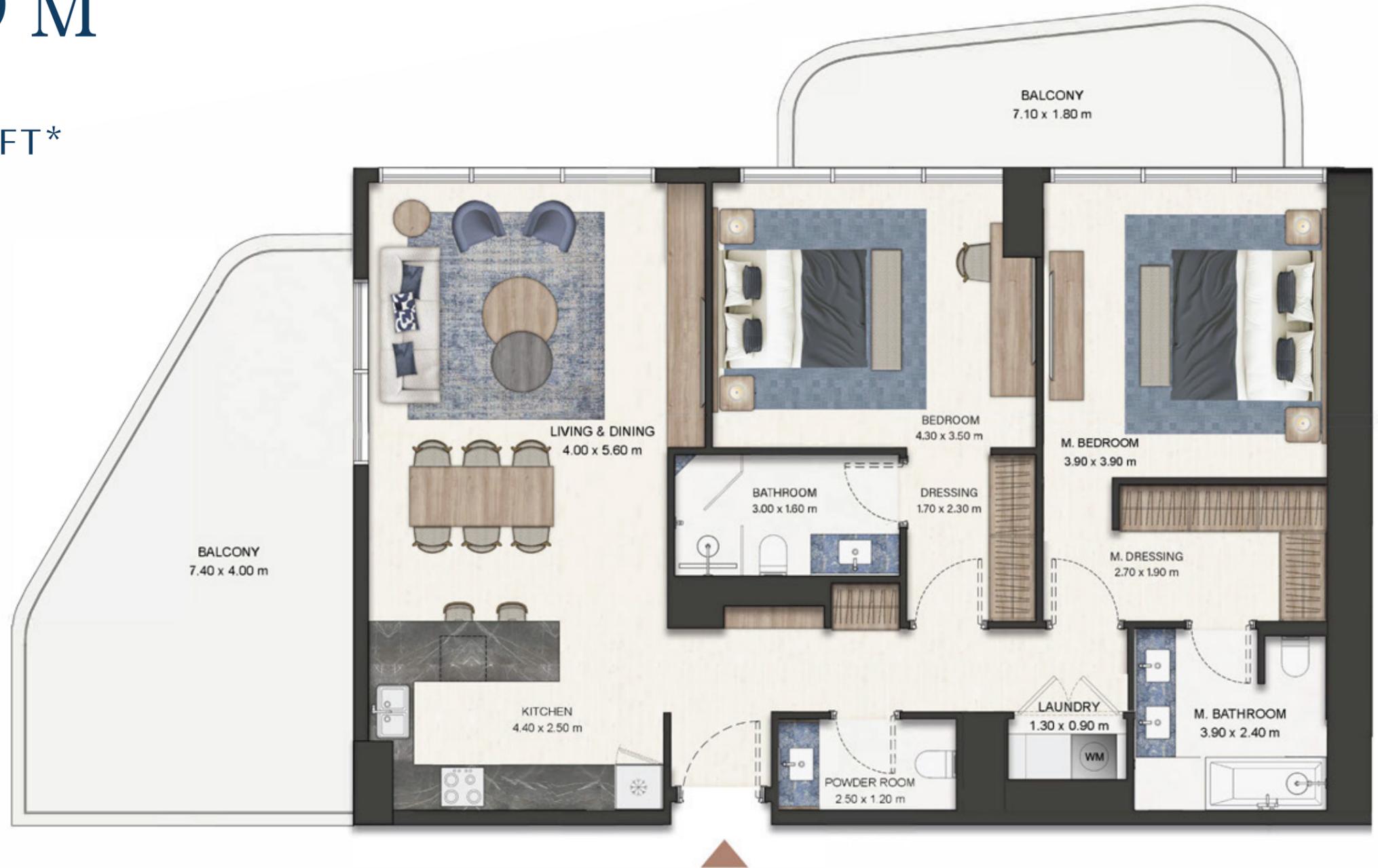
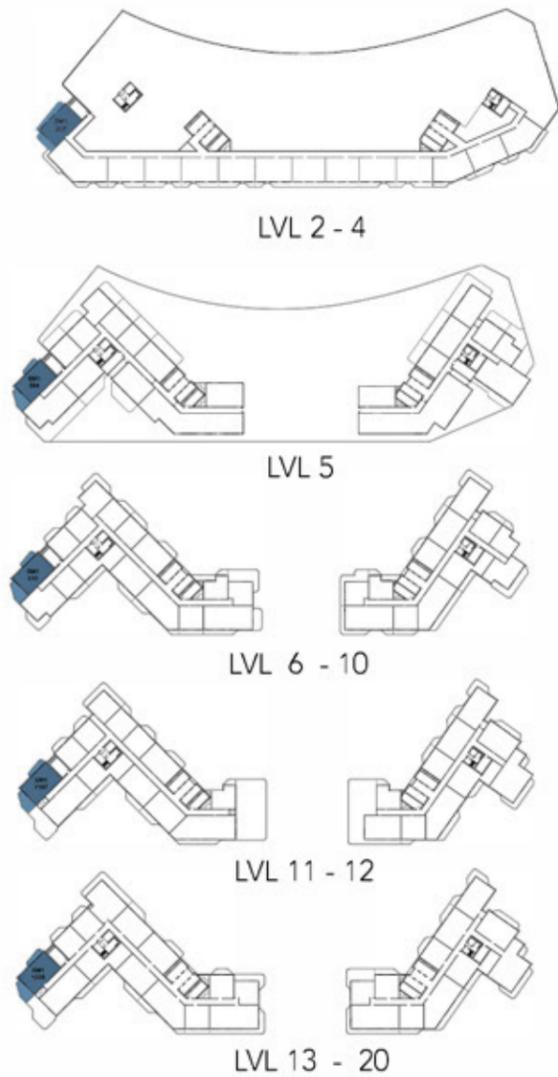


Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 7) BEDROOM

Total Area: 1,354 Sq. FT*

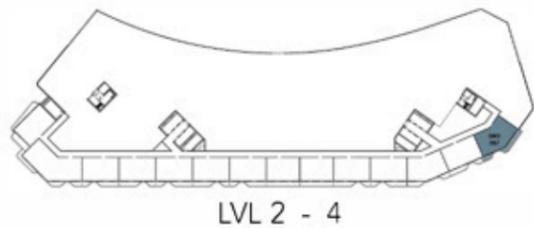
(* Starting from



Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 8) BEDROOM

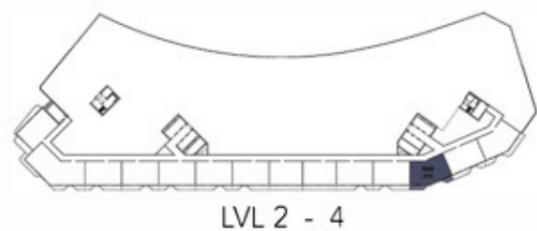
Total Area: 1,450 Sq. FT*
(*) Starting from



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TWO (TYPE 9) BEDROOM

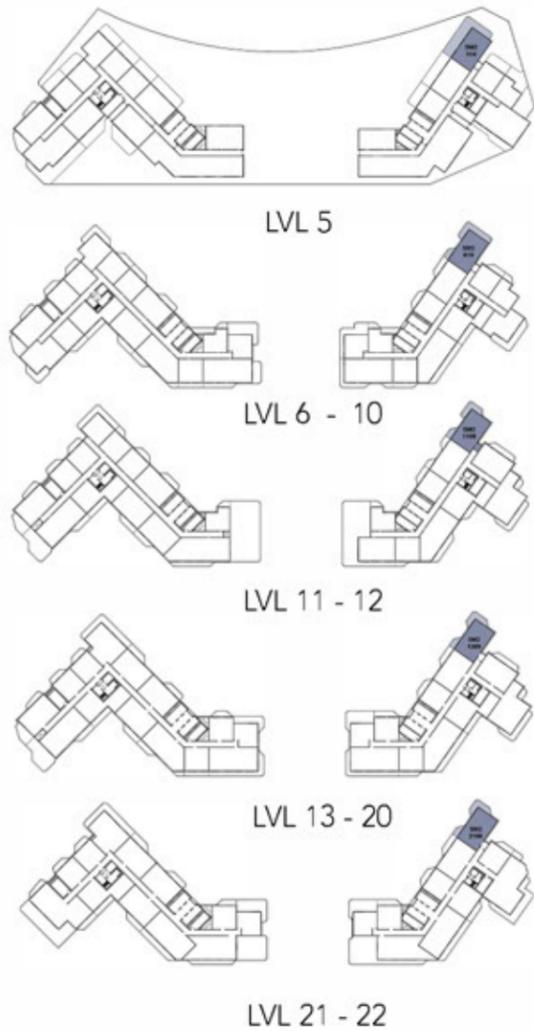
Total Area: 1,366 Sq. FT*
(* Starting from



Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 10) BEDROOM

Total Area: 1,476 Sq. FT*
 (*) Starting from

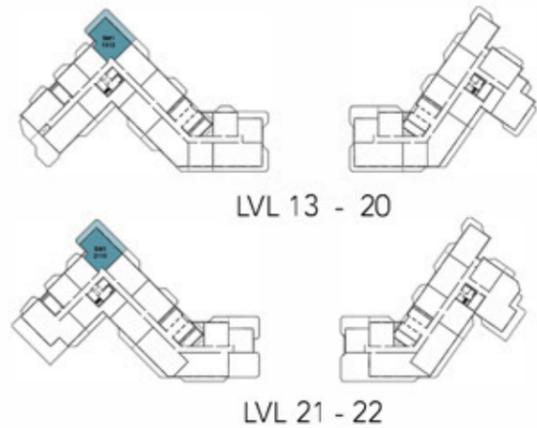


Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

TWO (TYPE 11) BEDROOM

Total Area: 1,644 Sq. FT*

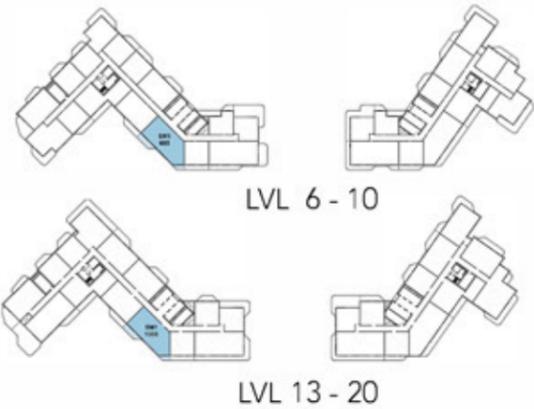
(* Starting from



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TWO (TYPE 12) BEDROOM

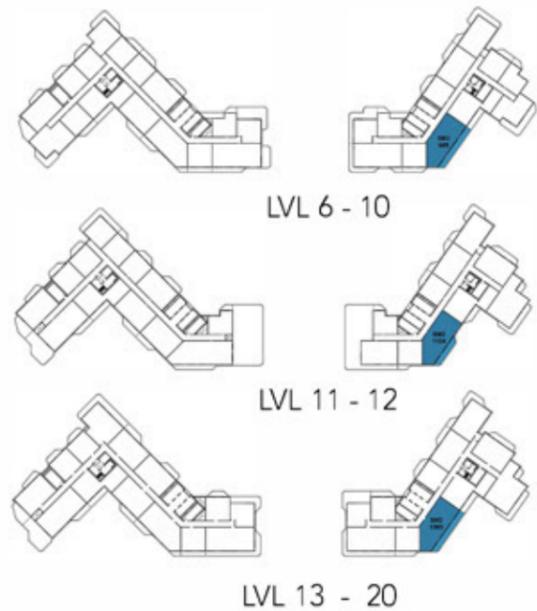
Total Area: 1,666 Sq. FT*
(* Starting from



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TWO (TYPE 13) BEDROOM

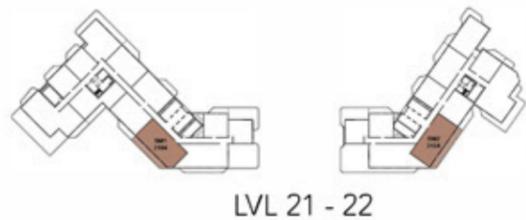
Total Area: 1,735 Sq. FT*
(* Starting from



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THREE (TYPE 1) BEDROOM

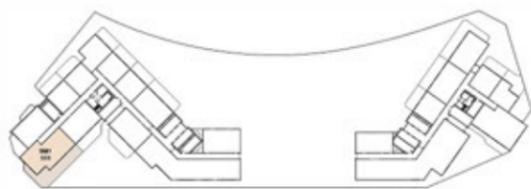
Total Area: 1,878 Sq. FT*
(*) Starting from



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THREE (TYPE 2) BEDROOM

Total Area: 2,679 Sq. FT*
(* Starting from

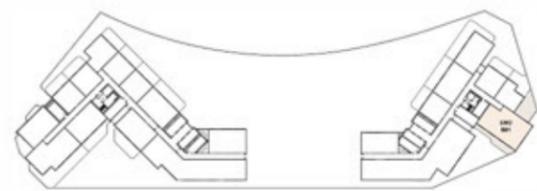


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THREE (TYPE 3) BEDROOM

Total Area: 2,664 Sq. FT*

(*) Starting from



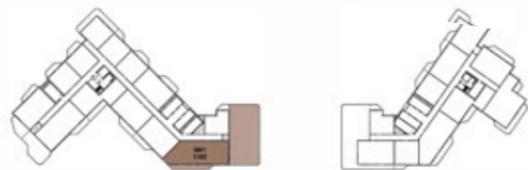
LVL 5

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

THREE (TYPE 4) BEDROOM

Total Area: 4,514 Sq. FT*

(*) Starting from



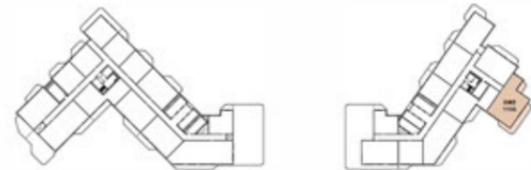
LVL 11 - 12

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

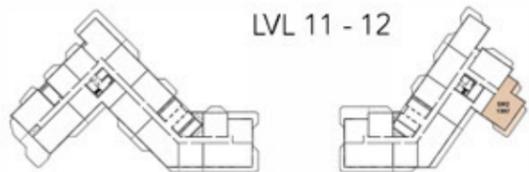
THREE (TYPE 5) BEDROOM

Total Area: 1,861 Sq. FT*

(* Starting from



LVL 11 - 12



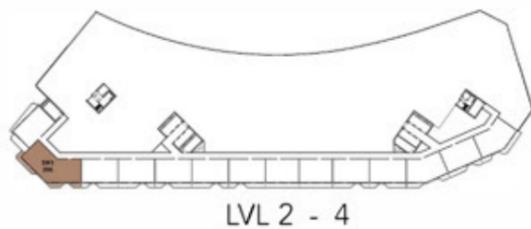
LVL 13 - 20

Disclaimer: Dimensions, apartment areas & layouts are indicative and may differ slightly during subsequent design development stages. Furniture shown is for illustration purpose only.

THREE (TYPE 6) BEDROOM

Total Area: 2,233 Sq. FT*

(*) Starting from

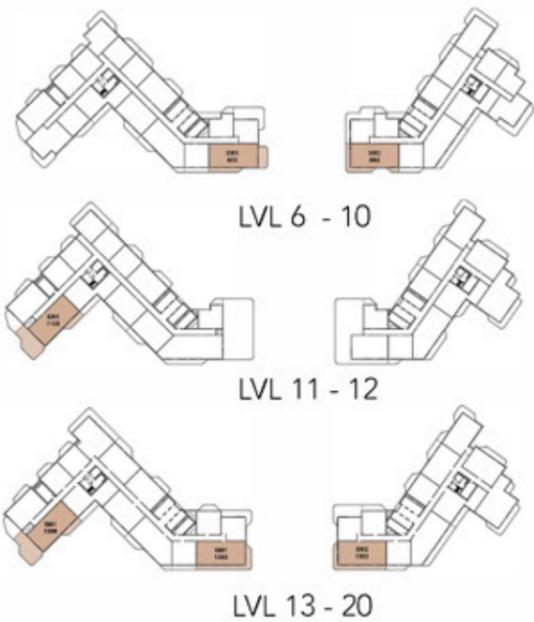


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THREE (TYPE 7) BEDROOM

Total Area: 1,740 Sq. FT*

(* Starting from

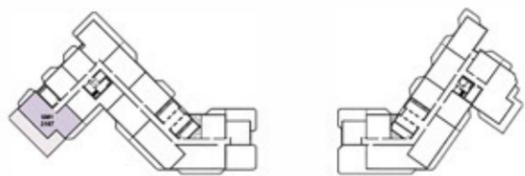


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4-BED (TYPE 1) PENTHOUSE

Total Area: 6,233 Sq. FT*

(* Starting from



LVL 21 - 22

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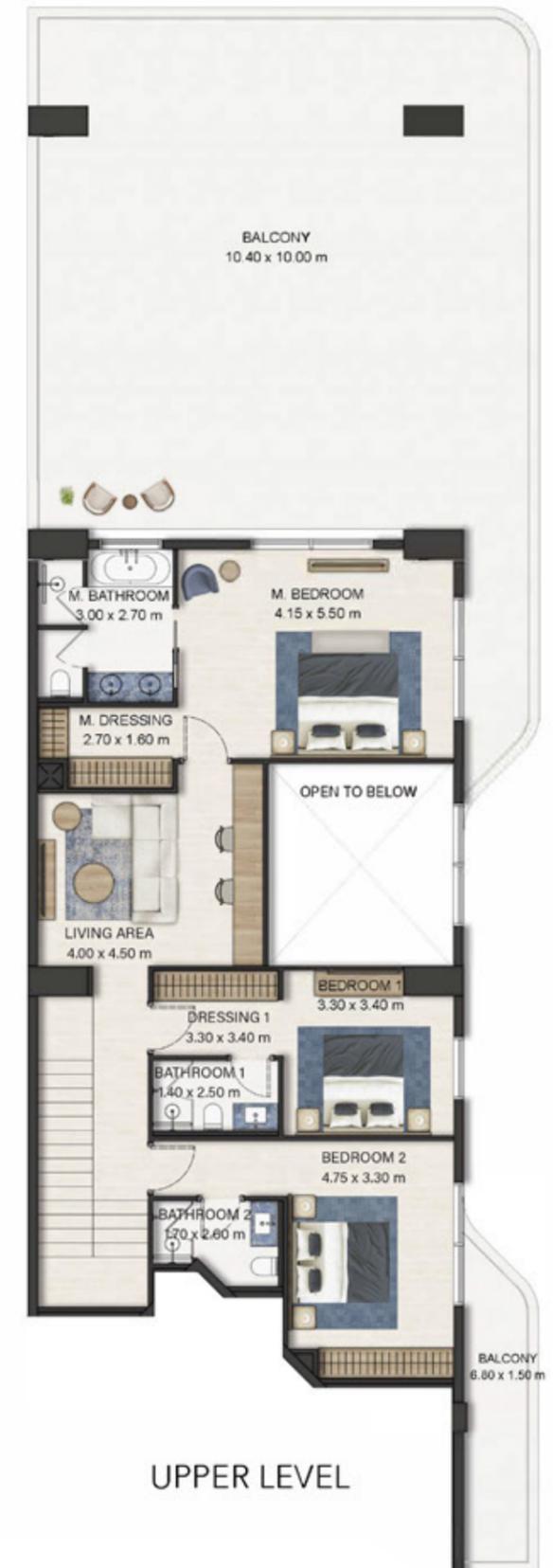
4-BED (TYPE 2) PENTHOUSE

Total Area: 5,038 Sq. FT*

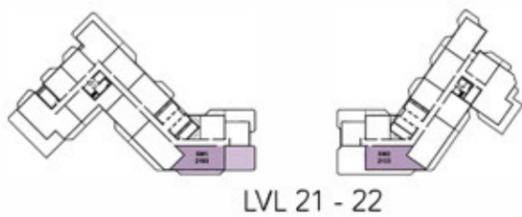
(* Starting from



LOWER LEVEL



UPPER LEVEL

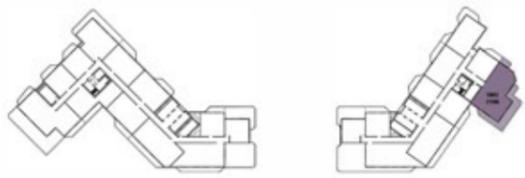


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4-BED (TYPE 3) PENTHOUSE

Total Area: 4,987 Sq. FT*

(* Starting from



LVL 21 - 22

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3 BED (TYPE 1) TOWNHOUSE

Total Area: 3,287 Sq. FT*

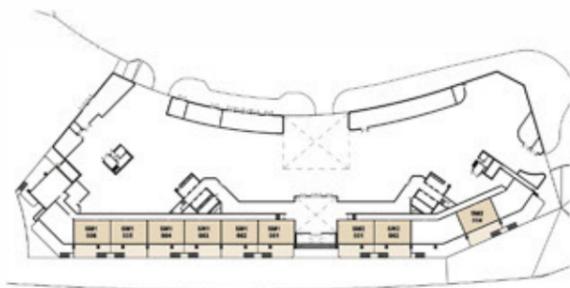
(*) Starting from



GROUND LEVEL



FIRST LEVEL



LVL G - 1

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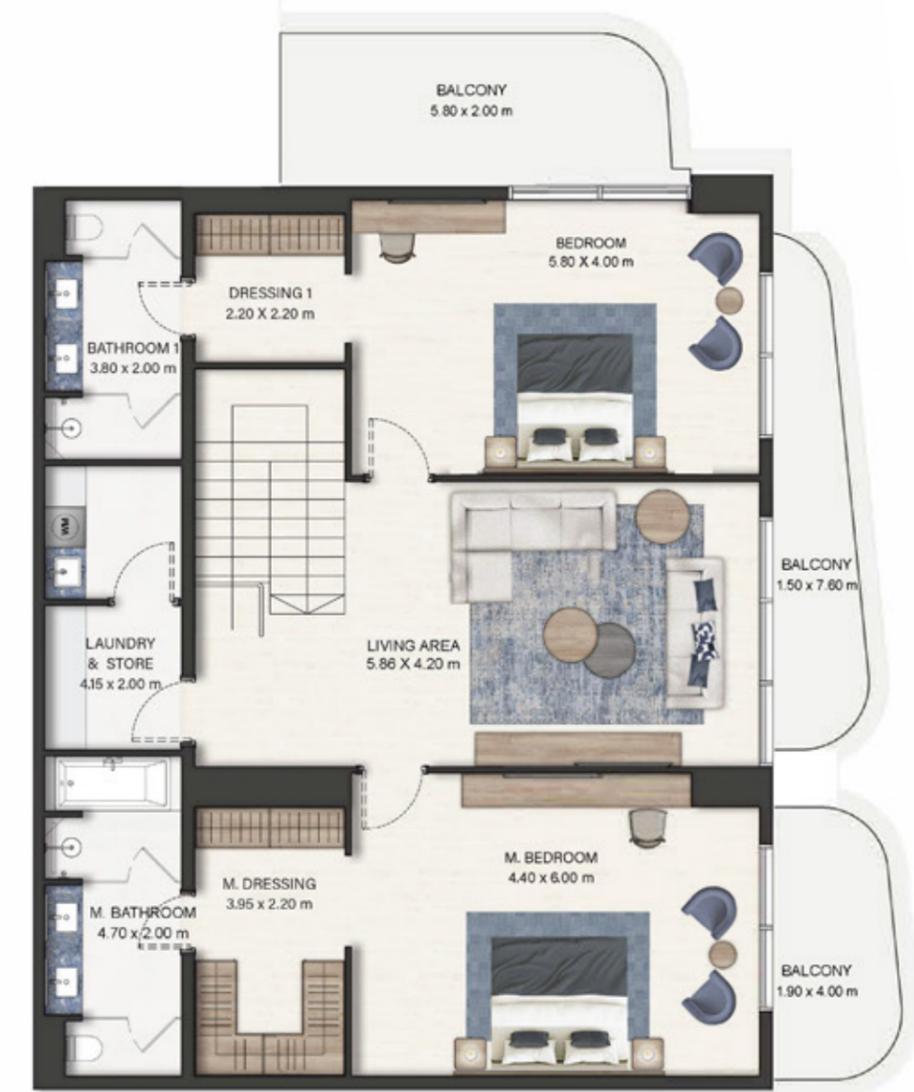
3 BED (TYPE 1A) TOWNHOUSE

Total Area: 3,745 Sq. FT*

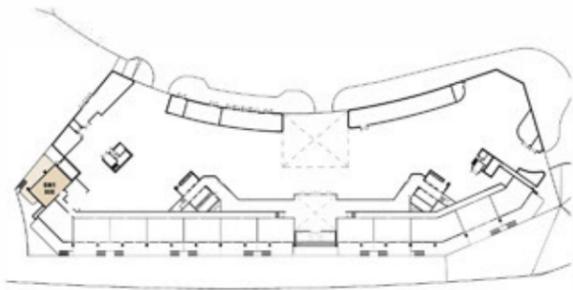
(* Starting from



GROUND LEVEL



FIRST LEVEL



LVL G - 1

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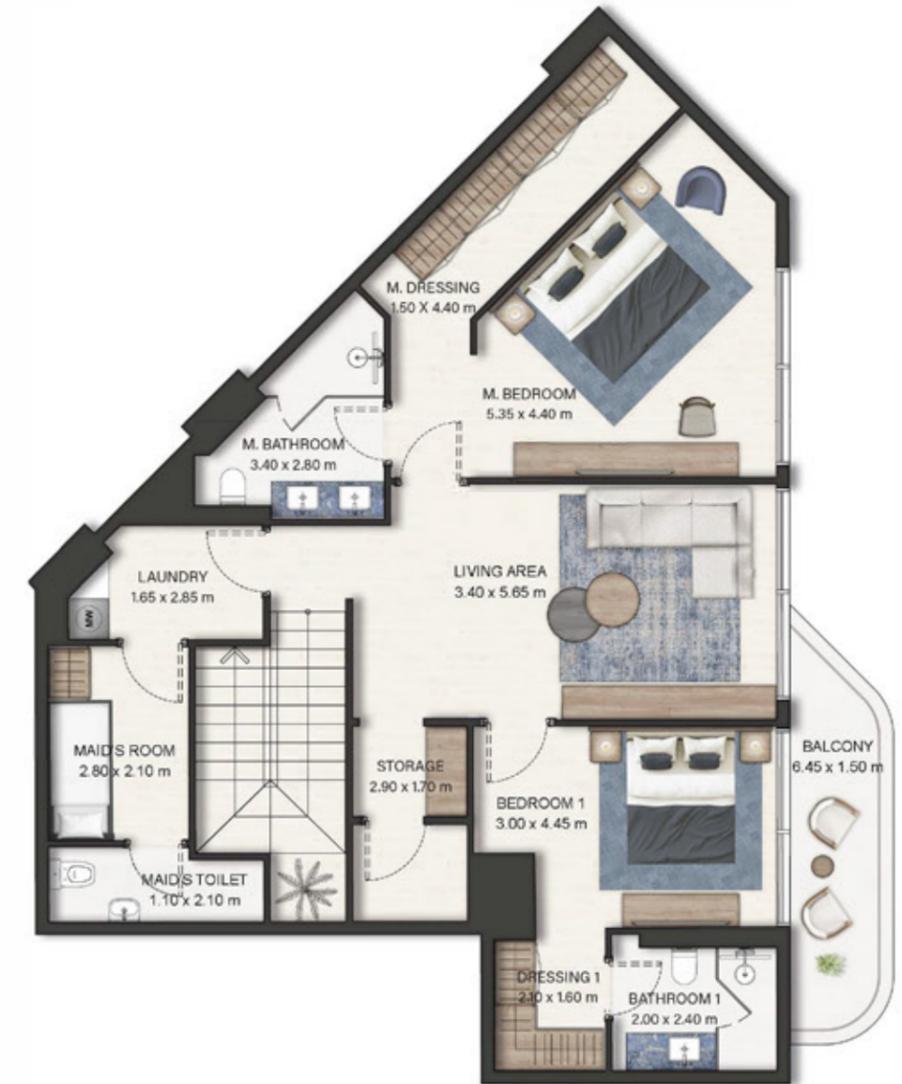
3 BED (TYPE 2) TOWNHOUSE

Total Area: 3,188 Sq. FT*

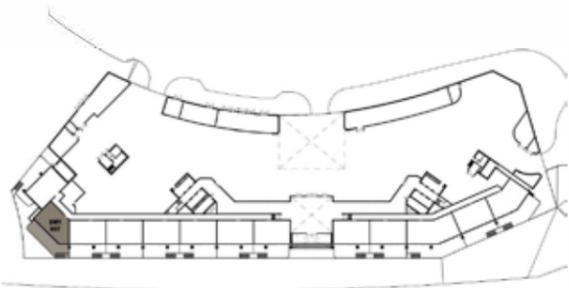
(*) Starting from



GROUND LEVEL



FIRST LEVEL



LVL G - 1

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4 BED (TYPE 3) TOWNHOUSE

Total Area: 4,722 Sq. FT*

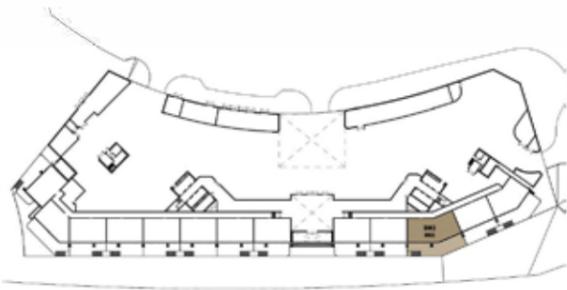
(* Starting from



GROUND LEVEL



FIRST LEVEL



LVL G - 1

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3 BED (TYPE 4) TOWNHOUSE

Total Area: 3,767 Sq. FT*

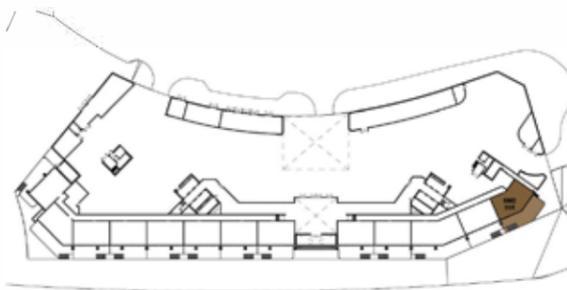
(*) Starting from



GROUND LEVEL



FIRST LEVEL



LVL G - 1

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OUR WALLS HOLD *serenity*

About

Royal Development Holding is an innovative real estate developer launched in 2025 under the umbrella of the UAE-based conglomerate ESG Emirates Stallions Group. Aiming to evolve spaces and elevate lives, the company is committed to building lifestyle-driven communities that redefine the future of living through excellence, innovation and comprehensive real estate solutions.

SAAS Properties is a distinguished luxury property developer headquartered in the UAE. The company has built a strong reputation for excellence in commercial, residential, and retail real estate development. Renowned for its ability to create thoughtfully designed spaces and driven by a vision to craft unparalleled living and working environments, SAAS Properties is committed to redefining luxury real estate, offering innovative architectural solutions that set new standards for quality and sophistication.