

JAWAHER

S A A D I Y A T

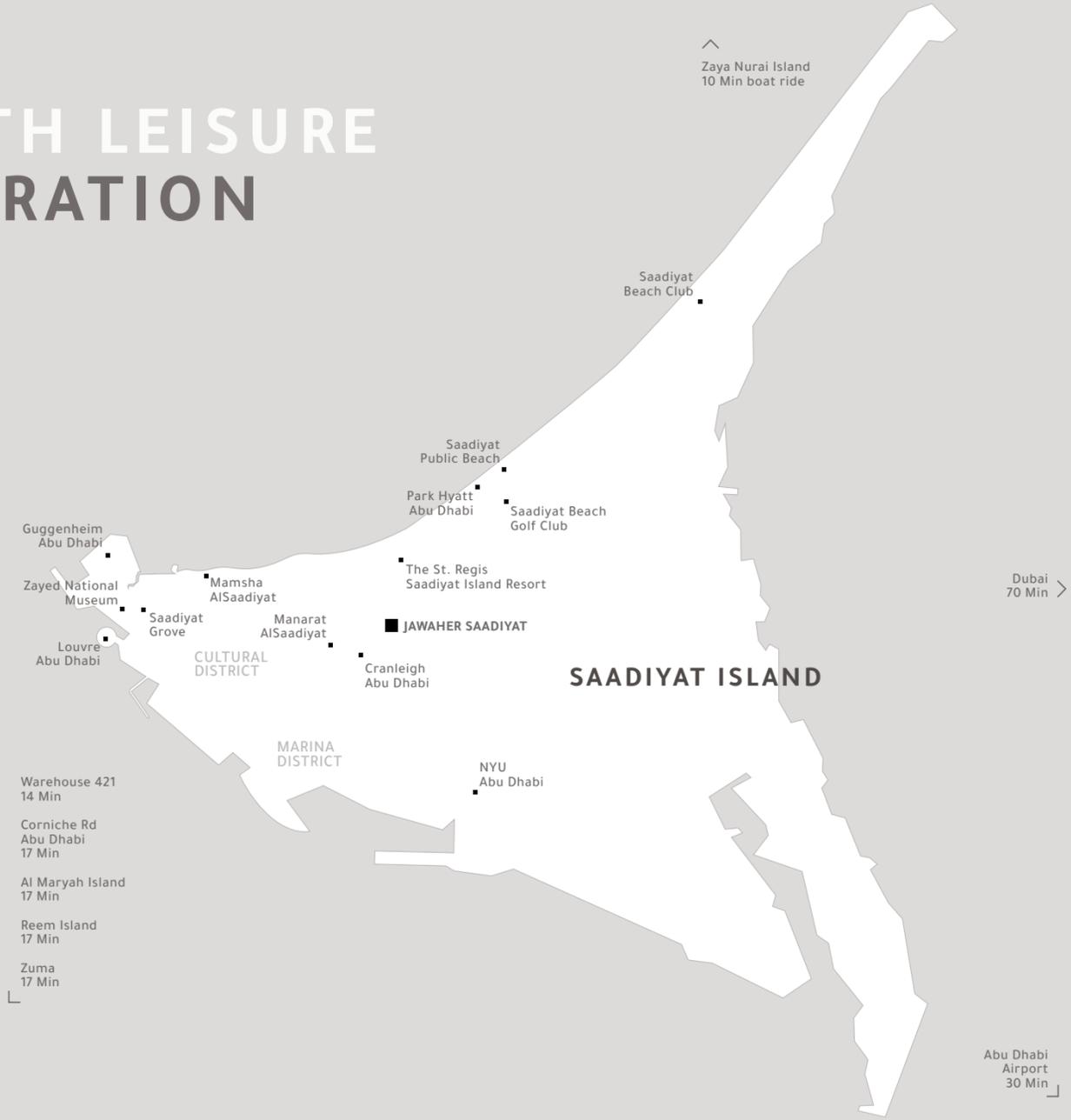
ACCESS THE FINEST IN LIFE



INSPIRING  
MODERN  
COMMUNITY



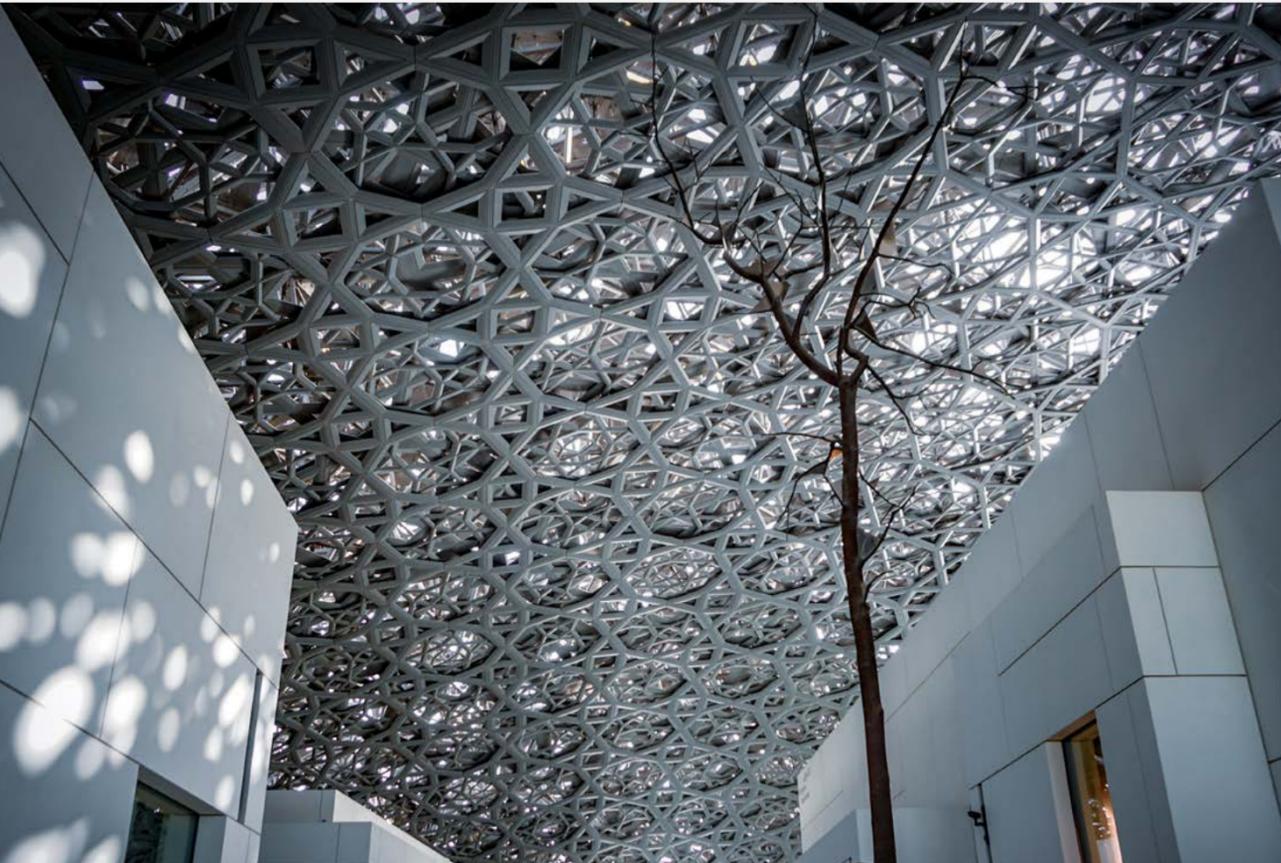
# FILLED WITH LEISURE AND INSPIRATION



Whether it's getting close to nature or to the latest exhibit making great waves in the art world, Saadiyat offers rich depth and diversity. With its breath taking views and beaches, abundant wildlife and natural ecosystems, international cultural destinations and premier hotels and residences, world-class educational offerings and championship golf course, Saadiyat proves that you really can have it all.



# SURROUND YOURSELF WITH INSPIRATION



Located minutes away from Saadiyat Cultural District - an iconic centre of excellence in arts, education and entertainment - Jawaher Saadiyat truly empowers residents with an inspirational lifestyle. Home to the prestigious Louvre Abu Dhabi, Zayed National Museum and Guggenheim Abu Dhabi as well as The District - the island's premium retail and leisure destination - Saadiyat Cultural District is poised to become your source of refined entertainment.



# AN ACTIVE BEACHSIDE COMMUNITY



The beauty of Jawaher Saadiyat doesn't just lie in its striking design. It's in the perfect location, which allows you to enjoy all the perks of coastal living while being in close proximity to the city. Situated in Saadiyat Beach District, you'll have access to a stretch of clean natural beach and its sparkling azure waters, which attracts turtles and dolphins. Meanwhile, the natural flora and fauna of the dunes play host to gazelles who are often spotted by golfers teeing off. If you do need to get back into the swing of city life, Abu Dhabi city centre is only a short drive away.



# A LEISURELY LIFESTYLE



Whether you prefer to spend your free time being active or taking things easy by the poolside, Jawaher Saadiyat's enviable location allows you to make the most of Saadiyat's excellent beach and golf inspired lifestyle.



Situated in Saadiyat Beach District, you're just a few minutes away from a vast expanse of pristine beach, an ocean-view championship golf course designed by Gary Player, Saadiyat's exclusive Mediterranean-style beach club, and the internationally-renowned St. Regis and Park Hyatt hotels. It's a sublime set-up for a leisurely life.

# TREASURE EVERY DAY

Jawaher Saadiyat's bold, modern and finely sculptured villas and townhouses set within an exclusive gated community offer contemporary family living in an extremely desirable location.







Perfectly placed for you to enjoy a relaxing beach lifestyle yet close enough to the Cultural District to enjoy the latest exhibitions impressing the art world. Jawaher Saadiyat transforms the everyday into the extraordinary.



# ALL THE EASE OF MODERN LIVING



Jawaher Saadiyat's prime location on Saadiyat gives you great access to all the facilities that make for an amenable family life. Within your gated community you'll enjoy allocated parking, play areas for the children, fully equipped gyms, temperature-controlled swimming pools and more. Plus, you are only a short drive away from Saadiyat's centres of academic excellence: Redwood Saadiyat Nursery, Cranleigh Abu Dhabi and New York University Abu Dhabi.



# LIVE IN CONTEMPORARY LUXURY

The homes on Jawahar Saadiyat reflect the style and sophistication of today's families. Ranging from four-bedroom modern townhouses to four, five and six-bedroom luxury villas, Jawahar Saadiyat residences feature bold geometrical styles accented by glass, stone and wood that imbue the spacious indoor and outdoor areas with a remarkably modern aesthetic.



# JAWAHER SAADIYAT MASTERPLAN



## 4 BEDROOM TOWNHOUSE OPTION A - END UNIT 1

GROUND FLOOR		DIMENSIONS (M)	
Living		5.5 x 6.1	
Dining		6.0 x 6.4	
Kitchen		3.9 x 2.8	
Guest Bedroom		4.0 x 4.1	
FLOOR 1		DIMENSIONS (M)	
Family Living		6.0 x 4.0	
Master Bedroom		5.8 x 5.0	
Master En-suite		4.1 x 2.3	
Bedroom 2		3.9 x 4.0	
Bedroom 3		4.0 x 4.1	
AVERAGE AREA SCHEDULES		SQ. M	SQ. FT
Ground Floor		186	2006
First Floor		199	2138
Total Interior		385	4144
Garage		38	406
Covered Deck		29	315
Balconies		10	107
Total Exterior		77	828
Total Built-Up Area		462	4972



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of sale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structure are not depicted.



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