



MANDARIN ORIENTAL

THE RESIDENCES

SAADIYAT CULTURAL DISTRICT ABU DHABI



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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.

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images*





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## 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.

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## 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



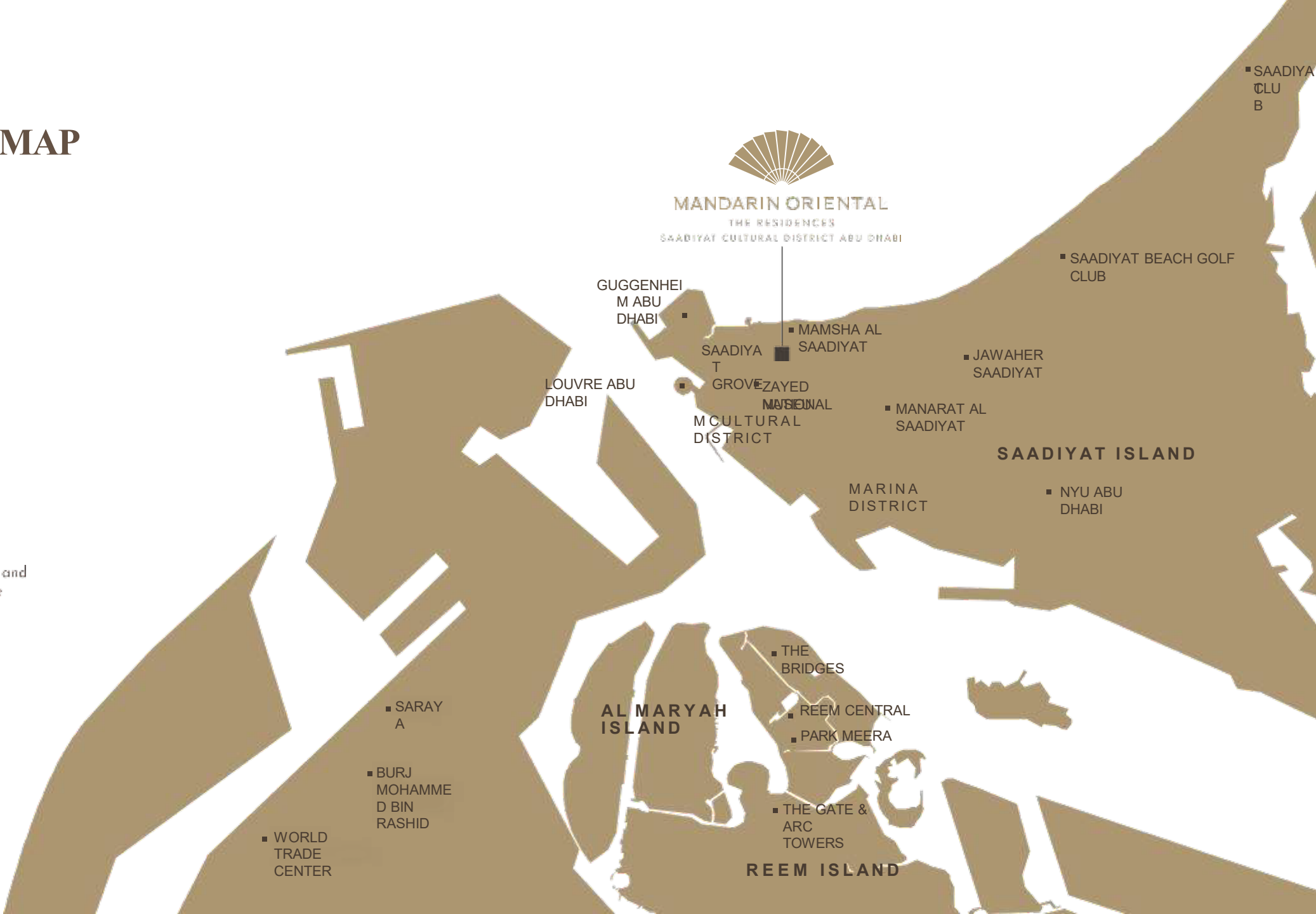
Located in Saadiyat Cultural District, Saadiyat Island



Close to Zayed National Museum



Close to Soul Beach and Mamsha promenade



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THE RESIDENCES  
SAADIYAT CULTURAL DISTRICT ABU DHABI

GUGGENHEIM ABU DHABI

LOUVRE ABU DHABI

SAADIYAT GROVE

ZAYED NATIONAL MUSEUM  
CULTURAL DISTRICT

SAADIYAT

SAADIYAT

MANARAT AL SAADIYAT

MARINA DISTRICT

**SAADIYAT ISLAND**

NYU ABU DHABI

SAADIYAT BEACH GOLF CLUB

SAADIYAT CLUB

SARAYA

BURJ MOHAMMED BIN RASHID

WORLD TRADE CENTER

**AL MARYAH ISLAND**

THE BRIDGES

REEM CENTRAL

PARK MEERA

THE GATE & ARC TOWERS

**REEM ISLAND**





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# AMENITIES

## 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*

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images*





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# 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*



# 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                   |



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For More Information



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