



SAADIYAT LAGOONS

LOCATION: SAADIYAT GROVE-SAADIYAT ISLAND COMPLETED: Q1 2026

The community of Saadiyat Lagoons is a new nature-inspired neighbourhood in Saadiyat Grove, exclusively for UAE nationals on Saadiyat Island. The new 4-6 bedroom villas will have 2 colour schemes to choose from: Cool or Warm, and buyers can have either standard or premium finishes. Buyers can also choose to have an additional external Pod, consisting of either a majlis, gym, office, a pool house or a kitchen. There will be sustainability aspects throughout the development, including LED lights, high solar reflective panels, solar hot water and efficient glazing and insulation, along with recycled materials. Construction of the complex is set to start in Q2 2023.

FACILITIES

- LINEAR PARK
- NURSERIES
- OUTDOOR GYMS
- OUTDOOR CINEMA
- SKATE PARK
- FARMERS MARKET
- ECO-CORNICHE
- ADVENTURE PARK
- TOWN CENTER
- CULTURAL SPINE
- CHILDREN'S PLAYGROUND
- SPORTS COURTS
- SOUL BEACH

SIZES & PRICES

4BR - 4,994 SQFT	FROM AED 6,100,000
5 BR - 5,862 SQFT	FROM AED 7,450,000
6 BR - 6,361 SQFT	FROM AED 8,333,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-site, Al Madeena Supermarket, Mina Al Madeena Supermarket, Al Maya Supermarket, Sulaif Grocery, SPAR Express

PUBLIC TRANSPORT: BUS - Al Mawkib St/ Shk. Zayed Bin Sultan St

SCHOOLS/NURSERIES: Abu Dhabi Grammar School, ICS City Centre-International School, Little Smarties Nursery & Pre School

MEDICAL FACILITIES: Consultants Medical Center (CMC), Dr. Rami Sami Medical Center, Well Care Medical Center LLC, Basel Medical Center

RETAIL/F&B: On-site Cuba Café, Zahrat Lebnan, Abu Dhabi Mall

PETROL STATION: ADNOC Al Madina

LANDMARKS: Louvre Abu Dhabi, Saadiyat Beach Club, Saadiyat Beach Golf Club, Guggenheim

LOCATION FACTORS

- IN CLOSE PROXIMITY TO MANY ESSENTIAL AMENITIES AND FACILITIES, INCLUDING SCHOOLS AND MEDICAL CENTERS
- DIRECT ACCESS TO SAADIYAT GROVE RETAIL CENTER AND F&B VENUES
- THE SHEIKH KHALIFA BRIDGE CONNECTS THE ISLAND TO THE MAINLAND OF ABU DHABI
- A STONE'S THROW AWAY FROM THE ICONIC LOUVRE ABU DHABI MUSEUM, AND UPCOMING GUGGENHEIM ABU DHABI AND ZAYED NATIONAL MUSEUM
- 5 MINUTES FROM LOUVRE ABU DHABI
- 5 MINUTES FROM GUGGENHEIM ABU DHABI
- 17 MINUTES FROM CORNICHE ROAD
- 30 MINUTES FROM ABU DHABI INTERNATIONAL AIRPORT
- RESIDENTS CAN REACH DUBAI IN 1HR 10 MINUTES



+7 969 179 97 79



All residences will be open-plan and have floor-to-ceiling windows and doors. The development is inspired by nature and each villa will welcome the outside in. Homes come in 2 colour schemes: Cool or Warm, consisting of laminate, marble, porcelain and brass features. Buyers can also choose from either Standard or Premium finishes. Premium finishes include wooden veneer parquet flooring in the master bedrooms, marble flooring and smart home features, including exterior and doorbell cameras.

PITCH POINTS / WHY BUY?

- DEVELOPMENT IS FOR EMIRATI BUYERS ONLY
- SAADIYAT ISLAND IS ONE OF THE MOST SOUGHT-AFTER AREAS OF ABU DHABI, BOTH TO RESIDE IN AND FOR RECREATION
- VERY BEAUTIFUL ISLAND, WITH PLENTY OF ENTERTAINMENT AND DINING OPTIONS
- SAADIYAT LAGOONS IS PART OF A BIGGER COMMUNITY CALLED SAADIYAT GROVE
- CULTURAL DISTRICT OF ABU DHABI
- A TOTAL OF 207 VILLAS IN THE SAADIYAT LAGOONS COMMUNITY
- EXCELLENT RENOWNED DEVELOPER- THE BIGGEST IN ABU DHABI
- OWNERS CAN ADD AN ADDITIONAL EXTERNAL 376 SQFT POD. POD 1 OPTIONS: MAJLIS, GYM, OFFICE OR POOL HOUSE. POD 2 OPTION: KITCHEN

PAYMENT PLAN: Options 40/60, 60/40 refer to developer

ROI: 2-4BR Villas on Saadiyat Island 5.1-5.2%

DEVELOPER OVERVIEW

Aldar Properties PJSC is the leading real estate developer in Abu Dhabi and is one of the most well known in the United Arab Emirates. The company began in 2005 and continues to develop exciting and innovative projects, such as the internationally recognized HQ building situated in the Al Raha Beach development, the Gate Towers in Shams Abu Dhabi on Al Reem Island, in addition to Yas Island's F1 circuit.

THINGS TO KNOW

SERVICE CHARGE:	AED 1.05 PER SQM
ALLOCATED PARKING:	YES (CARPORT/GARAGE FOR 3-5 CARS)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 180m BUS STOP- AL MAWKIB ST/ SHK. ZAYED BIN SULTAN ST
- 240m ABU DHABI GRAMMAR SCHOOL
- 550m AL MADEENA SUPERMARKET
- 1.1km DR. RAMI SAMI MEDICAL CENTER
- 1.4km PETROL STATION
- 1.4km ABU DHABI MALL
- 6.4km CENTER OF ABU DHABI
- 7km SHEIKH KALIFA BRIDGE



KEY FEATURES

- ALL RESIDENCES COME WITH A FORMAL LIVING & DINING ROOMS, FAMILY LIVING & DINING ROOMS, SHOW KITCHEN, WET KITCHEN, 2 POWDER ROOMS, LAUNDRY ROOM, MAID'S ROOM & BATHROOM, DRIVER ROOM & BATHROOM, GARAGE FOR 3-5 CARS, WALK-IN-CLOSET IN MASTER BEDROOM
- ALL BEDROOMS INCLUDE A BATHROOM AND BUILT-IN-WARDROBES
- 5&6 BEDROOM UNITS COME WITH AN OFFICE/FAMILY LIVING AREA ON THE 1ST FLOOR
- THERE IS A PROVISION FOR AN INTERNAL LIFT AND A SWIMMING POOL IN EACH HOME
- OWNERS CAN ADD AN ADDITIONAL MULTI-PURPOSE EXTERNAL POD, EITHER MAJLIS, GYM, OFFICE, POOL HOUSE OR A KITCHEN