



# SAADIYAT LAGOONS CLUSTERS 5A & 2B

LOCATION: SAADIYAT GROVE-SAADIYAT ISLAND

COMPLETED: Q12026

The community of Saadiyat Lagoons Clusters 5A & 2B is a new nature-inspired neighbourhood in Saadiyat Lagoons in Saadiyat Grove, exclusively for UAE nationals on Saadiyat Island. The new 4-6 bedroom villas will have either a minimalistic or pitched roof design and buyers will have 2 colour schemes to choose from: Cool or Warm, and buyers can have either Standard or Premium finishes and appliances. Buyers can also choose to have an additional external Pod, consisting of either a majlis, gym, home office, guest suite or a games room. 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
- MULTI-PURPOSE HALL
- CULTURAL SPINE
- CHILDREN'S PLAYGROUND
- SPORTS COURTS
- RETAIL AND F&B

## SIZES & PRICES

4BR – 466 SQM BUA	FROM AED 6,400,000
5 BR – 538 SQM BUA	FROM AED 7,600,000
6 BR – 596 SQM BUA	FROM AED 8,795,000

## 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

# LAGOONS

## 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 will have either a minimalistic or pitched roof design. 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 packages that include different finishes and appliances. 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
- PRICE PER SQFT ON SAADIYAT ISLAND INCREASED BY 12.6% IN 2022
- CULTURAL DISTRICT OF ABU DHABI
- SAADIYAT LAGOONS IS PART OF A BIGGER COMMUNITY CALLED SAADIYAT GROVE
- A TOTAL OF 206 VILLAS IN THE SAADIYAT LAGOONS COMMUNITY
- CLUSTERS 5A & 2B ARE THE NEWEST DEVELOPMENTS WITHIN THE SAADIYAT LAGOONS COMMUNITY
- EXCELLENT RENOWNED DEVELOPER- THE BIGGEST IN ABU DHABI
- OWNERS CAN ADD AN ADDITIONAL EXTERNAL 376 SQFT POD. POD OPTIONS: MAJLIS, GYM, OFFICE, GAMES ROOM OR A GUEST SUITE.
- PRICES DO NOT INCLUDE PROVISION FOR A SWIMMING POOL, POD OR ELEVATOR

**PAYMENT PLAN:** 40/60 (5% deposit) or 60/40 (10%)

**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 PER SQFT COMMUNITY CHARGES

ALLOCATED PARKING: YES (CARPORT/GARAGE FOR 3-5 CARS)

RESALE POLICY: OFF-PLAN AFTER 40% PAYMENT

## 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, A SHOW KITCHEN, AND A WET KITCHEN, 2 POWDER ROOMS, A 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, GUEST SUITE OR A GAMES ROOM