



LOUVRE RESIDENCES

LOCATION: SAADIYAT GROVE-SAADIYAT ISLAND COMPLETED: Q1 2025

Louvre Abu Dhabi Residences is an ultra-luxury residential development in the upcoming Saadiyat Grove community on Saadiyat Island. Aldar Properties has collaborated with the world-renowned Louvre Abu Dhabi to create the world's first residences under the museum's brand. Exquisite studios, 1-3 bedroom apartments and 5BR penthouses will all have floor-to-ceiling windows that overlook the iconic Louvre Abu Dhabi.

FACILITIES



SIZES & PRICES

STUDIO FROM 44 SQM	FROM AED 1,300,000
1 BR FROM 73 SQM	FROM AED 2,000,000
2 BR FROM 111 SQM	FROM 2,900,000
3 BR FROM 178 SQM	FROM 5,000,000

LOCAL AMENITIES / INFRASTRUCTURE

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

RETAIL/F&B: Cuba Café, Zahrat Lebanon, Abu Dhabi Mall

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

PETROL STATION: ADNOC Al Madina

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

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

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

SAADIYAT GROVE

ABU DHABI

LOCATION FACTORS

- IN CLOSE PROXIMITY TO MANY ESSENTIAL AMENITIES AND FACILITIES, INCLUDING SCHOOLS AND MEDICAL CENTERS
- 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 THR 10 MINUTES



+7 969 179 97 79



Apartments will be available in 2 colour schemes: Dark Premium with a rich palette of cool neutrals, such as charcoal with slate gray undertones, and Light Premium which will have taupe and creamy accents. Interiors will be complemented with marble finishes and metallic accents, as well as exclusive artworks featured throughout the living and dining spaces. Each apartment will boast 1 or 2 spacious balconies and a laundry room.

PITCH POINTS / WHY BUY?

- WORLD CLASS, PRESTIGIOUS AND MOST FAMOUS NAME OF LOUVRE
- SAADIYAT ISLAND IS ONE OF THE MOST SOUGHT-AFTER AREAS OF ABU DHABI, BOTH TO LIVE AND FOR RECREATION
- VERY BEAUTIFUL ISLAND, WITH PLENTY OF ENTERTAINMENT AND DINING OPTIONS
- CULTURAL DISTRICT OF ABU DHABI
- GREAT ROI POTENTIAL AT 7-7.8%
- THE LOUVRE RESIDENCES WILL ADHERE TO THE PEARL BUILDING RATING SYSTEM
- PLENTY OF BESPOKE RESIDENTIAL CONCIERGE SERVICES
- 2 BR UNITS HAVE AN OPTION FOR A MAID'S ROOM, WALK-IN CLOSET & STORAGE ROOM
- 3 BR UNITS HAVE A HOME OFFICE & A MAID'S ROOM

PAYMENT PLAN: 10% down payment 40/60

ROI: Similar residences on Saadiyat Island 7-7.8%

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 21.5 PER SQFT
ALLOCATED PARKING:	YES
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

- EACH UNIT COMES WITH AT LEAST ONE SPACIOUS BALCONY OR TERRACE, AND A LAUNDRY ROOM
- OWNERS BECOME PART OF THE 'GROVE CIRCLE' MEMBERSHIP
- EXCLUSIVE VARIETY OF CONCIERGE SERVICES AVAILABLE TO ALL RESIDENTS, INCLUDING: PET GROOMING, PERSONAL STYLIST, EVENT PLANNING, PERSONAL TRAINING SESSIONS ETC.
- THE DEVELOPMENT FEATURES GLASS ELEVATORS TO TAKE RESIDENTS TO THEIR OWN APARTMENTS
- PRIVATE CINEMA AND CHILDREN'S PLAY AREA