

# GROVE MUSEUM VIEWS



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LOCATION: SAADIYAT GROVE-SAADIYAT ISLAND COMPLETED May 2025

As part of the prestigious Saadiyat Grove community, Grove Museum Views is an upscale residential development that features a total of 102 units including studios and 1-2 bedroom apartments. The development will have 4 community lobbies with different lounge spaces offering a music lab, café, art workshop space, and a games area. Residents in the development will also have direct access to the community center and the Grove Community Retail area. Museum Views are directly connected to the retail space, green loop and vibrant streets and amenities within the community.

### FACILITIES

- ADULT SWIMMING POOL
- CONCIERGE SERVICES
- BIKE STORAGE
- ROOFTOP GYM
- ALLOCATED PARKING
- COMMUNITY CENTER
- KID'S SWIMMING POOL
- COMMUNITY LOBBIES
- SAADIYAT GROVE RETAIL
- YOGA & MEDITATION SPACE
- KIDS CLUB
- PET SPA & GROOMING SERVICES
- F&B

### SIZES & PRICES

STUDIO 482 SQFT TO 538 SQFT	FROM AED 904,350
1 BR 721 SQFT TO 1,386 SQFT	FROM AED 1,363,000
2 BR 1,138 SQFT TO 1,494 SQFT	FROM AED 2,281,000

### 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

**PETROL STATION:** ADNOC Al Madina

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

**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

**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 apartments will have a biophilia themed interior design with natural material elements throughout. Each unit will have smart home technology features and include top-of-the-line built-in appliances. Saadiyat Grove is a living, breathing, evolving destination that's redefining culture. Across extraordinary lifestyle-oriented districts, you'll find Grove Museum Views - a place that is a tranquil retreat based in the heart of inspiration.

## PITCH POINTS / WHY BUY?

- 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
- CULTURAL DISTRICT OF ABU DHABI
- GROVE MUSEUM VIEWS IS PART OF A BIGGER COMMUNITY CALLED SAADIYAT GROVE
- PART OF 3 NEIGHBOURHOODS WITH RETAIL STORES AND F&B VENUES WITHIN THE COMPLEX
- EXCELLENT RENOWNED DEVELOPER- THE BIGGEST IN ABU DHABI
- 4 COMMUNITY LOBBIES WITH DIFFERENT LOUNGE SPACES
- GREAT ROI POTENTIAL AT 6.2% -7%

**PAYMENT PLAN:** 10% down payment, 40/60 or 60/40

**ROI:** 1BR Saadiyat Island 6.2% - 7%

## 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 20 PER SQFT
ALLOCATED PARKING:	YES (X1 PER UNIT)
RESALE POLICY:	OFF-PLAN AFTER 20% PAYMENT. READY PROPERTY - ANYTIME.

## IN CLOSE PROXIMITY

- SAADIYAT WHITE SAND BEACH
- 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

- LUXURIOUS AMENITIES AND BENEFITS TO RESIDENTS INCLUDING ROOFTOP POOLS, WALKING PATHS, COMMUNITY CENTER, CONCIERGE SERVICES, YOGA AND MEDITATION SPACES, ROOFTOP SEATED GARDEN, ROOFTOP GYM
- SMART HOME AND SMART COMMUNITY SERVICES
- PET SPA AND GROOMING SERVICES
- 2BR UNITS INCLUDE A LAUNDRY ROOM AND WALK-IN CLOSET
- VIEWS OF THE PERSIAN GULF AND SURROUNDING MUSEUMS
- BIOPHILIA THEMED INTERIOR DESIGN
- SMART HOME TECHNOLOGY
- TOP-OF-THE-LINE BUILT-IN APPLIANCES
- DIRECT ACCESS TO GROVE COMMUNITY RETAIL