



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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A computer-generated image of a rooftop terrace at dusk. The terrace features modern furniture, including a large sectional sofa, a dining table with chairs, and lounge chairs. A small table with two lit candles is in the foreground. In the background, there is a swimming pool and a view of a futuristic city skyline with tall, curved buildings. The sky is a mix of blue and orange from the setting sun.

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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AMENITIES



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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
Lobbies | • Opulent Hotel-Style |
| • Game Rooms | • Estidama Pearl |
| • Private Dining Rooms | |

**These amenities are provisional and subject to future adjustments*



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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*



FLOOR PLANS

**Computer-generated
images*

FLOOR PLATES



**Computer-generated
images*



The image shows a sophisticated bedroom with a large bed featuring a textured, light-colored headboard and dark blue base. The bed is dressed in white linens with a black patterned runner. To the left of the bed is a green ottoman with books on it. A large window with sheer curtains provides a view of a city skyline. A modern desk with a wooden top and metal legs is on the right, with a chair and a vase of flowers. A large, abstract chandelier hangs from the ceiling. The room is decorated with a patterned rug and a large floral artwork on the wall.

FINISHES

Throughout the development, natural materials blended with organic contours create a timeless appeal where light flows beautifully, and natural woods add warmth and character alongside metal accents offering a modern flair to the surroundings.

**Computer-generated
images*

LIGHT SCHEME



LIVING & KITCHEN AREA



BEDROOM



BATHROOM



GENERAL WALL & CEILING PAINT



GENERAL LIVING & BEDROOM FLOOR WOOD LOOK PORCELAIN TILE



GENERAL BEDROOM FEATURE BRUSHED BRASS



GENERAL KITCHEN WOOD VENEER



MAIN DOOR WOOD VENEER



KITCHEN EXTERIOR MELAMINE



KITCHEN INTERIOR LAMINATE



KITCHEN & WARDROBE KITCHEN METAL



BATHROOM PARTITION FLUTED GLASS



INTERIOR DOOR & WARDROBE WOOD VENEER & AGED BRONZE



WARDROBE DOOR BIRCH LEATHER



WARDROBE INTERIOR MELAMINE



WARDROBE DRAWER INTERIOR LEATHER



WARDROBE GLASS ETCHED STOPPER GLASS



WARDROBE SHELF WOOD VENEER



GENERAL BEDROOM FLOOR ENGINEERED WOOD



BATHROOM COUNTER & SPLASH ENGINEERED STONE



KITCHEN & BATHROOM COUNTER NATURAL MARBLE



BATHROOM TUB, WALL & FLOOR NATURAL STONE



BATHROOM FEATURE WALL NATURAL STONE

DARK SCHEME



GENERAL WALL & CEILING
PAINT



GENERAL LIVING ROOM FLOOR
WOOD LOOK PORCELAIN TILE



GENERAL PLUMBING FIXTURE
BRUSHED BRONZE



GENERAL KITCHEN
BACKSPLASH



MAIN DOOR
WOOD VENEER



KITCHEN ISLAND
MELAMINE



KITCHEN ISLAND
LAMINATE



KITCHEN & BATHROOM VANITY
METAL



BATHROOM PARTITION
ALTERED GLASS



BATHROOM DOOR & HARDWARE
WOOD VENEER & BRUSHED METAL



MASTER BEDROOM DOOR
BONDED LEATHER



MASTER BEDROOM INTERIOR
MELAMINE



MASTER BEDROOM EXTERIOR
LEATHER



MASTER BEDROOM GLASS
ETCHED TROPICAL GLASS



MASTER BEDROOM WALL
WOOD VENEER



GENERAL BEDROOM FLOOR
ENGINEERED WOOD



BATHROOM VANITY & SPLASH
ENGINEERED STONE



KITCHEN & BATHROOM VANITY
NATURAL MARBLE



BATHROOM TILE WALL & FLOOR
NATURAL STONE



BATHROOM VANITY WALL
NATURAL STONE

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



**Computer-generated images*

