



MAMSHA

MAMSHA ALSADIYAT





## Abu Dhabi

Abu Dhabi, the capital of the UAE, has become home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.

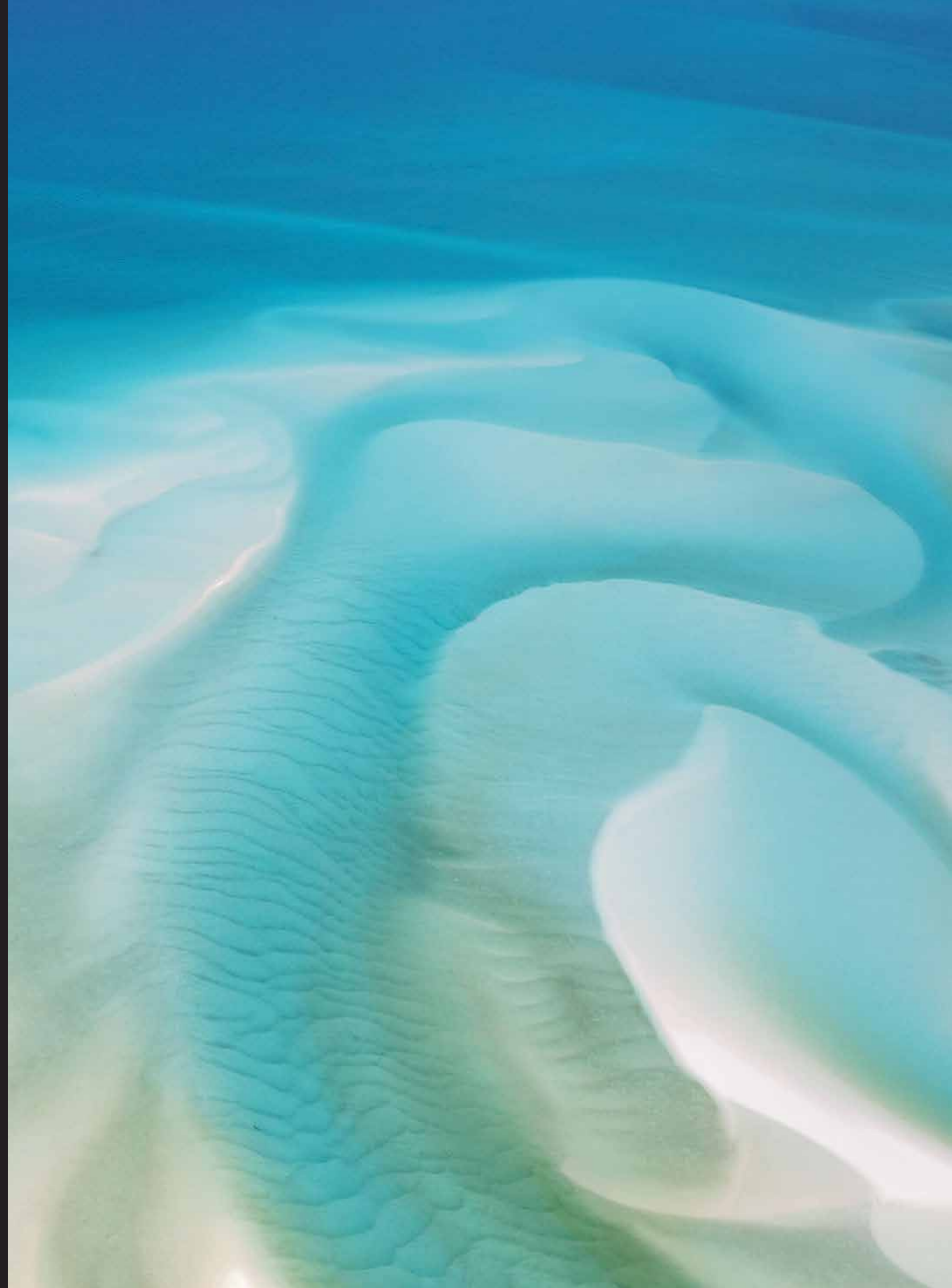


## Everything we do comes from the heart

We are one of the most trusted and recognised real estate lifestyle developers in the UAE. Our goal isn't simply to build properties. We strive to shape communities that people love to live in. Communities that become homes, brimming with life and everything we love. Because home isn't just a place, it's a feeling and that's what we promise to deliver to you every day.

# Saadiyat Island

From the natural white-sand splendor of its coastline to the cultural scene emerging just inland, Saadiyat Island is fast becoming the most sought-after lifestyle destination in Abu Dhabi. Those privileged enough to call this home will enjoy an inspiring, cosmopolitan lifestyle, with a selection of premier dining outlets, galleries, malls, beaches, schools and more.





Zaya Nurai Island  
10 Min boat ride

Dubai  
70 Min

Saadiyat Beach Club  
14 Min

Saadiyat Public Beach  
11 Min

Saadiyat Beach Golf Club  
12 Min

Guggenheim Abu Dhabi  
5 Min

Mamsha AlSaadiyat

The St Regis Saadiyat Island Resort  
10 Min

Saadiyat Grove  
2 Min

CULTURAL DISTRICT

Manarat AlSaadiyat  
5 Min

Louvre Abu Dhabi  
5 Min

SAADIYAT ISLAND

MARINA DISTRICT

NYU Abu Dhabi  
11 Min

AL JUBAIL ISLAND

Warehouse 421  
14 Min

AL MARYAH ISLAND

Zuma  
17 Min

REEM ISLAND

Corniche Rd Abu Dhabi  
17 Min

Abu Dhabi Airport  
30 Min

Mamsha AlSaadiyat is an exclusive address at the heart of the world's new Cultural District. A treasure trove of local, regional and international art and culture that welcomes collectors, connoisseurs and amateurs alike. The district is home to Louvre Abu Dhabi, designed by Jean Nouvel, Guggenheim Abu Dhabi by Frank Gehry and Zayed National Museum by Lord Norman Foster. World-famous museums designed by Pritzker prize winning architects have succeeded in turning the skyline into a masterpiece of its own. The development of Saadiyat Grove will be the newest jewel in the crown, featuring retail, serviced residences, restaurants and hotels.

## The Cultural District





Behold.



MAMSHA ALSAADIYAT

A lifestyle inspired by  
the art of the cultural  
district and charm of  
the Saadiyat coastline.





Endless turquoise-water views flow into every beachfront home through floor-to-ceiling windows. A brush stroke of brilliant colour; striking against the sleek modern architecture and the white sands below.







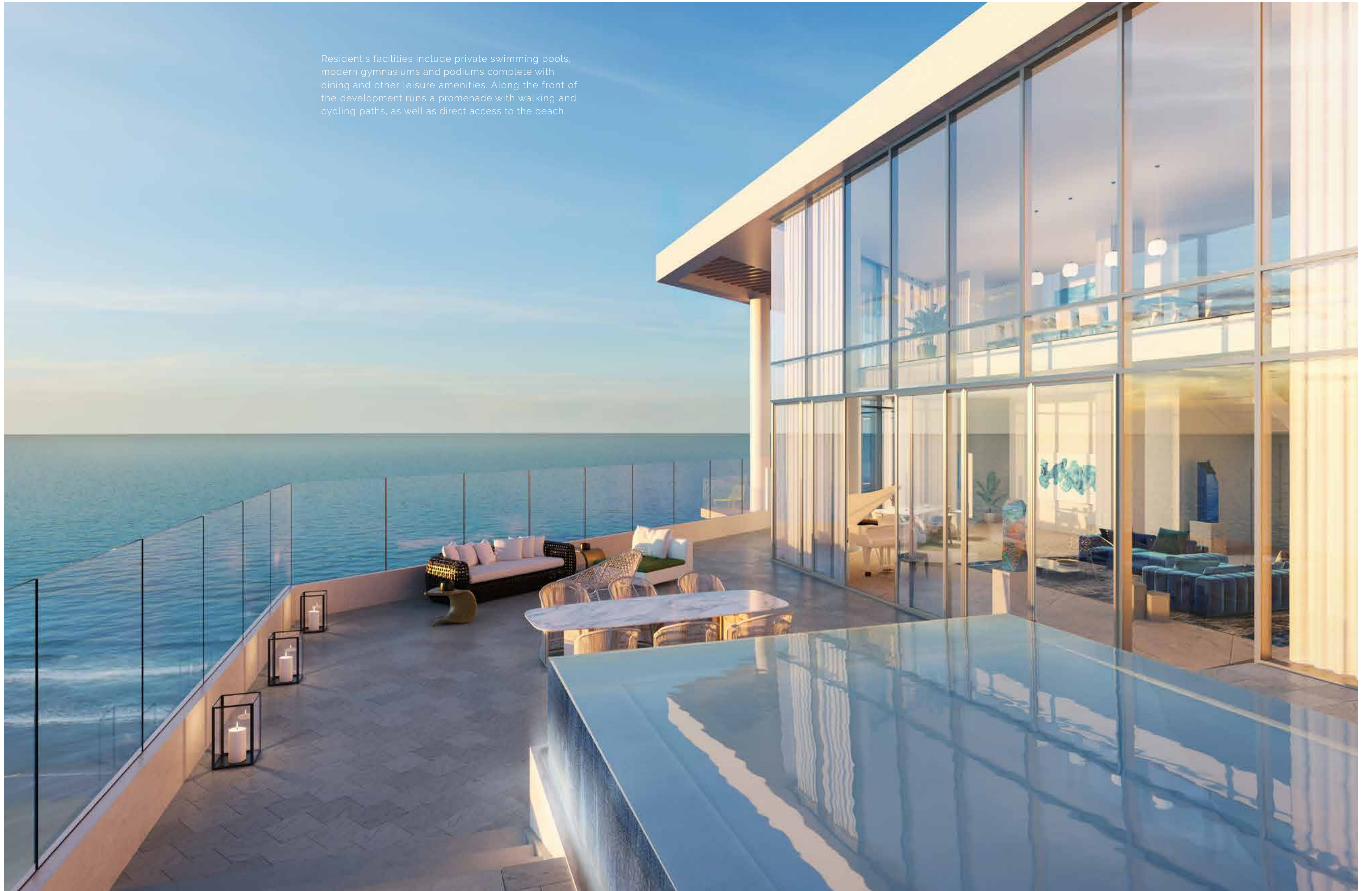
MAMISHA

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From sophisticated 1 to 4 bedroom apartments and townhouses, to expansive 5-bedroom penthouses, every home is a masterpiece designed exclusively for those moved by the finer things in life.



Resident's facilities include private swimming pools, modern gymnasiums and podiums complete with dining and other leisure amenities. Along the front of the development runs a promenade with walking and cycling paths, as well as direct access to the beach.











## In the Picture



Just a short walk away, a selection of premium retail outlets, hand-picked from fashion districts around the world. Diners will also be spoilt for choice with top restaurants serving their acclaimed cuisine.



THE BEACH HOUSE

GENOVA

CAFFÈ

CALIBRE

CALIBRE







A little further out on the headland, a leafy park will look out across the water to Guggenheim Abu Dhabi and Louvre Abu Dhabi shimmering in the distance.

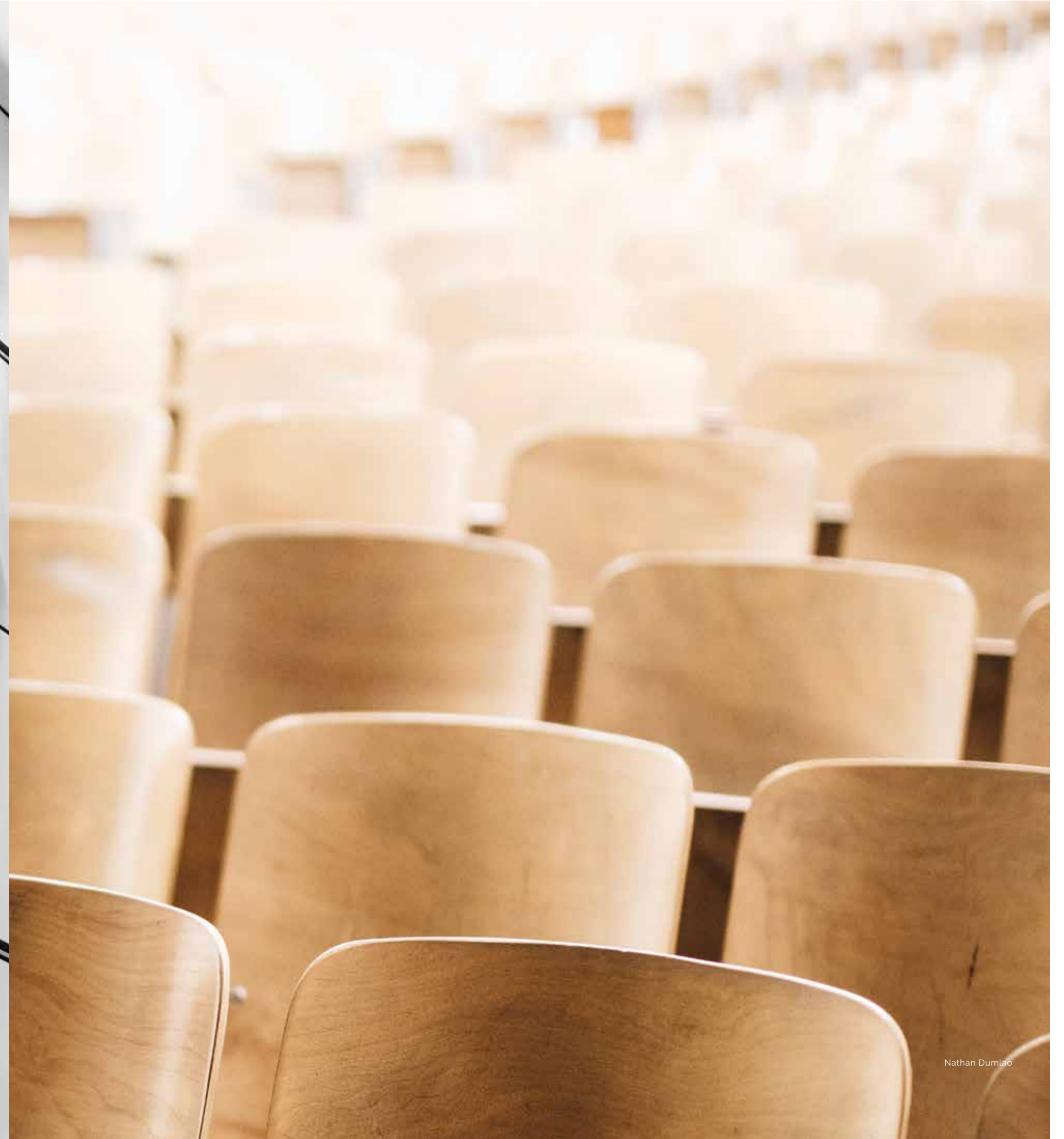
Saadiyat Island and its neighbouring islands are home to a selection of award-winning primary, secondary and higher-education institutes, known for their remarkable academic records.

Cranleigh British International School welcomes children and young adults between the ages of three and eighteen years old. While Insead Business School, Paris-Sorbonne University and NYU Abu Dhabi offer a range of undergraduate and postgraduate degree and masters programmes in various subjects.

## Education



Marten Bjork



Nathan Dumlaol

# Art in the Capital

Alongside the beautiful landscapes and world-class attractions of Abu Dhabi, a thriving art and culture scene is bringing new energy and attention to the capital. The world's new Cultural District on Saadiyat Island is at the heart of it, with Louvre Abu Dhabi, Guggenheim Abu Dhabi and Zayed National Museum inspiring a new generation of diverse young artists to drive the art scene. As well as the world-renowned museums, many other exciting artistic destinations await on Saadiyat Island and beyond.

## MANARAT ALSAADIYAT

The place and space in Abu Dhabi for art, cultural activities and events, Manarat AlSaadiyat offers residents an outlet for their artistic expressions. It also hosts Abu Dhabi Art, an annual event that attracts creators and galleries from all over the world. While its café is a firm favourite with the art crowd.

## WAREHOUSE 421

A storehouse in the port area of Mina Zayed has been transformed into a creative, contemporary gallery space that showcases art by emerging UAE artists, while also hosting workshops for the community.

## ETIHAD MODERN ART GALLERY

The independent gallery is an intimate space that hosts a range of UAE-inspired exhibitions from local and regional artists. It also holds workshops with international artists, who are invited to share their experience and advice with local artists – helping to develop the burgeoning UAE art scene.

## NYU ABU DHABI ART GALLERY

Inside the state-of-the-art university campus, the gallery exhibits work from local artists, including the renowned Mohammed Kazem and international works from the likes of Yoko Ono, Claes Oldenburg and Martha Edelheit.



Photo: Victoria Palacios







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## On Saadiyat



### LOUVRE ABU DHABI

#### Cultural District, Saadiyat Island

The first museum of its kind in the world. Walk beneath 8,000 metal stars and discover the stories of humanity through art.

### SAADIYAT BEACH CLUB

#### Exit 14, Saadiyat Island

A natural playground where grassy dunes blend into blue waters, this is the perfect spot to lay back in a poolside cabana and enjoy life to the rhythm of the DJ's mellow tunes.

### SAADIYAT BEACH GOLF CLUB

#### Exit 14, Saadiyat Island

Designed by sports legend Gary Player. Swing by one of the world's most stunning golf courses.

### MANARAT ALSAADIYAT

#### Cultural District, Saadiyat Island

Inspire yourself with a dazzling collection of exhibitions and workshops.

### WAREHOUSE 421

#### Mina Zayed, next to Mina Centre

The official hangout for Abu Dhabi's creative community. Enjoy the seasonal events or simply admire the art on display.



ZUMA

Al Maryah Island  
At the top of the fine-dining game.  
The name says it all.



ZAYA NURAI ISLAND

10 minute boat ride from Saadiyat Island  
Your own slice of paradise is just a boat ride away.



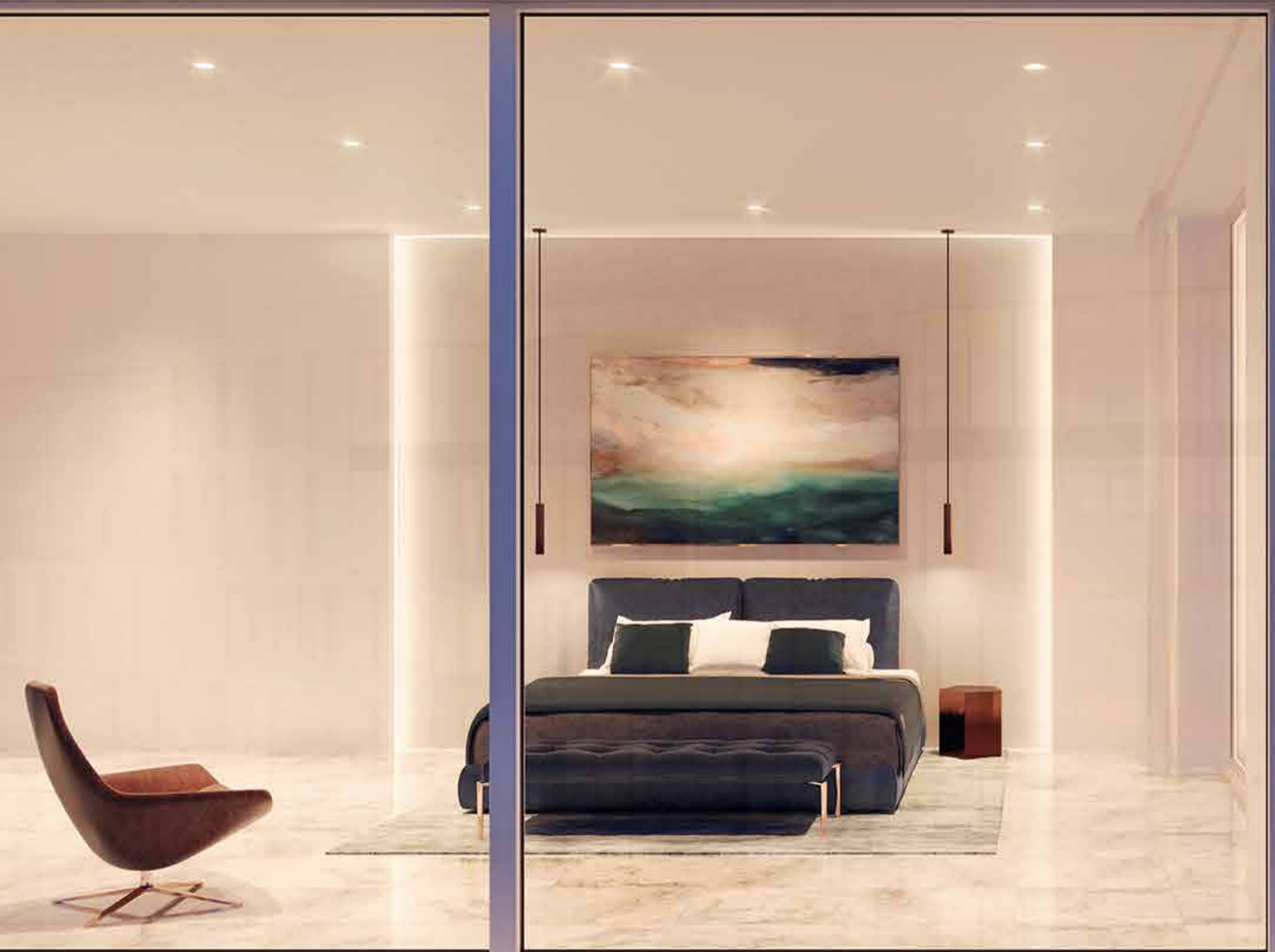


## The Collection

Together, the nine mid-rise residential buildings will comprise of one to four-bedroom beachfront apartments and garden townhouses, as well as a collection of five-bedroom duplex penthouses. Each unit is finished to the highest quality, with timber or stone flooring throughout, quartz kitchen counters and bathroom units, as well as direct access to the community podiums.

## The Penthouse Collection

The collection of premium penthouses have dedicated elevators that open out directly into the living space, private infinity pools with views over the sea, plus a dedicated drivers room and private parking area on the ground floor.











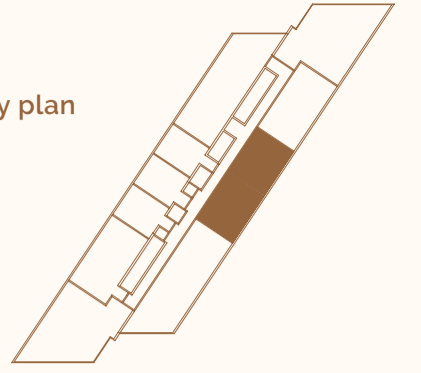






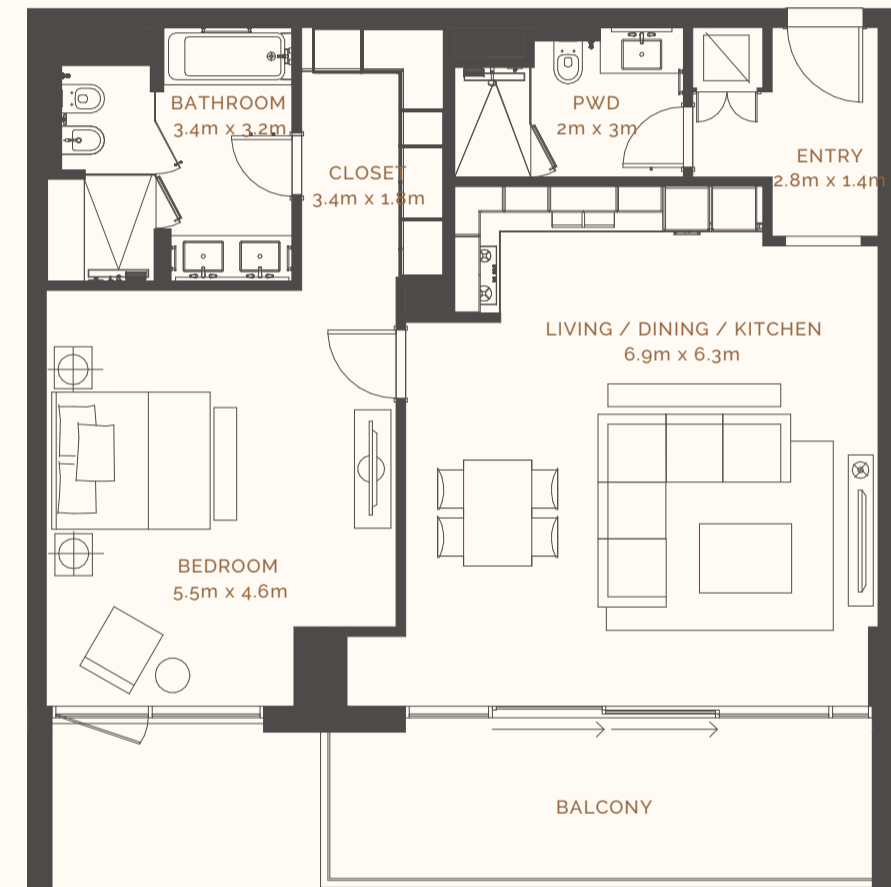
# Typical 1 Bed Apartment 1BR-A

Unit key plan

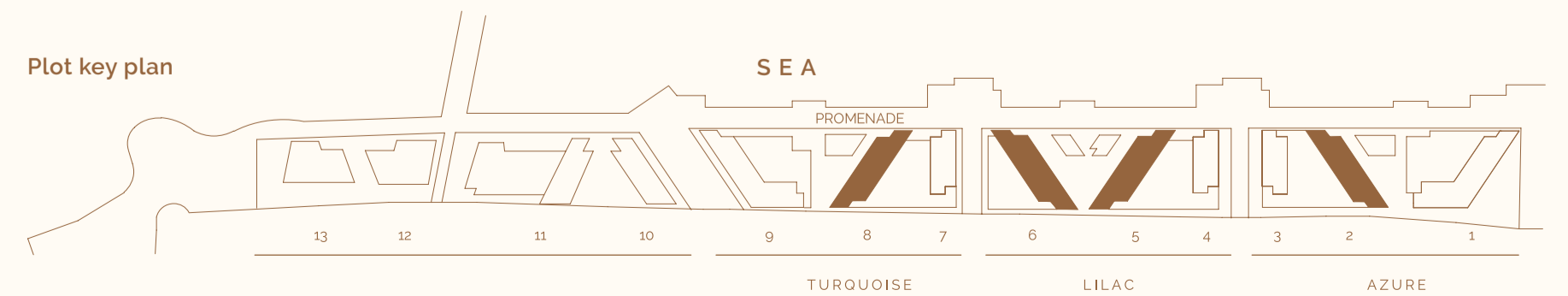


\*Apartment sizes are indicative only and are based on Aldar's measurement guidelines

Average Internal Area **104m<sup>2</sup>**  
 Average Balcony Area **44m<sup>2</sup>**  
 Average Total Area **148m<sup>2</sup>**



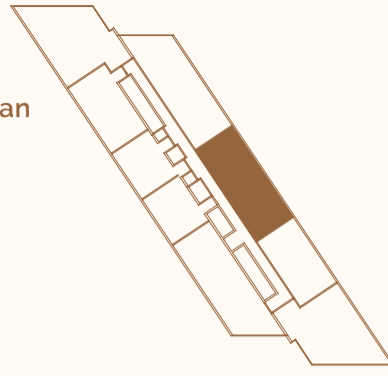
Plot key plan



# Typical Loft Type Apartment

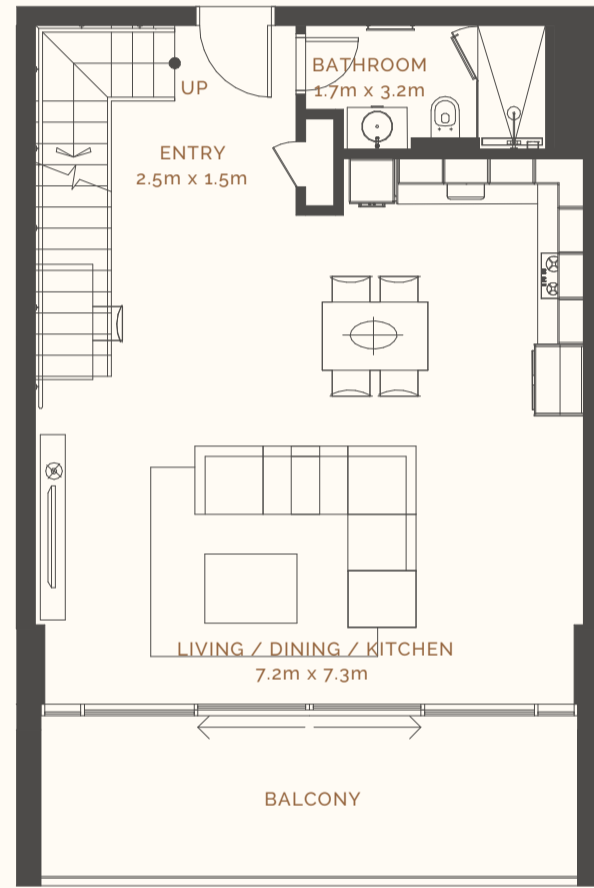
LA

Unit key plan

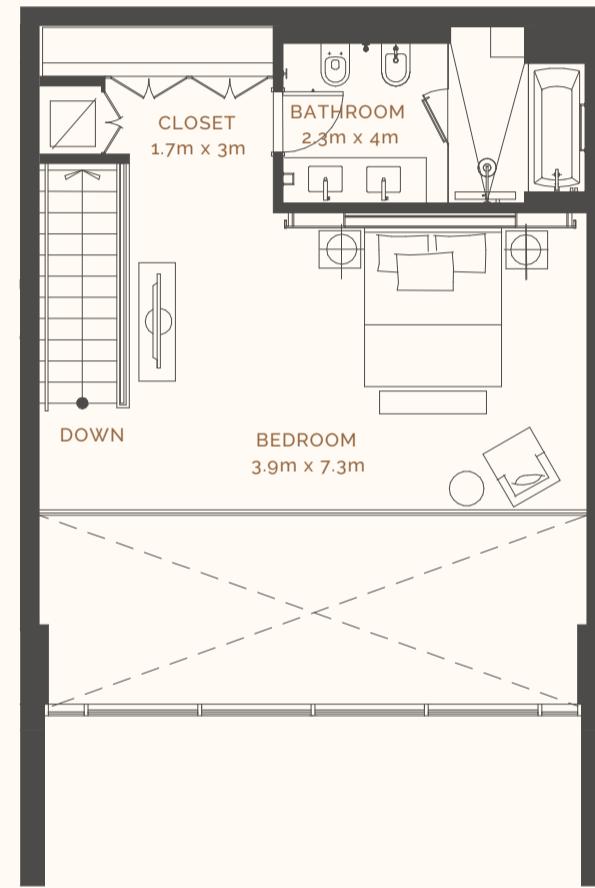


\*Apartment sizes are indicative only and are based on Aldar's measurement guidelines

Average Internal Area **119m<sup>2</sup>**  
 Average Balcony Area **22m<sup>2</sup>**  
 Average Total Area **141m<sup>2</sup>**\*

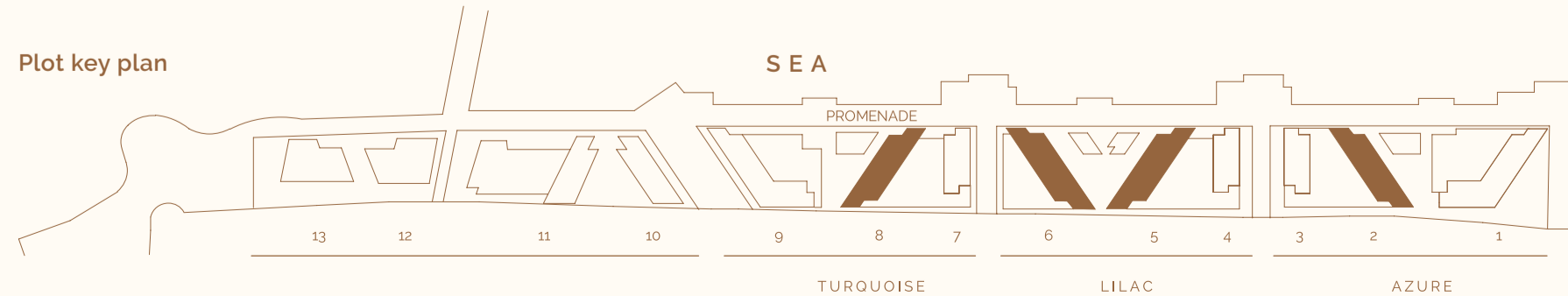


Lower Floor



Upper Floor

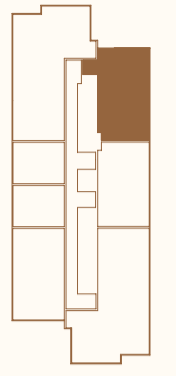
Plot key plan



# Typical 2 Bed Apartment

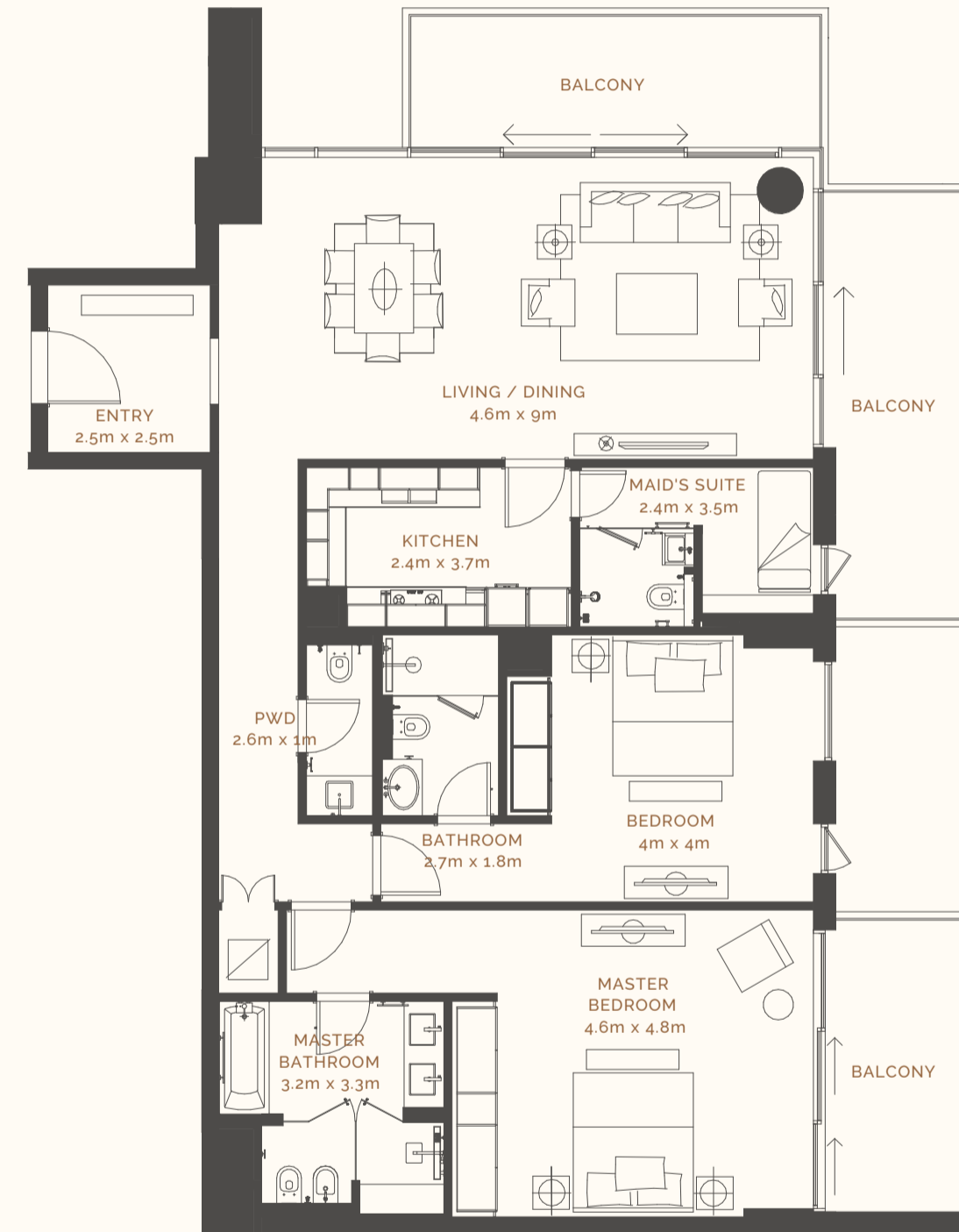
2BR-D.1

Unit key plan

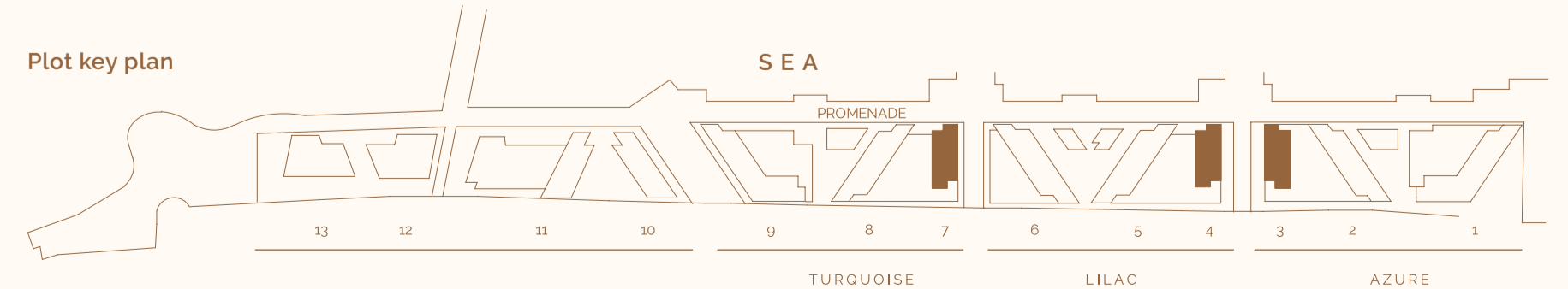


\*Apartment sizes are indicative only and are based on Aldar's measurement guidelines

Average Internal Area **159m<sup>2</sup>**  
 Average Balcony Area **68m<sup>2</sup>**  
 Average Total Area **226m<sup>2</sup>**\*

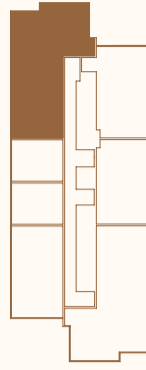


Plot key plan



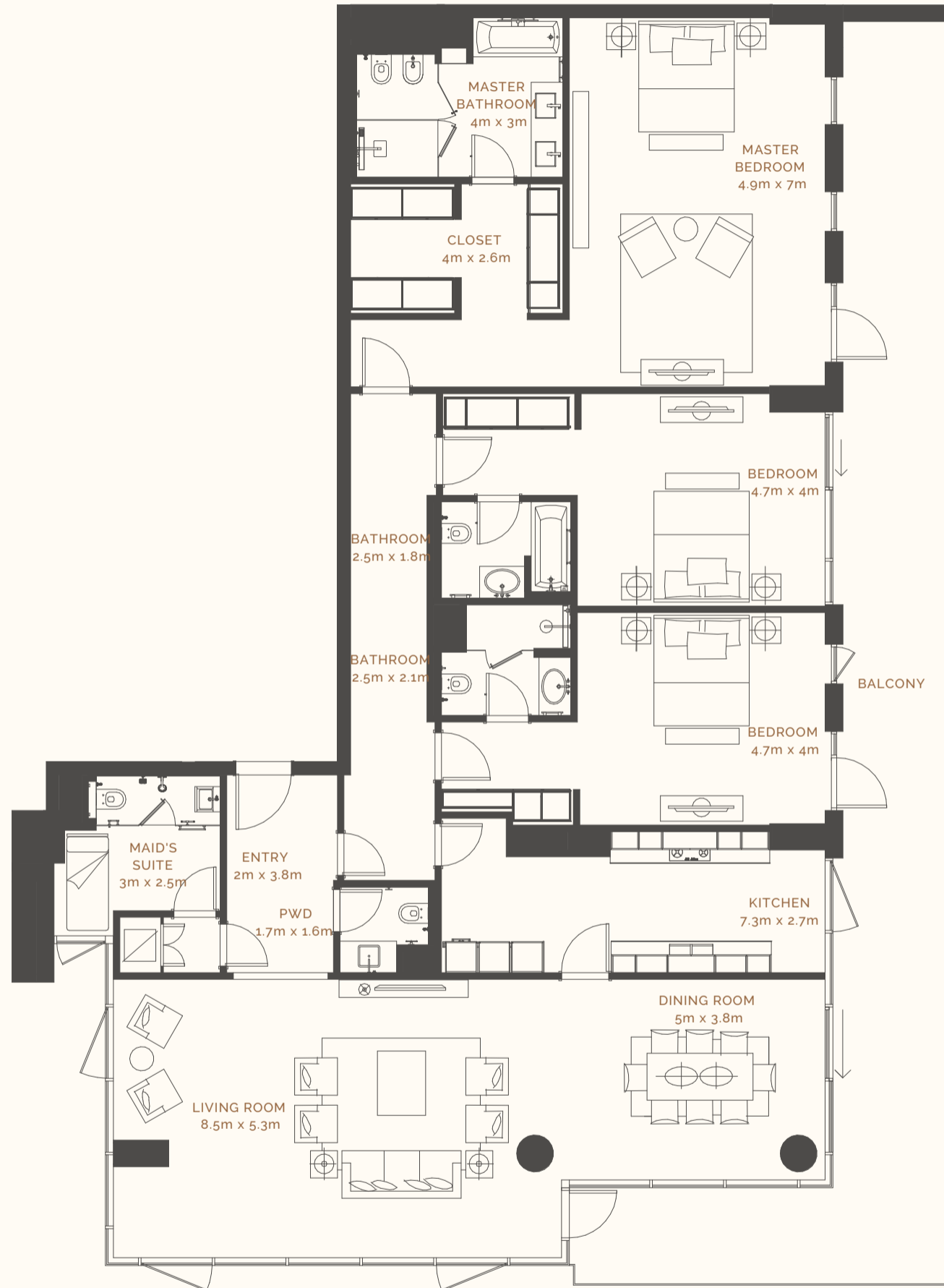
# Typical 3 Bed Apartment 3BR-D

Unit key plan

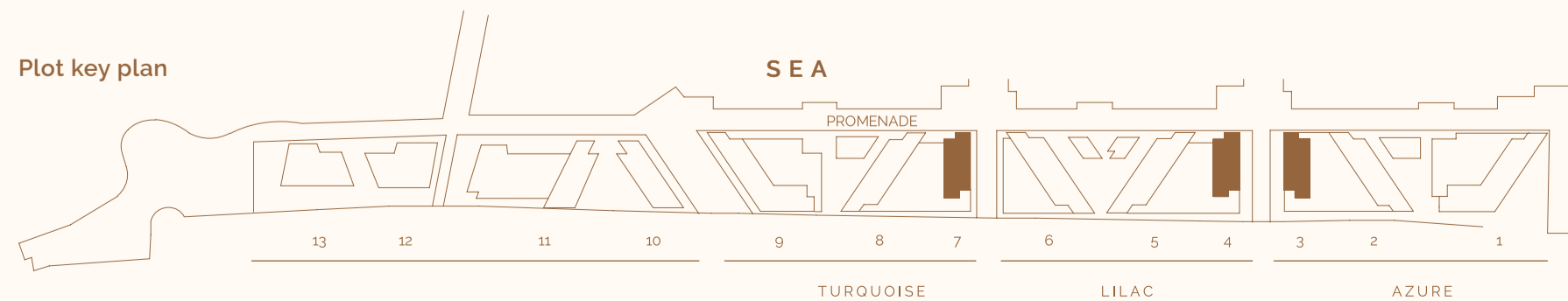


\*Apartment sizes are indicative only and are based on Aldar's measurement guidelines

Average Internal Area **261m<sup>2</sup>**  
Average Balcony Area **84m<sup>2</sup>**  
Average Total Area **345m<sup>2</sup>**\*

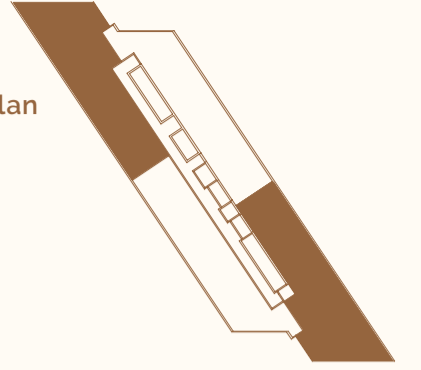


Plot key plan



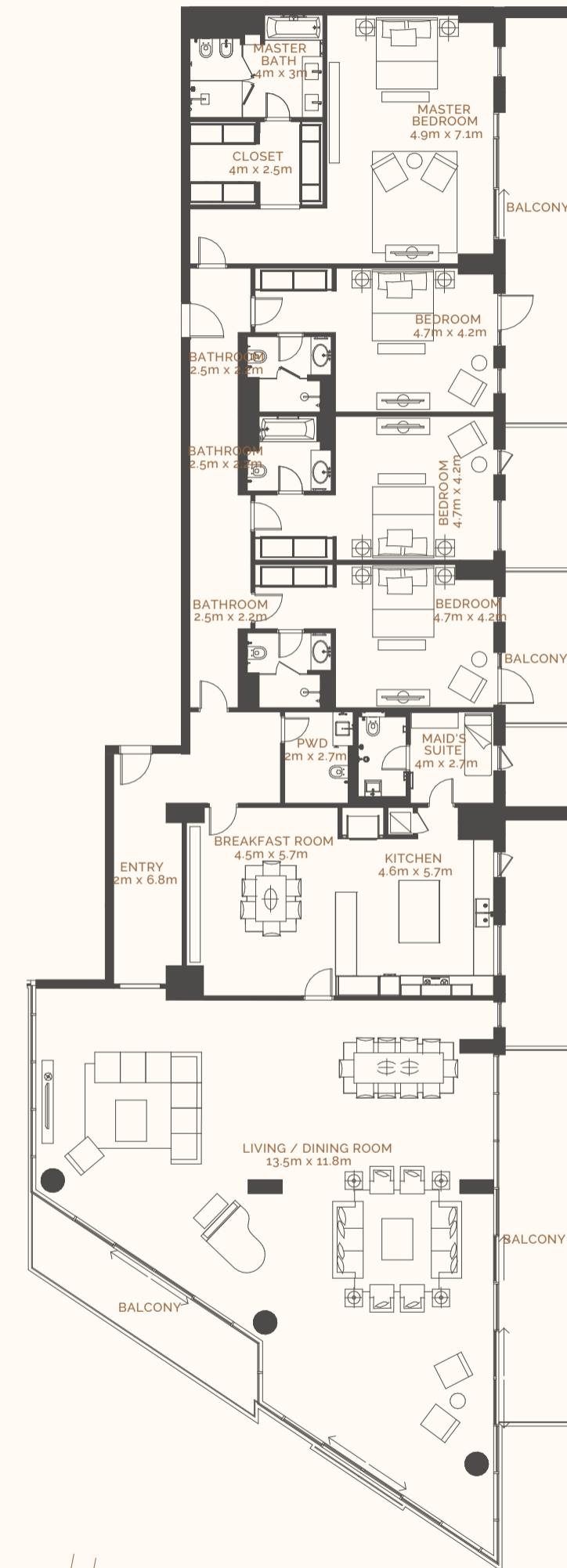
# Typical 4 Bed Apartment 4BR-C

Unit key plan

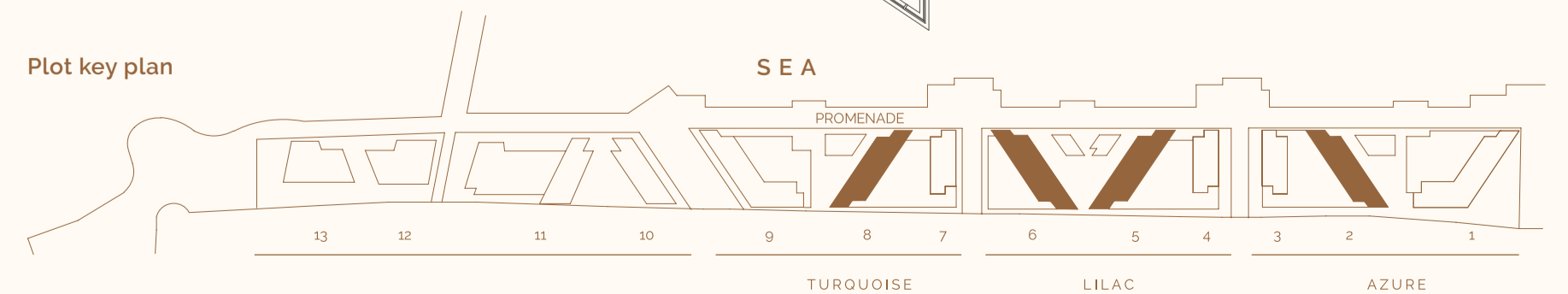


\*Apartment sizes are indicative only and are based on Aldar's measurement guidelines

Average Internal Area **448m<sup>2</sup>**  
Average Balcony Area **85m<sup>2</sup>**  
Average Total Area **533m<sup>2</sup>**\*



Plot key plan



DISCLAIMER: Note that this floor plan was produced prior to the completion of construction and is indicative only and not to scale. Changes may be made during the development and areas, fittings, finishes and specifications are subject to change without notice in accordance with the provision of the contract of sale. The furniture depicted is not included with any sale and should not be taken to indicate the final positions of power points, TV connections and the like. Prospective purchasers must rely on their own enquiries. Bulkheads necessary for services and structures are not depicted.



