







MANDARIN ORIENTAL

THE RESIDENCES

SAADIYAT CULTURAL DISTRICT ABU DHABI



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MANDARIN ORIENTAL
THE RESIDENCES
SAADIYAT CULTURAL DISTRICT ABU DHABI

A Legendary *Partnership*

Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels, resorts and residences. For 60 years, the Group has grown from its original flagship properties in Asia to destinations around the world. With a commitment to being the best global luxury hotel group and an innovative leader in the luxury hospitality industry, Mandarin Oriental makes it their mission to delight and inspire guests at every opportunity.





Saadiyat Cultural District
An address unlike any other

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, surround by iconic cultural institutions and museums such as Louvre Abu Dhabi, Berklee Abu Dhabi, Guggenheim Abu Dhabi and Zayed National Museum.

Saadiyat Cultural District

The heart of *culture*

01



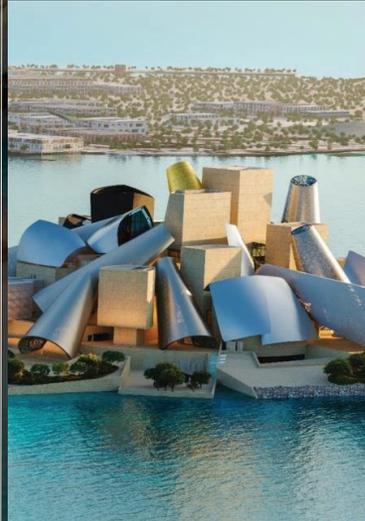
LOUVRE
ABU DHABI

02

ZAYED NATIONAL
MUSEUM



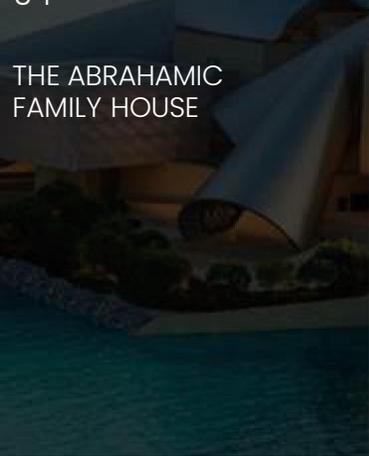
03



GUGGENHEIM
ABU DHABI

04

THE ABRAHAMIC
FAMILY HOUSE



05

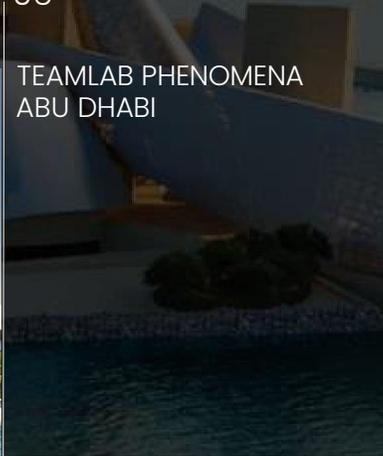
NATURAL
HISTORY MUSEUM
ABU DHABI



NATURAL
HISTORY MUSEUM
ABU DHABI

06

TEAMLAB PHENOMENA
ABU DHABI





Make the legend *your home*

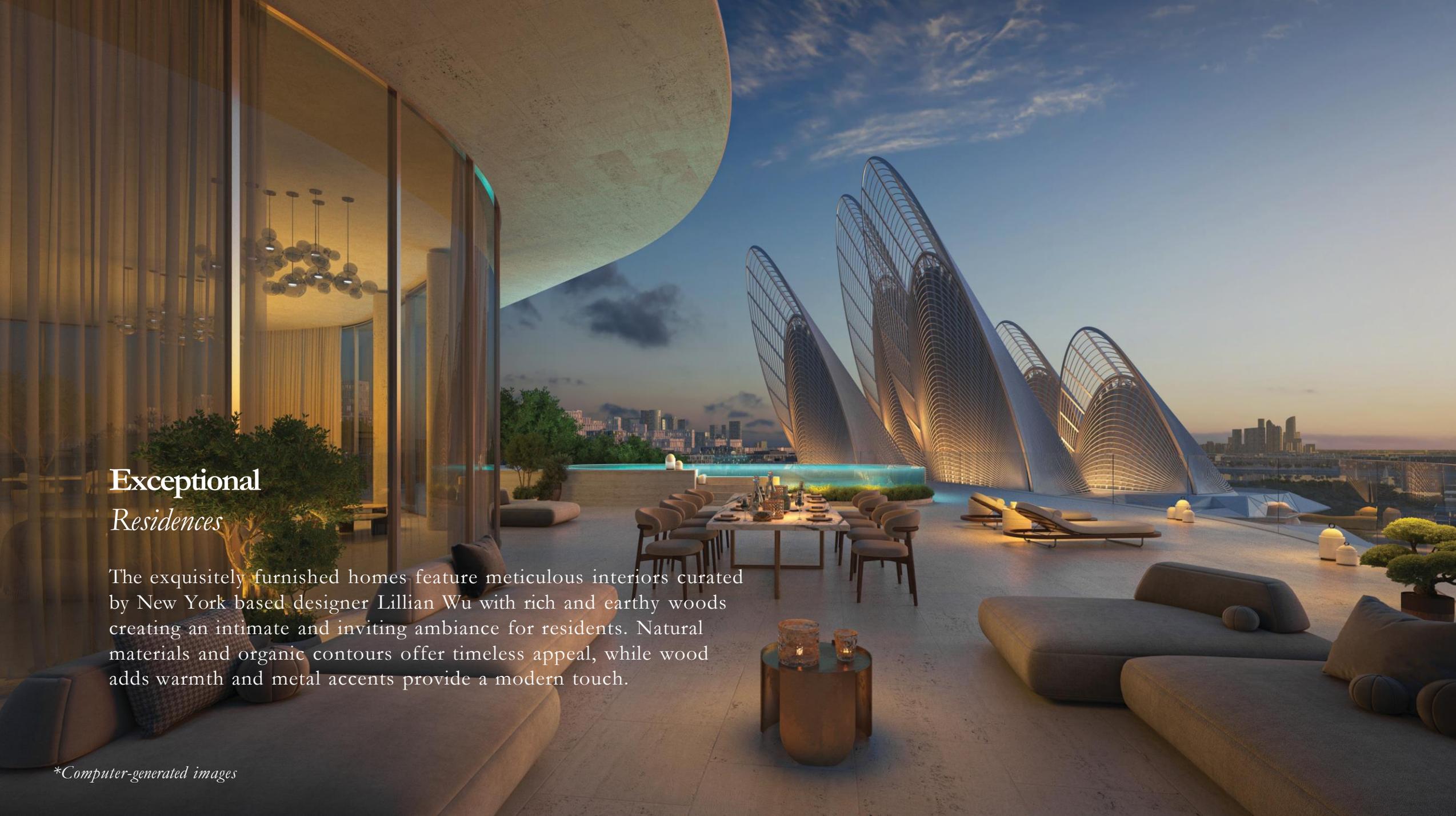
Welcome to Mandarin Oriental Residences Saadiyat Cultural District, Abu Dhabi. It's an invitation to a life where every detail is curated, every service is personalized and every moment cherished. Experience the best of both worlds, Mandarin Oriental's legendary service in the comfort of your residence, with spectacular fountain views of the Zayed National Museum.

**Computer-generated images*



Outdoor Pool

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A modern rooftop terrace at dusk. On the left, a large glass-walled interior is visible, featuring a dining table and a chandelier. The terrace itself is furnished with a long dining table set for a meal, several lounge chairs, and a large sectional sofa. In the background, a futuristic city skyline with tall, curved buildings is visible against a twilight sky. The scene is illuminated by warm interior lights and ambient outdoor lighting.

Exceptional 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.

**Computer-generated images*



Computer-generated images

Key facts

Types of Residences

1-4 Bedroom Residences

5 Bedroom Penthouses

Total Residences – South Tower

113 Residences

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





Life's finest *privileges*

Facilities & amenities

Immerse yourself in our curated suite of unparalleled amenities in each building that elevate everyday living to an art form.

WELLNESS & FITNESS

Indoor & outdoor pools

Kids' pool

Indoor fitness centre

Wellness studio

Signature Spa

Male & female salons

Squash court

BUSINESS & CO-WORKING

Communal working space

Conference room

PET FIRENDLY AMENITIES

Pet grooming room

RECREATIONAL & LEISURE

Cinema

Game room

Kids' club

Residents' lounge

Private dining room

BUILDING FEATURES

Private entrance and lobby

Mandarin Oriental Cake Shop

Luxury retail

Estidama Pearl 3 rating

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



Private entrance and lobby

**Computer-generated images*



Cinema

**Computer-generated images*



Signature Spa

**Computer-generated images*



Luxury retail

**Computer-generated images*



Gym

**Computer-generated images*



Residential Lounge

**Computer-generated images*

Mandarin Oriental *services*

Legendary service that anticipates your desires, every amenity designed to enhance your daily life and every moment meant to delight.

Key services include:

- 24/7 security
- Mandarin Oriental concierge services
- Private dining & catering*
- Private chef*
- Event planning*
- Travel planning*
- Private yoga & meditation classes*
- Children's programmes*

**À la carte services, available upon request for an additional fee*



Floor Plans

Living spaces that inspire



**Computer-generated images*

1-Bedroom Residences



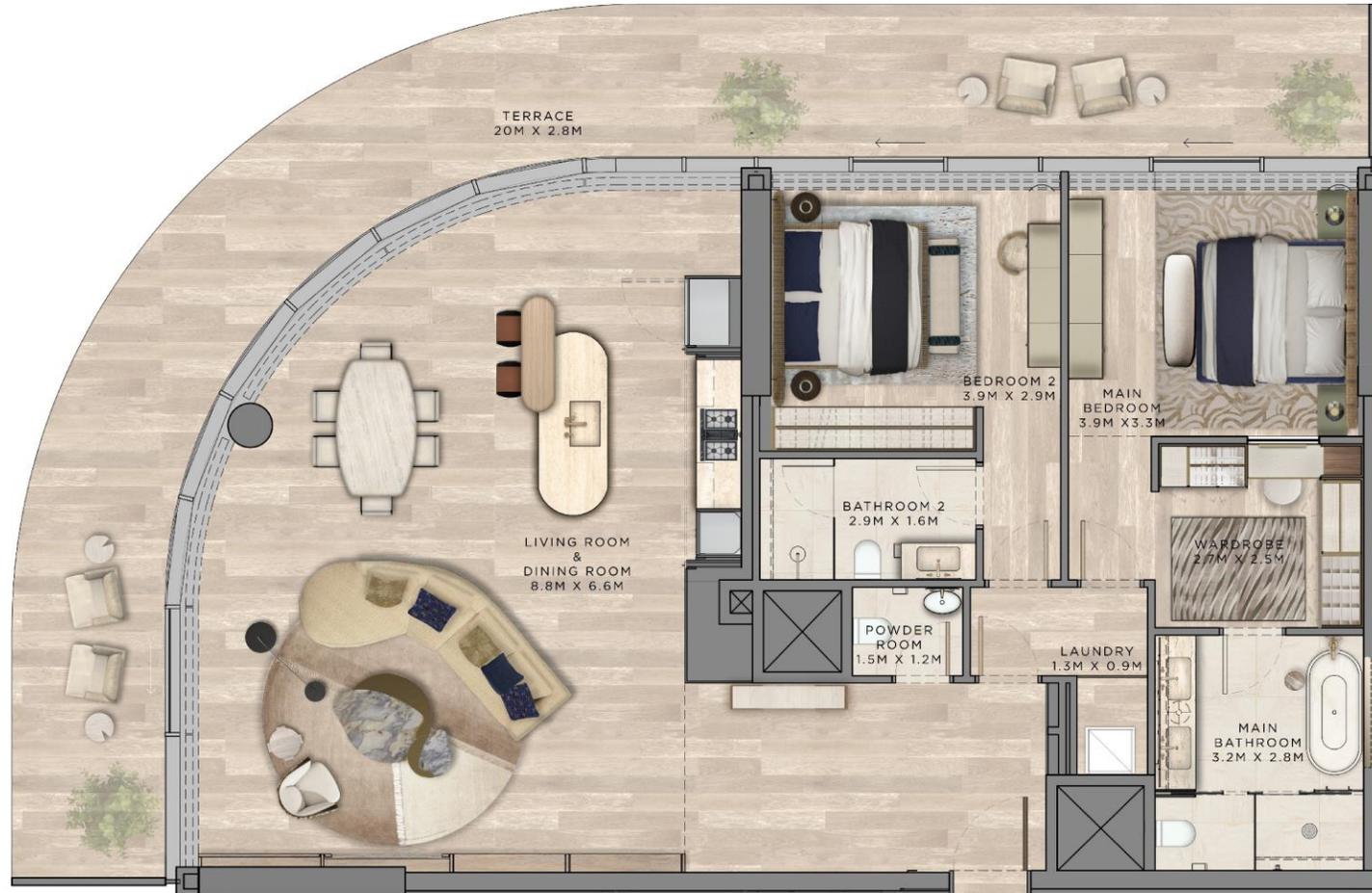
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2-Bedroom Residences with Maid's Room



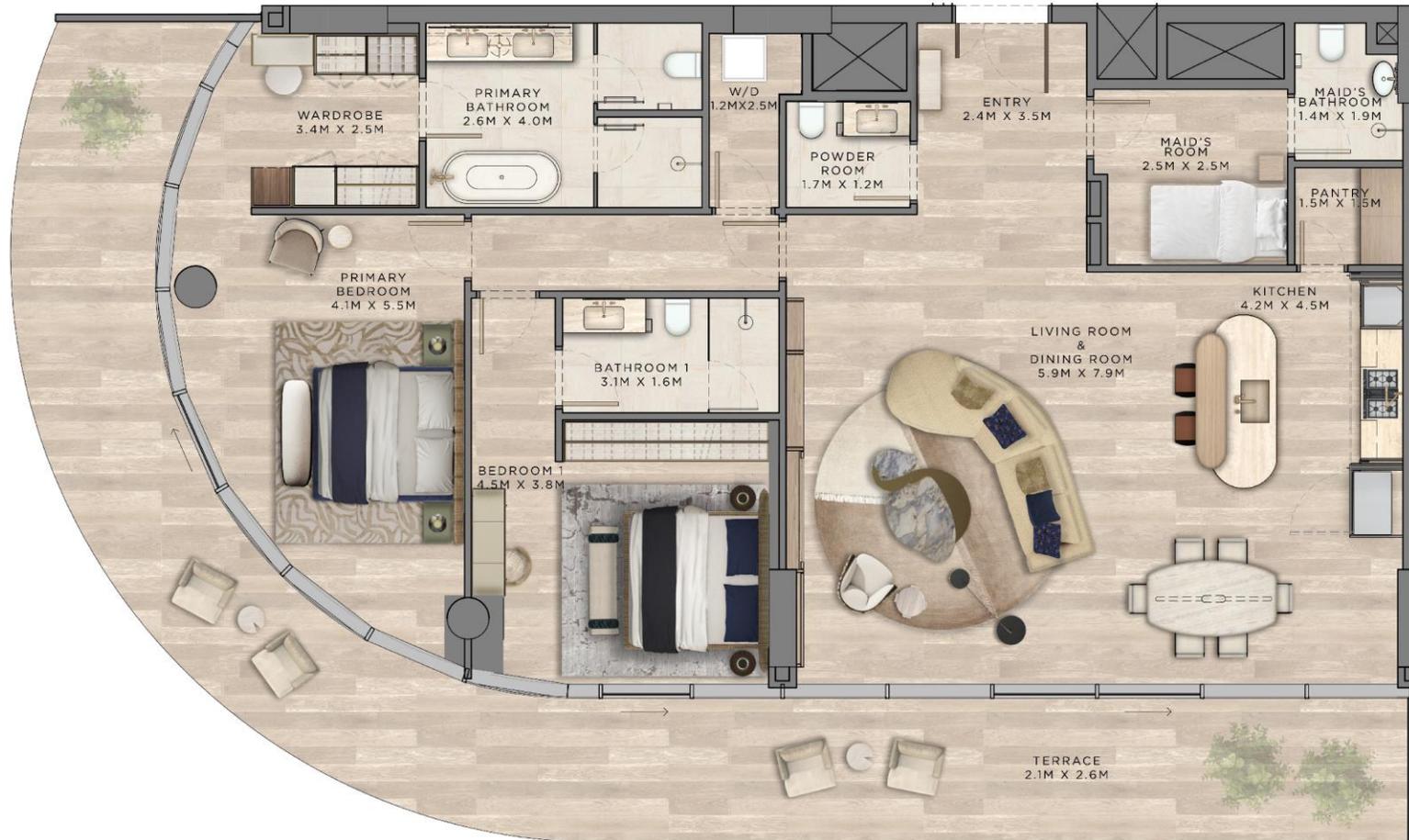
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2-Bedroom Corner Residences



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2-Bedroom Corner Residences with Maid's Room



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3-Bedroom Corner Residences with Maid's Room



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3-Bedroom Corner Residences with Maid's Room and Pool



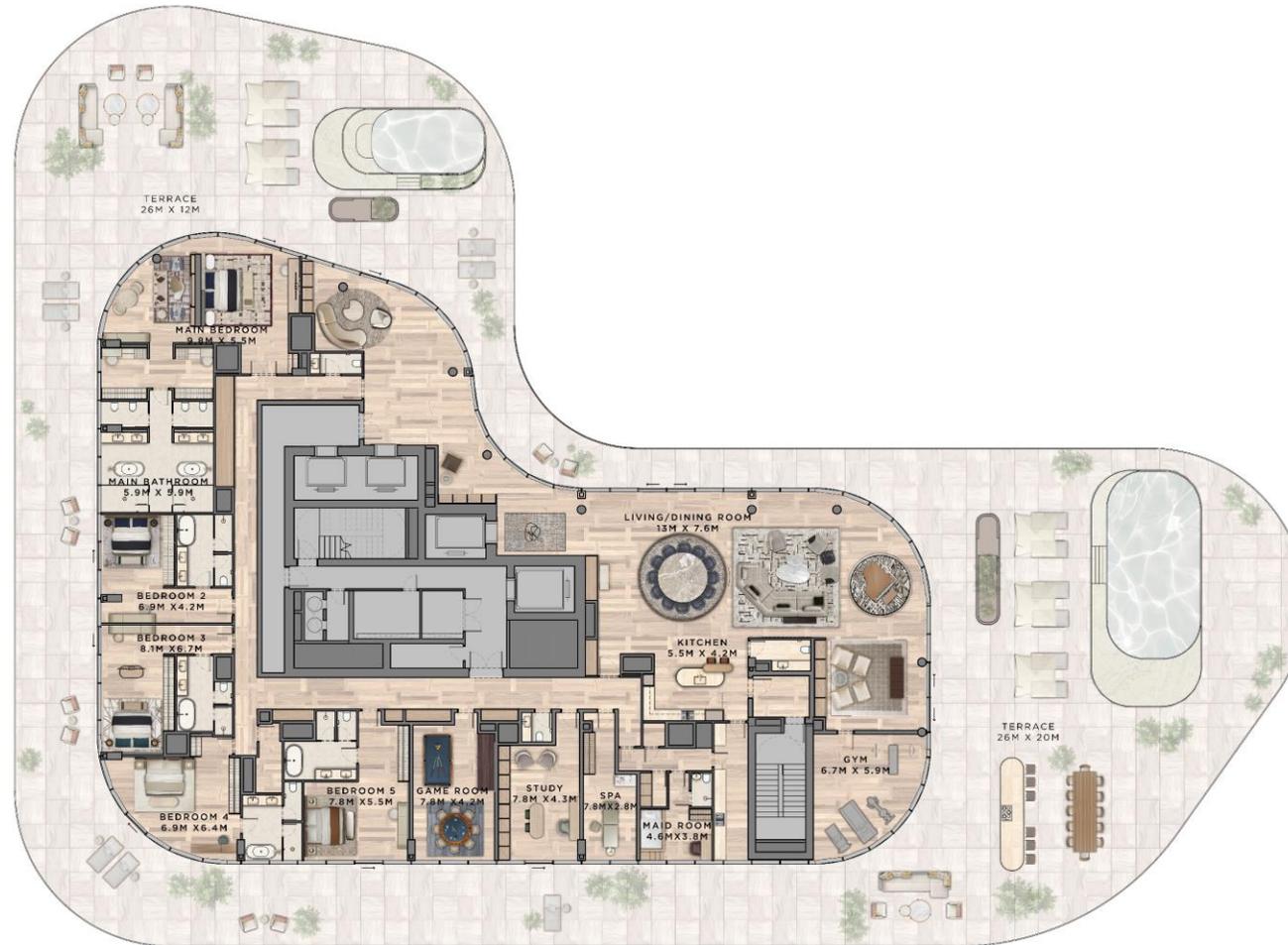
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4-Bedroom Corner Residences with Maid's Room and Pool



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5-Bedroom Penthouses with Maid's Room and Pool



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown. Pool shown on the top is not part of the standard unit offering. Installation is at the owner's discretion.

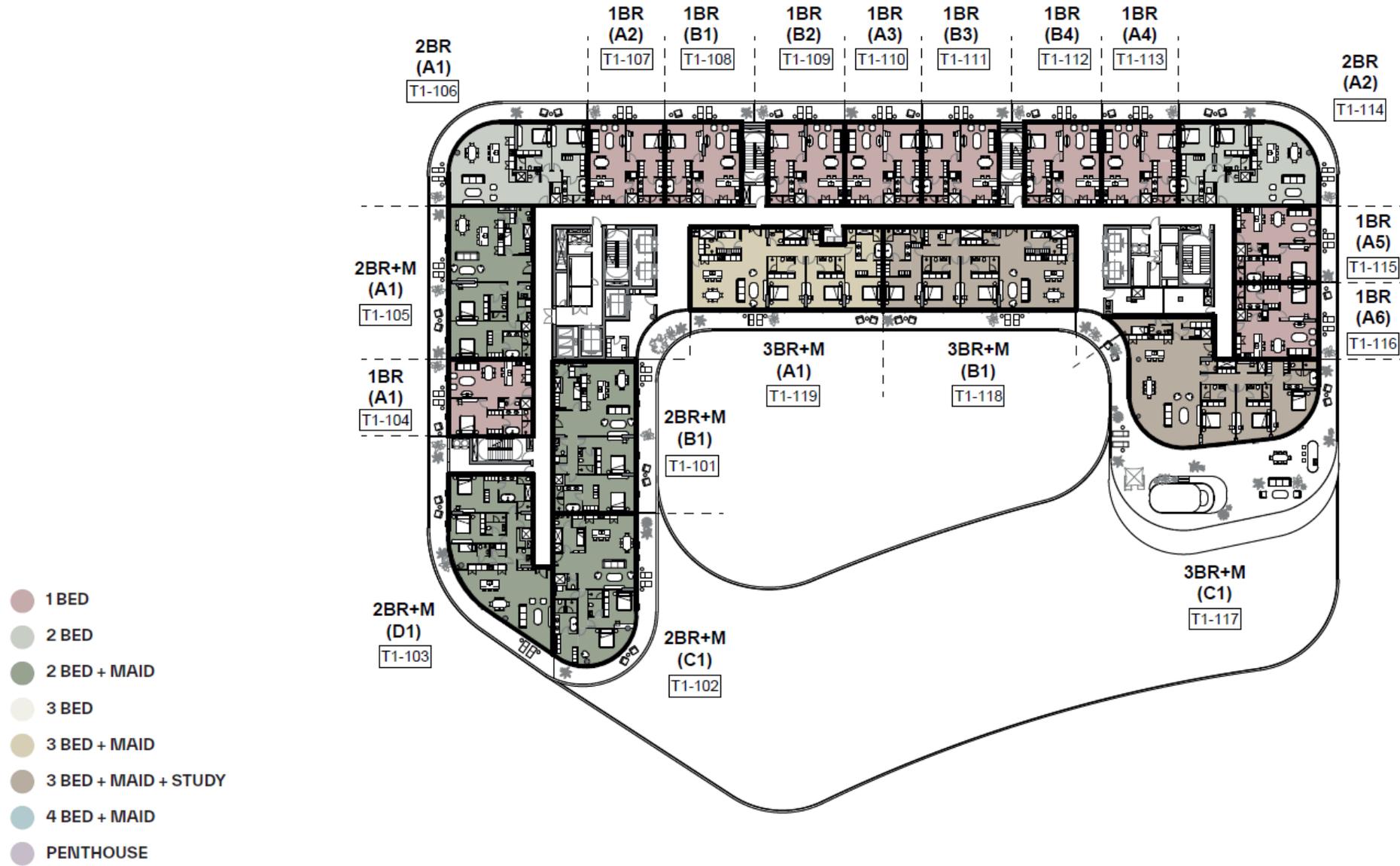
Floor Plates

Perfection in detail

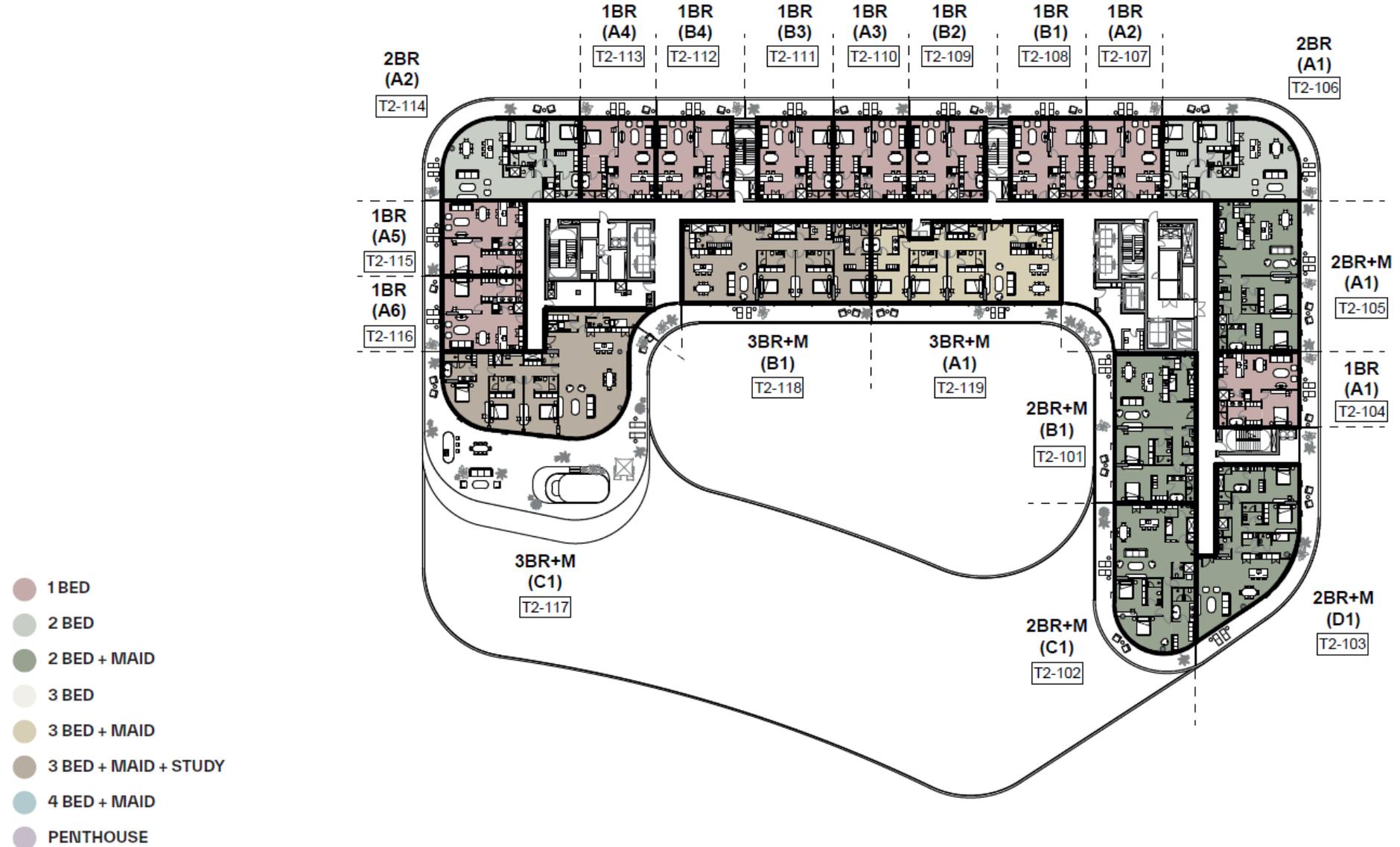


**Computer-generated images*

TOWER 1
LEVEL 01 GA PLAN



TOWER 2
LEVEL 01 GA PLAN





Crafted for *distinction*

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 Theme



GENERAL WALL & CEILING PAINT



GENERAL LIVING ROOM FLOOR WOOD LOOK PORCELAIN TILE



GENERAL PLUMBING FIXTURE BRUSHED BRASS



GENERAL JOINERY WOOD VENEER



MAIN DOOR WOOD VENEER



KITCHEN EXTERIOR MELAMINE



KITCHEN INTERIOR LAMINATE



KITCHEN & WARDROBE JOINERY METAL



BATHROOM PARTITION FLUTED GLASS



INTERIOR DOOR & HARDWARE WOOD VENEER & AGED BRONZE

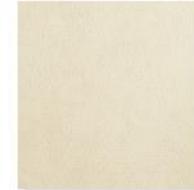
200 x 150 mm



WARDROBE DOOR RIBBED LEATHER



WARDROBE INTERIOR MELAMINE



WARDROBE DRAWER INTERIOR LEATHER



WARDROBE GLASS ETCHED STOPSOL GLASS



WARDROBE SHELF WOOD VENEER



GENERAL BEDROOM FLOOR ENGINEERED WOOD



PANTRY COUNTER & SPLASH ENGINEERED STONE



KITCHEN & BATHROOM COUNTER NATURAL MARBLE



BATHROOM TUB, WALL & FLOOR NATURAL STONE



BATHROOM FEATURE WALL NATURAL STONE



**Computer-generated images*



**Computer-generated images*

Dark Theme



GENERAL WALL & CEILING PAINT



GENERAL LIVING ROOM FLOOR WOOD LOOK PORCELAIN TILE



GENERAL PLUMBING FIXTURE BRUSHED BRONZE



GENERAL JOINERY WOOD VENEER



MAIN DOOR WOOD VENEER



KITCHEN EXTERIOR MELAMINE



KITCHEN INTERIOR LAMINATE



KITCHEN & WARDROBE JOINERY METAL



BATHROOM PARTITION FLUTED GLASS



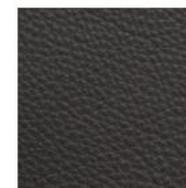
INTERIOR DOOR & HARDWARE WOOD VENEER & SMOKED BRONZE



WARDROBE DOOR RIBBED LEATHER



WARDROBE INTERIOR MELAMINE



WARDROBE DRAWER INTERIOR LEATHER



WARDROBE GLASS ETCHED STOPSOL GLASS



WARDROBE SHELF WOOD VENEER



GENERAL BEDROOM FLOOR ENGINEERED WOOD



PANTRY COUNTER & SPLASH ENGINEERED STONE



KITCHEN & BATHROOM COUNTER NATURAL MARBLE



BATHROOM TUB, WALL & FLOOR NATURAL STONE



BATHROOM FEATURE WALL NATURAL STONE



**Computer-generated images*



**Computer-generated images*

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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**Computer-generated images*

Availability for South Tower

Unit Model	Total Units	Internal Area (sqm)	Terrace Area (sqm)	Total Area (sqm)
1-Bedroom Residences	51	80	22	103
2-Bedroom Residences	10	146	58	204
2-Bedroom Residences with Maid's Room	32	161	55	215
3-Bedroom Residences with Maid's Room	11	196	52	249
3-Bedroom Residences with Maid's Room and Pool	7	276	300	576
4-Bedroom Residences with Maid's Room and Pool	1	288	356	644
5-Bedroom Penthouse with Maid's Room and Pool	1	836	1,190	2,026
Total	113			

Pricing

Unit Model	Average Price (M AED)
1-Bedroom Residences	6.5
2-Bedroom Residences	12.3
2-Bedroom Residences with Maid's Room	17.3
3-Bedroom Residences with Maid's Room	26.2
3-Bedroom Residences with Maid's Room and Pool	43.8
4-Bedroom Residences with Maid's Room and Pool	51.0



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Disclaimer

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Q & A



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