THE
ARTHOUSE
SAADIYAT GROVE

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THE ART OF CREATING COMMUNITIES

Recognised as one of the most trusted real estate developers in the UAE, Aldar continues to create iconic landmarks and curate extraordinary lifestyle experiences— while developing communities where residents feel inspired by each space, every day.

SAADIYAT ISLAND LIVING

An ever-evolving, ever-invigorating destination at the heart of the island, Saadiyat Grove makes art and culture a part of life. Interactive artworks and digital murals surround you, while exquisite style is reflected through every window.

AN SAADIYAT

GROVE

ABU DHABI

IN THE HEART OF SAADIYAT ISLAND'S CULTURAL DISTRICT

If you were to design the ultimate lifestyle, Saadiyat Island's exquisite coastline and inspiring Cultural District would exceed expectation. Home to white-sand beaches, as well as the Zayed National Museum, Guggenheim Abu Dhabi, Louvre Abu Dhabi and Saadiyat Grove; this is a lifestyle destination that's redefining the UAE's role in global culture, creativity and natural beauty.

IN THE HEART OF SAADIYAT ISLAND'S CULTURAL DISTRICT

01

LOUVRE
ABU DHABI

02

ZAYED NATIONAL
MUSEUM

03

GUGGENHEIM
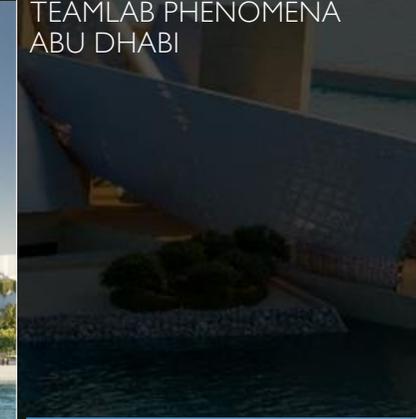ABU DHABI

04

THE ABRAHAMIC
FAMILY HOUSE

05

NATURAL
HISTORY MUSEUM
ABU DHABI

06

TEAMLAB PHENOMENA
ABU DHABI

A GALLERY FOR LIVING

Exclusive private's club- inspired homes. Designed for inspiring conversation and bold collaboration. A one-of-a-kind setting, for a creative and exclusive lifestyle.

The Grove

KEY FACTS

PROJECT NAME

THE ARTHOUSE
SAADIYAT GROVE

TYPES OF UNITS

1-3 BR APARTMENTS
5 BR SKY VILLA (2 UNITS)

NO. OF UNITS

281 UNITS

STATUS

AVAILABLE FOR SALE

HANDOVER

EXPECTED COMPLETION Q2, 2028

AMENITIES

RESIDENTS CLUB
EXCLUSIVE AMENITIES

Secret garden (Tropical landscaped gardens & nooks)

Sky garden (Rooftop lounge with stage & bar)

Night tennis (Tennis court)

Rooftop deck (Rooftop adult and kids pools)

Grand Lobby

Creative majlis (Residents majlis)

Arthouse cinema (Community Cinema)

Health club (GYM)

Art studio (Creative workshop)

Supper club (Social kitchen / dinning area)

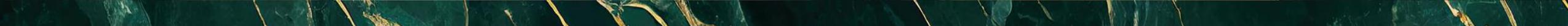Kids playroom

Core studio (Meditation/ pilates / yoga rooms)

Entertainment lounge

Co-working spaces

SERVICES

PERSONAL SERVICES

Housekeeping

Laundry

Pet sitting

Cooking

Rental Management

Spa Services

Barber

Salon

COMMUNITY SERVICES

Fitness Classes

Swimming Classes

Pool services

LEISURE SERVICES

Valet

Concierge

*Some of the services are subject to additional payment.

DESIGNED WITH
SUSTAINABILITY
IN MIND

Eco-friendly materials and energy-efficient
systems ensure a reduced carbon footprint and
a harmonious living environment that celebrates
the natural beauty of Saadiyat Island.

FLOOR PLANS

1 BR
APARTMENT
(A1)

BALCONY
8.62 x 2.20 m

BEDROOM
4.22 x 4.45 m

LIVING
4.18 x 4.50 m

W/IN
CLOSET
2.66 x 1.80 m

LAUNDRY
1.45 x 1.08 m

DINING
4.18 x 2.25 m

BATHROOM
2.56 x 3.00 m

POWDER
ROOM
1.46 x 2.47 m

KITCHEN
4.18 x 2.71 m

Area: 95 Sqm

1 BR
APARTMENT
(A2)

BALCONY
10.10 x 2.20 m

BEDROOM
4.55 x 4.25 m

LIVING
4.40 x 4.40 m

DINING
3.70 x 4.40 m

KITCHEN
2.60 x 4.80 m

W/IN
CLOSET
3.05 x 2.00 m

LAUNDRY
2.60 x 1.90 m

BATHROOM
2.90 x 3.00 m

POWDER
ROOM
2.60 x 1.70 m

Area: 140 Sqm

1 BR
APARTMENT
(A3)

BALCONY
6.40 x 2.26

BEDROOM
4.10 x 4.20 m

LIVING
4.20 x 3.65 m

W/IN CLOSET
2.65 x 2.05 m

LAUNDRY
1.45 x 0.75 m

DINING
2.70 x 2.90 m

BATHROOM
2.55 x 3.05 m

POWDER
ROOM
1.20 x 2.55 m

KITCHEN
2.70 x 2.75 m

Area: 92 Sqm

2 BR APARTMENT (A1)

BALCONY
12.96 x 2.33

LIVING
4.4 x 3.15m

BEDROOM
4.5 x 3.9m

MASTER'S
BEDROOM
4.15 x 4.25m

DINING
2.2 x 2.0m

BATHROOM
2.9 x 1.7m

W/IN CLOSET
3.0 x 2.0m

KITCHEN
2.95 x 2.73m

POWDER
ROOM
2.07 x 1.7m

LAUNDRY
1.65 x 1.3m

MASTER'S
BATH
3.15 x 3.0m

Area: 147 Sqm

2 BR APARTMENT (A2)

BALCONY
20.37 X 2.33

BALCONY
12.20 X 2.26

LIVING
4.4 x 3.6m

BEDROOM
4.5 x 3.9m

MASTER'S BEDROOM
4.05 x 4.25m

DINING
2.2 x 2.0m

BATHROOM
2.9 x 1.7m

W/IN CLOSET
2.95 x 2.0m

KITCHEN
2.95 x 2.73m

POWDER ROOM
2.07 x 1.7m

LAUNDRY
1.65 x 1.3m

MASTER'S BATH
3.15 x 3.05m

Area: 204 Sqm

2 BR
APARTMENT + M
(B1)

BALCONY
17.87 x 2.33

BALCONY
10.00 x 2.26

DINING
4.50 x 4.25 m

LIVING
4.20 x 4.90 m

KITCHEN
6.05 x 2.70 m

BEDROOM
4.10 x 4.50 m

MASTER'S
BEDROOM
4.20 x 4.25 m

BATHROOM
3.10 x1.70 m

W/IN CLOSET
3.00 x 2.05 m

BATH
1.40 x 2.35 m

MAID'S ROOM
2.30 x 2.35 m

POWDER
ROOM
1.80 x 1.70 m

LAUNDRY
2.10 x 1.70 m

MASTER'S
BATH
3.00 x 3.05 m

Area: 229 Sqm

2 BR
APARTMENT + STUDY
(A3)

BALCONY
17.30 x 2.32

DINING
4.20 x 5.05 m

LIVING
4.20 x 4.75 m

BEDROOM
4.10 x 4.50 m

MASTER'S
BEDROOM
4.10 x 4.20 m

BATHROOM
3.10 x 1.70 m

W/IN CLOSET
3.00 x 2.00 m

KITCHEN
4.65 x 2.65 m

MASTER'S
BATH
3.00 x 3.05 m

STORAGE
2.55 x 1.70 m

LAUNDRY
2.00 x 1.25 m

POWDER
ROOM
1.80 x 1.70 m

STUDY
2.10 x 1.80 m

Area: 179 Sqm

3 BR
APARTMENT + M
(A1)

BALCONY
9.30 x 2.26

BALCONY
8.70 x 2.26

BALCONY
10.00 x 2.33

DINING
4.40 x 4.25m

LIVING
4.30 x 4.25m

KITCHEN
5.80 x 2.68m

BEDROOM
4.10 x 4.50m

BEDROOM
4.10 x 4.50m

MASTER'S
BEDROOM
4.40 x 4.25m

BATHROOM
3.00 x 1.70m

BATHROOM
3.00 x 1.70m

W/IN CLOSET
2.95 x 2.00m

MASTER'S
BATH
2.85 x 3.05m

MAID'S ROOM
2.40 x 2.37m

BATH
1.20 x 2.37m

POWDER
ROOM
2.05 x 1.70m

LAUNDRY
1.82 x 1.70m

STORAGE
1.16 x 1.70m

ST
2.00 x 1.70m

MASTER'S
BATH
2.85 x 3.05m

Area: 256 Sqm

3 BR
APARTMENT + M
(A2)
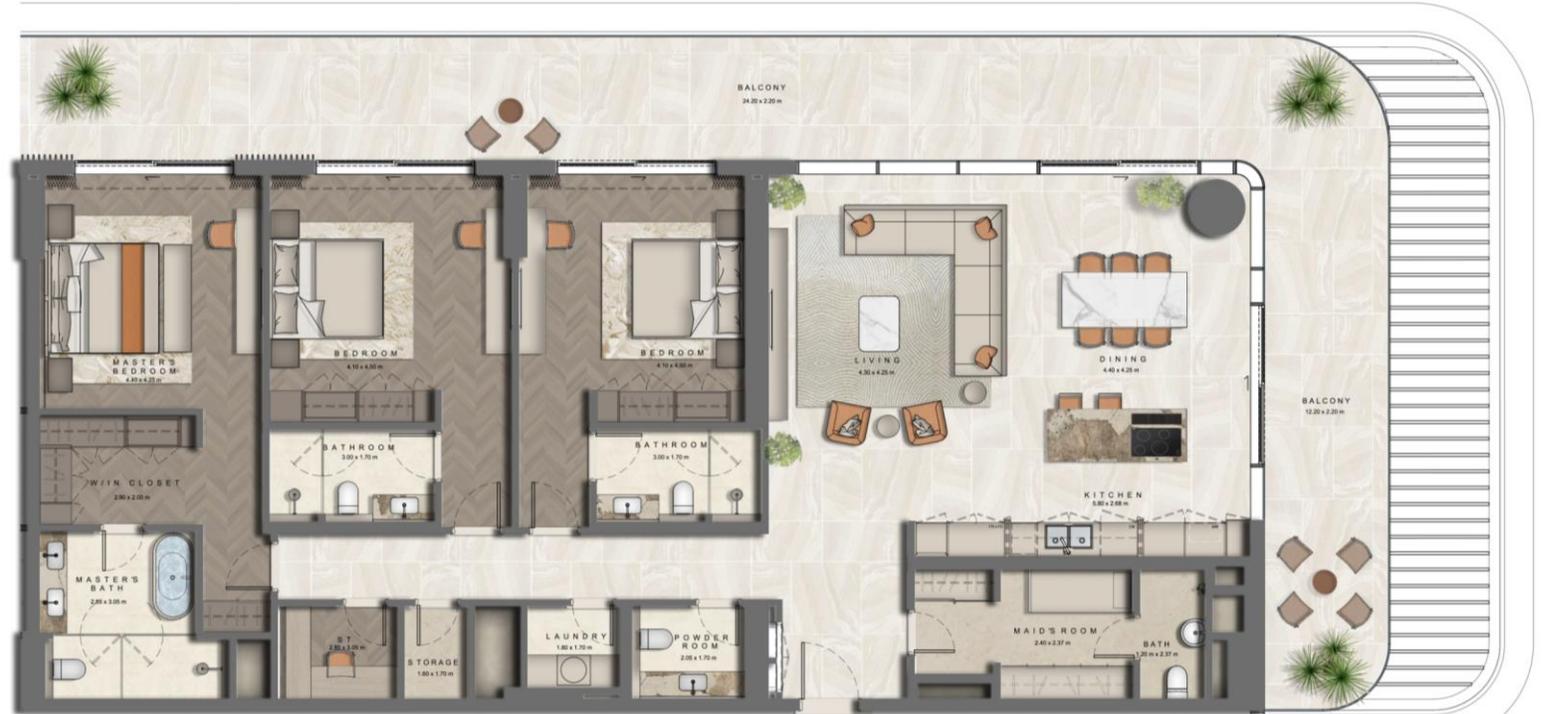
Area: 271 Sqm

3 BR
APARTMENT + M
(A3)

BALCONY
24.49 x 2.33

BALCONY
10.00 x 2.33

DINING
4.40 x 4.25 m

LIVING
4.30 x 4.25 m

KITCHEN
5.80 x 2.68 m

BEDROOM
4.10 x 4.50 m

BEDROOM
4.10 x 4.50 m

MASTER'S BEDROOM
4.40 x 4.25 m

BATHROOM
3.00 x 1.70 m

BATHROOM
3.00 x 1.70 m

W/IN CLOSET
2.90 x 2.00 m

MASTER'S BATH
2.85 x 3.05 m

BATH
1.20 x 2.37 m

MAID'S ROOM
2.40 x 2.37 m

POWDER ROOM
2.05 x 1.70 m

LAUNDRY
1.80 x 1.70 m

STORAGE
1.60 x 1.70 m

ST
2.85 x 3.05 m

Area: 270 Sqm

3 BR
APARTMENT + M
(A4)

BALCONY
24.20 x 2.20

MASTER'S
BEDROOM
4.40 x 4.25

BEDROOM
4.30 x 4.50

BEDROOM
4.30 x 4.50

LIVING
4.30 x 4.25

DINING

W/IN CLOSET
2.90 x 2.00

BATHROOM
3.00 x 1.70

BATHROOM
3.00 x 1.70

KITCHEN
5.28 x 6.80

MASTER'S
BATH
2.85 x 3.05

S T
2.03 x 1.70

STO.
2.03 x 1.10

LAUNDRY
1.82 x 1.70

POWDER
ROOM
2.00 x 1.70

MAID'S ROOM
2.40 x 2.37

BATH
1.20 x 2.30

Area: 250 Sqm

3 BR
APARTMENT + M
(B1)

Area: 426 Sqm

5BR SKY VILLA APARTMENT

(LOWER LEVEL)

Area: 1288 Sqm

POOL DECK
26.40 x 10.90

LIBRARYNICHE
4.47 X 3.15 m

STUDY
3.74 x 6.30 m

ELEV

LIVING
8.85 X 7.80 m

DINING
8.85 X 3.10 m

FAMILY
6.35 X 7.62 m

STAIRS

KITCHEN
8.95 X 3.47 m

BALCONY
7.90 x 2.33

STORE
3.15 X 1.20 m

BALCONY
6.44 x 2.33

MAID'S ROOM
6.35 x 3.47 m

HALLWAY
3.15 X 1.30 m

POWDER ROOM
2.60 X 2.90 m

BATHROOM
3.15 X 2.07 m

LAUNDRY
3.15 X 2.07 m

PANTRY
1.90 X 2.90 m

BOHKITCHEN
4.75 X 2.90 m

5BR SKY VILLA APARTMENT

(UPPER LEVEL)

BALCONY
26.40 x 2.80

STUDY
8.40 x 4.95 m

OPEN BELOW

MASTER'S
BATH
6.95 x 4.60 m

BATHROOM
3.90 x 3.40 m

W/IN
CLOSET
1.85 x 3.40 m

BEDROOM
3.65 x 4.95 m

DN

W/IN CLOSET
6.22 x 5.13 m

STAIRS

CORRIDOR
HALL
3.31 x 3.53 m

CORRIDOR
2.00 x 26.30 m

BATHROOM
3.90 x 3.40 m

W/IN
CLOSET
1.85 x 3.40 m

BEDROOM
3.65 x 4.95 m

BALCONY
18.77 x 2.35

MASTER'S
BEDROOM
9.75 x 7.38 m

BATHROOM
3.90 x 3.40 m

W/IN
CLOSET
1.85 x 3.40 m

BEDROOM
3.65 x 4.95 m

BALCONY
14.94 x 2.33

BEDROOM
3.55 x 4.70 m

W/IN
CLOSET
1.75 x 3.15 m

BATHROOM
4.10 x 3.15 m

GYM
9.60 x 3.50 m

Area: 1288 Sqm

FLOOR PLATES

LOWER GROUND
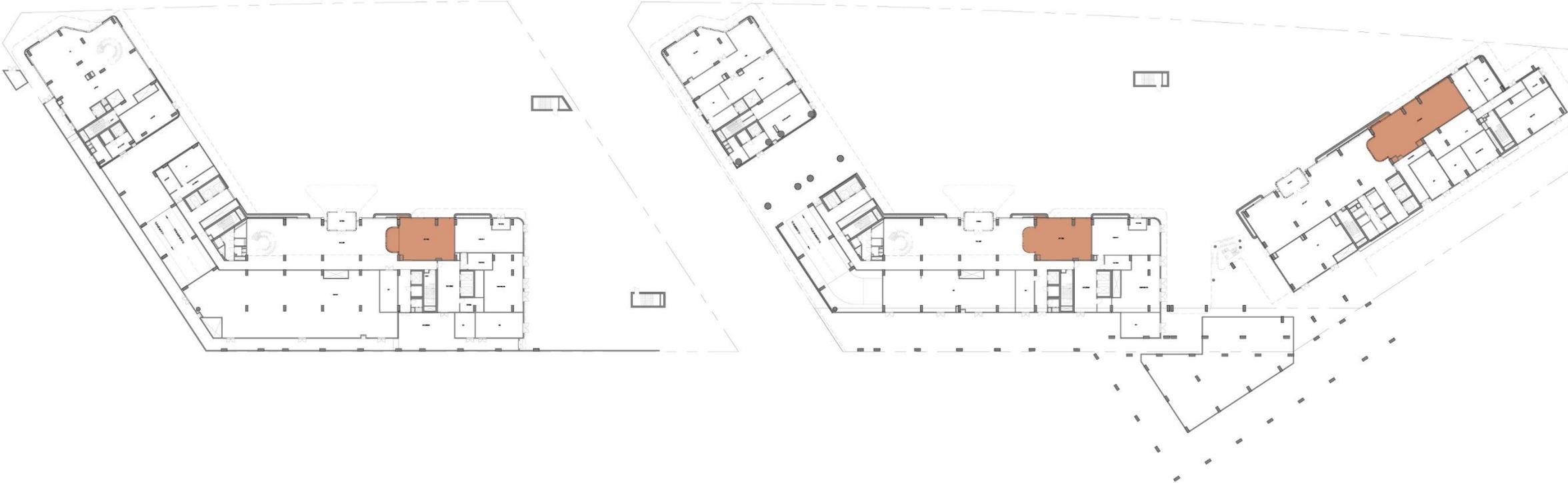
UPPER GROUND
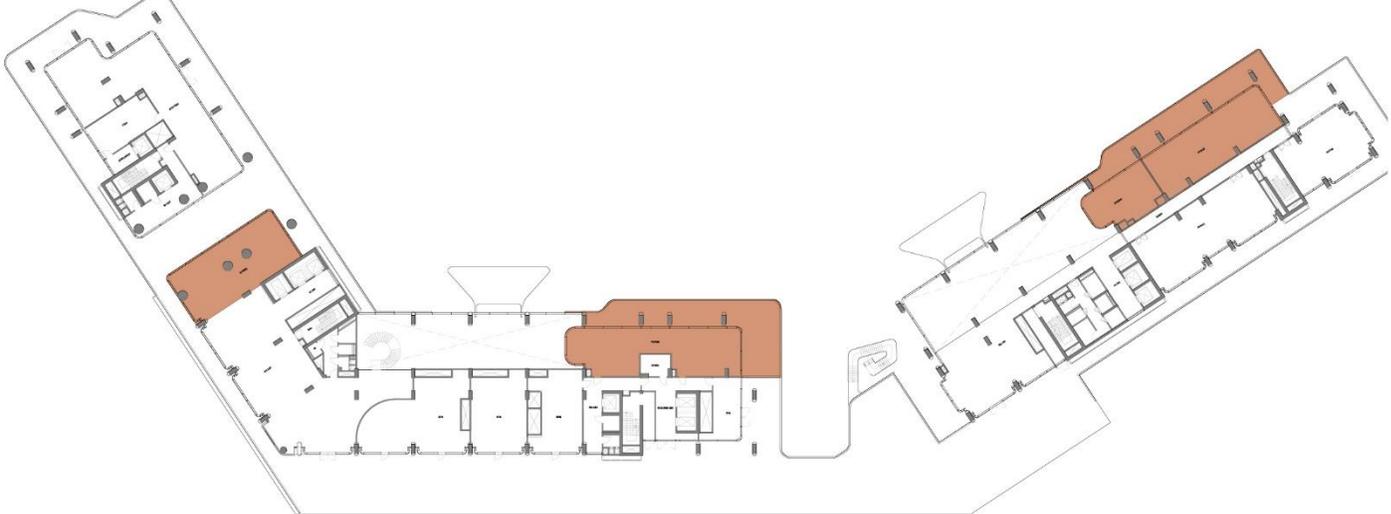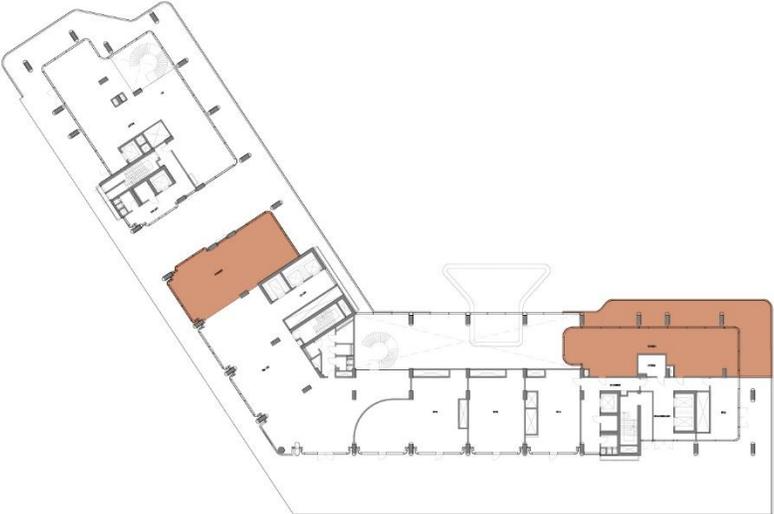
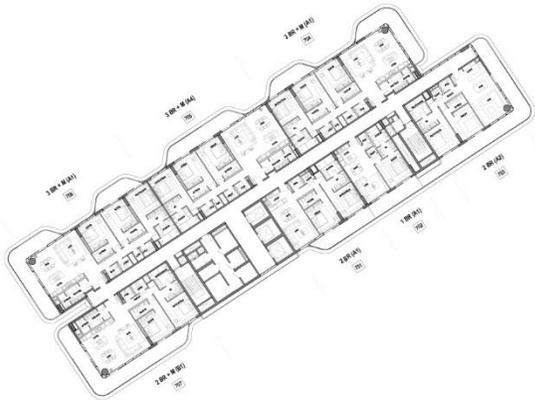# MEZZANNINE
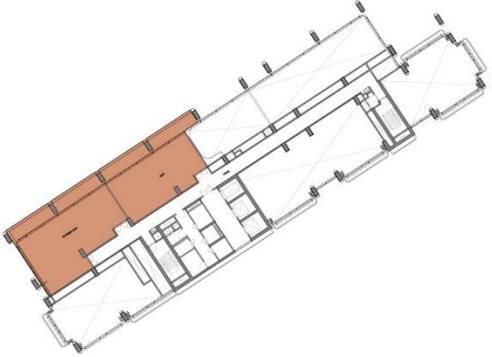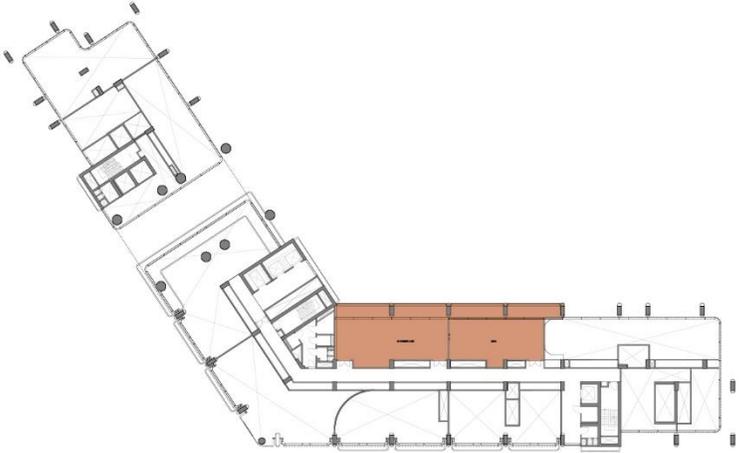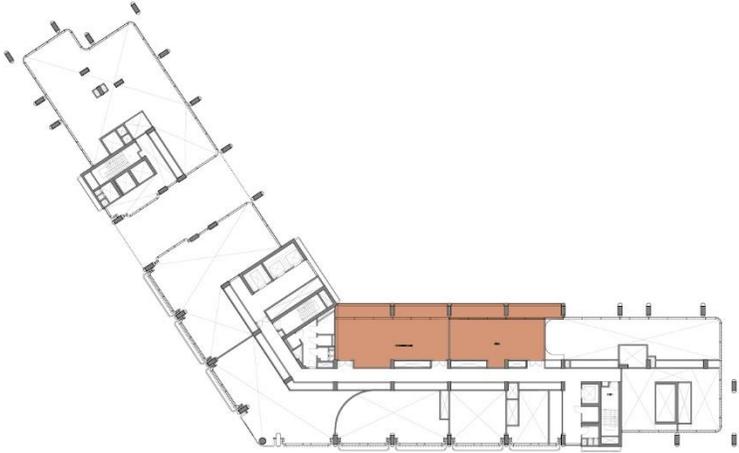
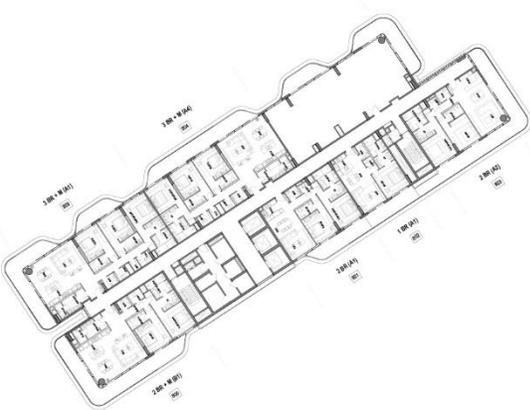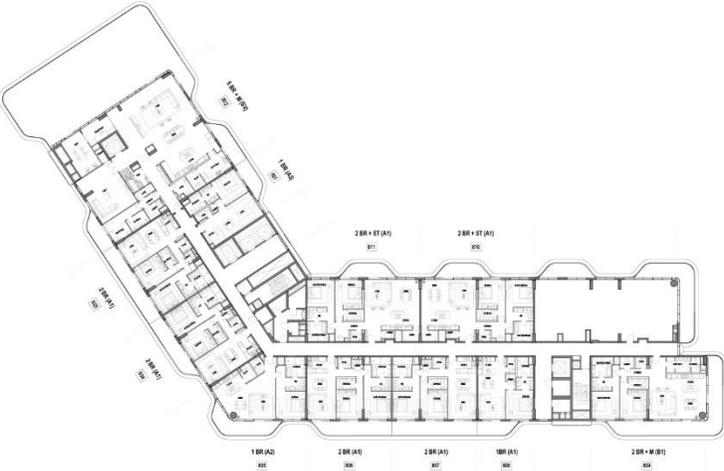# LEVEL 1
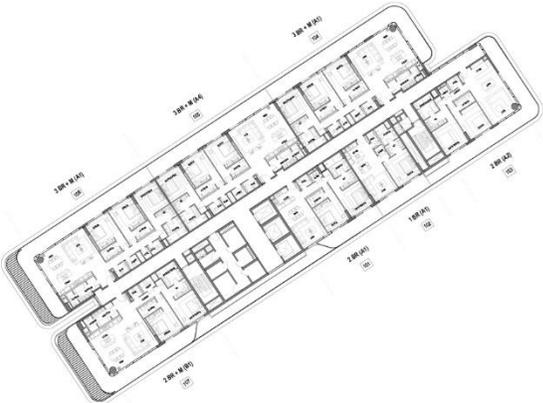
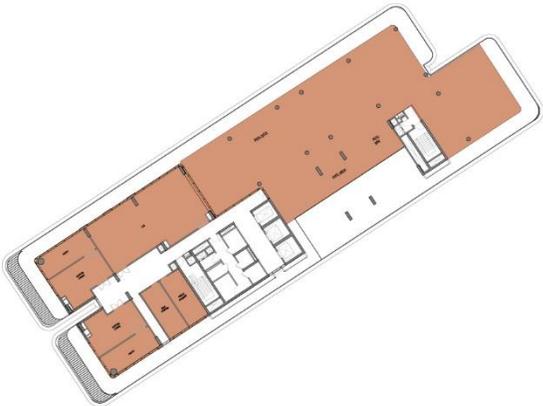# LEVEL 2
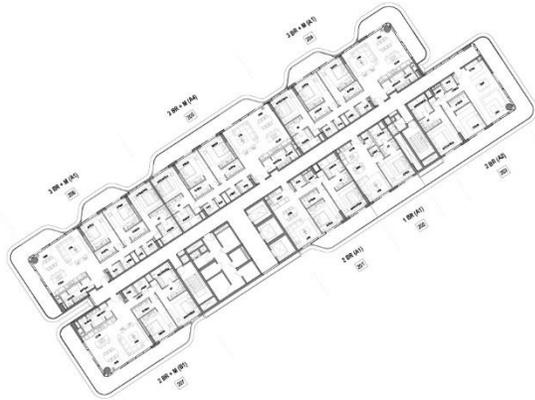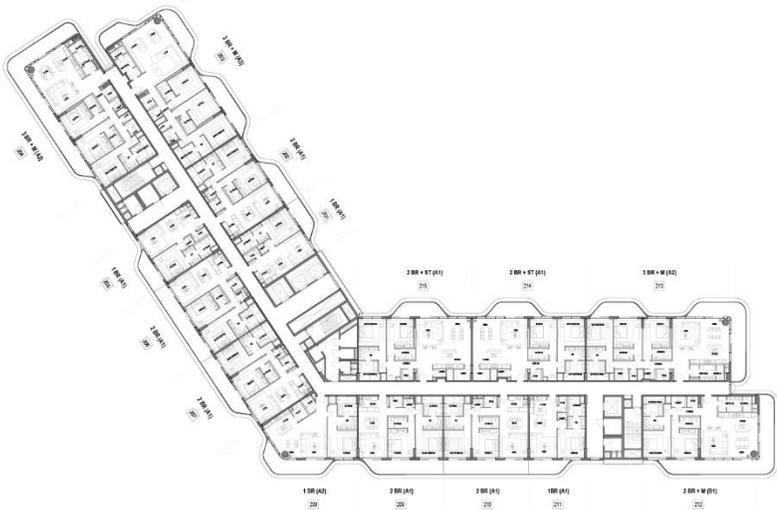
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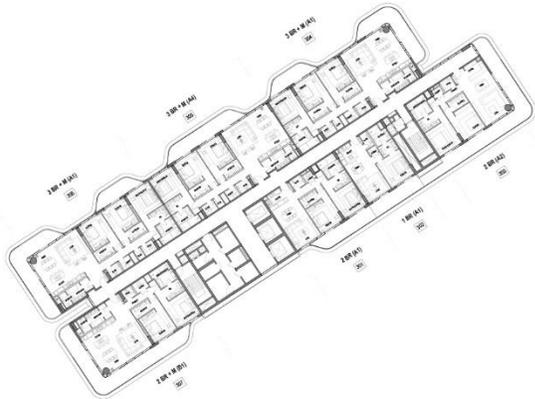
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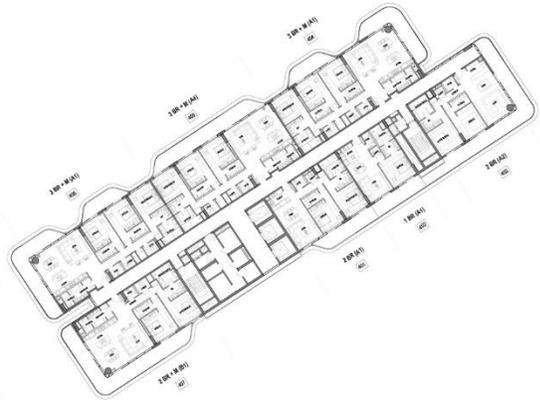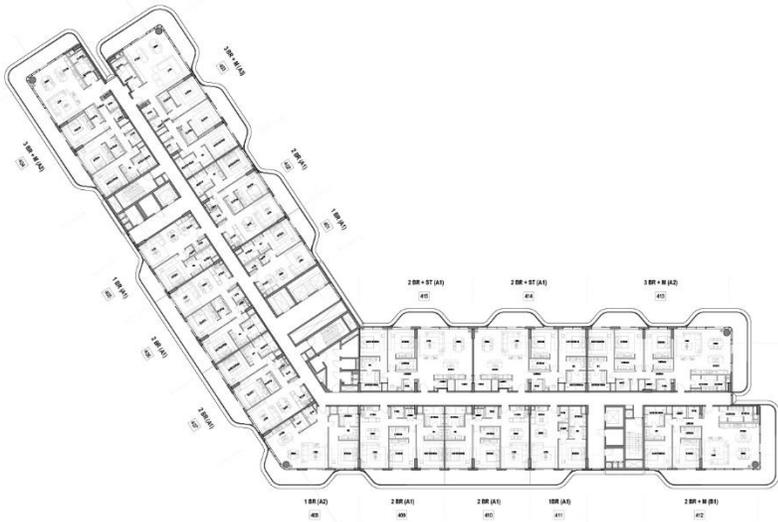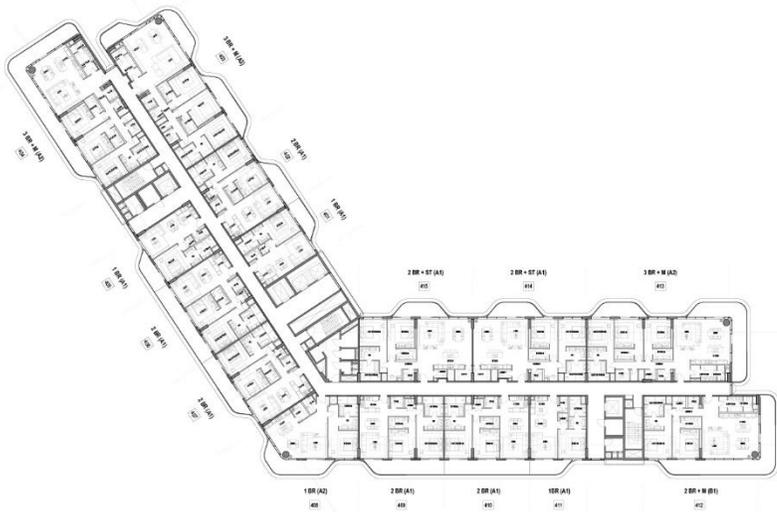
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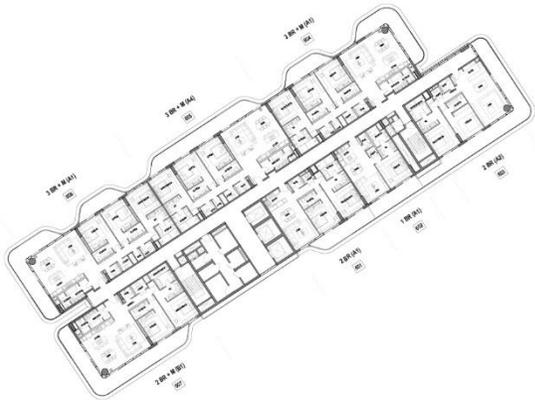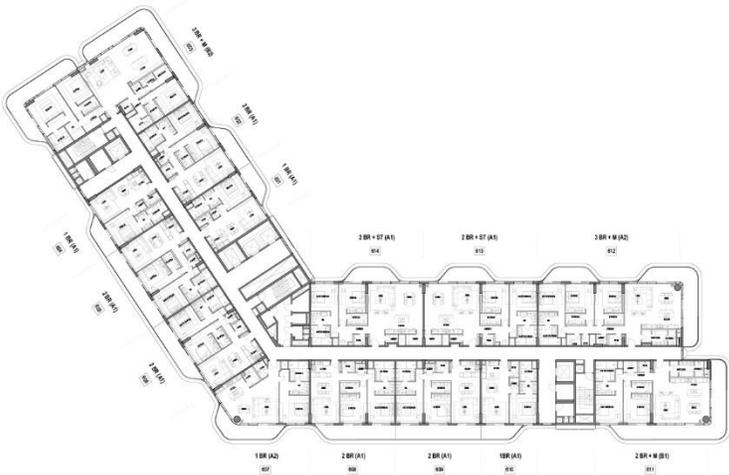
LEVEL 6

LEVEL 7

LEVEL 8

LEVEL 9

FINISHES

MATERIAL BOARD WARM

Accent wall tiles

Bathroom tile

Bedroom flooring

Entrance door laminate

General flooring

Accent sanitaryware

Laminate

Sanitaryware

Secondary door laminate

Shower partition

Soild surface

Wall and ceiling paint

Wall covering

MATERIAL BOARD LIGHT

Accent wall tiles

Bathroom tiles

Bedroom floor

Entrance door laminate

General flooring

Accent sanitaryware

Laminate

Sanitaryware

Secondary door laminate

Shower partition

Soild surface

Walls and ceiling paint

Wall covering

PAYMENT PLAN

Milestone	Payment Date	Instalment #	PP1- 65/35
Payment 1	On Booking	1	10%
Payment 2	31-Jan-25	2	10%
Payment 3	30-Sep-25	3	10%
Payment 4	31-May-26	4	15%
Payment 5	31-Jan-27	5	10%
Payment 6	30-Sep-27	6	10%
Handover	31-May-28	7	35%
			100%

AVAILABILITY

Unit Model	Total Units	Average Area	Average Balcony
1 Bed	70	105	19
2 Bed	94	152	32
2 Bed + S	32	179	21
2 Bed + M	24	229	67
3 Bed + M	59	281	80
Sky Villa	2	1288	473

PRICING

STARTING FROM
3.3 M

Unit type	Starting price (AED)
1 BED	3.3 M
2 BED	5.2 M
2 BED + STUDY	6 M
2 BED + MAID	7.5 M
3 BED + MAID	13 M

PSI.

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