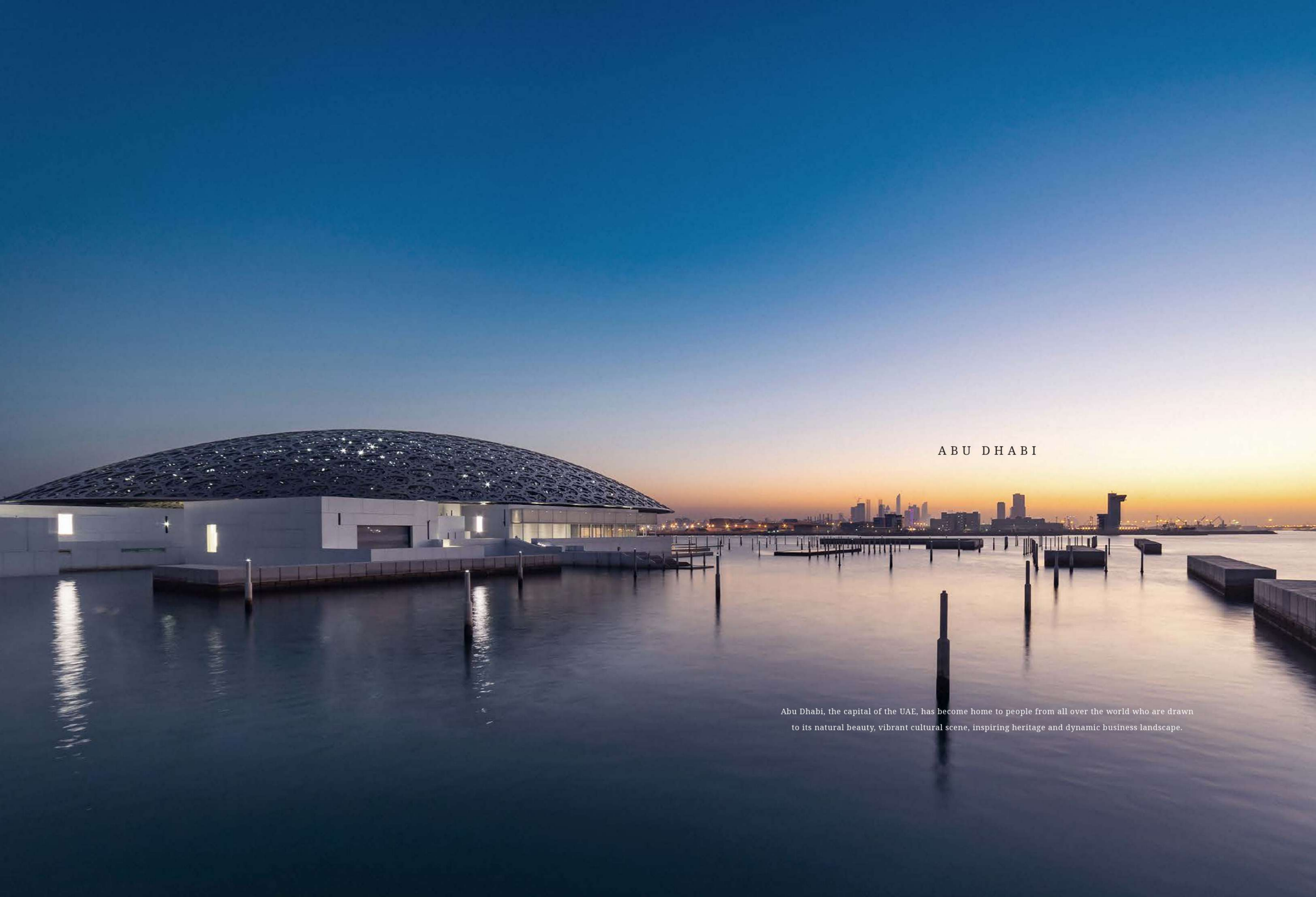




S A A D I Y A T  
R E S E R V E








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.






PART OF A BIGGER STORY

Own a precious piece of Saadiyat Island. A destination writing its own story through art, culture, nature and leisure.







SAADIYAT RESERVE

Find sanctuary on a rare stretch of Saadiyat Island, the crown jewel of Abu Dhabi.  
Design a home enriched by nature and culture. Close to untouched white sandy  
beaches, protected wildlife reserves and the capital's Cultural District.



COMMUNITY LIVING











Retreat to Saadiyat Reserve and live richly but lightly at the heart of the protected Saadiyat Island. Catch a matinee at the community amphitheatre. Pick up fresh ingredients at the central plaza market. Spend a morning patrolling the beach for turtles. Or an afternoon bird-watching in the mangroves. More active residents can get competitive on the court - tennis, basketball or volleyball. Workout at the indoor and outdoor gyms. Or exert some energy on the track, perfect for both running and cycling. For growing families, the internationally-acclaimed Cranleigh Abu Dhabi, Sorbonne Abu Dhabi and NYU Abu Dhabi are minutes away. While the award-winning Cleveland Clinic is nearby on the neighbouring Al Maryah Island.



SAADIYAT ISLAND








To become part of this island is to take pride in its preservation, and to keep it safe for generations to come. From the endless beaches to the sprawling mangroves, you'll share the best of Saadiyat Island with all kinds of wildlife. Species such as the endangered hawksbill turtle, Arabian oryx and houbara bustard bird, each protected by the Environment Agency Abu Dhabi (EAD). As the most sought-after destination in Abu Dhabi, you'll also enjoy an inspiring, cosmopolitan lifestyle on Saadiyat, with a selection of premier dining destinations, galleries, museums, malls and more.





## THE CULTURAL DISTRICT

Moments from Saadiyat Reserve awaits the capital's Cultural District. A treasure trove of local, regional and international art and culture, including The Louvre Abu Dhabi, The Guggenheim Abu Dhabi and Zayed National Museum. The museums were designed by Pritzker prize winning architects who have succeeded in turning the skyline into a masterpiece of its own.



YOUR SANCTUARY

This is a unique opportunity to design and build your home on Saadiyat Island.  
Make it your own with a choice of plot sizes and architectural designs.











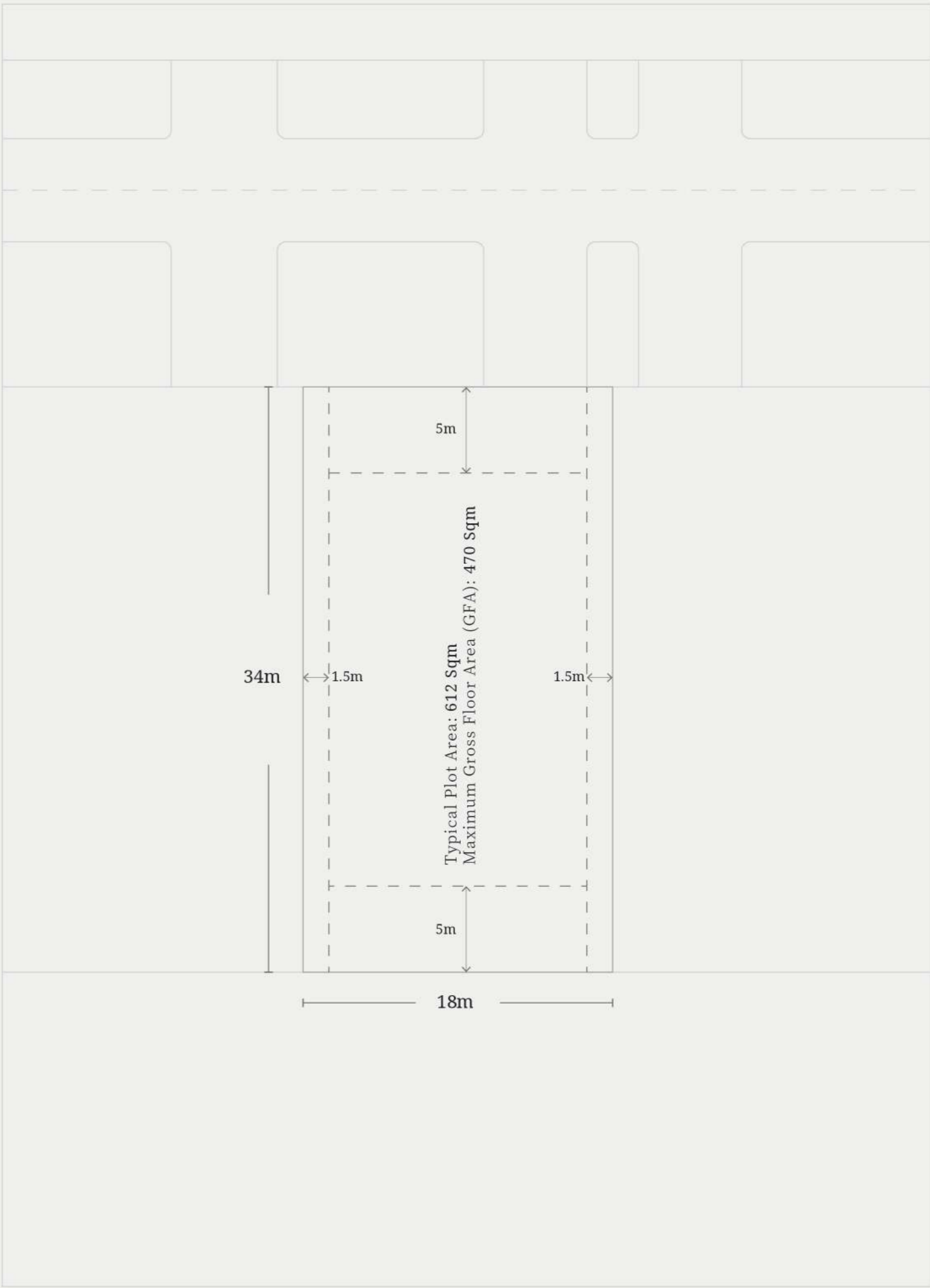








PLOT PLAN TYPE A



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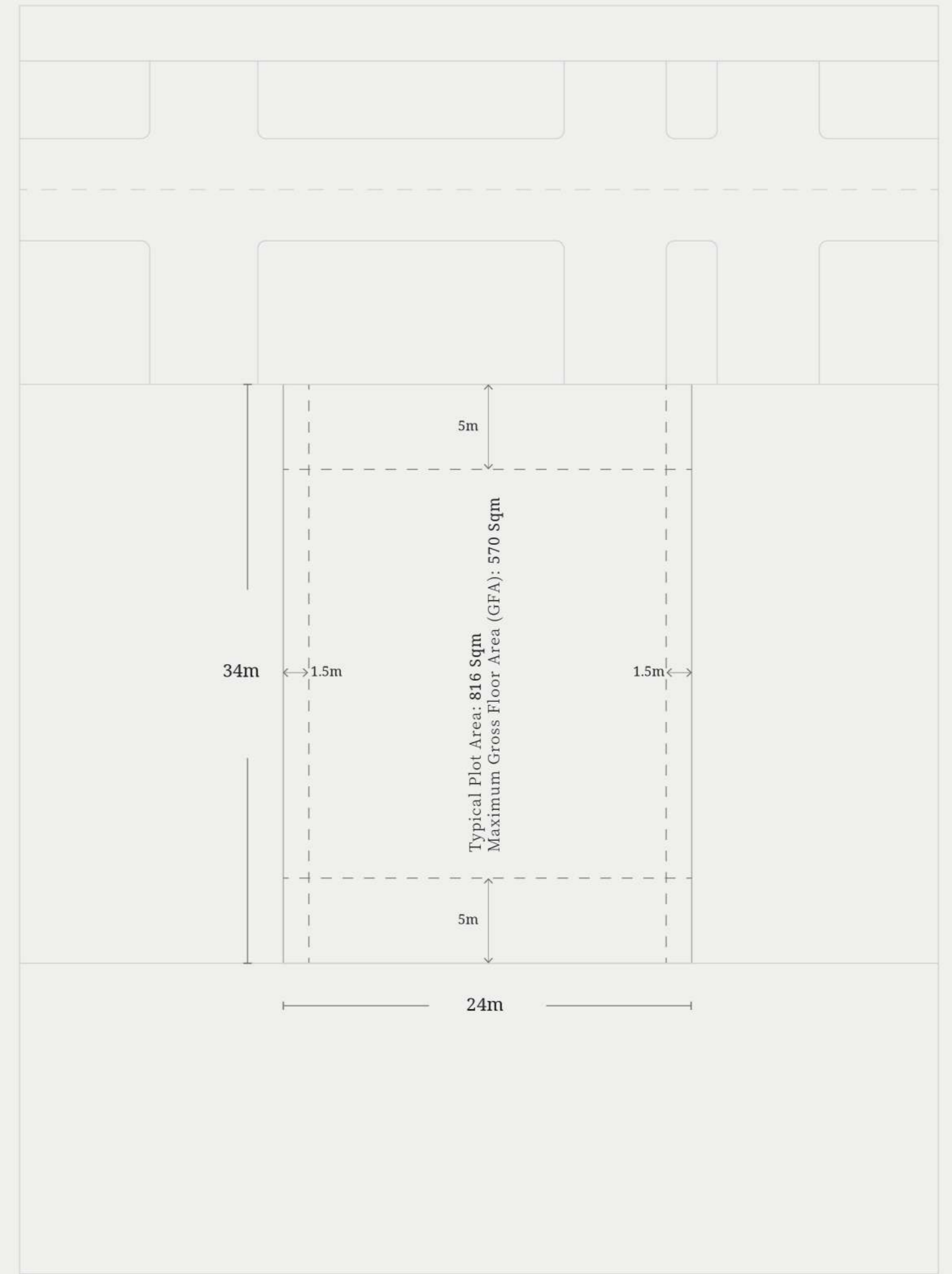








PLOT PLAN TYPE B



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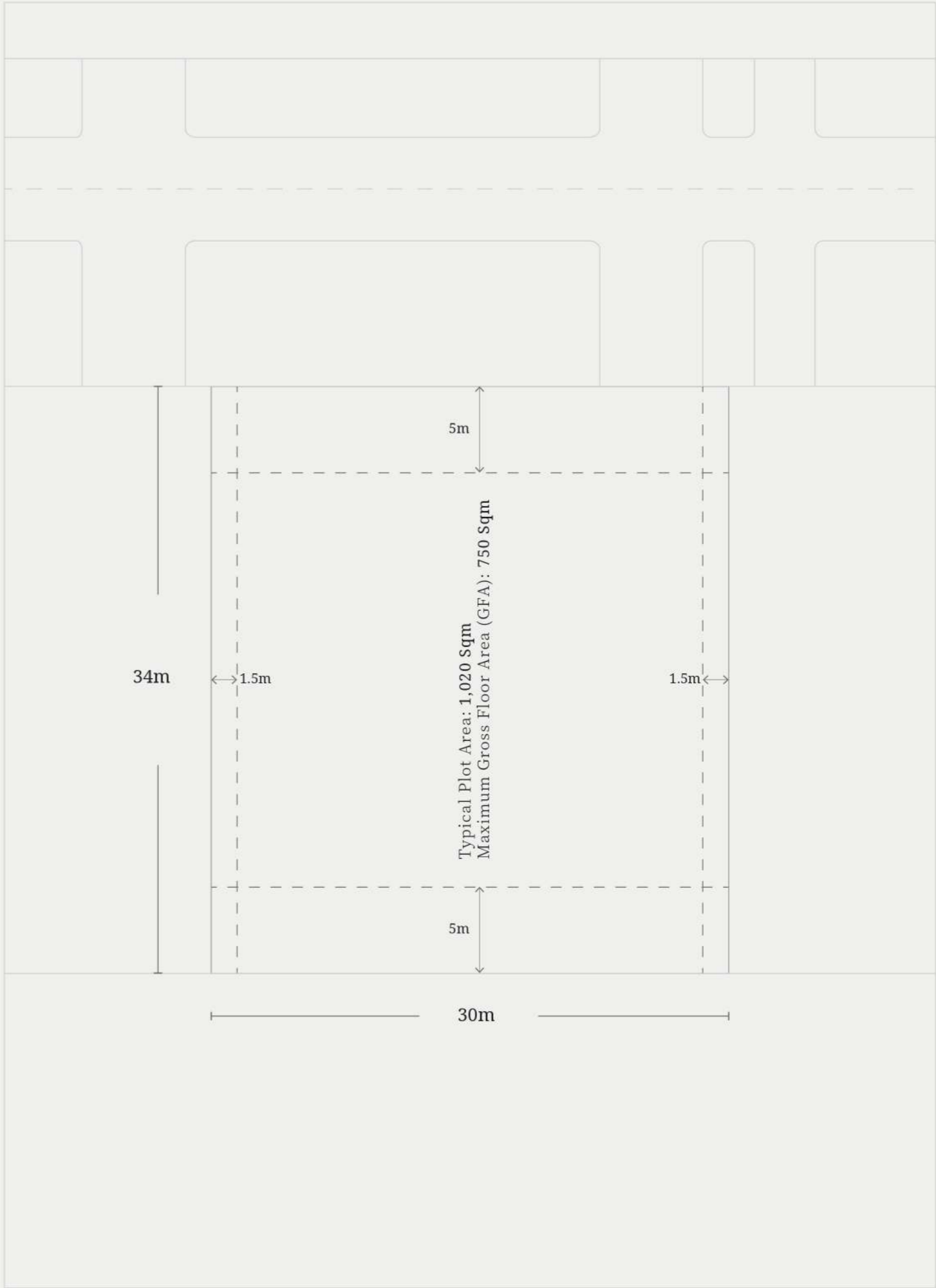








PLOT PLAN TYPE C



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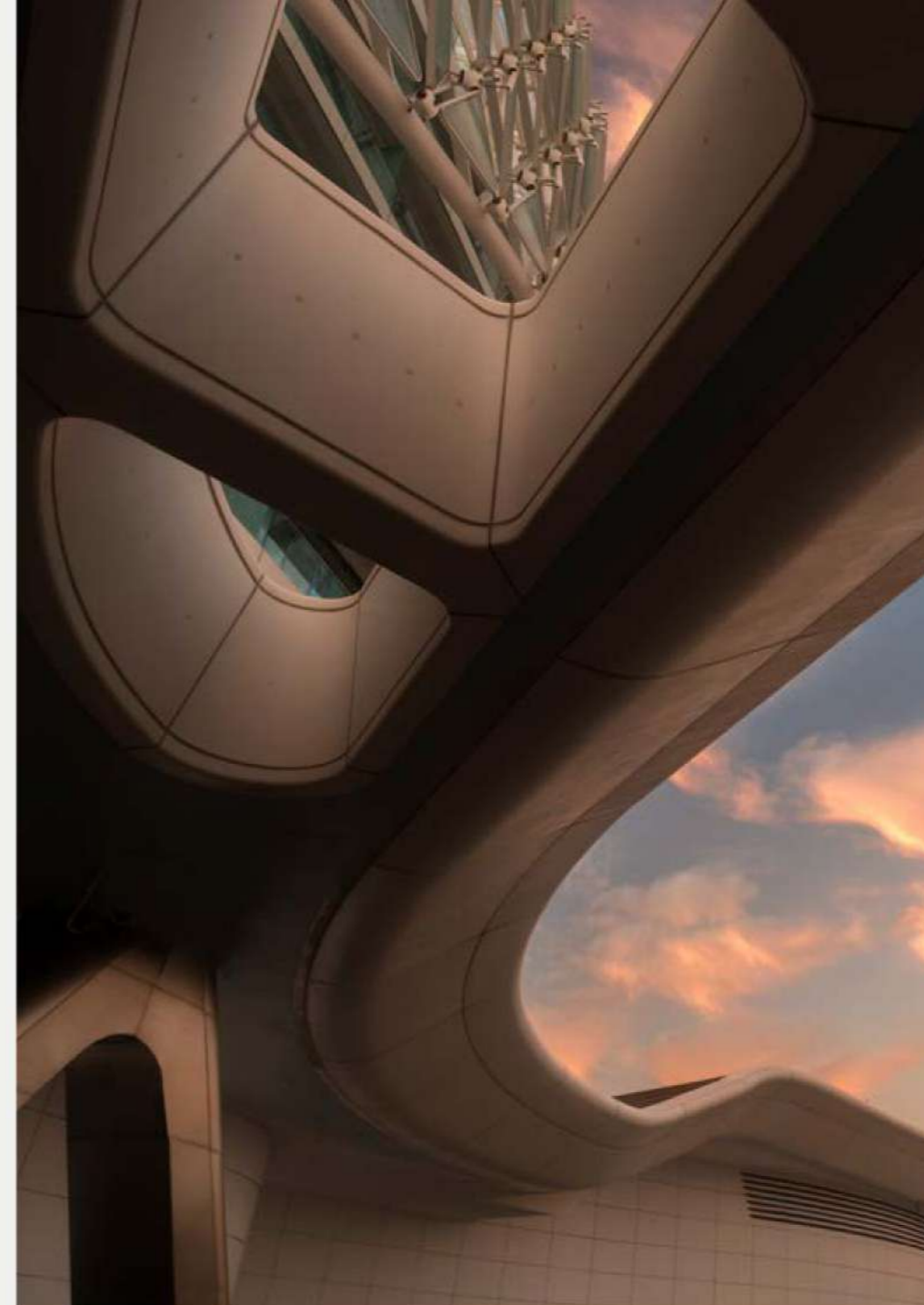




## Louvre Abu Dhabi

THE 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.



## YAS MARINA CIRCUIT

YAS LEISURE DRIVE

Feel the power of the F1 track from the stands. Or experience it on your own two wheels with the TrainYAS cycling experience.

## RESERVED FOR YOU

### JUMEIRAH HOTEL EXIT 14, SAADIYAT ISLAND

Relax into the island way of life, at this brand-new beachfront hotel.

### AL SAADIYAT MARINE NATIONAL PARK

Find harmony in nature. Explore the mangroves and discover hundreds of bird and marine species that call this home.

### WARNER BROS. WORLD™ ABU DHABI YAS ISLAND WEST EXIT

The new theme park features six different lands to explore, inspired by all your favourite Warner Bros. cartoons and DC superheroes.

### RIXOS HOTEL EXIT 14, SAADIYAT ISLAND

An opulent palace, perfect for a luxurious stay or play.

### 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.

### MANARAT AL SAADIYAT CULTURAL DISTRICT, SAADIYAT ISLAND

Inspire yourself with a dazzling collection of exhibitions and workshops.

### 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.

### ZAYA NURAI ISLAND 10 MINUTE BOAT RIDE FROM SAADIYAT ISLAND

Your own slice of paradise is just a boat ride away.









## IN TOUCH WITH NATURE

As a resident of Saadiyat Reserve, you'll share your community with a number of beautiful animals who also call this natural island home. Saadiyat's sandy dunes, dense mangroves and rolling golf course greens provide a safe habitat for a variety of birds, mammals and reptiles. Many of which are the last of their kind.

Which is why conservation is such an important factor of life on Saadiyat Island. A number of organisations work tirelessly to protect these vulnerable species. Including the Environment Agency Abu Dhabi (EAD) who look after more than 50,000 animals across the Emirate.

Under their care, the once endangered Arabian oryx has made a remarkable comeback. 26,000 of the previously endangered houbara bustard bird have been bred and released. The notoriously elusive dugong has seen a rise in numbers off the shores of Abu Dhabi. And on Saadiyat Island, the endangered Hawksbill Sea Turtle has found home.

The population of these turtles had declined by eighty percent in the past century. But now, in the EAD protected sand dunes alongside Saadiyat Beach, the once critically-endangered turtles have found a safe nesting place to return to every year and lay their eggs.

It's not just the EAD who care for them. During hatching season, local volunteers patrol the beach at dawn; spotting and protecting nests, watching hatchlings make their way to the ocean and helping to rescue those that wash up. The patrol is a heart-warming show of solidarity.

A community coming together to make an uncertain future much more hopeful. To join the patrol or to find out how you can do your bit for the wildlife of Saadiyat Island, visit [connectwithnature.ae](http://connectwithnature.ae).











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