

















func and elegant living Townhouses Experience the perfect balance of form and function in our carefully designed 3-bedroom and 4-bedroom townhouses, which seamlessly integrate with the natural surroundings of Murjan Al Saadiyat. Positioned around the central park, our 4-bedroom units offer direct access to the park, while our 3-bedroom units are nestled on secondary streets. Each townhouse features a private courtyard, providing a tranquil and serene space to unwind. Clustered in groups of four, our townhouses have private parking spaces and additional guest parking on the street level nearby. The ground floor's open-plan layout and double-height void spaces fill each townhouse with abundant natural light and ample space. A dedicated guest master bedroom on the ground floor adds an extra touch of convenience. Glass facades provide stunning views of the surrounding landscape while infusing natural light throughout the day. An elegant staircase leads to the first floor, with a spacious store area seamlessly hidden beneath the steps. All of our townhouses boast luxurious finishes while creating inviting and natural living spaces.

SUDT and elegance

Subtlety and Elegance

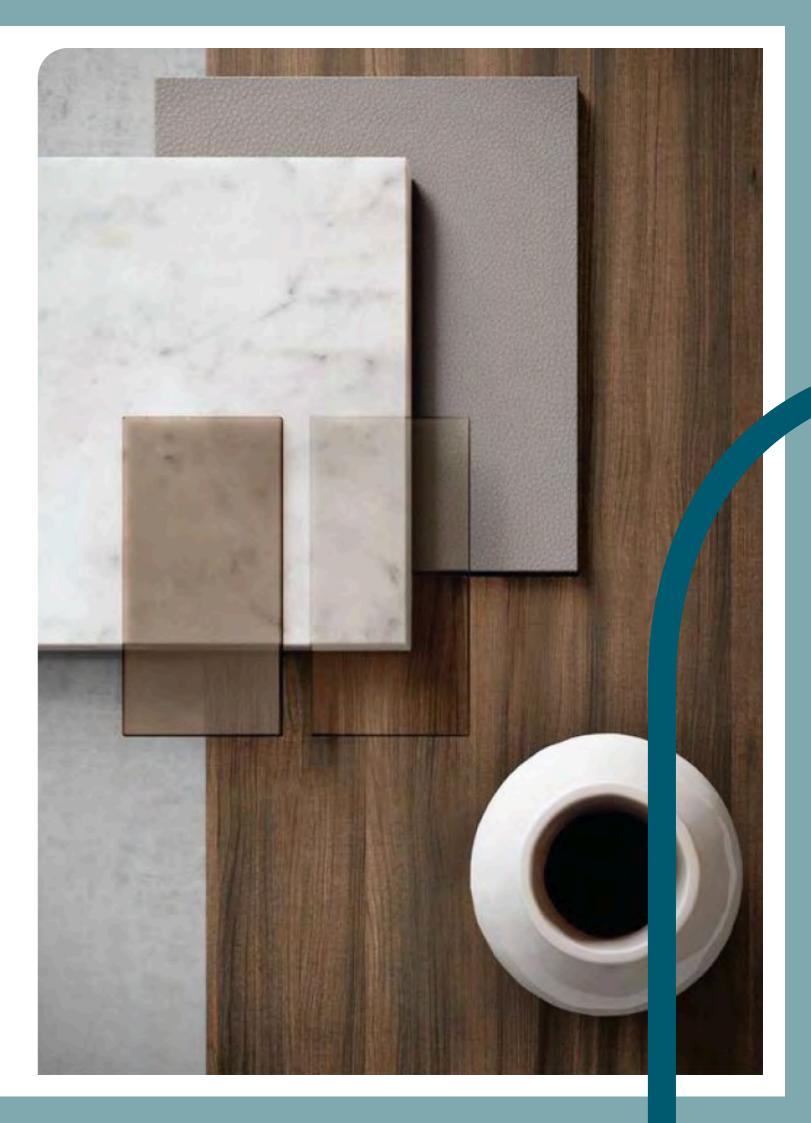
Subtlety of visual elements like texture and colour, complemented by abundance of natural light through skylights and double height glass panels add elegance to the internal spaces. The usage of warm neutral colours along with uniform textures make the interiors balanced and harmonious, which gives flexibility to the end user to personalise spaces to any level of contrast they would like.



- 1. Wooden finishes
- 2. Paint texture

- 3. Flooring
- 4. Wardrope finishes

- 5. Quartz counter top finish
- 6. Panel texture

















3 BEDROOM TOWNHOUSE (TC 1)

PHASE 1 & 2

Our three-bedroom townhouses have an open-plan layout on the ground floor. Floor-to-ceiling glass façades ensure natural light infusion throughout the day, as well as stunning views to the outside. In addition, an elegant staircase leads to the first floor, with a seamlessly hidden spacious storage area beneath the steps of that staircase.



Double-height void spaces provide ample light and space.



This townhouse has two parking spaces. Additionally, there are ample guest parking spaces available at street level in the vicinity of each townhouse.



A private courtyard, and a guest master bedroom on the ground floor.





Ground Floor Plan

144 SQUARE METERS

First Floor Plan











3 BEDROOM TOWNHOUSE (TC 2)

PHASE 1

Our three-bedroom townhouses have an open-plan layout on the ground floor. Floor-to-ceiling glass façades ensure natural light infusion throughout the day, as well as stunning views to the outside. In addition, an elegant staircase leads to the first floor, with a seamlessly hidden spacious storage area beneath the steps of that staircase.



Double-height void spaces provide ample light and space.



This townhouse has two parking spaces. Additionally, there are ample guest parking spaces available at street level in the vicinity of each townhouse.



A private courtyard, and a guest master bedroom on the ground floor.





B.

Ground Floor Plan

144 SQUARE METERS

First Floor Plan





D.

Gound Floor Plan

144 SQUARE METERS

First Floor Plan











3 BEDROOM TOWNHOUSE (TC 3)

PHASE 1

Our three-bedroom townhouses have an open-plan layout on the ground floor. Floor-to-ceiling glass façades ensure natural light infusion throughout the day, as well as stunning views to the outside. In addition, an elegant staircase leads to the first floor, with a seamlessly hidden spacious storage area beneath the steps of that staircase.



Double-height void spaces provide ample light and space.



This townhouse has two parking spaces. Additionally, there are ample guest parking spaces available at street level in the vicinity of each townhouse.



A private courtyard, and a guest master bedroom on the ground floor.



272 SQUARE METERS

B.

A.

C. D.

C.

Ground Floor Plan

144 SQUARE METERS

First Floor Plan





D.

Ground Floor Plan

144 SQUARE METERS

First Floor Plan











3 BEDROOM TOWNHOUSE (TC 4)

PHASE 1

Our three-bedroom townhouses have an open-plan layout on the ground floor. Floor-to-ceiling glass façades ensure natural light infusion throughout the day, as well as stunning views to the outside. In addition, an elegant staircase leads to the first floor, with a seamlessly hidden spacious storage area beneath the steps of that staircase.



Double-height void spaces provide ample light and space.



This townhouse has two parking spaces. Additionally, there are ample guest parking spaces available at street level in the vicinity of each townhouse.



A private courtyard, and a guest master bedroom on the ground floor.





Ground Floor Plan

144 SQUARE METERS

First Floor Plan





C.

Ground Floor Plan

144 SQUARE METERS

First Floor Plan





D.

Ground Floor Plan

144 SQUARE METERS

First Floor Plan











4 BEDROOM TOWNHOUSE (TC 4)

PHASE 1

Our four-bedroom townhouses have an open-plan layout on the ground floor. The floor-to-ceiling glass façade ensures natural light infusion throughout the day, as well as stunning views to the outside, especially the community pool, kids' play area and the landscaped surroundings. In addition, an elegant staircase leads to the first floor, with a seamlessly hidden spacious store area beneath the steps of that staircase.



Double-height void spaces provide ample light and space.



This townhouse has two carports and ample guest parking spaces nearby, with at least three parking spaces for the 4-Bedroom townhouses.



It has a private courtyard, a guest master bedroom on the ground floor and is adjacent to the central park.



Luxurious finishings are provided throughout these townhouses.

4 Bedroom Townhouse Area



B.

Ground Floor Plan

157 SQUARE METERS

First Floor Plan











3 BEDROOM TOWNHOUSE (TC 5)

PHASE 1 & 2

Our three-bedroom townhouses have an open-plan layout on the ground floor. Floor-to-ceiling glass façades ensure natural light infusion throughout the day, as well as stunning views to the outside. In addition, an elegant staircase leads to the first floor, with a seamlessly hidden spacious storage area beneath the steps of that staircase.



Double-height void spaces provide ample light and space.



This townhouse has two parking spaces. Additionally, there are ample guest parking spaces available at street level in the vicinity of each townhouse.



A private courtyard, and a guest master bedroom on the ground floor.



Luxurious finishings are provided throughout these townhouses.

. В.

3 Bedroom Townhouses Area



Ground Floor Plan

144 SQUARE METERS

First Floor Plan





B.

Ground Floor Plan

144 SQUARE METERS

First Floor Plan











6 BED VILLA TYPE A

This 6-bedroom villa Type A is a rooftop terrace paradise, in the third row, with stunning sea views from its rooftop terrace.

Ground Floor:



Private pool with pool deck and lounge.



Elegant water feature at the entrance with a focal tree.



Shaded barbeque space for outdoor dining with a bar counter for entertainment with a focal tree.



Convenient service entry from the side.



Complete floor-to-ceiling glass façades on the East and West elevations to ensure natural light infusion from sunrise to sunset.



A private lift servicing all the floors of the Villa from the basement to the rooftop.



Ample guest parking spaces on street level.



A private and secure entry to the Villa section of the compound.



Ultra-luxurious finishings are provided throughout this villa.

Roof floor:



Spacious lawn area with beautiful sea views and a focal water feature for a serene atmosphere.



Elegant outdoor dining area with a counter and comfortable seating for a relaxed experience.



View deck with comfortable seating, perfect for taking in the breath-taking views.

Ground Floor Plan



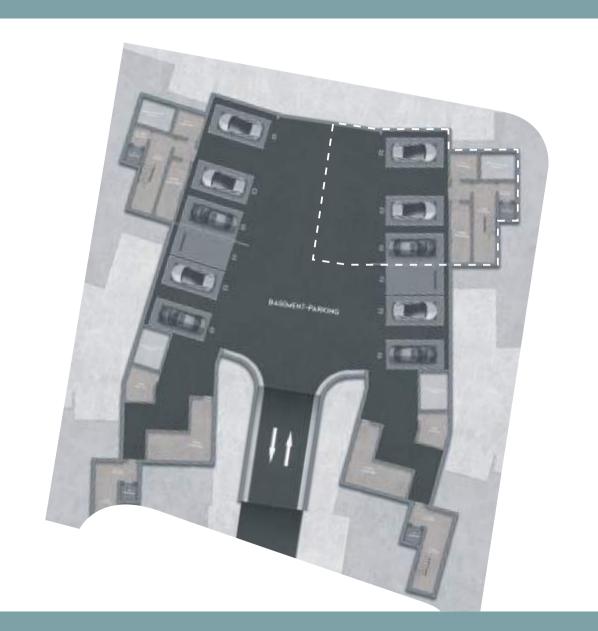
First Floor Plan



Roof Top Floor Plan



Basement Floor Plan









6 BED VILLA TYPE B

The 6-bedroom villa Type B, also known as the garden villa, is situated at the far end of the beachfront, close to the townhouses. Here are the key features of its ground floor:



Private pool.



Spacious pool deck.



Convenient barbeque and service counter.



Impressive focal tree.



Stunning entry water feature.



Lush lawn with a trail of stepping stones and planting with a water feature installation.



Complete floor-to-ceiling glass façade on the East and West elevations to ensure natural light infusion from sunrise to sunset.



A private lift servicing all the floors of the Villa from the basement to the roof.



Ample guest parking on street level.



A private and secure entry and exit to the Villa section within the compound.



Ultra-luxurious finishings are provided throughout this villa.

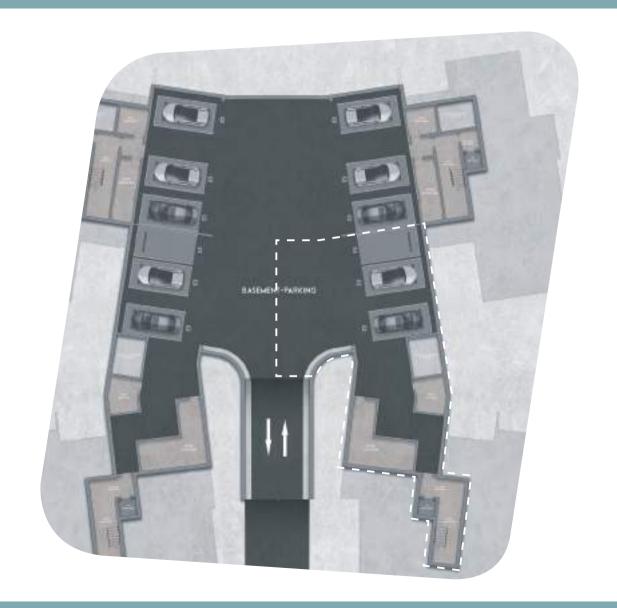
Ground Floor Plan



First Floor Plan



Basement Floor Plan









7 BED VILLA TYPE A

Nestled directly on the beachfront with stunning views of the Arabian Gulf, 7-bedroom Villa Type A is the epitome of luxury living in this development. Designed with meticulous attention to detail, this villa reveals a range of stunning features and amenities, including:



An elegant entry water feature that sets the tone for the rest of the villa.



A focal tree that provides a beautiful natural element to the outdoor space.



A private seating deck for intimate gatherings or quiet moments of relaxation.



An open lawn perfect for outdoor activities and games along with a pool lounge to relax.



A stunning infinity-edge pool that merges seamlessly with the Gulf.



A shaded barbeque area for al fresco dining and entertaining.



A discreet service entry to maintain the villa's privacy and exclusivity.



Complete floor-to-ceiling glass façades on the East and West elevations to ensure natural light infusion from sunrise to sunset.



A private lift servicing all the floors of the villa from the basement to the roof.



Ample parking spaces for guests on the street level.

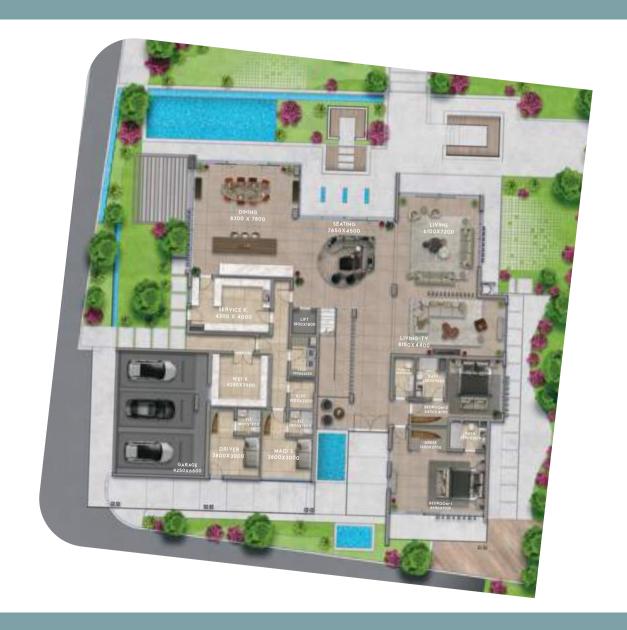


A private and secure entry and exit to the Villas section within the compound.



Ultra-luxurious finishings are provided for this Villa.

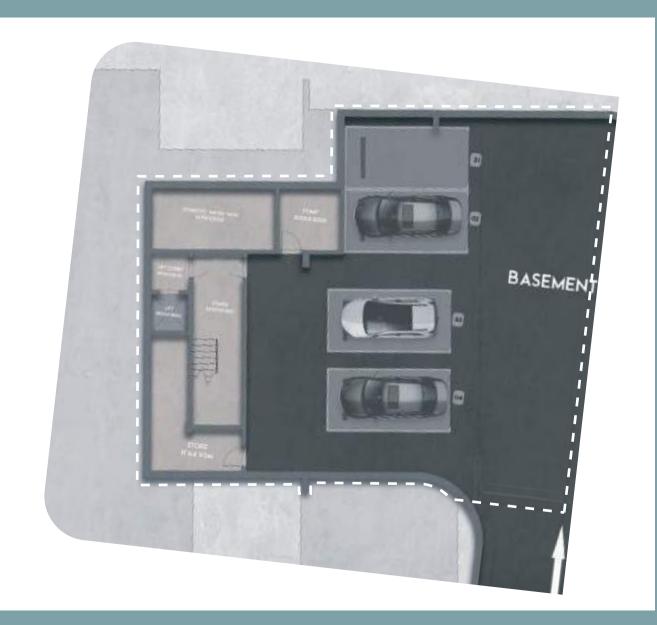
Ground Floor Plan



First Floor Plan



Basement Floor Plan









7 BED VILLA TYPE B

The 7-bedroom Villa Type B, known as the rooftop pool villa, reveals a unique design that sets it apart from the other villas in the development. Located behind the beach villa, this type is elevated 1.2 meters above the beach villa's finished floor level. It features a rooftop terrace with a pool providing unobstructed beach and sea views.

The villa is designed with both the ground and roof floors in mind, each with its distinct features:

Ground Floor:



A beautiful entry water feature to welcome you home.



A spacious open lawn for outdoor activities and relaxation with a shaded barbeque counter for outdoor cooking and entertaining.



A deck with seating for comfortable outdoor living along with stepping stones with plants to create a natural and serene environment.



A convenient service entry for staff and deliveries.



Complete floor-to-ceiling glass façades on the East and West elevations to ensure natural light infusion from sunrise to sunset.



A private lift serving all the floors of the villa from the basement to the roof.



Ample guest parking on street level.



A private and secure entry and exit to the Villas section within the compound.



Ultra-luxurious types of finishings are provided for this villa.

Roof floor:



A stunning infinity pool to soak in the breath-taking views along with a pool deck to enjoy the sun and the pool.



Seating with a pergola leading onto another open lawn for even more outdoor space.



A barbecue and service counter for rooftop entertaining.

Ground Floor Plan



First Floor Plan



Rooftop Floor Plan



Basement Floor Plan

