



MANDARIN ORIENTAL

THE RESIDENCES

SAADIYAT CULTURAL DISTRICT ABU DHABI



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A LANDMARK PARTNERSHIP

Mandarin Oriental is the award-winning owner and operator of some of the world's most luxurious hotels, resorts and residences. Renowned for creating outstanding properties, each destination reflects the Group's dual Asian heritage, local culture and unique design. The Group now operates 41 hotels, 12 residences and 24 exclusive homes in 26 countries and territories with many more projects under development.






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SAADIYAT CULTURAL DISTRICT - WHERE LUXURY MEETS LEGACY

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, surrounded by world-class museums like the Louvre and the upcoming Guggenheim Abu Dhabi.

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

06

TEAMLAB PHENOMENA
ABU DHABI





A NEW WAY OF LIVING

Mandarin Oriental Residences in Saadiyat Cultural District is set to be one of Abu Dhabi's most sought-after addresses, offering luxury living with direct access to iconic cultural landmarks. Residents will experience the legendary service and sophistication Mandarin Oriental is known for, in the city's most vibrant neighbourhood.



**Computer-generated images*

A computer-generated image of a modern rooftop terrace at dusk. The terrace is furnished with a dining table and chairs, lounge sofas, and a small table with drinks. In the background, there are several futuristic, curved buildings with a grid-like facade, illuminated from within. The sky is a deep blue with some clouds, and a city skyline is visible in the distance. The overall atmosphere is sophisticated and contemporary.

226 EXCLUSIVE 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*



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KEY FACTS

TYPES OF UNITS

1-4 BR RESIDENCES

5 BR PENTHOUSE

NO. OF UNITS

226 UNITS

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





**Computer-generated images*

AMENITIES



**Computer-generated images*

FACILITIES AND AMENITIES:

Mandarin Oriental Residences, Saadiyat Cultural District, Abu Dhabi (The Residences) is centrally situated within the cultural district, offering views of the Sheikh Zayed National Museum and a comprehensive array of amenities, detailed below:

- Licensed Outlets
- Communal working spaces
- Squash Courts
- Concierges
- Conference Rooms
- Pet Grooming Rooms
- Cinemas
- Indoor Kids Clubs
- Game Rooms
- Private Dining Rooms
- Indoor & Outdoor Pools
- Kids Pools
- Indoor Gyms
- Male & Female Salons
- Spas
- Fitness Studios
- Residents Lounges
- Opulent Hotel-Style Lobbies
- Estidama Pearl

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



**Computer-generated images*

SERVICES:

- Private Dining & Catering*
- Tailored Home Design Services*
- Housekeeping & Laundry Services*
- 24/7 Security*
- Concierge Services*
- Event Planning With Access To Event Spaces*
- Private Chef
- Travel Planning*
- Private Yoga & Meditation Classes*
- Luxury Transportation*
- Children's Programs*

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



**Computer-generated images*



FLOOR PLANS

**Computer-generated images*

1-BR



UNIT TYPE LAYOUTS MAY VARY BY DESIGN CATEGORY

2-BR+ MAID



UNIT TYPE LAYOUTS MAY VARY BY DESIGN CATEGORY

3-BR + MAID



UNIT TYPE LAYOUTS MAY VARY BY DESIGN CATEGORY

FLOOR PLATES



**Computer-generated images*

TOWER1
LEVEL 03 GA PLAN



- 1BED
- 2 BED
- 2 BED+ MAID
- 3 BED
- 3 BED+ MAID
- 3 BED+ MAID+ STUD
- 4BED+MAID
- PENTHOUSE

TOWER2
LEVEL 03 GA PLAN



- 1BED
- 2 BED
- 2 BED+ MAID
- 3 BED
- 3 BED+ MAID
- 3 BED+ MAID+ STUD
- 4BED+MAID
- PENTHOUSE

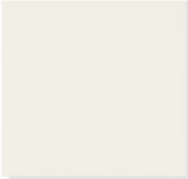


FINISHES

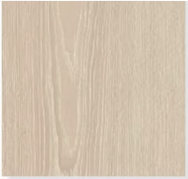
Throughout the development, natural materials blended with organic contours create a timeless appeal where light flows beautifully, and natural woods add warmth and character alongside metal accents offering a modern flair to the surroundings.

**Computer-generated images*

LIGHT SCHEME



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



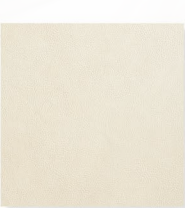
INTERIOR DOOR & HARDWARE WOOD VENEER & AGED BRONZE



WARDROBE DOOR RIBBED LEATHER



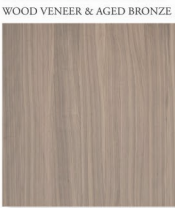
WARDROBE INTERIOR MELAMINE



WARDROBE DRAWER INTERIOR LEATHER



WARDROBE GLASS ETCHED STOP SOL 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

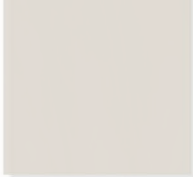
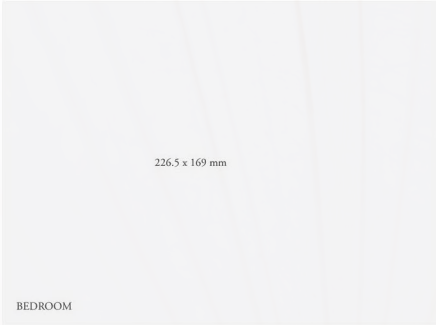


**Computer-generated images*

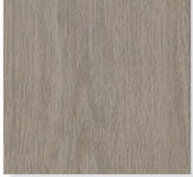


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DARK SCHEME



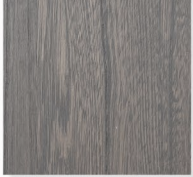
GENERAL WALL & CEILING PAINT



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



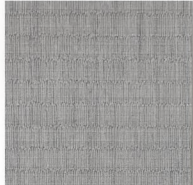
BATHROOM PARTITION FLUTED GLASS



INTERIOR DOOR & HARDWARE WOOD VENEER & SMOKED BROI



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



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BATHROOM TUB, WALL & FLOOR NATURAL STONE



BATHROOM FEATURE WALL NATURAL STONE



**Computer-generated images*



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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%



**Computer-generated images*



**Computer-generated images*

AVAILABILITY

Unit Model	Total Units	Average Area (sqm)	Avg Balcony Area (sqm)
1 Bed	102	103	22
2 Bed	20	204	58
2 Bed + M	64	215	55
3 Bed + M	22	249	52
3 Bed + M Large - with pool	14	576	300
4 Bed + M - with pool	2	644	356
5 Bed + M - Penthouse with pool	2	2,026	1,190
Total	226		

PRICING

Unit Model	Average Price (M AED)
1 Bed	6.2
2 Bed	12.2
2 Bed + M	16.6
3 Bed + M	25.2
3 Bed + M Large - with pool	42.1
4 Bed + M - with pool	TBC
5 Bed + M - Penthouse with pool	TBC



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DISCLAIMER

Mandarin Oriental Residences, Saadiyat Cultural District, Abu Dhabi (The Residences) are not developed, sponsored, owned, offered or sold by Mandarin Oriental Hotel Group or any affiliate thereof (MOHG), and MOHG makes no representation, warranty or guaranty of any kind regarding The Residences. The developers and owners of The Residences use the Mandarin Oriental name and trademarks subject to the terms of revocable licenses from MOHG which may expire or be terminated.



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