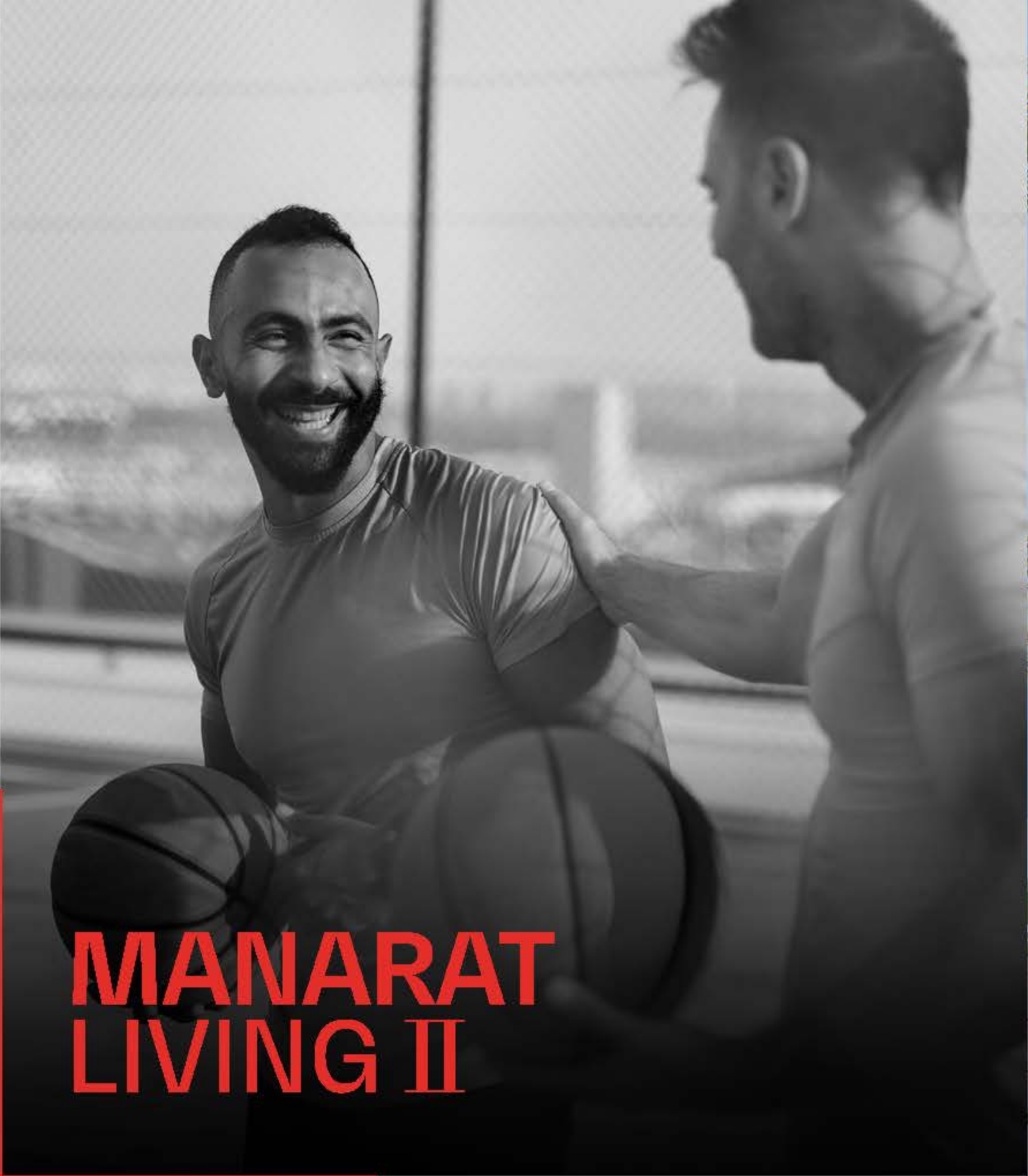




**MANARAT
LIVING II**



**IT
STARTS
HERE**

A **FIRST-OF-ITS-KIND** CONCEPT



Aldar's Living Brand is a unique design concept for people who live without compromise. These are bold new communities that allow you to create your perfect home, with access to inspiring spaces, modern amenities and distinctive styling. Be part of the next exciting release of homes at Manarat Living on Saadiyat Island.

BROUGHT TO YOU BY ALDAR

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make this country feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people like to live, in homes that brim with everything they love.





THIS IS ABU DHABI

Abu Dhabi is a city with a difference. Its natural beauty, inspiring heritage, and dynamic business landscape are complemented by a bold and buzzing cultural scene that draws people from all over the world. Art, design, style, and creativity—it all starts here.

SAADIYAT ISLAND LIVING

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.



An aerial night-time rendering of the Saadiyat Grove development. The image shows a dense cluster of modern, multi-story buildings with illuminated windows and facades. The architecture is contemporary, with flat roofs and large glass panels. The buildings are interspersed with lush greenery, including palm trees and other tropical plants. A prominent feature is a large, circular fountain or plaza area in the center, surrounded by water. In the background, two tall, slender towers with a unique, tapering design are illuminated with a warm, orange glow. The overall scene is vibrant and futuristic, showcasing a high-end urban environment.

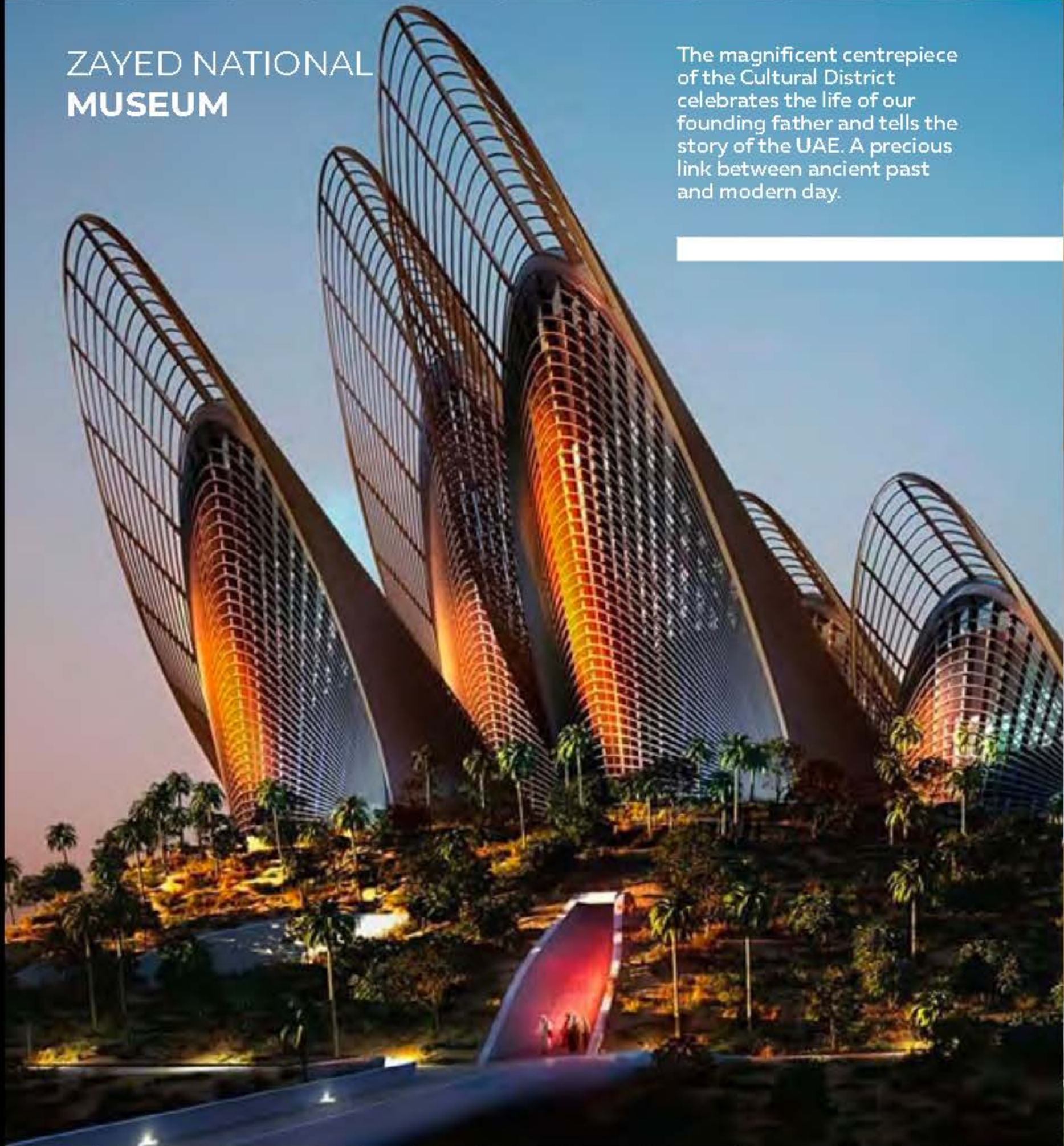
SAADIYAT
GROVE

A GROVE LIKE NO OTHER

Experience something different every day at Saadiyat Grove. It's an ever-evolving, ever-invigorating destination at the heart of the island that makes inspiring art and culture a part of life. Interactive artworks and digital murals surround you, exquisite style is reflected in every window, and the food is an experience in and of itself.

ZAYED NATIONAL MUSEUM

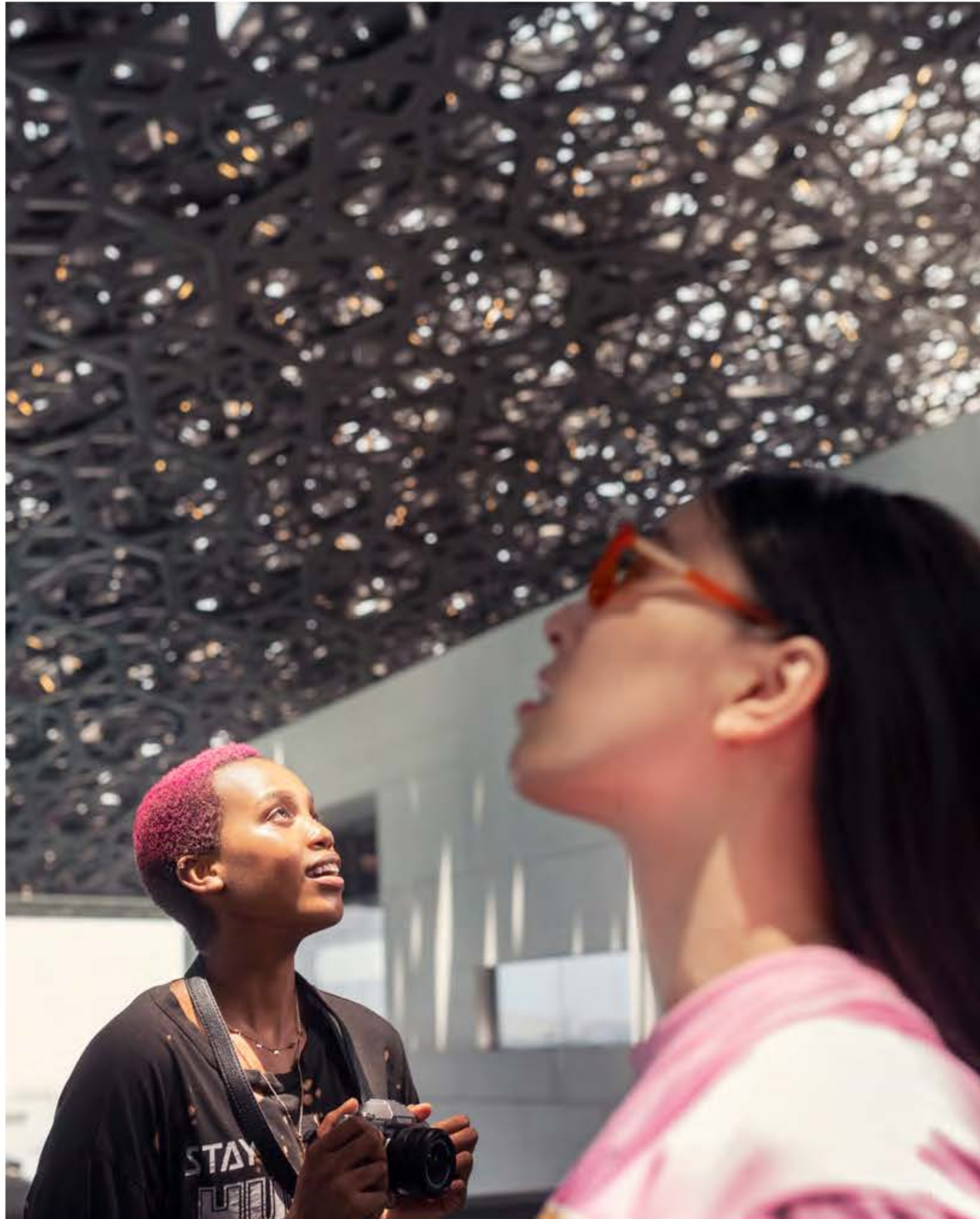
The magnificent centrepiece of the Cultural District celebrates the life of our founding father and tells the story of the UAE. A precious link between ancient past and modern day.



GUGGENHEIM ABU DHABI

The first museum of its kind in the region, with a vision to spark interest in contemporary art, and provide a powerful new creative platform for artists around the world.





LOUVRE ABU DHABI

An architectural masterpiece and international icon, where treasures from near and far, past, present and future, are admired together under a rain of light.



THE ABRAHAMIC FAMILY HOUSE

The first-ever interfaith community in the UAE, where three religious spaces are connected, to encourage acceptance between Christianity, Islam and Judaism.



NATURAL HISTORY MUSEUM ABU DHABI

This is where the history of life on Earth is told through unique collections and exhibitions, while scientists tackle some of the biggest challenges facing the world today.



TEAMLAB
PHENOMENA ABU DHABI

An immersive journey through 17,000sqm of environmental installations, each designed to ignite curiosity, spark imagination and offer a new perspective on the world around us.



SOUL BEACH
MAMSHA AL SAADIYAT

A new private beach facility
on Abu Dhabi's stunning
Saadiyat island. Soul
Beach is a 1km stretch of
prime Saadiyat coastline,
travel brochure views,
and mesmerising blues.





CREATIVE LIVING IS BACK AT **MANARAT**

Own an apartment on Saadiyat Island in the second phase of Aldar's urban development: Manarat Living II. Don't miss this chance to live on your own terms, in an apartment that invites you to choose your colour, add your flavour and let your personality shine through in every detail.



BE PART OF AN EXCITING NEIGHBOURHOOD

BERKLEE
SCHOOL OF MUSIC



You'll never be short of inspiration. Homes overlook the buzzing Manarat Al Saadiyat, the dune-like architecture of the prestigious Berklee School of Music, and the island's natural white-sand beaches just beyond.

MANARAT
AL SAADIYAT



INSPIRATION STARTS HERE

Be part of Saadiyat Island's most creative community, where your every need, want and wish is catered to with a choice of amenities. Take a minute in the Zen Garden, lose yourself in the Cinema Space or win a tournament in the Games Den.





LOBBY LOUNGE

Make an entrance, every day, in the industrial-styled lobby space.

POWER ROOM

Prioritising your health and fitness made easy,
with access to a state-of-the-art gym.



POOL

Soak up the views from a rooftop pool that overlooks the icons of the Cultural District.



GAMES DEN

Find your game in the community lounge;
on the screen, board or ping pong table.







IMAGINARIUM

A space for little ones to grow their minds and discover their talents.

CINEMA SPACE

Feel nothing but good vibes in front of your private silver screen. Simply reserve your seat to enjoy a timeless classic or modern blockbuster.





CHOOSE FROM
A SELECTION
OF TOP-TIER
AMENITIES

EXCLUSIVE TO
MANARAT LIVING II

POOL

CINEMA SPACE

ZEN GARDEN

LOBBY LOUNGE

GAMES DEN

IMAGINARIUM PLAYROOM

OUTDOOR PLAY PARK

POWER ROOM

PARKING SPACE

SHARED COMMUNITY
AMENITIES

ART HUB

ROOFTOP POOLS

VERTICAL RUNNING TRACK

CYCLE RACKS

YOGA SPACES



HOME STARTS WITH YOU

Choose a studio, 1, 2, or 3-bedroom apartment and turn the space into a place that reflects your energy.



STUDIO TYPE 1



STUDIO TYPE 1A



STUDIO TYPE 2

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STUDIO TYPE 3



STUDIO TYPE 4

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1 BEDROOM TYPE 1



1 BEDROOM TYPE 2



1 BEDROOM TYPE 3



1 BEDROOM TYPE 4

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1 BEDROOM TYPE 5



1 BEDROOM TYPE 6



2 BEDROOM TYPE 1



2 BEDROOM TYPE 2

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2 BEDROOM+MAID TYPE 1

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2 BEDROOM+MAID TYPE 2

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2 BEDROOM TYPE 3

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2 BEDROOM TYPE 4

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2 BEDROOM TYPE 5

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3 BEDROOM TYPE 1

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3 BEDROOM TYPE 2

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LEVEL 1



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LEVEL 2



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LEVEL 3



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LEVEL 4



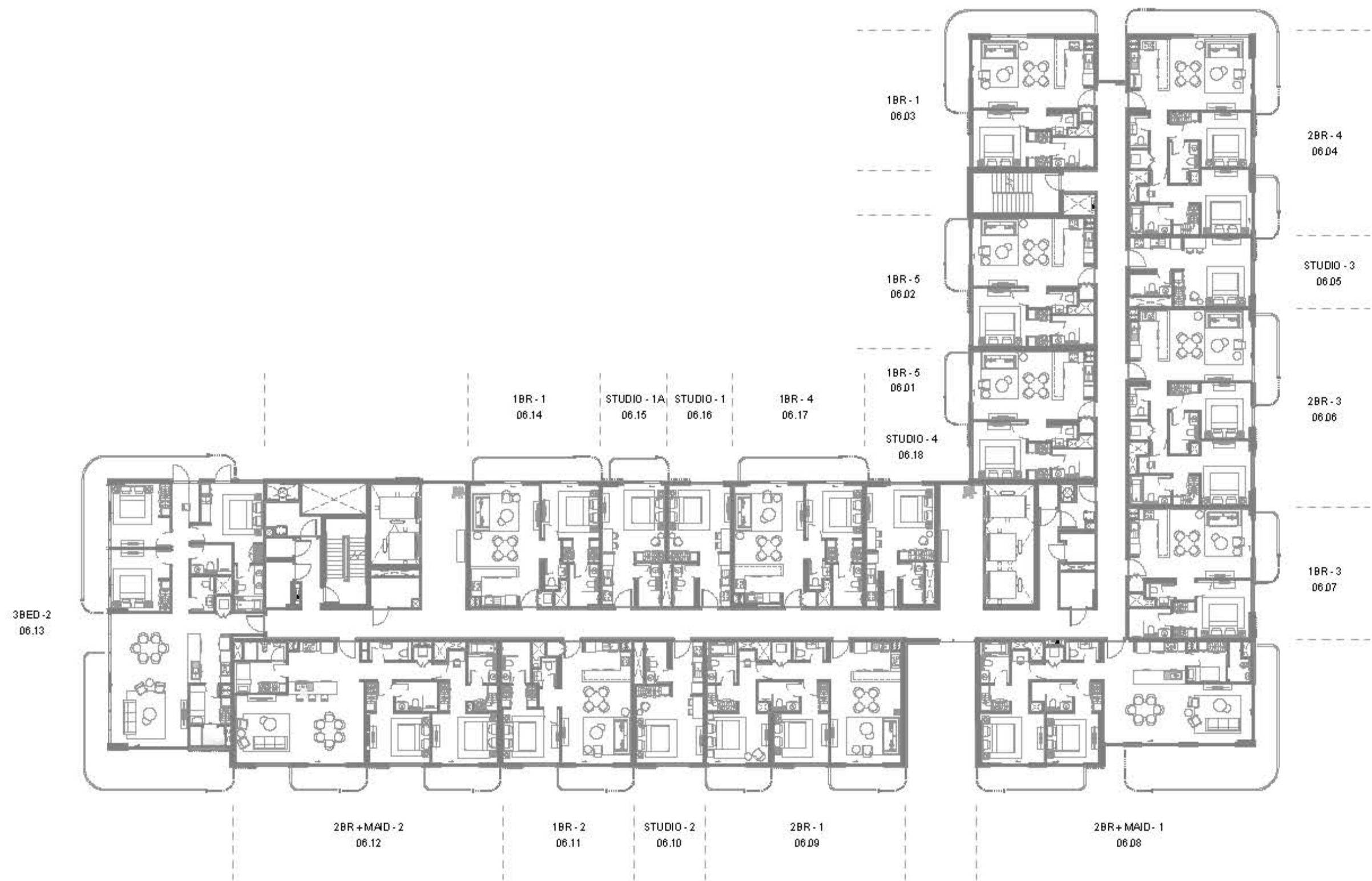
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LEVEL 5



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LEVEL 6



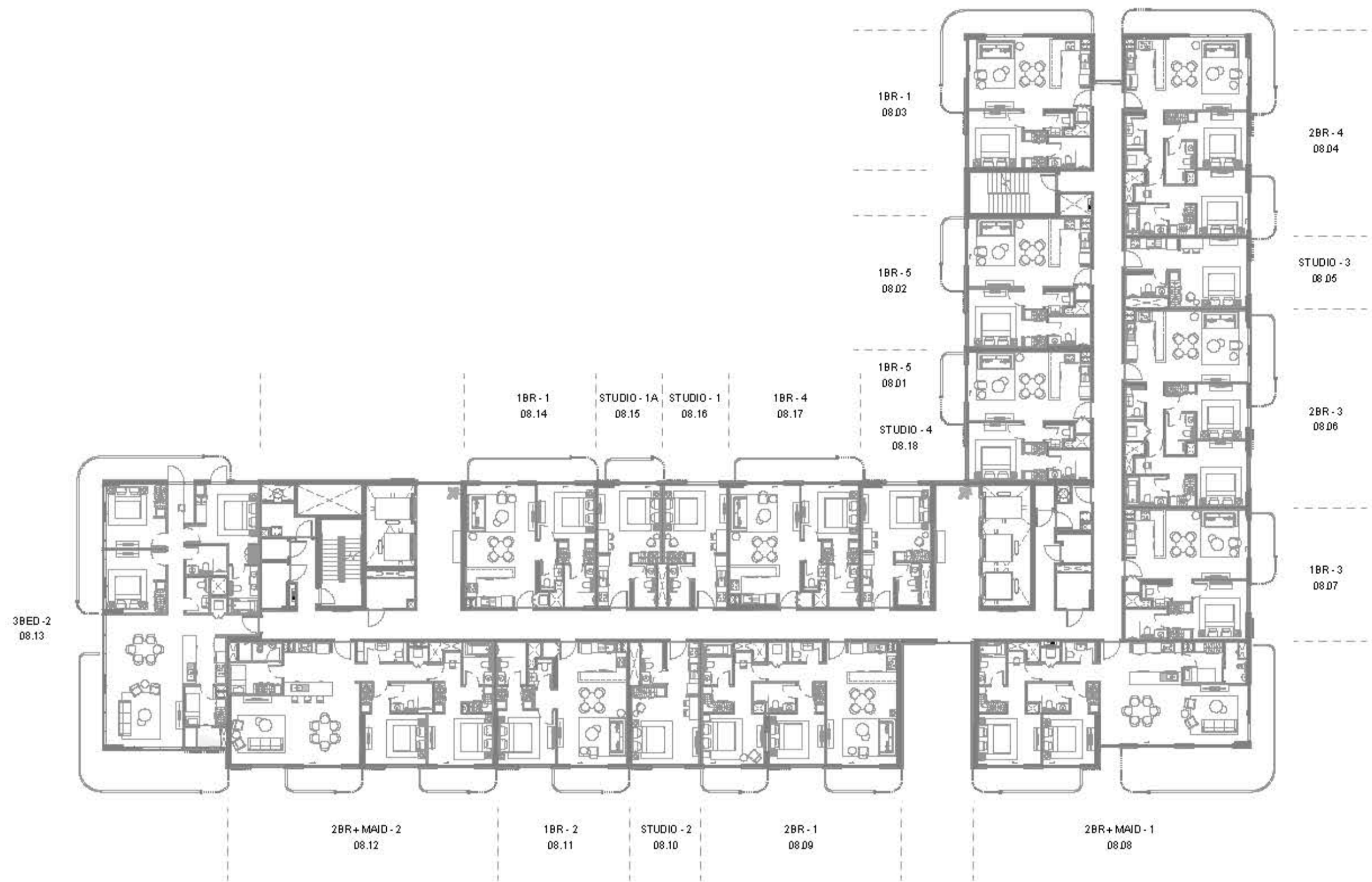
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LEVEL 7



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LEVEL 8



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LEVEL 9



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LEVEL 10



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LEVEL 11



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LEVEL 12



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REFRESH THE WAY
YOU WAKE UP



FEEL THE DESIGN IN **EVERYTHING**

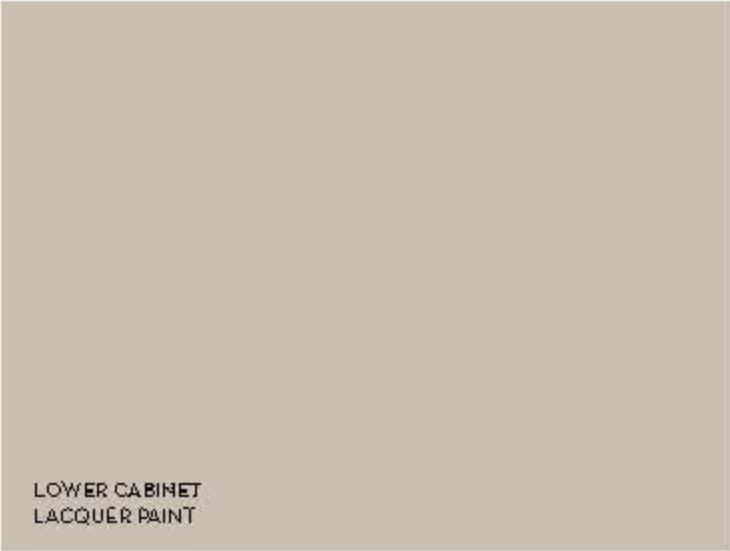
Put your own stamp on your design-led space. Choose between light or dark interior themes, and decide on a layout that complements your everyday life.





UNIQUE DESIGN MEETS
UNMATCHED VIEWS

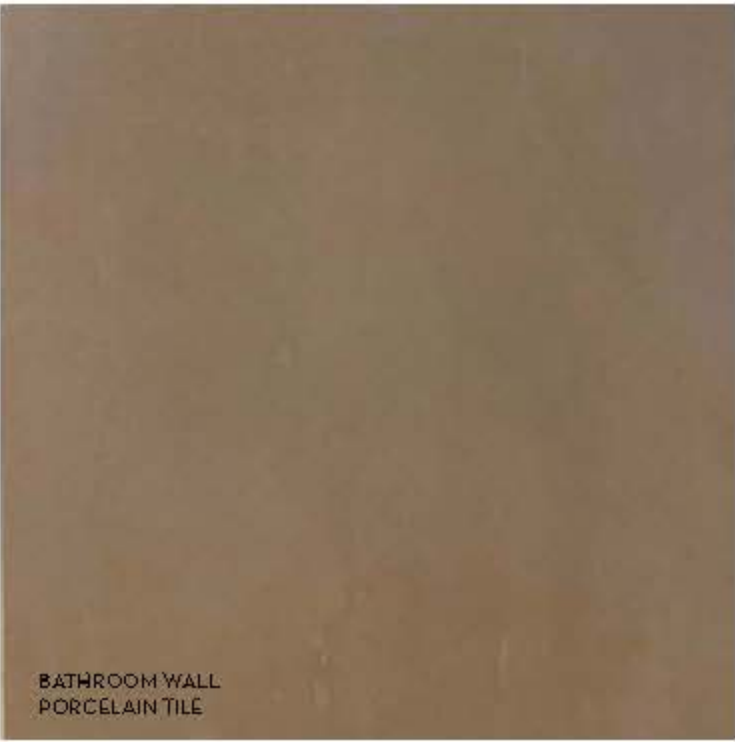
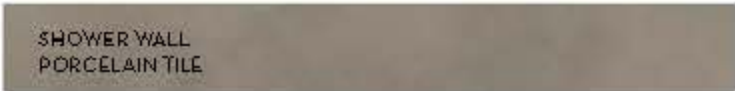
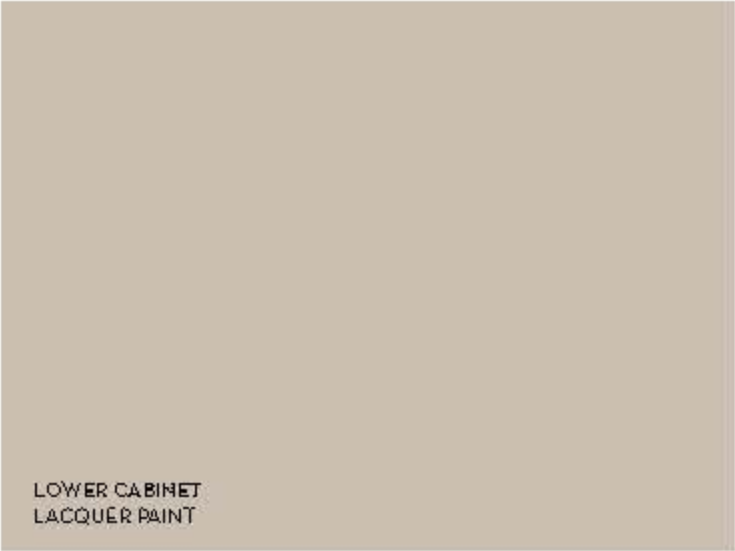
LIGHT SCHEME



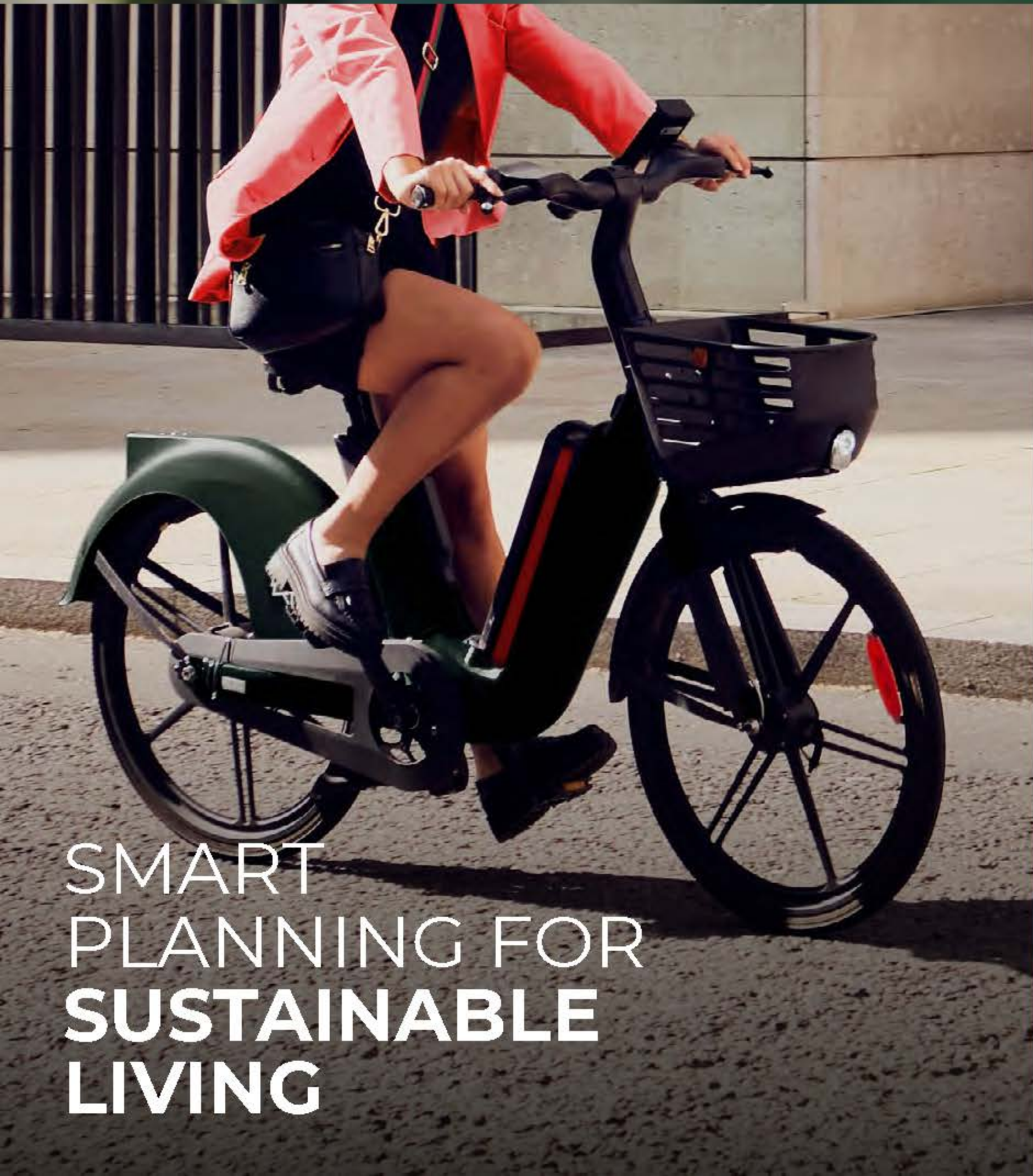
FINISHES

DARK SCHEME

FINISHES



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SMART PLANNING FOR **SUSTAINABLE LIVING**

SUSTAINABILITY FEATURES

.....
HIGH SOLAR REFLECTANCE COOL ROOFS

.....
DISTRICT COOLING

.....
LOW-VOC PAINTS & ADHESIVES

.....
EFFICIENT WATER FIXTURES (LOW-FLOW)

.....
ECOLOGICAL ENHANCEMENT

.....
ENVELOPE ENHANCEMENTS

.....
WASTE MANAGEMENT

.....
SMART WATER & ENERGY METERS

.....
INDOOR NOISE REDUCTION (ACOUSTIC SOLUTIONS)

.....
OUTDOOR THERMAL COMFORT FEATURES

.....
ENERGY-EFFICIENT LIGHTING (LED/CFL)

.....
PREFERRED PARKING WITH CHARGING STATIONS



Pt.

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