







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

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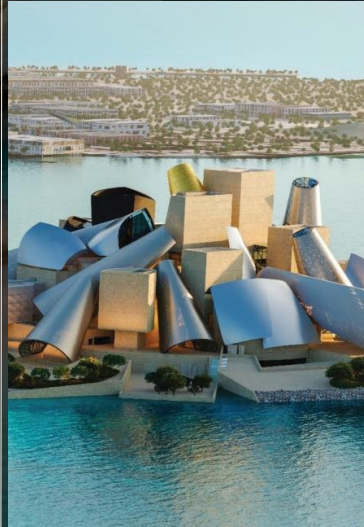
LOUVRE
ABU DHABI

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*



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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.

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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





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AMENITIES



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

**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*



A computer-generated rendering of a modern, open-plan living and dining area. The space features light wood flooring, a curved wooden island bar with a white countertop and a brass faucet, and a large window overlooking a city skyline. The living area includes a curved sofa, a coffee table, and a large television mounted on a wood-paneled wall. The dining area has a rectangular table with a white top and a dark wood base, surrounded by modern chairs. The kitchen area is visible in the background with dark cabinetry and a built-in oven. The overall design is minimalist and contemporary.

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

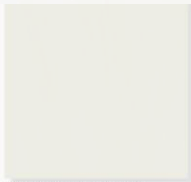


FINISHES

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



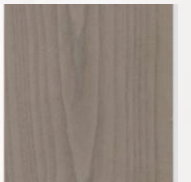
GENERAL LIVING ROOM FLOOR
WOOD LOOK PORCELAIN TILE



GENERAL PLUMBING FIXTURE
BRUSHED BRASS



GENERAL JOINERY
WOOD VENEER



MAIN DOOR
WOOD VENEER



KITCHEN EXTERIOR
MELAMINE



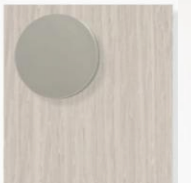
KITCHEN INTERIOR
LAMINATE



KITCHEN & WARDROBE JOINERY
METAL



BATHROOM PARTITION
FLUTED GLASS



INTERIOR DOOR & HARDWARE
WOOD VENEER & AGED BRONZE



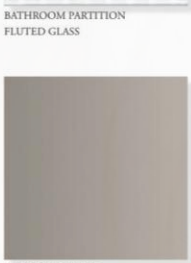
WARDROBE DOOR
RIBBED LEATHER



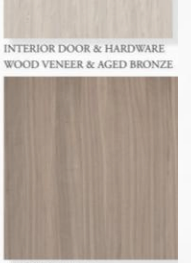
WARDROBE INTERIOR
MELAMINE



WARDROBE DRAWER INTERIOR
LEATHER



WARDROBE GLASS
ETCHED STOPSOL 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

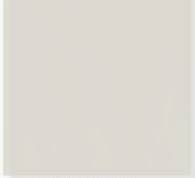


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DARK SCHEME



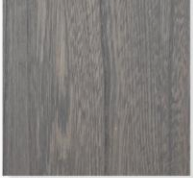
GENERAL WALL & CEILING
PAINT



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 BROOK



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



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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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

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Q & A



