

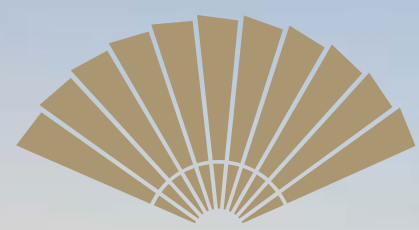


MANDARIN ORIENTAL

THE RESIDENCES

SAADIYAT CULTURAL DISTRICT ABU DHABI





Spend your time
Exceptionally





A legendary *partnership*

Aldar, the UAE's most-loved real estate developer, and Mandarin Oriental, globally acclaimed luxury brand, unite to create Abu Dhabi's most prestigious address. It's a visionary collaboration that brings legendary Asian hospitality to the shores of Saadiyat Island.

Aldar *Properties*

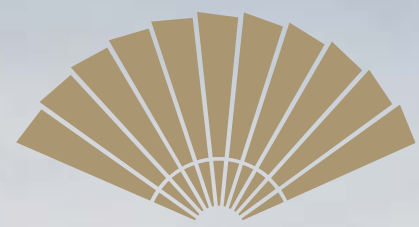
Aldar Properties is the UAE's leading and most trusted real estate lifestyle developer, crafting homes like no other, each uniquely inspired by its environment. Our meticulous attention to detail and purposeful designs ensure the creation of communities that enrich people's lives. Aldar's legacy of innovation extends beyond the UAE to Egypt and the UK, curating extraordinary lifestyle experiences.





Mandarin Oriental *Hotel Group*

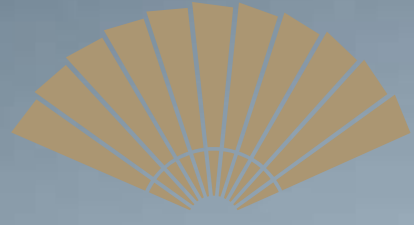
Mandarin Oriental Hotel Group is the award-winning owner and operator of some of the world's most prestigious hotels, resorts and residences. For 60 years, the Group has grown from its original flagship properties in Asia to destinations around the world. With a commitment to being the best global luxury hotel group and an innovative leader in the luxury hospitality industry, Mandarin Oriental makes it their mission to delight and inspire guests at every opportunity.



Make the legend *your home*

Welcome to Mandarin Oriental Residences Saadiyat Cultural District, Abu Dhabi. It's an invitation to a life where every detail is curated, every service is personalised and every moment cherished. Experience the best of both worlds, Mandarin Oriental's legendary service in the comfort of your residence, with spectacular fountain views of the Zayed National Museum.

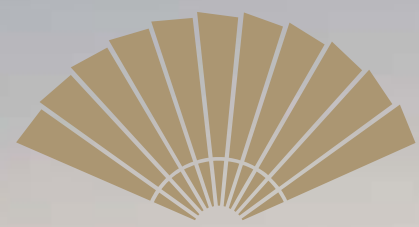






Designed to enrich *every moment*

Extraordinary experiences unfold effortlessly at Mandarin Oriental Residences. Start the day with your favourite treatment at the Signature Spa, savour delicacies at the renowned Mandarin Oriental Cake Shop, and host an evening soirée with a private chef on your terrace. You also have direct access to the fountain promenade, offering an array of fine dining options. Here, you can spend your time exceptionally.



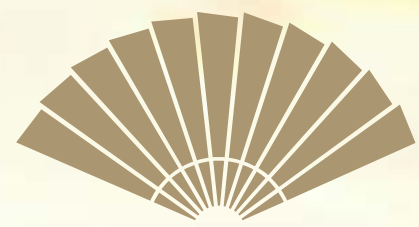


“The gentle glow of the sunset through floor-to-ceiling windows, the legendary service; every detail whispered, ‘welcome home.’”

An address
unlike any other
Saadiyat Cultural District

Mandarin Oriental Residences provide convenient access to iconic cultural institutions and museums such as Louvre Abu Dhabi, Berklee Abu Dhabi, Guggenheim Abu Dhabi, and Zayed National Museum. Nearby, over 60,000 sqm of retail space, entertainment and leisure experiences come together seamlessly, inspiring exploration at every turn.





The heartbeat of
Abu Dhabi

Zayed National Museum

Louvre Abu Dhabi

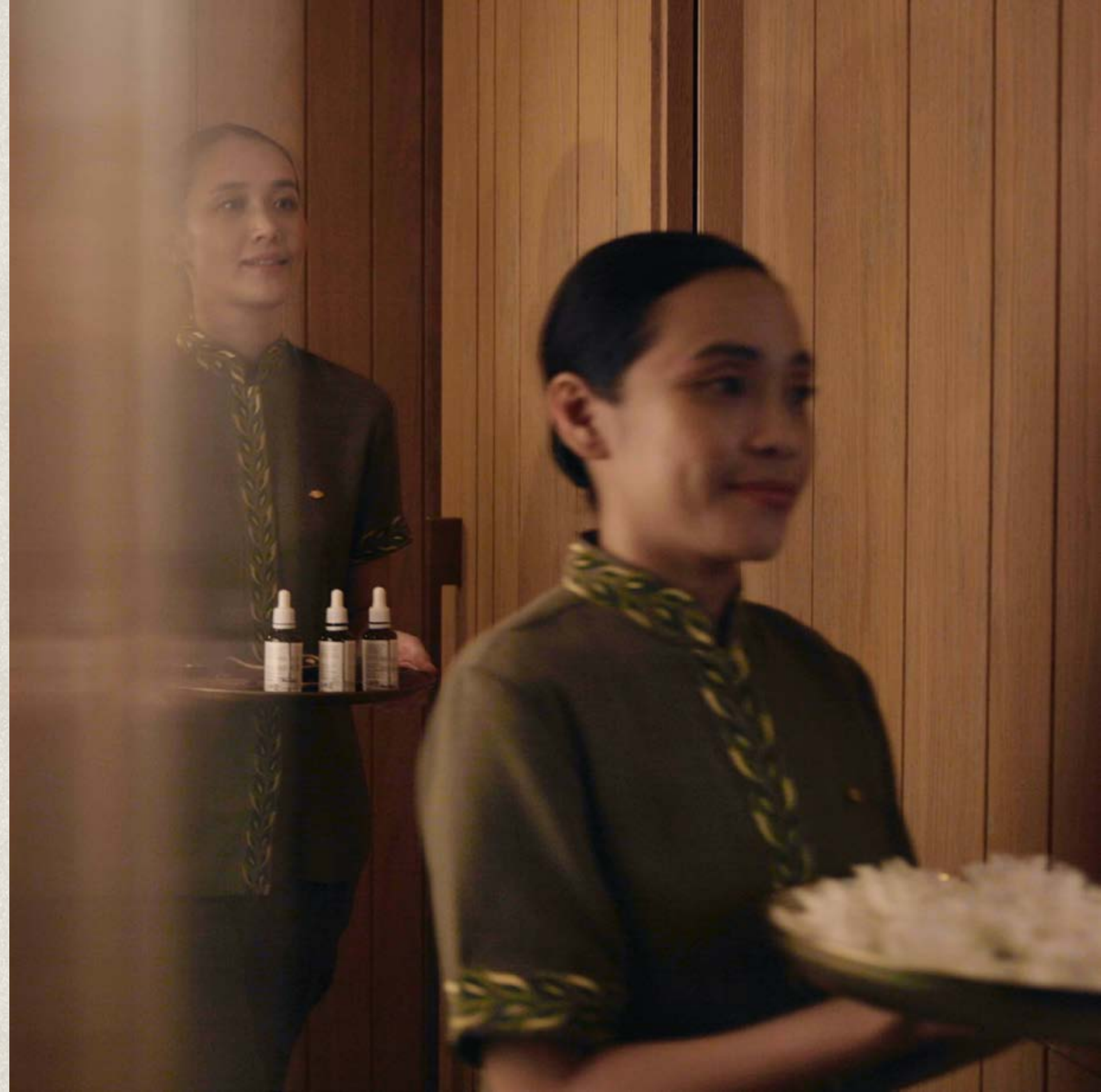
Guggenheim Abu Dhabi

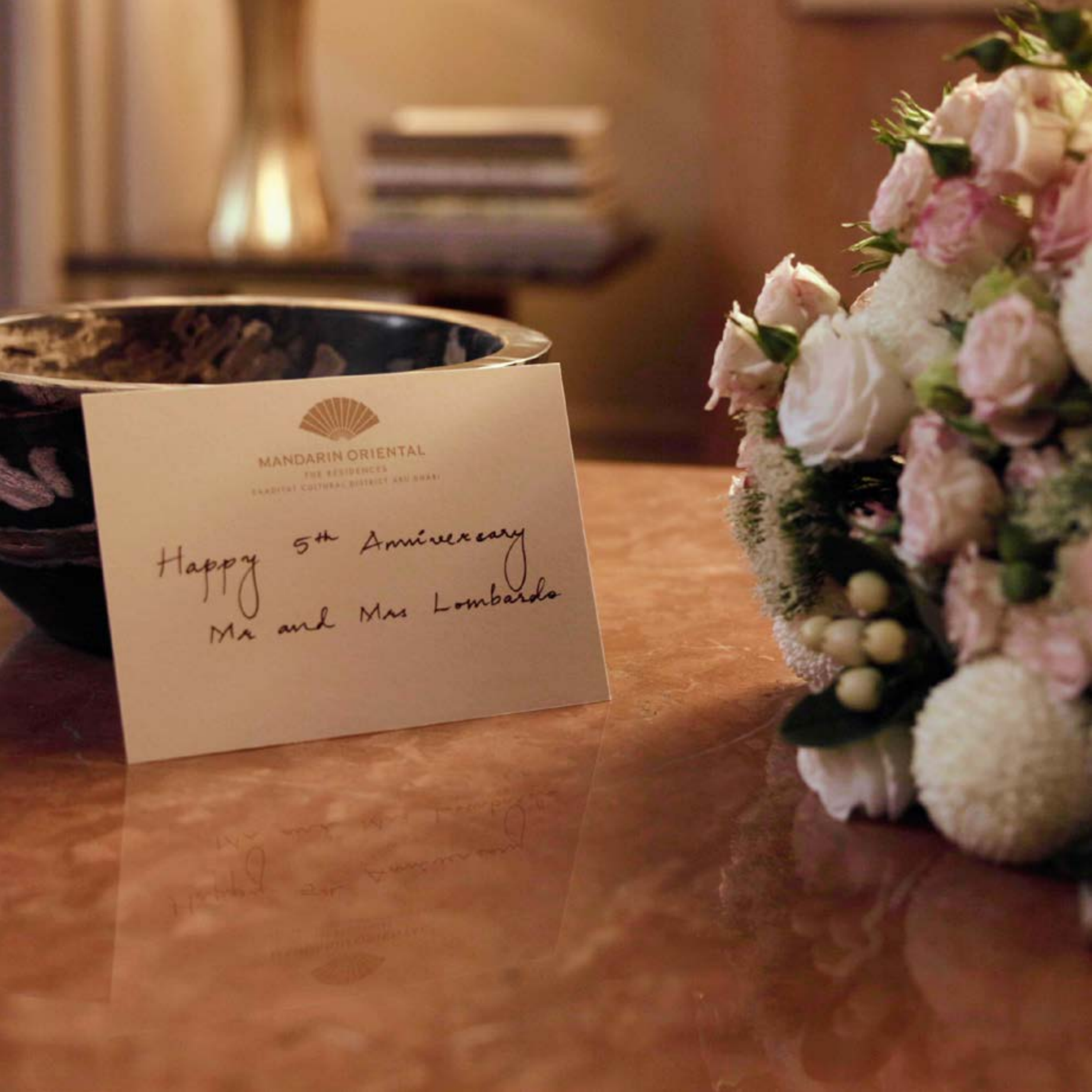




Life's finest *privileges*

Step into a world where wellness, entertainment, and gourmet delights converge naturally to create an exceptional residential experience. Immerse yourself in our curated suite of unparalleled amenities that elevate everyday living to an art form; all beautifully complemented by Mandarin Oriental's legendary service.





“It wasn’t just any other anniversary dinner; it was an experience choreographed by a private chef to perfection under the starlit sky.”

An iconic arrival
in Abu Dhabi

Mandarin Oriental introduces its celebrated
Mandarin Oriental Cake Shop to The Residences,
a legendary offering making its debut in the city.



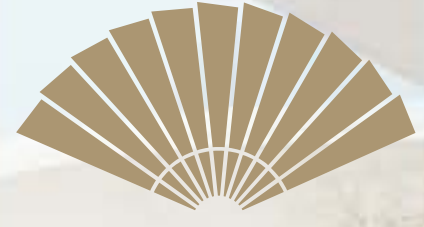
Mandarin Oriental *Cake Shop*



Private chef

Exceptional culinary *experiences*

Premium dining options including private dining and a private chef bring outstanding gastronomy right to your door.



The social
heart

Memorable events flourish in the private
cinema and residents' lounge.



Private *cinema*



Residents' *lounge*



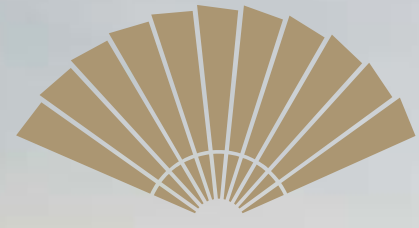
Personalised concierge



Pet grooming rooms

Mandarin Oriental *Services*

Personalised concierge, housekeeping, and pet care services tailored to your lifestyle.





Life's finest *privileges*

Facilities & amenities

Immerse yourself in our curated suite of unparalleled amenities in each building that elevate everyday living to an art form.

WELLNESS & FITNESS

Indoor & outdoor pools

Kids' pool

Indoor fitness centre

Wellness studio

Signature Spa

Male & female salons

Squash court

RECREATIONAL & LEISURE

Cinema

Game room

Kids' club

Residents' lounge

Private dining room

BUSINESS & CO-WORKING

Communal working space

Conference room

BUILDING FEATURES

Private entrance and lobby

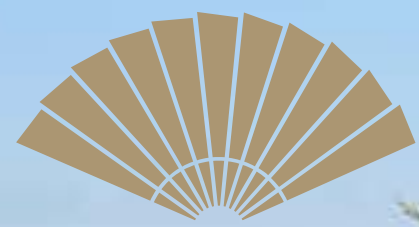
Mandarin Oriental Cake Shop

Luxury retail

Estidama Pearl 3 rating

PET FRIENDLY AMENITIES

Pet grooming room



Mandarin Oriental *services*

Legendary service that anticipates your desires, every amenity designed to enhance your daily life and every moment meant to delight.

KEY SERVICES INCLUDE

24/7 security

Mandarin Oriental concierge services

Private dining & catering*

Private chef*

Event planning*

Travel planning*

Private yoga & meditation classes*

Children's programmes*

Priority access to Emirates Palace banquet venues*

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





Exceptional *residences*

Choose from a collection of 1 to 4-bedroom residences and 5-bedroom penthouses with panoramic views of Saadiyat's cultural landmarks and endless azure waters. Designed with open layouts and refined details, each space invites the natural world inside, creating an intuitive flow that enriches your living experience.

Innovation in *architecture*

Bjarke Ingels Group (BIG)

For architects today, the Golden Ratio is no longer the standard. The UN's 17 Sustainable Development Goals are the new benchmark. Bjarke Ingels Group redefines architecture with bold, sustainable designs that merge creativity and technology. Known for their functional style, BIG has imagined Mandarin Oriental Residences Saadiyat Cultural District, Abu Dhabi as a dynamic space that surprises and inspires those who live there.

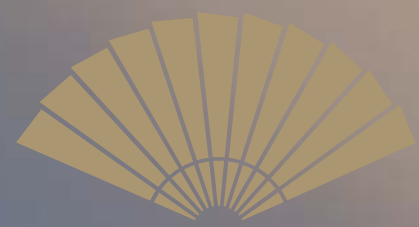


A new horizon in *interior design*

Lillian Wu Studio

World-renowned Lillian Wu Studio melds art and product design to craft exquisite spaces. With their signature style, they bring an artful touch in every detail to evoke a multitude of feelings. Warm palettes, luxurious textures, and sleek bronze accents create sophisticated spaces that balance intimate charm with effortless comfort.





Crafted for
distinction

Experience the refinement of high-end light and dark finishes that resonates with your personal style. The finest materials have been meticulously selected, radiating understated luxury while balancing tradition and aesthetics.

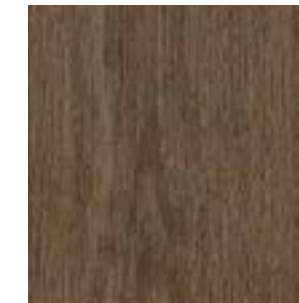




Dark theme



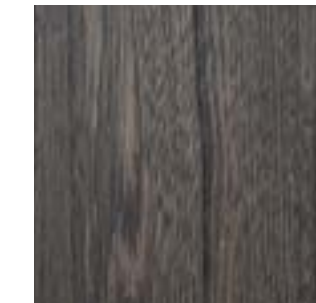
General wall & ceiling
Paint



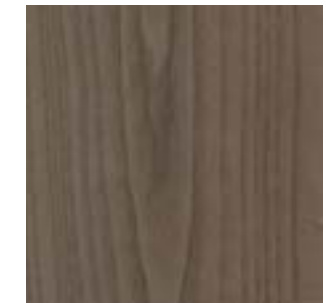
General living room floor
Wood look porcelain tile



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



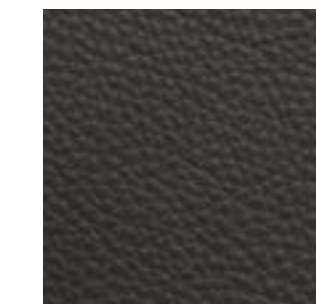
Interior door & hardware
Wood veneer & smoked bronze



Wardrobe door
Ribbed leather



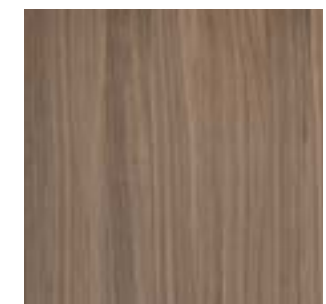
Wardrobe interior
Melamine



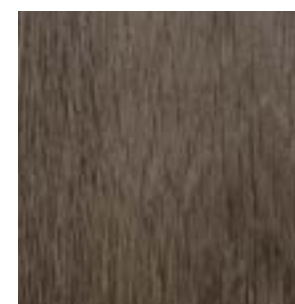
Wardrobe drawer interior
Leather



Wardrobe glass
Etched stopsol glass



Wardrobe shelf
Wood veneer



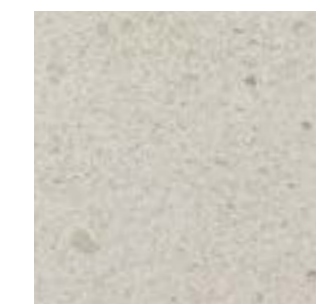
General bedroom floor
Engineered wood



Pantry counter & splash
Engineered stone



Kitchen & bathroom counter
Natural marble



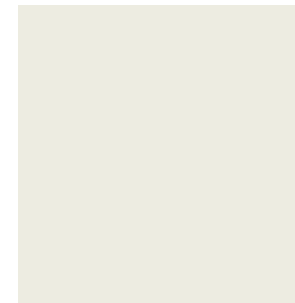
Bathroom tub, wall & floor
Natural stones



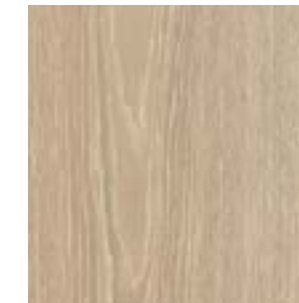
Bathroom feature wall
Natural stone



Light theme



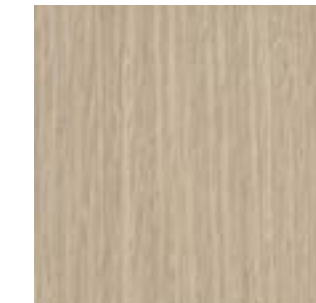
General wall & ceiling
Paint



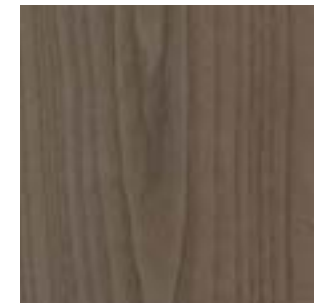
General living room floor
Wood look porcelain tile



General plumbing fixture
Brushed brass



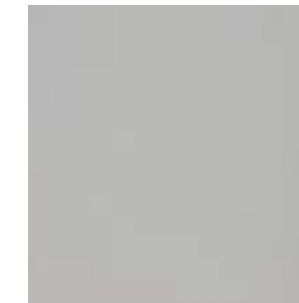
General joinery
Wood veneer



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



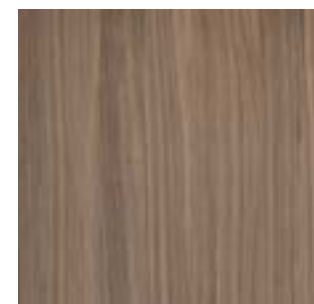
Wardrobe interior
Melamine



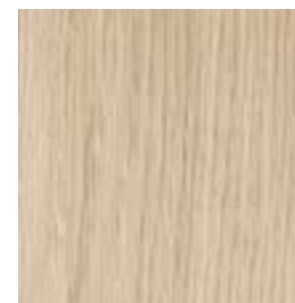
Wardrobe drawer interior
Leather



Wardrobe glass
Etched stopsol glass



Wardrobe shelf
Wood veneer



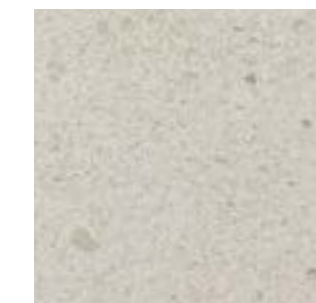
General bedroom floor
Engineered wood



Pantry counter & splash
Engineered stone



Kitchen & bathroom counter
Natural marble



Bathroom tub, wall & floor
Natural stones



Bathroom feature wall
Natural stone



Living spaces
that *inspire*

Where timeless style meets
contemporary living.

Culinary
masterpieces

Kitchens designed for both grand
entertaining and intimate moments.







Sanctuary of *dreams*

Primary suites that redefine
the art of rest and rejuvenation.

Bespoke
bathrooms

Where elegance meets
wellness in perfect harmony.





“My afternoons at the spa have become cherished rituals. It’s my moment of peace as I emerge rejuvenated.”

Floor *plans*

Every detail is refined



1-Bedroom Residences

Average GFA (including balcony) 103sqm



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.

2-Bedroom Residences with Maid's Room

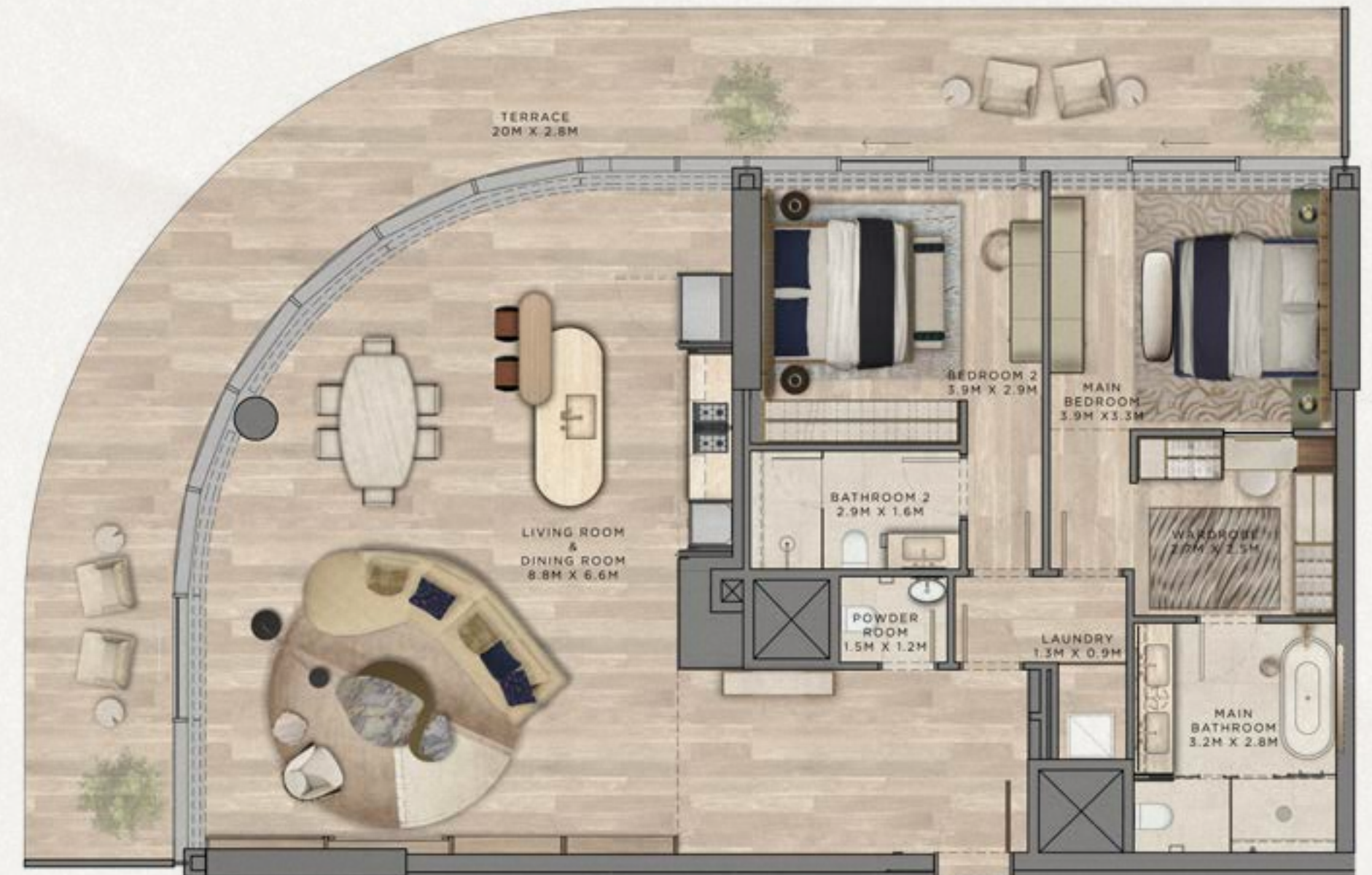
Average GFA (including balcony) 215sqm



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2-Bedroom Corner Residences

Average GFA (including balcony) 204sqm



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2-Bedroom Corner Residences with Maid's Room

Average GFA (including balcony) 215sqm



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3-Bedroom Residences with Maid's Room

Average GFA (including balcony) 249sqm



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3-Bedroom Corner Residences with Maid's Room and Pool

Average GFA (including balcony) 576sqm



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4-Bedroom Corner Residences with Maid's Room and Pool

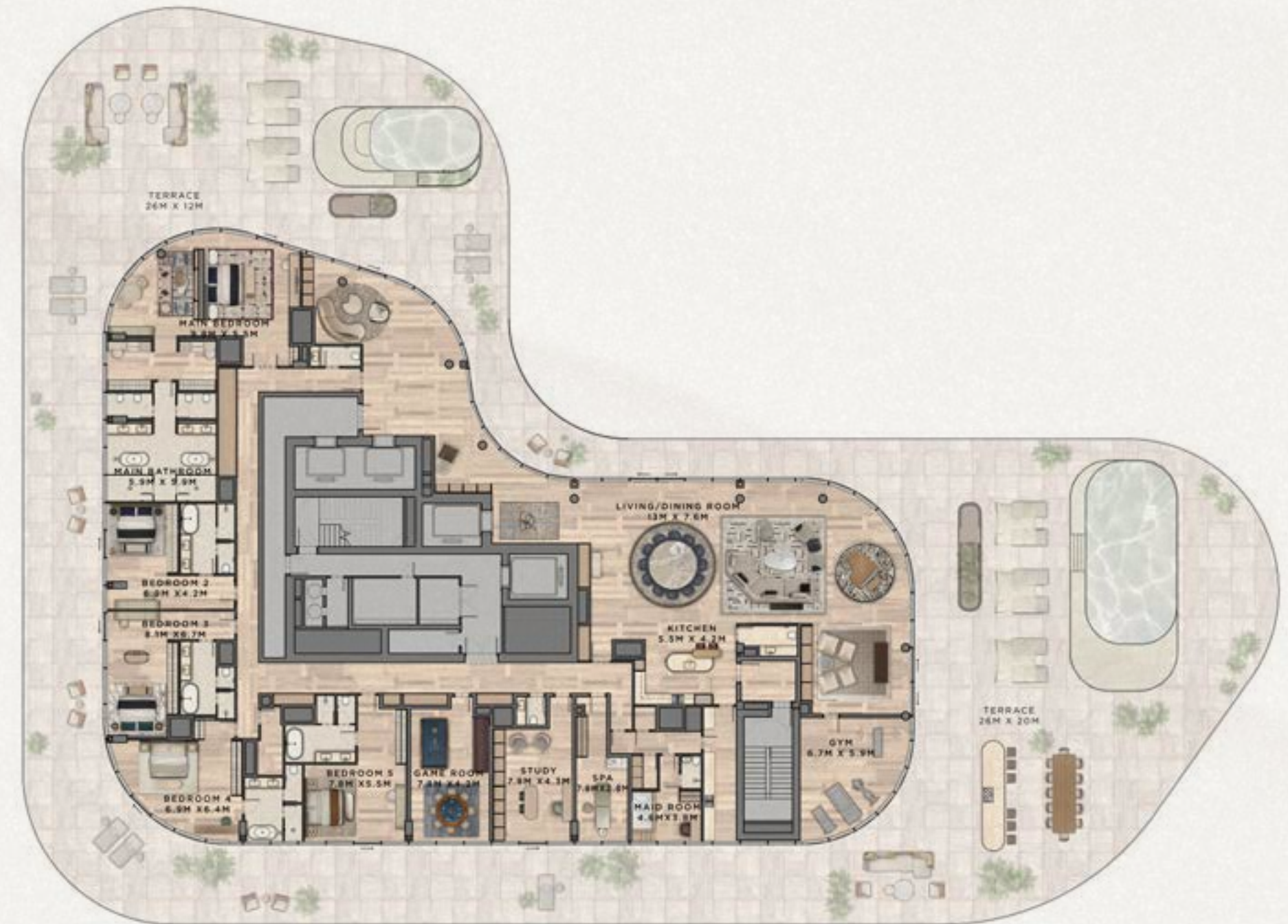
Average GFA (including balcony) 644sqm



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown.

5-Bedroom Penthouse with Maid's Room and Pool

Average GFA (including balcony) 2026sqm



Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical layout and Aldar makes no representation of warranty in relation to any of the information shown. Pool shown on the top is not part of the standard unit offering. Installation is at the owner's discretion.

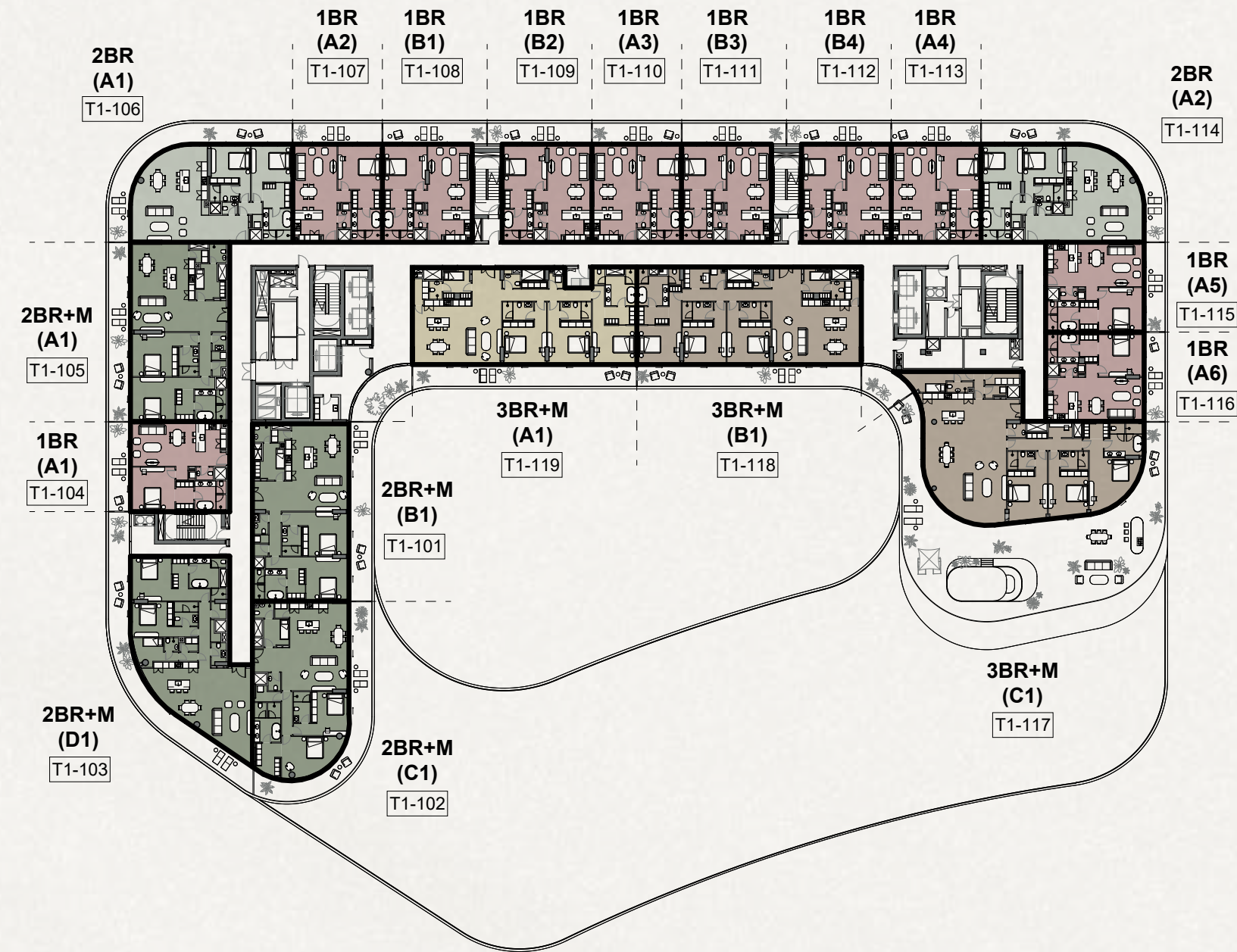
Floor *plates*

Perfection in detail



Level 1 Plan

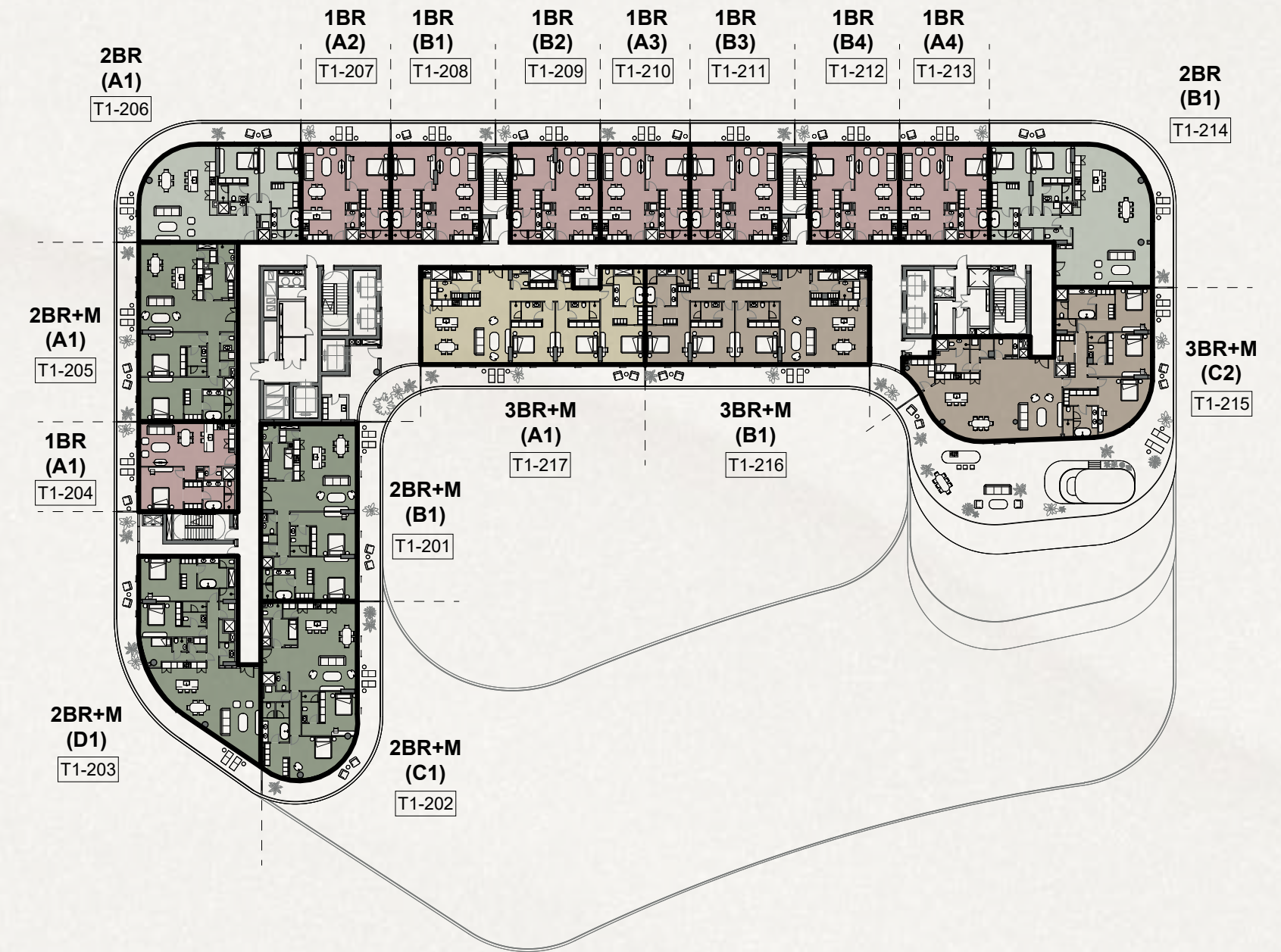
TOWER 1



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

Level 2 Plan

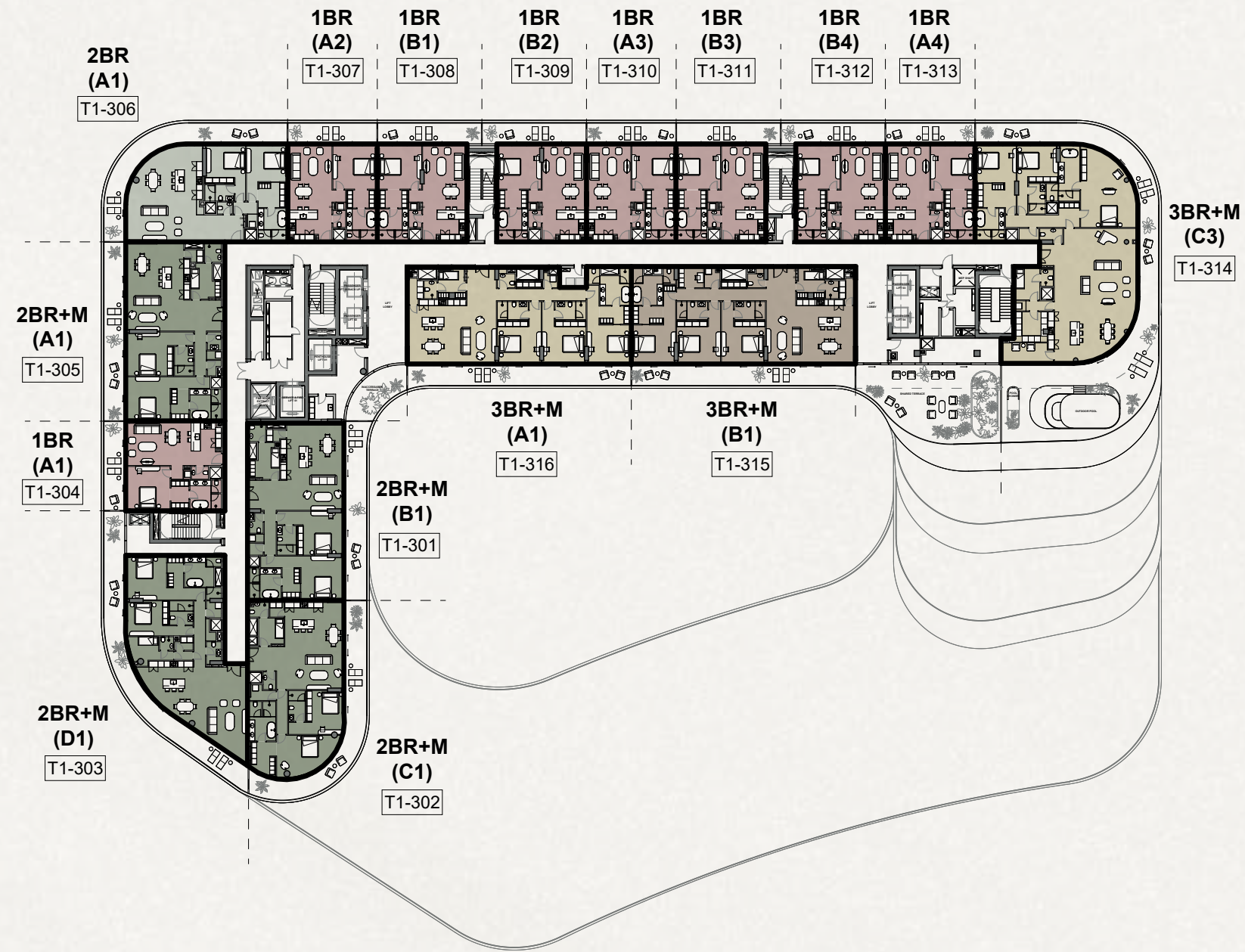
TOWER 1



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

Level 3 Plan

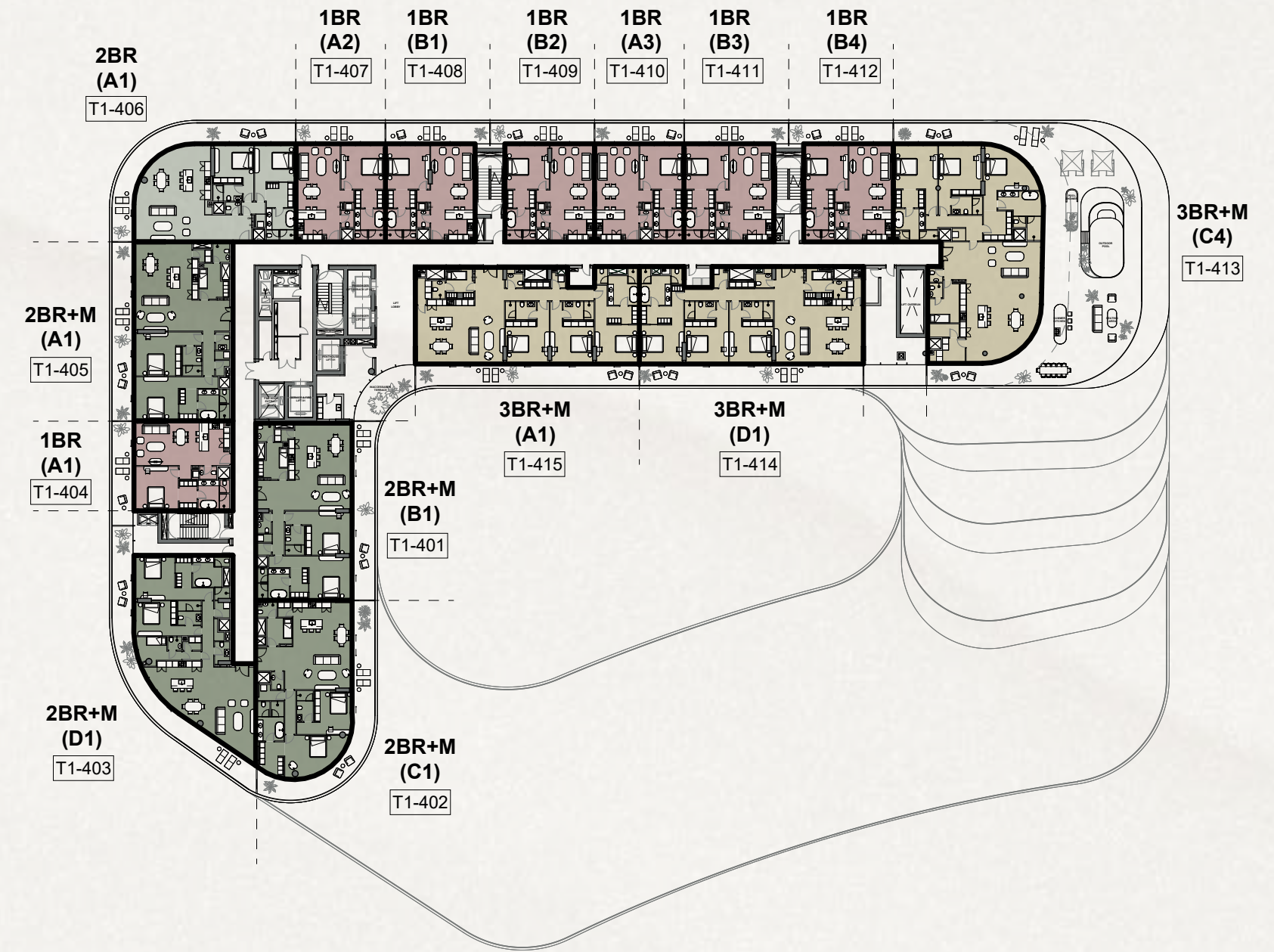
TOWER 1



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

Level 4 Plan

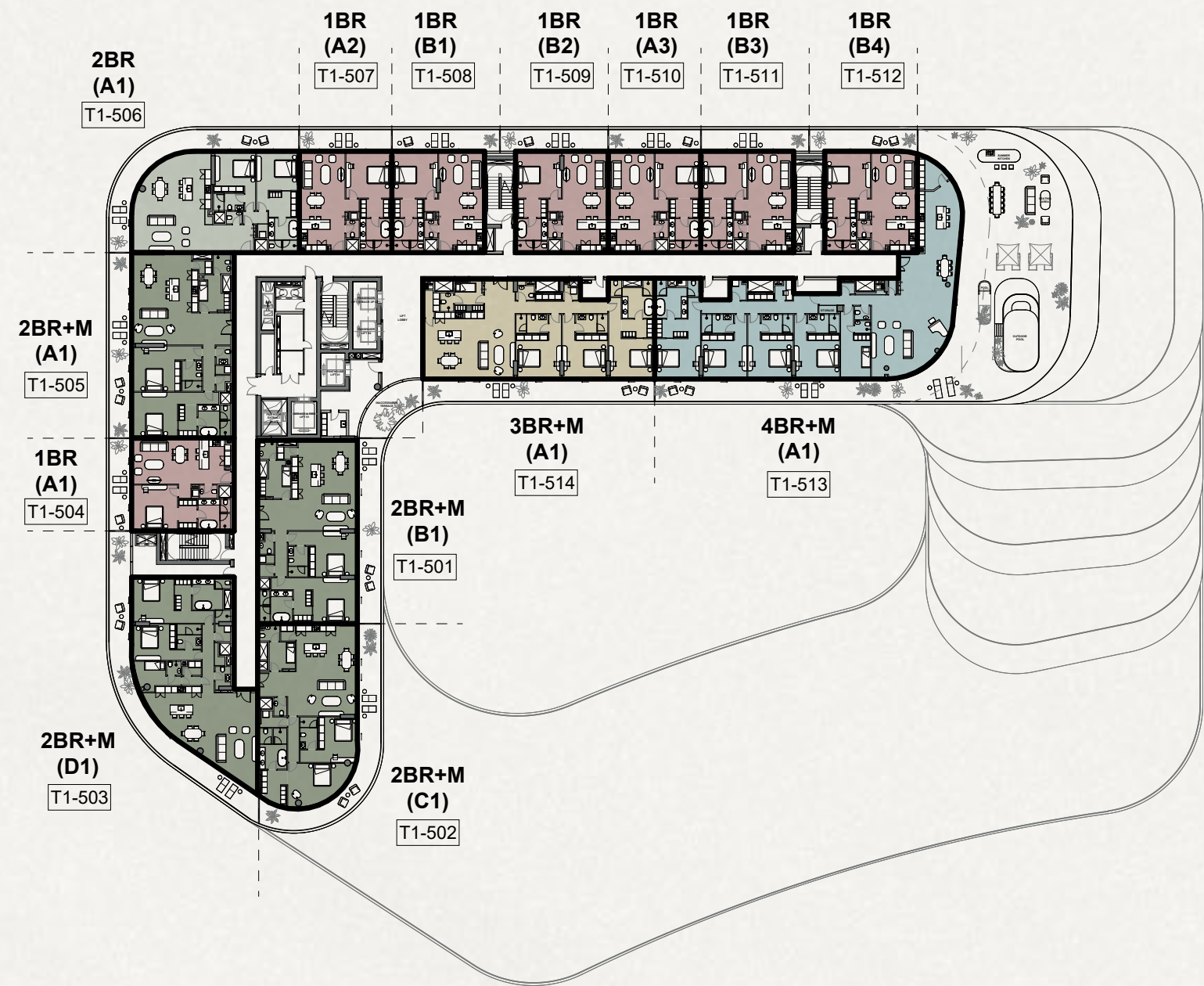
TOWER 1



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

Level 5 Plan

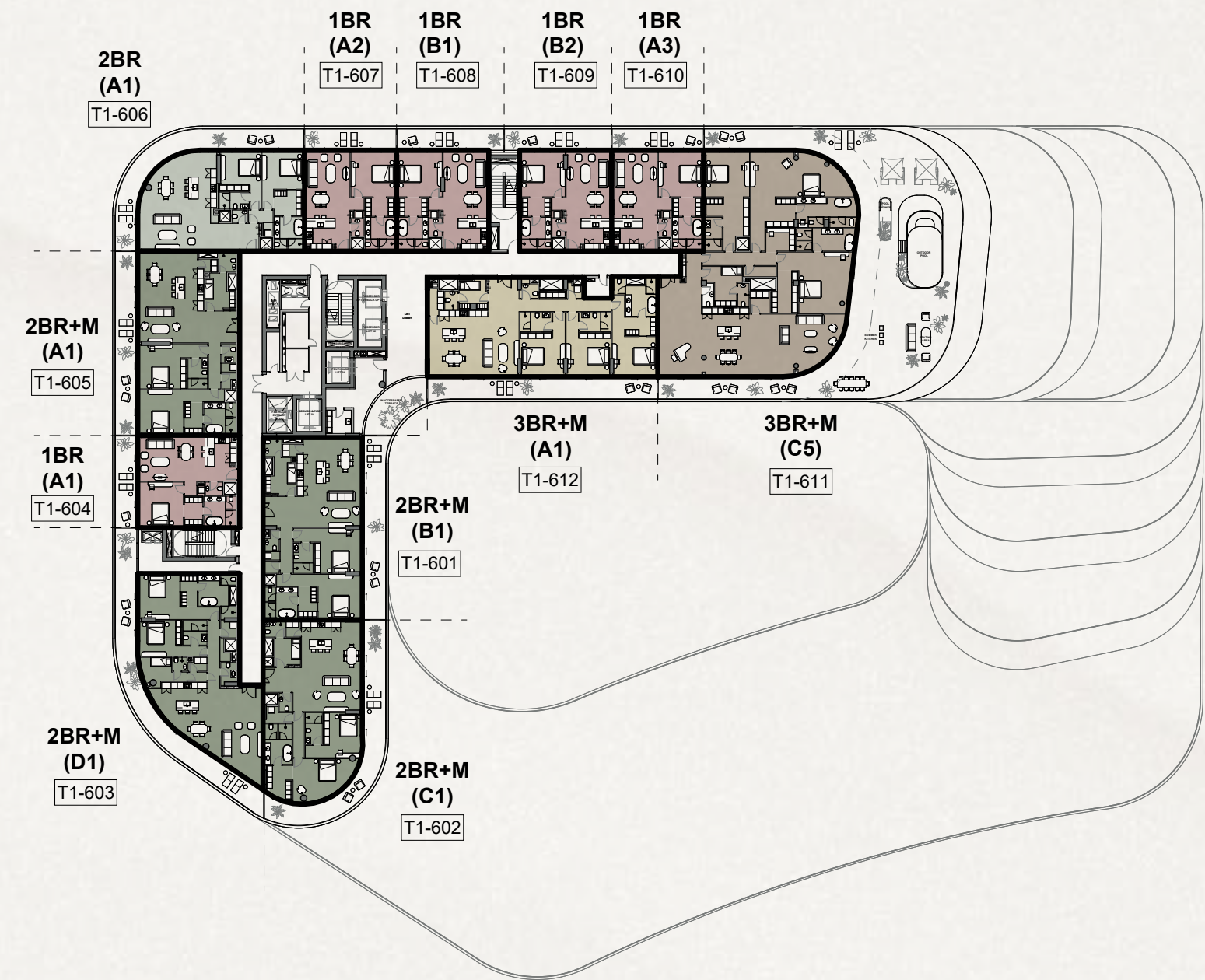
TOWER 1



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

Level 6 Plan

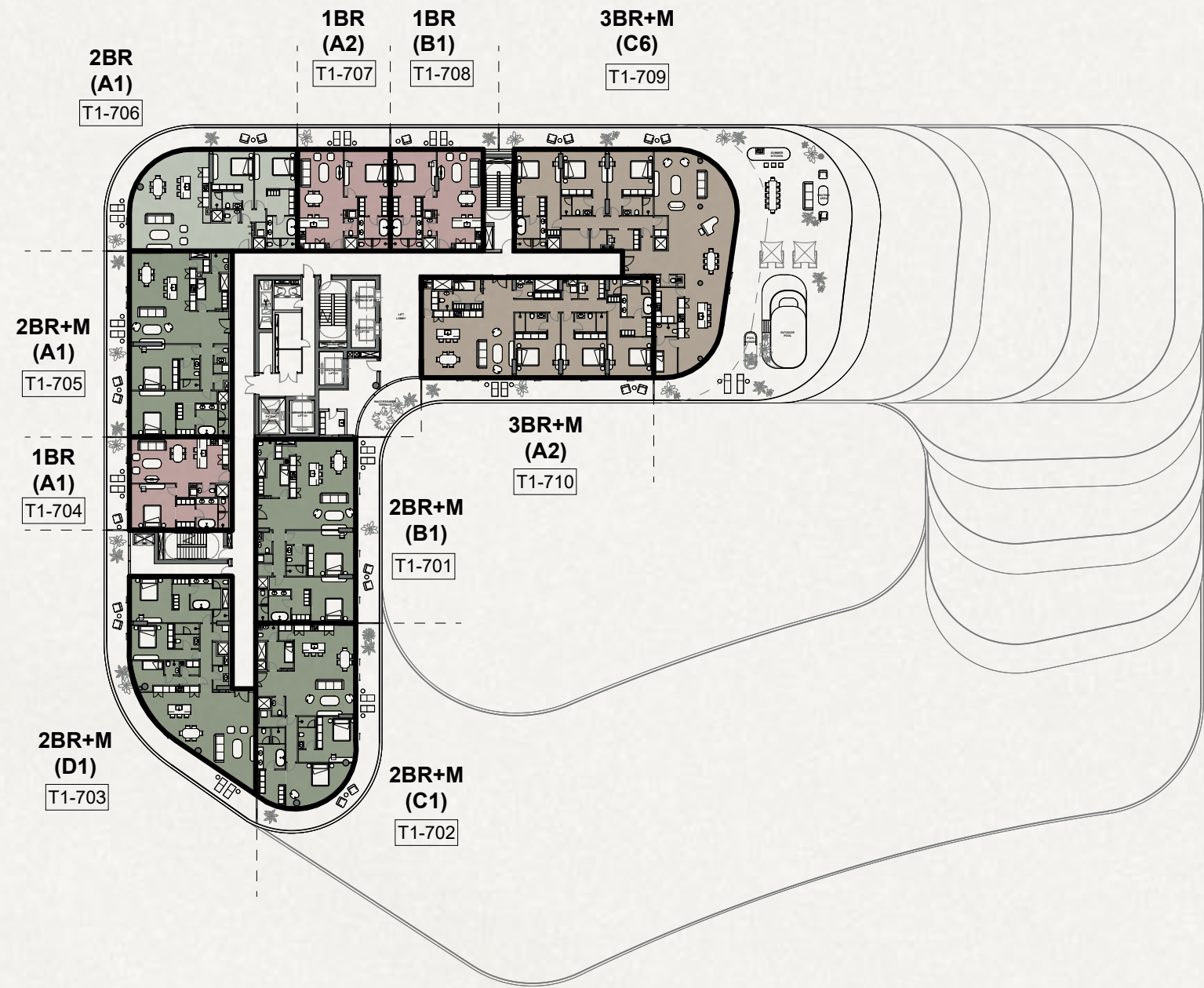
TOWER 1



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

Level 7 Plan

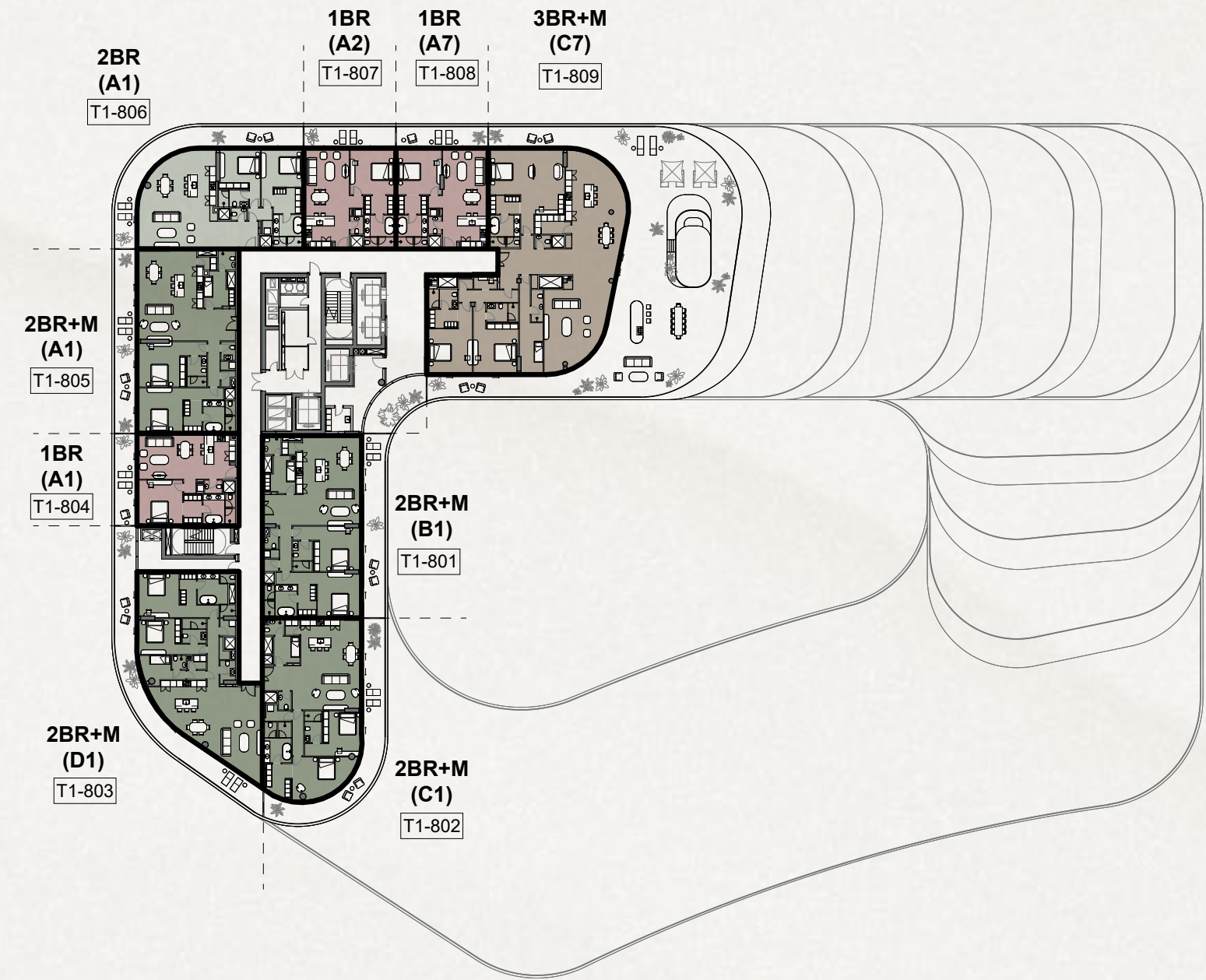
TOWER 1



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

Level 8 Plan

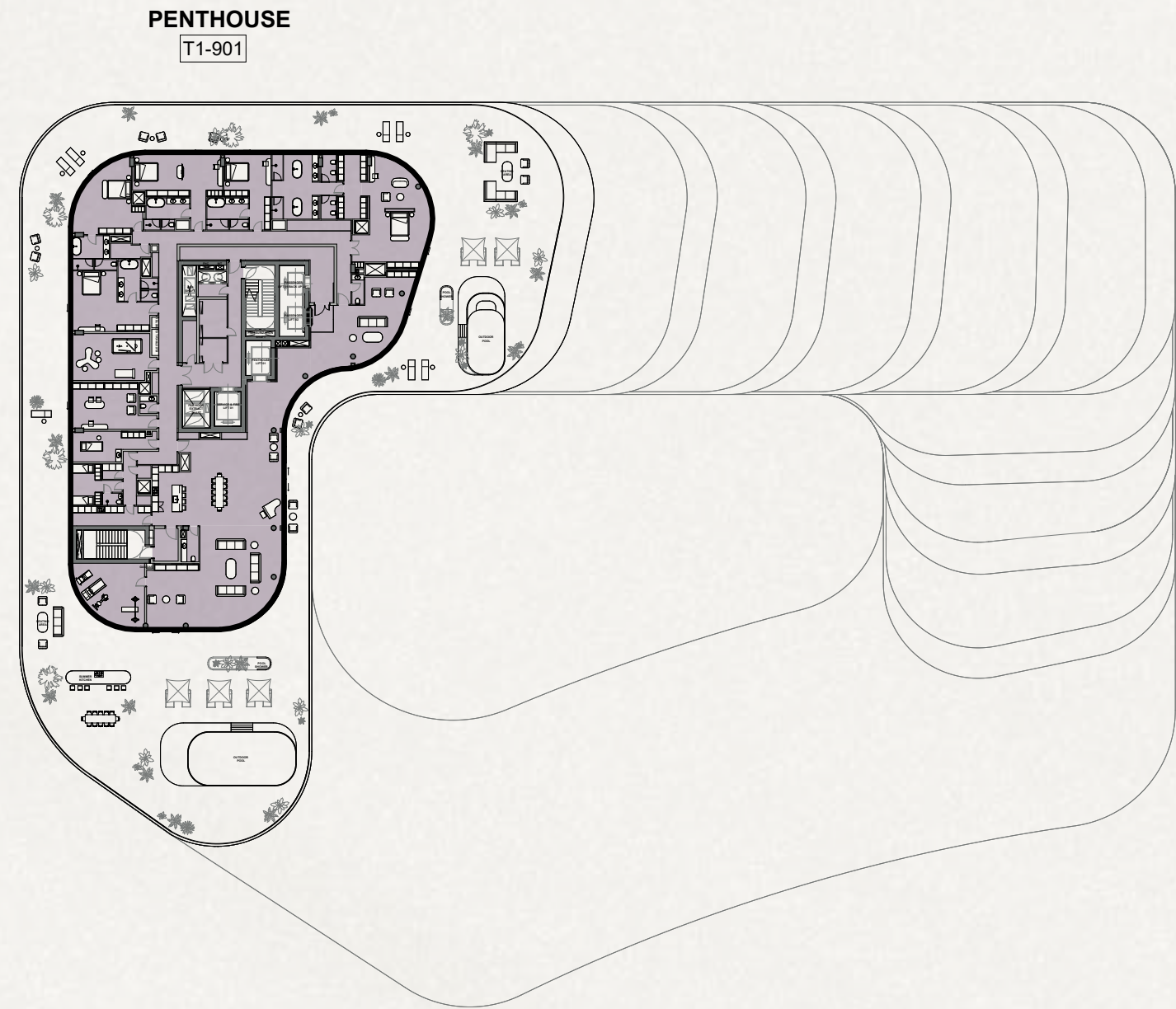
TOWER 1



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

Level 9 Plan

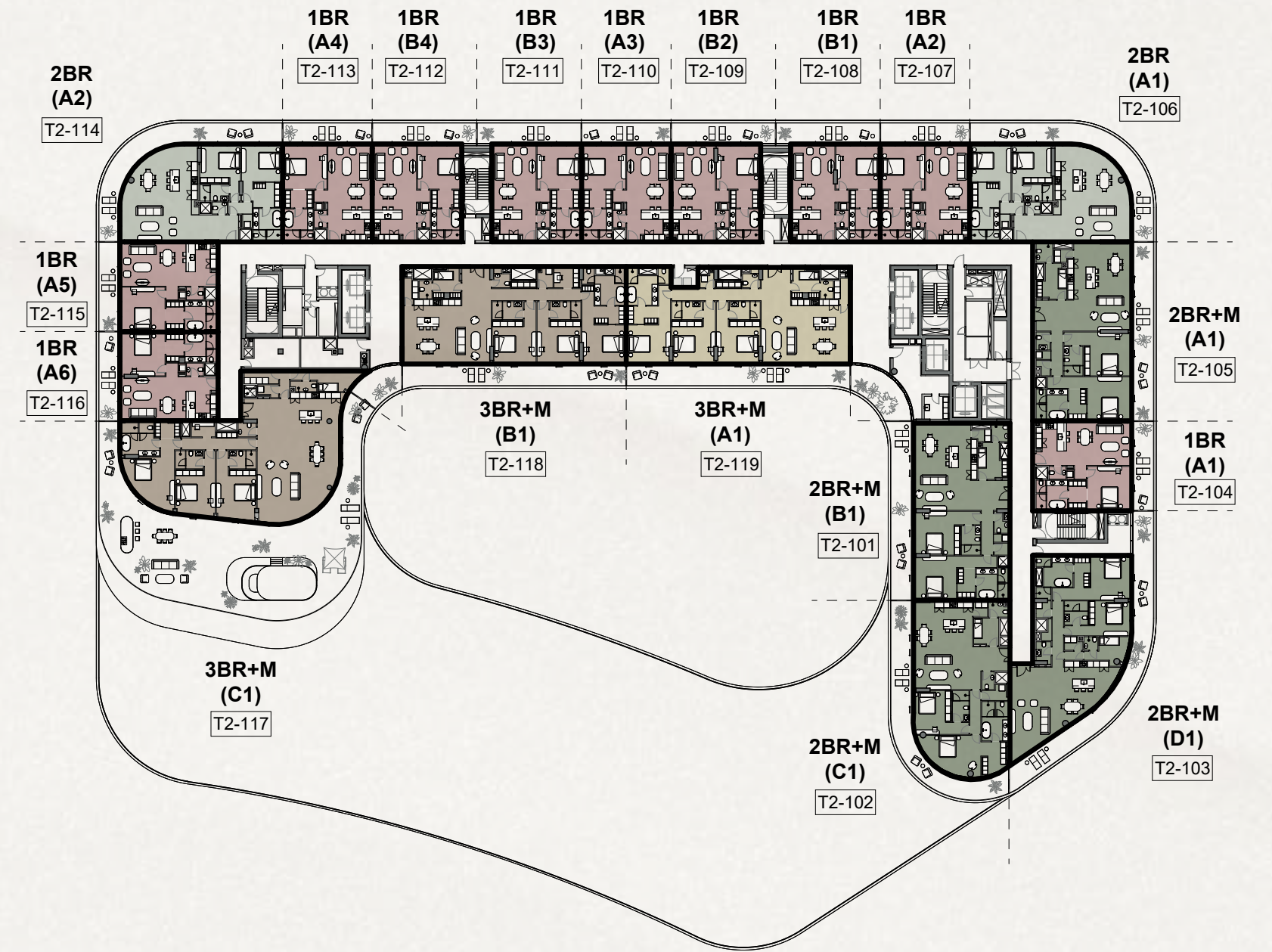
TOWER 1



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

Level 1 Plan

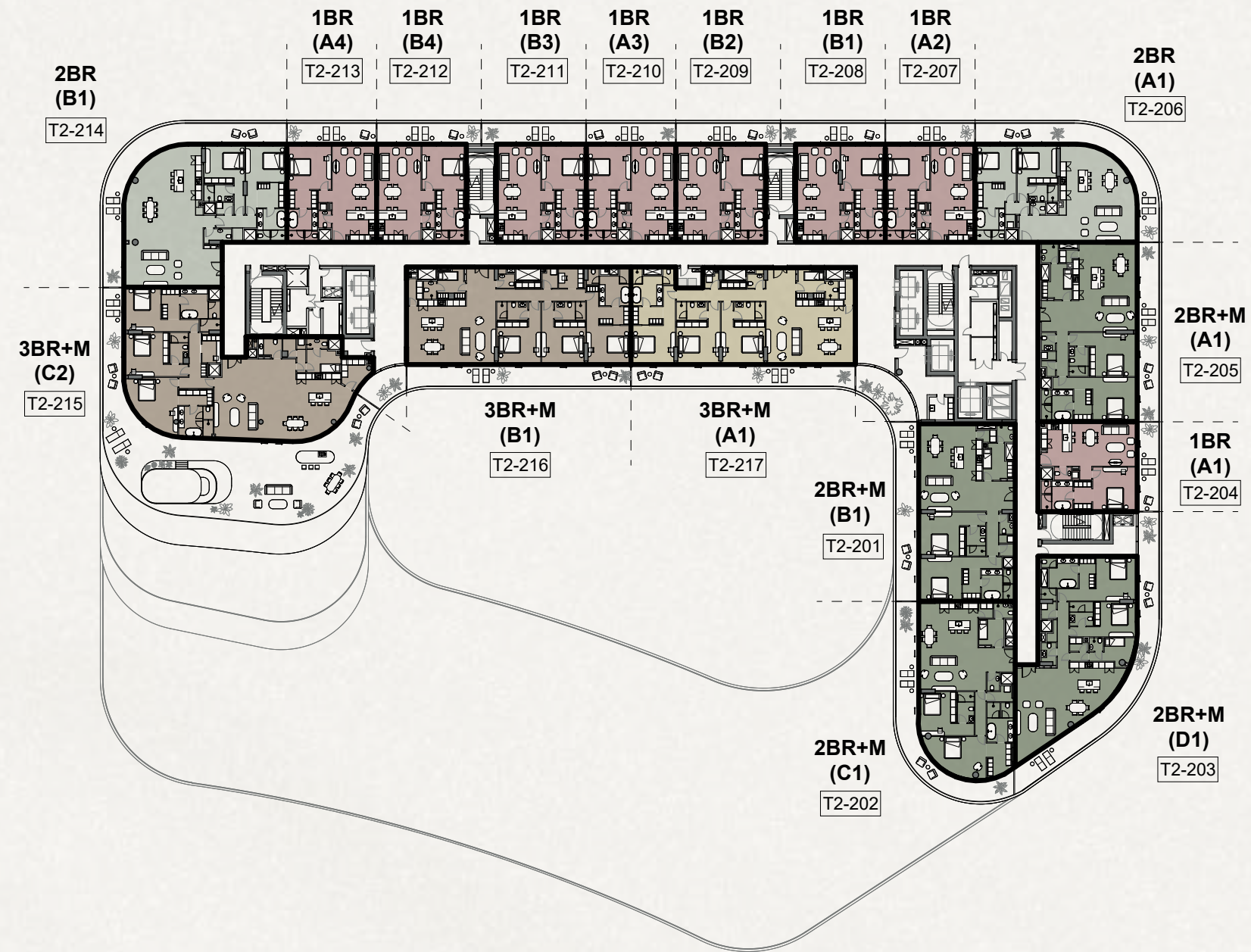
TOWER 2



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

Level 2 Plan

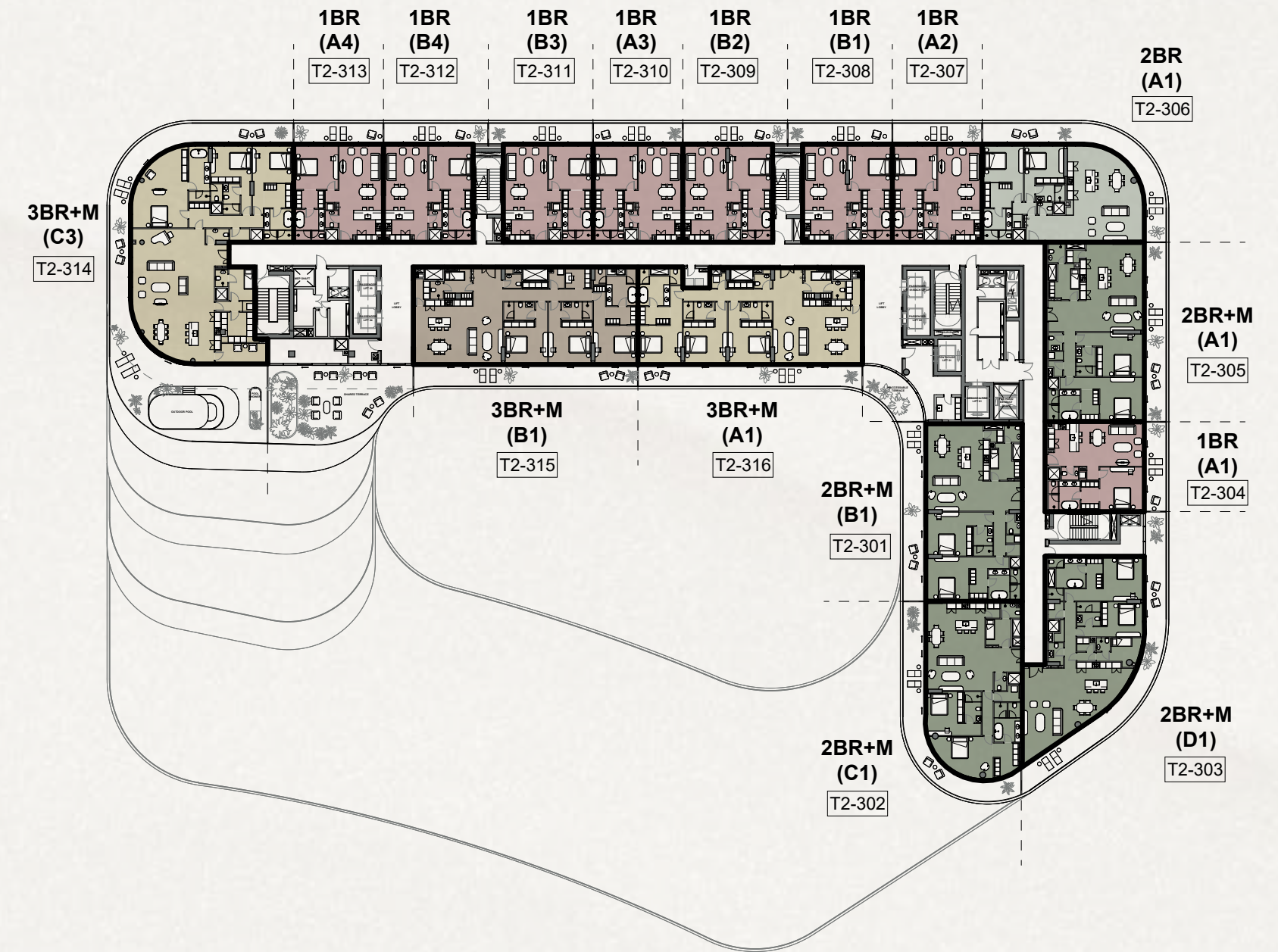
TOWER 2



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

Level 3 Plan

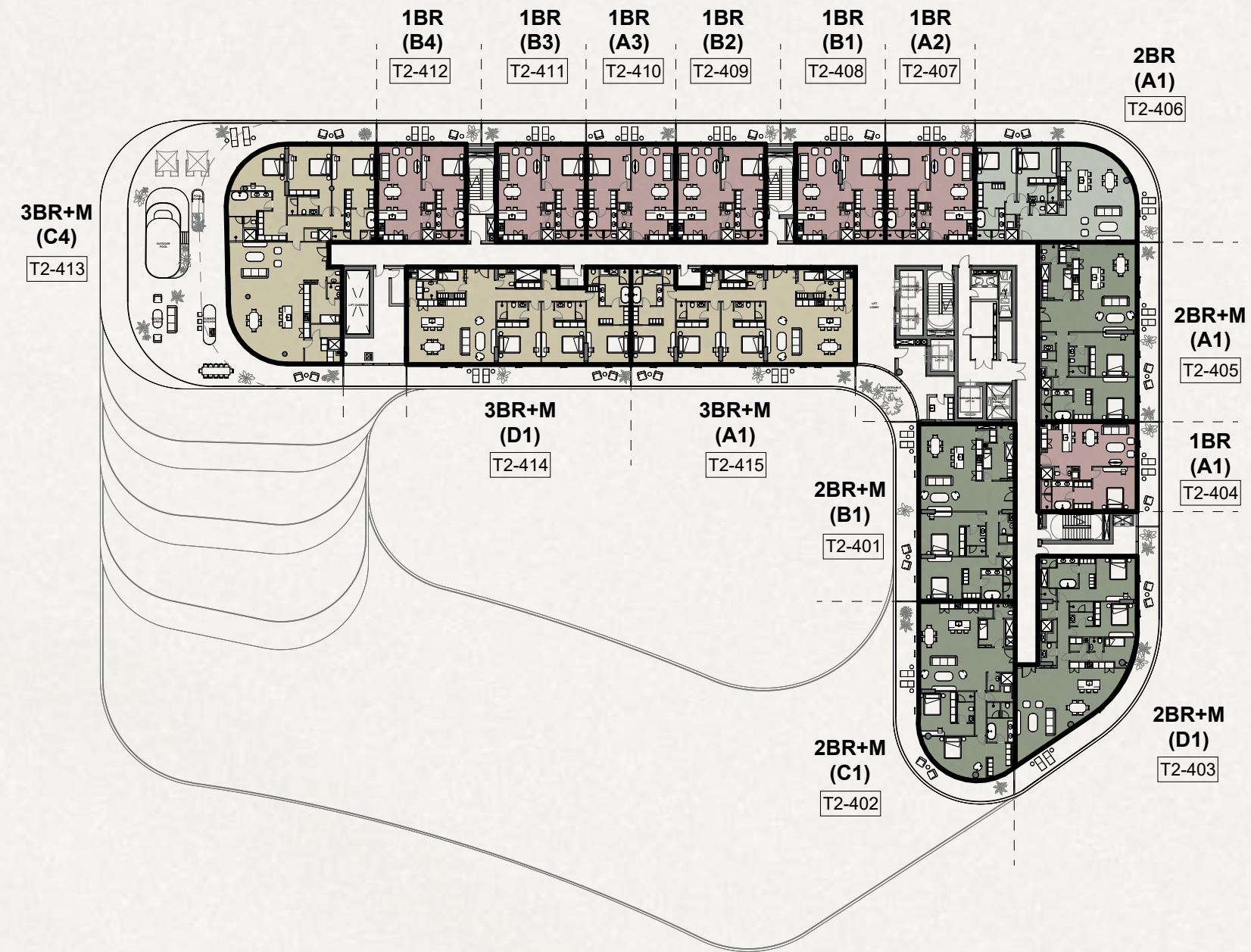
TOWER 2



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

Level 4 Plan

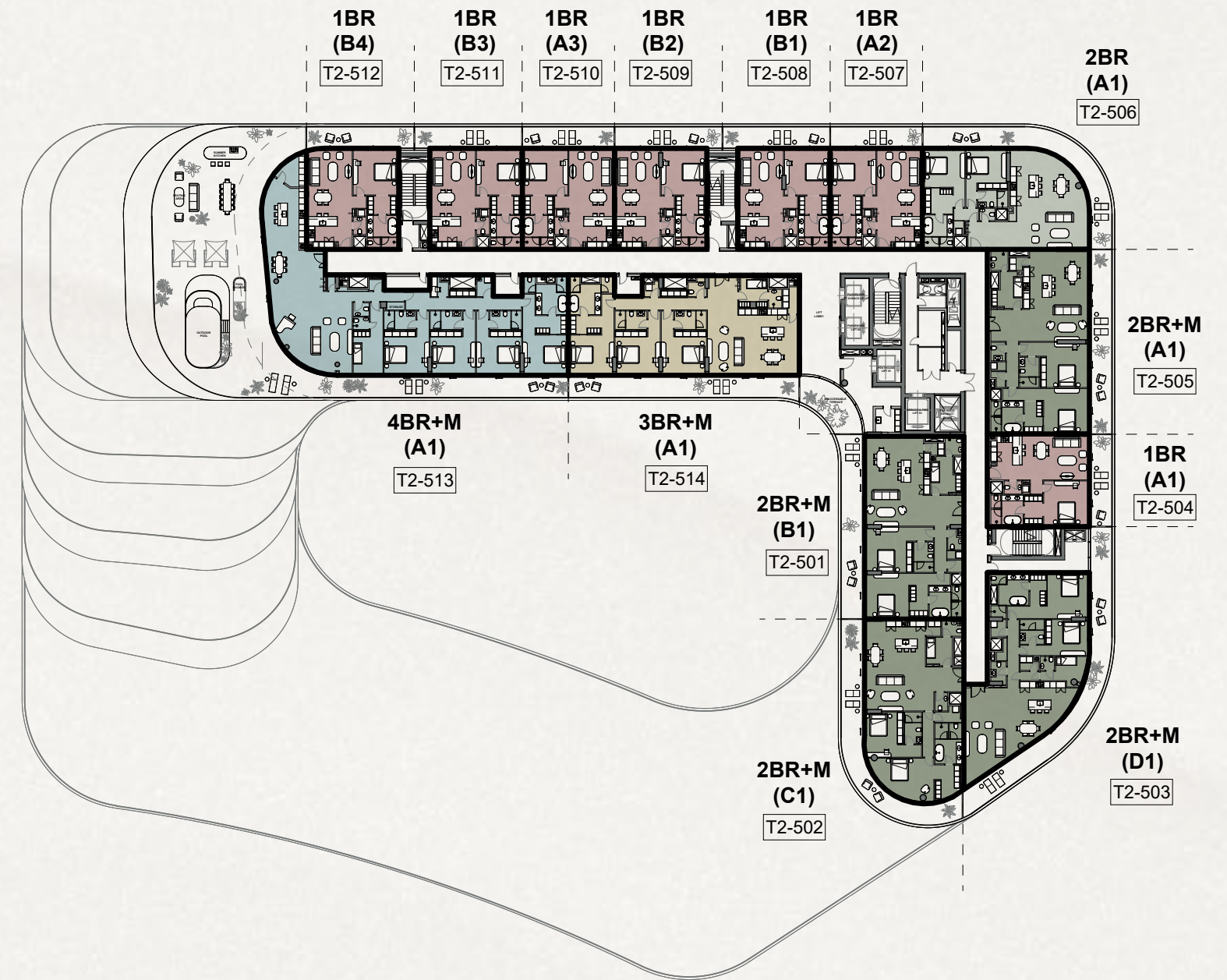
TOWER 2



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

Level 5 Plan

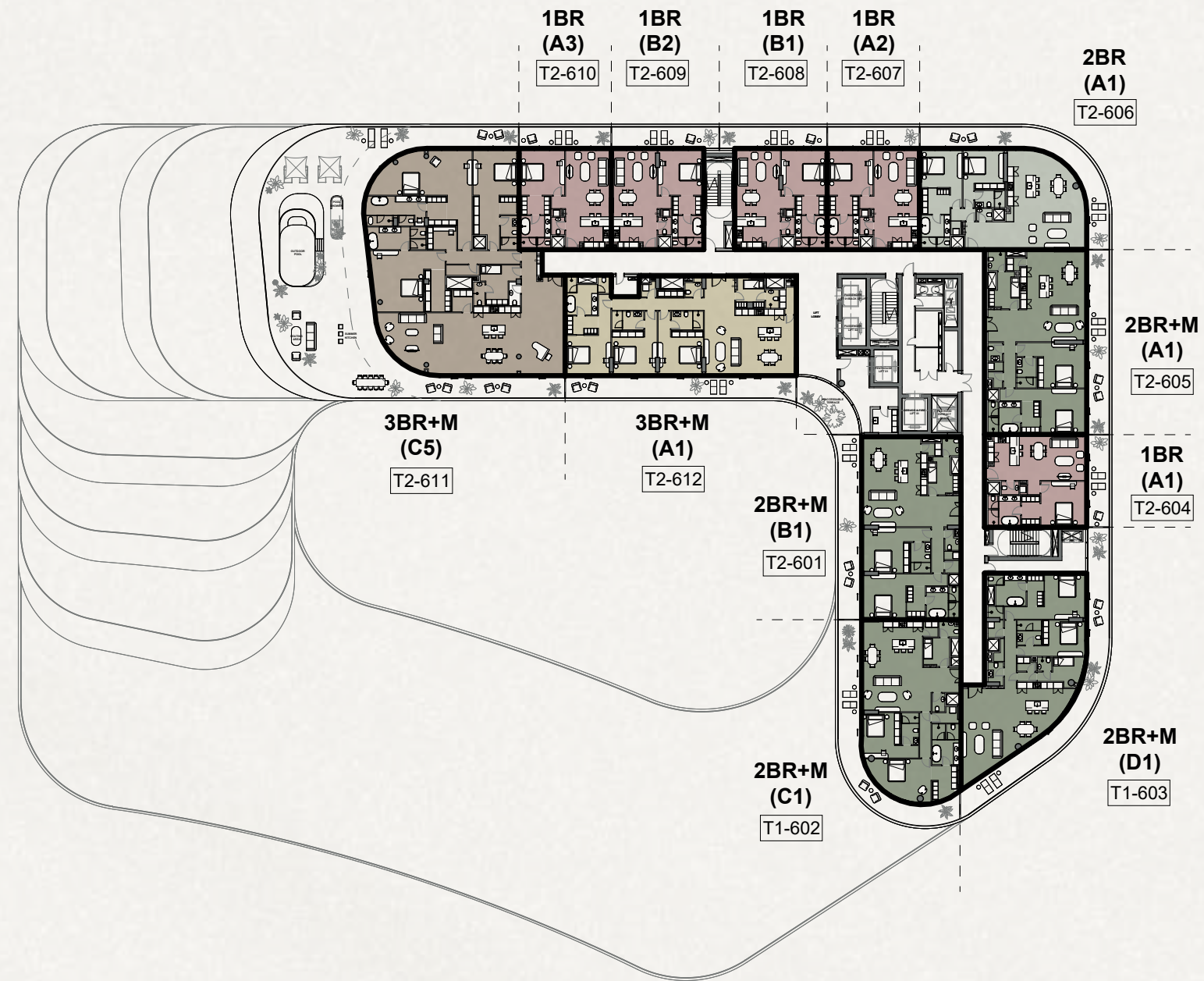
TOWER 2



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

Level 6 Plan

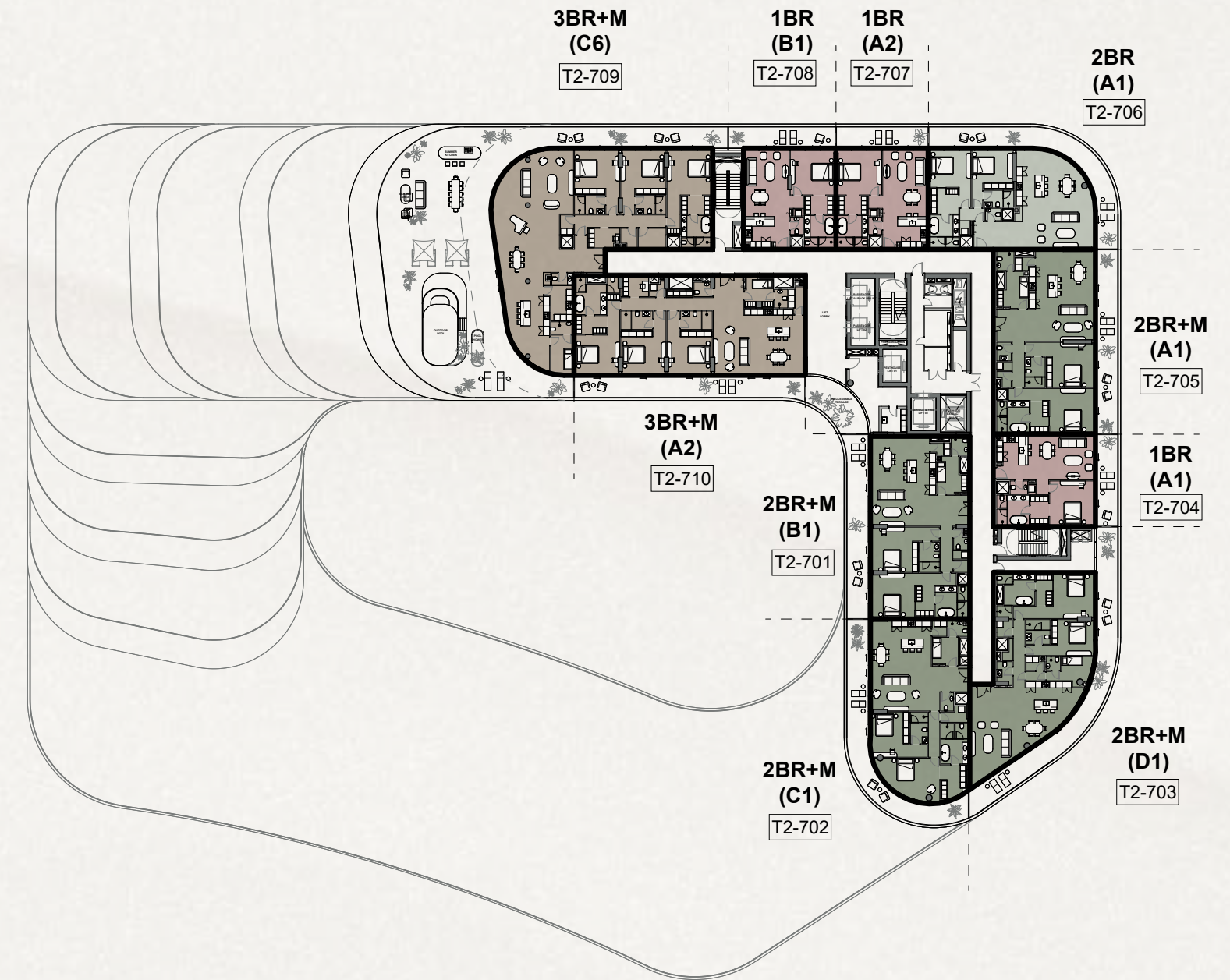
TOWER 2



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

Level 7 Plan

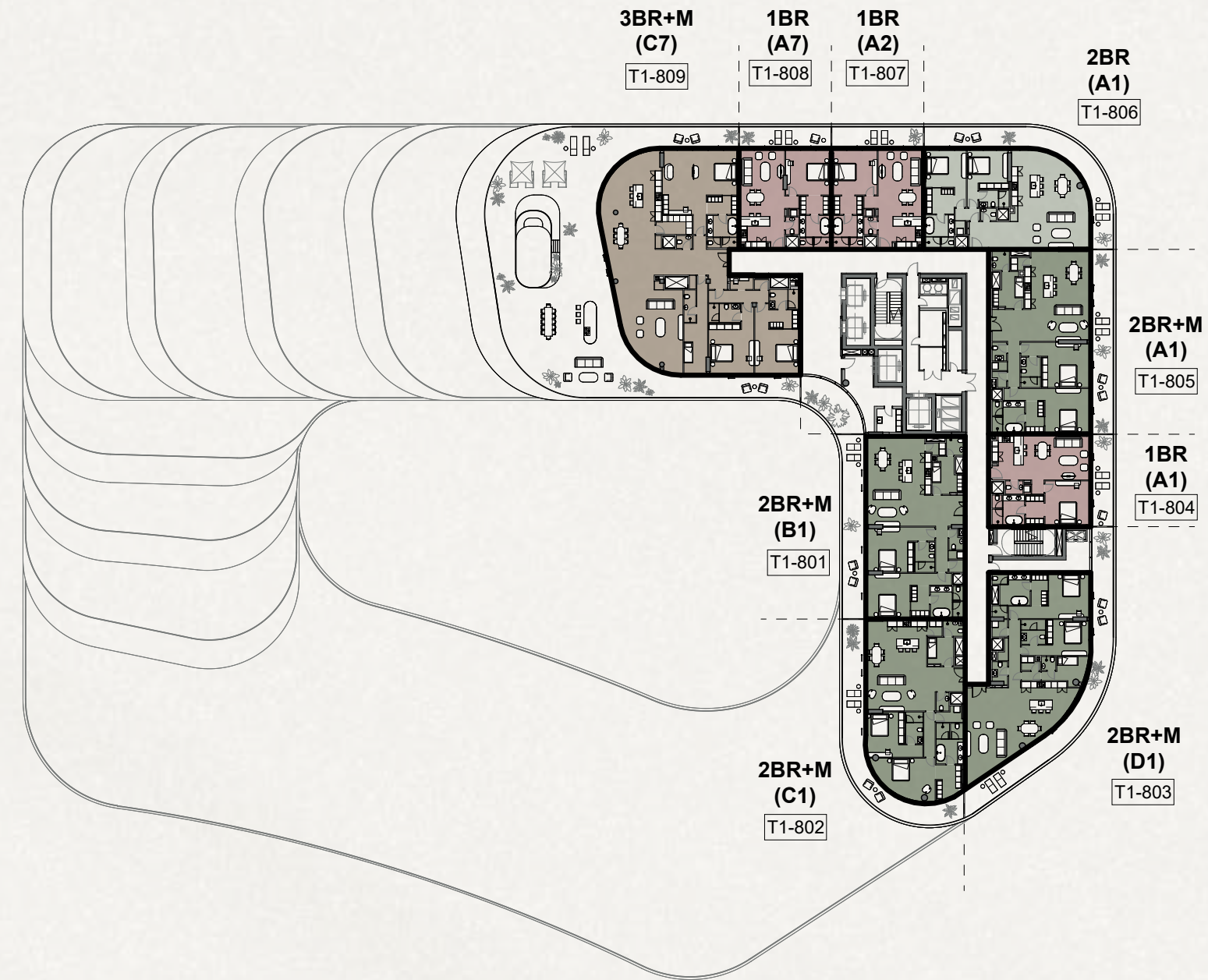
TOWER 2



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

Level 8 Plan

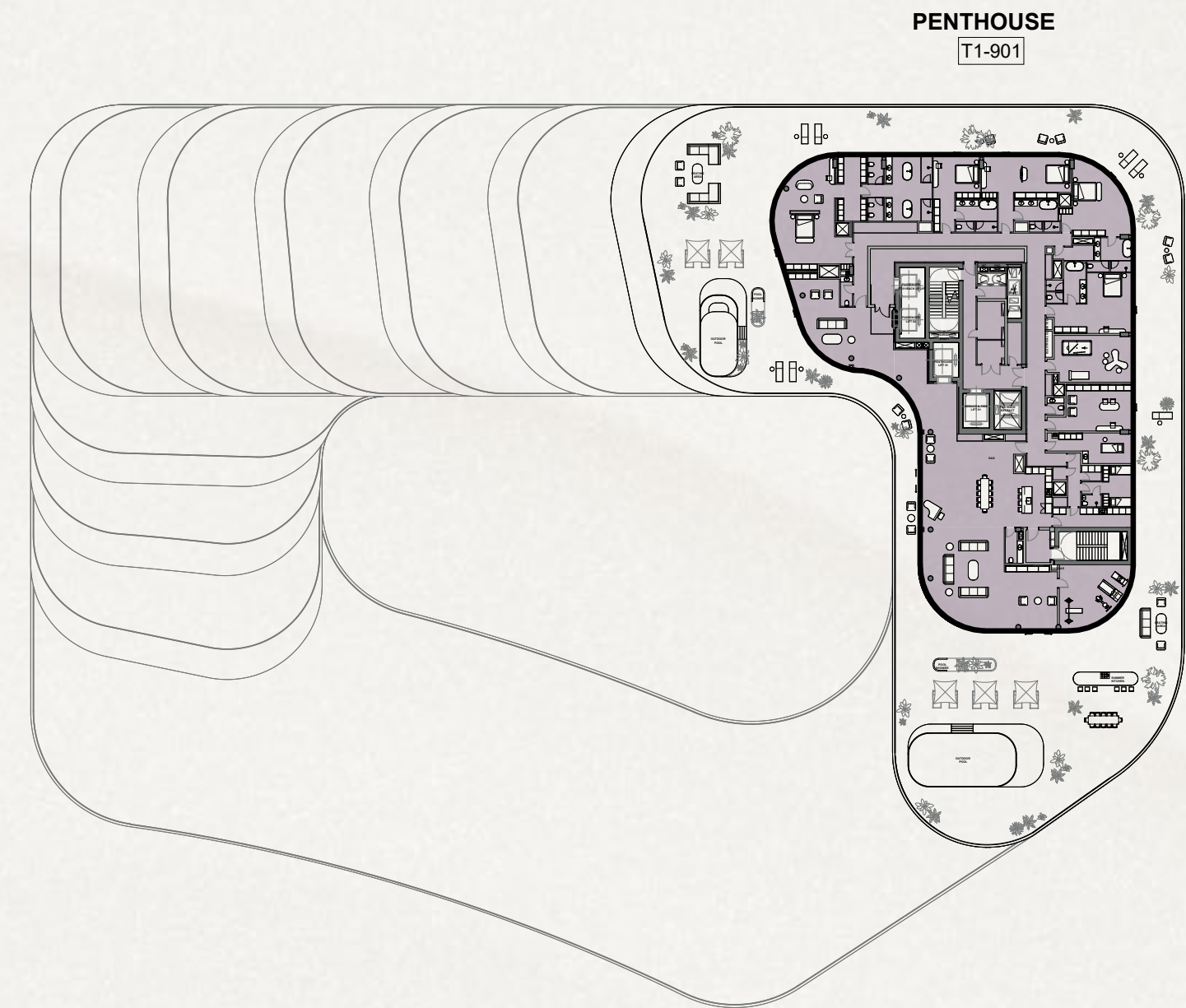
TOWER 2



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

Level 9 Plan

TOWER 2



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



Mindful *living*

Sustainability at Mandarin Oriental Residences is seamlessly integrated into every element of design. With a commitment to eco-friendly materials, energy-efficient systems, and sustainable practices, future generations will benefit from mindful, responsible living.





MANDARIN ORIENTAL
THE RESIDENCES
SAADIYAT CULTURAL DISTRICT ABU DHABI

[Aldar] and any affiliates thereof (“Developer”) are the sole offerors of a) the real property being offered for sale as Mandarin Oriental Residences Saadiyat Cultural District, Abu Dhabi (“Residences”) and b) any rental programs offered to purchasers in connection with the sale of the Residences. Neither Mandarin Oriental Hotel Group nor any of its affiliates, nor their respective officers, directors, agents or employees (collectively, “MOHG”), are in any way owners, offerors, promoters, issuers or underwriters of, or responsible or liable for, or are making any representations or warranties with respect to, the Developer, construction of the Residences, any offering for sale of the real property constituting the Residences, or any increase or return on related investment. MOHG has not assumed and has no liability or responsibility for any financial statements, projections or other financial information contained in any sales and marketing materials, prospectus or similar written or oral statements relating to the Residences. Developer has the sole right and responsibility for the manner and means by which the Residences are sold, and for all representations in relation to the Residences. Developer has obtained rights to use the “Mandarin Oriental” name and trademarks (“MOHG Marks”) in connection with the Residences subject to the terms and conditions of non-exclusive licence agreement(s) which may be terminated at any time upon certain occurrences. The right to use the MOHG Marks in connection with the Residences is thus not guaranteed and no such right is included in the Residence being acquired by any purchaser. If any of the relevant agreements are terminated, or MOHG ceases to manage the Residences for any reason, use of the MOHG Marks in connection with the Residences may be terminated at MOHG’s discretion. All purchasers should seek their own legal, financial and professional advice before entering into any agreement in respect of the Residences.

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