



GROVE  
FOUNTAIN  
VIEWS

# EVERYTHING WE DO COMES FROM THE HEART

ABU DHABI IS OUR CANVAS, AND ALDAR'S VISION IS  
TO CREATE A MASTERPIECE.

WE STRIVE TO SHAPE AN ICONIC SKYLINE OF COMMUNITIES  
WHERE PEOPLE LOVE TO LIVE, IN HOMES THAT BRIM  
WITH EVERYTHING THEY LOVE. BECAUSE AS ONE OF THE  
MOST TRUSTED AND RECOGNISED REAL ESTATE LIFESTYLE  
DEVELOPERS IN THE UAE, IT'S OUR DUTY TO MAKE ABU  
DHABI FEEL LIKE HOME FOR EVERYONE, EVERY DAY.

REVENUE

**AED 8.58 BN**  
FY 2021

INVESTMENT PORTFOLIO INCREASE

**AED 1.0 BN**  
FY 2021

NET PROFIT

**AED 2.33 BN**  
FY 2021

REVENUE SALES


**AED 7.2 BN**  
FY 2021



An aerial photograph of Abu Dhabi, United Arab Emirates, showcasing a blend of modern and traditional architecture. On the left, several tall, sleek skyscrapers with glass facades stand prominently. In the center, the Yas Viceroy Hotel is visible, characterized by its distinctive red-brick towers and arches. The foreground features a large, ornate building with multiple domes and arches, surrounded by greenery and a sandy beach. The city extends to the coast, with a clear view of the turquoise sea and distant islands under a bright sky.

# THIS IS ABU DHABI

THIS IS THE UAE'S FORWARD-THINKING CULTURAL HEART,  
WHERE CREATIVITY KNOWS NO BOUNDS. WHERE HERITAGE  
IS ENRICHING, BUSINESS IS THRIVING AND AN EXCITING  
COSMOPOLITAN LIFESTYLE INSPIRES PEOPLE FROM ALL OVER  
THE WORLD TO CALL THIS HOME.



# SAADIYAT ISLAND & THE CULTURAL DISTRICT

THE WHITE-SAND ISLAND IS THE CAPITAL'S MOST SOUGHT-AFTER DESTINATION FOR LEISURE, ENTERTAINMENT, LUXURY LIVING, AND SOMETHING EVEN MORE PROFOUND—CULTURE. DESIGNATED AS ABU DHABI'S CULTURAL DISTRICT, THE ISLAND WILL BE HOME TO THE LARGEST SINGLE CONCENTRATION OF CULTURAL INSTITUTIONS IN THE WORLD; THE NEW PINNACLE OF ART, CULTURE AND DESIGN.

AT THE HEART OF FIVE INTERNATIONAL ICONS, INCLUDING LOUVRE ABU DHABI, GUGGENHEIM ABU DHABI AND ZAYED NATIONAL MUSEUM, SAADIYAT GROVE WILL INTRODUCE AUTHENTIC, UNEXPECTED AND INSPIRING EXPERIENCES TO THE SCENE.

# A GROVE LIKE NO OTHER

AN EVER-EVOLVING, EVER-INVIGORATING DESTINATION IN THE MOST HAPPENING CORNER OF THE ISLAND, SAADIYAT GROVE MAKES PEDIGREED ART AND CULTURE A PART OF LIFE. INTERACTIVE ARTWORKS AND DIGITAL MURALS SURROUND YOU, WHILE EXQUISITE STYLE IS REFLECTED THROUGH EVERY WINDOW. AND THE FOOD IS AN EXPERIENCE IN AND OF ITSELF.



SAADIYAT  
**GROVE**

LIVING INSPIRATION



# 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.



# 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.





# LOUVRE ABU DHABI

AN ARCHITECTURAL MASTERPIECE AND INTERNATIONAL  
ICON, WHERE TREASURES FROM NEAR AND FAR, PAST,  
PRESENT AND FUTURE, ARE ADMIRER TOGETHER UNDER  
A RAIN OF LIGHT.



An architectural rendering of a large, modern building with a facade of vertical, textured panels. The building is set in a landscaped area with palm trees and other greenery. People are seen walking in the foreground, and the sky is a clear, light blue. The overall scene is bright and open, suggesting a public or community space.

# 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.



# HOME IN THE HEART OF INSPIRATION

GROVE VIEWS IS THE RESIDENTIAL EXTENSION OF SAADIYAT GROVE, LOCATED IN THE VERY HEART OF THE DESTINATION AND SURROUNDED BY SHOPPING, DINING, ART, AND CULTURE TO SUIT EVERY PERSONALITY. WHETHER YOU CRAVE LUXURIOUS BEAUTY, URBAN ENERGY, OR THE REINVIGORATING INFUSION OF NATURE, THESE STUDIOS TO 2-BED APARTMENTS KEEP YOU CONNECTED TO WHAT YOU LOVE.

# GROVE FOUNTAIN VIEWS

A HOME THAT ELEVATES YOUR LIFESTYLE, WITH MESMERISING VIEWS OF DANCING FOUNTAINS AND ACCESS TO THE AVENUES OF SAADIYAT GROVE. LIVE CONNECTED TO HIGH-END RESTAURANTS, FASHION OUTLETS, WORLD-CLASS FACILITIES AND GLOBALLY-RENOUNDED MUSEUMS, AS WELL AS THE GLEAMING WATERS OF THE SAADIYAT ISLAND SHORE.



# CRAFTED TO INSPIRE FROM EVERY ANGLE

A BUILDING WITH SPACE FOR LIFE TO EXPAND—INTO SOCIAL GATHERINGS, OR PRIVATE DINNERS; LAZY AFTERNOONS WITH A BOOK, OR FRANTIC FOOSBALL SHOWDOWNS. THERE ARE AREAS TO PLAY AND GARDENS TO WANDER. AND JUST WHEN YOU THINK YOU'VE COVERED IT ALL, YOU STEP OUT ONTO THE AVENUES OF SHOPS, RESTAURANTS, AND WONDERS.





# GROVE RETAIL

WANDER THE SHOPPING AVENUES AND FIND  
FASHION OF EVERY SHAPE & SIZE, AND FOOD  
OF EVERY CULTURE & FLAVOUR.



## PRIVÉ LOUNGE

GROVE FOUNTAIN VIEWS' LOBBY EXTENDS INTO A RESIDENTS' LOUNGE. A PLACE TO SIT BACK AND RELAX, AS YOU CATCH UP ON SOME WORK, ENJOY ENGAGING CONVERSATIONS, OR TAKE IN A RIVETING READ IN THE LIBRARY.








## GAMES DEN

CATCH UP OVER A COFFEE OR CHALLENGE YOUR FRIENDS TO  
A COMPETITIVE GAME OF FOOSBALL IN THIS LIVELY SPACE,  
PERFECT FOR SOCIALISING.

A woman with long dark hair, wearing a light blue button-down shirt, is smiling warmly as she plays with a young child. The child is holding a purple wand with a pink star on top. The woman is holding a blonde doll. The child is also holding a white unicorn horn. The background is a softly lit room with a lamp and framed pictures on the wall.

# ENRICH YOUR LIFE EVERY DAY

THERE'S GREEN SPACE TO CLEAR YOUR MIND, FACILITIES TO ENHANCE YOUR FITNESS, AND VIEWS THAT INSPIRE THE SOUL. THIS IS A BUILDING THAT PUTS FOCUS ON THE WELLBEING OF ITS RESIDENTS.



# ALTITUDE GYM

RISE ABOVE THE DAILY ROUTINE AND TAKE  
YOUR FITNESS TO ANOTHER LEVEL IN THE  
STATE-OF-THE-ART ROOFTOP GYM.

# PANORAMIC POOL

CRYSTAL WATERS FLOW OUT TOWARDS A  
SPECTACULAR VIEW. SWIM IN TIME WITH THE  
RHYTHMIC MOVEMENTS OF THE FOUNTAINS.



# BENEFITS

## WELLNESS

ALTITUDE GYM

DIRECT ACCESS TO GREEN LOOP AND JOGGING TRACK

INSPIRATION LAWN

CYCLE RACKS

MULTI-USE YOGA & PILATES STUDIO

## RECREATION & COMMUNITY ENGAGEMENT

SOCIAL CENTRE COMMUNITY SPACE

PANORAMIC POOL WITH PARTIAL MUSEUM VIEWS

REJUVENATION LOUNGE ACCESS

CANOPY GARDEN WITH SEATING AREA

DIRECT ACCESS TO GROVE RETAIL

## PAID SERVICES

MAINTENANCE SERVICES  
(INCLUDING HANDYMAN, PAINTING, MINOR  
REPAIRS, & PEST CONTROL)

PET SITTING & PET SPA

SMART-HOME PACKAGE

BABYSITTING, PERSONAL TRAINING,  
PERSONAL SHOPPER, INTERIOR DESIGN,  
COURIER DELIVERY, FLORIST

HOUSE-KEEPING

RESERVATION SERVICES

## MEMBERSHIPS

DISCOUNTS ON MEMBERSHIPS AT  
MUSEUMS, SAADIYAT GOLF CLUB,  
SAADIYAT BEACH CLUB & SOUL BEACH

# SIGNATURE FINISHES

AN ELEGANT DESIGN PHILOSOPHY FLOWS THROUGHOUT GROVE FOUNTAIN VIEWS, BRINGING A SENSE OF DISCERNING STYLE AND SOPHISTICATION TO THE SPACE AROUND YOU. TASTEFUL USE OF COLOURS AND TEXTURES, AS WELL AS SUSTAINABLE MATERIALS AND HIGH-QUALITY FINISHES, CREATE A UNIQUE EXPRESSION OF PREMIUM LIVING.

## MATERIALS FINISHES (LIVING, DINING, BEDROOMS, CORRIDORS & KITCHENS)

INTERIOR DOORS

WOOD VENEER



FLOORING & SKIRTING

PORCELAIN TILES



WALL

EMULSION PAINT

BACKSPLASH

BRONZE TINTED MIRROR



CABINETS & WARDROBES

LAMINATE VENEER



KITCHEN COUNTER

QUARTZ UNIQUE ARABESCATO



## MATERIALS FINISHES (GUEST TOILETS & BATHROOMS)

FLOORING

PORCELAIN TILES



WALL

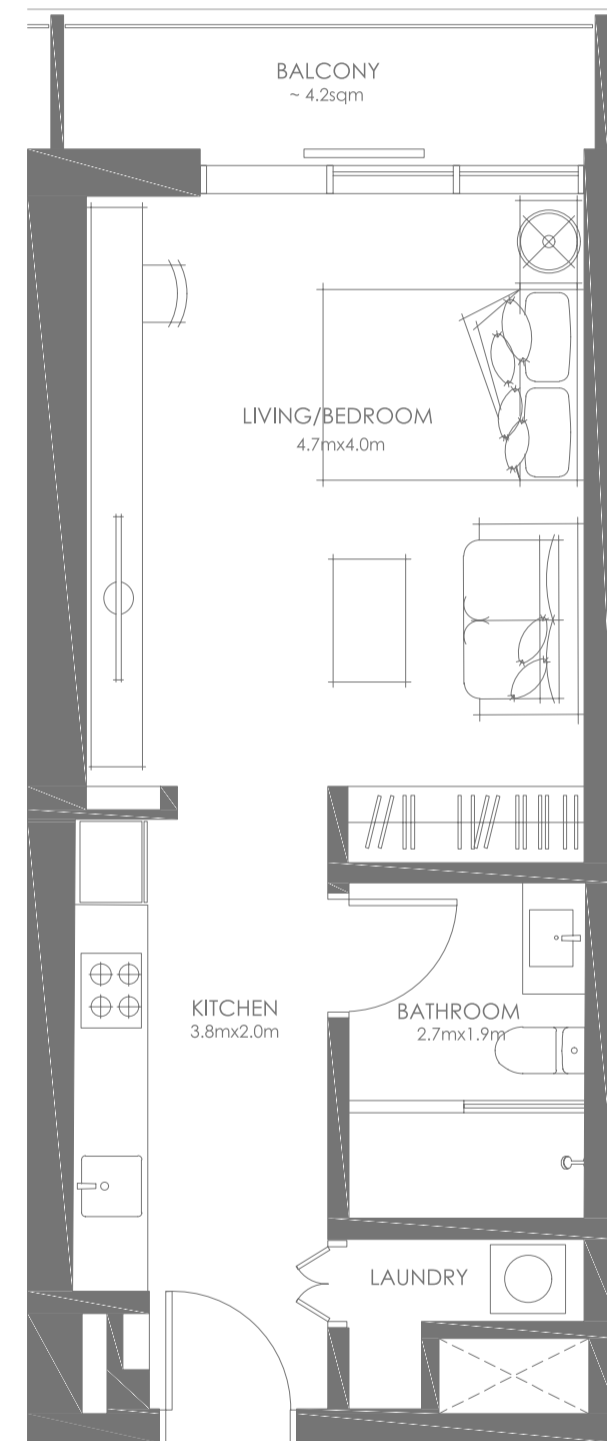
CERAMIC TILES



# YOUR NEW REALITY STARTS HERE

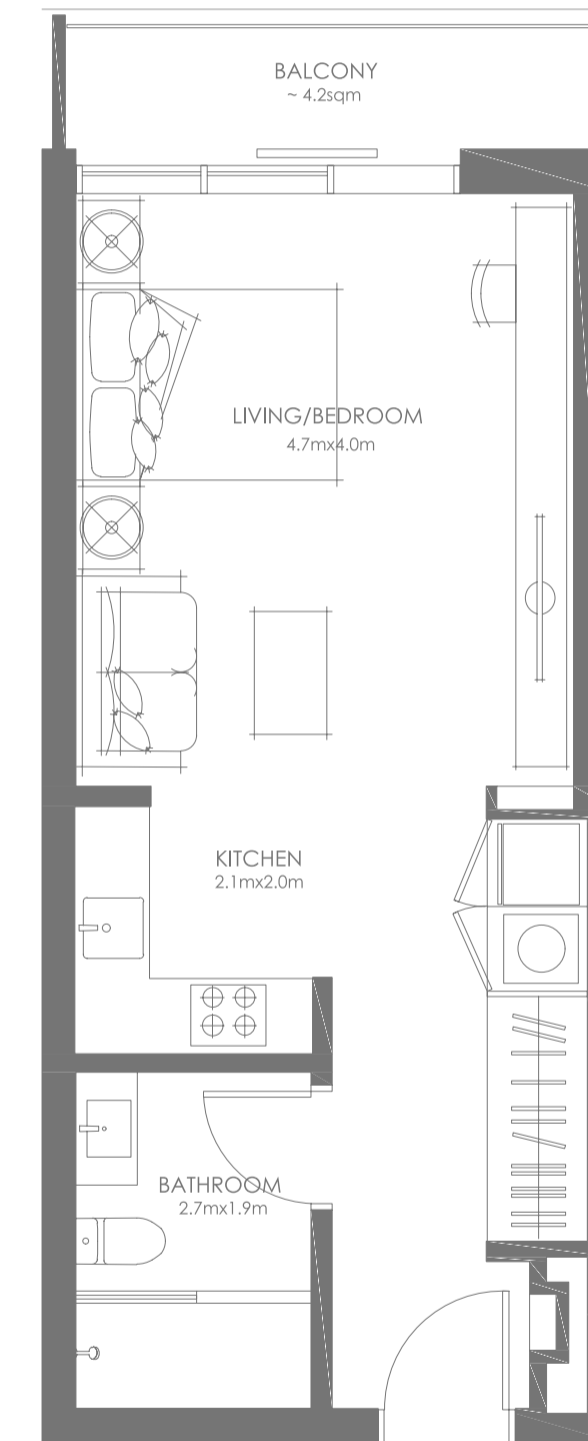
CHOOSE YOUR SPACE, FROM A STUDIO TO 2-BED  
APARTMENT, AND BEGIN PLANNING THE LAYOUT FOR A  
SUMPTUOUS HOME OF YOUR OWN.

## STUDIO — TYPE A



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

## STUDIO — TYPE B

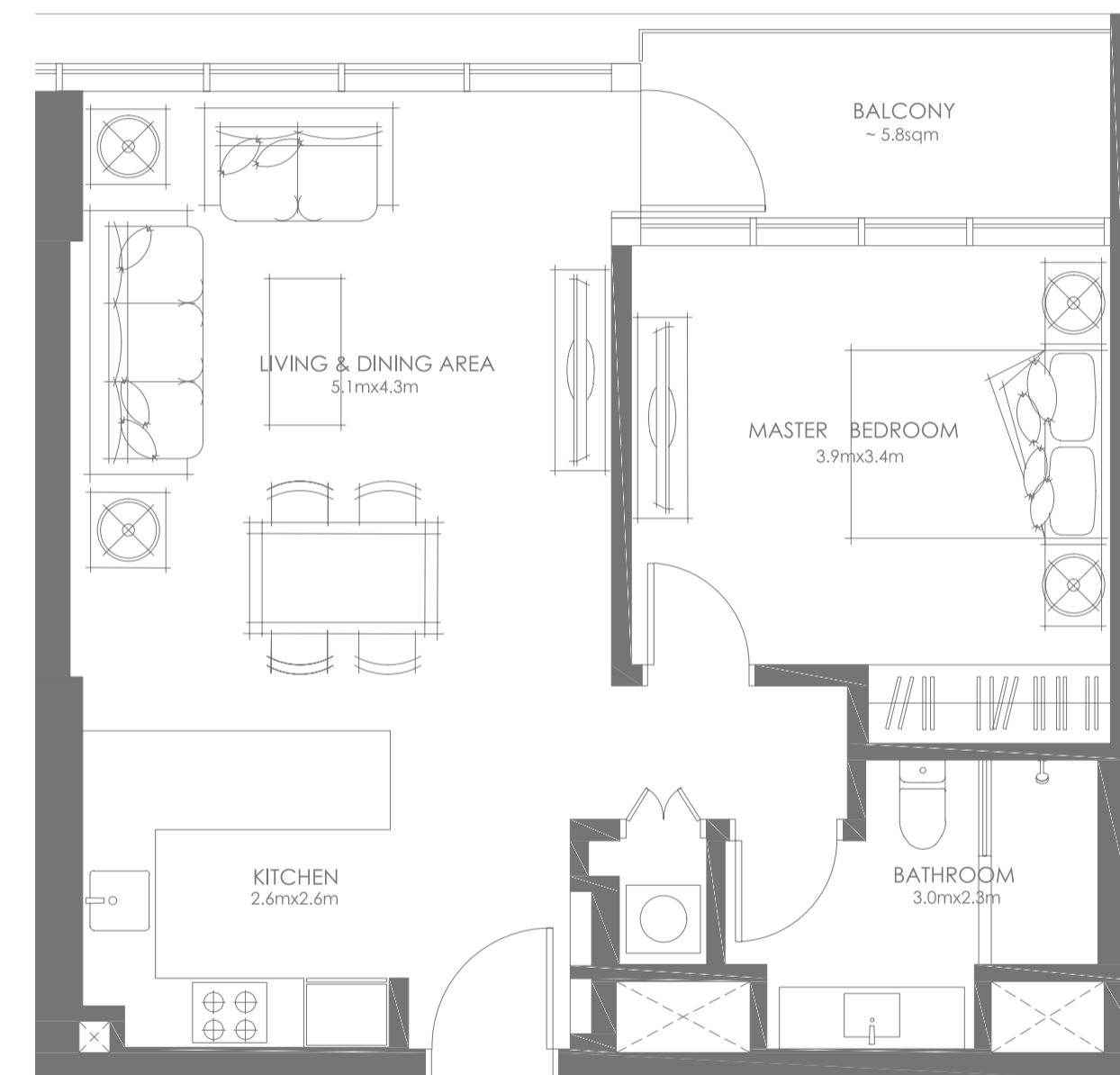


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# 1 – BEDROOM

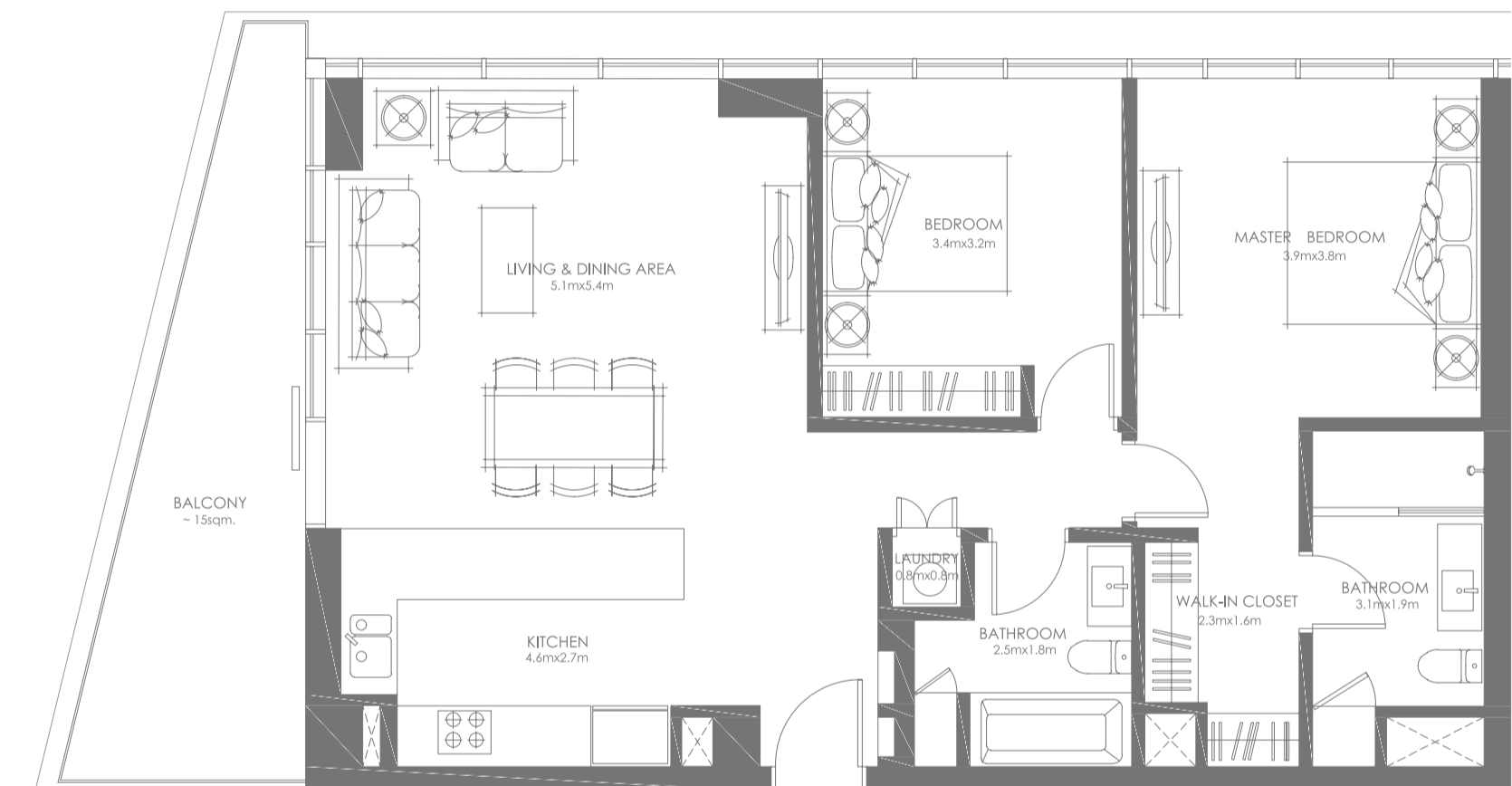


## 2 – BEDROOM — TYPE A



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## 2 – BEDROOM — TYPE B



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## ADDRESS

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