

*nudra*

S A A D I Y A T

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S A A D I Y A T

- 
- Guggenheim Abu Dhabi
  - Louvre Abu Dhabi
  - Performing Arts Centre
  - Zayed National Museum
  - Park Hyatt Abu Dhabi Hotel
  - Manarat Al Saadiyat
  - Cranleigh Abu Dhabi
  - St. Regis Island Resort
  - New York University
  - Saadiyat Beach Golf Club
  - Saadiyat Public Beach
  - Saadiyat Beach Club

*5 exclusive* land plots of approximately 2,500 sqm with an allowable build-up area of up to 2,400 sqm—each with a bespoke villa design available.

*32 villas*, delivered to ‘shell and core’, enabling purchasers to design and fit-out the interiors to their exact requirements.

*Saadiyat's only exclusive private beach access* on the Arabian Gulf.

*First-class amenities*, including a gym, infinity pool, tennis court and children’s play area.

*Closed & intimate community* with only 36 neighbours.

*Elevated views* of the Louvre Abu Dhabi.





01. Primary entry to development

02. Terraced-planted wall clad with feature stone

03. Pedestrian spine in feature paving and lined with feature palms

04. Central Plaza

05. Open Space 1

06. Open Space 2

07. Secondary entry to the development

08. Tennis Court

09. Gym

10. Swimming Pool with views of the beach

11. The Dunes (Villas)

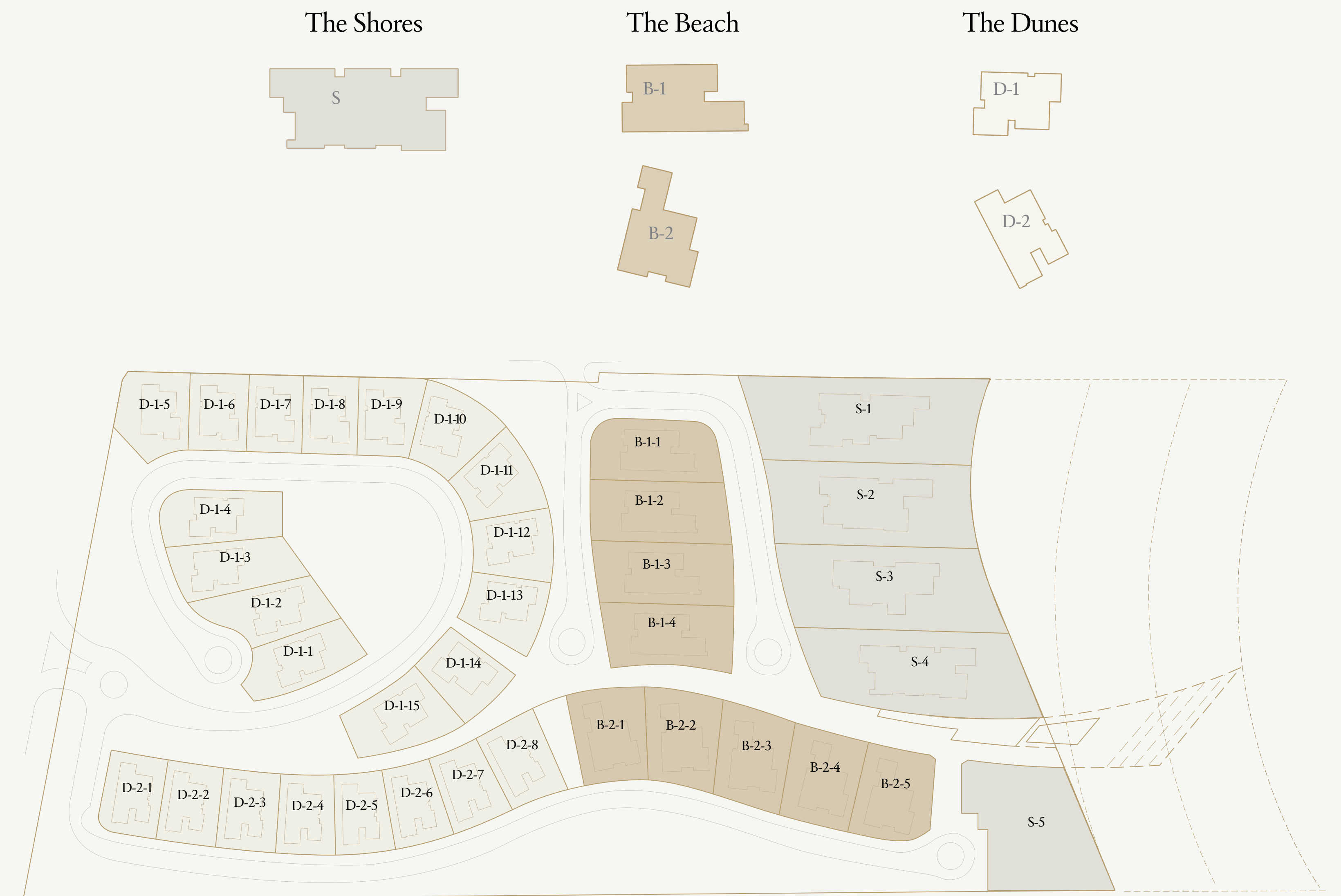
12. The Beach (Villas)

13. The Shores (Land Plots)

## Schedule of Areas

Villa Type	Gross Sellable Area	Plot Size	Villa Type	Gross Sellable Area	Plot Size
<b>The Shores</b>			D-1-4	855 m <sup>2</sup>	911 m <sup>2</sup>
S-1	2,400 m <sup>2</sup>	2,832 m <sup>2</sup>	D-1-5	855 m <sup>2</sup>	832 m <sup>2</sup>
S-2	2,400 m <sup>2</sup>	2,490 m <sup>2</sup>	D-1-6	855 m <sup>2</sup>	712 m <sup>2</sup>
S-3	2,400 m <sup>2</sup>	2,565 m <sup>2</sup>	D-1-7	855 m <sup>2</sup>	607 m <sup>2</sup>
S-4	2,400 m <sup>2</sup>	2,653 m <sup>2</sup>	D-1-8	855 m <sup>2</sup>	638 m <sup>2</sup>
S-5	2,448 m <sup>2</sup>	2,399 m <sup>2</sup>	D-1-9	855 m <sup>2</sup>	700 m <sup>2</sup>
<b>The Beach</b>			D-1-10	855 m <sup>2</sup>	828 m <sup>2</sup>
B-1-1	1,262 m <sup>2</sup>	1,136 m <sup>2</sup>	D-1-11	855 m <sup>2</sup>	828 m <sup>2</sup>
B-1-2	1,262 m <sup>2</sup>	1,248 m <sup>2</sup>	D-1-12	855 m <sup>2</sup>	743 m <sup>2</sup>
B-1-3	1,262 m <sup>2</sup>	1,254 m <sup>2</sup>	D-1-13	855 m <sup>2</sup>	772 m <sup>2</sup>
B-1-4	1,262 m <sup>2</sup>	1,223 m <sup>2</sup>	D-1-14	855 m <sup>2</sup>	733 m <sup>2</sup>
<b>The Dunes</b>			D-1-15	855 m <sup>2</sup>	907 m <sup>2</sup>
B-2-1	1,262 m <sup>2</sup>	1,005 m <sup>2</sup>	D-2-1	852 m <sup>2</sup>	736 m <sup>2</sup>
B-2-2	1,262 m <sup>2</sup>	1,007 m <sup>2</sup>	D-2-2	852 m <sup>2</sup>	735 m <sup>2</sup>
B-2-3	1,262 m <sup>2</sup>	1,007 m <sup>2</sup>	D-2-3	852 m <sup>2</sup>	735 m <sup>2</sup>
B-2-4	1,262 m <sup>2</sup>	1,001 m <sup>2</sup>	D-2-4	852 m <sup>2</sup>	708 m <sup>2</sup>
B-2-5	1,262 m <sup>2</sup>	1,000 m <sup>2</sup>	D-2-5	852 m <sup>2</sup>	679 m <sup>2</sup>
D-1-1	855 m <sup>2</sup>	832 m <sup>2</sup>	D-2-6	852 m <sup>2</sup>	679 m <sup>2</sup>
D-1-2	855 m <sup>2</sup>	834 m <sup>2</sup>	D-2-7	852 m <sup>2</sup>	719 m <sup>2</sup>
D-1-3	855 m <sup>2</sup>	933 m <sup>2</sup>	D-2-8	852 m <sup>2</sup>	810 m <sup>2</sup>

## Plot Plan





*\*Artist impression*



c u r a t e

y o u r

l i f e

04

L A N D P L O T S



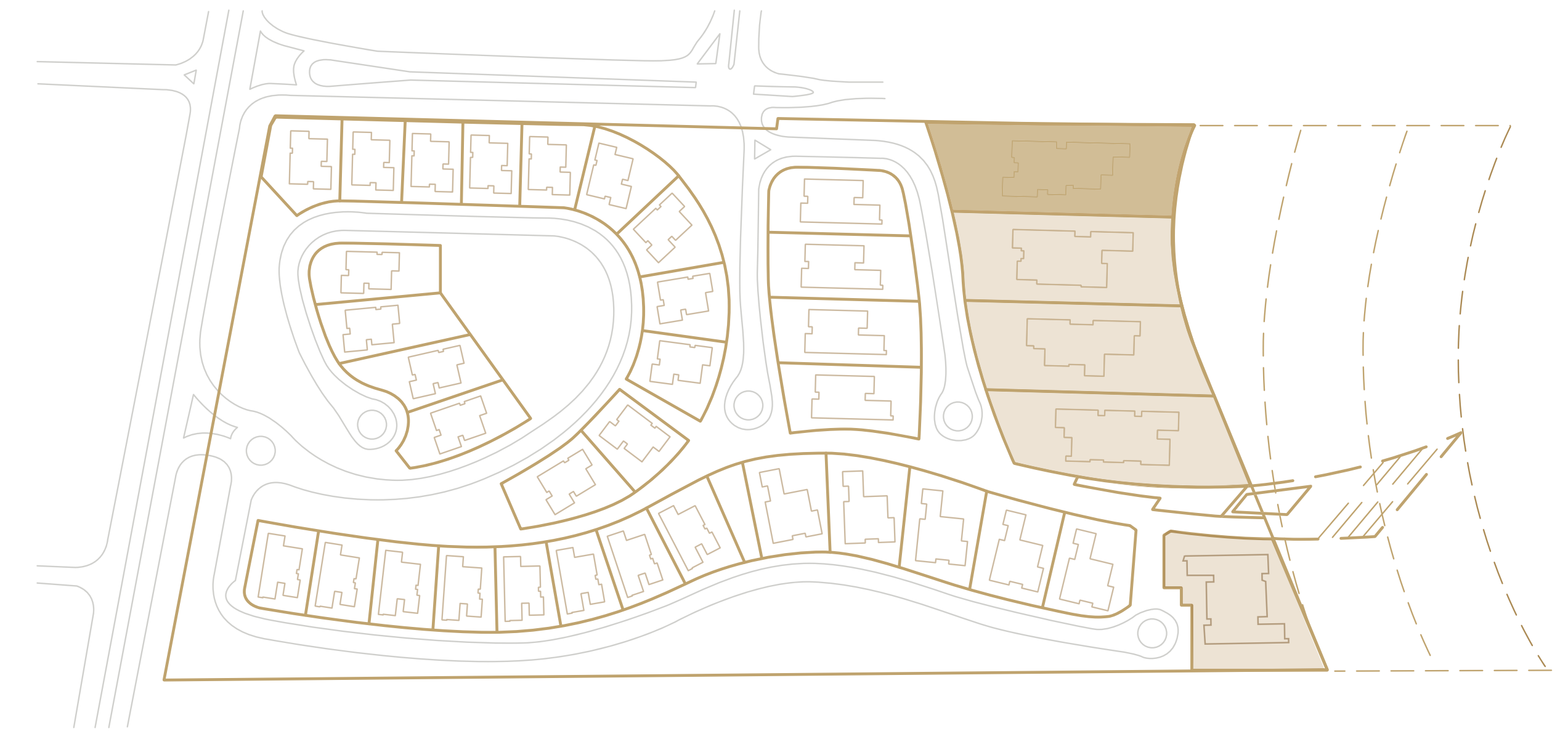
*\* Artist impression*



# The Shores ————— S1

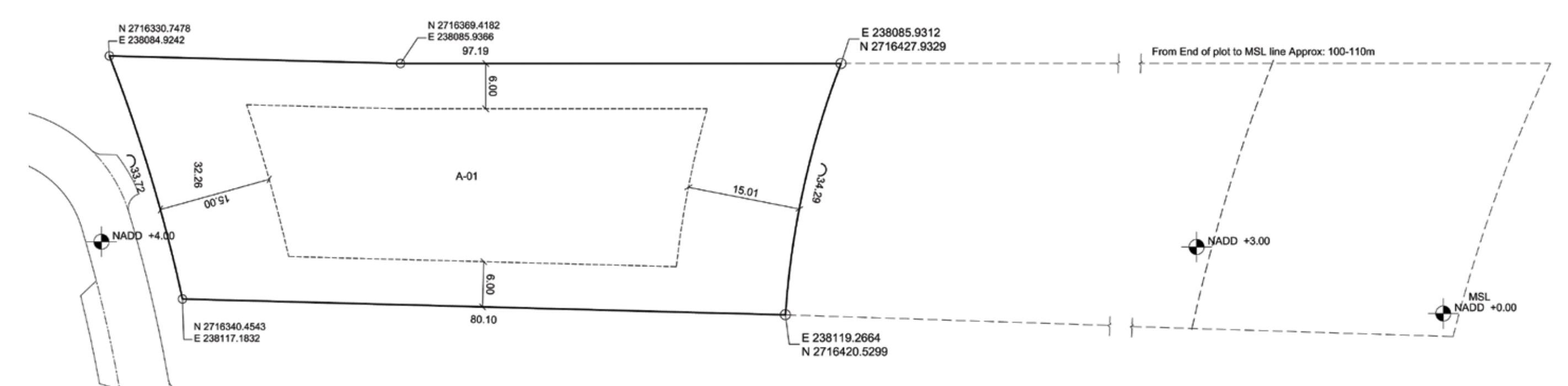


## Parcelisation Plan



### Land Plot data

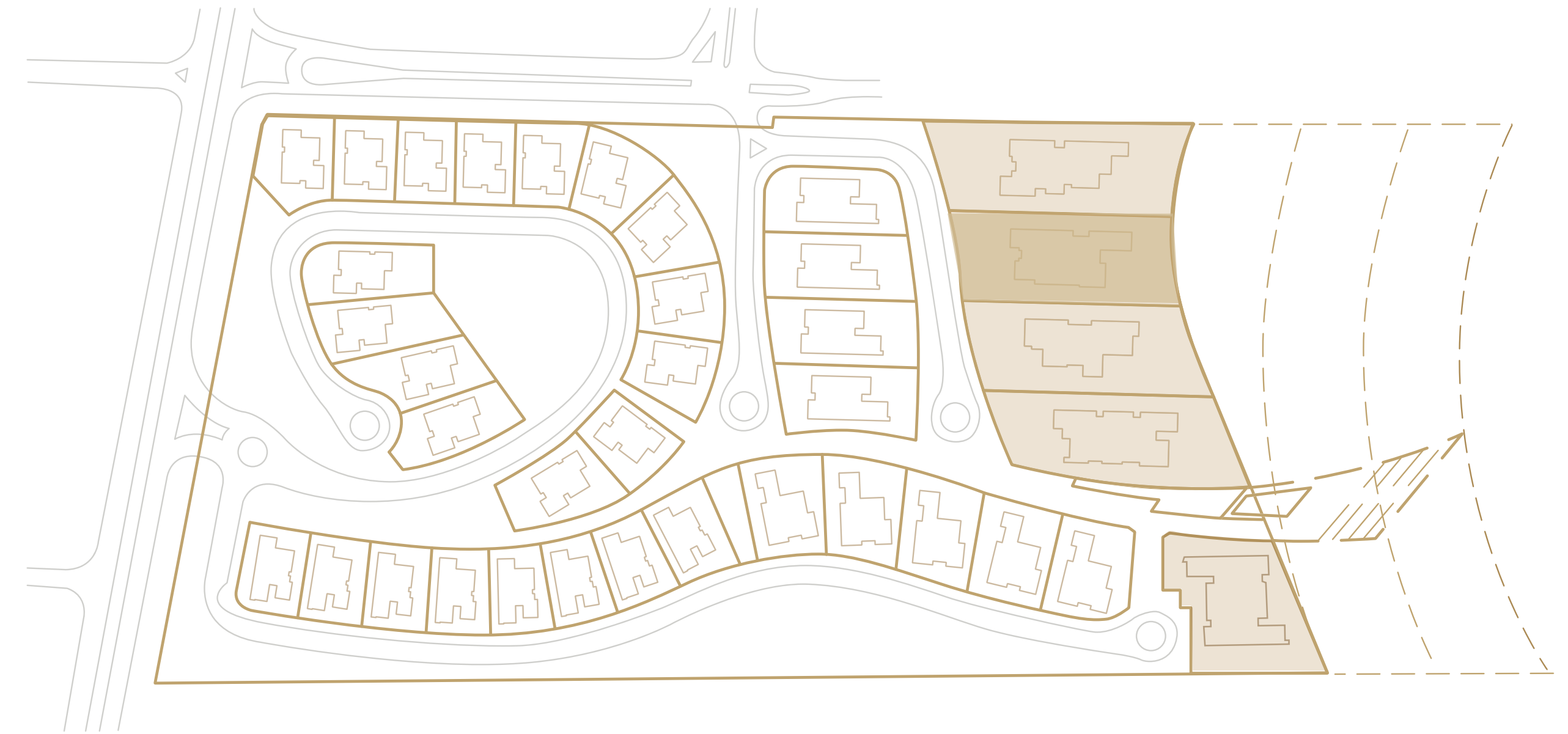
01	Plot No.	S-1
02	Plot Area	2,832 sqm
03	Maximum GFA	2,400 sqm
04	Front Setback	15 m
05	Rear Setback	15 m
06	Side Setback	6 m



# The Shores ————— S2

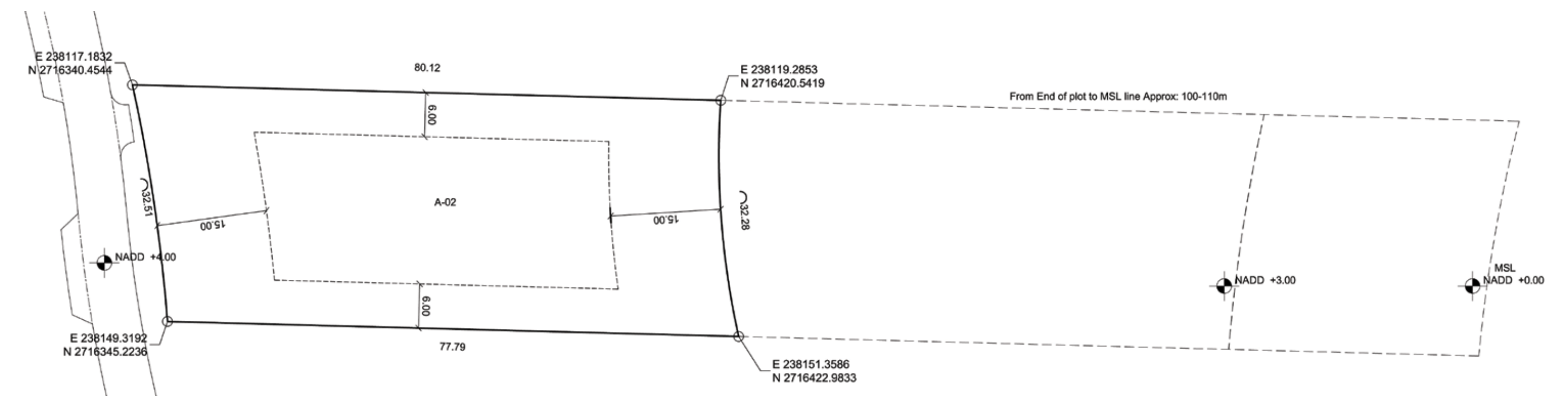


## Parcelisation Plan



### Land Plot data

01	Plot No.	S-2
02	Plot Area	2,490 sqm
03	Maximum GFA	2,400 sqm
04	Front Setback	15 m
05	Rear Setback	15 m
06	Side Setback	6 m



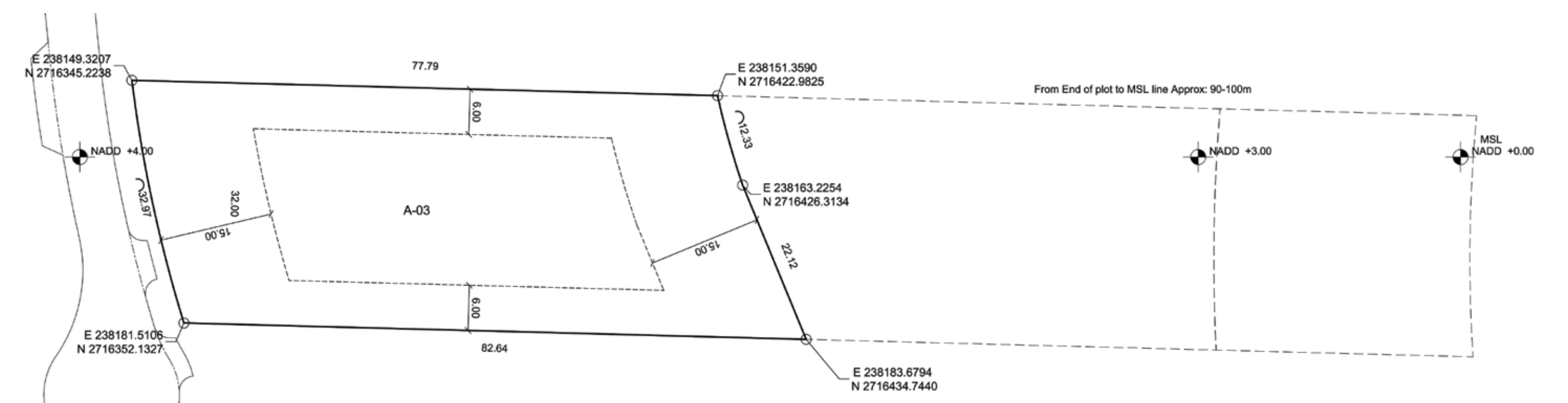
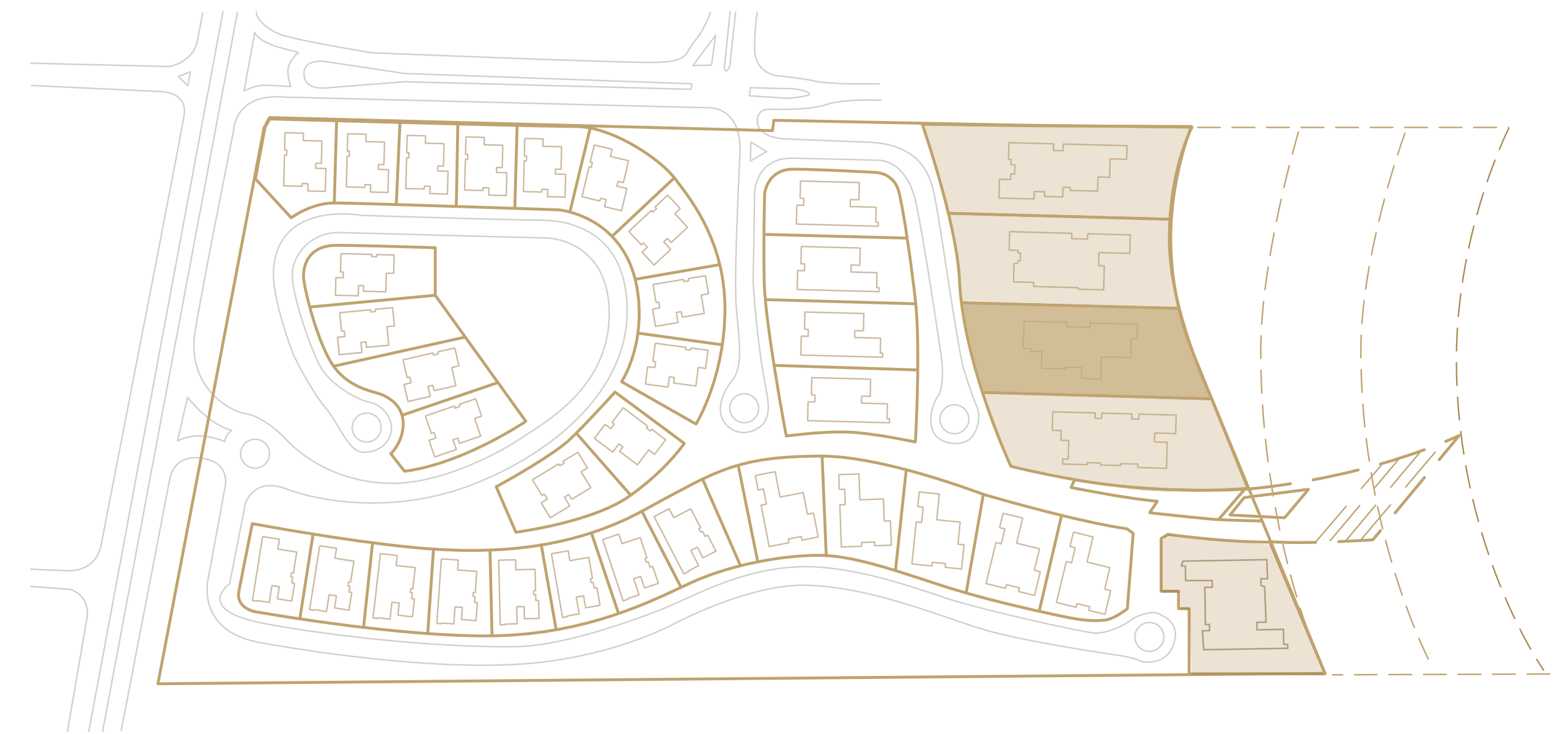
# The Shores ————— S3



## Land Plot data

01	—————	Plot No.	S-3
02	—————	Plot Area	2,565 sqm
03	—————	Maximum GFA	2,400 sqm
04	—————	Front Setback	15 m
05	—————	Rear Setback	15 m
06	—————	Side Setback	6 m

## Parcelisation Plan



Scale: 1:500 @ A3

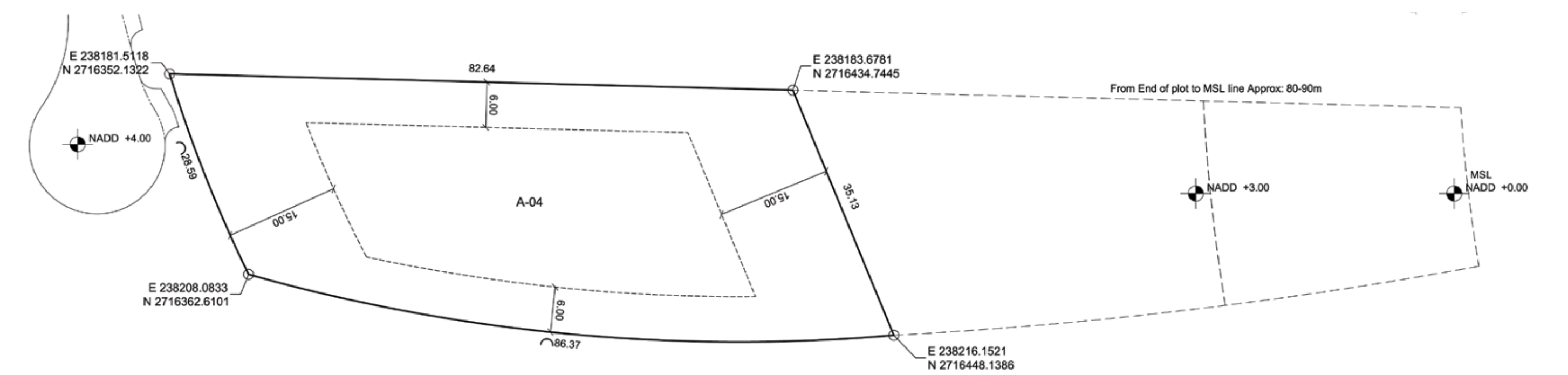
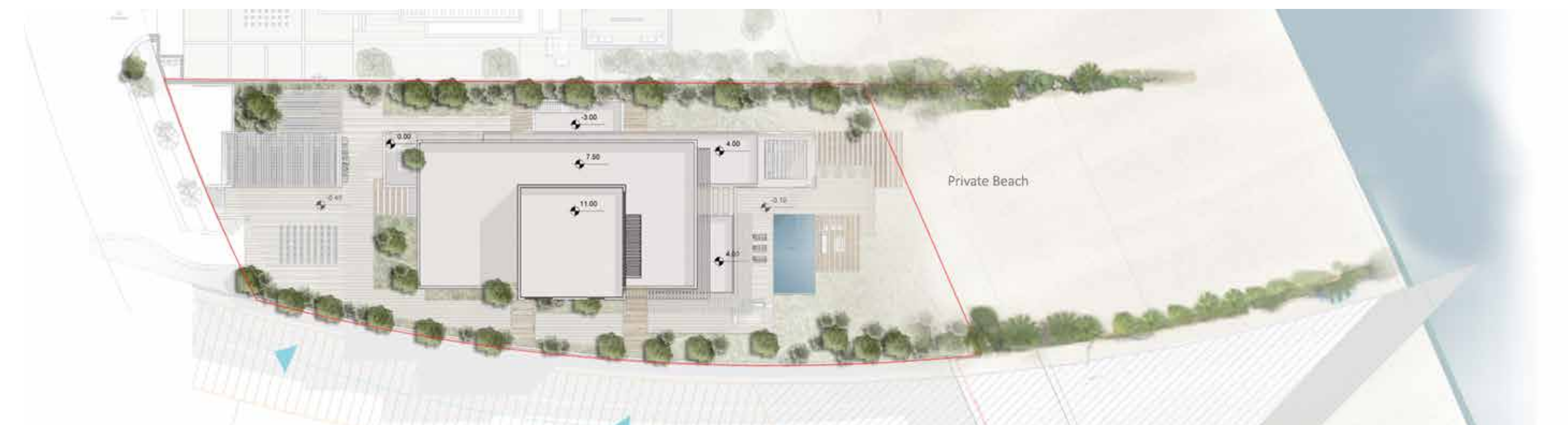
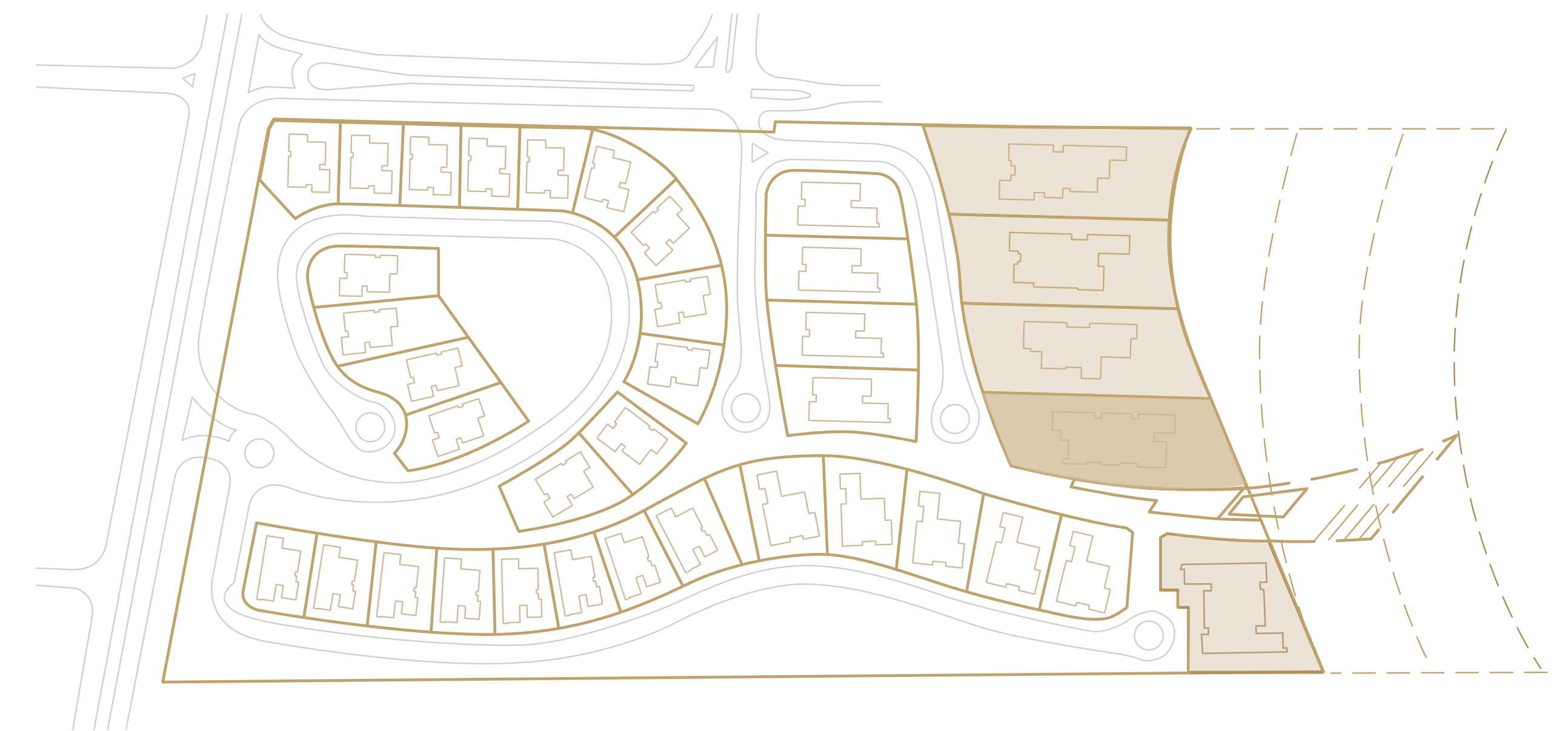
# The Shores ————— S4



## Land Plot data

01	Plot No.	S-4
02	Plot Area	2,653 sqm
03	Maximum GFA	2,400 sqm
04	Front Setback	15 m
05	Rear Setback	15 m
06	Side Setback	6 m

## Parcelisation Plan



# VILLA TYPES



*\*Artist impression*



a n a r t i s t i c e x p r e s s i o n

o f

c o n t e m p o r a r y e l e g a n c e

05

VILLAS

# Beach B1

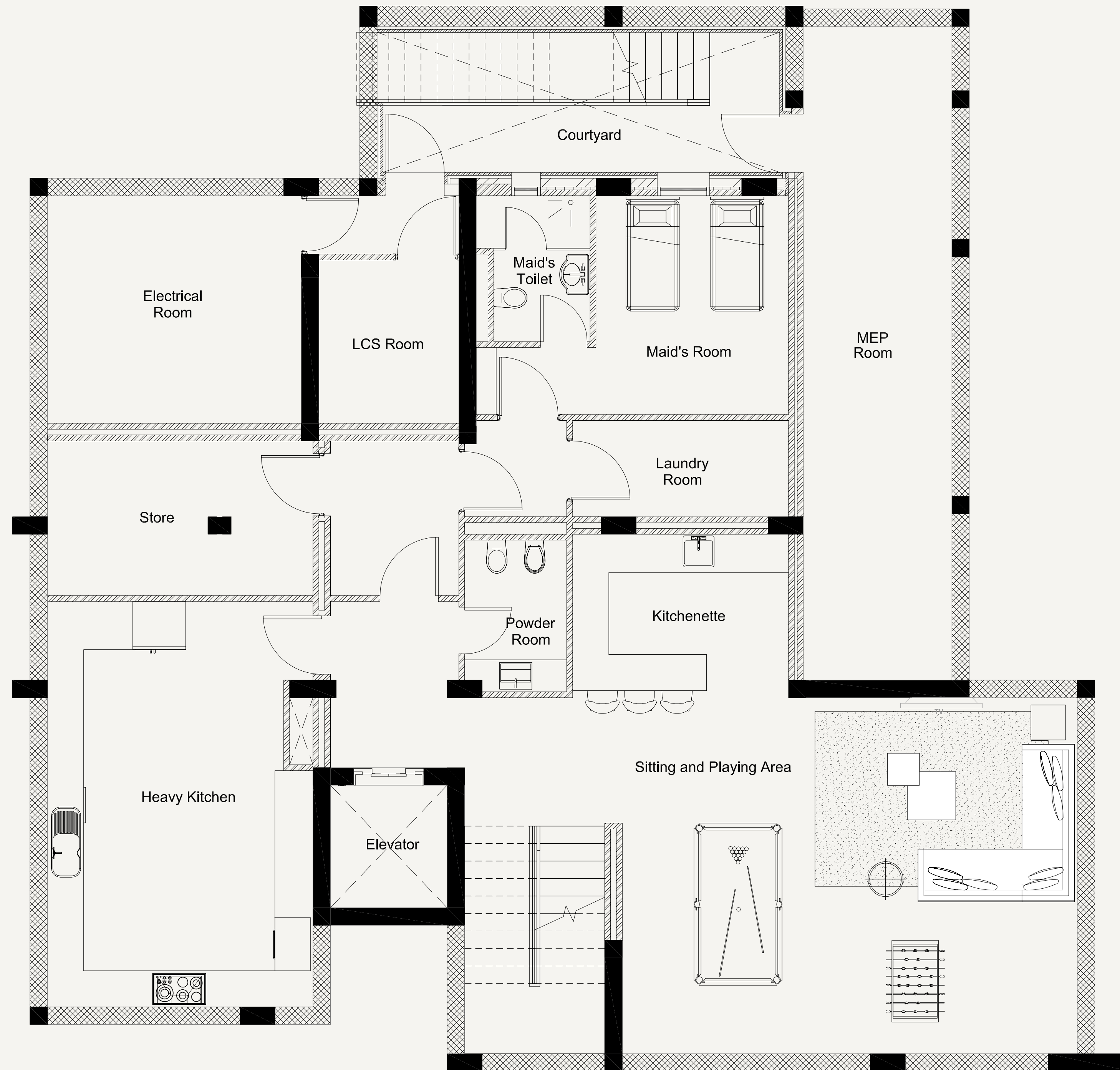


*\*Artist impression*

# basement layout

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01	—	Sitting & Playing	7.80 × 6.10	47.58 m <sup>2</sup>
02	—	Heavy Kitchen	6.95 × 4.55	31.62 m <sup>2</sup>
03	—	Maid's Room	3.35 × 3.75	12.56 m <sup>2</sup>
04	—	Laundry & Ironing	3.70 × 1.65	6.11 m <sup>2</sup>
05	—	Kitchenette	3.70 × 2.80	10.36 m <sup>2</sup>

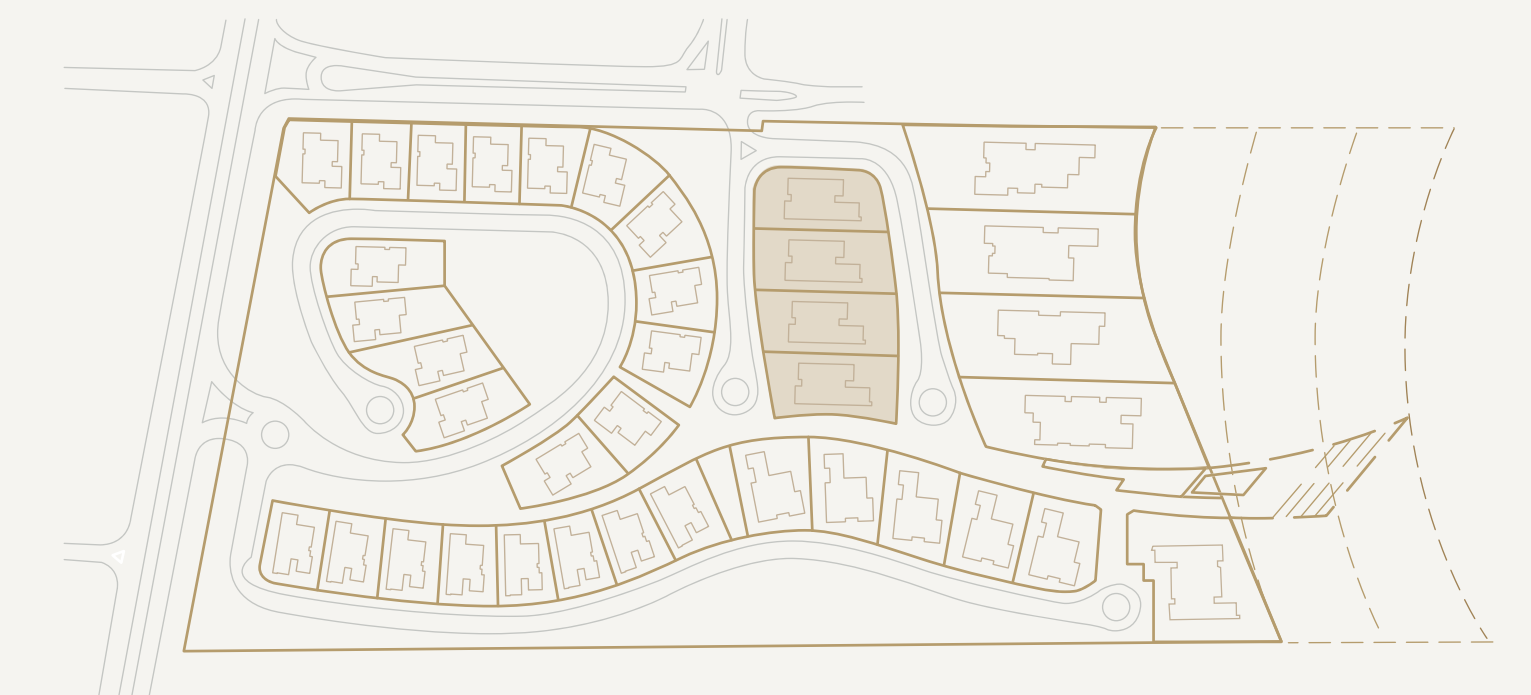
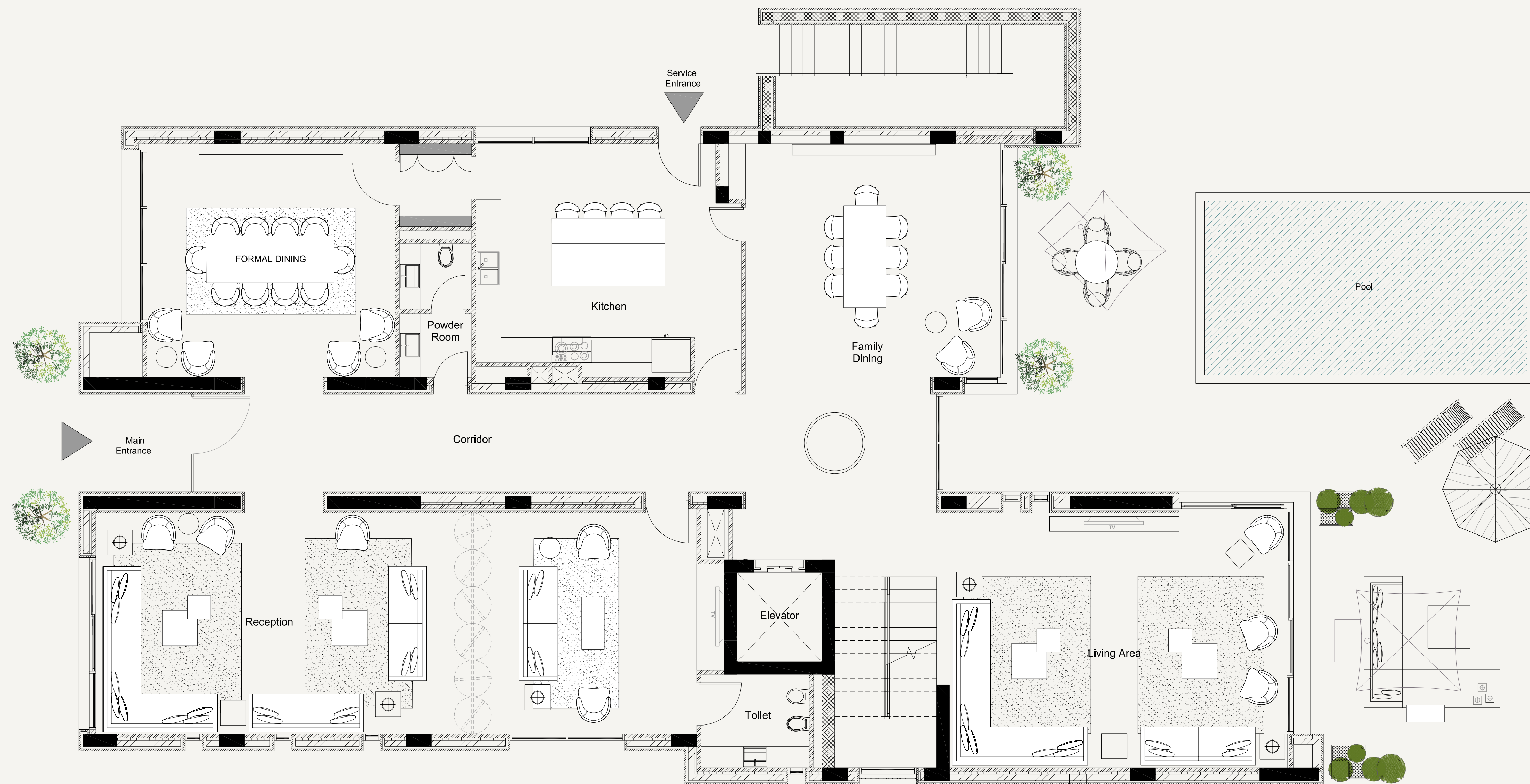
06	—	MEP Room	11.22 × 2.55	28.61 m <sup>2</sup>
07	—	Electrical	3.90 × 4.35	16.97 m <sup>2</sup>
08	—	Powder Room	2.60 × 1.75	4.55 m <sup>2</sup>
09	—	LCS Room	2.80 × 2.40	6.72 m <sup>2</sup>
10	—	Store	2.65 × 4.55	12.06 m <sup>2</sup>



# ground floor layout

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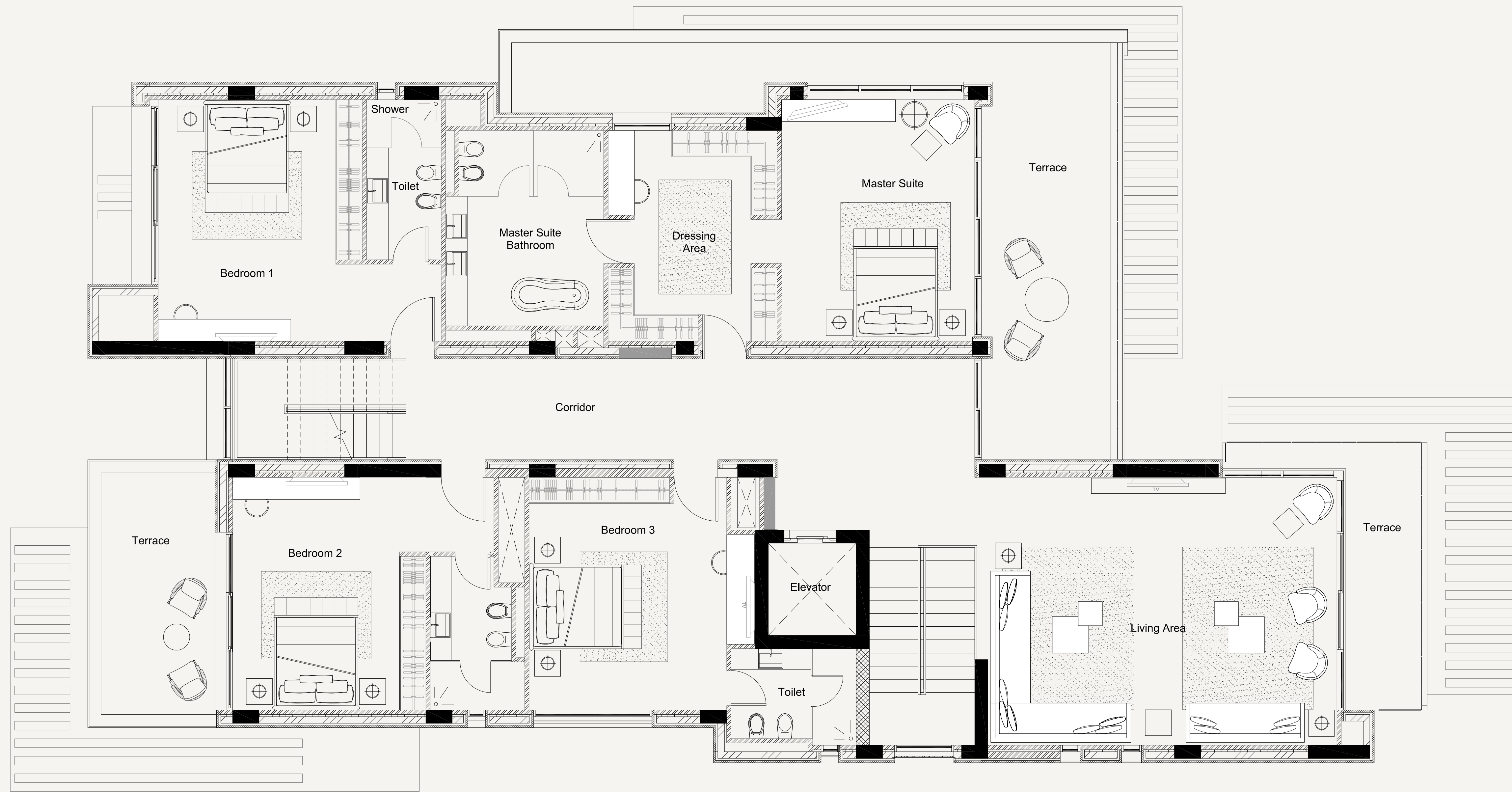
01	—	Reception / Majlis	5.20 × 14.80	76.96 m <sup>2</sup>
02	—	Dining Room	5.84 × 5.55	32.41 m <sup>2</sup>
03	—	Kitchen	5.50 × 6.25	34.38 m <sup>2</sup>

04	—	Family Dining	6 × 5.50	33.00 m <sup>2</sup>
05	—	Living Area	6.10 × 8.00	48.80 m <sup>2</sup>
06	—	Powder Room	3.15 × 1.70	5.36 m <sup>2</sup>

# first floor layout

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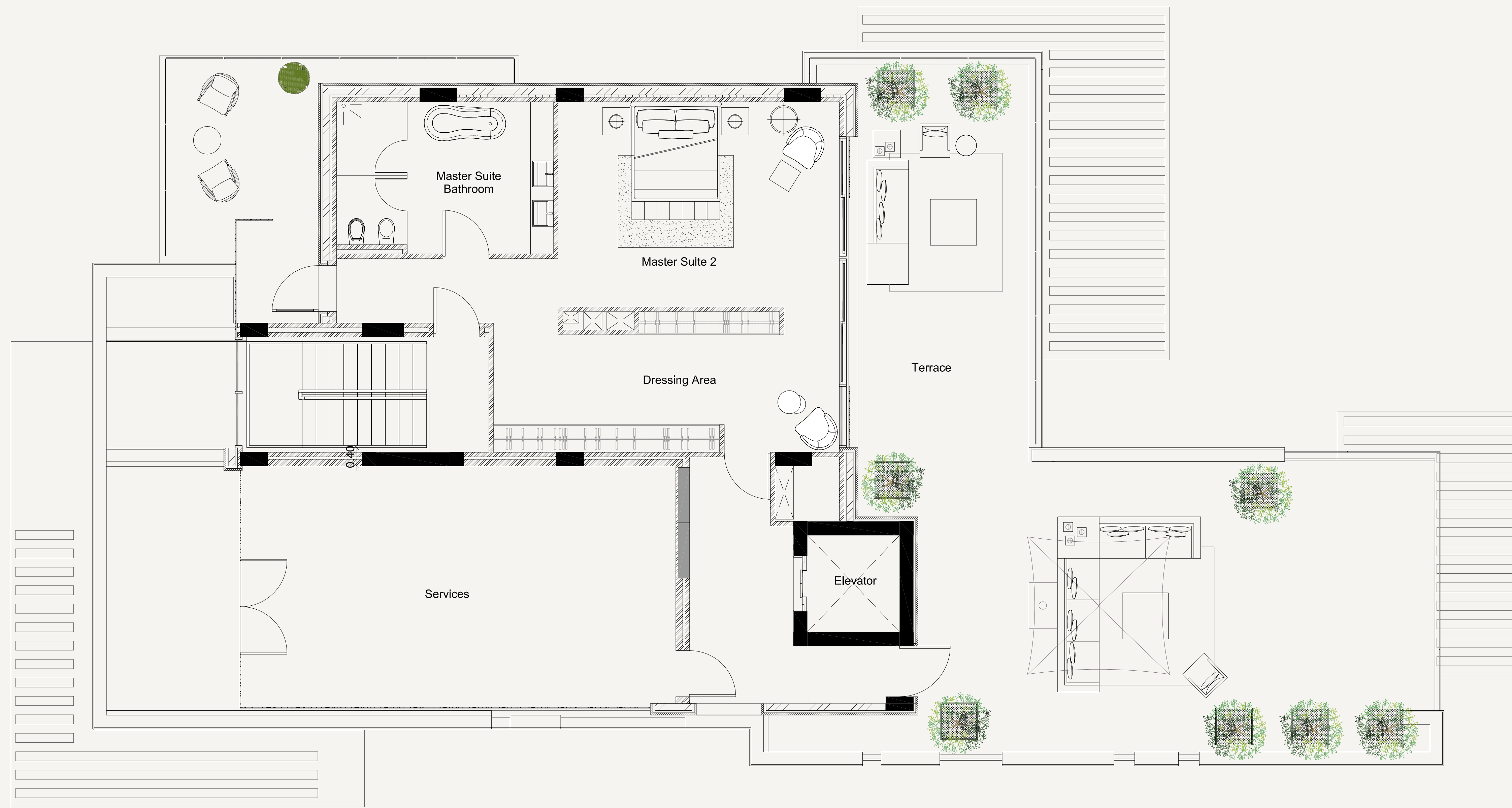


01	Master Suite 1	5.5 x 4.4	24.2 m <sup>2</sup>	05	Bedroom 3	5.3 x 5.25	27.825 m <sup>2</sup>
02	Master Suite Dressing	4.8 x 3.85	18.48 m <sup>2</sup>	06	Living Room	7.95 x 6.1	48.495 m <sup>2</sup>
03	Bedroom 1	6.45 x 5.5	35.48 m <sup>2</sup>	07	Master Suite Bathroom	3.6 x 4.45	16.02 m <sup>2</sup>
04	Bedroom 2	6.65 x 5.3	35.245 m <sup>2</sup>				

# roof layout

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01 — Master Suite 2      6.1 x 4.45      27.145 m<sup>2</sup>

02 — Master Suite 2 Dressing      7.5 x 3.15      23.625 m<sup>2</sup>

03 — Mater Suite 2 Bath      4.7 x 3.3      15.51 m<sup>2</sup>



*\*Artist impression*



*\*Artist impression*

# Beach B2

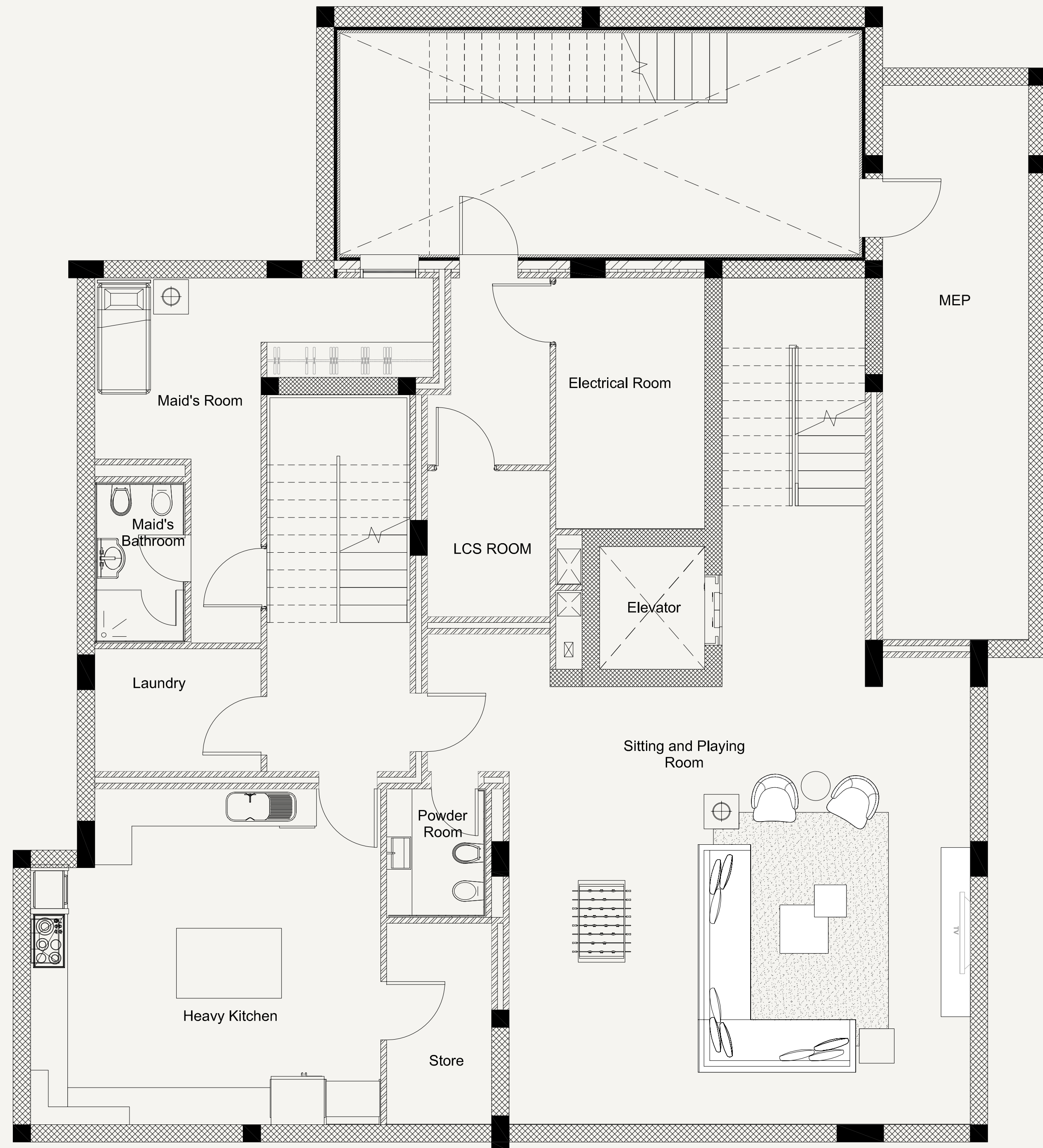


*\*Artist impression*

# basement layout

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01 — Sitting & Playing Area 7.9 × 7.5 59.25 m<sup>2</sup>

02 — Heavy Kitchen 6 × 5.75 34.50 m<sup>2</sup>

03 — Maid's Room 2.85 × 6.25 17.81 m<sup>2</sup>

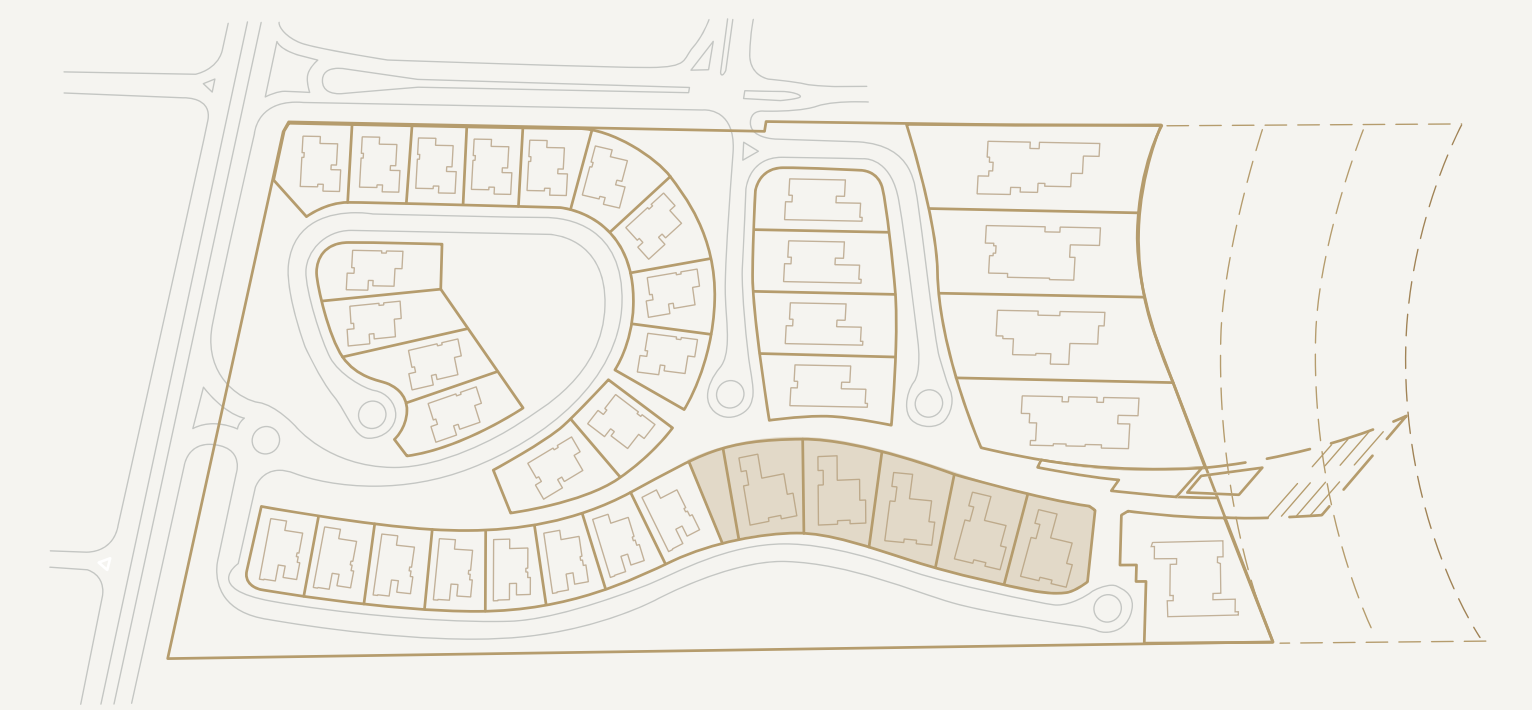
04 — Laundry & Ironing 2.1 × 2.85 5.99 m<sup>2</sup>

05 — MEP Room 8 × 2.5 20.00 m<sup>2</sup>

# ground floor layout

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01	—	Reception	7.9 × 5.3	41.87 m <sup>2</sup>
02	—	Dining Room	6.7 × 3.95	26.47 m <sup>2</sup>
03	—	Kitchen	4.75 × 4.3	20.43 m <sup>2</sup>

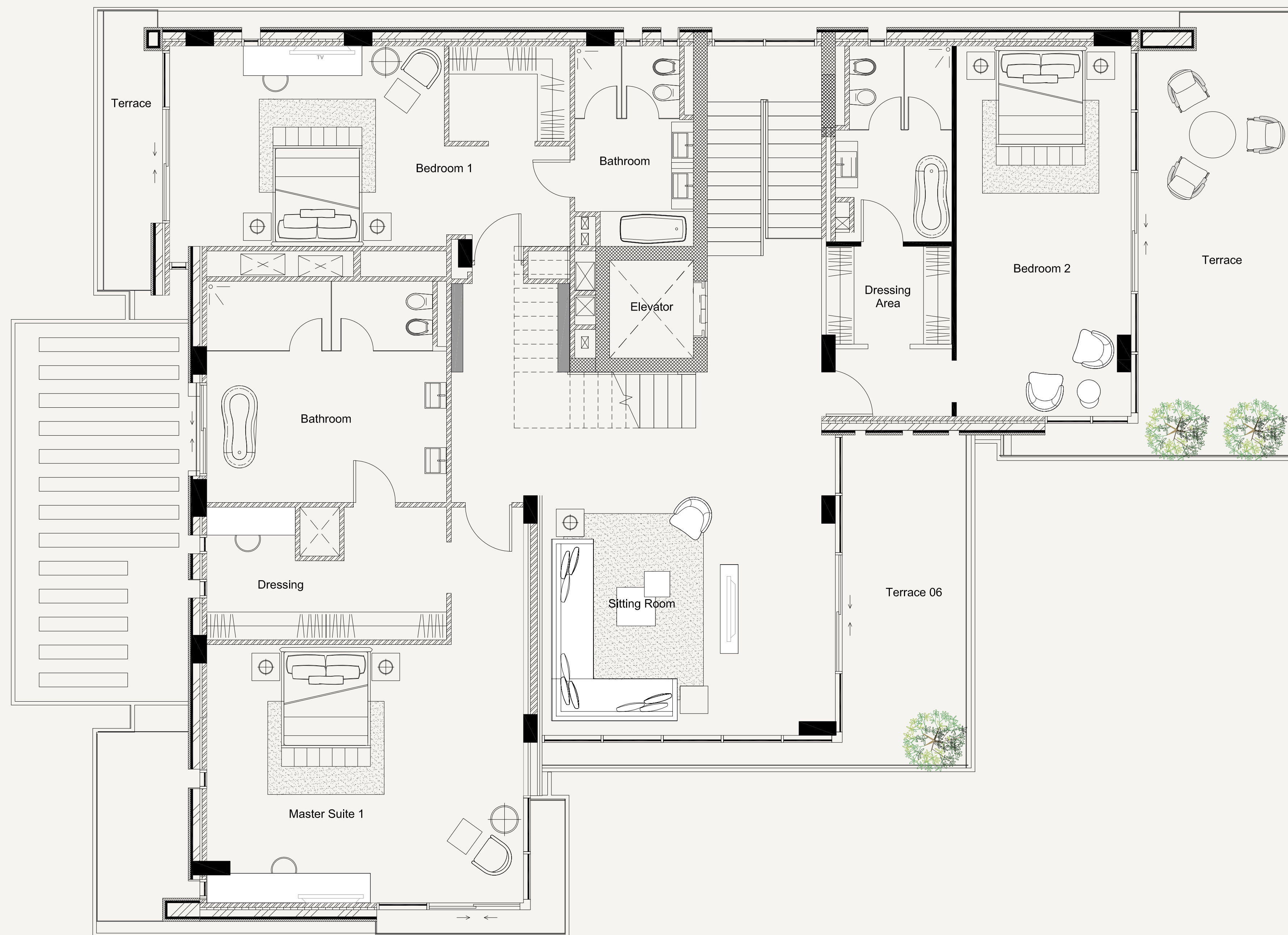
04	—	Living Room	8.1 × 5.35	43.34 m <sup>2</sup>
05	—	Study Room	4.75 × 2.8	13.30 m <sup>2</sup>
06	—	Guest Bedroom	6.7 × 4.95	33.17 m <sup>2</sup>



# first floor layout

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01	—	Master Suite 1	6.8 x 5.5	37.4 m <sup>2</sup>
02	—	Master Suite Dressing	6.95 x 2.95	20.5 m <sup>2</sup>
03	—	Bedroom 1	11.25 x 4.3	48.38 m <sup>2</sup>

04	—	Bedroom 2	7.95 x 6.55	52.07 m <sup>2</sup>
05	—	Living Room	6.3 x 5.15	32.45 m <sup>2</sup>

# roof layout

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01 — Master Suite 2      6.4 x 4.3      27.52 m<sup>2</sup>

02 — Master Suite 2 Dressing      4.6 x 2.25      10.35 m<sup>2</sup>

03 — Living Room      6.9 x 4.3      29.67 m<sup>2</sup>



*\*Artist impression*



# Dunes D1



*\*Artist impression*



*\*Artist impression*



*\*Artist impression*

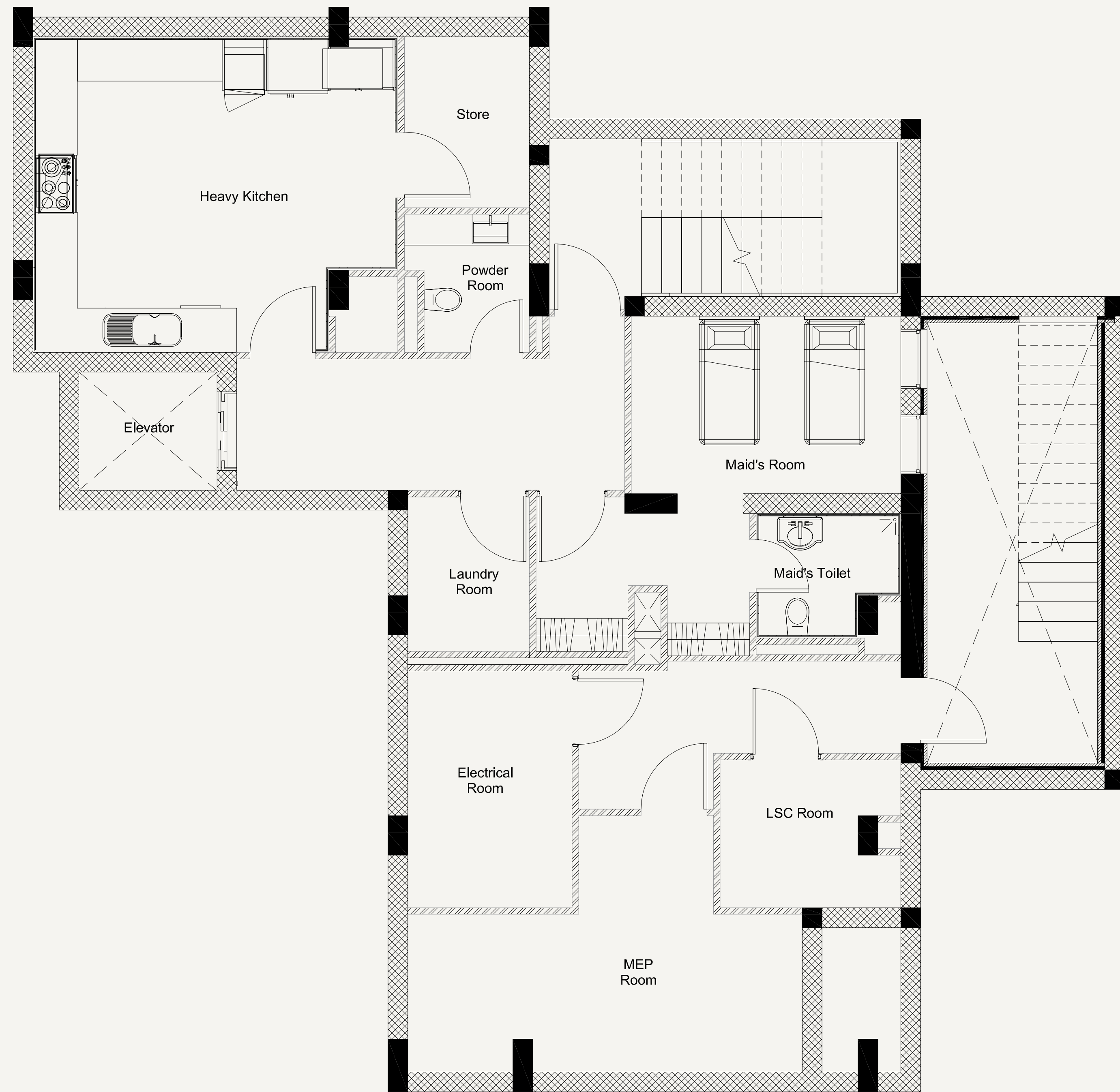
# Dunes D2



*\*Artist impression*



# basement layout



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01 — Heavy Kitchen      5.55 × 4.8      26.64 m<sup>2</sup>

02 — Maid's Room      5.15 × 5.5      28.33 m<sup>2</sup>

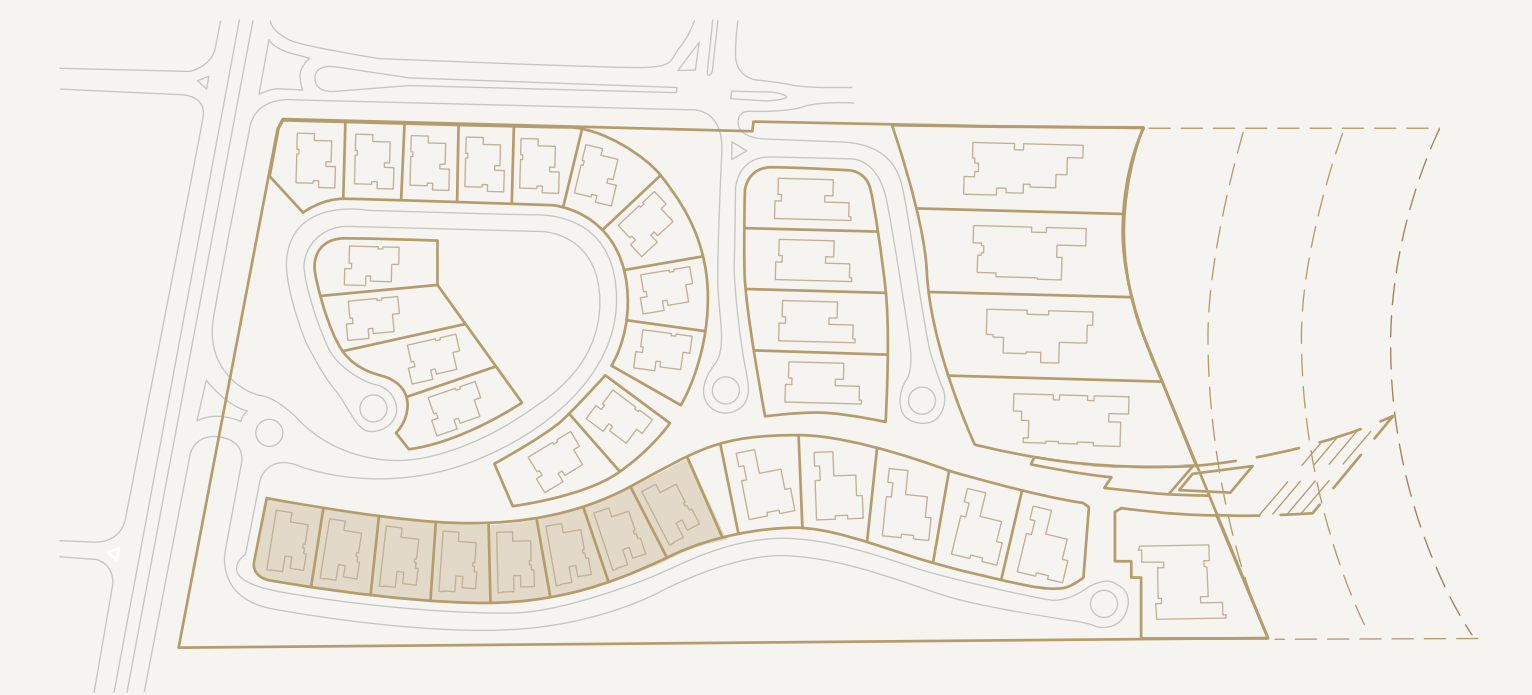
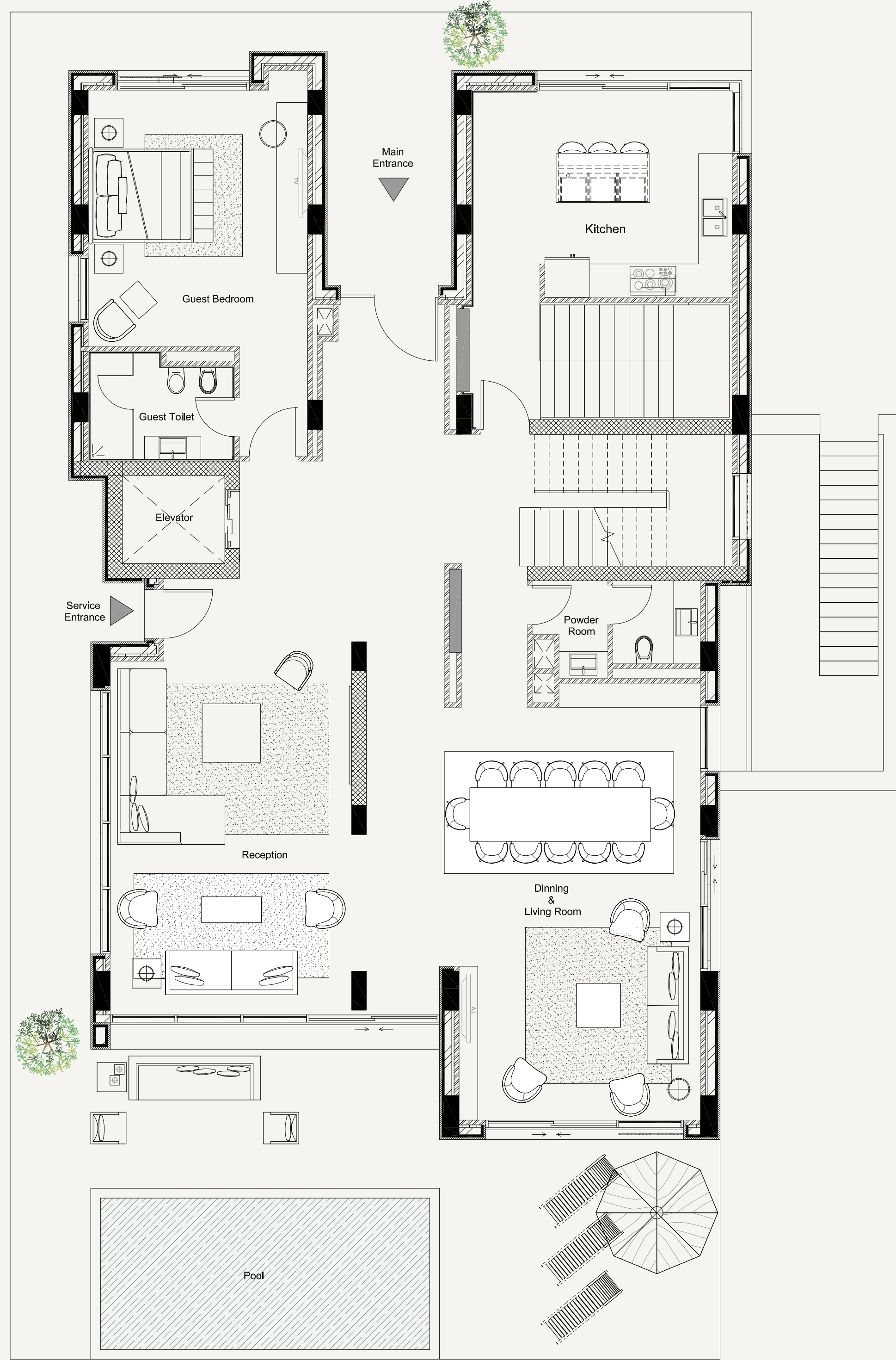
03 — Laundry Room      2.35 × 1.85      4.35 m<sup>2</sup>

04 — MEP Room      6 × 2.4      14.40 m<sup>2</sup>

# ground floor layout

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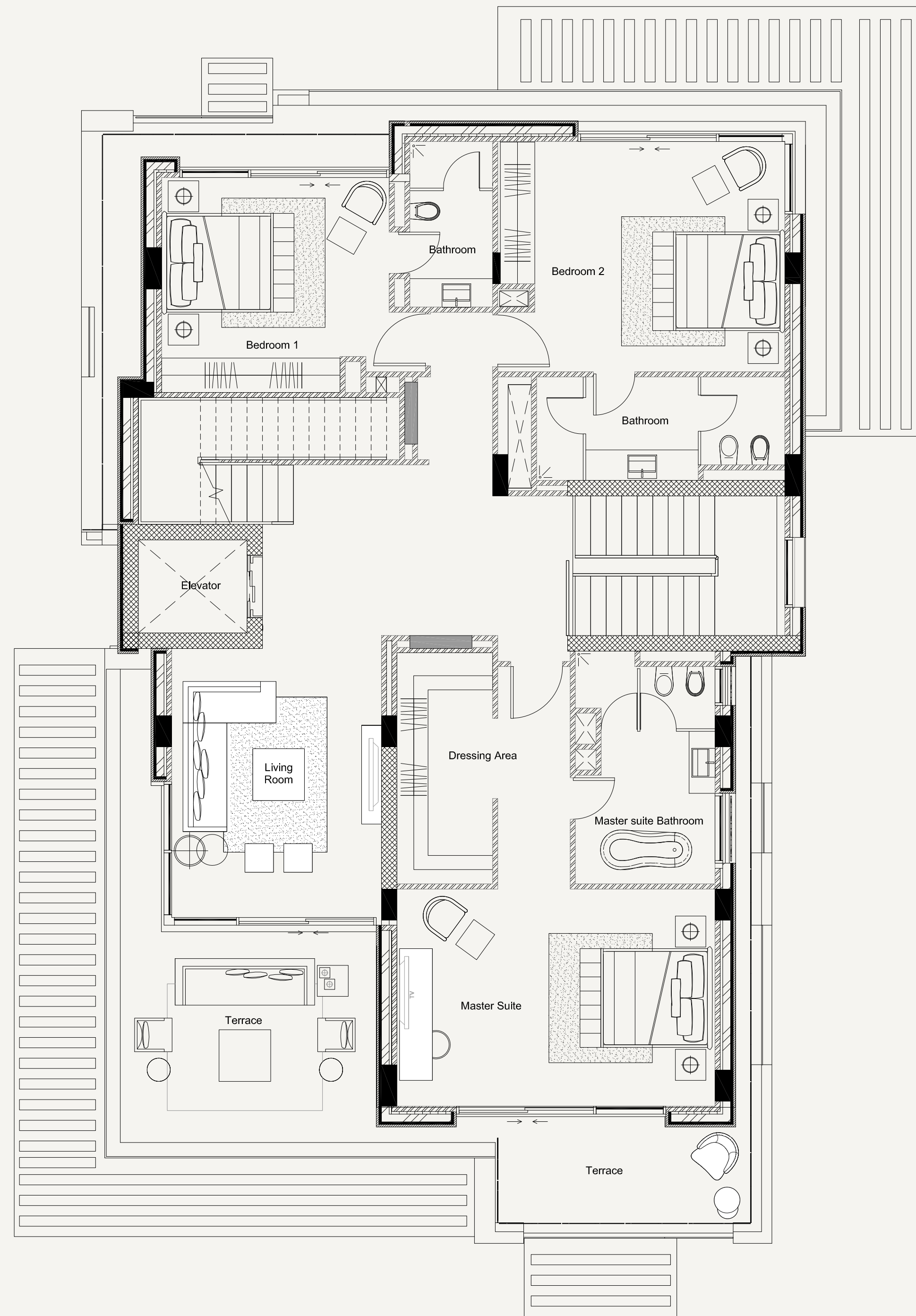
01 — Living Room      4.5 × 7.2      32.40 m<sup>2</sup>

02 — Reception & Dining      8.45 × 7.2      60.84 m<sup>2</sup>

03 — Guest Bedroom      7.6 × 4.5      34.20 m<sup>2</sup>

04 — Kitchen      4.25 × 5.3      22.53 m<sup>2</sup>

# first floor layout



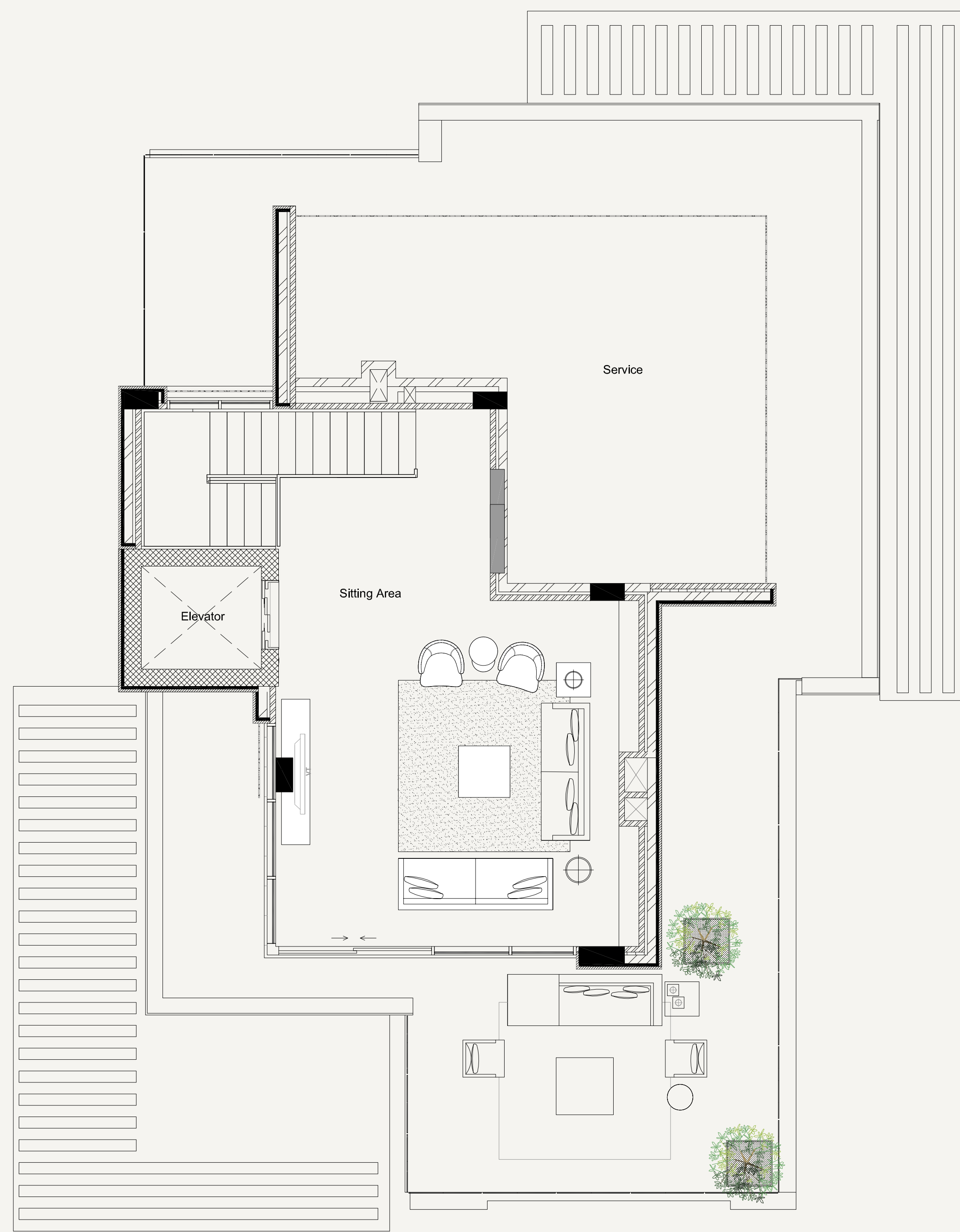
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01	Master Suite	6.15 x 4.2	25.83 m <sup>2</sup>
02	Master Suite Dressing	3.35 x 4.5	15.08 m <sup>2</sup>
03	Bedroom 1	6.4 x 4.15	26.56 m <sup>2</sup>

04	Bedroom 2	6.55 x 5.5	36.03 m <sup>2</sup>
05	Living Room	5.2 x 4.05	21.06 m <sup>2</sup>

# roof layout



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01 — Living Room      6.3 × 6.05      38.12 m<sup>2</sup>



*\*Artist impression*



*\*Artist impression*



*\*Artist impression*



*\*Artist impression*







*\* Artist impression*



*\*Artist impression*

