



MANDARIN ORIENTAL

THE RESIDENCES

SAADIYAT CULTURAL DISTRICT ABU DHABI

# 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.







## 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

01



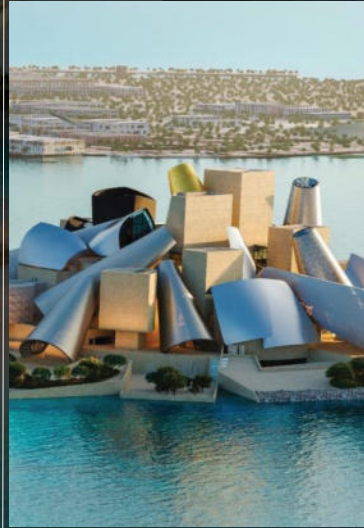
LOUVRE  
ABU DHABI

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*





## 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.

*\*Computer-generated images*





*\*Computer-generated images*

## 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





# AMENITIES



*\*Computer-generated images*

## 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*



# 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*





*\*Computer-generated images*

## 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.



# 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		





**+971 (4) 412-5000**

Affiliate  
managers



**Alevtina  
Kapustina**



**Svetlana  
Guseva**

## Office

Housebook Real Estate LCC

**Dubai Marina, office 2502-01, Dubai, UAE**

Company license: 1128098

[ae.housebook.deals](https://ae.housebook.deals)

[partner@housebook.ae](mailto:partner@housebook.ae)

