



S A A D I Y A T  
R E S E R V E  
T H E D U N E S

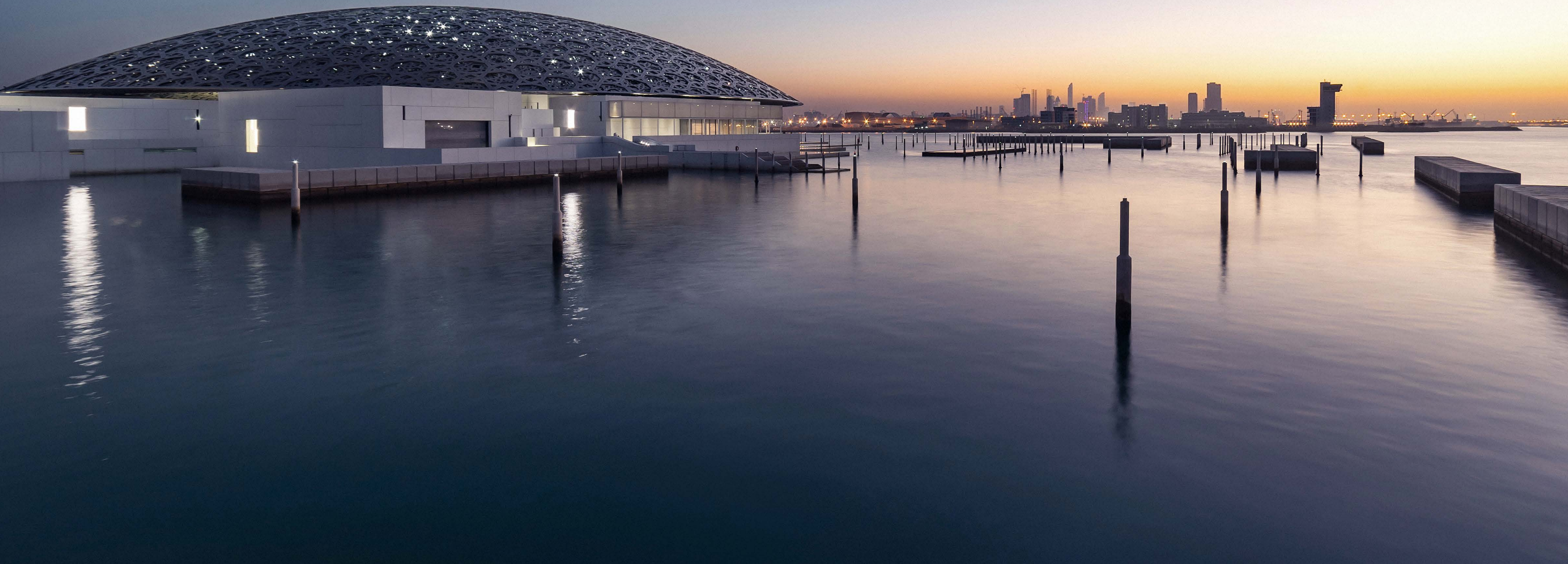






# ABU DHABI

Abu Dhabi is a city where the extraordinary is made possible. The capital of the UAE has become home to people from all over the world who are drawn to its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape.





# EVERYTHING WE DO COMES FROM THE HEART

Aldar is one of the most trusted and recognised real estate lifestyle developers in the UAE. Our goal isn't simply to build properties. We strive to shape communities that people love to live in. Communities that become homes, brimming with life and everything we love. Because home isn't just a place, it's a feeling. And that's what we promise to deliver to you every day.

REVENUE

**AED 8.39BN**  
FY 2020

DIVESTMENT VALUE

**AED 1.2BN**  
FY 2020

NET PROFIT

**AED 1.93BN**  
FY 2020

INVESTMENT PORTFOLIO INCREASE

**AED 826M**  
FY 2020







# FIND YOUR OWN RHYTHM

Live the life you always imagined.  
The Dunes at Saadiyat Reserve is a new  
villa community, skirted by white-sand  
beaches and mangroves, protected  
wildlife reserves and just minutes from  
the capital's Cultural District.







SAY HELLO TO  
THE BEST OF LIFE







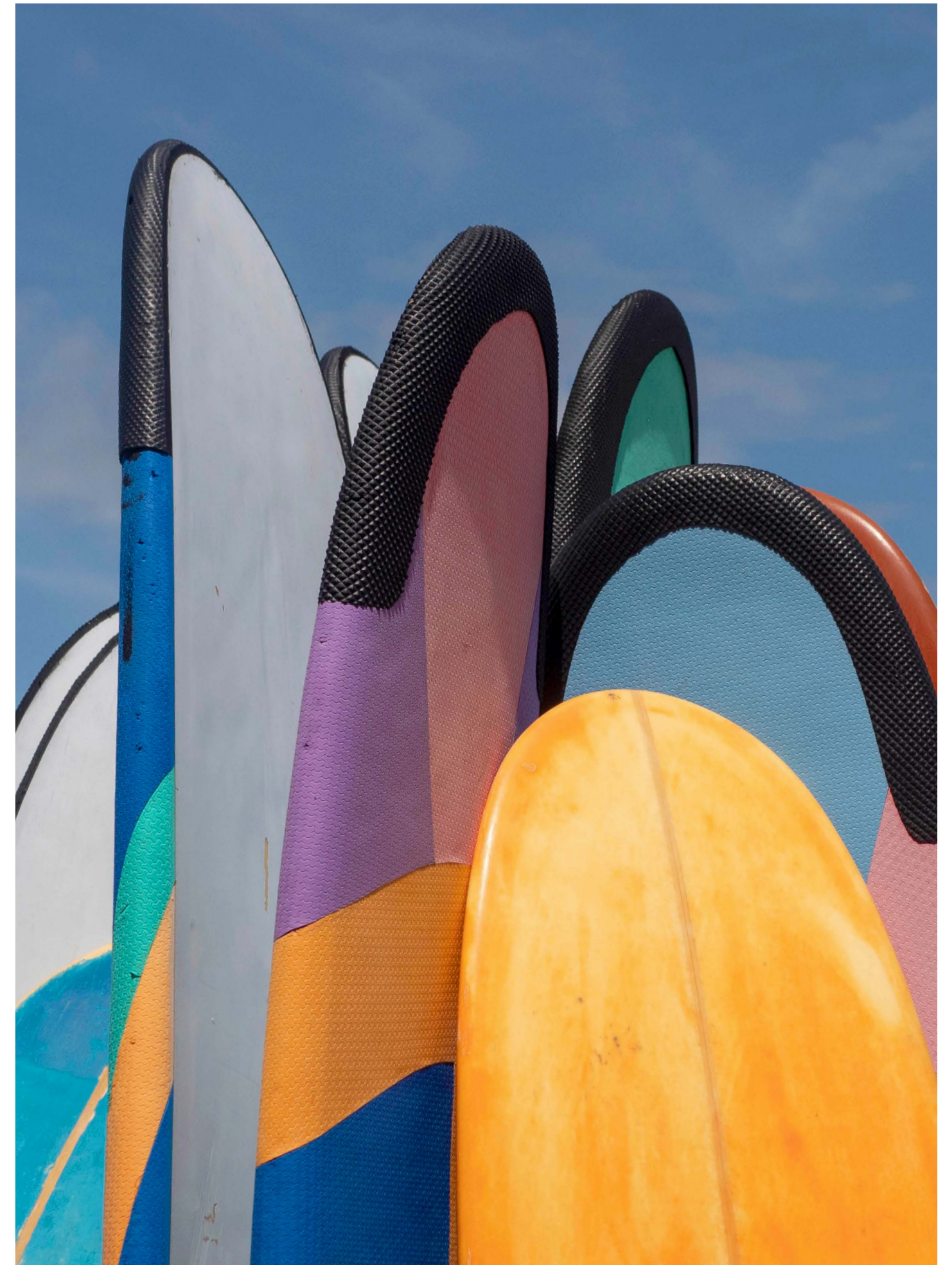
Enjoy the neighbourhood  
at your own pace.



## COMMUNITY LIVING

Retreat to Saadiyat Reserve and live the laid-back island life at the heart of the protected Saadiyat Island. Catch a matinee at the community amphitheatre. Pick up fresh ingredients at the central plaza market. Spend a morning patrolling the beach for turtles. Or an afternoon bird-watching in the mangroves.

More active residents can get competitive on the court - tennis, basketball or volleyball. Workout at the indoor and outdoor gyms. Or exert some energy on the track, perfect for both running and cycling. For growing families, the internationally-acclaimed Cranleigh School, Sorbonne and New York University are minutes away. While the award-winning Cleveland Clinic is nearby on the neighbouring Al Maryah Island.





Wake up to the beach as  
your playground.





Great taste is always just  
around the corner.







# SAADIYAT ISLAND







Saadiyat Island is one of the most desirable lifestyle destinations in Abu Dhabi. Just seven minutes from downtown Abu Dhabi, this idyllic natural island is home to the single largest concentration of cultural institutions in the world. In addition to being a global cultural hub, the island offers a cosmopolitan lifestyle with fine dining and entertainment, two gorgeous white-sand beaches, leading educational institutions, a collection of luxury hotels and much more.

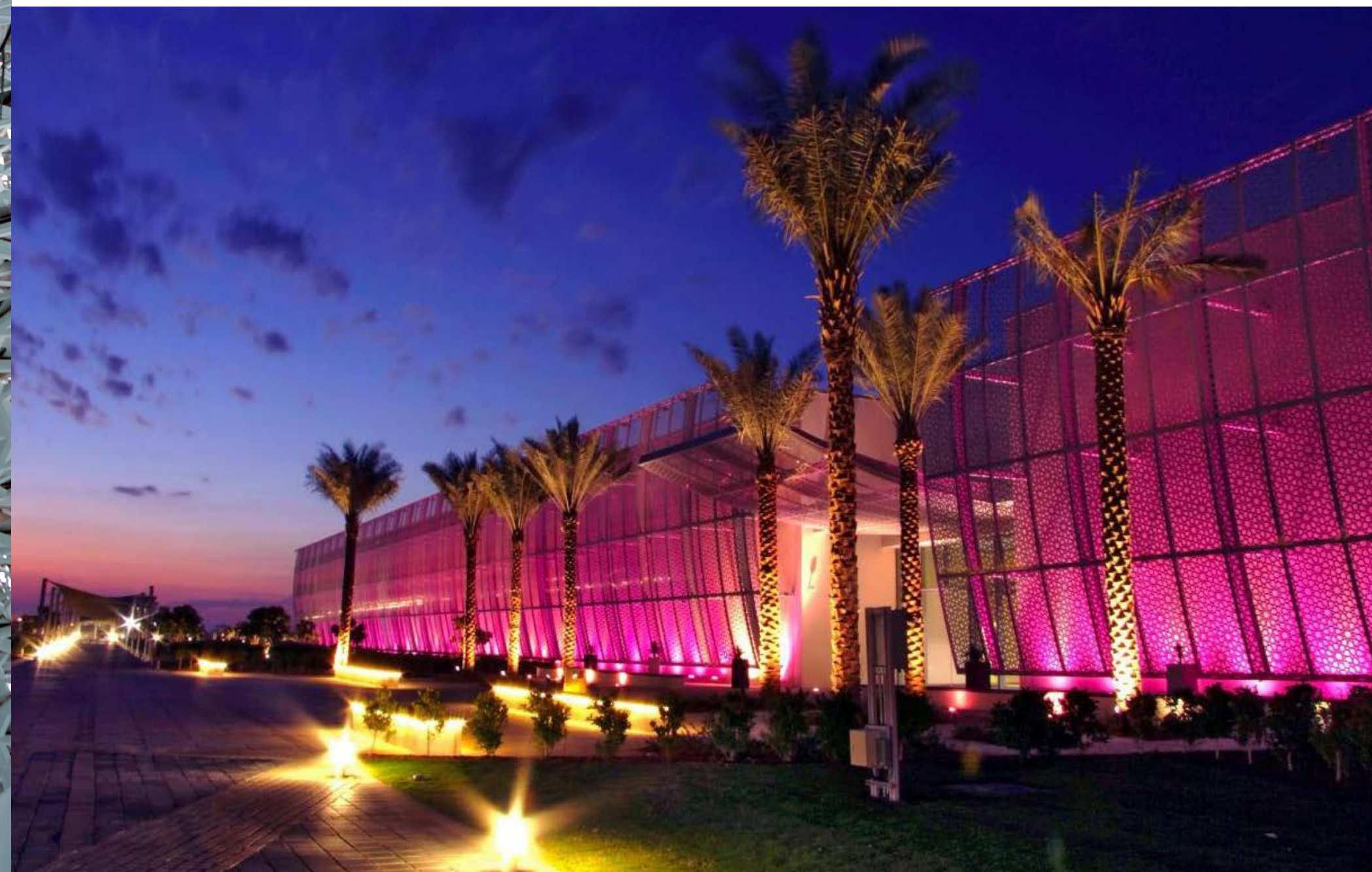




## CULTURAL DISTRICT

Moments from Saadiyat Reserve awaits the capital's Cultural District. A treasure trove of local, regional and international art and culture, including Louvre Abu Dhabi, Guggenheim Abu Dhabi and Zayed National Museum. The museums were designed by Pritzker prize winning architects who have succeeded in turning the skyline into a masterpiece of its own.

There's also something for the inspired eye, with Saadiyat Grove. A living, breathing, evolving new destination, that's redefining culture by offering a new way to eat, work, live and play. And with access to all three world-class museums in the Cultural District from Saadiyat Grove, you'll experience an immersive cultural journey unlike any other.





# COME HOME TO SAADIYAT ISLAND

This is a unique opportunity to own a home at Saadiyat Reserve. Make it your own with a choice of 4- or 5-bedroom sustainable designed villas, all offering unmatched island views, your choice of finishes and access to the best that Saadiyat Island has to offer.















**34.00**

**18.00**

0 5 10 m



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.









Take a deep breath and relax,  
you're home.



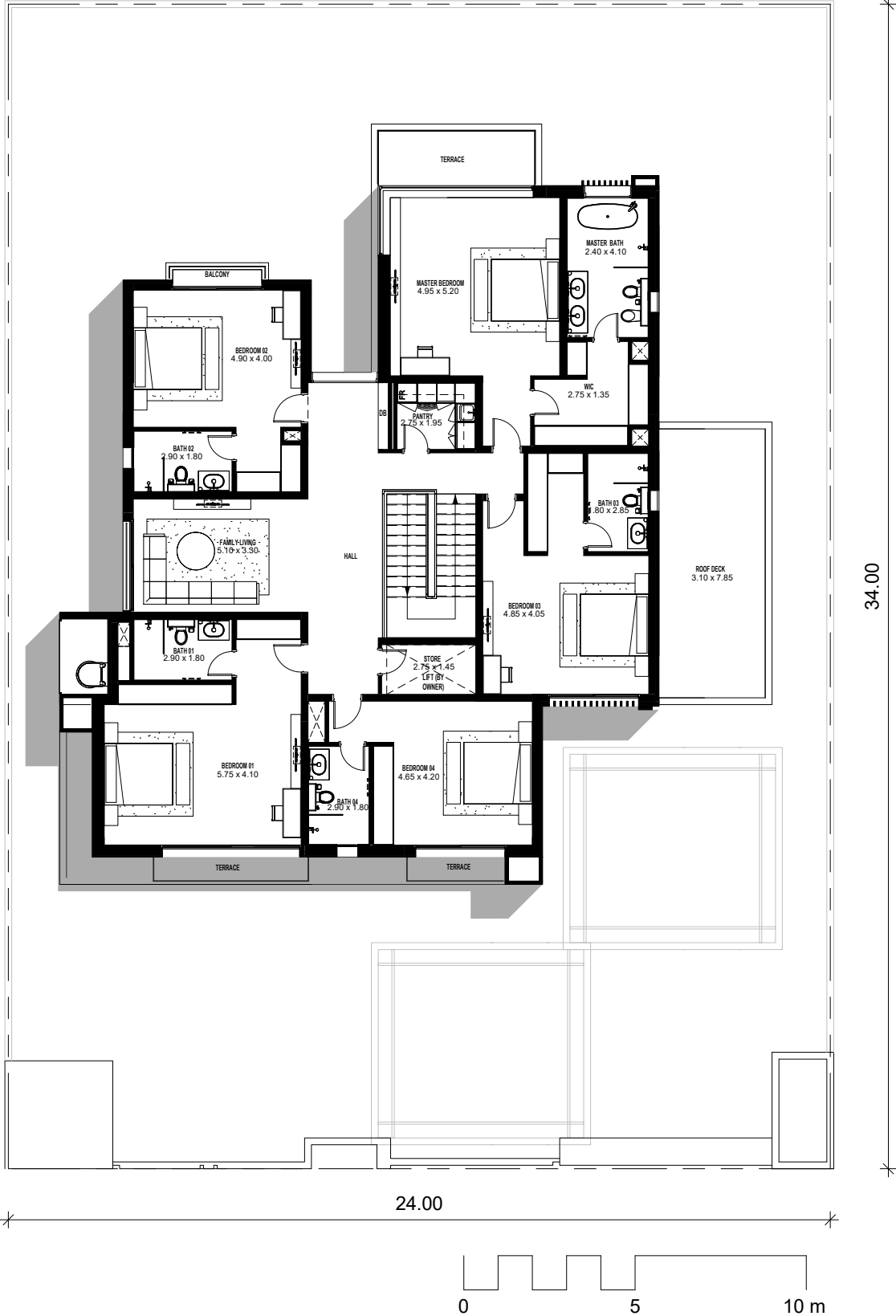
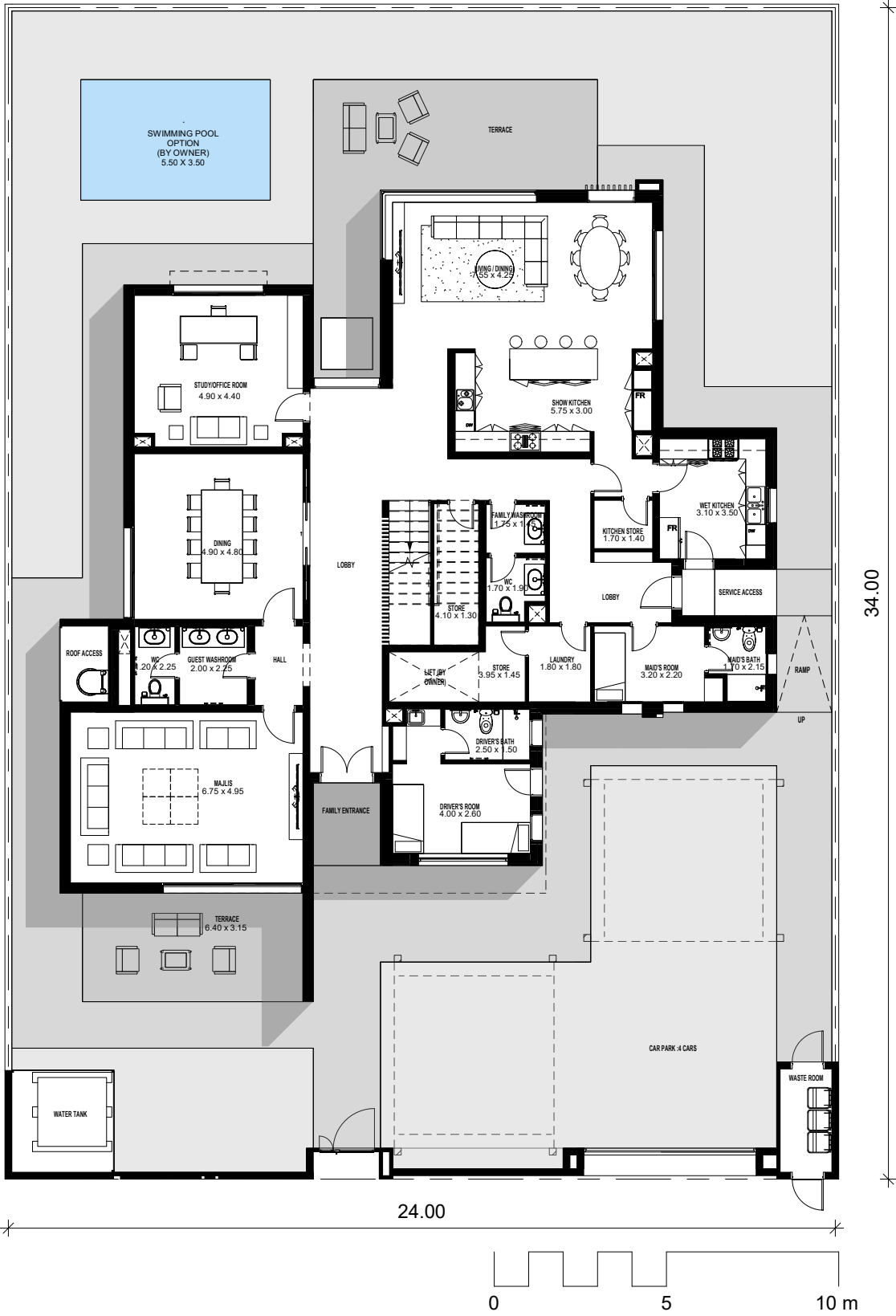








UNIT TYPE B - 5 BD



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Homes with more space  
for everything you love.











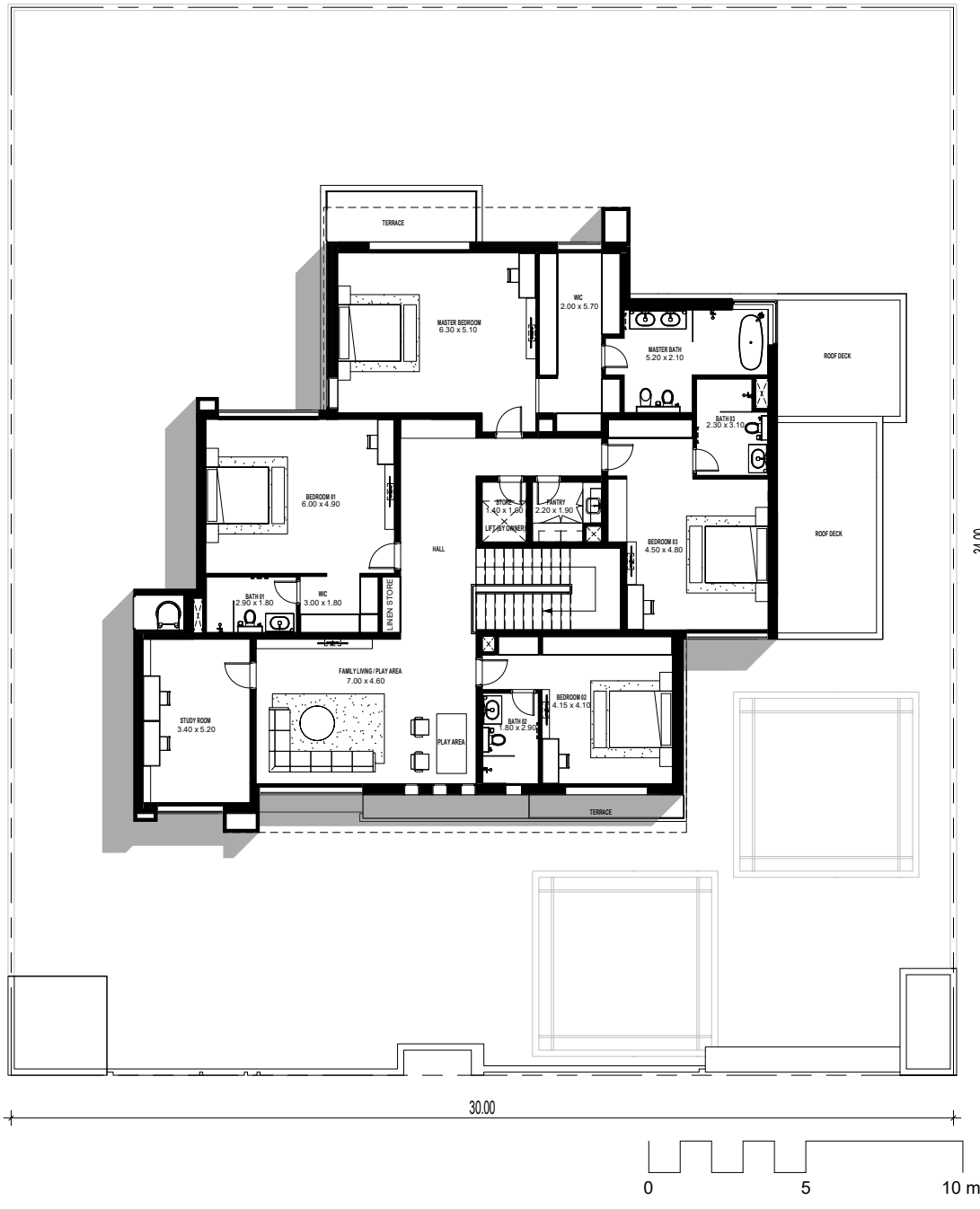
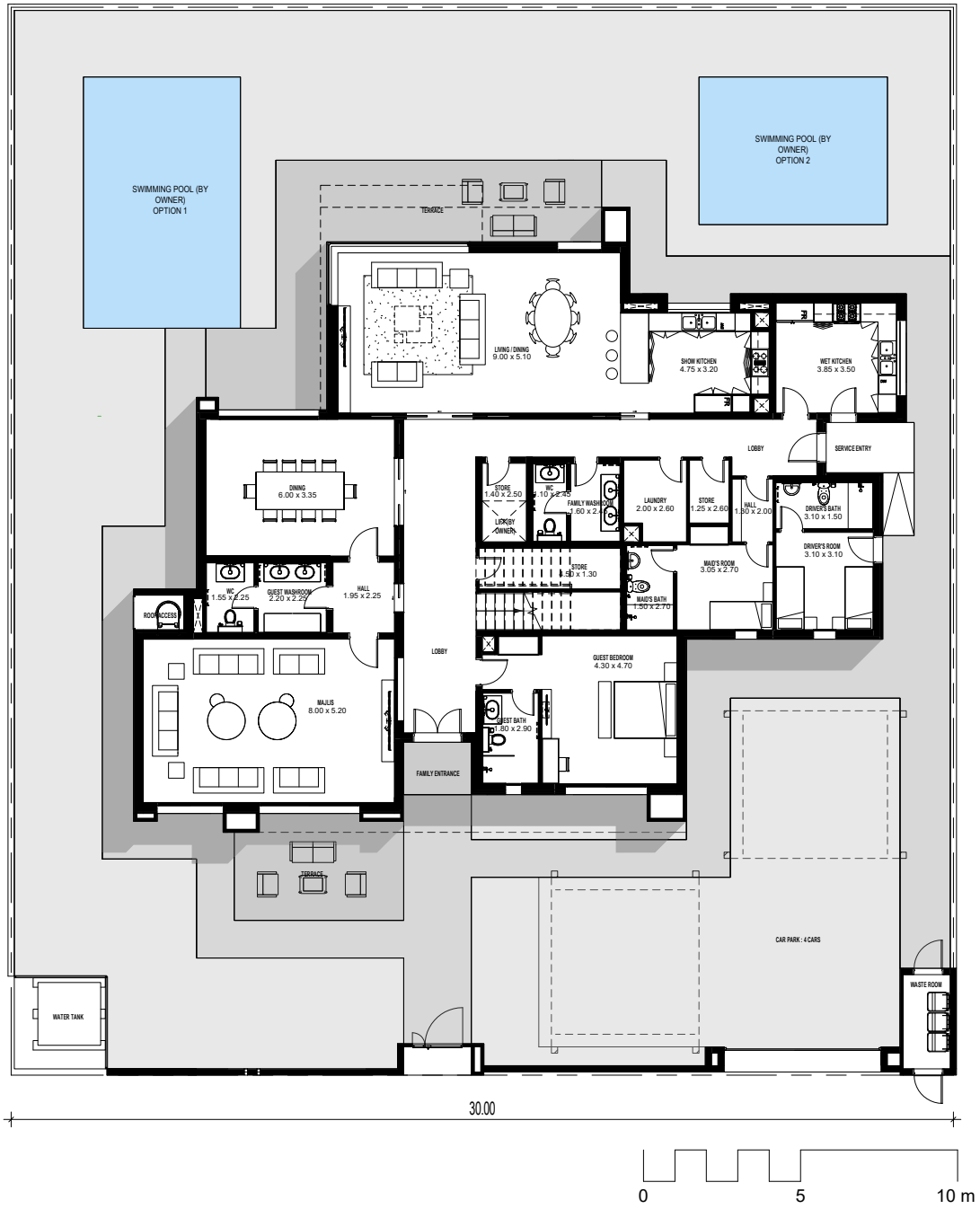
Get moving with everything  
the community has to offer.







UNIT TYPE C - 5 BD



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## CHOOSE YOUR FINISHING

Take your pick from a range of finishes that will allow your villa to look just the way you want it. Including more premium options, to elevate your standard even further.







COOL PREMIUM

THROUGHOUT VILLA

INTERIOR DOORS & WARDROBES

Wood Veneer



GENERAL FLOORING

Marble



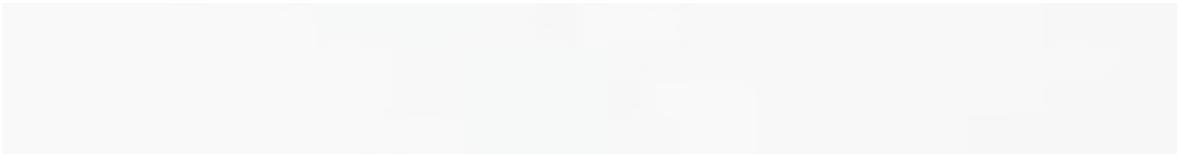
BEDROOM FLOORING

Engineered Parquet



GENERAL PAINTING

Emulsion Paint



STAIRS

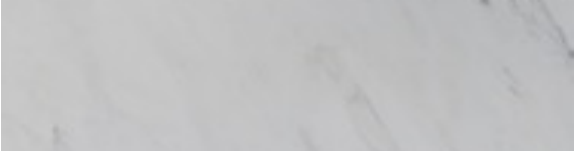
Marble



KITCHEN

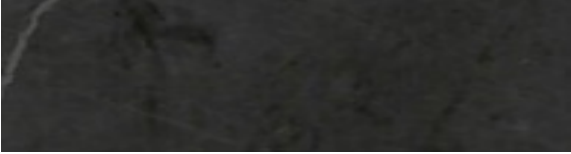
KITCHEN BACKSPLASH

Marble



KITCHEN COUNTER TOP

Marble



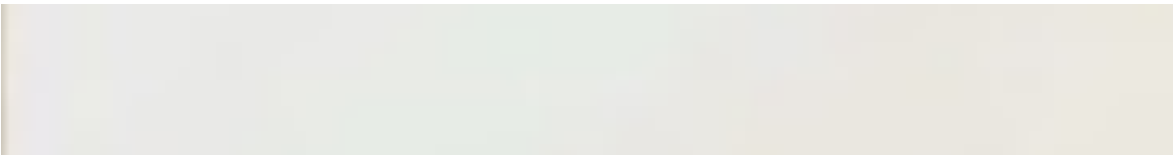
KITCHEN CABINETRY UPPER UNITS

Wood Veneer



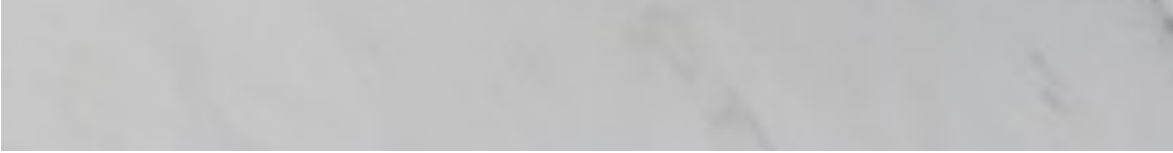
KITCHEN CABINETRY LOWER UNITS

Wood Melamine



FLOORING

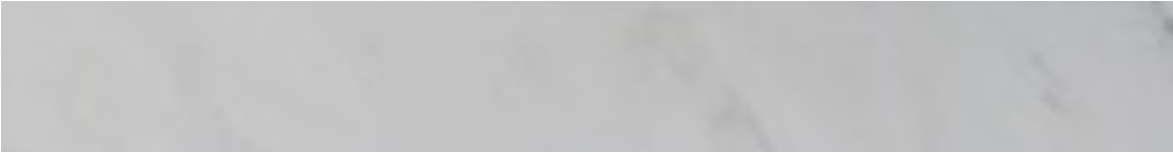
Marble



BATHROOMS

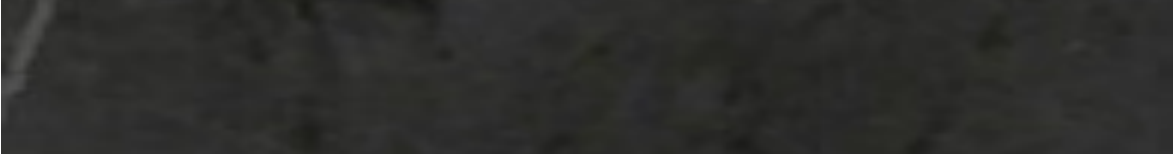
BATHROOM WALL & FLOORING

Marble



ACCENT WALL

Marble



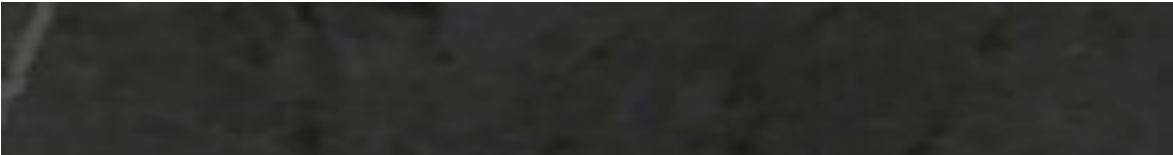
VANITY UNIT

Wood Veneer



VANITY COUNTER TOP

Marble











## COOL STANDARD

### THROUGHOUT VILLA

#### INTERIOR DOORS & WARDROBES

Wood Melamine



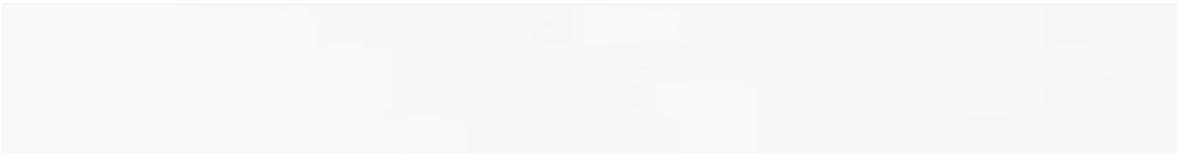
#### GENERAL FLOORING

Porcelain Tile



#### GENERAL PAINTING

Emulsion Paint



#### STAIRS

Marble



### KITCHEN

#### KITCHEN BACKSPLASH

Marble



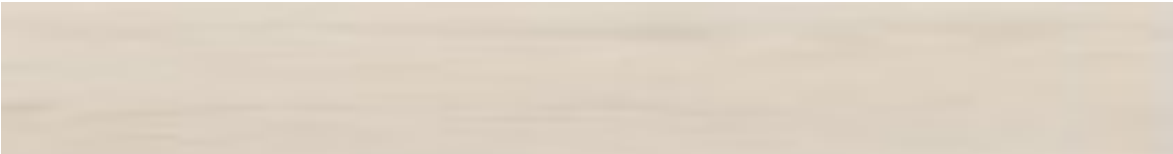
#### KITCHEN COUNTER TOP

Quartz Surface



#### KITCHEN CABINETRY UPPER UNITS

Wood Melamine



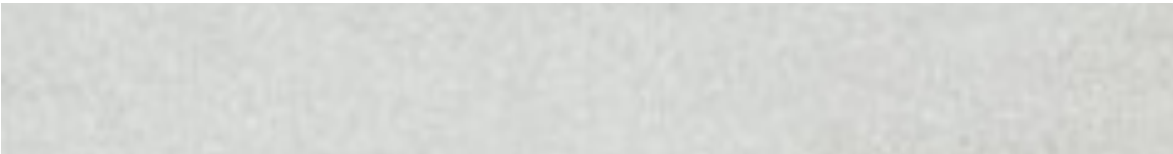
#### KITCHEN CABINETRY LOWER UNITS

Wood Melamine



#### FLOORING

Porcelain Tile



### BATHROOMS

#### BATHROOM WALL & FLOORING

Porcelain Tile



#### ACCENT WALL

Porcelain Tile



#### VANITY UNIT

Wood Melamine



#### VANITY COUNTER TOP

Marble











WARM PREMIUM

THROUGHOUT VILLA

INTERIOR DOORS & WARDROBES

Wood Veneer



GENERAL FLOORING

Marble

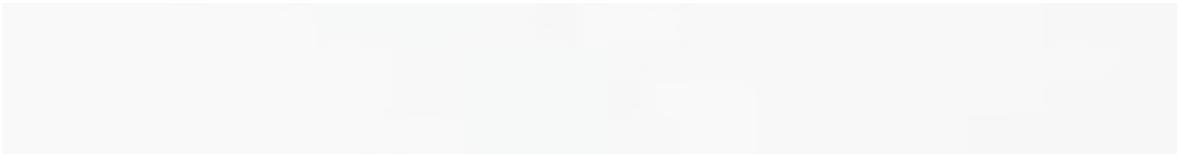
BEDROOM FLOORING

Engineered Parquet



GENERAL PAINTING

Emulsion Paint



STAIRS

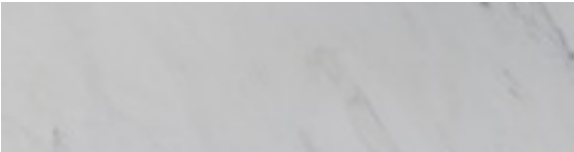
Marble



KITCHEN

KITCHEN BACKSPLASH

Marble



KITCHEN COUNTER TOP

Marble



KITCHEN CABINETRY UPPER UNITS

Wood Veneer



KITCHEN CABINETRY LOWER UNITS

Wood Melamine



FLOORING

Marble



BATHROOMS

BATHROOM WALL & FLOORING

Marble



ACCENT WALL

Marble



VANITY UNIT

Wood Veneer



VANITY COUNTER TOP

Marble











## WARM STANDARD

### THROUGHOUT VILLA

#### INTERIOR DOORS & WARDROBES

Wood Melamine



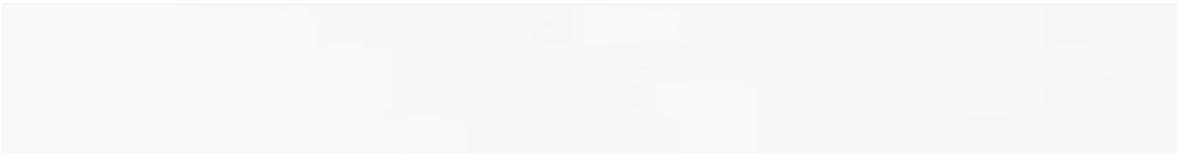
#### GENERAL FLOORING

Porcelain Tile



#### GENERAL PAINTING

Emulsion Paint



#### STAIRS

Marble



### KITCHEN

#### KITCHEN BACKSPLASH

Marble



#### KITCHEN COUNTER TOP

Quartz Surface



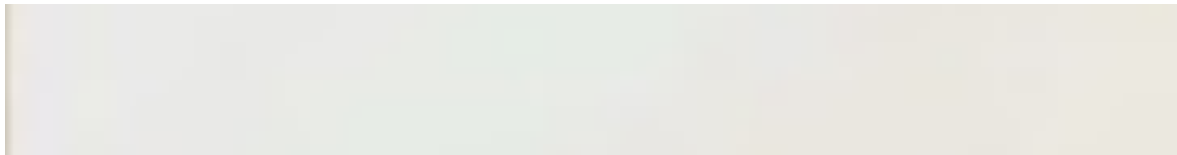
#### KITCHEN CABINETRY UPPER UNITS

Wood Melamine



#### KITCHEN CABINETRY LOWER UNITS

Wood Melamine



#### FLOORING

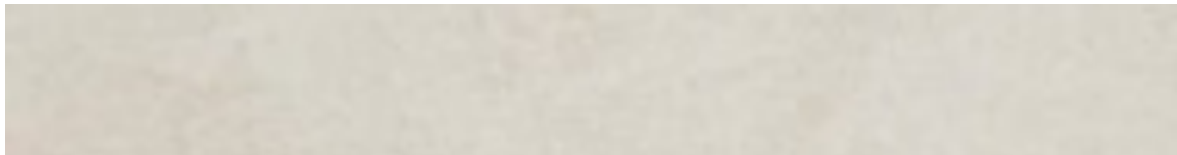
Porcelain Tile



### BATHROOMS

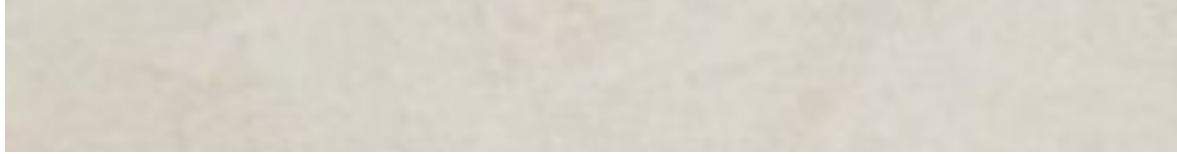
#### BATHROOM WALL & FLOORING

Porcelain Tile



#### ACCENT WALL

Porcelain Tile



#### VANITY UNIT

Wood Melamine



#### VANITY COUNTER TOP

Marble











Sustainability is at the heart of our villas, helping to deliver a positive impact on the community and the environment. There is many ways in which we achieve this.

## VILLA SUSTAINABILITY FEATURES



HIGH SOLAR REFLECTANCE  
ROOF MATERIAL



LED LIGHT  
FIXTURES



SOLAR  
HOT WATER



LOW VOC  
PAINT



LOCAL SOURCED  
MATERIALS



HIGHLY EFFICIENT  
GLAZING AND INSULATION



LOW-FLOW  
FIXTURES







Enjoy access to community swimming pools, fitness stations, play areas, open lawns, cafes, shops and an amphitheater.











RESERVED FOR YOU

**LOUVRE ABU DHABI – CULTURAL DISTRICT,  
SAADIYAT ISLAND**

The first museum of its kind in the world. Walk beneath 8,000 metal stars and discover the stories of humanity through art.

**JUMEIRAH HOTEL - EXIT 14, SAADIYAT ISLAND**

Relax into the island way of life, at this brand-new beachfront hotel.

**AL SAADIYAT MARINE NATIONAL PARK**

Find harmony in nature. Explore the mangroves and discover hundreds of bird and marine species that call this home.

**SOUL BEACH – MAMSHA AL SAADIYAT,  
SAADIYAT ISLAND**

A new, affordable private beach facility on Abu Dhabi's stunning Saadiyat Island. Soul Beach is a 1km stretch of prime Saadiyat coastline, travel brochure views, and mesmerising blues.

**MANARAT AL SAADIYAT- CULTURAL DISTRICT,  
SAADIYAT ISLAND**

Inspire yourself with a dazzling collection of exhibitions and workshops.

**SAADIYAT BEACH GOLF CLUB - EXIT 14,  
SAADIYAT ISLAND**

Designed by sports legend Gary Player. Swing by one of the world's most stunning golf courses.

**RIXOS HOTEL - EXIT 14, SAADIYAT ISLAND**

An opulent palace, perfect for a luxurious stay or play.

**ZAYA NURAI ISLAND – 10 MINUTE BOAT RIDE FROM  
SAADIYAT ISLAND**

Your own slice of paradise is just a boat ride away.

**SAADIYAT BEACH CLUB - EXIT 14, SAADIYAT ISLAND**

A natural playground where grassy dunes blend into blue waters, this is the perfect spot to lay back in a poolside cabana.

**SAADIYAT GROVE – CULTURAL DISTRICT,  
SAADIYAT ISLAND**

A brand-new shopping, dining and entertainment hub where every experience is designed to inspire.





# IN TOUCH WITH NATURE

**As a resident of Saadiyat Reserve, you'll share your community with a number of beautiful animals who also call this natural island home. Saadiyat's sandy dunes, dense mangroves and rolling golf course greens provide a safe habitat for a variety of birds, mammals and reptiles. Many of which are the last of their kind.**

Which is why conservation is such an important factor of life on Saadiyat Island. A number of organisations work tirelessly to protect these vulnerable species. Including the Environment Agency Abu Dhabi (EAD) who look after more than 50,000 animals across the Emirate.

Under their care, the once endangered Arabian oryx has made a remarkable comeback. 26,000 of the previously endangered houbara bustard bird have been bred and released. The notoriously elusive dugong has seen a rise in numbers off the shores of Abu Dhabi. And on Saadiyat Island, the endangered Hawksbill Sea Turtle has found home. The population of these turtles had declined by eighty percent in the past century. But now, in the EAD protected sand dunes alongside Saadiyat Beach, the once critically-endangered turtles have found a safe nesting place to return to every year and lay their eggs.

It's not just the EAD who care for them. During hatching season, local volunteers patrol the beach at dawn; spotting and protecting nests, watching hatchlings make their way to the ocean and helping to rescue those that wash up. The patrol is a heart-warming show of solidarity.

A community coming together to make an uncertain future much more hopeful. To join the patrol or to find out how you can do your bit for the wildlife of Saadiyat Island, visit **[connectwithnature.ae](https://connectwithnature.ae)**.





