Saadiyat

SAADIYAT

ALDAR



CULTURE SURROUNDS US
LIFE RETURNS TO WHAT MATTERS
WELCOME HOME TO SEI



A CITY WHERE LIFE FINDS BALANCE

Moments from some of Abu Dhabi's most celebrated cultural landmarks, Sei Saadiyat offers a rare connection to art, architecture and the natural beauty of Saadiyat Island, with the wider city always within easy reach.

SET IN THE HEART OF CULTURE

Saadiyat is known for more than its cultural landmarks. It is also home to a growing collection of neighbourhoods that bring together art, architecture and nature. Set within this setting, Sei Saadiyat offers a distinctive way to experience the island, with Abu Dhabi's wider city always within easy reach.





AED 13.3BN

Residential sales in H1 2026

Source: ADREC H1 2026 Market Report

+21%

Saadiyat apartment values YoY

Source: Knight Frank, Abu Dhabi Residential Market Review, July 2026

AED 100BN

Investment in Marsa Al Saadiyat

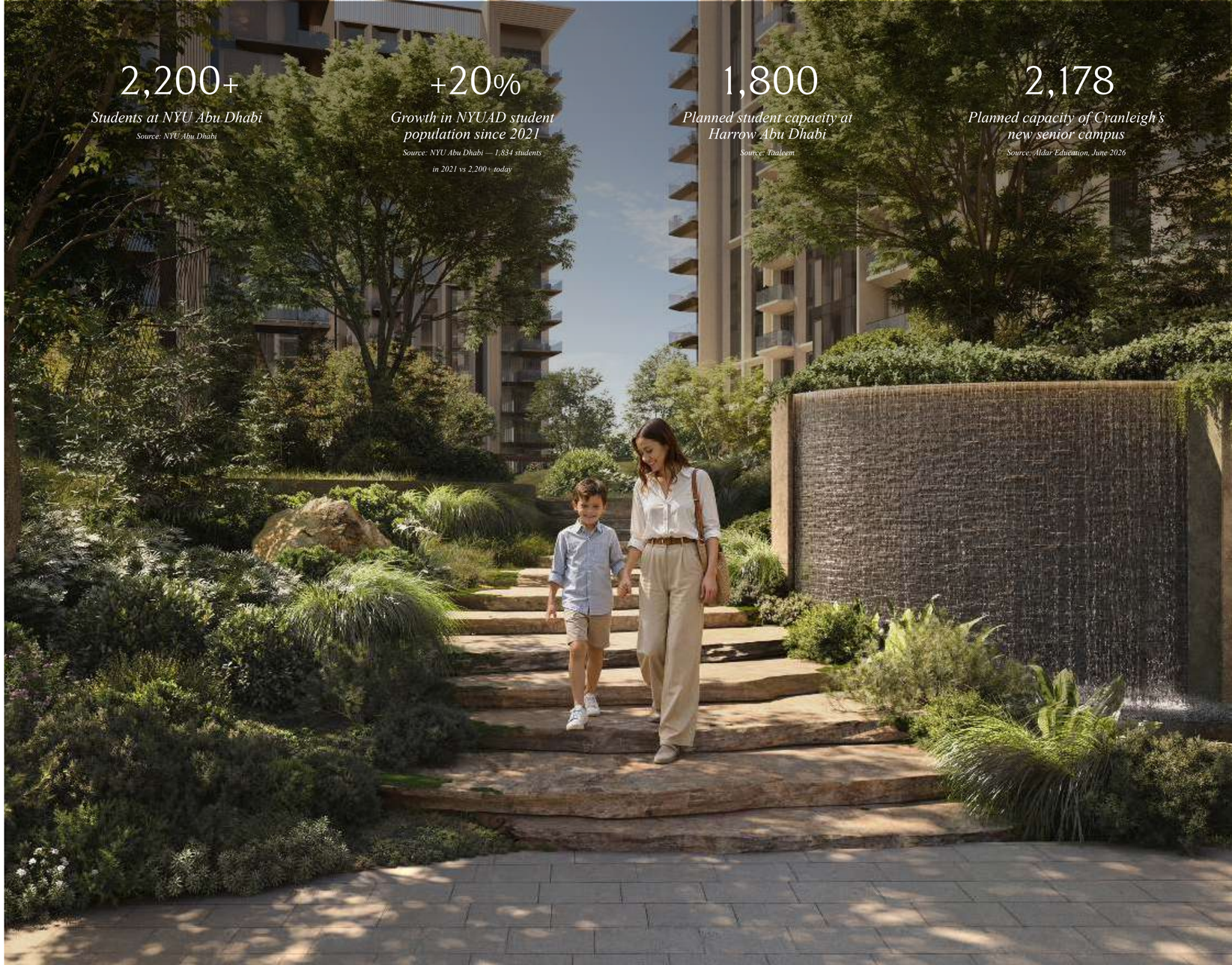
Source: Abu Dhabi Media Office, July 2026

VALUE THAT KEEPS GROWING

*Saadiyat is one of Abu Dhabi's most sought-after residential markets, with **AED 13.3bn of homes sold in H1 2026**. Apartment values have risen around **21% year on year**, while international buyers continue to drive demand across Abu Dhabi. And with **AED 100bn of new investment** coming through Marsa Al Saadiyat, the island's next chapter is only beginning.*

LEADING EDUCATION, CLOSE TO HOME

Saadiyat brings some of Abu Dhabi's leading schools and universities together in one destination. ***Cranleigh Abu Dhabi and Muna British Academy*** *sit alongside* ***ACS, Lycée Théodore Monod, NYU Abu Dhabi and Berklee Abu Dhabi****, with Harrow Abu Dhabi still to come. NYU Abu Dhabi alone is now home to more than* ***2,200 students****, around* ***20% more than in 2021.***



+14%

Growth in Saadiyat hotel and cultural visitation, summer 2025

Source: Abu Dhabi Media Office / Miral, October 2025

1.4m+

Visitors to Louvre Abu Dhabi in 2024

Source: Louvre Abu Dhabi / Abu Dhabi Media Office

+19%

Growth in international hotel guests, summer 2024

Source: Abu Dhabi Media Office / Miral

74%

Saadiyat hotel occupancy in 2024

Source: Abu Dhabi Media Office / Miral



A DESTINATION THAT KEEPS GROWING

*Saadiyat is increasingly a destination in its own right. Visitation across its **hotels and cultural landmarks grew 14%** in summer 2025, while international hotel demand continues to rise. **Louvre Abu Dhabi welcomed more than 1.4 million visitors in 2024**, and the Cultural District continues to expand with teamLab Phenomena, Zayed National Museum, Natural History Museum Abu Dhabi and Guggenheim Abu Dhabi.*

CLOSE TO EVERYTHING THAT MATTERS

ABU DHABI CITY CENTRE
12 MIN

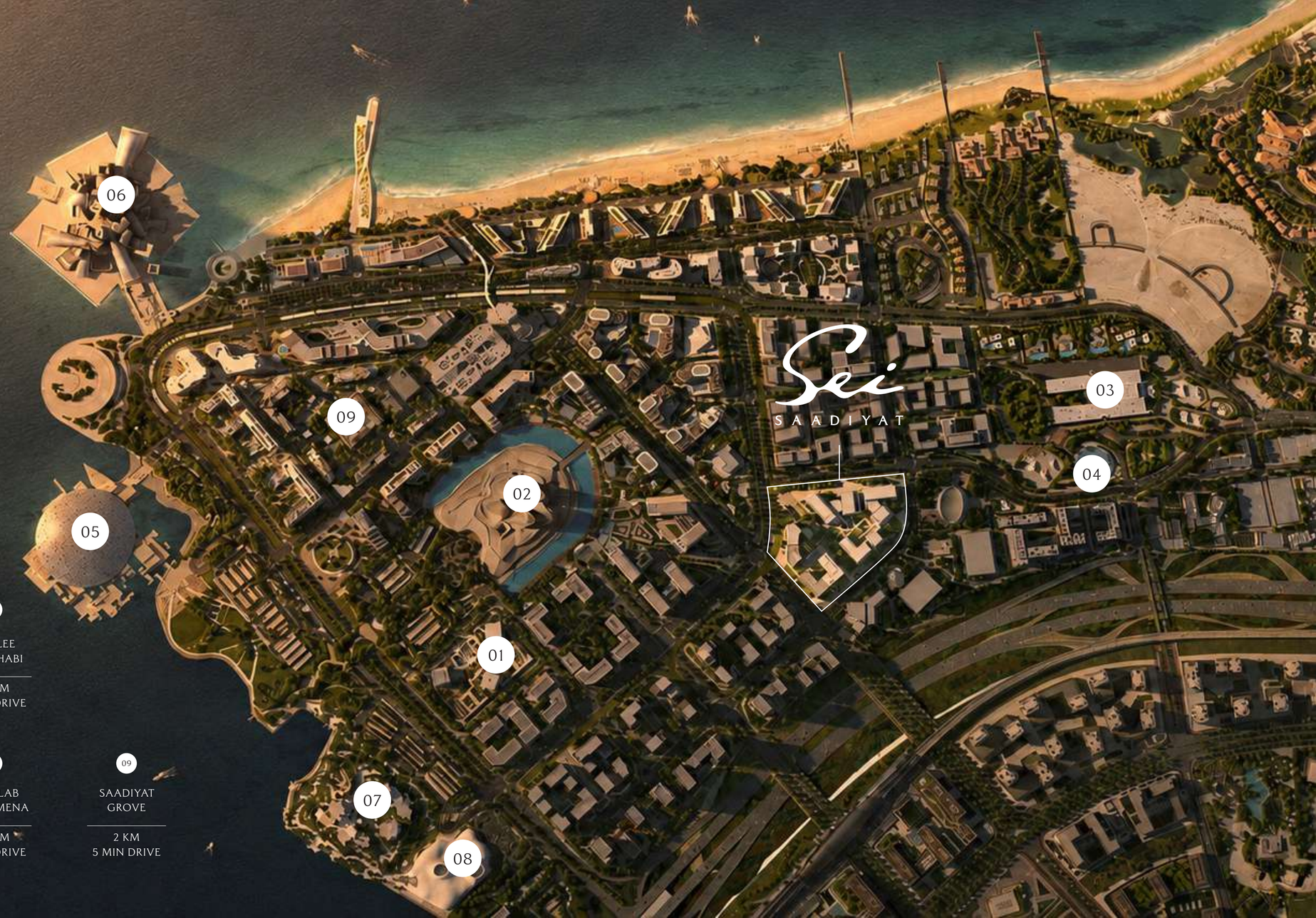
ABU DHABI CORNICHE
12 MIN

AL REEM ISLAND
12 MIN

YAS ISLAND
20 MIN

ZAYED INTER. AIRPORT
25 MIN

DUBAI INTER. AIRPORT
85 MIN



01
ABRAHAMIC FAMILY HOUSE
1 KM
3 MIN DRIVE

02
ZAYED NATIONAL MUSEUM
1.3 KM
4 MIN DRIVE

03
MANARAT AL SAADIYAT
1.2 KM
5 MIN DRIVE

04
BERKLEE ABU DHABI
1.4 KM
5 MIN DRIVE

05
LOUVRE ABU DHABI
1.7 KM
5 MIN DRIVE

06
GUGGENHEIM ABU DHABI
2.3 KM
7 MIN DRIVE

07
NATURAL HISTORY MUSEUM
1.5 KM
7 MIN DRIVE

08
TEAMLAB PHENOMENA
1.6 KM
7 MIN DRIVE

09
SAADIYAT GROVE
2 KM
5 MIN DRIVE


MOVE INTO STILLNESS



There are moments when time seems to slow. Set within Saadiyat Cultural District, Sei Saadiyat brings that feeling into everyday life.

Choose from 1 and 2-bedroom apartments, signature 3-bedroom Kanso Residences and 2-bedroom Kanso Lofts. Thoughtful architecture, warm interiors, landscaped spaces and curated amenities create a sense of calm, balance and ease. Views extend towards the Cultural District, the Arabian Gulf and the Abu Dhabi skyline.

VIEWS STRETCH TO THE SEA
YOUR HOME FRAMES THE SKYLINE
LIFE OPENS BEYOND


STILLNESS IN ARCHITECTURE



SOFT LIGHT MEETS SHADOW
OUR CURATED STILLNESS SOOTHES
THE CALM FEELS LIKE HOME

- JACOBS



Jacobs is a world-leading design force helping turn the UAE's boldest visions into the destinations of tomorrow.

Designed by Jacobs, Sei Saadiyat is arranged around landscaped courtyards, with the tallest tower rising 17 floors above ground level. Its architectural approach is centred on stillness, expressed through the relationship between the buildings, the courtyards and changing light.

Throughout the day, the façades respond to light and shade, bringing different levels of softness and warmth to the spaces from morning to evening. From select upper-floor residences, views extend towards the district's museums, the Arabian Gulf and the Abu Dhabi skyline.

Jacobs

"WHAT MAKES SEI SAADIYAT SPECIAL IS HOW ALL THE ARCHITECTURAL ELEMENTS WORK TOGETHER. THE ELEVATED GARDENS, DIFFERENT LEVELS AND PLAY OF LIGHT AND SHADOW GIVE THE BUILDINGS THEIR OWN CHARACTER."

MAHMOUD HUSSEIN, SENIOR PROJECT MANAGER

"YOU CAN TURN INWARD WITHOUT LOSING SIGHT OF WHERE YOU ARE. SAADIYAT CULTURAL DISTRICT IS ALWAYS THERE, HELD IN THE VIEW."

NEMANJA VUCKOVIC, PRINCIPLE ARCHITECT




STILLNESS IN INTERIORS



TAKE A STEP INSIDE
RAW STONE RESTS WITH COOL METAL
BEAUTY CAN BE FOUND

- KETTLE COLLECTIVE



Kettle Collective shaped the interiors around natural materials, balanced proportions and simple forms. A consistent design language connects the residences and shared spaces.

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This comes through in the use of natural materials, such as stone, which change subtly over time and gradually reveal more character. Together, these smaller details create a more grounded environment, helping residents feel present in the moment.

kettle
collective

"THE SENSE OF BALANCE COMES NOT FROM ONE DEFINING FEATURE, BUT FROM HOW TRANSITIONS, TEXTURES, PROPORTIONS AND MOMENTS OF CONTRAST WORK TOGETHER."

SARA CAVAZZONI, SENIOR INTERIOR DESIGNER





STILLNESS IN LANDSCAPING



STILLNESS SETTLES HERE
LIGHT MOVES THROUGH LEAVES AND WATER
NATURE SHOWS ITSELF

- JACOBS



Jacobs brings its global expertise to Sei Saadiyat, creating a landscape that connects architecture and nature through planting and a sensory experience.

At Sei Saadiyat, the landscape is designed as a journey of discovery, gradually revealing pockets of activity, connection and retreat.

Social and active spaces are balanced by secluded gardens, shaded hideaways and moments of pause that invite reflection and escape. The Discovery Trail, a key feature of the landscape vision, winds through changing terrain and layered planting, with commissioned art creating moments of discovery along the way.

Inspired by its setting within Saadiyat Cultural District, planting, water, natural materials and framed views form a restorative landscape that encourages residents to wander, slow down and reconnect.

Jacobs

“WE DIDN’T ASK WHAT NATURE SHOULD LOOK LIKE. WE ASKED HOW IT SHOULD MAKE PEOPLE FEEL. THAT BECAME THE STARTING POINT FOR EVERY PART OF THE LANDSCAPE AT SEI SAADIYAT.”

ESLAM ABEED,
ASSOCIATE DIRECTOR LANDSCAPE ARCHITECT




STILLNESS IN AMENITIES



Stillness takes many forms: in movement, restoration, connection and moments to breathe. Sei Saadiyat's amenities are shaped around these experiences, creating spaces to move with intention, restore body and mind, connect with others and pause in your own time.



MOVE

YOUR NEW RITUAL
FOR THE BODY AND THE MIND
A JOURNEY BEGINS

Fitness and movement for different ages

Three Mind and Body Studios:
Fitness, Yoga and Aerial Yoga

Outdoor Fitness Area

Sports Courts

Bike Store and Repair Areas

Outdoor Yoga Deck

Indoor Kids' Club

Outdoor Play Areas



WEIGHT, LIFTED

Three studios for fitness, yoga and aerial yoga bring movement and mindfulness together, supporting both physical and mental restoration.



WHERE MOVEMENT RESTORES

Designed for strength, cardio and everyday training, the fitness studio offers a focused space to move at your own pace, clear the mind and restore your energy.



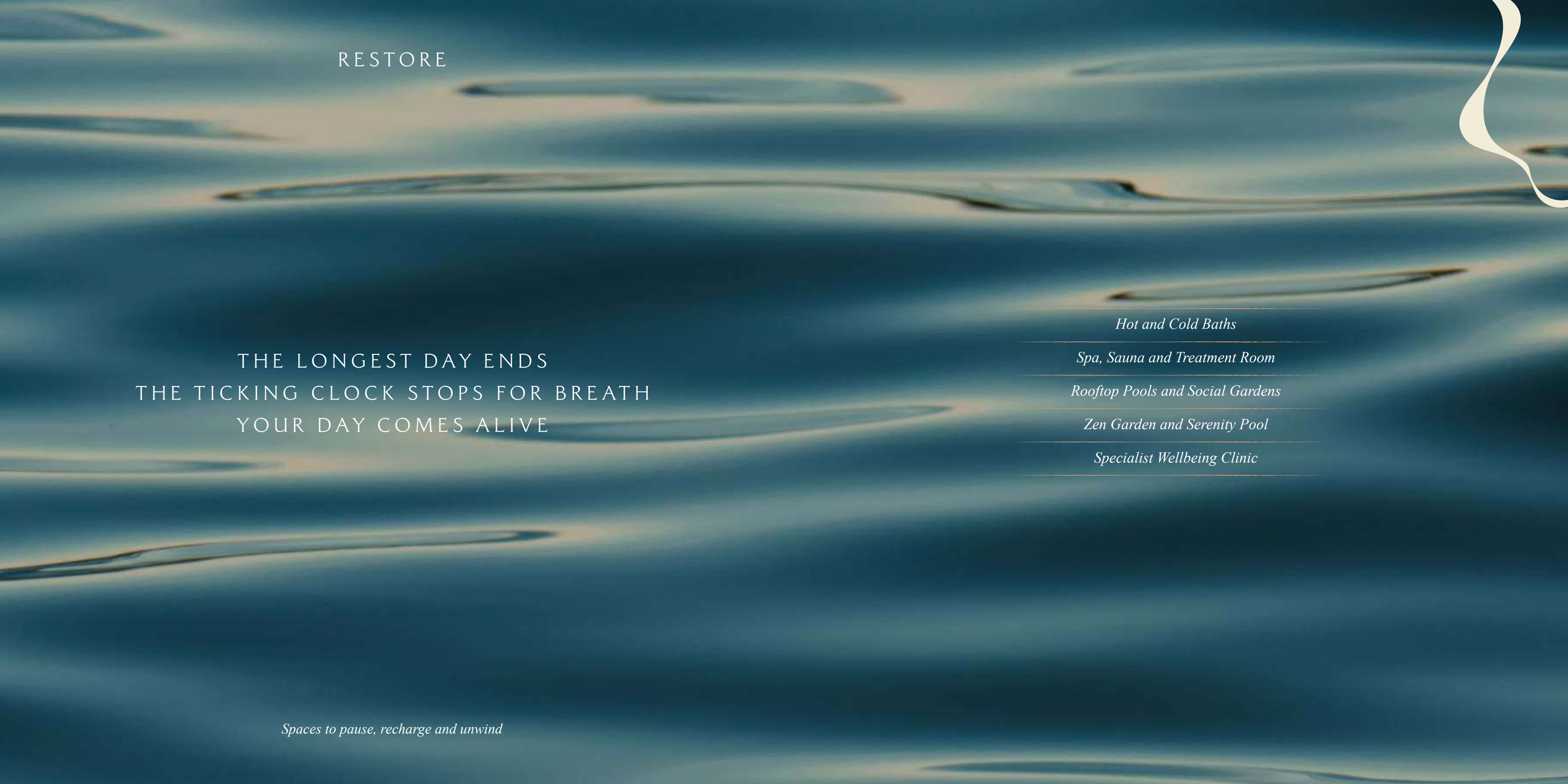
MAKING ROOM FOR MOVEMENT

Secure bike storage and repair facilities offer a convenient place to keep bikes maintained and ready to go.



LIFE, INSPIRED

The indoor kids' play area gives younger residents space for imaginative play, exploration and discovery.



RESTORE

THE LONGEST DAY ENDS
THE TICKING CLOCK STOPS FOR BREATH
YOUR DAY COMES ALIVE

Spaces to pause, recharge and unwind

Hot and Cold Baths

Spa, Sauna and Treatment Room

Rooftop Pools and Social Gardens

Zen Garden and Serenity Pool

Specialist Wellbeing Clinic



THE STILLNESS OF RITUAL

The hot and cold baths bring contrasting temperatures into a landscaped setting designed for rest and recovery.



RESTORE. RECHARGE. REPEAT.

The spa brings together a sauna and treatment room in a dedicated setting for rest and recovery.



WHERE WATER MEETS THE HORIZON

The rooftop pools and social gardens offer spaces to swim, relax and spend time together, with views across Saadiyat Cultural District.



STILLNESS AT ITS HEART

The Zen Garden and Serenity Pool bring together water and planting in a peaceful setting where residents can pause and unwind.

CONNECT

ALL YOU NEED STAYS CLOSE
JUST BEYOND YOUR OWN FRONT DOOR
EASE FOLLOWS YOU HOME

Places to work, meet and spend time together

Co-working Areas

Library and Gaming Lounge

Cinema Rooms

Café, Bakery and Family Dining

Everyday Services



A CALMER WAY TO WORK

Flexible co-working areas provide space for focused work and collaboration.



COMMUNITY, BY DESIGN

The Library and Gaming Lounge includes a quiet area for reading an
a separate social space for gaming and time together.



FRAMED FOR STILLNESS

Designed for immersive viewing, the cinema rooms offer space for films shared screenings and time together.



RETAIL THERAPY

At ground level, retail and services include cafés, dining, a pharmacy, convenience store, pet services and laundry, alongside a specialist clinic focused on health, physiotherapy and recovery.

BREATHE

THE TREES DANCE AND SWAY
DAPPLED LIGHT WELCOMES YOU HOME
IT'S GOOD TO BE BACK

Landscaped places to pause, gather and spend time outdoors

Discovery Trail

Pod Garden

Pocket Garden

Central Lawn and Event Stage

Pets Park



WHERE STILLNESS TAKES ROOT

Pod garden, a serene outdoor sanctuary woven into Sei Saadiyat, offering space to sit, pause and relax, surrounded by planting and integrated artworks.



STILLNESS IN HOMES



APARTMENT LIVING AREA

At home, stillness is found in space, light and the way each room connects. Calm interiors, natural materials and well-planned layouts create an easy sense of flow.

1 and 2-bedroom Apartments

3-bedroom Kanso Residences

2-bedroom Kanso Lofts

Selected Residences with Maid's Room Options



APARTMENT BEDROOM



APARTMENT BATHROOM


HOMES INSPIRED BY LIGHT



KANSO LOFT LIVING AREA

Positioned at the pinnacle of each tower, the exclusive Kanso loft residences are designed to embrace natural light as a defining element of everyday living.

Expansive full-height glazed façades dissolve the boundary between indoors and outdoors, flooding interiors with daylight and creating bright, uplifting spaces that evolve with the changing rhythm of the day.



KANSO LOFT BEDROOM



KANSO LOFT KITCHEN



KANSO LOFT BATHROOM


STILLNESS IN MATERIALS



Stone brings permanence, wood adds warmth, metal brings definition and woven finishes introduce texture. Natural variations remain visible, allowing each material to develop character over time.

This attention to materiality continues in the border tiling, sourced from Japan and featured throughout the residences as a subtle expression of quiet, considered craftsmanship.



General & bathroom floor
Porcelain tile



Bedroom floor
Porcelain tile



Bathroom vanity countertop
Engineered stone



Bathroom wall
Porcelain tile



Entrance door
Laminate

Walls & ceiling
Paint



Kitchen cabinet, bathroom
Vanity & wardrobe - laminate



Carcass wardrobe cabinet
Laminate



Kitchen island & countertop
Metal stainless steel



Bathroom feature wall
Kaji Border porcelain tile



Carcass kitchen cabinet
Laminate



Shower
Transparent glass



Sanitaryware
Brushed gun metal



Internal door
Laminate

KANSO LOFT DARK SCHEME



General & bathroom floor
Porcelain tile



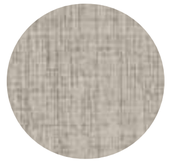
Bedroom floor
Porcelain tile



Bathroom vanity countertop
Engineered stone



Bathroom wall
Porcelain tile

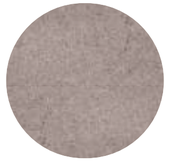


Wardrobe doors
Laminate

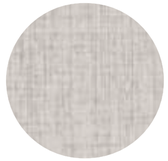
Walls & ceiling
Paint



Kitchen cabinet, bathroom
Vanity & wardrobe - laminate



Upper kitchen cabinet
Laminate



Wardrobe Carcass
Laminate



Kitchen countertop,
Backsplash & kitchen
Island - porcelain tile



Carcass kitchen cabinet
Laminate



Shower
Transparent glass



Sanitaryware
Brushed gun metal



Internal door &
entrance door



Bathroom feature wall
Kaji Border porcelain tile

APARTMENT LIGHT SCHEME



24% reduction in absolute Scope 1 emissions compared to 2023

19% reduction in absolute Scope 2 emissions compared to 2023

98% of construction sites used green concrete

Set Saadiyat has Estidama 3 Pearl Rating

100% suppliers screened on strict ESG criteria

92% of construction and demolition waste recycled

70+ suppliers signed the MOCCAE and Aldar Real Estate Climate Pledge

23% of retrofitted buildings earning LEED Gold or Platinum status

SHAPING A BETTER FUTURE

At Aldar, sustainability is woven into every initiative. Through ambitious Net Zero targets, responsible design and long-term environmental stewardship, we are building places that are resilient, efficient and made to thrive for generations.



38,000+

Residential sales in H1 2026

Source: ADREC H1 2026 Market Report

15 HOTELS

4,422 rooms and suites across Aldar Hospitality

Source: Aldar Hospitality

AED 35.5BN

UAE property sales in 2025, up 25% YoY

Source: Aldar FY2025 Results

DECADES OF DELIVERY

*Aldar has been shaping Abu Dhabi for over two decades, creating not simply homes but communities, schools, hotels and destinations. On Saadiyat, that track record already includes **Mamsha Al Saadiyat, Jawaher Saadiyat and Saadiyat Reserve**, with Grove District, Louvre Abu Dhabi Residences and a new generation of landmark developments continuing the story. Across the wider business, Aldar educates more than **38,000 students**, operates **15 hotels**, and continues to attract strong international demand.*

ALDAR