

Sei

S A A D I Y A T





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**.*

2,200+

Students at NYU Abu Dhabi

Source: NYU Abu Dhabi

+20%

Growth in NYUAD student population since 2021

Source: NYU Abu Dhabi — 1,834 students in 2021 vs 2,200+ today

1,800

Planned student capacity at Harrow Abu Dhabi

Source: Italeem

2,178

Planned capacity of Cranleigh's new senior campus

Source: Aldar Education, June 2026





+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}

YAS
ISLAND

20^{MIN}

ABU DHABI
CORNICHE

12^{MIN}

ZAYED
INTER. AIRPORT

25^{MIN}

AL REEM
ISLAND

12^{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

Sei
SAADIYAT

06

09

02

01

07

08

03

04



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 Kansa Residences and 2-bedroom Kansa 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



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

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



A minimalist interior scene featuring a wall of vertical wooden slats. On the left, a small tree in a wooden bowl sits on a wooden platform. In the foreground, a person is unrolling a dark, textured rug on a light-colored floor. Several dark, cylindrical objects are scattered on the rug. The text "STILLNESS IN INTERIORS" is centered in white, serif font.

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
c o l l e c t i v e

“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



A close-up photograph of a hand gently touching the surface of a body of water, creating concentric ripples. In the background, a lily pad is visible. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The overall mood is peaceful and contemplative.

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

*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

Fitness and movement for different ages



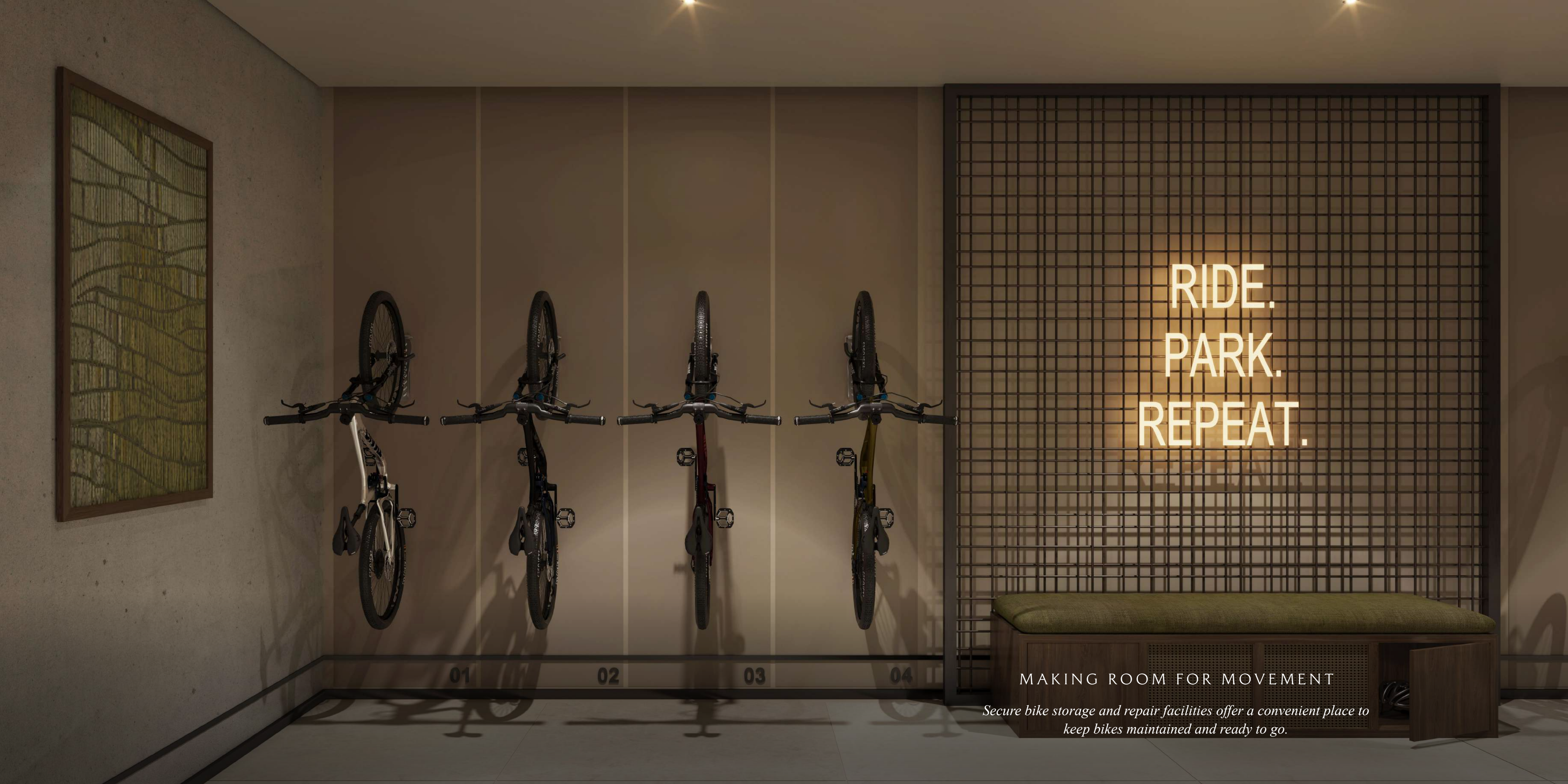
WEIGHT, LIFTED

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.



RIDE.
PARK.
REPEAT.

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

- Hot and Cold Baths
- Spa, Sauna and Treatment Room
- Rooftop Pools and Social Gardens
- Zen Garden and Serenity Pool
- Specialist Wellbeing Clinic

Spaces to pause, recharge and unwind



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

<i>Co-working Areas</i>
<i>Library and Gaming Lounge</i>
<i>Cinema Rooms</i>
<i>Café, Bakery and Family Dining</i>
<i>Everyday Services</i>



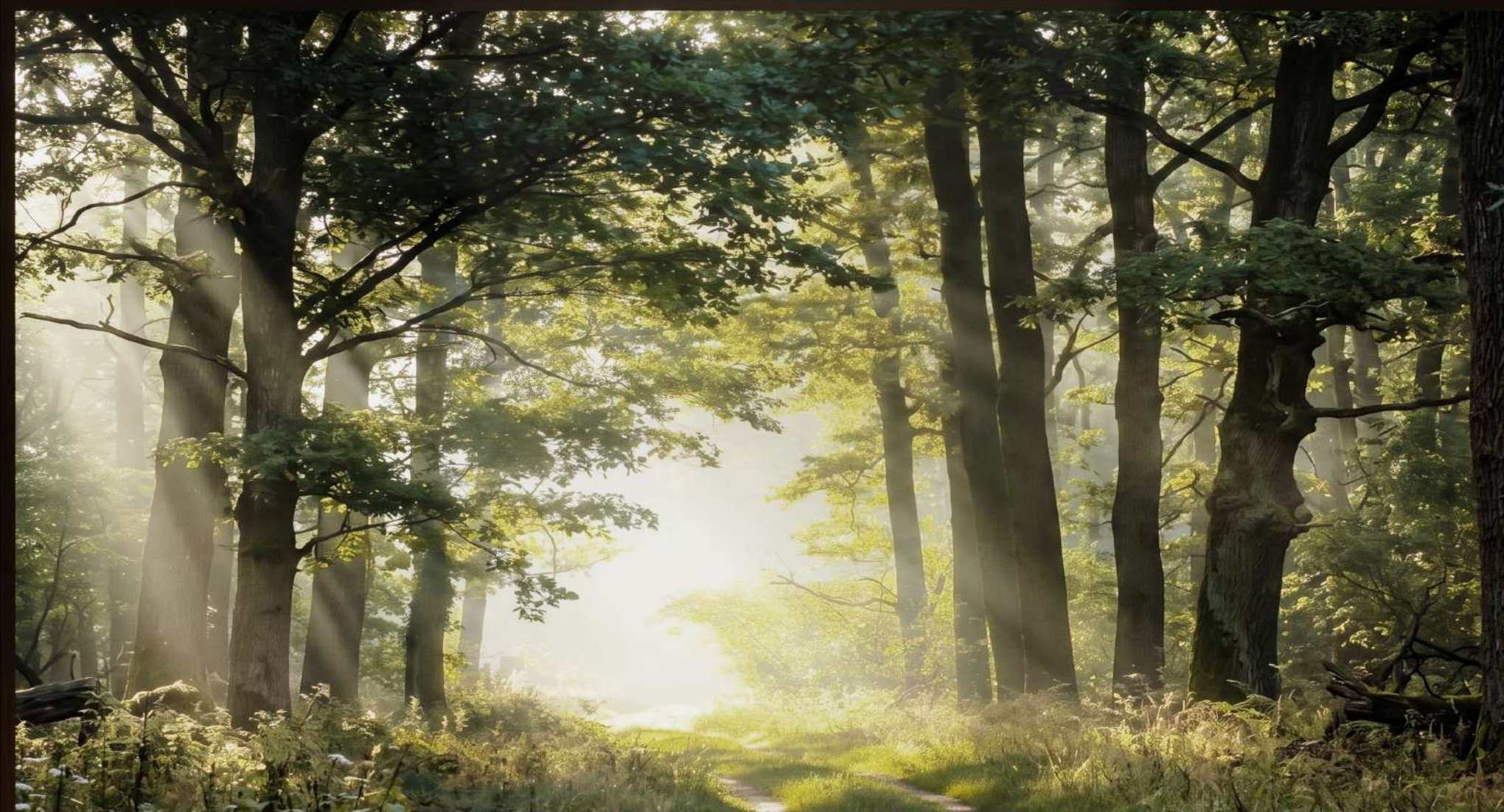
A CALMER WAY TO WORK

*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 and 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

<i>Discovery Trail</i>
<i>Pod Garden</i>
<i>Pocket Garden</i>
<i>Central Lawn and Event Stage</i>
<i>Pets Park</i>

Landscaped places to pause, gather and spend time outdoors





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.

A man with curly hair, wearing a dark jacket and light-colored trousers, is walking from left to right in a sunlit room. He is looking down. To his left is a large, light-colored sofa. The room has a dark blue wall and a light-colored floor. The lighting is warm and dramatic, with strong shadows. The text "STILLNESS IN HOMES" is overlaid in the center in a white, serif font.

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*



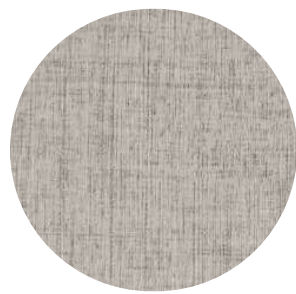
*Entrance door
Laminate*



*Walls & ceiling
Paint*



*Kitchen cabinet, bathroom
Vanity & wardrobe - laminate*



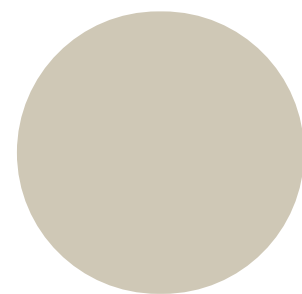
*Carcass wardrobe cabinet
Laminate*



*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*



*General & bathroom floor
Porcelain tile*



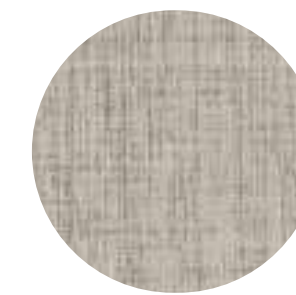
*Bedroom floor
Porcelain tile*



*Bathroom vanity countertop
Engineered stone*



*Bathroom wall
Porcelain tile*



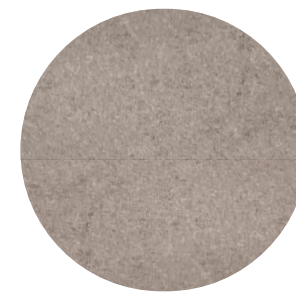
*Wardrobe doors
Laminate*



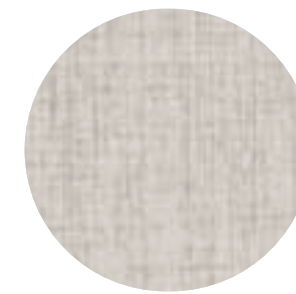
*Walls & ceiling
Paint*



*Kitchen cabinet, bathroom
Vanity & wardrobe - laminate*



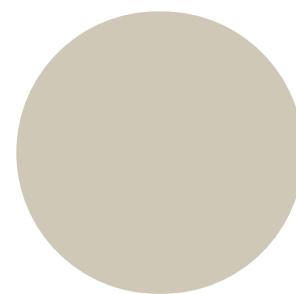
*Upper kitchen cabinet
Laminate*



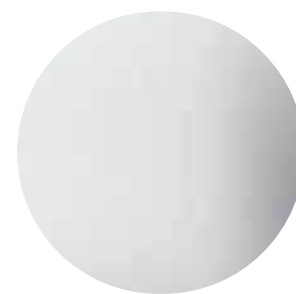
*Wardrobe Carcass
Laminate*



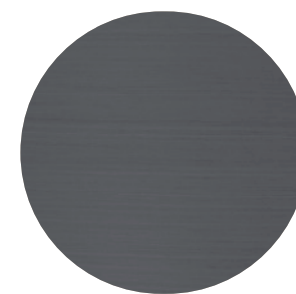
*Kitchen countertop,
Backsplash & kitchen
Island - porcelain tile*



*Carcass kitchen cabinet
Laminate*



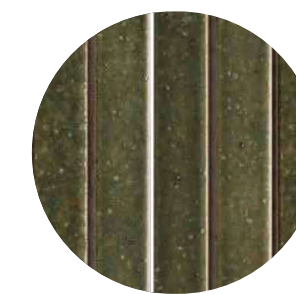
*Shower
Transparent glass*



*Sanitaryware
Brushed gun metal*



*Internal door &
entrance door*



*Bathroom feature wall
Kaji Border porcelain tile*

KANSO LOFT DARK SCHEME

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



Sei 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.*

