

تالاي

TALAY

MARSA AL SAADIYAT



MARSA AL SAADIYAT PRESENTS

THE UNFORGETTABLE



UNRIVALLED
VIEWS



PRISTINE
COASTLINE



WATERFRONT
HOMES



THE LAST CHAPTER ON SAADIYAT ISLAND



A DESTINATION DESIGNED FOR CONNECTION,
WELLBEING AND QUALITY LIVING



MARSA

AL SAADIYAT

MARSA AL SAADIYAT AT A GLANCE

744^{HA}
TOTAL SITE AREA

8^{KM}
WATERFRONT

3.8M^{SQM}
TOTAL GFA

129^{HA}
GREEN OPEN SPACE

+18^K
RESIDENCES

FIVE-STAR
HOSPITALITY
272 KEYS

01



8 DISTINCTIVE
CULTURAL
LANDMARKS

02



73,800 SQM
CENTRAL
PARK

03



RAIL AND
TRANSIT HUB

04



5 PRIVATE SCHOOLS,
1 PUBLIC SCHOOL
AND 6 NURSERIES

05



LUXURY
FACILITIES
ACROSS MARSA

11



DAR
AL FUNOON
ABU DHABI

06



1 KM
WATERFRONT
PROMENADE

07



YACHT
CLUB

08



WELLNESS
CLUB

09



46 KM CYCLING
TRACKS & 140 KM
WALKING TRACKS

10



THE LARGEST MARINA IN ABU DHABI

1.6 KM of marina frontage with over 350 berths from sailing boats to superyachts, alongside waterfront restaurants.



MARSA AL SAADIYAT
IS HOME TO DAR AL
FUNOON ABU DHABI

MANARAT AL
SAADIYAT &
BERKLEE
ABU DHABI

GUGGENHEIM
ABU DHABI

ZAYED
NATIONAL
MUSEUM

مسح
MARSA
AL SAADIYAT

NATURAL HISTORY
MUSEUM ABU DHABI

TEAMLAB PHENOMENA
ABU DHABI

LOUVRE
ABU DHABI

THE
ABRAHAMIC
FAMILY
HOUSE

AT THE HEART OF SAADIYAT'S CULTURAL DISTRICT

Eight of Saadiyat's most distinctive cultural and creative destinations sit approximately five minutes from Marsa Al Saadiyat, placing world-class art, culture and learning moments from home.

FRAMING THE CITY

Talay Beach looks towards the Reem Island skyline, offering a rare sense of openness, light and connection to the city.

*Computer-Generated Image

CONNECTED LIVING

An integrated mobility network with 46 KM of cycling tracks, 140 KM of walking trails and a future **Etihad Rail Station** connecting Abu Dhabi and beyond.

*Computer-Generated Image

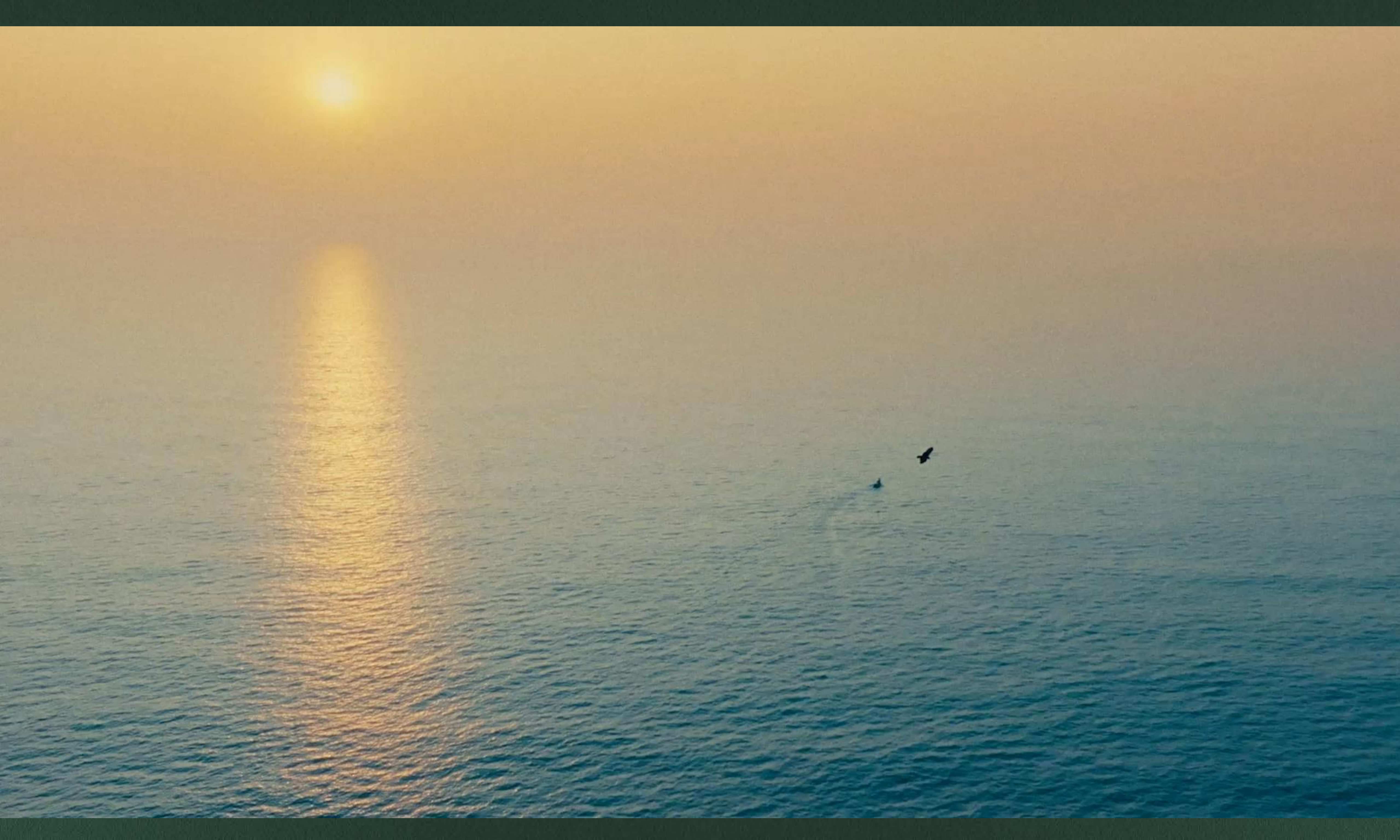
تالاي

TALAY

MARSA AL SAADIYAT

THE FIRST LUXURY ADDRESS
AT MARSA AL SAADIYAT

*Computer-Generated Image



TALAY

Named after the birds that trace the shoreline and remain close to home, Talay is shaped around the same instinct: belonging, family and a place generations return to.



تالاي
TALAY
BEACH
مرسى السعيدات

تالاي
TALAY
MARSA AL SAADIYAT

APARTMENTS
COMING SOON

SCHOOL



351 EXCLUSIVE STANDALONE VILLAS

100^M
JAME'E MOSQUE

300^M
SCHOOL

650^M
BEACH CLUB

1^{KM}
MARINA

1.5^{KM}
ETIHAD RAIL

*Approximate distances; may vary depending
on community and villa location.

RAISED WITHIN REACH

In addition to the school planned within Talay, Saadiyat brings established schools and universities together in one destination, creating an education ecosystem that extends from school to university.



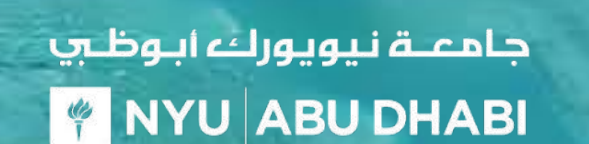
THÉODORE MONOD INTERNATIONAL
FRENCH SCHOOL



MUNA BRITISH ACADEMY



NEW YORK UNIVERSITY ABU DHABI



CRANLEIGH ABU DHABI



AMERICAN COMMUNITY SCHOOL



CRANLEIGH PRE-PREP SCHOOL



KEY FACTS

THE DEVELOPMENT

2 gated luxury communities
351 villas

UNIT COMPOSITION

4 bedrooms
5 bedrooms
6 bedrooms

ESTIMATED HANDOVER

TALAY: Q4 2029
TALAY BEACH: Q4 2030



*Computer-Generated Image



ROOTED IN EMIRATI TRADITION

Elements of Emirati heritage are
thoughtfully woven into the community.
These elements honour centuries-old
traditions, reimagined through
contemporary design.

*Computer-Generated Image



OUTDOOR MAJLIS PAVILION

A place for gathering and conversation,
rooted in tradition and shaped for
modern community life.

*Computer-Generated Image



AFLAJ WATER FEATURE

Inspired by traditional Aflaj irrigation systems, the water feature brings a heritage reference into the landscape.

*Computer-Generated Image

AREESH

Woven palm-frond elements inspired by traditional building techniques, reinterpreted through the community's boundary walls and screen designs in collaboration with Emirati artist Abdalla Almulla.

*Computer-Generated Image

AMENITIES



Harvest
Garden**



Landmark
Fountain*



EV Charging
Stations



Kids' Play
Area



Jogging
Tracks



Cycling
Loops



Picnic
Areas



Padel Courts
&
Multi Purpose
Court**



Gym & Fitness
Facilities



Outdoor Majlis
Pavilion



Aflaj Water
Feature



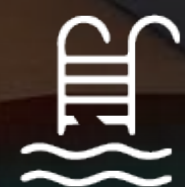
Beach
Access



Pet
Park



Landscaped
green spaces



Community Pool
& Kids' Pool

*Exclusively at Talay
**Exclusively at Talay Beach Villas

COMMUNITY POOL & KIDS' POOL

A tranquil poolside retreat designed for families to swim, relax, and spend time together.

*Computer-Generated Image

KIDS' DISCOVERY GARDEN

A maritime-inspired space designed to encourage exploration, play and curiosity.

*Computer-Generated Image

CLOSER TO NATURE. CLOSER TO THE SEA.

Landscaped paths, lush greenery and an Aflaj water feature bring nature into everyday life, with the beach always close by.

*Computer-Generated Image

SERVICES

Talay is contemporary living refined to its essence and designed around families. Convenience is woven into the fabric of daily living.



Gated Community
with 24/7 Security



Community
Maintenance



Retail Hub within
1 KM



Close Access to
Cafés, Dining and
Retail Options

SUSTAINABILITY

At Talay & Talay Beach, sustainability isn't one of the amenities, it's foundational. The community supports an environment-friendly way of living for generations.



Target Estidama
3 Pearl



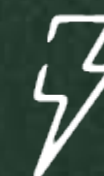
30%+ Reduction in
Energy Consumption



42% Reduction in
Water Consumption



Use of Recycled and
Regionally Sourced
Materials



Energy-efficient Lighting
Systems with Extended
Service Life



YOUR OWN PRIVATE GARDEN

From family lunches to quiet afternoons,
the backyard becomes part of daily life.

*Computer-Generated Image

PLAY COMES NATURALLY

Open green spaces create more room for children to move, play and grow outdoors.

*Computer-Generated Image



ROOM TO UNWIND

Generous private backyards create space for quiet moments, family time and life outdoors.

*Computer-Generated Image

CONTEMPORARY ARCHITECTURE DISTINCTLY TALAY



*Computer-Generated Image

ARCHITECTURAL EXPRESSION I

A signature slanted roof defines the facade, elegantly articulating the entrance while creating a dynamic and sculptural architectural expression, complemented by curved feature walls that frame the arrival experience. The architecture is offered in two complementary colour variations, each providing a distinct character while preserving the same contemporary design language.

*Computer-Generated Image



ARCHITECTURAL EXPRESSION II

A contemporary façade defined by elegant, curved forms and a sweeping roofline, with sculptural curved walls framing a welcoming entrance. The design is offered in two complementary colour variations, combining natural materials and refined finishes to create a timeless expression of modern luxury.



*Computer-Generated Image



*Computer-Generated Image



ARCHITECTURAL EXPRESSION III

The architecture draws from the natural character of the shoreline, with clean horizontal forms, deep overhangs and carefully integrated screens creating shade, privacy and a sense of calm. A restrained palette of natural stone, refined metal detailing and warm timber soffits reinforces the coastal character.



*Computer-Generated Image

ARCHITECTURAL EXPRESSION IV

Contemporary in expression yet timeless in principle, the architecture combines clean horizontal planes, generous glazing, layered volumes, and thoughtful screening for privacy, shade, and comfort. Natural materials, a restrained palette, and refined detailing allow light, shadow, and texture to define the facade, creating a sense of coastal luxury and enduring sophistication.





*Computer-Generated Image

INTERIORS

Two refined interior palettes offer distinct expressions of the same contemporary design language, combining carefully selected materials, natural textures and considered finishes throughout the home.





LIVING ROOM & DINING

*Computer-Generated Image



FAMILY RETREAT

*Computer-Generated Image



MASTER BEDROOM

*Computer-Generated Image



MASTER BATHROOM

*Computer-Generated Image

TWO DISTINCT PALETTES

VILLA LIGHT SCHEME



SHOW KITCHEN
COUNTERTOP AND
BACKSPLASH

ENGINEERED STONE



BATHROOM VANITY
COUNTERTOP

ENGINEERED STONE



SHOW KITCHEN UPPER
CABINETS & SHOWER GLASS
PARTITIONS

TINTED GLASS



SANITARY WARE

BRUSHED NICKEL
METAL



GENERAL
METAL FINISH

BRUSHED NICKEL
METAL



ENTRANCE
DOOR

FINISH



WALLS &
CEILINGS

PAINT FINISH



BOH FLOORS &
WALLS

PORCELAIN TILE



STAIRS

LEATHERED
MARBLE FINISH



BEDROOM
FLOORING

WOOD ENGINEERED
FLOORING



GENERAL FLOORING AND
WET AREA FLOORS AND
WALLS

PORCELAIN TILE



INTERNAL DOORS, SHOW
KITCHEN & JOINERY

WOOD VENEER



DAILY CABINETS &
PANTRY UPPER
CABINETS

LAMINATE



DAILY KITCHEN
COUNTERTOP &
BACKSPLASH

ENGINEERED STONE



DAILY KITCHEN &
PANTRY LOWER
CABINETS

HIGH PRESSURE LAMINATE

TWO DISTINCT PALETTES

VILLA DARK SCHEME



SHOW KITCHEN
COUNTERTOP AND
BACKSPLASH

ENGINEERED STONE



BATHROOM VANITY
COUNTERTOP

ENGINEERED STONE



SHOW KITCHEN UPPER
CABINETS & SHOWER GLASS
PARTITIONS

TINTED GLASS



SANITARY WARE

BRUSHED NICKEL
METAL



GENERAL
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BEDROOM
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GENERAL FLOORING AND
WET AREA FLOORS AND
WALLS

PORCELAIN TILE



INTERNAL DOORS, SHOW
KITCHEN & JOINERY

WOOD VENEER



DAILY CABINETS &
PANTRY UPPER
CABINETS

LAMINATE



DAILY KITCHEN
COUNTERTOP &
BACKSPLASH

ENGINEERED STONE



DAILY KITCHEN &
PANTRY LOWER
CABINETS

HIGH PRESSURE LAMINATE

TALAY

4 BEDROOM

GSA (SQM): 502



GROUND FLOOR



FIRST FLOOR

TALAY

5 BEDROOM

GSA (SQM): 582



GROUND FLOOR



FIRST FLOOR

TALAY

6 BEDROOM

GSA (SQM): 630



GROUND FLOOR



FIRST FLOOR

TALAY BEACH

4 BEDROOM

G S A (S Q M) : 5 0 6



GROUND FLOOR



FIRST FLOOR

TALAY BEACH

5 BEDROOM

GSA (SQM): 587



GROUND FLOOR



FIRST FLOOR

TALAY BEACH

6 BEDROOM

GSA (SQM): 634



GROUND FLOOR



FIRST FLOOR

تالاي
رئسندس

TALAY

RESIDENCES

MARSA AL SAADIYAT

تالاي
لښځ

TALAY

LIVING

MARSA AL SAADIYAT

APARTMENTS FROM STUDIOS TO 3-BEDROOM HOMES

COMING SOON

AVAILABILITY

TWO GATED COMMUNITIES – 351 LUXURY VILLAS

TALAY – 167 VILLAS

Unit Model	Total Units	GSA (SQM)
4 Bed	60	502
5 Bed	49	582
6 Bed	58	630

TALAY BEACH – 184 VILLAS

Unit Model	Total Units	GSA (SQM)
4 Bed	81	506
5 Bed	42	587
6 Bed	61	634



*Computer-Generated Image



TALAY PRICING

UNIT MODEL	STARTING PRICE (AED)
4 bedrooms	13.5 M
5 bedrooms	15.5 M
6 bedrooms	17.2 M

TALAY PAYMENT PLAN

MILESTONE	PAYMENT DATE	INSTALMENT	PP 50/50
Payment 1	Booking	1	5 %
Payment 2	1 MAR 27	2	5 %
Payment 3	1 SEP 27	3	5 %
Payment 4	1 MAR 28	4	5 %
Payment 5	1 AUG 28	5	10 %
Payment 6	1 JAN 29	6	10 %
Payment 7	1 JUN 29	7	10 %
Handover	HANDOVER	8	50 %

SERVICE CHARGE
84.61 / sqm GFA

THANK YOU