



تالاي

TALAY

MARSA AL SAADIYAT

MARSA AL SAADIYAT PRESENTS

THE UNFORGETTABLE



UNRIVALLED
VIEWS



PRISTINE
COASTLINE



WATERFRONT
HOMES





A CAPITAL THAT CONTINUES TO EVOLVE

Abu Dhabi is a city built on vision and shaped by experience. A capital where culture, nature and modern living come together to create a lifestyle of growth and endless discovery. Homes sit steps from iconic museums, art galleries and the finest dining experiences. From serene waterfronts to world-class business and education, the city is a place to live, work and belong.

BEYOND THE TURQUOISE SHORELINE

Saadiyat Island is the soul of Abu Dhabi, where world-class culture meets natural beauty. Its pristine white beaches and turquoise waters sit alongside iconic art and culture, offering a quiet escape and extraordinary experiences all at once. It is a place where life is surrounded by timeless beauty, coastal luxury and rich artistic heritage.





AN AWARD-WINNING BEACH NEXT DOOR

Home to one of the world's top beaches, ranked 19 in The World's 50 Best Beaches, Saadiyat brings together the very best of island living right next door to Talay. Enjoy world-class golf courses, leading schools, globally renowned museums, and an extraordinary natural landscape rich in biodiversity. It is a place where culture, education, leisure, and nature exist side by side, creating one of Abu Dhabi's most exceptional places to live.



MARSA

A L S A A D I Y A T

A DESTINATION DESIGNED FOR CONNECTION,
WELLBEING AND QUALITY LIVING

THE LAST CHAPTER ON SAADIYAT ISLAND

The island's newest destination, Marsa Al Saadiyat, marks the final chapter of waterfront living on Saadiyat Island. Stretching along 8km of coastline, days move seamlessly between beach clubs, cafes and the lively marina. This is where art, performance, learning and leisure set the stage for a life of inspiration.

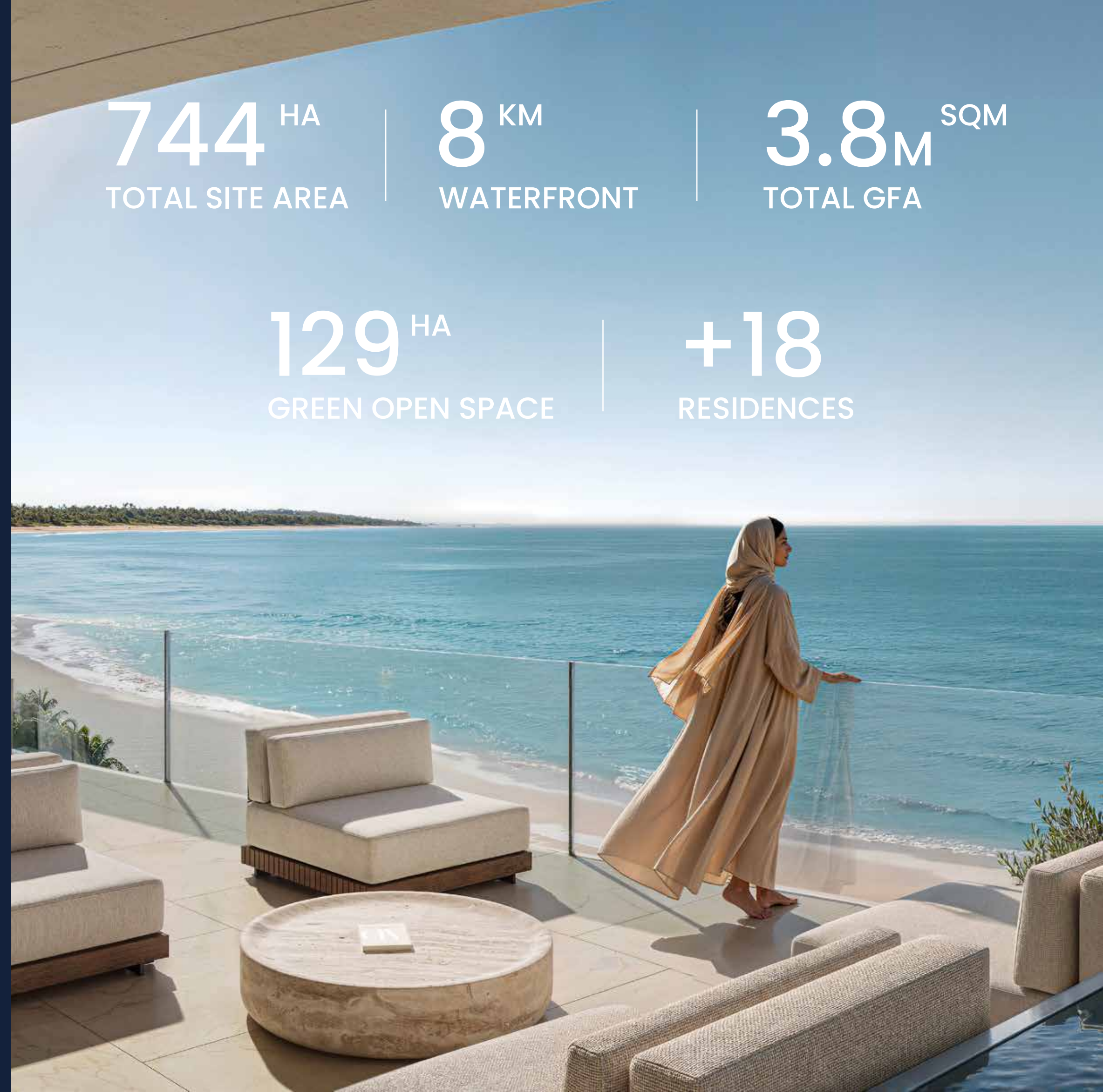
744^{HA}
TOTAL SITE AREA

8^{KM}
WATERFRONT

3.8M^{SQM}
TOTAL GFA

129^{HA}
GREEN OPEN SPACE

+18
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



A man and a woman in traditional Emirati clothing are standing on a balcony, looking out over a large, modern marina in Abu Dhabi. The woman is wearing a blue abaya and a matching headscarf, and the man is wearing a white thobe and ghutra. They are both looking towards the left, where a large white yacht is docked. In the background, there are several modern buildings, including a tall, curved skyscraper, and a large sailboat. The water is calm, and the sky is clear.

THE LARGEST MARINA IN ABU DHABI

1.6km of marina frontage with over 350 berths
from sailing boats to super yachts, alongside
waterfront restaurants.

An architectural rendering of the Dar Al Funoon Abu Dhabi, a large, modern cultural center. The building features a prominent, undulating white facade that resembles flowing fabric or sails. It is situated on a waterfront promenade with a turquoise sea in the foreground. Several boats are visible on the water. In the background, a city skyline with various buildings and palm trees is visible under a clear blue sky.

FUTURE HOME TO DAR AL FUNOON ABU DHABI

Scheduled to open in 2030, Dar Al Funoon Abu Dhabi is a 'House of the Arts' within the community. It will offer dedicated spaces for artistic expression, creative workshops, and community performances.



FRAMING THE CITY

Marsa Al Saadiyat offers exceptional day and night views of the Reem Island skyline, creating a rare sense of connection to the city.

A man with a beard and glasses, wearing a light-colored shirt and dark trousers, is walking across a crosswalk with three young girls. The girls are wearing school uniforms consisting of white shirts, dark blue ties, and dark blue dresses. They are all smiling and holding hands. In the background, there is a modern school building with a large glass facade and a colorful geometric pattern. A stop sign is visible on the right side of the crosswalk. The scene is set in a sunny, outdoor environment with trees and a clear blue sky.

BRIGHT FUTURES WITHIN REACH

Marsa Al Saadiyat brings together 5 private schools, 1 public school and 6 nurseries within walking distance, giving families a wide choice close to home. NYU Abu Dhabi and Berklee Abu Dhabi next door invite young minds to explore their artistic talents. Between them, the community offers a full range of education, setting the stage for a bright future.

A high-angle, close-up photograph of two people in business attire shaking hands over a dark wooden table. The person on the left is wearing a grey textured blazer over a white shirt, and the person on the right is wearing a dark blue suit jacket. The background is softly blurred, showing more of the table and the lower parts of the individuals. The lighting is warm and focused on the hands.

CLOSE TO WORLD-CLASS AMBITION

Positioned just across the water from Talay at Marsa Al Saadiyat, ADGM is Abu Dhabi's premier international financial centre. Home to global corporations, investment banks, fintech pioneers, and asset managers, it provides world-class infrastructure and global connectivity right on your doorstep. Work, invest, and innovate. All within a short drive over the bridge.



NEW YORK
UNIVERSITY
ABU DHABI

6

NYU
ABU DHABI

MUNA BRITISH
ACADEMY

5

MUNA BRITISH ACADEMY

THÉODORE MONOD
INTERNATIONAL
FRENCH SCHOOL

4

LFITM

CRANLEIGH
ABU DHABI

1

CRANLEIGH ABU DHABI

AMERICAN
COMMUNITY
SCHOOL

2

AMERICAN COMMUNITY SCHOOL

CRANLEIGH
PRE-PREP
SCHOOL

3

CRANLEIGH PRE-PREP SCHOOL

NEXT DOOR TO SAADIYAT CULTURAL DISTRICT

ADGM
12^{MIN}
9 KM

ABU DHABI CITY
18^{MIN}
15 KM

DUBAI CITY
85^{MIN}
134 KM

AUH – ZAYED INTERNATIONAL AIRPORT
23^{MIN}
31 KM

DWC – AL MAKTOUM INTERNATIONAL AIRPORT
75^{MIN}
106 KM

DXB – DUBAI INTERNATIONAL AIRPORT
90^{MIN}
144 KM

YAS ISLAND
20^{MIN}
25 KM

FAHID ISLAND
18^{MIN}
23 KM

- 1**
ABRAHAMIC FAMILY HOUSE

2
ZAYED NATIONAL MUSEUM

3
MANARAT AL SAADIYAT

4
BERKLEE ABU DHABI

5
SAADIYAT BEACH GOLF CLUB
- 6**
LOUVRE ABU DHABI

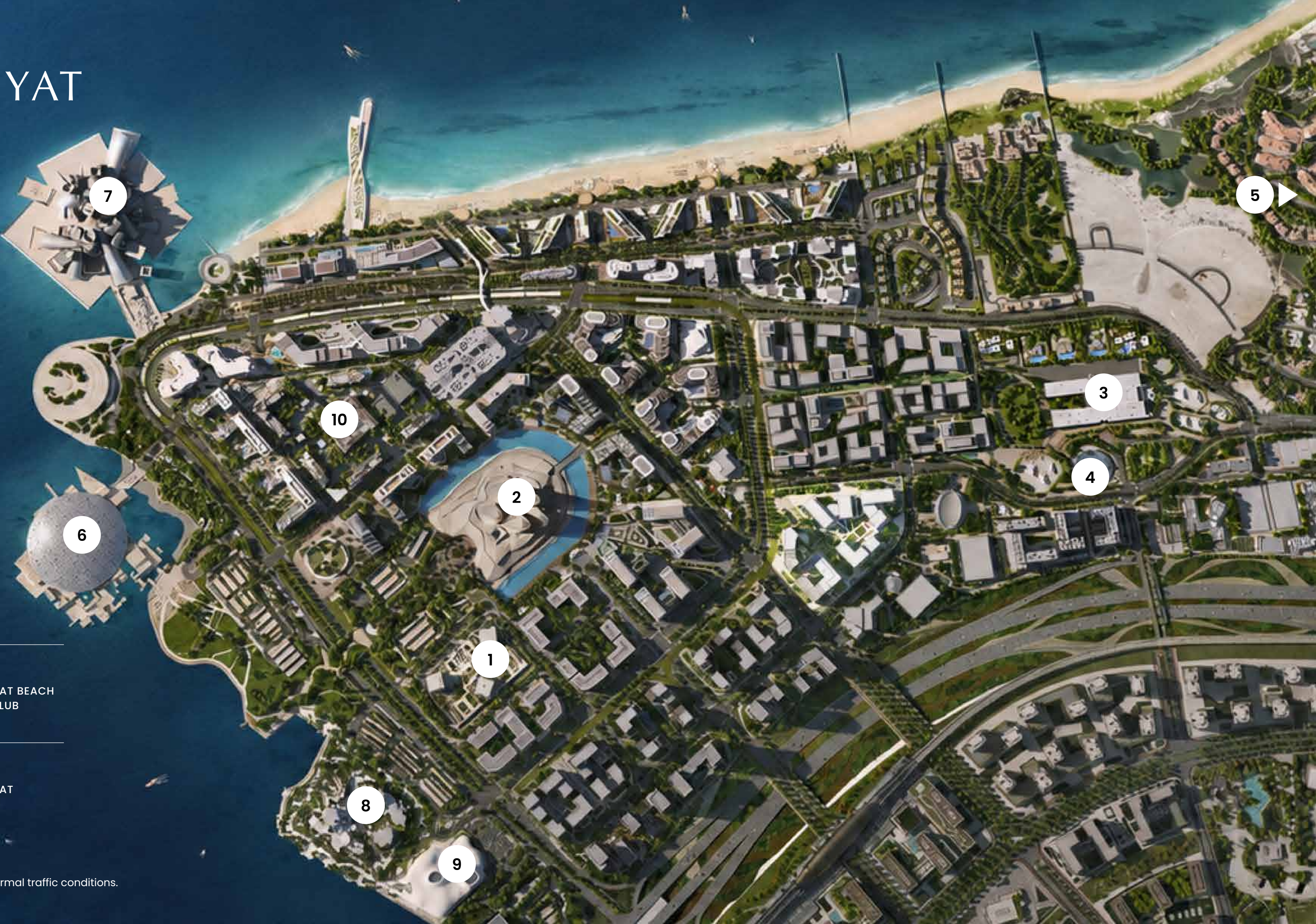
7
GUGGENHEIM ABU DHABI

8
NATURAL HISTORY MUSEUM

9
TEAMLAB PHENOMENA

10
SAADIYAT GROVE

*Distances and travel times are approximate and calculated based on Google Maps under normal traffic conditions.





MANARAT AL SAADIYAT
& BERKLEE ABU DHABI

GUGGENHEIM
ABU DHABI

ZAYED NATIONAL
MUSEUM



ABRAHAMIC
FAMILY HOUSE

TEAMLAB
PHENOMENA
ABU DHABI

NATURAL HISTORY
MUSEUM
ABU DHABI

LOUVRE
ABU DHABI

AT THE HEART OF CULTURE

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.



TALAY

MARSA AL SAADIYAT

STEP INTO TALAY



COME HOME TO TALAY

Named after the birds that trace the shoreline and remain close to home, Talay is shaped by that same instinct: a sense of belonging, a deep connection to family, and a place for generations to return to.

THE FIRST RESIDENTIAL ADDRESS AT MARSA AL SAADIYAT

At Talay and Talay Beach, life moves naturally between home and the world beyond. A falaj flows through the community, while the sea begins just beyond the gate. Children walk from school to gardens designed for play. Neighbours find more reasons to gather. Green spaces, shaded paths and water become part of the everyday.

Welcome to Talay. A place to grow together and make life unforgettable, for generations.



تالاي
TALAY
BEACH
MARSA AL SAADIYAT

SCHOOL

تالاي
TALAY
MARSA AL SAADIYAT

100^M
JAME'E MOSQUE

300^M
SCHOOL

650^M
BEACH CLUB

1^{KM}
MARINA

1.5^{KM}
ETIHAD RAIL
(FUTURE/PLANNED)





A COMMUNITY THAT GROWS WITH YOU

The first residential address at Marsa Al Saadiyat, Talay and Talay Beach Villas are designed for every chapter of life. Talay offers a collection of 167 standalone villas designed around family life, greenery and a strong sense of community. While Talay Beach Villas features 184 standalone villas positioned closer to the beach, with easy access to the shoreline and waterfront.



LIVE MINUTES



FROM THE PROMENADE

IMMERSED IN NATURE

At Talay and Talay Beach Villas, nature is a constant companion. A green corridor and the traditional aflaj run through the community, with open pathways connecting the homes and shared spaces around them. It's a neighbourhood where fresh air and connection are part of the daily rhythm.







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

AMENITIES

SPACES THAT DRAW YOU OUT

Every amenity is thoughtfully placed to enrich daily life. This is a community where active living feels effortless and every age finds their rhythm. Open spaces inspire movement and landscaped gardens bring moments of calm. Talay is designed around the belief that the best moments happen outdoors.

JOGGING TRACKS

LANDSCAPED GREEN SPACES

CYCLING LOOPS

GYM & FITNESS FACILITIES

PADEL COURTS

COMMUNITY POOL & KIDS' POOL

AFLAJ WATER FEATURE

OUTDOOR MAJLIS PAVILION

PICNIC AREAS

PET PARK

EXCLUSIVE BEACH ACCESS

EV CHARGING STATIONS

KIDS' PLAY AREA

LANDMARK FOUNTAIN*

KITCHEN GARDEN**

*Exclusively at Talay

**Exclusively at Talay Beach Villas



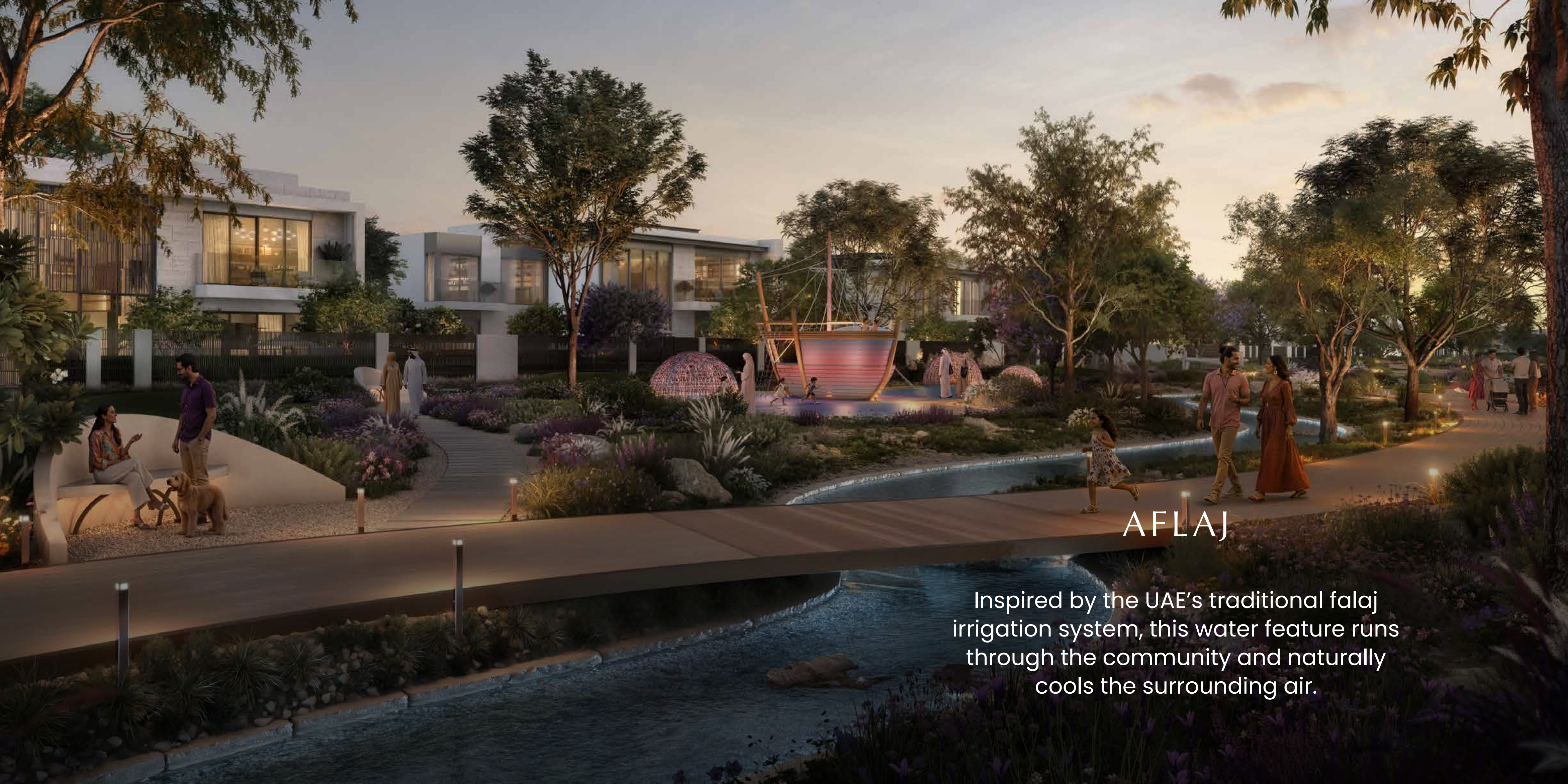
KIDS' DISCOVERY GARDEN

A shaded, maritime-inspired space designed to encourage exploration, play and curiosity. The park celebrates Emirati heritage, drawing design inspiration from the dhow, pearl diving and areesh craftsmanship.



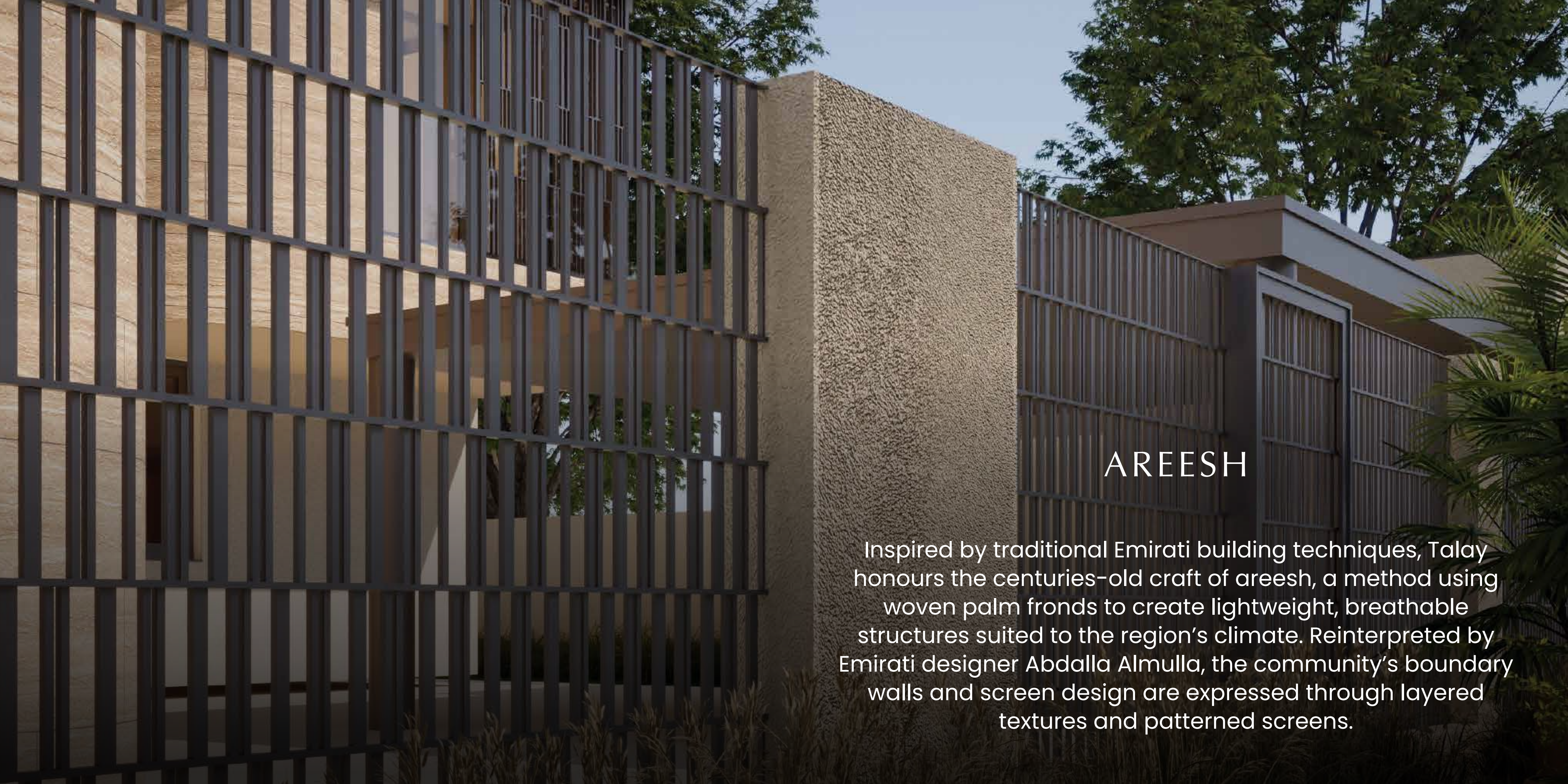
OUTDOOR MAJLIS PAVILION

A dedicated space for gathering and conversation, where neighbours become a neighbourhood. Timber pergolas with woven palm detailing shade built-in seating, with lantern light and stone paving after dark. A low mist feature helps keep the space cool.



AFLAJ

Inspired by the UAE's traditional falaj irrigation system, this water feature runs through the community and naturally cools the surrounding air.

The image shows a modern building facade with a complex, layered design. On the left, a dark grey metal screen with vertical slats is overlaid on a wall of light-colored, rectangular panels. To the right, a solid, light-colored wall with a fine, pebbled texture stands out. Further right, another section of the building features a dark grey screen with horizontal slats. The building is set against a clear blue sky, with lush green trees and foliage visible in the background and foreground. The overall aesthetic is a blend of traditional Emirati building techniques with modern architectural materials.

AREESH

Inspired by traditional Emirati building techniques, Talay honours the centuries-old craft of areesh, a method using woven palm fronds to create lightweight, breathable structures suited to the region's climate. Reinterpreted by Emirati designer Abdalla Almulla, the community's boundary walls and screen design are expressed through layered textures and patterned screens.



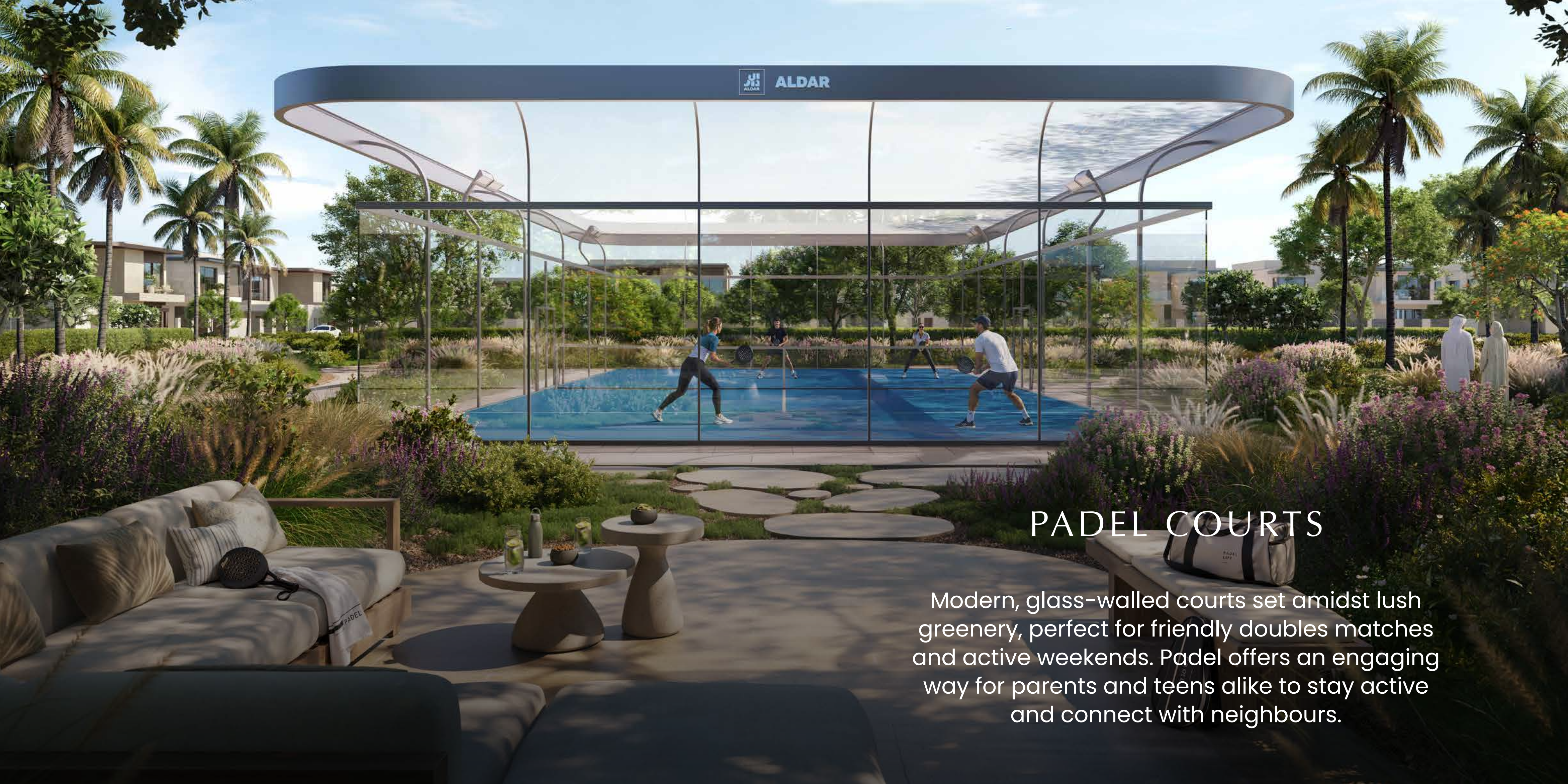
COMMUNITY POOL & KIDS' POOL

A resort-style oasis designed for all ages, featuring a primary pool alongside a safe, shallow splash area for children. Parents can unwind in shaded lounging spaces while staying close to their little ones.

A woman with long dark hair, wearing a white floral dress, a white visor, and sunglasses, sits on a sandy beach. She is looking down at a child who is building a sandcastle. The child has long brown hair and is wearing a blue and white striped shirt. The sandcastle is made of several cylindrical towers. In the background, the ocean waves are breaking on the shore. The scene is captured in a warm, golden light, suggesting late afternoon or early morning. The overall mood is peaceful and leisurely.

EXCLUSIVE BEACH ACCESS

Life at Talay puts the coastline right at your doorstep. Step straight onto the sand and enjoy effortless coastal living, every single day.



PADEL COURTS

Modern, glass-walled courts set amidst lush greenery, perfect for friendly doubles matches and active weekends. Padel offers an engaging way for parents and teens alike to stay active and connect with neighbours.



GYM

A light-filled, state-of-the-art wellness space equipped with top-tier fitness equipment. Floor-to-ceiling windows offer inspiring views of the surrounding parklands to energise your daily workout routine.



KITCHEN GARDEN

An interactive, green sanctuary featuring raised planter beds where families can grow fresh herbs, fruits, and vegetables together. It offers children a hands-on learning experience in nature, complete with shaded outdoor seating for neighbourly gatherings.

SERVICES

EASE IN EVERY DETAIL

Talay is designed around families, with convenience built into the neighbourhood. Essential services, cultural destinations and retail are all close by, so daily life flows seamlessly.

GATED COMMUNITY WITH 24/7 SECURITY

BEACH WITHIN 1 KM

RETAIL HUB WITHIN 1 KM

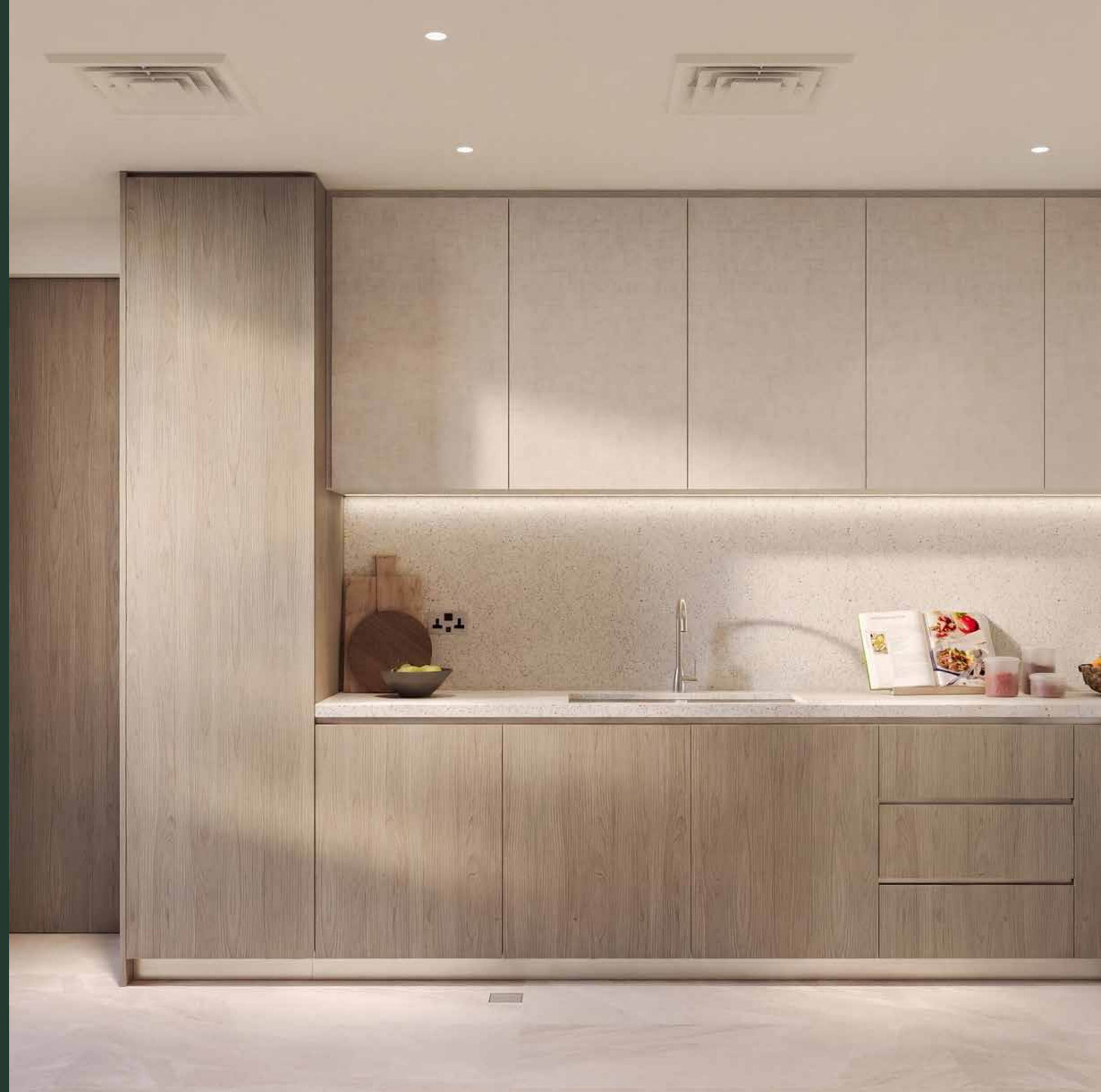
COMMUNITY MAINTENANCE

CAFÉS, DINING AND RETAIL OPTIONS

EFFORTLESS BY DESIGN

Every home at Talay is designed with integrated smart-home systems that bring ease to everyday life. Lighting, climate and security can all be managed from one system.

Energy-efficient systems run quietly in the background, adjusting as conditions change through the day.



INTERIORS



THE FINER DETAILS

Light and dark finish schemes define two distinct expressions of Talay Villas. Carefully selected materials, textures and tones lend each home a refined character.

LIGHT INTERIOR
LIVING & DINING ROOM

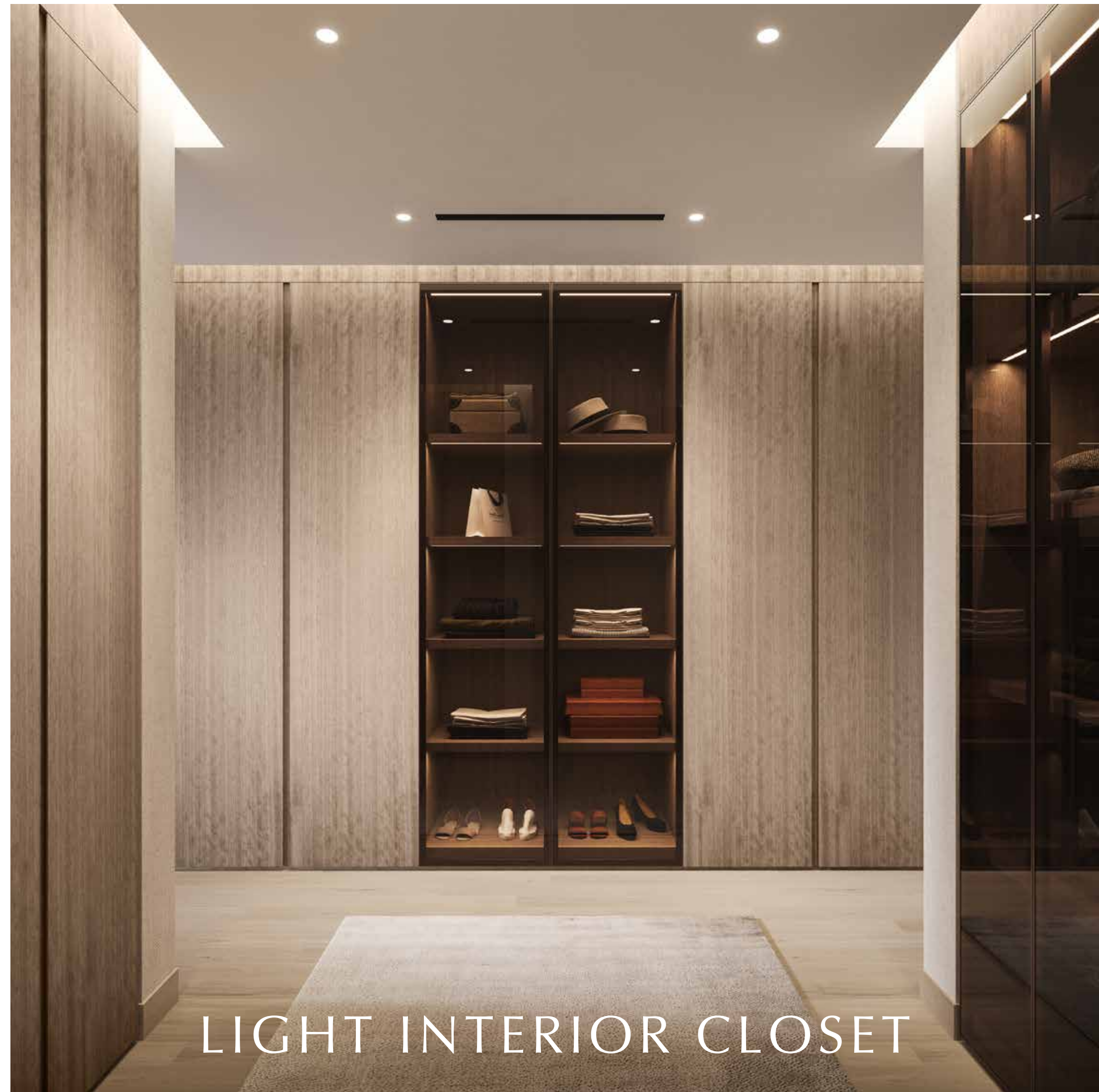




LIGHT INTERIOR BEDROOM



LIGHT INTERIOR BATHROOM



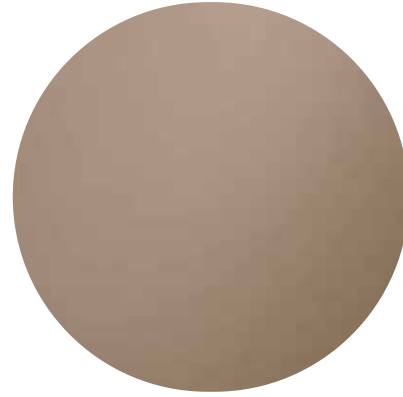
LIGHT INTERIOR CLOSET



**SHOW KITCHEN COUNTERTOP
AND BACKSPLASH**
ENGINEERED STONE



**BATHROOM VANITY
COUNTERTOP**
ENGINEERED STONE



**SHOW KITCHEN UPPER
CABINETS & SHOWER
GLASS PARTITIONS**
TINTED GLASS



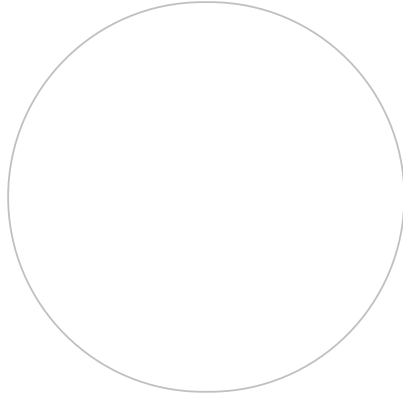
SANITARY WARE
BRUSHED BRONZE METAL



GENERAL METAL FINISH
BRUSHED BRONZE 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

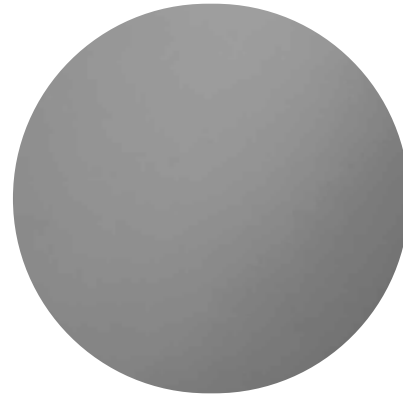
LIGHT PALETTE



**SHOW KITCHEN COUNTERTOP
AND BACKSPLASH**
ENGINEERED STONE



**BATHROOM VANITY
COUNTERTOP**
ENGINEERED STONE



**SHOW KITCHEN UPPER
CABINETS & SHOWER
GLASS PARTITIONS**
TINTED GLASS



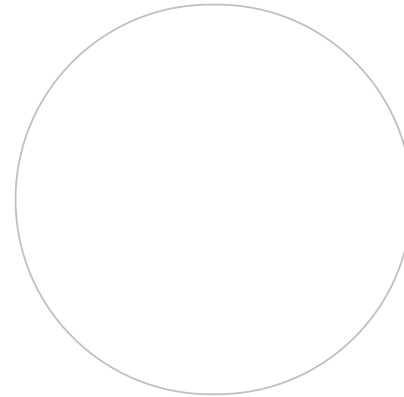
SANITARY WARE
BRUSHED NICKEL METAL



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

DARK PALETTE

THE EXPRESSIONS

TALAY VILLAS

VILLAS DESIGNED FOR EVERY GENERATION

Inspired by the shoreline birds that return to where they belong, villas at Talay and Talay Beach tell a story of intentional, family-centred design. Generous 4 to 6-bedroom layouts with private backyards give families room to grow and evolve. With smart solutions, sustainable features and refined finishes, these are homes that give families space to truly live.





CHOOSE YOUR STYLE

Every villa at Talay draws from one of two distinct architectural languages. One takes inspiration from the coast. The other invites you into a nautical world, with textured stone and sculpted forms. Each comes in two colours, giving you the freedom to make your home a canvas for your personal style.

167 homes. Two expressions.
Unmistakably Talay.

SIGNATURE COLLECTION

A signature slanted roof defines this façade expression, creating a distinctive silhouette and framing the entrance with a strong architectural gesture. Curved feature walls soften the geometry, balancing bold form with organic lines.







SCULPTED COLLECTION

A sweeping roofline gives the façade its fluid character, while sculptural curved walls create a graceful approach to the entrance. Textured stone adds depth and warmth, giving the contemporary architecture a refined coastal character.







THE EXPRESSIONS
TALAY BEACH VILLAS

CHOOSE YOUR STYLE

Every villa at Talay Beach is an architectural study in coastal living, designed to bridge the beauty of the surrounding landscape with modern luxury.

Across both collections, homes are crafted to break the traditional streetscape rhythm, offering subtle variations in rooflines, canopy profiles, and material placements that bring individual identity to every façade. Whether you gravitate toward the soft, shoreline-inspired textures of Coastal or the bold, structural geometry of Horizon, each design provides a canvas for your personal style through curated colour palettes and refined detailing.

184 homes. Two expressions.
Unmistakably Talay Beach.



HORIZON COLLECTION

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 façade, creating a sense of coastal luxury and enduring sophistication.





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COASTAL COLLECTION

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.





22



FLOOR PLANS

TALAY 4-BEDROOM

AVG PLOT AREA (SQM): 736

GSA (SQM): 502



GROUND FLOOR

TALAY 4-BEDROOM

AVG PLOT AREA (SQM): 736

GSA (SQM): 502



FIRST FLOOR

TALAY 5-BEDROOM

AVG PLOT AREA (SQM): 841

GSA (SQM): 582



GROUND FLOOR

TALAY 5-BEDROOM

AVG PLOT AREA (SQM): 841

GSA (SQM): 582



FIRST FLOOR

TALAY 6-BEDROOM

AVG PLOT AREA (SQM): 883

GSA (SQM): 630



GROUND FLOOR

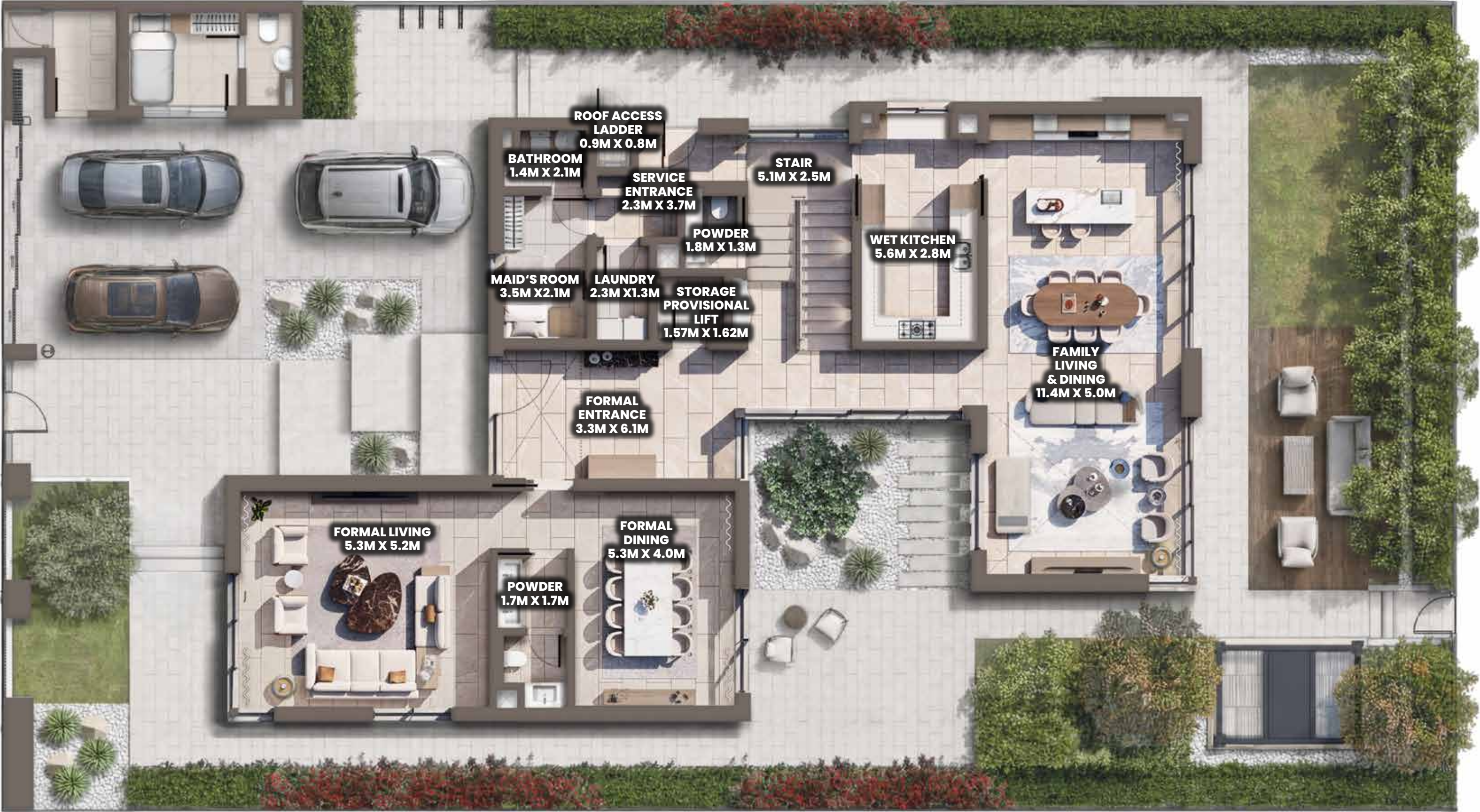
TALAY 6-BEDROOM

AVG PLOT AREA (SQM): 883

GSA (SQM): 630



FIRST FLOOR



GROUND FLOOR

TALAY BEACH 4-BEDROOM

AVG PLOT AREA (SQM): 736

GSA (SQM): 506



FIRST FLOOR



GROUND FLOOR

TALAY BEACH 5-BEDROOM

AVG PLOT AREA (SQM): 857

GSA (SQM): 587



FIRST FLOOR



GROUND FLOOR

TALAY BEACH 6-BEDROOM

AVG PLOT AREA (SQM): 860

GSA (SQM): 634



FIRST FLOOR

SHAPING A BETTER FUTURE



Target Estidama
3 Pearl Rating



30%+ reduction
in energy
consumption



42% reduction
in water
consumption



Energy-efficient
lighting systems
with extended
service life



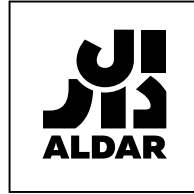
Low-emitting
materials to
improve indoor
air quality



Use of recycled
and regionally
sourced materials

CRAFTED FOR GENERATIONS

Homes at Talay are built for generations, and the environment around them is crafted to last just as long. Sustainability is woven into every detail of the masterplan. From energy and water efficiency to healthy materials and eco-friendly construction, the community is designed to foster a cleaner, greener lifestyle.



SHAPING COMMUNITIES FOR GENERATIONS

As one of the UAE's most trusted real estate developers, we continue to shape communities that stand the test of time. We do more than build homes. We develop connected ecosystems where parents, children and grandparents can connect, thrive and belong. Every development is guided by thoughtful design, exceptional quality and the vision of a life that grows richer with time.





