

S A A D I Y A T

LAGOONS

FIRST
CHOICE PROPERTIES LLC

EVERYTHING WE DO COMES FROM THE HEART

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make Abu Dhabi feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people love to live, in homes that brim with everything they love.

REVENUE

AED 8.58 BN
FY 2021

NET PROFIT

AED 841 M
Q2 2022

NET PROFIT

AED 2.33 BN
FY 2021

NET PROFIT

AED 1.53 BN
H1 2022

INVESTMENT PORTFOLIO INCREASE

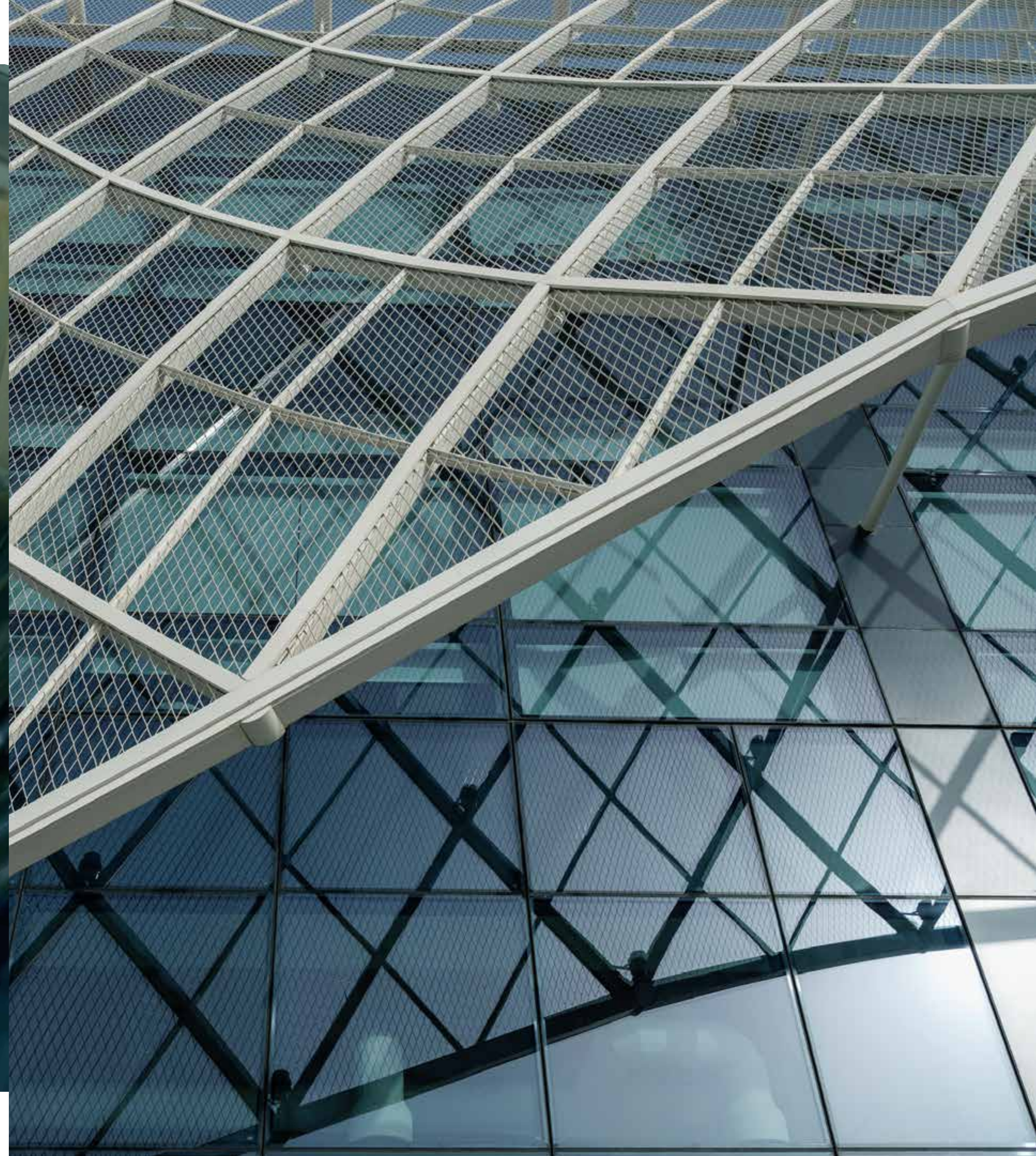
AED 1.0 BN
FY 2021

GROUP SALES

AED 3.12 BN
Q2 2022

REVENUE SALES

AED 7.2 BN
FY 2021



A night view of the Abu Dhabi skyline, featuring a traditional dhow sailboat with a large white sail on the water in the foreground. The city lights are reflected on the water, and the sky is a deep blue with some clouds. The text "THIS IS ABU DHABI" is overlaid in white, serif, all-caps font on the left side of the image.

THIS IS ABU DHABI

The capital of the UAE, Abu Dhabi is a city with heart. A place that has drawn people from all over the world with its natural beauty, vibrant cultural scene, inspiring heritage and dynamic business landscape. A place that people love to call home.



SAADIYAT ISLAND LIVING

Beyond the rich, tangled mangroves and spotless white sand of the coastline, the island's beauty runs deeper still. Because at its heart waits the Capital's inspiring Cultural District; home to Zayed National Museum, Guggenheim Abu Dhabi, Louvre Abu Dhabi and Saadiyat Grove. A lifestyle destination that is redefining the UAE's role in global culture.



A GROVE LIKE NO OTHER

An ever-evolving, ever-energizing destination at the heart of the island, Saadiyat Grove makes pedigree art and culture a part of life. Interactive artworks and digital murals surround you, while exquisite style is reflected through every window. And the food is an experience in and of itself.

SAADIYAT
GROVE

ZAYED NATIONAL MUSEUM

The magnificent centrepiece of the Cultural District celebrates the life of our founding father and tells the story of the UAE. A precious link between ancient past and modern day.



IMAGE COURTESY OF ZAYED NATIONAL MUSEUM AND FOSTER + PARTNERS

GUGGENHEIM ABU DHABI

The first museum of its kind in the region, with a vision to spark interest in contemporary art, and provide a powerful new creative platform for artists around the world.



IMAGE COURTESY OF GEHRY PARTNERS, LLP



LOUVRE ABU DHABI

An architectural masterpiece and international icon, where treasures from near and far, past, present and future, are admired together under a rain of light.

IMAGE COURTESY OF DEPARTMENT OF CULTURE AND TOURISM – ABU DHABI AND JEAN NOUVEL

THE ABRAHAMIC FAMILY HOUSE

The first ever interfaith community in the UAE, where three religious spaces are connected, to encourage acceptance between Christianity, Islam and Judaism.



IMAGE COURTESY OF ADJAYE ASSOCIATES

NATURAL HISTORY MUSEUM ABU DHABI

This is where the history of life on Earth is told through unique collections and exhibitions, while scientists tackle some of the biggest challenges facing the world today.



IMAGE COURTESY OF DEPARTMENT OF CULTURE AND TOURISM – ABU DHABI

SOUL BEACH, MAMSHA AL SAADIYAT

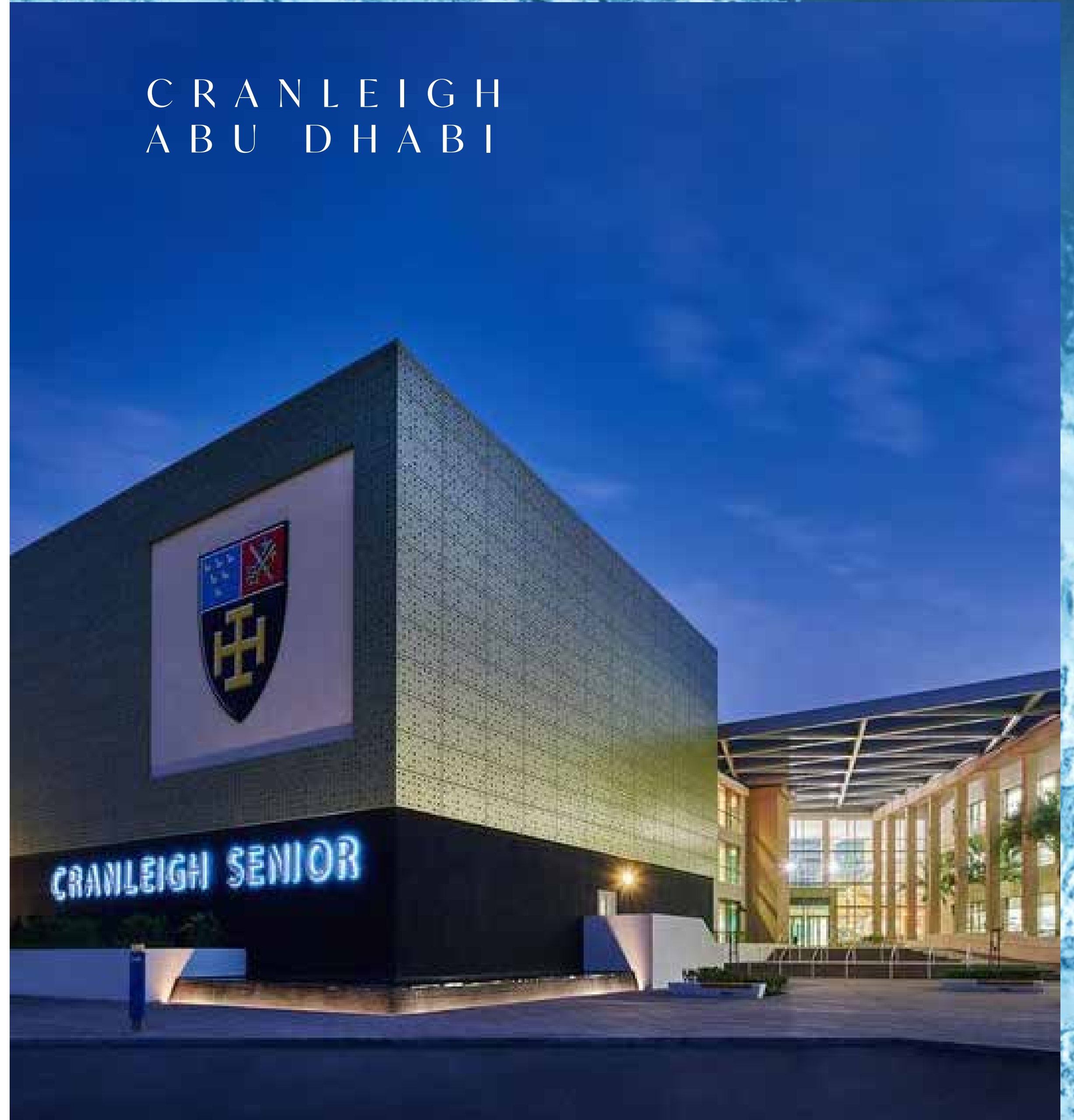
A new private beach facility on Abu Dhabi's stunning Saadiyat island. Soul beach is a 1km stretch of prime Saadiyat coastline, travel brochure views, and mesmerising blues.



NEW YORK
UNIVERSITY
ABU DHABI



CRANLEIGH
ABU DHABI



M A K E N A T U R E



Y O U R N E I G H B O U R



Live immersed in the beauty of Saadiyat Island, at Saadiyat Lagoons. Sustainably designed mangrove villas, surrounded by over 900,000m² of protected wilderness. Close to world-class education, world-renowned culture and Saadiyat Grove retail that's out of this world, this is a community that connects culture to convenience, and nature to people.



MASTER PLAN

7.4K residents Home for
5 km Waterfront Trail

5 KM WATERFRONT TRAIL





WELCOME TO
SAADIYAT
LAGOONS,



The exclusive first community for UAE Nationals is to be released at the heart of the development of Saadiyat Lagoons. Nestled between the bustling Cultural Spine lined with food, art and music, and the tranquil Eco Corniche alive with wildlife, homes here offer the best of culture and nature right outside the front door.



LIFE AMONG
THE MANGROVES



▪ SAADIYAT BEACH CLUB

▪ SAADIYAT BEACH GOLF CLUB

GUGGENHEIM ABU DHABI

▪ MAMSHA AL SAADIYAT

JAWAHER SAADIYAT

▪ SAADIYAT GROVE

▪ ZAYED NATIONAL MUSEUM

▪ MANARAT AL SAADIYAT

LOUVRE ABU DHABI

SAADIYAT LAGOONS

CULTURAL DISTRICT

SAADIYAT ISLAND

MARINA DISTRICT

▪ NYU ABU DHABI

▪ THE BRIDGES

▪ SARAYA

AL MARYAH ISLAND

▪ REEM CENTRAL PARK

▪ MEERA

▪ BURJ MOHAMMED BIN RASHID

▪ THE GATE & ARC TOWERS

▪ WORLD TRADE CENTER

REEM ISLAND



SUSTAINABLY
DESIGNED &
BEAUTIFULLY
FINISHED



A COMMUNITY ON NATURE'S DOORSTEP

Start your day exploring the mangroves, spotting wildlife along the way. Pick up lunch from the farmer's market for a picnic on the green. Spend the afternoon adventuring at the playground or skate park, before winding down with a movie under the stars. There's an enriching experience to suit every mood and every family member.





LINEAR PARK

LUSCIOUS GREEN SPACE THAT STRETCHES AS FAR AS THE EYE CAN SEE,
PERFECT FOR PICNICS, PLAY TIME AND GETTING BACK TO NATURE.



ECO
CORNICHE

WIND THROUGH THE MANGROVES AND GET CLOSER TO
THE FASCINATING ECOSYSTEM THAT SURROUNDS YOU.



CULTURAL SPINE

ALL ALONG THE PROMENADE, YOU'LL DISCOVER
ART, MUSIC, FOOD, AND A SENSE OF BELONGING.



ADVENTURE PARK

SLIDE, SWING AND CLIMB INTO ACTION, WITH AN
EXCITING PLAYPARK COMPLETE WITH CLIMBING WALL.

OUTDOOR CINEMA

WATCH A MOVIE FROM THE COMFORT
OF YOUR COMMUNITY, ON A BIG SCREEN
SHOWING SOMETHING FOR EVERYONE.



FARMER'S MARKET

FRESHLY PICKED, CAUGHT OR COOKED;
FIND EVERYTHING YOU NEED FOR A LUNCH
THAT'S DIRECTLY FROM FARM TO FORK.





SKATE PARK

AN EXCITING PARK FULL OF RAMPS AND HALF PIPES,
WHERE THE UPS AND DOWNS ARE ALL PART OF THE FUN.



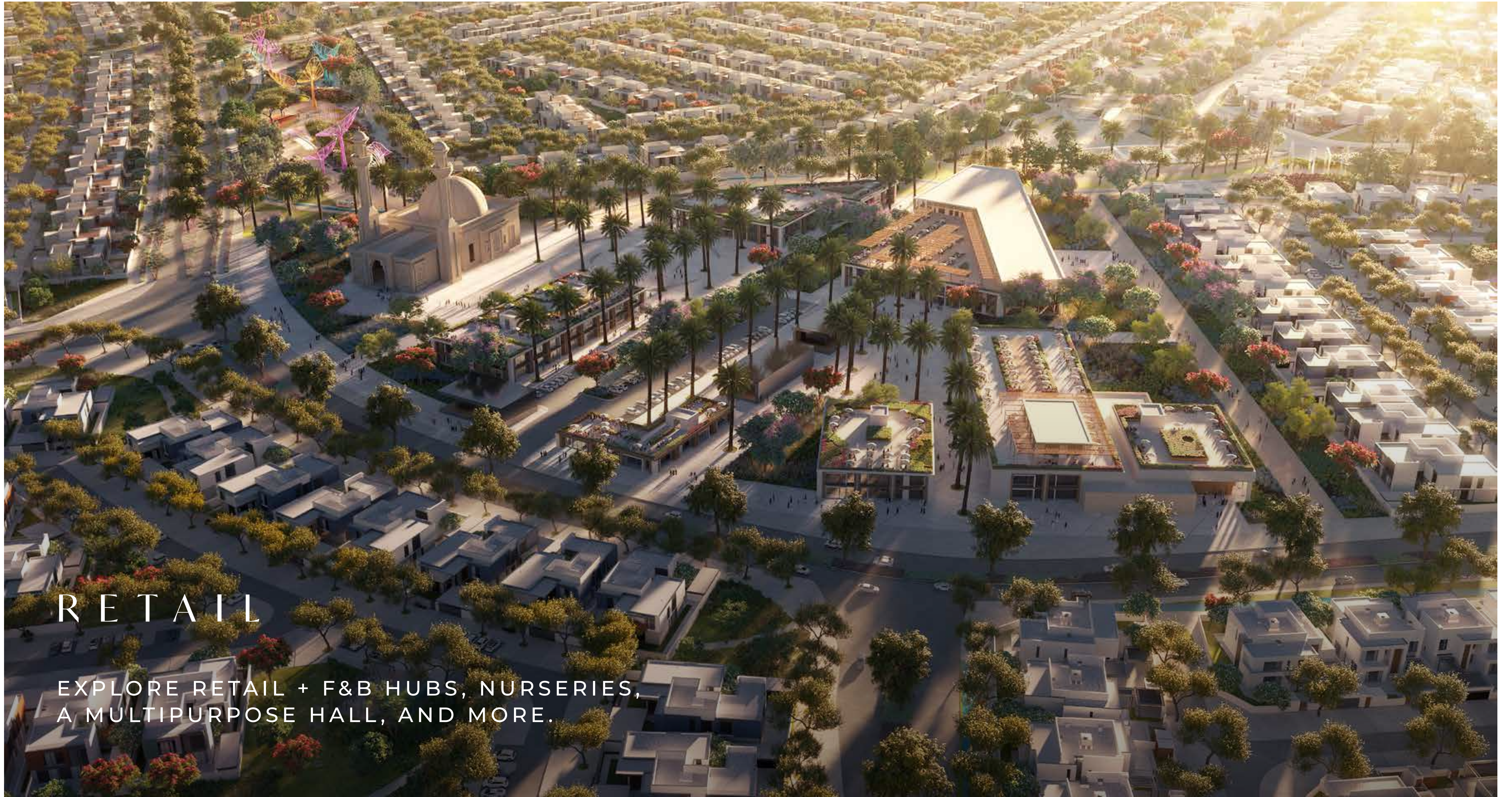
SPORTS COURTS

BASKETBALL, TENNIS OR PADDLE.
THERE'S A COURT FOR EVERY BUDDING ATHLETE.



WALKING PATHS &
BIKE TRACKS

FOLLOW YOUR FEET THROUGH
A FEATURE - FILLED COMMUNITY.



RETAIL

EXPLORE RETAIL + F&B HUBS, NURSERIES,
A MULTIPURPOSE HALL, AND MORE.



MOSQUE

ENJOY
EXCLUSIVE
ACCESS TO
MODERN
AMENITIES

ADVENTURE PARK
SKATE PARK
FARMER'S MARKET
ECO CORNICHE
OUTDOOR CINEMA
RETAIL + F&B HUBS
PICNIC & BBQ AREA
ART INSTALLATIONS
CULTURAL SPINE
PURPOSE EVENT HALL
SPORT COURTS
SCHOOL & EARLY LEARNING CENTRE
HEALTH CLINIC
GROCERY STORES
MOSQUES
COMMUNITY MAJLIS'





AN ELEGANT ENTRANCE TO
YOUR NATURAL HABITAT.



LIVE IN HARMONY
WITH THE ISLAND.

TREE-LINED
STREETS LEADING TO
THE GREAT OUTDOORS.



HOMES THAT WELCOME
THE OUTSIDE IN.



DETAILS THAT MAKE ALL THE DIFFERENCE



Give your home a personal touch, with a selection of high-end customisations. Choose from tastefully warm or refreshingly cool colour schemes, and from standard or premium finishes, as you make your villa your own. You can also opt to have a private pod in the garden; the perfect space for a sumptuous majlis or modern home office.

DESIGNS INSPIRED
BY NATURE.



STANDARD COOL



THROUGHOUT THE VILLA

Interior
Doors &
Wardrobes



Laminate

Stairs



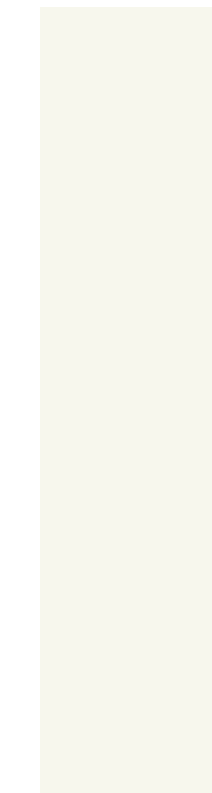
Marble

General
Flooring



Porcelain

General
Walls



Paint

General
Trim



Brass

KITCHEN

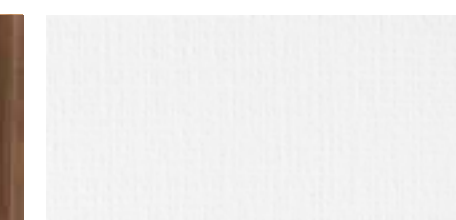
Show Kitchen



Laminate

Upper Units

Wet Kitchen



Laminate

Backsplash and Countertop



Reconstituted Stone



Reconstituted Stone

Lower Units



Laminate



Laminate

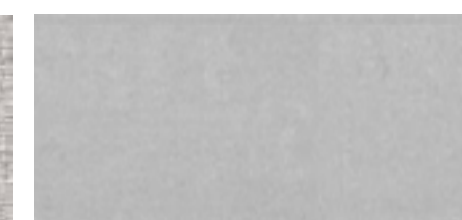
BATHROOM

Secondary Bathroom
and Powder Room Walls



Porcelain

Bathroom Flooring



Porcelain

Master Bathroom Walls



Porcelain

Vanity Countertop



Reconstituted Stone

Master Bathroom Accent Wall



Porcelain

Vanity Unit



Laminate

STANDARD
WARM



THROUGHOUT THE VILLA

Interior
Doors &
Wardrobes



Laminate

Stairs



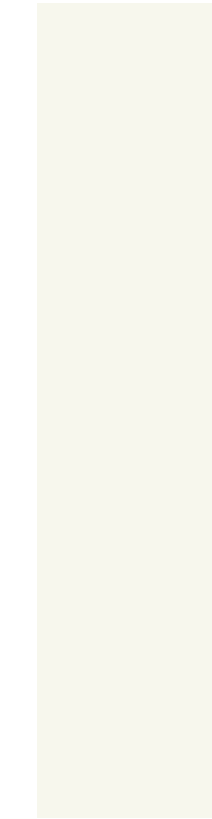
Marble

General
Flooring



Porcelain

General
Walls



Paint

General
Trim



Brass

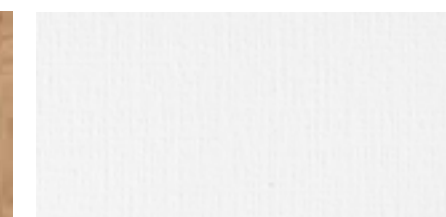
KITCHEN

Show Kitchen



Laminate

Wet Kitchen
Upper Units



Laminate

Backsplash and Countertop



Reconstituted Stone



Reconstituted Stone

Lower Units



Laminate



Laminate

BATHROOM

Secondary Bathroom
and Powder Room Walls



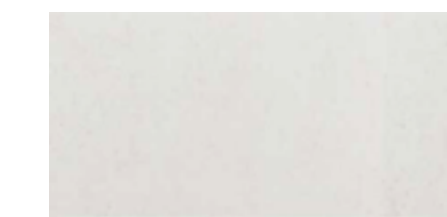
Porcelain

Bathroom Flooring



Porcelain

Master Bathroom Walls



Porcelain

Vanity Countertop



Reconstituted Stone

Master Bathroom Accent Wall



Porcelain

Vanity Unit



Laminate

PREMIUM COOL

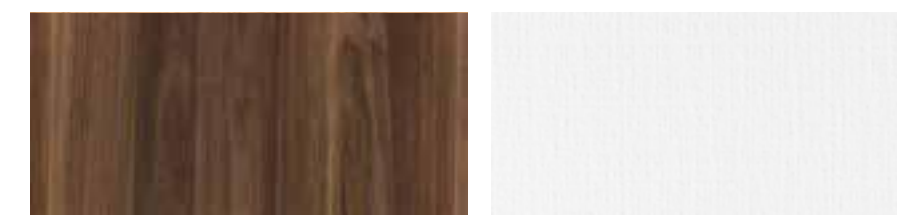


THROUGHOUT THE VILLA

Interior Doors & Wardrobes	General Flooring & Stairs	Back of House Flooring	General Walls	Bedrooms Flooring	General Trim
					
Wooden Veneer	Marble	Porcelain	Paint	Engineered Parquet	Brass

KITCHEN

Show Kitchen Upper Units Wet Kitchen



Wooden Veneer Laminate

Backsplash and Countertop



Reconstituted Stone Reconstituted Stone

Lower Units



Wooden Veneer Laminate

BATHROOM

Bathroom Walls & Flooring



Marble

Vanity Countertop



Marble

Vanity Unit



Wooden Veneer




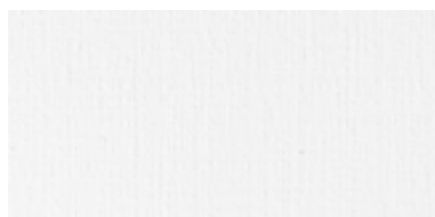




PREMIUM
WARM






THROUGHOUT THE VILLA

Interior Doors & Wardrobes	General Flooring & Stairs	Back of House Flooring	General Walls	Bedrooms Flooring	General Trim
					
Wooden Veneer	Marble	Porcelain	Paint	Engineered Parquet	Brass

KITCHEN

Show Kitchen	Upper Units	Wet Kitchen
		
Wooden Veneer	Laminate	
Backsplash and Countertop		
		
Reconstituted Stone	Reconstituted Stone	
Lower Units		
		
Wooden Veneer	Laminate	

BATHROOM

Bathroom Walls & Flooring

Marble
Vanity Countertop

Marble
Vanity Unit

Wooden Veneer

STANDARD

Porcelain

Porcelain tiles

Laminate on MDF

Quartz

Reconstituted stone

Provisions only

DIFFERENCES

All Flooring (except bedroom & staircase)

All bedrooms (inc. Walk in closet) flooring

Show kitchen/ wardrobe joinery

Wet kitchen countertop

Guest & family washroom/ All bathrooms' -
countertop

Smart Home Features

PREMIUM

Marble

Engineered wood flooring

Timber Veneer on MDF

Reconstituted Stone

Marble

Smart home package provided:
2 external security cameras
1 main door key-pad entry with key
1 Doorbell with camera

STANDARD

Semi solid wooden door with laminate finish

-

Standard line - Built in Oven
Standard line - Built in Cooktop
Standard line - Built in hood
Standard line - Built in Microwave
Standard line - Built in fridge

-

DIFFERENCES

Internal doors

Light Fittings

White Goods - Show Kitchen

White Goods - Wet Kitchen

PREMIUM

Semi solid wooden door with timber veneer finish

Additional:

Concealed Linear LED strips for coves
Concealed below cabinets linear LED strips for kitchen counter tops.

Premium line - Built in Oven
Premium line - Built in Cooktop
Premium line - Built in Hood
Premium line - Built in Microwave
Premium line - Built in fridge

Additional:

Oven
Cooktop
Hood
Dishwasher
Fridge

AN
ENRICHING
LIFE STARTS
HERE

Choose from a 4, 5 or 6-bed family villa, and start building a life in a home that connects nature to culture to you.

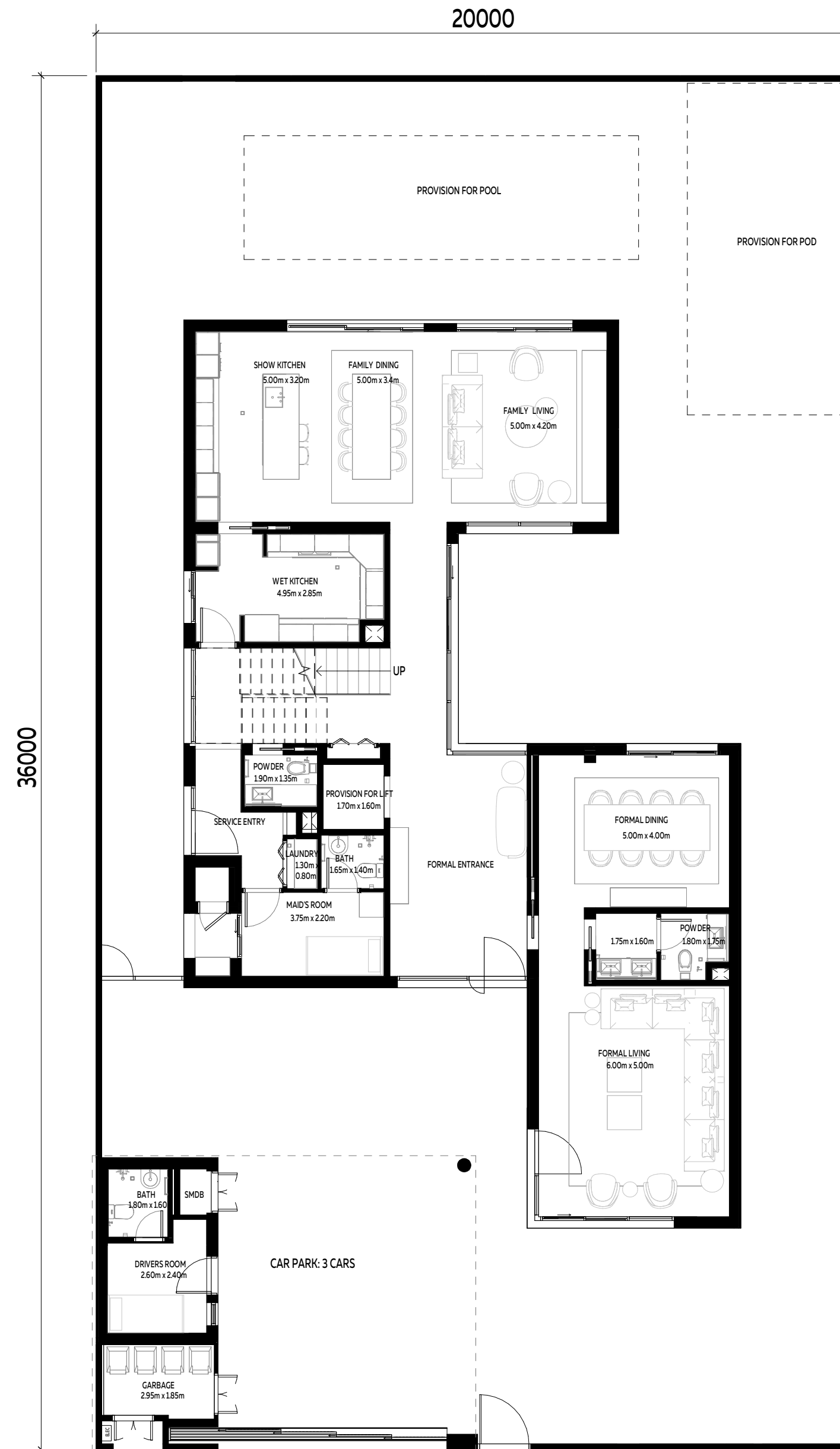


WHERE LIFE
BLOOMS

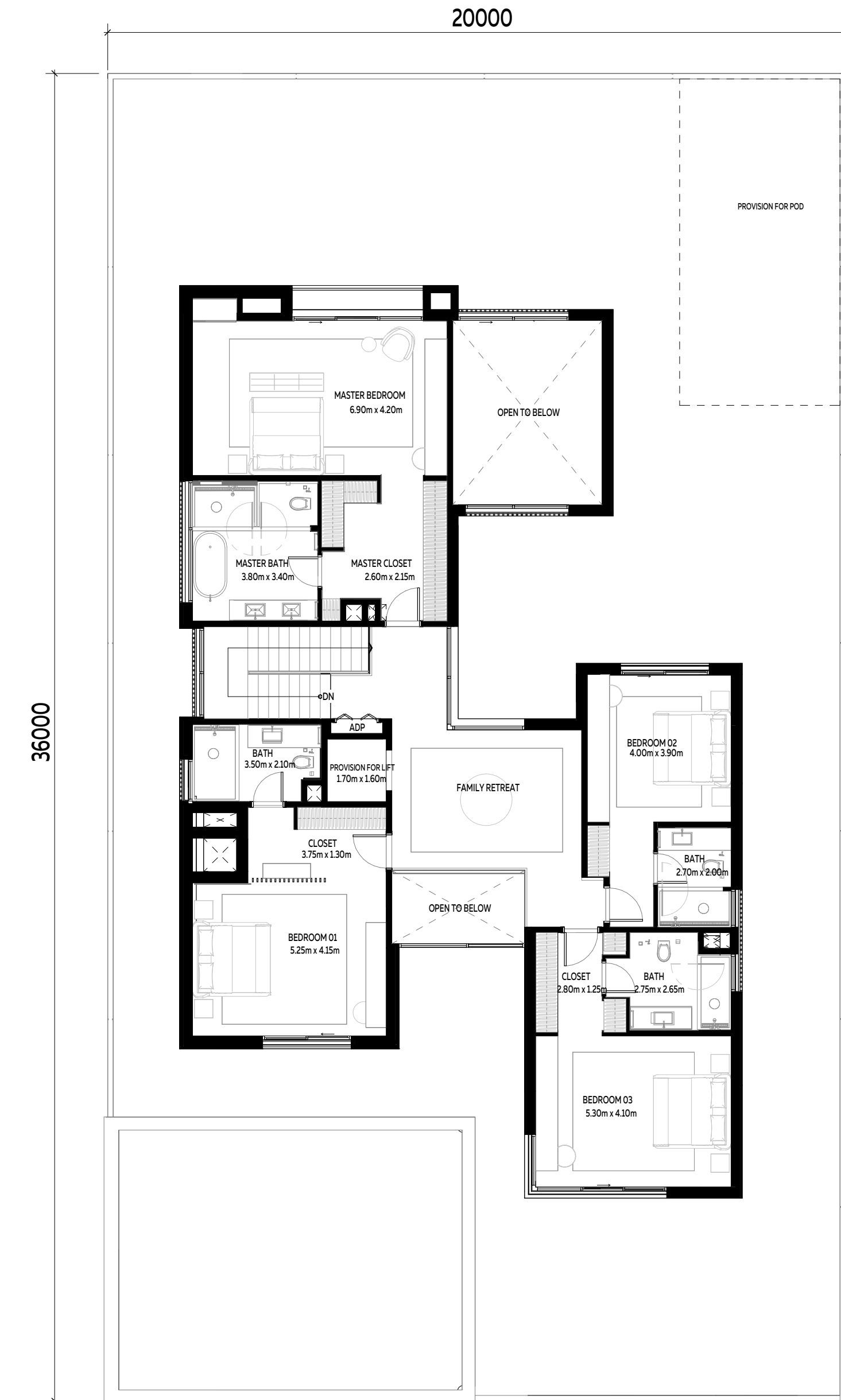


4 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 464.7 SQM



GROUND FLOOR



FIRST FLOOR

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Aldar makes no representation of warranty in relation to any of the information shown. Please note that the pool, the pod, and the elevator are additional elements that are not included in the initial price.

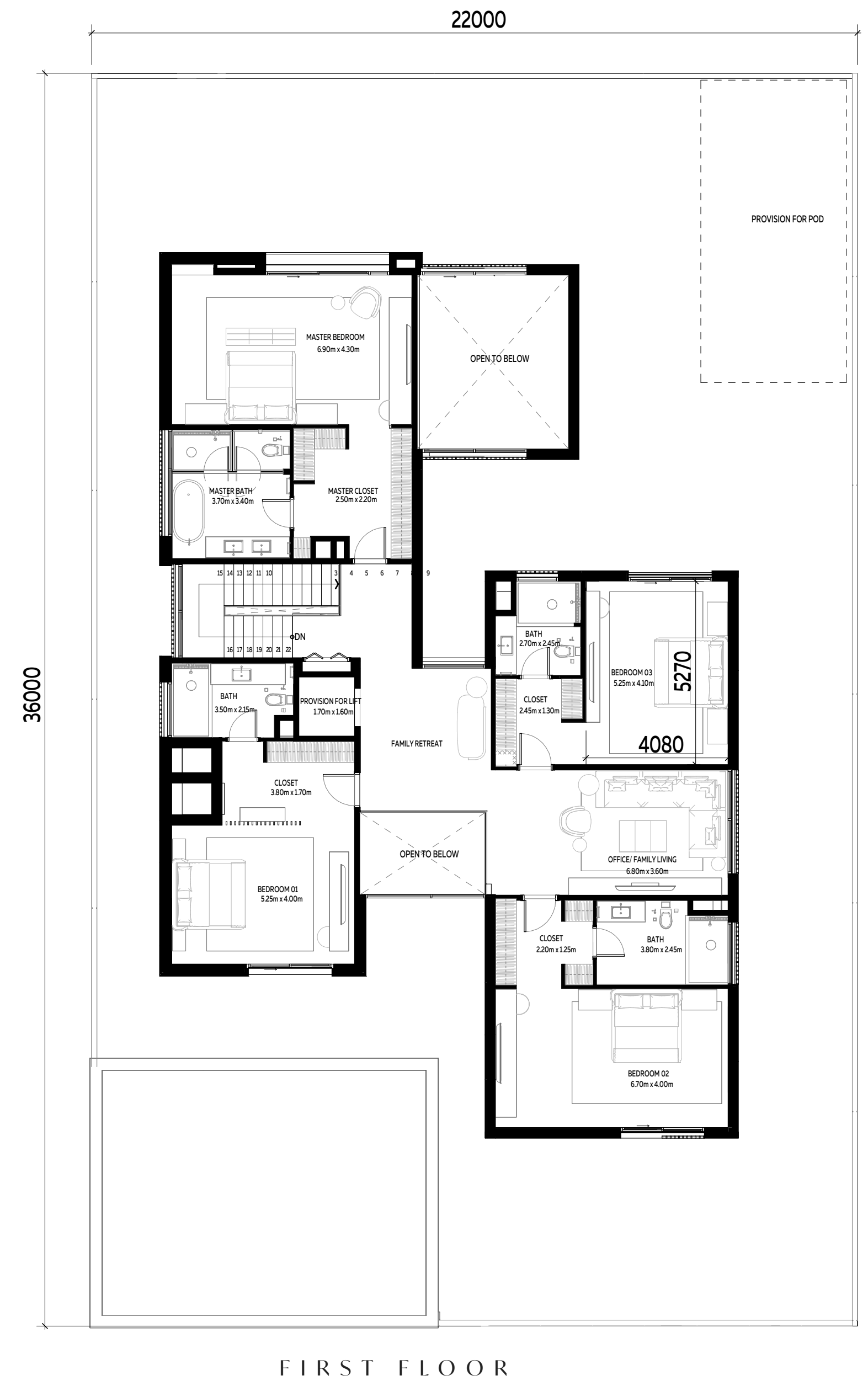
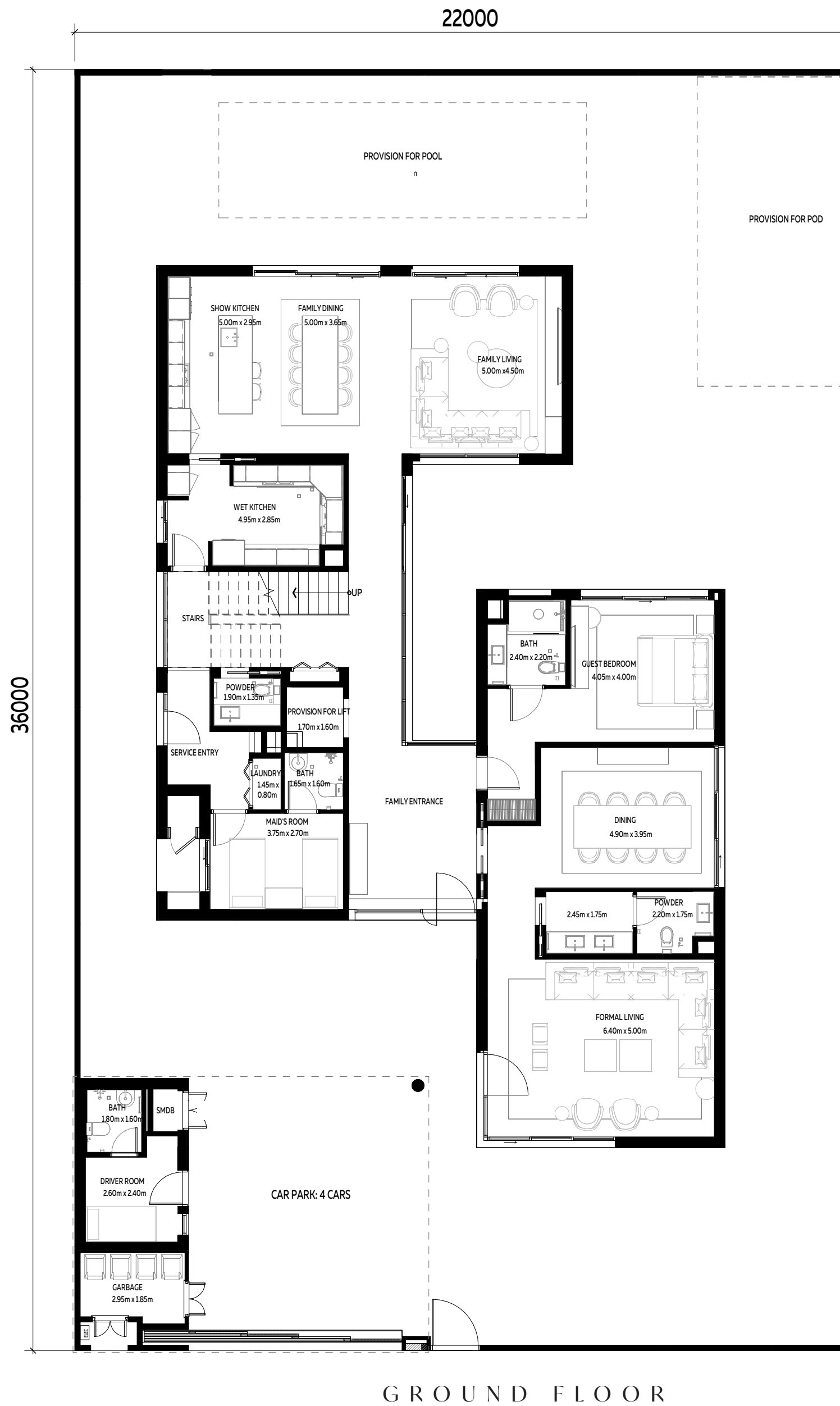


WAKE TO THE
DAWN CHORUS



5 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 544.6 SQM



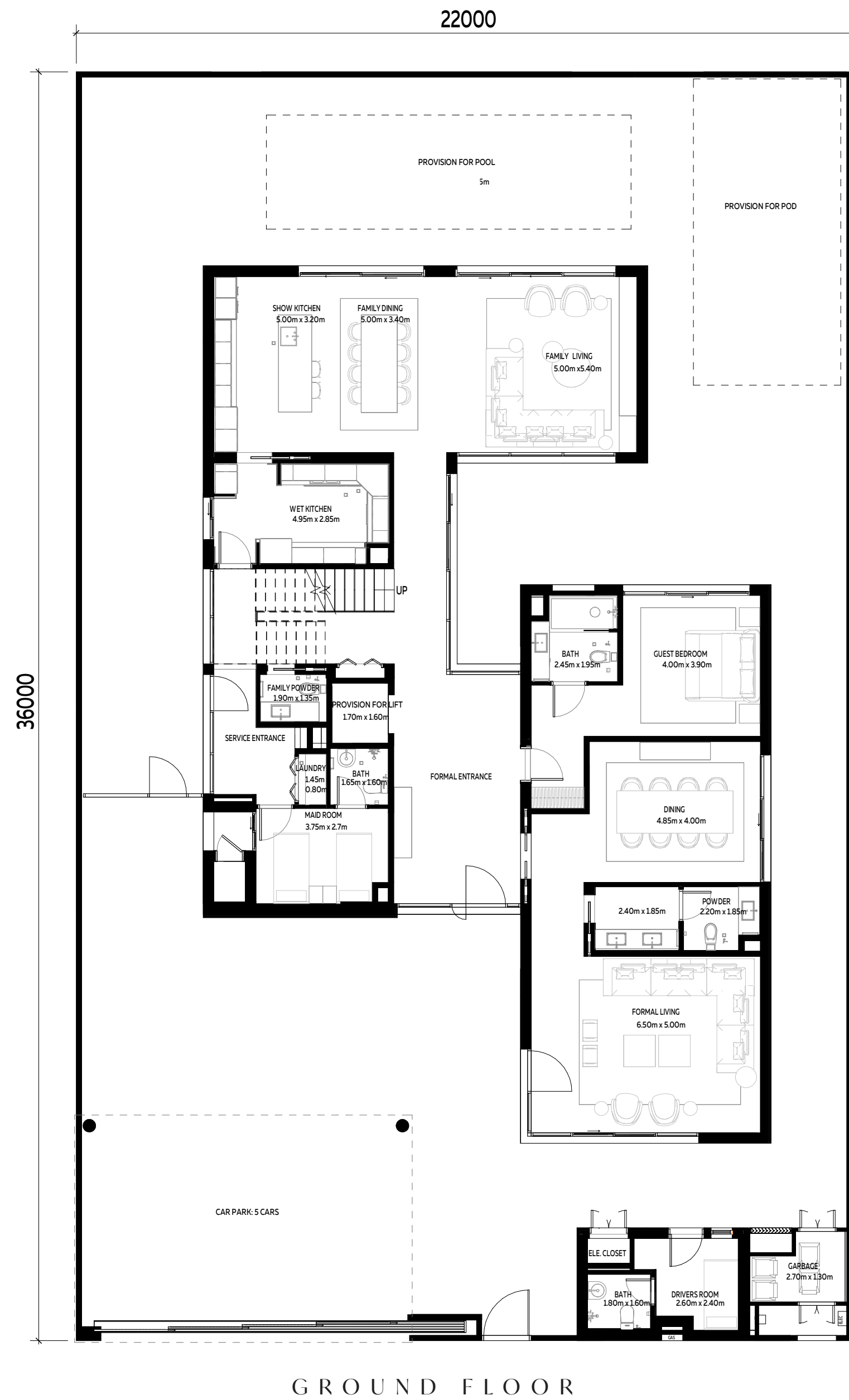
Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical villa layout and Aldar makes no representation of warranty in relation to any of the information shown. Please note that the pool, the pod, and the elevator are additional elements that are not included in the initial price.

ENJOY THE FRESH
FEEL OF NATURE
ALL AROUND



6 BEDROOMS VILLA + MAID'S ROOM

INTERNAL SELLABLE AREA: 591.4 SQM



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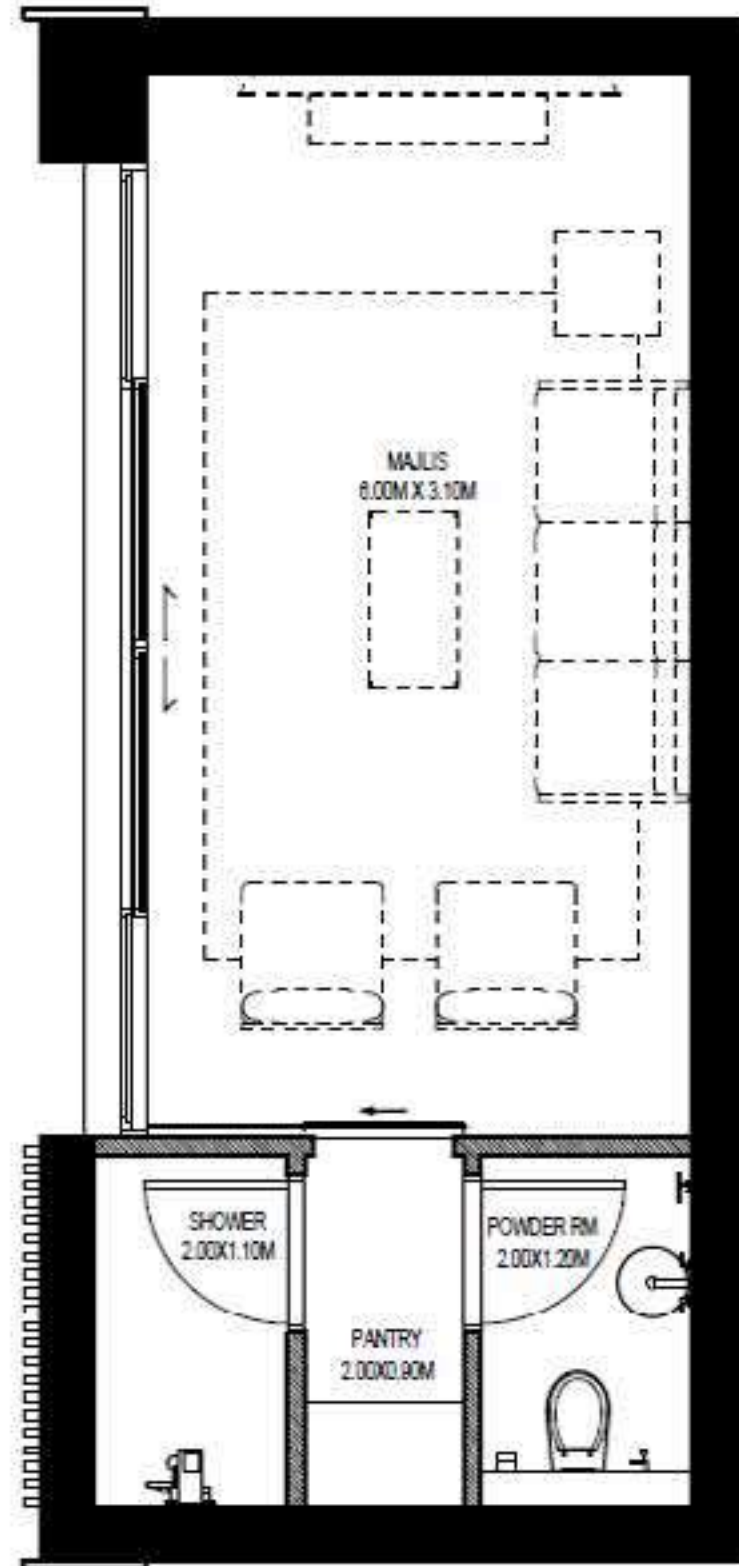
OPTION TO ADD
A MULTIPURPOSE
SPACE (POD)



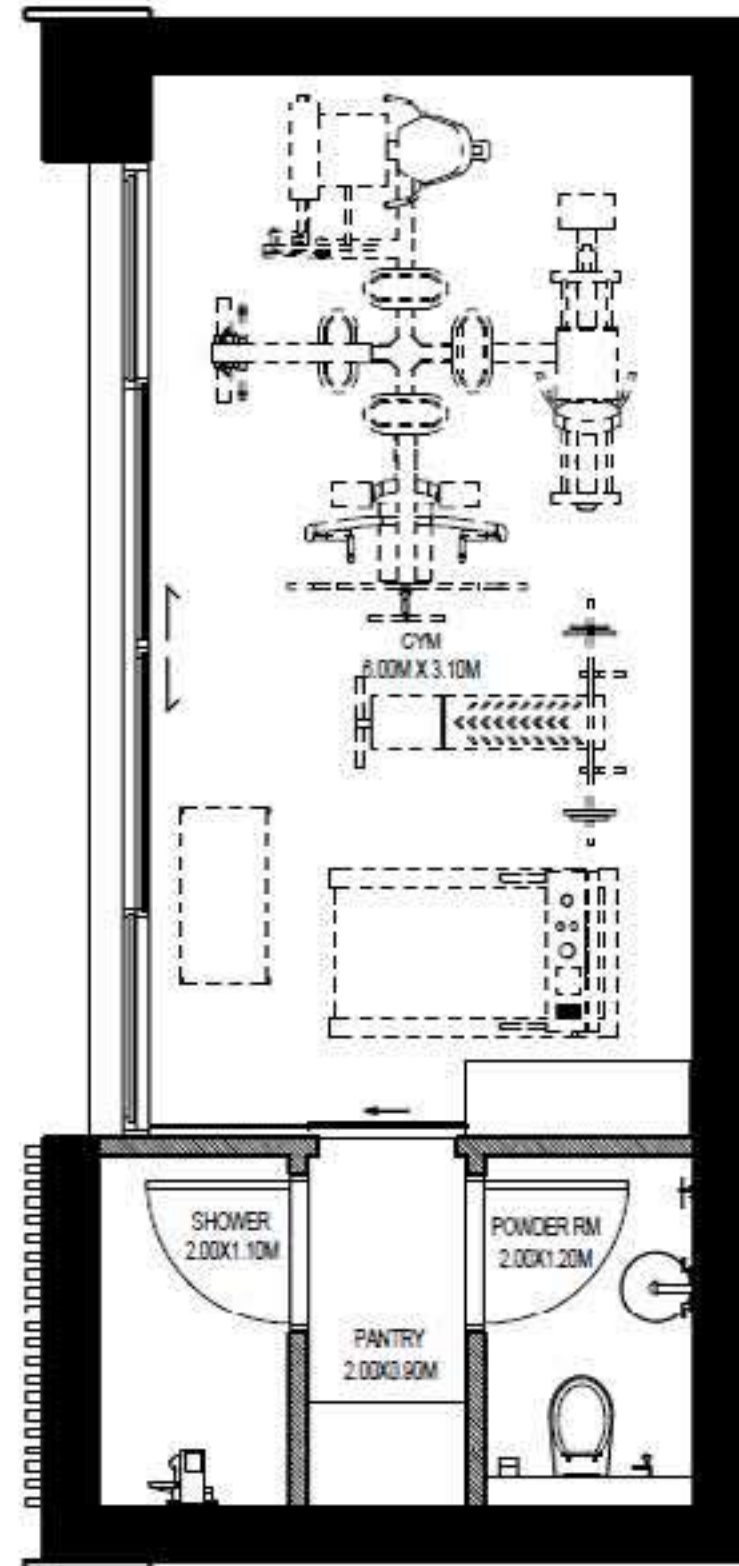
GSA - 35 SQM

POD TYPE 1 : MULTIPURPOSE SPACE - POTENTIAL USES

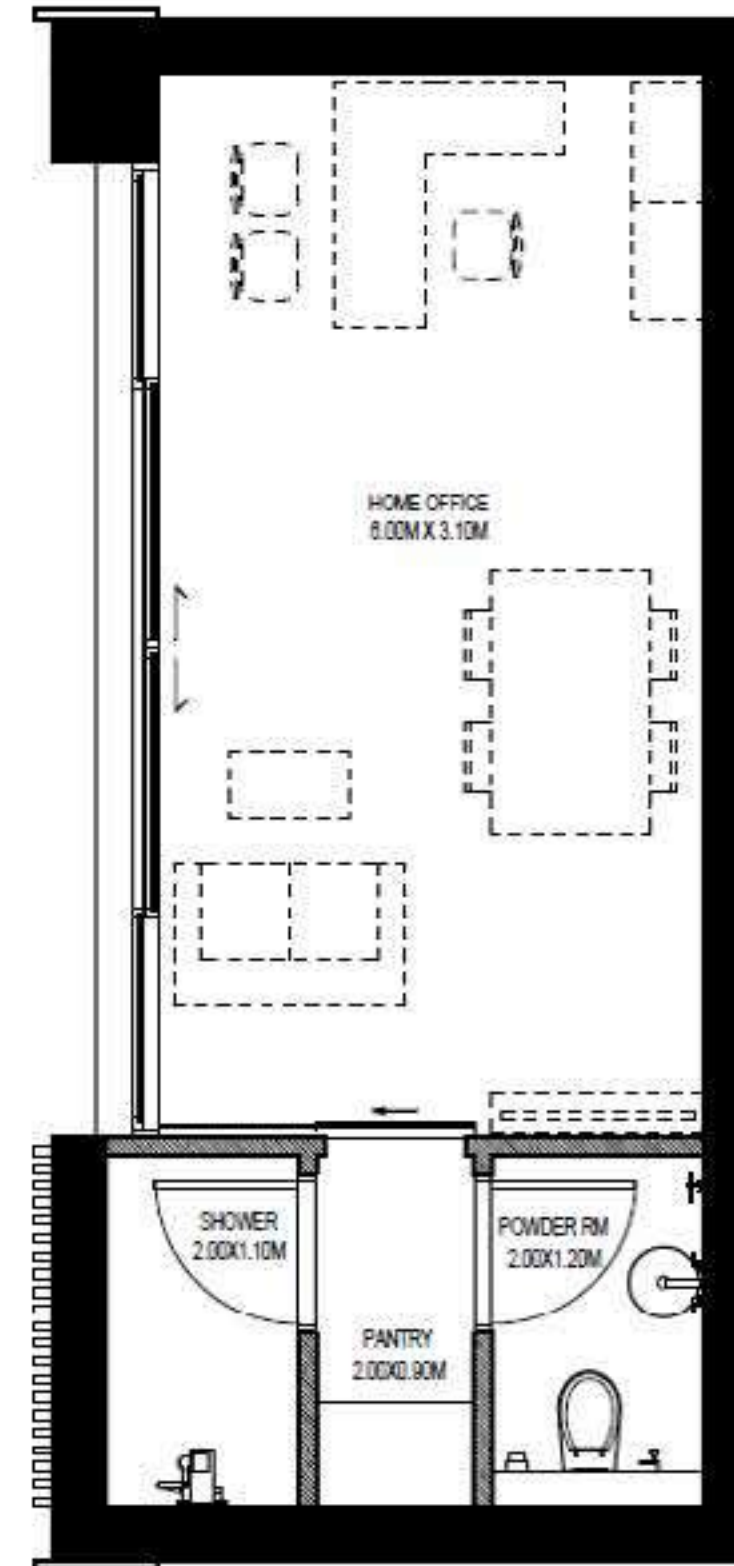
GSA 35 SQM



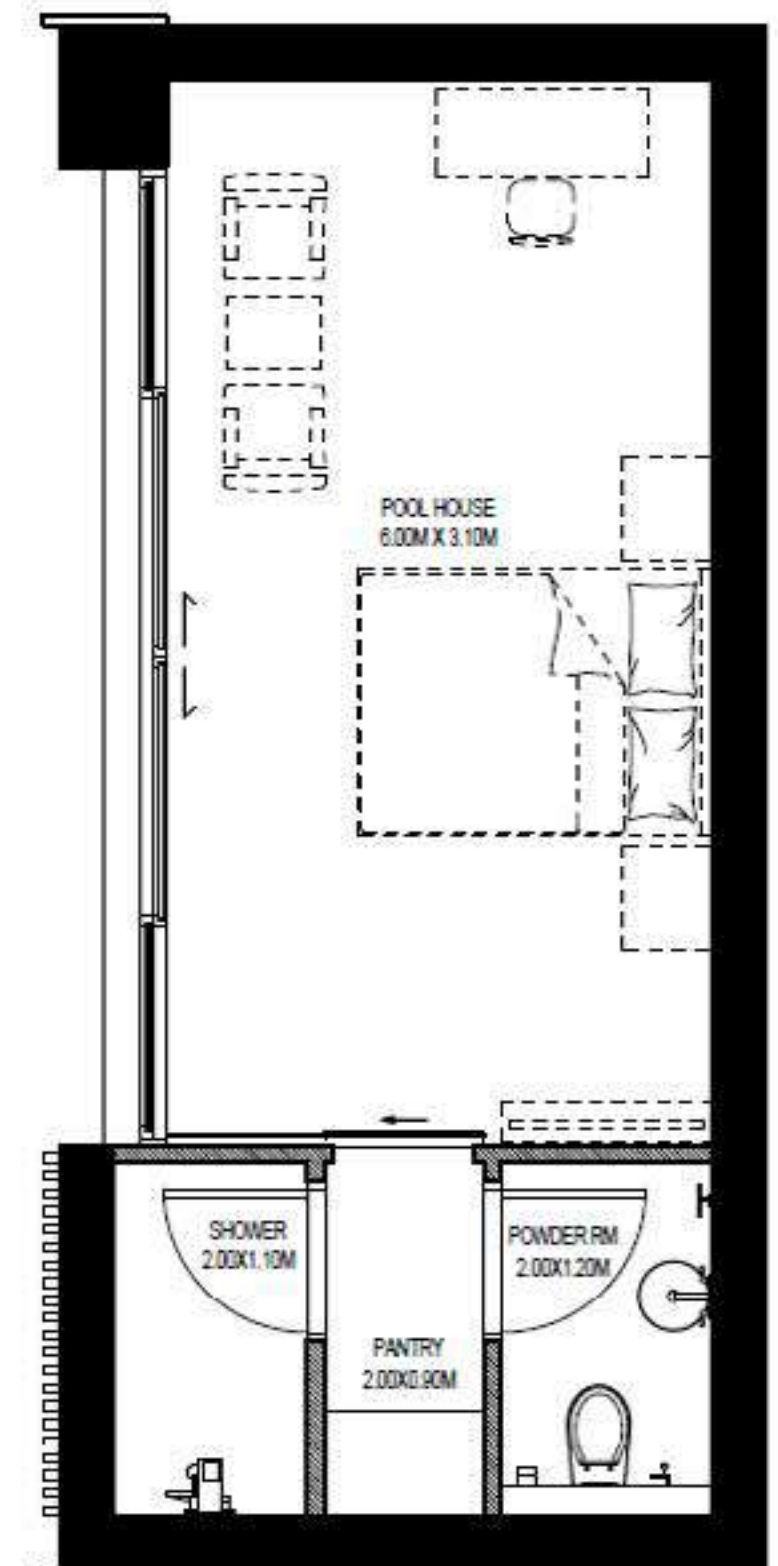
MAJLIS LAYOUT



GYM LAYOUT



HOME OFFICE

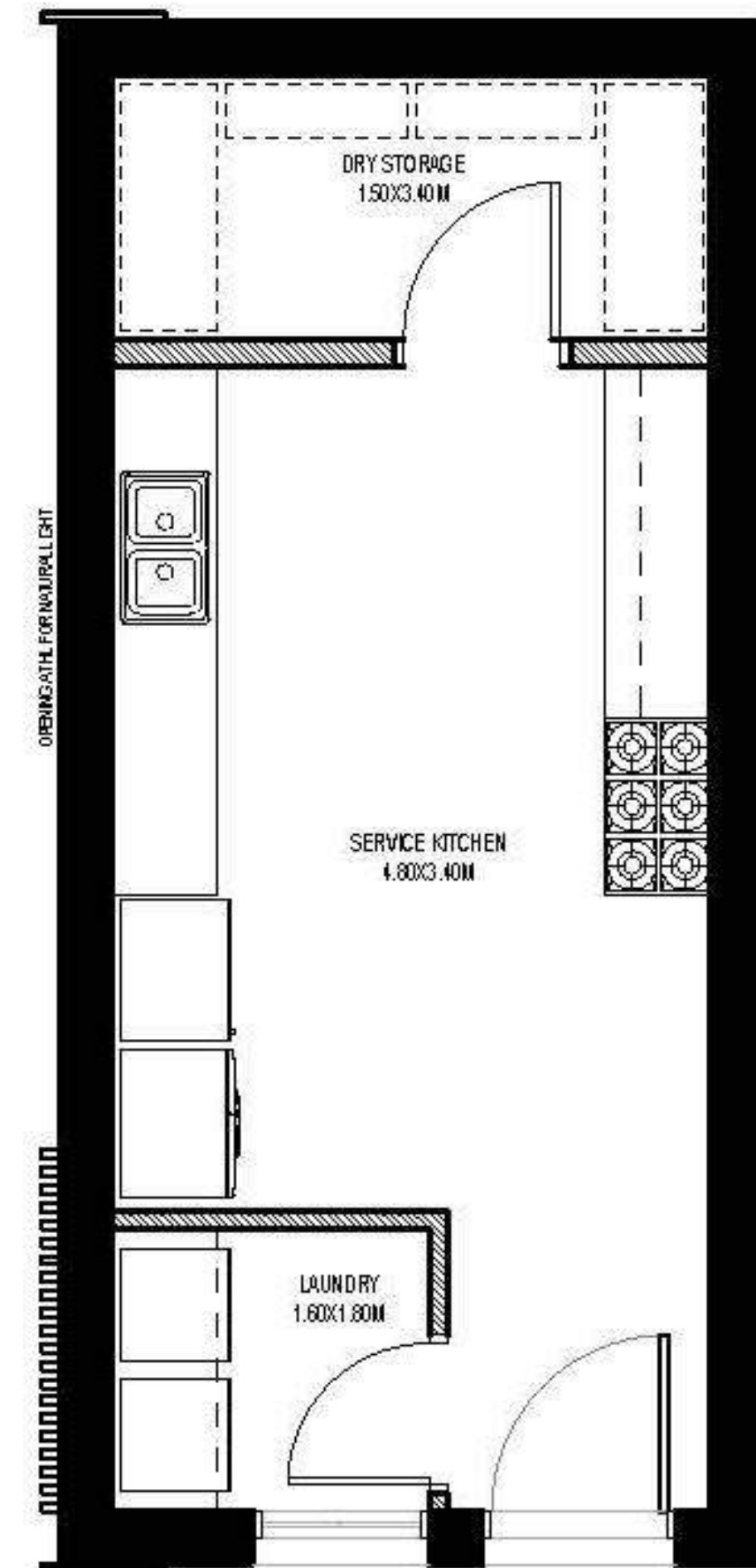


POOL HOUSE



POD TYPE 2 : KITCHEN

GSA 35 SQM



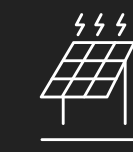
KITCHEN POD



DESIGNED FOR SUSTAINABLE LIVING

Built from recycled materials and fitted with the latest sustainable features, your home will allow you to live lightly and make a positive impact on the environment.

VILLA SUSTAINABILITY FEATURES



HIGH SOLAR REFLECTANCE
ROOF MATERIAL



LED LIGHT
FIXTURES



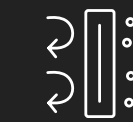
SOLAR
HOT WATER



LOW VOC
PAINT



LOCALLY SOURCED
MATERIALS



HIGHLY EFFICIENT
GLAZING AND INSULATION



LOW-FLOW
FIXTURES

*All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice. All such materials are not to scale and are shown solely for illustrative purposes. No guarantees or representations whatsoever are made that existing or future views and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described here.



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Working Hours

Mon – Sat

9:00 AM – 7:00 PM

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