FOUR SEASONS

PRIVATE RESIDENCES

ABU DHABI AT SAADIYAT BEACH

A DEVELOPMENT BY ALAIN

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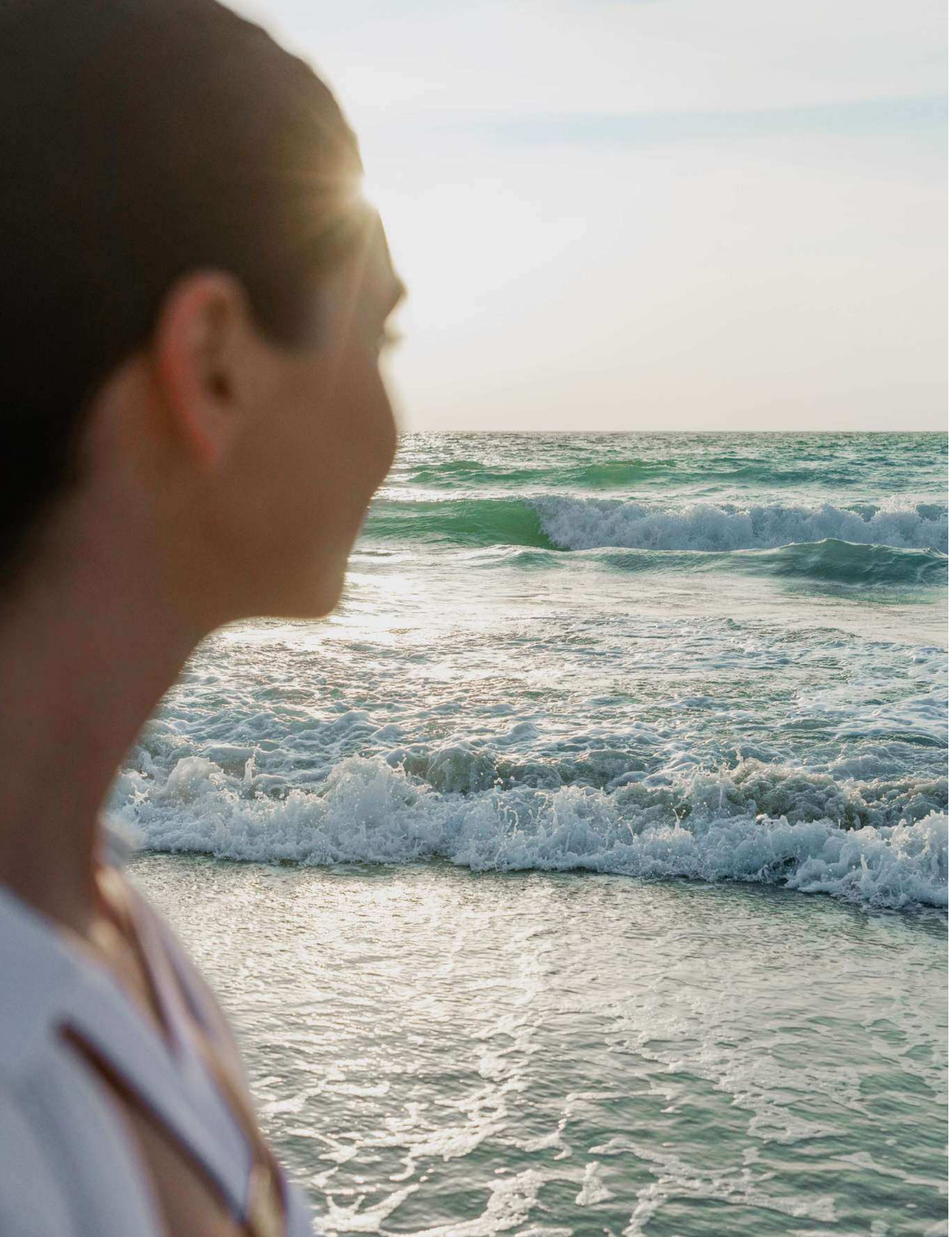
# INTRODUCTION



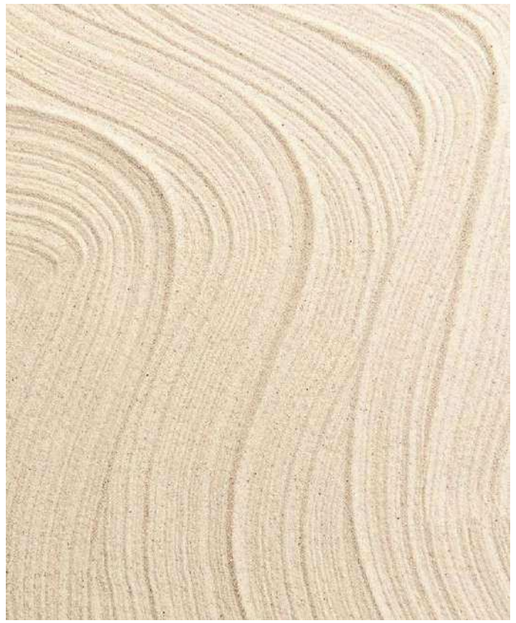
# A SANCTUARY DESIGNED IN HARMONY WITH NATURE

Discover a place where nature, culture, design and luxury come together in perfect harmony.

PRIVATE RESIDENCES FACADE



# DESIGNED IN HARMONY BUILT WITH GRACE



At Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, every feature is shaped by nature's quiet rhythm. Architecture, landscaping, and interiors flow seamlessly – guided by soft lines and organic tones that echo the coastline's serene beauty.

# NATURE UNMATCHED, LIFE UNINTERRUPTED

Mornings on the sand. Afternoons by the palms. Evenings wrapped in the hush of the sea. Life here is a rhythm, not a routine – whether you're walking a tree-lined trail, listening to birdsong, or simply breathing with the tides.

# LOCATION

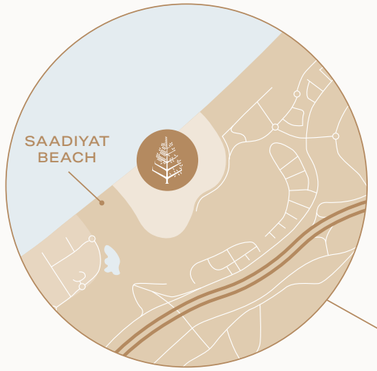
# A CULTURAL PULSE ON SAADIYAT BEACH

Alongside its stunning natural attractions,
Saadiyat Island is celebrated for its exclusive cultural district.

Alongside its stunning natural attractions, Saadiyat Island is celebrated for its exclusive cultural district. Home to world-class museums, iconic galleries, and a renowned golf course, it offers an exceptional lifestyle for art, music, and golf enthusiasts alike.

# WHERE BEAUTY, LUXURY AND CULTURE COMBINE

Just beyond Abu Dhabi, Saadiyat Island's cultural district tells the stories of the United Arab Emirates, the world and the connections that have shaped them. Offering extraordinary experiences at every turn, this public sphere is a uniquely welcoming space that celebrates art, music, science and culture.




## SAADIYAT ISLAND

FOUR SEASONS PRIVATE RESIDENCES ABU DHABI AT SAADIYAT BEACH

JUBAIL MANGROVE WALKING PARK

LOUVRE ABU DHABI

SAADIYAT BEACH GOLF CLUB

FOUR SEASONS HOTEL ABU DHABI AT AL MARYAH ISLAND

HARROW INTERNATIONAL ABU DHABI

ABU DHABI GLOBAL MARKET

NEW YORK UNIVERSITY ABU DHABI

AMERICAN COMMUNITY SCHOOL ABU DHABI

## AL JUBAIL ISLAND

## REEM ISLAND

CORNICHE ABU DHABI

AL BATEEN EXECUTIVE AIRPORT

JETEX ABU DHABI

SHEIKH ZAYED GRAND MOSQUE



## YAS ISLAND

E10 HIGHWAY

E11 HIGHWAY

YAS MALL

## ABU DHABI

# MINUTES AWAY

### 5 MINS

SAADIYAT BEACH GOLF CLUB

### 10 MINS

GUGGENHEIM MUSEUM ABU DHABI
LOUVRE ABU DHABI

### 15 MINS

NEW YORK UNIVERSITY ABU DHABI
HARROW INTERNATIONAL ABU DHABI

### 20 MINS

YAS ISLAND
ADGM AL MARYAH ISLAND

### 25 MINS

ZAYED INTERNATIONAL AIRPORT
AL BATEEN EXECUTIVE AIRPORT
JETEX ABU DHABI

### 60 MINS

AL MAKTOUM INTERNATIONAL AIRPORT

# DESIGN

# A QUIET CHOREOGRAPHY OF FORM AND FUNCTION

Inspired by the natural contours of Saadiyat Beach
and the rhythmic beauty of a symphony.

# DESIGN THAT LISTENS TO NATURE

The residences' façades curve in gentle lines that echo the undulating waves lapping the shore. Drawing inspiration from the sand tones of the island, the smooth marble and softly burnished metals of the residences integrate seamlessly into the landscape.

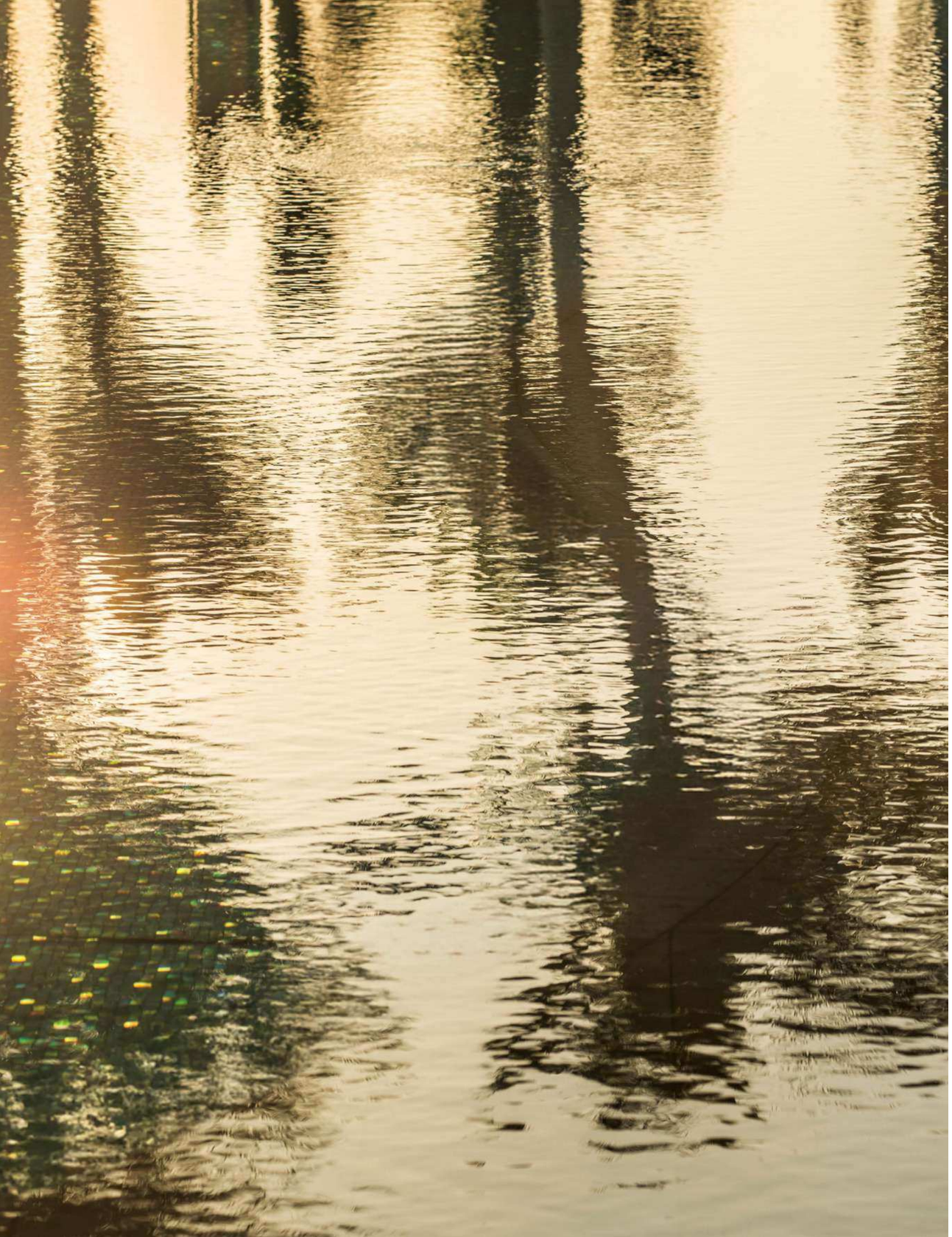
# GRACE IN EVERY GESTURE, COMFORT IN EVERY DETAIL

With private terraces and unparalleled views over the shoreline of the island, Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, connects you to their beautiful setting, creating a rare and cherished sense of serenity.

PRIVATE RESIDENCES FACADE

PRIVATE RESIDENCES FACADE

# AMENITIES



# THE ART OF LIVING WELL

Spaces and services designed to enrich everyday
with effortless comfort and timeless elegance.

# EVERY DETAIL CONSIDERED, EVERY MOMENT PERSONAL

Whether you're celebrating with family and friends, relaxing poolside, or working out in the gym, Four Seasons Private Residences Abu Dhabi at Saadiyat Beach is designed to ease and enhance every experience. We're here to help make life feel effortless.

PRIVATE RESIDENCES POOL

# LIFE WITH MORE

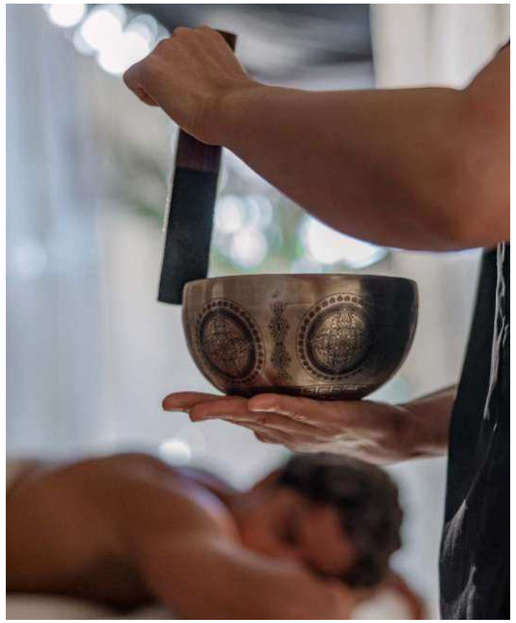
Let all the cares of the world drift away, our amenities and exceptional services are always at your fingertips.

Amenities include: direct access to the beach, pavilion, residents' lounge, pools, poolside bar, tennis & padel court, spa & treatment rooms, yoga & meditation studio, fitness center and studio, children's play areas with an internal play room and outdoor playground, concierge, residents' cinema, games room, meeting room, private event facilities, cigar lounge, golf simulator room and pet grooming station.

PRIVATE RESIDENCES POOL

PRIVATE RESIDENCES POOL

# A SIGNATURE OF CARE



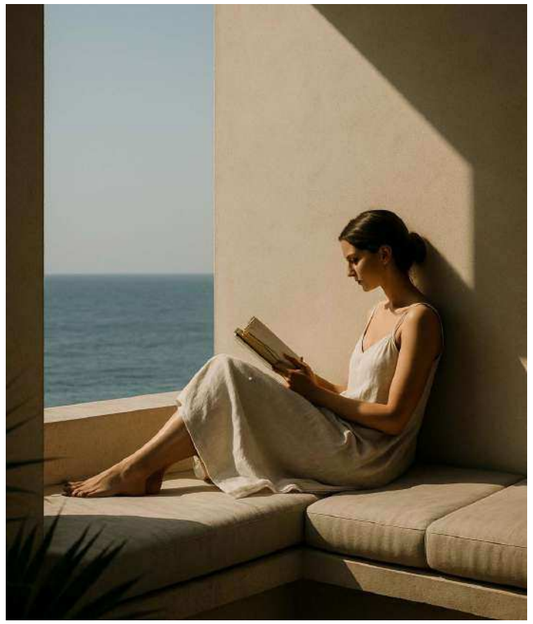
A home here means you have a dedicated team on call, taking care of everything and providing exceptional service whenever you need it, all delivered with the legendary Four Seasons touch.

PRIVATE RESIDENCES POOL

# WHERE IMAGINATION ROAMS FREELY

Four Seasons Private Residences Abu Dhabi at Saadiyat Beach, is a place for every member of the family. Our bright, playful and fun-filled children's area and pool are designed to free their imaginations and provide a safe space to play and make new friends.

# REST & RELAX



## LOUNGES

With its chic ambience and exceptional service, the Residents Lounge offers an inviting retreat to enjoy refreshing drinks, specialty teas, aromatic coffees and a curated selection of light bites – perfect for any moment of the day.

## SPACES

Framed by lush greenery and azure blue water, the light-filled spaces of Four Seasons Private Residences Abu Dhabi at Saadiyat Beach flow seamlessly into each other, creating serene private areas where residents can relax, read, work or simply take in the spectacular views.



# ENERGIZE & RESTORE

## FITNESS

The state-of-the-art fitness center features a studio, spacious gym, swimming pool, padel court and outdoor tennis court. For a personalized program, our team can connect you with trusted personal trainers.

## WELLBEING

When you want to disconnect from the world, our yoga and meditation studio and spa offers a beautiful space to focus and recharge. Tailored, expert-led experiences are thoughtfully delivered, creating a mental, physical and emotional environment that revitalizes and restores clarity.

# RESIDENCE MANAGEMENT SERVICES

## COMMON AREAS AND FACILITIES

Let our world-class amenities, legendary service, and attentive expertise evoke a sense of joyful homecoming – whether you're arriving at your private suite or spacious villa. Each residence is overseen by our experienced Director of Residences and an expertly trained team, delivering the highest standard of personalized service.

- Dedicated Residences General Manager
- Concierge
- Reception services
- 24-hour, 7 days per week security oversight for common areas
- Bell / Door attendant*
- High-speed Internet in common areas and facilities
- Common area cleaning, engineering, maintenance and landscaping
- Exterior window cleaning of common areas and facilities**
- Exterior landscaping of common areas and facilities
- Cable or satellite television in common areas
- Utilities expenses for common areas and facilities
- Courier and mail services
- Swimming pool cleaning and maintenance
- Valet parking
- Property inspections
- Elevator servicing and maintenance in common areas
- Refuse collection
- PBX – one or two extension lines per Private Residence
- Operational oversight and management of any common area facilities
- Homeowners Association administration and budgeting
- Maintenance of infrastructure (including central plant, HVAC)
- Fire Alarm system monitoring and maintenance
- Interior and exterior common areas pest control

* Hours of operation to be confirmed
** Windows of the apartment building façade and not apartment balcony doors

# RESIDENCE MANAGEMENT SERVICES

## INDIVIDUAL PRIVATE RESIDENCES

- Balcony inspection of the Private Residence
- Elevator maintenance within the Private Residence (villa and apartments)
- Engineering inspection, cleaning, and maintenance of HVAC systems in the Private Residence (villa)
- Exterior landscaping of the Private Residence*
- Exterior window cleaning of the Private Residence**
- Facade cleaning of the Private Residence (villa)
- Interior/Exterior pest control of the Private Residence
- Swimming pool cleaning and maintenance
- Elevator servicing and maintenance in common areas
- PBX – one or two extension lines per Private Residence
- Pool cleaning and maintenance for the Private Residence plunge pools or swimming pools if applicable (villa)

* Grass cutting; trimming and pruning of shrubs; fertilization; weeding; minor replacement of small plant material, subject to change by Operator
** Villa and apartment balcony doors

# À-LA-CARTE SERVICES

Enjoying a seamless lifestyle means knowing that every moment is taken care of. From dog walking to carpet cleaning, we can arrange any service through trusted and trained third parties who meet our impeccable Four Seasons standards. Whatever you need we'll make it happen.***

| Housekeeping | Residential Maintenance** |
|---|---|
| Interior window and terrace cleaning | In-residence spa and beauty treatments |
| Laundry and dry cleaning* | In-residence dining |
| Vehicle cleaning | Grocery stocking |
| Appliance Inspection | In- residence catering |
| Plant Care and Gardening | Childcare |
| Carpet cleaning | Pet grooming and care |
| Deep cleaning | Health and Wellness coordination |

* Pick-up and drop off to your residence, performed by our sister Four Seasons property
** Examples include repairs, scheduled maintenance, furniture cleaning and repairs, IT
*** Where applicable. All Services are in development and might be subject to change

# A PALETTE OF UNDERSTATED OPULENCE

The architecture of Four Seasons Private Residences Abu Dhabi at Saadiyat Beach epitomizes modern coastal elegance. Thoughtfully curated to reflect the refined design concept, the materials used throughout embody this sleek sophistication, with a natural palette that evokes depth, rhythm and shade in every space.

## INDICATIVE SPECIFICATIONS*

| | |
|---|---|
| KITCHEN | Chef's kitchens by Molteni, fitted with Gaggenau appliances including a built-in coffee machine, oven, cooktop, fridge/freezer, hood, and microwave |
| | Secondary kitchens by Fabal Casa or Nolte, fully equipped with Miele appliances |
| BATHROOMS | Elegant fittings by Gessi with sculptural Agape bathtubs and basins |
| | WC units by Toto combining technology and comfort |
| WARDROBES | Custom-designed wardrobes by Molteni and MisuraEmme in principal bedrooms, tailored for functionality and timeless appeal |
| FLOORING | Travertine stone in living areas, dining rooms, and terraces |
| | Wood flooring in bedrooms |
| | Durable porcelain in service areas |
| LIGHTING | Smart lighting by Lutron with intuitive controls and customizable ambience across key zones |
| | Lasvit lighting featured in key areas |
| ADDITIONS | Safe provided in each principal bedroom |

* All specifications, finishes, furnishings, materials, and brands listed are subject to change without notice at the developer's sole discretion. Any substitutions will be of equal or superior options. The developer makes no representation or warranty regarding the final design, layout, or materials. No liability shall be accepted for any variation from the information provided.

# CALM AND CONTEMPORARY LIGHT PALETTE

Two curated interior palettes – Light and Semi-Dark – bring depth and refinement to each residence. From natural stone and warm timber to textured fabrics and subtle metallic accents, every finish has been thoughtfully selected to elevate the living experience.*

| | |
|---|---|
| SURFACES & STONEWORK | Travertine flooring in living spaces |
| | Chevron timber flooring in bedrooms |
| | Engineered stone countertops |
| | Accent tiles in bathrooms |
| JOINERY & CABINETRY | Wood veneer detailing throughout |
| | Fluted decorative glass for cabinetry |
| TEXTILES & SOFT LAYERS | Upholstery in light, natural-toned fabrics |
| | Accent fabrics in soft neutrals |
| | Decorative rugs selected for tone and texture |
| DETAILS & FINISHING TOUCHES | Bronze accent metals and sanitaryware |
| | Walls finished in warm, neutral paint tones |

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# REFINED AND CONTRASTING SEMI-DARK PALETTE

| | |
|---|---|
| SURFACES & STONEWORK | Calacatta flooring in living spaces |
| | Chevron timber flooring in bedrooms |
| | Engineered stone countertops |
| | Accent tiles in bathrooms |
| JOINERY & CABINETRY | Wood veneer detailing throughout |
| | Fluted decorative glass for cabinetry |
| TEXTILES & SOFT LAYERS | Upholstery in deeper, richer tones |
| | Accent fabrics with added contrast |
| | Decorative rugs to enhance depth |
| DETAILS & FINISHING TOUCHES | Bronze accent metals and sanitaryware |
| | Walls finished in muted tones |

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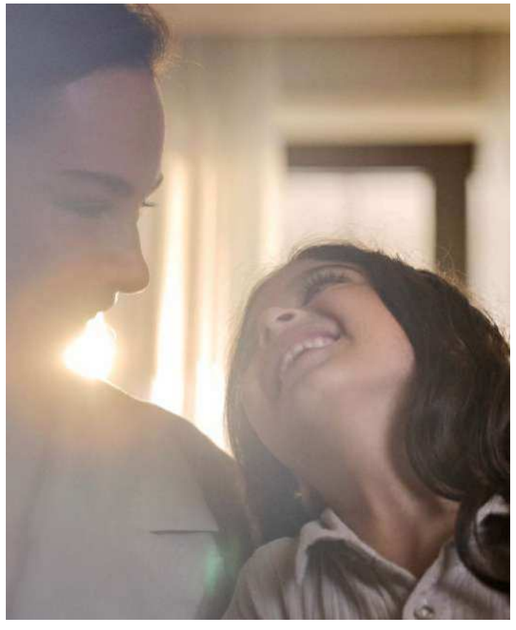
HOMES

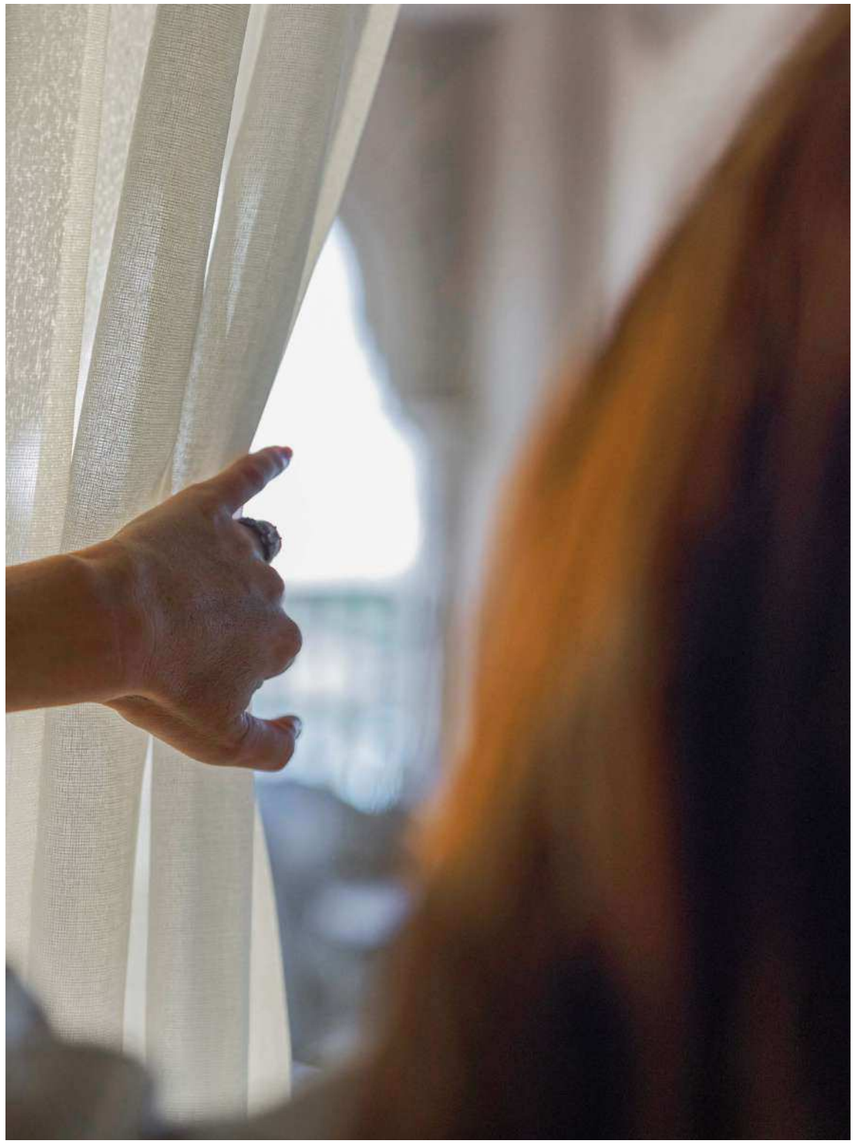
# LUXURY LIVED IN QUIET SERENITY

Enjoy a life of intuitive and timeless care at
Four Seasons Private Residences Abu Dhabi at Saadiyat Beach.

# ELEVATES EVERYDAY LIVING INTO THE EXTRAORDINARY



Blending creativity and functionality, each Four Seasons home features spacious rooms finished with bespoke details and beautiful touches inspired by their island surroundings. Every element has been thoughtfully considered to create a sanctuary that elevates everyday living into an extraordinary experience.



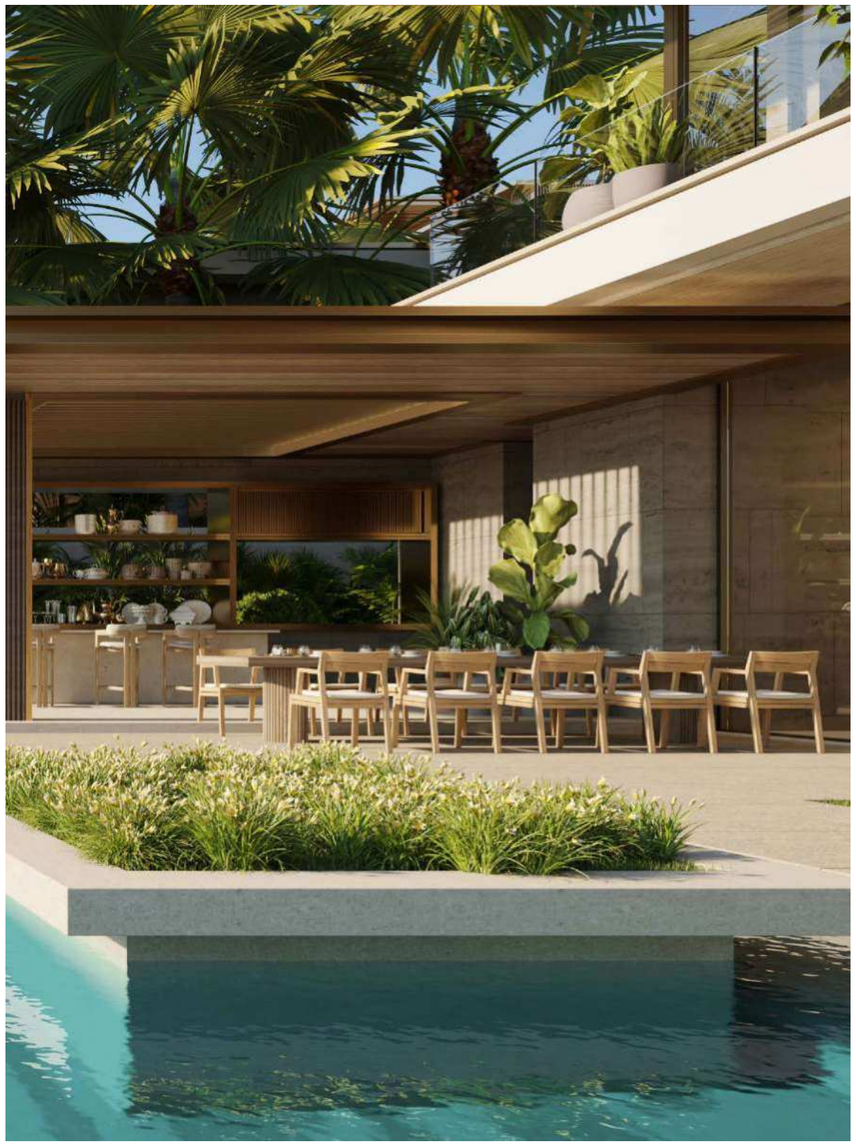
# AN ARCHITECTURAL STATEMENT SHAPED BY THE LANDSCAPE

Drawing inspiration from the meditative rhythm of the sea and infinite textures of the shoreline, its softly curving lines celebrate and reflect the timeless beauty of the coast.

From the artful elegance of the entrance lobby to serene spaces shaped for connection or solitude, each setting captures the spirit of Saadiyat. Within the residences, sunlight filters through linen sheers, casting serene patterns across organic textures. Natural materials combine with crafted finishes, bringing texture and warmth to every element.

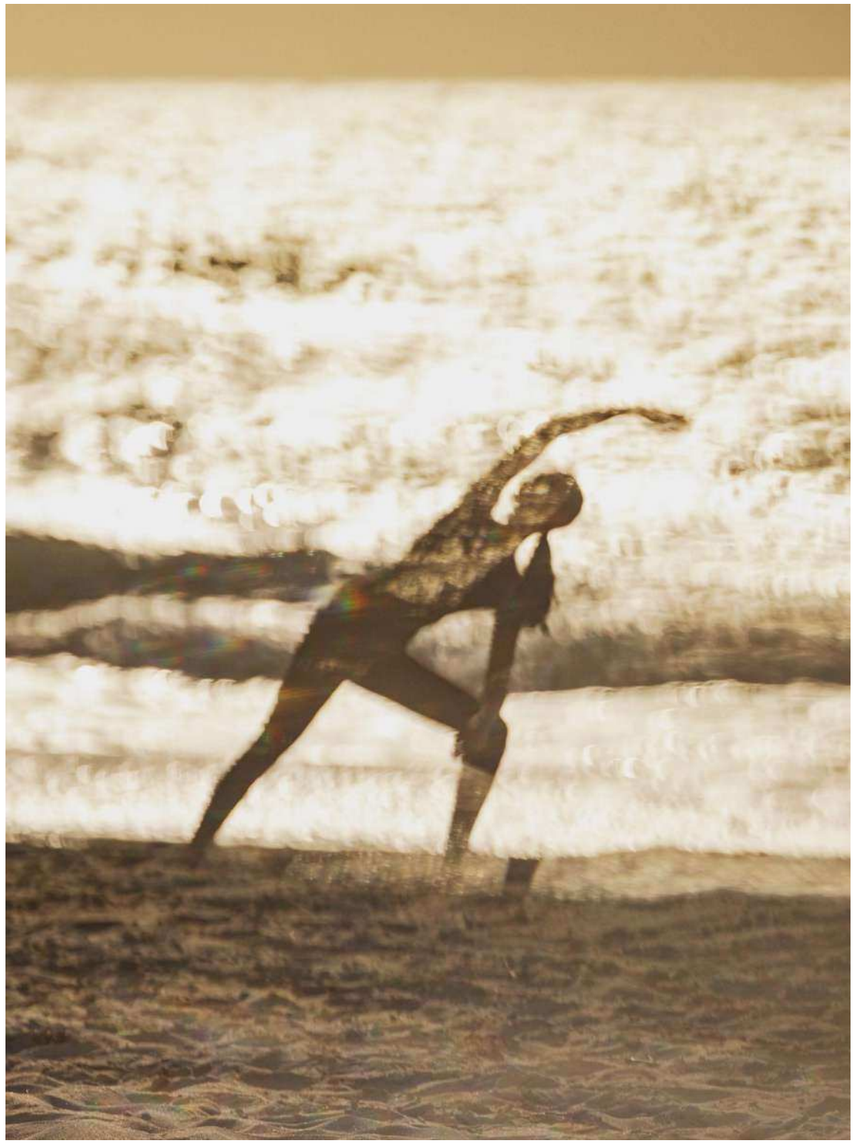
The palate is balanced and grounded, integrating seamlessly with the landscape. Here, serenity is not only seen but felt, and every surface tells a story of quiet coastal elegance.

6 BEDROOM VILLA A STREET VIEW



6 BEDROOM VILLA B GOLF COURSE VIEW

5 BEDROOM VILLA PLUS STREET VIEW

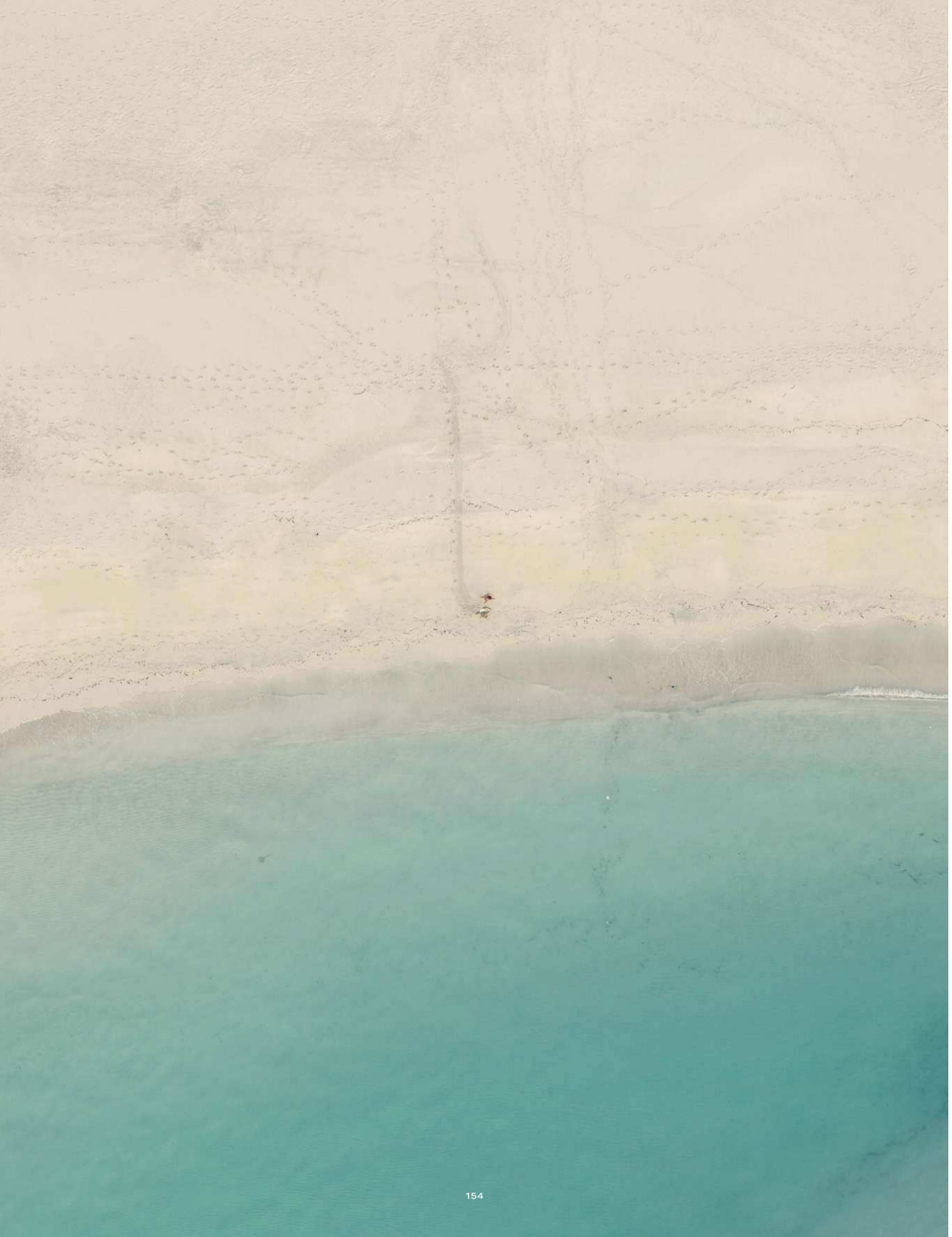


5 BEDROOM PENTHOUSE LIVING SPACE

5 BEDROOM PENTHOUSE KITCHEN

5 BEDROOM PENTHOUSE BATHROOM

PRIVATE RESIDENCES FACADE





# INSPIRED LIVING

Four Seasons Private Residences Abu Dhabi at Saadiyat Beach is more than a collection of homes, it is a thoughtfully curated community – where every aspect is designed to inspire, connect, and elevate daily living. A place where refined luxury meets the warmth of belonging.

Since 1996, ALAIN has shaped the future of the UAE through purposeful investments in real estate, hospitality, education, and capital. Guided by integrity and a long-term vision, we remain committed to creating sustainable spaces that enrich lives and foster enduring value for generations to come.

Together, Four Seasons and ALAIN bring unmatched quality and a new benchmark for inspired living.

FOUR SEASONS
PRIVATE RESIDENCES
ABU DHABI AT SAADIYAT BEACH

A DEVELOPMENT BY ALAIN

# A LIVING MASTERPIECE, COMPOSED BY NATURE

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