

THE  
ROW  
SAADIYAT



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# THE ROW SAADIYAT

## FRONT ROW IN SAADIYAT'S CULTURAL HEART

**The Row Saadiyat** is within Saadiyat Cultural District — home to world-class museums and cultural institutions like Louvre Abu Dhabi, Berklee Abu Dhabi, and teamLab Phenomena Abu Dhabi, soon joined by Zayed National Museum, Guggenheim Abu Dhabi, and the Natural History Museum.

# LIVE FRONT ROW

The Row Saadiyat is more than an address – it's access. Front row to a boutique village lifestyle with cafés, bookstores, florists, and wellness clubs at your door. Front row to global-first brands, vibrant social energy, and world-class culture from museums and cultural institutions to beaches. Designed for the ambitious and the seen, The Row is where life takes centre stage.

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THE ROW 2

THE ROW 4

THE ROW 5

THE ROW 6

THE ROW 3

THE ROW 1

THE ROW 7

# A NEW LANDMARK IN SAADIYAT

Seven striking buildings where form meets feeling in a boutique village lifestyle. Designed by **Bjarke Ingels Group (BIG Architects)**, the architecture flows between indoors and out, blending greenery, shade, and light. Each one- to three-bedroom residence is sophisticated yet playful, urban yet connected.



# MOMENTS AWAY FROM WORLD-CLASS LANDMARKS

## THE ROW SAADIYAT

MAMSHA AL SAADIYAT

360 M  
4 MINUTES

SHEIKH ZAYED  
NATIONAL MUSEUM

600 M  
7 MINUTES

GUGGENHEIM  
ABU DHABI

1.1 KM  
13 MINUTES

LOUVRE ABU DHABI

1.1 KM  
13 MINUTES

NATURAL HISTORY  
MUSEUM

1 KM  
12 MINUTES

TEAMLAB

1 KM  
12 MINUTES



# SEAMLESS NETWORK OF SHADED AND COOLED PATHS

SAADIYAT  
PIER

MAMSHA  
BEACH

SAADIYAT  
GROVE

THE ROW  
SAADIYAT

ARTISAN  
DISTRICT

MANARAT  
AL SAADIYAT

PULSE

SAADIYAT  
HEIGHTS

-  NATURALLY SHADED
-  AIR CONDITIONED
-  COOL PATH - 4KM



LIFE AT THE ROW SAADIYAT

# CAFÉS, CULTURE, AND COMMUNITY MEET

Global lifestyle brands and experiences come together to create a boutique village, with fine dining, concept cafés, retail, and wellness amenities shaping a home like no other.



LIFE AT THE ROW SAADIYAT  
EFFORTLESS  
YEAR-ROUND ACCESS

Stroll through innovative, climate controlled pathways that link you to dining, culture, and leisure - inviting you to explore in comfort, all year round.



LIFE AT THE ROW SAADIYAT

# WHERE LIFE FINDS ITS BALANCE

Discover a place where life finds its balance. Below, vibrant cafés, boutiques, and galleries connect you with culture and community. Above, tranquil residences offer a private sanctuary to pause and recharge.



# AMENITIES

CRAFTED TO ENRICH YOUR EVERY DAY



AMENITIES  
THE OTHER SPACE  
THE ART OF GATHERING





AMENITIES  
CURATED KIDS' CLUBS  
A PLAYGROUND FOR IMAGINATION

AMENITIES  
THE WELLNESS POD  
THE QUIET LUXURY OF PAUSE



AMENITIES  
CURATED FOR  
EVERYDAY LIVING

PET SPA AND GROOMING

CO-WORKING LOUNGES

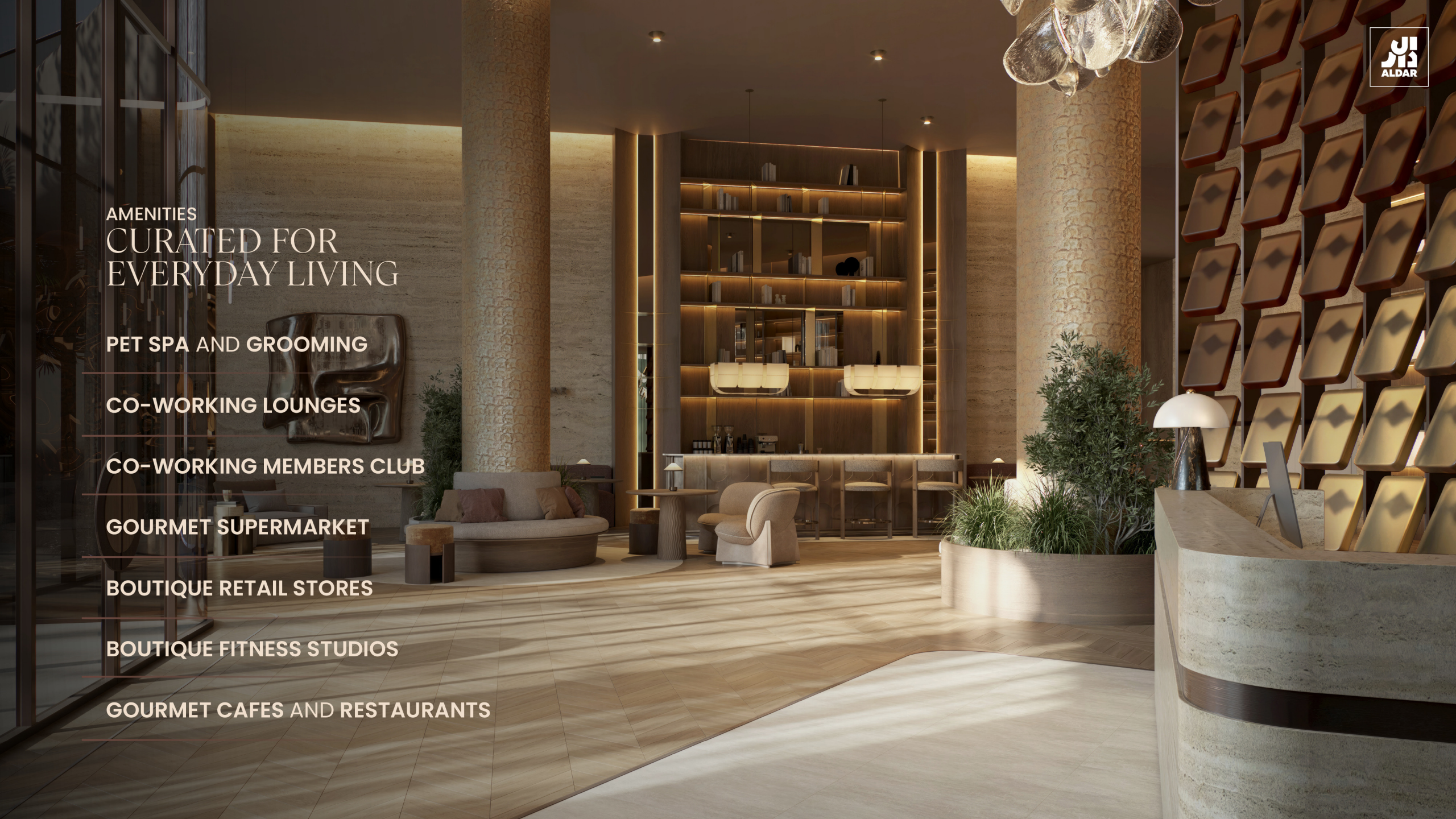
CO-WORKING MEMBERS CLUB

GOURMET SUPERMARKET

BOUTIQUE RETAIL STORES

BOUTIQUE FITNESS STUDIOS

GOURMET CAFES AND RESTAURANTS



APARTMENT DESIGN  
HOMES THAT REFLECT  
YOUR RHYTHM

A harmony of warm tones, curated to bring calm, and timeless elegance to every space.



# APARTMENT DESIGN INTERIORS WITH INTENTION

Interiors by **Kettle Collective** bring artistry and purpose to everyday life. Each space balances elegance, function, and ease, with materials, textures, and light composed in harmony to create a grounded yet uplifting home.





# APARTMENT DESIGN INTERIOR FINISHES

An exploration of the tactile material selection, from flooring to cabinetry.

Rich, tactile finishes that celebrate natural textures from smooth timber floors to sun-washed cabinetry.



WASH BASIN  
CERAMIC



SANITARYWARE  
MATT GUN METAL



GENERAL FLOOR  
PORCELAIN TILE HERRINGBONE



BEDROOM FLOOR  
ENGINEERED WOOD



ENTRANCE DOOR  
VENEER



INTERNAL DOOR  
LAMINATE



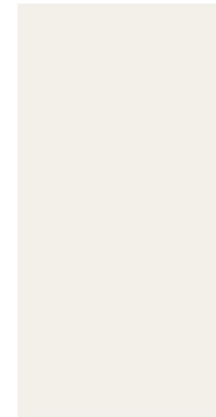
BATHROOM FLOORING &  
WALLS  
PORCELAIN TILE



BATHROOM FEATURE WALL  
CERAMIC TILE



KITCHEN CABINET &  
WARDROBE  
LAMINATE



WALLS & CEILING  
PAINT



SHOWER, WARDROBE &  
KITCHEN CABINETS - TINTED  
GLASS



KITCHEN ISLAND & VANITY  
ENGINEERED STONE

## APARTMENT DESIGN KITCHEN

Thoughtfully designed with intelligent storage, premium built-ins, and refined details that make every daily ritual feel effortless.



## APARTMENT DESIGN BEDROOM

A space of quiet sophistication,  
featuring subtle lighting that elevates  
comfort with considered elegance.



## APARTMENT DESIGN BATHROOM

A serene blend of form and function, where crafted fittings and elegant materials create a calm sense of renewal.



# FLOORPLANS

THOUGHTFULLY PLANNED TO ENHANCE DAILY LIVING



ONE BEDROOM  
FLOOR PLAN

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AVERAGE GSA  
89 SQM





TWO BEDROOM  
FLOOR PLAN

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AVERAGE GSA  
139 SQM

TWO BEDROOM + MAID  
FLOOR PLAN

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AVERAGE GSA  
208 SQM





TWO BEDROOM + MAID + STUDY  
FLOOR PLAN

AVERAGE GSA  
230 SQM

THREE BEDROOM +  
MAID + STUDY  
FLOOR PLAN

AVERAGE GSA  
269 SQM





THREE BEDROOM +  
MAID + STUDY (LARGE)  
FLOOR PLAN

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AVERAGE GSA  
446 SQM

# AVAILABILITY

UNIT MODEL	TOTAL UNITS	AVERAGE AREA GSA   SQM	AVERAGE BALCONY AREA   SQM
1 BED	243	89	19
2 BED	225	139	31
2 BED + M	81	208	64
2 BED + M + STUDY	58	230	64
3 BED + M + STUDY	96	269	71
3 BED + M + STUDY   LARGE	14	446	202
<b>TOTAL</b>	<b>717</b>		

# PRICING

UNIT MODEL	STARTING PRICE   M AED
1 BED	3.7
2 BED	5.8
2 BED + M	7.8
2 BED + M + ST	8.5
3 BED + M + ST	11.5
3 BED + M + ST   LARGE	16



# PAYMENT PLAN

MILESTONE	PAYMENT DATE	INSTALMENT #	PPI - 65/35
1 PAYMENT	ON BOOKING	1	5%
2 PAYMENT	31-MAY-2026	2	5%
3 PAYMENT	31-JAN-2027	3	10%
4 PAYMENT	31-AUG-2027	4	15%
5 PAYMENT	30-APR-2028	5	15%
6 PAYMENT	30-NOV-2028	6	15%
HANDOVER	29-JAN-2030	7	35%
			100%

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