

THE
ROW
SAADIYAT



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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



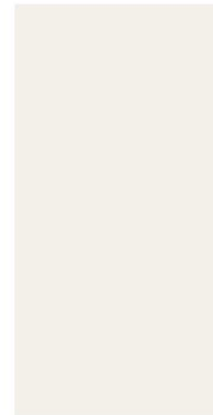
BATHROOM FLOORING &
WALLS
PORCELAIN TILE



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

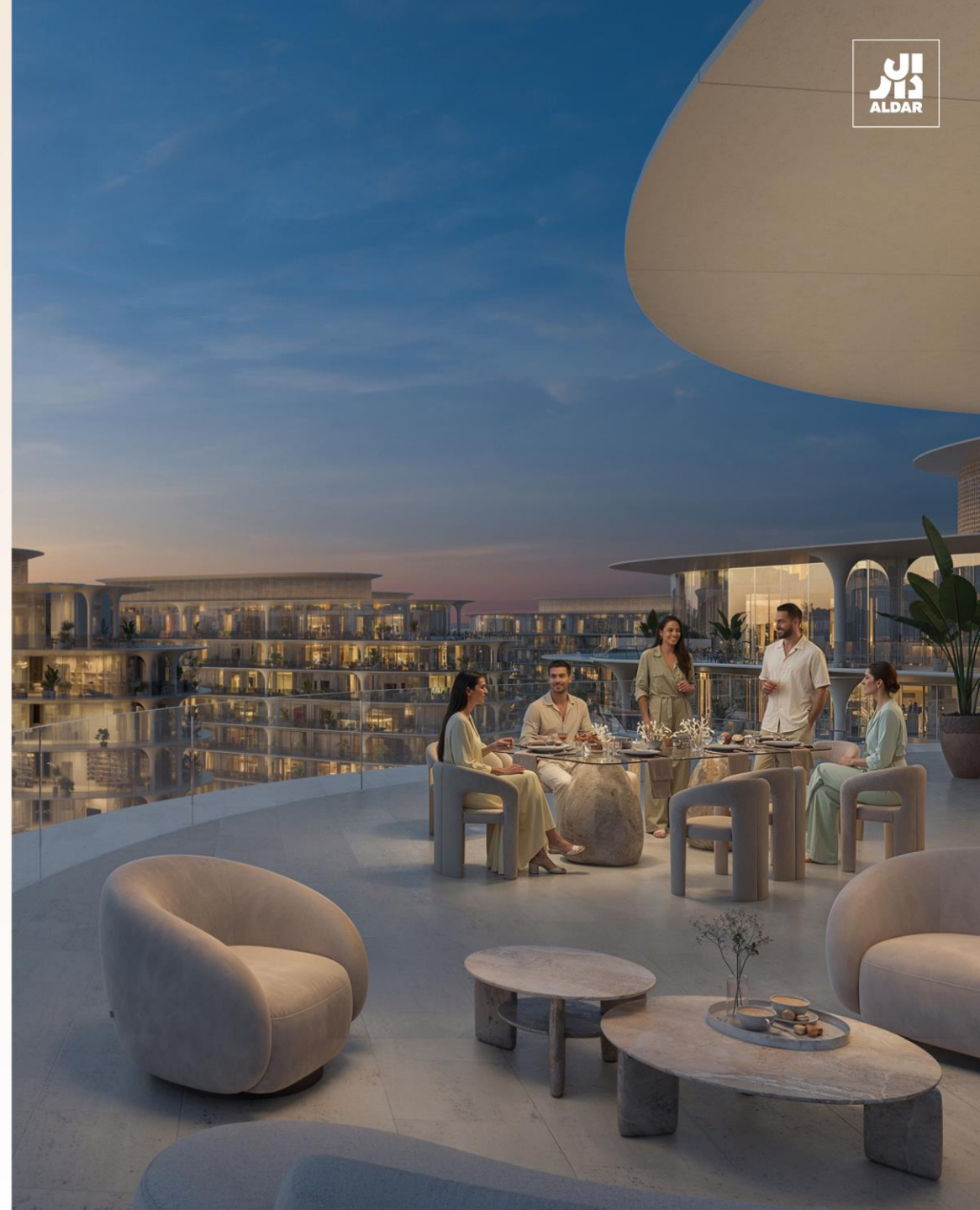


AVAILABILITY

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
TOTAL	717		

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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