تلاي

TALAY

MARSA AL SAADIYAT



MARSA AL SAADIYAT PRESENTS

THE UNFORGETTABLE

UNRIVALLED VIEWS

PRISTINE COASTLINE

WATERFRONT HOMES

THE LAST CHAPTER ON SAADIYAT ISLAND

مرسى

MARSA
AL SAADIYAT

A DESTINATION DESIGNED FOR CONNECTION, WELLBEING AND QUALITY LIVING

MARSA
AL SAADIYAT

MARSA AL SAADIYAT AT A GLANCE

744 HA
TOTAL SITE AREA

8 KM
WATERFRONT

3.8M SQM
TOTAL GFA

129 HA
GREEN OPEN SPACE

+18 K
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

THE LARGEST MARINA IN ABU DHABI

1.6 KM of marina frontage with over 350 berths from sailing boats to superyachts, alongside waterfront restaurants.

MARSA AL SAADIYAT
IS HOME TO DAR AL
FUNOON ABU DHABI



AT THE HEART OF SAADIYAT'S CULTURAL DISTRICT

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.

FRAMING THE CITY

Talay Beach looks towards the Reem Island skyline, offering a rare sense of openness, light and connection to the city.

*Computer-Generated Image

CONNECTED LIVING

An integrated mobility network with 46 KM of cycling tracks, 140 KM of walking trails and a future **Etihad Rail Station** connecting Abu Dhabi and beyond.

*Computer-Generated Image

تلال

TALAY

MARSA AL SAADIYAT

THE FIRST LUXURY ADDRESS AT MARSA AL SAADIYAT

*Computer-Generated Image

TALAY

Named after the birds that trace the shoreline and remain close to home, Talay is shaped around the same instinct: belonging, family and a place generations return to.





ALDAR

351 EXCLUSIVE STANDALONE VILLAS

100M
JAME'E MOSQUE

300M
SCHOOL

650M
BEACH CLUB

1KM
MARINA

1.5KM
ETIHAD RAIL

*Approximate distances; may vary depending on community and villa location.

RAISED WITHIN REACH

In addition to the school planned within Talay, Saadiyat brings established schools and universities together in one destination, creating an education ecosystem that extends from school to university.



THÉODORE MONOD INTERNATIONAL FRENCH SCHOOL

LFITM Établissement AEFE

AFLEC Association Française Libanaise pour l'Éducation et la Culture

MUNA BRITISH ACADEMY

MUNA BRITISH ACADEMY

NEW YORK UNIVERSITY ABU DHABI

جامعة نيويورك ابوظبي

NYU ABU DHABI

CRANLEIGH ABU DHABI

CRANLEIGH ABU DHABI

AMERICAN COMMUNITY SCHOOL

AMERICAN COMMUNITY SCHOOL OF ABU DHABI *SINCE 1972*

CRANLEIGH PRE-PREP SCHOOL

CRANLEIGH ABU DHABI

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



*Computer-Generated Image



*Computer-Generated Image

ROOTED IN EMIRATI TRADITION

Elements of Emirati heritage are thoughtfully woven into the community. These elements honour centuries-old traditions, reimagined through contemporary design.

Classification : External General Purpose

OUTDOOR MAJLIS PAVILION

A place for gathering and conversation, rooted in tradition and shaped for modern community life.

*Computer-Generated Image

Classification : External General Purpose

AFLAJ WATER FEATURE

Inspired by traditional Aflaj irrigation systems, the water feature brings a heritage reference into the landscape.

*Computer-Generated Image

AREESH

Woven palm-frond elements inspired by traditional building techniques, reinterpreted through the community's boundary walls and screen designs in collaboration with Emirati artist Abdalla Almulla.

*Computer-Generated Image

AMENITIES

Harvest Garden**

Landmark Fountain*

EV Charging Stations

Kids' Play Area

Jogging Tracks

Cycling Loops

Picnic Areas

Padel Courts & Multi Purpose Court**

Gym & Fitness Facilities

Outdoor Majlis Pavilion

Aflaj Water Feature

Beach Access

Pet Park

Landscaped green spaces

Community Pool & Kids' Pool

*Exclusively at Talay
**Exclusively at Talay Beach Villas

COMMUNITY POOL & KIDS' POOL

A tranquil poolside retreat designed for families to swim, relax, and spend time together.

*Computer-Generated Image

KIDS’ DISCOVERY GARDEN

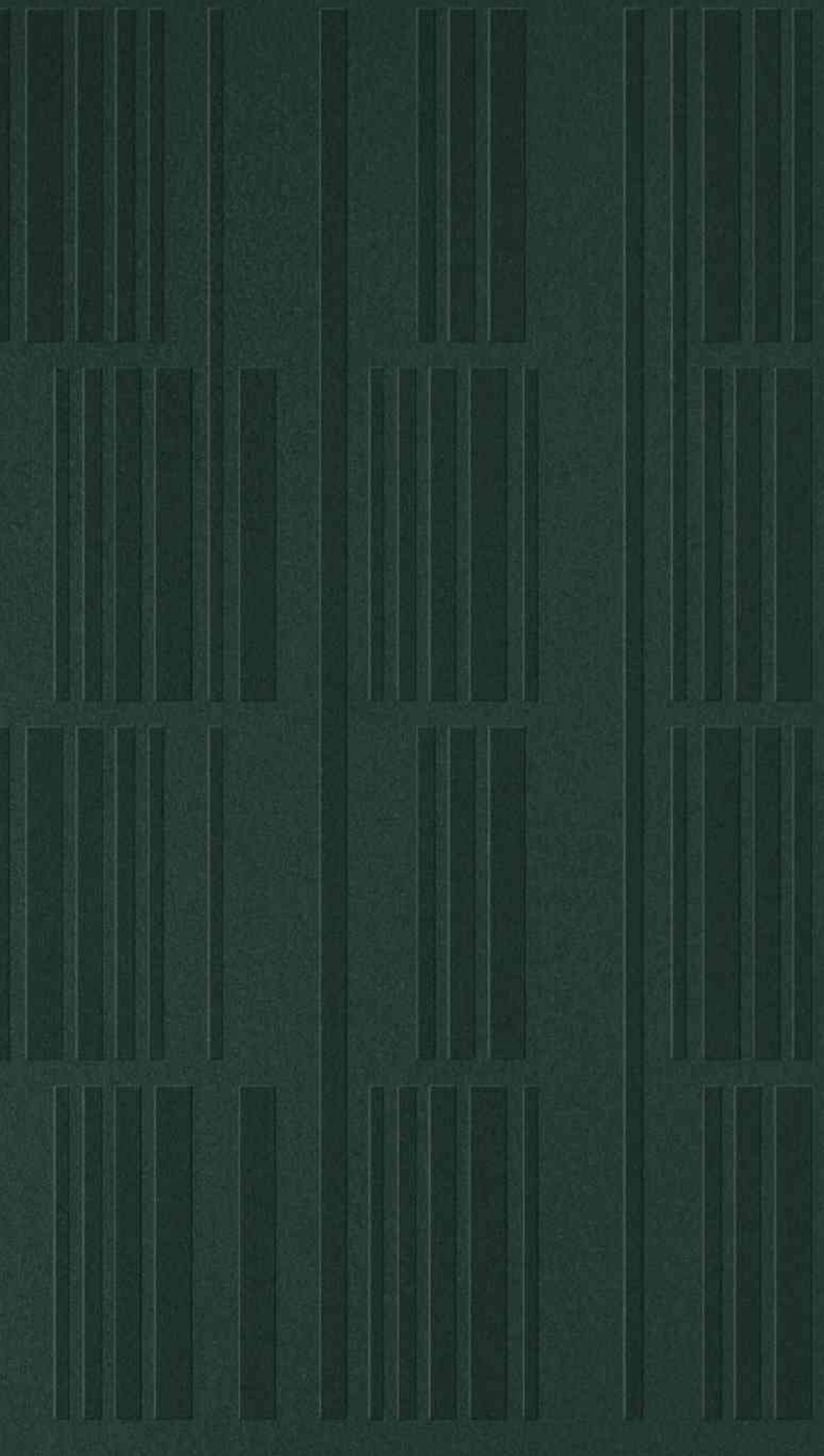
A maritime-inspired space designed to encourage exploration, play and curiosity.

*Computer-Generated Image

CLOSER TO NATURE.
CLOSER TO THE SEA.

Landscaped paths, lush greenery and an Aflaj water feature bring nature into everyday life, with the beach always close by.

*Computer-Generated Image



SERVICES

Talay is contemporary living refined to its essence and designed around families. Convenience is woven into the fabric of daily living.

Gated Community with 24/7 Security

Community Maintenance

Retail Hub within 1 KM

Close Access to Cafés, Dining and Retail Options

SUSTAINABILITY

At Talay & Talay Beach, sustainability isn’t one of the amenities, it’s foundational. The community supports an environment-friendly way of living for generations.

Target Estidama
3 Pearl

30%+ Reduction in
Energy Consumption

42% Reduction in
Water Consumption

Use of Recycled and
Regionally Sourced
Materials

Energy-efficient Lighting
Systems with Extended
Service Life

YOUR OWN PRIVATE GARDEN

From family lunches to quiet afternoons,
the backyard becomes part of daily life.

*Computer-Generated Image

PLAY COMES NATURALLY

Open green spaces create more room for children to move, play and grow outdoors.

*Computer-Generated Image

ROOM TO UNWIND

Generous private backyards create space for quiet moments, family time and life outdoors.

*Computer-Generated Image

*Computer-Generated Image

CONTEMPORARY ARCHITECTURE DISTINCTLY TALAY



*Computer-Generated Image

ARCHITECTURAL EXPRESSION I

A signature slanted roof defines the facade, elegantly articulating the entrance while creating a dynamic and sculptural architectural expression, complemented by curved feature walls that frame the arrival experience. The architecture is offered in two complementary colour variations, each providing a distinct character while preserving the same contemporary design language.

*Computer-Generated Image

ARCHITECTURAL EXPRESSION II

A contemporary façade defined by elegant, curved forms and a sweeping roofline, with sculptural curved walls framing a welcoming entrance. The design is offered in two complementary colour variations, combining natural materials and refined finishes to create a timeless expression of modern luxury.



*Computer-Generated Image

*Computer-Generated Image



*Computer-Generated Image

ARCHITECTURAL EXPRESSION III

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.

*Computer-Generated Image

ARCHITECTURAL EXPRESSION IV

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



*Computer-Generated Image

*Computer-Generated Image

INTERIORS

Two refined interior palettes offer distinct expressions of the same contemporary design language, combining carefully selected materials, natural textures and considered finishes throughout the home.



*Computer-Generated Image

LIVING ROOM & DINING

*Computer-Generated Image

FAMILY RETREAT

*Computer-Generated Image

MASTER BEDROOM

*Computer-Generated Image

MASTER BATHROOM

*Computer-Generated Image

TWO DISTINCT PALETTES

VILLA LIGHT SCHEME



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



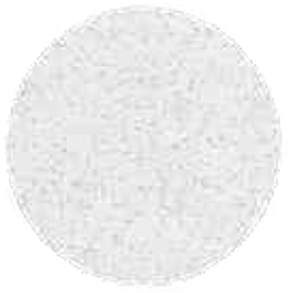
INTERNAL DOORS, SHOW KITCHEN & JOINERY

WOOD VENEER



DAILY CABINETS & PANTRY UPPER CABINETS

LAMINATE



DAILY KITCHEN COUNTERTOP & BACKSPLASH

ENGINEERED STONE



DAILY KITCHEN & PANTRY LOWER CABINETS

HIGH PRESSURE LAMINATE

Classification : External General Purpose

TWO DISTINCT PALETTES

VILLA DARK SCHEME



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

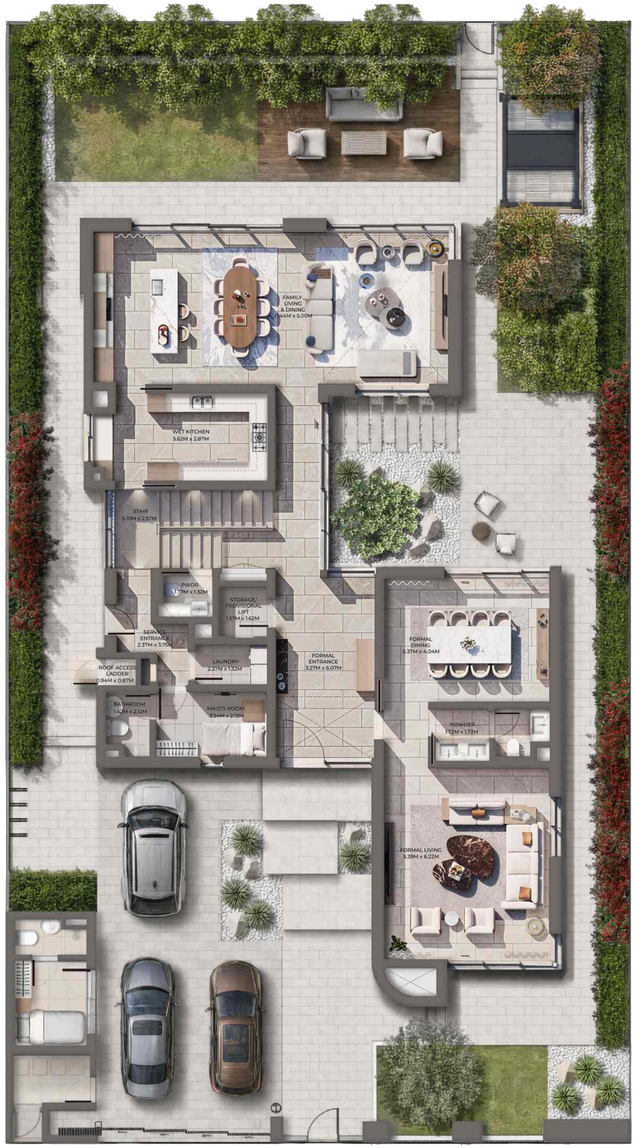
HIGH PRESSURE LAMINATE

Classification : External General Purpose

TALAY

4 BEDROOM

GSA (SQM): 502



GROUND FLOOR



FIRST FLOOR

Classification : External General Purpose

TALAY

5 BEDROOM

GSA (SQM): 582



GROUND FLOOR



FIRST FLOOR

Classification : External General Purpose

TALAY

6 BEDROOM

GSA (SQM): 630



GROUND FLOOR



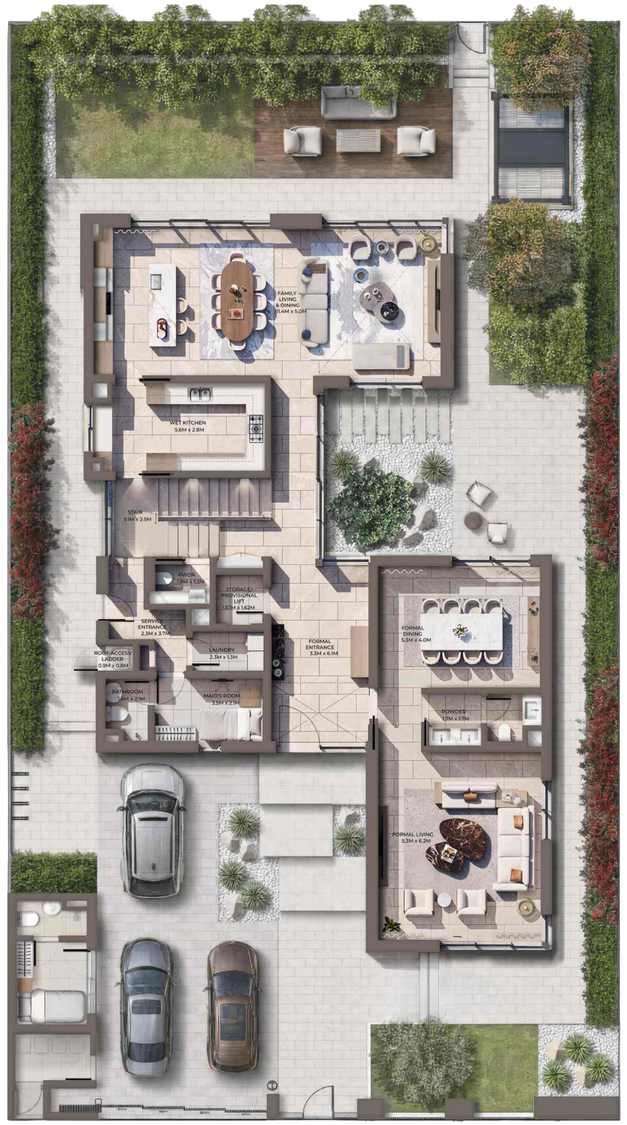
FIRST FLOOR

Classification : External General Purpose

TALAY BEACH

4 BEDROOM

GSA (SQM): 506



GROUND FLOOR



FIRST FLOOR

Classification : External General Purpose

TALAY BEACH

5 BEDROOM

GSA (SQM): 587



GROUND FLOOR



FIRST FLOOR

Classification : External General Purpose

TALAY BEACH

6 BEDROOM

GSA (SQM): 634



GROUND FLOOR



FIRST FLOOR

Classification : External General Purpose

ALDAR

تلال ريزيدنس

TALAY

RESIDENCES

MARSA AL SAADIYAT

تلال ليفينج

TALAY

LIVING

MARSA AL SAADIYAT

APARTMENTS FROM STUDIOS TO 3-BEDROOM HOMES

COMING SOON

AVAILABILITY

TWO GATED COMMUNITIES – 351 LUXURY VILLAS

TALAY – 167 VILLAS

Unit Model	Total Units	GSA (SQM)
4 Bed	60	502
5 Bed	49	582
6 Bed	58	630

TALAY BEACH – 184 VILLAS

Unit Model	Total Units	GSA (SQM)
4 Bed	81	506
5 Bed	42	587
6 Bed	61	634



*Computer-Generated Image

TALAY PRICING

UNIT MODEL	STARTING PRICE (AED)
4 bedrooms	13.5 M
5 bedrooms	15.5 M
6 bedrooms	17.2 M

Classification : External General Purpose

TALAY PAYMENT PLAN

MILESTONE	PAYMENT DATE	INSTALMENT	PP 50/50
Payment 1	Booking	1	5%
Payment 2	1 MAR 27	2	5%
Payment 3	1 SEP 27	3	5%
Payment 4	1 MAR 28	4	5%
Payment 5	1 AUG 28	5	10%
Payment 6	1 JAN 29	6	10%
Payment 7	1 JUN 29	7	10%
Handover	HANDOVER	8	50%

SERVICE CHARGE

84.61 / sqm GFA

THANK YOU