HIS HIGHNESS SHEIKH KHALED BIN MOHAMED BIN ZAYED AL NAHYAN INAUGURATES AED 100 BILLION MARSA AL SAADIYAT

- **With a gross development value of AED 100 billion, Marsa Al Saadiyat will become one of the most luxurious waterfront destinations in the UAE**
- **8 km of coastline will host Abu Dhabi's largest marina, a 1 km promenade, 5.6 km of pristine beaches, 140 km of interconnected walking paths, a 46 km cycling loop, and an Etihad Rail underground high-speed rail station**
- **A theatre district, anchored by the recently announced Dar al Funoon, will further enrich Abu Dhabi's cultural landscape with internationally acclaimed artists and performances**
- **Marsa Al Saadiyat will be home to over 58,000 residents in a curated collection of private mansions, luxury villas, waterfront apartments, and branded residences**
- **The destination's lifestyle will be defined by luxury, wellness, art, and refined quality of life, in a fully walkable masterplan that will connect to Saadiyat Cultural District, home to world-renowned cultural institutions, museums, galleries, and schools**

Abu Dhabi, UAE, 22 July 2026: Aldar today unveiled Marsa Al Saadiyat, activating the final phase of Saadiyat Island's masterplan and marking a defining milestone in the island's evolution into one of the most desirable addresses in the world. With a gross development value of AED 100 billion, Marsa Al Saadiyat will be developed into a luxurious waterfront destination, shaped by the rhythms of Arabian coastal life and the island's cultural setting.

The destination was inaugurated by His Highness Sheikh Khaled bin Mohamed bin Zayed Al Nahyan, Crown Prince of Abu Dhabi and Chairman of the Abu Dhabi Executive Council, who visited the project launch site to view the masterplan accompanied by Aldar's Chairman His Excellency Mohamed Khalifa Al Mubarak, and Group Chief Executive Officer Talal Al Dhiyebi.

Aldar is the master developer of Marsa Al Saadiyat, responsible for its overall design and delivery of its primary infrastructure, and during the visit His Highness directed the renaming of the project from Saadiyat Marina District to Marsa Al Saadiyat.

Mohamed Khalifa Al Mubarak, Chairman of Aldar commented: "Marsa Al Saadiyat marks the activation of the final phase of the Saadiyat Island masterplan, and with it, the beginning of the most ambitious chapter yet in the island's evolution. Abu Dhabi today stands among the world's most compelling destinations for long-term capital, offering a combination of vision, economic momentum and a quality of life that continues to attract the most discerning investors and residents from around the world. Marsa Al Saadiyat is a direct expression of that confidence: a development of genuine global scale, conceived with an ambition that reflects Abu Dhabi's place on the world stage."

Talal Al Dhiyebi, Group Chief Executive Officer at Aldar, said: "Marsa Al Saadiyat is a landmark development for Abu Dhabi, reinforcing the emirate's emergence as a powerful force in the global luxury landscape. With a development value of AED 100 billion, the masterplan will add significant scale and character to the island, a destination already recognised as one of the most compelling cultural and lifestyle addresses in the world."

Saadiyat Island has established itself as Abu Dhabi's most distinctive address, where culture, nature, and island life come together in a setting unlike anywhere else. Marsa Al Saadiyat is the next significant addition to that story, complementing a destination that already offers one of the world's top 20 beaches, protected natural habitats, and the greatest concentration of cultural institutions, including the Louvre Abu Dhabi, the Natural History Museum, the Zayed National Museum, teamLab Phenomena Abu Dhabi, and the upcoming Guggenheim Abu Dhabi.

Marsa Al Saadiyat will be home to over 58,000 residents, who will reside in private mansions, luxury villas, waterfront apartments, branded residences, and a 22.5-metre hillside community of standalone villas, each positioned to make the most of the surrounding landscape.

At the centre of the destination is Abu Dhabi's largest marina, lined with waterfront restaurants and featuring more than 350 berths accommodating everything from sailing boats to superyachts. It forms the focal point of a waterfront community that spans eight kilometres of coastline and a total development area of 6.4 million square metres.

Active and outdoor life has been integrated into the masterplan from the outset, reflecting the island's broader connection to nature and wellbeing. The destination offers 5.6 km of beach, approximately 140 km of interconnected walking paths, and a 46 km cycling loop, with every home located within 150 metres of the route.

Designed so that daily life unfolds within the community rather than outside it, the masterplan is woven together by a network of green linear parks, anchored by a landscaped central park that extends to the waterfront, children's play areas, community clubhouses with outdoor pools, sports courts, premium healthcare, and three schools, ensuring that amenities are never more than a walk, cycle or short drive from home.

A scenic walkway connects the destination directly to Saadiyat Cultural District, placing residents within easy reach of the island's world-class museums, dining, and five-star hospitality. Within Marsa Al Saadiyat itself, a one-kilometre promenade of retail, dining, a yacht club, and two luxury hotels provides its own social and commercial core, alongside a theatre district that will be anchored by Dar al Funoon, a performing arts venue with capacity for more than 6,000 guests to enjoy musicals, live productions, and international performances.

The island's offer for families is well established, with each stage of the education journey catered to from nurseries to universities. Internationally recognized institutions such as NYU Abu Dhabi, Berklee Abu Dhabi, Cranleigh Abu Dhabi, American Community School of Abu Dhabi, and Harrow International School Abu Dhabi are accessible to residents across the community.

Marsa Al Saadiyat extends Aldar's vision for Saadiyat Island as a place where every neighbourhood is connected to experiences that enrich everyday life. With the Cultural District, established beachfront communities, and the island's natural environment all within reach, it adds a new chapter to an island that continues to set the standard for how people experience life in Abu Dhabi.

Through a series of new roads and tunnels, Marsa Al Saadiyat will connect directly to both Umm Yifeenah Island and Reem Island, resulting in a major infrastructure update that will significantly reduce travel time from Saadiyat Island to Abu Dhabi mainland. The destination will also be connected by bridge to a new island that is being developed by Aldar off the coast of Saadiyat Island. An Etihad Rail underground high-speed rail station, integrated within a Transit-Oriented Development hub, will further enhance sustainable mobility and connectivity to the wider UAE.

Marsa Al Saadiyat is targeting an Estidama 2 Pearl rating for the masterplan, while also applying Fitwel principles for wellbeing in the built environment. Key assets within the destination will aim for LEED Silver and Gold certification, complemented by advanced digital infrastructure and smart-city technologies integrated throughout the development.

Sales of the first homes at Marsa Al Saadiyat will start in the second half of 2026, with site enabling and infrastructure works to commence in Q3.

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About Aldar

Aldar is the leading real estate developer, manager, and investor in Abu Dhabi, with a growing presence across the United Arab Emirates, the Middle East North Africa, and Europe. The company has two core business segments, Aldar Development and Aldar Investment.

Aldar Development is a master developer of a 69 million sqm strategic landbank, creating integrated and thriving communities across Abu Dhabi, Dubai, and Ras Al Khaimah's most desirable destinations. The delivery of Aldar's developments is managed by Aldar Projects, which is also a key partner of the Abu Dhabi government in delivering housing and infrastructure projects across the UAE's capital. Internationally, Aldar Development wholly owns UK real estate developer London Square, as well as a majority stake in leading Egyptian real estate development company, SODIC.

Aldar Investment houses a core asset management business comprising a portfolio of more than AED 52 billion worth of investment grade and income-generating real estate assets diversified across retail, residential, commercial, logistics, and hospitality segments. It manages four core platforms: Aldar Investment Properties, Aldar Hospitality, Aldar Education, and Aldar Estates.

For more information on Aldar please visit www.aldar.com or follow us on: