



# MANARAT LIVING III

SAADIYAT  
ISLAND



# IT STARTS HERE

# A FIRST-OF-ITS-KIND CONCEPT

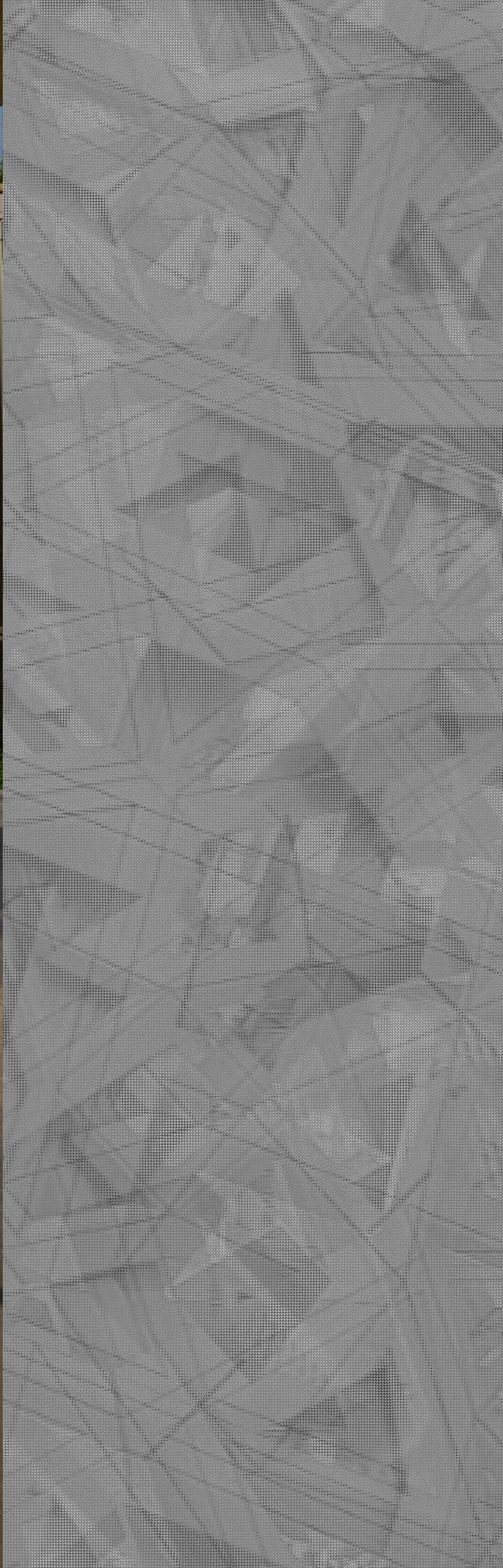


Aldar's Living Brand is a unique design concept for people who live without compromise. These are bold new communities that allow you to create your perfect home, with access to inspiring spaces, modern amenities and distinctive styling. Be part of the next exciting release of homes at Manarat Living on Saadiyat Island. This is your last opportunity to be part of Manarat Living III, Saadiyat Island's most inspiring community.

# BROUGHT TO YOU BY ALDAR

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to make this country feel like home for everyone, every day. Which is why we do more than build properties. We strive to shape communities where people like to live, in homes that brim with everything they love.





**THIS IS  
ABU DHABI**

Abu Dhabi is a city with a difference. Its natural beauty, inspiring heritage, and dynamic business landscape are complemented by a bold and buzzing cultural scene that draws people from all over the world. Art, design, style, and creativity.

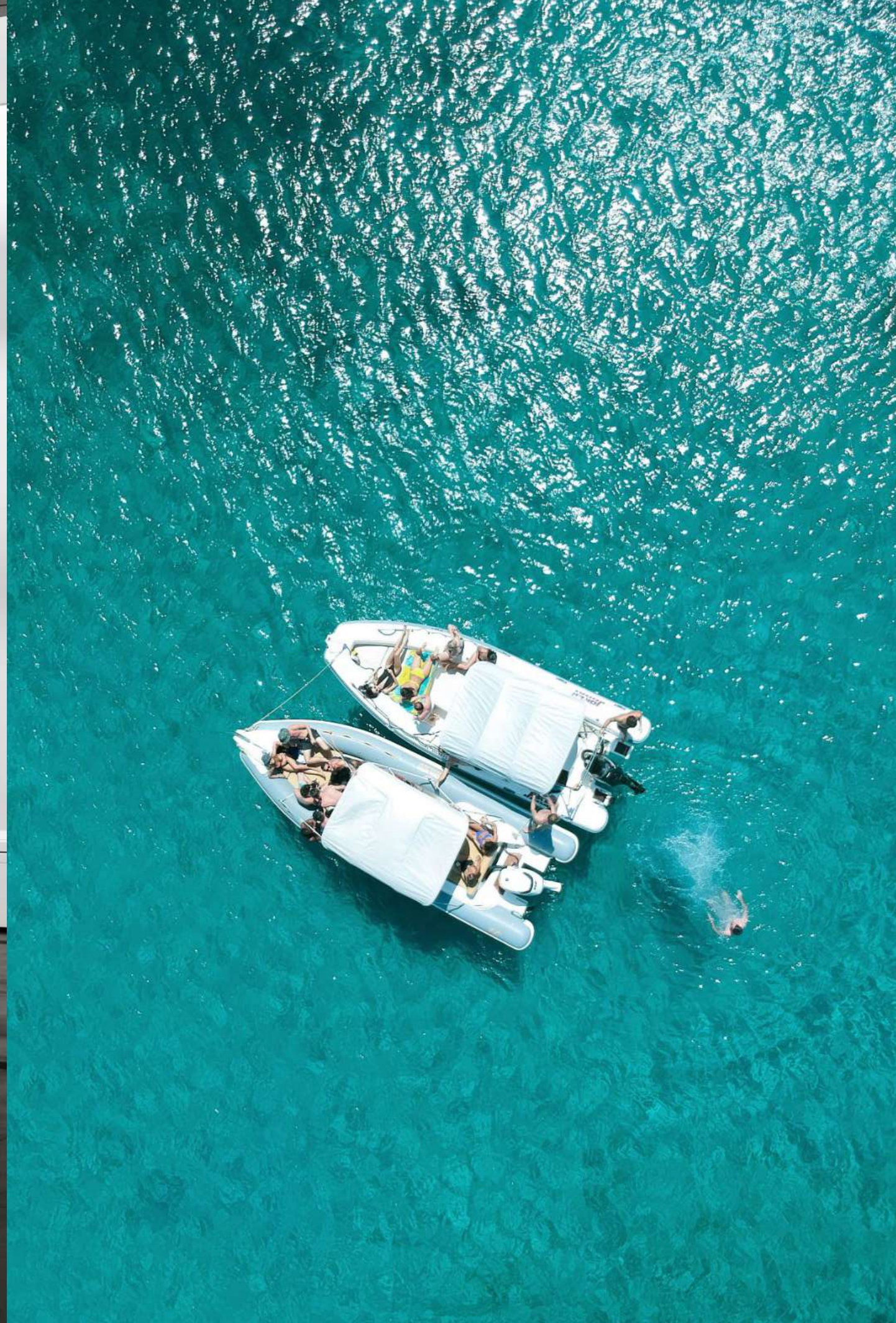
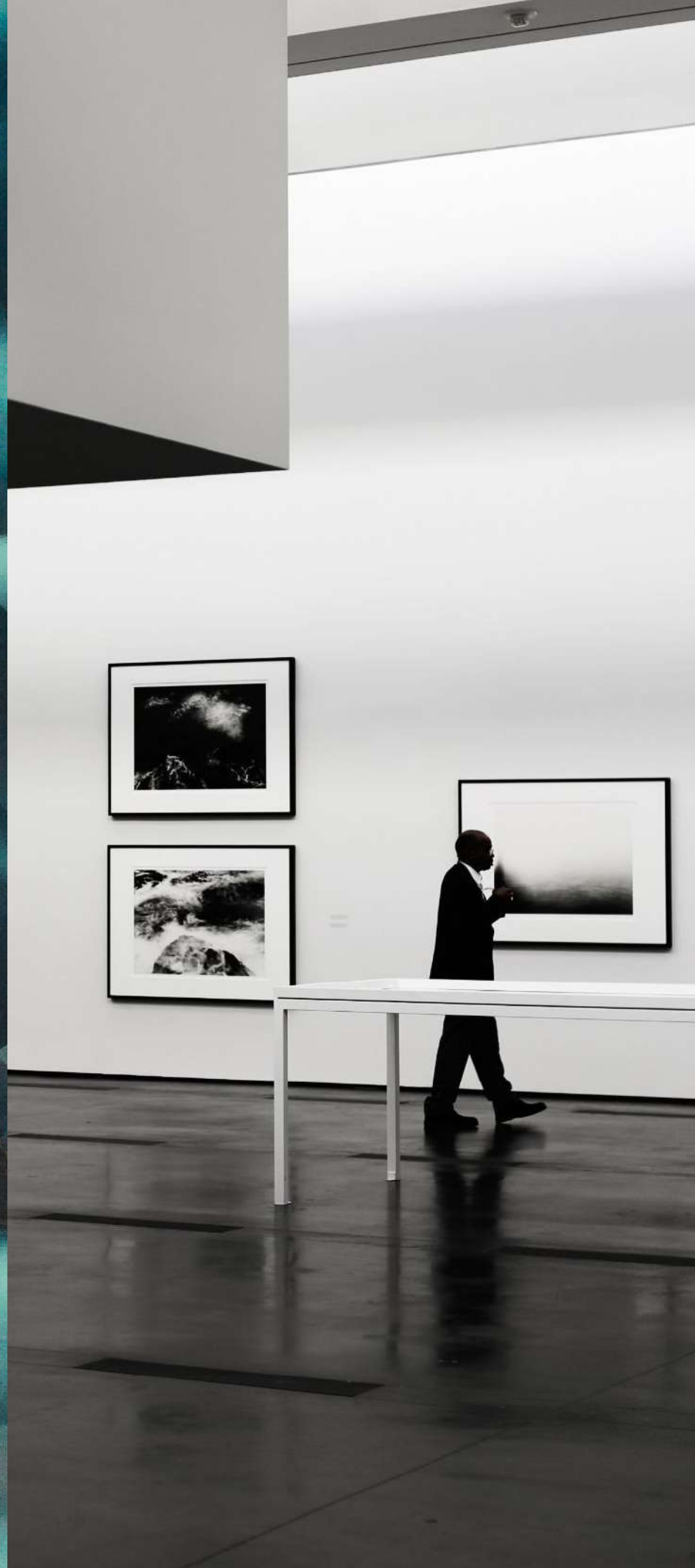
**IT  
STARTS  
HERE**

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# SAADIYAT ISLAND LIVING

If you were to design the ultimate lifestyle, Saadiyat Island's exquisite coastline and inspiring Cultural District would exceed expectation. Home to white-sand beaches, as well as the Zayed National Museum, Guggenheim Abu Dhabi, Louvre Abu Dhabi and Saadiyat Grove; this is a lifestyle destination that's redefining the UAE's role in global culture, creativity and natural beauty.





SAADIYAT  
**GROVE**

# A GROVE LIKE NO OTHER

Experience something different every day at Saadiyat Grove. It's an ever-evolving, ever-invigorating destination at the heart of the island that makes inspiring art and culture a part of life. Interactive artworks and digital murals surround you, exquisite style is reflected in every window, and the food is an experience in and of itself.

# ZAYED NATIONAL MUSEUM

The magnificent centrepiece of the Cultural District celebrates the life of our founding father and tells the story of the UAE. A precious link between ancient past and modern day.

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# GUGGENHEIM ABU DHABI

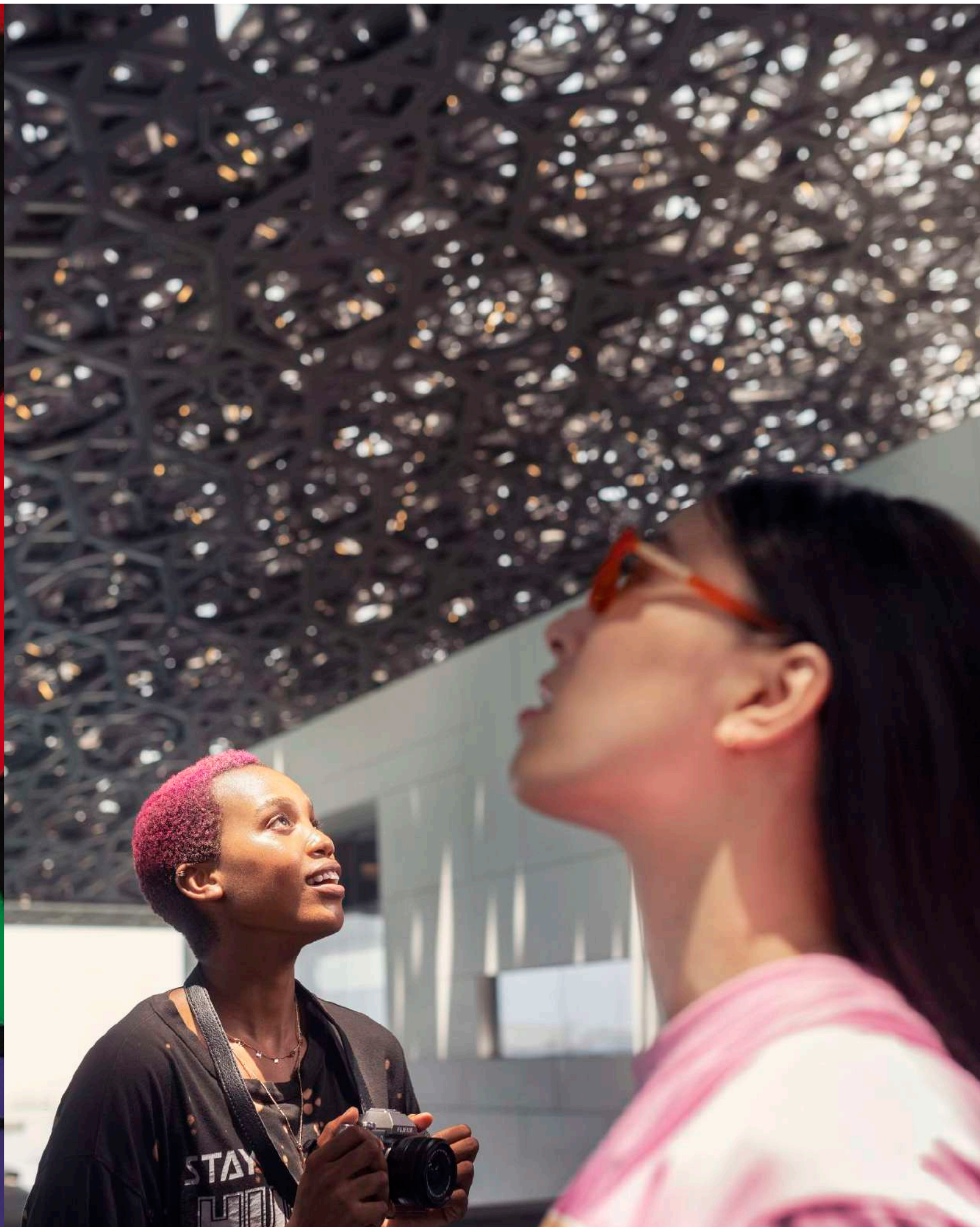
The first museum of its kind in the region, with a vision to spark interest in contemporary art, and provide a powerful new creative platform for artists around the world.

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## LOUVRE ABU DHABI

An architectural masterpiece and international icon, where treasures from near and far, past, present and future, are admired together under a rain of light.







## THE ABRAHAMIC FAMILY HOUSE

The first-ever interfaith community in the UAE, where three religious spaces are connected, to encourage acceptance between Christianity, Islam and Judaism.

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## NATURAL HISTORY MUSEUM ABU DHABI

This is where the history of life on Earth is told through unique collections and exhibitions, while scientists tackle some of the biggest challenges facing the world today.

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TEAMLAB  
PHENOMENA  
ABU DHABI

An immersive journey through 17,000sqm of environmental installations, each designed to ignite curiosity, spark imagination and offer a new perspective on the world around us.



MAMSHA  
BEACH

A new private beach facility on Abu Dhabi's stunning Saadiyat Island. Mamsha Beach is a 1km stretch of prime Saadiyat coastline, travel brochure views, and mesmerising blues.





# CREATIVE LIVING IS BACK AT MANARAT

Own an apartment on Saadiyat Island in the third and final phase of Aldar's urban development: Manarat Living III. Don't miss this chance to live on your own terms, in an apartment that invites you to choose your colour, add your flavour and let your personality shine through in every detail.

# BE PART OF AN EXCITING NEIGHBOURHOOD

BERKLEE  
SCHOOL OF MUSIC



You'll never be short of inspiration. Homes overlook the buzzing Manarat Al Saadiyat, the dune-like architecture of the prestigious Berklee School of Music, and the island's natural white-sand beaches just beyond.

MANARAT  
AL SAADIYAT



# INSPIRATION HAS EVOLVED

The third and last phase of Saadiyat Island's most inspiring community is here. Close to the most iconic museums, Manarat Living III offers studio to 3-bed homes designed to resonate with your vibrant lifestyle. Take a minute in the Zen Garden, lose yourself in the Rooftop Cinema or win a tournament in the Gaming Room. Be part of the world's most inspiring district.

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# LOBBY

Make an entrance, every day, in the industrial-styled lobby space.





# PODCAST STUDIO

Unleash your creativity in the soundproof podcast studio, where great ideas take shape.

RECORDING



# FITNESS CENTRE

Prioritising your health and fitness made easy,  
with access to a state-of-the-art gym.



# POOL

Relax and unwind in our resort-inspired swimming pool, ideal for both relaxation and fitness.





# BUSINESS CENTRE/LIBRARY

A professional hub for your business needs as well as a room to read, the Business Centre/Library is designed for efficiency and focus.

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# GAMING ROOM

Step into the gaming room and level up your entertainment with the latest games and technology.







# BICYCLE RACKS

Start your day with a ride and keep your bike safe and secure with our dedicated racks, perfect for the active lifestyle.

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# KIDS' PLAY ZONE

A space for little ones to grow their minds and discover their talents.



# ROOFTOP CINEMA

Feel nothing but good vibes in front of your private silver screen. Simply reserve your seat to enjoy a timeless classic or modern blockbuster.

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# INDOOR

LOBBY LOUNGES

CINEMA

BUSINESS CENTRE/LIBRARY

KIDS' PLAY ZONE

PODCAST STUDIO

GAMING ROOM

FITNESS CENTRE

STUDIO/MULTIPURPOSE ROOM

BICYCLE RACKS

# OUTDOOR

ROOFTOP CINEMA

ADULTS' & KIDS' POOLS

ZEN GARDEN

KIDS' PLAY PARK

SPORTS ZONE

BBQ SPACE

OUTDOOR LOUNGE

ROOFTOP TERRACE

CHOOSE FROM  
A SELECTION  
OF **TOP-TIER**  
AMENITIES



# HOME STARTS WITH YOU

Choose a studio, 1, 2, or 3-bedroom apartment and turn the space into a place that reflects your energy.

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**STUDIO - TYPICAL**

Disclaimer: This plan is reproduced for illustrative purposes as an example of a typical plot layout and Aldar makes no representation or warranty in relation to any of the information shown.



**1 BEDROOM - TYPICAL**

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**2 BEDROOM TYPE 1**



**2 BEDROOM TYPE 2**

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**2 BEDROOM TYPE 3**



**2 BEDROOM TYPE 4**

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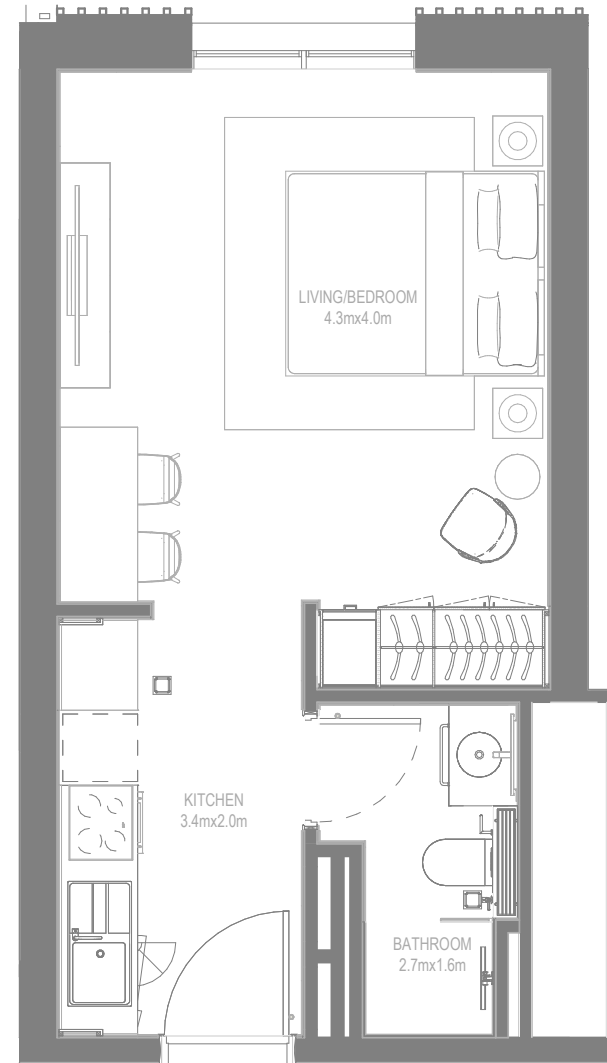
**3 BEDROOM TYPE 1**



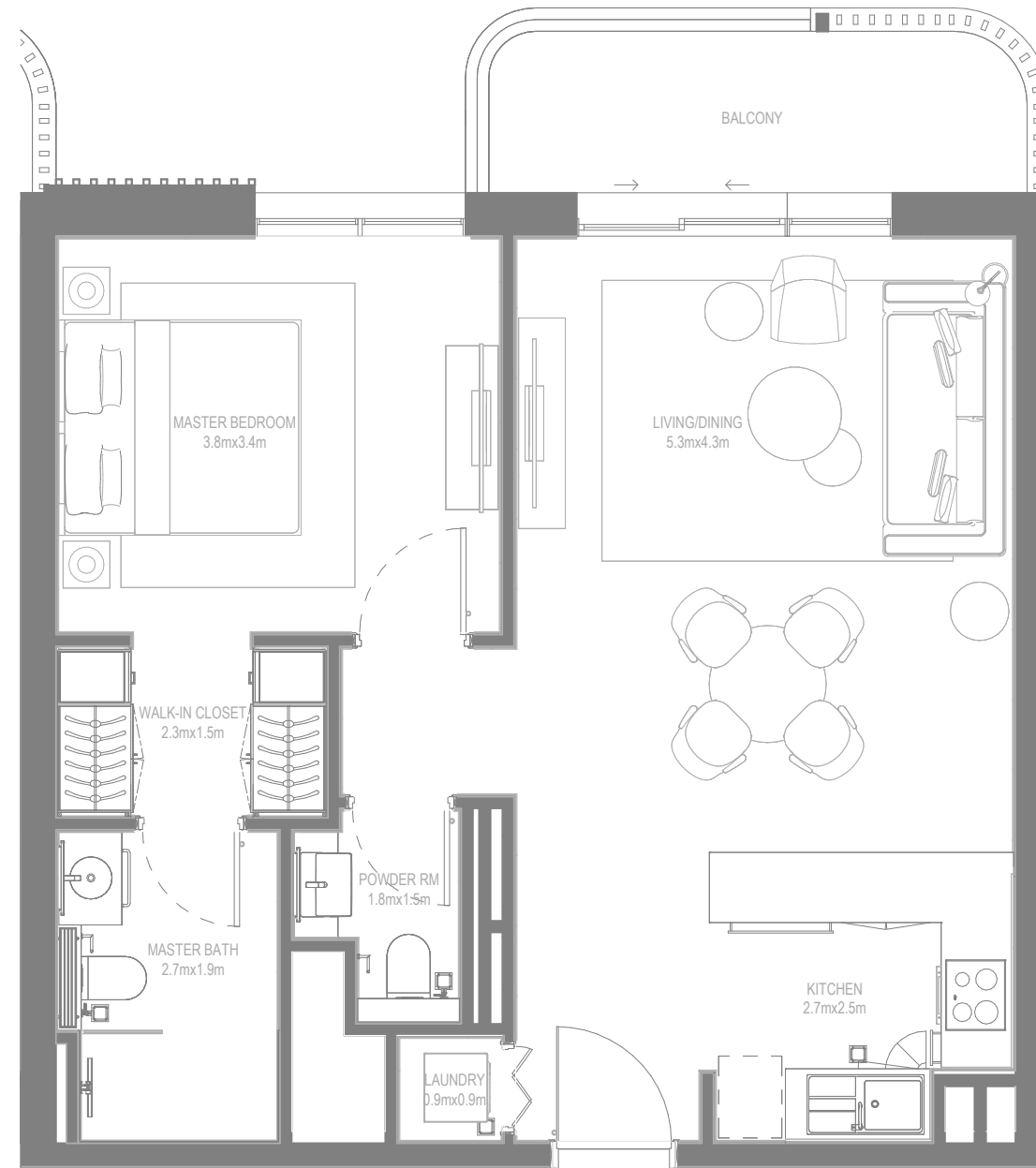
**3 BEDROOM TYPE 2**

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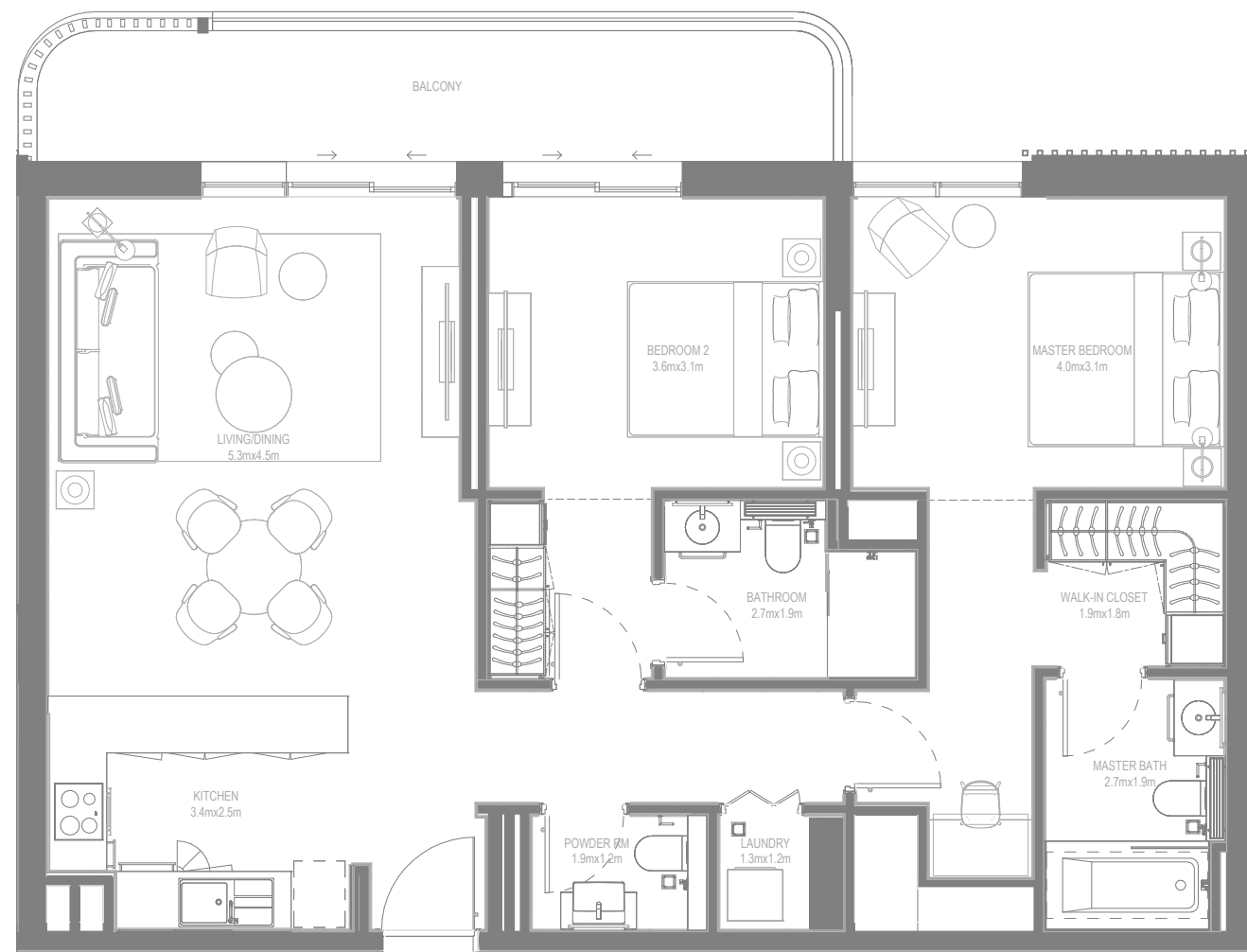




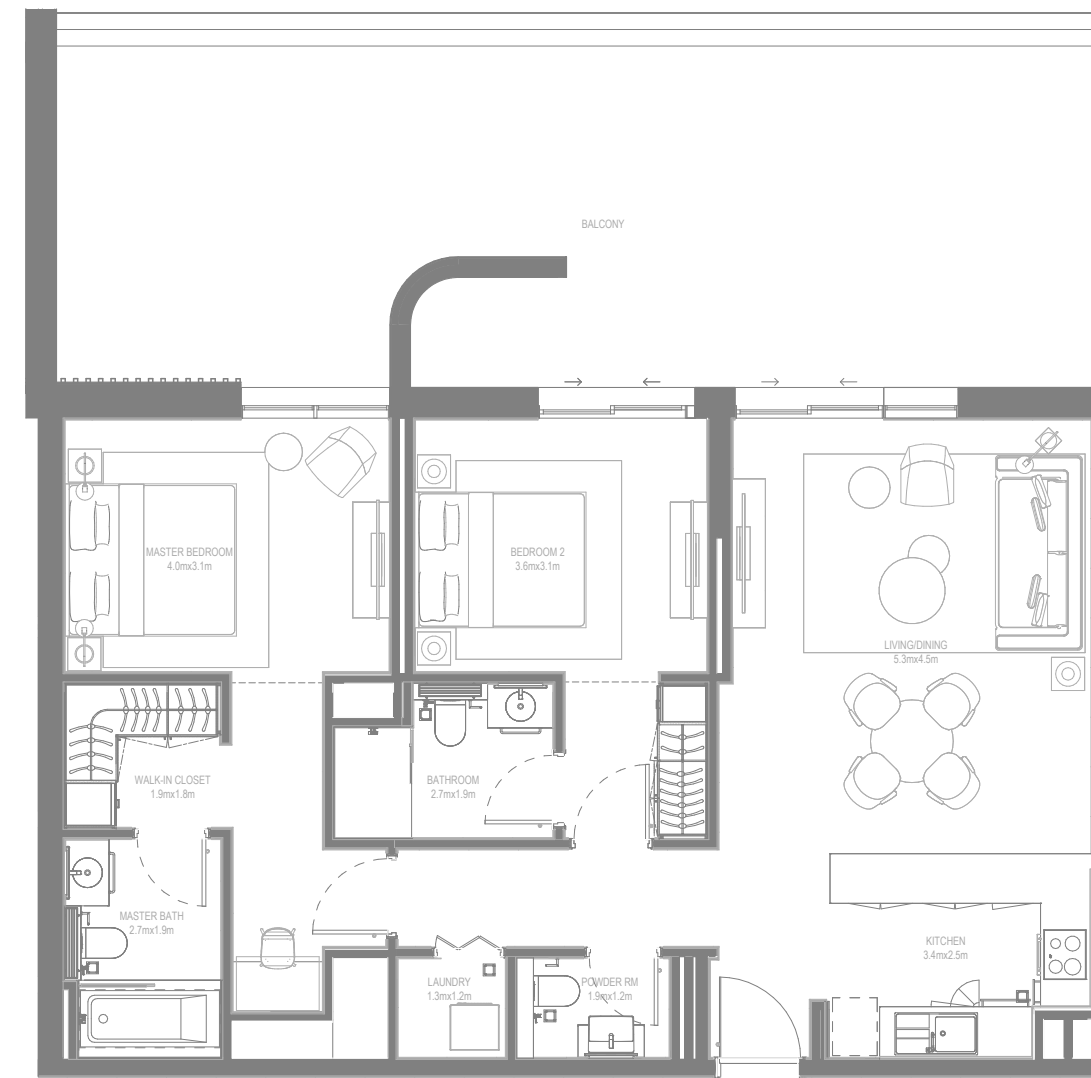
**STUDIO - TYPICAL**



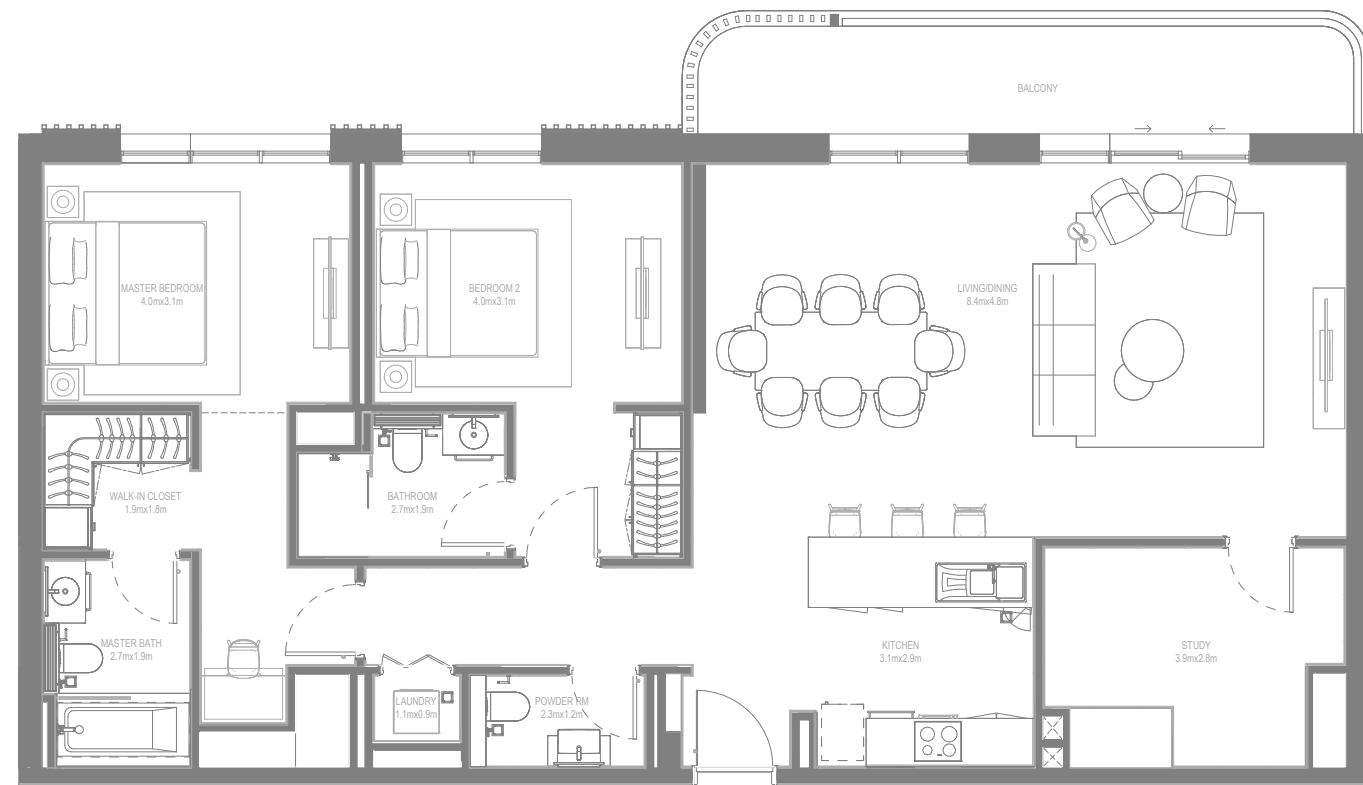
**1 BEDROOM - TYPICAL**



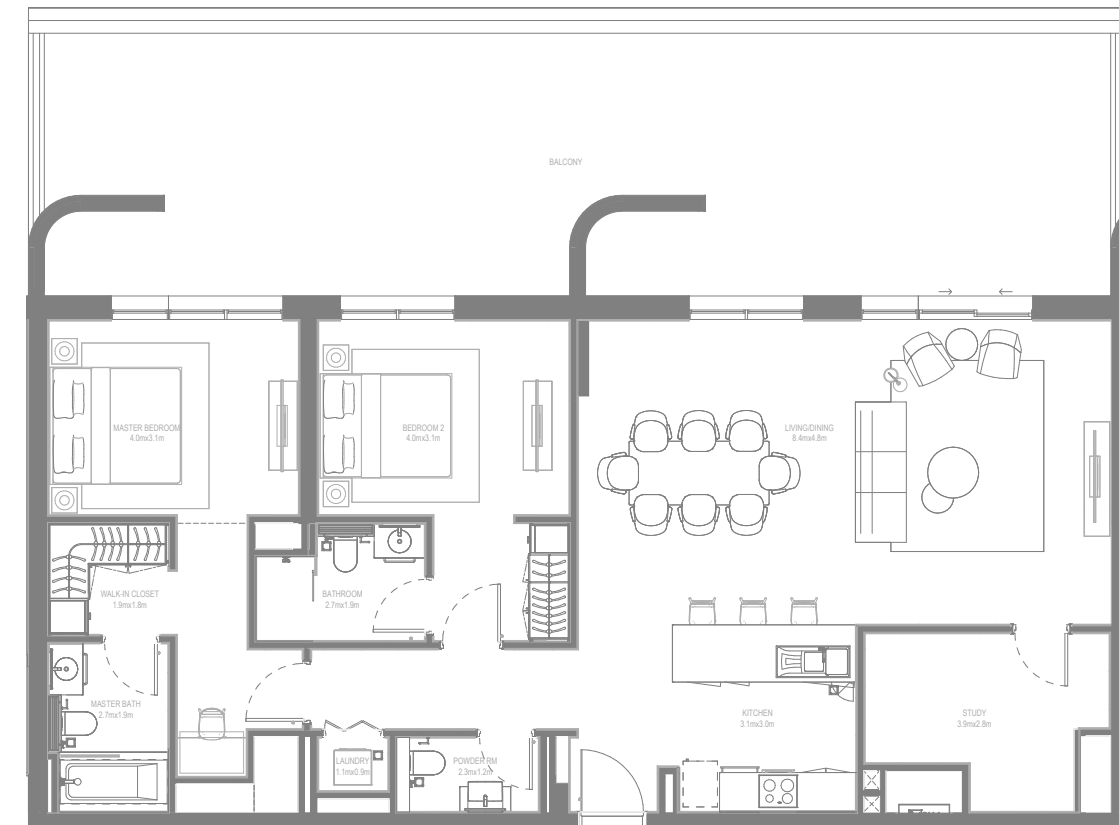
**2 BEDROOM TYPE 1**



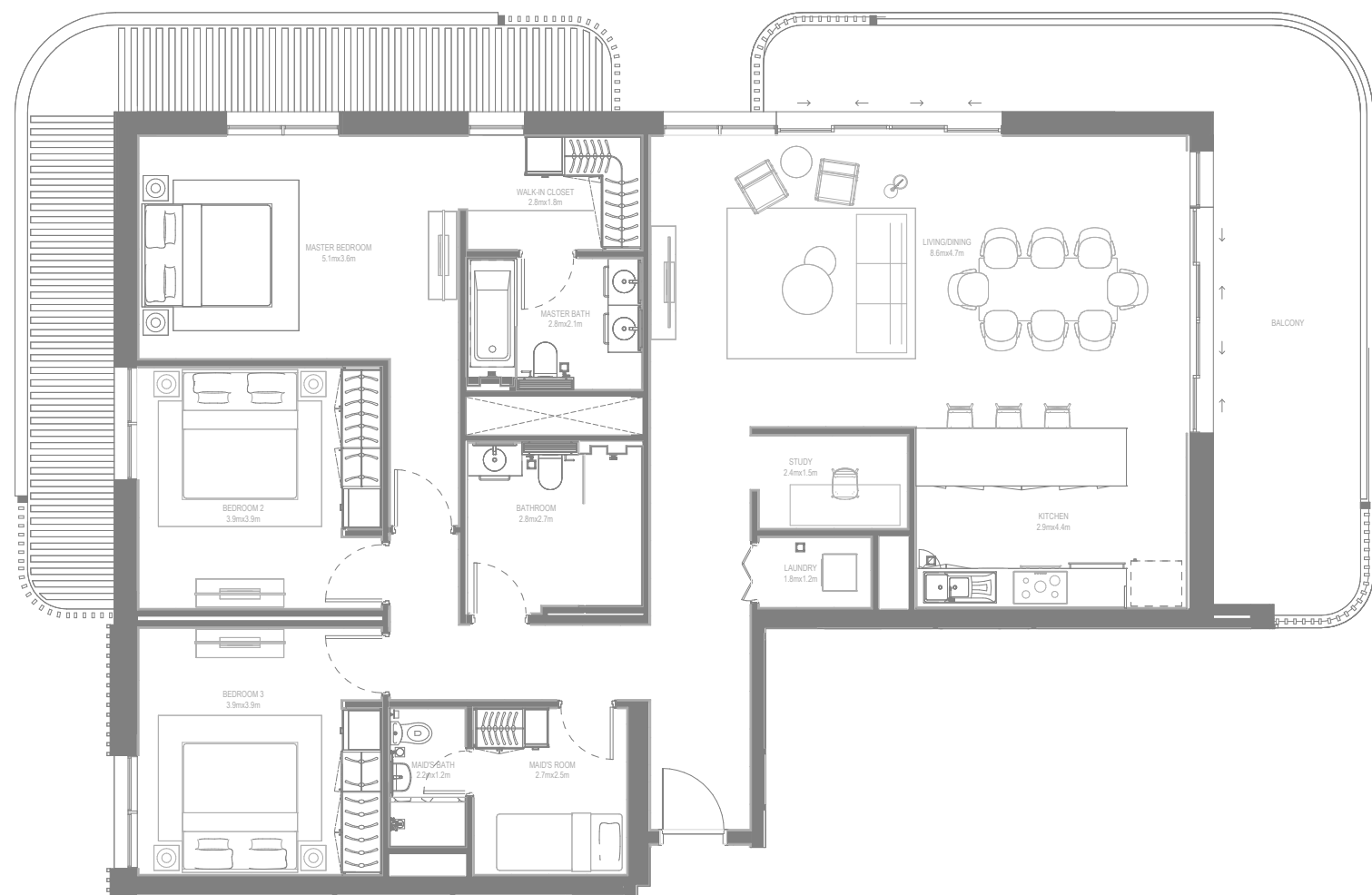
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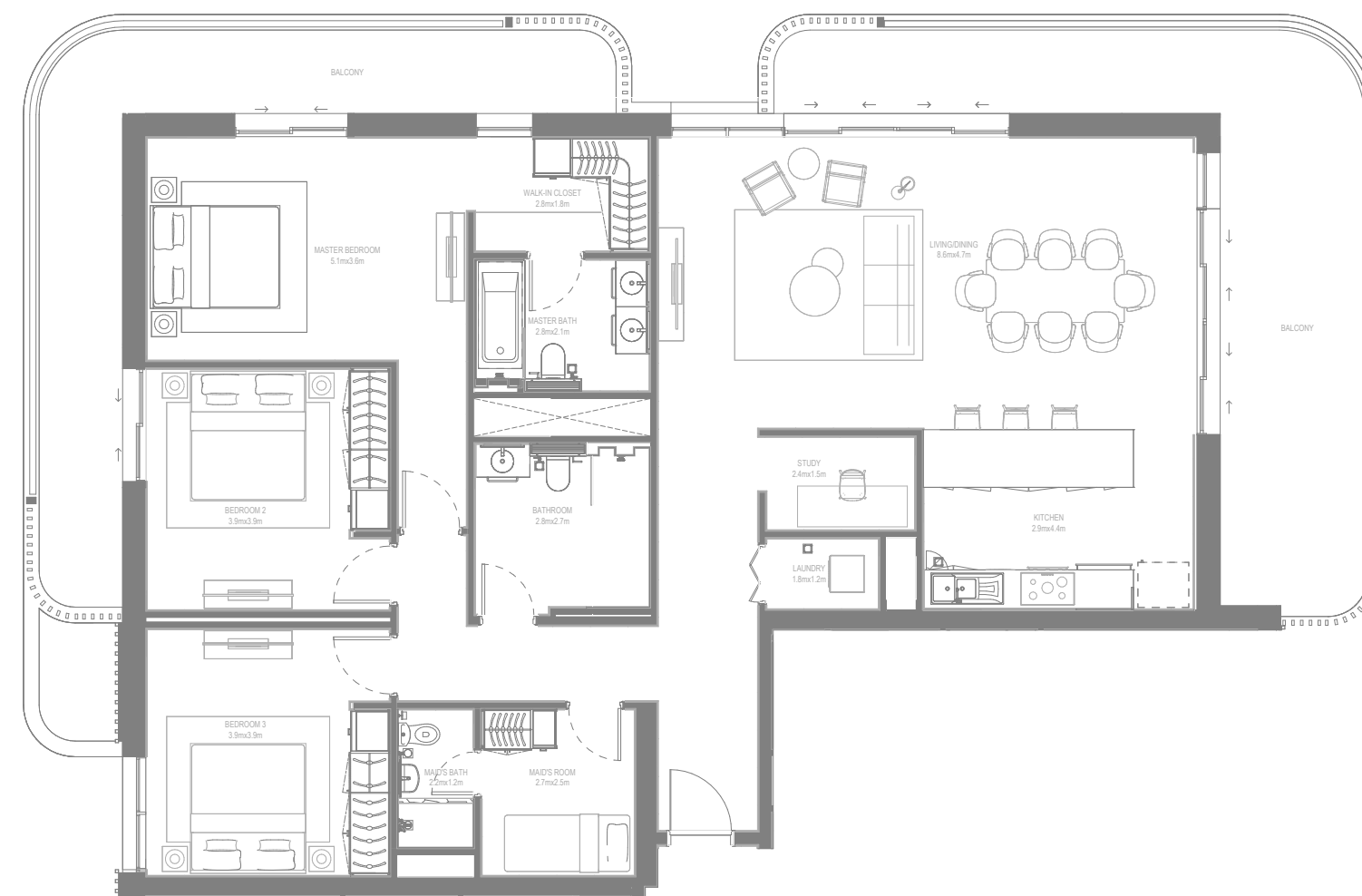
**2 BEDROOM TYPE 3**



**2 BEDROOM TYPE 4**

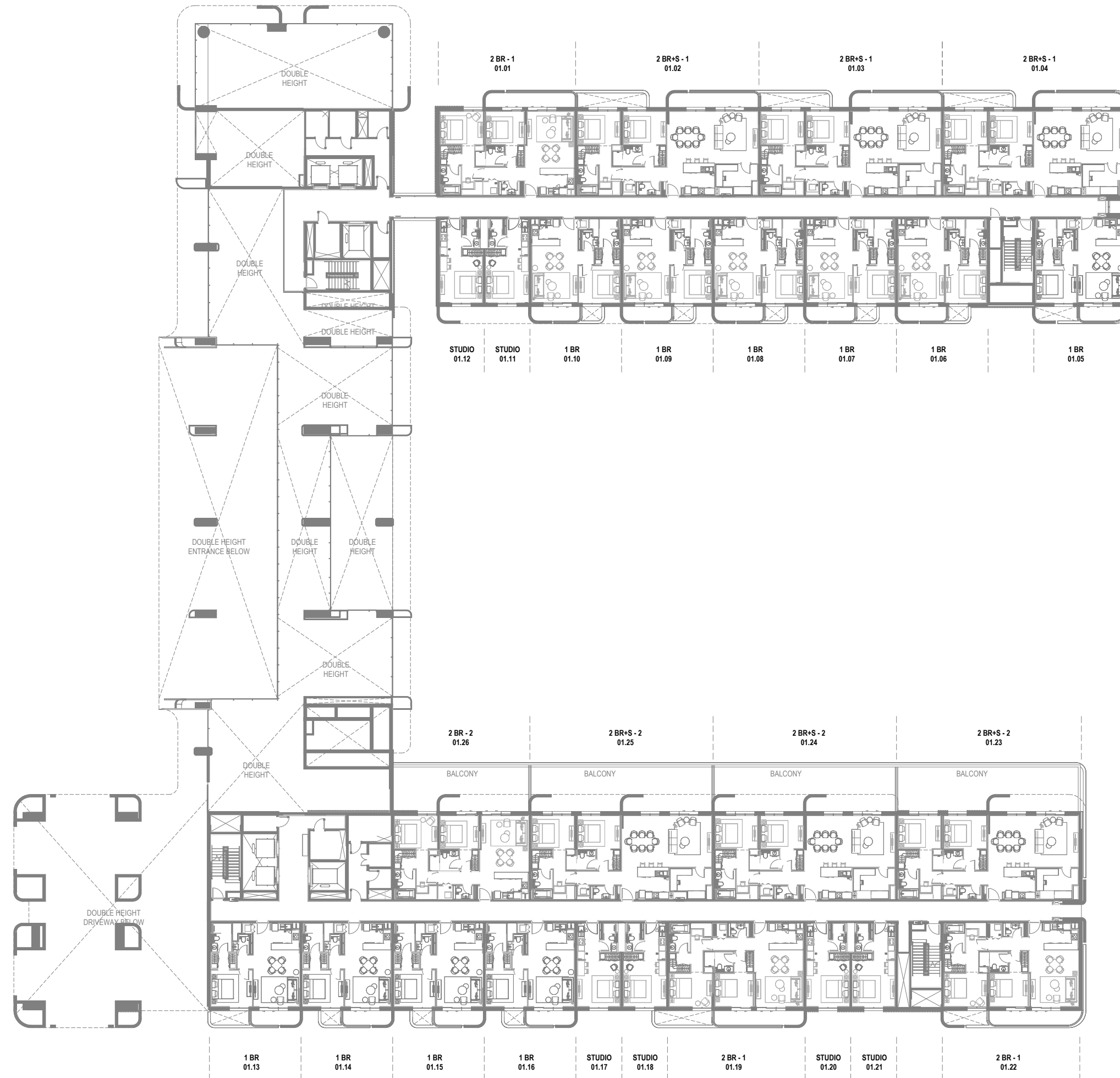


**3 BEDROOM TYPE 1**



**3 BEDROOM TYPE 2**

# LEVEL 1



# LEVEL 2



# LEVEL 3





# LEVEL 4



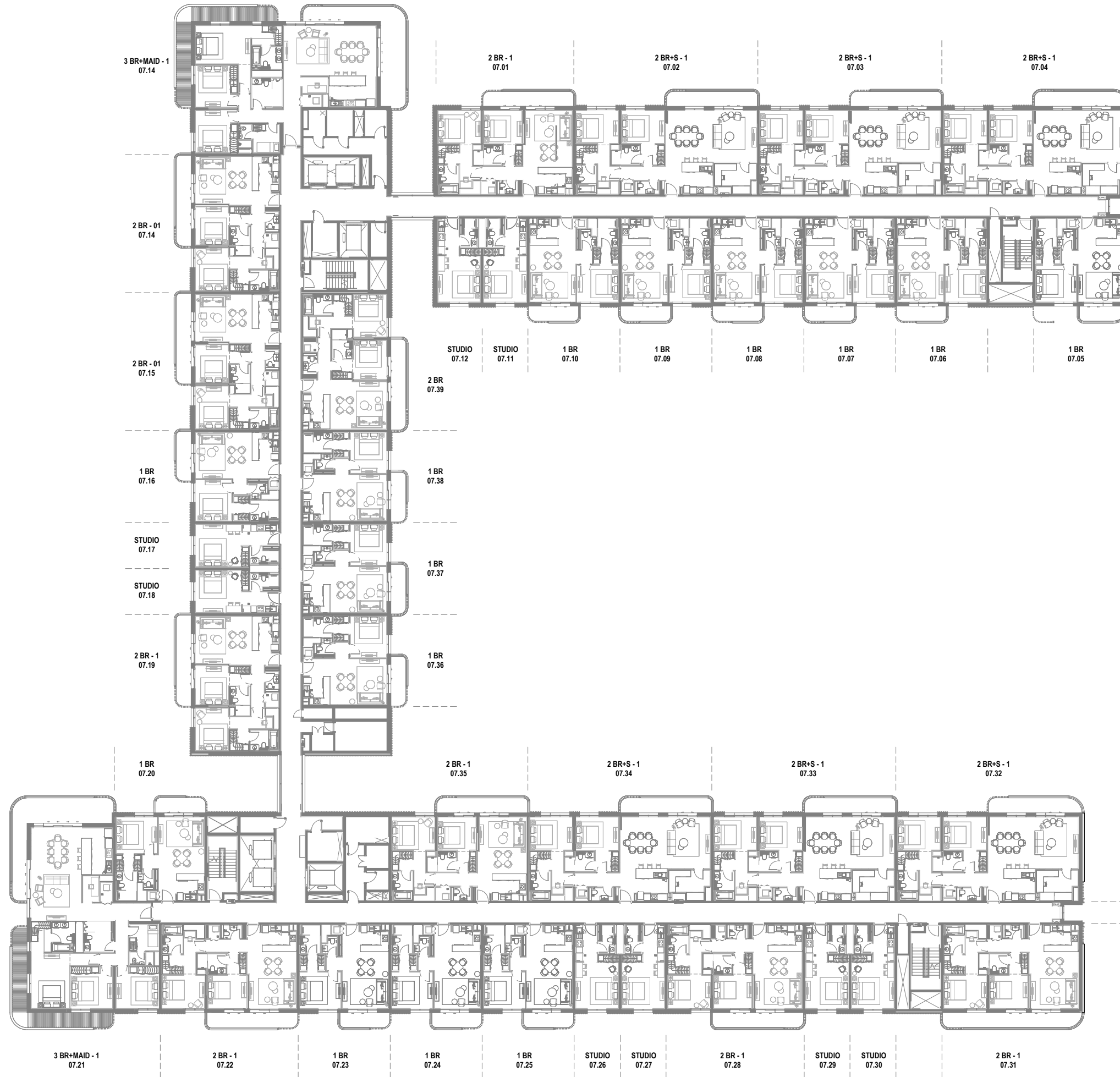
# LEVEL 5



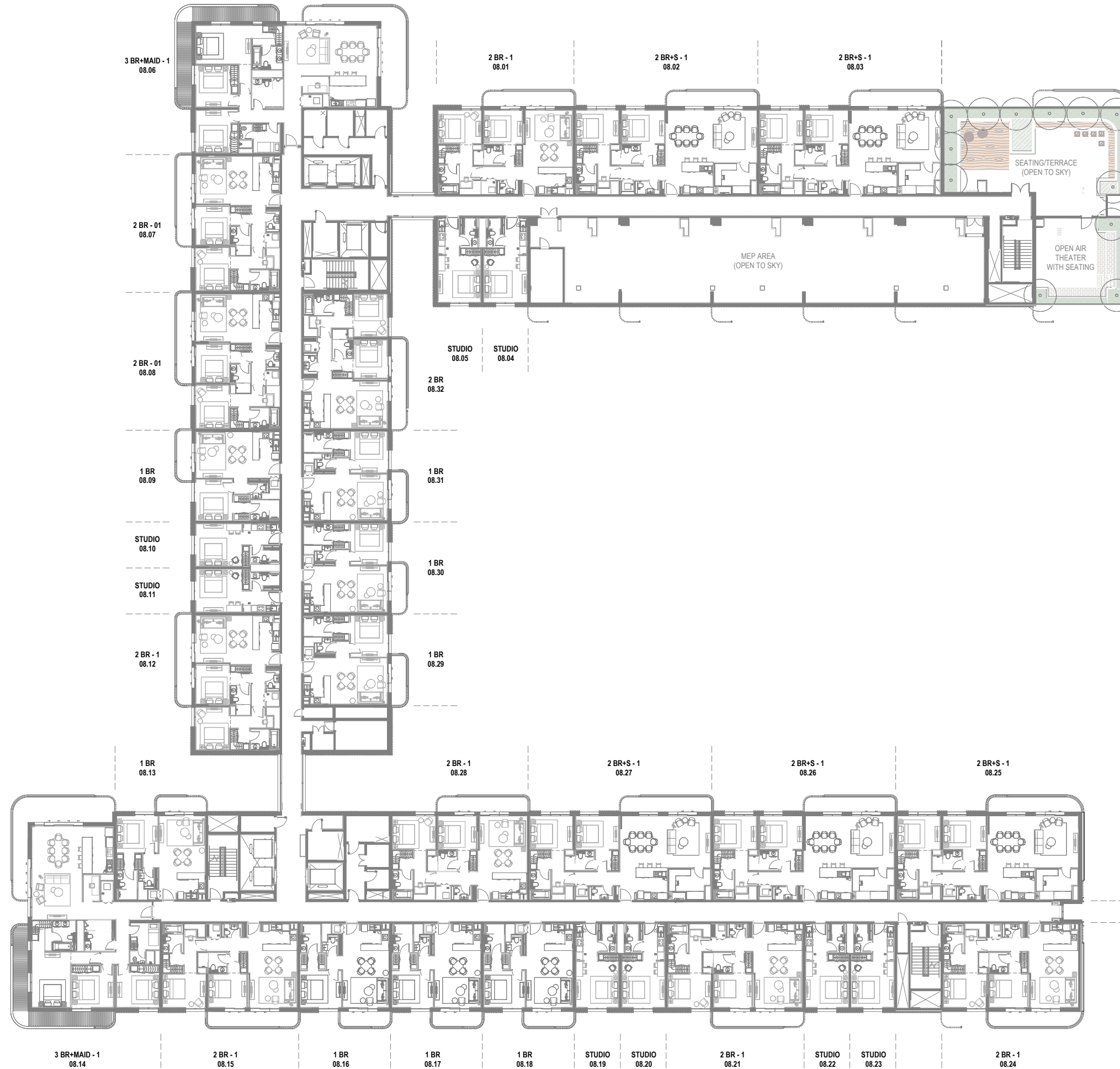
# LEVEL 6



# LEVEL 7



# LEVEL 8



# LEVEL 9



# LEVEL 10



# LEVEL 11





# LEVEL 12





REFRESH THE WAY  
**YOU WAKE UP**



# FEEL THE DESIGN IN **EVERYTHING**

Put your own stamp on your design-led space. Choose between light or dark interior themes, and decide on a layout that complements your everyday life.

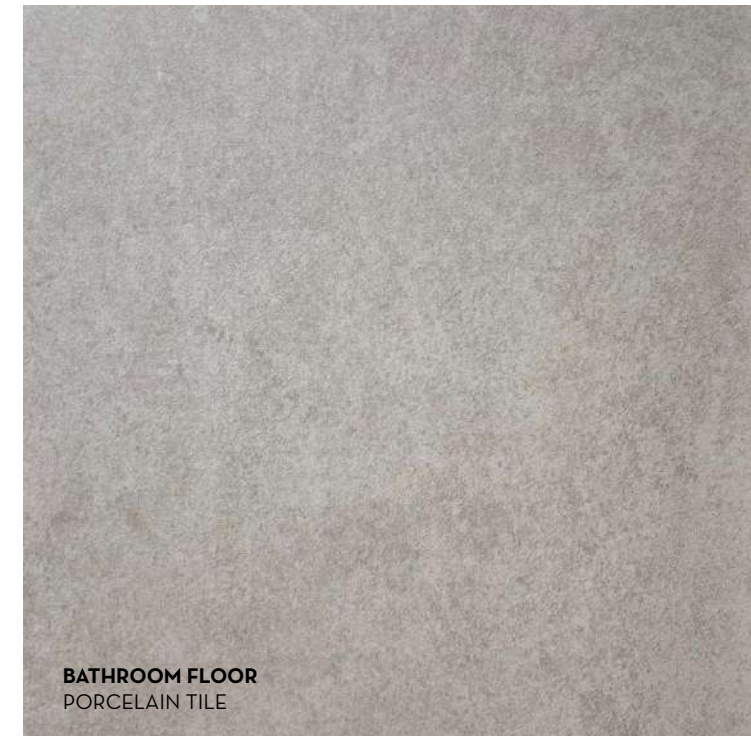
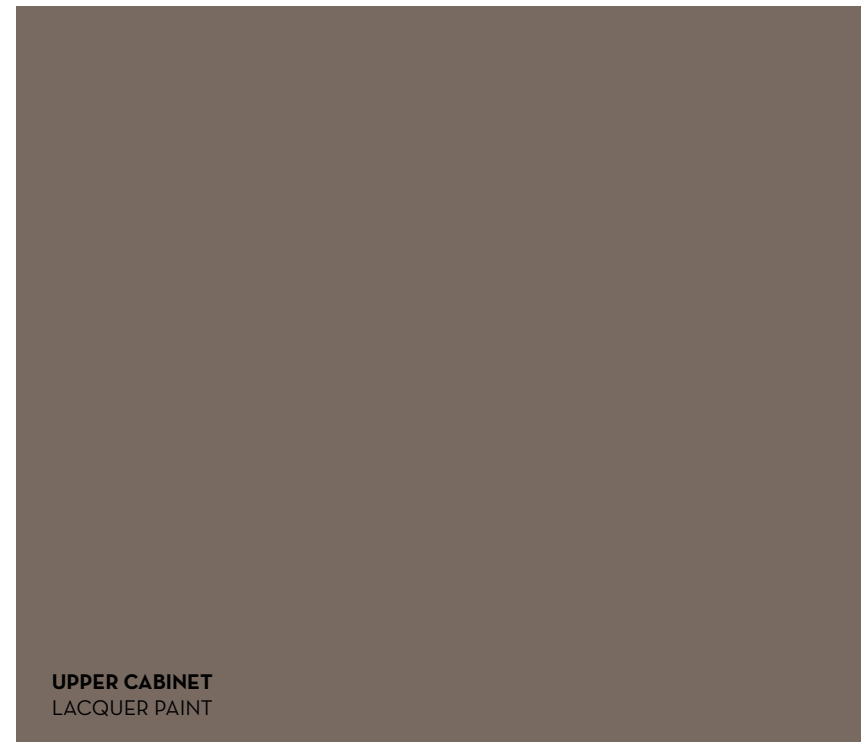
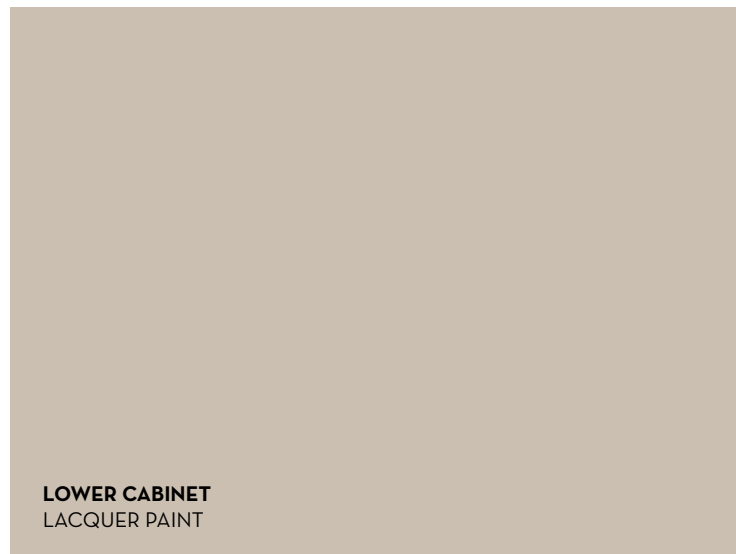
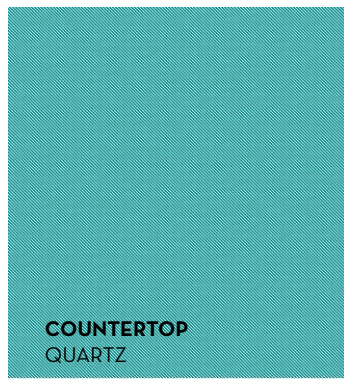
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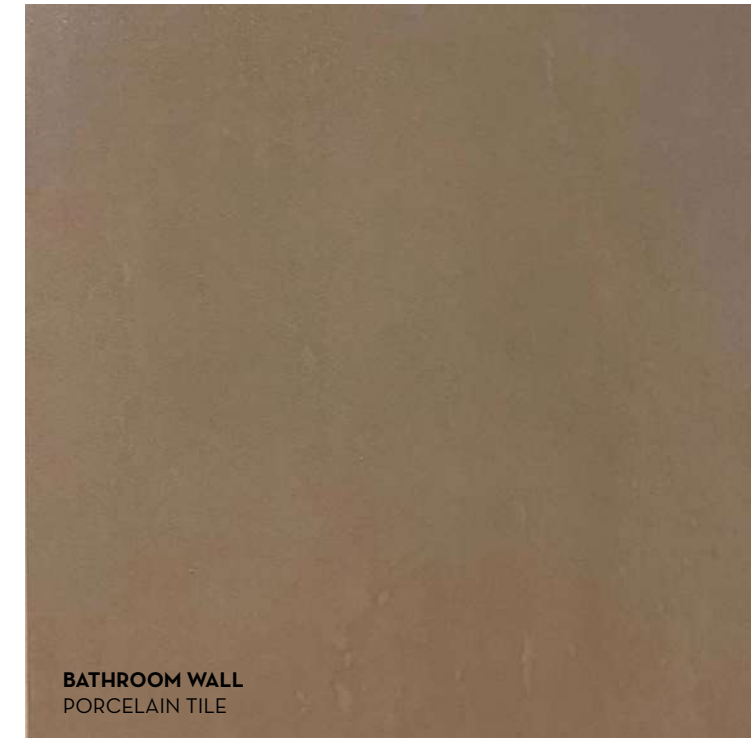
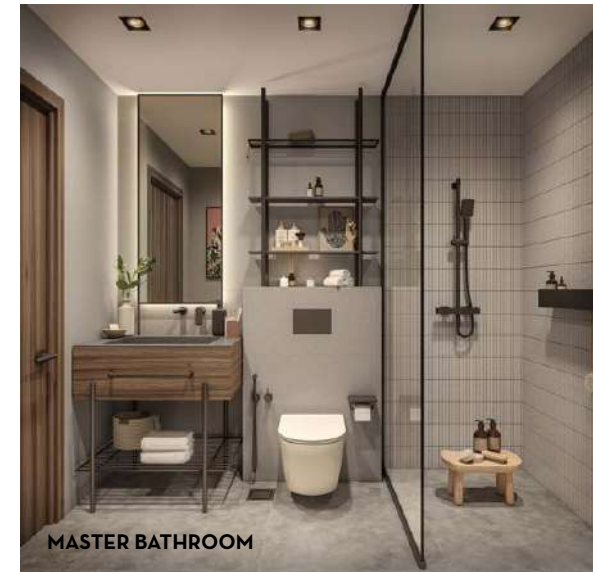
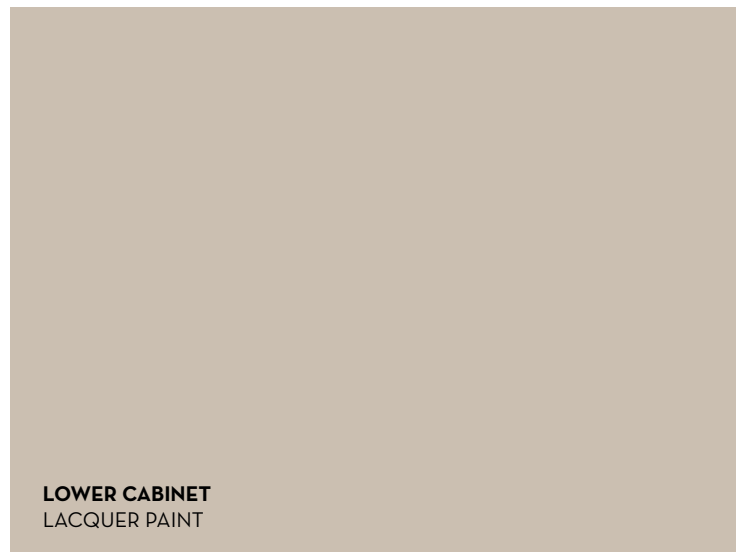
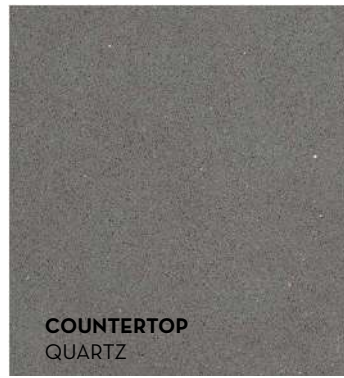
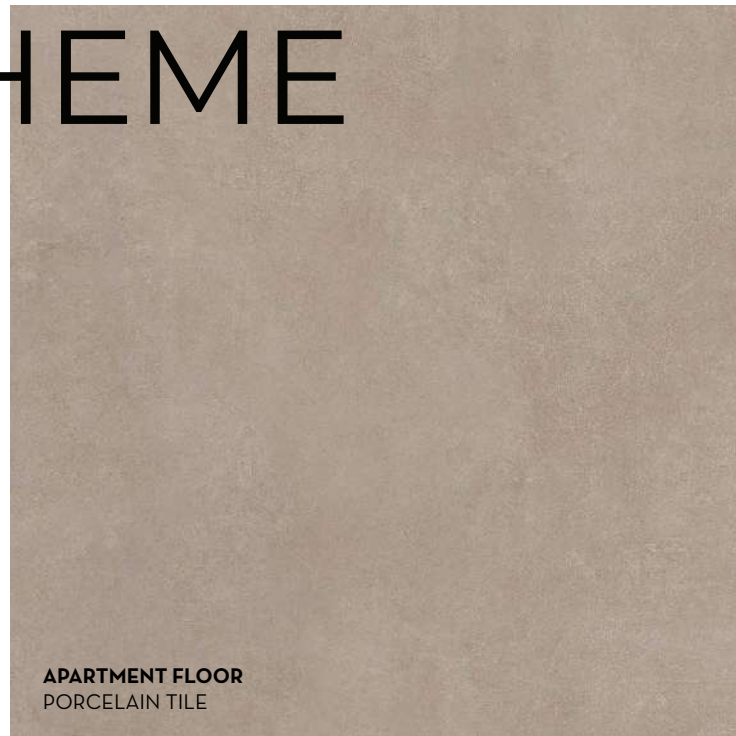
UNIQUE DESIGN MEETS  
UNMATCHED VIEWS

# LIGHT SCHEME



# FINISHES

# DARK SCHEME



# FINISHES



# SMART PLANNING FOR SUSTAINABLE LIVING

## SUSTAINABILITY FEATURES

HIGH SOLAR REFLECTANCE COOL ROOFS

DISTRICT COOLING

LOW-VOC PAINTS & ADHESIVES

EFFICIENT WATER FIXTURES (LOW-FLOW)

ECOLOGICAL ENHANCEMENT

ENVELOPE ENHANCEMENTS

WASTE MANAGEMENT

SMART WATER & ENERGY METERS

INDOOR NOISE REDUCTION (ACOUSTIC SOLUTIONS)

OUTDOOR THERMAL COMFORT FEATURES

ENERGY-EFFICIENT LIGHTING (LED/CFL)

PREFERRED PARKING WITH CHARGING STATIONS



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