

تلاي

TALAY

MARSA AL SAADIYAT


MARSA AL SAADIYAT PRESENTS
THE UNFORGETTABLE
UNRIVALLED VIEWS
PRISTINE COASTLINE
WATERFRONT HOMES



A CAPITAL THAT CONTINUES TO EVOLVE

Abu Dhabi is a city built on vision and shaped by experience. A capital where culture, nature and modern living come together to create a lifestyle of growth and endless discovery. Homes sit steps from iconic museums, art galleries and the finest dining experiences. From serene waterfronts to world-class business and education, the city is a place to live, work and belong.

BEYOND THE TURQUOISE SHORELINE

Saadiyat Island is the soul of Abu Dhabi, where world-class culture meets natural beauty. Its pristine white beaches and turquoise waters sit alongside iconic art and culture, offering a quiet escape and extraordinary experiences all at once. It is a place where life is surrounded by timeless beauty, coastal luxury and rich artistic heritage.





AN AWARD-WINNING BEACH NEXT DOOR

Home to one of the world’s top beaches, ranked 19 in The World’s 50 Best Beaches, Saadiyat brings together the very best of island living right next door to Talay. Enjoy world-class golf courses, leading schools, globally renowned museums, and an extraordinary natural landscape rich in biodiversity. It is a place where culture, education, leisure, and nature exist side by side, creating one of Abu Dhabi’s most exceptional places to live.

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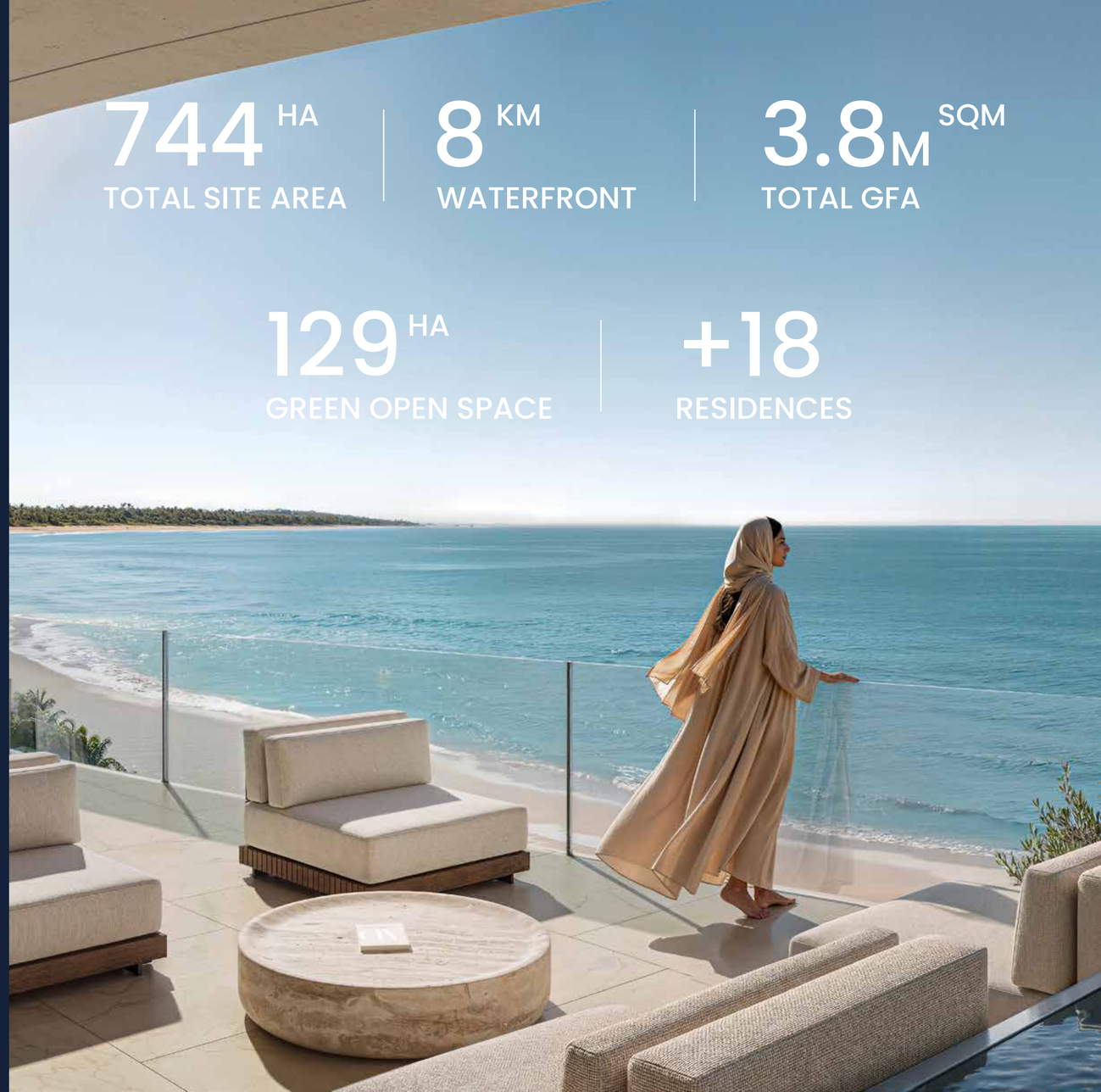
MARSA

AL SAADIYAT

A DESTINATION DESIGNED FOR CONNECTION, WELLBEING AND QUALITY LIVING

THE LAST CHAPTER ON SAADIYAT ISLAND

The island’s newest destination, Marsa Al Saadiyat, marks the final chapter of waterfront living on Saadiyat Island. Stretching along 8km of coastline, days move seamlessly between beach clubs, cafes and the lively marina. This is where art, performance, learning and leisure set the stage for a life of inspiration.




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

1.6km of marina frontage with over 350 berths from sailing boats to super yachts, alongside waterfront restaurants.



FUTURE HOME TO DAR AL FUNOON ABU DHABI

Scheduled to open in 2030, Dar Al Funoon Abu Dhabi is a ‘House of the Arts’ within the community. It will offer dedicated spaces for artistic expression, creative workshops, and community performances.



FRAMING THE CITY

Marsa Al Saadiyat offers exceptional day and night views of the Reem Island skyline, creating a rare sense of connection to the city.



BRIGHT FUTURES WITHIN REACH

Marsa Al Saadiyat brings together 5 private schools, 1 public school and 6 nurseries within walking distance, giving families a wide choice close to home. NYU Abu Dhabi and Berklee Abu Dhabi next door invite young minds to explore their artistic talents. Between them, the community offers a full range of education, setting the stage for a bright future.



CLOSE TO WORLD-CLASS AMBITION

Positioned just across the water from Talay at Marsa Al Saadiyat, ADGM is Abu Dhabi's premier international financial centre. Home to global corporations, investment banks, fintech pioneers, and asset managers, it provides world-class infrastructure and global connectivity right on your doorstep. Work, invest, and innovate. All within a short drive over the bridge.


NEW YORK UNIVERSITY ABU DHABI
6
NYU ABU DHABI
MUNA BRITISH ACADEMY
5
THÉODORE MONOD INTERNATIONAL FRENCH SCHOOL
4
LFITM
CRANLEIGH ABU DHABI
1
AMERICAN COMMUNITY SCHOOL
2
CRANLEIGH PRE-PREP SCHOOL
3

NEXT DOOR TO SAADIYAT CULTURAL DISTRICT

ADGM	ABU DHABI CITY	DUBAI CITY
12 MIN 9 KM	18 MIN 15 KM	85 MIN 134 KM

AUH - ZAYED INTERNATIONAL AIRPORT	DWC - AL MAKTOUM INTERNATIONAL AIRPORT	DXB - DUBAI INTERNATIONAL AIRPORT
23 MIN 31 KM	75 MIN 106 KM	90 MIN 144 KM

YAS ISLAND	FAHID ISLAND
20 MIN 25 KM	18 MIN 23 KM

1	2	3	4	5
ABRAHAMIC FAMILY HOUSE	ZAYED NATIONAL MUSEUM	MANARAT AL SAADIYAT	BERKLEE ABU DHABI	SAADIYAT BEACH GOLF CLUB

6	7	8	9	10
LOUVRE ABU DHABI	GUGGENHEIM ABU DHABI	NATURAL HISTORY MUSEUM	TEAMLAB PHENOMENA	SAADIYAT GROVE

*Distances and travel times are approximate and calculated based on Google Maps under normal traffic conditions.



AT THE HEART OF CULTURE

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.

تلاي

TALAY

MARSA AL SAADIYAT

STEP INTO TALAY



COME HOME TO TALAY

Named after the birds that trace the shoreline and remain close to home, Talay is shaped by that same instinct: a sense of belonging, a deep connection to family, and a place for generations to return to.

THE FIRST RESIDENTIAL ADDRESS AT MARSA AL SAADIYAT

At Talay and Talay Beach, life moves naturally between home and the world beyond. A falaj flows through the community, while the sea begins just beyond the gate. Children walk from school to gardens designed for play. Neighbours find more reasons to gather. Green spaces, shaded paths and water become part of the everyday.

Welcome to Talay. A place to grow together and make life unforgettable, for generations.




تلاي
TALAY
BEACH
MARSA AL SAADIYAT
SCHOOL
تلاي
TALAY
MARSA AL SAADIYAT
100 M
JAME'E MOSQUE
300 M
SCHOOL
650 M
BEACH CLUB
1 KM
MARINA
1.5 KM
ETIHAD RAIL
(FUTURE/PLANNED)



A COMMUNITY THAT GROWS WITH YOU

The first residential address at Marsa Al Saadiyat, Talay and Talay Beach Villas are designed for every chapter of life. Talay offers a collection of 167 standalone villas designed around family life, greenery and a strong sense of community. While Talay Beach Villas features 184 standalone villas positioned closer to the beach, with easy access to the shoreline and waterfront.



LIVE MINUTES



FROM THE PROMENADE

IMMERSED IN NATURE

At Talay and Talay Beach Villas, nature is a constant companion. A green corridor and the traditional aflaj run through the community, with open pathways connecting the homes and shared spaces around them. It’s a neighbourhood where fresh air and connection are part of the daily rhythm.







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

AMENITIES

SPACES THAT DRAW YOU OUT

Every amenity is thoughtfully placed to enrich daily life. This is a community where active living feels effortless and every age finds their rhythm. Open spaces inspire movement and landscaped gardens bring moments of calm. Talay is designed around the belief that the best moments happen outdoors.

- JOGGING TRACKS
- LANDSCAPED GREEN SPACES
- CYCLING LOOPS
- GYM & FITNESS FACILITIES
- PADEL COURTS
- COMMUNITY POOL & KIDS' POOL
- AFLAJ WATER FEATURE
- OUTDOOR MAJLIS PAVILION
- PICNIC AREAS
- PET PARK
- EXCLUSIVE BEACH ACCESS
- EV CHARGING STATIONS
- KIDS' PLAY AREA
- LANDMARK FOUNTAIN*
- KITCHEN GARDEN**

*Exclusively at Talay

**Exclusively at Talay Beach Villas



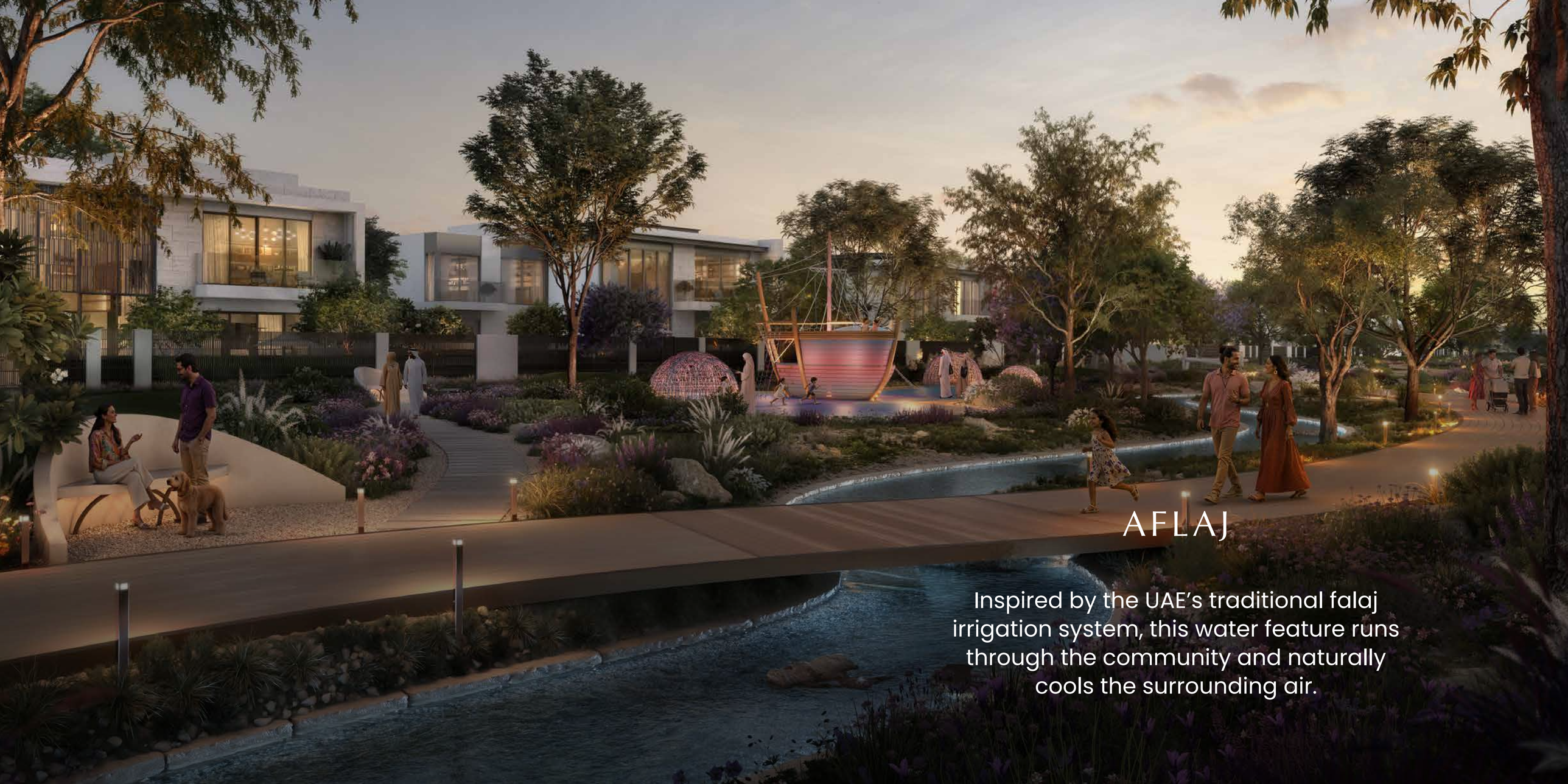
KIDS' DISCOVERY GARDEN

A shaded, maritime-inspired space designed to encourage exploration, play and curiosity. The park celebrates Emirati heritage, drawing design inspiration from the dhow, pearl diving and areesh craftsmanship.



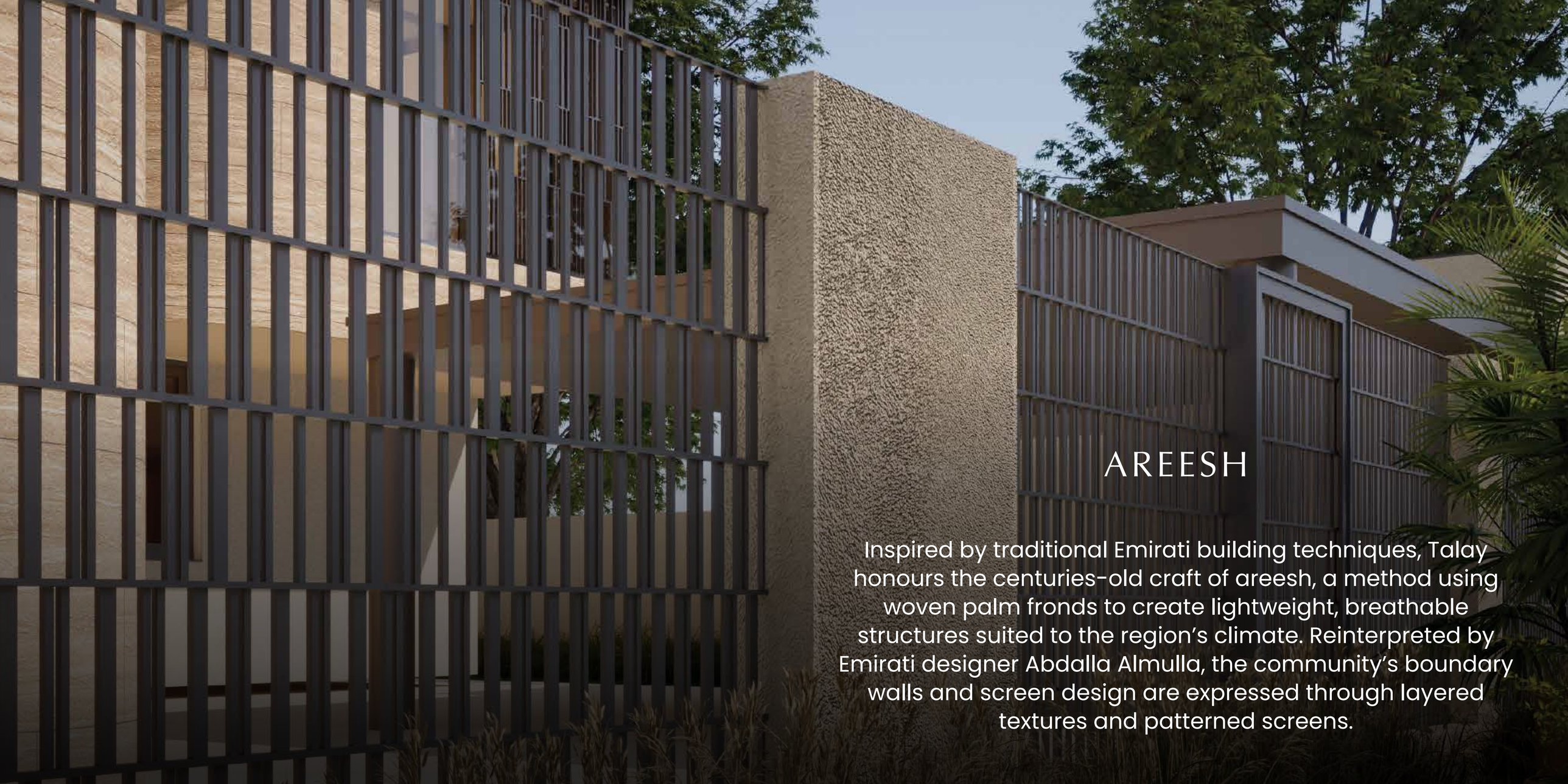
OUTDOOR MAJLIS PAVILION

A dedicated space for gathering and conversation, where neighbours become a neighbourhood. Timber pergolas with woven palm detailing shade built-in seating, with lantern light and stone paving after dark. A low mist feature helps keep the space cool.



AFLAJ

Inspired by the UAE’s traditional falaj irrigation system, this water feature runs through the community and naturally cools the surrounding air.



AREESH

Inspired by traditional Emirati building techniques, Talay honours the centuries-old craft of areesh, a method using woven palm fronds to create lightweight, breathable structures suited to the region’s climate. Reinterpreted by Emirati designer Abdalla Almulla, the community’s boundary walls and screen design are expressed through layered textures and patterned screens.



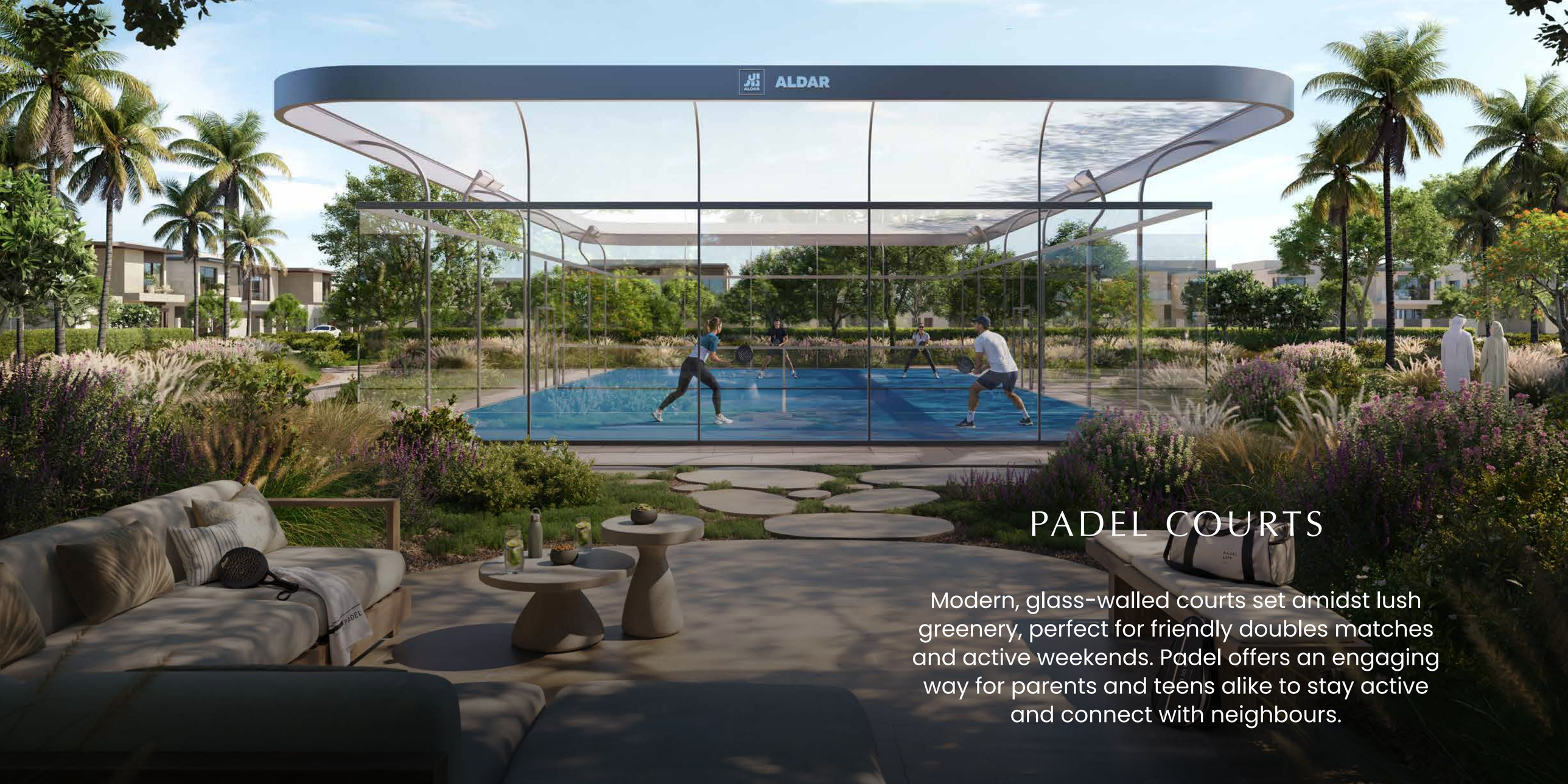
COMMUNITY POOL & KIDS' POOL

A resort-style oasis designed for all ages, featuring a primary pool alongside a safe, shallow splash area for children. Parents can unwind in shaded lounging spaces while staying close to their little ones.



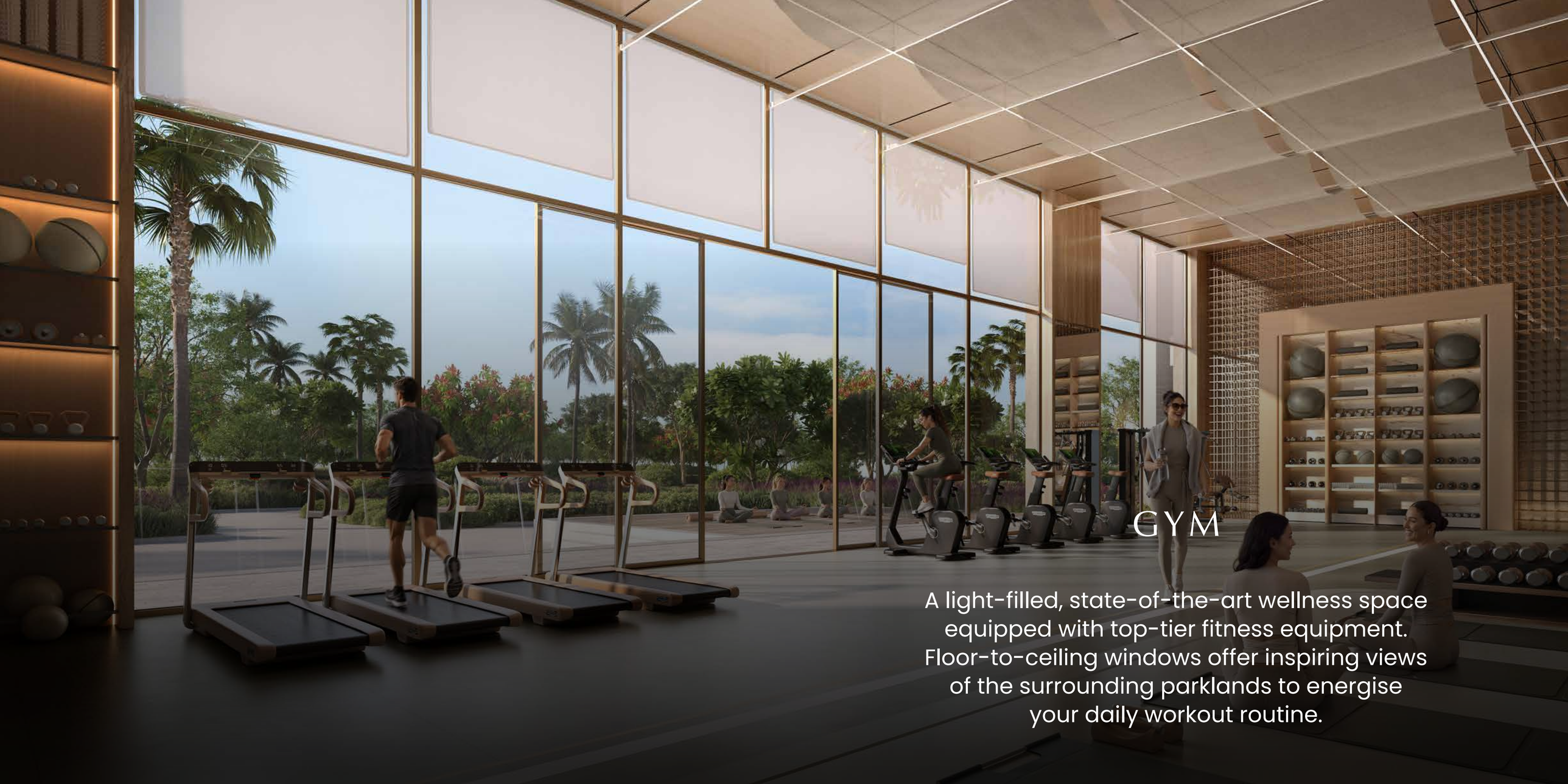
EXCLUSIVE BEACH ACCESS

Life at Talay puts the coastline right at your doorstep. Step straight onto the sand and enjoy effortless coastal living, every single day.



PADEL COURTS

Modern, glass-walled courts set amidst lush greenery, perfect for friendly doubles matches and active weekends. Padel offers an engaging way for parents and teens alike to stay active and connect with neighbours.



GYM

A light-filled, state-of-the-art wellness space equipped with top-tier fitness equipment. Floor-to-ceiling windows offer inspiring views of the surrounding parklands to energise your daily workout routine.



KITCHEN GARDEN

An interactive, green sanctuary featuring raised planter beds where families can grow fresh herbs, fruits, and vegetables together. It offers children a hands-on learning experience in nature, complete with shaded outdoor seating for neighbourly gatherings.

SERVICES

EASE IN EVERY DETAIL

Talay is designed around families, with convenience built into the neighbourhood. Essential services, cultural destinations and retail are all close by, so daily life flows seamlessly.

GATED COMMUNITY WITH 24/7 SECURITY

BEACH WITHIN 1 KM

RETAIL HUB WITHIN 1 KM

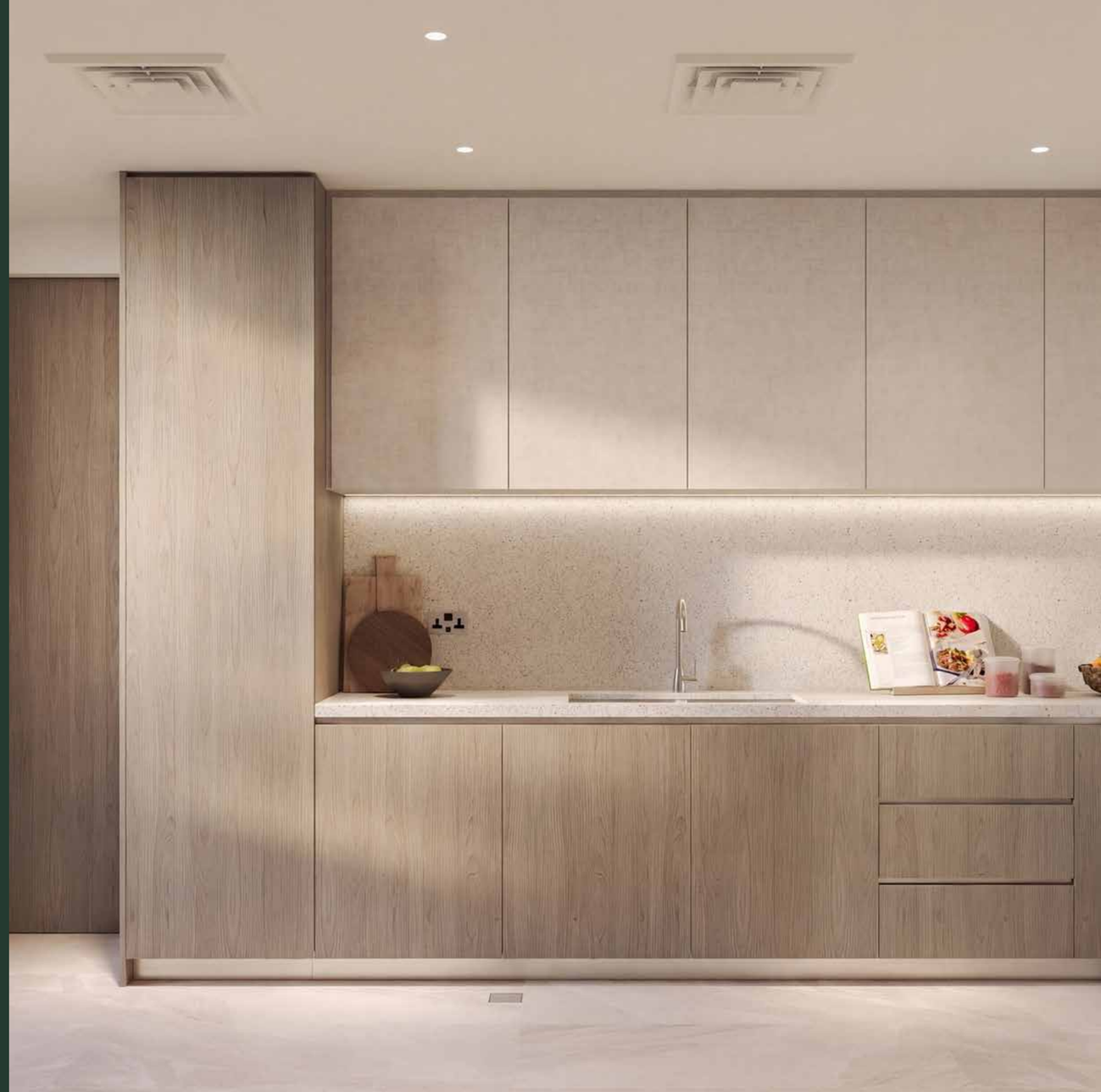
COMMUNITY MAINTENANCE

CAFÉS, DINING AND RETAIL OPTIONS

EFFORTLESS BY DESIGN

Every home at Talay is designed with integrated smart-home systems that bring ease to everyday life. Lighting, climate and security can all be managed from one system.

Energy-efficient systems run quietly in the background, adjusting as conditions change through the day.



INTERIORS



THE FINER DETAILS

Light and dark finish schemes define two distinct expressions of Talay Villas. Carefully selected materials, textures and tones lend each home a refined character.

LIGHT INTERIOR
LIVING & DINING ROOM





LIGHT INTERIOR BEDROOM



LIGHT INTERIOR BATHROOM



LIGHT INTERIOR CLOSET



SHOW KITCHEN COUNTERTOP AND BACKSPLASH
ENGINEERED STONE



BATHROOM VANITY COUNTERTOP
ENGINEERED STONE



SHOW KITCHEN UPPER CABINETS & SHOWER GLASS PARTITIONS
TINTED GLASS



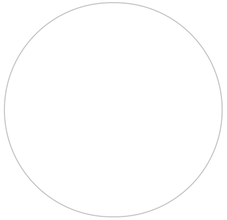
SANITARY WARE
BRUSHED BRONZE METAL



GENERAL METAL FINISH
BRUSHED BRONZE 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

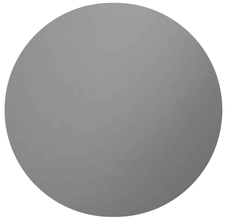
LIGHT PALETTE



SHOW KITCHEN COUNTERTOP AND BACKSPLASH
ENGINEERED STONE



BATHROOM VANITY COUNTERTOP
ENGINEERED STONE



SHOW KITCHEN UPPER CABINETS & SHOWER GLASS PARTITIONS
TINTED GLASS



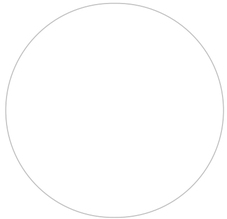
SANITARY WARE
BRUSHED NICKEL METAL



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

DARK PALETTE

THE EXPRESSIONS

TALAY VILLAS

VILLAS DESIGNED FOR EVERY GENERATION

Inspired by the shoreline birds that return to where they belong, villas at Talay and Talay Beach tell a story of intentional, family-centred design. Generous 4 to 6-bedroom layouts with private backyards give families room to grow and evolve. With smart solutions, sustainable features and refined finishes, these are homes that give families space to truly live.





CHOOSE YOUR STYLE

Every villa at Talay draws from one of two distinct architectural languages. One takes inspiration from the coast. The other invites you into a nautical world, with textured stone and sculpted forms. Each comes in two colours, giving you the freedom to make your home a canvas for your personal style.

167 homes. Two expressions.
Unmistakably Talay.

SIGNATURE COLLECTION

A signature slanted roof defines this façade expression, creating a distinctive silhouette and framing the entrance with a strong architectural gesture. Curved feature walls soften the geometry, balancing bold form with organic lines.







SCULPTED COLLECTION

A sweeping roofline gives the façade its fluid character, while sculptural curved walls create a graceful approach to the entrance. Textured stone adds depth and warmth, giving the contemporary architecture a refined coastal character.






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THE EXPRESSIONS

TALAY BEACH VILLAS



CHOOSE YOUR STYLE

Every villa at Talay Beach is an architectural study in coastal living, designed to bridge the beauty of the surrounding landscape with modern luxury. Across both collections, homes are crafted to break the traditional streetscape rhythm, offering subtle variations in rooflines, canopy profiles, and material placements that bring individual identity to every façade. Whether you gravitate toward the soft, shoreline-inspired textures of Coastal or the bold, structural geometry of Horizon, each design provides a canvas for your personal style through curated colour palettes and refined detailing.

184 homes. Two expressions.
Unmistakably Talay Beach.

HORIZON COLLECTION

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




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COASTAL COLLECTION

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.




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FLOOR PLANS

TALAY 4-BEDROOM

AVG PLOT AREA (SQM): 736

GSA (SQM): 502



GROUND FLOOR

TALAY 4-BEDROOM

AVG PLOT AREA (SQM): 736

GSA (SQM): 502



FIRST FLOOR

TALAY 5-BEDROOM

AVG PLOT AREA (SQM): 841

GSA (SQM): 582



GROUND FLOOR

TALAY 5-BEDROOM

AVG PLOT AREA (SQM): 841

GSA (SQM): 582



FIRST FLOOR

TALAY 6-BEDROOM

AVG PLOT AREA (SQM): 883

GSA (SQM): 630



GROUND FLOOR

TALAY 6-BEDROOM

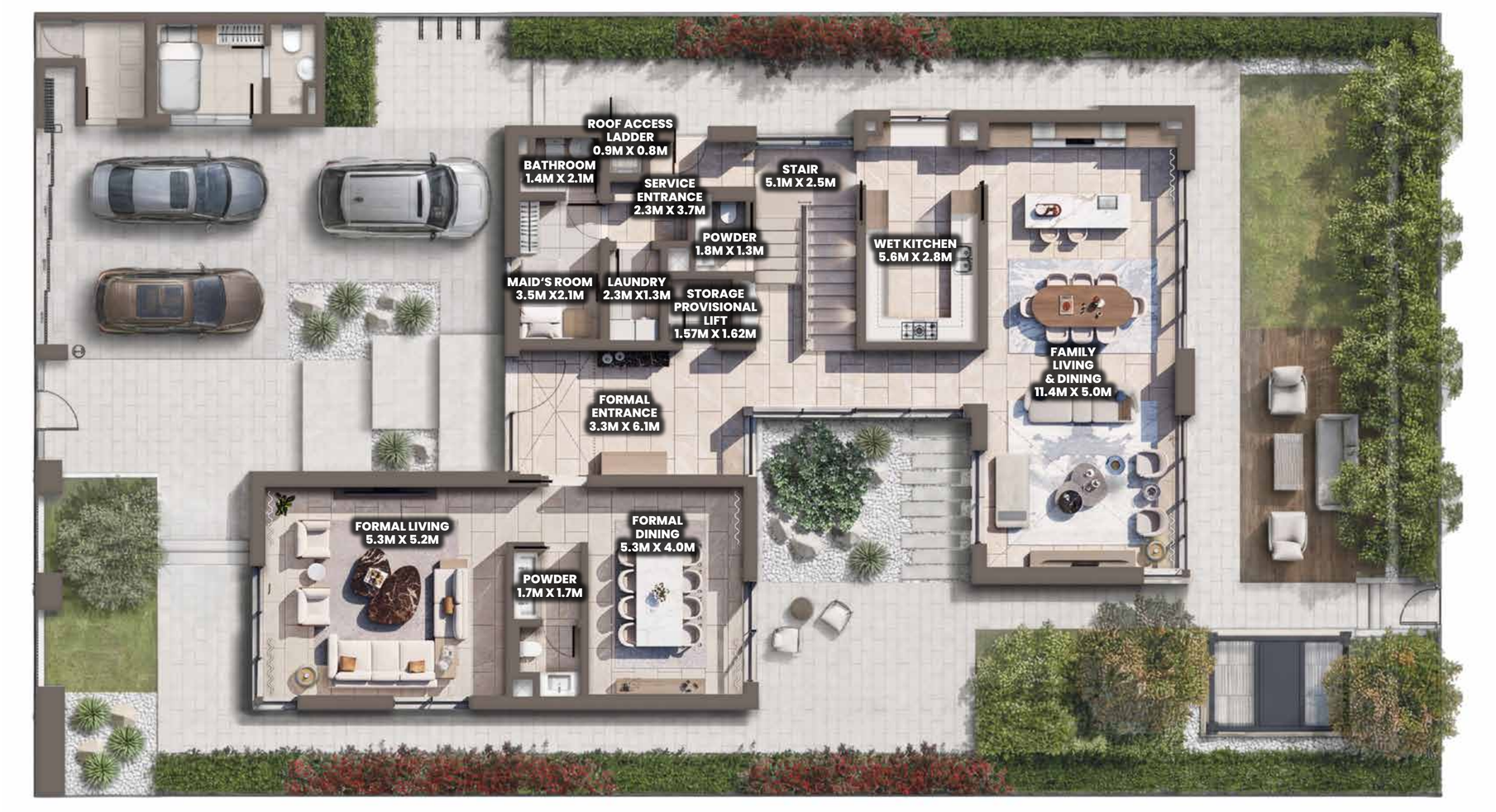
AVG PLOT AREA (SQM): 883

GSA (SQM): 630



FIRST FLOOR

TALAY BEACH 4-BEDROOM AVG PLOT AREA (SQM): 736 GSA (SQM): 506



GROUND FLOOR

TALAY BEACH 4-BEDROOM AVG PLOT AREA (SQM): 736 GSA (SQM): 506



FIRST FLOOR

TALAY BEACH 5-BEDROOM AVG PLOT AREA (SQM): 857 GSA (SQM): 587



GROUND FLOOR

TALAY BEACH 5-BEDROOM AVG PLOT AREA (SQM): 857 GSA (SQM): 587



FIRST FLOOR

TALAY BEACH 6-BEDROOM AVG PLOT AREA (SQM): 860 GSA (SQM): 634



GROUND FLOOR

TALAY BEACH 6-BEDROOM AVG PLOT AREA (SQM): 860 GSA (SQM): 634



FIRST FLOOR

SHAPING A BETTER FUTURE

Target Estidama 3 Pearl Rating

30%+ reduction in energy consumption

42% reduction in water consumption

Energy-efficient lighting systems with extended service life

Low-emitting materials to improve indoor air quality

Use of recycled and regionally sourced materials

CRAFTED FOR GENERATIONS

Homes at Talay are built for generations, and the environment around them is crafted to last just as long. Sustainability is woven into every detail of the masterplan. From energy and water efficiency to healthy materials and eco-friendly construction, the community is designed to foster a cleaner, greener lifestyle.

SHAPING COMMUNITIES FOR GENERATIONS

As one of the UAE's most trusted real estate developers, we continue to shape communities that stand the test of time. We do more than build homes. We develop connected ecosystems where parents, children and grandparents can connect, thrive and belong. Every development is guided by thoughtful design, exceptional quality and the vision of a life that grows richer with time.




ALDAR