THE RITZ-CARLTON
RESIDENCES

AL MARYAH ISLAND, ABU DHABI

One Address. Simply Exceptional.

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SAAS



Welcome to The Ritz-Carlton Residences, Al Maryah Island

A new landmark rises above the glittering waters of Abu Dhabi: The Ritz-Carlton Residences, Al Maryah Island, an address where life unfolds in its most exceptional form. Every detail, from the grand arrival experience to the curated amenities, reflects The Ritz-Carlton's philosophy of gracious living, exquisite service, and effortless luxury.



The residences embody our commitment to the genuine care and comfort of our residents. Expect hospitality-grade service paired with residential permanence, positioning the tower as a new icon on Al Maryah Island's skyline, a benchmark for waterfront living in Abu Dhabi.

The Address of Distinction

Located on Al Maryah Island, these residences claim one of the most coveted addresses in the capital, adjacent to Cleveland Clinic Abu Dhabi and moments from the city's premier business, dining, and retail destinations.

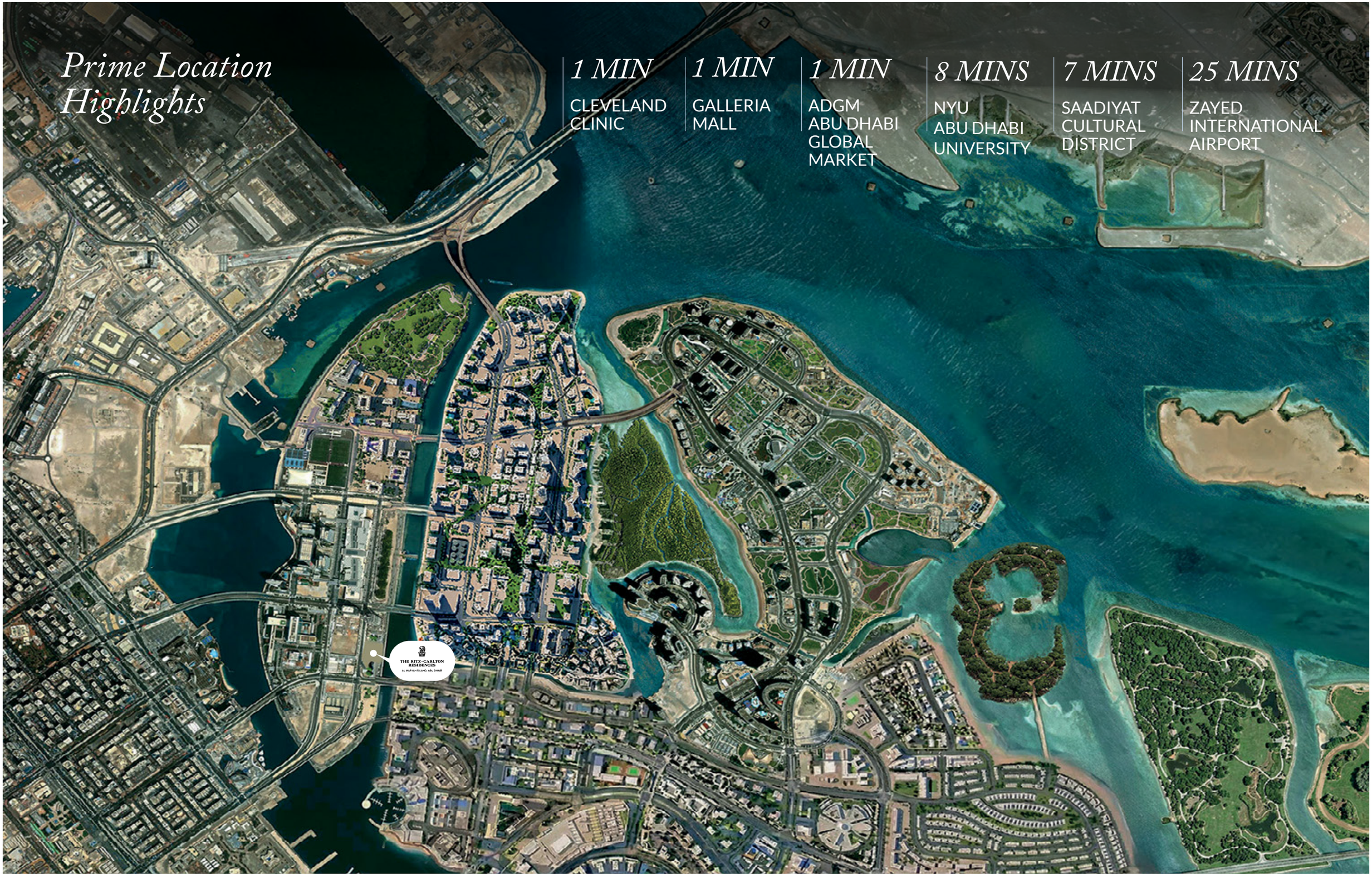


This is the centre of Abu Dhabi’s vibrant lifestyle district, where world-class restaurants, luxury boutiques and premium wellness offerings are within effortless reach.

With breathtaking waterfront views and proximity to cultural landmarks and economic hubs, The Ritz-Carlton Residences offer the rare balance between exclusivity and connection, a sanctuary in the heart of the city.

Prime Location Highlights

1 MIN	*1 MIN*	*1 MIN*	*8 MINS*	*7 MINS*	*25 MINS*
CLEVELAND CLINIC	GALLERIA MALL	ADGM ABU DHABI GLOBAL MARKET	NYU ABU DHABI UNIVERSITY	SAADIYAT CULTURAL DISTRICT	ZAYED INTERNATIONAL AIRPORT





The architecture focuses on slim proportions and layered depth, balancing openness and privacy with detailed louvres and screens. Every home is designed to capture natural light and panoramic views, with expansive terraces, bespoke finishes, and refined detailing.


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The Arrival & Residential Lounge

A statement of understated grandeur welcomes residents home. The Arrival Lobby and Residential Lounge offer a seamless transition from the city to serenity, a space defined by sculptural design, soft tonal palettes and curated art. Here, attentive concierge service, quiet ambience and refined décor create a lasting first impression.









Residence Mix

The collection comprises 165 exquisite private homes, each crafted to the highest standards of design:

One-Bedroom Residences
Two-Bedroom Residences & Duplexes
Three-Bedroom Residences & Duplexes
Four-Bedroom Residences & Duplexes
Penthouse

Living Room
Framed by light

Floor-to-ceiling glazing transforms the living room into a spectacular light-filled setting, framing expansive views while creating an exceptional sense of height and openness. A remarkable setting for the quiet beauty of everyday life.



The pleasure of coming together

A generously proportioned kitchen and dining space creates a natural destination for gathering. Centred around a substantial island and an elegant dining setting, the space moves effortlessly between everyday family life and entertaining, bringing functionality and refinement together in equal measure.



The Master Suite
Your private retreat

Generously composed, the master bedroom creates a private sanctuary with space to relax beyond the everyday. A dedicated walk-in wardrobe and en-suite bathroom complete the suite, while direct access to the outdoor terrace adds another layer of openness and privacy.





The façade features elegant vertical fins and deep terraces that blend outdoor spaces into the design. Continuous balconies create shade, rhythm, and wide views of the island.



The Amenities

OUTDOOR POOL

PRIVATE ELEVATORS

FITNESS STUDIO

COLD PLUNGE

TREATMENT ROOMS

INDOOR POOL

CINEMA

MEETING ROOM

BBQ AREA

KIDS' POOL

KIDS' PLAY AREA

GAMES ROOM

EXECUTIVE GOLF LOUNGE

CO-WORKING LOUNGE

GUEST ROOMS

DINING

JACUZZI





Outdoor Pool

An elevated sanctuary of calm, the Outdoor Pool is framed by lush greenery and graceful architecture, offering panoramic views of the island's waterfront. With private cabanas, ample loungers and tranquil surroundings, it's the perfect escape for leisurely afternoons beneath the Abu Dhabi sun.





Treatment Rooms

Serenity takes centre stage within the Treatment Rooms, where bespoke therapies and world-class techniques restore balance and vitality. Each space is designed for privacy, comfort and the transformative art of wellbeing.





Fitness Studio

The Fitness Studio offers cutting-edge equipment and panoramic city views, blending energy with elegance. Designed for both performance and renewal, it is a space that inspires wellbeing in every detail.



Prestige Cinema & Media Lounge

The Prestige Cinema & Media Lounge provides an intimate cinematic experience with plush seating and advanced audiovisual systems, perfect for private screenings or family gatherings.





Games Room

A space where leisure meets luxury. The games room offers an inviting ambience for entertainment and social connection, designed for evenings shared with friends or quiet moments of play.



Executive Golf Lounge

The executive golf lounge transports the world's most iconic courses into a private indoor setting. Advanced technology and refined design allow residents to practise, play and perfect their swing in comfort and style.





Outdoor Lounge & Dining

Nestled along the landscaped terrace, the Outdoor Lounge & Dining area invites sophisticated alfresco moments. Whether for morning coffee or evening gatherings, the setting balances intimacy with a sense of occasion, overlooking the serene island vistas.

ONVIA

A World of Privileges for Residence Owners

Ownership at The Ritz-Carlton Residences, Al Maryah Island extends beyond the physical home, offering access to Onvia, an exclusive platform designed to elevate every aspect of life.

Elite Status with Marriott Bonvoy™

Onvia Stays

Priority Access to The Ritz-Carlton Yacht Collection

Exclusive Offers

Elevated Concierge Services



The Ritz-Carlton Residential Services

The dedicated team at The Ritz-Carlton Residences offers a wide range of personalised services designed to enhance everyday living.

Essential Services

- Airline/Private Air Reservations
- Shopping Information
- Airport/Ground Transportation Arrangements
- Ordering Floral Arrangements
- Activity Arrangements
- Delivery Service Coordination
- Automobile Rental Reservations
- Business Centre
- Limousine/Car Service Reservations
- Trash Removal
- Hotel and Guest Suite Reservations
- Reserving Golf Tee Times
- Restaurant Information/ Reservations
- Tour Information & Reservations
- Spa & Salon Reservations
- Information on Services
- Move-In Coordination
- Notary Public Services
- Valet Parking
- Pet Care/Kennel Information & Reservations
- Loss Prevention
- Theatre & Entertainment Information
- Butler/Doorman/Porter Services
- Common Area Housekeeping
- Common Area Maintenance
- Newspaper/Magazine/Package Delivery

À la Carte General Services**

- Grocery Shopping
- Laundry/Dry Cleaning
- Alteration Services
- Car Washing/Detailing
- Travel & Vacation Planning
- Equipment Rental
- Photocopies/Telegrams/Facsimiles
- Secretarial Services
- Function/Event Planning
- In-Residence Dining/Catering
- Mail Packing & Shipping
- Personal Chef Services
- Plant Care & Maintenance
- Personal Trainer
- Translation Services
- In-Home Spa Treatments/Services
- Nanny/Childcare Services
- Pet Grooming
- Vacant Home Care

À la Carte Engineering Services**

- Light Bulb/Fluorescent Tube Replacement
- Furniture Assembly
- Bulk/Move-In Trash Removal
- Touch-Up Painting
- Electronics Hook-Up
- Picture Hanging
- Minor Electrical & Plumbing Repairs
- HVAC Filter Change

À la Carte Housekeeping Services**

- Vacuum & Mop Floors
- Clean Mirrors
- Dust Interior
- Oven/Cooktop Cleaning
- Bed Linen Change
- Refrigerator Cleaning
- Clean Bathrooms
- Wash Dishes
- Clean Patio / Summer Kitchen/ Cabana

* À la Carte Services may be arranged by the concierge team, and are typically provided by third parties not affiliated with The Ritz-Carlton.
Guest Suites are available at standalone properties where the suites are owned by the condominium owners' association.

Developer

SAAS Properties is a leading luxury property developer based in the United Arab Emirates, with a strong presence across residential, commercial, and retail real estate sectors.

The company has built a reputation for excellence and innovation, creating thoughtfully designed spaces that reflect a commitment to exceptional living and working environments.

Partners

Killa Design an award-winning architectural firm that creates timeless, transformative and adaptive buildings and designs that are unique, innovative, drive sustainability, and are contextually inspired, with a vision of shaping a brighter future. They specialise in mixed-use, hospitality, commercial high-rise, and residential projects, with significant experience in retail, theatre, museums, urban design and masterplanning. Killa Design is dedicated to creating exceptional projects that are recognised for their highly creative ideologies and design philosophies, engaging the people who inhabit them.

They are passionate about innovation and future-focused design solutions, while remaining respectful of social and ecological sustainability, positive placemaking and the urban realm. Their philosophy for each project is to deeply understand the cultural and contextual, site-specific relationships of the brief, enabling the creation of buildings and spaces that positively impact surrounding communities, employment opportunities and tourism.

Tara Bernerd & Partners
Since founding Tara Bernerd & Partners in 2002, Tara Bernerd has established a formidable reputation as one of the world's leading architectural designers, excelling in intelligently planned hospitality and residential spaces. Impeccable craftsmanship, rich materiality and a timeless aesthetic define the studio's diverse portfolio, realised in luxury projects spanning the globe from Osaka to New York, from Paris to Milan.

These hotels, spas, restaurants and residences sensitively reflect their cultural and geographical context, while also being fully attuned to the needs of the discerning, modern traveller. This layered approach is shaped by Bernerd's belief that design should always inspire and enrich the way we live.



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Design disclaimer: Any concept renderings shown are for illustrative purposes only. The Developer reserves the right to make changes or substitutions of equal or better quality for any features, materials, or equipment included in the unit.