



**THE RITZ - CARLTON
RESIDENCES**

AL MARYAH ISLAND, ABU DHABI

Elegance writes. Time remembers.

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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.

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



Payment Plan

10% On Reservation
5% May 2027
5% November 2027
5% May 2028
5% November 2028
5% May 2029
5% November 2029
60% Handover Q1 2030



Timeline

Completion and handover estimated for Q1 2030.



Amenities



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.

Guest Rooms

Exclusively available to residents and their guests, the Guest Rooms reflect The Ritz-Carlton's signature hospitality. Thoughtfully designed and elegantly appointed, these private suites provide the comfort of a five-star retreat with the familiarity of home.

Outdoor Pool & Jacuzzi

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

Indoor Pool & Kids' Pool

An Indoor Pool and Kids' Pool elevate everyday living with year-round comfort and family-friendly leisure.

Gym & 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.

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 among friends or quiet moments of play.

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.

Cold Plunge, Sauna & Spa

Revitalise the senses in the Cold Plunge, an invigorating element within the wellness circuit that complements the Sauna and Spa experience, designed to awaken and renew both body and mind.

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 practice, play and perfect their swing in comfort and style.

Outdoor Lounge & BBQ

Nestled along the landscaped terrace, the Outdoor Lounge & BBQ 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.

Indoor Lounge & Kitchen

The Indoor Lounge offers a comfortable setting to relax or socialise, while the modern Kitchen is designed for convenience and functionality.

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.

SAAS

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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