

ALDAR LAUNCHES FIRST HOMES AT MARSA AL SAADIYAT WITH 351 EXCLUSIVE VILLAS AT TALAY

- Talay's standalone four, five and six-bedroom villas offer an exclusive opportunity to be among the first residents of Marsa Al Saadiyat, the masterplan activating the final phase of development on Saadiyat Island
- Talay residents will enjoy Marsa Al Saadiyat's 8 km coastline, a 1 km promenade, 5.6 km of pristine beaches, 140 km of interconnected walking paths, and a 46 km cycling loop
- A landscaped green spine with falaj-inspired water channels, an outdoor majlis pavilion, and family amenities sit at the heart of the Talay community, with residents also benefiting from beach access
- Aldar collaborates with Emirati artist Abdalla Almulla to introduce bespoke artistic elements across the architecture and public realm



Abu Dhabi, UAE, 17 September 2026: Aldar today announced the launch of Talay, an exclusive collection of 351 standalone villas marking the first residential community at Marsa Al Saadiyat, the AED 100 billion waterfront destination that activates the final phase of Saadiyat Island's masterplan, unveiled in July. Designed around family living, Talay brings together four, five and six-bedroom homes, landscaped open spaces, beach access and the culture and character that define life on Saadiyat Island.

Designed with outdoor living at its heart, Talay is centred around a landscaped green spine that brings together spaces to gather, connect and unwind. Falaj-inspired water channels run through the landscape, complemented by shaded seating areas, an outdoor majlis pavilion, a garden with kitchen facilities, and maritime-inspired children's play spaces, bringing elements of Emirati heritage into everyday life. Residents will also enjoy access to beaches, dining experiences and a



range of dedicated amenities, including a state-of-the-art gym, pool, and wellness facilities bringing together fitness, leisure and social experiences by the water.

The villas are designed for seamless indoor-outdoor living, with generous spaces, privacy and a strong connection to the surrounding landscape. Their contemporary architecture is complemented by bespoke louvre details created in collaboration with Emirati artist Abdalla Almulla, bringing a distinctive artistic element to the homes. His contribution will also extend into the public realm through a commissioned fountain within Talay, reflecting Marsa Al Saadiyat's integration of art and culture across the destination.

Families will also benefit from convenient access to three schools within the masterplan as well as leading educational institutions and universities across Saadiyat Island, including Cranleigh Abu Dhabi, Muna British Academy, American Community School of Abu Dhabi, Harrow International School Abu Dhabi, Berklee Abu Dhabi, and NYU Abu Dhabi, alongside the island's cultural and lifestyle destinations.

As Marsa Al Saadiyat's first residential launch, Talay places its residents at the heart of a masterplan that spans approximately 6.4 million square metres and eight kilometres of coastline, and will be home to more than 58,000 residents across private mansions, luxury villas, waterfront apartments and branded residences, alongside Abu Dhabi's largest marina, 5.6 kilometres of beaches, waterfront dining and hospitality, and extensive walking and cycling routes.

The destination will also connect directly to Saadiyat Cultural District, placing residents within easy reach of the island's world-renowned museums, cultural institutions, education and hospitality, while Marsa Al Saadiyat's own theatre district, anchored by Dar al Funoon, will add a new cultural landmark within the community. 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.

Talay will be available for sale from 23 September 2026. Interested buyers can visit Aldar's Sales Centres on Yas Island and in Dubai or reach out via customermanagement@aldar.com or call 800-ALDAR (800-25327).

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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 and North Africa, and Europe.

The company has two core business segments, Aldar Development and Aldar Investment.



Aldar Development is a master developer of a 76 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 AED 56 billion worth of investment-grade and income-generating real estate assets diversified across retail, residential, commercial, industrial and logistics, hospitality, property and facilities management, and education segments. It manages four core platforms: Aldar Investment Properties, Aldar Hospitality, Aldar Education, and Aldar Estates.

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