

حيد السعدييات

HIDD AL SAADIYAT

HERE, WITHIN EASY REACH  
OF THE CITY, A NEW GENERATION  
CAN LIVE OUT THEIR DREAMS  
AMONG THE FINEST BEACHES AND  
THE PUREST NATURAL ENVIRONMENT

HIDD AL SAADIYAT  
THE BIRTHPLACE OF MEMORIES

هنا، على بعد دقائق معدودة من وسط المدينة  
جيل جديد يستطيع تحقيق أحلامه بالعيش  
بين أروع الشواطئ وأنقى البيئة الطبيعية.

حد السعديات، مهد الذكريات



## FOR THE SERENE AND ZEN

### وجهة الإلهام

Welcome to an experience where nature elegantly mingles with sophistication, where the ocean waves elevate the sense of tranquility, and where design and desire blend together seamlessly. This is where one can escape routine and discover the true meaning of serenity.

Welcome to Hidd Al Saadiyat.

انها وجهة لكل من يعشق هذه الأرض. لمن يشعر بالألفة مع ثقافتها وتقاليدها لمن يتوق للحفاظ عليها للأجيال القادمة. انها ملكية خاصة لمن يرغب ببناء حياته مع أسرته ويرسي به جذوره. انها مهد الذكريات.

مرحباً بك في جد السعديات.



## FOR THE DISCREET AND RESERVED

### وجهة الماضي الحاضر

Our forefathers called it 'hidd'; a colloquial maritime term referring to a body of land that stretches out into the ocean. This endearing legacy has now been honoured with the development of world-class architecture and aesthetics.

Hidd Al Saadiyat, situated on the north-most tip of Saadiyat Island, is a private sanctuary that holds a special place in the hearts of those who call Abu Dhabi home.

الجد في اللغة العربية يطلق على اللسان الممتد من الرمال في البحر و يطلقه أهل البحر في الخليج على كل شريط رملي يظهر في عرض البحر.

الرفي والهدوء في ملكية خاصة، تقع في منطقة ساحرة ذات جمال طبيعي أخذ على جزيرة السعديات.





## FOR THE UNIQUE AND METICULOUS وجهة الفن المعماري المميز

The living spaces on Hidd Al Saadiyat have been meticulously envisioned and expertly engineered to accurately reflect our proud nation's culture and heritage.

Hidd Al Saadiyat offers a choice of 8 principal villa types in a variety of sizes, each with a uniquely different architectural style.

Created with an uncompromising attention to detail, and finished using materials of the highest standards, these villas are the epitome of design, comfort, and livability.

تم تصميم الفلل بشكل مدروس بما يعكس الثقافة والتراث المحليين. ويمكن الاختيار من بين ثمانية نماذج رئيسية للفلل، تعكس أنماطاً معمارية مختلفة وأحجام متنوعة. تتمتع التصاميم الداخلية بمزيد من التنوع مع استخدام مواد بأعلى المواصفات، لتعكس أسلوب حياتنا العصرية.

## THE SEA AT YOUR DOORSTEP

### البحر عند باب بيتك

Hidd Al Saadiyat will feature four distinct neighbourhoods.

يضم حد السعديات أربعة أحياء متميزة

### قرية الحد

QARYAT AL HIDD

Brings another dimension to the exclusive Hidd Al Saadiyat lifestyle. The marina, cafes and shops create a community hub for residents and visitors alike.

تضيف المزيد من التميز إلى الأسلوب الفريد في حد السعديات. فالمرسى والمقاهي والمتاجر تشكل مركزاً اجتماعياً للسكان والزوار على السواء.

### السُّهول

AL SUHOUL

Located at the heart of Hidd Al Saadiyat. Each of these well-proportioned homes has direct pedestrian access to the beach.

يقع في قلب حد السعديات، ويتمتع كل من هذه المنازل ذات التصميم المتميز بمنفذ مستقل إلى الشاطئ.

### السيف

AL SEEF

Offers relaxed family living, with villas arranged along the shores and around a central park.

توفر حياة عائلية متميزة وهادئة، حيث تمتد الفلل على طول الشاطئ وحول حديقة مركزية.

### رأس الحد

RAS AL HIDD

A community within a community - the most prestigious, most secluded villas, all enjoying generous beach frontage and uninterrupted sea views.

مجتمع داخل مجتمع - الفلل الأكثر فخامة وتميزاً، تتمتع جميعها بواجهات بحرية متميزة وإطلالات ساحرة.



# VILLA TYPE 1

## BEACH PALACE



1



2



3



4



5

- 1. Front Exterior
- 2. Master Bedroom
- 3. Rear Exterior
- 4. Master Bathroom
- 5. Dining & Family Room

# VILLA TYPE 1

## BEACH PALACE

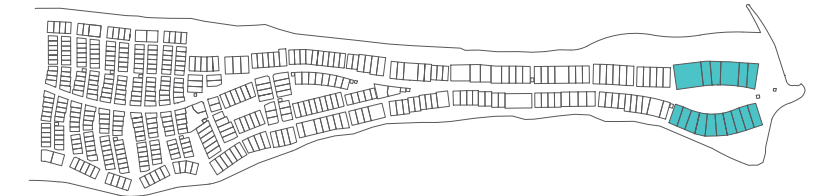
Average area per plot  
2,700 sq.m (29,063 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Basement Floor	437	4,703
Ground Floor	735	7,911
First Floor	744	8,008
<b>Total GFA</b>	<b>1,600</b>	<b>17,222</b>
Parking Area	81	871
<b>Total BUA</b>	<b>2,053</b>	<b>22,098</b>

### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
<b>Ground Floor</b>											
1	Entrance Lobby	46.00	495	18	Guard Room	14.20	153	33	Family Living	32.00	344
2	Formal Majlis	78.00	839	19	Guard Bathroom	3.06	33	34	Family Powder	4.00	43
3	Formal Dining	40.00	430	<b>Basement Floor</b>				35	Master Bedroom	53.00	570
4	Formal Wash Room	14.00	150	20	Chef Room	13.30	143	36	Master Bathroom	22.00	236
5	Formal Powder Room	13.20	142	21	Chef Bathroom	4.50	48	37	Bedroom 1	48.00	517
6	Women Majlis	43.00	462	22	Maid's Room 1	10.00	107	38	Bathroom 1	7.00	75
7	Family Living	85.00	915	23	Maid's Room 2	15.00	161	39	Bedroom 2	28.00	301
8	Family Dining	21.00	226	24	Maid's Bathroom	4.50	48	40	Bathroom 2	6.00	64
9	Preparation Room	13.00	139	25	Driver's Room1	7.70	83	41	Bedroom 3	31.00	334
10	Store	20.49	220	26	Driver's Room 2	8.50	91	42	Bathroom 3	8.00	86
11	Kitchen	25.43	273	27	Driver's Bathroom	4.50	48	43	Bedroom 4	28.00	301
12	Family Powder Room	8.00	86	28	Driver's Living	11.00	118	44	Bathroom 4	6.00	64
13	Study	23.32	251	29	Laundry And Ironing	23.70	255	45	Bedroom 5	33.00	355
14	Toilet	6.17	66	30	Fry Kitchen	58.68	631	46	Bathroom 5	12.00	129
15	Guest Bedroom	46.59	506	31	Utility 1	52.20	561	47	Living Area	31.00	334
16	Guest Bathroom	6.13	66	32	Utility 2	18.80	202	48	Gym	19.00	204
17	Parking Garage	80.64	868					49	Toilet	14.00	150



### BASEMENT FLOOR



### FIRST FLOOR



# VILLA TYPE 2A BEACH MANSION



- 1. Front Exterior
- 2. Rear Exterior
- 3. Master Bathroom
- 4. Formal Dining
- 5. Master Bedroom
- 6. Formal Majlis





# VILLA TYPE 2A

## BEACH MANSION

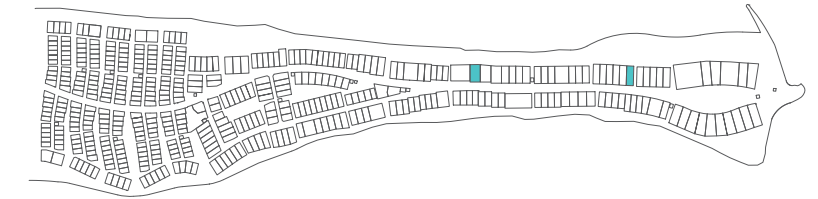
Average area per plot  
2,000 sq.m (21,523 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Basement Floor	338	3,638
Ground Floor	606	6,523
First Floor	631	6,792
<b>Total GFA</b>	<b>1,170</b>	<b>12,594</b>
Parking Area	54	581
<b>Total BUA</b>	<b>1,677</b>	<b>18,051</b>

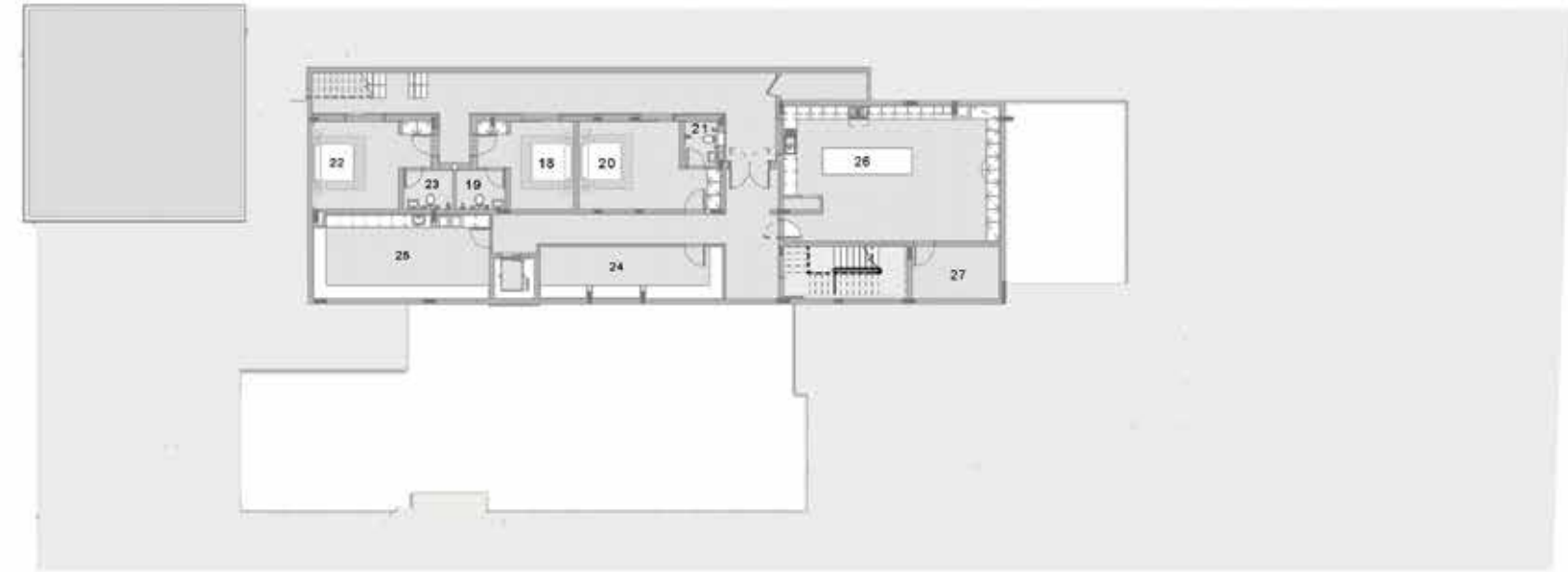
### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
<b>Ground Floor</b>				<b>Basement Floor</b>				<b>First Floor</b>			
1	Entrance Lobby	18.25	196	18	Chef Room	11.62	125	32	Master Dresser	22.23	239
2	Formal Dining	29.24	314	19	Chef Bathroom	3.96	42	33	Master Bathroom	14.17	152
3	Formal Majlis	45.42	489	20	Maid's Room	21.92	236	34	Bedroom 1	22.82	245
4	Formal Powder Room	17.11	184	21	Maid's Bathroom	3.00	32	35	Bathroom 1	6.60	71
5	Women Majlis	41.92	451	22	Driver's Room	15.93	171	36	Bedroom 2	37.98	408
6	Family Living	46.87	504	23	Driver's Bathroom	4.02	43	37	Bathroom 2	6.89	74
7	Family Dining	31.70	341	24	Storage	19.85	213	38	Bedroom 3	35.99	387
8	Service Pantry	15.38	165	25	Storage And Laundry	30.38	327	39	Bathroom 3	6.44	69
9	Kitchen	27.00	290	26	Fry Kitchen	61.52	662	40	Bedroom 4	38.98	419
10	Family Powder Room	10.81	116	27	Cold Store	9.54	102	41	Bedroom 4 Living	19.90	214
11	Study	19.91	214	<b>First Floor</b>				42	Bathroom 4	6.72	72
12	Guest Living	10.82	116	28	Family Living	42.97	462	43	Sitting	12.99	134
13	Guest Bedroom	20.39	219	29	Family Powder	2.90	31	44	Store	3.78	41
14	Guest Bathroom	5.45	58	30	Master Living	21.60	232	45	Pantry	9.76	105
15	Parking Garage	54.47	586	31	Master Bedroom	38.14	410	46	Gym	19.08	205
16	Guard Room	10.97	118					47	Toilet	5.00	54
17	Guard Bathroom	3.52	37								



### BASEMENT FLOOR



### FIRST FLOOR



# VILLA TYPE 2B BEACH MANSION



1



2



3



4



5



6

- 1. Front Exterior
- 2. Rear Exterior
- 3. Formal Dining
- 4. Master Bedroom
- 5. Majlis
- 6. Master Bathroom

# VILLA TYPE 2B

## BEACH MANSION

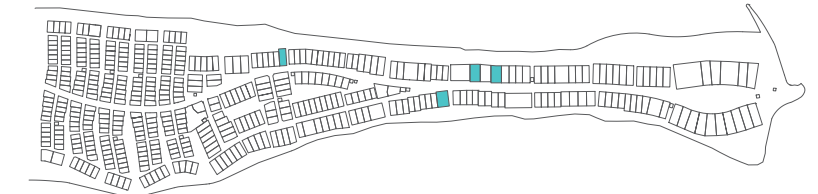
Average area per plot  
2,000 sq.m (21,523 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Basement Floor	337	3,627
Ground Floor	667	7,179
First Floor	630	6,781
<b>Total GFA</b>	<b>1,225</b>	<b>13,186</b>
Parking Area	54	581
<b>Total BUA</b>	<b>1,737</b>	<b>18,697</b>

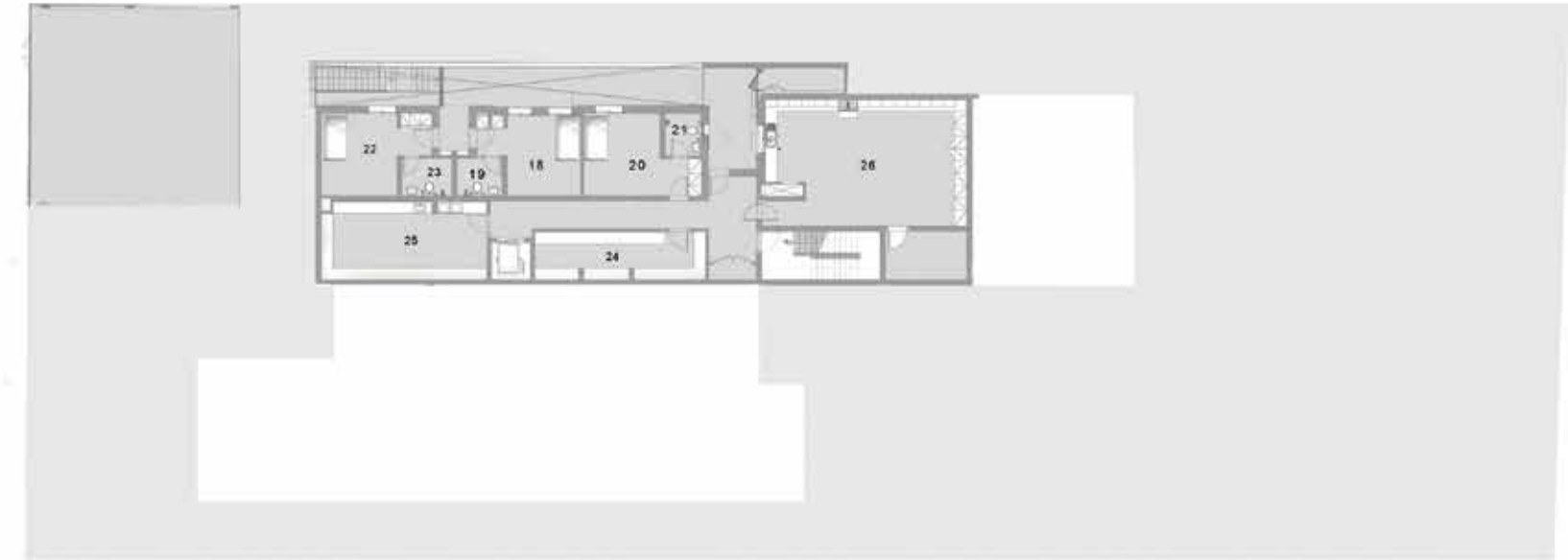
### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
<b>Ground Floor</b>				<b>Basement Floor</b>				<b>First Floor</b>			
1	Entrance Lobby	18.25	196	18	Chef Room	11.62	125	27	Family Living	42.97	462
2	Formal Dining	27.41	295	19	Chef Bathroom	3.96	42	28	Family Powder	2.90	31
3	Formal Majlis	59.6	641	20	Maid's Room	21.92	235	29	Master Living	21.60	232
4	Formal Powder Room	17.11	184	21	Maid's Bathroom	3.00	32	30	Master Bedroom	38.14	410
5	Women Majlis	42.61	458	22	Driver's Room	15.93	171	31	Master Dresser	22.23	239
6	Family Living	58.10	625	23	Driver's Bathroom	4.02	43	32	Master Bathroom	14.17	152
7	Family Dining	34.94	376	24	Storage	19.85	213	33	Bedroom 1	22.82	245
8	Service Pantry	15.38	165	25	Storage And Laundry	30.38	327	34	Bathroom 1	6.60	71
9	Kitchen	27.00	290	26	Fry Kitchen	61.52	662	35	Bedroom 2	37.98	408
10	Family Powder Room	10.81	116					36	Bathroom 2	6.89	74
11	Study	20.59	221					37	Bedroom 3	35.99	387
12	Guest Living	10.82	116					38	Bathroom 3	6.44	69
13	Guest Bedroom	21.78	234					39	Bedroom 4	38.98	419
14	Guest Bathroom	5.45	58					40	Bedroom 4 Living	19.90	214
15	Parking Garage	54.47	586					41	Bathroom 4	6.72	72
16	Guard Room	10.97	118					42	Sitting	12.99	140
17	Guard Bathroom	3.52	37					43	Store	3.78	41
								44	Pantry	9.76	105
								45	Gym	19.08	205
								46	Toilet	5.00	54



### BASEMENT FLOOR



### FIRST FLOOR



# VILLA TYPE 3A BEACH MANSION



1



2

- 1. Front Exterior
- 2. Rear Exterior
- 3. Master Bathroom
- 4. Formal Dining
- 5. Master Bedroom



3



4



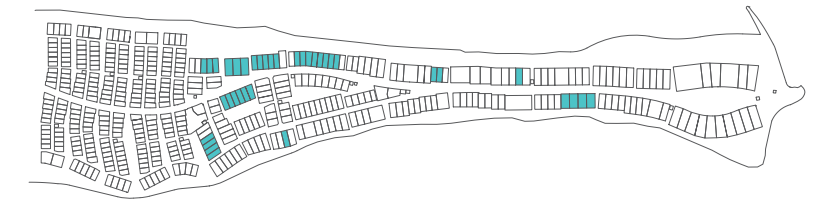
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# VILLA TYPE 3A

## BEACH MANSION

Average area per plot  
1,300 sq.m (13,993 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	393	4,230
First Floor	436	4,693
<b>Total GFA</b>	<b>830</b>	<b>8,934</b>
Parking Area	59	635
<b>Total BUA</b>	<b>936</b>	<b>10,075</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	10.35	111	14	Guest Bathroom	5.00	53
2	Formal Majlis	57.86	622	15	Maid's Room	8.74	94
3	Formal Dining	28.29	304	16	Maid's Bathroom	3.05	33
4	Formal Wash Room	4.17	45	17	Kitchen	14.09	151
5	Formal Powder Room	3.30	35	18	Parking Garage	59.35	639
6	Family Living	51.41	553	19	Driver's Bedroom	6.44	69
7	Family Dining	34.04	366	20	Driver's Bathroom	2.98	32
8	Store	7.46	80	21	Electrical Room	3.44	37
9	Kitchen	25.62	275				
10	Family Powder Room	3.80	41				
11	Laundry Room	3.15	34				
12	Guest Bedroom	20.76	223				
13	Guest Closet	3.48	37				

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
22	Family Living	32.94	354	36	Bedroom 4	16.95	182
23	Master Bedroom Entry	5.10	55	37	Dresser 4	3.68	39
24	Master Bedroom	34.46	371	38	Bathroom 4	4.84	52
25	Master Dresser	6.78	73	39	Bedroom 5	29.43	316
26	Master Bathroom	17.17	185	40	Bathroom 5	4.61	49
27	Bedroom 1	24.4	262	41	Dresser 5	4.74	51
28	Dresser 1	4.45	47	42	Store	4.18	45
29	Bathroom 1	5.54	59	43	Pantry	4.10	44
30	Bedroom 2	25.89	278				
31	Dresser 2	4.41	47				
32	Bathroom 2	5.55	59				
33	Bedroom 3	24.58	264				
34	Dresser 3	3.75	40				
35	Bathroom 3	5.45	58				

# VILLA TYPE 3B BEACH MANSION



1



2



3



4



5



6

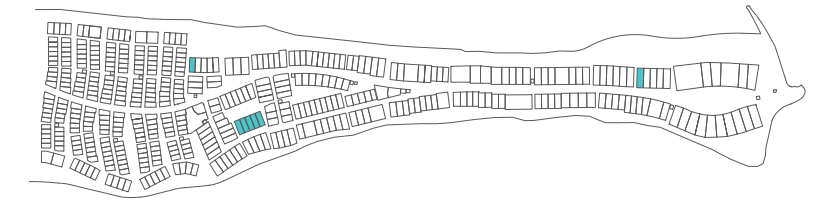
- 1. Front Exterior
- 2. Formal Dining
- 3. Master Bathroom
- 4. Master Bedroom
- 5. Rear Exterior
- 6. Formal Living

# VILLA TYPE 3B

## BEACH MANSION

Average area per plot  
1,300 sq.m (13,993 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	411	4,424
First Floor	450	4,843
<b>Total GFA</b>	<b>825</b>	<b>8,880</b>
Parking Area	60	645
<b>Total BUA</b>	<b>972</b>	<b>10,462</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	10.87	117	14	Guest Bathroom	5.00	53
2	Formal Majlis	57.63	620	15	Maid's Room	8.74	94
3	Formal Dining	27.51	296	16	Maid's Bathroom	3.05	33
4	Formal Wash Room	4.17	45	17	Kitchen	14.09	151
5	Formal Powder Room	3.30	35	18	Parking Garage	59.35	639
6	Family Living	50.08	539	19	Driver's Bedroom	6.44	69
7	Family Dining	48.36	520	20	Driver's Bathroom	2.98	32
8	Store	7.46	80	21	Electrical Room	3.44	37
9	Kitchen	25.62	275				
10	Family Powder Room	3.80	41				
11	Laundry Room	3.15	34				
12	Guest Bedroom	24.26	261				
13	Guest Closet	3.48	37				

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
22	Family Living	32.53	350	38	Bathroom 4	4.84	52
23	Master Bedroom Entry	5.10	55	39	Bedroom 5	24.45	263
24	Master Bedroom	33.00	369	40	Bathroom 5	4.61	49
25	Master Dresser	6.78	73	41	Dresser 5	4.74	51
26	Master Bathroom	17.00	182	42	Store	4.18	45
27	Bedroom 1	23.78	255	43	Pantry	4.27	46
28	Dresser 1	4.45	47				
29	Bathroom 1	5.54	59				
30	Bedroom 2	25.79	277				
31	Dresser 2	4.41	47				
32	Bathroom 2	5.55	59				
33	Bedroom 3	21.51	231				
34	Dresser 3	3.75	40				
35	Bathroom 3	5.45	58				
36	Bedroom 4	16.95	182				
37	Dresser 4	3.68	39				

# VILLA TYPE 3C BEACH MANSION



1



2



3



4



5



6

- 1. Front Exterior
- 2. Formal Majlis
- 3. Master Bedroom
- 4. Rear Exterior
- 5. Formal Dining
- 6. Master Bathroom

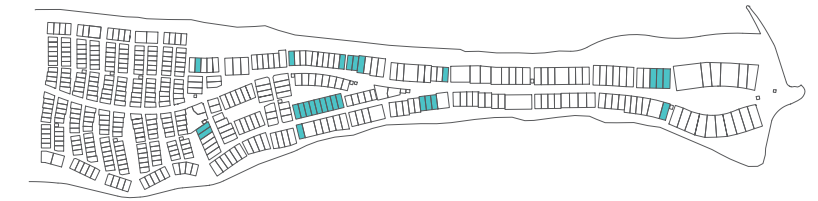


# VILLA TYPE 3C

## BEACH MANSION

Average area per plot  
1,300 sq.m (13,993 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	419	4510
First Floor	454	4,886
<b>Total GFA</b>	<b>825</b>	<b>8,880</b>
Parking Area	59	635
<b>Total BUA</b>	<b>982</b>	<b>10,570</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	11.14	120	14	Guest Bathroom	5.06	54
2	Formal Majlis	49.42	532	15	Maid's Room	8.74	94
3	Formal Dining	26.10	281	16	Maid's Bathroom	3.05	33
4	Formal Wash Room	4.17	44	17	Kitchen	14.09	151
5	Formal Powder Room	3.30	35	18	Parking Garage	59.35	639
6	Family Living	55.75	600	19	Driver's Room	6.44	69
7	Family Dining	45.67	491	20	Driver's Bathroom	2.98	32
8	Store	7.46	80	21	Electrical Room	3.44	37
9	Kitchen	25.53	272				
10	Family Powder Room	3.80	41				
11	Laundry Room	3.15	34				
12	Guest Bedroom	20.86	224				
13	Guest Closet	3.48	37				

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
22	Family Living	32.3	347	36	Bedroom 4	17.45	187
23	Master Bedroom Entry	5.10	54	37	Dresser 4	3.68	39
24	Master Bedroom	39.15	421	38	Bathroom 4	4.84	52
25	Master Dresser	6.78	73	39	Bedroom 5	21.11	227
26	Master Bathroom	17.00	182	40	Bathroom 5	4.61	49
27	Bedroom 1	24.43	262	41	Dresser 5	4.74	51
28	Dresser 1	4.45	48	42	Store	4.18	45
29	Bathroom 1	5.54	59	43	Pantry	4.10	44
30	Bedroom 2	25.83	278				
31	Dresser 2	4.41	47				
32	Bathroom 2	5.55	59				
33	Bedroom 3	20.57	221				
34	Dresser 3	3.75	40				
35	Bathroom 3	5.45	58				

# VILLA TYPE 4 BEACH ESTATE



- 1. Front Exterior
- 2. Rear Exterior
- 3. Staircase
- 4. Living & Dining
- 5. Formal Majlis
- 6. Master Bedroom

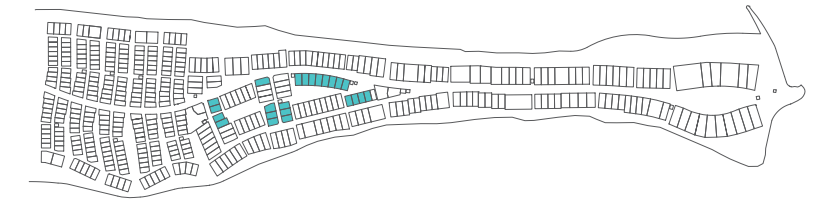


# VILLA TYPE 4A

## BEACH ESTATE

Average area per plot  
1,200 sq.m (12,917 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	386	4,154
First Floor	402	4,327
<b>Total GFA</b>	<b>730</b>	<b>7,857</b>
Parking Area	37	398
<b>Total BUA</b>	<b>849</b>	<b>9,138</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	24.45	263	17	Driver's Room	9.50	102
2	Formal Majlis	43.75	470	18	Driver's Bathroom	3.21	34
3	Formal Dining	30.75	330	19	Parking Garage	37.48	403
4	Formal Wash	2.80	30	20	Storage	9.96	107
5	Formal Powder Room	3.55	38	21	Electrical Room	3.62	39
6	Guest Bedroom	27.59	296				
7	Guest Bathroom	5.32	57				
8	Kitchen	19.29	207				
9	Family Dining	26.39	284				
10	Family Living	27.51	296				
11	Storage	2.21	23				
12	Family Wash	2.12	22				
13	Family Powder Room	2.60	28				
14	Laundry	2.49	26				
15	Maid's Room	8.23	88				
16	Maid's Bathroom	2.8	30				

### FIRST FLOOR



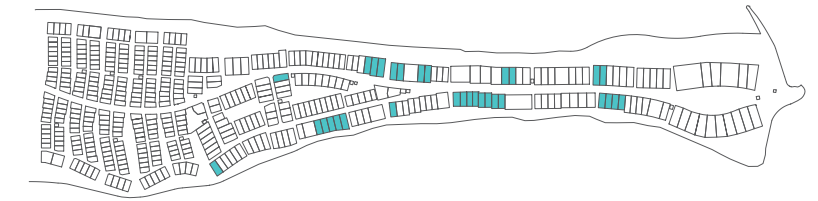
22	Family Living Area	27.54	296
23	Master Bedroom	40.35	434
24	Master Dresser	7.13	76
25	Master Bathroom	16.32	175
26	Bedroom 1	35.63	383
27	Dresser 1	2.94	31
28	Bathroom 1	5.61	60
29	Bedroom 2	22.76	245
30	Dresser 2	3.56	38
31	Bathroom 2	5.00	53
32	Bedroom 3	22.93	246
33	Dresser 3	3.86	41
34	Bathroom 3	5.00	53
35	Bedroom 4	29.29	315
36	Dresser 4	5.27	56
37	Bathroom 4	4.88	52

# VILLA TYPE 4B

## BEACH ESTATE

Average area per plot  
1,200 sq.m (12,917 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	386	4,154
First Floor	402	4,327
<b>Total GFA</b>	<b>745</b>	<b>8,019</b>
Parking Area	54	581
<b>Total BUA</b>	<b>904</b>	<b>9,730</b>



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Hall	24.45	263	17	Maid's Bathroom	3.89	41
2	Formal Majlis	43.75	470	18	Kitchen	16.59	178
3	Formal Dining	30.75	330	19	Parking Garage	54.20	583
4	Formal Wash	2.80	30	20	Storage	6.37	68
5	Formal Powder Room	3.55	38	21	Driver's Room	8.00	86
6	Guest Bedroom	27.59	296	22	Driver's Bathroom	2.13	23
7	Guest Bathroom	5.32	57	23	Electrical Room	3.40	36
8	Kitchen	19.29	207				
9	Family Dining	26.39	284				
10	Family Living	27.51	296				
11	Storage	2.21	23				
12	Family Wash	2.12	22				
13	Family Powder Room	2.60	28				
14	Laundry	2.49	26				
15	Study Room	14.19	152				
16	Maid's Room	8.23	88				

### FIRST FLOOR



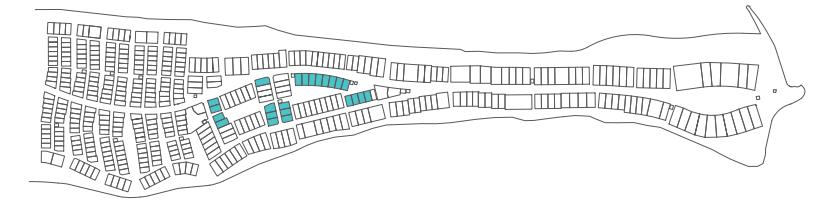
#	Spaces	Area (sq.m)	Area (sq.f)
24	Family Living Area	27.54	296
25	Master Bedroom	40.35	434
26	Master Dresser	7.13	76
27	Master Bathroom	16.32	175
28	Bedroom 1	35.63	383
29	Dresser 1	2.94	31
30	Bathroom 1	5.61	60
31	Bedroom 2	22.76	245
32	Dresser 2	3.56	38
33	Bathroom 2	5.00	53
34	Bedroom 3	22.93	246
35	Dresser 3	3.86	41
36	Bathroom 3	5.00	53
37	Bedroom 4	29.29	315
38	Dresser 4	5.27	56
39	Bathroom 4	4.88	52

# VILLA TYPE 4C

## BEACH ESTATE

Average area per plot  
1,200 sq.m (12,917 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	386	4,154
First Floor	402	4,327
<b>Total GFA</b>	<b>730</b>	<b>7,857</b>
Parking Area	37	398
<b>Total BUA</b>	<b>849</b>	<b>9,138</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
<b>Ground Floor</b>							
1	Entrance Hall	24.45	263	17	Driver's Room	9.50	102
2	Formal Majlis	43.75	470	18	Driver's Bathroom	3.21	34
3	Formal Dining	30.75	330	19	Parking Garage	37.48	403
4	Formal Wash	2.80	30	20	Storage	9.96	107
5	Formal Powder Room	3.55	38	21	Electrical Room	3.62	38
6	Guest Bedroom	27.59	296				
7	Guest Bathroom	5.32	57				
8	Kitchen	19.29	207				
9	Family Dining	26.39	284				
10	Family Living	27.51	296				
11	Storage	2.21	23				
12	Family Wash	2.12	22				
13	Family Powder Room	2.60	28				
14	Laundry	2.49	26				
15	Maid's Room	8.23	88				
16	Maid's Bathroom	2.80	30				

### FIRST FLOOR



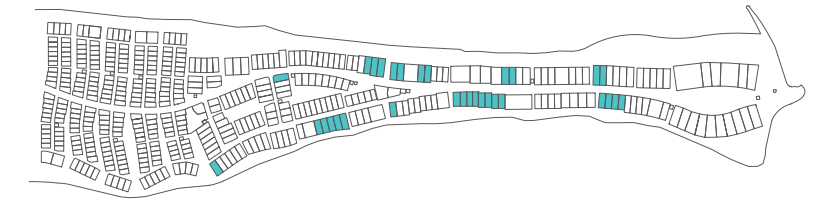
#	Spaces	Area (sq.m)	Area (sq.f)
22	Family Living Area	27.54	296
23	Master Bedroom	40.35	434
24	Master Dresser	7.13	76
25	Master Bathroom	16.32	175
26	Bedroom 1	35.63	383
27	Dresser 1	2.94	31
28	Bathroom 1	5.61	60
29	Bedroom 2	22.76	245
30	Dresser 2	3.56	38
31	Bathroom 2	5.00	53
32	Bedroom 3	22.93	246
33	Dresser 3	3.86	41
34	Bathroom 3	5.00	53
35	Bedroom 4	29.29	315
36	Dresser 4	5.27	56
37	Bathroom 4	4.88	52

# VILLA TYPE 4D

## BEACH ESTATE

Average area per plot  
1,200 sq.m (12,917 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	386	4,154
First Floor	402	4,327
<b>Total GFA</b>	<b>745</b>	<b>8,019</b>
Parking Area	54	581
<b>Total BUA</b>	<b>904</b>	<b>9,730</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Hall	24.45	263	17	Maid's Bathroom	3.89	41
2	Formal Majlis	43.75	470	18	Kitchen	16.59	178
3	Formal Dining	30.75	330	19	Parking Garage	54.20	583
4	Formal Wash	2.80	30	20	Storage	6.37	68
5	Formal Powder Room	3.55	38	21	Driver's Room	8.00	86
6	Guest Bedroom	27.59	296	22	Driver's Bathroom	2.13	23
7	Guest Bathroom	5.32	57	23	Electrical Room	3.40	36
8	Kitchen	19.29	207				
9	Family Dining	26.39	284				
10	Family Living	27.51	296				
11	Storage	2.21	23				
12	Family Wash	2.12	22				
13	Family Powder Room	2.60	28				
14	Laundry	2.49	26				
15	Study Room	14.19	152				
16	Maid's Room	8.23	88				

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)
24	Family Living Area	27.54	296
25	Master Bedroom	40.35	434
26	Master Dresser	7.13	76
27	Master Bathroom	16.32	175
28	Bedroom 1	35.63	383
29	Dresser 1	2.94	31
30	Bathroom 1	5.61	60
31	Bedroom 2	22.76	245
32	Dresser 2	3.56	38
33	Bathroom 2	5.00	53
34	Bedroom 3	22.93	246
35	Dresser 3	3.86	41
36	Bathroom 3	5.00	53
37	Bedroom 4	29.29	315
38	Dresser 4	5.27	56
39	Bathroom 4	4.88	52

# VILLA TYPE 5

## BEACH VILLAS



1



2

- 1. Front Exterior
- 2. Rear Exterior
- 3. Master Bathroom
- 4. Formal Majlis
- 5. Master Bedroom



3



4



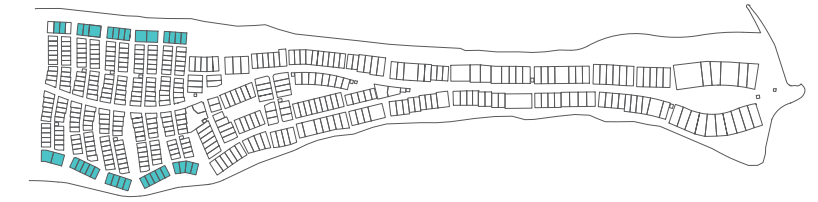
5

# VILLA TYPE 5A

## BEACH VILLAS

Average area per plot  
1,000 sq.m (10,764 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	301	3,240
First Floor	336	3,616
<b>Total GFA</b>	<b>610</b>	<b>6,565</b>
Parking Area	33	355
<b>Total BUA</b>	<b>695</b>	<b>7,481</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	7.40	79	14	Guest Bathroom	5.00	53
2	Formal Majlis	34.20	368	15	Driver's Room	8.00	86
3	Formal Dining	26.10	281	16	Driver's Bathroom	3.20	34
4	Family Living	43.50	468	17	Parking Garage	33.20	357
5	Family Dining	18.00	193	18	Storage	9.73	104
6	Kitchen	17.90	192	19	Electrical Room	3.62	38
7	Laundry	2.50	27				
8	Family Powder Room	3.10	33				
9	Maid's Bedroom	9.70	104				
10	Maid's Bathroom	2.90	31				
11	Powder Room	3.30	35				
12	Toilet	2.80	30				
13	Guest Bedroom	16.70	179				

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)
20	Family Living Area	16.40	176
21	Master Bedroom	40.70	438
22	Master Dresser	7.30	78
23	Master Bathroom	14.50	156
24	Bedroom 1	21.20	228
25	Dressing 1	5.00	53
26	Bathroom 1	6.50	70
27	Bedroom 2	27.20	292
28	Dressing 2	4.70	50
29	Bathroom 2	5.90	63
30	Bedroom 3	18.70	201
31	Dressing 3	4.10	44
32	Bathroom 3	6.10	65
33	Storage	5.40	58
34	Pantry	5.50	59



# VILLA TYPE 5B

## BEACH VILLAS

Average area per plot

1,000 sq.m (10,764 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	301	3,240
First Floor	336	3,616
<b>Total GFA</b>	<b>628</b>	<b>6,759</b>
Parking Area	54	581
<b>Total BUA</b>	<b>751</b>	<b>8,083</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	7.40	79	14	Guest Bathroom	5.00	53
2	Formal Majlis	34.20	368	15	Driver's Room	8.00	86
3	Formal Dining	26.10	281	16	Driver's Bathroom	2.13	23
4	Family Living	43.50	468	17	Parking Garage	54.2	583
5	Family Dining	18.00	193	18	Storage	6.37	68
6	Kitchen	17.90	192	19	Electrical Room	3.40	36
7	Laundry	4.29	46	20	Ironing	3.56	38
8	Family Powder Room	3.10	33	21	Kitchen	16.59	178
9	Maid's Bedroom	12.62	135				
10	Maid's Bathroom	3.18	34				
11	Formal Powder Room	3.30	35				
12	Toilet	2.80	30				
13	Guest Bedroom	16.70	179				

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)
22	Family Living Area	16.40	176
23	Master Bedroom	40.70	438
24	Master Dresser	7.30	78
25	Master Bathroom	14.50	156
26	Bedroom 1	21.20	228
27	Dressing 1	5.00	53
28	Bathroom 1	6.50	70
29	Bedroom 2	27.20	292
30	Dressing 2	4.70	50
31	Bathroom 2	5.90	63
32	Bedroom 3	18.70	201
33	Dressing 3	4.10	44
34	Bathroom 3	6.10	65
35	Storage	5.40	58
36	Pantry	5.50	59

# VILLA TYPE 6

## BEACH VILLAS



1



2



3



4



5

- 1. Front Exterior
- 2. Formal Majlis
- 3. Master Bedroom
- 4. Master Bathroom
- 5. Formal Dining
- 6. Rear Exterior



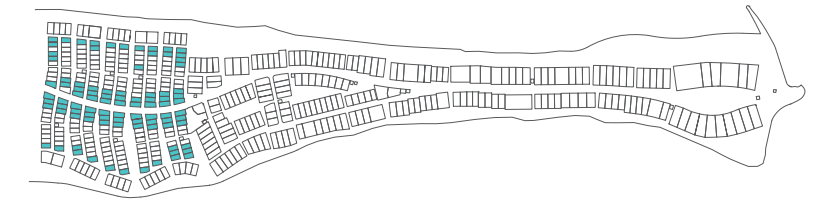
6

# VILLA TYPE 6

## BEACH VILLAS

Average area per plot  
680 sq.m (7,319 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	251	2,701
First Floor	279	3,003
<b>Total GFA</b>	<b>482</b>	<b>5,188</b>
Parking Area	30	323
<b>Total BUA</b>	<b>581</b>	<b>6,253</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)	#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	6.94	74	14	Maid's Room	8.64	93
2	Formal Majlis	31.96	344	15	Maid's Bathroom	2.76	29
3	Formal Wash Room	3.66	39	16	Parking Garage	29.56	318
4	Powder Room	2.13	23	17	Electrical Room	3.45	37
5	Formal Dining	20.74	223				
6	Family Living Room	26.05	280				
7	Family Dining	19.22	206				
8	Kitchen	16.97	182				
9	Family Powder Room	3.10	33				
10	Laundry	2.02	21				
11	Store	2.52	27				
12	Guest Bedroom	19.41	209				
13	Guest Bathroom	4.15	44				

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)
18	Family Living Area	18.02	193
19	Master Bedroom	21.69	233
20	Master Dresser	8.76	94
21	Master Bathroom	14.65	157
22	Bedroom 1	22.42	241
23	Dressing 1	2.39	25
24	Bathroom 1	5.30	57
25	Bedroom 2	20.36	219
26	Dressing 2	3.26	35
27	Bathroom 2	5.40	58
28	Bedroom 3	19.74	212
29	Dressing 3	2.75	29
30	Bathroom 3	5.11	55

# VILLA TYPE 7

## BEACH VILLAS



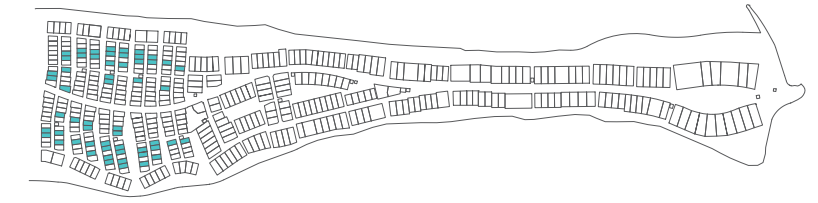
- 1. Front Exterior
- 2. Master Bathroom
- 3. Kitchen
- 4. Rear Exterior
- 5. Master Bedroom
- 6. Family Living

# VILLA TYPE 7

## BEACH VILLAS

Average area per plot  
650 sq.m (6,995 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	219	2,357
First Floor	230	2,475
<b>Total GFA</b>	<b>402</b>	<b>4,327</b>
Parking Area	34	366
<b>Total BUA</b>	<b>498</b>	<b>5,360</b>

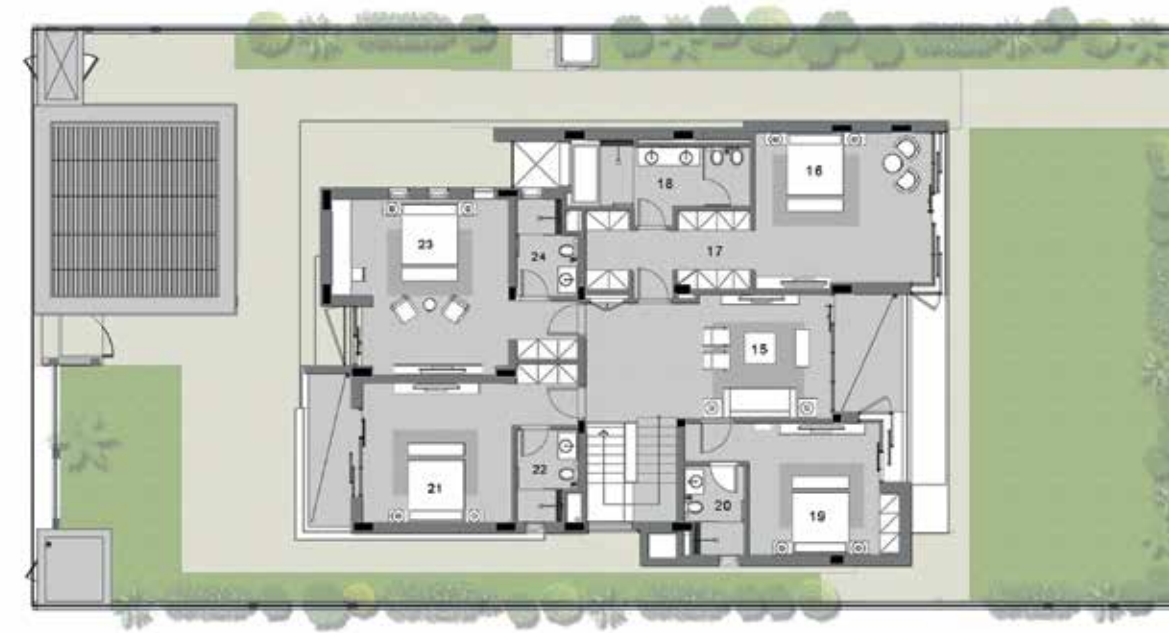


### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	15.62	168
2	Guest Bedroom	21.22	228
3	Guest Bathroom	4.96	53
4	Formal Wash Room	3.13	33
5	Powder Room	3.07	33
6	Living Room	29.21	314
7	Dining Room	20.51	216
8	Kitchen	16.73	180
9	Service Entry	5.48	59
10	Laundry	2.00	21
11	Maid's Bedroom	2.46	26
12	Maid's Bathroom	9.52	102
13	Parking Garage	33.93	365
14	Electrical Room	3.45	37

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)
15	Family Living Area	27.45	295
16	Master Bedroom	25.29	272
17	Master Dresser	11.36	122
18	Master Bathroom	10.96	117
19	Bedroom 1	19.49	209
20	Bathroom 1	4.61	44
21	Bedroom 2	22.67	244
22	Bathroom 2	4.75	51
23	Bedroom 3	30.17	324
24	Bathroom 3	5.39	58

# VILLA TYPE 8

## BEACH VILLAS



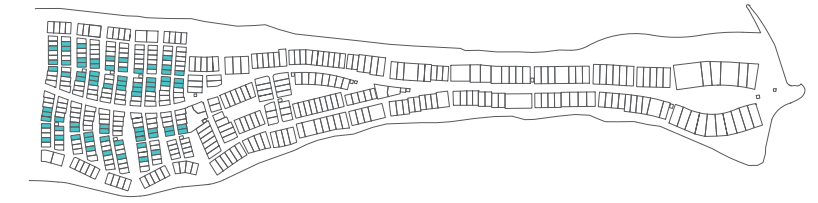
- 1. Front Exterior
- 2. Family Living
- 3. Family Dining
- 4. Master Bathroom
- 5. Master Bedroom
- 6. Rear Exterior



## VILLA TYPE 8 BEACH VILLAS

Average area per plot  
620 sq.m (6,674 sq.f)

GFA	Area (sq.m)	Area (sq.f)
Ground Floor	186	2,002
First Floor	208	2,238
<b>Total GFA</b>	<b>365</b>	<b>3,929</b>
Parking Area	31	333
<b>Total BUA</b>	<b>439</b>	<b>4,725</b>



### GROUND FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)
1	Entrance Lobby	29.52	317
2	Guest Bedroom	20.17	217
3	Guest Bathroom	4.83	52
4	Powder Room	3.13	33
5	Wash Area	3.28	35
6	Living Room	26.00	279
7	Dining	22.51	242
8	Kitchen	17.70	190
9	Service Lobby	5.67	61
10	Laundry	2.07	22
11	Maid's Room	9.84	106
12	Maid's Bathroom	2.28	24
13	Parking Garage	31.39	337
14	Electrical Room	3.45	37

### FIRST FLOOR



#	Spaces	Area (sq.m)	Area (sq.f)
15	Family Living Area	20.85	224
16	Master Bedroom	20.81	223
17	Master Dresser	6.79	73
18	Master Bathroom	13.38	144
19	Bedroom 1	20.97	225
20	Dressing 1	5.81	62
21	Bathroom 1	5.76	62
22	Bedroom 2	21.50	231
23	Dressing 2	2.62	28
24	Bathroom 2	4.59	49



## THE FUTURE OF HIDD AL SAADIYAT

### مستقبل حد السعديات

Hidd Al Saadiyat is a complete community. And as the community grows, so the lifestyle it offers its residents becomes ever richer and more varied.

At the heart of Hidd Al Saadiyat we find all that families need to make the most of their leisure time. From the start, the experience is enhanced by parks, playgrounds, everyday retail and - of course - the stunning beaches.

Over time these will be complemented by a marina, a beach club and a choice of restaurants. And on the doorstep we have Saadiyat Island's established golf course, beach club, marinas and hotels, soon to be joined by an inspiring array of cultural attractions.

يشكل حد السعديات مجتمعاً متكاملًا، ومع نمو هذا المجتمع، تنمو معه أنماط الحياة التي يقدمها لسكانيه وتصبح أكثر غنى وتنوعاً.

يتوفر في قلب حد السعديات كل ما تحتاجه العائلة لقضاء وقت ممتع، فمناخ البداية، ثم إغناء حد السعديات بالحدائق العامة، والملاعب، والمتاجر، والشواطئ الساحرة.

ومع الوقت، سوف يستكمل كل ذلك بالمرسى، والنادي لليخوت ومجموعة من المطاعم المتميزة. في حين نجد عند أطراف الحد نادي السعديات للجولف والنادي لليخوت والمراسي والفنادق، كما سيضاف إلى ذلك قريباً مجموعة كبيرة من المعالم الثقافية البارزة.



## ABOUT THE DEVELOPER

The Saadiyat Development and Investment Company (SDIC) is a real estate development company based in Abu Dhabi. Through intricate planning and attention to detail, SDIC aims to provide lively communities and distinguished residences that you can be proud to call home.

The SDIC team works closely with a select group of contractors and consultants on the design, planning, procurement and delivery of each of its developments. To assist in the timely delivery of Hidd Al Saadiyat, we have engaged LEAD Development & Project Management for their real estate expertise and unparalleled experience in both local and international markets.

For more information about SDIC, please visit [sdic.ae](http://sdic.ae)

We would be delighted to welcome you at Hidd Al Saadiyat to discuss this unique project further. Kindly get in touch with our dedicated Customer Service team:

+971 (2) 650 9993  
www.sdic.ae  
info@sdic.ae



شركة السعديات للاستثمار والتطوير  
Saadiyat Development and Investment Company

## الجهة المطورة

تعد شركة السعديات للاستثمار والتطوير (SDIC) شركة تطوير واستثمار عقاري رائدة تتخذ من أبوظبي مقراً لها، وهي من خلال تخطيطها الدقيق وعنايتها بالتفاصيل، تهدف إلى تطوير مجتمع سكني يثري حياة ساكنيه.

يعمل فريق عمل شركة السعديات للاستثمار والتطوير (SDIC) جنباً إلى جنب مع مجموعة مختارة من المقاولين والاستشاريين في مجالات التصميم والتخطيط والمشتريات و تسليم المشاريع. وقد قامت الشركة بالتعاون مع شركة LEAD للتطوير وإدارة المشاريع المعروفة بخبرتها الطويلة في قطاع التطوير العقاري في السوقين المحلي والعالمي، لضمان تسليم الوحدات السكنية في الوقت المقرر لها.

للمزيد من المعلومات حول SDIC يرجى زيارة الموقع الإلكتروني [sdic.ae](http://sdic.ae)

يسرنا استقبالك في منطقة جد السعديات، لنناقش معاً هذا المشروع الفريد. تفضل بالتواصل مع أحد موظفي خدمة العملاء الخاصة بنا، عبر:

+ ٩٧١ (٢) ٦٥٠٩٩٩٣  
www.sdic.ae  
info@sdic.ae

