

murjan  
Al Saadiyat

# A haven of luxury

on the serene shores of Saadiyat





# Murjan Al Saadiyat

Welcome to Murjan Al Saadiyat, a luxurious residential community where luxury meets nature on the pristine shores of Saadiyat Island. Our properties offer a unique blend of tranquility, elegance, and modern design, providing an idyllic retreat for those who value privacy, natural beauty, and a connection to the earth. Nestled amidst lush greenery and with direct access to Jumeirah at Saadiyat hotel, our community caters to discerning residents and investors seeking an unparalleled lifestyle deeply connected to the world around them.

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The logo for AMS Real Estate Management, featuring the letters 'AMS' in a bold, blue, sans-serif font.

REAL ESTATE MANAGEMENT

## Developer

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AMS, a leading real estate company with a distinguished reputation in shopping center management, asset management, and real estate development across the UAE and beyond, stands as the driving force behind the prestigious Murjan Al Saadiyat project. With a strong presence in the UAE since 1999, AMS has been entrusted to oversee every aspect of this luxurious development. The company's portfolio includes the management of several iconic projects in the capital, such as Abu Dhabi Trade Center (ADTC), Etihad Towers, and an expansive collection of retail, commercial, and residential properties, showcasing their expertise and commitment to excellence in the industry.



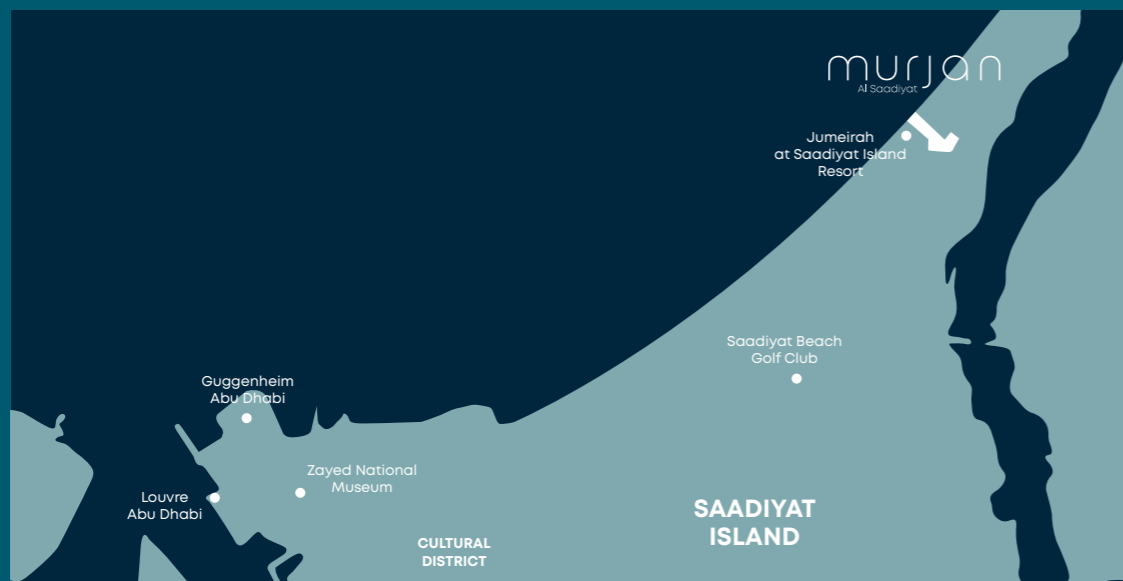
Experience Serenity  
and Balance:

Murjan Al Saadiyat's Nature-Infused  
Architectural Design

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# in dulge

in the ultimate island  
lifestyle at Saadiyat Island



Saadiyat Island offers a stunning and luxurious island lifestyle, with pristine beaches and iconic landmarks in the UAE. Our thoughtfully designed villas and townhouses grant direct access to the beach, creating a seamless indoor-outdoor living experience. As residents, you can enjoy the facilities of the nearby Jumeirah at Saadiyat Island Resort, including pools, beach, gym, spa, and restaurants, providing ultimate luxury and convenience. Saadiyat Island is not only booming with cultural landmarks, prestigious educational institutions, and exceptional dining options but is also conveniently located just a short drive from Abu Dhabi's city center, making it easily accessible to other island destinations and cultural landmarks.



## Master Plan

- 8 unique Luxury Villas
- 52 Luxury Townhouses
- Private access to the Saadiyat Beach
- Connected to Jumeirah at Saadiyat Beach Island Resort
- 150+ Street Parking Spaces for both Villas and Townhouses
- 3 Entry / Exit Points for ease of traffic flow
- Community Pools
- Children's play area
- High end gym
- 7 min drive to Saadiyat's major cultural destinations





# na inspired design ture

## Island Life

At Murjan Al Saadiyat, we have designed our community with nature in mind. Our villas and townhouses are strategically positioned to maximize sun exposure on the roof terraces while also providing shade. We've also taken great care to minimize the adverse effects of shadows on external spaces, ensuring our residents can enjoy stunning views and comfortable living spaces.

In addition, we have captured the refreshing breeze by arranging our community components and public spaces to take advantage of the direction of the prevailing winds. This creates a relaxing and enjoyable environment for our residents, no matter where they are in the community. At Murjan Al Saadiyat, we believe in designing homes that work harmoniously with the natural environment, providing our residents with a serene living experience.



Indulge in the  
Ultimate Island  
Lifestyle at  
Saadiyat Island:

Luxury, Convenience,  
and Culture

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re  
Island living  
defined

Villas

Discover the essence of luxurious island living at Murjan Al Saadiyat residential community, where contemporary amenities and tasteful designs blend seamlessly with the natural beauty of Saadiyat Island. Our villas have been thoughtfully crafted to embrace the island lifestyle, harmoniously integrating indoor and outdoor spaces. Upon entry, a skylight illuminates the villa, inviting the natural surroundings inside. The villa's main public areas flow effortlessly to the private outdoor spaces, creating a serene and peaceful environment and the villa's glazed and open elevations offer a unique indoor-outdoor experience. With ample parking spaces for both residents and guests, privacy and convenience are paramount, reflected in the dedicated guest bedroom on each villa's ground floor. Our commitment to providing a luxurious living experience is grounded in quality, practicality, and comfort.



# functional

and elegant living

## Townhouses

Experience the perfect balance of form and function in our carefully designed 3-bedroom and 4-bedroom townhouses, which seamlessly integrate with the natural surroundings of Murjan Al Saadiyat. Positioned around the central park, our 4-bedroom units offer direct access to the park, while our 3-bedroom units are nestled on secondary streets. Each townhouse features a private courtyard, providing a tranquil and serene space to unwind. Clustered in groups of four, our townhouses have private parking spaces and additional guest parking on the street level nearby.

The ground floor's open-plan layout and double-height void spaces fill each townhouse with abundant natural light and ample space. A dedicated guest bathroom on the ground floor adds an extra touch of convenience. Glass facades provide stunning views of the surrounding landscape while infusing natural light throughout the day. An elegant staircase leads to the first floor, with a spacious store area seamlessly hidden beneath the steps. All of our townhouses boast luxurious finishes while creating inviting and natural living spaces.

# subt and elegance lety

## Subtlety and Elegance

Subtlety of visual elements like texture and colour, complemented by abundance of natural light through skylights and double height glass panels add elegance to the internal spaces. The usage of warm neutral colours along with uniform textures make the interiors balanced and harmonious, which gives flexibility to the end user to personalise spaces to any level of contrast they would like.



1



2



3



4



5



6

1. Wooden finishes

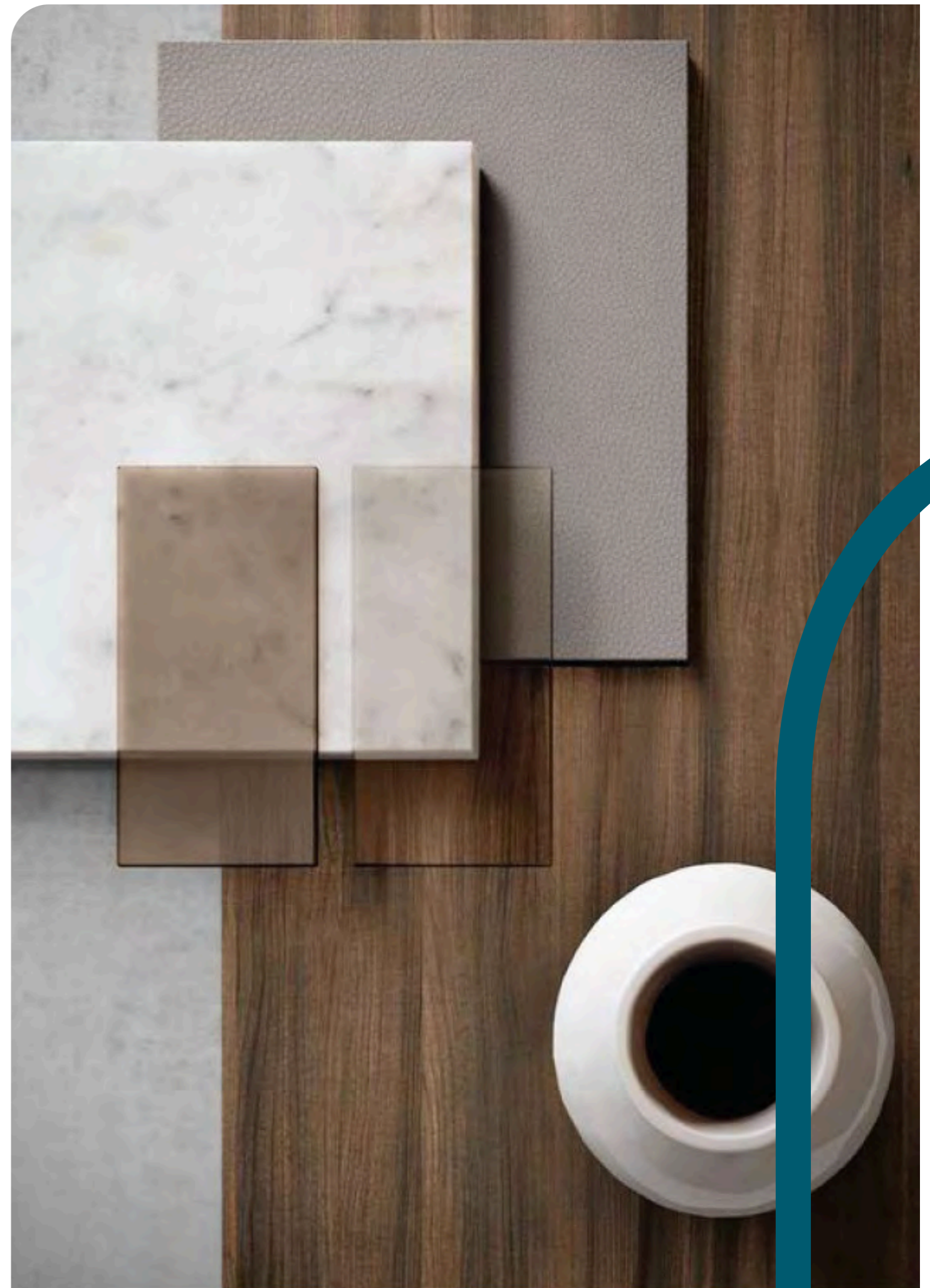
2. Paint texture

3. Flooring

4. Wardrobe finishes

5. Quartz counter top finish

6. Panel texture





Unwind and Connect:  
The Clubhouse at  
Murjan Al Saadiyat

— Your Ultimate Community Hub

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# re in luxury lax

## Clubhouse

The Clubhouse is the central amenity of the community, housing several features to cater to residents' needs. It includes a Community Gym, Changing Rooms for the Gym and Pool, security and maintenance offices, and a store. It is also the hub for the pool and park facilities, making it the perfect place for residents to unwind and socialize.



## Community Centre

The Community Centre offers diverse activities and facilities for all residents, from sports and fitness to relaxation and entertainment. Enjoy the welcoming entrance, jogging track, children's play area, open lawn, multiplay court, cabana, pergola with community pools, and open fitness area.

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fun, and family time  
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Seamless  
Indoor-Outdoor Living:  
Experience Nature  
and Modern Comfort  
at Murjan Al Saadiyat

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