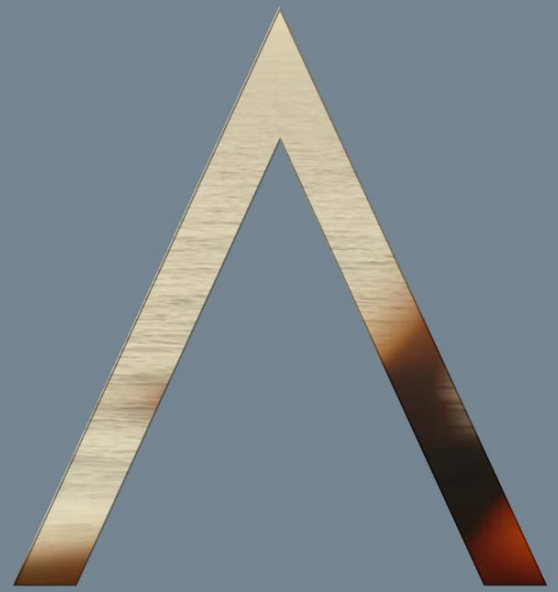
ADDRESS
RESIDENCES
AL MARYAH ISLAND



ADDRESS RESIDENCES

AL MARYAH ISLAND

DEVELOPED BY

ALAIN

WHERE *life* HAPPENS

Address Hotels + Resorts brings its hospitality expertise to residential living, with an emphasis on welcoming spaces, refined design and attentive service. At Address Residences Al Maryah Island, that approach shapes both the private homes and the spaces residents share.



DIRECT CONNECTION TO GALLERIA MALL





ABU DHABI, EFFORTLESSLY CONNECTED

An air-conditioned walkway connects the residences directly to The Galleria, with its shops, restaurants and entertainment. Abu Dhabi Global Market and Cleveland Clinic Abu Dhabi are close by, while Saadiyat Cultural District is within easy reach.

At the foot of the tower, Al Maryah Promenade offers a waterfront setting for a walk or time outdoors.

3 MINS. *Walking distance*	The Galleria *Direct access via an air-conditioned walkway*
5 MINS. *Walking distance*	Abu Dhabi Global Market (ADGM)
7 MINS. *Walking distance*	Cleveland Clinic Abu Dhabi
8 MINS.	Cranleigh Abu Dhabi
12 MINS.	Corniche Beach
14 MINS.	Saadiyat Beach Golf Club
16 MINS.	New York University Abu Dhabi
30 MINS.	Zayed International Airport
60 MINS.	Dubai

CONTEMPORARY LIVING, THOUGHTFULLY DESIGNED

1

BEDROOM RESIDENCES

SIZE RANGE

98 – 112 SQM

1,057 - 1,208 SQ. FT.

No. of units: 182

2

BEDROOM RESIDENCES

SIZE RANGE

169 – 173 SQM

1,816 - 1,863 SQ. FT.

No. of units: 184

3

BEDROOM RESIDENCES

SIZE RANGE

209 – 229 SQM

2,245 - 2,472 SQ. FT.

No. of units: 56

4

BEDROOM RESIDENCES

SIZE RANGE

273 – 275 SQM

2,939 - 2,962 SQ. FT.

No. of units: 28

AMENITIES AND SERVICES



INFINITY POOL



CHILDREN'S POOL



ROOFTOP POOL DECK & OUTDOOR BAR



SPA TREATMENT ROOM AND JACUZZI



CHILDREN'S PLAY AREA



FITNESS CENTRE



PADEL COURT



RUNNING TRACK



SKY GARDEN



PRIVATE CINEMA



OWNER'S LOUNGE



LIBRARY



CO-WORKING SPACE



CONCIERGE



LAUNDRY SERVICES



EXTERIOR FAÇADE



TERRACE VIEW



LIVING ROOM



MASTER BEDROOM



MASTER BATHROOM



LIVING KITCHEN



CO-WORKING SPACE



MULTIPURPOSE ROOM



INDOOR PLAY AREA



FITNESS STUDIO





SPA TREATMENT ROOM



EXTERIOR FAÇADE

Developer

ALAIN

ALAIN is a diversified investment group active across capital investments, real estate, hospitality and education. Established in 1996, ALAIN contributes to the social and economic growth of the communities it serves through sustainable and culturally aware development.

Headquartered in Abu Dhabi, ALAIN delivers long-term value through partnerships and projects that enhance quality of life across the region. Guided by integrity, innovation and operational excellence, ALAIN creates enduring financial and social impact for its people, partners, shareholders, and communities.

Partners

Address Hotels + Resorts

ALAIN is a diversified investment group active across capital investments, real estate, hospitality and education. Established in 1996, ALAIN contributes to the social and economic growth of the communities it serves through sustainable and culturally aware development.

Headquartered in Abu Dhabi, ALAIN delivers long-term value through partnerships and projects that enhance quality of life across the region. Guided by integrity, innovation and operational excellence, ALAIN creates enduring financial and social impact for its people, partners, shareholders, and communities.

Design Tomorrow

Design Tomorrow is an architecture, interior design and urban design studio with offices in Dubai and London. Founded by Dara John Towhidi, the practice brings together an international team to create thoughtful, innovative and sustainable projects across diverse scales and sectors. Its collaborative approach combines a deep understanding of place with a focus on human experience, environmental responsibility and enduring design quality. From individual buildings to urban masterplans, Design Tomorrow creates spaces that inspire, enhance wellbeing and contribute to a better collective future.

KCA International

KCA International is a global interior design practice founded by Khuan Chew, with offices in Dubai, London, Hong Kong and Singapore. With more than three decades of experience, the studio is recognised for its work in luxury hospitality, creating distinctive interiors for landmark hotels and destinations worldwide. Its multicultural team combines creative vision, international expertise and meticulous attention to detail to deliver thoughtful, innovative spaces. Through close collaboration with clients and a commitment to responsible design, KCA International creates interiors that inspire and leave a lasting impression.

Mirage

Founded in Dubai in 1997, Mirage is an international multidisciplinary consultancy providing development management, project management, design, cost consultancy and construction supervision services. With experience spanning hospitality, leisure and mixed-use developments, the firm brings together technical expertise, commercial insight and a collaborative approach to delivering projects from initial vision through to completion. As the project's lead consultant, Mirage draws on this integrated expertise to support the development's design and delivery, with a focus on quality, efficiency and lasting value.

WHY ADDRESS RESIDENCES AL MARYAH ISLAND?

A PRIME WATERFRONT LOCATION. CONNECTED CONVENIENCE. ADDRESS-BRANDED LIVING.

01

THE MOST EXCLUSIVE ADDRESS IN ABU DHABI

Positioned within Abu Dhabi's financial district, appealing to professionals, residents and investors

02

DIRECT ACCESS TO THE GALLERIA MALL

Climate-controlled connectivity to luxury shopping and dining, bringing everyday convenience to residents' doorstep

03

PRIME WATERFRONT POSITIONING

Direct frontage onto Al Maryah Promenade, with views across the city skyline and towards Saadiyat Cultural District

04

SERVICE WITH NO COMPROMISE

Award-winning, 5-star hospitality-led design and service that enhance the residential experience and set the project apart

05

5-STAR RESORT-LEVEL AMENITIES

Sky gardens, a sky pool, co-working spaces, wellness and leisure facilities designed for contemporary urban living

06

A BROAD BUYER AND TENANT AUDIENCE

Intelligently planned one- to four-bedroom apartments and penthouses that make the most of every space and suit different lifestyles

General Disclaimer: All plans, drawings, and illustrations contained in this brochure are provided for illustrative purposes only and should not be construed as representations or warranties of the final design, details or exact specifications of the properties described. While every effort has been made to accurately represent the features and layouts of the proposed development based on preliminary development plans, variations may occur, and all plans, drawings and illustrations are subject to change without notice. No guarantee or representation is made regarding any existing or future views or the surrounding areas depicted or described in this brochure, as such views and surroundings may change and may differ from those shown. ALAIN reserves the right, at its sole discretion and without prior notice, to modify, revise or withdraw any information contained in this brochure. This brochure does not constitute an offer to sell or a solicitation of an offer to purchase any property. In the event of any discrepancy between this brochure and the final sale and purchase agreement, the terms of the sale and purchase agreement shall prevail.