



METROPOLITAN
CAPITAL REAL ESTATE

The Prime Collection

Abu Dhabi's Finest
Investments



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Yas Island, Abu Dhabi

**YAS
LIVING**



New Project!

Yas Living

Handover:	Q4 2028
Starting price:	AED 980K (USD 267K)
Sizes:	355 sq. ft — 2,110 sq. ft.
Payment plan:	65/35

About the Project

Nestled on the northeast side of Yas Island, this vibrant community features three residential buildings offering 678 thoughtfully designed units, from cozy studios to spacious 3-bedroom apartments with maid's rooms. Residents can enjoy a choice of light or dark finishes, modern layouts, and abundant amenities, making each day an extraordinary living experience.



Hudayriyat Island, Abu Dhabi

الحديريات
Hudayriyat

MODON

Hudayriyat Island

Handover:	Q4 2028
Starting price:	AED 7.8M (USD 2.12M)
Sizes:	3,702 sq. ft — 29,072 sq. ft.
Payment plan:	40/60

About the Project

Hudayriyat Island is a remarkable new residential community by Modon Properties in southern Abu Dhabi. The island features three distinct projects: Nawayef West Heights, Nawayef West Homes, and Nawayef West Mansions. This project offers elegant 3–6 bedroom villas or opulent 7–8 bedroom mansions, with 14 villa layouts and 5 mansion configurations available. The architectural design blends traditional Arab mashrabiya with Mediterranean simplicity, creating an atmosphere of timeless elegance.



Fahid Island, Abu Dhabi

FAHID
ISLAND



Fahid Island

Handover:	2029
Starting price:	AED 1.8M (USD 490K)
Sizes:	936 sq. ft — 2,960 sq. ft
Payment plan:	65/35

About the Project

Aldar Properties presents **Fahid Island** — an iconic island community in Abu Dhabi, offering sustainably designed residences — 1–4 bedroom apartments, 2-bedroom duplexes, 2-bedroom townhouses, 5-bedroom penthouses — with direct beach access, world-class amenities, and breathtaking views. Designed by Koichi Takada, Fahid Island blends coastal elegance with modern luxury, offering a serene lifestyle surrounded by mangrove forests and vibrant waterfront living.



Al Jurf, Abu Dhabi

JACOB & CO
BEACHFRONT LIVING
by OHANA

OHANA
DEVELOPMENT

Jacob & Co. Beachfront Living by Ohana

Handover:	Q4 2027
Starting price:	AED 2.7M (USD 735K)
Sizes:	538 sq. ft — 23,777 sq. ft
Payment plan:	Apartments & Sky Mansions 70/30 Villas & Mansions 5% booking + 20% DP + 6.25% tri-monthly over 36 months

About the Project

Ohana Development presents **Jacob & Co. Beachfront Living** — an ultra-exclusive island lifestyle destination redefining luxury coastal living. Situated in Al Jurf, between Abu Dhabi and Dubai, this landmark development offers branded residences, sky mansions, villas, and waterfront mansions with direct beach access, stunning views, and a host of world-class amenities, including the world's first Jacob & Co. Beach Club and Seafront Cigar Lounge.



Ramhan Island, Abu Dhabi

جزيرة
عمان
RAMHAN ISLAND
ابو ظبي

EAGLE
HILLS
ABU DHABI

Ramhan Island

Handover:	From 2027
Starting price:	AED 6.4M (USD 1.7M) for a 3-bedroom villa
Sizes:	2,862 sq. ft — 15,392 sq. ft
Payment plan:	50/50

About the Project

Eagle Hills presents **Ramhan Island** — an extraordinary luxury waterfront development offering villas, apartments, and serviced residences. Located just 20 minutes from Abu Dhabi's mainland, this USD 3.5B mega-development delivers a resort-style lifestyle surrounded by pristine nature. Ramhan Island is set across 43 million sq. ft., with 19 million sq. ft. of marine canals and seven exclusive villa communities.



Ghantoot, Abu Dhabi

Bayn
بين

ORA

Bayn by ORA

Handover: **Q1 2029**

Starting price: **AED 2.75M (USD 749K)**

Sizes: **2,000 sq.ft — 7,500+ sq.ft**

Payment plan: **60/40**

About the Project

ORA presents **Bayn** — a landmark residential community in Ghantoot, strategically positioned between Abu Dhabi and Dubai, offering unrivalled access to both capitals while preserving serene, nature-focused living. Bayn delivers a rare combination of pristine shoreline, expansive green areas, lagoons, and promenades, designed to make nature the heart of community life.



Zayed City, Abu Dhabi



Bloom Living Marbella

Handover:	Upon request
Starting price:	AED 3.9M (USD 1.06M)
Sizes:	402 sq. ft — 5,506 sq. ft
Payment plan:	50/50 or 70/30

About the Project

Marbella, within Bloom Living in Zayed City, offers 3–7 bedroom spacious villas with stunning lake views. With a focus on family-centric living, this Mediterranean-style development boasts Spanish architecture, lush landscaping, and a vibrant Town Center offering retail, dining, and essential services. Surrounded by lush green spaces and picturesque lakeside trails, Bloom Living creates a serene and inviting environment for residents to relax and enjoy nature.



Saadiyat Island, Abu Dhabi

VIDA
RESIDENCES
SAADIYAT ISLAND

ALAIN

Vida Residences

Handover:	Q4 2027
Starting price:	AED 2.3M (USD 626K)
Sizes:	654 sq. ft — 1,652 sq. ft
Payment plan:	50/50

About the Project

ALAIN presents **Vida Residences Saadiyat Island** — a luxury waterfront community blending contemporary design, full furnishing, and cultural proximity. This exclusive development offers a selection of 1-, 2-, and 3-bedroom residences designed for modern living, each with stunning views and premium finishes.



Al Jurf, Abu Dhabi

Seamont

AUTOGRAPH COLLECTION[™]
RESIDENCES



ROYAL
DEVELOPMENT HOLDING
AN ESG COMPANY

ساس
SAAS

Seamont Autograph Collection Residences

Handover:	Q4 2028
Starting price:	AED 2.1M (USD 572K)
Sizes:	731 sq. ft — 4,987 sq. ft
Payment plan:	50/50

About the Project

Seamont Autograph Collection Residences by Royal SAAS Development Holding is a waterfront residential project on Reem Island, inspired by nature and Marriott's Autograph Collection design principles. With views of Saadiyat's cultural district and the Abu Dhabi skyline, the development blends hotel-style living, natural materials, and wellness-focused spaces. Seamont offers 1–3-bedroom apartments, 3–4-bedroom townhouses, and 4-bedroom duplex penthouses. Residents will enjoy seamless access to the promenade, luxury amenities, and exclusive Marriott Bonvoy Gold Elite privileges.



Al Maryah Island, Abu Dhabi

ST REGIS
AL MARYAH ISLAND ♦ ABU DHABI
THE RESIDENCES

ساس
SAAS

St. Regis Al Maryah Island Abu Dhabi The Residences

Handover:	Q4 2028
Starting price:	AED 1.7M (USD 463K)
Sizes:	731 sq. ft — 4,987 sq. ft
Payment plan:	50/50

About the Project

St. Regis Al Maryah Island The Residences is a new branded project on the canal promenade of Al Maryah Island. Developed by SAAS Properties, the complex offers 1–4-bedroom apartments, duplexes, and penthouses, all fully furnished and managed to St. Regis hospitality standards. Homeowners will also receive Elite Status with Marriott Bonvoy. The Galleria Mall is right next door, while the island itself is the UAE capital's globally recognized financial hub.



Al Raha Beach, Abu Dhabi

BRABUS ISLAND
ABU
DHABI

COSMO

BRABUS Island Villas

Handover: **Q4 2028**

Starting price: **AED 14.1M (USD 3.81M)**

Sizes: **Sizes vary** (Customizable villas, townhouses & penthouses)

Payment plan: **70/30**

About the Project

Cosmo Developments in collaboration with **BRABUS** presents **BRABUS Island Villas** — an ultra-luxury waterfront community combining exceptional real estate expertise with world-renowned automotive-inspired design and precision engineering. This exclusive development offers bespoke villas, townhouses, and penthouses with interiors inspired by BRABUS supercars, private pools, terraces, balconies, and landscaped gardens.



Yas Island, Abu Dhabi


SAMA YAS
BY ALDAR



Sama Yas

Handover: **Q3 2027**

Starting price: **AED 4.9M (USD 1.33M)**

Sizes: **1,065 sq. ft — 2,917 sq. ft**

Payment plan: **60/40**

About the Project

Sama Yas is the newest 3 building development to grace the Yas North area. This project is extra special as it will be the first development in the region with its own dedicated park, so every home feels as if its right there in the park itself. The project consists of 1-3-bedroom apartments, 2 & 3-bedroom duplexes and 2 & 3-bedroom garden apartments. Every kitchen has been personally designed by the world-renowned Chef Izu.



Yas Island, Abu Dhabi

VISTA DEL MAR
YAS ISLAND



Vista Del Mar

Handover:	Q3 2026
Starting price:	AED 4.4M (USD 1.2M)
Sizes:	948 sq. ft — 2,379 sq. ft
Payment plan:	40/60

About the Project

Esnad Management presents **Vista Del Mar**, an exclusive luxury residential project on Yas Island. Designed for the perfect blend of comfort, elegance, and coastal serenity, this development features a collection of 1- to 4-bedroom apartments. Select three-bedroom apartments also include a dedicated staff room.



The Arthouse

Handover:	Q2 2028
Starting price:	AED 3.3M (USD 898K)
Sizes:	990 sq. ft — 1,506 sq. ft
Payment plan:	30/70 with 2% ADM fee waiver

About the Project

The Arthouse envisioned by **Aldar Properties**, will marry the grandeur of private clubs with ultramodern living. Overlooking the Guggenheim Abu Dhabi, this avant-garde 18-storey complex will indulge residents with 1–3 bedroom apartments and exceptional 5-bedroom villas, all immersed within Abu Dhabi's cultural epicentre. Each home, accentuated with private pools, Italian kitchens, and DiLeonardo-designed interiors, promises an unparalleled lifestyle.



Yas Island, Abu Dhabi

GARDENIA BAY
BY ALDAR



Gardenia Bay

Handover:	Q2 2027
Starting price:	AED 805K (USD 219K)
Sizes:	420 sq. ft — 2,002 sq. ft
Payment plan:	50/50

About the Project

Gardenia Bay is the newest waterfront community on Yas Island that sits right on the edge of the island. The waterfront development will be rolled out in phases, with the first phase including 4 buildings called **Orchid, Ivy, Iris and Rosa** with studios and 1–3 bedroom apartments. There will be a private beach and beach club, as well as many other residential amenities.



Saadiyat Island, Abu Dhabi

MANDARIN ORIENTAL
THE RESIDENCES
SAADIYAT CULTURAL DISTRICT ABU DHABI



Mandarin Oriental Residences

Handover: **2028**

Starting price: **AED 6.2M (USD 1.7M)**

Sizes: **1,109 sq. ft — 23,745 sq. ft**

Payment plan: **30/70** with 2% ADM fee waiver

About the Project

Mandarin Oriental Residences is Abu Dhabi's first branded residential project by Aldar Properties, located in the heart of Saadiyat Cultural District on Saadiyat Island. Overlooking the iconic Zayed National Museum, the development offers 226 luxurious branded 1–4 bedroom apartments and 5-bedroom penthouses, with select units featuring private pools. Designed by BIG and with interiors by New York-based Lillian Wu, these homes combine earthy tones, artisanal details, and floor-to-ceiling windows, creating an intimate yet grand living environment.



**MAMSHA
GARDENS**
SAADIYAT ISLAND



Mamsha Gardens

Handover:	Q2 2028
Starting price:	AED 3.1M (USD 844K)
Sizes:	1,065 sq. ft — 4,165 sq. ft
Payment plan:	30/70 with 2% ADM fee waiver

About the Project

Mamsha Gardens will encapsulate luxury living on Saadiyat Island. This resort-inspired development will feature 493 residences, including 1–3 bedroom apartments and 2–3 bedroom townhouses equipped with premium finishes, smart technology, and a choice of two custom designs. Residents will enjoy curated amenities such as secret rooftop gardens, a private cinema, meditation spaces, and a resort-style pool, complemented by concierge and valet services.



Saadiyat Island, Abu Dhabi

مامشا بالم
MAMSHA PALM



Mamsha Palm

Handover:	Q1 2028
Starting price:	AED 3.7M (USD 1M)
Sizes:	1,119 sq. ft — 6,989 sq. ft
Payment plan:	30/70 with 2% ADM fee waiver

About the Project

Just steps from the white sands of Saadiyat's Soul Beach and the island's cultural landmarks, **Mamsha Palm** is a Japanese-inspired residence by world-renowned architect Koichi Takada. Offering 44 exclusive units, from 1-3 bedroom residences and sky villas to 4-bedroom homes, it combines refined living with modern luxury. Residents will enjoy rooftop pools, wellness facilities, concierge services, and sustainable design, all within a vibrant, beachside community in the heart of Saadiyat Cultural District.



Saadiyat Island, Abu Dhabi



Saadiyat Lagoons

Handover:	Q1 2026
Starting price:	AED 5.85M (USD 1.6M)
Sizes:	4,951 sq. ft — 6,458 sq. ft
Payment plan:	40/60

About the Project

Saadiyat Lagoons is a luxury villa community developed by Aldar Properties on the prestigious Saadiyat Island. The project features 4–6 bedroom villas in two design options — classic and sloping roof. Future residents can choose a cool or warm interior scheme, with sustainable materials, smart home technology, and eco-friendly solutions integrated throughout the homes.



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P2 level, Danet Area, Guardian
Towers, Abu Dhabi



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