
ADDRESS
RESIDENCES
AL MARYAH ISLAND
ON Your CUE
ALAIN

ADDRESS
HOTELS + RESORTS

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.

EMAAR
HOSPITALITY

ADDRESS HOTELS + RESORTS



THE PROJECT

ON *Your* CUE

Set along Al Maryah Promenade, Address Residences Al Maryah Island is the first Address-branded residential development in Abu Dhabi. Developed by ALAIN, its collection of one- to four-bedroom apartments and penthouses brings the signature hospitality of Address to the island's waterfront.

Life here moves at your pace. Spend a quiet morning in the landscaped sky gardens or an afternoon on the elevated pool deck. For an evening out, enjoy direct access to The Galleria, one of Abu Dhabi's premier destinations for luxury shopping and dining.



AT THE HEART OF AL MARYAH ISLAND

Home to Abu Dhabi Global Market, The Galleria and Cleveland Clinic Abu Dhabi, Al Maryah Island brings together business, shopping, dining and healthcare in an established waterfront destination. Its promenade and proximity to the capital's wider attractions make it a convenient base for city living.





LOCATION



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AL MARYAH ISLAND

SAADIYAT BEACH GOLF CLUB

GUGGENHEIM MUSEUM ABU DHABI

LOUVRE ABU DHABI

SAADIYAT ISLAND

JUBAIL MANGROVE WALKING PARK

NEW YORK UNIVERSITY ABU DHABI

AL JUBAIL ISLAND

YAS ISLAND

REEM ISLAND

YAS MALL

CORNICHE ABU DHABI

SHEIKH ZAYED GRAND MOSQUE

ZAYED INTERNATIONAL AIRPORT

AL BATEEN EXECUTIVE AIRPORT

JETEX ABU DHABI

ABU DHABI, EFFORTLESSLY CONNECTED

DIRECT ACCESS

The Galleria
Via an air-conditioned walkway

5 MIN Indoor walking distance
Abu Dhabi Global Market (ADGM)

7 MIN Walking distance
Cleveland Clinic Abu Dhabi

8 MIN
Cranleigh Abu Dhabi

12 MIN
Corniche Beach

14 MIN
Saadiyat Beach Golf Club

16 MIN
New York University Abu Dhabi

30 MIN
Zayed International Airport

60 MIN
Dubai


LOUIS VUITTON

COMMUNITY

DIRECT ACCESS TO THE GALLERIA

At Address Residences Al Maryah Island, business, premium retail, dining and everyday amenities are at your doorstep.

An air-conditioned walkway connects the residences directly to The Galleria, placing its boutiques, restaurants and entertainment just a short indoor walk from home, whatever the weather.





THE GALLERIA, AN ELEGANT EXTENSION OF HOME

THE WATERFRONT, REIMAGINED

Cascading balconies and planted terraces give the tower a distinctive presence on the Al Maryah waterfront. Retail and cafés animate the podium, while a sculpted crown accommodates an elevated pool deck and penthouse residences.

A landscaped sky park introduces gardens, exercise and leisure spaces above the city, with panoramic views across the surrounding skyline.

RESIDENCES



RESIDENCES



LIVING & KITCHEN



KITCHEN



BEDROOM

RESIDENCES

YOUR PRIVATE PERSPECTIVE

Generous terraces extend the living spaces outdoors, with views across the waterfront and the Abu Dhabi skyline. Sliding glazing opens each living area onto its own terrace, so morning coffee, evening gatherings and quiet moments all have an outdoor setting.

From the upper floors, the view takes in Al Maryah Island, the Corniche and the city beyond, changing with the light from sunrise to dusk.



TERRACE


ADDRESS
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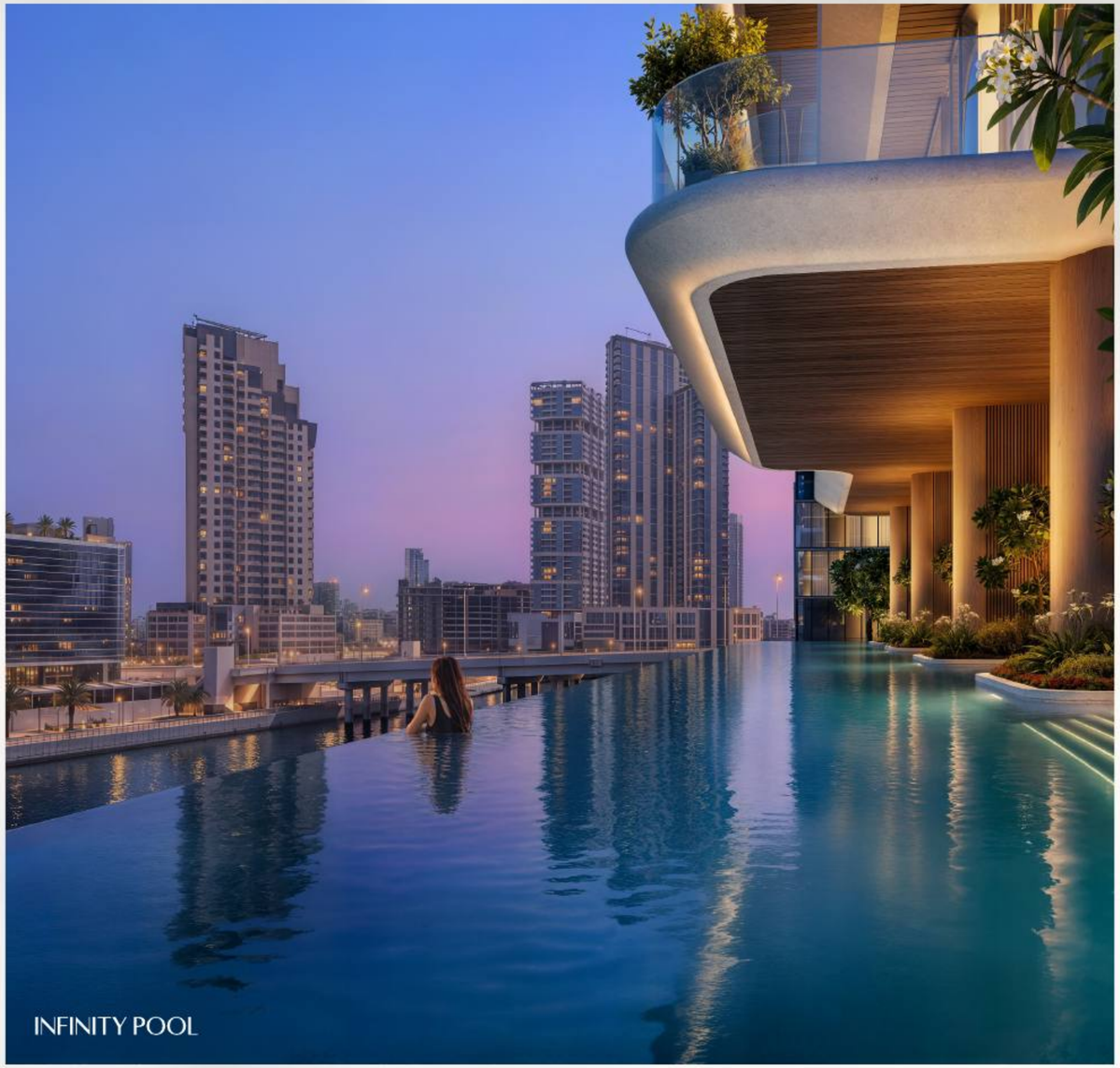
AL MARYAH ISLAND



INFINITY POOL

RESIDENCES

ABOVE THE CITY

Landscaped sky gardens and rooftop leisure spaces bring a different perspective to city living. Residents can swim, relax outdoors and take in views across the Abu Dhabi skyline and towards Saadiyat Cultural District.



SKY GARDEN



U BY EMAAR

As an owner at Address Residences Al Maryah Island, you'll automatically receive Gold membership in U by Emaar, unlocking exclusive privileges and rewards across Emaar's exceptional collection of hotels, restaurants and lifestyle destinations.



BENEFITS EXCLUSIVELY FOR YOU

AMENITIES AND SERVICES

GOLD MEMBER BENEFITS

HOTEL STAYS
Save 10% on hotel stays and enjoy late check-out. Room upgrades are available for up to seven nights per year.

DINING & WELLNESS
Save 15% on dining and spa treatments, and enjoy priority restaurant reservations.

ARTS & CULTURE
Enjoy exclusive rates at Dubai Opera and 10% savings at the Arabic Music Institute. Earn Upoints towards complimentary courses at the institute.

FITNESS SAVINGS
Save 15% on gym membership at Burj Club, 20% on Veo membership and 25% on personal training sessions at Veo.

VEO PRIVILEGES
Enjoy reciprocal access, a complimentary trial session and two complimentary guest passes. Earn Upoints towards complimentary six-month and annual Veo memberships.

UPOINTS REWARDS
Earn Upoints when you shop and use your points towards complimentary hotel nights, dining, spa treatments, and leisure and entertainment activities.

MEMBERS-ONLY OFFERS
Access exclusive offers across hotel stays, dining, wellness, shopping and leisure.

Disclaimer: U by Emaar Gold membership is a promotion offered by Emaar Hospitality Group (the Operator) to buyers at Address Residences Al Maryah Island. Membership and associated benefits are subject to the applicable U by Emaar programme terms and conditions.



AMENITIES AND SERVICES





AMENITIES AND SERVICES





AMENITIES AND SERVICES

A PLACE TO FIND YOUR BALANCE

Al Maryah runs on energy. The meetings, the movement and the rhythm of the capital inspire ambition. Yet when you step inside Address Residences Al Maryah Island, a different pace takes over.

The noise falls away, the skyline softens and the day settles. Here, you don't have to choose between the energy of the city and a sense of belonging, you can have both.



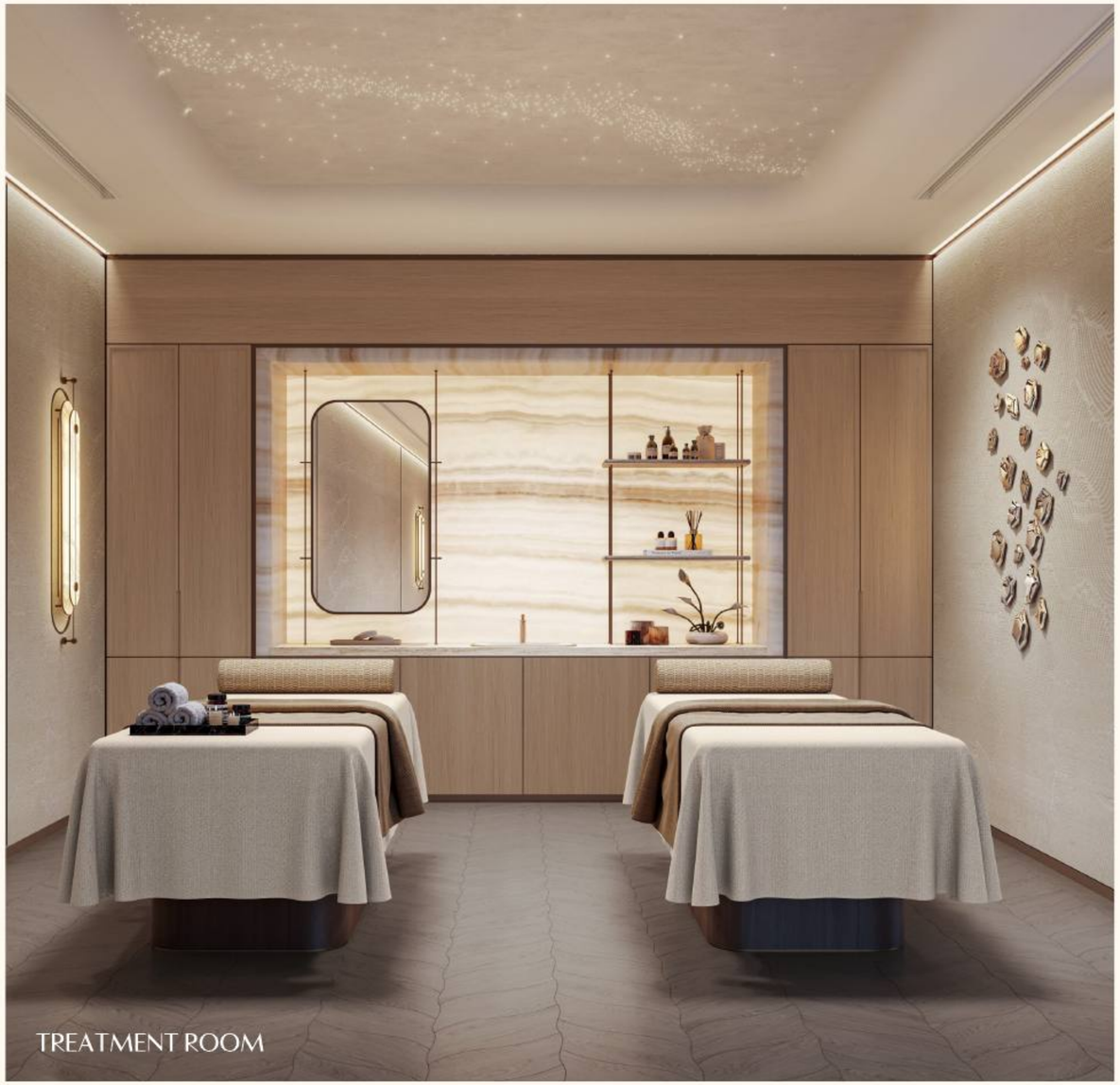
JACUZZI

A MOMENT TO UNWIND

A dedicated spa offers a calm, private setting to unwind, with treatment rooms designed for quiet and restoration.

Soft lighting, natural materials and a considered palette create an atmosphere of retreat. Residents can book treatments, or simply use the space to slow down at the end of the day.

AMENITIES AND SERVICES



TREATMENT ROOM

AMENITIES AND SERVICES



INDOOR CINEMA

AMENITIES AND SERVICES



OUTDOOR CINEMA

KIDS CLUB



CHILDREN'S PLAY AREA



CHILDREN'S POOL

CO-WORKING SPACE

A co-working space with a shared table and quiet corners lets residents work without leaving the building. Natural light, comfortable seating and a calm, considered palette make it equally suited to focused work and informal meetings. Set within the residence, it takes the commute out of the working day, with the amenities of the building close at hand.



AMENITIES AND SERVICES

CO-WORKING SPACE



MULTIPURPOSE ROOM

AMENITIES AND SERVICES

ROOM TO GATHER

A multipurpose room with a long communal table and library shelving, for meetings, reading and gatherings.

The generous table works for a team of colleagues or a family dinner, while the shelving invites quiet reading between conversations.

Large windows fill the room with daylight and open it to the Al Maryah Island skyline, making it equally suited to a working morning or an evening with friends.

AN ADDRESS THAT UNFOLDS

From the waterfront promenade to the penthouses, each level reveals a different way to enjoy life on Al Maryah Island. A landscaped sky garden offers residents a quiet moment outdoors, while the sky pool opens to views across Abu Dhabi.

LEVEL 42

PENTHOUSES

LEVELS 28-41

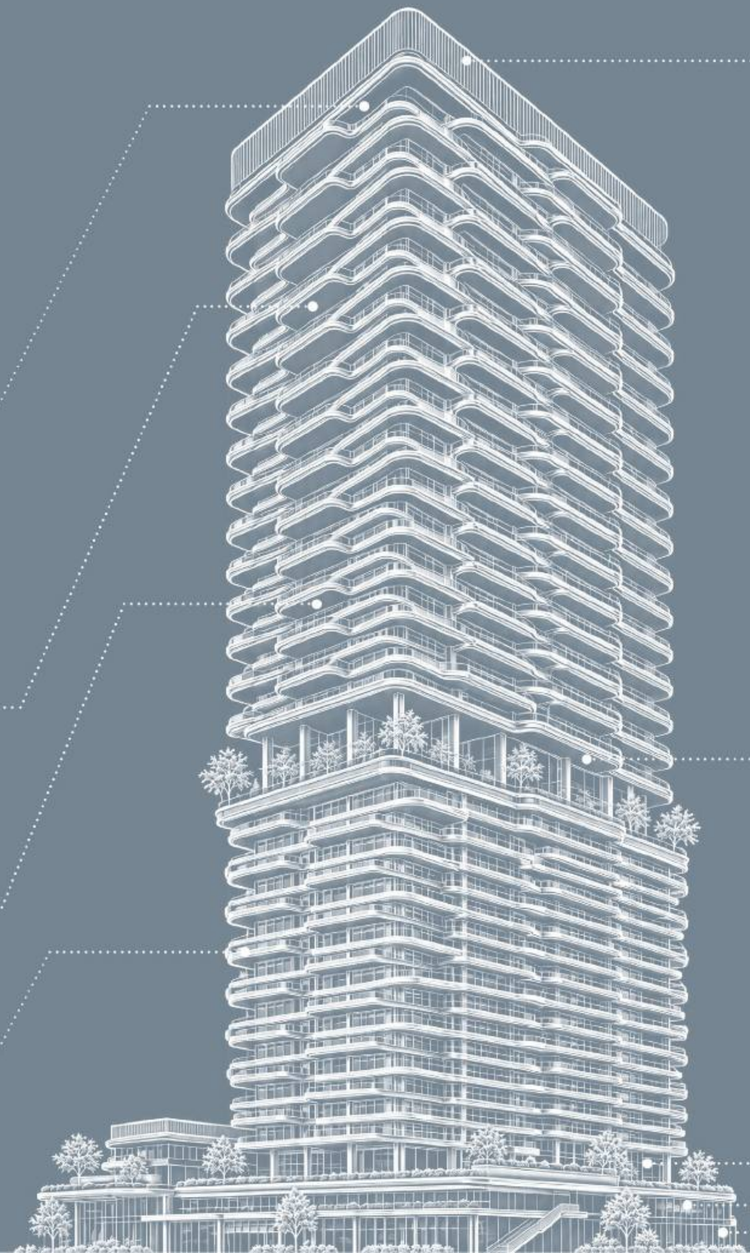
2,3 & 4 BEDROOM RESIDENCES

LEVELS 22-27

1 & 2 BEDROOM RESIDENCES

LEVELS 01-20

1 & 2 BEDROOM RESIDENCES



LEVELS 43

INFINITY POOL

- POOL TERRACE
- CHANGING ROOMS

LEVELS 21

SKY GARDEN

- SKY DECK
- OUTDOOR CINEMA
- JOGGING TRACK
- LOUNGE & SEATING AREA
- OUTDOOR YOGA TERRACE

GROUND LEVEL

- LOBBY, CAFÉ & SHOPS
- FAMILY POOL
- CHILDREN'S SPLASH PAD
- KIDS CLUB
- PADEL COURT
- OUTDOOR CHILDREN'S PLAY AREA
- LIBRARY & CO-WORKING AREA

PODIUM 03

THE RESIDENTS CLUB

- LOUNGE
- FITNESS CENTRE
- CHANGING ROOMS
- TREATMENT ROOMS
- SAUNA & JACUZZI
- PODCAST ROOM
- MEETING ROOM
- MULTIPURPOSE ROOM
- GAMES ROOM
- INDOOR CINEMA

PODIUM 01 -02

RETAIL & ACCESS

- RETAIL
- AIR-CONDITIONED ACCESS TO THE GALLERIA
- PARKING

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. Al Ain 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.

FLOOR PLANS

1-BEDROOM	98 – 112 SQM | 1,055 – 1,206 SQ. FT.
2-BEDROOM	169 – 173 SQM | 1,819 – 1,862 SQ. FT.
3-BEDROOM	209 – 229 SQM | 2,250 – 2,476 SQ. FT.
4-BEDROOM	273 – 275 SQM | 2,939 – 2,960 SQ. FT.

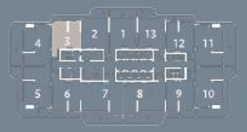
FLOOR PLANS



1-BEDROOM
TYPE A

INTERNAL AREA	79 SQM | 850 SQ. FT.
BALCONY AREA	19 SQM | 208 SQ. FT.
TOTAL AREA	98 SQM | 1,057 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26







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ALAIN

1-BEDROOM
TYPE B

INTERNAL AREA	84 SQM | 899 SQ. FT.
BALCONY AREA	23 SQM | 246 SQ. FT.
TOTAL AREA	106 SQM | 1,145 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



LEVELS: 2 – 20



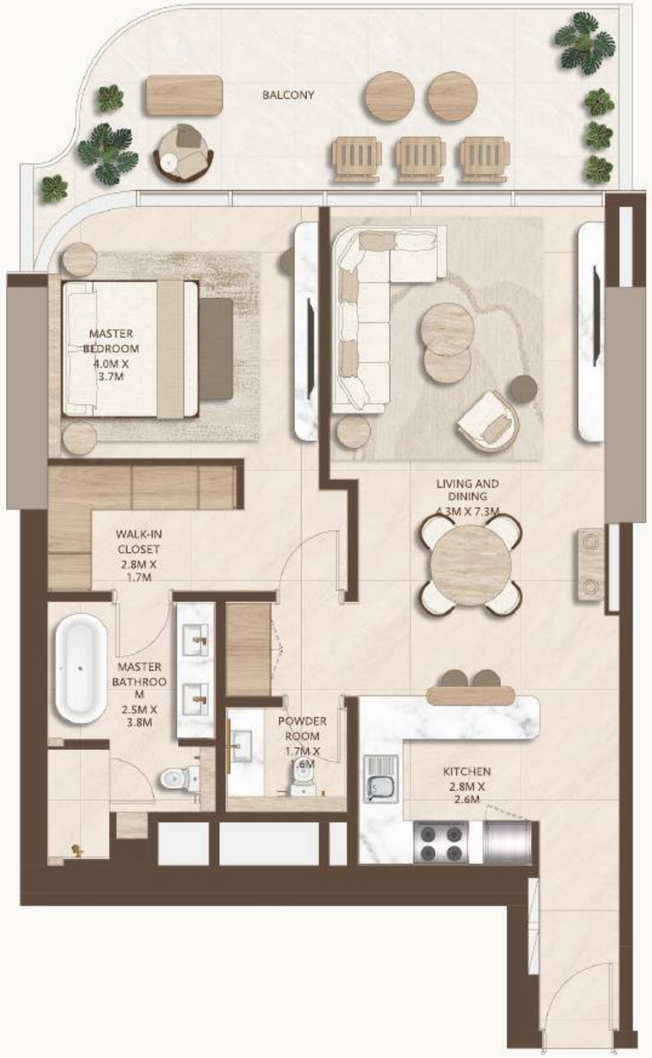
LEVELS: 23 – 27



LEVELS: 22 – 26



N



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ALAIN

1-BEDROOM
TYPE C1

INTERNAL AREA	85 SQM | 919 SQ. FT.
BALCONY AREA	27 SQM | 290 SQ. FT.
TOTAL AREA	112 SQM | 1,209 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



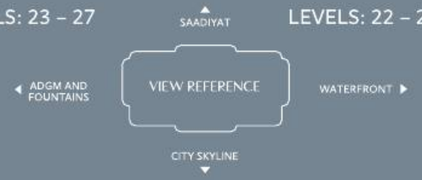
LEVELS: 2 – 20

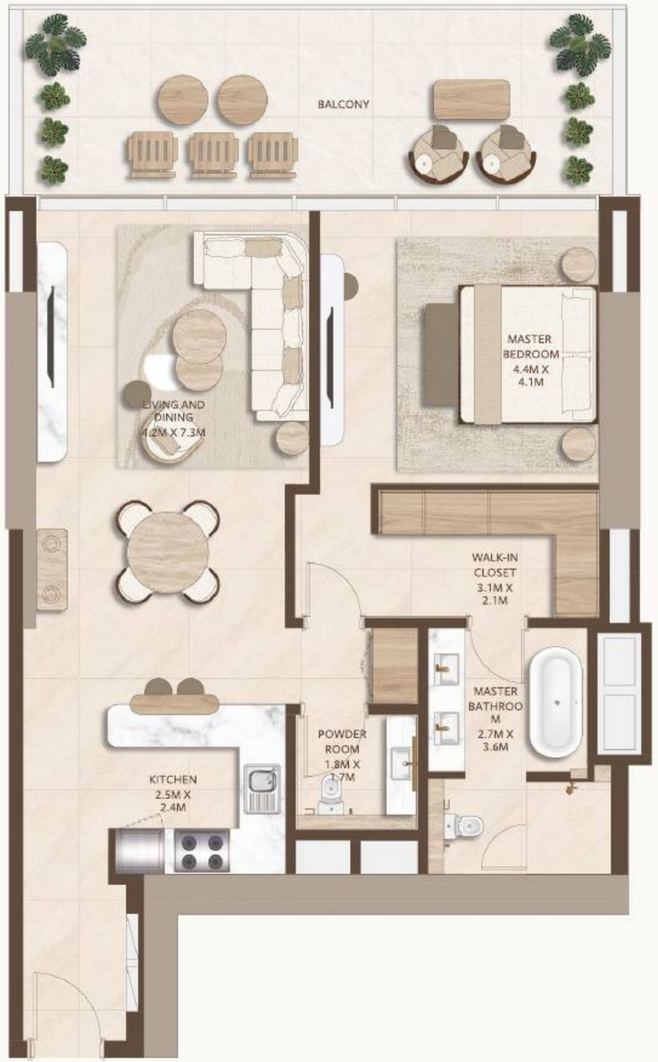


LEVELS: 23 – 27



LEVELS: 22 – 26





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ALAIN

1-BEDROOM
TYPE C2

INTERNAL AREA	87 SQM | 932 SQ. FT.
BALCONY AREA	23 SQM | 246 SQ. FT.
TOTAL AREA	109 SQM | 1,178 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26







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ALAIN

1-BEDROOM
TYPE C3

INTERNAL AREA	85 SQM | 918 SQ. FT.
BALCONY AREA	19 SQM | 208 SQ. FT.
TOTAL AREA	104 SQM | 1,125 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



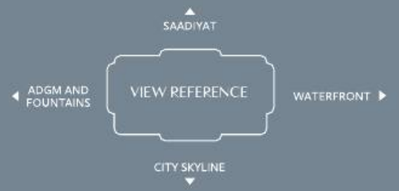
LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26







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ALAIN

1-BEDROOM
TYPE C4

INTERNAL AREA	86 SQM | 930 SQ. FT.
BALCONY AREA	18 SQM | 199 SQ. FT.
TOTAL AREA	105 SQM | 1,128 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26



N



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ALAIN

1-BEDROOM
TYPE C5

INTERNAL AREA	88 SQM | 952 SQ. FT.
BALCONY AREA	18 SQM | 199 SQ. FT.
TOTAL AREA	107 SQM | 1,149 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27

EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 22 – 26







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ALAIN

2-BEDROOM
TYPE A1, A2, A3, A4

INTERNAL AREA	108 SQM | 1,164 SQ. FT.
BALCONY AREA	62 SQM | 664 SQ. FT.
TOTAL AREA	169 SQM | 1,823 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19

EVEN FLOORS



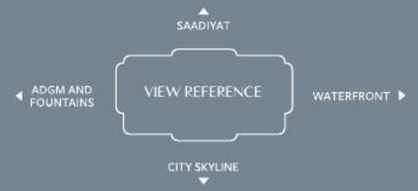
LEVELS: 2 – 20



LEVELS: 23 – 27



LEVELS: 22 – 26





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ALAIN

2-BEDROOM
TYPE B

INTERNAL AREA	128 SQM | 1,383 SQ. FT.
BALCONY AREA	45 SQM | 483 SQ. FT.
TOTAL AREA	173 SQM | 1,863 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27



LEVELS: 29 – 41

EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 22 – 26



LEVELS: 28 – 40







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ALAIN

2-BEDROOM
TYPE C

INTERNAL AREA	127 SQM | 1,372 SQ. FT.
BALCONY AREA	45 SQM | 483 SQ. FT.
TOTAL AREA	172 SQM | 1,852 SQ. FT.

ODD FLOORS



LEVELS: 1 – 19



LEVELS: 23 – 27



LEVELS: 29 – 41

EVEN FLOORS



LEVELS: 2 – 20



LEVELS: 22 – 26



LEVELS: 28 – 40







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ALAIN

3-BEDROOM
TYPE A

INTERNAL AREA	180 SQM | 1,937 SQ. FT.
BALCONY AREA	50 SQM | 543 SQ. FT.
TOTAL AREA	230 SQM | 2,472 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





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ALAIN

3-BEDROOM
TYPE B

INTERNAL AREA	167 SQM | 1,799 SQ. FT.
BALCONY AREA	42 SQM | 450 SQ. FT.
TOTAL AREA	209 SQM | 2,245 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





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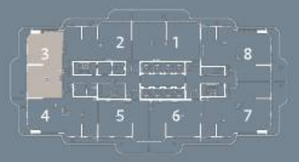
ALAIN

3-BEDROOM
TYPE C

INTERNAL AREA	151 SQM | 1,627 SQ. FT.
BALCONY AREA	69 SQM | 741 SQ. FT.
TOTAL AREA	219 SQM | 2,362 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





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ALAIN

3-BEDROOM
TYPE D

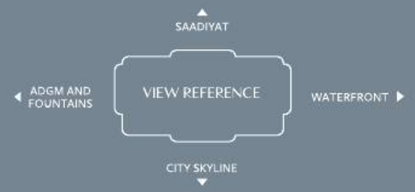
INTERNAL AREA	169 SQM | 1,814 SQ. FT.
BALCONY AREA	58 SQM | 629 SQ. FT.
TOTAL AREA	227 SQM | 2,443 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





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4-BEDROOM
TYPE A1

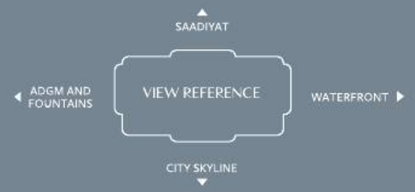
INTERNAL AREA	201 SQM | 2,161 SQ. FT.
BALCONY AREA	73 SQM | 791 SQ. FT.
TOTAL AREA	273 SQM | 2,939 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





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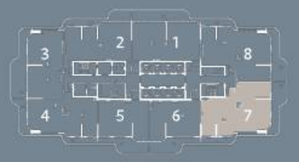
ALAIN

4-BEDROOM
TYPE A2

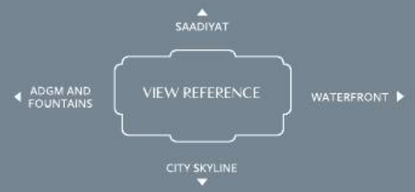
INTERNAL AREA	204 SQM | 2,191 SQ. FT.
BALCONY AREA	73 SQM | 783 SQ. FT.
TOTAL AREA	275 SQM | 2,962 SQ. FT.



LEVELS: 28 – 40



LEVELS: 29 – 41





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ALAIN


ABU DHABI'S SKYLINE HAS
A NEW ADDRESS

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.

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