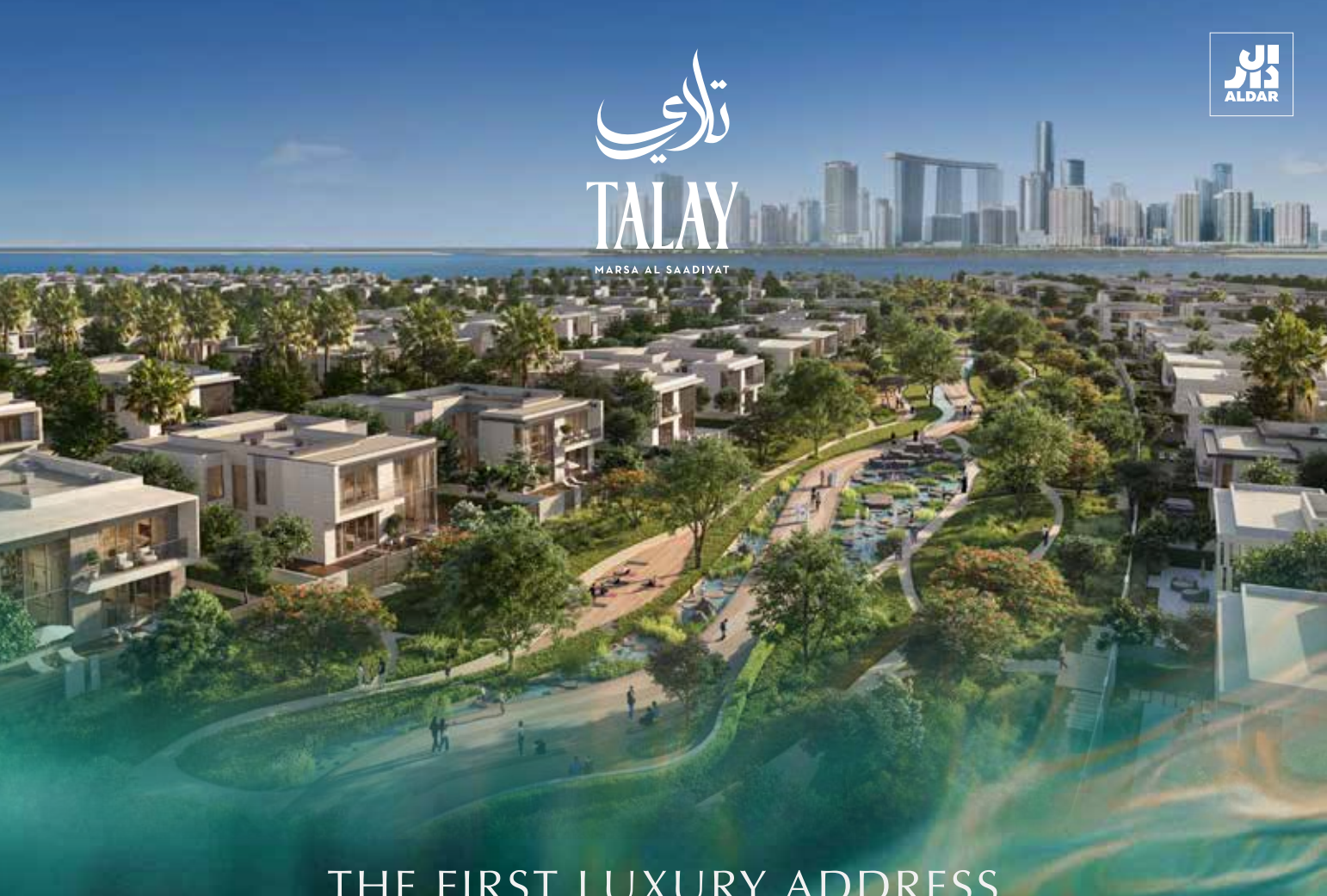




THE FIRST LUXURY ADDRESS AT MARSA AL SAADIYAT

Welcome to Talay and Talay Beach, two distinct collections of 4 to 6-bedroom homes designed for families. Each residence is crafted for the way families truly live, with expansive layouts, private backyards and communities that evolve with you over time.

PROPERTY DETAILS

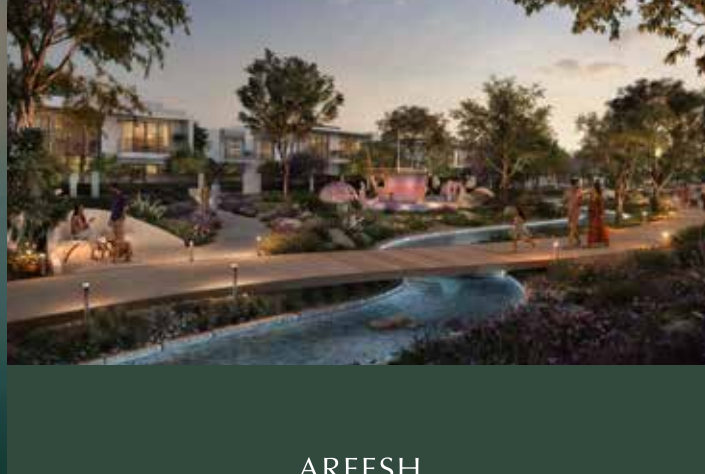
VILLAS	ESTIMATED HANDOVER COMMENCES	NO. OF UNITS
4 BED 5 BED 6 BED	Talay – Q4 2029 Talay Beach – Q4 2030	Talay – 167 Talay Beach – 184
PRICE	PAYMENT PLAN	
STARTING FROM AED 13.5M	50/50	

ROOTED IN EMIRATI TRADITION

Elements of Emirati heritage are thoughtfully woven into the community. It honours centuries-old tradition, reimagined through contemporary design.

OUTDOOR MAJLIS PAVILION

A place for gathering and conversation, rooted in tradition and shaped for modern community life.



AFLAJ WATER FEATURE

A traditional irrigation system reimagined as a flowing feature that cools and enriches the environment.

AREESH

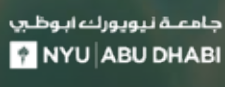
Woven palm-frond elements inspired by traditional building techniques, reinterpreted into the community's boundary walls and screen design by Emirati designer Abdalla Almulalla.



A FOUNDATION FOR THE FUTURE



With a school planned within the Talay community, six leading educational institutions close by, including NYU Abu Dhabi, which is just 1 km away, world-class learning is always within easy reach.



AMENITIES



LANDSCAPED
GREEN SPACES



COMMUNITY POOL
AND KIDS' POOL



LANDMARK
FOUNTAIN*



KIDS' PLAY AREA



JOGGING TRACK



CYCLING LOOPS



PICNIC AREAS



PADEL COURTS
&
A MULTI PURPOSE COURT**



GYM & FITNESS
FACILITIES



OUTDOOR MAJLIS
PAVILION



HARVEST
GARDEN**



AFLAJ WATER
FEATURE



BEACH UP TO
1 KM AWAY



PET PARK



EV CHARGING
STATIONS

* Exclusively at Talay
** Exclusively at Talay Beach

SERVICES

Contemporary living is refined to its essence and designed around families.



GATED COMMUNITY
WITH 24/7 SECURITY



CLOSE ACCESS TO CAFÉS,
DINING, AND RETAIL
OPTIONS



RETAIL HUB UP
TO 1 KM AWAY



COMMUNITY
MAINTENANCE