



ST REGIS

AL MARYAH ISLAND ♦ ABU DHABI

THE RESIDENCES

Elevated Living. Timeless Design.

SAAS



A New Standard in Ultra-Luxury Waterfront Living

Welcome to The St. Regis Residences, Al Maryah Island, Abu Dhabi — a symbol of prestige and architectural distinction. This landmark development captures the essence of modern luxury, combining the heritage of the St. Regis name with bold design and signature anticipatory service.

Developed by SAAS Properties, The Residences offers a rare blend of elegance, exclusivity, and world-class hospitality — creating a lifestyle that goes far beyond the expected.

As a leading developer in the region's luxury real estate market, SAAS Properties brings a commitment to innovation and sustainability, crafting homes defined by timeless design, premium materials, and exceptional attention to detail. Each residence is part of a carefully considered community, designed to appeal to those who value both quality and character.

The collaboration between SAAS Properties and St. Regis unites two brands known for excellence — setting a new benchmark for sophisticated living in the UAE.



Crafted for the Few — A Unique Home in the Capital's Most Prestigious Location

Rising in the heart of Al Maryah Island — one of the UAE's most exclusive districts and home to a globally recognized financial center — The St. Regis Residences offers a rare blend of elegance, prestige and waterfront calm.

Boasting one of the capital's most desirable addresses, this sanctuary redefines ultra-luxury living. Timeless design, everyday comfort, and a world-class location come together in perfect balance.

From the moment owners arrive at their residences, they step into a lifestyle defined by comfort, style, and ease. With direct access to The Galleria, Abu Dhabi's premier luxury mall, they're just moments away from over 400 high-end boutiques, couture houses, and fine jewellers — especially convenient during the summer months.

Dining is equally impressive. Michelin-starred spots like Zuma, Nusr-Et, and Coya are just steps away, while within The Residences, a curated collection of cafés and restaurants brings elevated dining home.





Beyond its exceptional retail and dining offerings, the district invites residents to engage with a carefully curated mix of culture and entertainment. From family outings at the region's first National Geographic Ultimate Explorer to immersive screenings at Abu Dhabi's largest IMAX theatre, and moments of calm in exclusive rooftop gardens, every detail is thoughtfully designed to enrich daily life with comfort and character.



Where Calm Waters Meet the City's Pulse

Set along the water's edge with open views toward Saadiyat Island, The Residences offers a rare sense of tranquillity in the heart of the city. The canal-side setting, framed by a landscaped promenade, provides the perfect backdrop for morning reflection or an evening stroll beneath the quiet glow of the skyline.



Situated at the crossroads of tradition and modernity, residents enjoy close proximity to Abu Dhabi's historic heart while surrounded by contemporary elegance. Whether taking in views of the water, exploring the city's cultural landmarks, or simply unwinding in the comfort of home, every moment is shaped by a strong sense of place and purpose.

A modern, curved high-rise building at dusk. The building features multiple levels with large glass windows and balconies. Some balconies have potted plants and outdoor furniture. The interior lights are on, showing modern decor. The building is situated overlooking a body of water, with a city skyline and a bridge visible in the distance under a twilight sky.

An Architectural Masterpiece Overlooking a New Cultural Landscape

Positioned along a peaceful canal promenade and just minutes from Abu Dhabi's leading cultural and commercial landmarks, The Residences offers a rare sense of connection in the heart of the city.

To the east, uninterrupted views extend toward Saadiyat Island — home to the Louvre Abu Dhabi, and soon, the Guggenheim and Zayed National Museum — seamlessly integrating global culture into everyday life. With world-class five star hotels nearby, this is a setting where privacy, prestige, and urban sophistication come together with ease.



Prime Location Highlights

The St. Regis Residences is ideally located on the island of Al Maryah, claiming a prestigious address in the center of Abu Dhabi’s lively business and lifestyle district. Residents enjoy world-class dining, luxurious retail, and premium health services — all within effortless reach. With the stunning waterfront and proximity to cultural sites and economic hubs, this place provides the perfect balance between exclusivity and connection.



The Grand Lobby Arrival

While the building's architecture and surroundings leave a lasting impression, it's the lobby that offers the first true sense of arrival. With its soaring ceilings, curated artworks, and soft ambient lighting, this elegantly composed space provides a warm, understated welcome — a subtle introduction to the elevated living that awaits beyond.

The Residences

- *One Bedroom Residences*
- *Two Bedroom Residences*
- *Three Bedroom Residences*
- *Four Bedroom Residences*
- *Duplex Residences*
- *The Penthouses*



Full-height floor-to-ceiling windows frame panoramic city views, while interiors feature carefully selected materials that reflect a quiet sense of luxury. Integrated smart-home technologies bring modern convenience to everyday living, with every detail designed to feel seamless and intuitive.









ONVIA

A World of Privileges for Residence Owners

Onvia is a fully integrated platform created exclusively for residence owners, offering seamless access to a curated suite of benefits and experiences:

- *Elite Status with Marriott Bonvoy™*: Enjoy enhanced recognition, rewards, and privileges across more than 7,000 Marriott International hotels and resorts worldwide.
- *Digital Residence ID*: Effortless identification through a dedicated feature in the Marriott Bonvoy app.
- *Onvia Stays*: Preferred access to room rates and special amenities at participating luxury, premium, and select Marriott brand hotels.
- *Priority Access to The Ritz-Carlton Yacht Collection*.
- *Exclusive Offers*: Enjoy tailored privileges across dining, wellness, and retail.
- *Elevated Concierge Services*: Personalised support to enrich everyday living and travel.
- *HEREIN Magazine*: Discover stories in art, culture, and design through a publication created exclusively for residence owners.



Amenities

-  The Horizon Infinity Pool
-  Indoor & Outdoor Pool
-  Prestige Cinema & Media Lounge
-  Executive Golf Lounge
-  Signature Residents' Club
-  Treatment Rooms
-  Luxe Guest Suites
-  Hair Salon
-  Squash Court
-  Yoga and Pilates Studio
-  Storage Units
-  Community Kitchen
-  Enchanted Kids' Wonderland
-  Cafés & Culinary Excellence
-  Boardroom
-  Co-working Space
-  Elite Fitness Club
-  Luxury Retail Boulevard
-  Sanctuary Spa
-  Library
-  Laundry Service

At The Residences, luxury extends beyond the private home into thoughtfully designed spaces that enrich daily living. Each amenity has been curated to balance elegance with purpose — from tranquil wellness areas and refined leisure settings to discreet business and social lounges. Together, they create an environment that offers both comfort and quiet distinction.

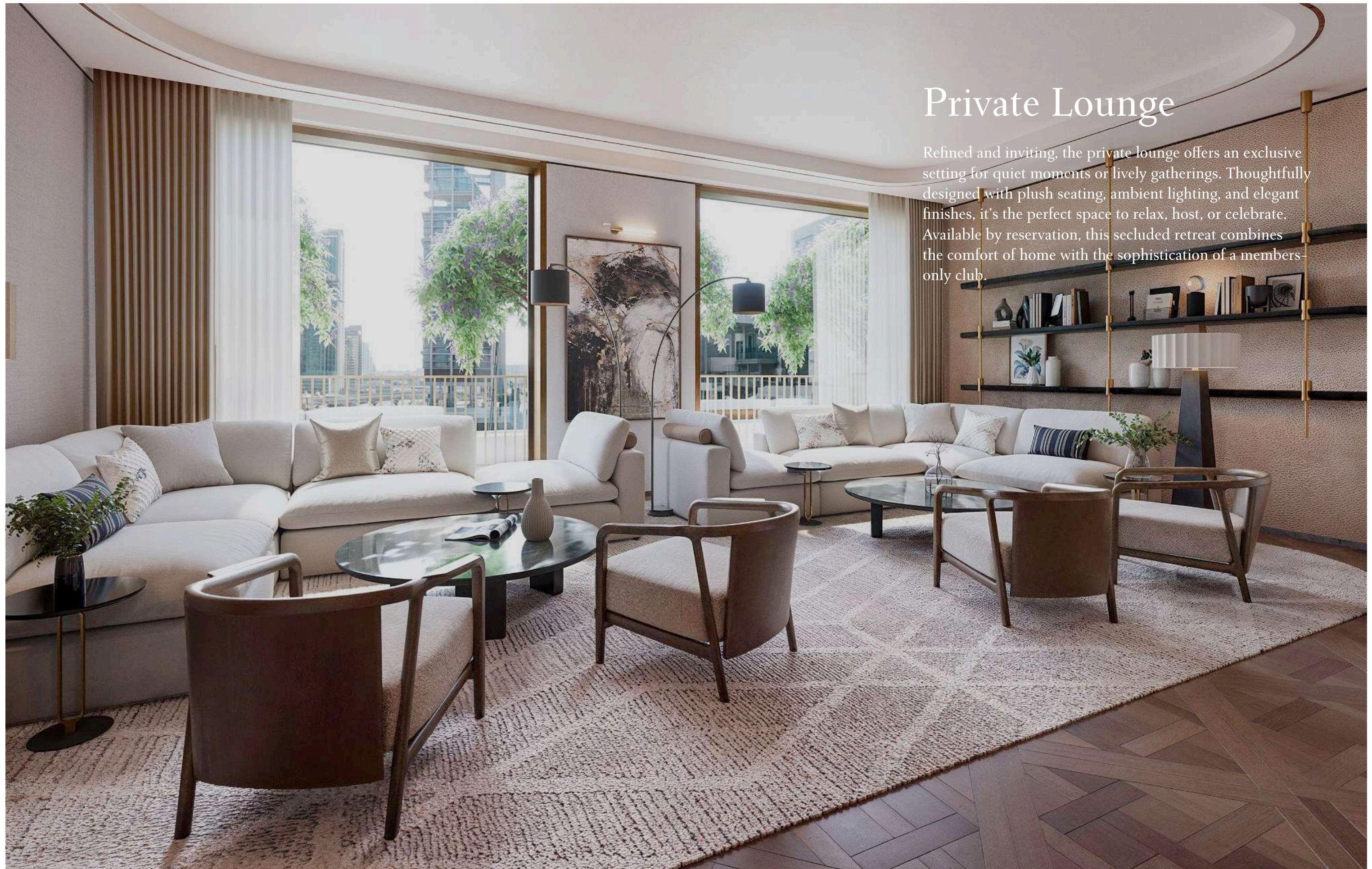


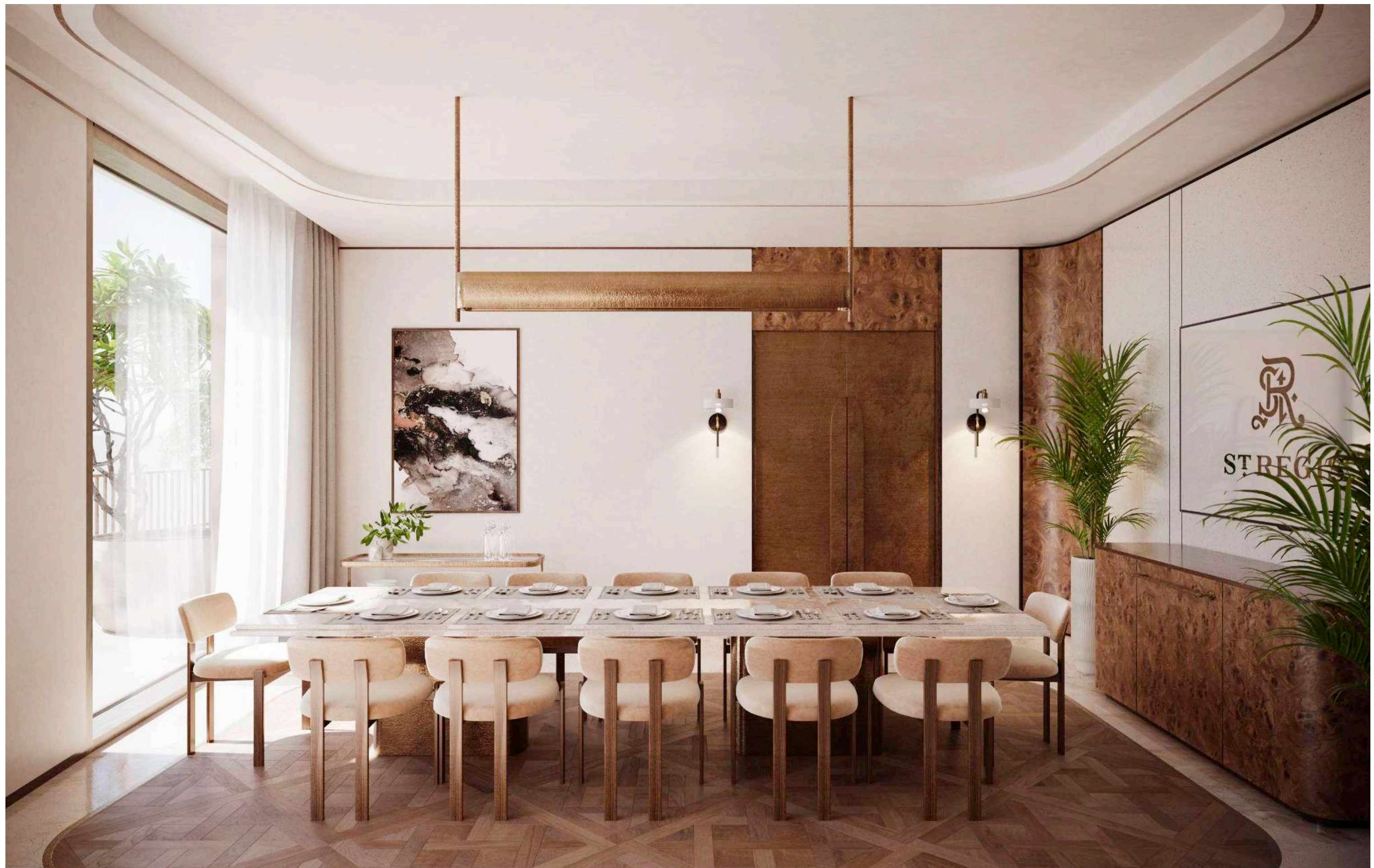
The Verdant Staircase Atrium

A distinctive architectural feature where sculptural form is softened by cascading greenery. This vertical garden and open staircase create a quiet sense of movement, seamlessly blending natural beauty with thoughtful design.

Private Lounge

Refined and inviting, the private lounge offers an exclusive setting for quiet moments or lively gatherings. Thoughtfully designed with plush seating, ambient lighting, and elegant finishes, it's the perfect space to relax, host, or celebrate. Available by reservation, this secluded retreat combines the comfort of home with the sophistication of a members-only club.







The Sanctuary Spa

Soft lighting, rich textures, and bespoke furnishings create a calming sanctuary, complete with a sauna, steam room, cold plunge, and Jacuzzi, where every detail is crafted for comfort. Here, time slows, inviting you to unwind and reconnect in an atmosphere of quiet luxury.

Treatment Rooms

Step into a serene treatment room designed for complete relaxation. A soothing space unfolds through soft lighting, graceful textures, and curated details—all designed to invite comfort and calm. A quiet escape, designed for stillness and effortless luxury.





The Elite Fitness Club

Designed for those who value both performance and privacy, this exclusive fitness club combines a dedicated studio for bespoke training, yoga, pilates, and focused workouts, along with private classes tailored to individual goals. A state-of-the-art gym is outfitted with the latest equipment and expert personal training. Panoramic views complete a wellness experience that is both refined and highly personalised.



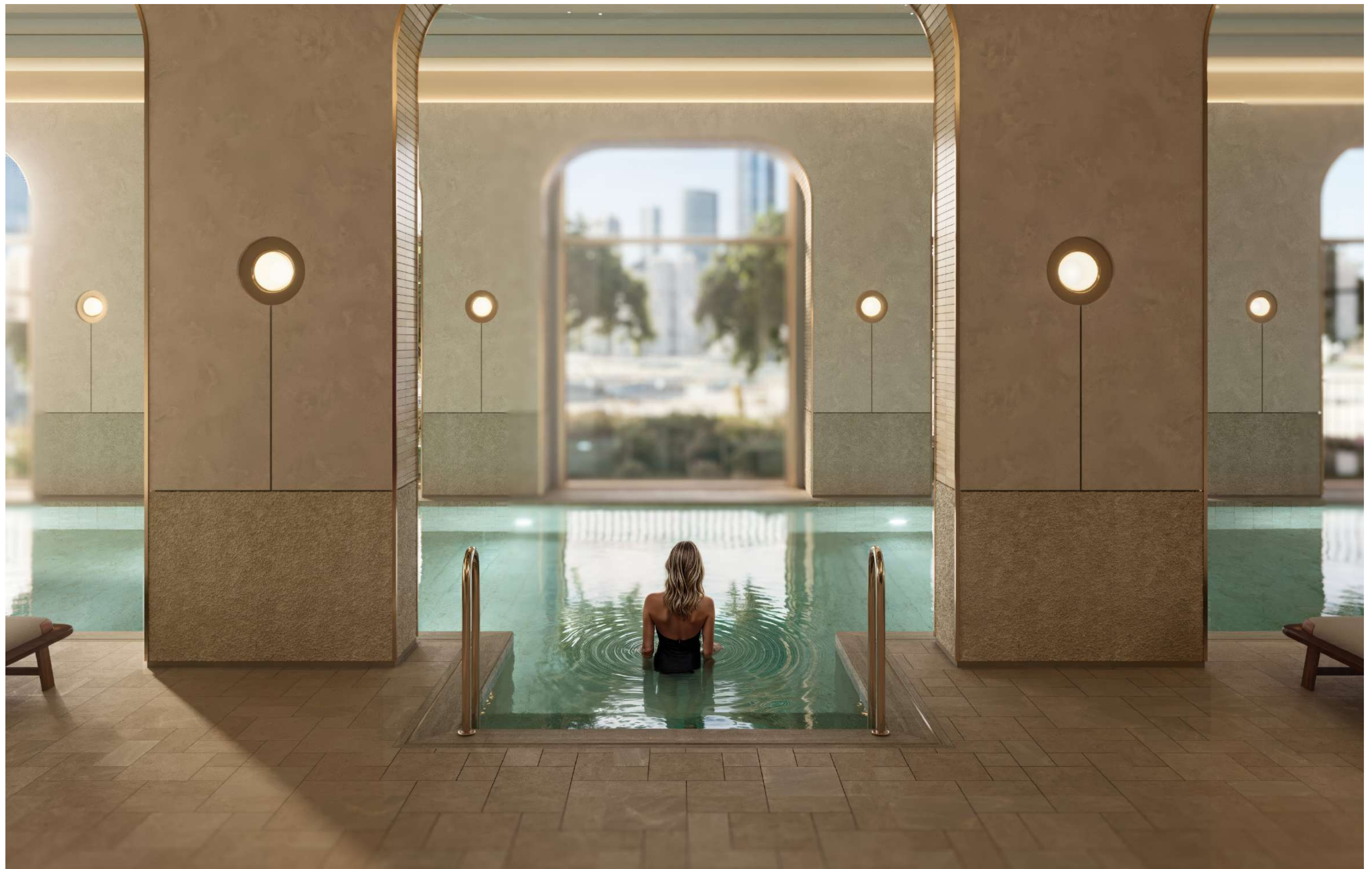
The Prestige Squash Court

A meticulously designed singles court, ideal for both relaxed rallies and fast-paced competitive play. Blending precision with intensity, it offers an engaging squash experience that balances refined surroundings with a welcome rush of adrenaline.



The Indoor Pool

A temperature-controlled sanctuary designed for both relaxed swims and energizing laps, offering an environment that fosters focus, comfort, and wellbeing.





The Horizon Infinity Pool

An open-air pool with sweeping skyline views — offering a serene oasis for quiet swims and moments of sunlit ease.

The image shows a luxurious rooftop outdoor pool area. On the left, a curved building with white balconies and railings overlooks the pool. The pool itself is a large, curved, light blue body of water. To the left of the pool, there's a covered lounge area with white columns and several people sitting on brown armchairs. In the foreground, there's a planter bed with green plants and small purple flowers. To the right of the pool, there are many white lounge chairs with brown frames, some of which have towels or clothes on them. A man is sitting on one of the chairs in the foreground, and a woman is sitting on the edge of the pool. In the background, there's a covered area with more lounge chairs and a view of the city skyline under a clear blue sky. The overall atmosphere is one of modern elegance and relaxation.

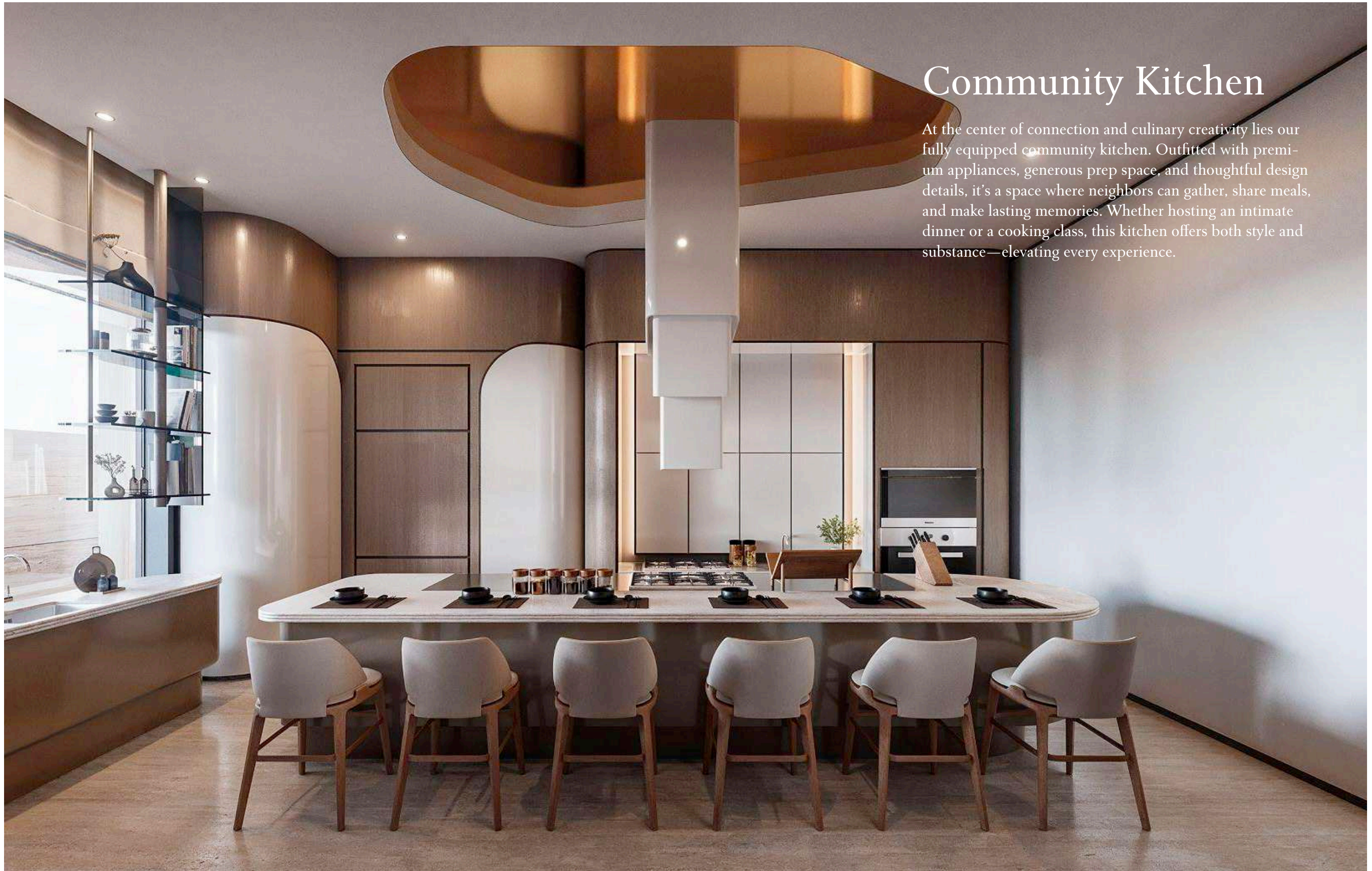
The Outdoor Pool

The outdoor pool provides an elevated escape above the city. Surrounded by lush greenery and refined architectural curves, the setting is ideal for a morning swim or a quiet afternoon. With generous loungers, soft shade, and seamless design, it captures the ease and sophistication that define life at The Residences.



Community Kitchen

At the center of connection and culinary creativity lies our fully equipped community kitchen. Outfitted with premium appliances, generous prep space, and thoughtful design details, it's a space where neighbors can gather, share meals, and make lasting memories. Whether hosting an intimate dinner or a cooking class, this kitchen offers both style and substance—elevating every experience.



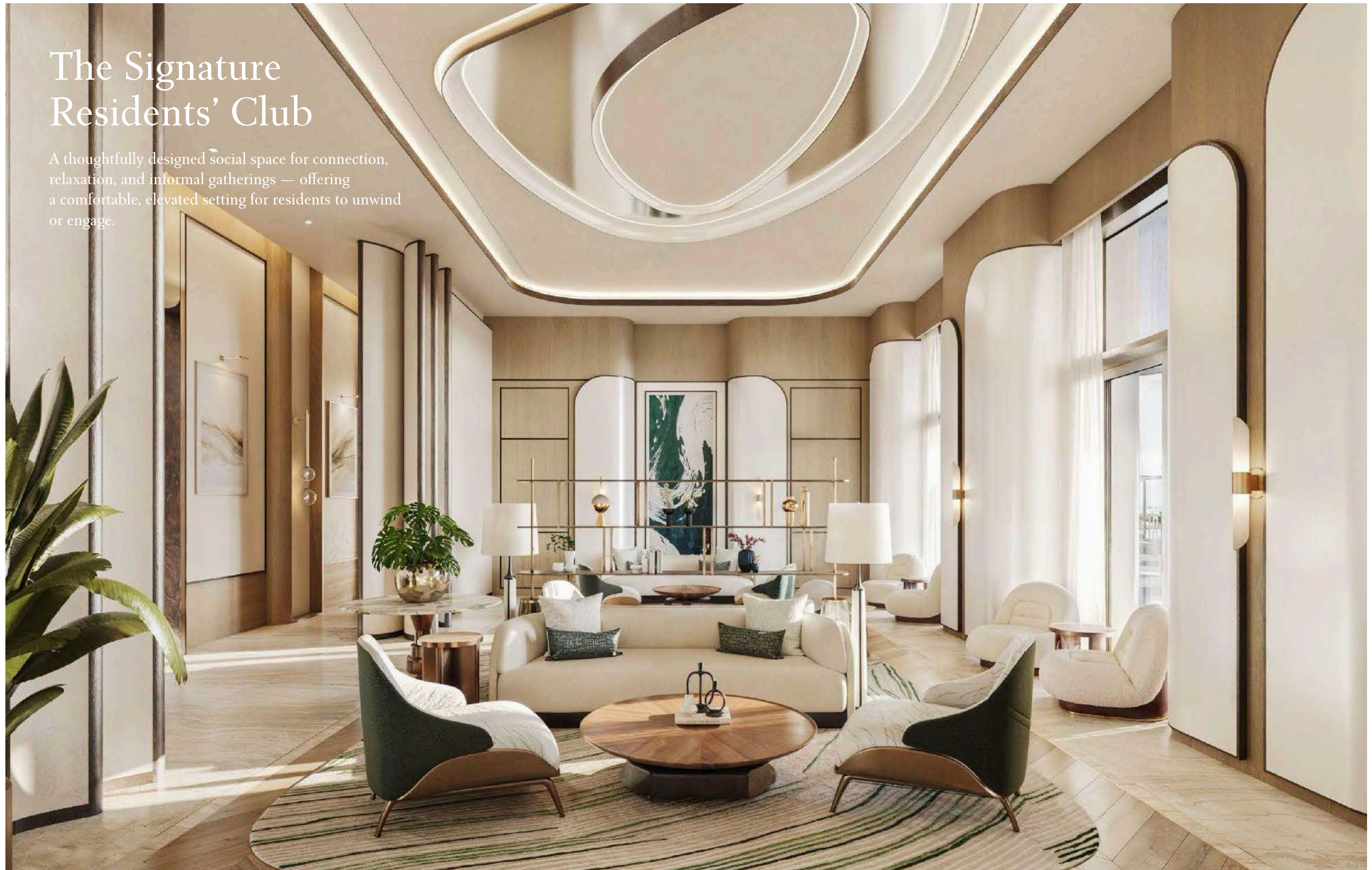


The Enchanted Kids' Wonderland

A bright, welcoming space thoughtfully designed to spark imagination and joy. With interactive play stations and engaging activities, it's a place where young minds can explore, create, and play freely.

The Signature Residents' Club

A thoughtfully designed social space for connection, relaxation, and informal gatherings — offering a comfortable, elevated setting for residents to unwind or engage.



The Executive Golf Lounge

A high-tech simulator that brings the world's most prestigious golf courses to your fingertips — allowing residents to perfect their swing in a private, indoor setting designed for comfort and precision.





The Prestige Cinema & Media Lounge

An intimate cinema experience featuring plush seating and cutting-edge audiovisual technology — ideal for immersive screenings and private entertainment in an elegant atmosphere.



Grand Arrival & Concierge

Step into a world of understated elegance, where dedicated concierge services provide a seamless transition from the rhythm of the city to the calm and comfort of home.



The Luxe Guest Suites

Beautifully designed guest studios offering exceptional comfort, complete privacy, and the elegance of a refined residential experience. Available exclusively for owners to reserve for their guests, they ensure every visitor enjoys the same impeccable standards and sophisticated living as those who call the residence home.