



ST REGIS

AL MARYAH ISLAND ♦ ABU DHABI

THE RESIDENCES

Elevated Living. Timeless Design.

SAAS



A New Standard in Ultra-Luxury Waterfront Living

Welcome to St. Regis The 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 — St. Regis The 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. The balconies are illuminated from within, showing interior furniture and people. The building is set against a twilight sky, overlooking a body of water and a cityscape in the distance. The city lights are visible across the water, and a bridge spans the water in the foreground. The overall scene is a mix of urban architecture and natural beauty.

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

St. Regis The 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
🍳
Community Kitchen
- 🏠
Indoor & Outdoor Pool
🎮
Enchanted Kids' Wonderland
- 📺
Prestige Cinema & Media Lounge
🍽️
Cafés & Culinary Excellence
- 🏌️
Executive Golf Lounge
🗺️
Boardroom
- 🎮
Signature Residents' Club
👥
Co-working Space
- 🧘
Treatment Rooms
🏋️
Elite Fitness Club
- 🛏️
Luxe Guest Suites
🛍️
Luxury Retail Boulevard
- 💨
Hair Salon
🌸
Sanctuary Spa
- 🏸
Squash Court
📖
Library
- 🧘
Yoga and Pilates Studio
🧺
Laundry Service
- 🗄️
Storage Units

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.



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. Soft lighting, rich textures, and bespoke furnishings create a calming sanctuary where every detail is crafted for comfort. 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 personalized.



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.

A high-angle, wide shot of a modern rooftop outdoor pool. The pool is kidney-shaped and surrounded by a light-colored stone deck. To the left, a curved building with white columns and balconies overlooks the pool. The pool area is furnished with numerous lounge chairs, some with towels. A man is sitting on a lounge chair in the foreground, and a woman is sitting at the edge of the pool. In the background, there is a covered lounge area with more chairs and a view of a city skyline under a clear blue sky. Greenery, including trees and purple flowers, is planted around the pool deck.

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.



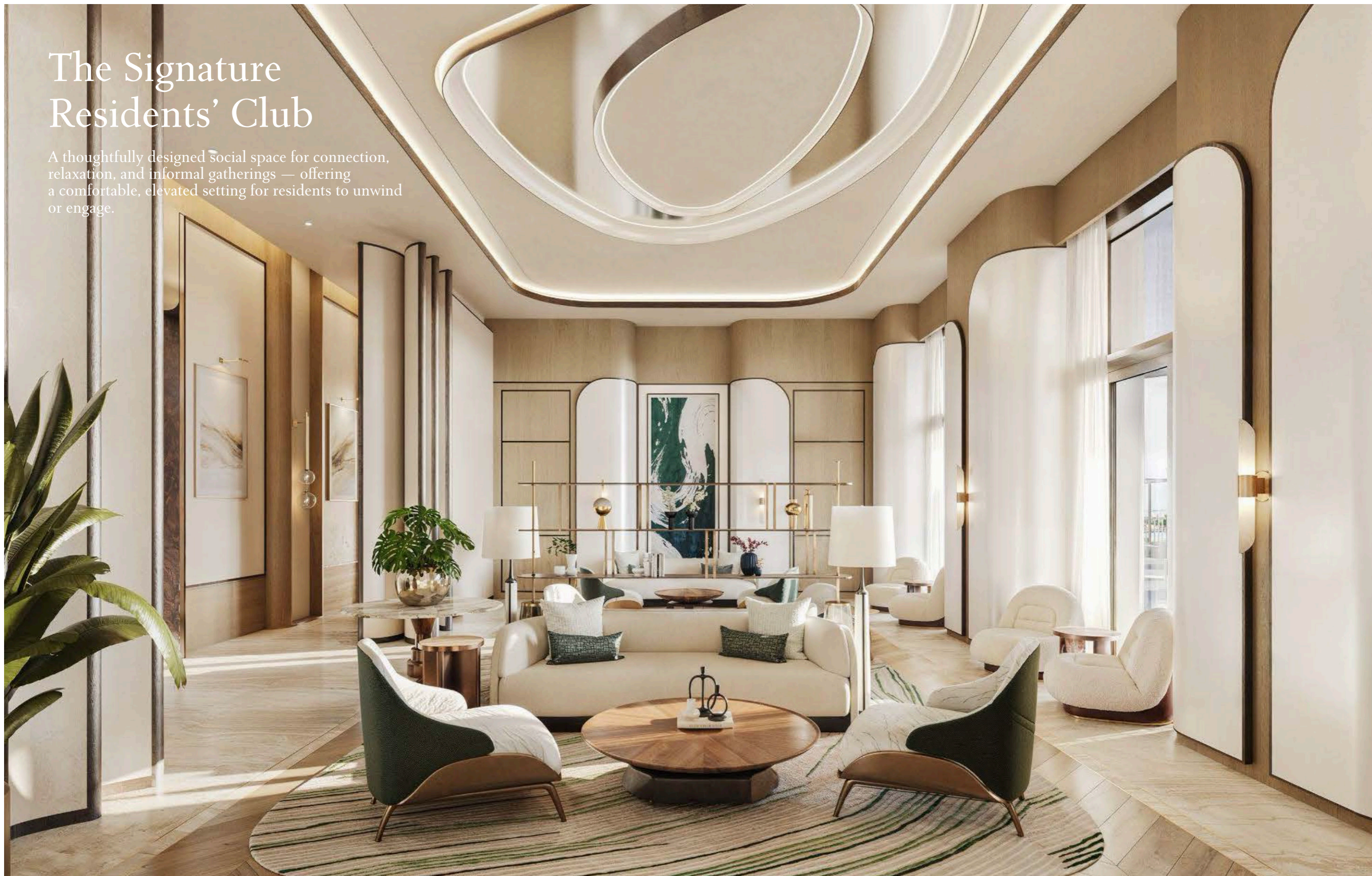


The Enchanted Kids' Wonderland

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.

DEVELOPER

SAAS

SAAS Properties is a leading luxury property developer based in the United Arab Emirates. With a strong presence in the commercial, residential, and retail real estate sectors. SAAS Properties has established a reputation for excellence and innovation. The company is renowned for creating thoughtfully designed spaces that reflect a commitment to crafting unparalleled living and working environments.

PARTNERS

SQUIRE & PARTNERS

Squire and Partners are leading design practice with a reputation for creative, considered and commercial design and delivery. They are a team of designers, developers, entrepreneurs, communicators, innovators, place makers and crafters.

The practice's ownership, design, development and ongoing management of The Department Store in Brixton is a living embodiment of ethos; one that creates tangible social value, that is sensitive to its context, and inspires new generations of designers, crafters and makers to look at the world through a fresh lens.



Founded in 2010, 1508 London is an international interior design and architecture firm known for creating exceptional spaces across the globe. With studios in London, Dubai, Singapore, Bangkok, São Paulo, Miami, and Los Angeles, the firm has built a reputation for shaping some of the world's most exquisite homes, hotels, luxury developments, and superyachts.



Brewer Smith Brewer Group (BSBG) is an award-winning international practice founded in 1976, with offices in Dubai, London, and Riyadh. The firm offers multidisciplinary expertise across architecture, interior design, structural engineering, lead consultancy, technical supervision, and contract administration.



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