

PRIVATE BEACHFRONT RESIDENCE



An Exceptional Beach Villa on *Saadiyat Island*

HIDD AL SAADIYAT · ABU DHABI, UAE

AED 138M

5 BEDROOMS

6 BATHROOMS

10,764 SQ.FT





BEACHFRONT LIVING

The Sea at Your Doorstep

Floor-to-ceiling glazing dissolves the line between
interior and shoreline, framing the Gulf from the
moment you arrive.

THE RESIDENCE

Comfort in *Every Space*

Set along the beachfront of the Hidd Al Saadiyat community, this magnificent five-bedroom home is composed for both gracious entertaining and unhurried family life. Two distinct sets of living and dining areas — one formal for receiving guests, one relaxed for everyday gathering — flow from a generous, fully enclosed kitchen with easy access to both. Each bedroom is a private sanctuary, complete with expansive built-in wardrobes and its own en-suite bathroom.



ALRAGHAD
PROPERTY



LIGHT & VIEWS

Refined *Beachfront Lifestyle*

Floor-to-ceiling windows define every principal room, drawing in a steady flow of natural light and uninterrupted views of azure sky and sea. Those views can be savoured from private balconies that extend from the rear of the villa, or from the beautifully landscaped garden. The back of the property flows seamlessly out to a private beach — the perfect setting for tranquil weekend afternoons.

- ◆ Full-height glazing to every principal room
- ◆ Private rear balconies with sea views
- ◆ Landscaped garden opening to a private beach



POOL TERRACE & GARDEN



VILLA & PRIVATE BEACHFRONT



THE COMMUNITY

Exclusive *Island Location*

Hidd Al Saadiyat is a private, gated residential community on the stunning Saadiyat Island. It offers a tranquil and secure atmosphere, woven with walking and cycling tracks, private beaches and children's playgrounds. The community sits close to Abu Dhabi's major cultural attractions, including the Louvre Abu Dhabi, and is a fairly short drive into the heart of the city.

- ◆ Gated, 24-hour secure community
- ◆ Private beaches & shoreline promenades
- ◆ Minutes from the Louvre Abu Dhabi
- ◆ Short drive to Abu Dhabi city centre







SEA-VIEW BALCONY



PRIVATE STUDY





ENCLOSED FAMILY KITCHEN



MARBLE EN-SUITE BATHROOM



SPECIFICATIONS

Beach Villa Type 5A

AVERAGE AREA PER PLOT · 1,000 SQ.M

AED 138M

GUIDE PRICE

10,764 *sf*

PLOT AREA

5

BEDROOMS

6

BATHROOMS

GROUND FLOOR

Entrance Lobby
Formal Majlis
Formal Dining
Family Living
Family Dining
Kitchen

Guest Bedroom & Bath
Maid's Room & Bath
Driver's Room & Bath
Powder Room
Laundry & Storage
Parking Garage

FIRST FLOOR

Master Bedroom Suite
Master Dresser
Bedroom 1 & En-suite
Bedroom 2 & En-suite

Bedroom 3 & En-suite
Family Living Area
Pantry & Storage
Private Balconies

FLOOR PLANS · GROUND & FIRST



6,565 *sf*
TOTAL GFA

7,481 *sf*
TOTAL BUA

355 *sf*
PARKING

2
FLOORS



Your Private Beachfront Villa

For full details or to arrange a private viewing of this exceptional Saadiyat Island residence, please contact your Alraghad Property advisor.

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