ADDRESS

RESIDENCES

AL MARYAH ISLAND




ALAIN




# ADDRESS HOTELS + RESORTS

Founded in Dubai, Address Hotels + Resorts is Emaar Hospitality Group's luxury hospitality brand. Its collection spans city hotels and beachfront resorts, each with a contemporary design that reflects the character of its surroundings.

At the heart of the Address experience is a personal approach to hospitality. From the welcome on arrival to the way a table is set, each detail is considered and every guest feels at home.






# 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.

# CONTEMPORARY LIVING, THOUGHTFULLY DESIGNED

At Address Residences Al Maryah Island, generous proportions and thoughtful layouts create a natural flow from room to room. Refined finishes give each home a timeless elegance.

Every residence opens onto a private balcony, extending the living space into the open air and framing a view across Al Maryah Island.





# URBAN ENERGY, QUIET LUXURY

Al Maryah Island moves with the rhythm of the capital. Inside the Address Residences, the pace softens. Landscaped sky gardens, refined shared spaces and sweeping views create a calm retreat without losing the energy and convenience of the city.

# 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 the most convenient base for city living.



# 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



# AMENITIES

- INFINITY POOL
- FAMILY POOL
- ROOFTOP POOL DECK
- SKY GARDEN
- JOGGING TRACK
- PADEL COURT
- FITNESS CENTRE
- TREATMENT ROOM
- JACUZZI
- SAUNA
- INDOOR CINEMA
- OUTDOOR CINEMA
- GAMES ROOM
- PODCAST ROOM
- CHILDREN'S PLAY AREA
- KIDS CLUB
- LIBRARY
- OWNERS' LOUNGE
- CO-WORKING SPACE
- MULTIPURPOSE AREA
- MEETING ROOMS

# SERVICES

- 24/7 SECURITY
- CONCIERGE
- DOORMAN & PORTER
- VALET
- HOUSEKEEPING*
- LAUNDRY SERVICES*
- PACKAGE & PARCEL HANDLING*
- GROCERY DELIVERY COORDINATION
- MAINTENANCE & ENGINEERING SUPPORT*

*A curated selection of à la carte services, tailored to your lifestyle. Certain services are available on request and priced a-la-carte.
Expected Annual Service Charge: AED 25 per sq. ft.









# UNIT TYPES

*APARTMENTS: 452*

| 1 BEDROOM RESIDENCES | 2 BEDROOM RESIDENCES | 3 BEDROOM RESIDENCES | 4 BEDROOM RESIDENCES |
|---|---|---|---|
| *SIZE RANGE* | *SIZE RANGE* | *SIZE RANGE* | *SIZE RANGE* |
| 98 - 112 sqm | 169 - 173 sqm | 209 - 229 sqm | 273 - 275 sqm |
| 1,055 - 1,206 sq. ft. | 1,819 - 1,862 sq. ft. | 2,250 - 2,476 sq. ft. | 2,939 - 2,960 sq. ft. |













# PAYMENT PLAN 35/65

*EXPECTED HANDOVER: Q2 2030*

| *INSTALMENT* | *SCHEDULE* |
|---|---|
| 5% | Reservation |
| 5% | SPA |
| 5% | 1st July 2027 |
| 5% | 1st January 2028 |
| 5% | 1st July 2028 |
| 5% | 1st January 2029 |
| 5% | 1st July 2029 |
| 65% | Handover |

# U BY EMAAR GOLD MEMBERS PRIVILEGES

| | |
|---|---|
| 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. |
| 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.

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.

# ADDRESS
## RESIDENCES
## AL MARYAH ISLAND

Register Now

ALAIN

800 1144 | alainam.ae | sales@alainam.ae

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. ALAIN 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.

Project No. 202678000274580

ADDRESS_FACTSHEET__20261124_V4